


PROJECT NAME:		NOUVELLE ÉCOLE SECONDAIRE BARRHAVEN	
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: 613 241 8203 F: 613 241 4180	
LANDSCAPE ARCHITECT:		JAMES B. LENNOX & ASSOCIATES INC. 3332 CARLING AVENUE, OTTAWA, ON K2H 5A8 T: 613 722-5168	
STRUCTURAL:		CUNLIFFE & ASSOCIATES INC. 102 - 1737 WOODWARD DRIVE, OTTAWA, ON K2C 0P9 T: 613 729-7242 F: 613 728-1461	
CIVIL, ELECTRICAL & MECHANICAL:		LRL ASSOCIATES LTD. 5430 CANOTEK ROAD, OTTAWA, ON K1J 9G2 T: 613 842-3434	
SURVEYOR:		ANNIS, O'SULLIVAN, VOLLBEKK LTD. 5430 CANOTEK ROAD, OTTAWA, ON K1J 9G2 T: 613 842-3434	
LEGAL DESCRIPTION		PART OF LOTS 14 AND 15 CONCESSION 3 (RIDEAU FRONT) PIN: 045950130 & 04591752	
ADDRESS		4005 STRANDHERD DRIVE OTTAWA, ON K2J 6E1	
AREA OF SITE		48 578m <sup>2</sup> (522 890ft <sup>2</sup> )	
GROSS FLOOR AREA:		9,281m <sup>2</sup> (99 904ft <sup>2</sup> )	
GROUND FLOOR AREA:		5,304m <sup>2</sup> (57 090ft <sup>2</sup> )	
SECOND FLOOR AREA:		2,248m <sup>2</sup> (24 193ft <sup>2</sup> )	
THIRD FLOOR AREA:		1,730m <sup>2</sup> (18 620ft <sup>2</sup> )	
LOT COVERAGE:		10.9%	
ZONING PROVISION		REQUIRED	PROVIDED
PARKING, QUEUING AND LOADING PROVISIONS:			
PARKING RATES		96 Spaces (2 Classroom x 36 Classrooms + 12 Future Portable Classrooms) Table 101, Row N80 (Subject to 2017-2021)	91 Standard Spaces 2 Type A Accessible Spaces 17 Type B Accessible Spaces 96 Total Spaces
PARKING SPACE DIMENSIONS		106 (1) (a): 2.6m x 7.5m width (b): 5.2m length (c): 6.7m aisle width	2.6m width 5.2m length 7.5m aisle width
AISLE & DRIVEWAY		107 (1) (a)(i): 3.0m access lane (c)(i): 6.7m aisle width	3.75m access lane 7.5m aisle width
LOCATION OF PARKING		N/A	Corner side yard parking
LANDSCAPING		110 (1) (a),(b): 15% of parking lot Table 110 (a), (b): 3m buffer width	>20% 6.3m
REFUSE COLLECTION		110 (3) (a): 8m from lot line (c): screened from view	8m from lot line waste stored below grade
BICYCLE PARKING RATES		Table 111A(i): 93 spaces	93 spaces
LOCATION OF BICYCLE SPACES		111 (3) (a),(b),(7),(9)	yes
BICYCLE SPACE DIMENSIONS		Table 111B(a): 0.6m x 1.8m 111 (9): 1.5m access aisle	0.6m x 1.8m 1.5m access aisle
LOADING SPACE RATES		Table 113A(a): 1 space	1 space
LOADING SPACE DIMENSIONS		Table 113B(a)(i): 6.0m driveway width Table 113B(b)(i): 5.0m access width Table 113B(c)(i): 3.0m min width Table 113B(d)(i): 7.0m min length Table 113B(e)(i): 7.0m length	7.5m driveway width 7.5m access width 3.0m width 7.0m length yes
ZONING PROVISIONS:		INSTITUTIONAL ZONE I1A2361-h	
ZONE REGULATIONS		Table 170A (a): 15m min lot width (b): 4000m <sup>2</sup> min lot area (c): 7.5m front yard setback (d): 7.5m rear yard setback (e): 7.5m side yard setback (f): 4.5m corner side yard setback (g): (Along Chapman Mills Drive) 15m max building height	184.08m 48.57m <sup>2</sup> >7.5m setback >7.5m setback >7.5m setback >4.5m setback >4.5m setback 13m max height
GENERAL NOTES			
1. ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT GRADE, FLOOR ELEVATIONS AND PROPERTY LINE DIMENSIONS (SHOWN IN METERS). 2. ALL LEGAL SURVEY INFORMATION OBTAINED FROM SURVEY PLANS PREPARED BY: ANNIS, O'SULLIVAN, VOLLBEKK LTD. DATED OCTOBER 13, 2016 3. REFER TO LANDSCAPE DRAWINGS FOR SIDEWALK, CONCRETE CURBS, SOFTHARD LANDSCAPING, AND PAVEMENT MATERIAL PATTERN LAYOUT. 4. REFER TO CIVIL DRAWING FOR CATCH BASINS, MANHOLES, SITE SERVICES, SITE GRADING, SURFACE DRAINAGE, ROAD WORK, PAVEMENT, SIDEWALK AND CONCRETE CURBS. 5. ELEVATIONS SHOWN ARE REFERRED TO GEODETIC DATUM. 6. ALL PARKING SPACES TO HAVE 100mm wide PAINTED LINES ON ASPHALT, INCLUDING ACCESSIBLE PARKING SPACE, LOADING AND ELECTRIC CAR CHARGING LOTS AS ILLUSTRATED.			
FULL COURT BASKETBALL			
• ALL GAME LINES FOR FULL COURT BASKETBALL TO BE PAINTED WHITE, UNLESS NOTED OTHERWISE • LANE SPACE MARKS & NEUTRAL ZONE MARKS 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			
- - - - - PROPERTY LINE		⬆️ EXISTING UTILITY POLE	
- - - - - BUILDING SETBACK		⬆️ FIRE HYDRANT, SEE CIVIL	
- - - - - NEW CHAIN LINK FENCE		⬆️ NEW FLAG POLE C/W CONCRETE BASE, SEE DETAIL 240A	
▲ MAIN ENTRANCE		⬆️ DEPRESSED CURB WITH TACTILE INDICATOR	
▲ SECONDARY ENTRANCE		≡ BICYCLE RINGS, SEE LANDSCAPE	
■ BARRIER FREE PARKING STALL		⬆️ CATCH BASIN, SEE CIVIL	
➡️ VEHICULAR DIRECTION		• B NEW GALVANIZED STEEL BOLLARDS, PAINTED, SEE DETAIL 11A04	
🚲 BICYCLE LANE		⬆️ NEW LIGHT POST C/W CONCRETE BASE, SEE DETAIL 6A004, REFER TO ELECTRICAL	
■ CONCRETE PAVERS, REFER TO LANDSCAPE DRAWINGS		— TS NEW SCHOOL TIE SIGNAGE, SEE DETAIL 6A004, REFER TO ELECTRICAL	
■ HEAVY DUTY ASPHALT, SEE CIVIL			
■ LIGHT DUTY ASPHALT, SEE CIVIL			
■ FIRE ROUTE, SEE CIVIL			
■ PROPOSED SHRUBS & PERENNIALS, SEE LANDSCAPE			
■ PROPOSED ROOF DRAIN C/W TAPERED INSULATION SUMP			
■ FUTURE PUBLIC TRANSIT STOP			
■ PROPOSED TREE, SEE LANDSCAPE			
KEYNOTE LEGEND			
60	NEW BASKETBALL BACKSTOP & POST, REFER TO DETAIL 7A004		
61	NEW ASPHALT BASKETBALL COURT C/W ASPHALT APRON, BASKETBALL GAME LINES TO BE 50mm WIDE PAINTED LINES ON ASPHALT.		
62	NEW SOCCER GOALS		



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

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12 Future Portable Classrooms)  
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7.5m aisle width

aisle & DRIVEWAY

107 (1) (a)(i): 3.0m access lane  
(c)(i): 6.7m aisle width

3.75m access lane  
7.5m aisle width

LOCATION OF PARKING

N/A

Corner side yard parking

LANDSCAPING

110 (1) (a),(b): 15% of parking lot  
Table 110 (a), (b): 3m buffer width

>20%  
6.3m

REFUSE COLLECTION

110 (3) (a): 8m from lot line  
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BICYCLE PARKING RATES

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93 spaces

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111 (3) (a),(b),(7),(9)

yes

BICYCLE SPACE DIMENSIONS

Table 111B(a): 0.6m x 1.8m  
111 (9): 1.5m access aisle

0.6m x 1.8m  
1.5m access aisle

LOADING SPACE RATES

Table