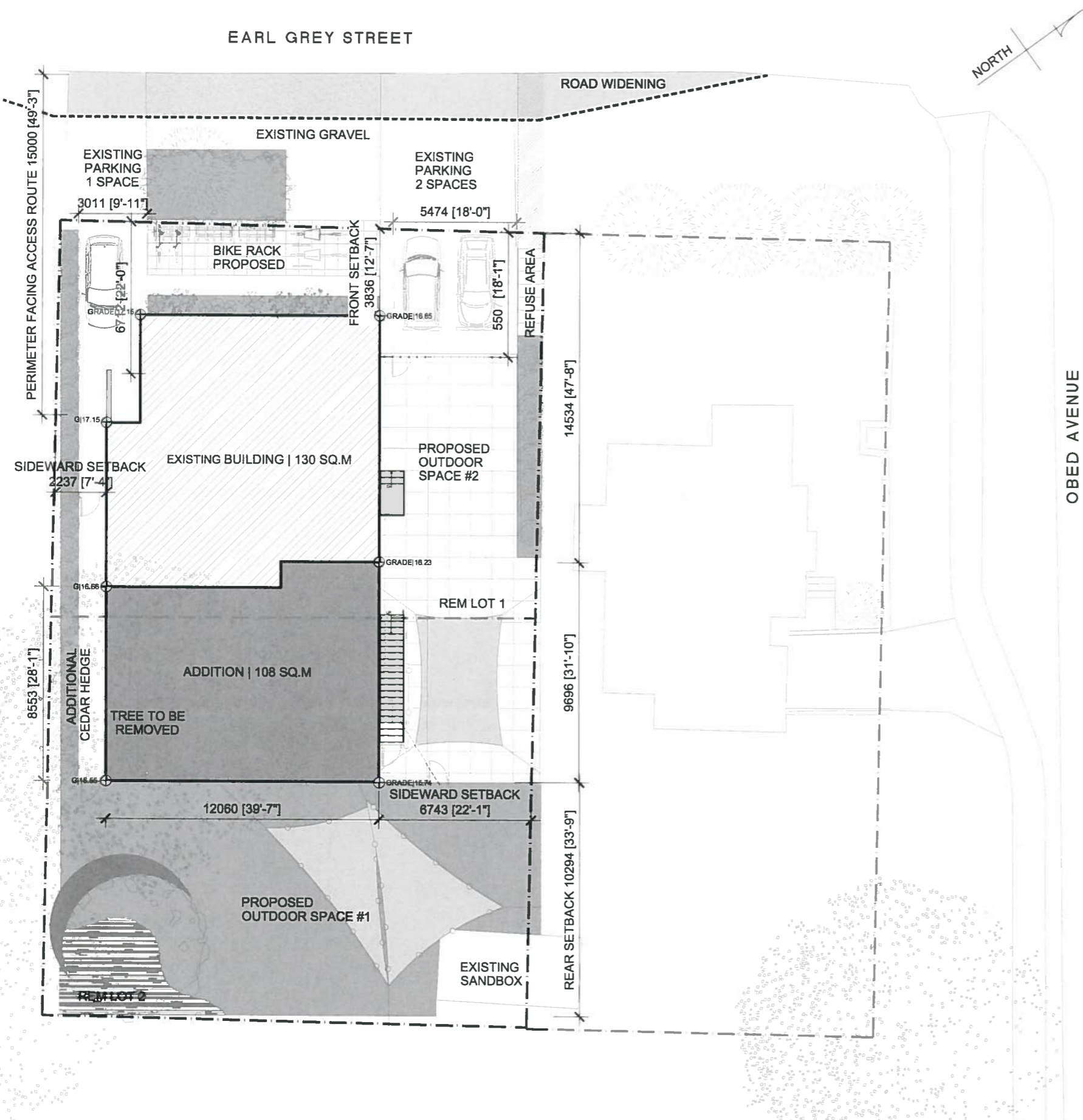


PROPOSED SITE PLAN

REGULATION ANALYSIS



ZONING SUMMARY (VARIANCE REQUIRED*)			
CIVIC ADDRESS: 2969 EARL GREY ST			
PROJECT PROPOSED: 2 STORIES + BASEMENT ADDITION TO EXISTING BUILDING			
LEGAL DESCRIPTION: REM LOT 1 AND REM LOT 2 LOTS MUST BE COMBINED (COMBINED LOT CALCULATION)			
ZONING: P1-INSTITUTIONAL ZONE			
SITE AREA: ±750 SQ.M			
<b>SITE COVERAGE</b>		<b>FLOOR AREA</b>	
SITE COVERAGE ALLOWED	NA	2ND FLOOR AREA	160 SQ.M
SITE COVERAGE EXISTING	130 SQ.M   ± 17%	MAIN FLOOR AREA	240 SQ.M
SITE COVERAGE (ADDED)	108 SQ.M	TOTAL GROSS FLOOR AREA	400 SQ.M
SITE COVERAGE TOTAL	238 SQ.M   ± 32 %	BASEMENT AREA	140 SQ.M
FLOOR SPACE RATIO		0.53	
<b>SETBACKS REQUIRED P1:</b>			
FRONT YARD	10 M	<b>PROPOSED</b>	
REAR YARD	10 M	FRONT YARD	3.84M (EXISTING BUILDING)
SIDE YARD (INT)	6 M	REAR YARD	10.29M
SIDE YARD (EXT)	NA	SIDE YARD (INT)	SIDE 1   6.43 M
MAX HEIGHT	10M	SIDE YARD (EXT)	SIDE 2   2.23 M* (ALIGNED WITH EXISTING BUILDING)
<b>HEIGHT</b>			
STOREY PROPOSED	2	<b>IMPERVIOUS SURFACE AREA</b>	
AVERAGE GRADE	16.61 M	NEW AND EXISTING BUILDING	238 SQ.M
HEIGHT OF ROOF (MAX)	7.50 M	EXISTING CONCRETE	126 SQ.M
AVRAGE GRADE (REAR WALL)		NEW CONCRETE (SIDEWALK)	8 SQ.M
SINGLE FACE HEIGHT	7.67 M	<b>TOTAL</b>	
RATIO OF OPEN SPACE		372 SQ.M	
RATIO OF OPEN SPACE		49.6%	
<b>PARKING</b>			
<b>PARKING REQUIRED</b>		<b>PARKING PROPOSED</b>	
9 EMPLOYEES		3 EXISTING PARKING ON SITE	
+ 2 VISITORS =			
11 STALLS REQUIRED		BIKE RACK PROPOSED	
SERVICING CONCEPT   SEE CIVIL DRAWINGS			

CHILD CARE LICENSING REGULATION	
<b>USABLE FLOOR AREA</b>	
1 <sup>ST</sup> STORY INFANT AND TODDLER   SECTION A - 12 CHILDREN REQUIRED 44.4 SQ.M - PROPOSED USABLE FLOOR AREA 50.0 SQ.M	
1 <sup>ST</sup> STORY 3-5 YEARS OLD   SECTION B - 25 CHILDREN REQUIRED 92.5 SQ.M - PROPOSED USABLE FLOOR AREA 92.5 SQ.M	
2 <sup>ND</sup> STORY 3-5 YEARS OLD   SECTION C - 25 CHILDREN REQUIRED 92.5 SQ.M - PROPOSED USABLE FLOOR AREA 107 SQ.M	
<b>SANITARY EQUIPMENT</b>	
SECTION A   2 TOILETS AND 2 WASH BASINS PROVIDED	
SECTION B   3 TOILETS AND 3 WASH BASINS PROVIDED	
SECTION C   3 TOILETS AND 3 WASH BASINS PROVIDED	
<b>OUTDOOR PLAY AREA</b>	
REQUIRED OUTDOOR SPACE   62 CHILDREN X 6 SQ.M   MIN 372 SQ.M	
PROPOSED OUTDOOR SPACE #1   3-5 YEAR OLD SECTION   318 SQ.M	
PROPOSED OUTDOOR SPACE #2   INFANT SECTION   72 SQ.M	
TOTAL PROPOSED OUTDOOR SPACE PROVIDED   390 SQ.M	

BCBC REGULATION					
<b>BUILDING AREA AND CONSTRUCTION</b>					
BUILDING AREA   238 SQ.M	AUTOMATIC SPRINKLERS   NOT REQUIRED				
BUILDING HEIGHT   2 STORY	FIRE-RATING REQUIRED   45 MIN				
MAJOR OCCUPANCY   A2	CONSTRUCTION   NON COMBUSTIBLE PERMITTED				
GOVERNING ARTICLE 3.2.2.25					
<b>PERIMETER CALCULATION</b>					
TOTAL PERIMETER OF THE BUILDING - 1 STREET (10% REQUIRED AS 3.2.2.10)					
PERIMETER OF BUILDING = 65 M					
PERIMETER REQUIRED (WITHIN 15M OF STREET) = 6.5 M					
ACTUAL WITHIN 15M = 33 M					
<b>EXIT REQUIREMENTS</b>					
1 <sup>ST</sup> STORY   2 EXITS REQUIRED					
2 <sup>ND</sup> STORY   2 EXITS REQUIRED					
<b>SPATIAL SEPARATION OF AREAS</b>					
ELEVATION	LD	%UO MAX	CLADDING	CONSTRUCTION	FIRE R.
FRONT	>10 M	100 %	COMB	COMB	0H
SIDE 1	7.2 M	54 %	NON/COMB	COMB	45 MIN
BACK	>10 M	100 %	COMB	COMB	0H
SIDE 2	2.23 M	10 %	NON/COMB	COMB	0H

PROJECT NUMBER | NAME  
2020-02 | NKOTB DAYCARE

PHASE | DATE  
SCHEMATIC DESIGN - REV1 | 2021.01.21

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PROPOSED SITE PLAN

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