

|   |   |            |                                 |
|---|---|------------|---------------------------------|
| 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    |

| ISSUE NO. | REV. NO. | DATE | ISSUE |
|-----------|----------|------|-------|
|-----------|----------|------|-------|

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 ET DÉVELOPPÉS POUR ÊTRE UTILISÉS DANS LE CADRE DU PRÉSENT PROJET. ILS NE DOIVENT PAS ÊTRE UTILISÉS À D'AUTRES FINS NI COMMUNIQUÉS 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 TOUTS 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 ALLÉGUÉES.

L'ENTREPRENEUR DOIT VÉRIFIER TOUTES LES DIMENSIONS SUR PLACE ET INFORMER L'ARCHITECTE DE TOUT ÉCART AVANT LE DÉBUT DES TRAVAUX. NE PAS MESURER LES DESSINS À L'ÉCHELLE.

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF EDWARD J. CUHACI AND ASSOCIATES INC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF EDWARD J. CUHACI AND ASSOCIATES INC.

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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  
ZOFIA ORLOWSKA-REWICZ  
LICENCE 5281

Allison Hamlin

ALLISON HAMLIN, MCIP, RPP  
(ACTING) MANAGER,  
DEVELOPMENT REVIEW ALL WARDS PLANNING,  
DEVELOPMENT & BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

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  
**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

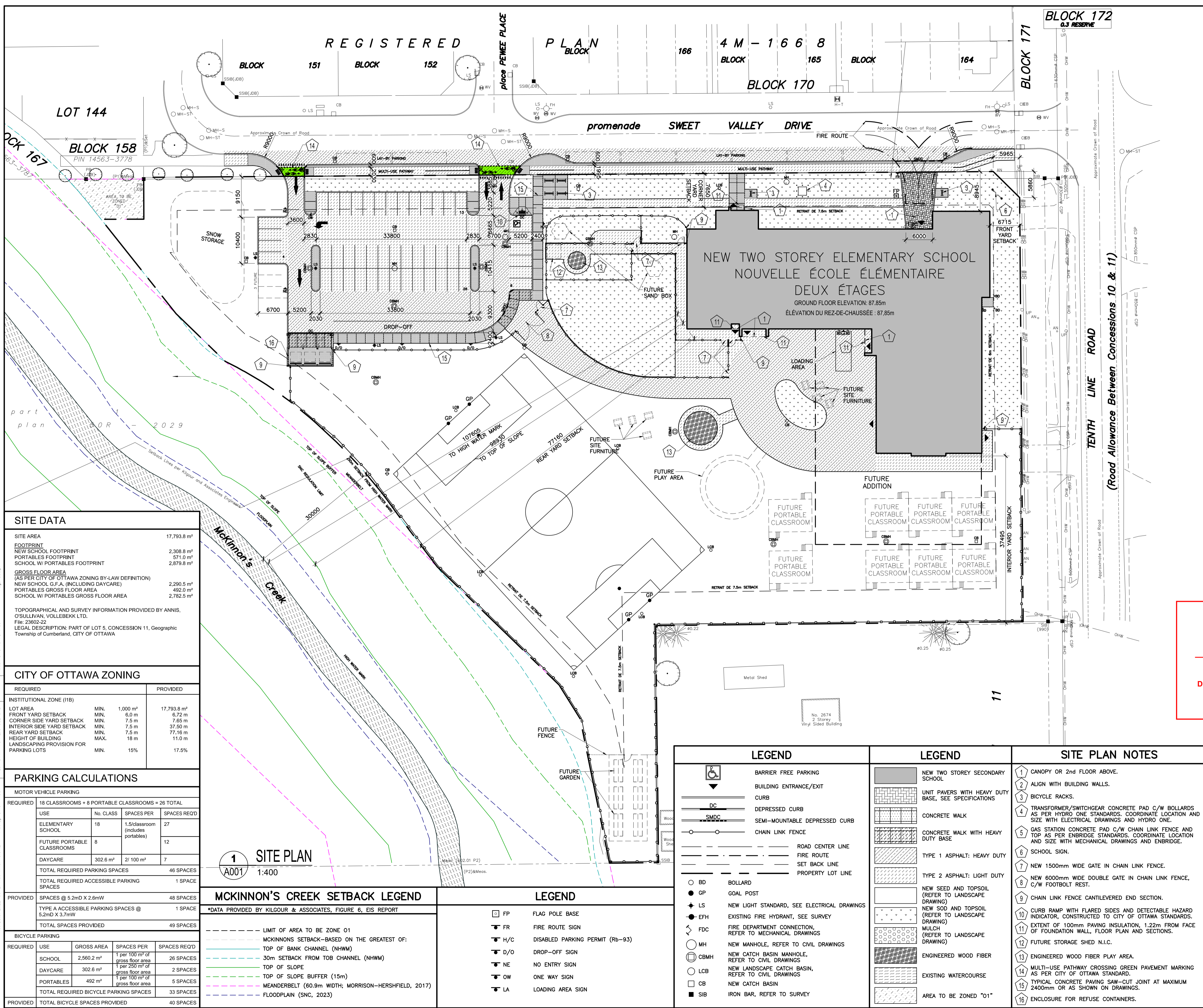
APPROVED

By Allison Hamlin at 3:37 pm, Jul 22, 2024

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

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                |
|--|-------------------------|
| <b>INSTITUTIONAL ZONE (I18)</b>        |                         |
| LOT AREA                               | 17,793.8 m <sup>2</sup> |
| 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**

| MOTOR VEHICLE PARKING                            |  |                      |                                    |
|--|--|----------------------|------------------------------------|
| REQUIRED   | USE  | No. CLASS            | SPACES PER CLASS                   |
| 18 CLASSROOMS + 8 PORTABLE CLASSROOMS = 26 TOTAL | ELEMENTARY SCHOOL                                | 18                   | 1.5/classroom (includes portables) |
|  | FUTURE PORTABLE CLASSROOMS                       | 8                    |                                    |
|  | DAYCARE  | 302.6 m <sup>2</sup> | 2/ 100 m <sup>2</sup>              |
| 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 <sup>2</sup> of gross floor area | SPACES REQ'D |
|---------------------------------------|--|------------------------|---|--------------|
| 26 SPACES                             | SCHOOL                                   | 2,560.2 m <sup>2</sup> | 1 per 100 m <sup>2</sup> of gross floor area      | 26 SPACES    |
|                                       | DAYCARE                                  | 302.6 m <sup>2</sup>   | 1 per 250 m <sup>2</sup> of gross floor area      | 2 SPACES     |
|                                       | PORTABLES                                | 492 m <sup>2</sup>     | 1 per 100 m <sup>2</sup> of gross floor area      | 5 SPACES     |
| TOTAL REQUIRED BICYCLE PARKING SPACES | 33 SPACES                                |                        |   |              |
| PROVIDED                              | TOTAL BICYCLE SPACES PROVIDED: 40 SPACES |                        |   |              |

**MCKINNON'S CREEK SETBACK LEGEND**

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

|  |
|--|
| --- LIMIT OF AREA TO BE ZONE O1                          |
| --- 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**

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

Plot Date: 2022-06-27 Plot Time: 15:07:27 Plot By: SIMON BOUCH  
 Plot Stamp FOR EAC USE ONLY  
 Project DWG: 10-101-A13  
 Page Setup