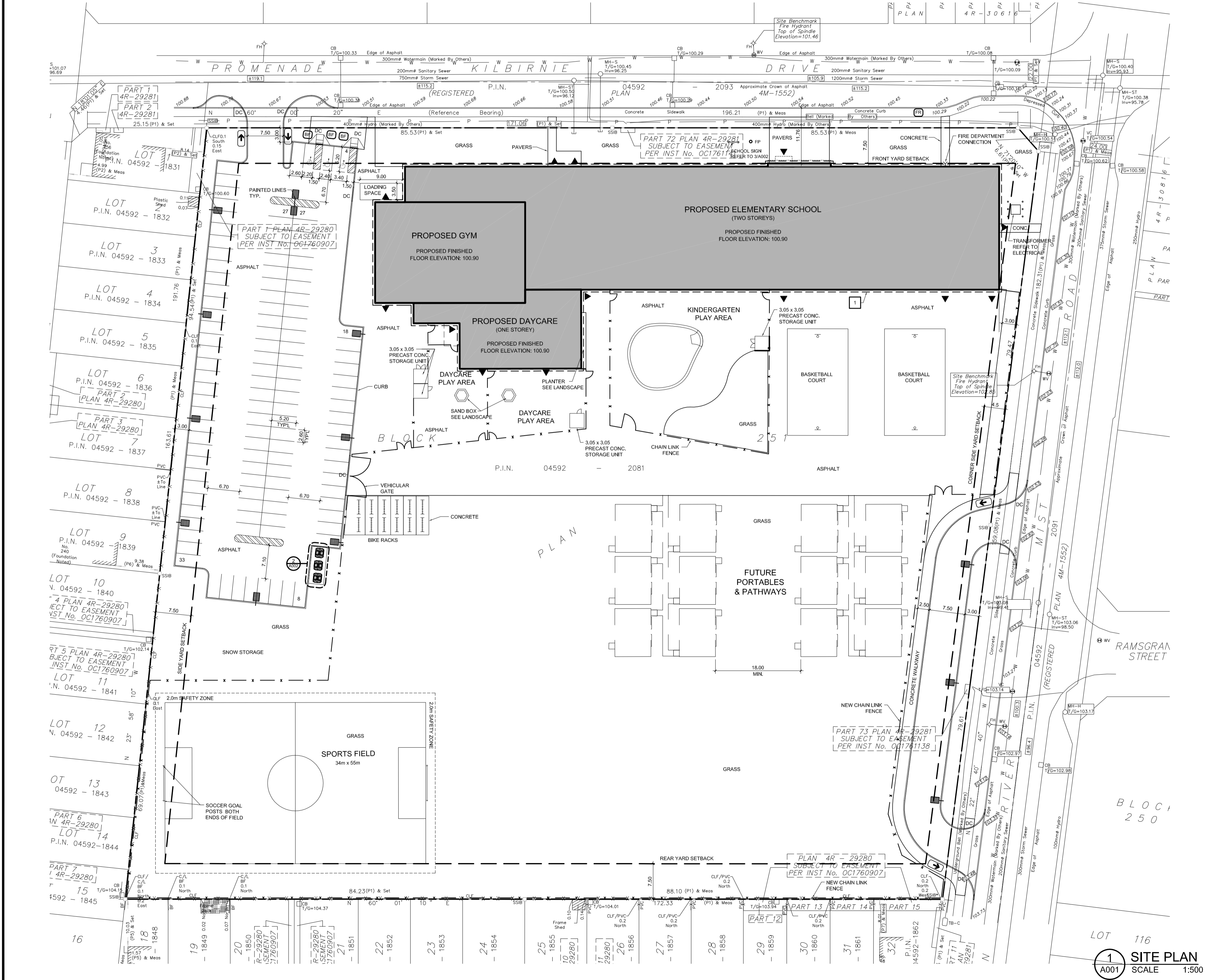


SIGNAGE LEGEND:

- NO TRESPASSING VP VISITOR PARKING
BF PARKING SP STAFF PARKING
ONE WAY TP TEMPORARY PARKING

SYMBOL LEGEND:

- EXHYD EXISTING FIRE HYDRANT
FP FLAG POLE
EXLS EXISTING LIGHT STANDARD
R-EXLS RELOCATED EXISTING LIGHT STANDARD
LS LIGHT STANDARD - SEE ELECTRICAL
EXCB EXISTING CATCH BASIN
CB CATCH BASIN - SEE CIVIL
CBMH CATCH BASIN/MANHOLE - SEE CIVIL
SAMH SANITARY MANHOLE - SEE CIVIL
STMH STORM MANHOLE - SEE CIVIL
▲ BUILDING ENTRANCE/EXIT
DC NEW DEPRESSED CURB - SEE LANDSCAPE
NEW CURB
PROPERTY LINE
NEW CHAIN LINK FENCE



NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	11A MINOR INSTITUTIONAL ZONE	SCHOOL, DAY CARE
MIN. LOT WIDTH	15.0 m	136.36 m
MIN. LOT AREA	400 m ²	28,365 m ² (± 7 Acres)
MIN. FRONT YARD SETBACK	7.5 m	7.5 m
MIN. REAR YARD SETBACK	7.5 m	66 m
MIN. INTERIOR SIDE YARD SETBACK	7.5 m	7.5 m
MIN. CORNER SIDE YARD SETBACK	4.5 m	4.5 m
MAX. BUILDING HEIGHT	15.0 m	8.5 m
MAX. FLOOR SPACE INDEX	1.0	0.15
MIN. WIDTH OF LANDSCAPED AREA	ABUTTING A STREET = 3m	3 m
PARKING LANDSCAPE BUFFER	FOR A PARKING LOT CONTAINING 99+ SPACES = 3 m	3 m
PRIVATE APPROACH PROVISIONS: DISTANCE BETWEEN A TWO WAY PRIVATE APPROACH AND ANY OTHER PRIVATE APPROACH	15.0 m, AS PER OTTAWA BY-LAW 2003-447, ITEM (1)(b), FOR A PARKING LOT CONTAINING 20-99 SPACES	15 m OR GREATER
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	2.6m WIDTH x 5.2m LENGTH
PARALLEL PARKING SPACE	2.6m WIDTH x 6.7m LENGTH	2.6m WIDTH x 6.7m LENGTH
ACCESSIBLE PARKING SPACE	AODA	AODA
PARKING REQUIREMENTS	ELEMENTARY SCHOOL: 1.5 PARKING SPACES/CLASSROOM AS FOLLOWS: 21 CLASSROOMS x 1.5 = 32 SPACES 7 KINDERGARTEN x 1.5 = 11 SPACES 12 FUTURE PORTABLES = 18 SPACES DAYCARE 2/100 sqm = 4 SPACES	117 PARKING SPACES
TOTAL REQ'D = 65 PARKING SPACES		
BARRIER FREE ACCESSIBLE	AS PER OTTAWA TRAFFIC & PARKING BY-LAW 2003-530, PART "C", ITEM 122 (1), FOR A PARKING AREA WITH A CAPACITY OF 100-199 SPACES, 2 BARRIER FREE ACCESSIBLE SPACES ARE REQUIRED	3 ACCESSIBLE PARKING SPACES
LOADING SPACES	1 per 2,000 m ² - 4,999 m ² of G.F.A. 4,441 m ² /100m ² = 45 BICYCLE SPACES	4,257 m ² G.F.A. = 1 SPACE
BICYCLE PARKING RATE	1 per 100m ² of G.F.A. 4,441 m ² /100m ² = 45 BICYCLE SPACES	84 BICYCLE SPACES
MAX. NUMBER OF PRIVATE APPROACH ALLOWED:	AS PER OTTAWA USE OF PRIVATE APPROACHES BY-LAW 2003-447, ITEM 25 (a)(iv), ONE TWO-WAY APPROACH AND TWO ONE-WAY APPROACH OR TWO TWO-WAY APPROACHES ARE PERMITTED.	1 - TWO-WAY APPROACH 1 - ONE-WAY APPROACH BUS LAY-BY LANE
MIN DISTANCE BETWEEN THE PRIVATE APPROACH & ROADWAY AND OTHER PRIVATE APPROACHES:	AS PER OTTAWA USE OF PRIVATE APPROACHES BY-LAW 2003-447, ITEM 25 (b)(i), REQUIRED 18m CLEARANCE BETWEEN A PRIVATE APPROACH AND THE INTERSECTION. REQUIRED 15m CLEARANCE BETWEEN PRIVATE APPROACHES.	

PROJECT INFORMATION:

BUILDING CLASSIFICATION:
THE BUILDING IS CLASSIFIED AND DESIGN TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

OCCUPANCY:
GROUP A, DIVISION 2, SPRINKLERED, TWO STOREY (3.2.2.24)

BUILDING STATISTICS:

SCHOOL AREA (FOOTPRINT): 3552 sq.m.
DAY CARE AREA (FOOTPRINT): 339 sq.m.
SCHOOL ZONING GFA: 4257 sq.m.
DAY CARE ZONING GFA: 228 sq.m.
SCHOOL NUMBER OF STOREYS: 2
DAY CARE NUMBER OF STOREYS: 1
BUILDING SPRINKLERED: YES
CONSTRUCTION TYPE: NON-COMB.
FLOOR ASSEMBLY & F.R.R.: 1 HOUR

TOPOGRAPHICAL PLAN INFORMATION:

SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN OF BLOCK 251, REGISTERED PLAN 4M-1552, CITY OF OTTAWA

PREPARED BY FARLE Y. SMITH & DENIS SURVEYING LTD, OCTOBER 1, 2020

SPECIFIC CONSTRUCTION NOTES:

- 1 PROVIDE PERIMETER FOUNDATION DRAINAGE: 100 TO 150mm Ø, GEOTEXTILE-WRAPPED, PERFORATED, CORRUGATED, PLASTIC PIPE SURROUNDED ON ALL SIDES BY 150mm OF 10mm CLEAR CRUSHED STONE. PLACE AT THE FOOTING LEVEL AROUND THE EXTERIOR OF THE STRUCTURE. THE PIPE TO HAVE A POSITIVE GRAVITY CONNECTION TO THE STORM SEWER OUTLET. SEE CIVIL.



01	ISSUED FOR SITE PLAN	18 DEC. 2020
no.	revision	date

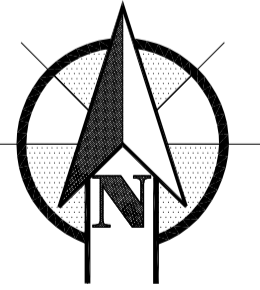
N45 ARCHITECTURE INC.

71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
tel. 613.224.0095 fax 613.224.9811

HALF MOON BAY 2 ELEMENTARY SCHOOL
OTTAWA-CARLETON DISTRICT
SCHOOL BOARD

2535 RIVER MIST ROAD
OTTAWA, ONTARIO
K2J 6E6

project north



seal



drawing title

SITE PLAN

scale AS NOTED	drawn by VP
date 10SEP20	checked by VP
project number 20-600	drawing number A001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.	
DO NOT SCALE DRAWINGS	
revision	