

SITE DATA

ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW, 2008-250

ADDRESS:	5431 FERNBANK ROAD, OTTAWA
AREA	C SUBURBAN
WARD	6 STITTVILLE (COUNC. GLEN GOWER)
ZONING	IIA
LOT AREA	73,967 m ² (18.27 ACRES)
BUILDING FOOTPRINT	±6,987 m ² (75,205 s.f.)
TOTAL FLOOR AREAS (GROSS)	±14,776 m ² (159,600 s.f.)
FUTURE PORTABLES (72 m ² EACH)	2,160 M ² (23,250 SF.)

ZONING MECHANISMS	PROVISIONS (IIA SUBZONE)	PROVIDED
(a) MINIMUM LOT AREA (m ²)	400	73967
(b) MINIMUM LOT WIDTH (m)	15	239.30
(c) MINIMUM FRONT YARD SETBACK (m)	7.5	±13
(d) MINIMUM INTERIOR SIDE YARD SETBACK (m)	7.5	±20
(e) MINIMUM CORNER SIDE YARD SETBACK (m)	4.5	
(f) MINIMUM REAR YARD SETBACK (m)	7.5	
(g) MAXIMUM BUILDING HEIGHT (m)	15	±13

PARKING CALCULATION

GRADE 7&8 CLASSROOMS (1.5 PS/CLASS)	16 X 1.5 = 24
GRADES 9-12 CLASSROOMS (2 PS/CLASS)	46 X 2 = 92
PORTABLE CLASSROOMS	
GRADE 7&8 CLASSROOMS (1.5 PS/CLASS)	10 X 1.5 = 15
GRADES 9-12 CLASSROOMS (2 PS/CLASS)	20 X 2 = 40
BARRIER FREE PARKING SPACES (3.1.2, TABLE 3)	7 (3 TYPE A + 4 TYPE B)
STANDARD PARKING SPACE	5.2mx2.6mx6.7 m AISLE

TOTAL REQUIRED	171	198
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BICYCLE PARKING CALCULATION

MAIN SCHOOL (1 PER 100 m2)	14,766 / 100 = 148	
FUTURE PORTABLES (1 PER 100 m2)	2,160 / 100 = 22	
TOTAL REQUIRED	159	173
STANDARD BICYCLE PARKING SPACE	1.8x0.6 m	

LOADING SPACES

TABLE 113A(a) (±10000 m ²)	2 REQUIRED (3.5 X 7m)	2
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LANDSCAPED BUFFER

ABUTTING THE STREET (PARKING LOT 100+ SPACES)	3m
NOT ABUTTING THE STREET (PARKING LOT 100+ SPACES)	3m

BUILDING CODE DATA

ALL REQUIREMENTS AS PER ONTARIO BUILDING CODE OBC 2024

MAJOR OCCUPANCY	GROUP A, DIVISION 2
BUILDING AREA	±6,987 m ² (75,205 s.f.)
TOTAL GROSS FLOOR AREA	±14,776 m ² (159,600 s.f.)
NUMBER OF STOREYS	3
NO OF STREETS FOR FIRE FIGHTING	1
BUILDING CLASSIFICATION	3.2.2.24, ANY AREA, UP TO 6 STOREYS, SPRINKLERED
SPRINKLERED BUILDING	YES
CONSTRUCTION TYPE	NON-COMBUSTIBLE
FLOOR ASSEMBLIES & F.R.R	1 HOUR

TOPOGRAPHIC SURVEY INFO

SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHIC PLAN OF SURVEY OF BLOCK 365, REGISTERED PLAN 4M-1637, CITY OF OTTAWA
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
JULY 13, 2023 (JOB N O. 23493-23)

SYMBOL LEGEND:

EX-FH	EXISTING FIRE HYDRANT
FP	FLAG POLE
EX-LS	EXISTING LIGHT STANDARD
R-EX-LS	RELOCATED EXISTING LIGHT STANDARD
LS	LIGHT STANDARD - REFER TO ELECTRICAL
EX-CB	EXISTING CATCH BASIN
CB	CATCH BASIN - REFER TO CIVIL
CBMH	CATCH BASIN/MANHOLE - REFER TO CIVIL
SAMH	SANITARY MANHOLE - REFER TO CIVIL
STMH	STORM MANHOLE - REFER TO CIVIL
▽	BUILDING ENTRANCE/EXIT
FDC	FIRE DEPARTMENT CONNECTION
FH	NEW FIRE HYDRANT
WM	WATER METER (IN WATER ENTRY ROOM)
WMR	WATER METER REMOTE READOUT
BDC	NEW BARRIER - FREE DEPRESSED CURB - SEE DETAIL 15/A002
DC	NEW DEPRESSED CURB - REFER TO CIVIL
	NEW CURB
	PROPERTY LINE
x x x x	NEW CHAIN LINK FENCE
B	BOLLARD - SEE DETAIL 8/A002
KB	KNOCK-DOWN BOLLARD - SEE DETAILS 14/A002
TWSI	TACTILE WALKING SURFACE INDICATOR, REFER TO LANDSCAPE
TP-1 (98.46)	TESTPIT LOCATION, REFER TO GEOTECHNICAL REPORT
BH-8 (98.94)	BOREHOLE LOCATION, REFER TO GEOTECHNICAL REPORT

SIGNAGE LEGEND:

NO TRESPASSING	NO ENTRY	BUSES ONLY
BF PARKING	VISITOR PARKING	STAFF PARKING
ONE WAY	FIRE ROUTE	

SPECIFIC CONSTRUCTION NOTES:

- PROVIDE PERIMETER FOUNDATION DRAINAGE: 100 TO 150mm Ø, GEOTEXTILE-WRAPPED, PERFORATED, CORRUGATED, PLASTIC PIPE SURROUNDED ON ALL SIDES BY 150mm OF 10mm CLEAR CRUSHED STONE. PLACE AT THE FOOTING LEVEL AROUND THE EXTERIOR OF THE STRUCTURE. THE PIPE TO HAVE A POSITIVE GRAVITY CONNECTION TO THE STORM SEWER OUTLET. SEE CIVIL.
- GAS METER CHAIN LINK FENCE: ±4000 LONG x 2135 HIGH ALONG BACK OF GAS METER STATION
- TOP: CHAIN LINK FENCE INSTALLED ACROSS THE TOP
- FENCE FABRIC: 6 GAUGE, VINYL COATED, BLACK
- LOCKING DOUBLE GATES @ 1220 WIDE EACH
- LOCKING DEVICE; ENBRIDGE TO SUPPLY MASTER X2268 LOCK UPON COMPLETION
- FENCE POSTS - 100mm, SCHEDULE 80, IN CONCRETE
COORDINATE WITH MECHANICAL
- DEPRESSED CURB 6m WIDE - REFER TO CIVIL AND LANDSCAPING
- PROVIDE TRENCHES FOR POWER, PA/SECURITY, COMMUNICATIONS, AND FIRE ALARM. REFER TO ELECTRICAL.
- PROVIDE MANHOLE TO SERVICE FUTURE PORTABLES. REFER TO ELECTRICAL.
- PROVIDE 8000x4500mm GENERATOR ENCLOSURE & GENERATOR. REFER TO ELECTRICAL.
- 1880x3760mm TRANSFORMER PAD MOUNT WITH 8 BOLLARDS
- BIKE RACKS - SEE LANDSCAPING
- EARTH BINS
- VEHICULAR GATE

GENERAL NOTES:

- ALL CONCRETE CURBS AND CONCRETE DEPRESSED CURBS TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD DETAIL SC1.1
- ALL SITE ENTRANCES TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD DETAIL SC7.1
- ALL BARRIER FREE DEPRESSED CURBS TO BE CONSTRUCTED AS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS (SECTION 3.4)
- ALL TWSI INSTALLATIONS ARE TO CONFORM TO ONE OF FIGURES 33a, 33b, 34, OR 35 OF THE CITY OF OTTAWA ACCESSIBILITY STANDARDS.



ARCHITECT:
N45 ARCHITECTURE INC
71 BANK STREET, 7TH FLOOR
OTTAWA, ONTARIO, K1P 5N2
613.224.0095
VLADIMIRP@N45.CA

LANDSCAPE ARCHITECT:
RUHLAND & ASSOCIATES LTD.
200-1750 COURTWOOD CRESCENT
OTTAWA, ONTARIO, K2C 2B5
613.224.4744
MRUHLAND@RALA.CA

CIVIL ENGINEER:
JP2G CONSULTANTS INC.
1150 MORRISON DRIVE, SUITE 410
OTTAWA, ONTARIO, K2H 8S9
613.828.7800
ZACH.BAUMAN@JP2G.COM

MECHANICAL & ELECTRICAL ENGINEER:
GOODKEY, WEEDMARK & ASSOCIATES LTD.
1688 WOODWARD DRIVE
OTTAWA, ONTARIO, K2C 3R8
613.727.5111 x299
RAJV@GWL.COM

LAND SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE, SUITE 500
OTTAWA, ONTARIO, K2E 7S6
613.727.0850
NEPEAN@AOVLTD.COM

GEOTECHNICAL ENGINEER & ENVIRONMENTAL:
EXP SERVICES INC.
100-2650 QUEENSWAY DRIVE
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613.888.1888 x53242
ISMAIL.TAKI@EXP.COM

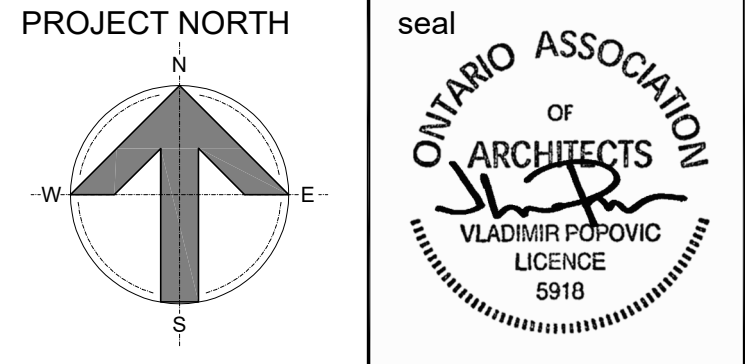
TRAFFIC ENGINEER:
ROBINSON CONSULTANTS
210-350 PALLADIUM DRIVE
OTTAWA, ONTARIO, K2V 1A8
613.562.0060
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05	ISSUED FOR SPC	25NOV25
04	ISSUED FOR 66% REVIEW	01 DEC 25
03	ISSUED FOR SPC APPLICATION	15OCT25
02	33% CLIENT REVIEW	19SEP25
01	ISSUED FOR SITE PLAN PRE-CONSULT	05SEP25
NO.	revision	date

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FERNBANK CATHOLIC HIGH SCHOOL

5431 FERNBANK ROAD
OTTAWA, ONTARIO
K2S 0T7



drawing title
SITE PLAN

scale AS NOTED	drawn by .
date DEC. 2025	checked by V.P.
project number 24-835	drawing number A001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.	
DO NOT SCALE DRAWINGS	