

**EXISTING SCHOOL + ADDITION + 6 PORTABLES+DOME+PAVILION**

**SITE DATA**

SITE AREA	60,101.4 m <sup>2</sup>
FOOTPRINT	
EXISTING SCHOOL FOOTPRINT	7,111.6 m <sup>2</sup>
SCHOOL ADDITION FOOTPRINT	1,043.1 m <sup>2</sup>
6 PORTABLES FOOTPRINT	420.0 m <sup>2</sup>
FOOTBALL DOME FOOTPRINT	10,518.4 m <sup>2</sup>
DOME PAVILION	504.1 m <sup>2</sup>
TOTAL FOOTPRINT	19,597.2 m <sup>2</sup>
GROSS FLOOR AREA	
(AS PER CITY OF OTTAWA ZONING BY-LAW DEFINITION)	
EXISTING SCHOOL GROSS FLOOR AREA	6,159.8 m <sup>2</sup>
SCHOOL ADDITION GROSS FLOOR AREA	1,655.3 m <sup>2</sup>
6 PORTABLES GROSS FLOOR AREA	402.0 m <sup>2</sup>
FOOTBALL DOME GROSS FLOOR AREA	9,927.8 m <sup>2</sup>
NEW DOME PAVILION GROSS FLOOR AREA	237.8 m <sup>2</sup>
TOTAL GROSS FLOOR AREA	18,382.7 m <sup>2</sup>

TOPOGRAPHICAL AND SURVEY INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. (613)727-0850 FAX (613)727-1079  
 Job No: 22688-22  
 LEGAL DESCRIPTION: PART OF LOT 28, CONCESSION 11 GEOGRAPHIC TOWNSHIP OF GOULBOURN CITY OF OTTAWA

**CITY OF OTTAWA ZONING**

REQUIRED	PROVIDED
MINOR INSTITUTIONAL ZONE 11A [2129]	
LOT AREA MIN. 400.0m <sup>2</sup>	60,101.4m <sup>2</sup>
LOT FRONTAGE MIN. 15.0m	172.6m
LOT COVERAGE MAX. 35%	32.6%
BUILDING HEIGHT (DOME) MAX. 23.5m	(DOME) 23.01m
BUILDING HEIGHT (OTHERS) MAX. 15.0m	(SCHOOL) 10.95m
	(PAVILION) 4.83m
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 + ADDITION + DOME + PAVILION

REQUIRED	USE	No. CLASS	SPACES PER CLASS	SPACES REQ'D
53 CLASSROOMS + 6 PORTABLES = 59 TOTAL				
	MIDDLE SCHOOL	18	1.5/CLASS	27
	MIDDLE SCHOOL PORTABLES	2	1.5/CLASS	3
	HIGH SCHOOL	35	2/CLASS	70
	HIGH SCHOOL PORTABLES	4	2/CLASS	8
	DOME (ATHLETIC FACILITY)	1 SURFACE	4/SURFACE	4
TOTAL REQUIRED PARKING SPACES				112 SPACES
TOTAL REQUIRED PARKING SPACES FOR PERSONS WITH DISABILITIES				2 SPACES
PROVIDED	SPACES @ 5.2mD X 2.6mW			121 SPACES
	SPACES FOR PERSONS WITH DISABILITIES @ 5.2mD X 3.67mW			2 SPACES
TOTAL SPACES PROVIDED				123 SPACES

BICYCLE PARKING (0.6m X 1.8m)

REQUIRED	USE	GROSS AREA	TABLE 113A	SPACES REQ'D
SCHOOL	8,217.1m <sup>2</sup>	1 / 100m <sup>2</sup>	COLUMN VI	83 SPACES
DOME	10,165.6m <sup>2</sup>	1 / 1500m <sup>2</sup>	COLUMN VII	7 SPACES
TOTAL REQUIRED PARKING SPACES				90 SPACES
PROVIDED	SCHOOL (EXISTING)			90 SPACES
	DOME			0 SPACES
TOTAL SPACES PROVIDED				90 SPACES

LOADING SPACES (3.5m X 7.0m)

REQUIRED	USE	GROSS AREA	TABLE 113A	SPACES REQ'D
SCHOOL	8,217.1m <sup>2</sup>	COLUMN VI		1
DOME	10,165.6m <sup>2</sup>	COLUMN VII		2
TOTAL REQUIRED PARKING SPACES				3 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
- EC EXISTING CONCRETE CURB TO REMAIN
- EDC EXISTING DEPRESSED CONCRETE CURB TO REMAIN
- ESMDC EXISTING SEMI-MOUNTABLE DEPRESSED CONCRETE CURB
- EXISTING CHAIN LINK FENCE TO REMAIN
- ROAD CENTER LINE
- FIRE ROUTE
- SET BACK LINE
- PROPERTY LOT LINE
- EASEMENT BOUNDARY
- ▽ 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
- ▽ ETS EXISTING MISC. TRAFFIC SIGN TO REMAIN
- ▽ ELS EXISTING LIGHT STANDARD TO REMAIN
- SIB IRON BAR (REFER TO SURVEY)
- ▽ EFD EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
- ▽ FDC NEW FIRE DEPARTMENT CONNECTION (REFER TO MECHANICAL)
- ▽ EFH EXISTING FIRE HYDRANT TO REMAIN
- EMH EXISTING MAN HOLE TO REMAIN (REFER TO CIVIL)
- ECB EXISTING CATCH BASIN TO REMAIN (REFER TO CIVIL)
- EFP EXISTING FLAG POLE TO REMAIN
- EUP EXISTING UTILITY POST
- EFHC EXISTING FIRE HOSE CABINET
- NCC NEW CONCRETE CURB
- DC NEW DEPRESSED CONCRETE CURB
- SMDC NEW SEMI-MOUNTABLE DEPRESSED CONCRETE CURB
- ▽ NFR NEW FIRE ROUTE SIGN (EVERY 25 METRES)
- ▽ SFP NEW STOP FOR PEDESTRIAN SIGN
- ▽ ST NEW STOP SIGN
- ▽ KR NEW KEEP RIGHT SIGN
- ▽ RTO NEW RIGHT TURN ONLY SIGN
- ▽ LA NEW LOADING AREA SIGN
- ▽ LS NEW LIGHT STANDARD AND/OR REINSTATED EXISTING LIGHT STANDARD, REFER TO ELECTRICAL
- ▽ FH NEW FIRE HYDRANT (REFER TO CIVIL)
- MH NEW MAN HOLE (REFER TO CIVIL)
- CB NEW CATCH BASIN (REFER TO CIVIL)
- BD NEW BOLLARD

- ▨ NEW BUILDING
- ▨ EXISTING BUILDING
- ▨ EXISTING AREA NOT IN SCOPE OF WORK
- ▨ 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 SEEDED GRASS
- ▨ NEW SODDED GRASS (REFER TO LANDSCAPE)
- ▨ NEW CONCRETE PAVING
- ▨ EXISTING EASEMENT (REFER TO SURVEY)
- NEW TREES (REFER TO LANDSCAPE)
- EXISTING TREES TO REMAIN (REFER TO LANDSCAPE)

**GENERAL NOTES**

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

**SITE PLAN NOTES - EXISTING**

- EXISTING TRANSFORMER
- EXISTING PLANTER
- EXISTING SECOND FLOOR OVERHANG OR CANOPY
- EXISTING GAS METER WITH CHAINLINK FENCE
- EXISTING HEAVY TIMBER BENCHES
- EXISTING BICYCLE PARKING 90 SPACES
- EXISTING GARBAGE ENCLOSURE
- EXISTING VEHICLE AIRLOCK
- EXISTING HEAT AND INFLATION UNIT
- EXISTING FENCED SERVICE EQUIPMENT YARD
- EXISTING EMERGENCY EXIT FROM DOME
- EXISTING LOADING SPACE
- EXISTING SCHOOL SIGN
- EXISTING CONCRETE STORAGE SHED
- EXISTING GOAL POSTS
- NOT USED
- EXISTING EASEMENT
- EXISTING FIRE ROUTE
- EXISTING DOME VESTIBULE
- EXISTING ASPHALT BICYCLE PATH
- EXISTING GRASS AREA
- EXISTING CONCRETE SIDE WALK

**SITE PLAN NOTES - NEW**

- NEW SECOND FLOOR OVERHANG OR CANOPY
- NEW FIRE ROUTE
- FUTURE PORTABLE CLASSROOM N.I.C.
- LINE OF FUTURE GRANULAR 'A' PAD FOR FUTURE PORTABLE CLASSROOMS
- NEW CURB RAMP WITH FLARED SIDES AND TACTILE SURFACE WALKING INDICATOR. REFER TO SITE DETAILS AND SPECIFICATIONS
- NEW CONCRETE SIDEWALK/CURB TO NEAREST CONTROL JOINT.
- PAINT THE CYCLE TRACK ACROSS THE PRIVATE APPROACH, GREEN COLOUR AS PER CITY OF OTTAWA STANDARD.
- REINSTATED EXISTING BASKET BALL BACKSTOPS
- NEW BASKETBALL GAMELINE
- NEW CONCRETE CURB, REFER TO CIVIL FOR MORE INFORMATION

**SITE PLAN NOTES - EXISTING**

LES IDEES, CONCEPTS, DISPOSITIONS ET PLANS MONTRÉS OU REPRÉSENTÉS PAR CE DESSIN APPARTIENNENT À EDWARD J. CUHACI AND ASSOCIATES ARCHITECTS INC. ET ONT ÉTÉ CRÉÉS ET DÉVELOPPÉS POUR ÊTRE UTILISÉS DANS LE CADRE DU PRÉSENT PROJET. ILS NE DOIVENT PAS ÊTRE UTILISÉS À D'AUTRES FINS NI COMMUNIQUÉS À QUI QUE CE SOIT SANS LA PERMISSION ÉCRITE DE EDWARD J. CUHACI AND ASSOCIATES ARCHITECTS INC.

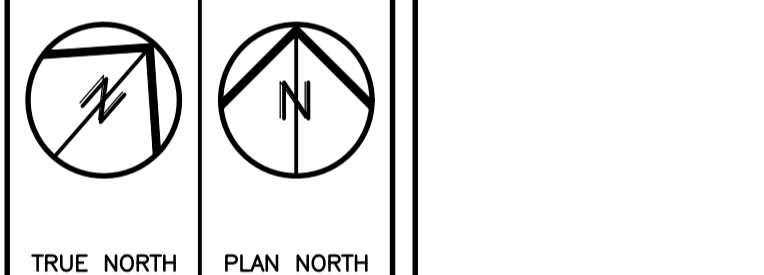
L'ARCHITECTE DÉCLINE TOUTE RESPONSABILITÉ DÉCOULANT DE PROBLÈMES FAISANT SUITE AU NON-RESPECT DES PLANS ET DEVIS OU DE L'INTENTION DU CONCEPT QU'ILS TRANSMETTENT OU DE TOUTS PROBLÈMES POUVANT RÉSULTER DU DÉFAUT DE TIERS D'OBTENIR OU DE SUIVRE LES INSTRUCTIONS DE L'ARCHITECTE RELATIVEMENT AUX ERREURS, OMISSIONS, INCOHÉRENCES, AMBIGUITÉS OU CONTRADICTIONS ALLÉGUÉES.

L'ENTREPRENEUR DOIT VÉRIFIER TOUTES LES DIMENSIONS SUR PLACE ET INFORMER L'ARCHITECTE DE TOUT ÉCART AVANT LE DÉBUT DES TRAVAUX. NE PAS MESURER LES DESSINS À L'ÉCHELLE.

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



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PROJECT/TITRE DU PROJET  
**ÉCOLE SECONDAIRE CATHOLIQUE PAUL-DESMARAIS - ADDITION**  
 5315 ABBOTT STREET EAST  
 OTTAWA, ON

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

DRAWING/TITRE DU DESSIN  
**SITE PLAN**

SCALE ÉCHELLE	1:500	PROJ. No	2219	ISSUE No	1	REV. No	1
DRAWN BY DESSINÉ PAR	S.R.	DRAWING/DESSIN					
CHECKED BY VÉRIFIÉ PAR	J.J.						
DATE	JANUARY 2022						

**A001**

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**1 SITE PLAN - OVERALL**  
 A001 1:750