

FULL SIZE PRINT ARCH-D-20-08

GENERAL NOTES:

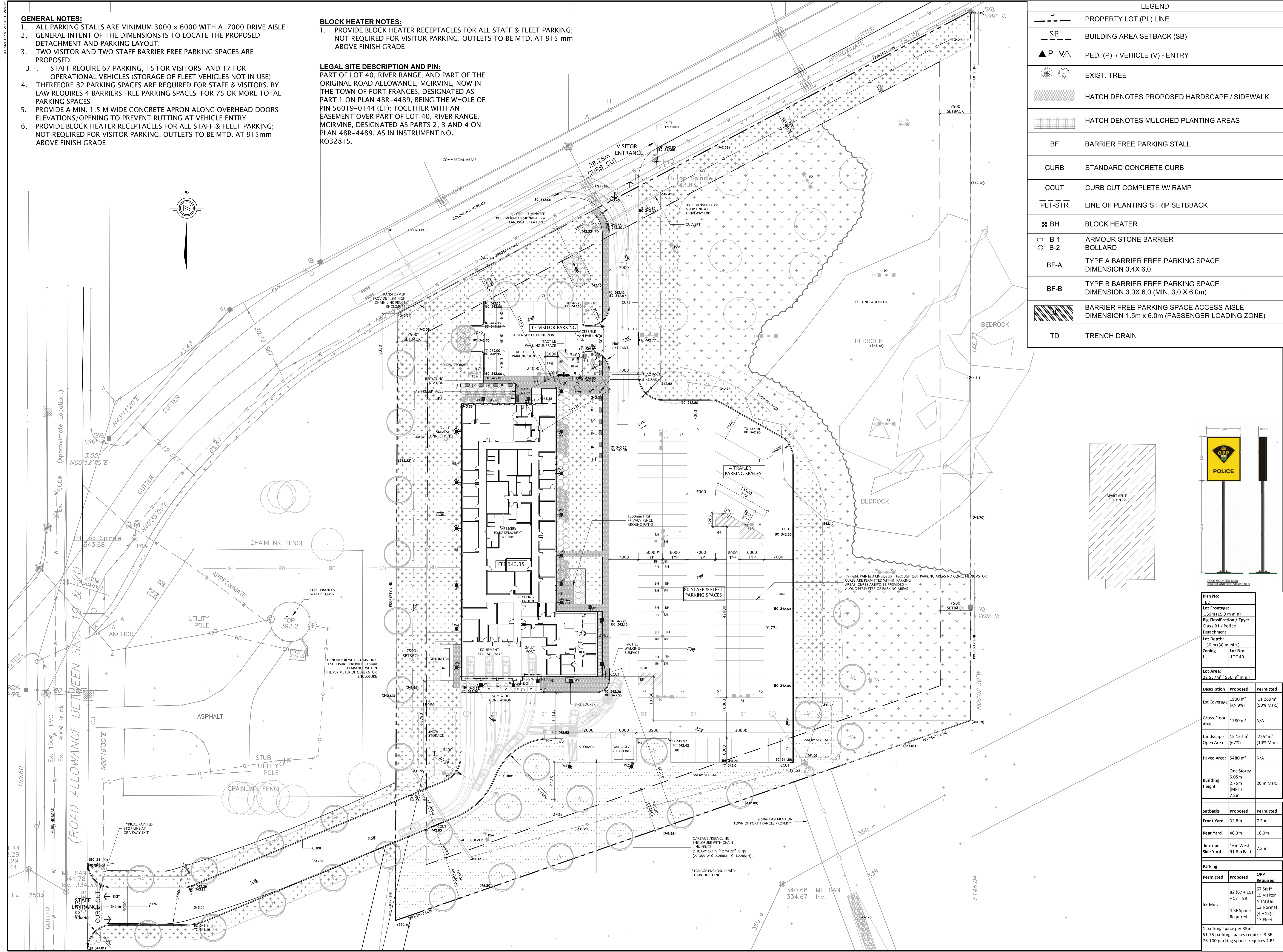
- ALL PARKING STALLS ARE MINIMUM 3000 x 6000 WITH A 7000 DRIVE AISLE
- GENERAL INTENT OF THE DIMENSIONS IS TO LOCATE THE PROPOSED DETACHMENT AND PARKING LAYOUT.
- TWO VISITOR AND TWO STAFF BARRIER FREE PARKING SPACES ARE PROPOSED
- STAFF REQUIRE 67 PARKING, 15 FOR VISITORS AND 17 FOR OPERATIONAL VEHICLES (STORAGE OF FLEET VEHICLES NOT IN USE)
- THEREFORE 82 PARKING SPACES ARE REQUIRED FOR STAFF & VISITORS. BY LAW REQUIRES 4 BARRIERS FREE PARKING SPACES FOR 75 OR MORE TOTAL PARKING SPACES
- PROVIDE A MIN. 1.5 M WIDE CONCRETE APRON ALONG OVERHEAD DOORS ELEVATIONS/OPENING TO PREVENT RUTTING AT VEHICLE ENTRY
- PROVIDE BLOCK HEATER RECEPTACLES FOR ALL STAFF & FLEET PARKING; NOT REQUIRED FOR VISITOR PARKING. OUTLETS TO BE MTD. AT 915mm ABOVE FINISH GRADE

BLOCK HEATER NOTES:

- PROVIDE BLOCK HEATER RECEPTACLES FOR ALL STAFF & FLEET PARKING; NOT REQUIRED FOR VISITOR PARKING. OUTLETS TO BE MTD. AT 915 mm ABOVE FINISH GRADE

LEGAL SITE DESCRIPTION AND PIN:

PART OF LOT 40, RIVER RANGE, AND PART OF THE ORIGINAL ROAD ALLOWANCE, MCIRVINE, NOW IN THE TOWN OF FORT FRANCES, DESIGNATED AS PART 1 ON PLAN 48R-4489, BEING THE WHOLE OF PIN 56019-0144 (LT); TOGETHER WITH AN EASEMENT OVER PART OF LOT 40, RIVER RANGE, MCIRVINE, DESIGNATED AS PARTS 2, 3 AND 4 ON PLAN 48R-4489, AS IN INSTRUMENT NO. R032815.



LEGEND	
PL	PROPERTY LOT (PL) LINE
SB	BUILDING AREA SETBACK (SB)
▲ P ▼	PED. (P) / VEHICLE (V) - ENTRY
☼	EXIST. TREE
HATCH	HATCH DENOTES PROPOSED HARDSCAPE / SIDEWALK
HATCH	HATCH DENOTES MULCHED PLANTING AREAS
BF	BARRIER FREE PARKING STALL
CURB	STANDARD CONCRETE CURB
CCUT	CURB CUT COMPLETE W/ RAMP
PLT-STR	LINE OF PLANTING STRIP SETBACK
☒ BH	BLOCK HEATER
□ B-1 ○ B-2	ARMOUR STONE BARRIER BOLLARD
BF-A	TYPE A BARRIER FREE PARKING SPACE DIMENSION 3.4X 6.0
BF-B	TYPE B BARRIER FREE PARKING SPACE DIMENSION 3.0X 6.0 (MIN. 3.0 X 6.0m)
HATCH	BARRIER FREE PARKING SPACE ACCESS AISLE DIMENSION 1.5m x 6.0m (PASSENGER LOADING ZONE)
TD	TRENCH DRAIN

No.	Issue / Revisions	Date
A	100% DD PRELIMINARY UPLOAD	2018-08-14
B	100% DESIGN DEVELOPMENT	2018-08-30
C	SITE PLAN APPROVAL	2018-09-20
D	50% CD PRELIMINARY UPLOAD	2018-10-11
E	50% CONSTRUCTION DOCUMENT	2018-11-05
F	SITE PLAN FIRST RESUBMISSION	2018-11-20
G	100% CD PRELIMINARY UPLOAD	2019-01-04
H	100% CD SUBMISSION TO CA	2019-01-22
J	SITE PLAN SECOND RESUBMISSION	2019-01-23

STAMP:

NORTH:

NORTH

BIRD NORR

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CLIENT:

PROJECT:

ONTARIO PROVINCIAL POLICE MODERNIZATION PROJECT: PHASE 2

D8- FORT FRANCES DETACHMENT

PROJECT LOCATION:

200 MCIRVINE RD, FORT FRANCES, ON P9A 3S3, CANADA

DRAWING TITLE:

SITE PLAN

Scale:	1:400	REF DWG:	SP-1
Project No:	ONBL18-0142	DWG NO:	D8-A10-01
Drawn By:		Checked By:	

Plan No: 1802

Lot Frontage: 160m (15.0 m min)

Big Classification / Type: Class B1 / Police Detachment

Lot Depth: 150 m (30 m min.)

Zoning: Lot No: LOT 40

Lot Area: 22,537m² (550 m² min.)

Description	Proposed	Permitted
Lot Coverage	1900 m² (+/- 9%)	11 269m² (50% Max.)
Gross Floor Area	1780 m²	N/A
Landscape Open Area	15 157m² (67%)	2254m² (10% Min.)
Paved Areas	5480 m²	N/A
Building Height	One Storey 5.05m + 2.75m (MPH) = 7.8m	20 m Max.
Setbacks	Proposed	Permitted
Front Yard	32.8m	7.5 m
Rear Yard	40.3m	10.0m
Interior Side Yard	16m West 91.8m East	7.5 m

Parking	Proposed	OPP Required
Permitted	82 (67 + 15) + 17 = 99	67 Staff 15 Visitor 4 Trailer 13 Normal (4 + 13) = 17 Fleet
53 Min.	4 BF Spaces Required	

1 parking space per 35m²

53-75 parking spaces requires 3 BF

76-100 parking spaces requires 4 BF