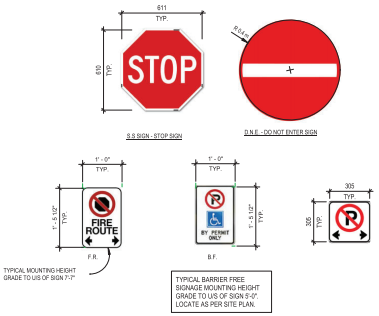
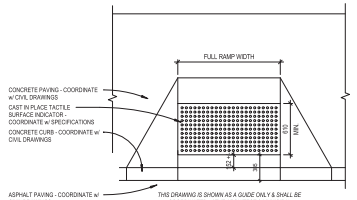


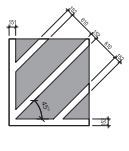
TYP. SITE SIGNAGE DETAILS

SCALE: 1 : 16



TYP. PLAN DETAIL AT SIDEWALK DROP CURB RAMP

SCALE: 1 : 25



TYP. DIAGONAL LINE MARKINGS

SCALE: 1 : 48

ZONING CHART - *LAKESHORE ZONING BY-LAW 2-2012* (REVISED DECEMBER 2019)

DESCRIPTION	REQUIRED	PROVIDED	BY-LAW REF.	ADDITIONAL NOTES
ZONING REGULATION	MU (H30) ⚠	-	-	-
PERMITTED USE	MIXED USE	INSTITUTIONAL (ELEMENTARY SHCOOL)	TABLE 7.1	-
MINIMUM LOT AREA	N/A	23,946.203 m² (5.91 ac)	8.6	-
MINIMUM LOT FRONTAGE	15m	93.59m	8.6	-
SETBACK - FRONT YARD	MAXIMUM 3.0m	70.16m, SEE PLAN	8.6	LOT FRONTS ROURKE LINE ROAD
SETBACK - INTERIOR SIDE YARD	MINIMUM 4.5m	95.38, SEE PLAN	8.6	YARD ABUTS A MIXED USE ZONE
SETBACK - EXTERIOR SIDE YARD	MINIMUM 4.5m	31.67m, SEE PLAN	8.6	-
SETBACK - REAR YARD	MINIMUM 10.5m	19.00m, SEE PLAN	8.6	YARD ABUTS A RESIDENTIAL USE ZONE
LOT COVERAGE	MAXIMUM 50%	12.62%	8.6	LOT AREA COVERED BY ALL BUILDINGS AT GROUND LEVEL: 3,022.23m²
LANDSCAPED AREA	MINIMUM 20%	67.74%	8.6	COMBINED AREA OF ALL ELEMENTS, EXCLUDING PARKING AREAS. 16,222.52m²
BUILDING HEIGHT	MAXIMUM OF 10.5m	8.37m	8.6	MEASURED TO THE TOP OF PARAPET FROM GRADE (AVERAGE)
PARKING SPACE - SIZE	3.0m x 6.0m	3.0m x 6.0m	6.41.2 (e)	-
PARKING SPACE - COUNT	27 CLASSROOMS x 1.5 = 40.5; GYM AREA 478m² / 25m² = 19 40.5 + 19 = 59 TOTAL SPACES	73 TOTAL SPACES, SEE PLAN	6.41.1	1.5 SPACES PER CLASSROOM; 1 SPACE PER 25m² OF ASSEMBLY FLOOR AREA
PARKING SPACE - ACCESSIBLE SIZE	4.5m x 6.0m	4.5m x 6.0m	6.41.2 (g)	-
PARKING SPACE - ACCESSIBLE COUNT	2 FOR 26-99 SPACES / AREA	2, SEE PLAN	6.41.2 (c)	-
PARKING AISLE - WIDTH	6.7m (90° SPACES, TWO-WAY)	6.7m OR GREATER, SEE PLAN	6.41.2 (i)	-
PARKING AREA - SET BACK	1.5m TO ANY LOT LINE	1.5m OR GREATER, SEE PLAN	6.41.2 (h)	-
LOADING SPACE - SIZE	3.5m x 13.5m x 4.5m (HEIGHT)	3.5m x 13.5m x 4.5m (HEIGHT)	6.41.3 (d)	-
LOADING SPACE - COUNT	4	4	6.41.3 (a)	1 SPACE PER 300m² GFA; 1 SPACE PER ADDITIONAL 2,000m² GFA (UP TO 4,300m²); 1 SPACE PER ADDITIONAL 8,000m² GFA
OTHER PROVISIONS, GROSS FLOOR AREA	N/A	5,381.57m²	8.6	-
OTHER PROVISIONS, BUFFER STRIP	4.5m	4.5m, SEE PLAN	8.6	CONTINUOUS PLANTINGS TO BE PROVIDED, SEE LANDSCAPE DRAWINGS

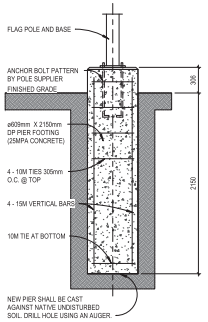
SITE PLAN LEGEND

LANDSCAPING (SEE LANDSCAPE DRAWINGS) · CONCRETE SURFACE · BARRIER FREE BUILDING ENTRANCE · ASPHALT SURFACE · NEW BUILDING COVERAGE · BUILDING ENTRANCE · EXISTING BUILDING COVERAGE · PROPERTY LINE · PROPERTY SETBACK LINE

B.F. - "BARRIER FREE PARKING" SIGN
F.R. - "FIRE ROUTE - NO PARKING" SIGN
B.D.O. - "BUS DROP OFF ZONE" SIGN
S.S. - "STOP" SIGN

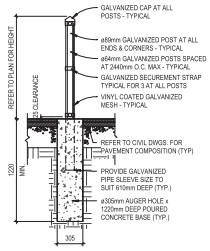
REFER TO PLAN FOR LOCATION OF ALL SIGNAGE (REVIEW w/ ARCHITECT PRIOR TO FINAL PLACEMENT)

NOTES:
1. REFER TO CIVIL DRAWINGS FOR ALL PAVEMENT MATERIAL PROFILES AND BASE MATERIALS
2. REFER TO LANDSCAPE PLAN FOR LANDSCAPE INFORMATION.
3. REFER TO CIVIL DRAWINGS FOR ALL PROPOSED GRADES.
4. ALL CONCRETE APRONS AT EXTERIOR DOOR OPENINGS TO MEET FLUSH (BARRIER FREE).
5. PROVIDE BARRIER FREE CURB DROPS WHERE SIDEWALKS MEET ASPHALT PAVEMENT.



TYP. FLAG POLE FOOTING DETAIL

SCALE: 1 : 25



TYP. CHAINLINK FENCE DETAIL

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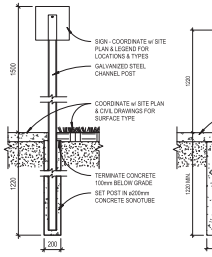
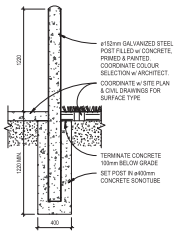


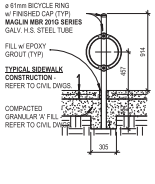
TYP. SIGN BASE AND MOUNTING DETAIL

SCALE: 1 : 25



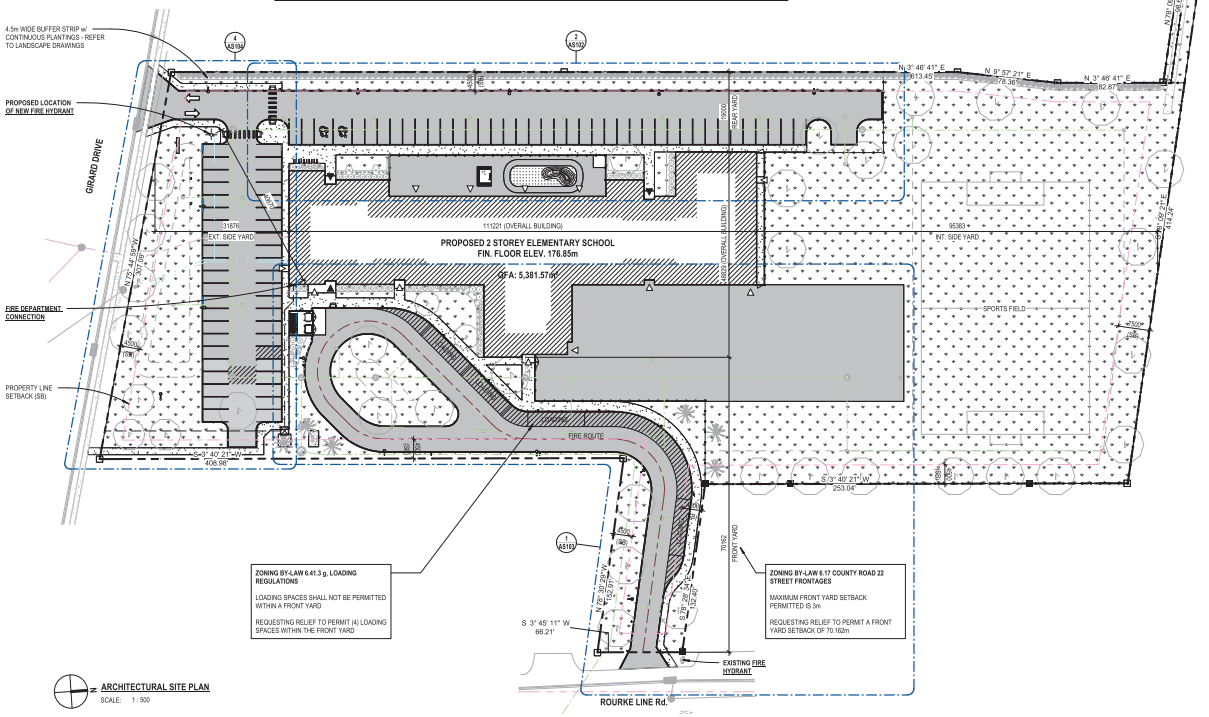
TYP. BOLLARD DETAIL

SCALE: 1 : 25



TYP. BICYCLE RING DETAIL

SCALE: 1 : 25



LOADING SPACES INCORPORATED AS PART OF THE DESIGNATED BUS DROP OFF AREA - REFER TO **AS103**

ARCHITECTURAL SITE PLAN

SCALE: 1 : 500

architectura a+e
160 Eugenie Street West
Windsor, ON N9A 2A6
519.256.1366

This drawing is not to be used for construction Unless it is countersigned by the Project Architect

Issued For	(YYYY.MM.DD)
SPC	2024.05.03
90% OWNER REVIEW	2024.05.21
CLASS A ESTIMATE	2024.05.21
MINOR VARIANCE	2024.11.26

No.	Revision Schedule Description	Date Date: 1
2		

SHEET NAME: ARCHITECTURAL SITE PLAN

Greater Essex County District School Board
NEW ELEMENTARY SCHOOL IN LAKESHORE

Drawn By: SB · Checked By: CB&DA

Project No: 2348

Sheet No: **AS101**

2024-12-05 10:55:29 AM Autodesk Docs://GEC/2348 Lakeshore School/2348 SITE.rvt

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