

LIST OF DRAWINGS:

SITE PLAN

SPA.01	SITE PLAN
SPA.02	SITE PLAN DETAILS
SPA.03	CONCRETE RAMP AND RETAINING WALL CROSS SECTIONS
SPA.04	TYPICAL DETAILS

CIVIL

C1.1	EXISTING CONDITIONS AND REMOVALS PLAN
C2.0	EROSION AND SEDIMENT CONTROL PLAN, GRADING AND SERVICING PLAN
SP1-SP18	SPECIAL PROVISIONS

COURTLAND PUBLIC SCHOOL PAVING & SITE RENOVATION UPGRADES

107 COURTLAND AVE. E., KITCHENER, ON. N2G 2T9



WRDSB TENDER NUMBER: 26-7845-RFT

ISSUED FOR BUILDING TENDER / PERMIT

JANUARY 26, 2026



ARCHITECTURAL

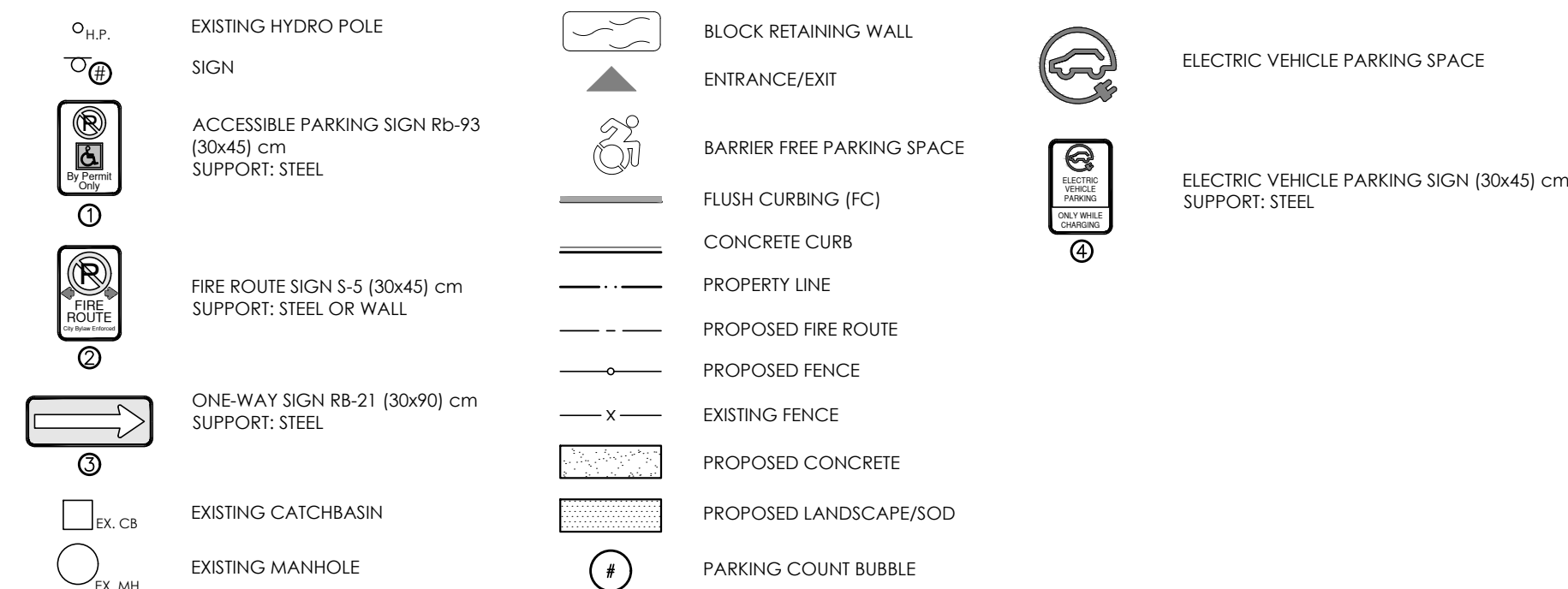


CIVIL

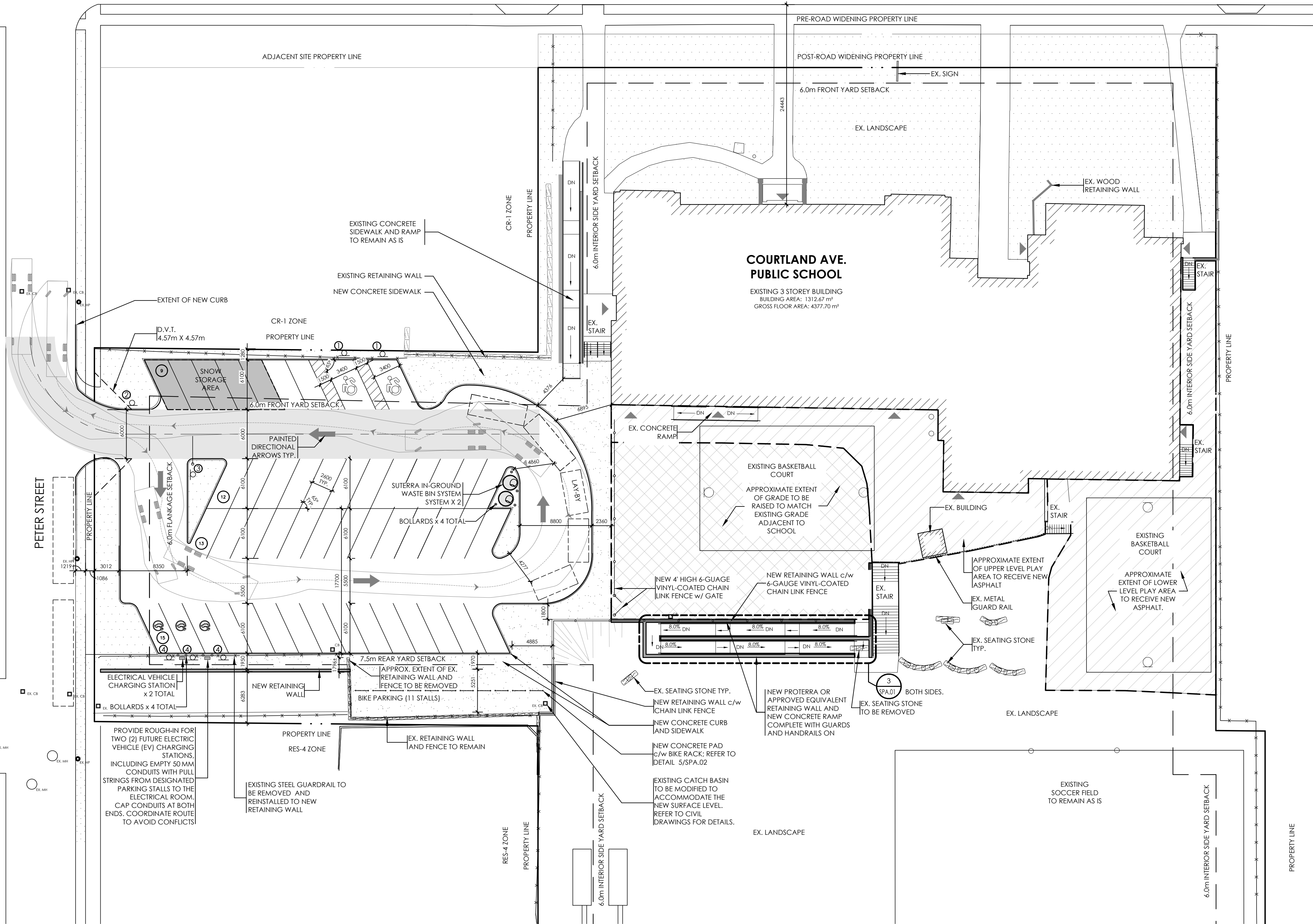
SITE PLAN NOTES

- LEGAL DESCRIPTION: PLAN 419 LOT 4 TO LOT 9 PT LOT 10 PT LOT 11 TRACT GERMAN COMPANY LOT 277
- SITE INFORMATION TAKEN FROM TOPOGRAPHICAL SURVEY COMPLETED BY WITZEL DYCE ENGINEERING INC.
- FOR SITE GRADING, SERVICES & STORM WATER MANAGEMENT REFER TO DRAWINGS PREPARED BY WITZEL DYCE ENGINEERING INC.
- ALL ROADS & ISLANDS SHALL HAVE 150mm CURBS UNLESS NOTED OTHERWISE.
- CURB RADIUS = 1.20m UNLESS OTHERWISE DIMENSIONED.
- STANDARD PARKING STALLS TO BE 2.8m x 5.5m
- BARRIER FREE PARKING STALLS TO MEET CITY OF KITCHENER REQUIREMENTS FOR TYPE 'A' (3.4m x 5.5m) AND TYPE 'B' (2.4m x 5.5m) INCLUDING ALL APPLICABLE ACCESS AISLES (1.5m WIDE).
- ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF AND HAVE NO GLARE.
- TREE PROTECTION FENCING SHOULD BE ERCTED AROUND ALL EXISTING LANDSCAPED AREAS TO REMAIN AND SHOULD REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCTION.
- SIGNAGE (BUILDING, PYLON & OTHERWISE) NOT APPROVED VIA THE SITE PLAN APPROVAL PROCESS.
- THERE WILL BE NO OUTDOOR STORAGE OF ANY ITEMS ON SITE.
- ALL GARBAGE TO BE STORED IN SUTERA WASTE SYSTEM PROVIDED ON-SITE.
- LIGHT FIXTURES & BOLLARDS ARE NOT TO OBSTRUCT PEDESTRIAN MOVEMENT.
- EXCESS SNOW TO BE REMOVED FROM SITE.

SITE LEGEND

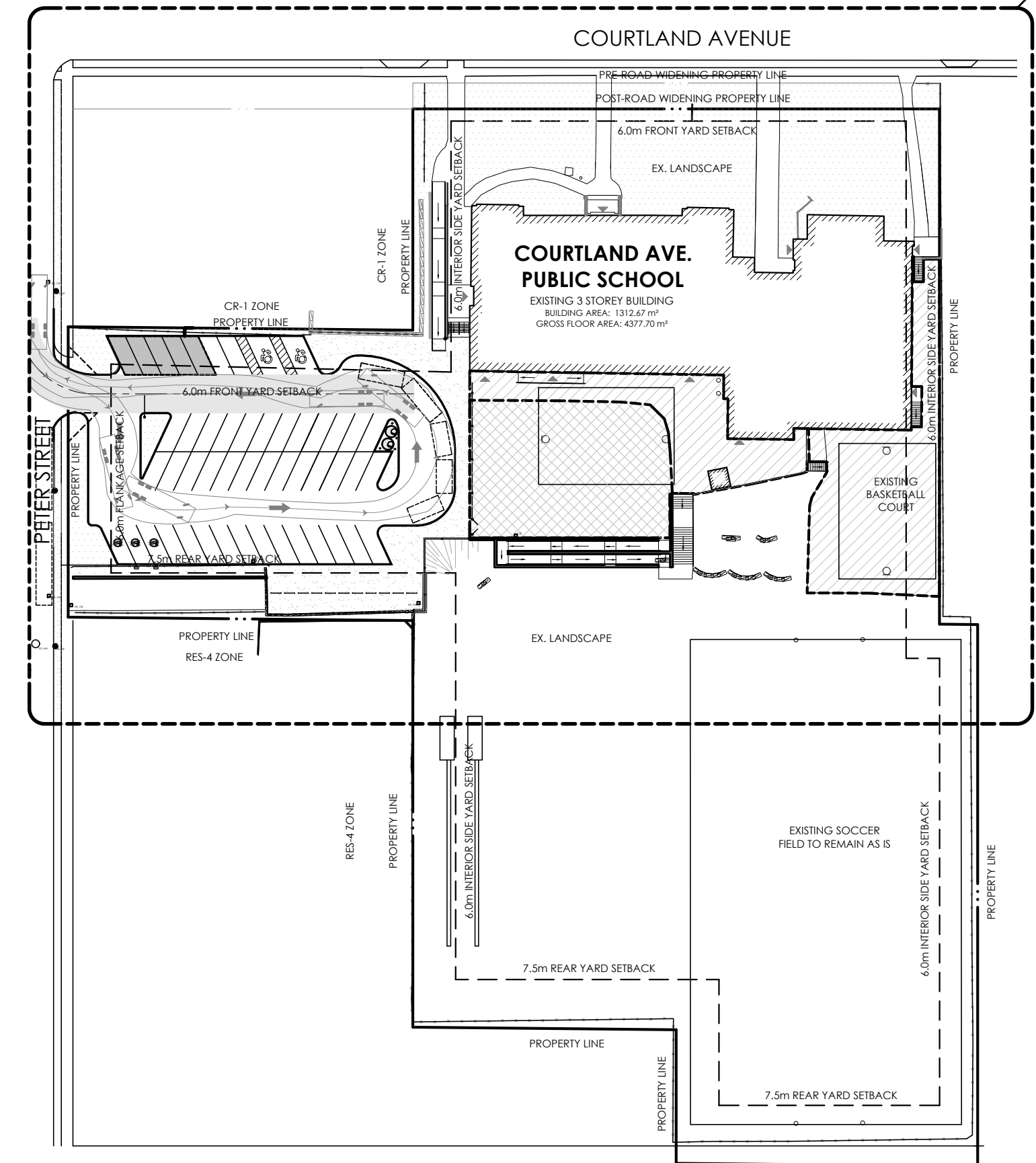


COURTLAND AVENUE



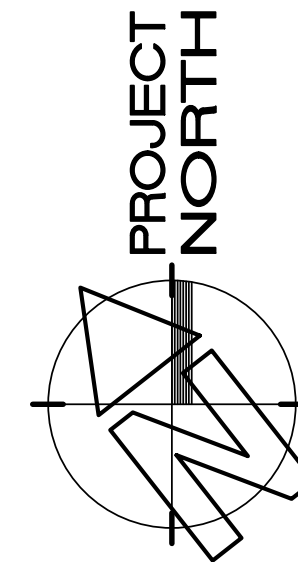
SITE DATA - 107 Courtland Ave E			
DENSITY	Minimum	Maximum	Zone: ZBL 85-1; Zone I-2 (3H)
Total Floor Space Ratio (FSR)		1.0	Provided 0.1
AREAS			
	Metric	Imperial	%
Gross Site Area	16,105.0 sq m	173,352.9 sq ft	
Road widenings & Daylight Triangles (Courtland Ave. & Ultimate Width = 26.2m)	342.1 sq m	3,682.3 sq ft	-
Net Site Area	15,762.9 sq m	169,670.5 sq ft	100%
Building Footprint at grade	1,312.7 sq m	14,129.5 sq ft	8%
Asphalt Area	3,861.8 sq m	41,568.0 sq ft	24%
Concrete Curbs, retaining walls etc	286.9 sq m	3,088.3 sq ft	2%
Concrete Sidewalks	900.6 sq m	9,694.2 sq ft	6%
Total Impervious Area	6,362.0 sq m	68,479.9 sq ft	40%
Landscaped/Sodded Area	9,400.9 sq m	101,190.6 sq ft	60%
Total Permissible Area	9,400.9 sq m	101,190.6 sq ft	60%
SETBACKS			
	Required	Provided	
Front Yard Setback (Courtland Ave.) - To Existing Building	6.0 m	18.8 m	
Rear Yard Setback - To Existing Building	7.5 m	104.0 m	
Frontage Setback - To Existing Building	6.0 m	5.8 m	
Internal Side Yard Setback - To Existing Building	6.0 m	5.8 m	
FRONTAGE			
	Min Required	Provided	
Lot Frontage	15.0 m	83.6 m	
LANDSCAPING			
	Min Required	Provided	
Landscaped Area	- sq m	10,301.5 sq m	65%

BUILDING DATA			
BUILDING AREAS (Existing Building)			
Below Grade	Area (sq.m.)	# of Floors	Metric
Ground Floor	1915.7	1	1,915.7 sq m
Gross Floor Area (Below Grade)			1,915.7 sq m
Above Grade	Area (sq.m.)	# of Floors	Metric
First Floor	1347.5	1	1,347.5 sq m
Second Floor	1114.5	1	1,114.5 sq m
Gross Floor Area (Above Grade)			2,462.0 sq m
Total Gross Floor Area			4,377.7 sq m
BUILDING HEIGHT (Existing Building)			
	Height (m)	# of Floors	Metric
Average Grade	0.0		m
Ground Floor	3.7	1	3.7 m
First Floor	4.4	1	4.4 m
Second Floor	3.7	1	3.7 m
Total Building Height		3	11.7 m
Parking Data			
VEHICLES			
REQUIRED (Zoning/By-law Parking Requirements)			
1 space / Classroom			20
Total Parking Required			20
Loading			0
Barrier Free Parking Required (4% applies for 13-100 spaces req'd)			1
Type A Required			1
Type B Required			0
PROVIDED			
	Type A	Type B	Standard
Surface Parking	2	0	47
Total Parking Provided	2	0	47



2 SITE PLAN
SPA.01 TYPICAL

1:800



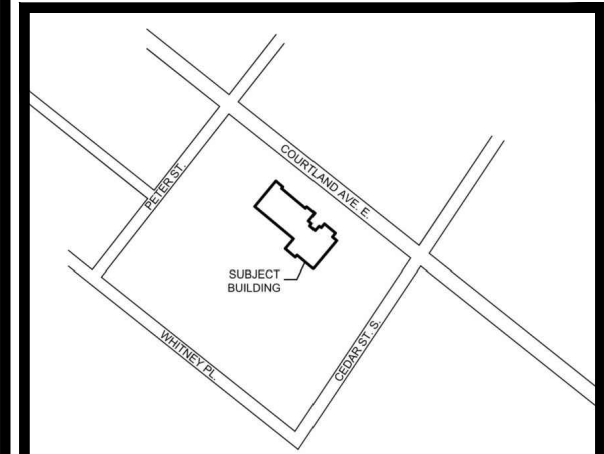
THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF ABA ARCHITECTS INC. & CANNOT BE MODIFIED AND/OR REPRODUCED WITHOUT THE PERMISSION OF ABA ARCHITECTS INC.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

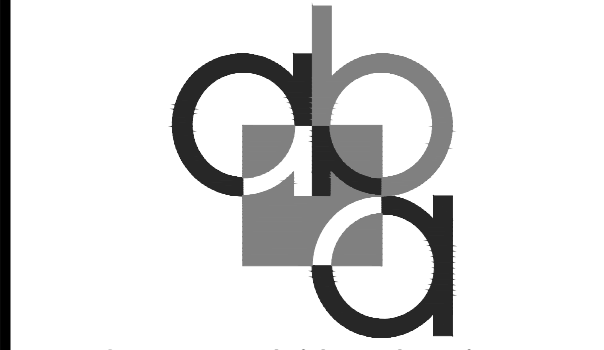


No.	REVISIONS	DATE



KEY PLAN

ISSUED FOR TENDER / PERMIT	2026.01.26
ISSUED FOR CLIENT REVIEW	2026.01.08
SITE PLAN RESUBMISSION	2025.05.09
STAMP PLAN B APPLICATION	2024.11.01
CHRONOLOGY	DATE



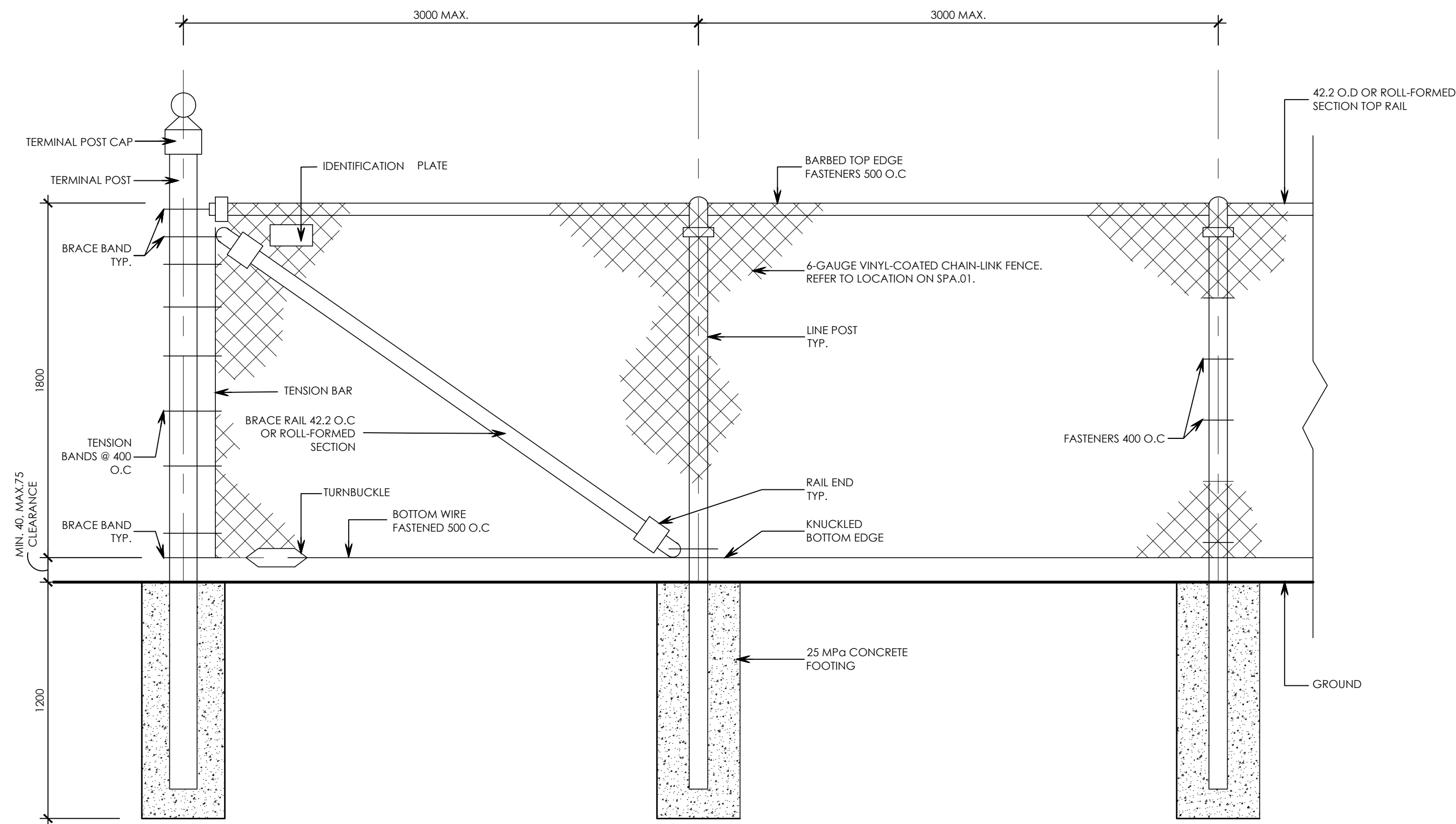
PROJECT NAME
COURTLAND PUBLIC SCHOOL
PAVING &
SITE RENOVATION
UPDATES
107 COURTLAND AVE. E., KITCHENER, ON. N2G 2T9

DRAWING TITLE
SITE PLAN

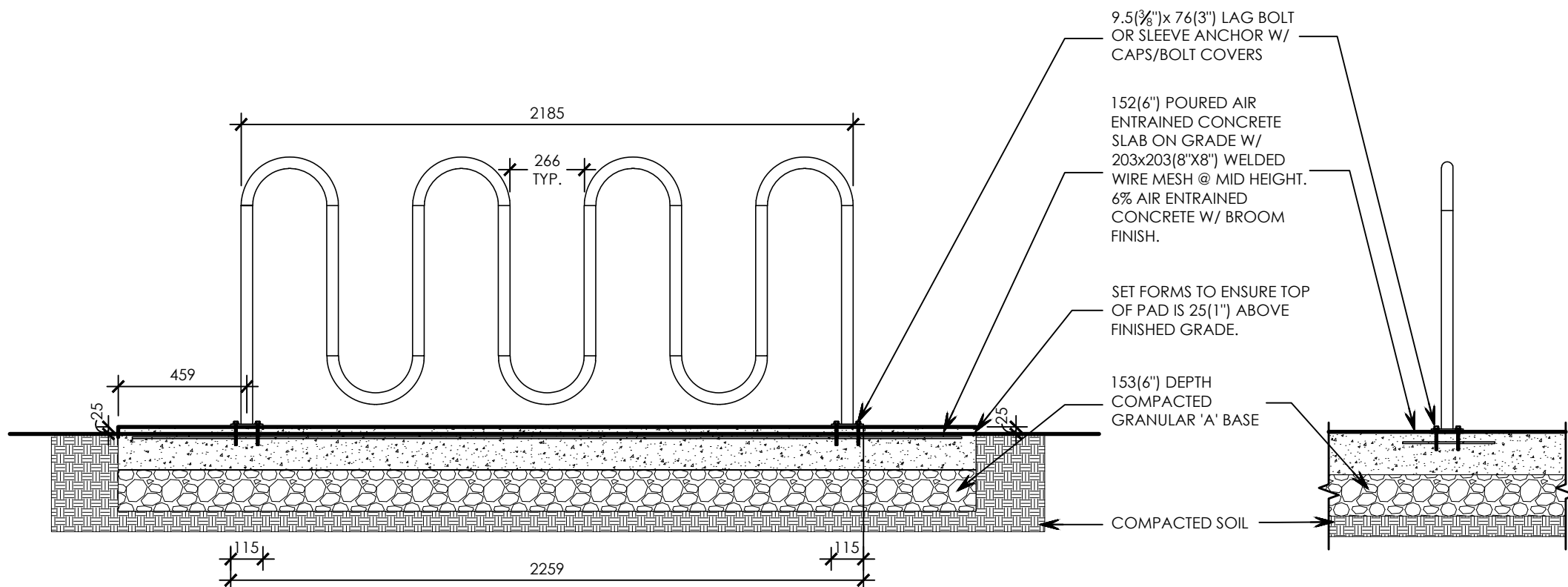
SCALE	DRAWING NUMBER
AS INDICATED	SPA.01
SHEET SIZE 610x914	
PROJECT NUMBER 2020-162	

SITE PLAN NOTES

- LEGAL DESCRIPTION: PLAN 419 LOT 4 TO LOT 9 PT LOT 10 PT LOT 11 TRACT GERMAN COMPANY LOT 277
- SITE INFORMATION TAKEN FROM TOPOGRAPHICAL SURVEY COMPLETED BY WITZEL DYCE ENGINEERING INC.
- FOR SITE GRADING, SERVICES & STORM WATER MANAGEMENT REFER TO DRAWINGS PREPARED BY WITZEL DYCE ENGINEERING INC.
- ALL ROADS & ISLANDS SHALL HAVE 150mm CURBS UNLESS NOTED OTHERWISE.
- CURB RADIUS = 1.20m UNLESS OTHERWISE DIMENSIONED.
- STANDARD PARKING STALLS TO BE 2.8m x 5.5m
- BARRIER FREE PARKING STALLS TO MEET CITY OF KITCHENER REQUIREMENTS FOR TYPE 'A' (3.4m x 5.5m) AND TYPE 'B' (2.4m x 5.5m) INCLUDING ALL APPLICABLE ACCESS AISLES (1.5m WIDE).
- ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF AND HAVE NO GLARE.
- TREE PROTECTION FENCING SHOULD BE ERRECTED AROUND ALL EXISTING LANDSCAPED AREAS TO REMAIN AND SHOULD REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCTION.
- SIGNAGE (BUILDING, PYLON & OTHERWISE) NOT APPROVED VIA THE SITE PLAN APPROVAL PROCESS.
- THERE WILL BE NO OUTDOOR STORAGE OF ANY ITEMS ON SITE.
- ALL GARBAGE TO BE STORED IN MOLOK WASTE SYSTEM PROVIDED ON-SITE.
- LIGHT FIXTURES & BOLLARDS ARE NOT TO OBSTRUCT PEDESTRIAN MOVEMENT.
- EXCESS SNOW TO BE REMOVED FROM SITE.



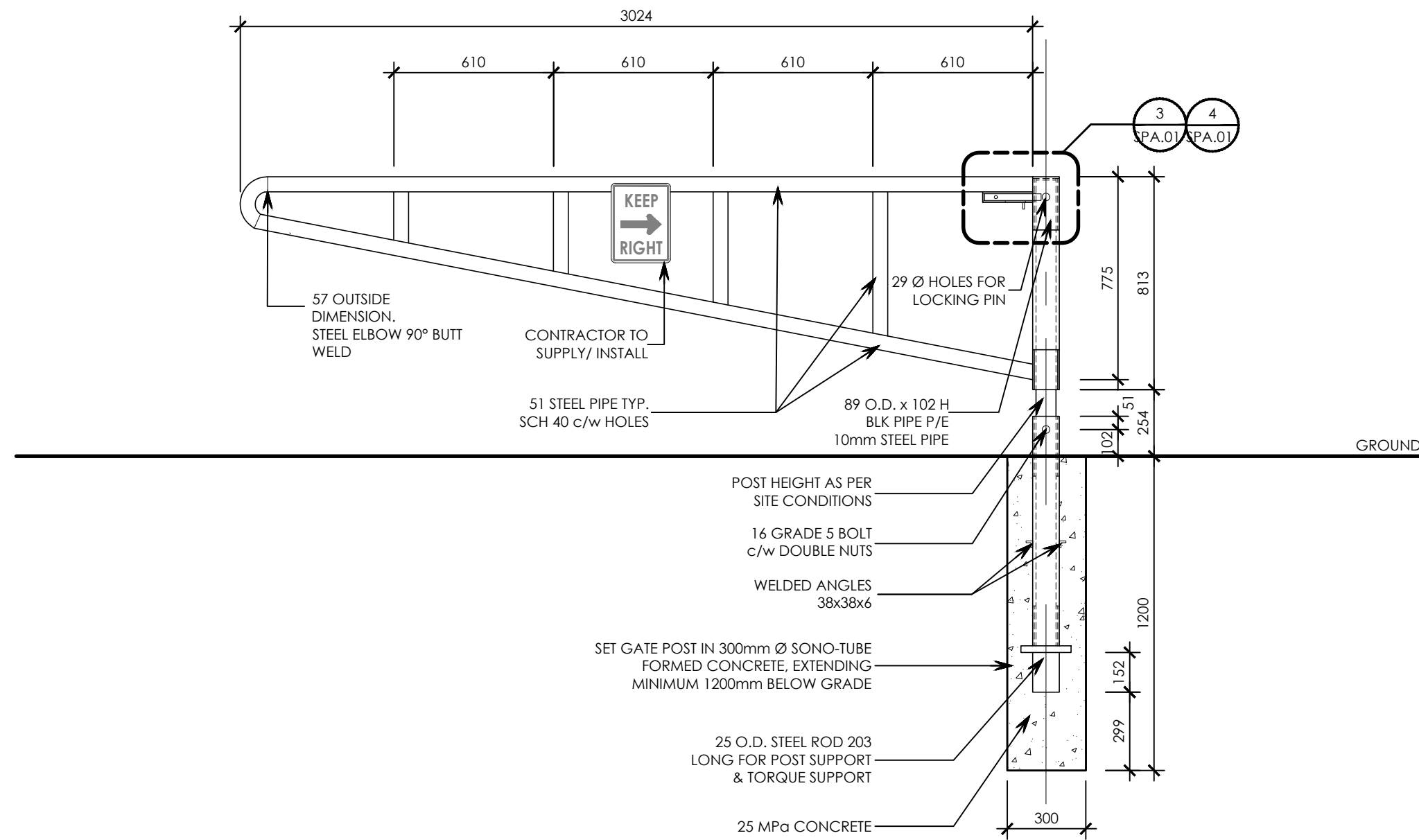
1 CHAIN-LINK FENCE DETAIL
ELEVATION WITH TOP RAIL 1:20



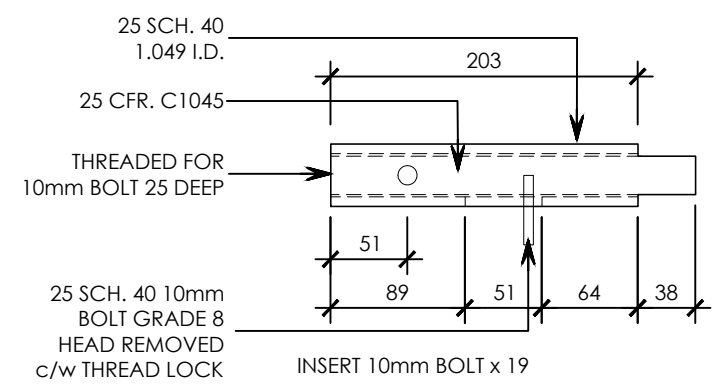
- NOTE:
- BIKE RACKS TO BE PURCHASED FROM:
* MAGLIN SITE FURNITURE, 3-468 INNOVATION WAY, WOODSTOCK, ON.
PROJECT # MBR400 SERIES.
OR
*BARCO PRODUCTS CANADA, 165 SUMMERLEA ROAD, BRAMPTON ON, L6T 4P6.

5 BIKE RACKS
FRONT ELEVATION 1:20

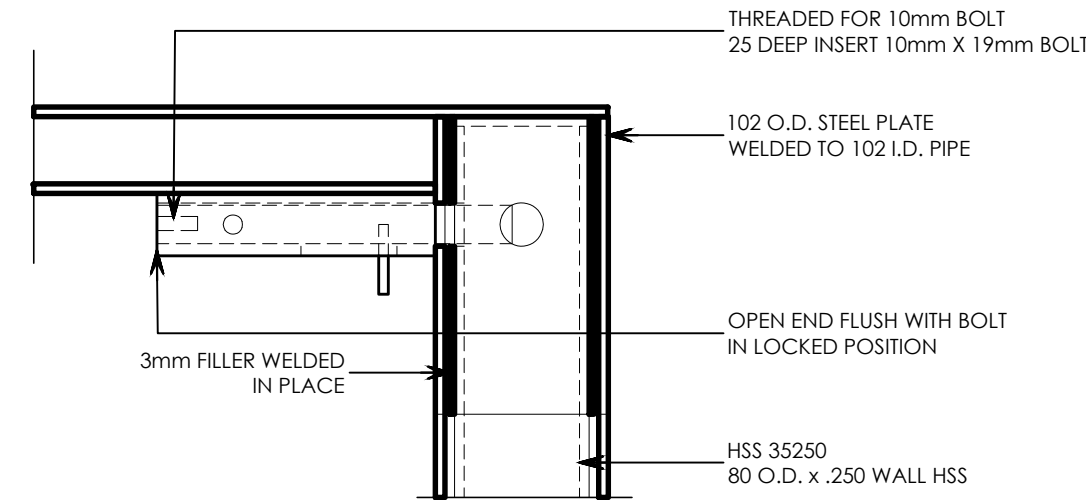
6 BIKE RACKS
SIDE ELEVATION 1:20



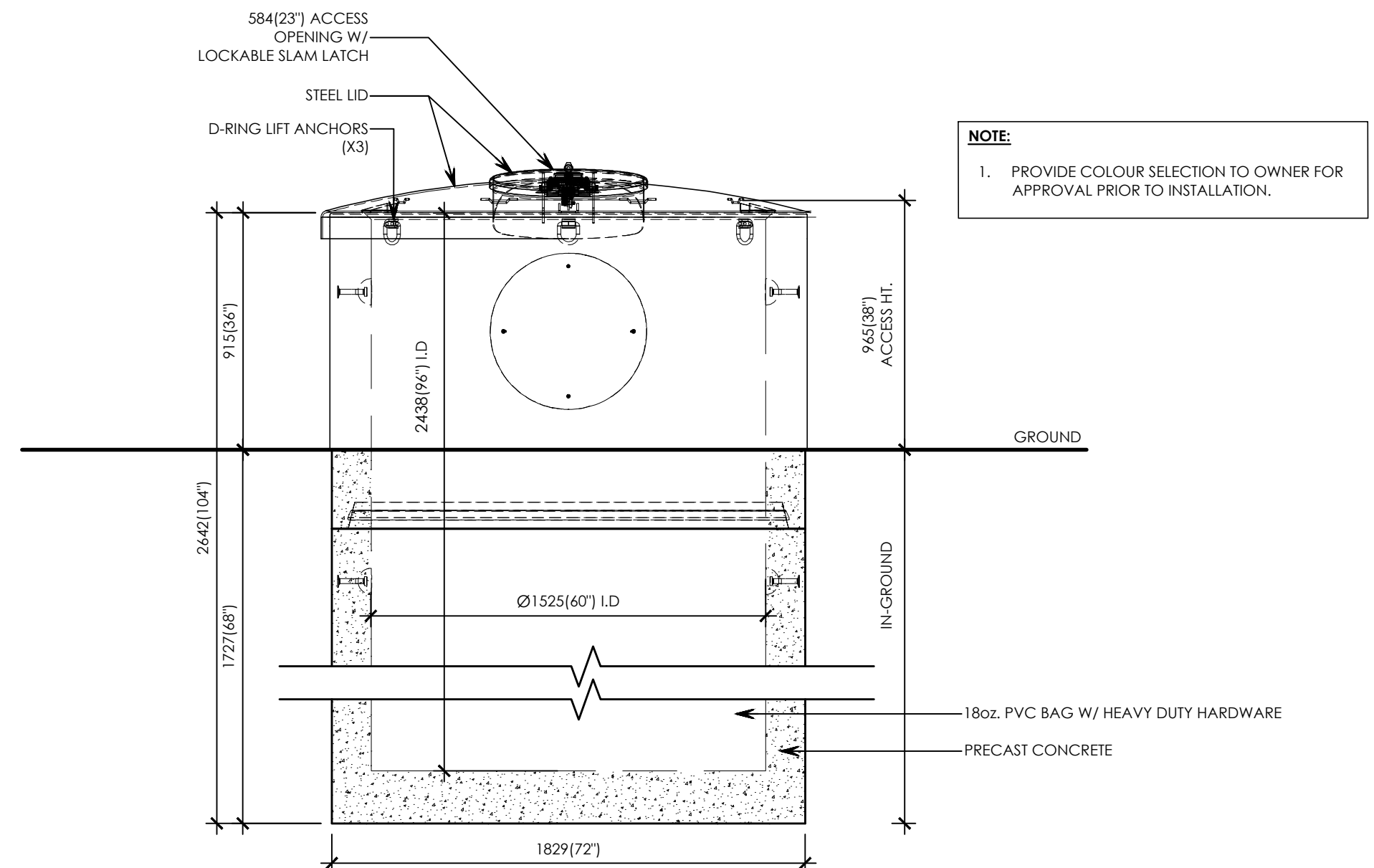
2 SAFETY GATE DETAIL 1
ELEVATION 1:20



3 SAFETY GATE DETAIL 2
ELEVATION N.T.S.



4 SAFETY GATE DETAIL 3
ELEVATION N.T.S.



7 SUTERA IN-GROUND WASTE BIN
SECTION 1:20

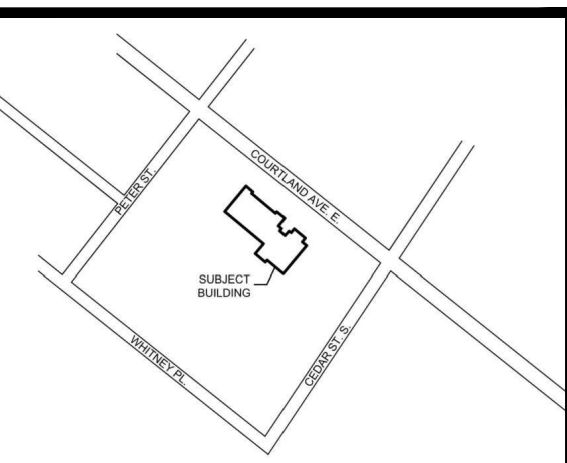
THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF ABA ARCHITECTS INC. & CANNOT BE MODIFIED AND/OR REPRODUCED WITHOUT THE PERMISSION OF ABA ARCHITECTS INC.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

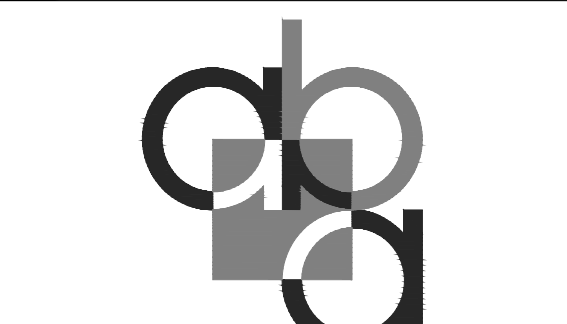


No.	REVISIONS	DATE



KEY PLAN

ISSUED FOR TENDER / PERMIT	2026.01.26
ISSUED FOR CLIENT REVIEW	2026.01.08
SITE PLAN RESUBMISSION	2025.05.09
STAMP PLAN B APPLICATION	2024.11.01
CHRONOLOGY	DATE



PROJECT NAME
COURTLAND PUBLIC SCHOOL PAVING & SITE RENOVATION UPGRADES
107 COURTLAND AVE. E., KITCHENER, ON, N2G 2T9

DRAWING TITLE
SITE PLAN DETAILS

SCALE	AS INDICATED	DRAWING NUMBER SPA.02
SHEET SIZE	610x914	
PROJECT NUMBER	2020-162	

1. LEGAL DESCRIPTION: PLAIN 419 LOT 10 TO LOT 9 PT LOT 10 TO LOT 11 TRACT GERMAN COMPANY LOT 227.
2. SITE INFORMATION TAKEN FROM TOPOGRAPHICAL SURVEY COMPLETED BY WITTEL DYCE ENGINEERING INC.
3. FOR SITE GRADING, SERVICES & STORM WATER MANAGEMENT REFER TO DRAWINGS PREPARED BY WITTEL DYCE ENGINEERING INC.
4. ALL ROADS & ISLANDS SHALL BE 15m 150mm CURBS UNLESS NOTED OTHERWISE.
5. CURB RADIUS = 1.20m UNLESS OTHERWISE DIMENSIONED.
6. STANDARD PARKING SHALL BE 2.28m x 5.5m.
7. ALL KITCHEN COUNTERS SHALL MEET THE 2015 CBC KITCHEN REQUIREMENTS FOR TYPE 'A' (3.4m x 5.5m) AND TYPE 'B' (2.4m x 5.5m) INCLUDING ALL APPLICABLE ACCESSIBLE (1.5m wide).
8. ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF AND HAVE NO GLARE.
9. CONSTRUCTION FENCING SHALL MEET EROSION CONTROL AND LANDSCAPED AREAS TO REMAIN AND SHOULD REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCTION.
11. SIGNAGE (BUILDING, PYLON & OTHERWISE) NOT APPROVED VIA THE SITE PLAN APPROVAL PROCESS.
12. THERE WILL BE NO OUTDOOR STORAGE OF ANY ITEMS ON SITE.
13. ALL GARBAGE TO BE STORED IN MOLOK WASTE SYSTEM PROVIDED ON-SITE.
14. LIGHT FIXTURES & BOLLARDS ALLOWED TO OBSTRUCT PEDESTRIAN MOVEMENT.
15. EXCESS SNOW TO BE REMOVED FROM SITE.



Professional Engineer Seal for Andrew M. Bonfield, License No. 4371, Ontario Association of Architects.

ISSUED FOR TENDER / PERMIT	2026.01.26
ISSUED FOR CLIENT REVIEW	2026.01.08
SITE PLAN RESUBMISSION	2025.05.09
STAMP PLAN B APPLICATION	2024.11.01
CHRONOLOGY	DATE



DRAWING TITLE

SCALE 1:50	DRAWING NUMBER SPA.03
SHEET SIZE 610x914	
PROJECT NUMBER 2020-1-62	



aba architects inc.
101 Randall Drive, Unit 8, Waterloo ON, TEL: 519 884 2711 www.abarchitect.ca

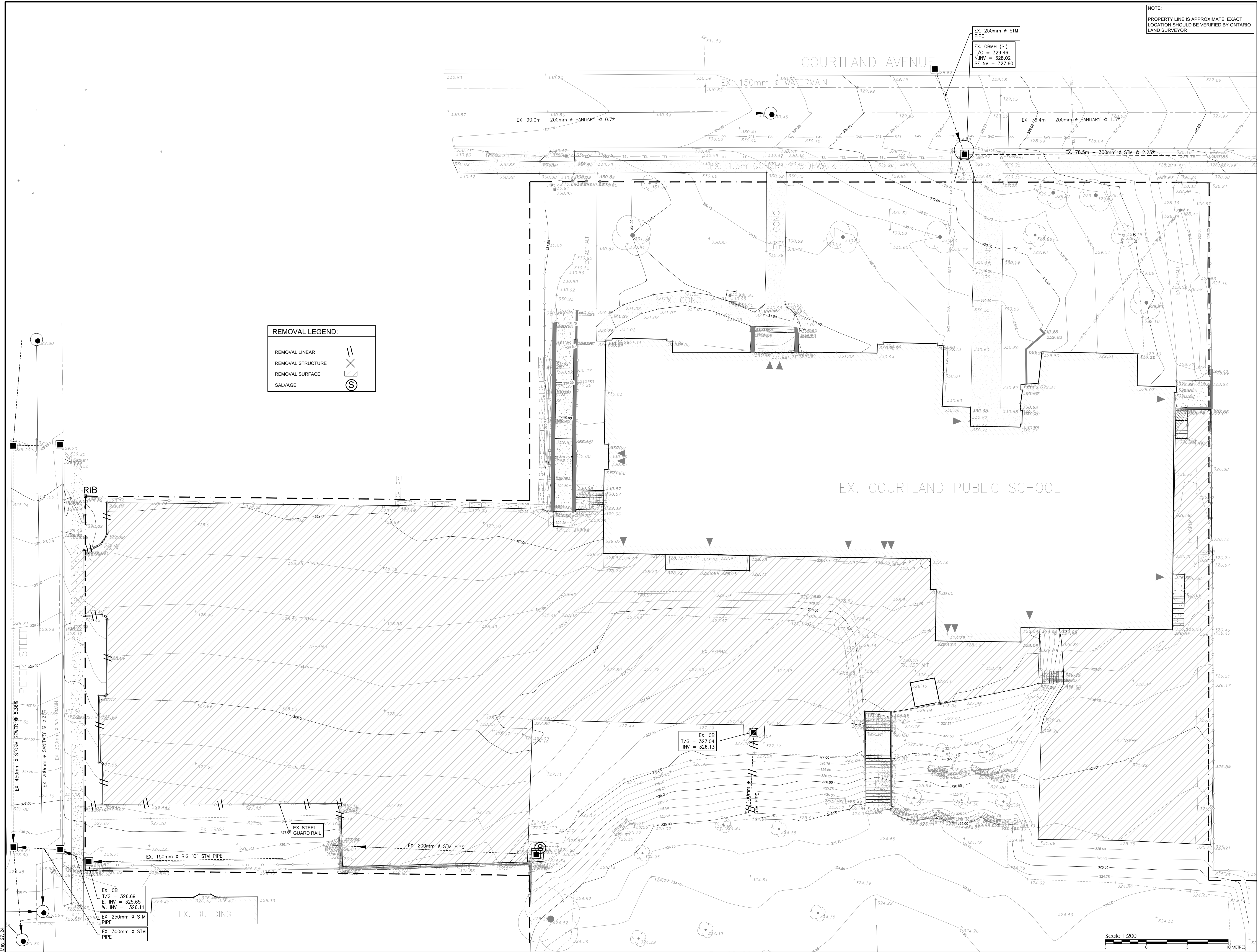


DRAWING TITLE

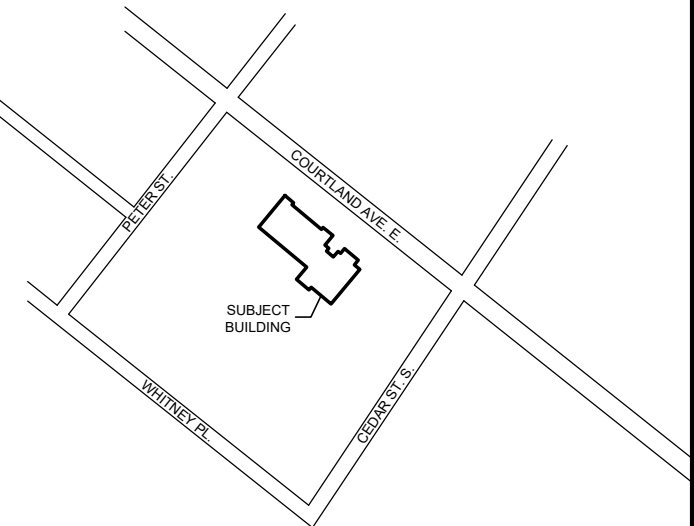
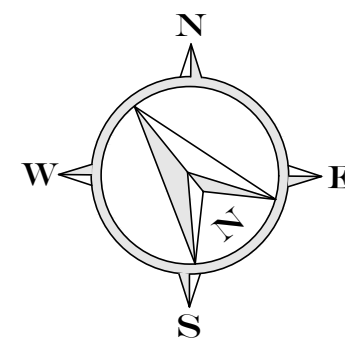
TYPICAL DETAILS

SCALE	DRAWING NUMBER
AS INDICATED	SPA.04
SHEET SIZE	
610x914	
PROJECT NUMBER	
2020-162	

PL 11281-301 - Civil - Site Upgrade/DWG11281-301.dwg
May 22, 2024



NOTE:
PROPERTY LINE IS APPROXIMATE, EXACT
LOCATION SHOULD BE VERIFIED BY ONTARIO
LAND SURVEYOR



KEY PLAN

LEGEND:

ELEVATION	xxxx.xx + (xxx.xx)
EXISTING CONTOURS	— 345.75 —
CENTERLINE ROAD	— — —
DOOR	▽ ▼
TREE DRIP LINE	— — —
TOP/BOTTOM OF BANK	— — —
SWALE	— — —
EX. HYDRO POLE	● ○
FIRE HYDRANT	⊙ ⊙
MANHOLE	⊙ ⊙
CATCHBASIN	⊙ ⊙
ASPHALT	— — —
GRAVEL	— — —
FENCE	— — —
GAS LINE	— — —
HYDRO DUCT	— — —
OVERHEAD WIRE	— — —
TELEPHONE LINE	— — —
FIBRE LINE	— — —
STORM PIPE	— — —
WATERMAIN	— — —
SANITARY	— — —

NOTE:
TOPOGRAPHIC INFORMATION DERIVED FROM
SURVEY COMPLETED BY WITZEL DYCE
ENGINEERING ON 2024/10/12

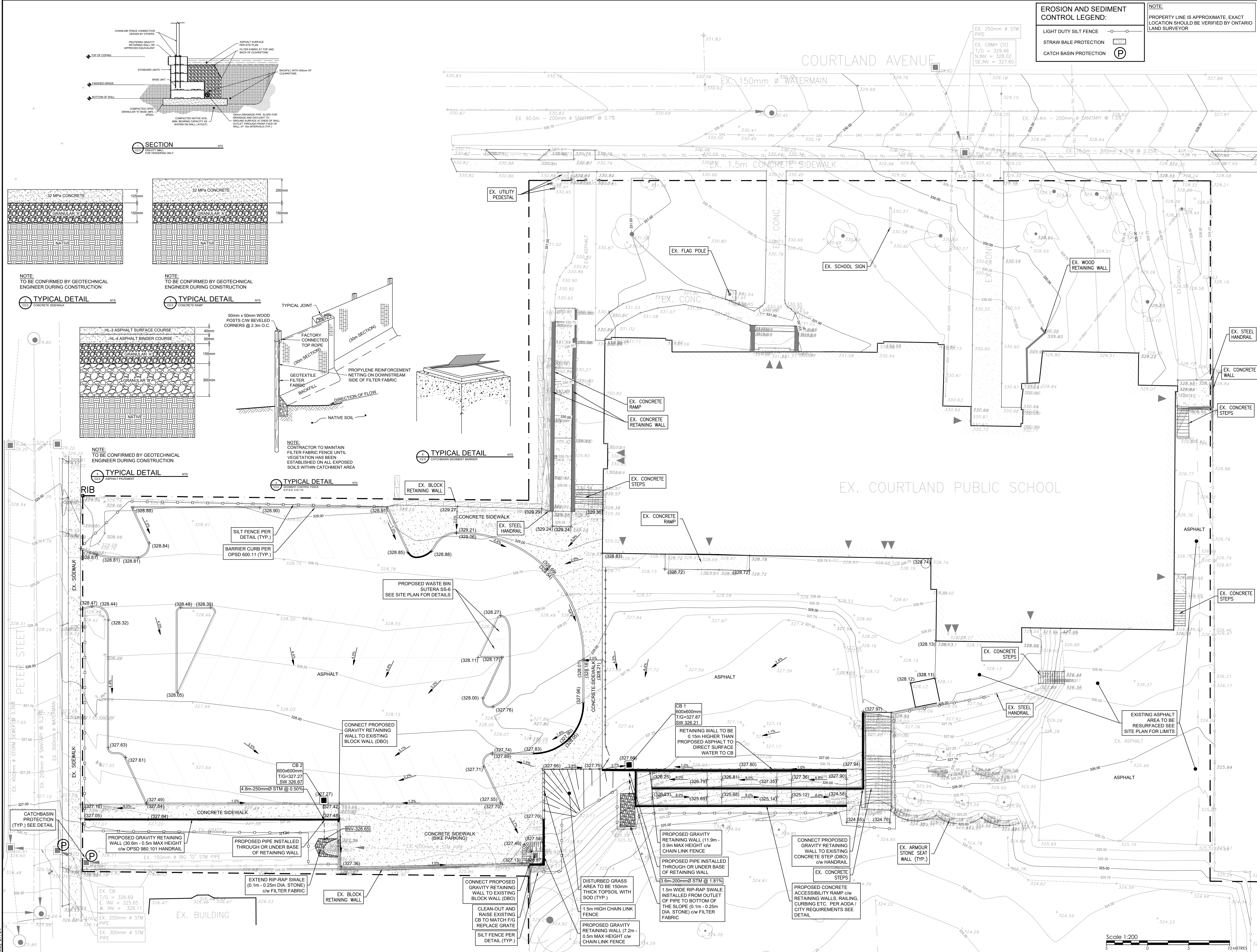
6	2026.01.26	IFT / IFP
5	2025.12.24	REVISED ACCESSIBILITY RAMP
4	2025.11.24	RE-ISSUED FOR TENDER
3	2025.11.07	ISSUED FOR TENDER
2	2025.07.15	REVISED PER CITY COMMENTS
1	2025.05.14	ISSUED FOR SUBMISSION
NO.	DATE	REVISION

WitzelDyce
ENGINEERING INC.
826 King Street North, Unit 20
Waterloo, Ontario, N2J 4G8
www.witzeldyce.com



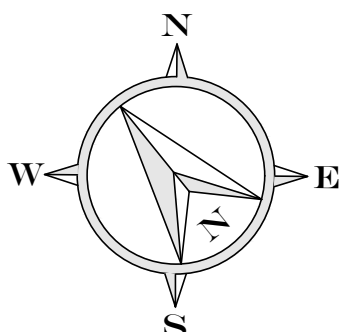
PROJECT
**COURTLAND AVE.
PUBLIC SCHOOL**
162 COURTLAND AVE. KITCHENER, ON
DRAWING
**EXISTING CONDITIONS
AND REMOVALS PLAN**

DESIGNER	JHV	PROJECT NO.	11281-301
DRAWN	JHV	DRAWING NO.	C1.1
DATE	JANUARY 2026		
SCALE	1:200		



EROSION AND SEDIMENT CONTROL LEGEND:	
LIGHT DUTY SILT FENCE	—○—○—○—
STRAW BALE PROTECTION	
CATCH BASIN PROTECTION	(P)

NOTE:
PROPERTY LINE IS APPROXIMATE, EXACT LOCATION SHOULD BE VERIFIED BY ONTARIO LAND SURVEYOR



LEGEND:	
ELEVATION	xxxx.xx + (xxx.xx)
EXISTING CONTOURS	— (xxx.xx) —
CENTERLINE ROAD	—+—+—+—
DOOR	▽ ▽
TREE DRIP LINE	—○—○—○—
TOP/BOTTOM OF BANK	—+—+—+—
SWALE	—+—+—+—
EX. HYDRO POLE	—○—○—○—
FIRE HYDRANT	—○—○—○—
MANHOLE	—○—○—○—
CATCHBASIN	—○—○—○—
ASPHALT	—+—+—+—
GRAVEL	—+—+—+—
FENCE	—+—+—+—
GAS LINE	—+—+—+—
HYDRO DUCT	—+—+—+—
OVERHEAD WIRE	—+—+—+—
TELEPHONE LINE	—+—+—+—
FIBRE LINE	—+—+—+—
STORM PIPE	—+—+—+—
WATERMAIN	—+—+—+—
SANITARY	—+—+—+—
NOTE: TOPOGRAPHIC INFORMATION DERIVED FROM SURVEY COMPLETED BY WITZEL DYCE ENGINEERING ON 2024/10/12	

NO.	DATE	REVISION
6	2026.01.26	IFT / IFP
5	2025.12.24	REVISED ACCESSIBILITY RAMP
4	2025.11.24	RE-ISSUED FOR TENDER
3	2025.11.07	ISSUED FOR TENDER
2	2025.07.15	REVISED PER CITY COMMENTS
1	2025.05.14	ISSUED FOR SUBMISSION

WitzelDyce
ENGINEERING INC.
826 King Street North, Unit 20
Waterloo, Ontario, N2J 4G8
www.witzeldyce.com

PROFESSIONAL ENGINEER
ON
JOHN HENDRIK VLEEMING
NO. 824712

PROJECT COURTLAND AVE. PUBLIC SCHOOL 162 COURTLAND AVE. KITCHENER, ON	
DRAWING EROSION AND SEDIMENT CONTROL PLAN, GRADING AND SERVICING PLAN	PROJECT NO. 11281-301
DESIGNER JHV	DRAWING NO. C2.0
DRAWN JHV	DATE JANUARY 2026
SCALE 1:200	