

LEGEND:

- 271.00 EXISTING SPOT ELEVATION
- 271.00 EXISTING SPOT ELEVATION (TO REMAIN)
- 271.00 PROPOSED SPOT ELEVATION
- 271.00 PROPOSED SWALE ELEVATION
- EXISTING CATCHBASIN
- EXISTING MANHOLE
- PROPOSED SWALE
- PROPOSED SLOPE
- PROPOSED DRAINAGE DIRECTION
- EXISTING OVERLAND FLOW ROUTE
- PROPOSED OVERLAND FLOW ROUTE
- BUILDING ENTRANCE
- PROPOSED ASPHALT
- PROPOSED SOIL & TOPSOIL RESTORATION
- EXISTING BUILDING
- 20.0-300.0 ST @ 1.0% EXISTING STORM SEWER
- 20.0-150.0 SA @ 1.0% EXISTING SANITARY SEWER
- 20.0-300.0 ST @ 1.0% PROPOSED STORM SEWER
- 150 PVC W.S.C. EXISTING WATERMAIN
- PROPOSED CONSTRUCTION FENCE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- DECIDUOUS/CONIFEROUS TREE
- EXISTING HYDRO TRANSFORMER
- EXIST. PORTABLE
- PROPOSED PORTABLE
- DOWNSPOUT
- DOWNSPOUT WINDOW, TYP. x3
- LED WALL PACK LIGHT

LEGAL INFORMATION

PART OF
 PLAN 47 PART LOT 13
 RP 33R-17494 DT 1+2+3
 IN THE
 TOWN OF DELAWARE
 COUNTY OF MIDDLESEX

SITE BENCHMARK:

SITE BENCHMARK: FINISHED FLOOR
 LOCATION: INSIDE NORTHEAST ENTRANCE OF SCHOOL
 ELEVATION: 238.300 m

PARKING CHECK:

PARKING PROVIDED
 - 45 EXISTING SPACES ON SITE (TO BE INCREASED TO 49 AS SHOWN ON THE PLAN)

PARKING CALCULATION
 - No of CLASSROOMS: PROVIDED = 15 + 9 PORTABLES = 24 CLASSROOMS
 - No of SPACES: REQUIRED = 3 + 2/CLASSROOM = 51 SPACES
 - BARRIER FREE: REQUIRED FOR 51-75 SPACES = 3 SPACES
 - PROVIDED: PROVIDED = 3 SPACES

MINOR VARIANCE REQUIRED FOR PARKING DEFICIENCY OF 2 SPACES

WASHROOM CHECK:

(REFERENCE OBC 3.7.4.3(14))

ANTICIPATED ENROLMENT 2023/2024 SCHOOL YEAR
 - BOYS: 279
 - GIRLS: 282

EXISTING FACILITIES
 - BOYS: 5 TOILETS AND 6 URINALS = 11 FIXTURES
 - GIRLS: 15 TOILETS = 15 FIXTURES

MINIMUM FIXTURE CALCULATION
 - BOYS: 279/30 BOYS PER FIXTURE = 10 FIXTURES
 - GIRLS: 282/26 GIRLS PER FIXTURE = 11 FIXTURES

THEREFORE NO ADDITIONAL WASHROOM FIXTURES ARE REQUIRED

GRADING NOTE:

DIRECT SURFACE DRAINAGE AWAY FROM PORTABLE (1% MIN PAVEMENT, 2% MIN GRASS) FOR 2m MIN FROM PORTABLE.

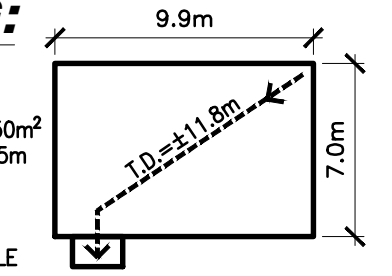
PORTABLE EXITING:

(REFERENCE OBC TABLE 3.3.1.5A)

MAXIMUM FLOOR AREA PERMITTED FOR ONE EXIT = 150m²
 MAXIMUM TRAVEL DISTANCE TO EGRESS DOORWAY = 15m

PROPOSED PORTABLE FLOOR AREA = ±70.0m²
 PROPOSED TRAVEL DISTANCE = 11.8m

THEREFORE ON EXIT IS PROPOSED FOR EACH PORTABLE

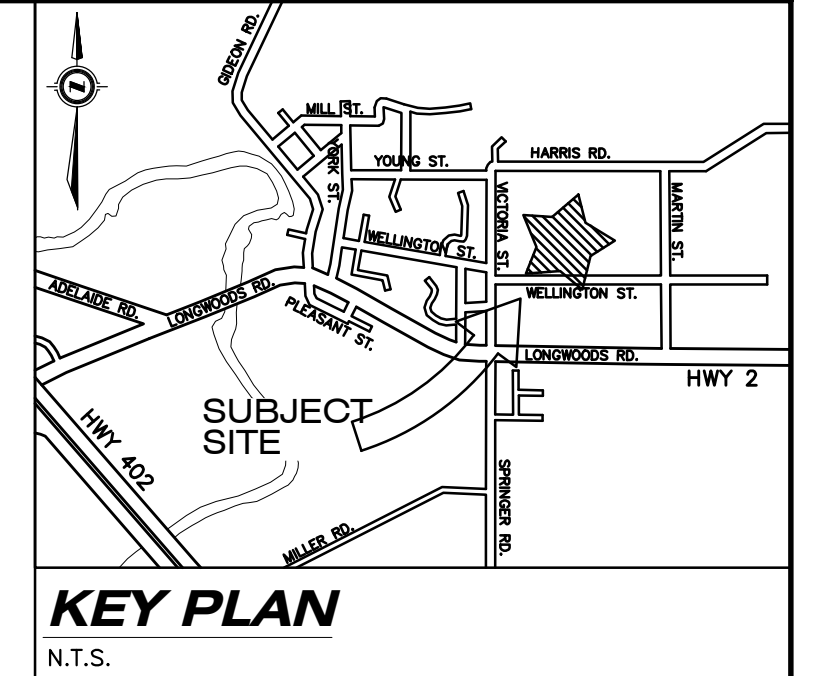


CONSTRUCTION NOTES: REFER TO NOTES & DETAILS ON SHEET C001

1. THE OWNER'S CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES UNDER THE OCCUPATIONAL HEALTH AND SAFETY ACT AS REQUIRED BY THE MINISTRY OF LABOUR TO EXECUTE THE WORK.
2. CONTRACTOR TO SUPPLY & INSTALL (SUPPLY FOR NEW UNITS ONLY - EXISTING UNITS ARE TO BE RELOCATED/REINSTALLED AS REQUIRED):
 - 2.1. ONE (1) FIRE EXTINGUISHER.
 - 2.2. ONE (1) WINDOW COVERING AT EACH PROPOSED PORTABLE WINDOW, OF THE "OPEN ROLL" TYPE, STANDARD ROLLER SHADE INSIDE FRAME MOUNT BY SOL-R, OR APPROVED EQUAL WITH 3% FABRIC OPENNESS.
 - 2.3. ONE (1) MOTION SENSOR WITH WIRING AS REQUIRED, TO MATCH EXISTING SCHOOL SECURITY SYSTEM.
 - 2.4. ONE (1) "WARNING: NO TRESPASSING ON ROOF, DANGER OF ELECTRICAL SHOCK" SIGN ON EACH FACE OF PROPOSED PORTABLE(S).
 - 2.5. ONE (1) PORTABLE NUMBER SIGN (I.E. "1#") ON EXTERIOR OF DOOR OF PROPOSED PORTABLE(S).
 - 2.6. ONE (1) WALL MOUNTED 30cd HORN/STROBE AND ONE (1) MANUAL PULL STATION AT EXIT. CONNECT TO EXISTING PORTABLE FIRE ALARM ZONE OR NEW ZONE IF WITHIN SEPARATE/NEW PORTABLE GROUP.
 - 2.7. ONE (1) NEW WALLPACK o/w INTEGRATED PHOTOSENSOR CONTROL, TWR1 LED BY W.S.C. LIGHTING SYSTEMS OR APPROVED EQUAL. SUBMIT SHOP DRAWING IF ALTERNATE PRODUCT IS PROPOSED. MATCH COLOUR TEMPERATURE AND LUMEN OUTPUT.
3. ONE (1) CLASSROOM PAGING (SOUND) SYSTEM, INCLUDING ALL COMPONENTS.
4. DUPLEX RECEPTACLES, TWO (2) DATA DROPS FOR PROJECTOR. INSTALL DATA PROJECTOR (SUPPLIED BY THE BOARD - CONTRACTOR TO PICK UP PROJECTOR FROM 5200 WELLINGTON RD S).
5. PROVIDE A SEPARATE INDICATOR ON EXISTING FIRE ALARM CONTROL PANEL. PROVIDE SHOP DRAWINGS FOR ALL NEW FIRE ALARM DEVICES. PROVIDE PARTIAL F.A. VERIFICATION REPORT WITHIN SPACE INCLUDING AUDIBILITY TEST REPORTS. ELECTRICAL CONTRACTOR TO INCLUDE ALL COSTS AS PART OF TENDER. UPDATE ALL REMOTE FIRE ALARM GRAPHICS WITHIN SCHOOL.
6. ALL COMMUNICATION & ELECTRICAL WORK TO CONFORM TO THE CURRENT APPLICABLE STATUTES, REGULATIONS, CODES & BY-LAWS. WIRES SHALL NOT CROSS OVER TOP OF ROOF. GUY WIRES SHALL BE INSTALLED AT ALL MASTS.
7. REPLACE FIRE ALARM, PUBLIC ADDRESS (PA) SYSTEM, AND DATA WIRING AS REQUIRED FOR NEW FEEDS. REWORK SERVICES WITHIN EXISTING SCHOOL CEILING SPACE TO NEW MAST LOCATION AND PROVIDE NEW AS REQUIRED. CONTRACTOR SHALL RUN DATA COPPER LINES FROM EXISTING LAN ROOM TO PORTABLES (IF OVER 100m, CONTRACTOR SHALL RUN FIBER. FIBER SHALL BE RUN WITHIN CONDUIT.)
8. ALLOW FOR DRIP LOOP AT MAST LOCATION

PORTABLE CLASSROOM OBC MATRIX

REFERENCE CASE 5 OBC A-3.9.3	REQUIREMENTS	OBC REFERENCE	PROPOSED
DISTANCE BETWEEN CLASSROOMS & GROUPS	LESS THAN 6.0m BETWEEN CLASSROOMS AND MORE THAN 12.0m BETWEEN GROUPS	O.B.C. 3.9.3.2.(2)(a)	4 PORTABLES @ >12.0m FROM ADJACENT SCHOOL BUILDING & ADJACENT GROUP
BUILDING AREA (GROUP)	400sq.m. MAX, FACING ONE STREET (70sq.m./PORTABLE)	O.B.C. 3.9.3.1.(2) & 3.2.2.28	280 sq.m. (4 PORTABLES @ 70 sq.m PER PORTABLE)
REQUIREMENTS FOR ACCESS & FIRE HYDRANT	NO REQUIREMENTS FOR STREET ACCESS OR FIRE HYDRANT	O.B.C. 3.9.3.4	NOT REQUIRED
GROUP CLASSIFICATION	GROUP 'A', DIVISION 2, ONE STOREY, NOT SPRINKLERED	O.B.C. 3.2.2.28	NOT SPRINKLERED, <400sq.m
CONSTRUCTION REQUIREMENTS	COMBUSTIBLE OR NON-COMBUSTIBLE	O.B.C. 3.2.2.28	COMBUSTIBLE
FIRE EXTINGUISHERS	1 PER PORTABLE REQUIRED	O.B.C. 3.9.3.5 & 3.2.5.17	1 PER PORTABLE
MEANS OF EGRESS	-	O.B.C. 3.3 & 3.4 & 3.9.36	1 DOOR PER PORTABLE
FUEL-FIRE APPLIANCE FIRE SEPARATION	- 1.5 HOUR (DIST LESS THAN OR EQUAL TO 1.5m) - 45 MIN (DIST GREATER THAN 1.5m)	O.B.C. 3.9.3.7.(2)(a) O.B.C. 3.9.3.7.(2)(b)	N/A N/A
	- NO F.S. (DIST GREATER THAN OR EQUAL TO 6m) ON APPLIANCE WITHIN 4.5m FROM DOOR	O.B.C. 3.9.3.7.(3)	N/A (ELECTRIC HEAT)
	- NO F.S. (APPLIANCE HAS SEALED COMBUSTION, MAX 4 PORTABLES) & APPLIANCE LOCATED WITHIN 4.5m FROM DOOR.	O.B.C. 3.9.3.7.(4)	N/A
WASHROOM FACILITIES	IN THE MAIN BUILDING	O.B.C. 3.9.3.8	SEE WASHROOM FACILITIES NOTE ABOVE
BARRIER-FREE ACCESS	NOT REQ'D IF MAIN BLDG COMPLIES WITH OBC 3.8	O.B.C. 3.9.3.9	NOT REQUIRED
SPATIAL SEPARATION FROM MAIN BUILDING	NOT REQ'D FOR SEPARATION ≥ 12.0m	O.B.C. 3.2	>12.0m, NO SPATIAL CALCULATIONS APPLY
SPATIAL SEPARATION TO PROPERTY LINE	SIDE FACE = 2.55m x 7.01m = 17.88m ² L/H=7.01/2.55= 2.7 <3:1. LIMITING DISTANCE FOR 100% UNPROTECTED OPENINGS = 6m REAR FACE = 2.55m x 9.75m = 24.86m ² L/H=9.75/2.55= 3.8, 3:1 to 10:1. LIMITING DISTANCE FOR 100% UNPROTECTED OPENINGS = 6m	O.B.C. 3.2	MIN. SIDE FACE DISTANCE = 100+m MIN. REAR FACE DISTANCE = 30.87m
SPATIAL SEPARATION BETWEEN PORTABLES	NOT REQ'D BETWEEN GROUPED PORTABLES IF FIRE ALARM CONNECTED TO MAIN BLDG	O.B.C. 3.9.3.2.(2)(a) O.B.C. 3.9.3.3.(1)	NO RATING REQUIRED O.B.C. 3.9.3.2.(2)(g)
FIRE ALARM SYSTEMS	FIRE ALARM EXTENDED FROM MAIN BLDG WITH SEPARATE INDICATOR ON ANNUNCIATOR, OR EXTEND FROM EX. PORTABLE IN SAME GROUP	O.B.C. 3.9.3.3.(1) O.B.C. 3.9.3.3.(3)	YES
PROVISIONS FOR FIRE FIGHTING	NOT REQUIRED (A-3.9.3, CASE 4 IN APPENDIX A)	O.B.C. 3.9.3.4.(1)(c)	9 PORTABLES ON SITE



GENERAL NOTES:

1. SEALED FOR GRADING DESIGN AND GENERAL CONFORMANCE WITH OBC PART 3 AND ZONING BY-LAW.
2. SBM LTD. IS NOT RESPONSIBLE FOR THE INFORMATION (EXISTING TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, ETC.) PROVIDED BY OTHERS.

OUR LADY OF LOURDES CATHOLIC ELEMENTARY SCHOOL
 F.F.E. 238.300m
 MUN. NO. 103

ENLARGED PORTABLE SITE PLAN

SCALE 1:200

NOTE:
 PORTABLES FOR USE IN THIS CONTRACT TO BE PROVIDED BY OWNER FROM LEASING STOCK OR RELOCATED BY OWNER FROM EXISTING SITE. CONTRACTOR TO COORDINATE DELIVERY WITH SUPPLIER. ALL AREAS TO BE RESTORED TO MATCH NEIGHBOURING CONDITIONS, GRADED FOR POSITIVE DRAINAGE. EXISTING LOCK CYLINDERS TO BE PINNED TO NEW SCHOOL PORTABLE. CONTRACTOR TO SUBCONTRACT JPW TO RE-PIN EXISTING CYLINDERS AND TO SUPPLY AND PIN NEW CYLINDERS.

NOTE:
 ALL WORK WITHIN SCHOOL SHALL BE EXECUTED OUTSIDE OF SCHOOL HOURS.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	BH	1	FOR CLIENT REVIEW/APPROVAL	03/04/23	SC	
DRAWN	BH/SC	2	FOR PERMIT AND MINOR VARIANCE	14/04/23	SC	
CHECKED	BH					
APPROVED	BH					
DATE				14/04/2023		
CAD				23-0220		

STRIK BALDINELLI MONIZ
 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
 Tel: (519) 471-6667 Fax: (519) 471-0034
 Email: sbm@sbmltd.ca

CIVIL ENGINEER'S STAMP
 LICENSED PROFESSIONAL ENGINEER
 B. R. HYLAND
 100223691
 April 14, 2023
 SBM-23-0220
 PROVINCE OF ONTARIO

CLIENT
LONDON DISTRICT CATHOLIC SCHOOL BOARD
 5200 WELLINGTON RD. S
 LONDON, ON.
 N6E 3X8
 P: 519.663.2088

SCALE
 SCALE - 1:200
 0 4.0m
 SCALE - 1:500
 0 10.0m

TITLE
PARTIAL SITE PLAN, NOTES, AND LEGEND
RFT2023-11 PROPOSED PORTABLE CLASSROOM(S)
OUR LADY OF LOURDES CATHOLIC ELEMENTARY SCHOOL
 103 WELLINGTON ST, DELAWARE, ON N0L 1E0

PROJECT No.
SBM-23-0220
 SHEET No.
C103
 PLAN FILE No.