

PROJECT NAME: ESP PIERRE-DE-BLOIS - AUDITORIUM ADDITION

LEGAL DESCRIPTION: PART OF LOTS 14 AND 15 CONCESSION 3 (RIDEAU FRONT) PIN: 045950130 & 04591752

ADDRESS: 1310 CHAPMAN MILLS DRIVE NEPEAN, ON K2J 6L9

AREA OF SITE: 48 578m² (522,890ft²)

EXISTING SCHOOL:

GROSS FLOOR AREA: 8,230m² (88,555ft²)
BUILDING AREA: 4,577m² (49,248ft²)

PROPOSED ADDITION:

GROSS FLOOR AREA: 761m² (8,188ft²)
GROUND FLOOR AREA: 727m² (7,822ft²)
SECOND FLOOR AREA: 34m² (365ft²)

TOTAL AREA:

GROSS FLOOR AREA: 8,991m² (96,743ft²)
BUILDING AREA: 5,304m² (57,071ft²)

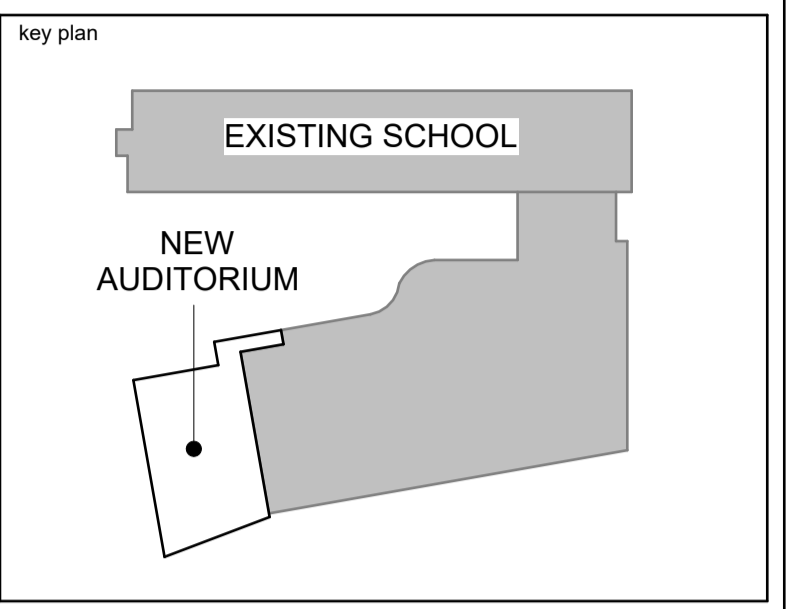
LOT COVERAGE: 12.5%

ZONING PROVISION	REQUIRED	EXISTING / PROVIDED
PARKING, QUEUING AND LOADING PROVISIONS:		
	Zoning By-law 2008-250	Zoning By-law 2008-50
PARKING RATES	96 Spaces (2 Classroom x [38 Classrooms + 12 Future Portable Classrooms]) Table 101, Row N(d) (Subject to 2017-203)	91 Standard Spaces 2 Type A Accessible Spaces 3 Type B Accessible Spaces 96 Total Spaces
PARKING SPACE DIMENSIONS	106 (1) (a): 2.6m x 2.75m width (b): 5.2m length	606 (1)(a)(b): 2.6m x 3.1m width (c): 5.2m length
aisle & DRIVEWAY	107 (1) (a)(i): 3.0m access lane (c)(i): 6.7m aisle width	607(2)(a): 3.0m access lane 607(4)(c): 6.7m aisle width
LOCATION OF PARKING	N/A	N/A
LANDSCAPING	110 (1) (a)(ii): 15% of parking lot Table 110 (a), (b): 3m buffer width	607(7)(a)(ii): 15% of parking lot 607(7)(a)(ii): 15% of parking lot
REFUSE COLLECTION	110 (3) (a): 9m from lot line (c): screened from view	217(6)(a): 9m from lot line (c): screened from view
BICYCLE PARKING RATES	Table 111A(4): 100 spaces	613C: 100 spaces
LOCATION OF BICYCLE SPACES	111 (3)(3),(4),(5),(6),(7),(8),(9)	613 (2),(3),(4),(5),(6),(7),(8),(9)
BICYCLE SPACE DIMENSIONS	Table 111B (a): 0.6m x 1.8m 111 (9) 1.5m access aisle	Table 613A: 0.6m x 1.8m 613(9): 1.5m access aisle
LOADING SPACE RATES	Table 113A (a): 1 space	Table 610A: 1 space
LOADING SPACE DIMENSIONS	Table 113B (a)(i): 6.0m driveway width Table 113B (b): 5.0m access width Table 113B (c): 3.5m min width Table 113B (d): 7.0m min length Table 113B (f)	Table 610B(a)(i): 6.0m driveway width Table 610B(b): 5.0m access width Table 610B(c): 3.5m min width Table 610B(d): 7.0m min length Table 610B(f): 4.2m
ZONING PROVISIONS:		
INSTITUTIONAL ZONE I1A(2281) (Zoning By-law 2008-250) INSTITUTIONAL ZONE I2 (Zoning By-law 2008-50)		
ZONE REGULATIONS	Table 170A (a): 15m min lot width (b): 40m ² min lot area (c): 1.5m front yard setback (Along Strandherd Drive) (d): 4.5m rear yard setback (e): 7.5m side yard setback (f): 4.5m corner side yard setback (Along Chapman Mills Drive) (g): 15m max building height	Table 1101(b): 15m min lot width (a): 40m ² min lot area (c): 3m front yard setback (Along Strandherd Drive) (d): 4.5m rear yard setback (e): 7.5m side yard setback (f): 4.5m corner side yard setback (Along Chapman Mills Drive) (g): 15m max building height
		184.08m 48 578m ² 7.5m setback 7.5m setback 7.5m setback 4.5m setback 10m max height

- GENERAL NOTES**
- ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT GRADE, FLOOR ELEVATIONS AND PROPERTY LINE DIMENSIONS (SHOWN IN METERS).
 - ALL LEGAL SURVEY INFORMATION OBTAINED FROM SURVEY PLANS PREPARED BY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD, DATED JANUARY 16, 2026
 - 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.

SITE PLAN LEGEND - DEMOLITION

	PROPERTY LINE		EXISTING ENTRANCE / EXIT TO REMAIN
	BUILDING SETBACK		EXISTING ENTRANCE TO BE DEMOLISHED AND RELOCATED, ALSO SEE PHASING PLAN
	CONSTRUCTION FENCING		EXISTING UTILITY POLE TO REMAIN
	EXISTING FIRE ROUTE TO REMAIN UNOBSTRUCTED FOR THE DURATION OF THE WORK.		EXISTING FIRE HYDRANT TO REMAIN
	EXISTING PAVERS TO REMAIN		EXISTING MANHOLE / CATCH BASIN TO REMAIN
	EXISTING PAVERS TO BE CAREFULLY REMOVED, SALVAGED AND RELOCATED, REFER TO LANDSCAPING		EXISTING LIGHT POST TO REMAIN
	APPROXIMATE AREA OF EXISTING LIGHT DUTY ASPHALT C/W SUBSTRATE TO BE DEMOLISHED. CONTRACTOR TO PROVIDE ADDITIONAL EXCAVATION AS REQUIRED TO SUIT NEW WORK.		EXISTING BARRIER-FREE PARKING STALL TO REMAIN
	APPROXIMATE AREA OF CONCRETE PAD C/W SUBSTRATE TO BE DEMOLISHED. CONTRACTOR TO PROVIDE ADDITIONAL EXCAVATION AS REQUIRED TO SUIT NEW WORK.		EXISTING TREE TO REMAIN
	EXISTING BICYCLE RACK TO REMAIN		EXISTING TREE TO BE REMOVED OR RELOCATED, REFER TO LANDSCAPING



KEYNOTE LEGEND

D14 HOSE BIB CONNECTION TO BE REMOVED AND RELOCATED. REFER TO MECHANICAL.

D15 AREA OF PAVERS TO BE CAREFULLY REMOVED, SALVAGED AND RELOCATED AS PER LANDSCAPE PLAN.

D16 EXISTING SIGNAGE TO BE RELOCATED.

D17 DOOR OPERATOR INFRASTRUCTURE TO BE REMOVED, REFER TO ELECTRICAL.

D18 CARD READER / DOOR CONTACT TO BE REMOVED, SALVAGED AND RELOCATED. INFRASTRUCTURE FOR INTERCOM TO BE REMOVED. REFER TO ELECTRICAL.

no.	date	revision/issue	by
7	April 24, 2026	Reissued for Site Plan Control Application	CJ
6	March 27, 2026	Issued for Building Permit	CJ
5	March 23, 2026	Reissued for Site Plan Control Application	CJ
4	March 20, 2026	Issued for 99% Review	CJ
3	February 09, 2026	Issued for 66% Review	CJ
2	January 16, 2026	Issued for Site Plan Control Application	CJ
1	December 19, 2025	Issued for 33% Review	CJ

architect

PROVENCHER ROY

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MULTIDISCIPLINARY PROFESSIONAL CONSULTANTS

northpoint

professional stamp

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project title

ESP PIERRE-DE-BLOIS AUDITORIUM ADDITION

Project Address 1310 Chapman Mills Drive, Nepean, ON K2J 6L9

drawing title

SITE PLAN - DEMOLITION

date	March 27, 2026	job no.	2622
scale	As indicated		
drawn	MG		
approved	PD		
plot date	2026-04-24 3:24:28 PM		

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 TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL

APPROVED
By Sole Soyak at 4:11 pm, May 15, 2026

S. Soyak

SOLE SOYAK
PLANNER II
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA