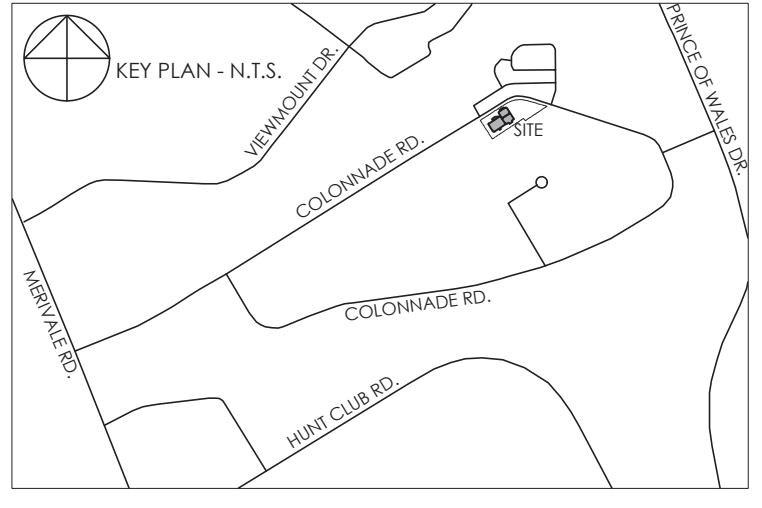


- GENERAL NOTES**
- PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN FROM KOLLARD ASSOCIATES, PREPARED BY WILLIAM KOLLARD ON JULY 7, 2025.
 - REFER TO LEGAL SURVEY FOR SITE SPECIFIC LEGAL INFORMATION.
 - REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL SERVICES AND LANDSCAPE RELATED ITEMS.
 - ALL WALKWAYS TO BE ASPHALT UNLESS NOTED OTHERWISE.
 - ALL PARKING AREAS TO BE ASPHALT PAVED UNLESS NOTED OTHERWISE.
 - REFER TO CIVIL FOR COMPLETE GRADING INFORMATION.

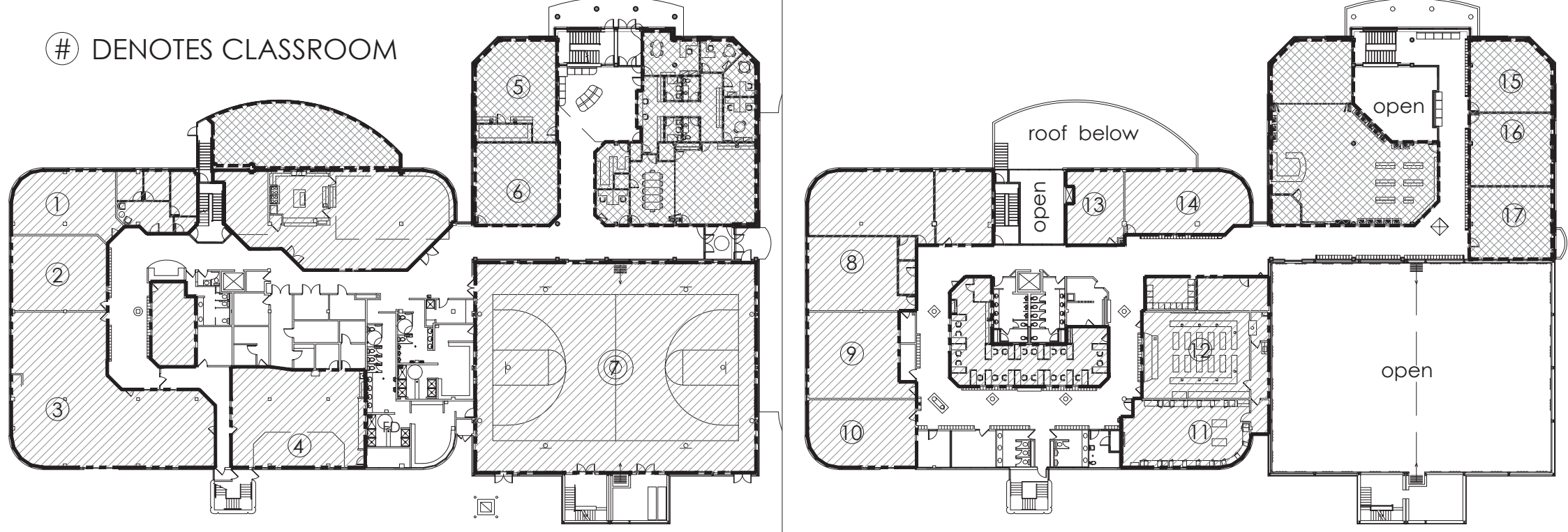
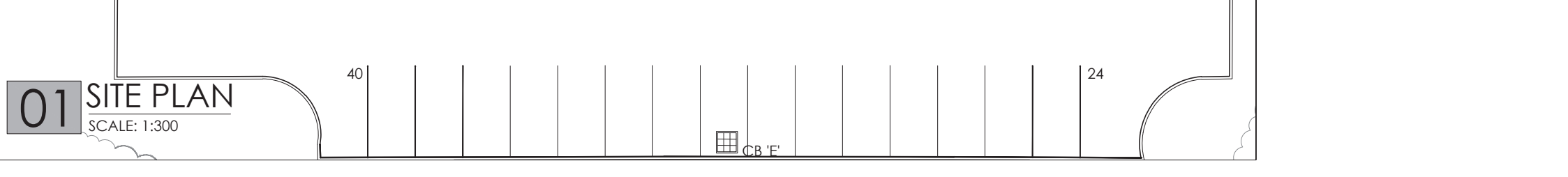
NO.	REVISION	DATE
1	ACCESS RADIIUSES	AUG. 21/2025
2	ISSUED FOR SITE PLAN APPLICATION	JUNE 2/2026



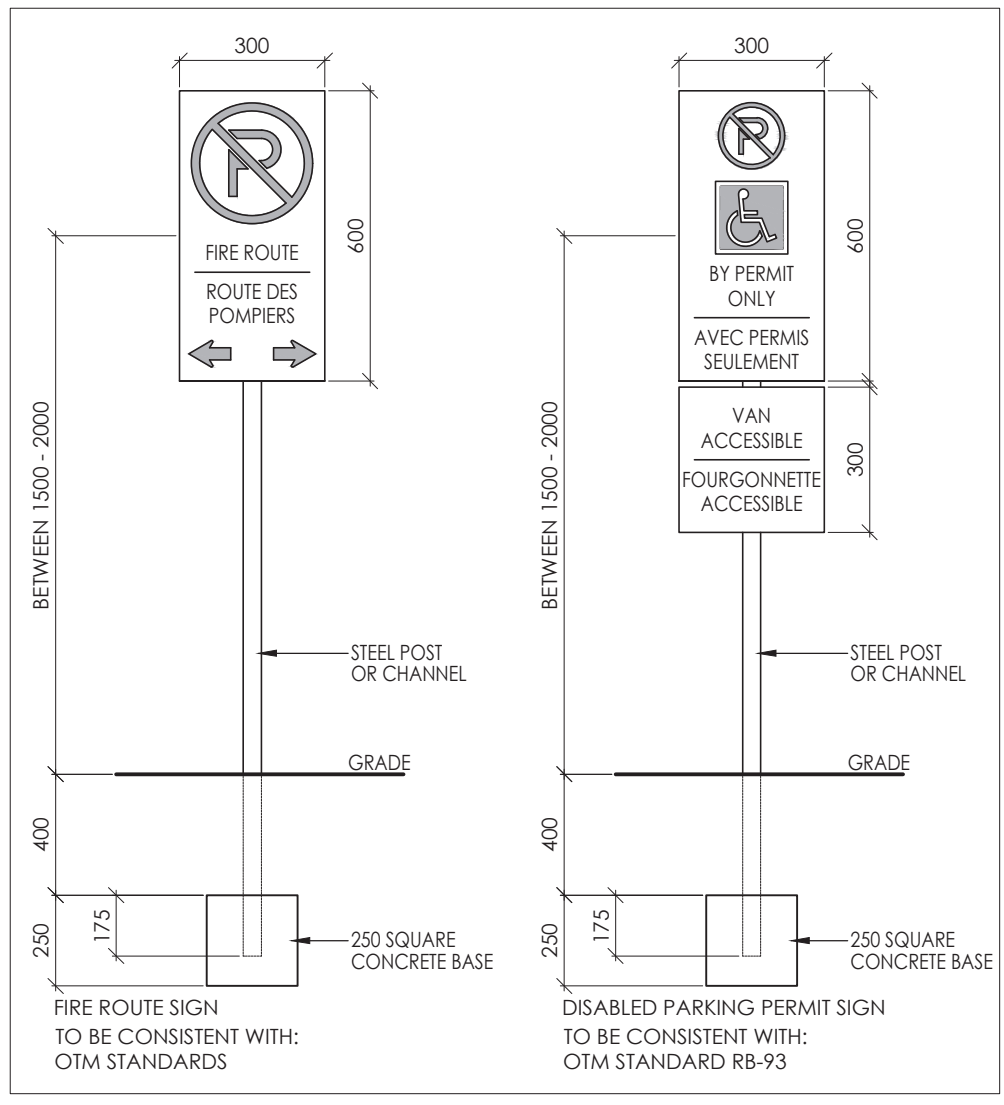
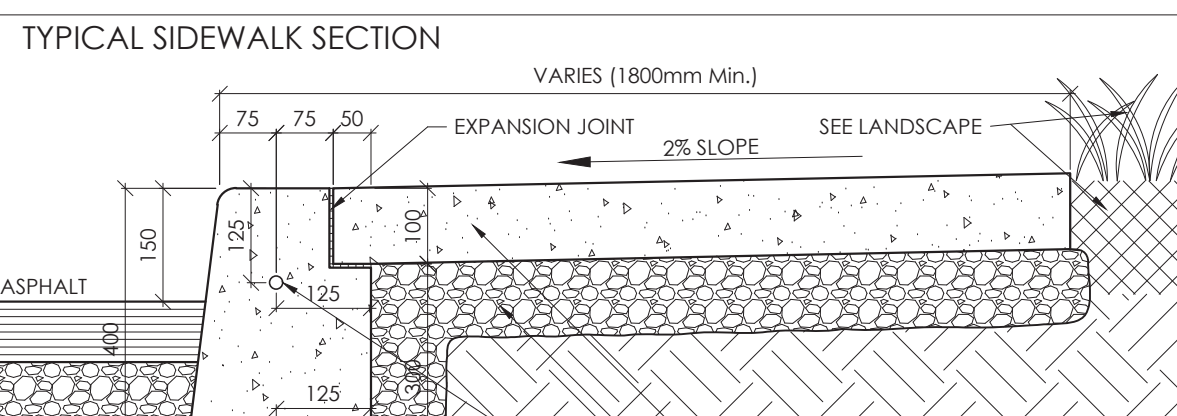
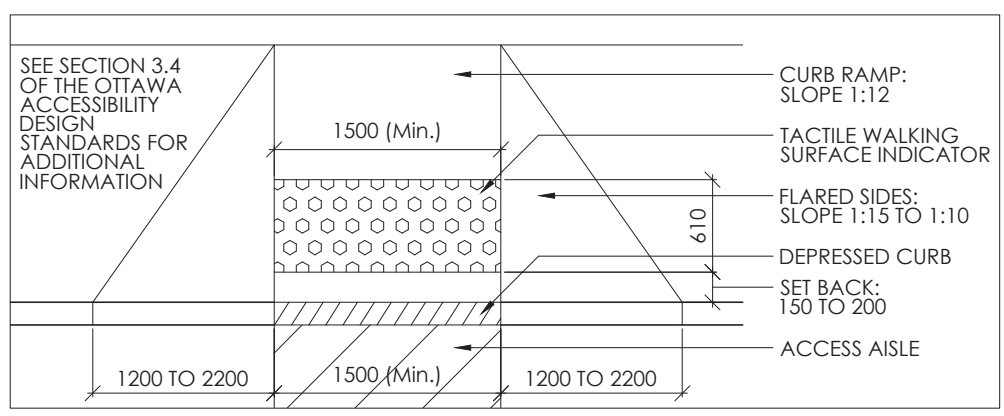
GROSS FLOOR AREA (GFA)

ALL FLOORS (EXISTING)	2219m ²
GROUND FLOOR (NEW)	547m ²
SECOND FLOOR (NEW)	440m ²
TOTAL NEW:	987m²
TOTAL (BUILDING):	3206m²

- LEGEND**
- PROPERTY LINE
 - CURB (REFER: CITY OF OTTAWA STANDARDS, CITY SPECIFICATION: SC 1.4.)
 - DEPRESSED CURB (PEDESTRIAN CURB RAMP) (REFER: CITY OF OTTAWA STANDARDS, CITY SPECIFICATION: SC 1.4. AND SC6)
 - TYPICAL CURB RAMP (SEE SECTION 3.4 OF THE CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS FOR ADDITIONAL INFORMATION)
 - DESIGNATED BARRIER FREE PARKING SPACE
 - BARRIER FREE PARKING SIGN
 - NO PARKING SIGN
 - FIRE ROUTE SIGN
 - DENOTES BUILDING EXIT
 - DENOTES BUILDING ENTRY (NON DESIGNATED EXIT)
 - FIRE HYDRANT
 - UTILITY POLE
 - CATCH BASIN (C.B.) (REFER TO CIVIL)
 - STORM (STM) / MAN HOLE (M.H.) COVER (REFER TO CIVIL)
 - LIGHT STANDARD W/POLE BASE
 - TACTILE WALKING SURFACE INDICATOR (TWSI)
 - DIAGONAL PAINTED LINES
 - TRANSFORMER W/ BOLLARD (SEE ELEC.)
 - EXISTING TREES (SEE LANDSCAPE AND TREE CONSERVATION REPORT)
 - TREES TO BE REMOVED (SEE LANDSCAPE AND TREE CONSERVATION REPORT)
 - PROPOSED TREES (SEE LANDSCAPE AND TREE CONSERVATION REPORT)
 - CONCRETE
 - LANDSCAPE PAVERS
 - GRASS
 - ASPHALT



EXISTING GROSS FLOOR AREA:	PROPOSED ADDITIONAL GROSS FLOOR AREA:
GROUND: 1310m ²	GROUND: 547m ²
SECOND: 909m ²	SECOND: 440m ²
TOTAL: 2219m²	TOTAL: 987m²



SITE STATISTICS

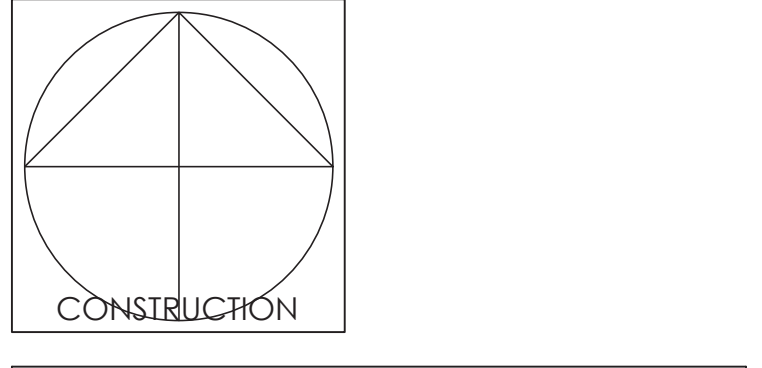
LEGAL DESCRIPTION: PART OF LOT 30 CONCESSION "A" (RIDEAU FRONT) CITY OF NEPEAN, REGIONAL MUNICIPALITY OF OTTAWA CARLETON. TOTAL SITE AREA (m²): 12073m²

ZONING MECHANISM	REQ'D (OLD)	REQ'D (NEW)	PROVIDED
ZONING:	IG5 [284]	IM [284]	IM [284]
MINIMUM LOT AREA:	1000m ²	1000m ²	12073m ²
LOT COVERAGE (MAX.):	65%	65%	NEW: 25.4%
MINIMUM LOT WIDTH:	NO MIN.	NO MIN.	N/A
MINIMUM FRONT AND CORNER SIDE YARD:	3m	3m	6.3m
MINIMUM INTERIOR AND REAR SIDE YARD:	3m	3m	10m (EXISTING)
MAXIMUM FLOOR SPACE INDEX:	2	2	0.25
MINIMUM BUILDING HEIGHT:	22m	22m	8.5m
MINIMUM WIDTH OF LANDSCAPING:	NO MIN.	NO MIN.	N/A

PARKING CALCULATIONS				
OCCUPANCY	GFA (m ²)	PARKING REQ'D (OLD) 2 PER CLASSRM, 3 PER CLASSRM.	PARKING REQ'D (NEW) 2x17 CLASSRMS.	PARKING PROVIDED
GROUP A2	3206	12 SPACES	34 SPACES	67 + (10 EXIST.) SPACES
TOTAL PARKING PROVIDED				77 SPACES

PARKING DIMENSIONS			
PARKING SPACE TYPE	REQ'D (OLD)	REQ'D (NEW)	PROVIDED
REGULAR PARKING SPACE	2.6m x 5.2m	2.6m x 5.2m	2.7m x 5.2m
ACCESSIBLE PARKING SPACE (BY AODA)	TYPE A: 3.4 x 5.2m TYPE B: 2.4 x 5.2m	TYPE A: 3 TYPE B: 3	TYPE A: 3 TYPE B: 3
MINIMUM AISLE WIDTH	6.7m	6.7m	6.7m

BICYCLE PARKING RATES			
BICYCLE PARKING SPACES	PARKING REQ'D (OLD) 1 PER 100m ² GFA	PARKING REQ'D (NEW) 2x17 CLASSROOMS	PARKING PROVIDED
REGULAR: 0.6m x 1.8m INCLUSIVE 1m x 2.75m	32 SPACES	34 SPACES	44 SPACES



Vandenberg & Wildeboer
ARCHITECTS

PROJECT TITLE: REDEEMER CHRISTIAN HIGH SCHOOL
82 COLONNADE ROAD N, OTTAWA, ON K2E 7J2

DRAWING TITLE: SITE PLAN & NOTES

DESIGNED BY: RV
DRAWN BY: JN
START DATE: 2025
SCALE: AS SHOWN
PROJECT NO: 2504

SCALE: **A000**