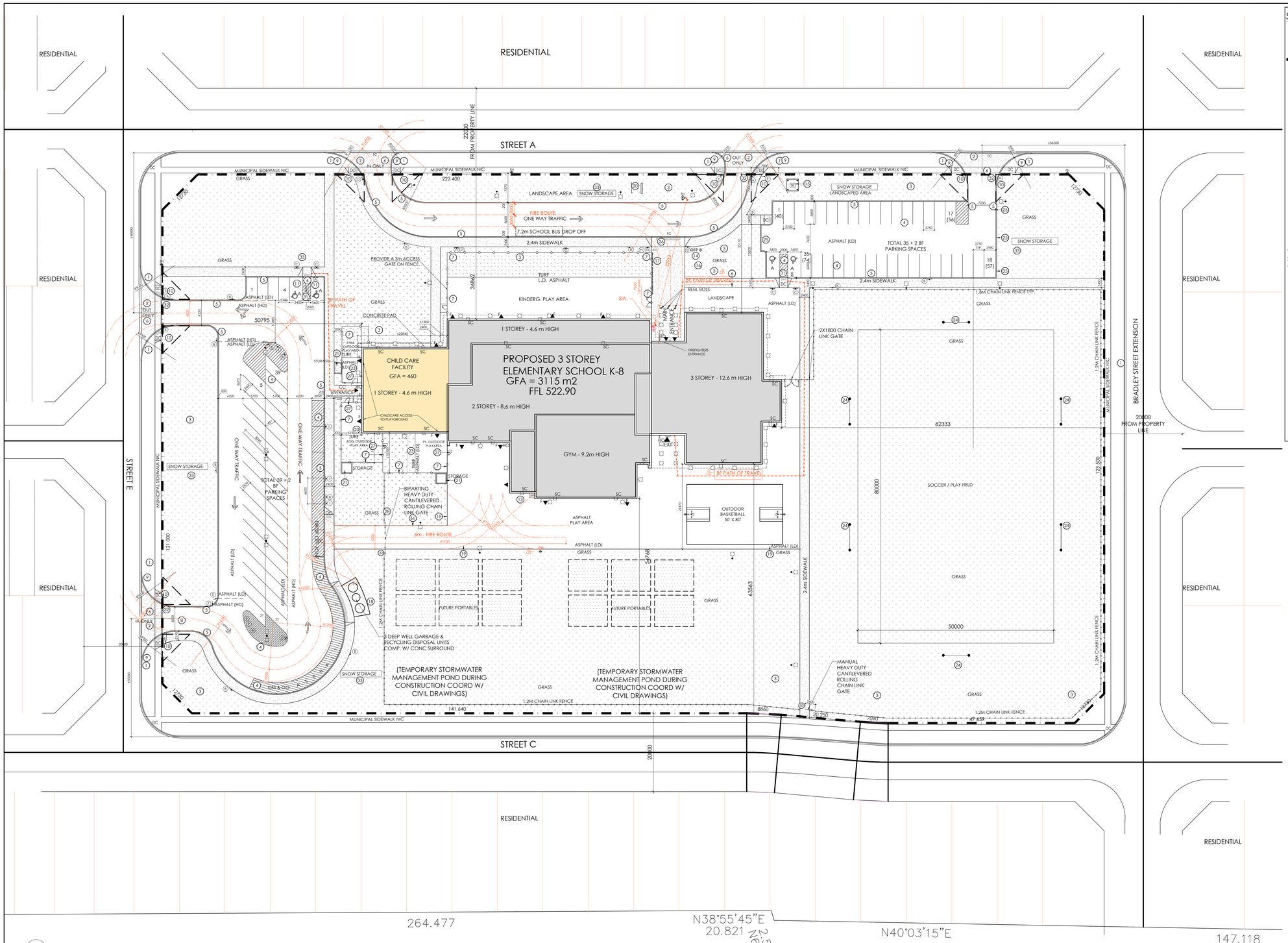

1 SITE PLAN
A1.1
0 4 8 20m

HATCH ID MARKER LEGEND

- NEW PTD. ROAD MARKINGS
- NEW AREA CONC. SIDEWALK / PAD
- NEW BUILDING (ELEM. SCHOOL)
- NEW BUILDING (CHILDCARE)
- GRASS/ARTIFICIAL TURF. INDICATED ON DRAWING. REFER TO SPECS.

NOTE:
COORD. W/ EX. SITE SURVEY DWG. FOR THEIR LEGEND & OBJECT DEPICTION NOTATIONS PROVIDED FOR REFERENCE ONLY.

NOT ALL SURFACES ARE SHOWN HATCHED.

BEFORE STARTING WORK

- THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP, ARCHITECT & CONSULTANTS AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- THE POSITION OF THE POLE LINES, CONDUITS, WATER MAINS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. CONTRACTOR TO VERIFY EXISTING CONDITIONS.
- ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED, MARKED AND PROTECTED. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS, AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
- AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES.

REFERENCED NOTES:

1. GENERAL CONTRACTOR TO COORDINATE ALL WORK WITHIN THE BOULEVARD SHALL BE DONE UNDER THIS CONTRACT INCLUDING DRIVEWAY ACCESSES, SIDEWALK & RELATED WORK.
2. GENERAL CONTRACTOR TO EXECUTE WORK TO DRIVEWAY ENTRANCE TO STANDARDS OF THE TOWNSHIP. REFER TO ENTRANCE PERMIT REQUIREMENTS. INSTALLATION OF NEW SITE ACCESS VEHICLE ENTRANCE TO BE AS PER TOWNSHIP REQUIREMENTS
3. COORD. WITH LANDSCAPE DRAWINGS FOR ALL PLANTING BEDS, TREE PLANTINGS, LANDSCAPE FEATURES & SODDED AREAS
4. PROVIDE PAINTED PARKING MARKINGS - PARKING STALLS100mm WIDE WHITE, HANDICAP SYMBOLS, CROSS HATCHING & TRAFFIC ARROWS MARKINGS ON TOP OF FINISHED ASPHALT LAYER. ALL PAVEMENT MARKINGS TO BE AS PER THE STANDARDS OF ONTARIO TRAFFIC MANUAL.
5. CONCRETE BARRIER CURBS UNLESS OTHERWISE NOTED (COORD. W/ **OPSD-600.080, OPSD 310.020** & MUNICIPAL STANDARD DETAILS)
   NEW MUNICIPAL CONCRETE WALKWAY C/W REINF. CONC
6. ACROSS VEHICLE ENTRANCES TO BE OF **200mm THICK CONCRETE.**
7. 1600 HIGH BLACK METAL FENCE. SEE DETAIL ON A1.2
   [PROVIDE ALTERNATE PRICE 1525 BLACK, CHAIN LINK FENCE AROUND CHILDCARE PLAYGROUND AREA AND KINDERGARTEN PLAY AREA]
8. PROPOSED LOCATION OF CONSTRUCTION ACCESS C/W MUD MAT. REFER TO DWG A1.2.
9. PROVIDE MIN. 150mm TOPSOIL & SOD IN ALL AREAS OF EXISTING ROAD BOULEVARD WHERE DISTURBED BY NEW WORK.
10. A 7m X 7m VISIBILITY TRIANGLE MUST BE MAINTAINED (REMAIN CLEAR) AT BOTH SIDES OF ALL INTERSECTION OF VEHICULAR TRAFFIC ACCESS ROADS / DRIVEWAYS. THE MAX. HEIGHT OF ANY OBJECT OR MATURE VEGETATION WITHIN THE VISIBILITY TRIANGLE IS NOT TO EXCEED 0.6m ABOVE THE CENTRELINE OF THE CORRESPONDING ADJACENT STREET. REFER SOUTHGATE BY-LAW 2022-004 AND STANDARDS
11. 1800 HIGH PERIMETER CHAIN LINK FENCE. REFER TO **OPSD 972.130**
12. ACCESSIBLE AISLE WITH MIN. WIDTH OF 1.5 SHARED BY ACCESSIBLE PARKING SPACES AS PER MUNICIPAL BY-LAW
13. GAS METER ENCLOSURE - REFER TO DETAIL 13/A1.2
14. PROVIDE TWO FLAG POLES - SEE DETAIL ON DWG A1.2
15. TRANSFORMER ON CONC. PAD TO SUIT C/W 4 BOLLARDS
16. REMOVABLE BOLLARD - REFER TO DETAILS ON DWG A1.2.
17. BICYCLE RACKS (TOTAL CAPACITY OF 60 BIKES) BIKE RACK MODEL EXPO 7510 MANUFACTURED BY CORA.
18. 3 -DEEP WELL GARBAGE AND RECYCLING BINS ON CONCRETE PAD - 2X 5 CUBIC METRE -1 X 915mm DIA. SIZE BINS - REFER TO SPECS
19. ASPHALT /TURF DETAIL - SEE DETAIL ON DWG A1.2
20. PROPOSED LOCATION FOR PROJECT SIGN. FOUNDATION, DATA AND ELECTRICITY FOR ILLUMINATED SCHOOL SIGN APPROXIMATELY 1.8m HIGH x 2.4m LONG INCLUDED IN PROJECT CONTRACT. SIGN PERMIT TO BE BY SIGN CONTRACTOR. REFER TO WCDSB STANDARD AND DETAIL 15/A1.2
21. PROVIDE 3m X 3m x 100mm REINFORCED CONCRETE SLAB ON COMPACTED GRANULAR BASE. FOR CHILDCARE SHED.WHICH IS NIC. FINAL LOCATION TO BE CONFIRMED PRIOR TO PLACEMENT OF SLAB.
22. RESERVED
23. PLAYGROUND EQUIPMENT (INCLUDING DESIGN AND SPECS) NOT IN CONTRACT. COORD. WITH LANDSCAPE DWGS FOR GROUND SURFACING IN FENCED PLAY AREAS.
24. 2 REGULATION & 4 MINI SOCCER GOAL POSTS - REFER TO DETAIL ON DWG A1.2
25. CONCRETE SEMI MOUNTABLE CURB W/ **OPSD-600.090, 600.100, 600.0**
26. NEW SLOPED BARRIER-FREE ACCESS COORD W/ DETAILS ON DWGS A1.2 AND A1.3) PROVIDE TACKTILE WARNING SURFACES
27. 1220mm SECURITY GATE - GALV. STEEL, C/W 1 REMOVABLE BOLLARD. PROVIDE CHILD LOCK ONLY AT GATES LOCATED IN PRESCHOOL, TODDLER AND INFANT PLAY AREA
    [PROVIDE ALTERNATE PRICE FOR 1220mm WIDTH CHAIN LINK GATE - GALV. STEEL.]
28. SECURITY GATE: PROVIDE 7000mm MIN WIDTH SECURITY GATE - GALV. STEEL LOCKABLE. C/W 1 REMOVABLE BOLLARD. (COORD. W/ DWG A1.2)
29. OUTDOOR BASKETBALL STANDARD & KEY - REFER TO DWG A1.2.
30. MANUALLY OPERATED HEAVY DUTY SINGLE TRACK CANTILEVERED ROLLING CHAIN LINK GATE WITH WIDTH AS INDICATED
31. BARRIER-FREE PARKING SPACES AND ACCESS AISLE FLUSH WITH CURB.
32. PAINTED STOP BAR ACROSS ENTIRE WIDTH OF ACCESS. PAINTED 60CM WIDE IN COLOUR WHITE .
33. SNOW STORAGE

GENERAL NOTES -MUNICIPAL

- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE TO THE SATISFACTION OF THE TOWNSHIP.
- STREET EXCAVATION PERMITS ARE REQUIRED FOR ANY WORK IN MUNICIPAL RIGHT OF WAY BY ANY CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR ALL SERVICING, UTILITIES, AND COSTS.
- STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES.
- FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE FIRE DEPARTMENT AND AT THE EXPENSE OF THE CONTRACTOR.
- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
- PAVEMENT MARKINGS AND SIGNAGE ARE TO BE IMPLEMENTED AS PER THE PAVEMENT MARKING AND SIGNAGE / TRAFFIC CONTROL PLAN BY GHD.
- UNLESS OTHERWISE NOTED VEHICULAR ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING
- THE MUNICIPAL APPROVAL OF THIS SITE PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:

- ROAD CUT PERMITS
- AGREEMENTS
- RELOCATION OF SERVICES
- APPROACH APPROVAL PERMITS
- SEWER AND WATER PERMITS

SITE SIGNAGE LEGEND:

- A STOP SIGN
- B ONE WAY
- C BARRIER-FREE PARKING
- D FIRE ROUTE STATING 'FIRE ROUTE TO BE POSTED AND DESIGNATED UNDER MUNICIPAL BY-LAW
- E DO NOT ENTER
- F NO LEFT TURN
- G DO NOT ENTER - LEFT TURN ONLY
- H SCHOOL BUS LOADING ZONE
- I NO PARKING - DROP OFF AREA ONLY
- J RESERVED
- K VISITOR PARKING

NOTE:
1. CONFIRM LOCATIONS & CONTENT OF ALL SIGNAGE W/ THE OWNER & TOWNSHIP PRIOR TO FABRICATION & ERECTION. PROPOSED SITE SIGNAGE TO COMPLY W/ SIGNAGE BY-LAWS.
2. ALL SIGNS TO BE LOCATED NOT TO CREATE A HAZARD ON WALKWAYS AND BE CENTERED ON POSTS TYP.
3. COMBINE MULTIPLE SIGNS INTO A SINGLE POST WHERE FEASIBLE.

DEVELOPMENT DETAILS:

PROPERTY DISCRIPTION: PART OF LOTS 225 AND 226 - CONCESSION 2, SOUTHWEST OF THE TORONTO AND SYDENHAM ROAD GEOGRAPHIC TOWNSHIP OF PROTON, TOWNSHIP OF SOUTHGATE, COUNTY OF GREY.

SPA THE SCHOOL SITE APPROVED UNDER CONSENT APPLICATION NO. B8-24.

TOWNSHIP OF SOUTHGATE ZONING BY-LAW 19-2002 AS AMENDED		PROVIDED
MIN. LOT AREA	550 m2	33,100 m2
MAX. LOT COVERAGE	35% MAX.	10 %
MIN. FRONT YARD	12 m	36.6 m
MIN. INTERIOR SIDE YARD	9 m	50.7 m
MIN. EXTERIOR SIDE YARD	9 m	82 m
MIN. REAR YARD	12 m	54.6 m
BUILDING HEIGHT	12.6 m	12.6 m
OBC BUILDING AREA	FIRST FLOOR AREA LEVEL 2 FLOOR AREA LEVEL 3 FLOOR AREA	3,606 sq m = 11% 2,043 sq m 1,093 sq m
GROSS BUILDING AREA	TOTAL BUILDING AREA	6,742 sq m
HARD SURFACE AREA (ASPHALT+ CONCRETE)	=	10,768 m2 =32.5%
LANDSCAPE AREA	=	18,727 m2 = 56.6%
TOTAL SITE AREA		33,100 m2

TYPE OF DEVELOPMENT

BUILDING CLASSIFICATION	GROUP A, DIV. 2 OBC CLASSIFICATION - 3.2.2.24 UP TO 6 STOREYS, ANY AREA SPRINKLERED

PARKING REQUIREMENTS

MIN. SIZE OF PARKING STALLS	PER BYLAW	
PERPENDICULAR	2.75 X 5.75m	2.75 x 5.75m
OFF STREET PARKING REQUIREMENTS	***ELEM. SCHOOL:*** *1.5 SPACE PER CLASSROOM AND 1 PER 6 M2 OF ASSEMBLY AREA + 12 PORTABLES OR FUTURE ADDITION*	31 CLASSROOMS X 1.5 = 46.5 =47 (OR 254.3 m2/ 6 = 43) + 12 PORTABLES = 12X1.5=18 ***REQUIRED 47 + 18 = 65***
	CHILD CARE: *3 PER CLASSROOM OR 1 PER 60 m2 OF GFA*	***3 X 3 = 9 SPACES***
ACCESSIBLE PARKING SPACES	4.4 X 6m 1 SPACE FOR THE FIRST 20 SPACES + 1 FOR EACH ADDITIONAL 100 SPACES ***REQUIERED +2***	***3.4 X 6m AS PER AODA STANDARDS*** ***REQUIRED = 2*** ***PROVIDED = 4***
		TOTAL REQ'D. = **76 (3 BF)** ***TOTAL PROVIDED = 78 (4 BF)***

SITE PLAN LEGEND:

- F — ENTRANCE / EXIT @ GRADE FLUSH W/ INT. FIN. FLOOR
- HO — ENTRANCE / EXIT - W/ BARRIER FREE DOOR OPERATOR (COORD. W/ ELEC. DWG.'S)
- PROPERTY LINES / BOUNDARY
- CHAIN LINK FENCE (CLF) TYP. 1800mm HIGH UNLESS NOTED OTHERWISE (COORD. W/ OPSD DETAILS OPSD-972.132, 972.130, 972.102, 972.101) NOTE: WHERE EX. FENCES ARE SHOWN THEY SHALL REMAIN ON ADJACENT LANDS UNLESS OTHERWISE NOTED
- METAL FENCE REFER TO DETAIL ON DWG A1.2
- PTD. WHEELCHAIR SIGN ON ASPHALT
- DENOTES EX. PAINTED DIRECTIONAL ARROWS ON ASPHALT PAVEMENT
- BOL. — BOLLARD - REFER TO SOUTHGATE STANDARD DETAIL ON DWG A1.2
- BICYCLE RACK - REFER TO SPECS
- PROPOSED PROJECT SIGN W/ DETAILS ON DWG A1.2)
- TRAFFIC SIGNAGE (COORD. W/ SIGNAGE SCH.)
- FP — FLAG POLE (COORD. W/ DETAILS ON DWG A1.2)
- FC — FLUSH CURB - CONCRETE SIDEWALK TO BE FLUSH WITH ASPHALT - COORD W/ OPSD-310.030] SEE DETAILS ON DWG A1.3 ASPHALT WITHIN THE BARRIER FREE PARKING SPACES SHOULD BE RAMPED FLUSH WITH THE ADJACENT CURB
- DC — DROPPED CURB (COORD. W/ OPSD-310.030) SEE DETAILS ON DWG A1.3
- A 4.5m X 4.5m VISIBILITY TRIANGLE MUST BE MAINTAINED (REMAIN CLEAR) AT BOTH SIDES OF ALL INTERSECTION OF VEHICULAR TRAFFIC ACCESS ROADS / DRIVEWAYS. THE MAX. HEIGHT OF ANY OBJECT OR MATURE VEGETATION WITHIN THE VISIBILITY TRIANGLE IS NOT TO EXCEED 0.6m ABOVE THE CENTRELINE OF THE CORRESPONDING ADJACENT STREET.
- CB — CATCH BASIN
- CB/MH — CATCH BASIN - MAN HOLE
- MH — MAN HOLE
- FH — NEW FIRE HYDRANT/EX. LOCATION
- SIA. — PROPOSED SIAMESE /FIRE DEPARTMENT CONNECTION
- LIGHT STD. (COORD. W/ ELEC. SITE PLAN)
- TR — HYDRO VAULT/TRANSFORMER ON CONC. PAD (COORD. W/ ELEC. SITE PLAN)
- GM — GAS METER LOCATION REFER TO DWG A1.2 FOR ENCLOSURE DETAIL
- ASPHALT SPEED BUMP REFER TO DETAIL ON DWG A1.2
- CLF — GALV. CHAIN LINK FENCE
- BLK CLF — GALV. BLACK VINYL COATED CHAIN LINK FENCE
- SC — ROOF SCUPPER LOCATION

GENERAL NOTES:

- THE "LIMITS OF CONSTRUCTION" SHALL BE ASSUMED TO BE THE PROPERTY LINE UNLESS OTHERWISE NOTED
- FIRE ACCESS ROUTE TO BE POSTED AND DESIGNATED UNDER MUNICIPAL BY-LAW. (FIRE ACCESS ROUTE TO BE MIN. 6 m WIDE WITH A MIN. 12 m CENTRELINE TURNING RADIUS AND MAX. 6% SLOPE)
- COORD. W/ CIVIL, MECH. & ELEC. SITE PLANS FOR ALL EXISTING & NEW LOCATIONS OF SERVICES & ENTRY OF SERVICES INTO THE BUILDING ENVELOPE. (ALL CIVIL MECH., ELECT. & LANDSCAPE INFO INDICATED ON ARCHITECTURAL SITE DWG. A1.1 IS FOR GENERAL REFERENCE & COORD. ONLY)
- REFER TO AND COORD. W/ SITE GRADING PLAN FOR PROPOSED FINAL FINISH GRADE ELEV.'S & DRAINAGE SLOPES
- TYP. DRIVEWAY & PARKING LOT CONC. CURBS AS INDICATED ON DRAWING. COORD. W/ CIVIL DRAWINGS, OPSD DETAILS & SPEC'S. FOR TYPICAL CURB TYPES. SITE DIMENSIONS ARE TYPICALLY DIMENSIONED TO FACE OF CURB
- THE SUB-GRADE SOILS EXPOSED AFTER EXCAVATION SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED REGISTERED PROFESSIONAL SOILS ENGINEER AND A COPY OF THE REPORT SHALL BE FORWARDED TO THE TOWNSHIP
- ALL FILL PLACED ON THE SITE SHALL BE COMPACTED TO A MINIMUM OF 98-100% STANDARD PROCTOR DENSITY. A SUFFICIENT NUMBER OF TESTS SHALL BE TAKEN AT VARIOUS LEVELS SATISFACTORY TO THE DIRECTOR OF ENGINEERING. TEST RESULTS SHALL BE SENT TO THE TOWNSHIP WITH A LETTER, SIGNED AND STAMPED BY THE SOILS ENGINEER, STATING THAT A SUFFICIENT NUMBER OF TESTS HAVE BEEN TAKEN AND THE MINIMUM DEGREE OF COMPACTION HAS BEEN REACHED
- APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE TOWNSHIP OF THE WORKS DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY
- SILTATION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO WORKS COMMENCING ON THE SITE AND SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION, TO THE SATISFACTION OF THE TOWNSHIP OF SOUTHGATE. (COORD. W/ OPSD DETAILS)
- PROJECT SIGN TO BE ERECTED @ BEGINNING OF PROJECT, LOCATION TO BE COORDINATED WITH ARCHITECT ON SITE. (DETAILS 2, 3 & 4 ON A1.2)
- PROVIDE ASPHALT AS INDICATED IN THE GEOTECHNICAL REPORT FOR PAVEMENT STRUCTURE RECOMMENDATION
- CONTRACTOR IS RESPONSIBLE FOR PLANTINGS, SOD, WATERING, FERTILIZING & MAINTENANCE UNTIL SUBSTANTIAL PERFORMANCE IS ACHIEVED. THE WARRANTY PERIOD WILL COMMENCE UPON SUBSTANTIAL PERFORMANCE OF THIS WORK
- REMOVE ANY EXISTING CURB CUTS & DRIVEWAY ACCESS & REINSTATE BARRIER CURB & NEW TOPSOIL & SOD.

REVISIONS

NO.	DATE	PARTICULAR
1	2024.12.13	ISSUED FOR MINOR VARIANCE APP.
2	2025.02.06	ISSUED FOR SPA SUBMISSION
3	2025.02.07	ISSUED FOR CLASS B ESTIMATE - 80% PROGRESS SET
4	2025.03.19	ISSUED FOR BUILDING PERMIT
5	2025.05.09	BUILDING PERMIT 1ST COMMENTS RESUBMISSION
6	2025.05.29	BUILDING PERMIT 2ND COMMENTS RESUBMISSION
7	2025.07.10	ISSUED FOR 2ND SPA SUBMISSION
8		
9	2025.08.18	ISSUED FOR CLASS A ESTIMATE
10	2026.03.04	ISSUED FOR 3rd SPA SUBMISSION

NOTES:

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

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All dimensions and measurements must be checked and verified by the General Contractor

KEY PLAN:

SITE DESCRIPTION:

BLOCK 323 OF DRAFT PLAN OF SUBDIVISION

PART OF LOTS 225 & 226
CONCESSION 2
SOUTHWEST OF TORONTO & SYDENHAM RD.
GEOGRAPHIC TOWNSHIP OF PROTON
COUNTY OF GREY

CLIENT:

BLUEWATER DISTRICT SCHOOL BOARD

PROJECT:
22431

DUNDALK ES AND CHILDCARE

ADDRESS TO BE DETERMINED -
DUNDALK, ON.

ORIGINAL PAGE SIZE ARCH E1 - 30" x 42"

KEY TO DETAIL LOCATION:
A - DETAIL NO.
B - DETAIL NO. ORIGIN

VG ARCHITECTS
THE VENTIN GROUP LTD

CN N

SITE PLAN

A1.1

Plot Date: Mar 10, 2026 - 10:20am By: amantiano Filename: K:\VG-Brantford\Dundalk ES and Childcare-22431\Drawings\Wd-Current\A1.1.dwg

DRAWN BY : EB/AM CHECKED BY : PS