



3	0	2025/04/30	ISSUED FOR SITE PLAN CONTROL
2	1	2025/02/24	ISSUED FOR BUILDING PERMIT RESPONSE
2	0	2024/12/17	ISSUED FOR BUILDING PERMIT
1	0	2024/11/21	ISSUED FOR PHASE 3 PRECONSULT

ISSUE NO.	REV. NO.	DATE YY/MM/DD	ISSUE
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LES IDÉES, CONCEPTS, DISPOSITIONS ET PLANS MONTRÉS OU
REPRÉSENTÉS PAR CE DESSIN APPARTIENNENT À EDWARD J.
CUHACI AND ASSOCIATES ARCHITECTS INC. ET ONT ÉTÉ CRÉÉS, É
DÉVELOPPÉS POUR ÊTRE UTILISÉS DANS LE CADRE DU PRÉSENT
PROJET. ILS NE DOIVENT PAS ÊTRE UTILISÉS À D'AUTRES FINS
COMMUNIQUÉES À QUI QUE CE SOIT SANS LA PERMISSION ÉCRITE
DE EDWARD J. CUHACI AND ASSOCIATES ARCHITECTS INC.

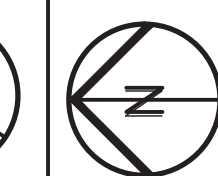
L'ARCHITECTE DÉCLINE TOUTE RESPONSABILITÉ DÉCOULANT DE
PROBLÈMES FAISANT SUITE AU NON RESPECT DES PLANS ET
DEVIS OU DE L'INTENTION DU CONCEPT QU'ILS TRANSMETTENT
OU DE TOUS PROBLÈMES POUVANT RÉSULTER DU DÉFAUT DE
TIERS D'OBTENIR OU DE SUIVRE LES INSTRUCTIONS DE
L'ARCHITECTE RELATIVEMENT AUX ERREURS, OMISSIONS,
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CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE
ARCHITECT OF ANY DISCREPANCIES BEFORE WORK
COMMENCES. DO NOT SCALE DRAWINGS



PLAN NORTH



171 Slater St, Suite 100, Ottawa, Ontario, K1P 5H7
Fax: (613) 236-1944 Telephone: (613) 236-7135 E-mail: info@cuhaci.com

PROJECT TITLE/TITRE DU PROJET
A.Y. JACKSON SECONDARY SCHOOL
ADDITION 2024
150 ABBEYHILL DRIVE
OTTAWA, ON K2L 1H7

OTTAWA-CARLETON
DISTRICT SCHOOL BOARD
133 GREENBANK ROAD, OTTAWA

DRAWING TITLE/TITRE DU DESSIN

SITE PLAN

SCALE	PROJ. No	ISSUE No	REV. No
ECHELLE 1:1000	2435	3	0

DRAWN BY	DRAWING/DESSIN
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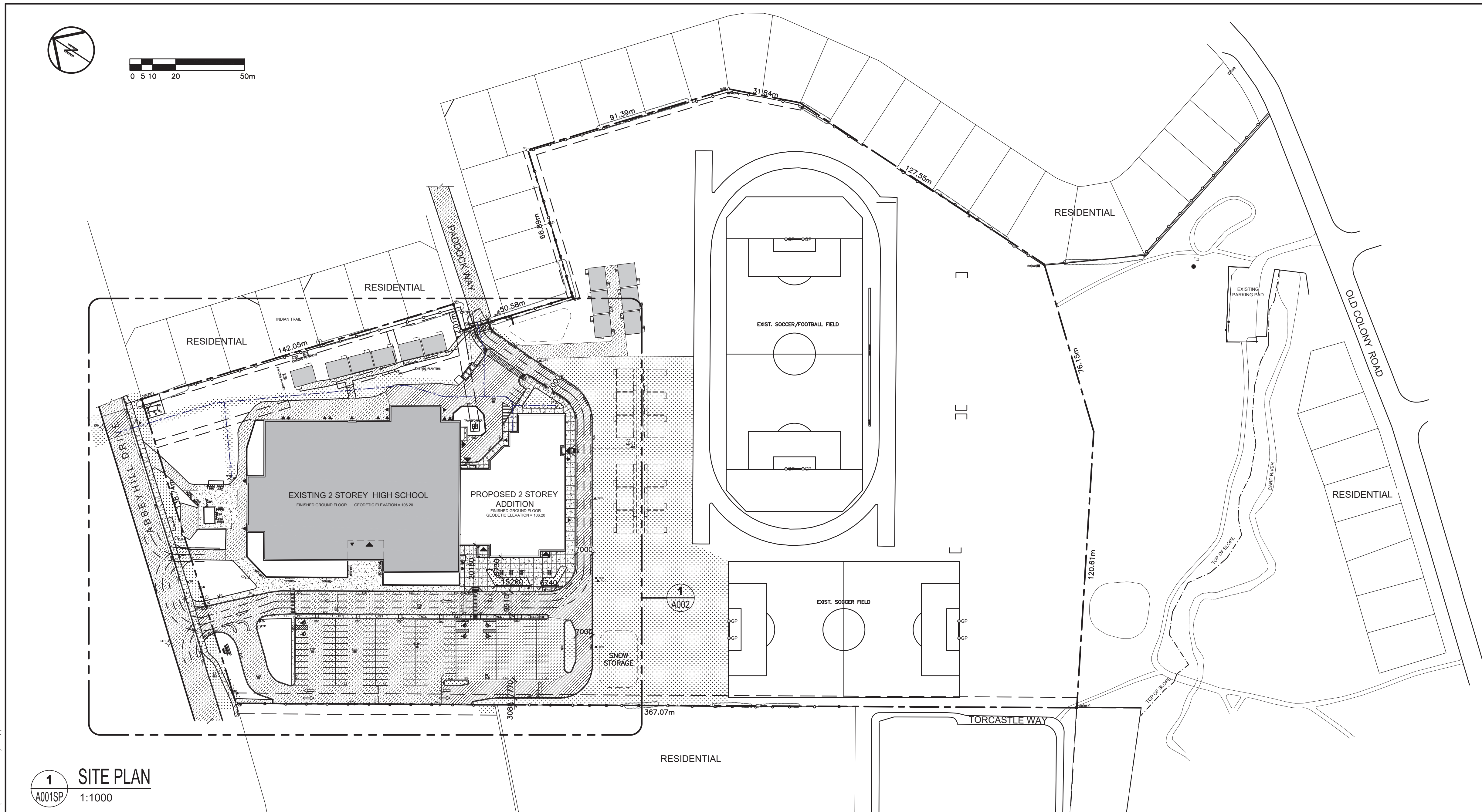
DESSINE PAR D.B.

CHECKED BY	85	A001SP
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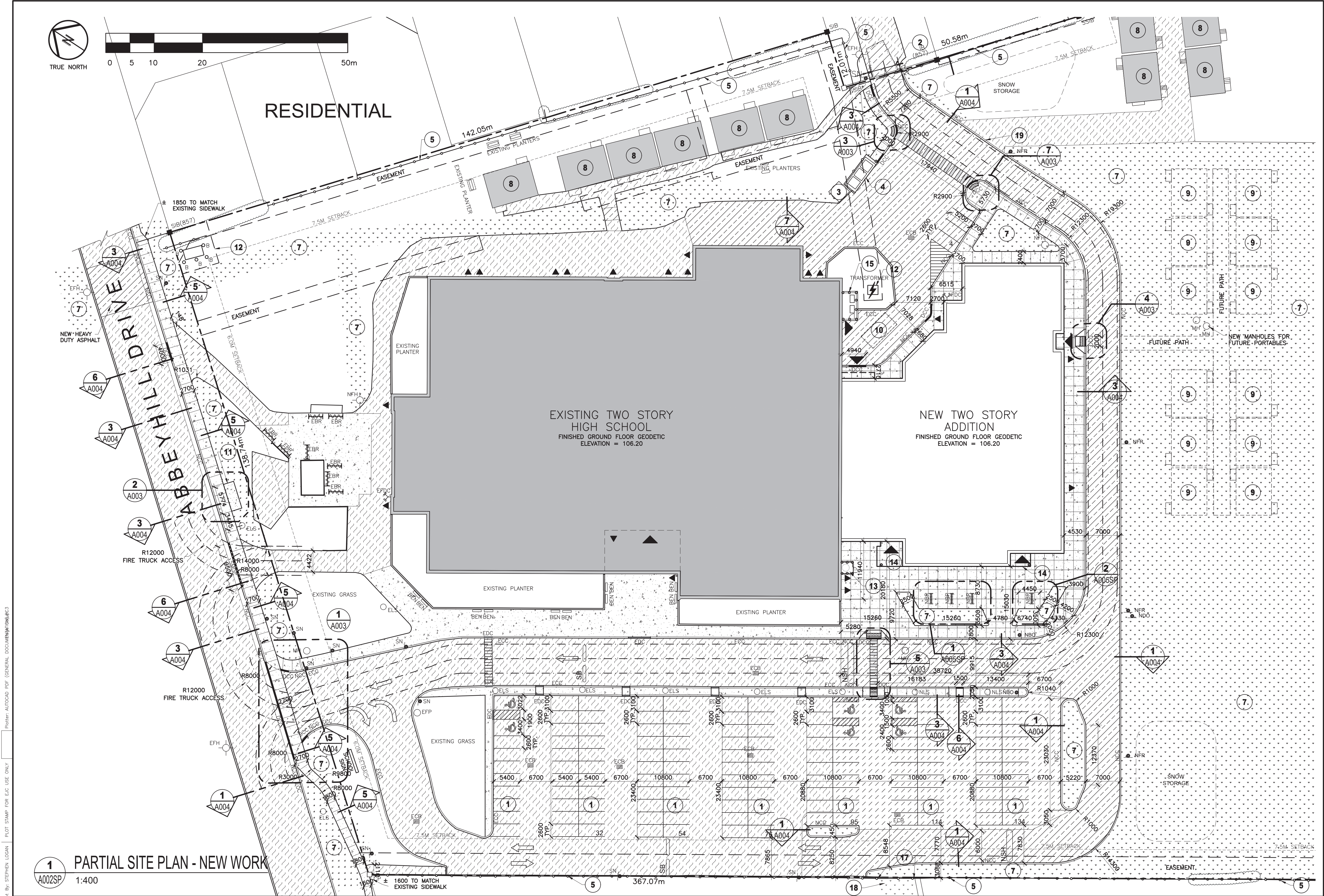
VERIFIE PAR A.F. **A001SP**

DATE	2025
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2025	ACAD FILE/FICHER: 2435-A001SP.DWG
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PROPERTY LOCATION		PARKING CALCULATIONS				CITY OF OTTAWA ZONING				LEGEND					
		EXISTING PARKING COUNT	94 REGULAR SPACES 2 BARRIER FREE SPACES			REQUIRED				PROVIDED					
		SUB-TOTAL 96 PARKING SPACES					MINOR INSTITUTIONAL ZONE: 11A								
		NEW ADDITION PARKING	38 REGULAR SPACES 4 BARRIER FREE SPACES			LOT AREA MIN. 400m²				80,873 SQ M					
		SUB-TOTAL 42 REGULAR PARKING SPACES					LOT WIDTH MIN. 15.0m				138.8 M				
							BUILDING HEIGHT MAX. 15.0m				9.8 M				
							FRONT YARD SETBACK MIN. 6.0 M				26.7 M				
							REAR YARD SETBACK MIN. 7.5 M				228.8 M				
							SIDE YARD SETBACK MIN. 7.5 M				24.2 M				
		TOTAL PARKING PROVIDED 138 SPACES					LANDSCAPE @ PARKING MIN. 15%				20%				
LEGAL DESCRIPTION OF PROPERTY		PARKING REQ'D	USE	No.CLASS	SPACES PER	SPACES REQ'D	GENERAL NOTES								
			EXISTING HIGH SCHOOL	36	2.0/CLASS	72									
			EXISTING PORTABLES	4	2.0/CLASS	8									
			NEW HIGH SCHOOL	13	2.0/CLASS	26									
			FUTURE PORTABLES	12	2.0/CLASS	24									
		TOTAL PARKING REQUIRED 130 SPACES				1. FOR SCHOOL SITE GRADING INFORMATION REFER TO SITE GRADING DRAWING AS PREPARED BY CIVIL ENGINEER. 2. FOR SOIL INVESTIGATION REPORT REFER TO GEOTECHNICAL REPORT. 3. ALL WORK OUTSIDE PROPERTY LINE TO BE CONSTRUCTED TO LOCAL MUNICIPALITY CONSTRUCTION STANDARDS. 4. RE-SOD ALL LANDSCAPING AREAS DISTURBED BY NEW CONSTRUCTION. 5. FOR SCHOOL SITE SERVICES REFER TO SITE SERVICE DRAWING PREPARED BY CIVIL ENGINEER. 6. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS TO THE ARCHITECT. CONTRACTOR TO CO-ORDINATE WITH ALL DRAWINGS 7. FOR LANDSCAPING DESIGN REFER TO LANDSCAPING PLAN PREPARED BY LANDSCAPE ARCHITECT. 8. NEW PARKING STALL SIZE: 2600mm x 5400mm, and 2600mm x 5200mm 9. SLOPES OF CONCRETE/PAVING AT DEPRESSED CURBS SHALL NOT EXCEED 5% 10. FOR SITE SURVEY INFORMATION, REFER TO TOPOGRAPHIC SURVEY DRAWING PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. 11. REFER TO ELECTRICAL AND LANDSCAPE DRAWINGS REGARDING UPGRADED BASEBALL DIAMOND.									
TOTAL ACCESSIBLE PARKING REQUIRED 4-8 SPACES															
TYPE 'A' ACCESSIBLE PARKING PROVIDED 3 SPACES															
TYPE 'B' ACCESSIBLE PARKING PROVIDED 3 SPACES															
TOTAL ACCESSIBLE PARKING PROVIDED 6 SPACES															
SITE DATA		BICYCLE PARKING CALCULATIONS													
SITE AREA		80,873 m²		RATIO		1 PER 100m² OF GROSS FLOOR AREA									
FOOTPRINT				EXISTING BUILDING GROSS FL. AREA		5978.0 M SQ									
EXISTING SCHOOL FOOTPRINT		5,683.0 m²		NEW ADDITION GROSS FL. AREA		1939.9 M SQ									
SCHOOL ADDITION FOOTPRINT		2,314.0 m²		EXISTING PORTABLE GROSS FL. AREA		280.0 M SQ									
TOTAL SCHOOL FOOTPRINT		7,997 m²		NEW PORTABLE GROSS FL. AREA		840.0 M SQ									
GROSS FLOOR AREA (AS PER CITY OF OTTAWA ZONING BY-LAW DEFINITION)				TOTAL GROSS FLOOR AREA		9037.0 M SQ									
EXISTING SCHOOL GROSS FLOOR AREA		5,978.0 m²		TOTAL REQUIRED PARKING		91 PARKING SPOTS									
SCHOOL ADDITION GROSS FLOOR AREA		1939.9 m²		EXISTING BICYCLE PARKING		104 PARKING SPOTS									
EXISTING PORTABLE GROSS FLOOR AREA		280.0 m²		NEW BICYCLE PARKING		36 PARKING SPOTS									
NEW PORTABLE GROSS FLOOR AREA		840.0 m²		TOTAL PROVIDED PARKING		140 PARKING SPOTS									
TOTAL BUILDING GROSS FLOOR AREA		9,037.0 m²													
LOT COVERAGE		10%													



LEGEND				DRAWING NOTES			
	EXISTING BUILDING		BARRIER FREE PARKING		1 REMOVE EXISTING PAINTED PARKING LINES AND PROVIDE NEW PAINTED LINES IN ACCORDANCE WITH NEW DIMENSIONS		9 FUTURE PORTABLE CLASSROOM.
	NEW SOD AND TOPSOIL (REFER ALSO TO LANDSCAPE PLAN)		BUILDING ENTRANCE/EXIT		2 NEW PAINTED PARKING LINES		17 REINSTATED EXISTING CHAIN LINK FENCE. REPLACE DAMAGED FENCE COMPONENTS
	NEW CONCRETE WALKWAY WITH CONTROL JOINTS		NEW PAINTED PEDESTRIAN CROSSING		3 EXISTING PRECAST SHED.		18 BACKFILL AND REINSTATE AT COMPLETION OF CIVIL WORK. PROVIDE NEW TOP SOIL AND SODDING
	NEW TYPE 1 ASPHALT - HEAVY DUTY (REFER TO SPEC. & GEOTECHNICAL REPORT)		NEW 'FIRE ROUTE' SIGN		4 EXISTING GARBAGE AND RECYCLING BINS WITH CONCRETE PAD.		19 PATCH EXISTING ASPHALT PAVING AS REQUIRED AT NEW CONCRETE CURB INSTALLATION
	NEW TYPE 2 ASPHALT - LIGHT DUTY (REFER TO SPEC. & GEOTECHNICAL REPORT)		NEW 'NO ENTRY BUS ONLY' SIGN		5 EXISTING CHAINLINK FENCE.		
	EXISTING CONCRETE WALKWAY WITH CONTROL JOINTS		NEW 'NO ENTRY DELIVERY ONLY' SIGN		6 EXISTING SPORTS FIELD AND RUNNING TRACK.		
	EXISTING ASPHALT PAVING		NEW BOLLARD		7 NEW SOD AND TOP SOIL. ALSO REFER TO LANDSCAPE		
			NEW CONCRETE CURB		8 EXISTING PORTABLE CLASSROOM.		
			EXISTING DEPRESSED CONCRETE CURB				
			NEW DEPRESSED CONCRETE CURB				
			NEW SEMI-MOUNTABLE DEPRESSED CONCRETE CURB				
			EXISTING FIRE HYDRANT				
			NEW FIRE HYDRANT				
			EXIST. FIRE DEPARTMENT CONN.				
			NEW FIRE DEPARTMENT CONN.				
			EXISTING CATCH BASIN				
			EXISTING FLAG POLE				
			MAINTENANCE HOLE - REF TO SURVEY.				
			EXISTING LIGHT STANDARD				
			NEW PARKING LOT LIGHT STANDARD (REFER TO ELECTRICAL)				
			EXISTING SPEED BUMPS TO REMAIN				
			NEW SPEED HUMPS				
					EXISTING BICYCLE RACK		
					NEW BICYCLE RACK		
					EXISTING BENCH		
					EXISTING PORTABLE CLASSROOM		
					FUTURE PORTABLE CLASSROOM		
					EXISTING FENCE		
					FIRE ROUTE		
					PROPERTY LOT LINE		
					PROPERTY EASEMENTS		
					PROPERTY SET BACK		

OTTAWA-CARLETON DISTRICT SCHOOL BOARD

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ISSUE NO.	REV. NO.	DATE	ISSUE
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TRUE NORTH PLAN NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
JURY JURÉ
LICENCE 6189

EDWARD J. CUHACI & ASSOCIATES ARCHITECTS Inc.
171 Slater St, Suite 100, Ottawa, Ontario, K1P 5H7
Fax: (613) 236-1944 Telephone: (613) 236-7135 E-mail: info@cuhaci.com

PROJECT TITLE/TITRE DU PROJET
A.Y. JACKSON SECONDARY SCHOOL ADDITION 2024
150 ABBEYHILL DRIVE
OTTAWA, ON K2L 1H7

OTTAWA-CARLETON DISTRICT SCHOOL BOARD
133 GREENBANK ROAD, OTTAWA

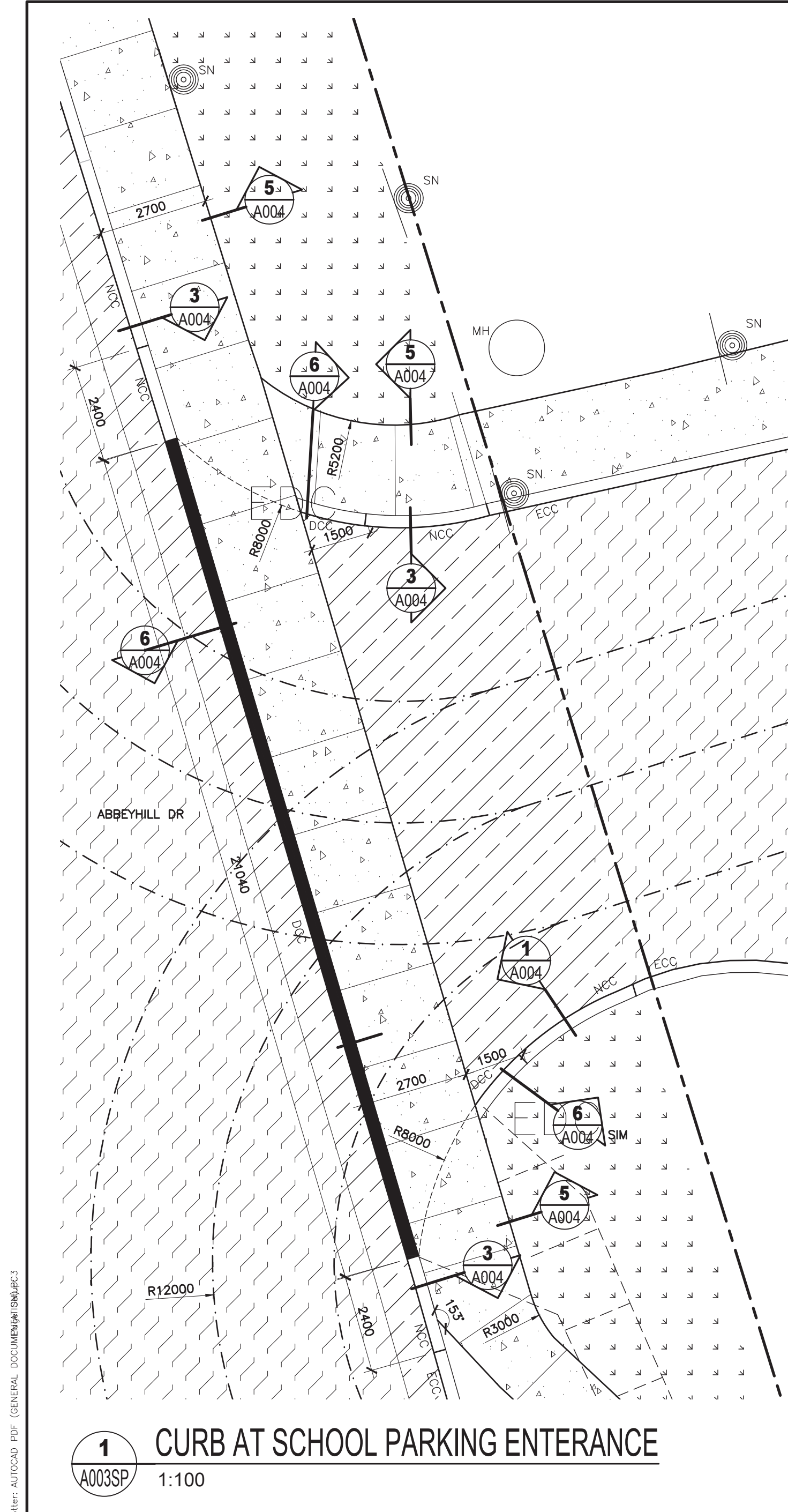
DRAWING TITLE/TITRE DU DESSIN
PARTIAL SITE PLAN

SCALE	PROJ. No	ISSUE No	REV. No
ECHELLE	AS SHOWN	2435	3

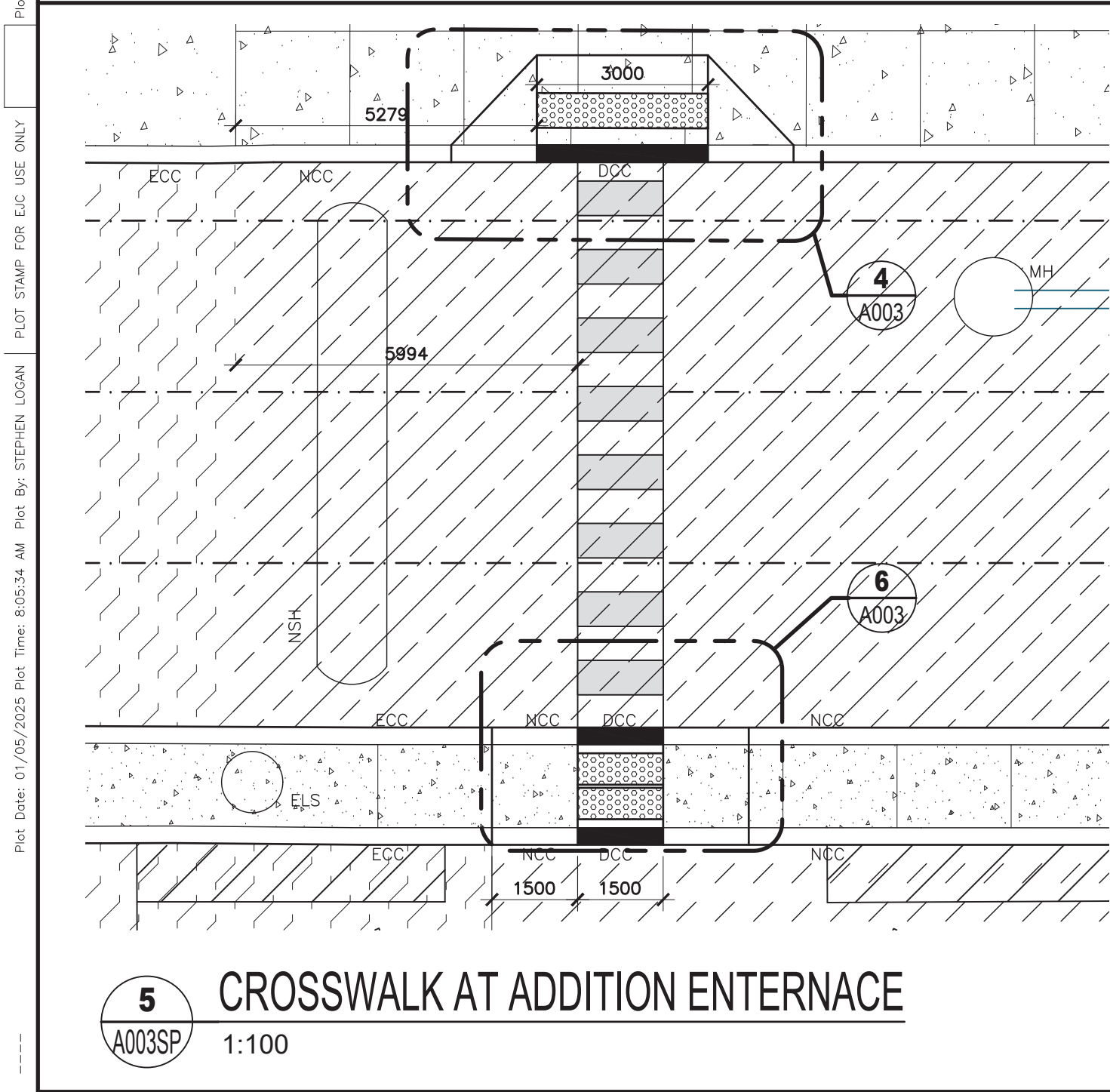
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A002SP

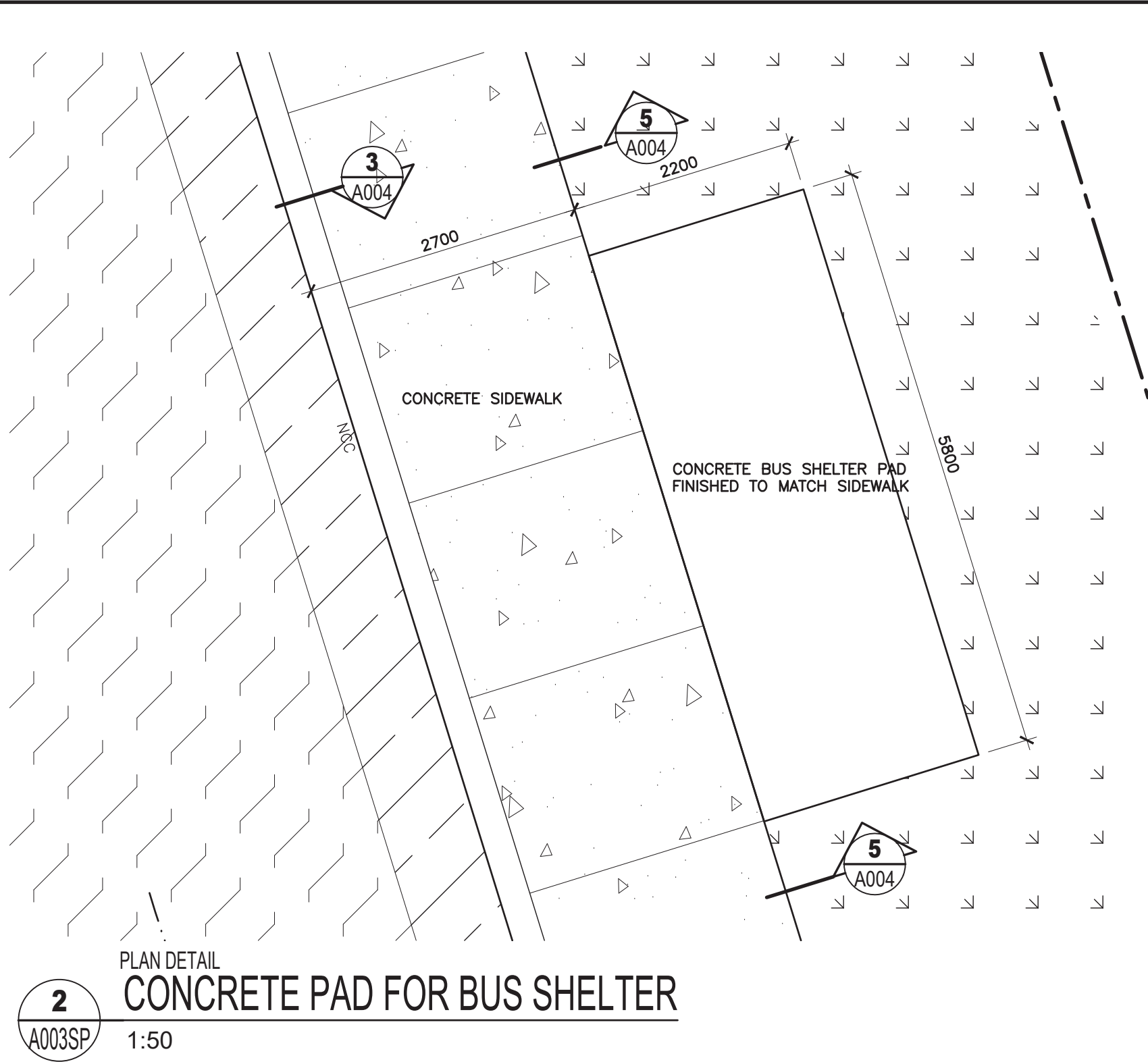
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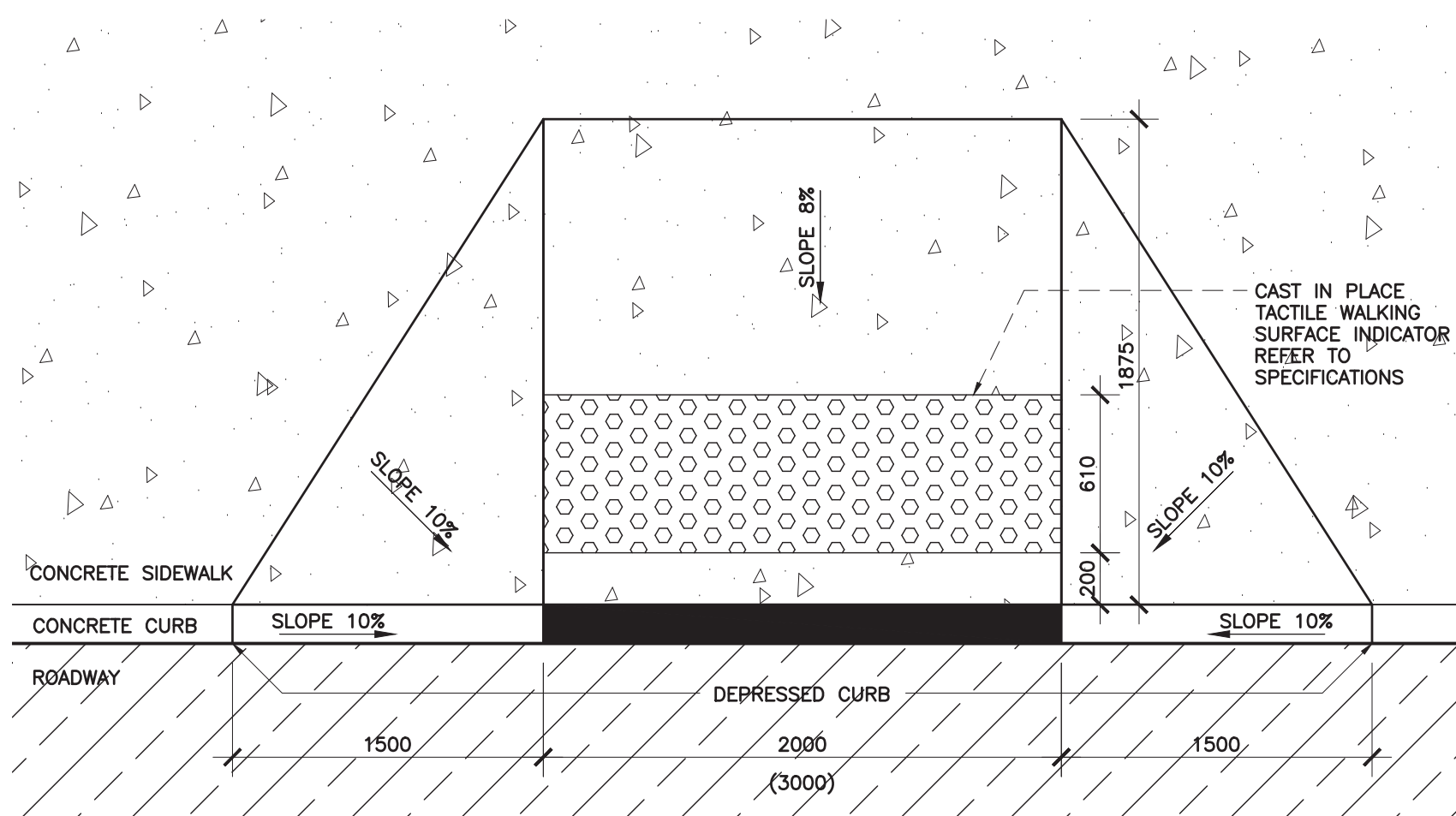
1 CURB AT SCHOOL PARKING ENTRANCE
A003SP 1:100



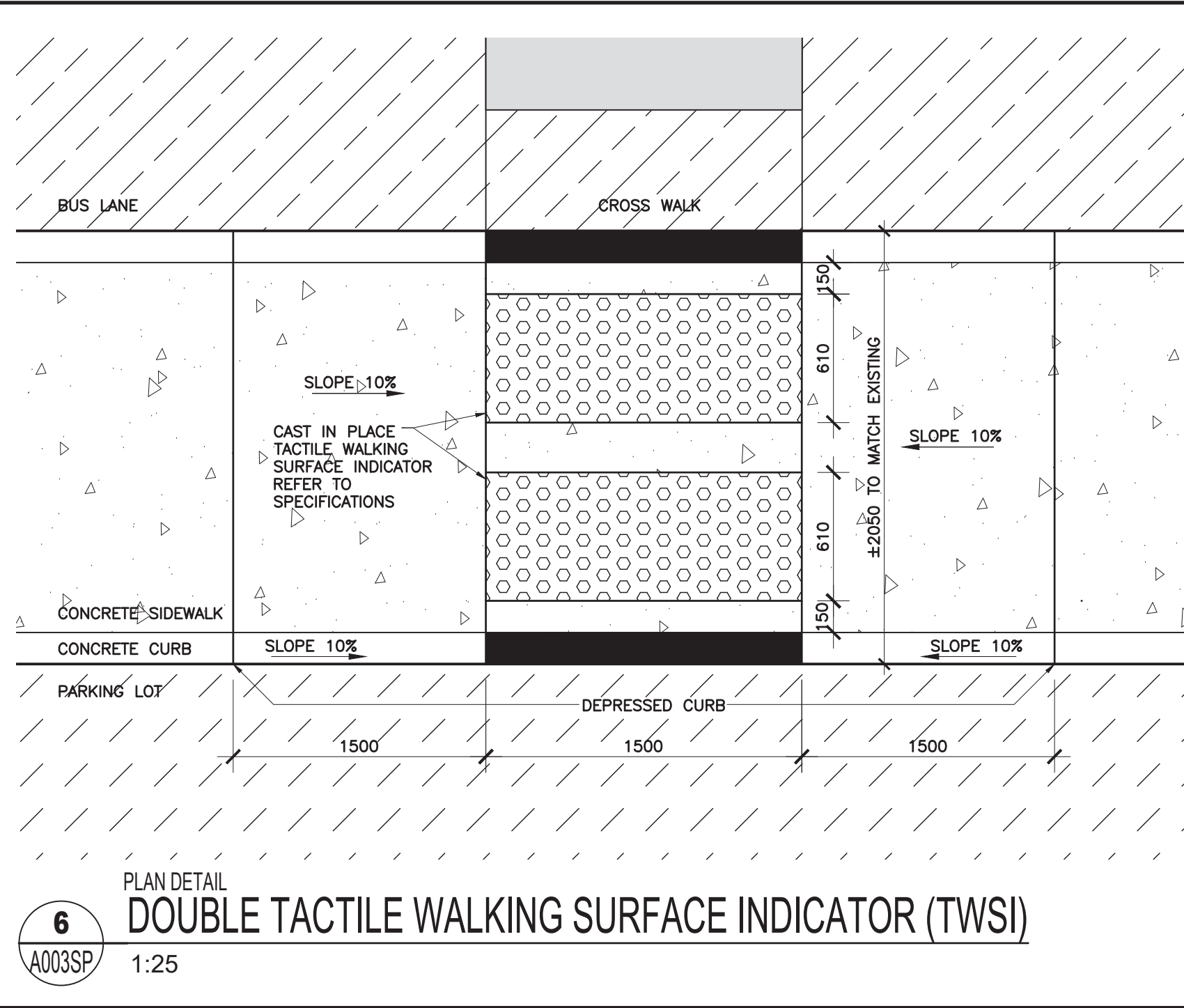
5 CROSSWALK AT ADDITION ENTERNACE
A003SP 1:100



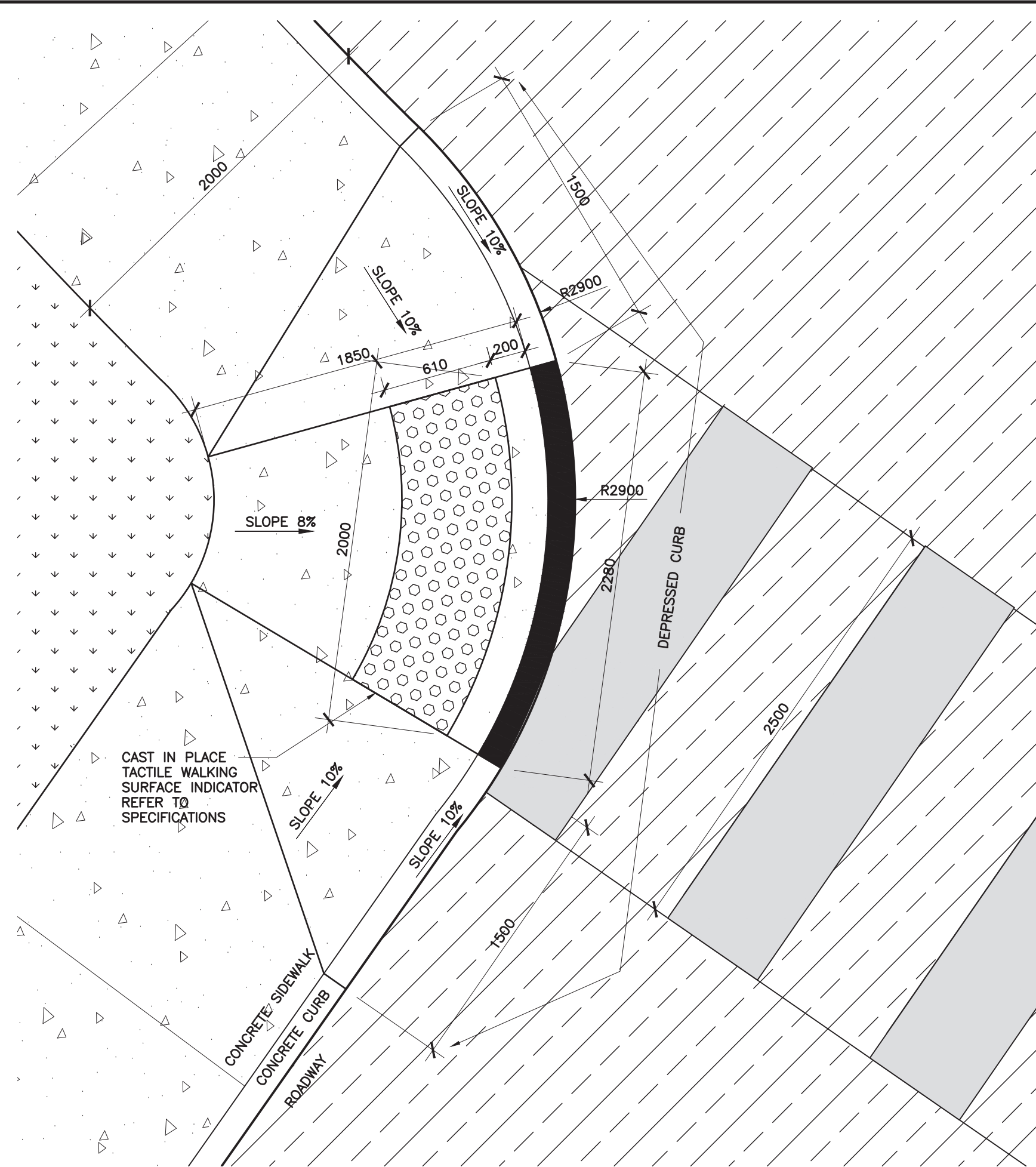
2 CONCRETE PAD FOR BUS SHELTER
A003SP 1:50



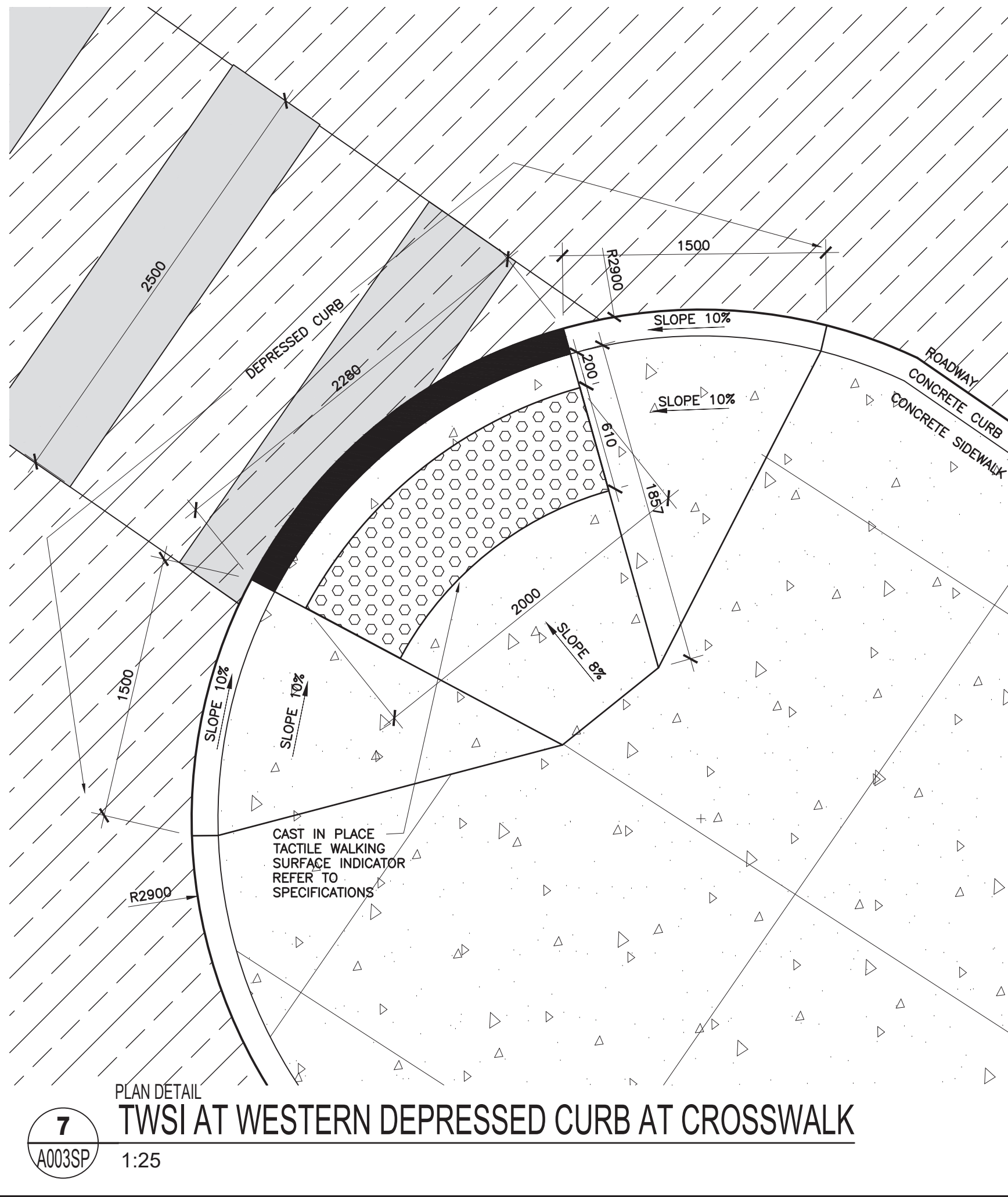
4 TACTILE WALKING SURFACE INDICATOR (TWSI)
A003SP 1:25



6 DOUBLE TACTILE WALKING SURFACE INDICATOR (TWSI)
A003SP 1:25



3 TWSI AT EASTERN DEPRESSED CURB AT CROSSWALK
A003SP 1:25



7 TWSI AT WESTERN DEPRESSED CURB AT CROSSWALK
A003SP 1:25



OTTAWA-CARLETON
DISTRICT SCHOOL BOARD

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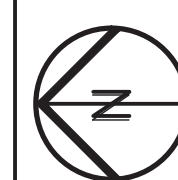
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TRUE NORTH



PLAN NORTH



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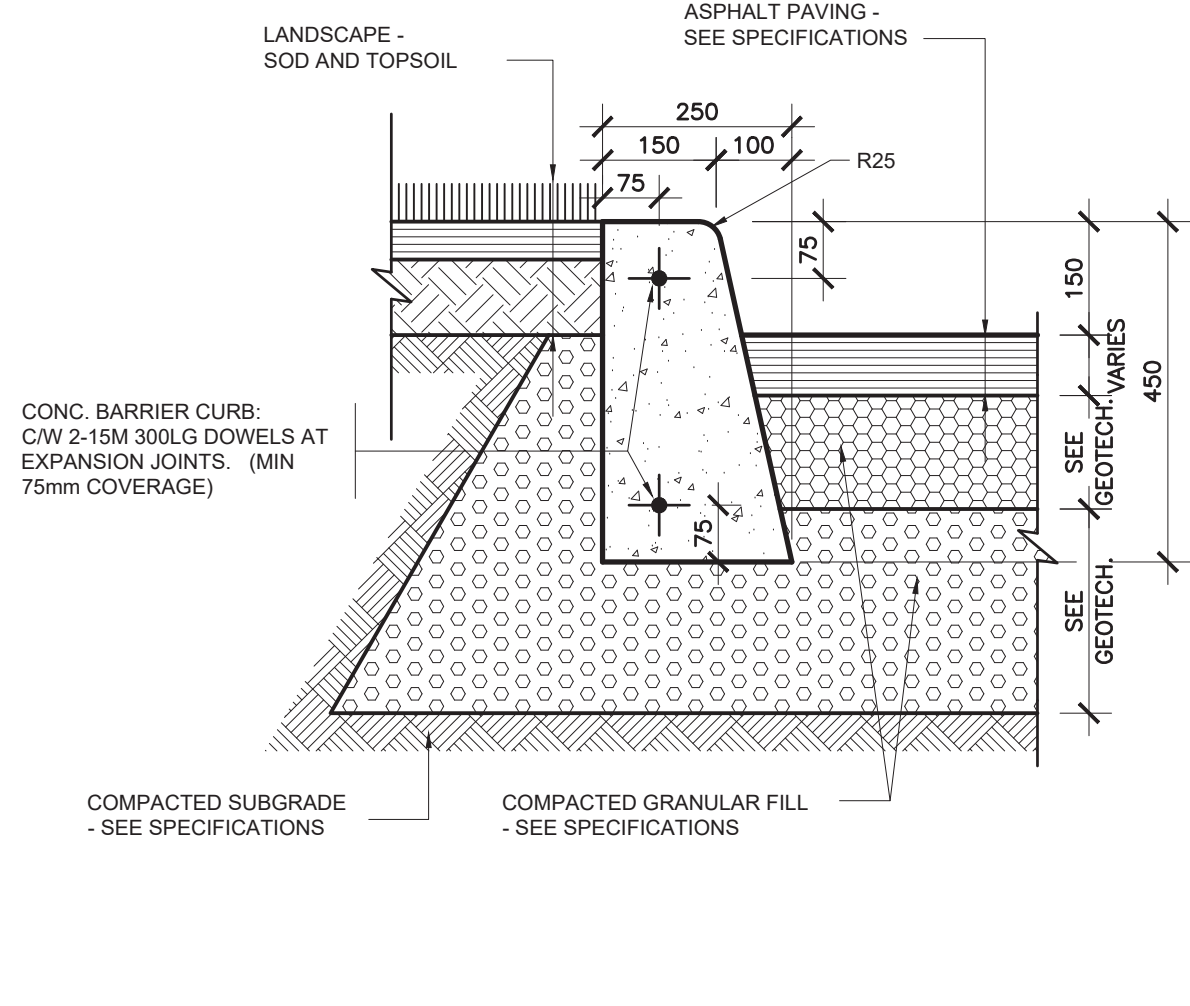
PROJECT TITLE/TITRE DU PROJET
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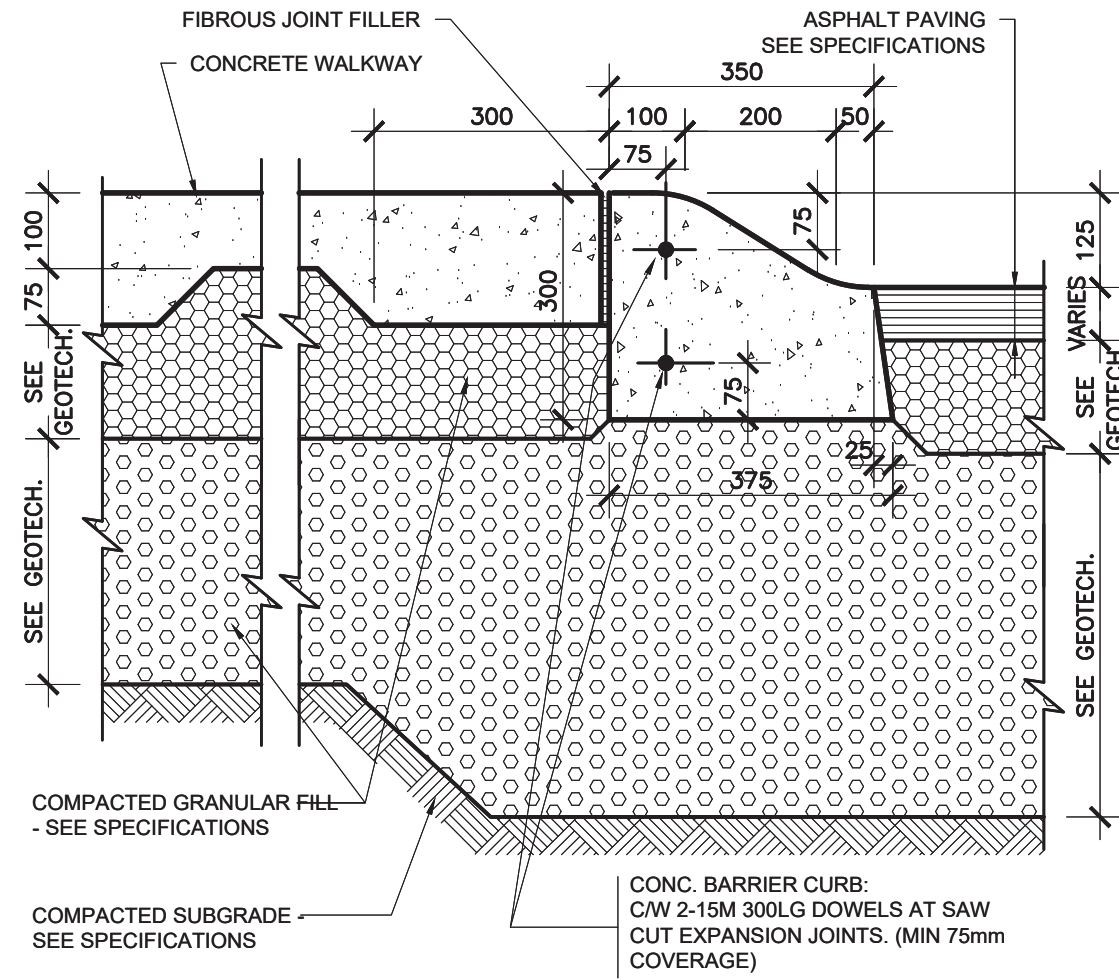
DRAWING TITLE/TITRE DU DESSIN
SITE PLAN DETAILS

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CHECKED BY VÉRIFIÉ PAR	X.F.			
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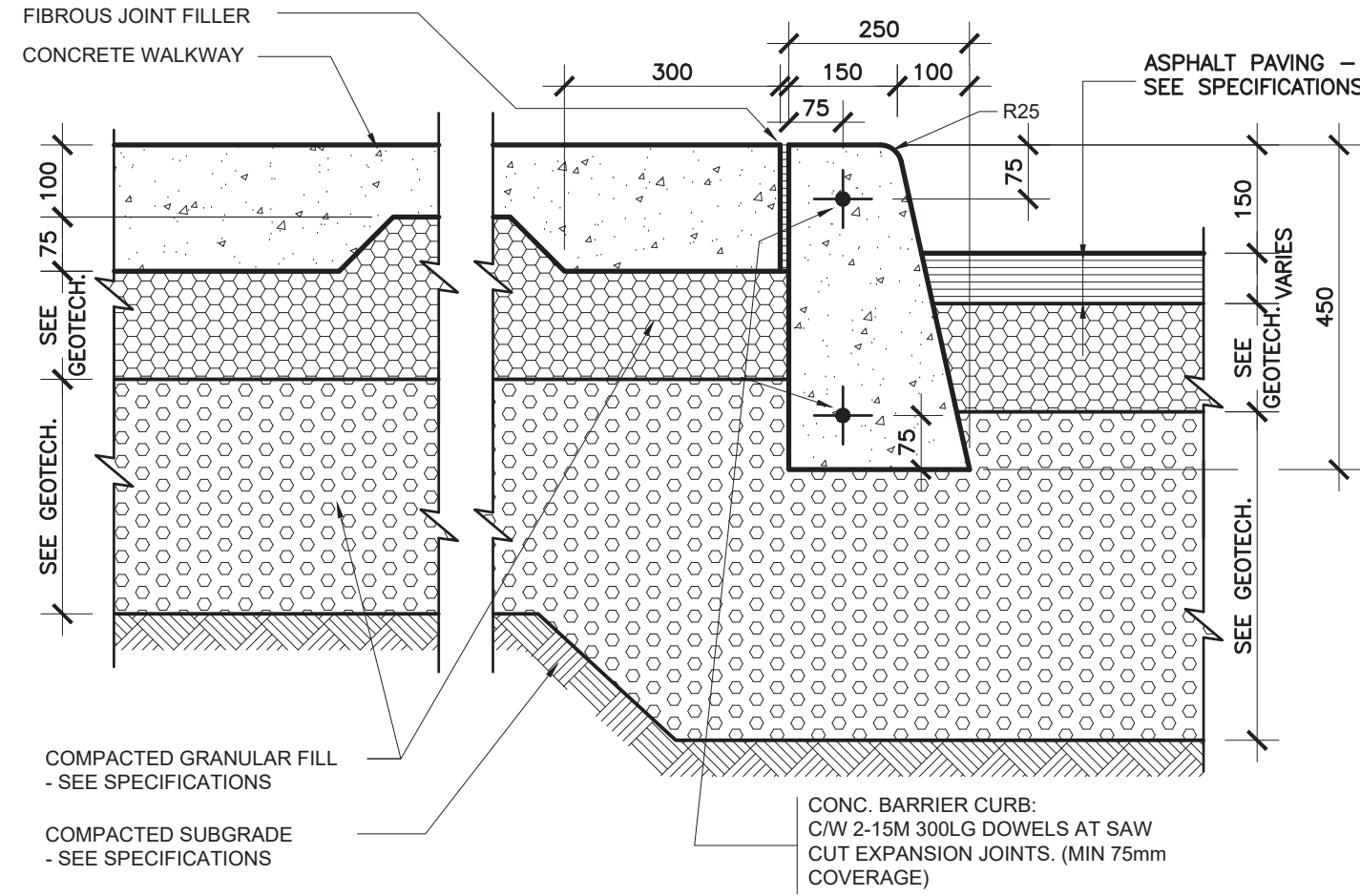
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Pictorial: A004SP FOR GENERAL SUBMITTAL/For Page Setup



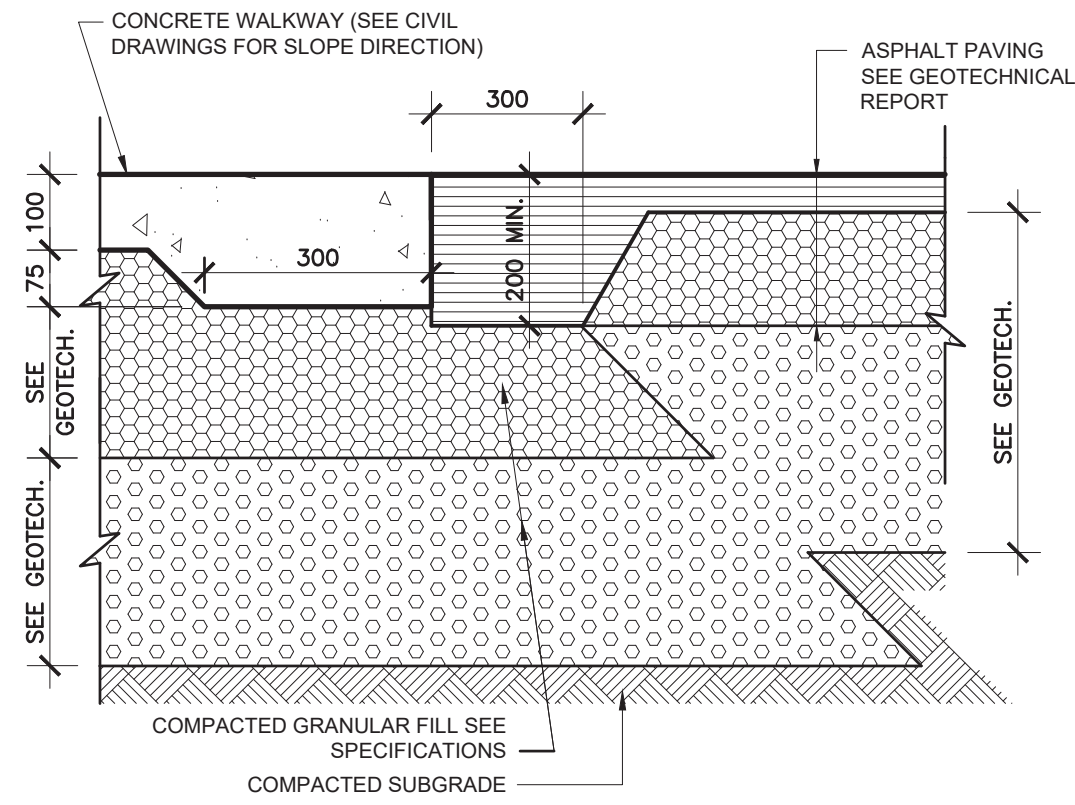
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SECTION DETAIL
CONCRETE CURB AT GRASS
A004SP 1:10



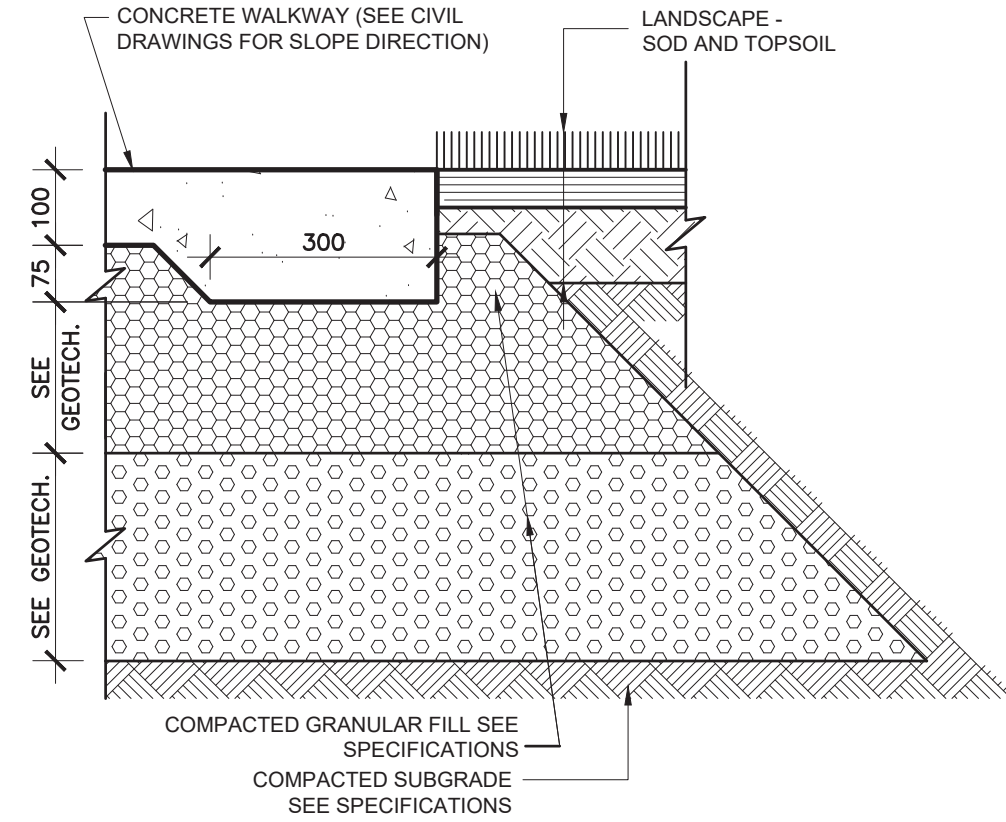
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CONCRETE WALK AT SEMI-MOUNTABLE CURB
A004SP 1:10



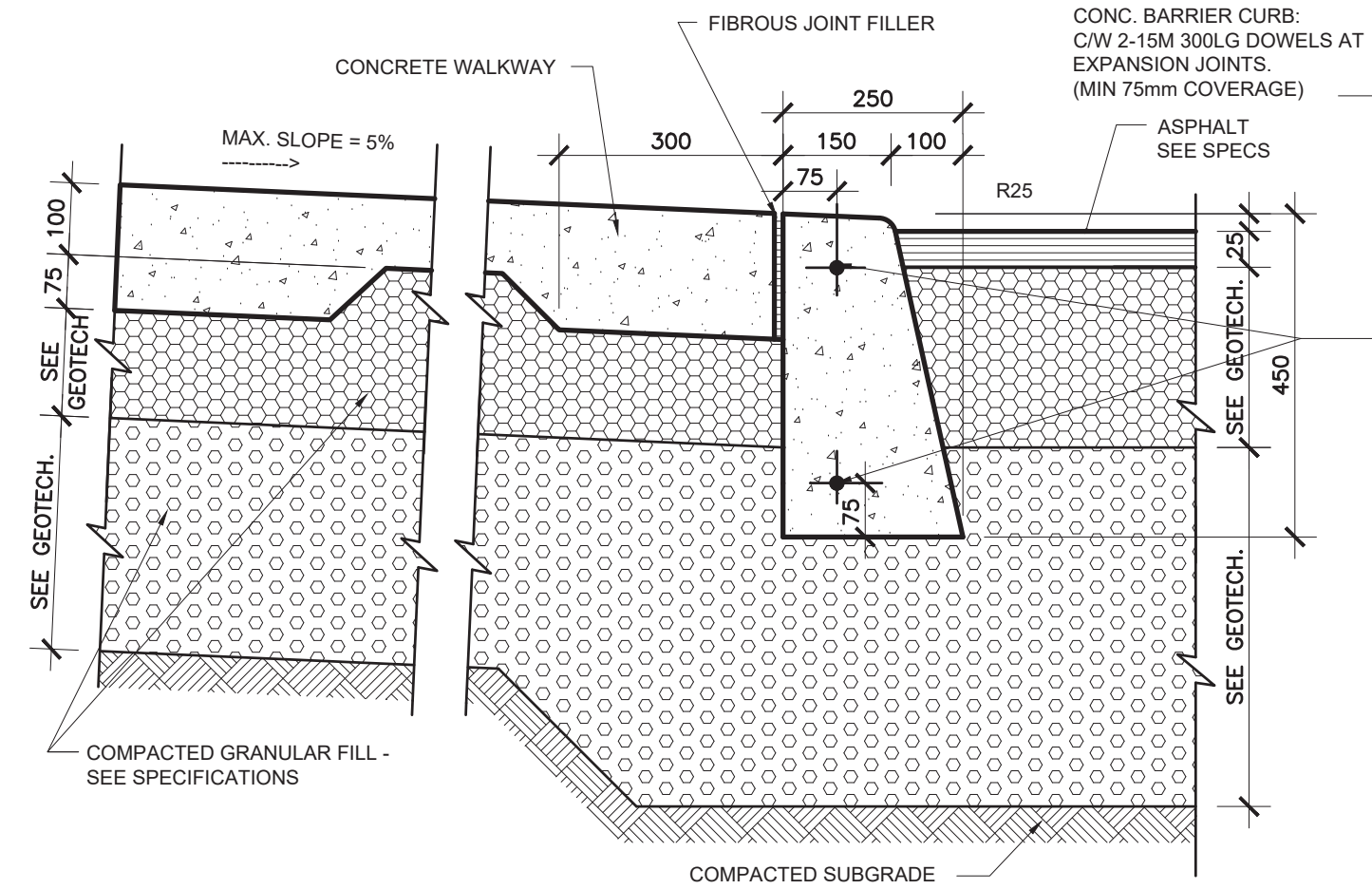
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SECTION DETAIL
CONCRETE WALK AT CURB
A004SP 1:10



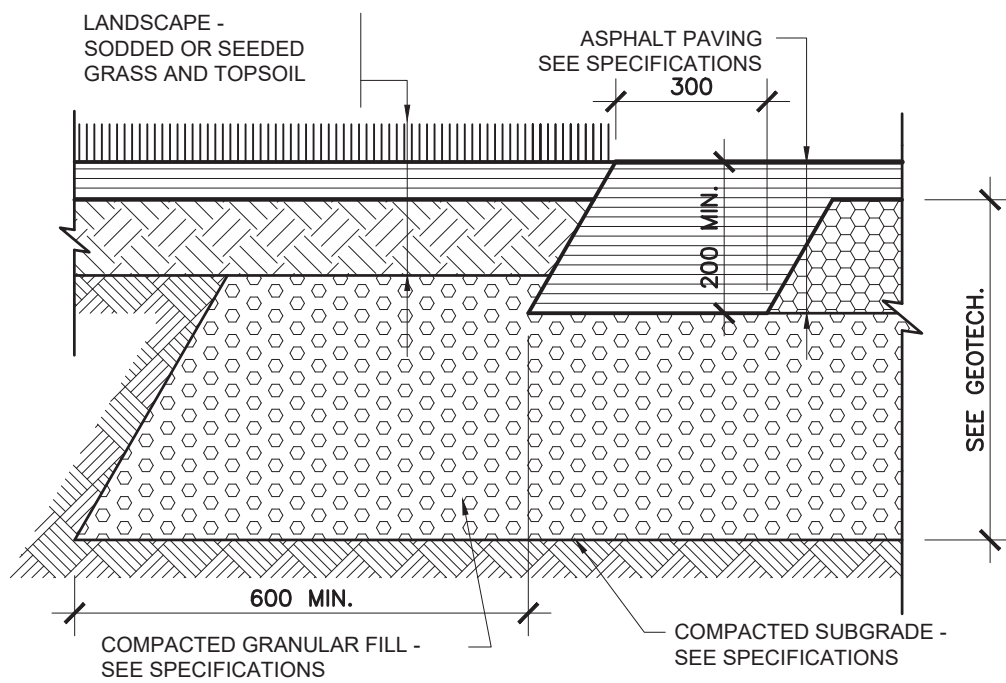
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CONCRETE WALK AT ASPHALT WALK
A004SP 1:10



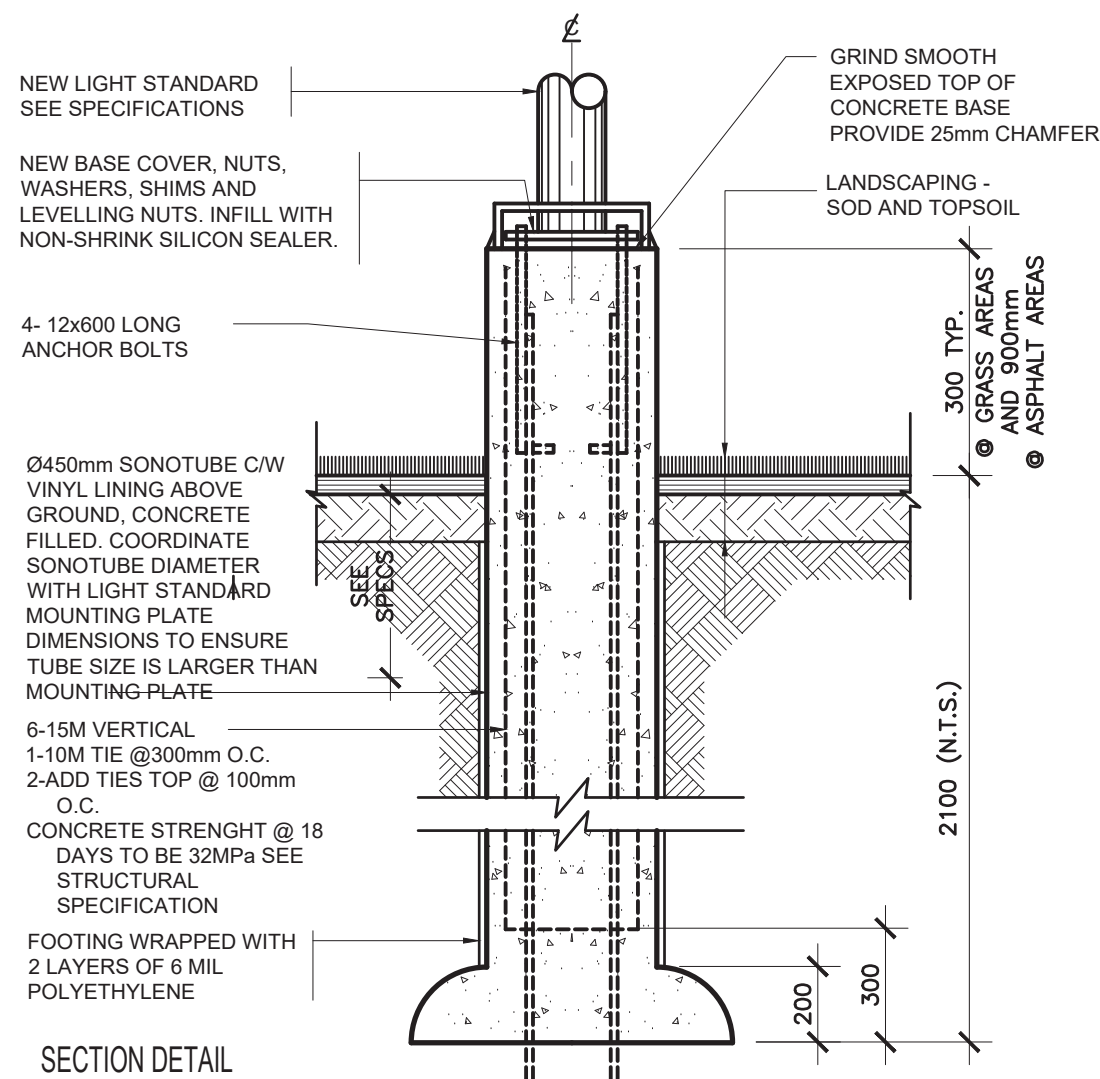
5
SECTION DETAIL
CONCRETE WALK AT GRASS
A004SP 1:10



6
SECTION DETAIL
CONCRETE WALK AT DEPRESSED CURB
A004SP 1:10



7
SECTION DETAIL
ASPHALT AT GRASS
A004SP 1:10



8
SECTION DETAIL
LIGHT STANDARD
A004SP 1:20



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ISSUE NO. REV. NO. DATE YYYMMDD ISSUE

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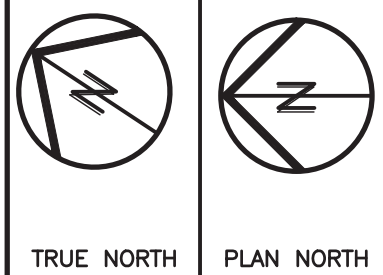
L'ARCHITECTE DÉCLINE TOUTE RESPONSABILITÉ DÉCOULANT DE PROBLÈMES FAISANT SUITE AU NON RESPECT DES PLANS ET DEVIS OU DE L'INTENTION DU CONCEPT QU'ILS TRANSMETTENT, OU DE TOUS PROBLÈMES POUVANT RÉSULTER DU DÉFAUT DE TIERS D'OBTENIR OU DE SUIVRE LES INSTRUCTIONS DE L'ARCHITECTE RELATIVEMENT AUX ERREURS,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

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EDWARD J. CUHACI & ASSOCIATES ARCHITECTS Inc.
171 Slater St, Suite 100, Ottawa, Ontario, K1P 5H7
Fax: (613) 236-1944 Telephone: (613) 236-7135 E-mail: info@cuhaci.com

PROJECT TITLE/TITRE DU PROJET
A.Y. JACKSON SECONDARY SCHOOL ADDITION 2024
150 ABBEYHILL DRIVE
OTTAWA, ON K2L 1H7

OTTAWA-CARLETON DISTRICT SCHOOL BOARD
133 GREENBANK ROAD, OTTAWA

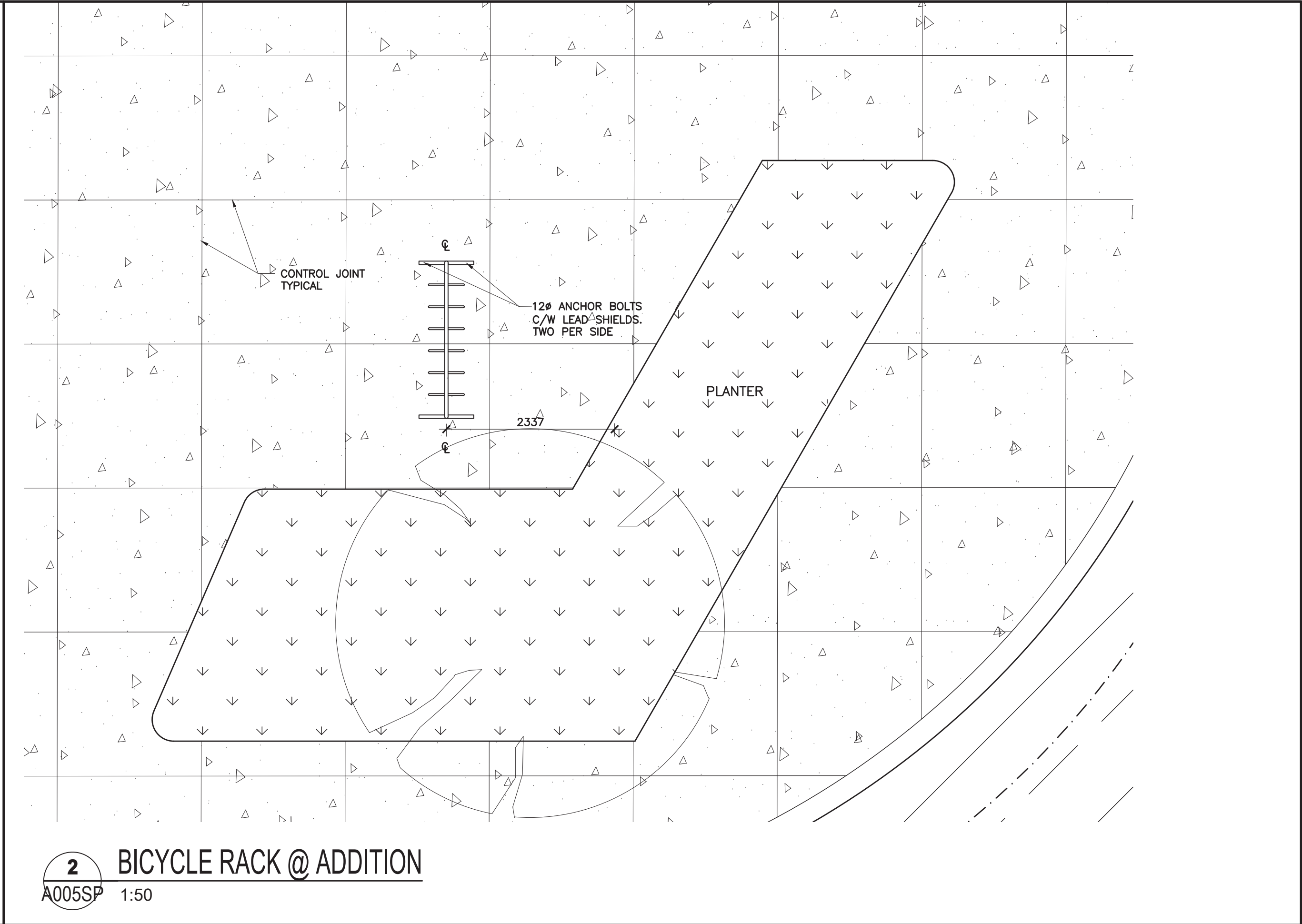
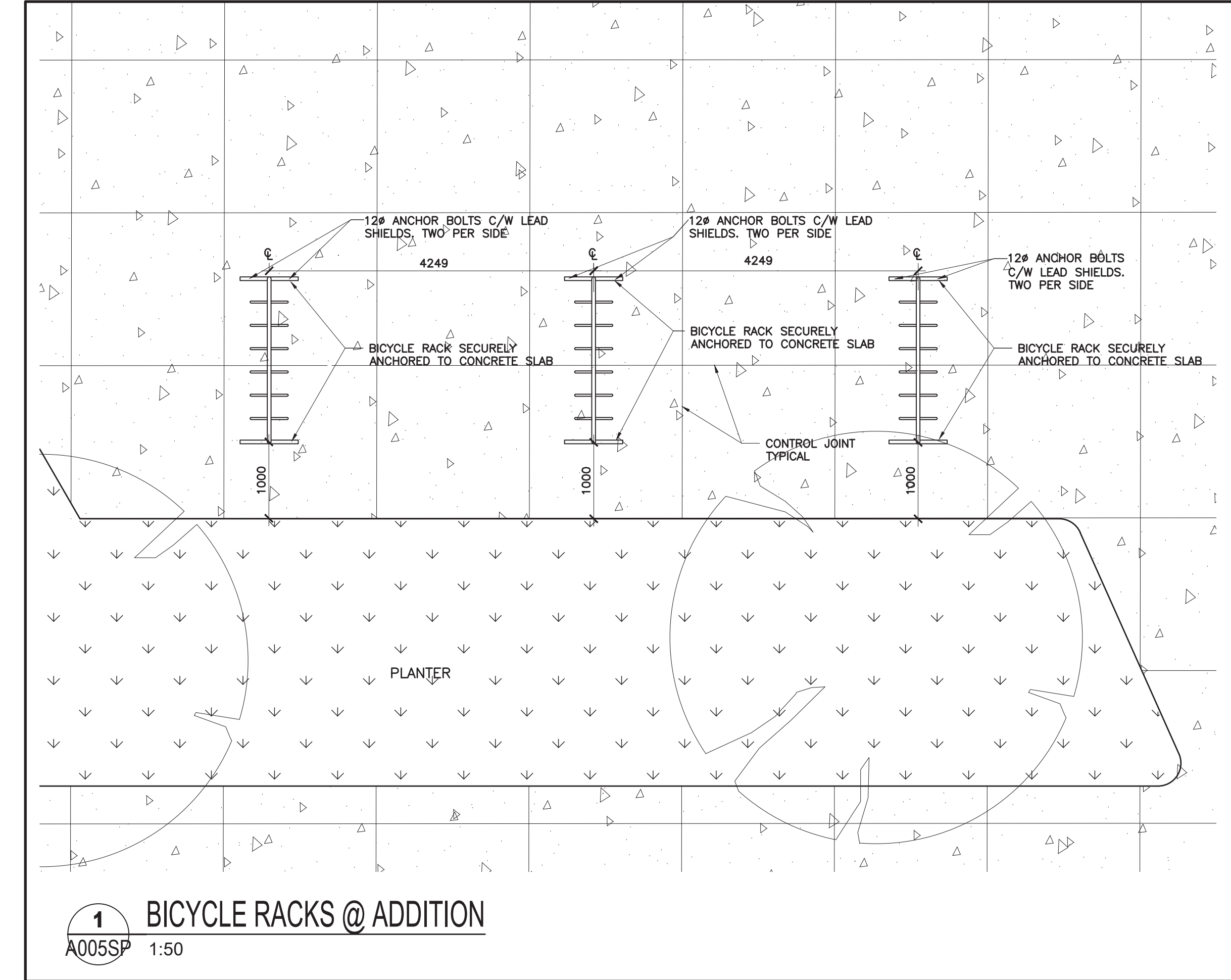
DRAWING TITLE/TITRE DU DESSIN

SITE PLAN DETAILS

SCALE	AS SHOWN	PROJ. No	2435	ISSUE No	3	REV. No	0
ECHELLE							
DRAWN BY	D.B.	DRAWING/DESSIN					
DESSINE PAR							
CHECKED BY	X.F.						
VÉRIFIÉ PAR							
DATE	NOVEMBER 2024	ACAD FILE/FICHIER:	2435-A004SP.DWG				

A004SP

Plot Date: 01/05/2025 Plot Time: 8:05:54 AM Plot By: STEPHEN LOGAN Plot Stamp For EJC Use Only
P:\dwt\A005SP.dwg
P:\dwt\A005SP.dwg
P:\dwt\A005SP.dwg



OTTAWA-CARLETON
DISTRICT SCHOOL BOARD

2	0	2025/04/30	ISSUED FOR SITE PLAN CONTROL
1	0	2025/02/24	ISSUED FOR BUILDING PERMIT RESPONSE

ISSUE NO.	REV. NO.	DATE	ISSUE

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TRUE NORTH

PLAN NORTH

ONTARIO ASSOCIATION
OF
ARCHITECTS
JESSE JUREWICZ
LICENCE
6193

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PROJECT TITLE/TITRE DU PROJET A.Y. JACKSON SECONDARY SCHOOL ADDITION 2024 150 ABBEYHILL DRIVE OTTAWA, ON K2L 1H7			
OTTAWA-CARLETON DISTRICT SCHOOL BOARD 133 GREENBANK ROAD, OTTAWA			
DRAWING TITLE/TITRE DU DESSIN SITE PLAN DETAILS			

SCALE ECHELLE	AS SHOWN	PROJ. No 2435	ISSUE No 2	REV. No 0
DRAWN BY DESSINE PAR	D.B.	DRAWING/DESSIN		
CHECKED BY VÉRIFIÉ PAR	X.F.	A005SP		
DATE	2025	ACAD FILE/FICHIER: A005-2435.DWG		



DRAWN BY DESSINE PAR	D.B.	DRAWING/DESSIN
CHECKED BY VERIFIE PAR	X.F.	A200SP
DATE	2025	
		ACAD FILE/FICHER: 2435-A200SP.DWG