

1	3	2024/06/11	RE-ISSUED FOR SITE PLAN CONTROL
1	2	2024/03/08	RE-ISSUED FOR SITE PLAN CONTROL
1	1	2024/02/21	RE-ISSUED FOR SITE PLAN CONTROL
2	1	2023/11/09	RE-ISSUED FOR ZONING
2	0	2023/09/15	ISSUED FOR ZONING
1	0	2023/06/21	ISSUED FOR SITE PLAN CONTROL

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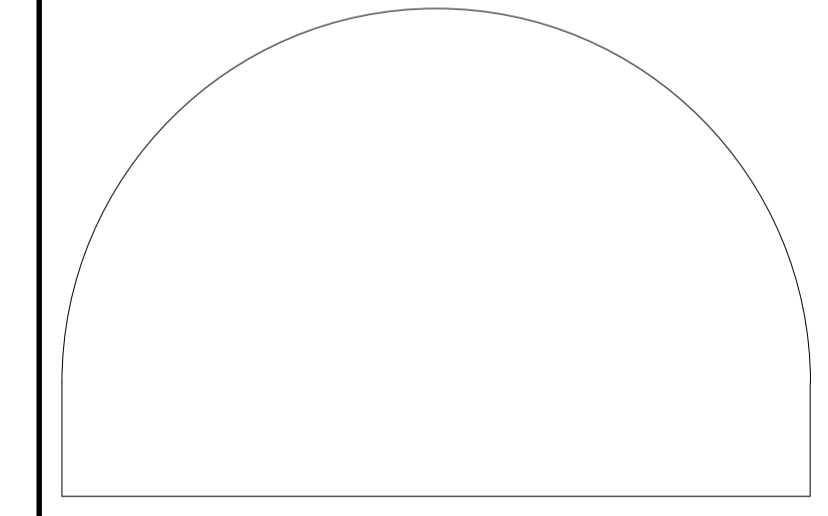
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CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS

TRUE NORTH

PLAN NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE 5281



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PROJECT TITLE/TITRE DU PROJET
ÉCOLE ÉLÉMENTAIRE CATHOLIQUE AVALON III
2666 TENTH LINE ROAD
OTTAWA, ONTARIO

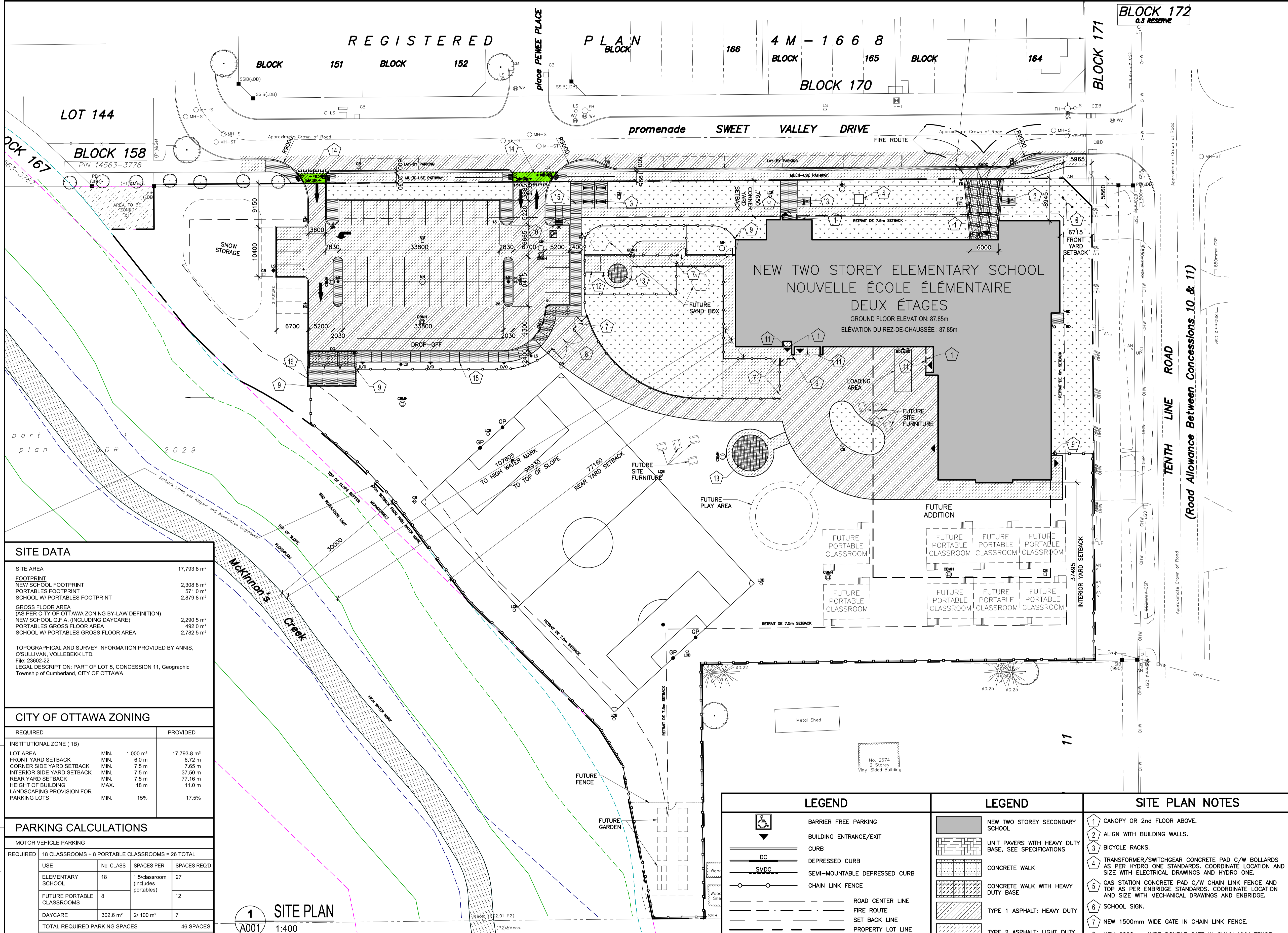
CECCE
4000 LABELLE STREET
OTTAWA, ONTARIO, K1J 1A1

DRAWING TITLE/TITRE DU DESSIN
SITE PLAN

SCALE	PROJ. No	ISSUE No	REV. No
ECHELLE	1:400	2215	1 3
DRAWN BY	DESIGNÉ PAR	DRAWING/DESSIN	
DESIGNED BY	S.P./S.R.		
CHECKED BY	S.R./Z.O.J.		
DATE	SEPTEMBER 2022		

A001

FICHER ACAD FILE: 2215-A001.dwg



SITE DATA

SITE AREA	17,793.8 m ²
NEW SCHOOL FOOTPRINT	2,308.8 m ²
PORTABLES FOOTPRINT	571.0 m ²
SCHOOL W/ PORTABLES FOOTPRINT	2,879.8 m ²
GROSS FLOOR AREA (AS PER CITY OF OTTAWA ZONING BY-LAW DEFINITION)	
NEW SCHOOL G.F.A. (INCLUDING DAYCARE)	2,290.5 m ²
PORTABLES GROSS FLOOR AREA	492.0 m ²
SCHOOL W/ PORTABLES GROSS FLOOR AREA	2,782.5 m ²

TOPOGRAPHICAL AND SURVEY INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
File: 23602-22
LEGAL DESCRIPTION: PART OF LOT 5, CONCESSION 11, Geographic Township of Cumberland, CITY OF OTTAWA

CITY OF OTTAWA ZONING

REQUIRED	PROVIDED
INSTITUTIONAL ZONE (I18)	
LOT AREA	17,793.8 m ²
FRONT YARD SETBACK	6.72 m
CORNER SIDE YARD SETBACK	7.65 m
INTERIOR SIDE YARD SETBACK	37.50 m
REAR YARD SETBACK	77.16 m
HEIGHT OF BUILDING	11.0 m
LANDSCAPING PROVISION FOR PARKING LOTS	15%

PARKING CALCULATIONS

USE	No. CLASS	SPACES PER CLASS	SPACES REQ'D
ELEMENTARY SCHOOL	18	1.5/classroom (includes portables)	27
FUTURE PORTABLE CLASSROOMS	8		12
DAYCARE	302.6 m ²	2/100 m ²	7
TOTAL REQUIRED PARKING SPACES			46 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING SPACES			1 SPACE

PROVIDED: SPACES @ 5.2mD X 2.6mW = 48 SPACES
TYPE A ACCESSIBLE PARKING SPACES @ 5.2mD X 3.7mW = 1 SPACE
TOTAL SPACES PROVIDED = 49 SPACES

BICYCLE PARKING

REQUIRED	USE	GROSS AREA	SPACES PER 100 m ² OF GROSS FLOOR AREA	SPACES REQ'D
SCHOOL		2,560.2 m ²	1 per 100 m ² of gross floor area	26 SPACES
DAYCARE		302.6 m ²	1 per 250 m ² of gross floor area	2 SPACES
PORTABLES		492 m ²	1 per 100 m ² of gross floor area	5 SPACES
TOTAL REQUIRED BICYCLE PARKING SPACES				33 SPACES
PROVIDED				40 SPACES

1 SITE PLAN
A001 1:400

MCKINNON'S CREEK SETBACK LEGEND

*DATA PROVIDED BY KILGOUR & ASSOCIATES, FIGURE 6, EIS REPORT

---	LIMIT OF AREA TO BE ZONE 01
---	MCKINNON'S SETBACK-BASED ON THE GREATEST OF:
---	TOP OF BANK CHANNEL (NHWM)
---	30m SETBACK FROM TOB CHANNEL (NHWM)
---	TOP OF SLOPE
---	TOP OF SLOPE BUFFER (15m)
---	MEANDERBELT (60.9m WIDTH; MORRISON-HERSHFIELD, 2017)
---	FLOODPLAIN (SNC, 2023)

LEGEND

FP	FLAG POLE BASE
FR	FIRE ROUTE SIGN
H/C	DISABLED PARKING PERMIT (Rb-93)
D/O	DROP-OFF SIGN
NE	NO ENTRY SIGN
OW	ONE WAY SIGN
LA	LOADING AREA SIGN

LEGEND

BD	BOLLARD
GP	GOAL POST
LS	NEW LIGHT STANDARD, SEE ELECTRICAL DRAWINGS
EFH	EXISTING FIRE HYDRANT, SEE SURVEY
FDC	FIRE DEPARTMENT CONNECTION, REFER TO MECHANICAL DRAWINGS
MH	NEW MANHOLE, REFER TO CIVIL DRAWINGS
CBMH	NEW CATCH BASIN MANHOLE, REFER TO CIVIL DRAWINGS
LCB	NEW LANDSCAPE CATCH BASIN, REFER TO CIVIL DRAWINGS
CB	NEW CATCH BASIN
SIB	IRON BAR, REFER TO SURVEY

LEGEND

[Pattern]	NEW TWO STOREY SECONDARY SCHOOL
[Pattern]	UNIT PAVERS WITH HEAVY DUTY BASE, SEE SPECIFICATIONS
[Pattern]	CONCRETE WALK
[Pattern]	CONCRETE WALK WITH HEAVY DUTY BASE
[Pattern]	TYPE 1 ASPHALT: HEAVY DUTY
[Pattern]	TYPE 2 ASPHALT: LIGHT DUTY
[Pattern]	NEW SEED AND TOPSOIL (REFER TO LANDSCAPE DRAWING)
[Pattern]	NEW SOD AND TOPSOIL (REFER TO LANDSCAPE DRAWING)
[Pattern]	MULCH (REFER TO LANDSCAPE DRAWING)
[Pattern]	ENGINEERED WOOD FIBER
[Pattern]	EXISTING WATERCOURSE
[Pattern]	AREA TO BE ZONED "O1"

SITE PLAN NOTES

- CANOPY OR 2nd FLOOR ABOVE.
- ALIGN WITH BUILDING WALLS.
- BICYCLE RACKS.
- TRANSFORMER/SWITCHGEAR CONCRETE PAD C/W BOLLARDS AS PER HYDRO ONE STANDARDS. COORDINATE LOCATION AND SIZE WITH ELECTRICAL DRAWINGS AND HYDRO ONE.
- GAS STATION CONCRETE PAD C/W CHAIN LINK FENCE AND TOP AS PER ENBRIDGE STANDARDS. COORDINATE LOCATION AND SIZE WITH MECHANICAL DRAWINGS AND ENBRIDGE.
- SCHOOL SIGN.
- NEW 1500mm WIDE GATE IN CHAIN LINK FENCE.
- NEW 6000mm WIDE DOUBLE GATE IN CHAIN LINK FENCE, C/W FOOTBOLT REST.
- CHAIN LINK FENCE CANTILEVERED END SECTION.
- CURB RAMP WITH FLARED SIDES AND DETECTABLE HAZARD INDICATOR, CONSTRUCTED TO CITY OF OTTAWA STANDARDS.
- EXTENT OF 100mm PAVING INSULATION, 1.22m FROM FACE OF FOUNDATION WALL, FLOOR PLAN AND SECTIONS.
- FUTURE STORAGE SHED N.I.C.
- ENGINEERED WOOD FIBER PLAY AREA.
- MULTI-USE PATHWAY CROSSING GREEN PAVEMENT MARKING AS PER CITY OF OTTAWA STANDARD.
- TYPICAL CONCRETE PAVING SAW-CUT JOINT AT MAXIMUM 2400mm OR AS SHOWN ON DRAWINGS.
- ENCLOSURE FOR REFUSE CONTAINERS.

Plot Date: 2022-08-27 Plot Time: 15:07:27
 Plot By: SIMON BOUCH
 Plot Stamp FOR EAC USE ONLY
 Project DWG ID: 2215-A001

D07-12-23-0094