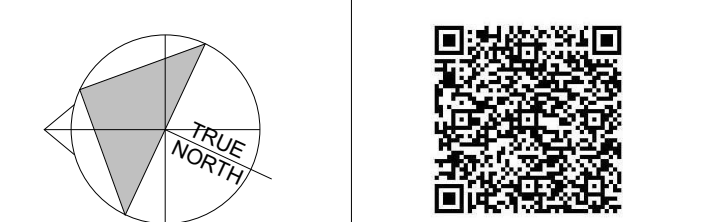


- LEGEND**
- LIGHT DUTY ASPHALT
 - HEAVY DUTY ASPHALT
 - CONCRETE SIDEWALKS
 - UNIT PAVEMENT
 - SOODED AREA
 - ENGINEERED WOOD FIBER
 - PLANTING BED
 - PLANTED ISLAND
 - ENTRANCE
 - EXIT
 - EXISTING MANHOLE, REFER TO CIVIL
 - EXISTING CATCH BASIN, REFER TO CIVIL
 - EXISTING LIGHT STANDARD, REFER TO ELECTRICAL AND STRUCTURAL
 - ROAD CENTER LINE
 - ROW SETBACK
 - FIRE ROUTE
 - PROPERTY LINE
 - SETBACK LINE
 - X-X-X-X-X NEW 125mm HT CHAIN LINK FENCE
 - NEW 125mm HT WOOD SCREEN FENCE
 - EXISTING WOOD SCREEN FENCE
 - 150mm CURB
 - FIRE HYDRANT
 - BASKETBALL NET
 - NO PARKING - FIRE ROUTE SIGN
 - BIKE RACKS
- KEYNOTES**
- 1 TOPSOIL AND SOD. REFER TO DETAIL 41L-202
 - 2 PLANTING BED
 - 3 TYPE A ACCESSIBLE STALL
 - 4 TYPE B ACCESSIBLE STALL
 - 5 PEDESTRIAN CROSSING
 - 6 DEPRESSED CURB. REFER TO CITY OF OTTAWA STANDARD SC7.1
 - 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 DUAL PORT EV CHARGING UNIT CW TWO (2) BOLLARDS
 - 14 SCHOOL SIGN. REFER TO DETAIL 3L-201
 - 15 TACTILE WARNING SURFACE INDICATOR-TYPE 1
 - 16 SOODED BERM. REFER TO CIVIL GRADING PLAN
 - 17 SOCCER FIELD. LINES FOR SPACIAL LAYOUT PURPOSES ONLY, NOT TO BE PAINTED
 - 18 CONCRETE PAD. REFER TO STRUCTURAL
 - 19 MINIVAN DROPOFF AREA
 - 20 TACTILE WARNING SURFACE INDICATOR-TYPE 2
- GENERAL SITE PLAN NOTES**
- 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.
 - 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.
 - 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.
 - FOR CONCRETE SIDEWALK EXPANSION AND CONTRACTION JOINTS, REFER TO CIVIL DETAIL AND SPECIFICATIONS.
 - REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS OF FIRE ROUTE SIGNAGE.
 - REFER TO LANDSCAPE DRAWINGS TACTILE INDICATORS
 - THIS DRAWING IS TO BE USED IN CONJUNCTION WITH CIVIL REMOVALS PLAN FOR LOCATION OF BUTTERNUT TREES.



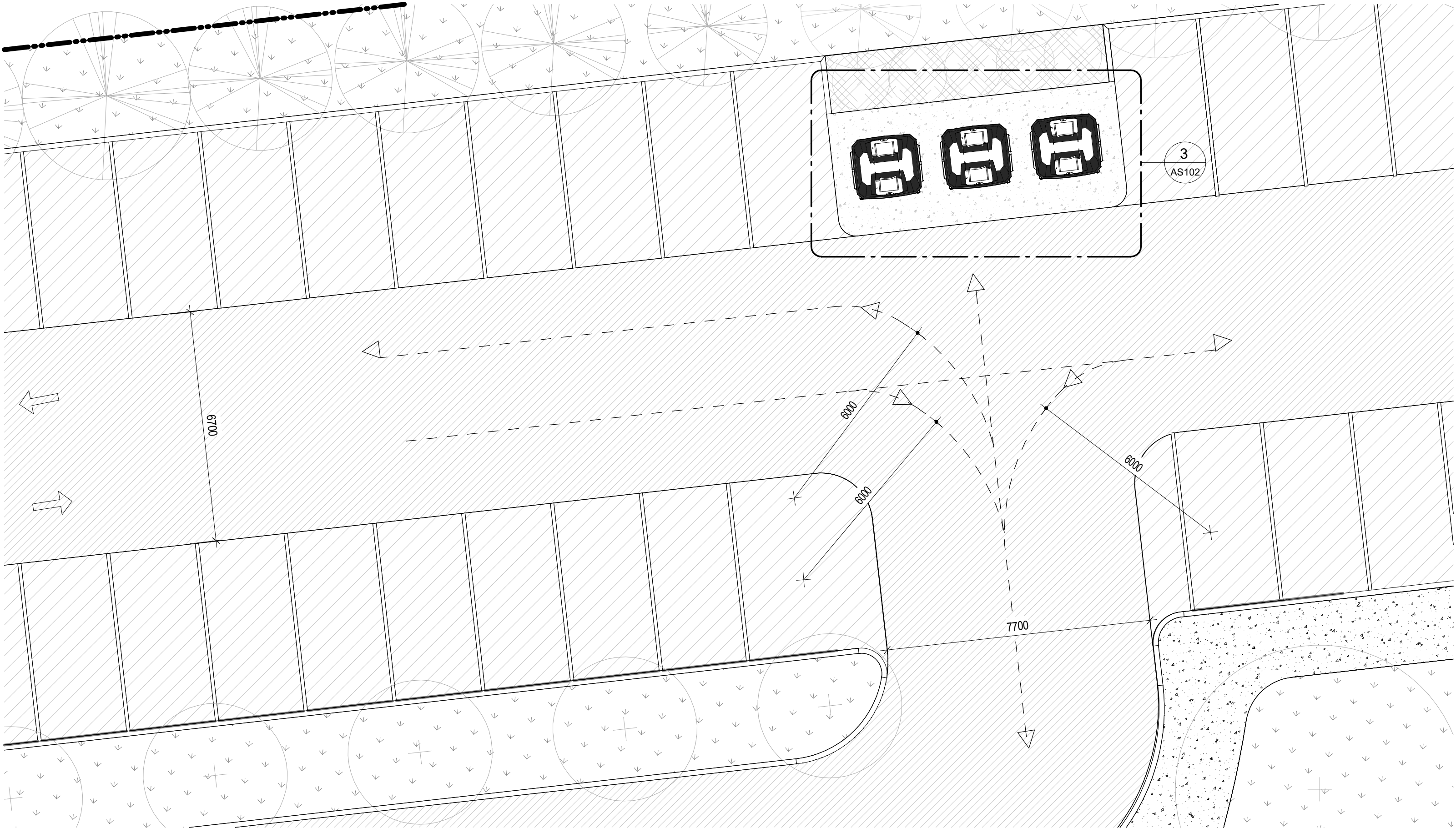
3	26 MAY 2025	ISSUED FOR SITE PLAN CONTROL
2	30 APR 2025	ISSUED FOR SITE PLAN CONTROL
1	25 FEB 2025	ISSUED FOR SITE PLAN CONTROL
NO.	DATE	SUBMISSION
PROJECT		ISSUED

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ARCHITECTURAL SITE PLAN.

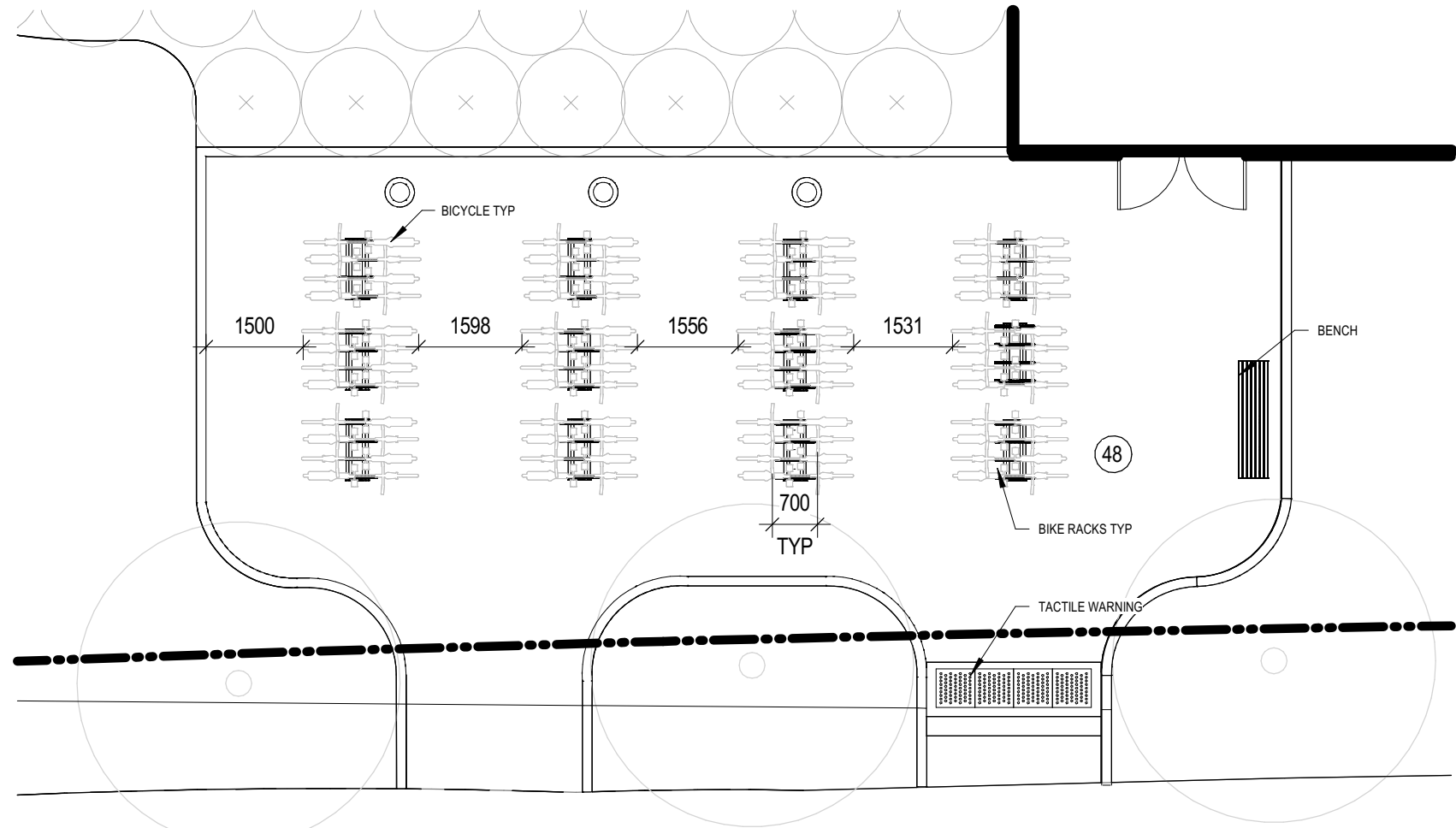
SITE AND PARKING INFORMATION

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 BEARINGS ARE MTM GRID, DERIVED FROM THE EASTERLY LIMIT OF BLOCK 196 PLAN 4M-1640, HAVING A GRID BEARING OF N30°41'10"E SITE AREA: 20700m² (222812.9 R²)	FIRST FLOOR = 3,034 m² (EXCLUDING DAYCARE) DAYCARE = 361 m² TOTAL BUILDING FOOTPRINT = 3,395 m² + SECOND FLOOR = 1,128 m² TOTAL AREA = 4,521 m²		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 = 5.6m² PROVIDED OUTDOOR PLAY AREA / CHILD: - PRESCHOOL = 24 X 5.6 = 134.4m² / 156m² PROVIDED - TODDLERS = 15 X 5.6 = 84m² / 122m² PROVIDED - INFANTS = 15 X 5.6 = 84m² / 86m² PROVIDED - KINDERGARTEN = 90 X 5.6 = 504m² / 506m² PROVIDED
ZONING	REQUIREMENT (I1A)	PROPOSED	PARKING PROVISIONS	
ZONING = 11A/R32 - MINOR INSTITUTIONAL ZONE, SUBZONE A / RESIDENTIAL THIRD DENSITY, SUBZONE Z			MINIMUM REQUIRED PARKING FOR NEW ELEMENTARY SCHOOL: SEC. 101, TABLE 101, N81	15 CLASSROOMS X 1.5 = 23 2 PER 100m² OF DAYCARE GROSS FLOOR AREA (413m²) = 8 12 PORTABLES X 1.5 = 18 PARKING REQ. = 49 / PARKING PROVIDED = 50
MINIMUM LOT AREA: SEC. 170, TABLE 170A (b)	400m²	20, 729m²	MINIMUM NUMBER OF BARRIER-FREE PARKING SPACES: BY-LAW NO. 2017-301, SECTION 111	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 LOT WIDTH: SEC. 170, TABLE 170A (a)	15.0m	± 113.94m	MINIMUM REQ. WIDTH OF A LANDSCAPED BUFFER FOR PARKING LOT: SEC. 110, TABLE 110(a)	REQ. = 3m PROVIDED= 3m
MINIMUM FRONT YARD: SEC. 170, TABLE 170A (c)	7.5m	7.5m	MINIMUM REQUIRED PERIMETER OR INTERIOR LANDSCAPE AREA WITHIN PARKING LOT (SEC. 110)	PARKING AREA = 1248m² REQ. = 15% AREA OF PARKING = 187.2m² PROVIDED = 450m²
MINIMUM REAR YARD: SEC. 170, TABLE 170A (d)	7.5m	± 81.605m		
MINIMUM INTERIOR SIDE YARD: SEC. 170, TABLE 170A (e)	7.5m	± 32.167m		
MINIMUM CORNER SIDE YARD: SEC. 170, TABLE 170A (f)	4.5m	4.5m		
MINIMUM LANDSCAPED OPEN SPACE	NO REQUIREMENT	5.3% WITH PARKING LOT		
MAXIMUM LOT COVERAGE	NO REQUIREMENT	12.8% LOT COVERAGE		
PERCENTAGE OF TOTAL SITE OCCUPIED BY VEGETATION AND LANDSCAPING	NO REQUIREMENT	77% SITE OCCUPIED	MINIMUM NUMBER OF BICYCLE PARKING SPACES: SEC. 111, TABLE 111A (d)	SCHOOL: 1 PER 100m² OF GFA OFFICE: 4537 /100 = 45.4 ROUNDED TO 46 DAY CARE: 1 PER 250m² OF GFA = 380 /250 = 1.44 ROUNDED TO 2 TOTAL: 48
MINIMUM NUMBER OF VEHICLE LOADING SPACES: SEC. 113, TABLE 113A (a) & 113B (c)	1 SPOT, MIN. 9m LENGTH	4 SPOTS	BICYCLE PARKING DIMENSIONS: SEC. 111, TABLE 11B	HORIZONTAL: 0.6m by 1.8m
MAXIMUM BUILDING HEIGHT: SEC. 170, TABLE 170A (g)	15.0m	8.7m		

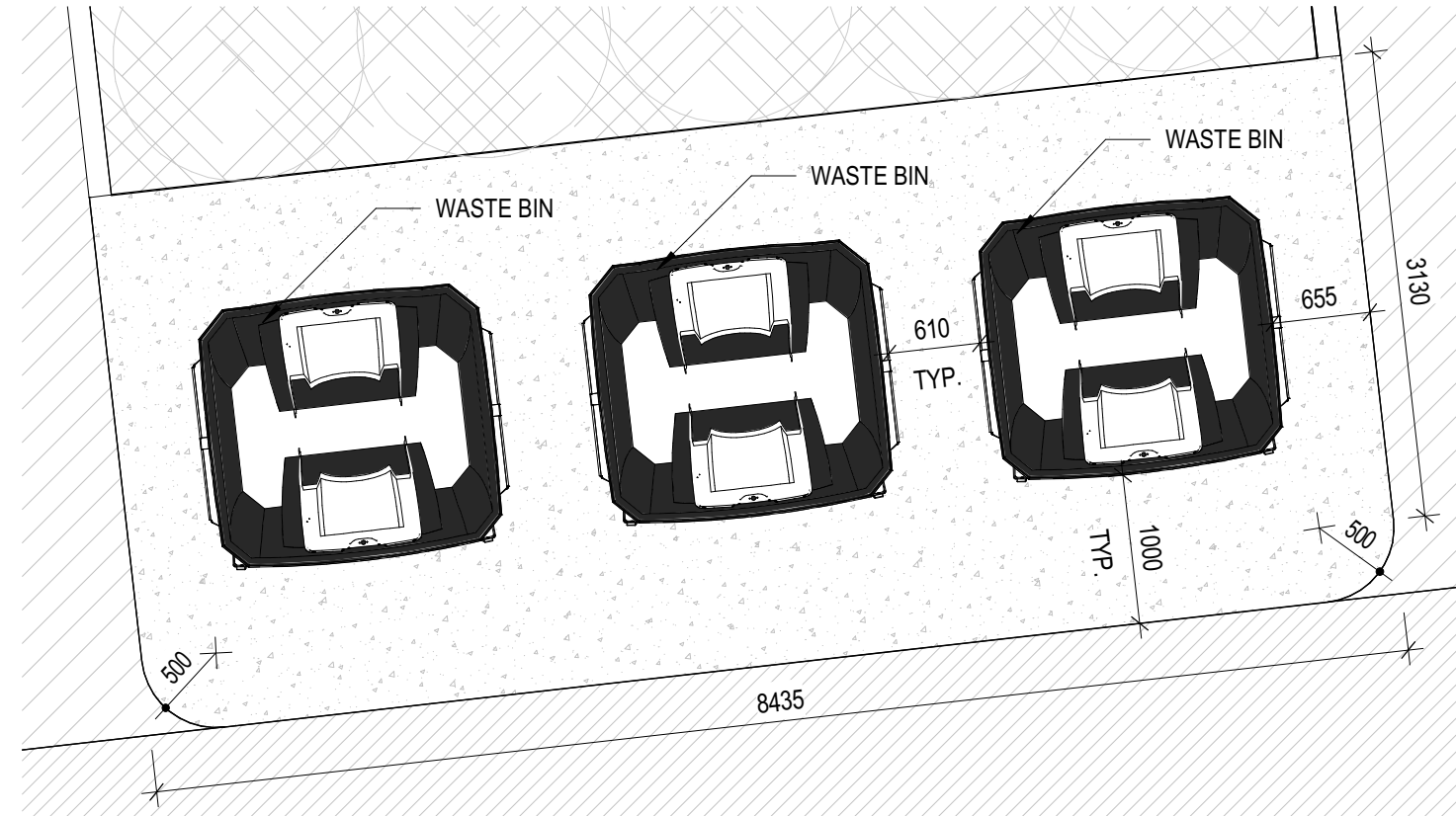


2 TYP WASTE COLLECTION TRUCK RADIUS
AS102 1 : 100

PLANTING SCHEDULE.								
Key	Quantity	Scientific Name	Common Name	Spacing	Size	Type	Comments	Ownership/Native?
Trees - Deciduous								
As	6	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.	private/yes
Al	4	Amelanchier laevis	Alleghany serviceberry	as shown	75mm cal.			private/yes
Bp	9	Betula papyrifera	Paper birch	as shown	75mm cal.			private/yes
Cca	10	Carpinus caroliniana	American Hornbeam	as shown	75mm cal.			private/yes
Cc	5	Ceris canadensis	Eastern Redbud	as shown	75mm cal.			private/yes
Ca	2	Cornus alternifolia	Alternate-leaf dogwood	as shown	50mm cal.			private/yes
Cm	2	Crataegus x mordenensis 'Snowbird'	Snowbird Hawthorn	as shown	75mm cal.			private/no
Fg	2	Fagus Grandifolia	American Beech	as shown	75mm cal.			private/yes
Gl	6	Gleditsia triacanthos	Honeylocust	as shown	75mm cal.			private/yes
Or	7	Quercus rubra	Red Oak	as shown	75mm cal.			private/yes
Trees - Coniferous								
Pg	22	Picea glauca	White spruce	as shown	150mm HT. B&B	1500mm MIN HT., 950mm WIDTH ROOTBALL, STRAIGHT TRUNK, BALANCED BRANCHING.	private/yes	
Pp	16	Picea pungens	Colorado blue spruce	as shown	180mm HT. B&B		private/yes	
Ps	20	Pinus strobus	White cedar	as shown	180mm HT. B&B		private/yes	
Shrubs								
Jh	40	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.	private/yes	
Ra	35	Rhus aromatica	Fragrant sumac	1650mm OC	5 gal.		private/yes	



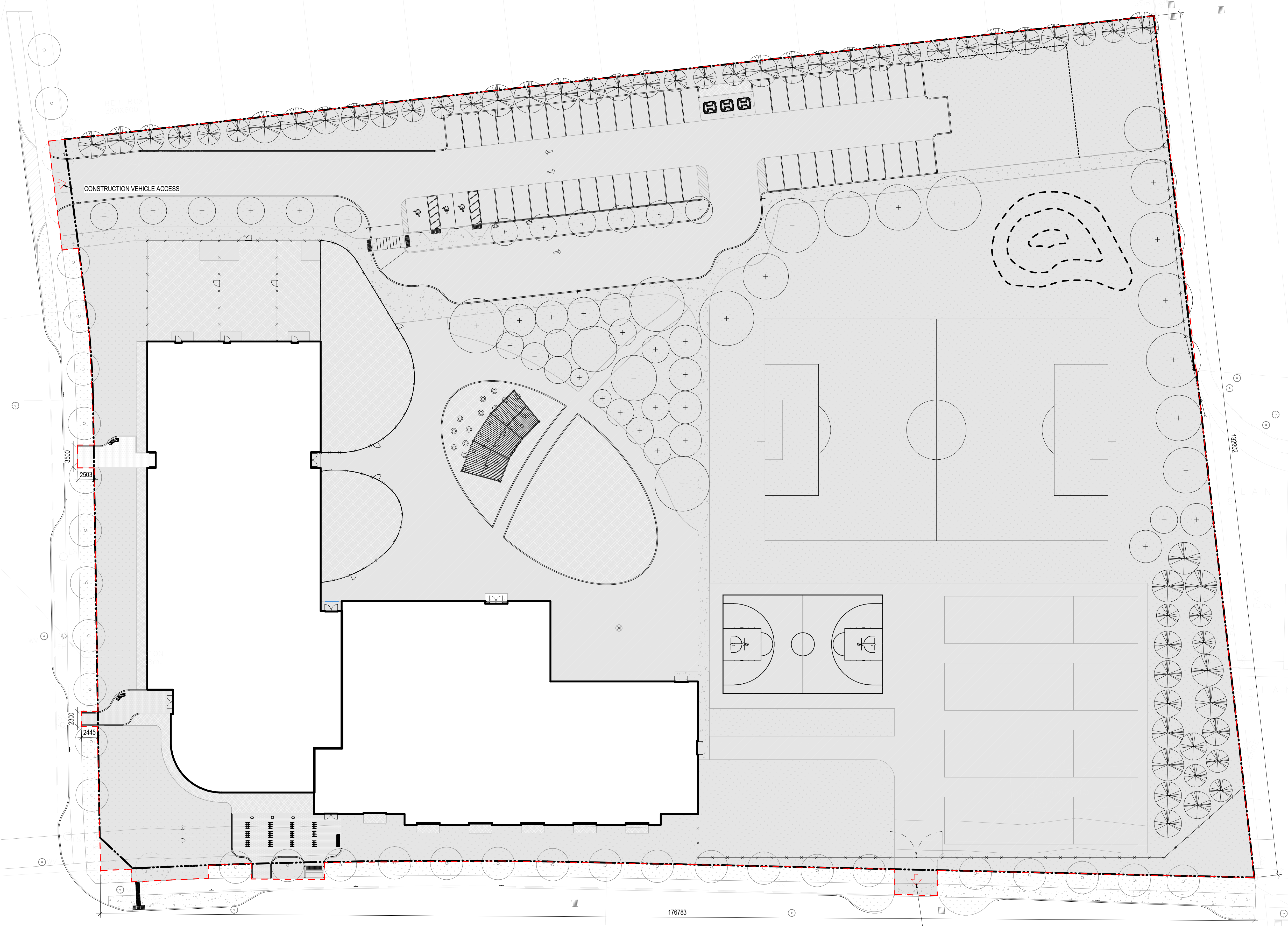
1 BIKE PARKING AISLE SPACING.
AS102 1 : 100



3 IN-GROUND WASTE COLLECTION BIN AREA.
AS102 1 : 50

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 BOUNDARY FENCING



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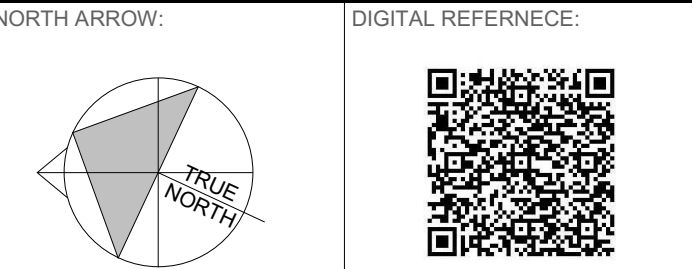
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THIS BAR IS 25mm LONG WHEN PLOTTED AT
CORRECT SCALE. DO NOT SCALE DRAWINGS.



PROJECT NO.: CA0039818.5981 CONTRACT NO.
DRAWN BY: SB CHECKED BY: SG/AH APPROVED BY: NT
KEYPLAN:

3 26 MAY 2025 ISSUED FOR SITE PLAN CONTROL
2 30 APR 2025 RESUBMISSION
1 25 FEB 2025 ISSUED FOR SITE PLAN CONTROL
NO. DATE SUBMISSION
PROJECT

ÉCOLE ÉLÉMENTAIRE
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DRAWING TITLE

PRELIMINARY
CONSTRUCTION
MANAGEMENT PLAN