



LEGEND:

- AS ACCESSIBLE PARKING SIGN (PB-33)
- BOLLARD
- CLUB CUT C/W DETECTABLE SURFACE
- CROSS WALK SIGN (WC-7)
- EV ELECTRIC VEHICLE CHARGE STATION. REFER TO ELEC
- FR PROPOSED FIRE ROUTE SIGN (PC-303, PC-308B)
- PM PAVEMENT MARKINGS
- STOP SIGN (PA-1)
- W WATERMAIN
- LS EXISTING LIGHT STANDARD
- LP PROPOSED LIGHT STANDARD

MAJOR ENTRANCE
 ENTRANCE EXIT

EXISTING TREES
 PROPOSED TREES. REFER TO LANDSCAPE.

LANDSCAPED AREA (PLANTING SHRUBS & PERENNIALS)
 LANDSCAPED AREA (RESIN BOUNDED AGGREGATE)
 LANDSCAPED AREA (SOO)

VEHICULAR ASPHALT PAVING TYP. C/P CONC. PERIMETER CURB
 HEAVY DUTY ASPHALT PAVING TYP. C/P CONC. PERIMETER CURB
 PEDESTRIAN SIDEWALK C/P CONCRETE
 PEDESTRIAN SIDEWALK CONCRETE UNIT PAVERS
 PERMEABLE PAVEMENT CONCRETE UNIT PAVERS
 EXISTING CONSTRUCTION NO SCOPE OF WORK
 SITE SETBACK AREA
 GRAVEL
 15M BUFFER
 LOADING SPACES

SIGNAGE:

- BARRIER FREE PARKING SIGN (PB-33)
- FIRE ROUTE SIGN
- PAVEMENT MARKINGS 1700mm (W) X 1700mm (L)

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.
 Do not scale this drawing.

REVISIONS AND ISSUES

NUMBER	DESCRIPTION	DATE
1	ISSUED FOR CLASS D COSTING	MAR 10, 2023
2	ISSUED FOR CLASS C COSTING	JUNE 16, 2023
3	ISSUED FOR SITE PLAN APPLICATION	AUG 31, 2023

MJMA
 macleanmiller architects

425 Adelaide Street West Level 6
 Toronto Ontario M5V 3E1
 416 593 4796
 www.mjma.ca

J.L. Richards
 ARCHITECTS AND ENGINEERS

J.L. Richards
 ARCHITECTS IN ASSOCIATION A CIVIL ENGINEERS
 343 Princes Street
 Tower II, Suite 1000
 Ottawa, Ontario K1S 1N4
 T: 613 728 3571

BLACKWELL
 STRUCTURAL ENGINEERS
 124 PETER STREET, SUITE 1301
 TORONTO, ON M5V 2H2
 T: 416 593 5300 F:416 593 4840

SMITH & ANDERSEN
 ARCHITECTS AND ELECTRICAL ENGINEERS
 1600 Carling Ave #350,
 OTTAWA, ON K1Z 1G3
 T: 613 236-1166

MJMA
 LANDSCAPE ARCHITECT
 425 Adelaide Street West Level 6
 M5V 3E1
 T: 416 593 4796

ZONING COMPLIANCE MATRIX:

ZONING BY-LAW	PROPOSED:	
	REQUIRED	PROVIDED
ZONE CATEGORY	COMMERCIAL PARK (CP)	COMMERCIAL PARK (CP)
PERMITTED USE	PUBLIC USE (PERMITTED)	PUBLIC USE
BUILDING STANDARDS		
LOT AREA (M ²)	900 M ²	142 420 M ²
LOT FRONTAGE (MIN.)	30M	115.72 M
FRONT YARD (MIN.)	6M + 2M + 6M	6M
EXTERIOR SIDE YARD (MIN.)	6M + 2M + 6M	6M
INTERIOR SIDE YARD (MIN.)	3M	>3M + 162.44M
REAR YARD (MIN.)	7.5M + 2M + 9.5M	>9.5M
BUILDING HEIGHT (MAX.)	20M (MAXIMUM OF 5 STOREYS)	12M
LANDSCAPE / SITE STANDARDS		
LANDSCAPED OPEN SPACE (MIN.)	10%	75% LOT COVERAGE
GARBAGE ENCLOSURES	1. VISUAL BUFFER OF 1.2 M IN HEIGHT NOT LOCATED IN FRONT YARD OR ANY MINIMUM SIDE YARD 2. EASILY SERVICES VEHICLE LOCATED	1. VISUAL BUFFER OF 1.2M 2. COMPLEX IN EXTERIOR SIDE YARD (IF COMPLEX EASILY SERVICES VEHICLE)
SIZE OF LOADING SPACES	LENGTH(S): 3 M, WIDTH(W): 3.5 M	LENGTH(L): 25 M, WIDTH(W): 3.5 M
ACCESS OF LOADING SPACES	FOR ONE TRAFFIC: 3.5 M (W) FOR TWO WAY TRAFFIC: 6M	FOR TWO WAY TRAFFIC: 7 M
SET BACK FORM FISH HABITAT	15M	15M
PARKING STANDARDS		
PARKING SPACES REQUIRED	320 PARKING SPACES (REC CENTRE: 121 & COMMUNITY HALL: 108) / INCLUDING 5 BARRIER FREE PARKINGS	320 TOTAL PARKING SPACES (310 NOT INCLUDING 9 BARRIER FREE PARKINGS)
PARKING SPACE DIMENSIONS (MIN.)	90' = 2.6 (W) X 5.2 (L)	90' = 3 M (W) X 5.2 M (L)
BARRIER-FREE PARKING SPACE DIMENSIONS (MIN.)	3.7 (W) X 5.2 (L)	3.7 (W) X 5.2 (L)
LOADING SPACES	9M X 3.5M X 4.2M	9M X 3.5M X 4.2M
DRIVE ACCESS ANGLE	1. ACCESS DRIVEWAYS DESIGNATED FOR TWO-WAY TRAFFIC THAT ARE NOT DIVIDED BY A CURBED MEDIAN: MINIMUM 90 DEGREE (90°) 2. ASLES BETWEEN AND/OR PROVIDING ACCESS TO PARKING SPACES: MINIMUM 6M (W)	1. 6.7 M 2. 6.7 M
EXISTING EASEMENT:		
ZONE CATEGORY	OPEN SPACE (OS)	OPEN SPACE (OS)
BUILDING STANDARDS		
FRONT YARD (MIN.)	6M	6M
INTERIOR SIDE YARD (MIN.)	6M	6M
REAR YARD (MIN.)	6M (COMMERCIAL)	6.7M(GARBAGE ENCLOSURE)
LOT COVERAGE	20%	1%

Municipalité de RUSSELL Township

Russell Township
 717 Notre-Dame St, Embarras ON
 N0A 1W1
 T: 613 443 3066

KEYPLAN

NORTH ARROW

ASSOCIATION OF ARCHITECTS OF ONTARIO

PROJECT TITLE
 Russell Township Recreation Complex

Russell, Ontario

DRAWING TITLE
 SITE PLAN

SCALE
 1 : 500

DATE
 AUGUST 31, 2023

PROJECT NUMBER
 2216

DRAWING NUMBER
 A001