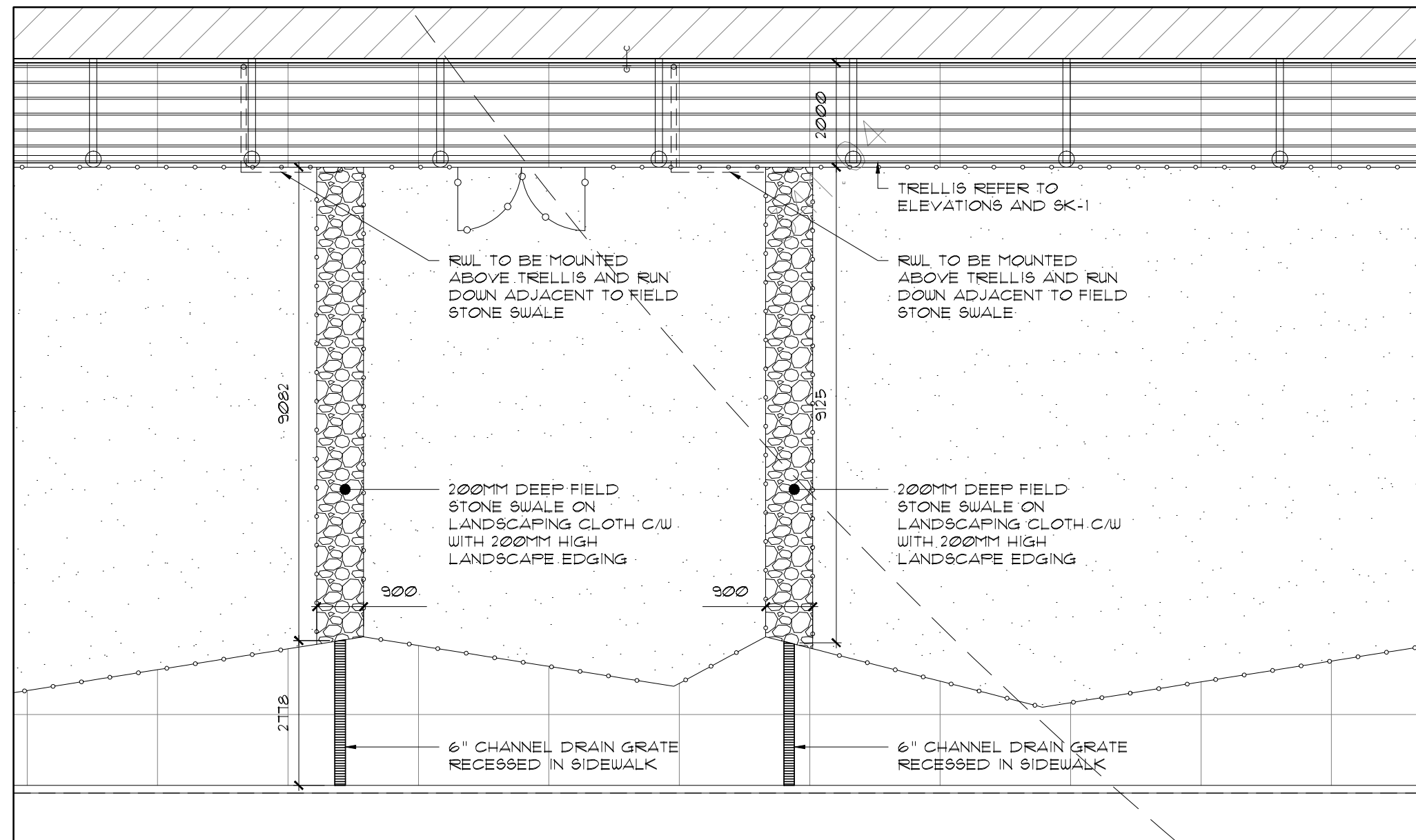
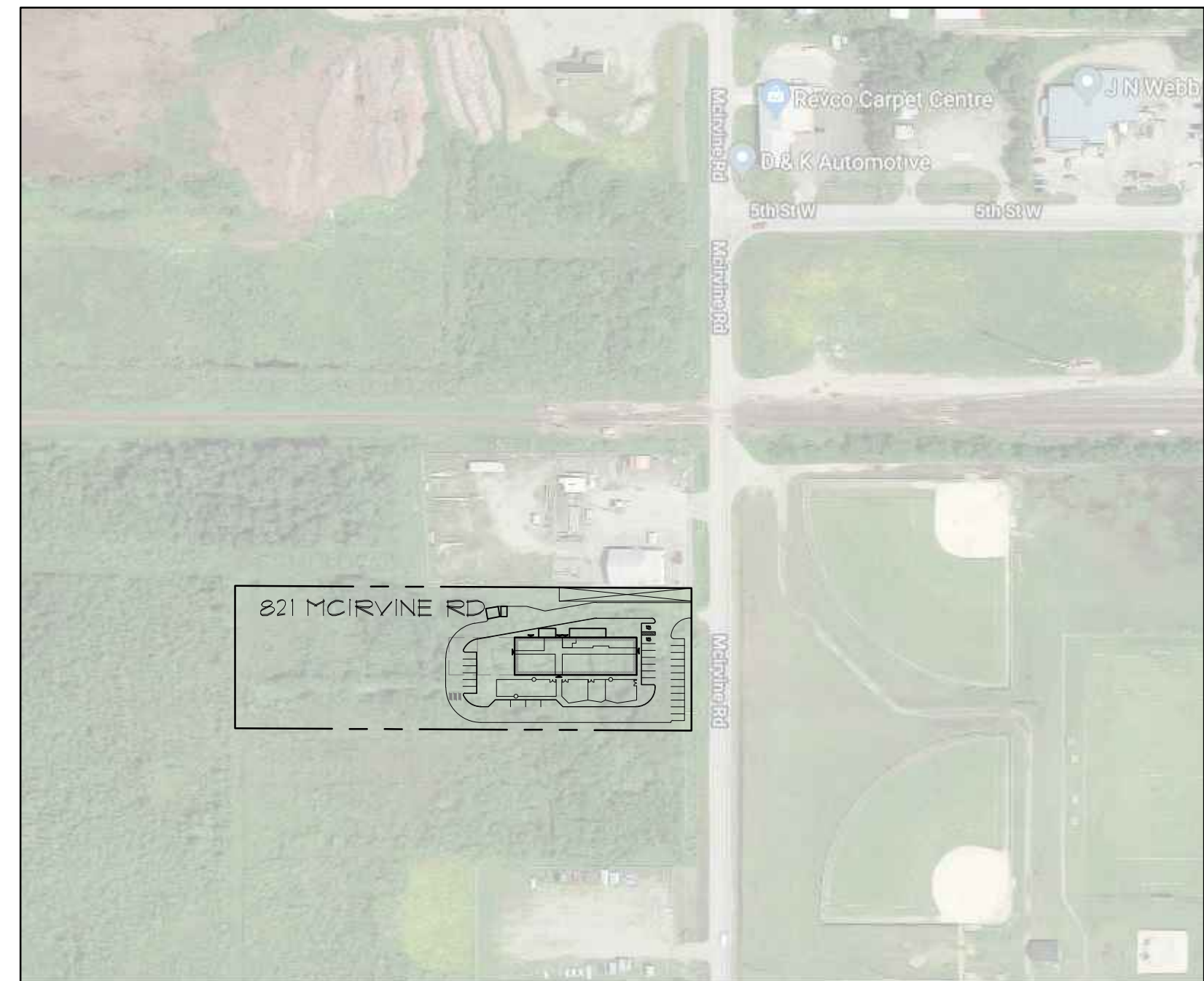


1 SITE PLAN
SCALE: 1:400



3 RUL SITE DRAINAGE DETAIL
SCALE: 1:100

STATISTICS			
<u>BUILDING STATISTICS</u>			
LOT	PART OF LOT 41, RIVER RANGE GEOGRAPHIC TOWNSHIP OF MCRIVINE, 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")		
<u>ZONING REQUIREMENTS</u>			
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		
<u>PARKING REQUIREMENTS</u>			
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		
<u>AREAS</u>			
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		
<u>GROSS FLOOR AREAS</u>			
GROUND LEVEL	894.10 m ²		



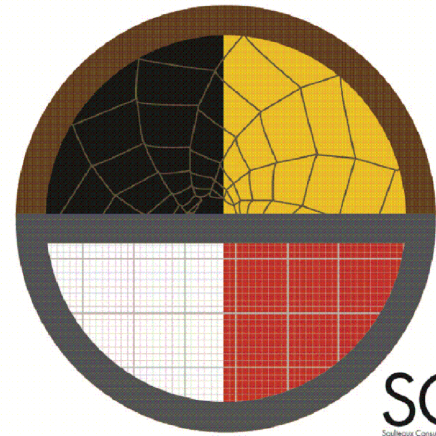
2 KEY PLAN
SCALE: NTS

UNITED NATIVE FRIENDSHIP CENTRE CHILD CARE CENTRE

UNITED NATIVE FRIENDSHIP CENTRE
821 MCRIVINE ROAD, FORT FRANCES

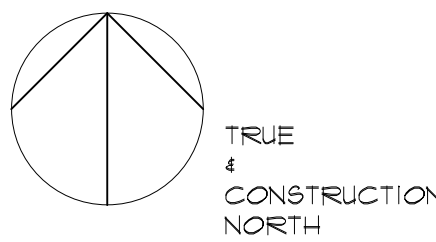
SHEET TITLE:
SITE PLAN

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 RRD
FORT FRANCES, ONTARIO
P3A 3M3
1-201-214-1114



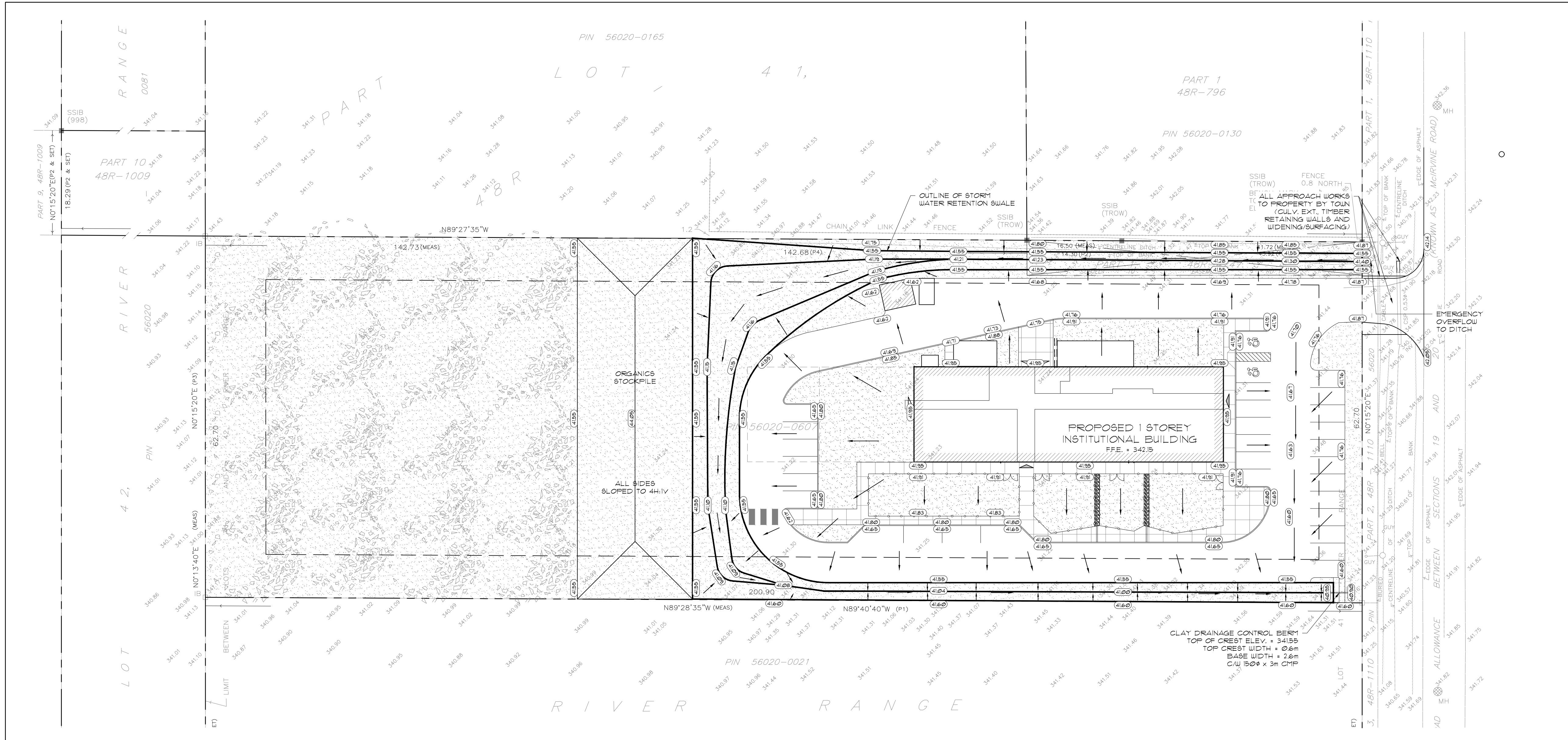
3	ISSUED FOR SPA	19/07/10
2	TENDER ADDENDUM NO. 1	19/07/10
1	ISSUED FOR TENDER	19/06/11
NO.	DESCRIPTION	DATE

UNFC CHILD CARE CENTRE

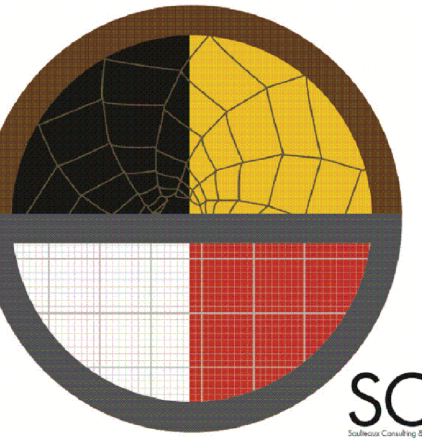
UNITED NATIVE FRIENDSHIP CENTRE
821 McIVINE ROAD, FORT FRANCES
SHEET TITLE:
SITE GRADING PLAN

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

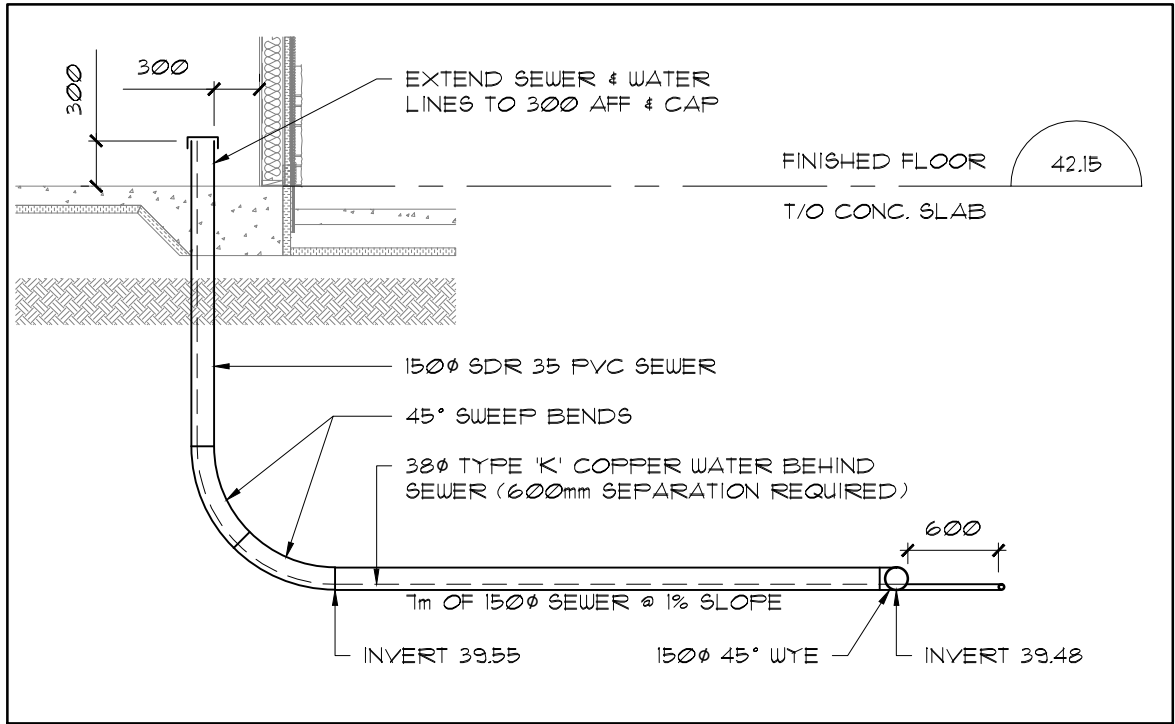


1 SITE GRADING
C-1 SCALE: 1:400

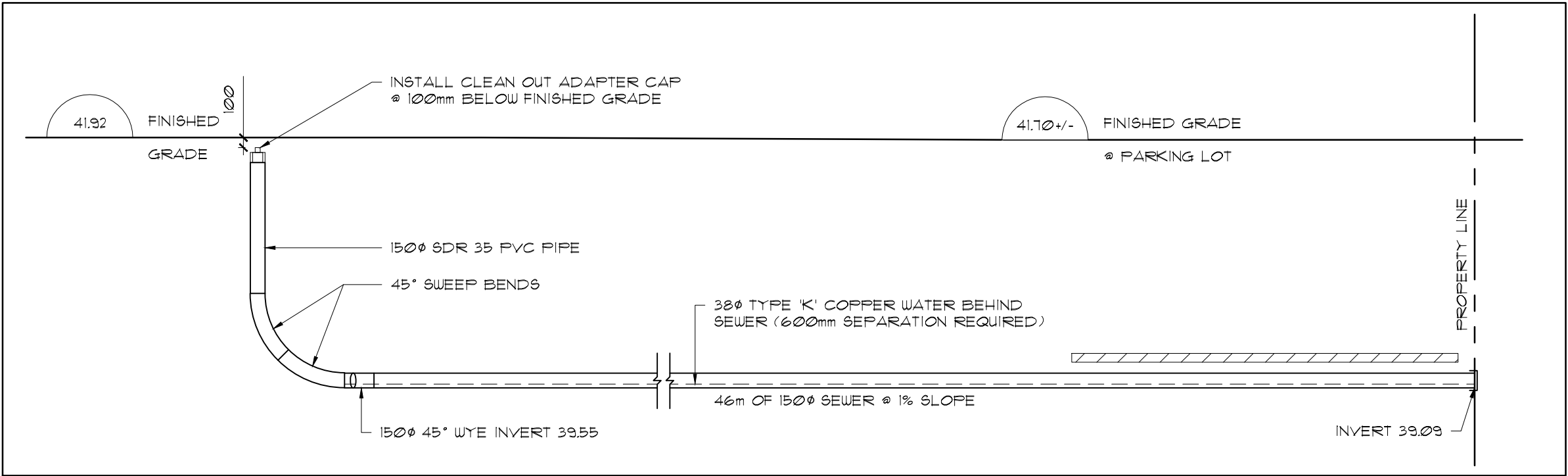


SAULTEAUX CONSULTING & ENGINEERING

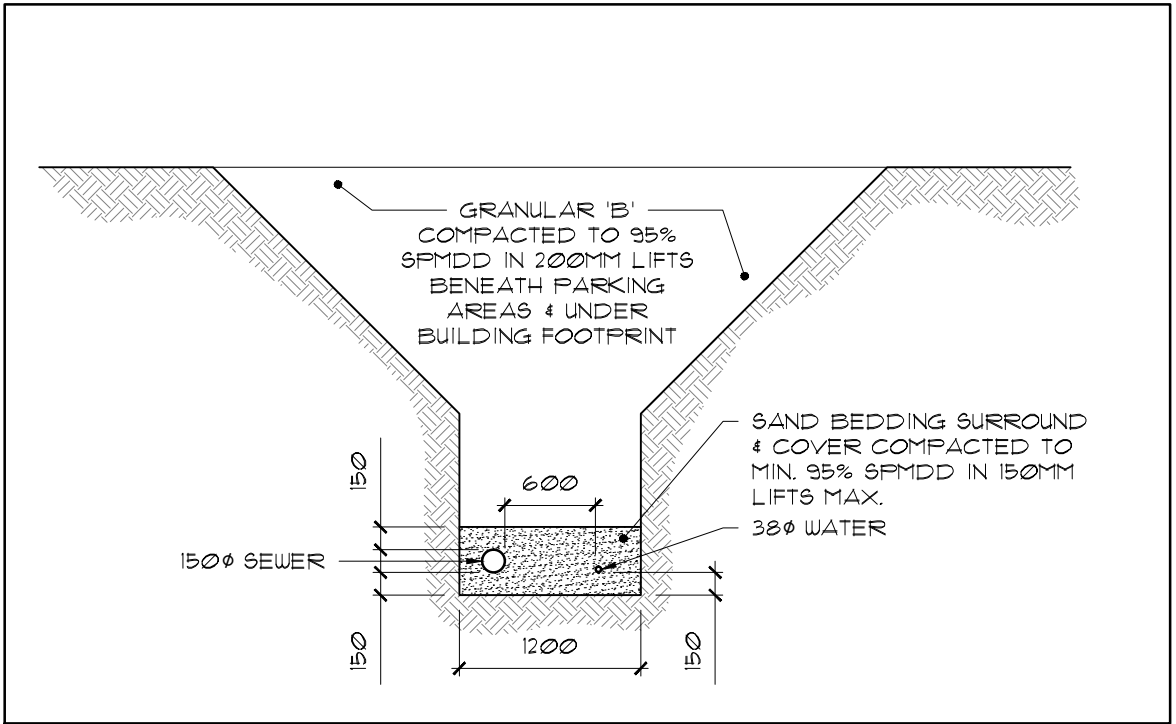
SITE 206-207 RRD
FORT FRANCES, ONTARIO
P8A 3M3
1-801-274-7114



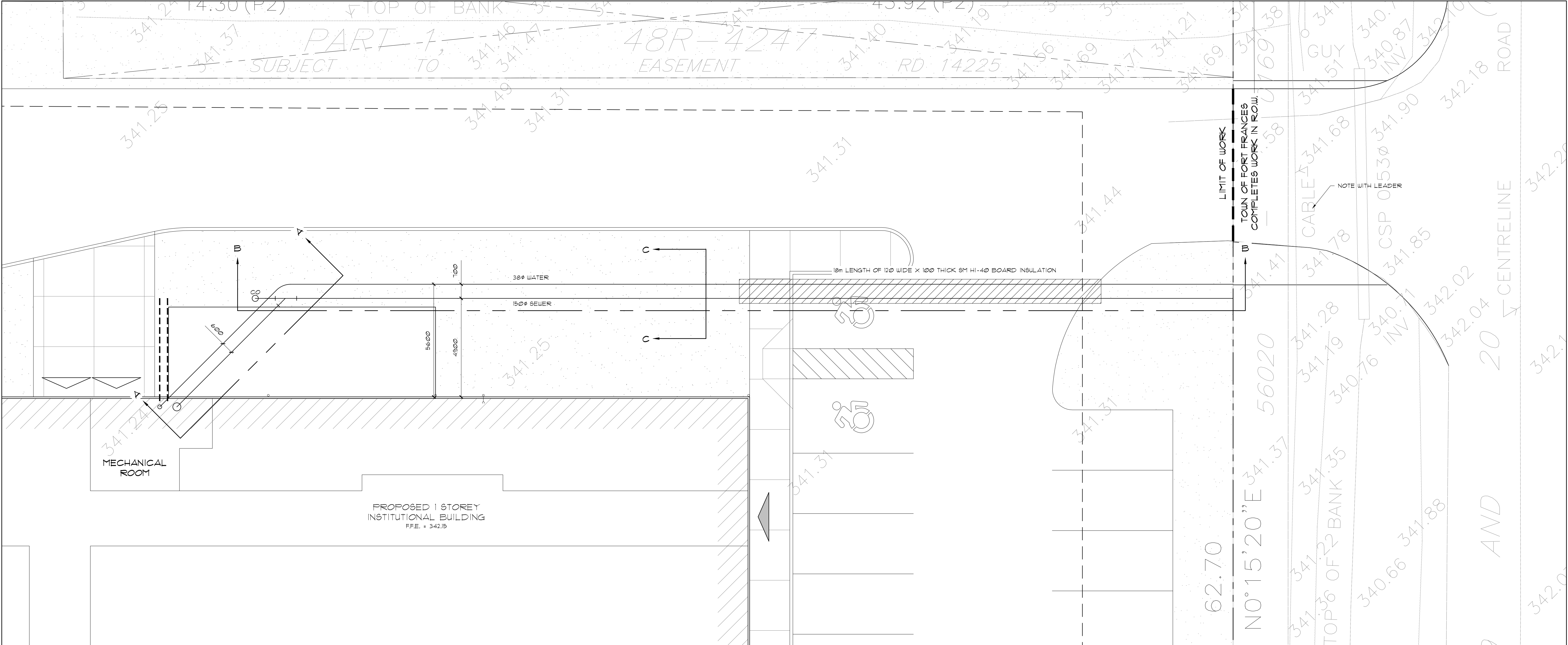
A-A SECTION DETAIL A-A
SCALE: NT5



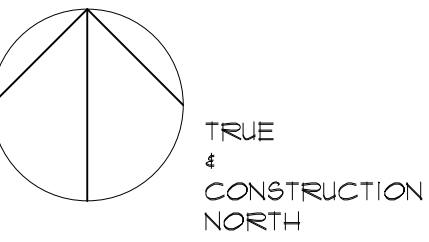
B-B SECTION DETAIL B-B
SCALE: NT5



C-C SECTION TRENCH DETAIL C-C
SCALE: NT5



1 SITE SERVICES
SCALE: 1:100



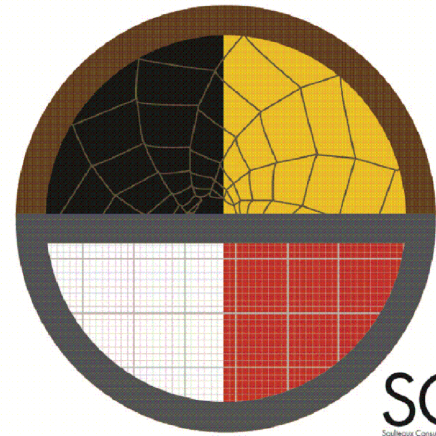
2	ISSUED FOR SPA	19/07/10
1	ISSUED FOR TENDER	19/06/11
NO.	DESCRIPTION	DATE
REVISIONS		

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

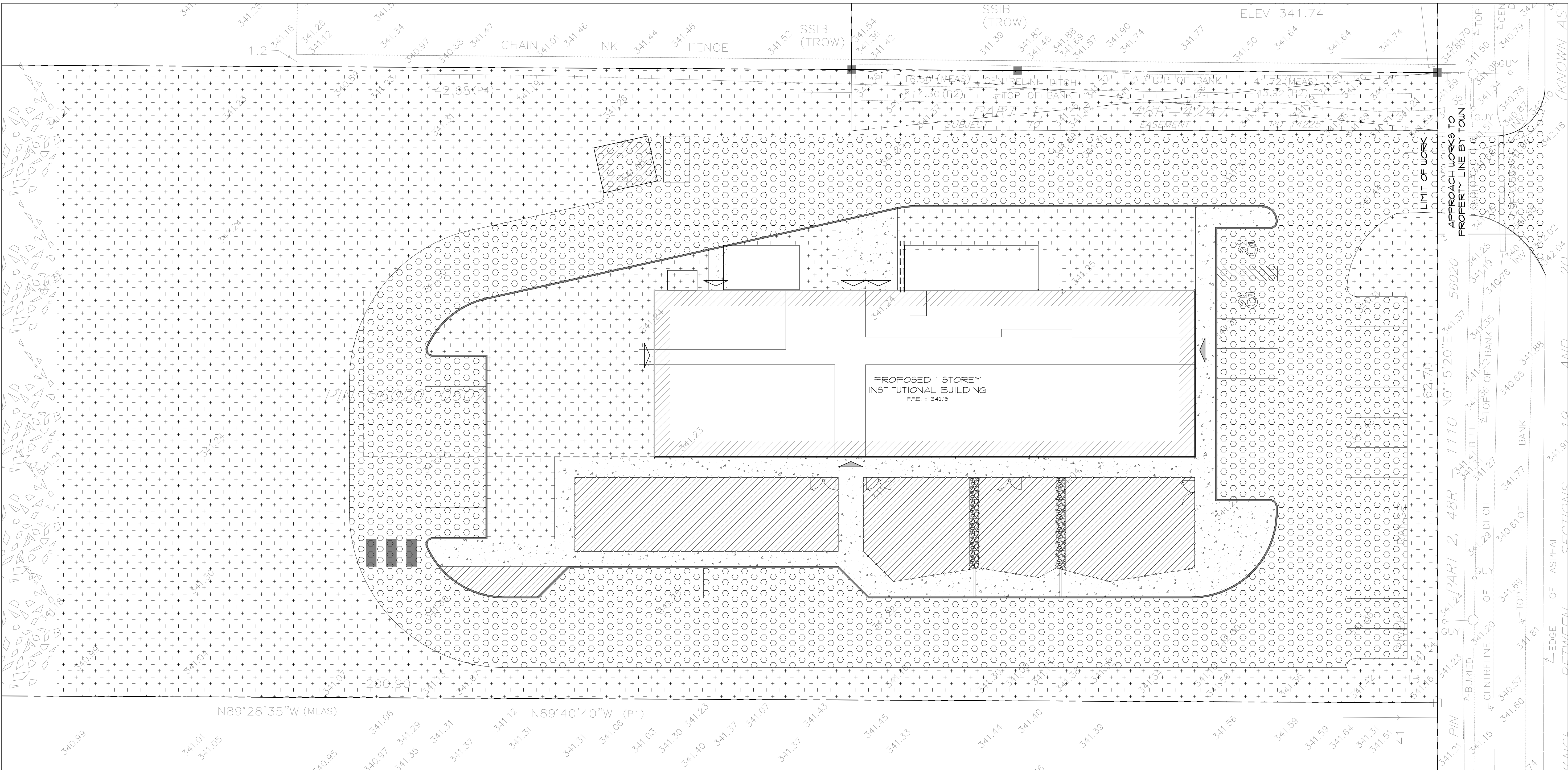
SITE 206-207 RR2
FORT FRANCES, ONTARIO
P8A 3M3
1-801-214-1114



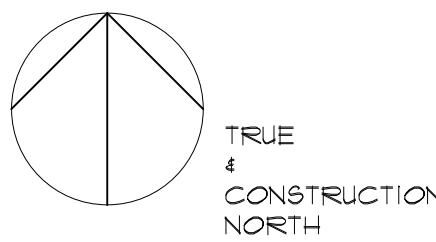
SYMBOL	DESCRIPTION	
	VEHICLE TRAFFIC	50MM HL4 ASPHALT 150 GRAN. 'A' (MIN. 91% SPMD COMPACTION) 350 GRAN. 'B' (MIN. 91% SPMD COMPACTION)
	150 CONCRETE CURB AND GUTTER	TO OFSD 600.010 - SUPERELEVATED
	SIDEWALK	100MM CONCRETE (32 MPA @ 28 DAY, 5% AIR) BROOM FINISHED AND SEALED 100MM GRAN. 'A' BASE COURSE (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 COMPACTER 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

UNFC CHILD CARE CENTRE

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

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

C-3