

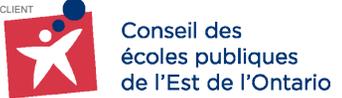
LEGEND

- [Symbol] LIGHT DUTY ASPHALT
- [Symbol] HEAVY DUTY ASPHALT
- [Symbol] CONCRETE SIDEWALKS
- [Symbol] UNIT PAVEMENT
- [Symbol] SODDED AREA
- [Symbol] ENGINEERED WOOD FIBER
- [Symbol] PLANTING BED
- [Symbol] PAINTED ISLAND
- [Symbol] ENTRANCE
- [Symbol] EXIT
- [Symbol] EXISTING MANHOLE, REFER TO CIVIL
- [Symbol] EXISTING CATCH BASIN, REFER TO CIVIL
- [Symbol] EXISTING LIGHT STANDARD, REFER TO ELECTRICAL AND STRUCTURE
- [Symbol] ROAD CENTER LINE
- [Symbol] ROW SETBACK
- [Symbol] FIRE ROUTE
- [Symbol] PROPERTY LINE
- [Symbol] SETBACK LINE
- [Symbol] X-X-X-X-X NEW 120mm HT CHAIN LINK FENCE
- [Symbol] O-O-O-O-O NEW 120mm HT WOOD SCREEN FENCE
- [Symbol] O-O-O-O-O EXISTING WOOD SCREEN FENCE
- [Symbol] 150mm CURB
- [Symbol] FIRE HYDRANT
- [Symbol] BASKETBALL NET
- [Symbol] NO PARKING - FIRE ROUTE SIGN
- [Symbol] BIKE RACKS

KEYNOTES

- 1 TOPSOIL AND SOD. REFER TO DETAIL 4I-202
- 2 PLANTING BED
- 3 TYPE A ACCESSIBLE STALL
- 4 TYPE B ACCESSIBLE STALL
- 5 PEDESTRIAN CROSSING
- 6 DEPRESSIONED CURB. REFER TO CITY OF OTTAWA STANDARD SCT.1
- 7 IN-GROUND WASTE COLLECTION BIN
- 8 FLAGPOLE
- 9 VEHICULAR BARRIER GATE. REFER TO DETAIL 8L-200
- 10 TRIPLE POST AND HOOP
- 11 BASKETBALL HOOP AND POST. REFER TO DETAIL 7L-200
- 12 NEW MINI-SOCCER GOALS
- 13 BENCH. REFER TO DETAIL 1L-201
- 14 DUAL PORT EV CHARGING UNIT CW TWO (2) BOLLARDS.
- 15 SCHOOL SIGN. REFER TO DETAIL 3L-201
- 16 TACTILE WARNING SURFACE INDICATOR
- 17 SODDED BERM. REFER TO CIVIL GRADING PLAN
- 18 SOCCER FIELD. LINES FOR SPACIAL LAYOUT PURPOSES ONLY. NOT TO BE PAINTED
- 19 CONCRETE PAD. REFER TO STRUCTURAL
- 20 MINIVAN DROPOFF AREA

- GENERAL SITE PLAN NOTES**
1. OBC 3.2.5.5.(1) LOCATION OF ACCESS ROUTES:
 ACCESS ROUTES REQUIRED BY ARTICLE 3.2.5.4 SHALL BE LOCATED SO THAT THE PRINCIPLE ENTRANCE AND EVERY ACCESS OPENING REQUIRED BY ARTICLE 3.2.5.1 AND 3.2.5.2 ARE LOCATED NOT LESS THAN 3M AND NOT MORE THAN 15M FROM THE CLOSEST PORTION OF THE ACCESS ROUTE REQUIRED FOR FIRE DEPARTMENT USE, MEASURED HORIZONTALLY FROM THE FACE OF THE BUILDING.
 2. OBC 3.2.5.6.(1) ACCESS ROUTE DESIGN:
 A PORTION OF A ROADWAY OR YARD PROVIDED AS A REQUIRED ACCESS ROUTE FOR FIRE DEPARTMENT USE SHALL: (a) HAVE A CLEAR WIDTH OF NOT LESS THAN 6M, UNLESS IT CAN BE SHOWN THAT LESSER WIDTHS ARE SATISFACTORY, (b) HAVE A CENTERLINE RADIUS NOT LESS THAN 12M, (c) HAVE AN OVERHEAD CLEARANCE OF NOT LESS THAN 5M, (d) HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M, (e) BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS.
 3. PROVIDE 75mm THK HI-40 UNDER ALL EXTERIOR CONCRETE SIDEWALK AT ALL ENTRANCES/EXITS. EXTEND RIGID INSULATION MIN 1220 PAST THE EDGE OF CONCRETE SIDEWALKS.
 4. FOR CONCRETE SIDEWALK EXPANSION AND CONTRACTION JOINTS REFER TO CIVIL DETAIL AND SPECIFICATIONS.
 5. REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS OF FIRE ROUTE SIGNAGE.
 6. REFER TO LANDSCAPE DRAWINGS TACTILE INDICATORS
 7. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH CIVIL REMOVALS PLAN FOR LOCATION OF BUTTERNUT TREES.



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 DRAWN BY: SB CHECKED BY: SG/AH APPROVED BY: NT
 KEYPLAN:

| NO. | DATE | ISSUED |
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| 6 | 25 FEB 2025 | ISSUED FOR SITE PLAN CONTROL SUBMISSION |
| 5 | 14 FEB 2025 | ISSUED FOR COSTING |
| 4 | 10 JAN 2025 | ISSUED FOR 60% REVIEW |
| 3 | 20 DEC 2024 | ISSUED FOR COORDINATION |
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| 1 | 17 SEPT 2024 | ISSUED FOR SCHEMATIC DESIGN APPROVAL |

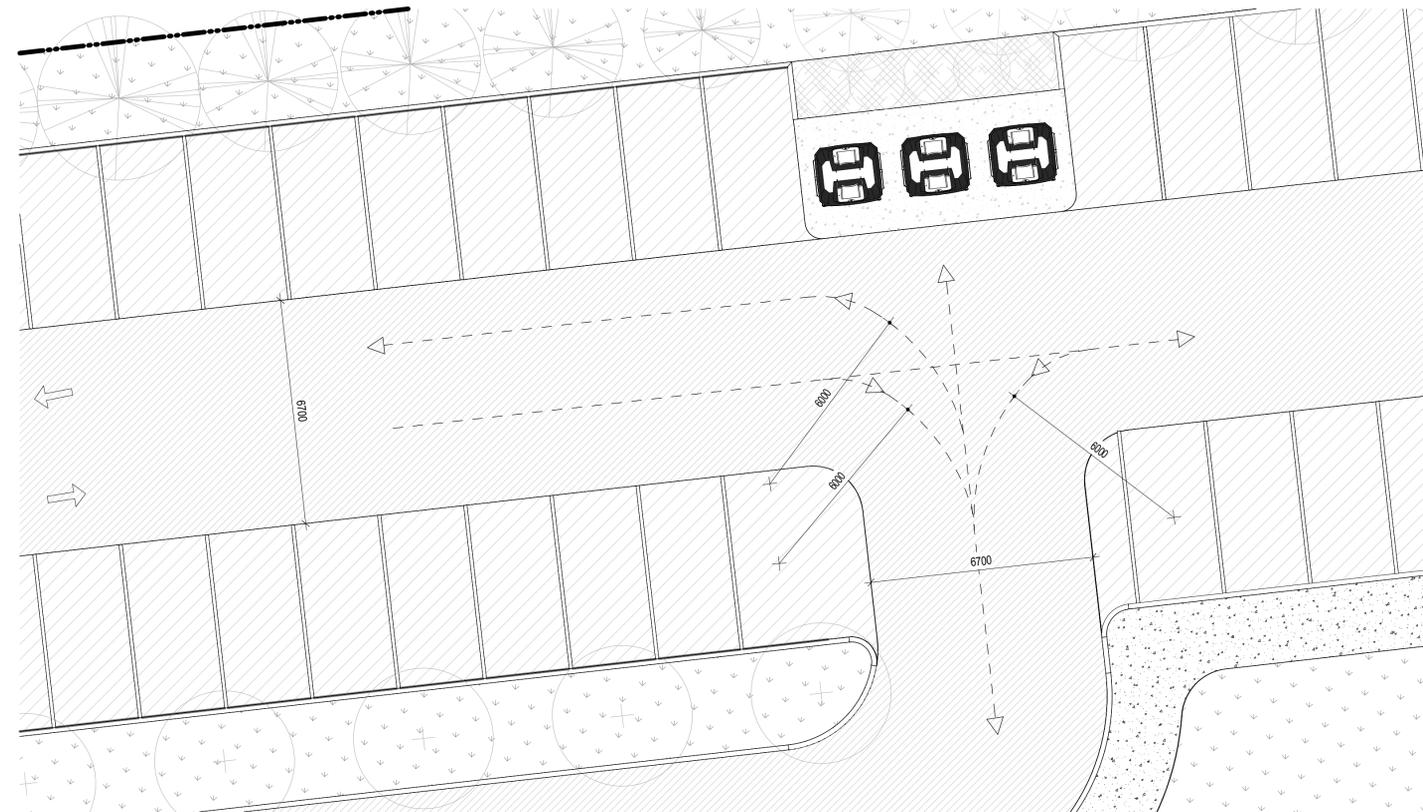
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ARCHITECTURAL SITE PLAN.

1 ARCHITECTURAL SITE PLAN.
 AS101 1:300

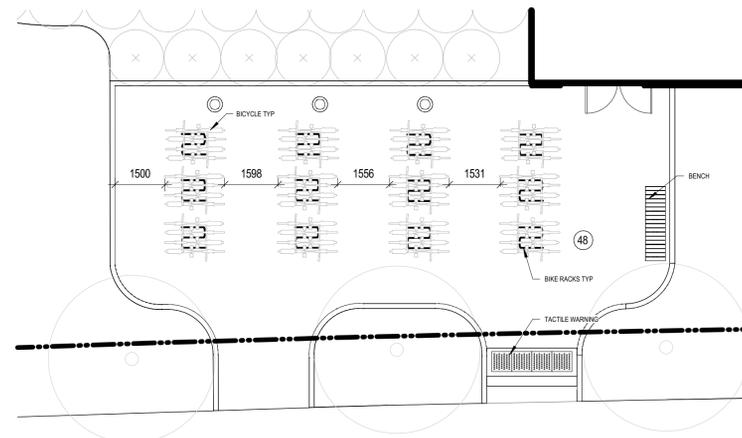
SITE AND PARKING INFORMATION

| SITE DESCRIPTION | BUILDING AREA | FIRE ACCESS REQUIREMENTS | CHILD OCCUPANCY REQUIREMENTS |
|---|--|---|--|
| TYPE OF BUILDING OR USE: SCHOOL (GROUP A-2 OCCUPANCY) LEGAL DESCRIPTION: BLOCK, REGISTERED PLAN 4M-1640 MUNICIPAL ADDRESS: 3955 KELLY FARM DRIVE PARCEL IDENTIFICATION NUMBER: 04328-4888(LT) EASEMENTS: SUBJECT TO EASEMENT IN GROSS AS IN OC2168913 | FIRST FLOOR = 3,002.3 m ² (EXCLUDING DAYCARE) DAYCARE = 413.2 m ² TOTAL BUILDING FOOTPRINT = 3,415.5m ² + SECOND FLOOR = 1,121.6 m ² TOTAL AREA = 4,537.1 m ² | FIRE TRUCK ACCESS ROUTE IS FROM MUNICIPAL COPE DRIVE AND SHALL CONFORM TO OBC 2012 - 3.2.5.4, 3.2.5.5 AND 3.2.5.6 | PER ONT. CHILD CARE LICENSING MANUAL REQ. OUTDOOR PLAY AREA / CHILD = 5.6m ² PROVIDED OUTDOOR PLAY AREA / CHILD: - PRESCHOOL = 24 X 5.6 = 134.4m ² / 156m ² PROVIDED - TODDLERS = 15 X 5.6 = 84m ² / 122m ² PROVIDED - INFANTS = 15 X 5.6 = 84m ² / 86m ² PROVIDED - KINDERGARTEN = 90 X 5.6 = 504m ² / 506m ² PROVIDED |
| ZONING | REQUIREMENT (I1A) | PROPOSED | PARKING PROVISIONS |
| ZONING = I1A/R32 - MINOR INSTITUTIONAL ZONE, SUBZONE A / RESIDENTIAL THIRD DENSITY, SUBZONE Z | | | |
| MINIMUM LOT AREA: SEC. 170, TABLE 170A (b) | 400m ² | 20, 729m ² | MINIMUM REQUIRED PARKING FOR NEW ELEMENTARY SCHOOL: SEC. 101, TABLE 101, N81 |
| MINIMUM LOT WIDTH: SEC. 170, TABLE 170A (a) | 15.0m | ± 113.94m | 15 CLASSROOMS X 1.5 = 23 2 PER 100m ² OF DAYCARE GROSS FLOOR AREA (413m ²) = 8 12 PORTABLES X 1.5 = 18 PARKING REQ. = 49 / PARKING PROVIDED = 50 |
| MINIMUM FRONT YARD: SEC. 170, TABLE 170A (c) | 7.5m | 7.5m | BARRIER-FREE PARKING SPACES REQ. = 2 (1 TYPE 1 & 1 TYPE 2) BARRIER-FREE PARKING SPACES PROVIDED = 3 (1 TYPE 1 AND 2 TYPE 2) TOTAL SITE PARKING PROVIDED = 53 |
| MINIMUM REAR YARD: SEC. 170, TABLE 170A (d) | 7.5m | ± 81.605m | MINIMUM REQ. WIDTH OF A LANDSCAPED BUFFER FOR PARKING LOT: SEC. 110, TABLE 110(a) |
| MINIMUM INTERIOR SIDE YARD: SEC. 170, TABLE 170A (e) | 7.5m | ± 32.167m | REQ. = 3m PROVIDED = 3m |
| MINIMUM CORNER SIDE YARD: SEC. 170, TABLE 170A (f) | 4.5m | 4.5m | MINIMUM REQUIRED PERIMETER OR INTERIOR LANDSCAPE AREA WITHIN PARKING LOT (SEC. 110) |
| MINIMUM LANDSCAPED OPEN SPACE | NO REQUIREMENT | 5.3% WITH PARKING LOT | PARKING AREA = 1248m ² REQ. = 15% AREA OF PARKING = 187.2m ² PROVIDED = 450m² |
| MAXIMUM LOT COVERAGE | NO REQUIREMENT | 12.8% LOT COVERAGE | MINIMUM NUMBER OF BICYCLE PARKING SPACES: SEC. 111, TABLE 111A (d) |
| PERCENTAGE OF TOTAL SITE OCCUPIED BY VEGETATION AND LANDSCAPING | NO REQUIREMENT | 77% SITE OCCUPIED | SCHOOL: 1 PER 100m ² OF GFA OFFICE: 4537 / 100 = 45.4 ROUNDED TO 46 DAY CARE: 1 PER 250m ² OF GFA = 380 / 250 = 1.44 ROUNDED TO 2 TOTAL: 48 |
| MAXIMUM BUILDING HEIGHT: SEC. 170, TABLE 170A (g) | 15.0m | 8.7m | BICYCLE PARKING DIMENSIONS: SEC. 111, TABLE 11B |
| | | | HORIZONTAL: 0.6m by 1.8m |



2 TYP WASTE COLLECTION TRUCK RADIUS
AS102 1:100

| PLANTING SCHEDULE | | | | | | |
|---------------------------|----------|------------------------------------|------------------------|-----------|---------------|--|
| Key | Quantity | Scientific Name | Common Name | Spacing | Size | Type Comments |
| Trees - Deciduous | | | | | | |
| As | 4 | Acer saccharum | Sugar Maple | as shown | 75mm cal. | TREES TO BE BALL & BURLAP, SOURCED IN SAME GROWN ZONE. ALL TREES SHOULD HAVE 5 TO 7 MAIN BRANCHES WITH DOMINANT LEADER BRANCH AND WITHOUT DEFECT. MIN ROOT ZONE VOLUME PER TREE: 30 CU. M. |
| Al | 4 | Amelanchier laevis | Alleghany serviceberry | as shown | 75mm cal. | |
| Bp | 6 | Betula papyrifera | Paper birch | as shown | 75mm cal. | |
| Cca | 9 | Carpinus caroliniana | American Hornbeam | as shown | 75mm cal. | |
| Cc | 5 | Ceris canadensis | Eastern Redbud | as shown | 75mm cal. | |
| Ca | 2 | Cornus alternifolia | Alternate-leaf dogwood | as shown | 50mm cal. | |
| Cm | 2 | Crataegus x mordenensis 'Snowbird' | Snowbird Hawthorn | as shown | 75mm cal. | |
| Gl | 6 | Gleditsia triacanthos | Honeylocust | as shown | 75mm cal. | |
| Qr | 4 | Quercus rubra | Red Oak | as shown | 75mm cal. | |
| Ua | 2 | Ulmus americana | American Elm | as shown | 75mm cal. | |
| Trees - Coniferous | | | | | | |
| Pg | 22 | Picea glauca | White spruce | as shown | 150mm HT. B&B | 1500mm MIN HT., 950mm WIDTH ROOTBALL, STRAIGHT TRUNK. BALANCED BRANCHING. |
| Pp | 16 | Picea pungens | Colorado blue spruce | as shown | 180mm HT. B&B | |
| Pc | 20 | Pinus strobus | White cedar | as shown | 180mm HT. B&B | |
| Shrubs | | | | | | |
| Jh | 42 | Juniperus horizontalis | Creeping juniper | 1650mm OC | 5 gal. | SHRUBS TO BE IN POTS, SOURCED IN SAME GROWING ZONE. ALL SHRUBS SHOULD HAVE DENSE GROWTH, BE WELL ROOTED AND WITHOUT DEFECT. MIN ROOT ZONE VOL. PER SHRUB: 5 CU. M. |
| Ra | 33 | Rhus aromatica | Fragrant sumac | 1650mm OC | 5 gal. | |



1 BIKE PARKING AISLE SPACING.
AS102 1:100



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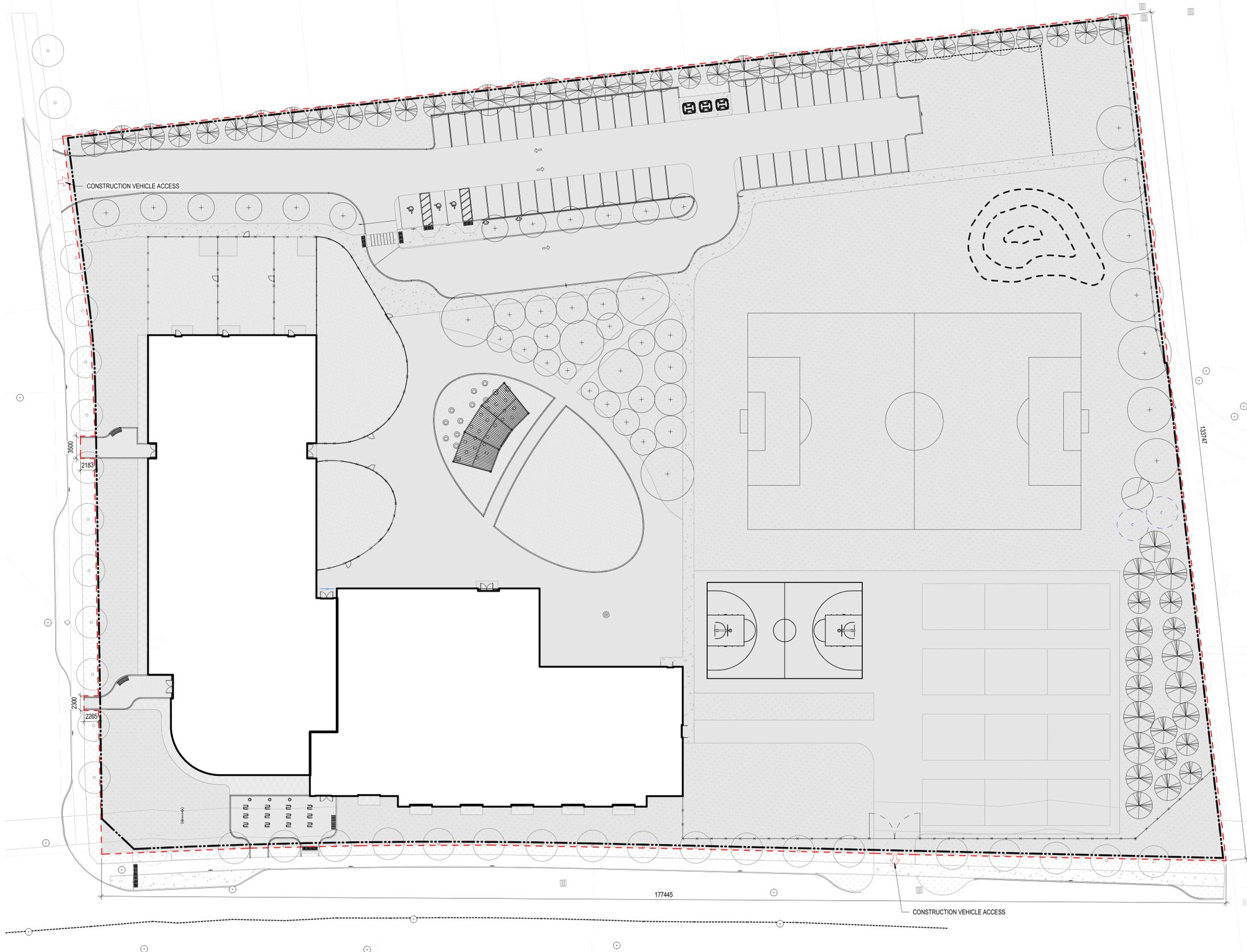
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ARCHITECTURAL SITE PLAN TABLE

PRELIMINARY CONSTRUCTION MANAGEMENT CHECKLIST:

1. WILL CONSTRUCTION REQUIRE THE TEMPORARY DETOUR OF A BUS ROUTE? **NO**
2. WILL THIS WORK BLOCK A BIKE LANE? **NO**
3. WILL THIS WORK BLOCK A SIDEWALK? **NO**
4. WILL THIS WORK REQUIRE A LANE OF TRAFFIC TO BE CLOSED? **NO**

LEGEND
 - - - CONSTRUCTION FENCING



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| | | PROJECT | |

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PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

DRAWING NO. AS103

PRINT DATE: 2025-02-27 3:31:30 PM