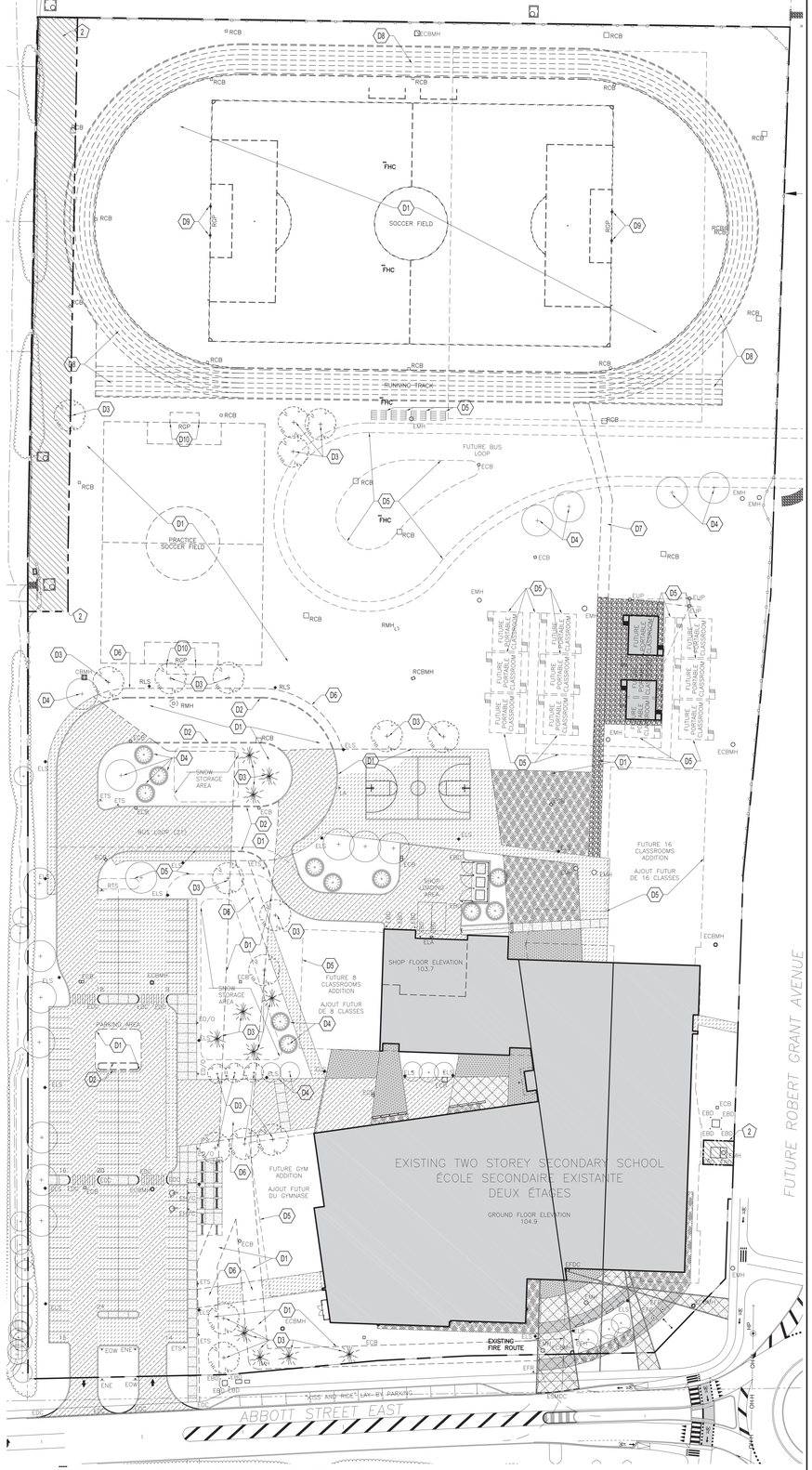
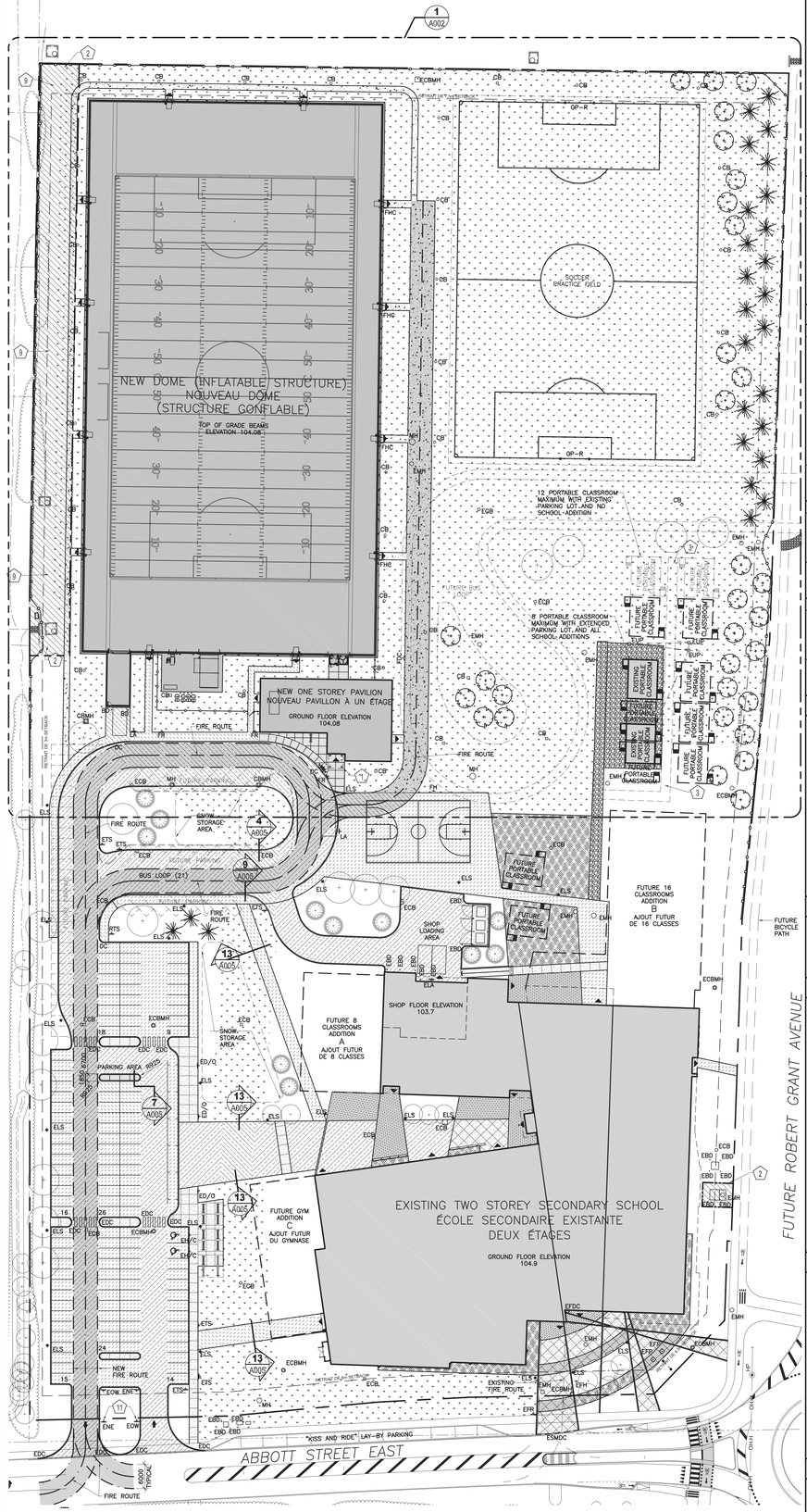


1 SITE PLAN DEMOLITION - SITE PLAN AGREEMENT 2015-03-20
A001 1:500



2 SITE PLAN
A001 1:500

EXISTING SCHOOL + 12 PORTABLES + FOOTBALL DOME

SITE DATA

SITE AREA	60,101.4 m²
FOOTPRINT	
EXISTING SCHOOL FOOTPRINT	7,151.6 m²
FUTURE 12 PORTABLES FOOTPRINT	935.4 m²
NEW FOOTBALL DOME FOOTPRINT	10,166.0 m²
NEW FOOTBALL PAVILION FOOTPRINT	542.4 m²
TOTAL FOOTPRINT	18,795.4 m²
GROSS FLOOR AREA (AS PER CITY OF OTTAWA ZONING BY-LAW DEFINITION)	
EXISTING SCHOOL GROSS FLOOR AREA	6,707.9 m²
FUTURE 12 PORTABLES GROSS FLOOR AREA	804.0 m²
NEW FOOTBALL DOME GROSS FLOOR AREA	9,927.8 m²
NEW FOOTBALL PAVILION GROSS FLOOR AREA	220.4 m²
TOTAL GROSS FLOOR AREA	17,460.1 m²

TOPOGRAPHICAL AND SURVEY INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. (613)727-0850 FAX (613)727-1079

Job No: 14062-13 CECCE P128 CII GO T F2

LEGAL DESCRIPTION:
PART OF LOT 28, CONCESSION 11
GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA

CITY OF OTTAWA ZONING

REQUIRED			PROVIDED
MINOR INSTITUTIONAL ZONE I1A			
LOT AREA	MIN.	400.0m²	60,101.4m²
LOT FRONTAGE	MIN.	15.0m	172.6m
LOT COVERAGE	MAX.	35%	31.3%
BUILDING HEIGHT	MAX.	15.0m	(SCHOOL) 10.95m (DOME) 23.01m
FRONT YARD SETBACK	MIN.	6.0m	7.5m
REAR YARD SETBACK	MIN.	7.5m	8.5m
SIDE YARD SETBACK	MIN.	3.0m	12.0m
CORNER YARD SETBACK	MIN.	4.5m	7.5m
LANDSCAPING IN PARKING	MIN.	15%	30.9%

PARKING CALCULATIONS

MOTOR VEHICLE PARKING : EXISTING SCHOOL + DOME

	USE	No. CLASS	SPACES PER	SPACES REQ'D
REQUIRED	35 CLASSROOMS + 12 PORTABLES = 47 TOTAL			
	MIDDLE SCHOOL	13	1.5/CLASS	19.5
	MIDDLE SCHOOL PORTABLES	4	1.5/CLASS	6
	HIGH SCHOOL	22	3/CLASS	66
	HIGH SCHOOL PORTABLES	8	3/CLASS	24
	ATHLETIC FACILITY	1 SURFACE	4/SURFACE	4 SPACES
	TOTAL REQUIRED PARKING SPACES			120 SPACES
	TOTAL REQUIRED PARKING SPACES FOR THE PHYSICALLY DISABLED			2 SPACES
PROVIDED	SPACES @ 5.2mD X 2.6mW			120 SPACES
	BARRIER FREE SPACES @ 5.2mD X 3.67mW			2 SPACES
	TOTAL SPACES PROVIDED			122 SPACES

BICYCLE PARKING (0.6m X 1.8m)

	USE	GROSS AREA	SPACES PER	SPACES REQ'D
REQUIRED	SCHOOL	7,511.9m²	1 / 100m²	76 SPACES
	DOME	10,148.2m²	1 / 1500m²	7 SPACES
	TOTAL REQUIRED PARKING SPACES			83 SPACES
PROVIDED	EXISTING SPACES AT SCHOOL			81 SPACES
	NEW SPACES AT DOME			8 SPACES
	TOTAL SPACES PROVIDED			89 SPACES

LOADING SPACES (3.5m X 7.0m)

	USE	GROSS AREA	TABLE 113A	SPACES REQ'D
REQUIRED	SCHOOL	7,511.9m²	COLUMN VI	2
	DOME	10,148.2m²	COLUMN VII	2
	TOTAL REQUIRED PARKING SPACES			4 SPACES
PROVIDED	EXISTING SPACES AT SCHOOL			2 SPACES
	NEW SPACES AT DOME			2 SPACES
	TOTAL SPACES PROVIDED			4 SPACES

GENERAL NOTES

1. EXTENT OF CONTRACT IS LIMITED TO WITHIN PROPERTY EXCEPT WHERE SHOWN OTHERWISE.
2. ALL WORK OUTSIDE PROPERTY LINE TO BE CONSTRUCTED TO CITY OF OTTAWA CONSTRUCTION STANDARDS.
3. PARKING STALL SIZE: 2600mm x 5200mm
   BARRIER FREE PARKING STALL: 3900mm x 5200mm
4. FOR LANDSCAPE/PLANTING DETAILS SEE DRAWING AS PREPARED BY UBLA.
5. FOR SITE GRADING INFORMATION SEE GRADING & DRAINAGE DRAWING AS PREPARED BY WSP.
6. FOR SITE SERVICES INFORMATION SEE SITE SERVICES DRAWING AS PREPARED BY WSP.
7. FOR SOIL INVESTIGATION REPORT REFER TO REPORT PREPARED BY EXP SERVICES, PROJECT NUMBER OTT-00024239-AO.
8. SLOPES OF CONCRETE/PAVING AT DEPRESSED CURBS SHALL NOT EXCEED 5%.
9. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS TO THE ARCHITECT. CONTRACTOR TO COORDINATE WITH ALL DRAWINGS.
10. FOR SITE SURVEY INFORMATION, SEE TOPOLOGICAL SURVEY DRAWING PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

SITE PLAN NOTES

1. CANOPY OR 2nd FLOOR ABOVE.
2. EXISTING EASEMENT.
11. NEW 300x610mm TRAFFIC SIGN ON EXISTING POST. WORDING TO BE CONFIRMED BY CLIENT.

*REFER TO DRAWING A002 FOR ADDITIONAL SITE PLAN NOTES.

GENERAL DEMOLITION NOTES

1. EXTENT OF CONTRACT IS LIMITED WITHIN PROPERTY EXCEPT WHERE NOTED OTHERWISE.
2. FOR ADDITIONAL DEMOLITION INFORMATION REFER TO DEMOLITION DRAWINGS AND SPECIFICATIONS PREPARED BY ARCHITECTURAL, LANDSCAPING, STRUCTURAL, MECHANICAL, ELECTRICAL AND CIVIL ENGINEERS DRAWINGS AND SPECIFICATIONS.
3. REFER TO LANDSCAPING DRAWINGS PREPARED BY JAMES B. LENNOX & ASSOCIATES FOR EXISTING LANDSCAPING REMOVAL.
4. LOCATION OF UTILITIES IS PROVIDED FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES. UTILITIES AS SHOWN ARE FOR INFORMATION ONLY.
5. CONTRACTOR TO EXAMINE THE SITE AND ASSESS ALL CONDITIONS, WHICH MAY AFFECT THE WORK PRIOR TO SUBMITTING FINAL TENDER BID.
6. PRIOR TO DEMOLITION, PREPARE A WASTE AUDIT (WA) AND A WASTE REDUCTION WORKPLAN (WRW) AS REQUIRED BY 3R'S REGULATION O. REG. 102/94, DURING DECONSTRUCTION IMPLEMENT A MATERIAL SOURCE SEPARATION (MSSP) PROGRAM, AS REQUIRED BY THE 3R'S REGULATION O. REG. 103/94.
7. CONTROL DUST AND NOISE TO MINIMIZE DUST PLUME AND REDUCE NOISE BEYOND DECONSTRUCTION CONSTRUCTION SITE, BY PROVIDING APPROPRIATE MITIGATE MEASURES (E.G. TEMPORARY ENCLOSURES, USE OF DUST AND NOISE SUPPRESSION) DURING DECONSTRUCTION WORK. ADHERE TO ALL APPLICABLE CITY OF OTTAWA BY-LAWS AND PROVINCIAL REGULATIONS.
8. PROVIDE TEMPORARY CONSTRUCTION FENCING, BARRIERS, SIGNAGE, FLAGMEN AND OTHER FORMS OF PROTECTION AROUND THE PERIMETER OF THE DECONSTRUCTION SITE AS NECESSARY TO PROTECT THE WORKERS AND PUBLIC FROM INJURY DUE TO WORK PERFORMED.

SITE DEMOLITION NOTES

- D1 REMOVE EXTENT OF ASPHALT PAVING (INCLUDING GRANULAR BASE), SAND AND EXISTING GRASS, TOPSOIL AS INDICATED AND AS REQUIRED FOR NEW CONSTRUCTION
- D2 REMOVE EXISTING CONCRETE CURB
- D3 EXISTING TREE TO BE REMOVED, REFER TO LANDSCAPE
- D4 EXISTING TREE TO REMAIN, PROVIDE TEMPORARY TREE PROTECTION FENCE AS PER DETAIL 22/A005, ALSO REFER TO LANDSCAPE DRAWING
- D5 FUTURE ITEM SHOWN ON SITE PLAN CONTROL DRAWINGS
- D6 REMOVE EXISTING ASPHALT SIDEWALK
- D7 REMOVE EXISTING CRUSHED STONE PATH
- D8 REMOVE EXISTING STONE DUST RUNNING TRACK AND EDGING
- D9 REMOVE AND RELOCATE EXISTING GOAL POST; CUT GOAL POST FLUSH WITH TOP OF FOUNDATION, REMOVE FOUNDATION
- D10 REMOVE EXISTING GOAL POST; CUT GOAL POST FLUSH WITH TOP OF FOUNDATION AND TURN OVER TO OWNER, REMOVE FOUNDATION

LEGEND (CONT'D)

- EXISTING TREES TO BE REMOVED OR TRANSPLANTED (REFER TO LANDSCAPE)
- NEW TREES (REFER TO LANDSCAPE)
- EXISTING TREES TO REMAIN (REFER TO LANDSCAPE)

EXISTING SCHOOL + ADDITIONS + 8 PORTABLES + FOOTBALL DOME

SITE DATA

SITE AREA	60,101.4 m²
FOOTPRINT	
SCHOOL W/ ADDITIONS FOOTPRINT	9,703.1 m²
8 PORTABLES FOOTPRINT	623.6 m²
FOOTBALL DOME FOOTPRINT	10,166.0 m²
FOOTBALL PAVILION FOOTPRINT	542.4 m²
TOTAL FOOTPRINT	21,035.1 m²
GROSS FLOOR AREA (AS PER CITY OF OTTAWA ZONING BY-LAW DEFINITION)	
SCHOOL W/ ADDITIONS GFA	9,902.7 m²
8 PORTABLES GROSS FLOOR AREA	536.0 m²
FOOTBALL DOME GROSS FLOOR AREA	9,927.8 m²
FOOTBALL PAVILION GROSS FLOOR AREA	220.4 m²
TOTAL GROSS FLOOR AREA	20,586.9 m²

TOPOGRAPHICAL AND SURVEY INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. (613)727-0850 FAX (613)727-1079

Job No: 14062-13 CECCE P128 CII GO T F2

LEGAL DESCRIPTION:
PART OF LOT 28, CONCESSION 11
GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA

CITY OF OTTAWA ZONING

REQUIRED			PROVIDED
MINOR INSTITUTIONAL ZONE I1A			
LOT AREA	MIN.	400.0m²	60,101.4m²
LOT FRONTAGE	MIN.	15.0m	172.6m
LOT COVERAGE	MAX.	35%	35.0%
BUILDING HEIGHT	MAX.	15.0m	(SCHOOL) 10.95m (DOME) 23.01m
FRONT YARD SETBACK	MIN.	6.0m	7.5m
REAR YARD SETBACK	MIN.	7.5m	8.5m
SIDE YARD SETBACK	MIN.	3.0m	12.0m
CORNER YARD SETBACK	MIN.	4.5m	7.5m
LANDSCAPING IN PARKING	MIN.	15%	42.5%

PARKING CALCULATIONS

MOTOR VEHICLE PARKING : EXISTING SCHOOL + ADDITION + DOME

	USE	No. CLASS	SPACES PER	SPACES REQ'D
REQUIRED	59 CLASSROOMS + 8 PORTABLES = 64 TOTAL			
	MIDDLE SCHOOL	20	1.5/CLASS	30
	MIDDLE SCHOOL PORTABLES	3	1.5/CLASS	4.5
	HIGH SCHOOL	39	3/CLASS	117
	HIGH SCHOOL PORTABLES	5	3/CLASS	15
	ATHLETIC FACILITY	1 SURFACE	4/SURFACE	4
	TOTAL REQUIRED PARKING SPACES			171 SPACES
	TOTAL REQUIRED PARKING SPACES FOR THE PHYSICALLY DISABLED			2 SPACES
PROVIDED	SPACES @ 5.2mD X 2.6mW			173 SPACES
	BARRIER FREE SPACES @ 5.2mD X 3.67mW			2 SPACES
	TOTAL SPACES PROVIDED			175 SPACES

BICYCLE PARKING (0.6m X 1.8m)

	USE	GROSS AREA	SPACES PER	SPACES REQ'D
REQUIRED	SCHOOL	10,438.7m²	1 / 100m²	105 SPACES
	DOME	10,148.2m²	1 / 1500m²	7 SPACES
	TOTAL REQUIRED PARKING SPACES			112 SPACES
PROVIDED	SCHOOL			108 SPACES
	DOME			8 SPACES
	TOTAL SPACES PROVIDED			116 SPACES

LOADING SPACES (3.5m X 7.0m)

	USE	GROSS AREA	TABLE 113A	SPACES REQ'D
REQUIRED	SCHOOL	10,438.7m²	COLUMN VI	2
	DOME	10,148.2m²	COLUMN VII	2
	TOTAL REQUIRED PARKING SPACES			4 SPACES
PROVIDED	SCHOOL			2 SPACES
	DOME			2 SPACES
	TOTAL SPACES PROVIDED			4 SPACES

LEGEND

- BARRIER FREE PARKING
- BUILDING ENTRANCE/EXIT
- ○ EBD EXISTING BOLLARD TO REMAIN
- ● BD NEW BOLLARD, REFER TO DETAIL 5/A005
- CURB
- EDC EXISTING DEPRESSED CURB TO REMAIN
- DC NEW DEPRESSED CURB
- ESMDC SEMI-MOUNTABLE DEPRESSED CURB
- EXISTING CHAIN LINK FENCE TO REMAIN
- NEW VINYL COATED CHAIN LINK FENCE
- ROAD CENTER LINE
- FIRE ROUTE
- SET BACK LINE
- PROPERTY LOT LINE
- EASEMENT BOUNDARY
- FR FIRE ROUTE SIGN (EVERY 25 METRES)
- EFR EXISTING FIRE ROUTE SIGN TO REMAIN
- EH/C EXISTING HANDICAPPED PARKING SIGN TO REMAIN
- ED/O EXISTING DROP-OFF SIGN TO REMAIN
- EOW EXISTING ONE WAY SIGN TO REMAIN
- ENE EXISTING NO ENTRY SIGN TO REMAIN
- ELA EXISTING LOADING AREA SIGN TO REMAIN
- LA NEW LOADING AREA SIGN
- ETS EXISTING MISC. TRAFFIC SIGN TO REMAIN
- RTS RELOCATE EXISTING MISC. TRAFFIC SIGN
- RGP REMOVE OR RELOCATE EXISTING GOAL POSTS
- GP-R RELOCATED EXISTING GOAL POSTS
- ELS EXISTING LIGHT STANDARD TO REMAIN
- RLS REMOVE EXISTING LIGHT STANDARD
- SIB IRON BAR (REFER TO SURVEY)
- EFDC EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
- FDC NEW FIRE DEPARTMENT CONNECTION (REFER TO MECHANICAL)
- EFH EXISTING FIRE HYDRANT TO REMAIN
- FH NEW FIRE HYDRANT (REFER TO CIVIL)
- EMH EXISTING MAN HOLE TO REMAIN
- RMH REMOVE EXISTING MAN HOLE (REFER TO CIVIL)
- MH NEW MAN HOLE (REFER TO CIVIL)
- ECB EXISTING CATCH BASIN TO REMAIN
- RCB REMOVE EXISTING CATCH BASIN (REFER TO CIVIL)
- CB NEW CATCH BASIN (REFER TO CIVIL)
- EFP EXISTING FLAG POLE TO REMAIN
- EUP EXISTING UTILITY POST
- FHC FIRE HOSE CABINET (REFER TO MECHANICAL)
- EXISTING UNIT PAVERS TO REMAIN
- EXISTING HEAVY DUTY ASPHALT PAVING TO REMAIN
- EXISTING LIGHT DUTY ASPHALT PAVING TO REMAIN
- EXISTING CONCRETE WALK TO REMAIN
- EXISTING CRUSHED STONE PATHWAY TO REMAIN
- EXISTING MULCH TO REMAIN
- NEW TYPE 1 ASPHALT – HEAVY DUTY (REFER TO SPEC.)
- NEW TYPE 2 ASPHALT – LIGHT DUTY (REFER TO SPEC.)
- NEW CONCRETE WALK
- NEW CRUSHED STONE PATHWAY
- NEW GRASS (REFER TO LANDSCAPE)
- EXISTING EASEMENT (REFER TO SURVEY)
- EXTENT OF FIRE ROUTE PART OF SEPARATE PRICE SP-2

CONSEIL DES ÉCOLES CATHOLIQUES DU CENTRE-EST
Le meilleur conseil qu'on puisse vous donner

APPROVED
By Derrick Moodie at 12:08 pm, Sep 10, 2018

DERRICK MOODIE
MANAGER
PLANNING, INFRASTRUCTURE & ECONOMIC DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA

ISSUE NO.	REV. NO.	DATE YYYY/MM/DD	ISSUE
9	0	2018/08/24	REISSUED FOR SITE PLAN CONTROL
8	0	2018/07/26	REISSUED FOR BUILDING PERMIT
7	0	2018/07/20	REISSUED FOR SITE PLAN CONTROL
6	0	2018/07/03	ISSUED AS PART OF ADDENDUM #6
5	0	2018/05/17	REISSUED FOR TENDER
4	0	2018/05/09	REISSUED FOR SITE PLAN CONTROL
3	0	2018/04/27	ISSUED FOR BUILDING PERMIT
2	1	2018/03/06	REISSUED FOR SITE PLAN CONTROL
2	0	2018/02/05	ISSUED FOR SITE PLAN CONTROL
1	0	2017/11/08	ISSUED FOR INFORMATION (DOME&TURF TENDER)

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CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS

TRUE NORTH | PLAN NORTH

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LICENCE 5281

EDWARD J. CUHACI & ASSOCIATES ARCHITECTS Inc.
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Fax:(613) 236-1944 Telephone:(613) 235-7105 E-mail: info@cuhaci.com

PROJECT TITLE/TITRE DU PROJET
ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS - DOME
5315 ABBOTT STREET
OTTAWA, ON

CONSEIL DES ÉCOLES CATHOLIQUES DU CENTRE-EST
4000, RUE LABELLE, OTTAWA, ON K1J 1A1

DRAWING TITLE/TITRE DU DESSIN
SITE PLAN

SCALE ÉCHELLE	1:500	PROJ. No	1714
		ISSUE No.	9
		REV. No.	0
DRAWN BY DESSINÉ PAR	S.R.	DRAWING/DESSIN	A001
CHECKED BY VÉRIFIÉ PAR	J.J.		
DATE	JULY 2017	ACAD FILE/FICHIER: 1714-A001.DWG	

D07-12-18-0026 PLAN #17627

Plot By: SIMON RIOUX | PLOT STAMP FOR EXC. USE ONLY
Plot Date: 24/09/2018 Plot Time: 3:32:48
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