

REVISIONS		
NO.	DATE	PARTICULAR
1	2024.12.13	ISSUED FOR MINOR VARIANCE APP.
2	2024.02.06	ISSUED FOR SPA SUBMISSION
3	2024.02.07	ISSUED FOR CLASS B ESTIMATE - 80% PROGRESS SET

**NOTES:**

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

**KEY PLAN:**

- GENERAL NOTES:**
- THE LIMITS OF CONSTRUCTION SHALL BE ASSUMED TO BE THE PROPERTY LINE UNLESS OTHERWISE NOTED
  - FIRE ACCESS ROUTE TO BE POSTED AND DESIGNATED UNDER MUNICIPAL BY-LAW (FIRE ACCESS ROUTE TO BE MIN. 6 m WIDE WITH A MIN. 12 m CENTRELINE TURNING RADIUS AND MAX. 6% SLOPE)
  - COORD. W/ CIVIL MECH. & ELEC. SITE PLANS FOR ALL EXISTING & NEW LOCATIONS OF SERVICES & ENTRY OF SERVICES INTO THE BUILDING ENVELOPE. (ALL CIVIL, MECH., ELEC. & LANDSCAPE INFO INDICATED ON ARCHITECTURAL SITE DWG. A-1.1 IS FOR GENERAL REFERENCE & COORD. ONLY)
  - REFER TO AND COORD. W/ SITE GRADING PLAN FOR PROPOSED FINAL FINISH GRADE, E.S. & DRAINAGE SLOPES
  - TYP. DRIVEWAY & PARKING LOT CONC. CURBS AS INDICATED ON DRAWING. COORD. W/ CIVIL DRAWINGS, OPSD DETAILS & SPECS. FOR TYPICAL CURB TYPES. SITE DIMENSIONS ARE TYPICALLY DIMENSIONED TO FACE OF CURB
  - THE SUB-GRADE SOILS EXPOSED AFTER EXCAVATION SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED REGISTERED PROFESSIONAL SOILS ENGINEER AND A COPY OF THE REPORT SHALL BE FORWARDED TO THE TOWNSHIP
  - ALL FILL PLACED ON THE SITE SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY. A SUFFICIENT NUMBER OF TESTS SHALL BE TAKEN AT VARIOUS LEVELS SATISFACTORY TO THE DIRECTOR OF ENGINEERING. TEST RESULTS SHALL BE SENT TO THE TOWNSHIP WITH A LETTER, SIGNED AND STAMPED BY THE SOILS ENGINEER, STATING THAT A SUFFICIENT NUMBER OF TESTS HAVE BEEN TAKEN AND THE MINIMUM DEGREE OF COMPACTION HAS BEEN REACHED
  - APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE TOWNSHIP OF THE WORKS DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY
  - SITATION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO WORKS COMMENCING ON THE SITE AND SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION TO THE SATISFACTION OF THE TOWNSHIP OF SOUTHGATE. (COORD. W/ OPSD DETAILS)
  - PROJECT SIGN TO BE ERRECTED @ BEGINNING OF PROJECT. LOCATION TO BE COORDINATED WITH ARCHITECT ON SITE. (DETAILS 2, 3 & 4 ON A1.2)
  - PROVIDE ASPHALT AS INDICATED IN THE GEOTECHNICAL REPORT FOR PAVEMENT STRUCTURE RECOMMENDATION
  - CONTRACTOR IS RESPONSIBLE FOR PLANTINGS, SOIL, WATERING, FERTILIZING & MAINTENANCE UNTIL SUBSTANTIAL PERFORMANCE IS ACHIEVED. THE WARRANTY PERIOD WILL COMMENCE UPON SUBSTANTIAL PERFORMANCE OF THIS WORK
  - REMOVE ANY EXISTING CURBS CUTS & DRIVEWAY ACCESS & REINSTATE BARRIER CURBS & NEW TOPSOIL & SOIL.

**SITE DESCRIPTION:**

BLOCK 323 OF DRAFT PLAN OF SUBDIVISION

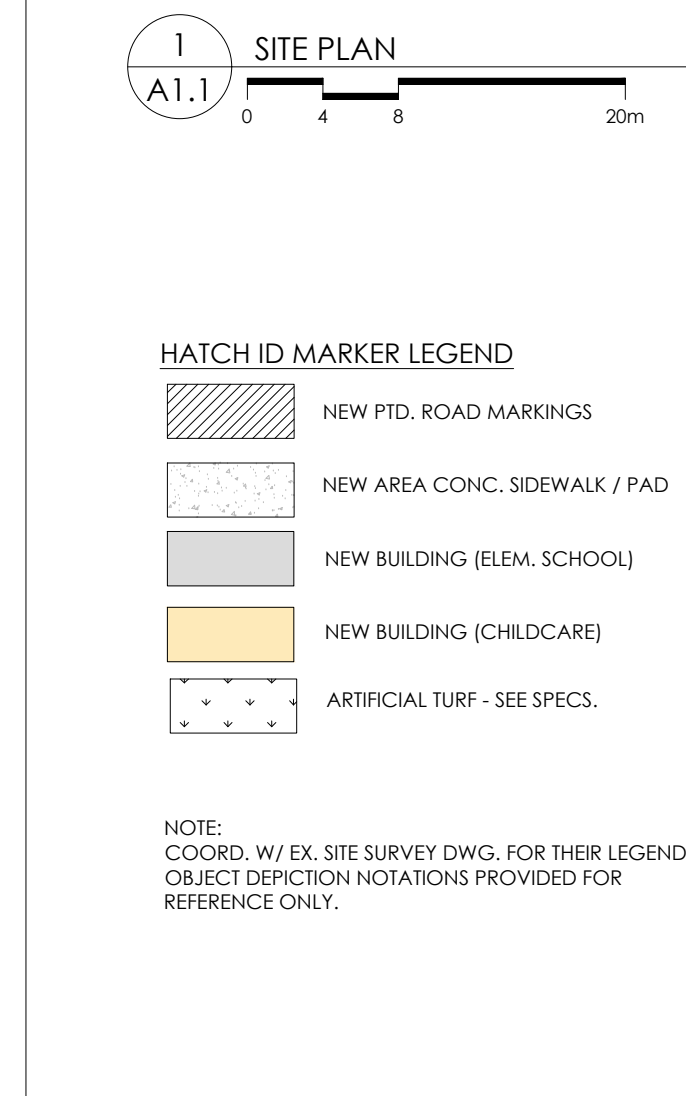
PART OF LOTS 225 & 226  
CONCESSION 2  
SOUTHWEST OF TORONTO & SYDENHAM RD.  
GEOGRAPHIC TOWNSHIP OF PROTON  
COUNTY OF GREY

**DEVELOPMENT DETAILS:**

PROPERTY DISPOSITION:	PART OF LOTS 225 AND 226 - CONCESSION 2, SOUTHWEST OF THE TORONTO AND SYDENHAM ROAD GEOGRAPHIC TOWNSHIP OF PROTON, TOWNSHIP OF SOUTHGATE, COUNTY OF GREY.
TOWNSHIP OF SOUTHGATE ZONING BY-LAW 19-2002 AS AMENDED:	PROVIDED
MIN. LOT AREA	530 m <sup>2</sup> / 33,100 m <sup>2</sup>
MAX. LOT COVERAGE	35% MAX. / 10%
MIN. FRONT YARD	12 m / 36.6 m
MIN. INTERIOR SIDE YARD	9 m / 30.7 m
MIN. EXTERIOR SIDE YARD	9 m / 30.7 m
MIN. REAR YARD	12 m / 39.6 m
BUILDING HEIGHT	12.6 m / 41.5 m
OBC BUILDING AREA	FIRST FLOOR AREA: 3,406 sq m = 11% LEVEL 2 FLOOR AREA: 2,043 sq m LEVEL 3 FLOOR AREA: 1,093 sq m
GROSS BUILDING AREA	TOTAL BUILDING AREA: 6,742 sq m
HARD SURFACE AREA (ASPHALT+CONCRETE)	= 10,748 m <sup>2</sup> = 32.5%
LANDSCAPE AREA	= 18,727 m <sup>2</sup> = 56.6%
TOTAL SITE AREA	33,100 m <sup>2</sup>
<b>TYPE OF DEVELOPMENT</b>	
BUILDING CLASSIFICATION	GROUP A, DIV. 2 OBC CLASSIFICATION: 3-2.2.2A UP TO 6 STOREYS, ANY AREA SPRINKLERED

**PARKING REQUIREMENTS**

MIN. SIZE OF PARKING STALLS	PER FT/LAW	PROVIDED
PERPENDICULAR	2.75 x 5.75m	2.75 x 5.75m
OFF STREET PARKING REQUIREMENTS	<b>REM. SCHOOL:</b> 1.3 SPACE PER CLASSROOM AND 1 PER 20 STUDENTS ASSEMBLY AREA + 12 PORTABLES OR FUTURE ADDITION <b>CHILD CARE:</b> 1 PER CLASSROOM OR 1 PER 20 OF GFA	31 CLASSROOMS x 1.5 = 46.5 + 43 + 12 PORTABLES = 1201 sq ft <b>REQUIRED 47 + 10 = 65</b> <b>3 x 3 = 9 SPACES</b>
ACCESSIBLE PARKING SPACES	4.4 x 6m 1 SPACE FOR THE FIRST 20 SPACES	4.4 x 6m <b>REQUIRED = 2</b> <b>PROVIDED = 4</b>
BICYCLE PARKING	N/A	PROVIDED = 10
<b>TOTAL PROVIDED</b>		<b>76 (3 BF)</b> <b>TOTAL PROVIDED = 77 (4 BF)</b>



- BEFORE STARTING WORK**
- THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ARCHITECT & CONSULTANTS AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
  - THE POSITION OF THE POLE LINES, CONDUITS, WATER MAINS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. CONTRACTOR TO VERIFY EXISTING CONDITIONS.
  - ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED, MARKED AND PROTECTED. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, AT THE CONTRACTOR'S EXPENSE.
  - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS, AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
  - AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES.

- REFERENCED NOTES:**
- GENERAL CONTRACTOR TO COORDINATE ALL WORK WITHIN THE BOUNDARIES OF THE TOWNSHIP OF SOUTHGATE.
  - GENERAL CONTRACTOR TO EXECUTE WORK TO DRIVEWAY ENTRANCE PERMIT REQUIREMENTS. INSTALLATION OF NEW SITE ACCESS VEHICLE ENTRANCE TO BE AS PER TOWNSHIP REQUIREMENTS.
  - COORD. WITH LANDSCAPE DRAWINGS FOR ALL PLANTING BEDS, TREE PLANTINGS, LANDSCAPE FEATURES & SODDED AREAS
  - PROVIDE PAINTED PARKING MARKINGS - PARKING STALLS 1000mm WIDE WHITE, HANDBICAP SYMBOLS, CROSS HATCHING & TRAFFIC ARROWS MARKINGS ON TOP OF FINISHED ASPHALT LAYER. ALL PAVEMENT MARKINGS TO BE AS PER THE STANDARDS OF ONTARIO TRAFFIC MANUAL.
  - CONCRETE BARRIER CURBS UNLESS OTHERWISE NOTED (COORD. W/ OPSD 400.080, OPSD 310.020 & MUNICIPAL STANDARD DETAILS)
  - NEW MUNICIPAL CONCRETE WALKWAY C/W REINFC. CONC. ACCESS VEHICLE ENTRANCES TO BE OF 200mm THICK CONCRETE
  - 1525 BKL CLF TYP. AROUND CHILDCARE PLAYGROUND AREA
  - PROPOSED LOCATION OF CONSTRUCTION ACCESS C/W MAID MAT. REFER TO DWG A1.2
  - PROVIDE MIN. 150mm TOPSOIL & SOD IN ALL AREAS OF EXISTING ROAD BOUNDARY WHERE DISTURBED BY NEW WORK.
  - A 3m X 4.5m VISIBILITY TRIANGLE MUST BE MAINTAINED (REMAIN CLEAR) AT BOTH SIDES OF ALL INTERSECTION OF VEHICULAR TRAFFIC ACCESS ROADS / DRIVEWAYS. THE MAX. HEIGHT OF ANY OBJECT OR MATURE VEGETATION WITHIN THE VISIBILITY TRIANGLE IS NOT TO EXCEED 0.6m ABOVE THE CENTRELINE OF THE CORRESPONDING ADJACENT STREET. REFER TO SOUTHWESTERN BY-LAWS AND STANDARDS
  - 1800 HIGH PERIMETER CHAIN LINK FENCE. REFER TO OPSD 972.130
  - ACCESSIBLE ASILE WITH MIN. WIDTH OF 1.5 SHARED BY ACCESSIBLE PARKING SPACES AS PER MUNICIPAL BY-LAW
  - GAS METER ENCLOSURE - REFER TO DETAIL 13A1.2
  - PROVIDE TWO FLAG POLES - SEE DETAIL ON DWG A1.2
  - TRANSFORMER ON CONC. PAD TO SUIT C/W 4 BOLLARDS ADJACENT STREET. REFER TO DETAILS ON DWG A1.2
  - REMOVABLE BOLLARD - REFER TO DETAILS ON DWG A1.2
  - BICYCLE RACKS (TOTAL CAPACITY OF 40 BIKES) BIKE RACK MODEL EXPO 7510 MANUFACTURED BY COBA.
  - 3-DEEP WELL GARBAGE AND RECYCLING BINS ON CONCRETE PAD - 2X 5 CUBIC METRE - 1 X 915mm DIA. SIZE BINS - REFER TO SPECS
  - ASPHALT JURY DETAIL - SEE DETAIL ON DWG A1.2
  - PROPOSED LOCATION FOR PROJECT SIGN, FOUNDATION, DATA AND ELECTRICITY FOR ILLUMINATED SCHOOL SIGN APPROXIMATELY 1.8m HIGH x 2.4m LONG INCLUDED IN PROJECT CONTRACT. SIGN PERMIT TO BE BY SIGN CONTRACTOR. REFER TO WCDSS STANDARD AND DETAIL 15A1.2
  - PROVIDE 3m X 3m X 100mm REINFORCED CONCRETE SLAB ON COMPACTED GRANULAR BASE. FOR CHILDCARE BED WHICH IS IN FINAL LOCATION TO BE CONFIRMED PRIOR TO PLACEMENT OF SLAB.
  - ASPHALT SPEED BUMP. REFER TO DETAIL ON DWG A1.2
  - PLAYGROUND EQUIPMENT (INCLUDING DESIGN AND SPECS) NOT IN CONTRACT. COORD. WITH LANDSCAPE DWGS FOR GROUND SURFACING IN FENCED PLAY AREAS.
  - 2 REGULATION & 4 MINI SOCCER GOAL POSTS - REFER TO DETAIL ON DWG A1.2
  - CONCRETE SEMI MOUNTABLE CURB W/ OPSD-400.090, 400.100, 400.101
  - NEW SLOPED BARRIER-FREE ACCESS COORD. W/ DETAILS ON DWGS A1.2 AND A1.3) PROVIDE TACTILE WARNING SURFACES
  - 1220mm WIDTH CHAIN LINK GATE - GALV. STEEL PROVIDE CHILD LOCK ONLY AT GATES LOCATED IN PRESCHOOL, TODDLER AND INFANT PLAY AREA
  - SECURITY GATE: PROVIDE 600mm MIN WIDTH SECURITY GATE - GALV. STEEL LOCKABLE, C/W 1 REMOVABLE BOLLARD. (COORD. W/ DWG A1.2)
  - OUTDOOR BASKETBALL STANDARD & KEY - REFER TO DWG A1.2
  - RESERVED
  - BARRIER-FREE PARKING SPACES AND ACCESS ASILE FLUSH WITH CURB.
  - PAINTED STOP BAR ACROSS DRIVE WIDTH OF ACCESS. PAINTED 90CM WIDE IN COLOUR WHITE.
  - SNOW STORAGE

- GENERAL NOTES - MUNICIPAL**
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE TO THE SATISFACTION OF THE TOWNSHIP.
  - STREET EXCAVATION PERMITS ARE REQUIRED FOR ANY WORK IN ADJACENT STREET OF WAY BY ANY CONTRACTOR.
  - CONTRACTOR IS RESPONSIBLE FOR ALL SERVICES, UTILITIES, AND COSTS.
  - STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES.
  - FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE FIRE DEPARTMENT AND AT THE EXPENSE OF THE CONTRACTOR.
  - ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
  - PAVEMENT MARKINGS AND SIGNAGE ARE TO BE IMPLEMENTED AS PER THE PAVEMENT MARKING AND SIGNAGE / TRAFFIC CONTROL PLAN BY GHD.
  - UNLESS OTHERWISE NOTED VEHICULAR ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING
  - ROAD CUT PERMITS - SEWER AND WATER PERMITS
  - ACREMENTS
  - RELOCATION OF SERVICES
  - APPROACH APPROVAL PERMITS

- SITE SIGNAGE LEGEND:**
- (A) STOP SIGN
  - (B) ONE WAY
  - (C) BARRIER-FREE PARKING
  - (D) FIRE ROUTE STATING FIRE ROUTE TO BE POSTED AND DESIGNATED UNDER MUNICIPAL BY-LAW
  - (E) DO NOT ENTER
  - (F) NO LEFT TURN
  - (G) DO NOT ENTER - LEFT TURN ONLY
  - (H) SCHOOL BUS LOADING ZONE
  - (I) NO PARKING - DROP OFF AREA ONLY
  - (J) RESERVED
  - (K) VISITOR PARKING
- NOTE:
- CONFIRM LOCATIONS & CONTENT OF ALL SIGNAGE W/ THE OWNER & TOWNSHIP PRIOR TO FABRICATION & ERECTION. PROPOSED SITE SIGNAGE TO COMPLY W/ SIGNAGE BY-LAWS.
  - ALL SIGNS TO BE LOCATED NOT TO CREATE A HAZARD ON WALKWAYS AND BE CENTERED ON POSTS TYP.

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**BLUEWATER DISTRICT SCHOOL BOARD**

**PROJECT:** 22431  
DUNDALK ES AND CHILDCARE  
ADDRESS TO BE DETERMINED - DUNDALK, ON.

ORIGINAL PAGE SIZE ARCH E1 - 30" x 42"  
KEY TO DETAIL LOCATION:  
A - DETAIL NO.  
B - DETAIL NO. ORIGIN

**V+G ARCHITECTS**  
THE VENTIN GROUP LTD

Plot Date: Feb. 07, 2025 - 12:56pm (v. ebaudoux)

DRAWN BY: EBA/AM  
CHECKED BY: PS

**A1.1**

