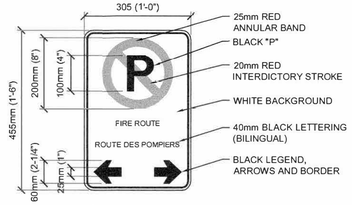


1) TO BE NOT LESS THEN 450mm IN HEIGHT AND NOT LESS THEN 300mm IN WIDTH;

2) BEAR THE MARKINGS AND MESSAGE THAT THE AREA IS A FIRE ROUTE WHERE PARKING IS PROHIBITED AND INCLUDE DOUBLE ARROWS, EXCEPT AT THE ENDS OF THE FIRE ROUTE WHERE SINGLE ARROWS SHALL BE INCLUDED;

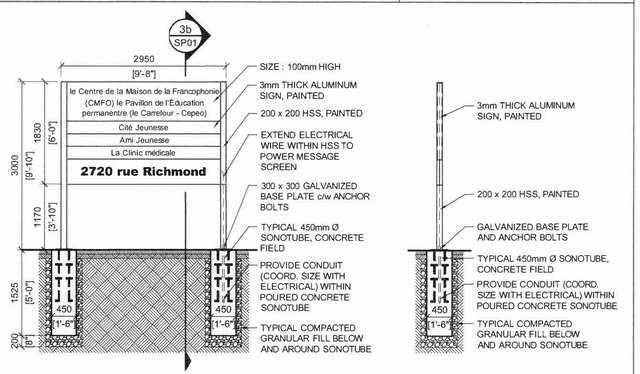
3) INCLUDE IN BLACK LETTERS OF A MINIMUM HEIGHT OF 40mm "FIRE ROUTE" AND "ROUTES DES POMPIERS

4) BE PLACED:
- a) AT INTERVALS NO MORE THEN 25m ALONG THE FIRE ROUTE;
- b) BETWEEN 2m AND 2.5m ABOVE THE GROUND;
- c) BEGINNING AND END OF FIRE ROUTE (IDENTIFIED BY SINGLE ARROW)
- d) SIGNS SHOULD BE INSTALLED AT AN ANGLE OF 30 TO 45 DEGREES TO FLOW OF TRAFFIC, AND SHOULD ALWAYS BE VISIBLE TO APPROACHING TRAFFIC.

5) FOR MORE INFORMATION, PLEASE REFER TO SCHEDULE "B" (AUTHORIZED SIGNS) OF THE FIRE ROUTE BYLAW 2003-499

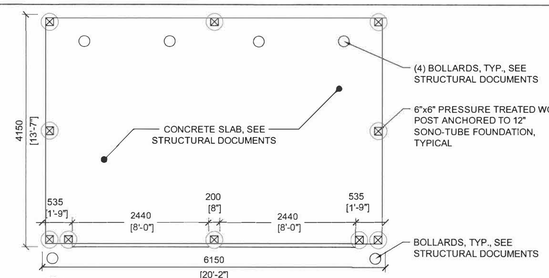
LEGEND

	=	GRAVEL
	=	CONCRETE SIDEWALK
	=	CONCRETE UNIT PAVERS
	=	ASPHALT
	=	GRASS AREA
	=	PROPERTY LINE
	=	NEW CHAINLINK FENCE
	=	EXISTING CHAINLINK FENCE
FRS	=	FIRE ROUTE SIGN, SEE 4 (SP01)
	=	FIRE ROUTE
	=	PAINTED ACCESSIBLE LOGO ON PARKING SURFACE
AS	=	ACCESSIBLE PARKING SIGN
	=	ENTRANCE ARROW
	=	DEPRESSED CURB

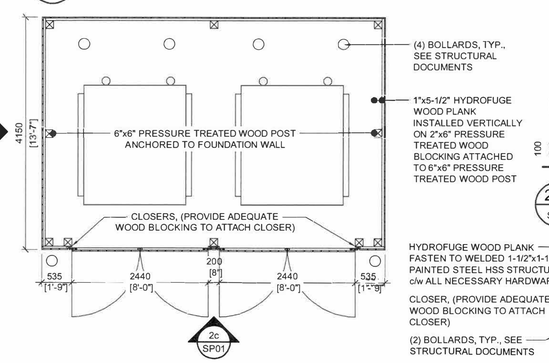


3a SP01 EXTERIOR SIGN ELEVATION
SCALE: 1:50

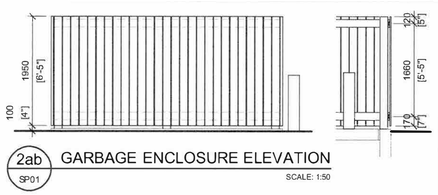
3b SP01 EXTERIOR SIGN SECTION
SCALE: 1:50



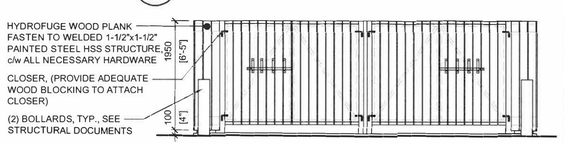
2a SP01 GARBAGE ENCLOSURE PLAN
SCALE: 1:50



2b SP01 GARBAGE ENCLOSURE PLAN
SCALE: 1:50



2ab SP01 GARBAGE ENCLOSURE ELEVATION
SCALE: 1:50



2c SP01 GARBAGE ENCLOSURE ELEVATION
SCALE: 1:50

BUILDING ANALYSIS

	BYLAW	PROPOSED
DIMENSIONS		
MAXIMUM HEIGHT	15m (49'-2")	13.4m (EXISTING) 9.55m (NEW)
AREA	N/A	EXISTING ±695.5 sq.m NEW ±1265.5 sq.m TOTAL ±1961 sq.m

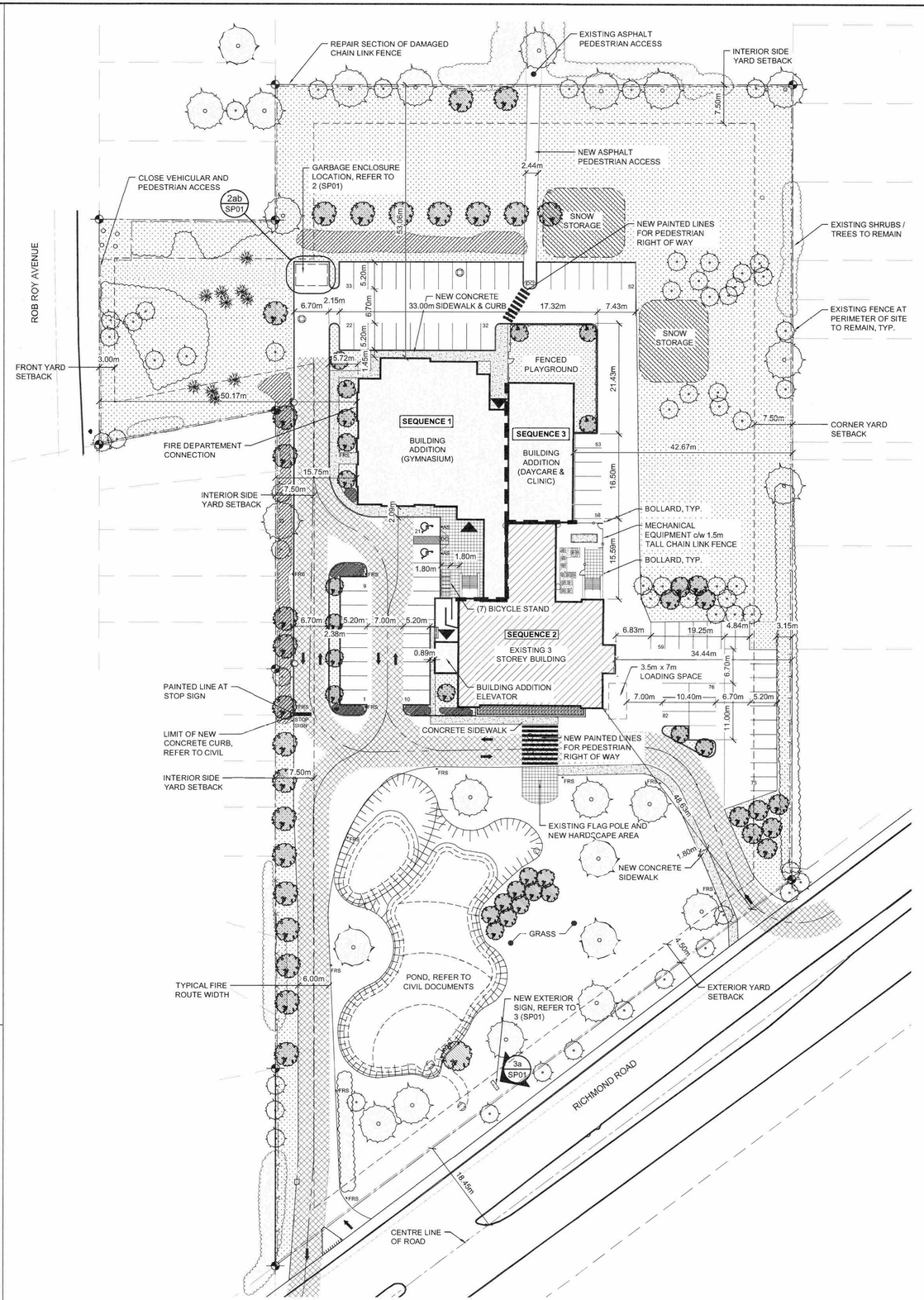
SITE ANALYSIS : 2720 RICHMOND ROAD, OTTAWA		
ZONING : MINOR INSTITUTIONAL ZONE (I1A)		
	BY-LAW	PROPOSED
LOT		
LEGAL DESCRIPTION	CON 2OF PT OF N 1/4 LOT 21 &PLAN 348 LOTS 488-489 ON ROB;ROY WIS	
AREA	400sq.m. MINIMUM	±20 765 SQ.M.
FRONTAGE	15m	43.23m
BUILDING SETBACK		
FRONT YARD	3.0m	50.17m
CORNER SIDE YARD	4.5m	48.63m
INTERIOR SIDE YARD	7.5m	15.75m
REAR YARD	7.5m	42.67m
LANDSCAPE		
FRONT YARD	3.0m	3.0m
SIDE AND REAR YARD	3.0m	VARIES 3.0m
LANDSCAPE PARKING LOT	15% MIN.	23.3%
INGRESS / EGRESS		
DIMENSION	-	-EXISTING-
MINIMUM DISTANCE FROM INTERSECTION OF STREET	-	-EXISTING-
MINIMUM DISTANCE BETWEEN TWO	-	-EXISTING-
MINIMUM ANGLE INTERSECTION	-	-EXISTING-

PARKING

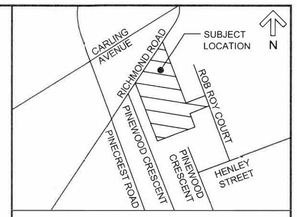
EXISTING PARKING ON SITE - 20 PLACES

NEW BUILDING:	BY-LAW	PROPOSED
RECREATIONAU/GYMNASIUM	10 PARKING/ 100sq.m.+ 4 (493sq.m.= 53 PARKING)	53 PARKING
COMMUNITY CENTER	4/100sq.m. (316sq.m. = 12 PARKING)	13 PARKING
SECONDARY SCHOOL	2/CLASSROOM (4 CLASSROOM = 8 PARKING)	8 PARKING
POST-SECONDARY	0.75/100sq.m. (150sq.m. = 1 PARKING)	1 PARKING
MEDICAL FACILITY	4/100sq.m. (25sq.m. = 1 PARKING)	1 PARKING
DAYCARE	2/100sq.m. (140sq.m. = 3 PARKING)	3 PARKING
OFFICE SPACE	2/100sq.m. (150sq.m. = 3 PARKING)	3 PARKING
	REQUIRED PARKING =82 PROPOSED PARKING = 82	
WHEELCHAIR ACCESSIBLE	1 FOR 20-99 REQUIRED REGULAR PARKING	2 PROPOSED

PARKING AND AISLE (DIMENSIONS)		
CIRCULATION LANE (2 WAY) NEW ONLY	6.70m	6.70m
REGULAR PARKING (WIDTH IF AT 90°)	2.60m TO 2.75m	2.75m
REGULAR PARKING (LENGTH IF AT 90°)	5.20m	5.20m
REGULAR PARKING (LENGTH IF AT 180°)	6.70m	N/A
ACCESSIBLE PARKING (WIDTH)	3.66m	3.66m
ACCESSIBLE PARKING (LENGTH)	5.20m	5.20m
BICYCLE PARKING		
SCHOOL	1 PARKING/ 100sq.m.	4
DAYCARE / OFFICE	1 PARKING/ 250sq.m.	2
MEDICAL FACILITY	1 PARKING/ 1000sq.m.	1
DIMENSIONS	0.6m x 1.8m	0.6m x 1.8m
LOADING AREA		
3.5mX7.0m LOADING SPACE	1 REQUIRED	1 PROVIDED



1 SP01 ARCHITECTURAL SITE PLAN
SCALE: 1:450



No.	ISSUE / REVISION	DD/MM/YY
5	EXTERNAL DESIGN REVIEW (100%)	19/04/18
4	RE-ISSUED FOR SITE PLAN APPLICATION	23/03/18
3	RE-ISSUED FOR SITE PLAN APPLICATION	02/03/18
2	ISSUED FOR SITE PLAN APPLICATION	26/01/18
1	ISSUED FOR HERITAGE PERMIT	19/01/18

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VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 1" IF THIS IS A FULL SIZE DRAWING. 0 1"

SCALE:

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PROJECT NORTH

PROJECT:
MAISON DE LA FRANCOPHONIE D'OTTAWA
2720 RICHMOND ROAD, OTTAWA

DRAWING:
ARCHITECTURAL SITE PLAN

DESIGN: SR	
DRAWN: JG	DRAWING #: SP01
CHECKED: SR	
JLR #: 27672-001	

PLOT DATE: June 1, 2018 10:54:29 AM

File Location: R:\27000\27672-000.1 - CEPEO - 2720 Richmond Road (CMFO)\JLR DWG\Arch\27672 - SP01.dwg