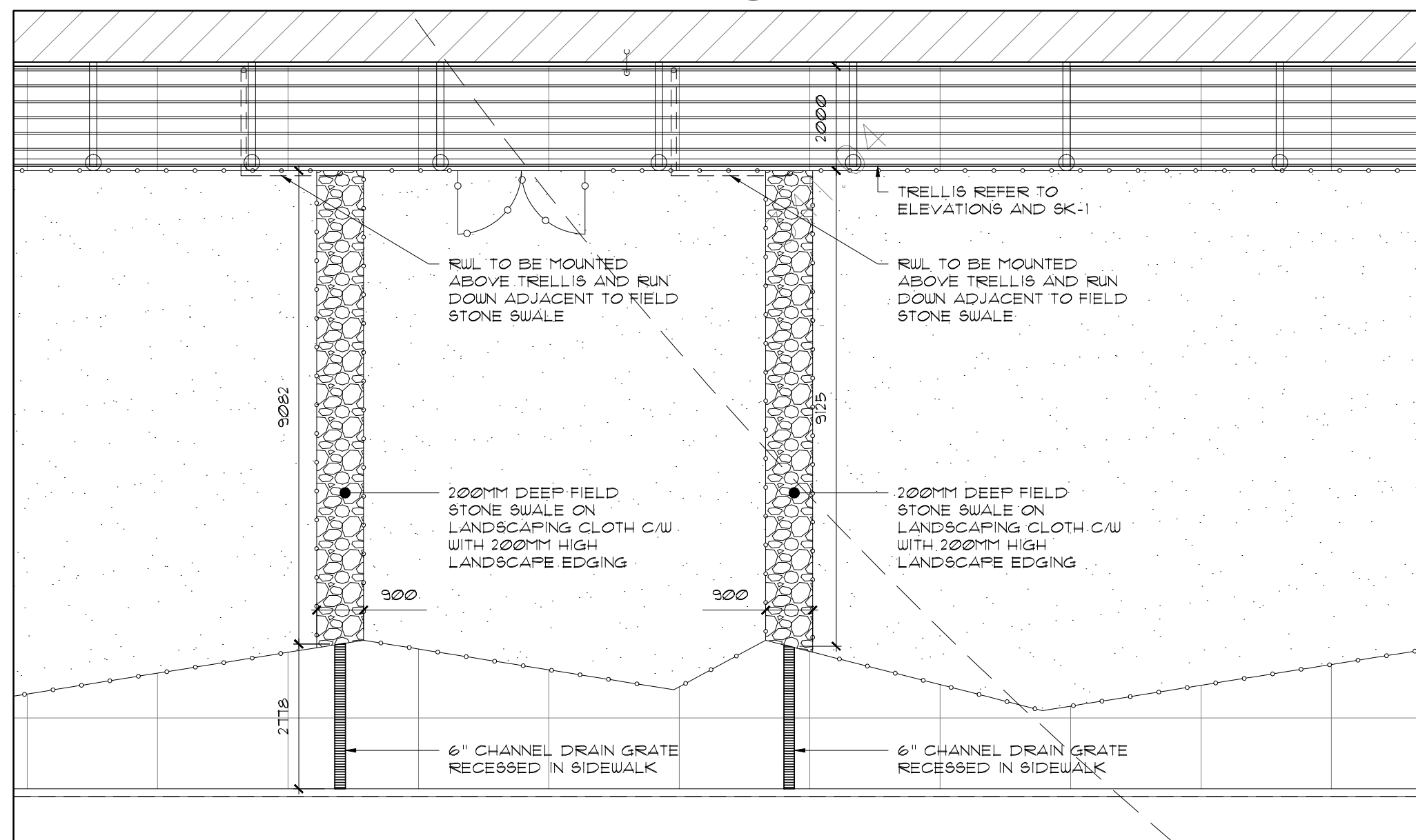


1 SITE PLAN
SCALE: 1:400



3 RUL SITE DRAINAGE DETAIL
SCALE: 1:100

STATISTICS

BUILDING STATISTICS

LOT	PART OF LOT 41, RIVER RANGE GEOGRAPHIC TOWNSHIP OF MCIRVINE, TOWN OF FORT FRANCES, DISTRICT OF RAINY RIVER
ADDRESS	520 SCOTT STREET, FORT FRANCES, ONTARIO P8A 1H4
ZONING	I
PROPOSED BUILDING USE	INSTITUTIONAL
STOREYS	1 STOREY
BUILDING HEIGHT	7.38m (26'-2")
ZONING REQUIREMENTS	
MIN. LOT AREA	550 m ²
MIN. LOT FRONTAGE	15 m
MIN. FRONT YARD SETBACK	7.5 m
MIN. SIDE YARD SETBACK	7.5 m
MIN. REAR YARD SETBACK	10.5 m
MAX. LOT COVERAGE	50%
MIN. LANDSCAPED OPEN SPACE	10%
MAXIMUM HEIGHT	20 m
PARKING REQUIREMENTS	
PARKING SPACES	1 SPACE/35m ² 26 SPACES REQUIRED - 26 SPACES PROPOSED
BARRIER FREE SPACES	2 SPACES REQUIRED - 2 SPACES PROVIDED
LOADING SPACES	1 SPACE
BICYCLE SPACES	N/A

AREAS

LOT AREA	12595.44 m ²
SOFT LANDSCAPING	8493.52 m ²
HARD LANDSCAPING	3201.81 m ²
BUILDING LOT COVERAGE	7%
BUILDING FOOTPRINT	894.10 m ²
PARKING FOOTPRINT	485.4 m ²
GROSS FLOOR AREAS	
GROUND LEVEL	894.10 m ²



2 KEY PLAN
SCALE: NTS

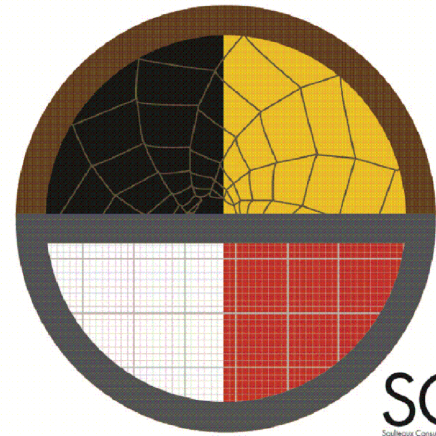
UNITED NATIVE FRIENDSHIP CENTRE CHILD CARE CENTRE

UNITED NATIVE FRIENDSHIP CENTRE
521 MCIRVINE ROAD, FORT FRANCES

SHEET TITLE:

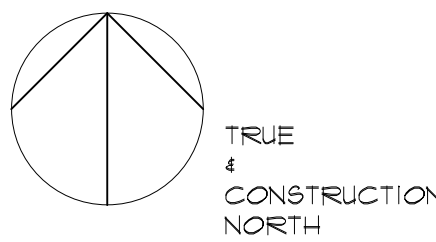
SITE PLAN

SCALE: AS SHOWN
DRAIN BY: MDP
CHECKED BY: DZ, TB
PROJECT NO.: 18-014
REVISION NO.:
START DATE: 2018-11-01
SHEET NO.



SAULTEAUX CONSULTING & ENGINEERING

SITE 206-207 RR2
FORT FRANCES, ONTARIO
P3A 3M3
1-201-274-7114



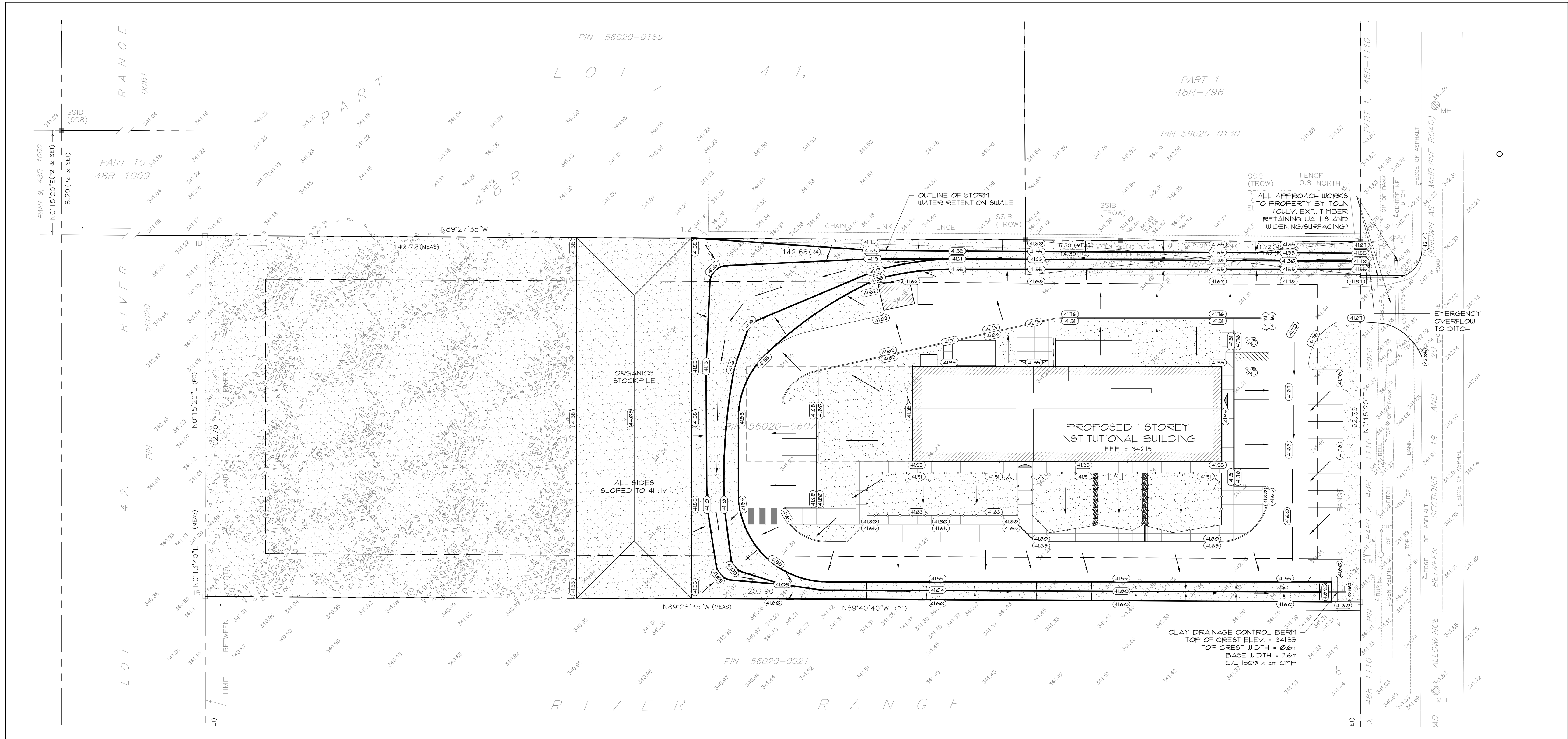
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2	TENDER ADDENDUM NO. 1	19/07/10
1	ISSUED FOR TENDER	19/06/11
NO.	DESCRIPTION	DATE

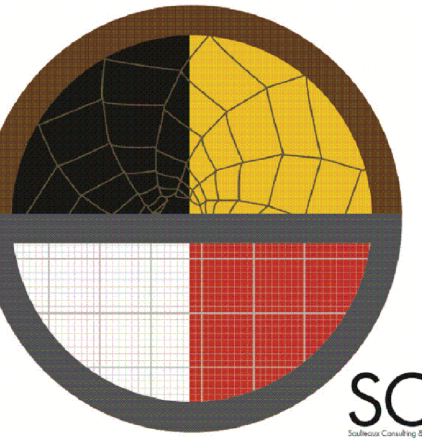
UNFC CHILD CARE CENTRE

UNITED NATIVE FRIENDSHIP CENTRE
821 McIVINE ROAD, FORT FRANCES
SHEET TITLE:
SITE GRADING PLAN

SCALE: AS SHOWN
DRAIN BY: MDP
CHECKED BY: CC
PROJECT NO.: 18-014
REVISION NO.:
PROJECT START DATE: 2018-11-01
SHEET NO.

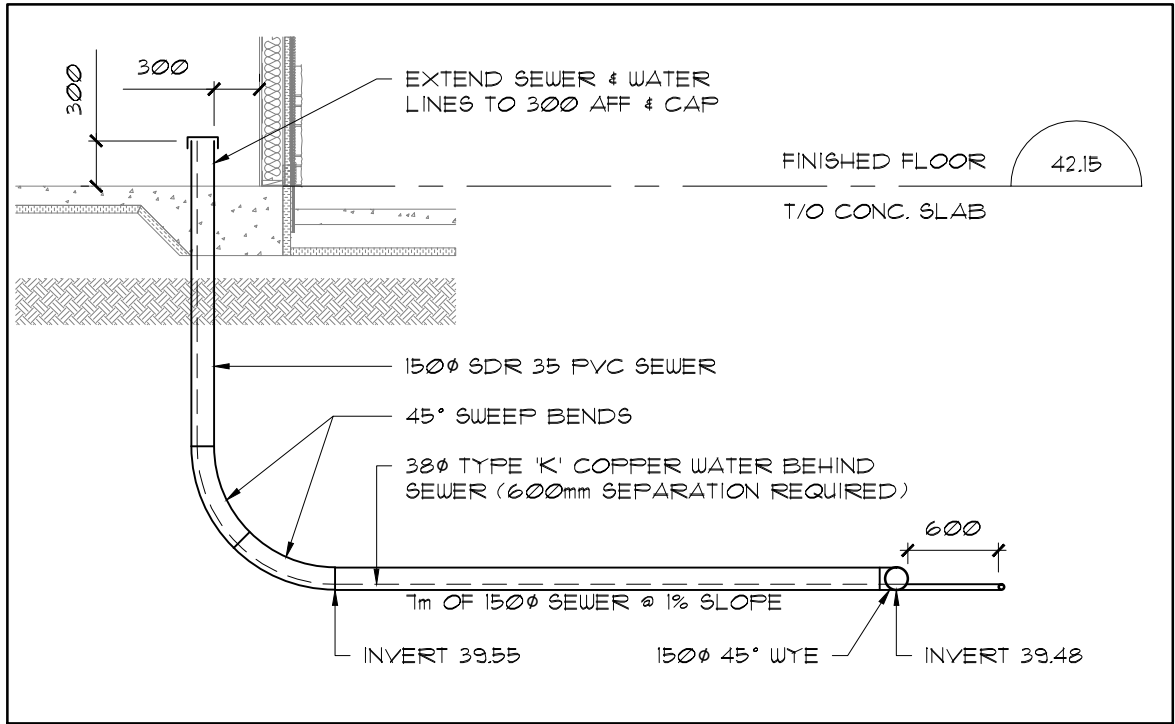
C-1



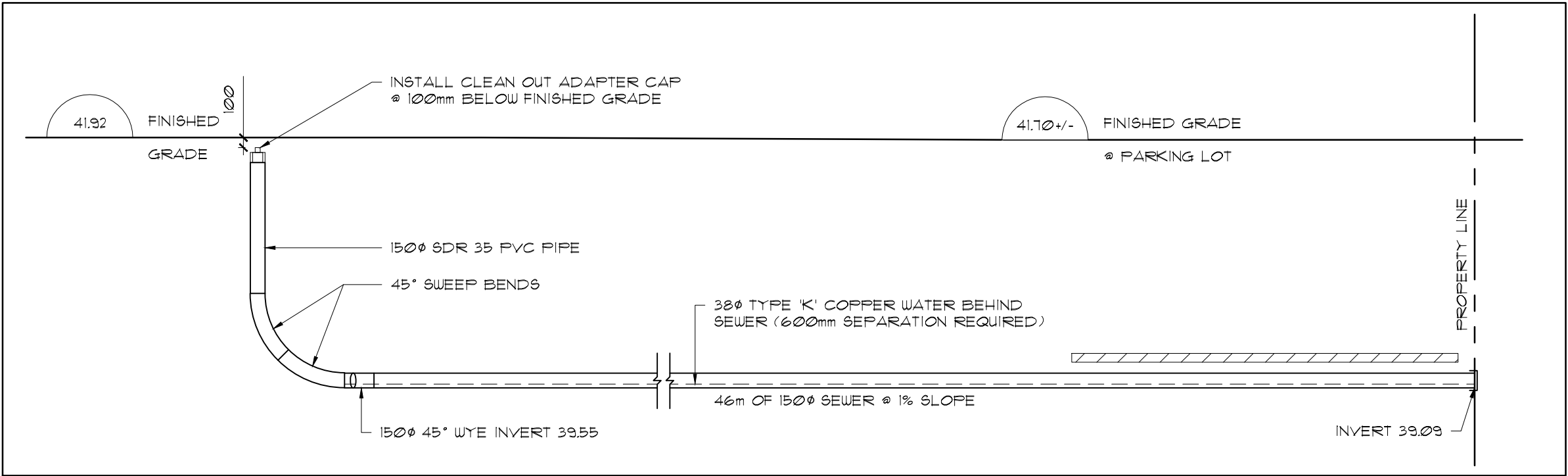


SAULTEAUX CONSULTING & ENGINEERING

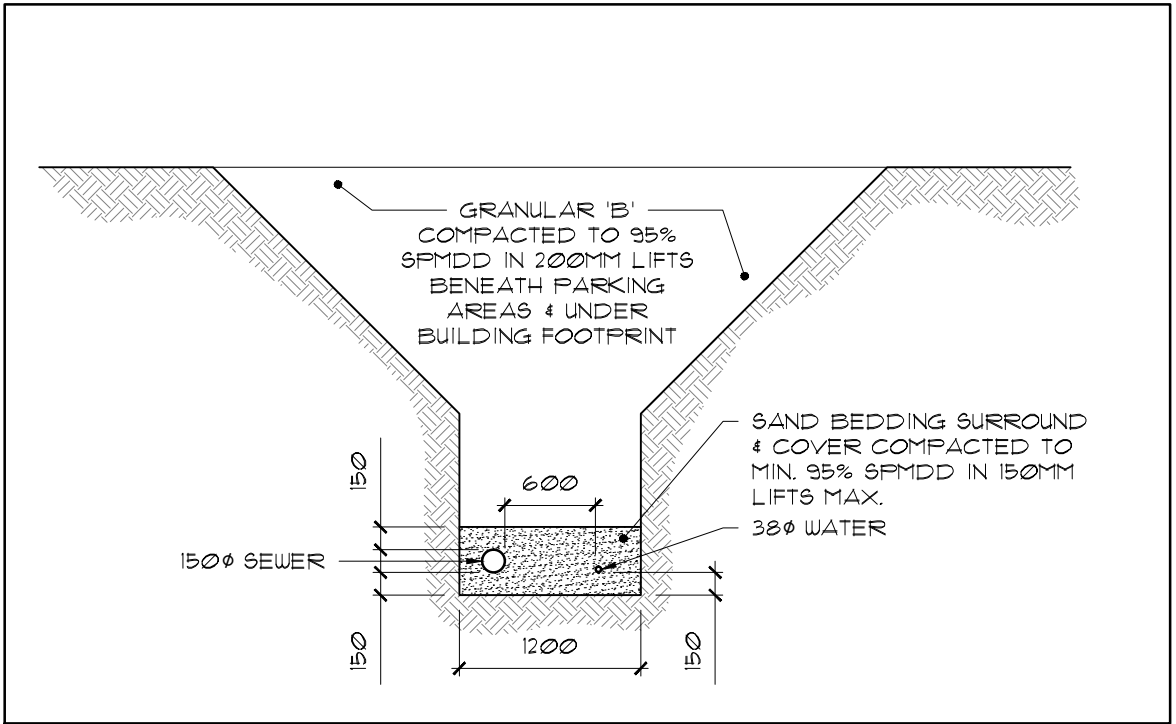
SITE 206-207 RRD
FORT FRANCES, ONTARIO
P8A 3M3
1-801-274-7114



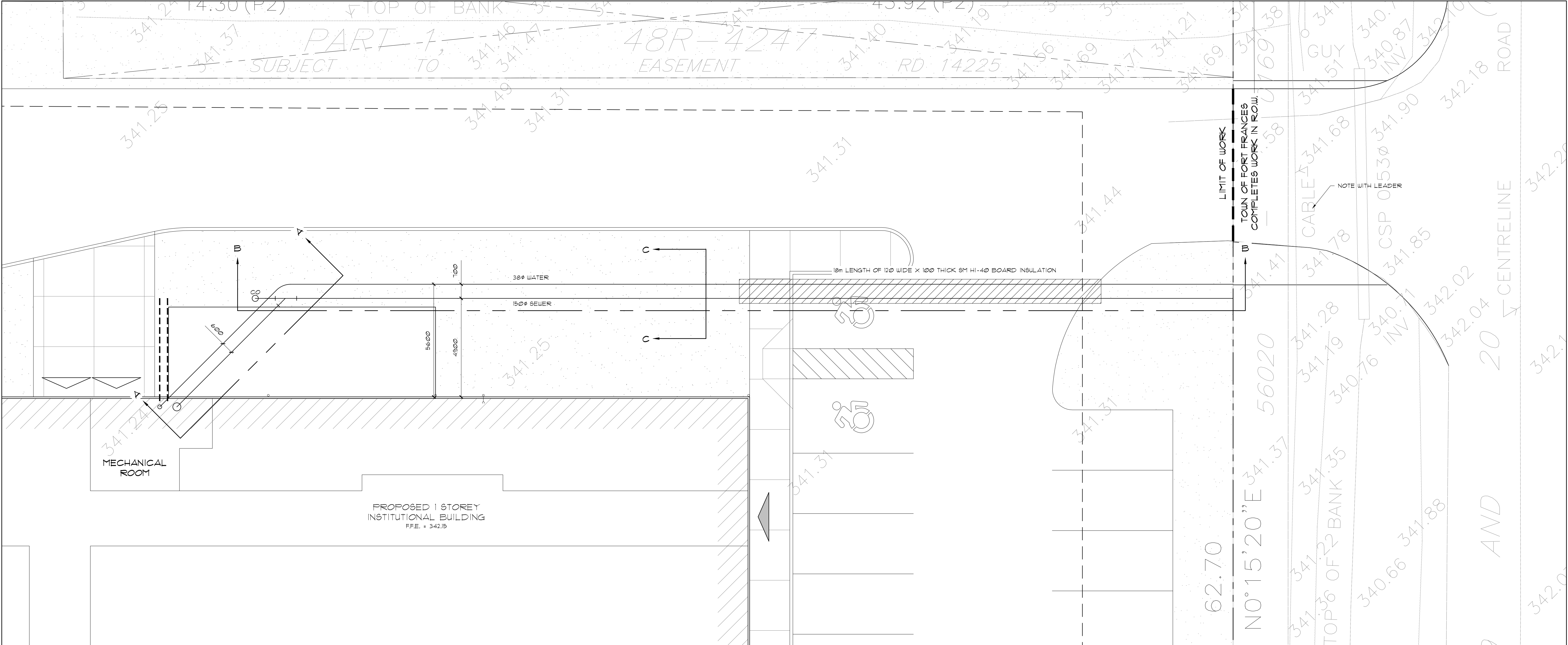
A-A SECTION DETAIL A-A
SCALE: NTS



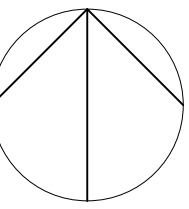
B-B SECTION DETAIL B-B
SCALE: NTS



C-C SECTION TRENCH DETAIL C-C
SCALE: NTS



1 SITE SERVICES
SCALE: 1:100



TRUE
&
CONSTRUCTION
NORTH

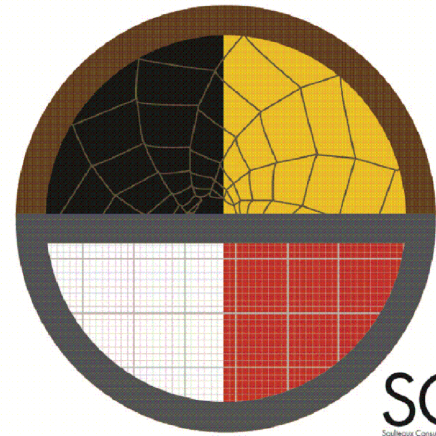
2	ISSUED FOR SPA	19/07/10
1	ISSUED FOR TENDER	19/06/11
NO.	DESCRIPTION	DATE
REVISIONS		

UNFC CHILD CARE CENTRE

UNITED NATIVE FRIENDSHIP CENTRE
821 MCILVINE ROAD, FORT FRANCES
SHEET TITLE:
SITE SERVICES PLAN
AND DETAILS

SCALE:	AS SHOWN
DRAWN BY:	MDP
CHECKED BY:	CC
PROJECT NO.:	18-014
REVISION NO.:	-
PROJECT START DATE:	2018-11-01
SHEET NO.	

C-2



SAULTEAUX CONSULTING & ENGINEERING

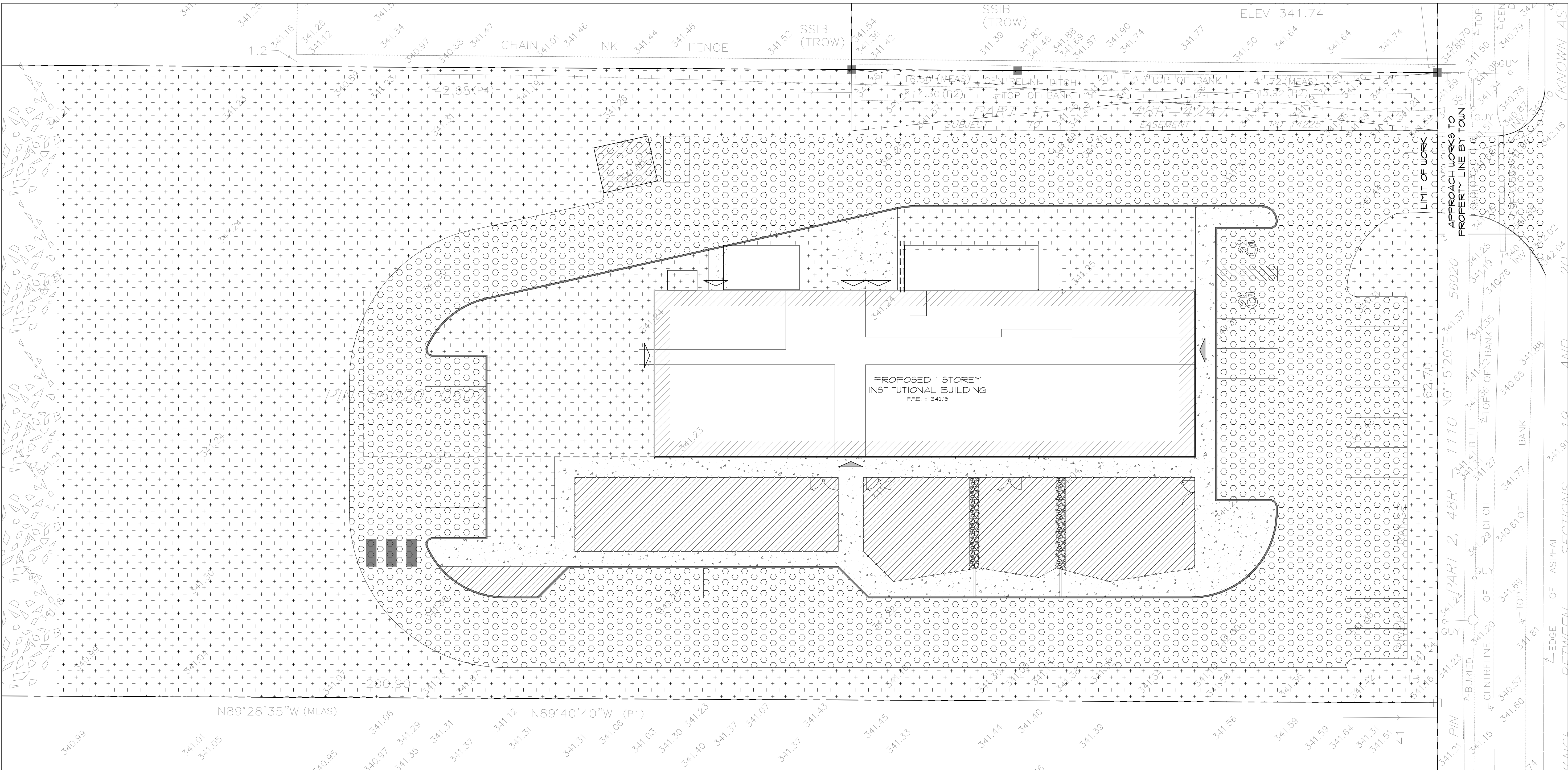
SITE 206-207 RR2
FORT FRANCES, ONTARIO
P8A 3M3
1-801-274-1114



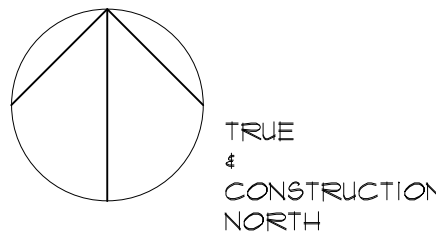
SYMBOL	DESCRIPTION	
	VEHICLE TRAFFIC	50MM HL4 ASPHALT 150 GRAN. 'A' (MIN. 91% SPMD COMPACTION) 350 GRAN. 'B' (MIN. 91% SPMD COMPACTION)
	150 CONCRETE CURB AND GUTTER	TO OFSD 600.010 - SUPERELEVATED
	SIDEWALK	100MM CONCRETE (32 MPA @ 28 DAY, 5% AIR) BROOM FINISHED AND SEALED 100MM GRAN. 'A' BASE COURSE (MIN. 91% SPMD COMPACTION) 1/4 DEPTH SAW CUTS AT MAXIMUM 6' FOOT SPACING AND AT CORNERS FOR STRESS RELIEF PROVIDE EXPANSION JOINT MATERIAL AT CURB AND GUTTER SECTION ALONG BUILDING
	TOPSOIL SOD	SOD OVER 100MM COMPACTOR ORGANICS STRIPPED FROM SITE (SCREENED)
	TOPSOIL SEED	100MM MIN. COMPACTED ORGANICS STRIPPED FROM SITE (SCREENED) AND SEEDED

2

LEGEND OF SURFACING
SCALE: NTS



1 SITE FINISHES
C-3 SCALE: 1:200



2	ISSUED FOR SPA	19/07/10
1	ISSUED FOR TENDER	19/06/11
NO.	DESCRIPTION	DATE

REVISIONS

UNFC CHILD CARE CENTRE

UNITED NATIVE FRIENDSHIP CENTRE
821 MCILVINE ROAD, FORT FRANCES
SHEET TITLE:
SITE FINISHES

SCALE:	AS SHOWN
DRAIN BY:	MDP
CHECKED BY:	CC
PROJECT NO.:	18-014
REVISION NO.:	-
PROJECT START DATE:	2018-11-01
SHEET NO.	

C-3