

ÉCOLE SECONDAIRE KITCHENER - WATERLOO

80 BURLINGTON DRIVE

SITE PLAN

- DROP-OFF ZONE
- VISITOR PARKING
- GARBAGE & RECYCLING BINS
- VEHICULAR ROUTE

SITE INFORMATION

LEGAL DESCRIPTION: BLOCK 'A', REGISTERED PLAN 937 & BLOCK 'A' AND PART LOT 156 REGISTERED PLAN 928 CITY OF KITCHENER, REGIONAL MUNICIPALITY OF WATERLOO

OWNER: CONSEIL SCOLAIRE VIAMONDE 1 PROMENADE VANIER, BUREAU 101, WELLAND, ONTARIO L3B 1A1

PROJECT ADDRESS: 80 BURLINGTON DRIVE, KITCHENER, ON, N2B 1T5

ZONING: I-1

BLDG HEIGHT & STOREY: 8.0m - TWO STOREYS

SETBACKS	REQUIRED	PROPOSED
SOUTH FRONT YARD	6M	29.26M
EAST SIDE YARD	6.0M	6.0M
NORTH REAR YARD	7.5M	111.64M
WEST SIDE YARD	6.0M	51.76M

LOT AREA (30,161 SQ.M.)

BUILDING AREA:
PROPOSED FOOTPRINT 2,730 SQ.M. (9.05% COVERAGE)

LANDSCAPED AREA:
PROPOSED 18,873.861 SQ.M. (62.58% COVERAGE)

PAVED AREA (ASPHALT):
PROPOSED 8,557.049 SQ.M. (28.37% COVERAGE)

GROSS FLOOR AREA:
1ST FLOOR 2,720 SQ.M.
2ND FLOOR 1,703 SQ.M.
TOTAL 4,423 SQ.M.

PARKING SPACES
ELEMENTARY SCHOOL - 1 SPACE per CLASSROOM x 4 = 4
SECONDARY SCHOOL - 3 SPACES per CLASSROOM x 17 = 51

TOTAL PARKING REQUIRED = 55 SPACES (INCLUSIVE OF 2 B.F. SPACES)
TOTAL PARKING PROVIDED = 55 SPACES (INCLUSIVE OF 2 B.F. SPACES)

FUTURE ADDITION - 3 SPACES per 6 CLASSROOMS = 18
FUTURE ADDITION PARKING PROVIDED = 16 SPACES

BUS DROP OFF & PICK UP FOR ±16 BUSES

SITE PLAN

SURVEY INFORMATION TAKEN FROM BLOCK 'A', REGISTERED PLAN 937 & BLOCK 'A' AND PART LOT 156 REGISTERED PLAN 928 CITY OF KITCHENER, REGIONAL MUNICIPALITY OF WATERLOO, PREPARED BY VAN HARTEN SURVEYORS DATED NOVEMBER 6, 2017

BENCH MARK

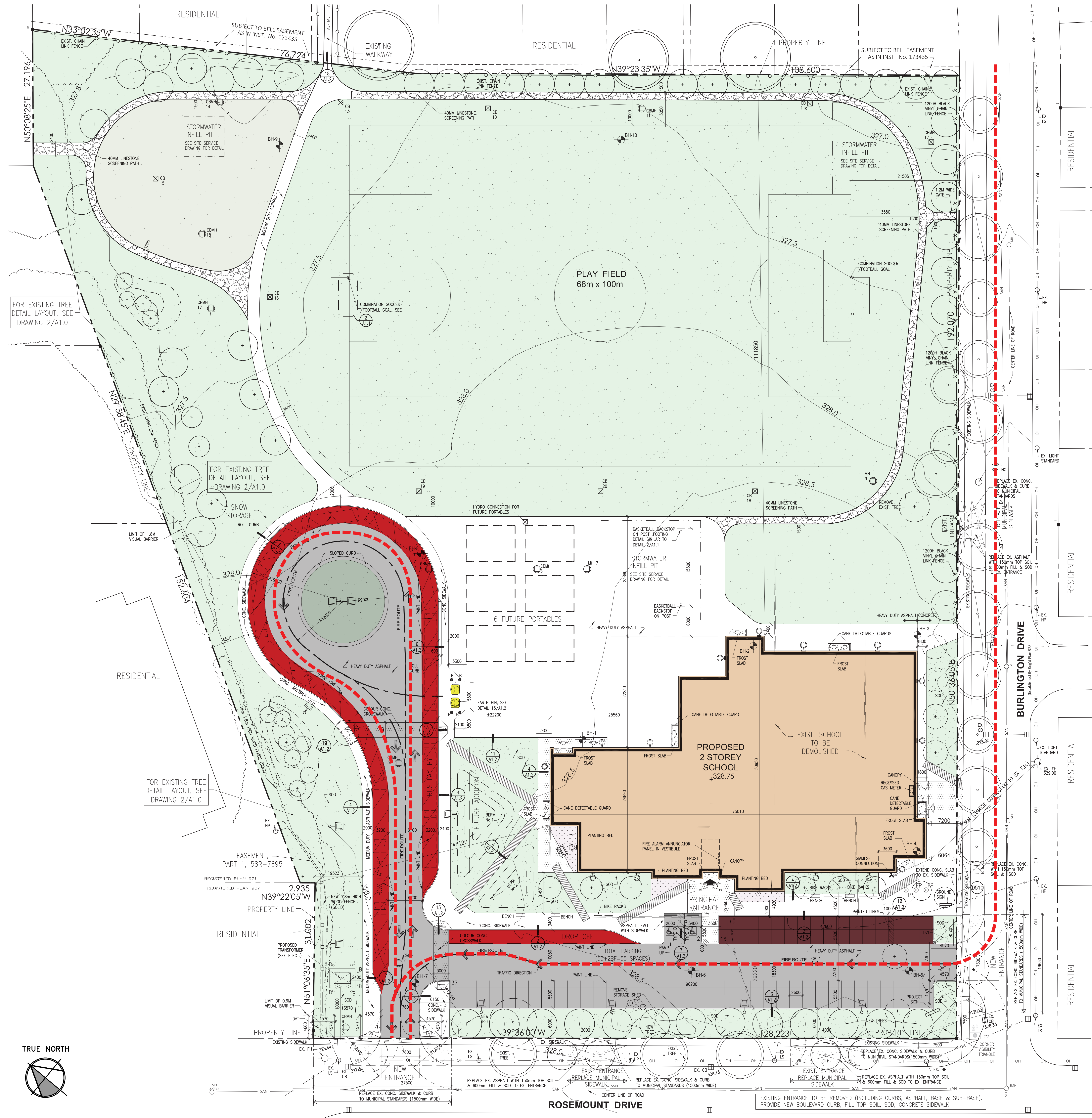
ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANENT REFERENCE STATIONS AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATIONS WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA

BUILDING CLASSIFICATION

OBC 3.2.2.24, GROUP A, DIVISION 2.
ENTRANCES TO THE BUILDING ARE DESIGNED TO ALLOW BARRIER-FREE ACCESS IN ACCORDANCE WITH SECTION 3.7 OF THE O.B.C. ELECTRICAL SUPERVISION OF SPRINKLER SYSTEM SHALL CONFORM TO O.B.C. 3.2.4.16.

NOTES

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS, AND ARE REFER TO THE UTM PROJECTION, ZONE 17. NAD 83-CSR5(2010) ADJUSTMENT
- DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99957836
- BOUNDARY INFORMATION ON THIS PLAN WAS COMPILED FROM REGISTRY OFFICE INFORMATION AND PLAN FOR THE SUBJECT PROPERTY: REGISTERED PLAN 937, 928
- THE LOCATION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND ANY OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES ARE NOT GUARANTEED. THE CONTRACTOR SHALL CONFIRM THE EXACT LOCATION AND INVERT MEASUREMENTS OF ALL SUCH UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION AND SHALL ASSUME LIABILITY FOR ANY DAMAGE TO THEM.



FEBRUARY 2019



**MOFFET &
DUNCAN**
architects inc.

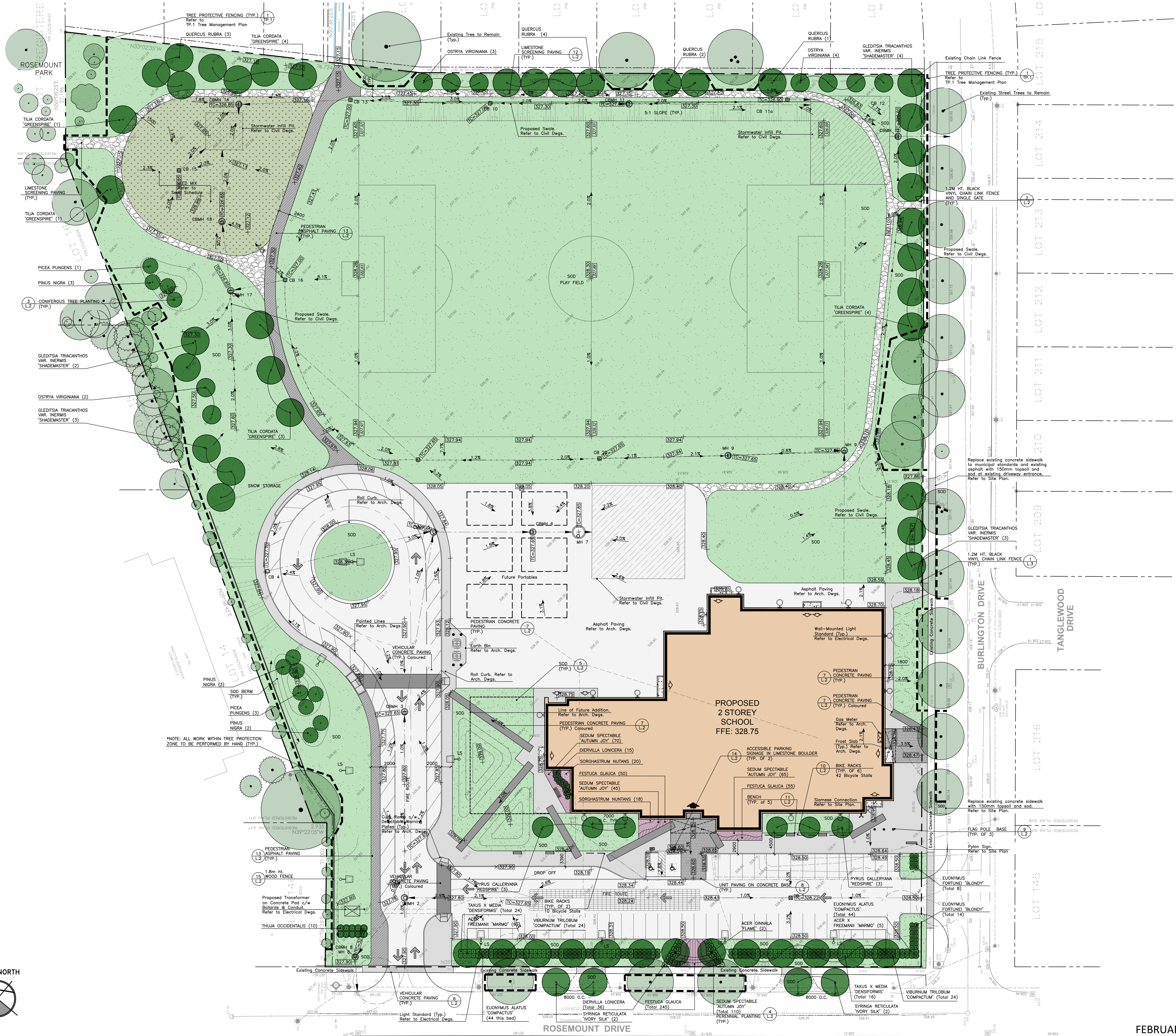
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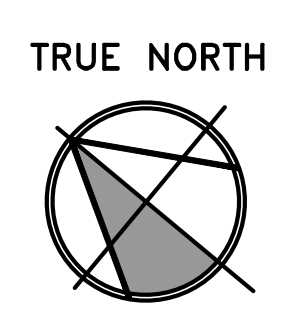
80 BURLINGTON DRIVE

LANDSCAPE PLAN

- ASPHALT
- SOD
- SEED MIX
- ORNAMENTAL PLANTING
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING TREE TO BE REMOVED AND TRANSPLANTED
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE



NOTE: ALL WORK WITHIN TREE PROTECTION ZONE TO BE PERFORMED BY HAND (TYP.)



Conseil scolaire Viamonde




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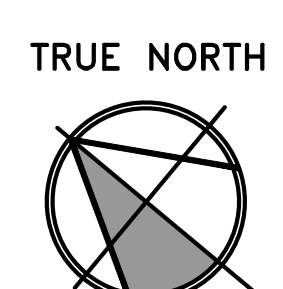
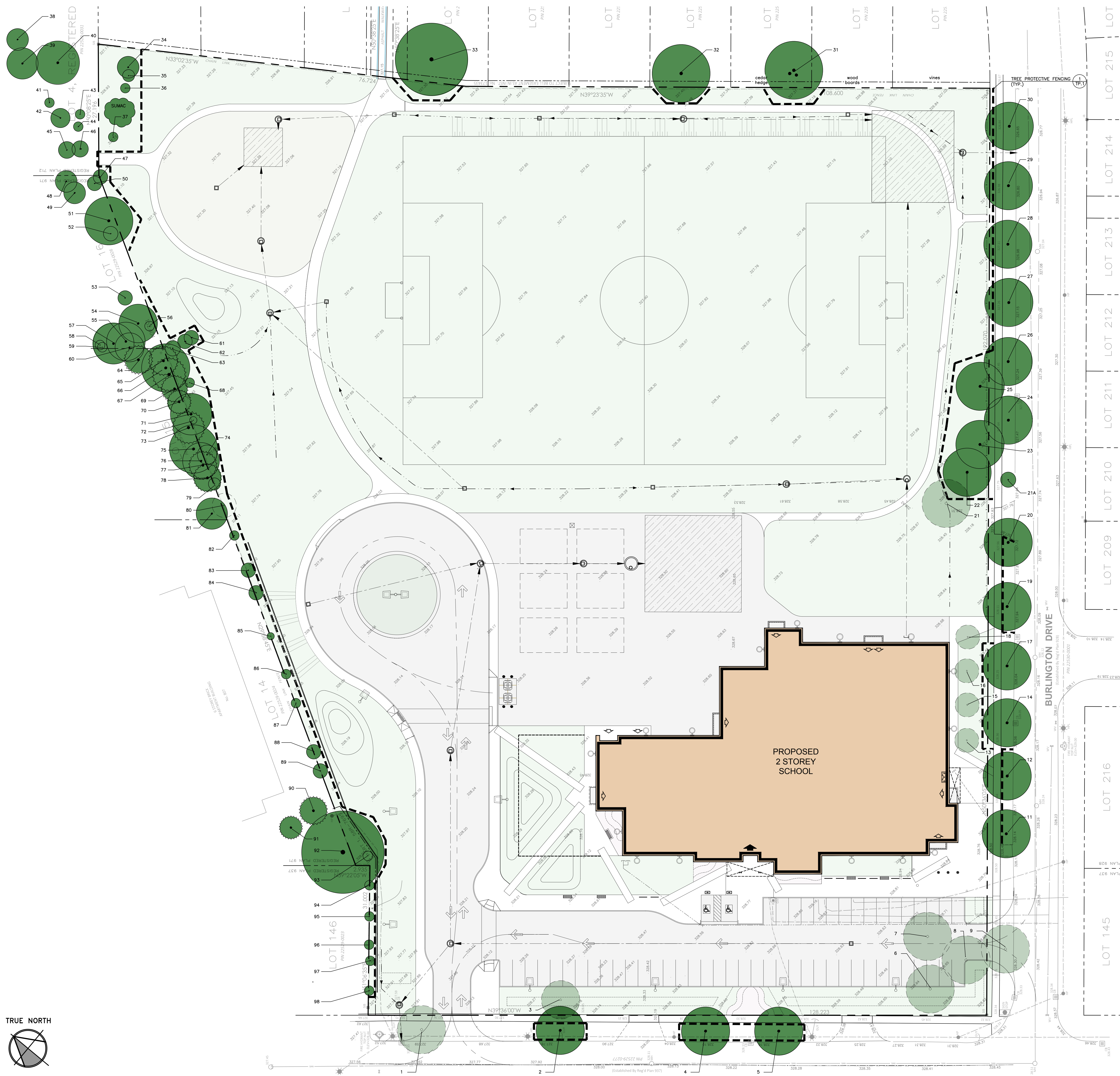
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TREE MANAGEMENT PLAN

-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO BE REMOVED
-  TREE PROTECTIVE FENCING

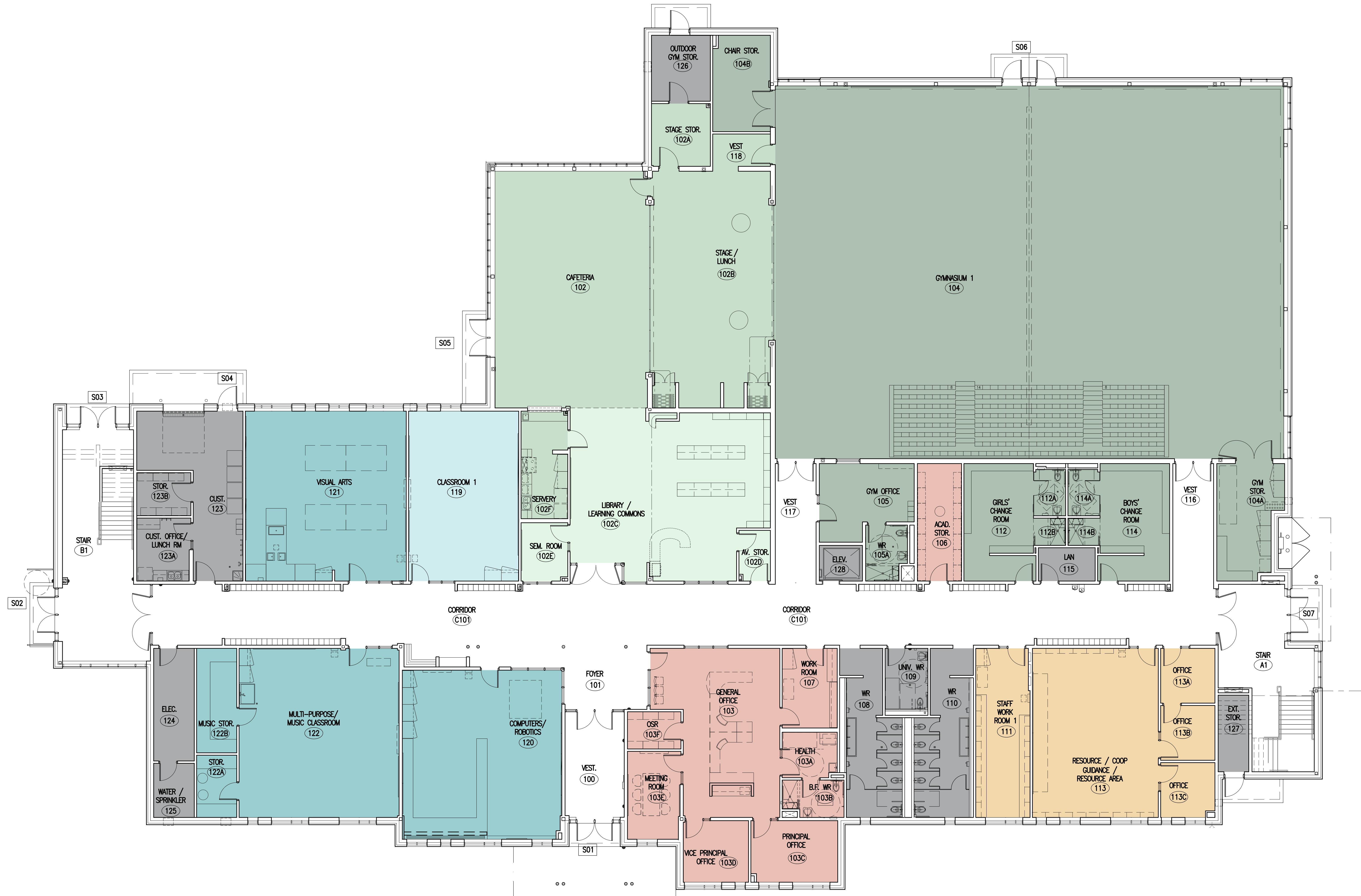


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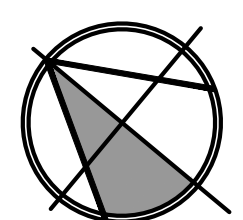
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GROUND FLOOR PLAN

- ADMINISTRATION
- STAFF SPACES
- LEARNING COMMONS
- CAFETERIA
- GYMNASIUM
- CLASSROOM
- SPECIALTY CLASSROOM
- UTILITY



TRUE NORTH



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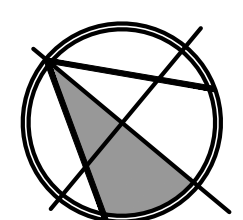
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SECOND FLOOR PLAN

- ADMINISTRATION
- STAFF SPACES
- LEARNING COMMONS
- CLASSROOM
- SPECIALTY CLASSROOM
- UTILITY



TRUE NORTH



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ELEVATIONS

ROSEMOUNT DRIVE SOUTH ELEVATION



BURLINGTON DRIVE EAST ELEVATION

