

SITE STATISTICS PROPOSED AURORA 2C

	REGULATION	PROVIDED
LEGAL DESCRIPTION:	-	-
ZONING: (419) - INSTITUTIONAL	-	-
LOT FRONTAGE	30.0 m MIN.	179.5 m
LOT AREA	480 sq.m. Minimum	23,784 sq.m.
LOT COVERAGE	35% Max	3,471/23,784 sq.m. 14.6%
FRONT YARD SETBACK	10m Minimum	20.8m
REAR YARD SETBACK	15m Minimum	94.4m
INTERIOR SIDE YARD SETBACK	1/2 height of bldg, no less than 4.5m Minimum	44.4m
EXTERIOR SIDE YARD SETBACK	10m Minimum	25.1m
BUILDING HEIGHT	15m Max	11.3m T/O PENTHOUSE
NUMBER OF STORES	-	2 STORES
BUILDING G.F.A. GROUND FLOOR SECOND FLOOR	NOT REGULATED	5,989.5 m ² 3,471 m ² 2,518.5 m ²
LANDSCAPE STRIPS AREA	NOT REGULATED	10,049/23,784 m ² 42.3%
LANDSCAPE BUFFER	-	3m EARTH BERM WITH 1.5m PLANTING STRIP WEST LOT LINE 1.5m PLANTING STRIP + 1.5m OPAQUE FENCE SOUTH LOT LINE
PARKING:	5.3m X 2.7m. MIN. 7.0m. MIN.	5.3m X 2.7m 7.0m
SCHOOL SPACES:	1.5 PER TEACHING CLASSROOM 1.5 X 6 PORTABLES = 9 1.5 X 10 FUTURE ADDITION	74 SPACES REQ'D 90 SPACES
CHILD CARE SPACES:	+ 2,510 SQ.M GFA 325 SQ.M X 0.025 = 9 SPACES	74 SPACES REQ'D 90 SPACES
DESIGNATED SPACES (BARRIER-FREE PARKING)	(113-100) 4% OF TOTAL = (0.04%)	4 REQ'D 5 SPACES
BICYCLE SPACES:	0.25 SPACES PER CLASSROOM 10.25 X 43 = 11 SPACES	15 SPACES

OBC MATRIX

1 PROJECT DESCRIPTION: 2 STOREY PUBLIC SCHOOL	NEW	ADDITION	PART 3
2 MAJOR OCCUPANCY(S): GROUP A, DIVISION 2	ALTERATION		PART 11
3 BUILDING AREA (SQ.M.): EXIST. N/A NEW 3,471.3			TOTAL 3,471.3
4 GROSS AREA (SQ.M.): EXIST. N/A NEW 5,989.5			TOTAL 5,989.5
5 NO. OF STOREYS ABOVE GRADE: 2 BELOW GRADE: 0			
6 NUMBER OF STREETS/ACCESS ROUTES: 1			
7 BUILDING CLASSIFICATION: 3.2.2.24 Group A, Division 2, up to 6 storeys, Any Area, Sprinklered			
8 SPRINKLER SYSTEM PROPOSED:	ENTIRE BUILDING	BASEMENT ONLY	IN LIEU OF ROOF RATING
9 STANDPIPE REQUIRED:	YES	NO	
10 FIRE ALARM REQUIRED:	YES	NO	
11 WATER SERVICE/SUPPLY IS ADEQUATE:	YES	NO	
12 HIGH BUILDING:	YES	NO	
13 PERMITTED CONSTRUCTION:	COMBUSTIBLE	NON COMBUSTIBLE	BOTH
14 ACTUAL CONSTRUCTION:	COMBUSTIBLE	NON COMBUSTIBLE	BOTH
15 MEZZANINE(S) AREA (SQ.M.): N/A			
16 OCCUPANT LOAD BASED ON:	sq.m./PERSON	DESIGN OF BUILDING	SEE ATTACHED BASEMENT OCCUPANCY CHARTS FOR 1ST FLOOR OCCUPANCY CHARTS FOR 2ND FLOOR
17 BARRIER-FREE DESIGN:	YES	NO	
18 HAZARDOUS SUBSTANCES:	YES	NO	
19 REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS)	LISTED DESIGN NO. OR DESCRIPTION (SG-2)	
	FLOOR(S) 1 HOURS	2ND FLOOR IS 250mm THICK PRECAST CONCRETE SLAB WITH 50mm OF CONCRETE TOPPING	
	ROOF 0 HOURS	OBC 3.2.2.17 SPRINKLERS IN LIEU OF ROOF RATING	
	MEZZANINE N/A HOURS	N/A	
	FRR OF SUPPORTING MEMBERS	LISTED DESIGN NO. OR DESCRIPTION (SG-2)	
	FLOOR(S) 1 HOURS	UL DESIGN NO. J957 spray pretopping to all exposed steel members supporting 2nd floor. All loadbearing walls are 140 or 190 non-combustible masonry block and have a fire-resistance rating of at least 1 hour.	
	ROOF 0 HOURS	N/A	
	MEZZANINE N/A HOURS	N/A	
20 SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS (NON-COMBUSTIBLE)	WALL AREA OF EBF (sq.m.) L.D. (m) LH OR HL PERMITTED MAX. % OF OPENINGS PROPOSED % OF OPENINGS		
	NORTH	n/a - this wall exceeds maximum limiting distance from the property line in a sprinklered building	
	SOUTH	n/a - this wall exceeds maximum limiting distance from the property line in a sprinklered building	
	EAST	n/a - this wall exceeds maximum limiting distance from the property line in a sprinklered building	
	WEST	n/a - this wall exceeds maximum limiting distance from the property line in a sprinklered building	

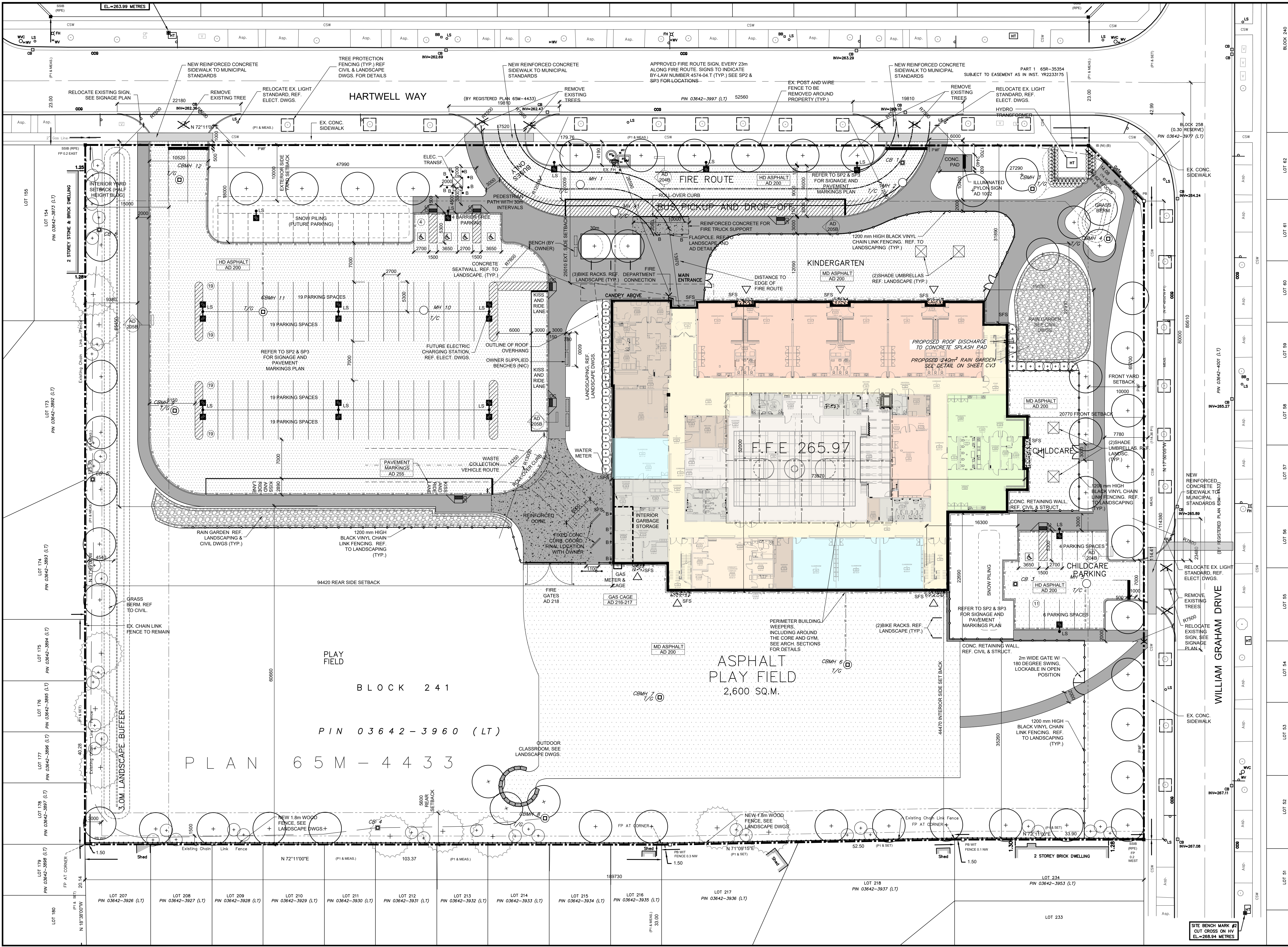
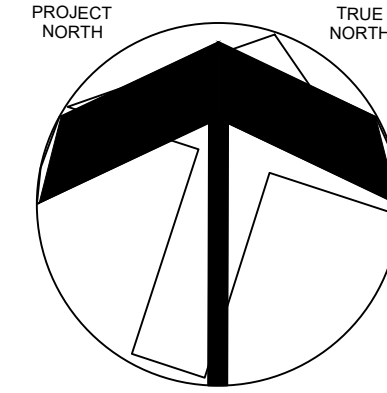
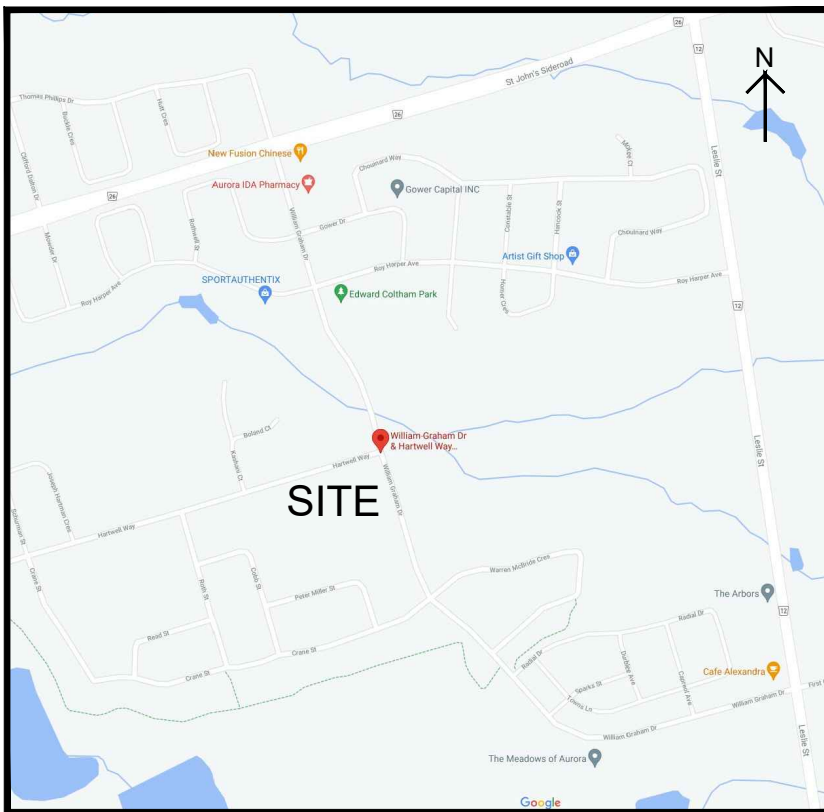
LEGEND

PROPOSED SIGNAGE	BB	BELL BOX
FIRE HYDRANT	DC	DEPRESSED CURB
MANHOLE, REF. CIVIL DWGS. FOR TIG & TIC ELEVATIONS	d.a.	DIAMETER
CATCH BASIN, REF. CIVIL DWGS. FOR TIG & TIC ELEVATIONS	F.F.E.	FINISHED FLOOR ELEVATION
MAIN SCHOOL ENTRANCE	SIB	STANDARD IRON BAR
SECONDARY SCHOOL ENTRANCE	SSIB	SHORT STANDARD IRON BAR
PROPOSED LIGHT STANDARD (REFER TO ELECTRICAL DRAWINGS)	P	REGISTERED PLAN 65M-4433
EXISTING STREET LIGHT STANDARD	PIV	POST INDICATOR VALVE
1.8m HIGH TEMP. CONSTRUCTION FENCING, AFFIX SALT BARRIER TO THIS FENCE	M	MEASURED
REFER TO SITE GRADING PLAN FOR SALT BARRIER DETAILS	CONC.	CONCRETE
NEW 1.8m HIGH WOOD FENCE	INV	CULVERT INVERT
EXISTING CHAIN LINK FENCE	IB	IRON BAR
BLACK VINYL CHAIN LINK FENCE (HEIGHT AS INDICATED)	WV	WATER VALVE
BOLLARD AD 210	WKY	WATER KEY
BOREHOLE		
DIRECTIONAL ARROW AD 229		
DIRECTIONAL ARROW AD 228A		
DIRECTIONAL ARROW AD 228B		
UTILITY POLE		
GUY WIRE/POLE		
		ASPHALT (HD, MD & LD), SEE AD DWGS.
		CONCRETE OR PAD
		REINFORCED CONCRETE FOR FIRE GARAGE TRUCK SUPPORT

GENERAL NOTES

- The Town of Aurora requires that all working drawings submitted to the Building Department as part of an application for the issuance of a Building Permit shall be certified by the Architect or Engineer as being in conformity with Site Development Plans as approved by the Town of Aurora.
- All exterior lighting will be directed onto the site and will not infringe on adjacent properties.
- Grades will be met with 33% maximum slope at the property lines and within.
- Parking spaces reserved for the physically handicapped must be identified by appropriate signage, installed at the applicant's expense, in accordance with the designated specifications of Town Bylaws.
- Continuous 150m high barrier type poured concrete curbing will be provided between asphalt and landscaped areas throughout the site, except at asphalt walkways and at asphalt play areas.
- There are no underground parking structures on this project.
- The structural design of any retaining wall over 6 meters in height or any retaining wall located on a property line is to be shown on the Site Grading Plan for this project and is to be approved by a Structural Engineer.
- Location of signs indicating fire routes shall be to the Central York Fire Services Department approval.
- All roads and driveways which are to be designed as fire routes shall be so designated as per the Town's By-law, prior to occupancy of the building.
- Parking spaces shall be 2.7m x 5.3m min. hard surface area.
- Continuous concrete curbing typical throughout parking areas. All curbs to be 150mm" high barrier type poured concrete.
- Fire route access shall be constructed of hard surface material, such as asphalt, concrete or cobblestone, conforming to municipal standards and have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m.
- All surface drainage shall be self contained and collected and discharged at a location to be approved prior to issuance of a building permit. Existing drainage pattern to be maintained.
- At the entrances to the site, the municipal curb and sidewalk will be continuous through the driveway. The driveway grade will be compatible with the existing sidewalk and a curb depression will be provided for each entrance, as part of this contract.
- The tops of any curbs bordering the driveways within the municipal boulevard will be flush with the municipal sidewalk and road curb.
- The portions of the driveways within the municipal boulevard will be paved as part of this contract.
- Sedimentation control measures as per the town standards are to be implemented during construction.
- All underground service materials and installations to be in accordance with the latest standards and codes.
- Road occupancy permit must be obtained by Contractor 48 hours prior to commencing any works within the municipal road allowance.
- Pedestrian walkways are to be minimum width of 1.5m. The width of a walkway abutting parking spaces is 1.5m minimum.
- All storm sewer materials and construction methods must correspond to current municipal standards and specifications.
- If building construction is interrupted and/or inactivity exceeds 30 days, stoppage areas will be stabilized by seeding.
- All excess excavated material will be removed from site.
- Storm sewers (private sewers and/or within R.O.W.) and connections 200 diameter and larger to be concrete CL ES or concrete CLIII with type "B" bedding throughout except at risers, unless otherwise noted.
- SITE PLAN FILE NUMBER: SP-2021-12
- All above ground utilities are to be offset a minimum distance of 1500mm from all proposed driveways.
- If any street light poles and/or fixtures on hydro poles are to be relocated all work shall be completed by an approved Town of Aurora street lighting contractor.
- The applicant shall be responsible for all costs relating to the relocation of streetlights and the photometric analysis including regulation 2204.
- While completing the new driveway entrance, the contractor shall ensure the existing underground street lighting system is located at least 1 metre below the road base of the new driveway. The Town's street lighting inspector shall be contacted prior to the installation of the driveway to review the site conditions with the contractor. If the street lighting system is required to be lowered, the contractor shall hire one of the Town's Pre-Qualified Electrical Contractors. This Contractor will be responsible to expose the existing conductors and sheave a 50MM PVC conduit around these conductors. This repositioning shall extend to 1 metre beyond the driveway surface and/or curb.
- Upon completion of the requested relocation(s) of street lighting infrastructure, the developer is to contact the Town of Aurora's Street Lighting Department and request for inspection to confirm Town Standards were adhered to and works are complete to the Town of Aurora's satisfaction.
- THE CONTRACTOR SHALL SUPPLY ALL LABOUR, EQUIPMENT AND MATERIALS NECESSARY FOR THE LAYOUT AND APPLICATION OF ANY INTERIM PAVEMENT MARKINGS INCLUDING, BUT NOT LIMITED TO STOP BARS, CROSSWALK LINES, ARROWS, HATCHING, CENTRE LINES, LANE LINES AND EDGE LINES. PAVEMENT MARKINGS MUST BE APPLIED IN ACCORDANCE WITH OPS 532, 1716, 1712, AND 1750 (RETRO REFLECTIVITY). WATERBORNE TRAFFIC PAINT IS TO BE USED (OPS 1716).
- The contractor is required to supply all labour, materials and equipment for the installation of required signage, temporary or permanent, as illustrated in the site plan drawings and in accordance with the Ontario Traffic Manual and Town of Aurora Standard Drawings.

KEY PLAN N.T.S.



5	ISSUED FOR TENDER	22 09 16
4	ISSUED FOR BUILDING PERMIT	22 06 09
3	REISSUED FOR SPA	22 03 28
2	REISSUED FOR DIMENSION UPDATE	22 02 02
1	ISSUED FOR SITE PLAN APPROVAL	21 08 12
NO	ISSUED	DATE

DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT, AND MUST REPORT ANY DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING WITH THE PROJECT. THE USE OF THIS DRAWING OR PART THEREOF IS FORBIDDEN WITHOUT THE WRITTEN APPROVAL OF THE CONSULTANTS.

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AURORA 2C PUBLIC SCHOOL

377 HARTWELL WAY AURORA, ON

LEGAL DESCRIPTION
Block 241
Registered Plan 65M-4433
TOWN OF AURORA,
REGIONAL MUNICIPALITY OF YORK



SITE PLAN FILE NO. SP-2021-12

SITE PLAN

YRDSB TENDER NO. 22T245

HOSSACK & ASSOCIATES ARCHITECTS

21103
DATE: 21 SEPTEMBER 2022
DRAWN: BMKB
CHECKED: BMPL
PRINT DATE: 2022-09-16
REVIT FILE: 1-21103-01-AES

SCALE: 1:300	PROJECT: 21103
DATE: 21 SEPTEMBER 2022	DRAWING: SP1
DRAWN: BMKB	
CHECKED: BMPL	
PRINT DATE: 2022-09-16	
REVIT FILE: 1-21103-01-AES	