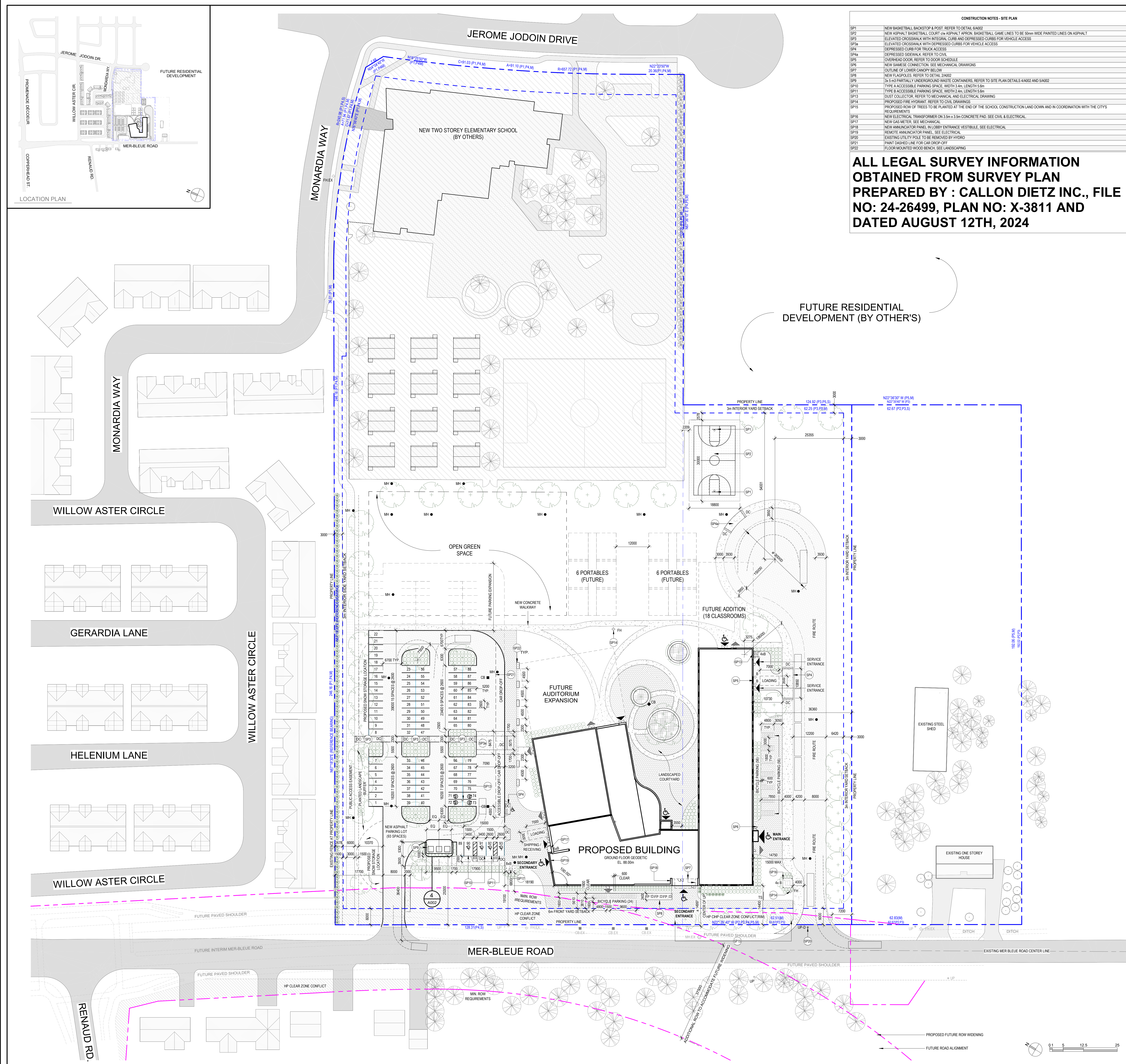




**ALL LEGAL SURVEY INFORMATION
OBTAINED FROM SURVEY PLAN
PREPARED BY : CALLON DIETZ INC., FILE
NO: 24-26499, PLAN NO: X-3811 AND
DATED AUGUST 12TH, 2024**

CONSTRUCTION NOTES - SITE PLAN	
SP1	NEW BASKETBALL BACKSTOP & POST. REFER TO DETAIL 6A002
SP2	NEW ASPHALT BASKETBALL COURT ON ASPHALT APRON. BASKETBALL GAME LINES TO BE 50mm WIDE PAINTED LINES ON ASPHALT
SP3	ELEVATED CROSSWALK WITH INTERIOR CURB AND DEPRESSION CURB FOR VEHICLE ACCESS
SP4	DEPRESSION CURB FOR TRUCK ACCESS
SP5	DEPRESSION CURB FOR TRUCK ACCESS
SP6	DEPRESSION CURB FOR TRUCK ACCESS
SP7	OVERHEAD DOOR. REFER TO DOOR SCHEDULE
SP8	NEW GABLE CONNECTION. SEE MECHANICAL DRAWINGS
SP9	OUTLINE OF LOWER CANOPY BELOW
SP10	NEW FLAGPOLES. REFER TO DETAIL 2A002
SP11	3.5m PARTIALLY UNDERGROUND WASTE CONTAINERS. REFER TO SITE PLAN DETAILS 4A002 AND 5A002
SP12	TYPE A ACCESSIBLE PARKING SPACE, WIDTH 3.4m, LENGTH 5.0m
SP13	DUST COLLECTION. REFER TO MECHANICAL AND ELECTRICAL DRAWING
SP14	PROPOSED FIRE HYDRANT. REFER TO CIVIL DRAWINGS
SP15	PROPOSED ROW OF TREES TO BE PLANTED AT THE END OF THE SCHOOL CONSTRUCTION LAND DOWN AND IN COORDINATION WITH THE CITY'S REQUIREMENTS
SP16	NEW ELECTRICAL TRANSFORMER ON 3.5m x 3.5m CONCRETE PAD. SEE CIVIL & ELECTRICAL
SP17	NEW GAS METER. SEE MECHANICAL
SP18	NEW ANNUNCIATOR PANEL IN LOBBY ENTRANCE VESTIBULE. SEE ELECTRICAL
SP19	REMOTE ANNUNCIATOR PANEL. SEE ELECTRICAL
SP20	EXISTING UTILITY POLE TO BE REMOVED BY HYDRO
SP21	PANT DASHED LINE FOR CAR DROP-OFF
SP22	FLOOR MOUNTED WOOD BENCH. SEE LANDSCAPE

- GENERAL NOTES**
- ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT GRADE, FLOOR ELEVATIONS AND PROPERTY LINE DIMENSIONS (SHOWN IN METERS).
 - REFER TO LANDSCAPE DRAWINGS FOR SIDEWALK, CONCRETE CURBS, SOFTHARD LANDSCAPING AND PAVEMENT MATERIAL PATTERN LAYOUT.
 - REFER TO CIVIL DRAWING FOR CATCH BASINS, MANHOLES, SITE SERVICES, SITE GRADING, SURFACE DRAINAGE, ROAD WORK, PAVEMENT, SIDEWALK AND CONCRETE CURBS.
 - ELEVATIONS SHOWN ARE REFERRED TO GEODETIC DATUM.
 - ALL PARKING SPACES TO HAVE 100mm WIDE PAINTED LINES ON ASPHALT, INCLUDING ACCESSIBLE SPACES, ACCESSIBLE PARKING SPACE LOGO AND ELECTRIC CAR CHARGING LOGO AS ILLUSTRATED. FOLLOW OTTAWA ACCESSIBILITY DESIGN STANDARDS FOR THE EXISTING WORK.
 - REFER TO ELECTRICAL SITE PLAN FOR ALL ELECTRICAL WORK.
 - CONTRACTOR SHALL RESTITUTE TO THE SATISFACTION OF THE CITY, ANY PROPERTY OF THE CITY, INCLUDING BUT NOT LIMITED TO: SIDEWALK, CURBS AND ROAD ELEVATIONS, WHICH IS DAMAGED AS A RESULT OF THE CONSTRUCTION.
 - CONTRACTOR SHALL BUILD ALL PRIVATE APPROACHES, INCLUDING TEMPORARY CONSTRUCTION ACCESS TO THE SITE, SHALL BE DESIGNED AND LOCATED IN ACCORDANCE WITH AND SHALL COMPLY WITH THE CITY'S PRIVATE APPROACH BY-LAW, BY-LAW NO. 2003-447, AS AMENDED, AND SHALL BE SUBJECT TO THE CITY'S APPROVAL AS A RESULT OF THE CONSTRUCTION.
- FULL COURT BASKETBALL**
- ALL GAME LINES FOR FULL COURT BASKETBALL TO BE PAINTED WHITE, UNLESS NOTED OTHERWISE
 - LAND SPACE MARKS A NEUTRAL ZONE MARKING TO BE PAINTED A CONTRASTING COLOR TO THE BOUNDING LINES
 - ALL GAME LINES FOR BASKETBALL TO BE 50mm WIDE, UNLESS NOTED OTHERWISE

SITE PLAN LEGEND		SITE PLAN LEGEND - HATCH PATTERN	
---	PROPERTY LINE	[Pattern]	PROPOSED PRECAST CONCRETE PAVING. REFER TO LANDSCAPE DRAWINGS
---	PROPERTY LINE - ADJACENT PROPERTY	[Pattern]	PROPOSED PERMEABLE PAVING. REFER TO LANDSCAPE DRAWINGS
---	BUILDING SETBACK	[Pattern]	PROPOSED CONCRETE. REFER TO LANDSCAPE DRAWINGS
---	EXISTING RIGHT OF WAY	[Pattern]	PROPOSED ENGINEERED WOOD FLOOR. REFER TO LANDSCAPE DRAWINGS
---	EXISTING CHAIN LINK FENCE	[Pattern]	PROPOSED HEAVY DUTY ASPHALT. REFER TO CIVIL DRAWINGS
▲	MAIN ENTRANCE	[Pattern]	EXISTING ASPHALT
▲	SECONDARY ENTRANCE	[Pattern]	TACTILE SURFACE
▲	EXIT ONLY	[Pattern]	WORK NOT IN CONTRACT. NEW ELEMENTARY SCHOOL CURRENTLY IN CONSTRUCTION ON THE SCHOOL BOARD'S SAME PROPERTY AND ADDRESS.
↑	VEHICULAR DIRECTION		
▲	BARRIER FREE PARKING STALL		
▲	BICYCLE LANE		
▲	ELECTRIC CHARGING STATION		
▲	PROPOSED SHRUBS & PERENNIALS. SEE LANDSCAPE		
▲	PROPOSED TREE. SEE LANDSCAPE		
▲	EXISTING TREE TO REMAIN. SEE LANDSCAPE		
▲	EXISTING UTILITY POLE		
▲	NEW FIRE HYDRANT. SEE CIVIL		
▲	EXISTING FIRE HYDRANT		
▲	NEW FLAGPOLE ON CONCRETE BASE. SEE DETAIL 3A004		
▲	DEPRESSION CURB WITH TACTILE INDICATOR		
▲	NEW CATCH BASIN. SEE CIVIL		
▲	EXISTING CATCH BASIN		
▲	NEW MANHOLE. SEE CIVIL		
▲	NEW GALVANIZED STEEL BOLLARD. PAINTED. REFER TO WOOD SHOP. ENLARGED FLOOR PLAN AND CIVIL		
▲	NEW LIGHT POST ON CONCRETE BASE. SEE DETAIL 6A004. REFER TO ELECTRICAL		
▲	EXISTING LIGHT POST		
▲	NEW SCHOOL TITLE SIGNAGE. SEE DETAIL 2A002. REFER TO ELECTRICAL		

PROJECT NAME: NOUVELLE ÉCOLE SECONDAIRE PUBLIQUE ORLÉANS SUD

OWNER: CONSEIL DES ÉCOLES PUBLIQUES DE L'EST DE L'ONTARIO (CEPEO), 2445 ST-LAURENT BLVD, OTTAWA, ON K1G 6C3 T: 613 742-8960

ARCHITECT: GRC ARCHITECTS 401-47 CLARENCE STREET, OTTAWA, ON K1N 9K1 T: 613 214 8203

LEGAL DESCRIPTION PART OF LOT 4 CONCESSION 11 (GEOGRAPHIC TOWNSHIP OF CUMBERLAND) PIN: 14563-1816(LT) & 14563-0513(LT) & 14563-0514(LT)

ADDRESS 2405 & 2419, MER-BLEUE ROAD OTTAWA, ON K4A 3V1

AREA OF SITE 52 457m² (564 642ft²)

GROSS FLOOR AREA: 7 873m² (84 713ft²)

GROUND FLOOR AREA: 4 289m² (46 167ft²)

SECOND FLOOR AREA: 1 940m² (20 938ft²)

THIRD FLOOR AREA: 1 639m² (17 628ft²)

LOT COVERAGE: 8.17%

ZONING PROVISION	REQUIRED	PROVIDED
PARKING, QUEUING AND LOADING PROVISIONS:		
PARKING RATES	93 Spaces (31 Classroom x 31 Classroom) (2 Type A Accessible Spaces (Subject to 2017-302))	89 Standard Spaces 2 Type A Accessible Spaces 93 Total Spaces
PARKING SPACE DIMENSIONS	106 (1) (a) min 2.5m width 107 (1) (b) 5.2m length	2.5m width 5.2m length
aisle & driveway	107 (1) (a) 6.0m driveway lane 107 (1) (b) 6.7m aisle width	>6.0m driveway >6.7m aisle width
LOCATION OF PARKING	N/A	>15%
LANDSCAPING	110 (1) (a) (b) min 15% of parking lot Table 110 (a) (b) 3m buffer width	yes
REFUSE COLLECTION	110 (1) (a) min 15% of parking lot (b) min 3m from other lot line screened from view	yes waste stored below grade screened with soft landscaping
BICYCLE PARKING RATES	Table 111(a) 1 space per 100m ² Table 111(b) 78.73 spaces required	80 spaces
LOCATION OF BICYCLE SPACES	Table 111(a) 0.6m x 1.8m Table 111(b) 1.5m access aisle	yes 0.6m x 1.8m 1.5m access aisle
LOADING SPACE RATES	Table 113(a) 1 space	2 space
LOADING SPACE DIMENSIONS	Table 113(a) 6.0m driveway width Table 113(b) 5.0m access width Table 113(c) 3.5m min width Table 113(d) 7.0m min length	>6.0m driveway width 7.5m access width 3.5m width 7.0m length
ZONING PROVISIONS:		
ZONE REGULATIONS	Table 170A (a) 15m min lot width (b) 400m ² min lot area (c) 6m front setback (d) 6m rear setback (Along Mer-Bleue Rd) (e) 7.5m rear yard setback (f) 3m side yard setback (g) 4.5m corner side yard setback (h) 20m max height (i) 4 storeys building height	150.85 m 52 457m ² -min setback >7.5m setback >3m setback >4.5m setback 13m max height (3 storeys)



Conseil des écoles publiques de l'Est de l'Ontario

APPROVED
By Allison Hamlin at 10:52 am, Oct 09, 2025

Allison Hamlin
ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS PLANNING, DEVELOPMENT & BUILDING SERVICES DEPARTMENT, CITY OF OTTAWA

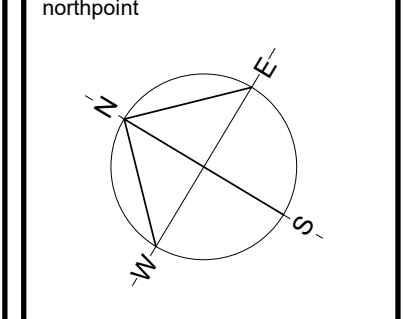
grc architects
A PROVENCHER ROY COMPANY

47 Clarence Street, Suite 401
Ottawa, Ontario K1N 9K1
1-813-241-8203 F: 613-241-41-80
info@grcarchitects.com
www.grcarchitects.com

Consultants
Callon Dietz INCORPORATED
CARLETON PLACE LONDON NORTH BAY
revels@callondietz.com callondietz.com

LRJ
ENGINEERING & INSPECTION
5430 Carleton Road | Ottawa, ON K1J 9G2
www.lrrj.ca | 613.930.3436

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3333 CARRINGTON AVE. OTTAWA, ONTARIO K2H 5A8
Tel: (613) 722-5168 Fax: (866) 343-3942

northpoint

professionally ASSOCIATION OF ARCHITECTS
CAROLYN M. JONES
LICENCE 6087

project title
NOUVELLE ÉCOLE SECONDAIRE PUBLIQUE ORLÉANS SUD
Orleans South Ontario

drawing title
SITE PLAN

date	July 08, 2025	job no.	3024
scale	As indicated	drawing no.	A001
drawn	DH		
approved	CJPD		
print date	9/18/2025 10:58:26 AM		

1: DO NOT SCALE FROM THIS DRAWING.
2: CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.
3: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL.

Site Number: D07-12-25-0012
Plan Number: #19286