

OTTAWA-CARLETON
DISTRICT SCHOOL BOARD

1 0 2018/12/17 ISSUED FOR SITE PLAN CONTROL

ISSUE NO. REV. NO. DATE ISSUED

LES IDEES, 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.

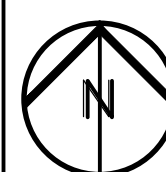
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TRUE NORTH

PLAN NORTH

CITY OF OTTAWA ZONING	
REQUIRED	PROVIDED
ZONING - 11A SUBZONE MATURE NEIGHBOURHOODS OVERLAY SCHEDULE 1 - AREA A SCHEDULE 1A - AREA X	
LOT AREA	MIN. 400.0m ²
LOT WIDTH	MIN. 15.0m
LOT COVERAGE	MAX. 35%
BUILDING HEIGHT EXISTING	MAX. 15.0m
BUILDING HEIGHT ADDITION	MAX. 15.0m
FRONT YARD SETBACK	MIN. 3.0m
REAR YARD SETBACK	MIN. 7.5m
CORNER YARD NORTH SETBACK	MIN. 4.5m
CORNER YARD SOUTH SETBACK	MIN. 4.5m
	EXISTING 11.547m ²
	61.01 m
	20.52 %
	14.95 m
	9.00 m
	68.48 m
	27.58 m
	EXISTING 6.2 m
	EXISTING 4.2 m

**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

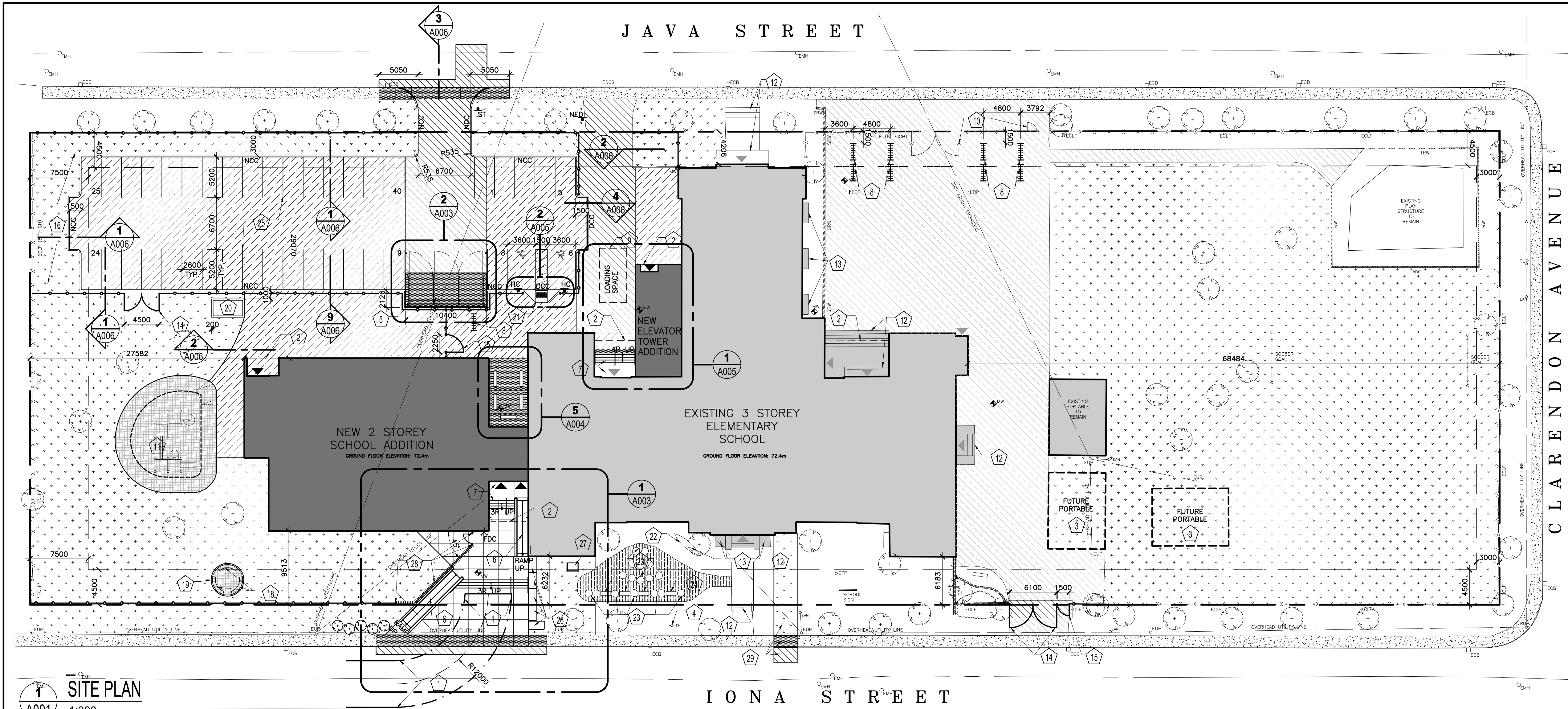
PROJECT TITLE/TITRE DU PROJET
**ELMDALE PUBLIC SCHOOL
ADDITION AND RENOVATION**
49 IONA STREET, OTTAWA, ON
K1Y 3L9

OTTAWA-CARLETON DISTRICT SCHOOL BOARD
133 GREENBANK ROAD
NEPEAN, ONTARIO, K2H 6L3

DRAWING TITLE/TITRE DU DESSIN

SITE PLAN

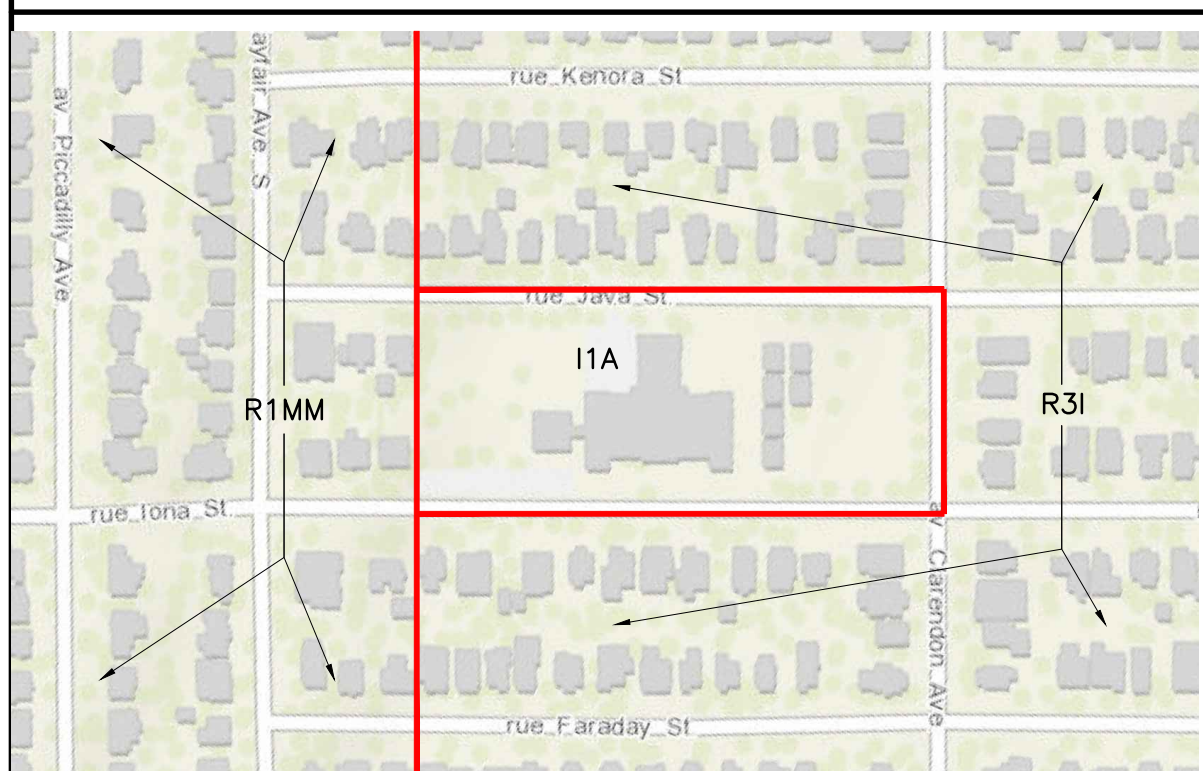
SCALE ÉCHELLE		PROJ. No 1853	ISSUE No 1	REV. No 0
AS SHOWN		DRAWING/DESSIN A001 ACAD FILE/FICHER: 1853-A001.SPC.dwg		
DRAWN BY DESSINE PAR	SL			
CHECKED BY VÉRIFIÉ PAR	JJ			
DATE	DECEMBER 2018			



SITE PLAN
A001 1:300

SITE PLAN LEGEND

	BARRIER FREE PARKING - PAVEMENT MARKING		FIRE ROUTE
	EXISTING BUILDING ENTRANCE/EXIT		PROPERTY LOT LINE
	NEW BUILDING ENTRANCE/EXIT		REQUIRED SETBACK
	NEW CONCRETE CURB		EXISTING MAN HOLE (REFER TO CIVIL)
	DEPRESSED CONCRETE CURB		EXISTING CATCH BASIN (REFER TO CIVIL)
	NEW SEMI-MOUNTABLE DEPRESSED CURB REFER TO OPSD-600.090		EXISTING UTILITY POLE (REFER TO CIVIL)
	NEW DEPRESSED CURB AND SIDEWALK REFER TO CITY OF OTTAWA STANDARD DETAIL 'CURB RETURN ENTRANCES' SC7.1		EXISTING UTILITY POLE ANCHOR (REFER TO CIVIL)
	NEW FIRE DEPARTMENT CONNECTION		EXISTING FLAG POLE (REFER TO CIVIL)
	NEW CHAINLINK FENCE (6' HIGH)		EXISTING FIRE HYDRANT
	NEW CHAINLINK FENCE (4' HIGH)		EXISTING BASKETBALL POST
	NEW ORNAMENTAL ALUMINUM FENCE (6' HIGH)		EXISTING CONCRETE CURB
			EXISTING CHAINLINK FENCE
			EXISTING TIMBER RETAINING WALL
			EXISTING STONE RETAINING WALL



ZONING MAP
A001 N.T.S

SITE PLAN NOTES

- FIRE ROUTE - 6M WIDE
- CANOPY OR ROOF OVERHANG ABOVE
- LOCATION OF FUTURE PORTABLES.
- EXISTING FIRE HYDRANT
- NEW GARBAGE ENCLOSURE
- NEW CONCRETE RAMP
- NEW CONCRETE STEPS AND LANDING
- NEW BICYCLE RACKS
- PAINTED MARKING: LOADING SPACE (3.5M X 7.0M)
- EXISTING GATE TO REMAIN
- LOCATION OF NEW PLAY STRUCTURE PROVIDED AND INSTALLED BY OWNER
- EXISTING CONCRETE STEPS TO REMAIN
- EXISTING WINDOW WELL TO REMAIN
- NEW DOUBLE CHAIN LINK GATE, 6' HIGH. SEE PLANS FOR WIDTH. ALSO REFER TO DETAIL 5/A005
- NEW SINGLE CHAIN LINK GATE, 6' HIGH. SEE PLANS FOR WIDTH. ALSO REFER TO DETAIL 5/A005
- SNOW STORAGE AREA
- NOT USED
- RELOCATED EXISTING BENCH
- CONCRETE CURB
- RELOCATED EXISTING CONCRETE SHED ON 600MM DEEP COMPACTED GRANULAR 'A' BASE
- BARRIER FREE CURB WITH TACTILE INDICATORS REFER TO DETAIL 2/A005
- EXISTING CANOE TO REMAIN
- EXISTING ROCK AND MULCH TO REMAIN
- EXISTING TIMBER BENCHES TO REMAIN
- NEW PAINTED PARKING PAVEMENT MARKINGS, TYP'L
- ARMOR STONE RETAINING WALL
- NEW TRANSFORMER ON EXISTING CONCRETE PAD
- ORNAMENTAL ALUMINUM FENCE AND GATE (6' HIGH)
- PROVIDE NEW ASPHALT, CONCRETE WALK, CURB AND SOD AS REQUIRED FOR SERVICES WORK. REFER TO CIVIL FOR ADDITIONAL INFORMATION.

SITE DATA

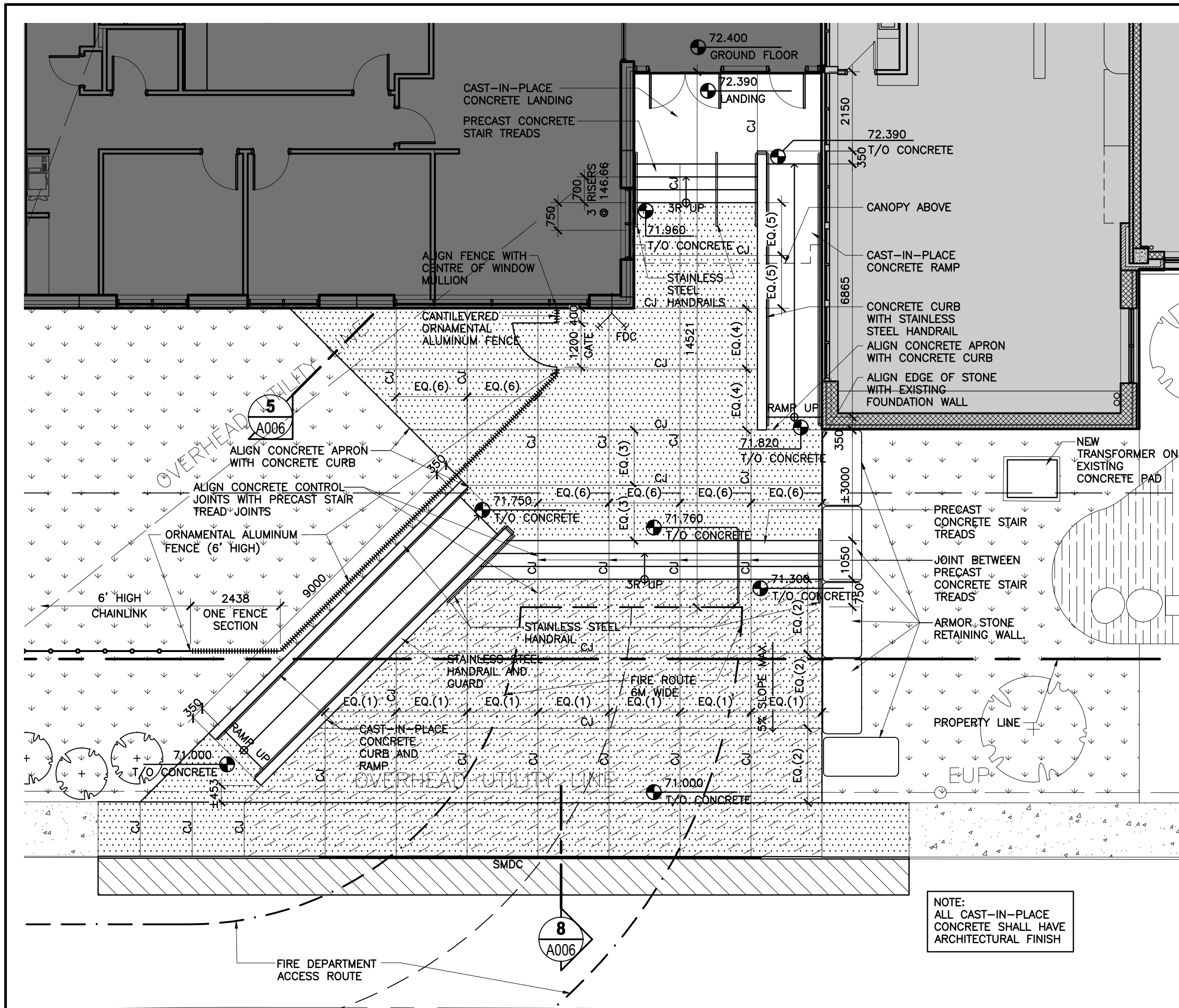
LOT AREA	11,547 m ²	TOPOGRAPHICAL AND SURVEY INFORMATION PROVIDED BY FARLEY, SMITH & DENIS SURVEYING LTD.
FOOTPRINT		File No: 498-18
EXISTING SCHOOL FOOTPRINT	1679 m ²	(613)727-8226 FAX (613)727-1826
EXISTING 1 PORTABLE FOOTPRINT	72 m ²	
FUTURE 2 PORTABLES FOOTPRINT	144 m ²	
NEW SCHOOL ADDITION FOOTPRINT	690 m ²	
GROSS FLOOR AREA (AS PER CITY OF OTTAWA ZONING BY-LAW DEFINITION)		LEGAL DESCRIPTION: LOTS 2241 TO 2266 (BOTH INCLUSIVE) REGISTERED PLAN M-48 CITY OF OTTAWA
EXISTING SCHOOL	2656.9 m ²	
EXISTING 1 PORTABLE TO REMAIN	72 m ²	
NEW SCHOOL GROSS FLOOR AREA	921.7 m ²	
FUTURE PORTABLES GROSS FLOOR AREA	144 m ²	
TOTAL GROSS FLOOR AREA	3794.6 m ²	

GENERAL NOTES

- ALL WORK OUTSIDE PROPERTY LINE TO BE CONSTRUCTED TO CITY OF OTTAWA CONSTRUCTION STANDARDS.
- PARKING STALL SIZE: 2600mm x 5200mm
BARRIER FREE PARKING STALL: 3600mm x 5200mm
- FOR LANDSCAPE/PLANTING DETAILS SEE GRADING & DRAINAGE DRAWING AS PREPARED BY JP2G.
- FOR SITE GRADING INFORMATION SEE GRADING & DRAINAGE DRAWING AS PREPARED BY JP2G.
- FOR SITE SERVICES INFORMATION SEE SITE SERVICES DRAWING AS PREPARED BY JP2G.
- FOR GEOTECHNICAL INVESTIGATION REPORT REFER TO REPORT PREPARED BY EXP.
- SLOPES OF CONCRETE/PAVING AT DEPRESSED CURBS SHALL NOT EXCEED 5%
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS TO THE ARCHITECT. CONTRACTOR TO COORDINATE WITH ALL DRAWINGS.
- FOR SITE SURVEY INFORMATION, SEE TOPOGRAPHIC SURVEY DRAWING AS PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD.
- PAINT PAVEMENT MARKINGS: PARKING SPACES AND SYMBOLS, PEDESTRIAN CROSSINGS AND WHERE SHOWN ON DRAWINGS

	EXISTING BUILDING
	NEW BUILDING ADDITION
	EXISTING CONCRETE PAVING
	EXISTING ASPHALT TO REMAIN
	TYPE 1 ASPHALT - HEAVY DUTY (REFER TO SPEC.)
	TYPE 2 ASPHALT - LIGHT DUTY (REFER TO SPEC.)
	CONCRETE AS PER CITY OF OTTAWA DETAIL SC2 CONCRETE WALK
	REINFORCED CONCRETE AS PER CITY OF OTTAWA DETAIL SC2 CONCRETE WALK
	ENGINEERED WOOD FIBER PLAYGROUND SURFACING
	NEW SOD AND TOPSOIL (REFER TO LANDSCAPE)

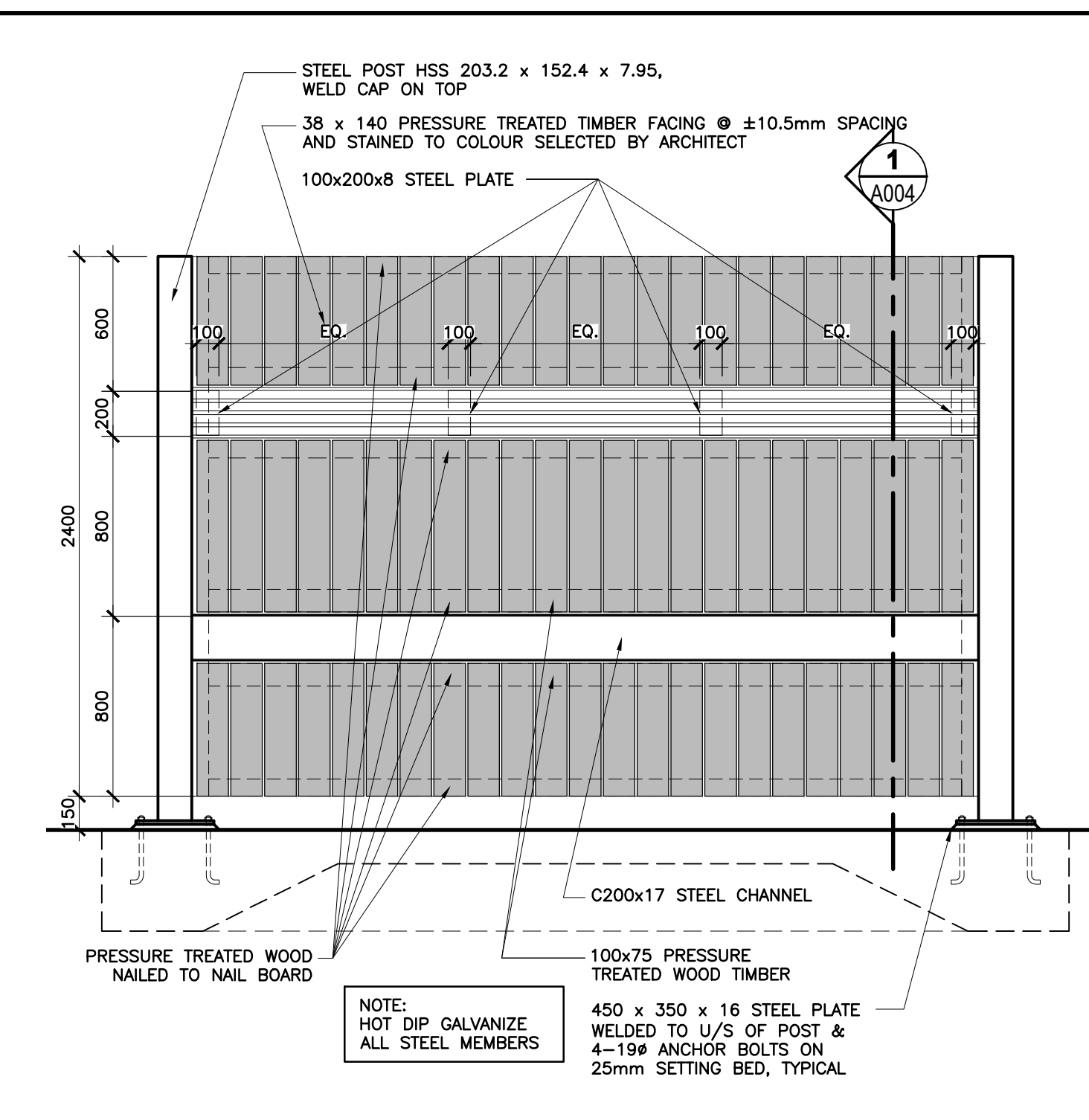
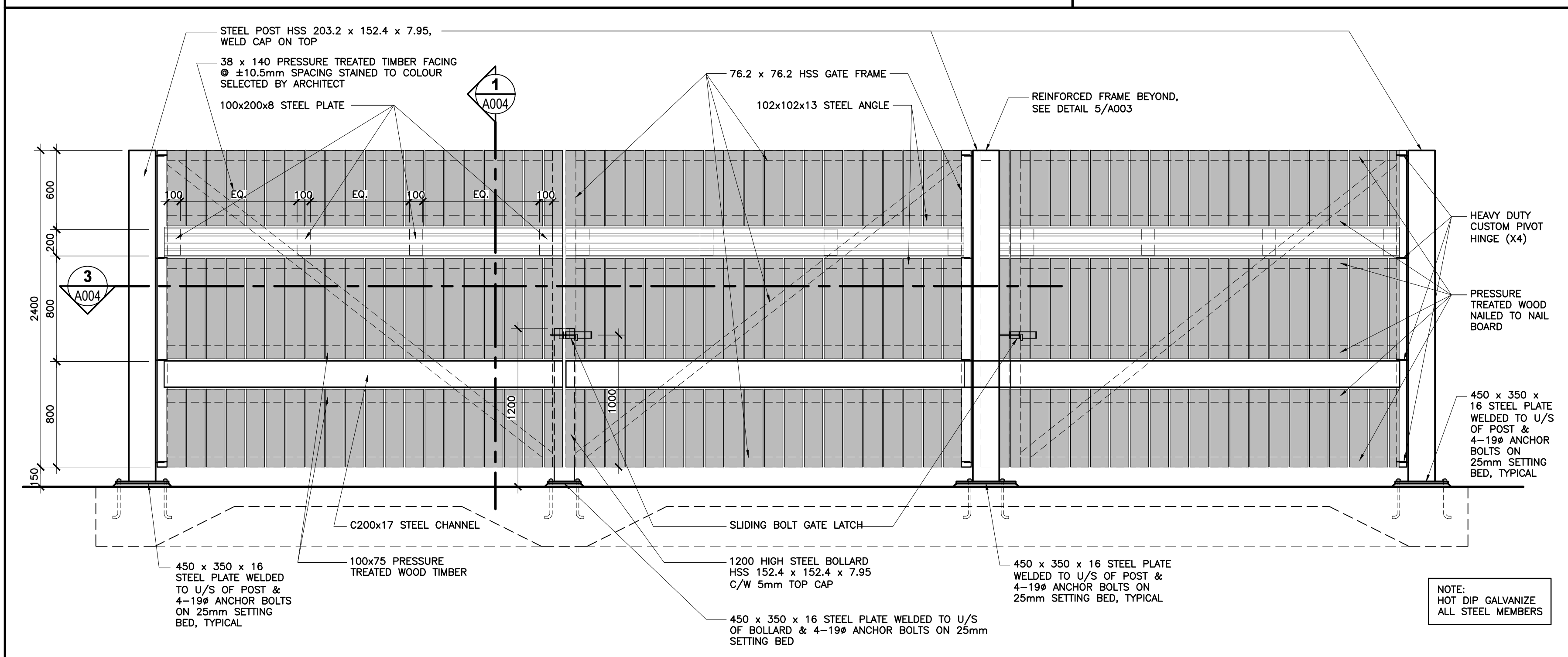
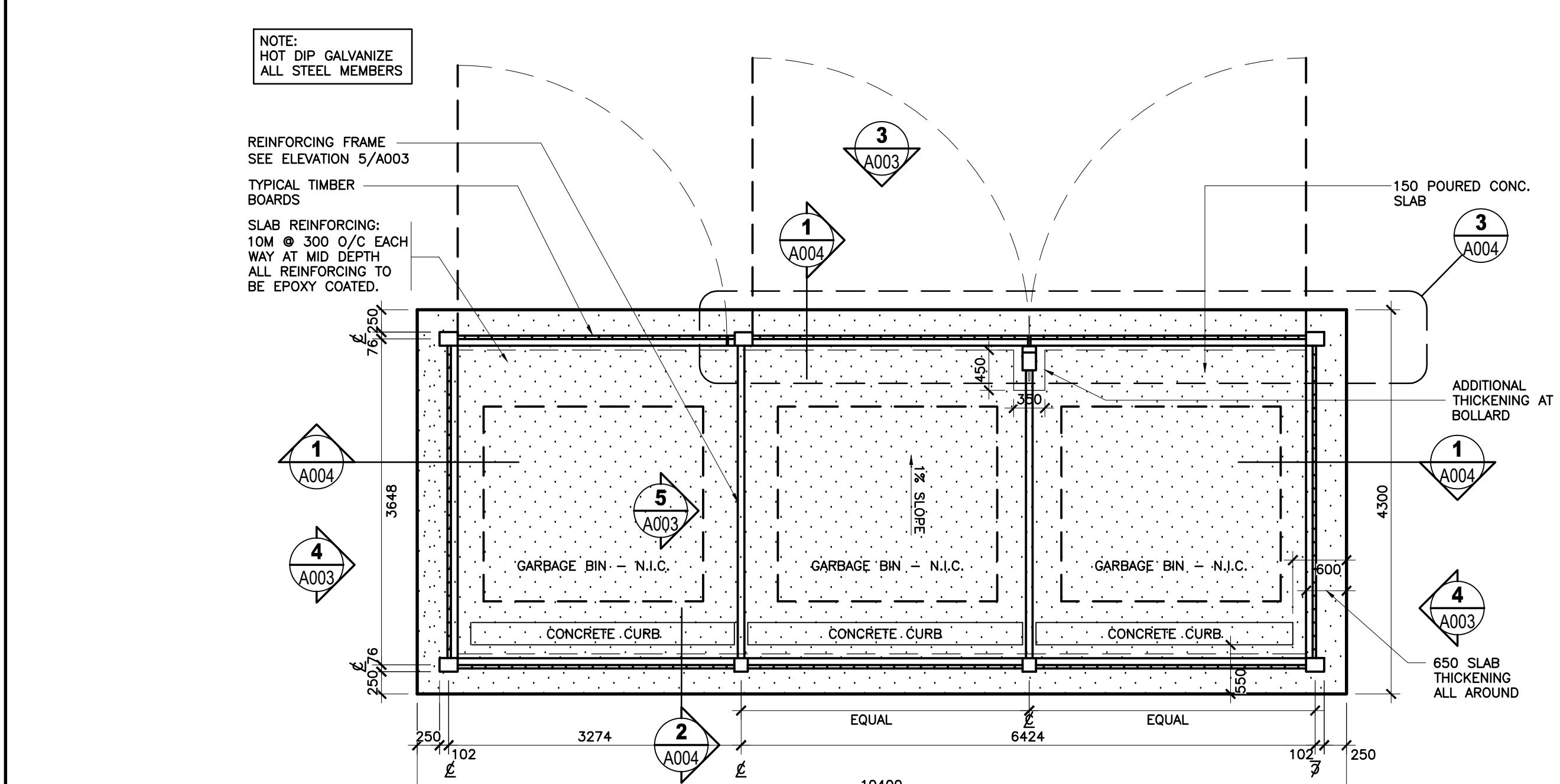
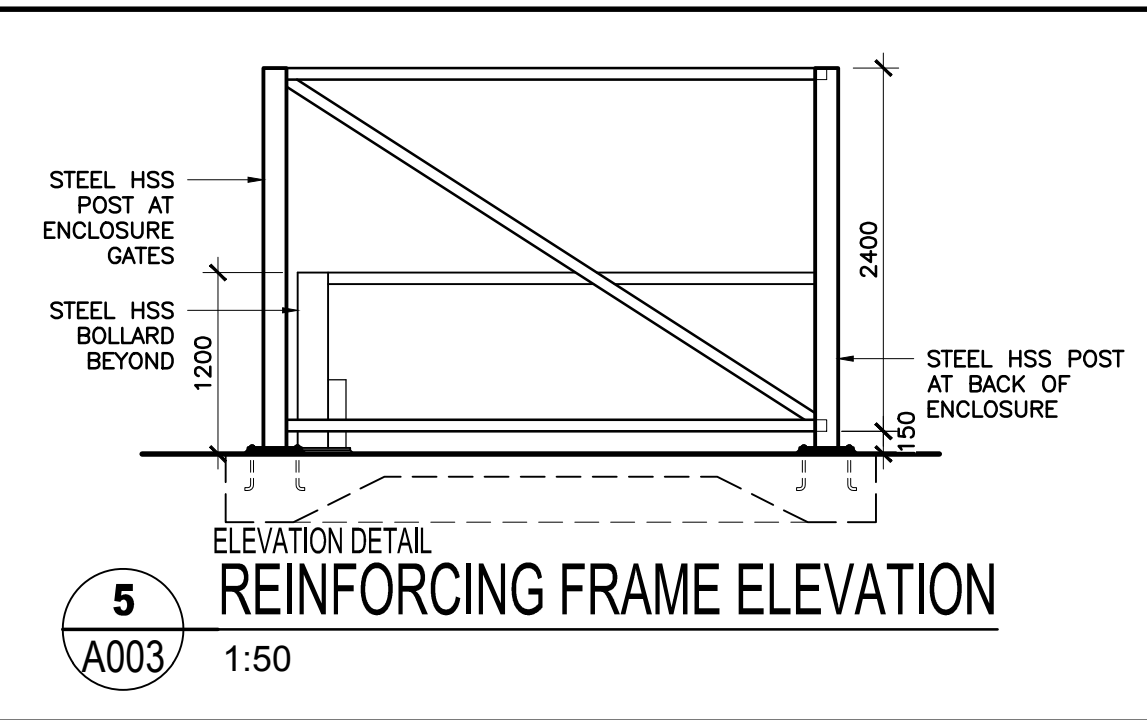
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A003
PLAN DETAIL
FIRE ROUTE AND ADDITION ENTRANCE PLAN
1:100

DRAWING LEGEND

	EXISTING BUILDING		CONCRETE AS PER CITY OF OTTAWA DETAIL SC2 CONCRETE WALK
	NEW BUILDING ADDITION		REINFORCED CONCRETE WALK AS PER CITY OF OTTAWA DETAIL SC2
	CONCRETE PAVING		NEW SOD
	CJ CONCRETE CONTROL JOINT		HEAVY DUTY ASPHALT PAVING



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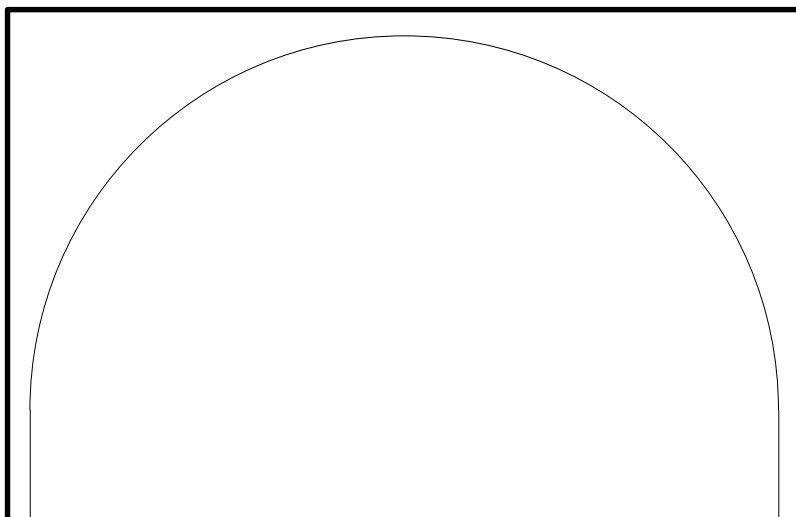
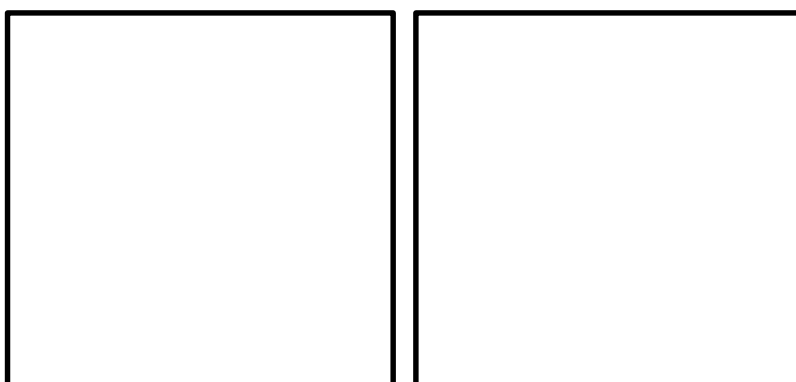
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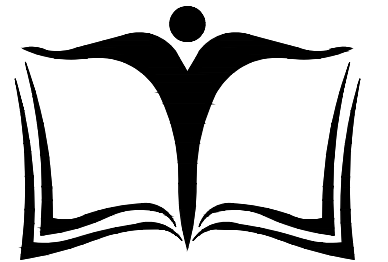
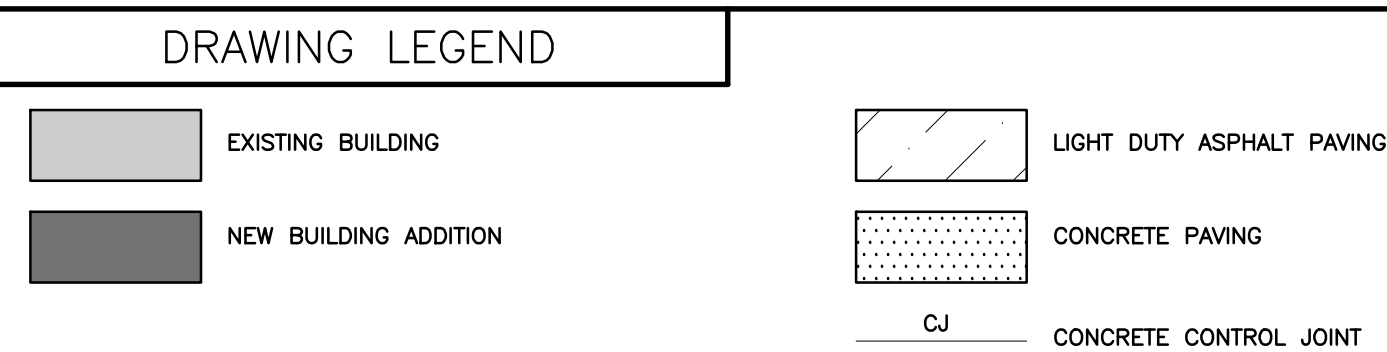
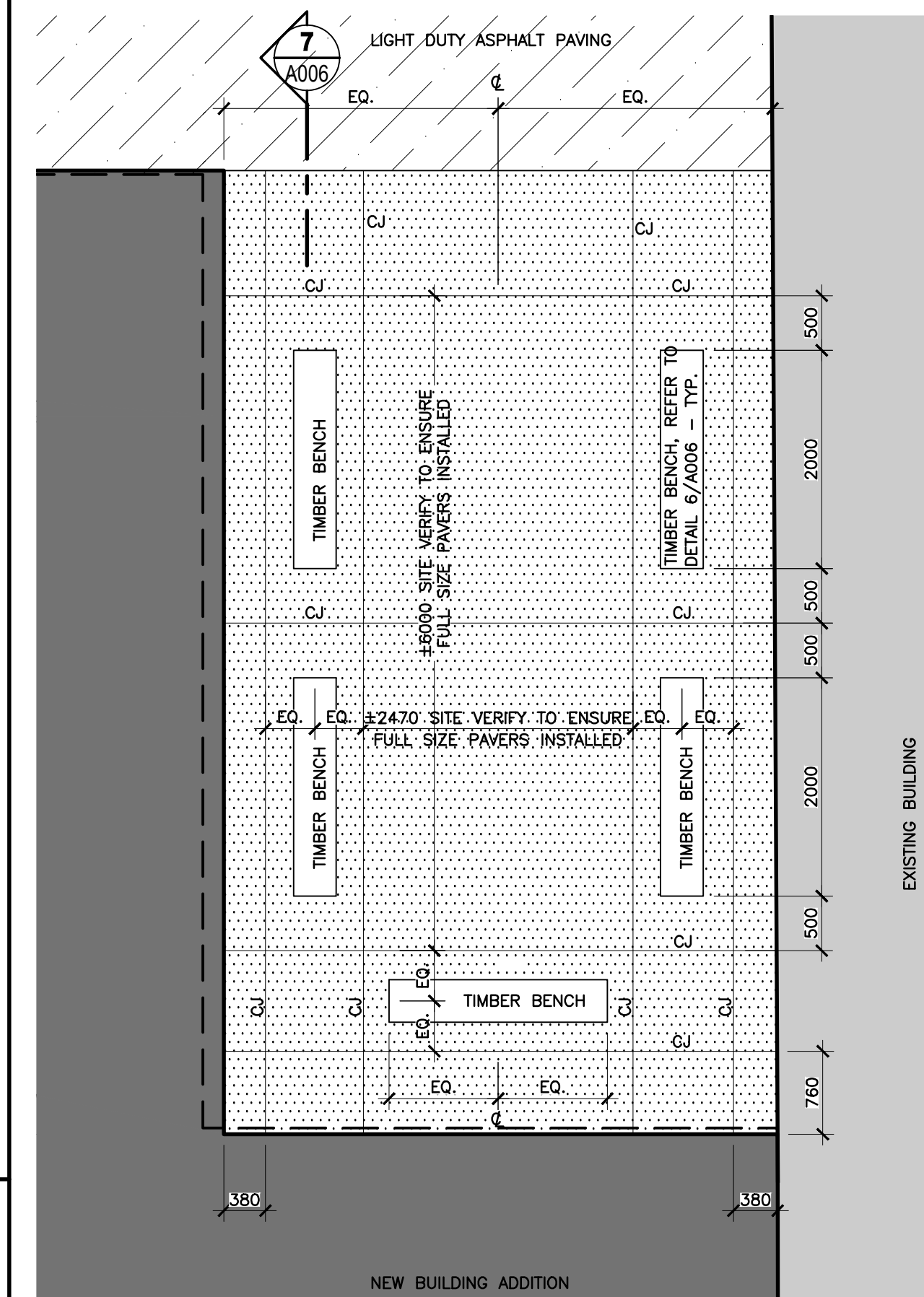
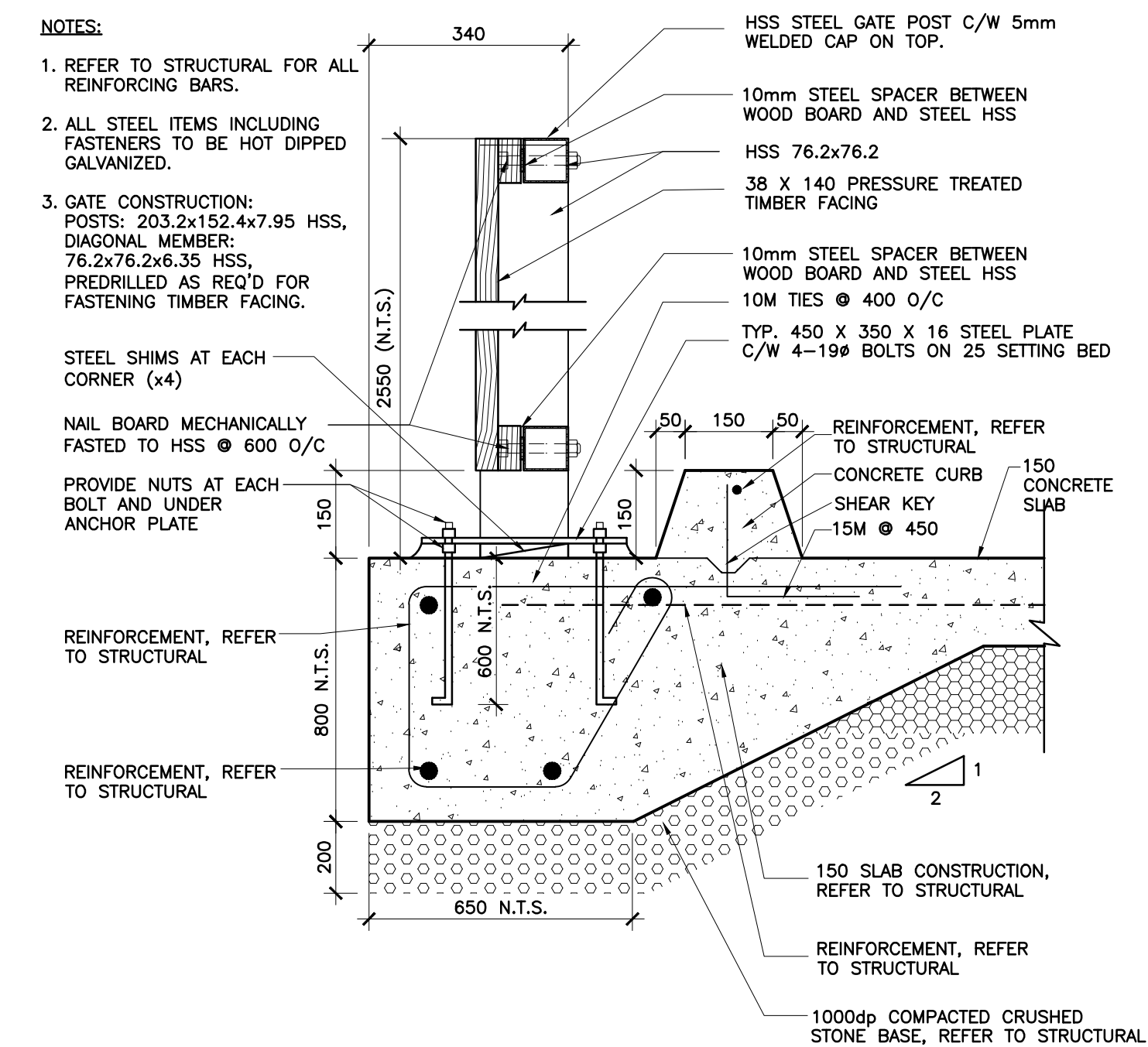
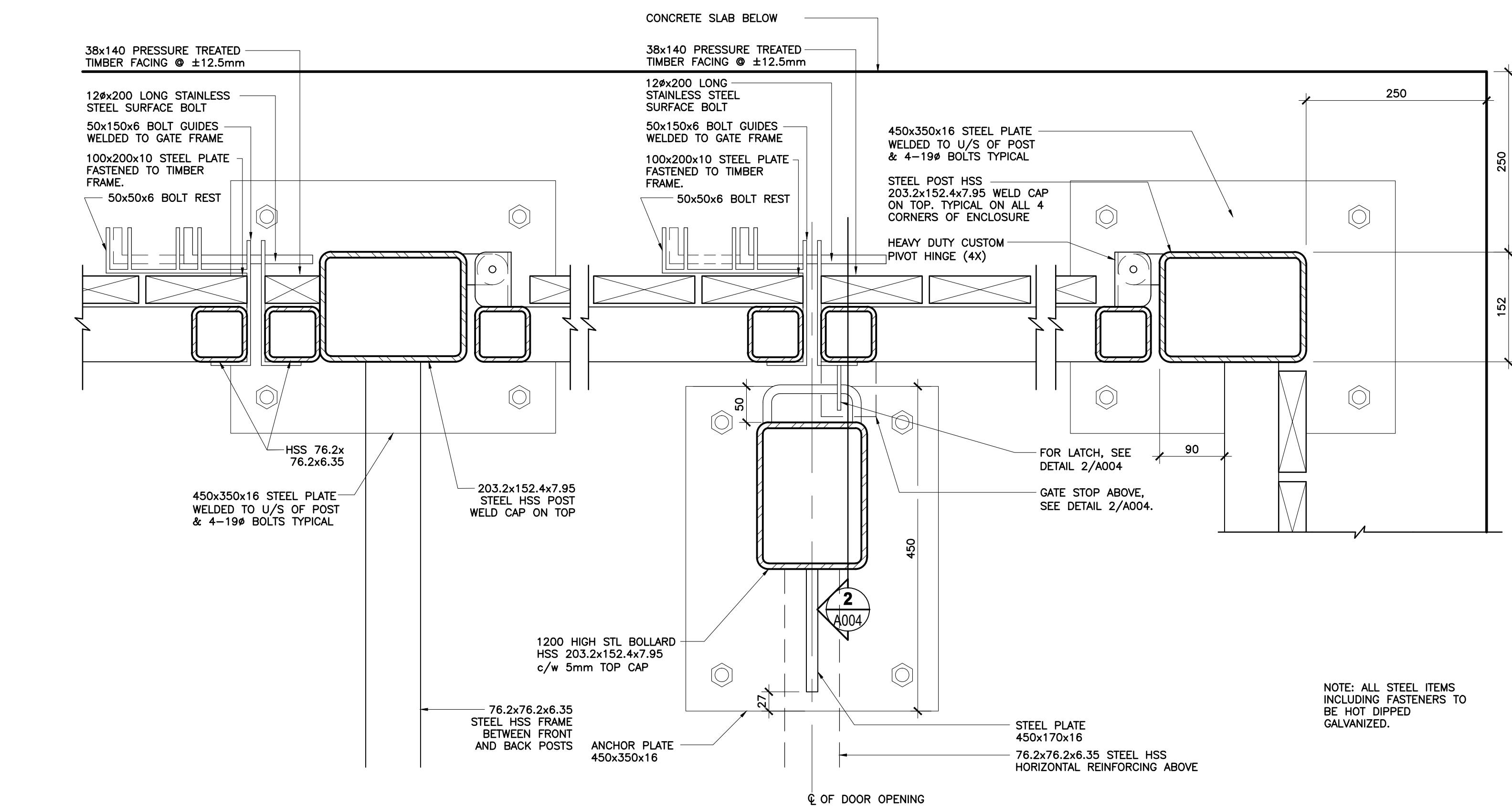
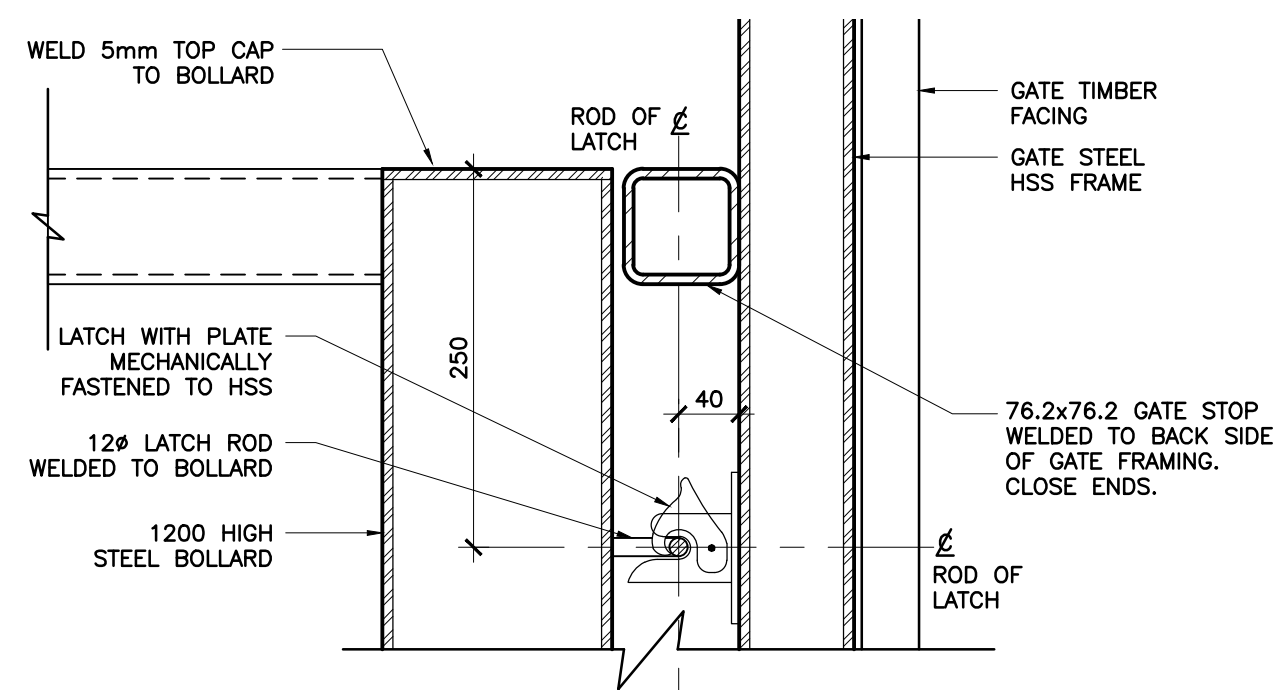
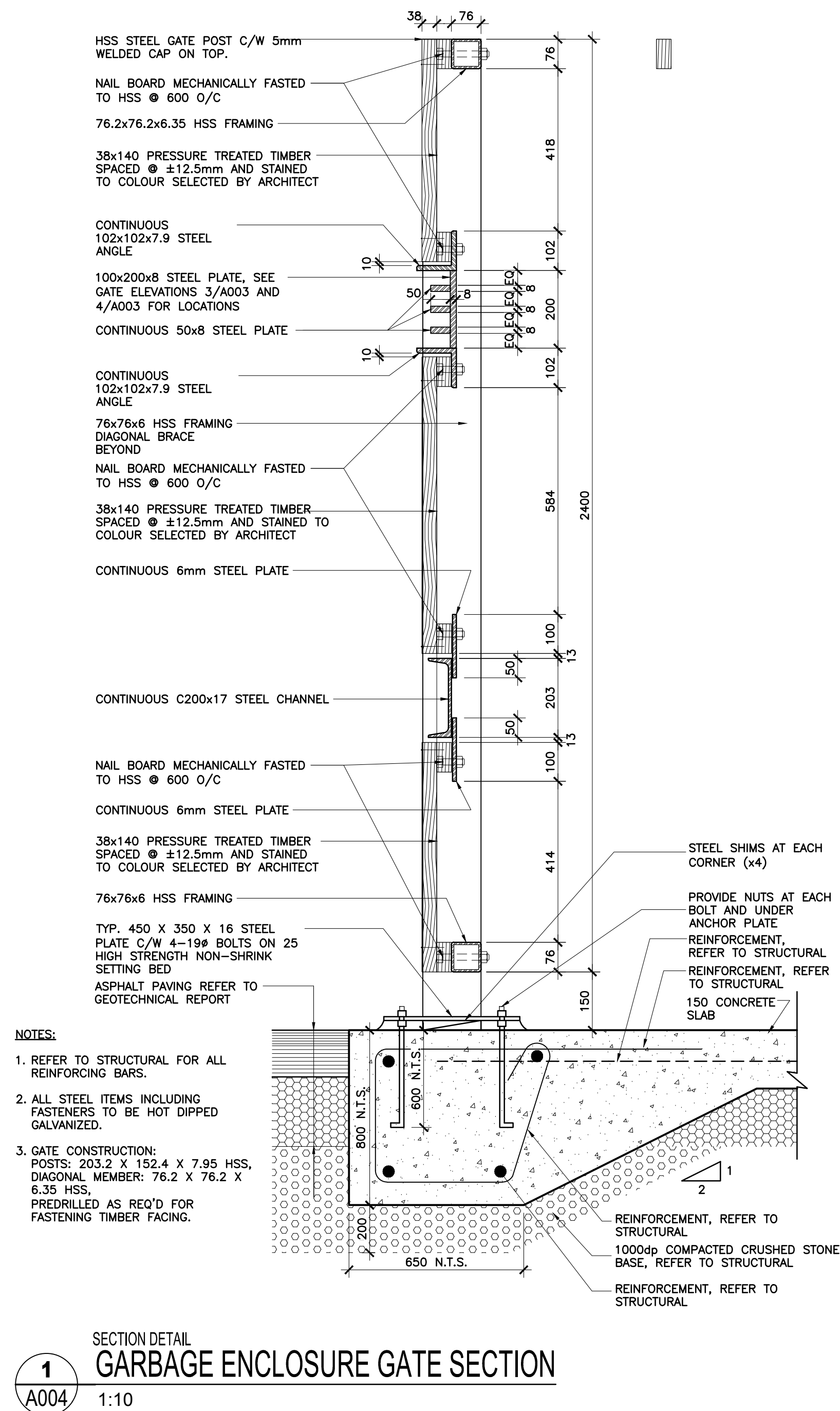


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DRAWING TITLE/TITRE DU DESSIN SITE DETAILS			
SCALE ÉCHELLE	AS SHOWN	PROJ. No 1853	ISSUE No 1
DRAWN BY DESSINÉ PAR	SL	DRAWING/DESSIN	REV. No 0
CHECKED BY VÉRIFIÉ PAR	JJ	A003	
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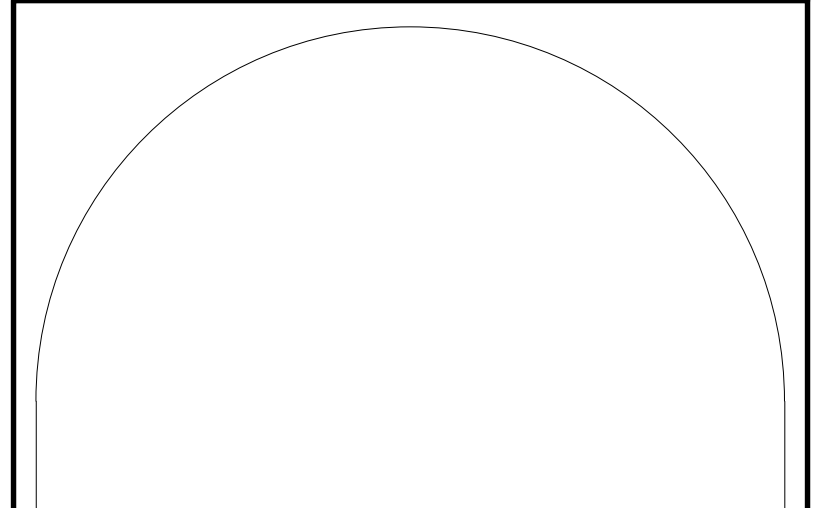
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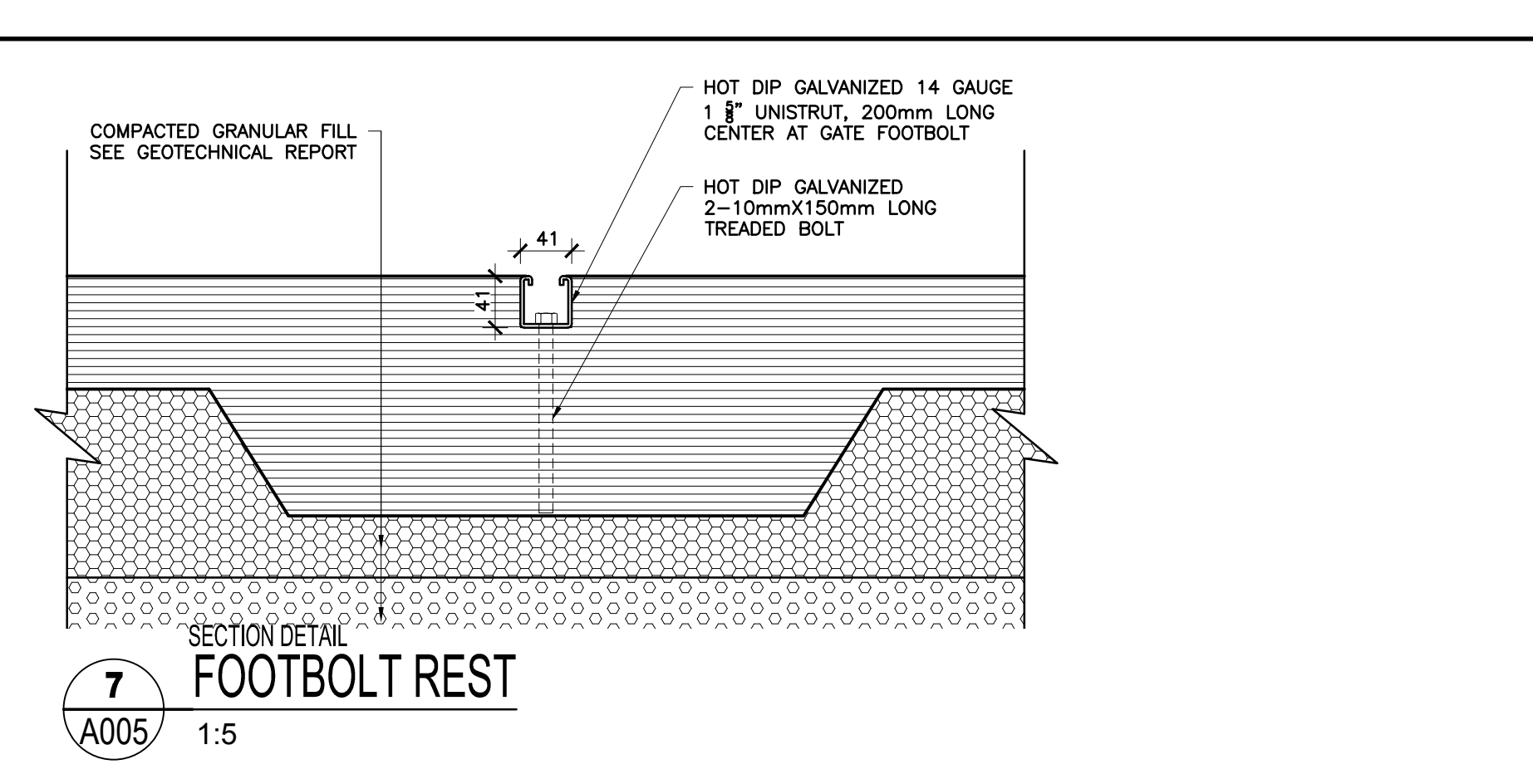
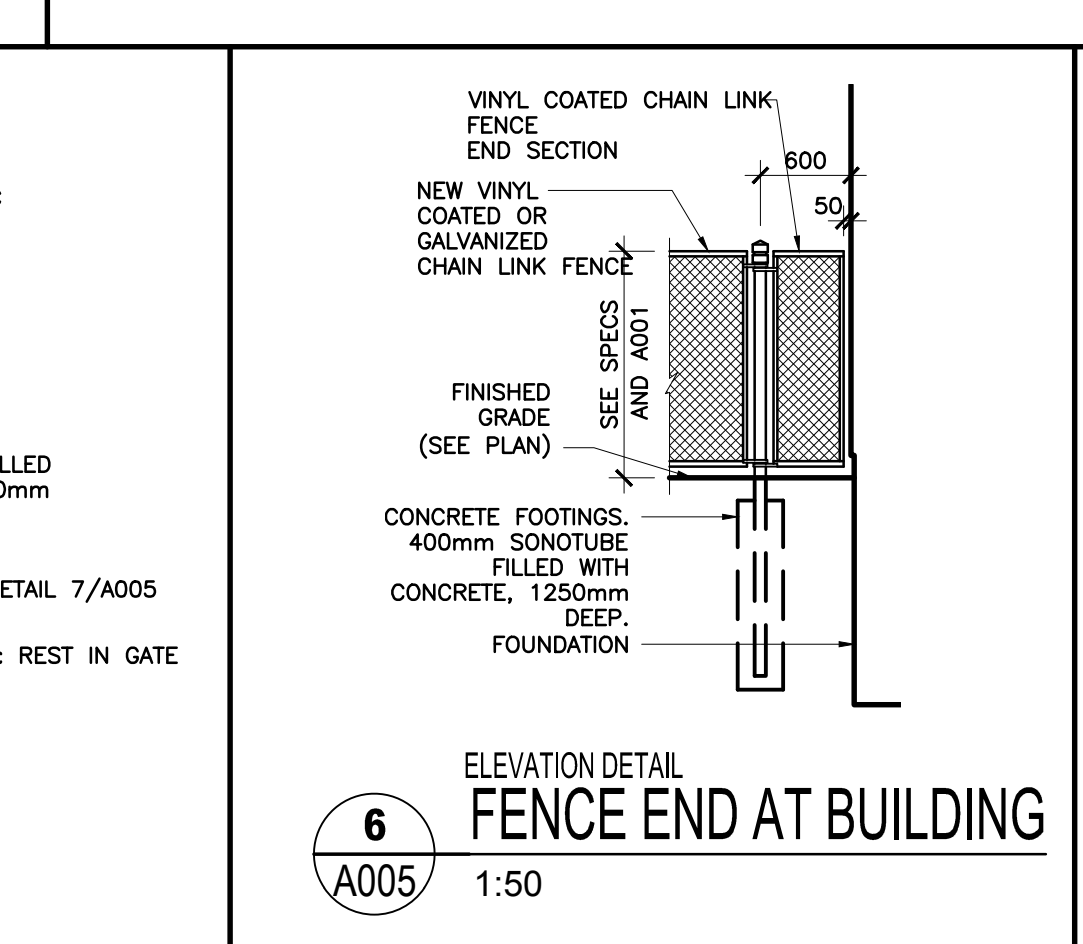
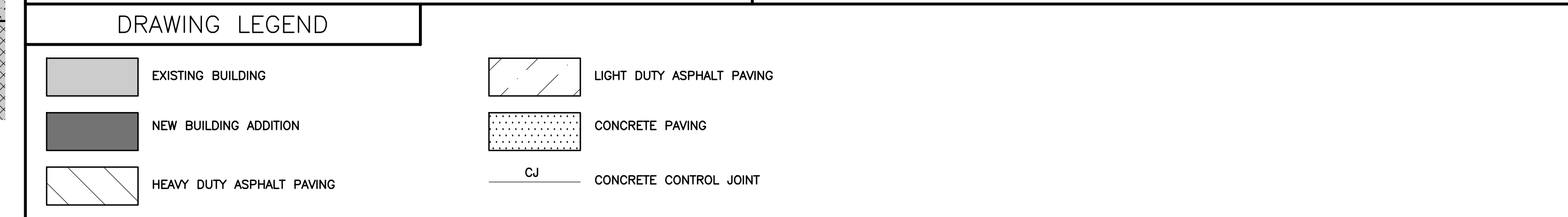
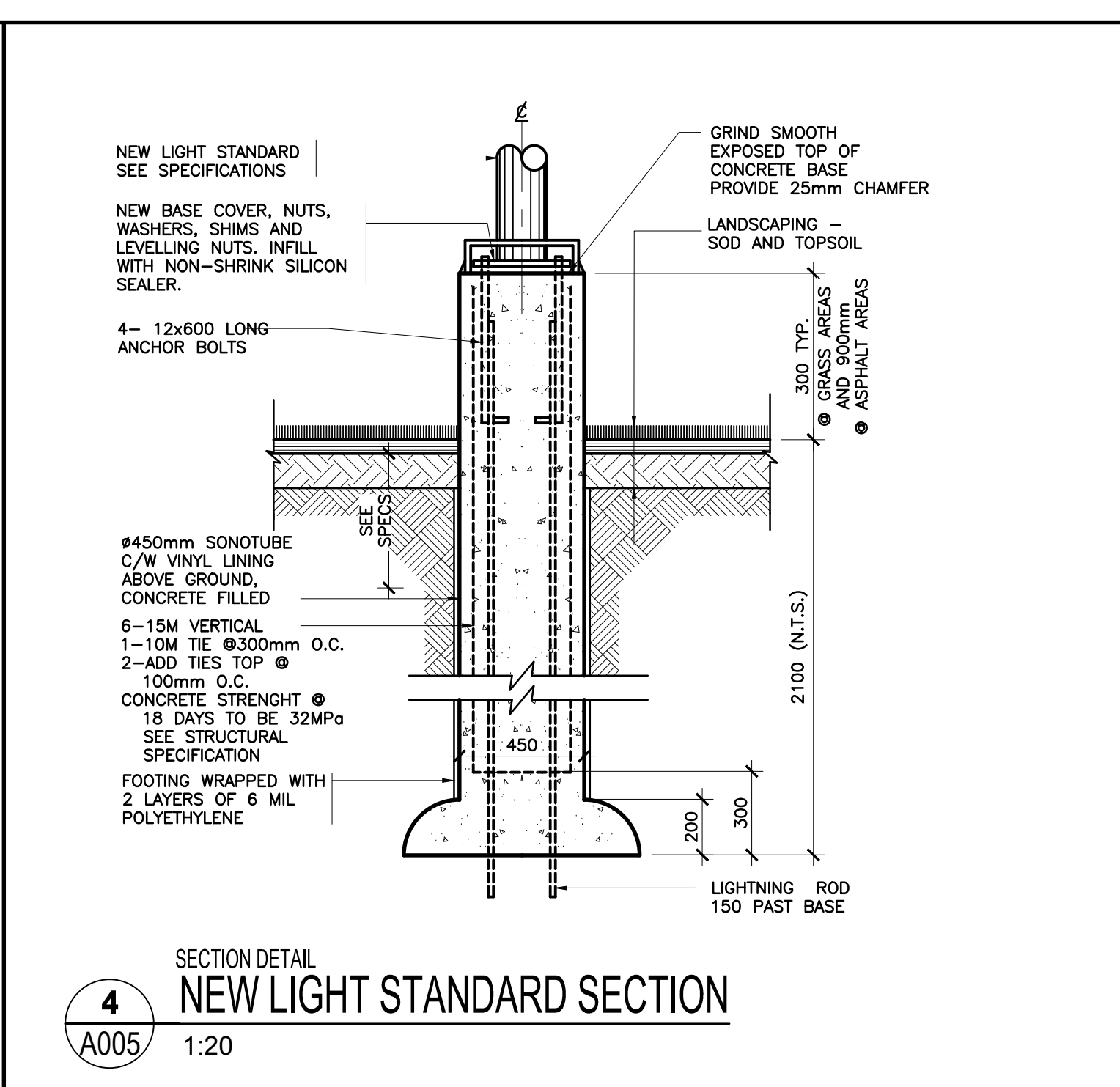
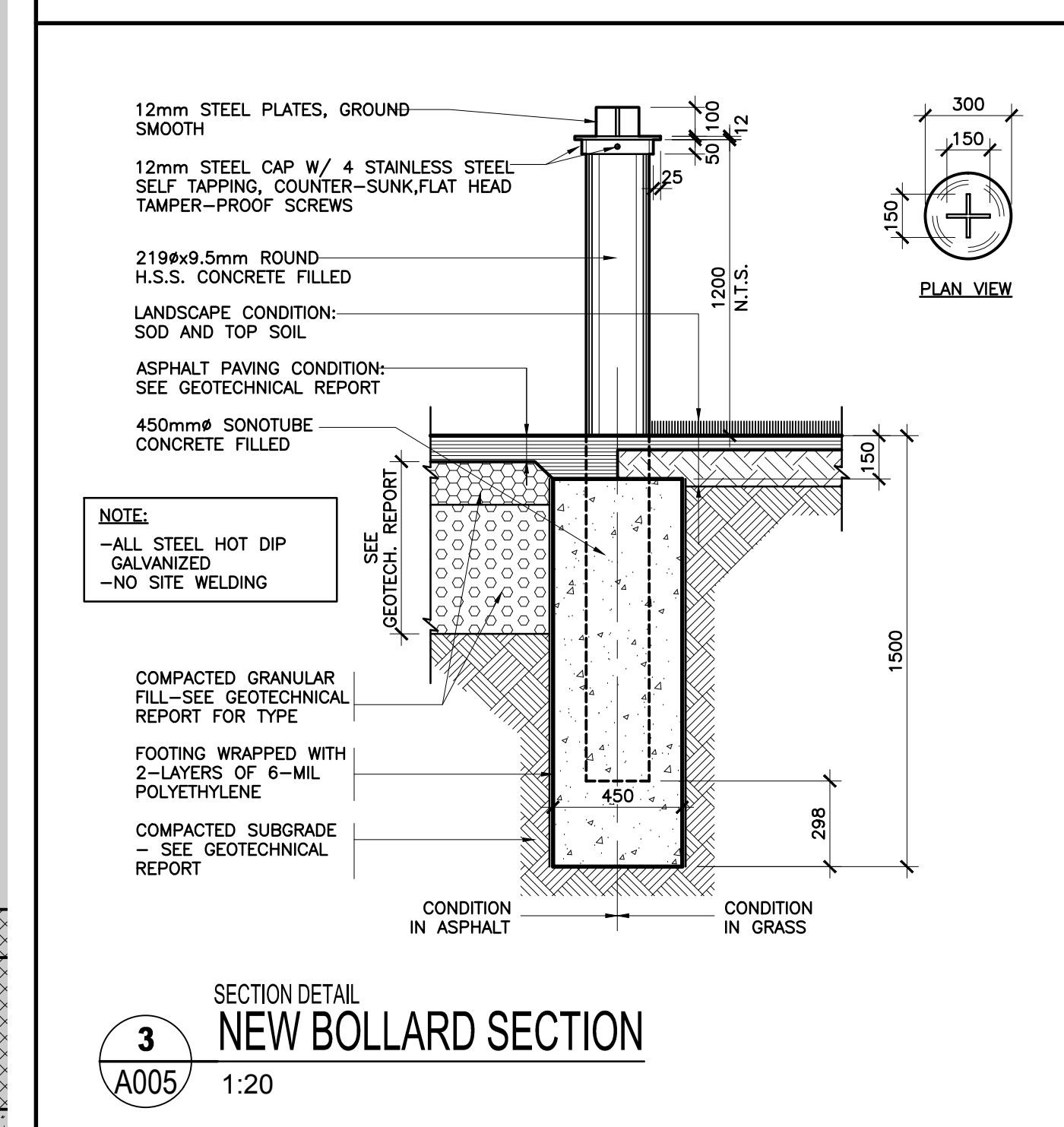
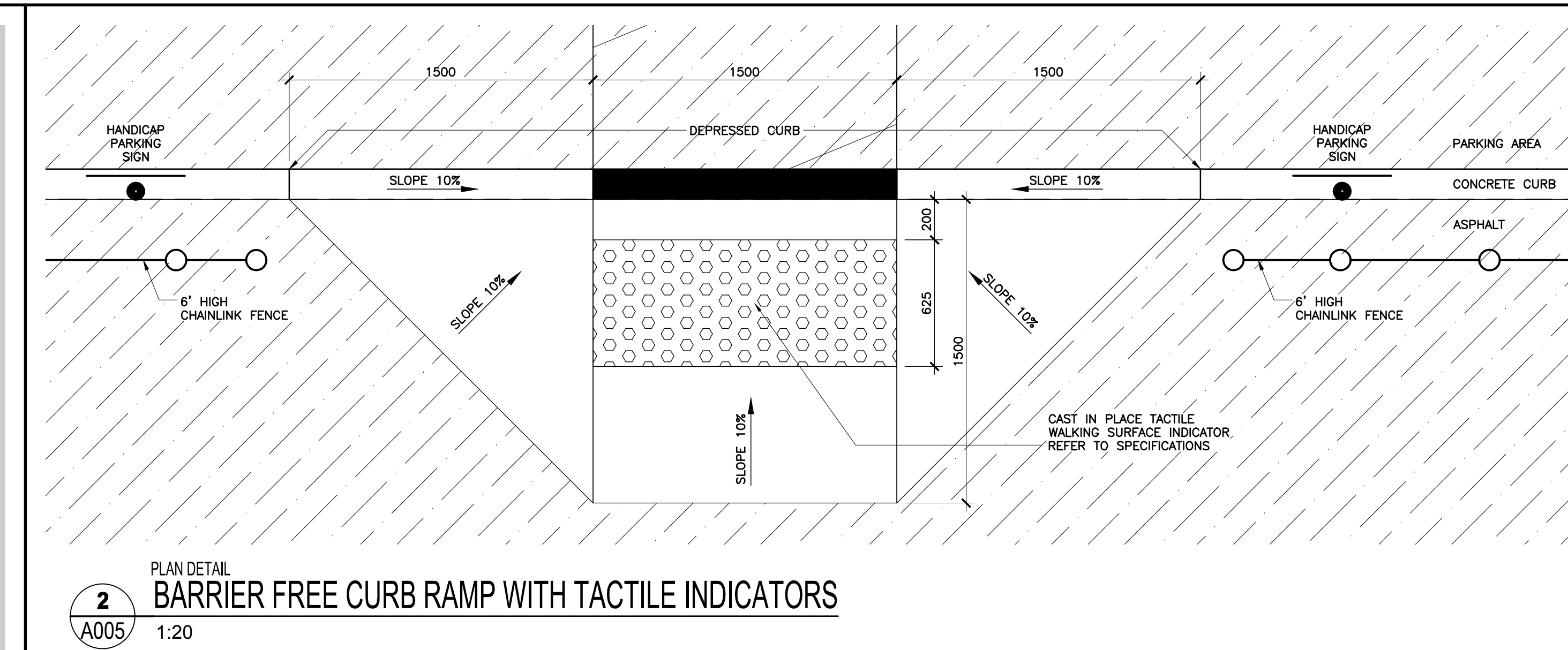
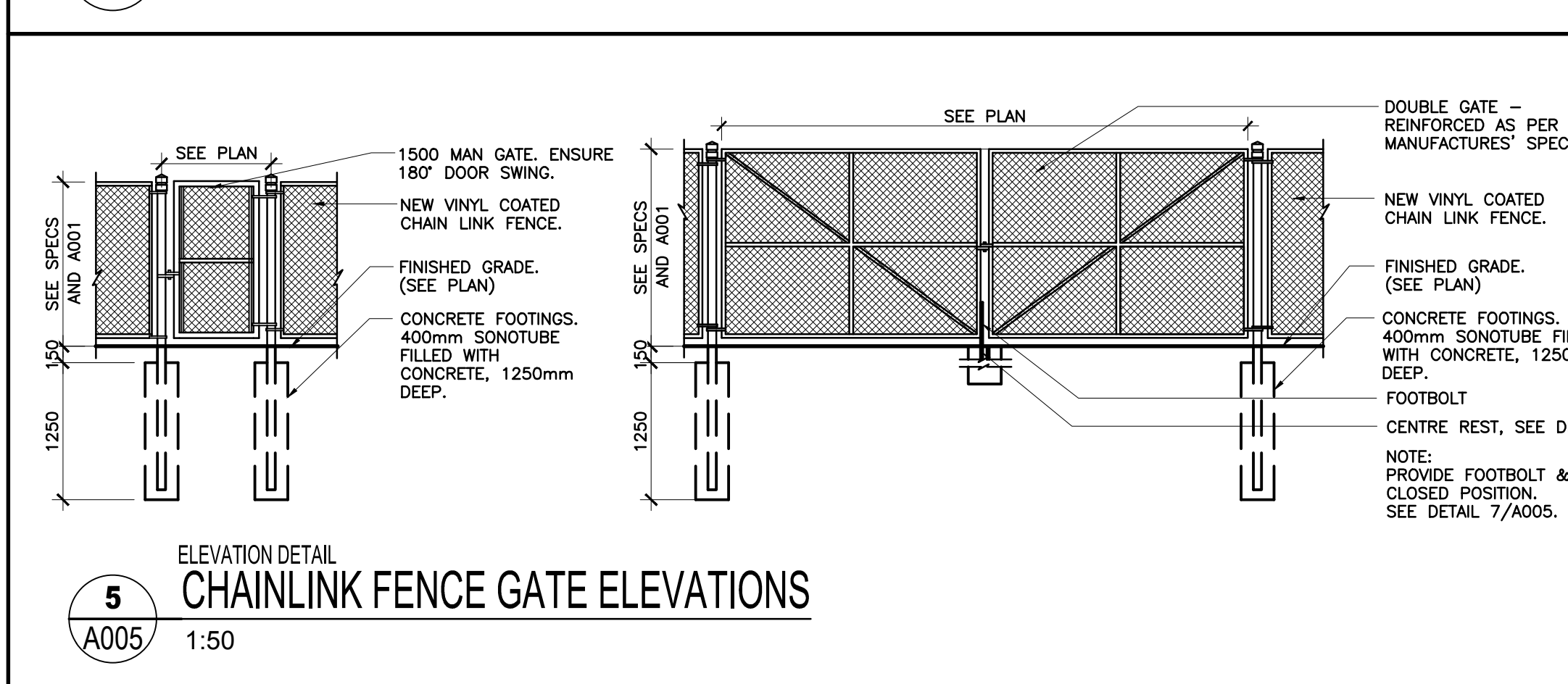
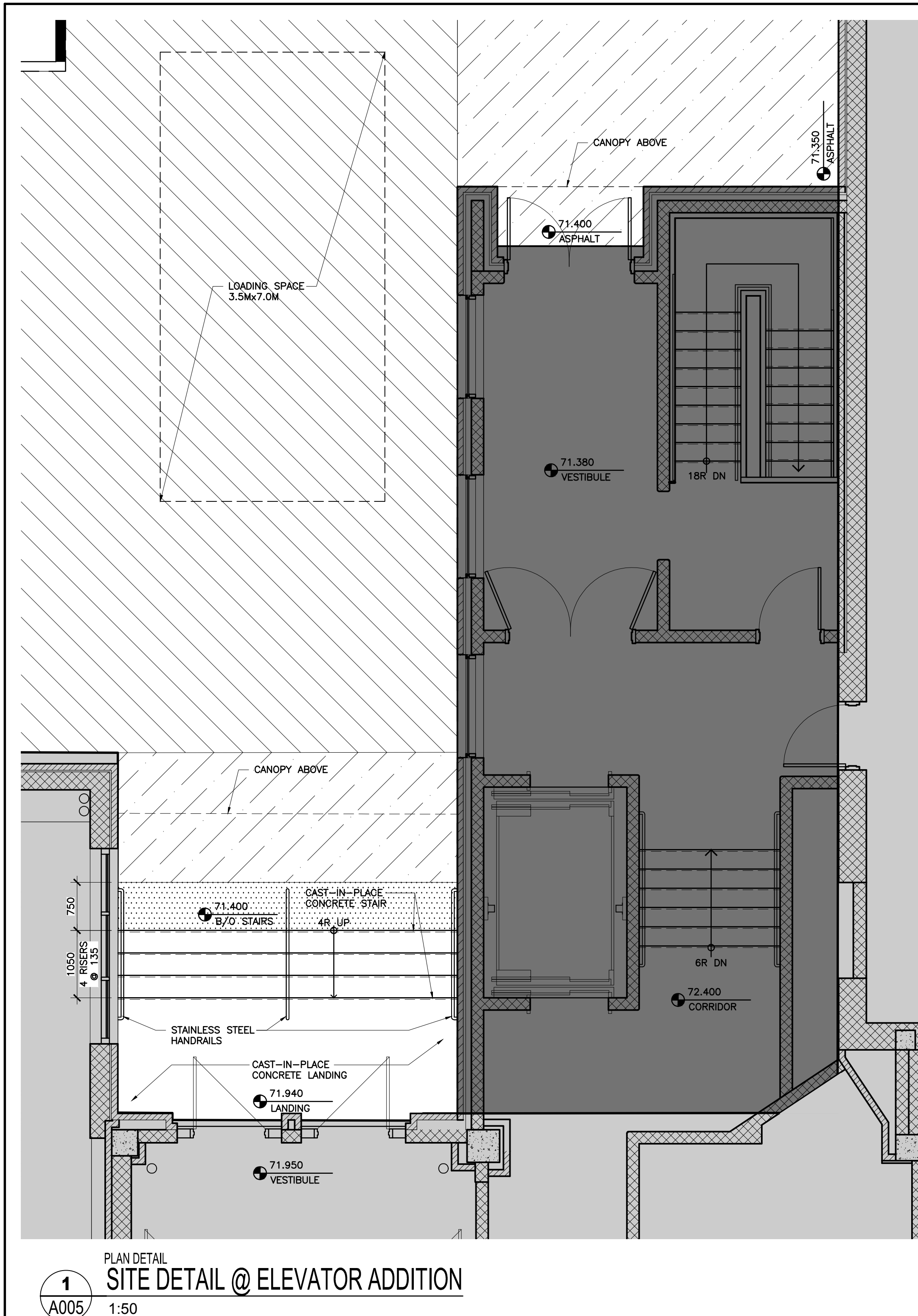
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DRAFTING TITLE/TITRE DU DESSIN

SITE DETAILS

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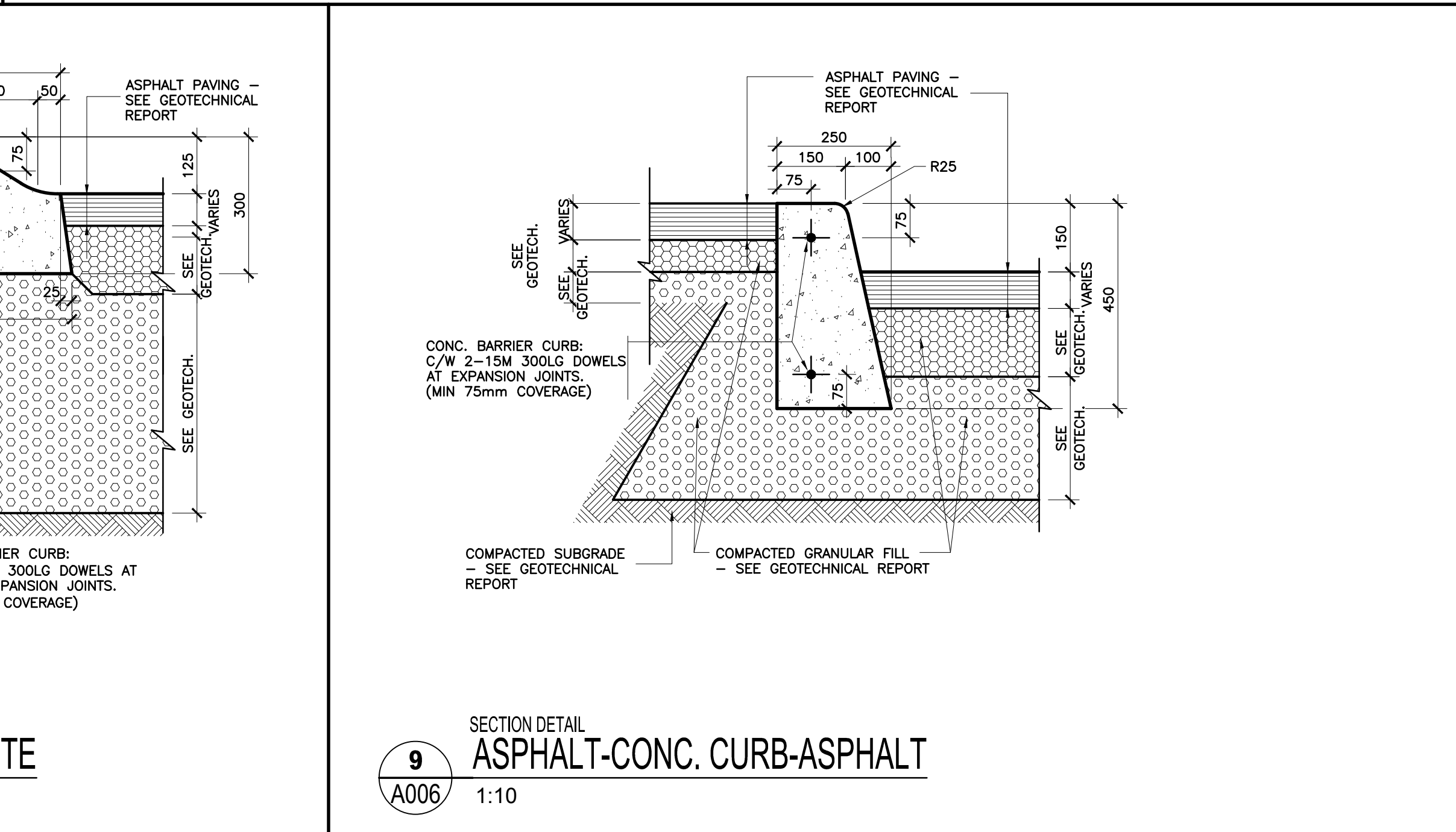
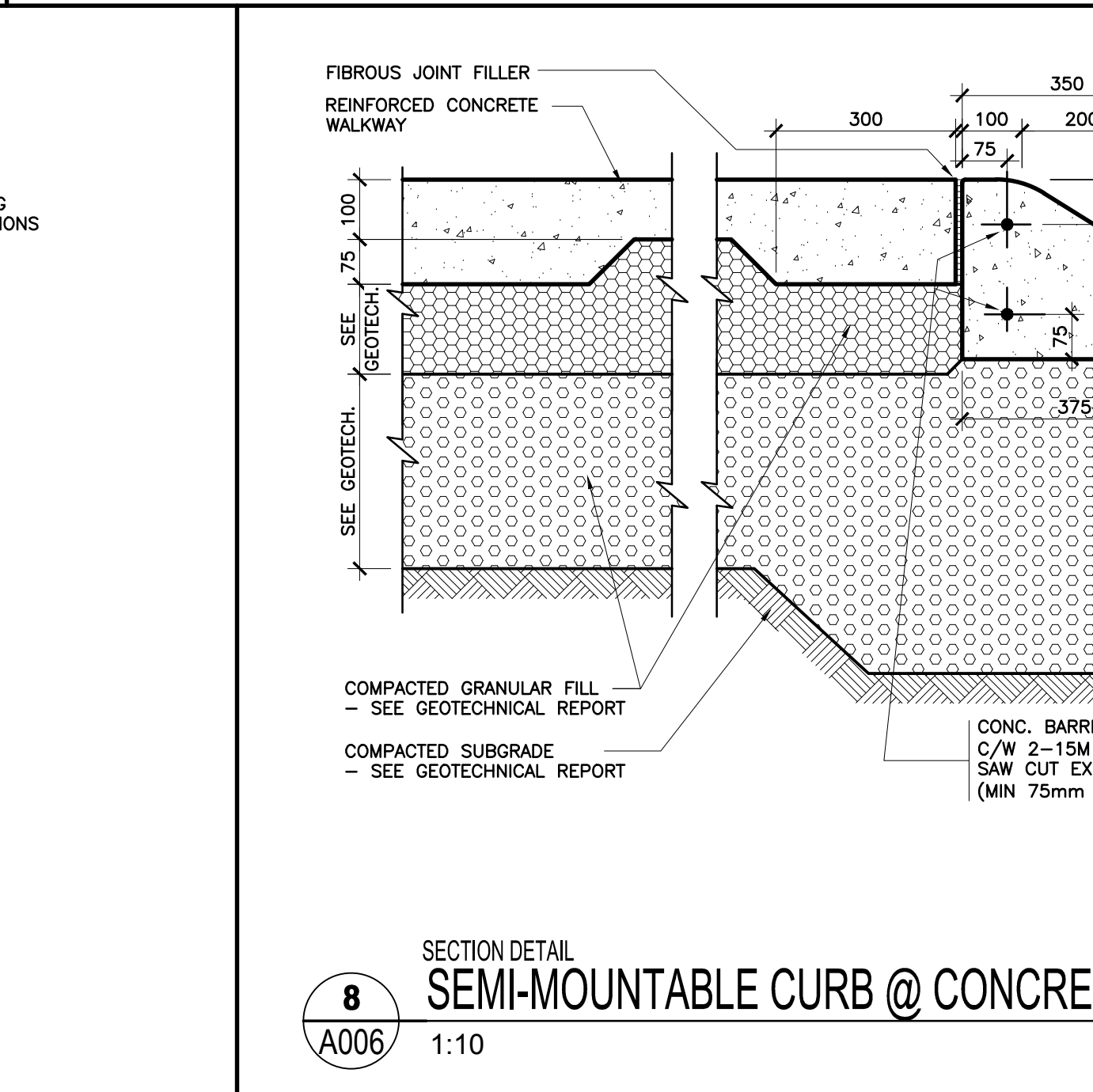
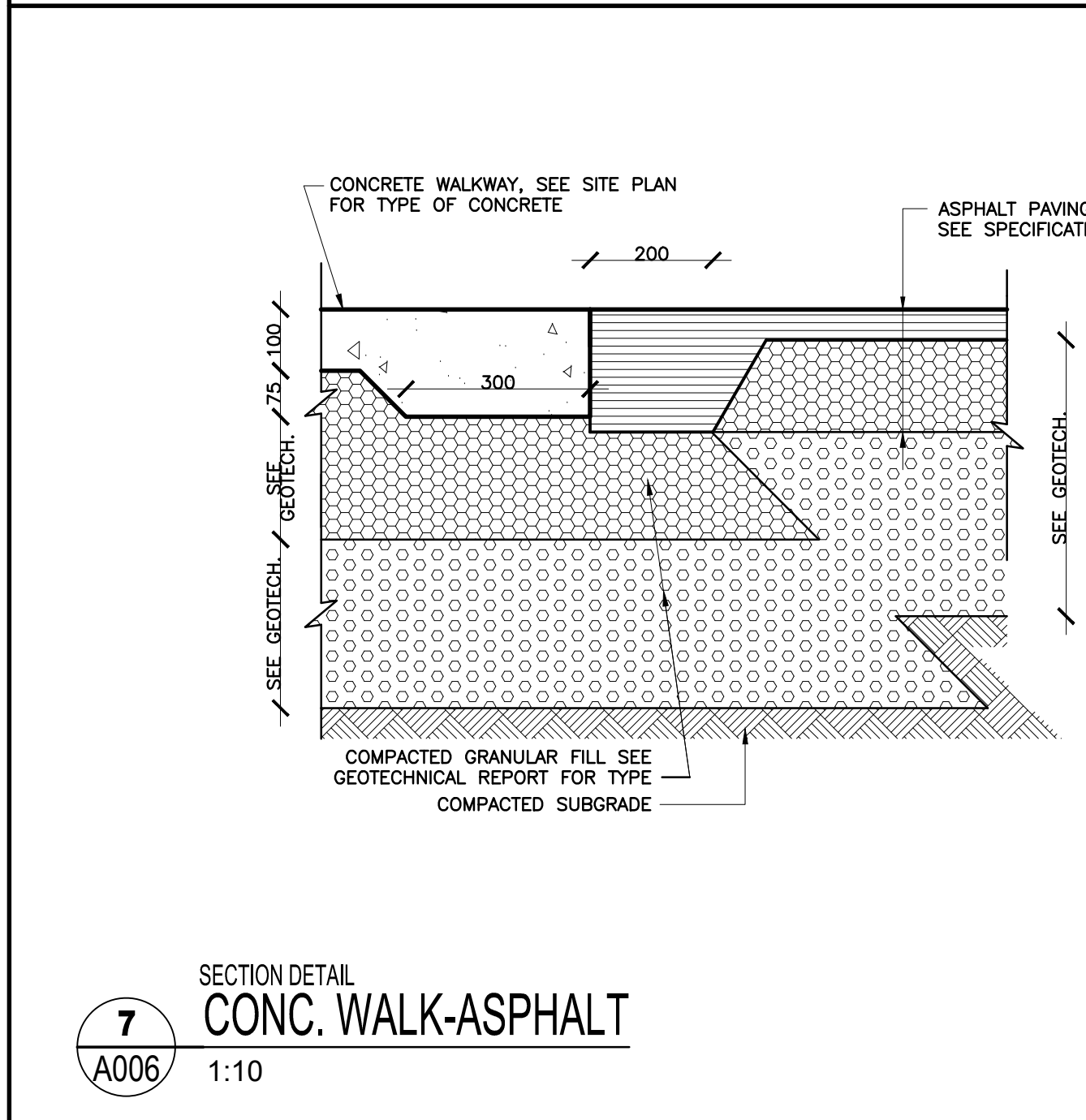
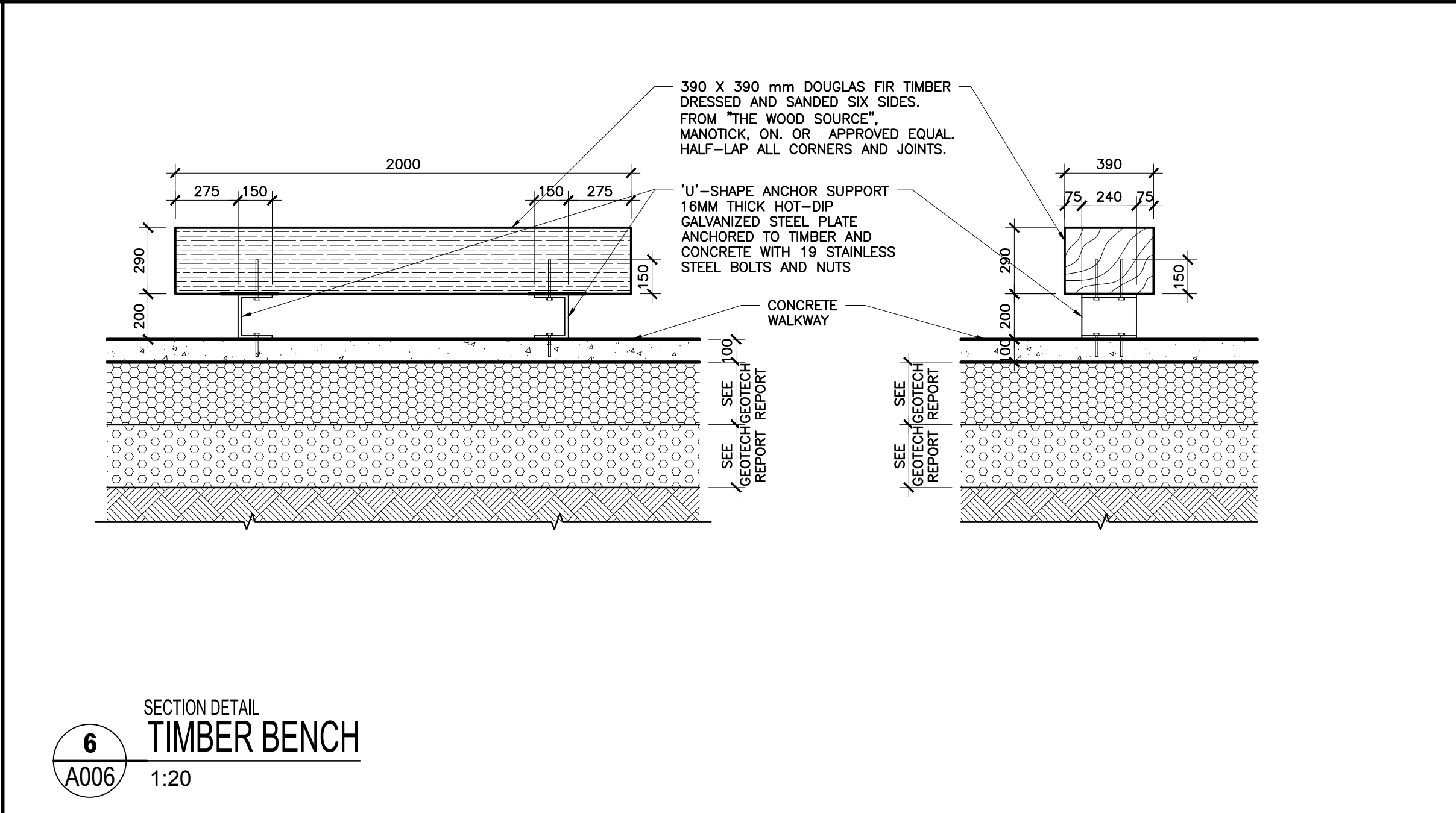
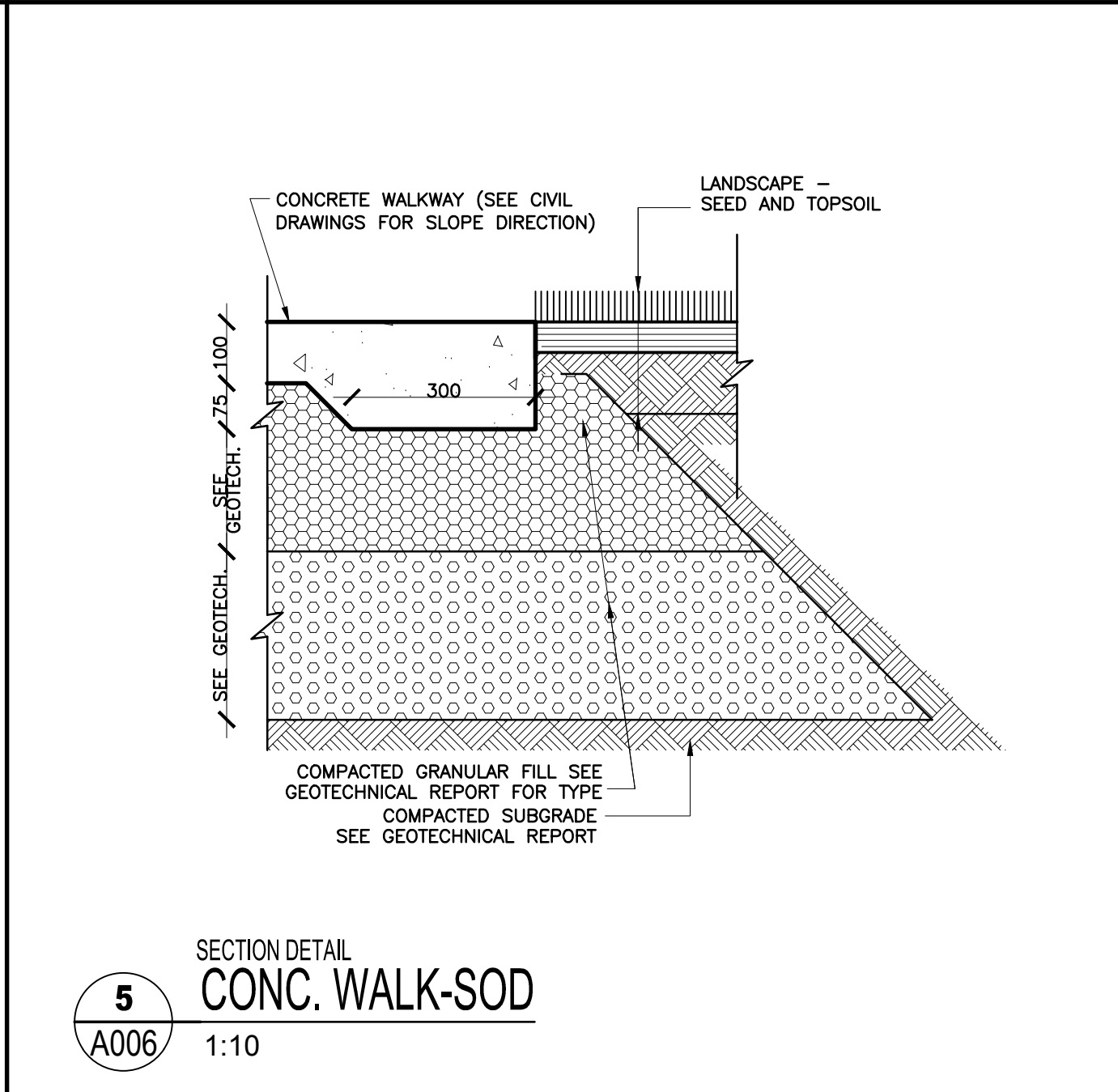
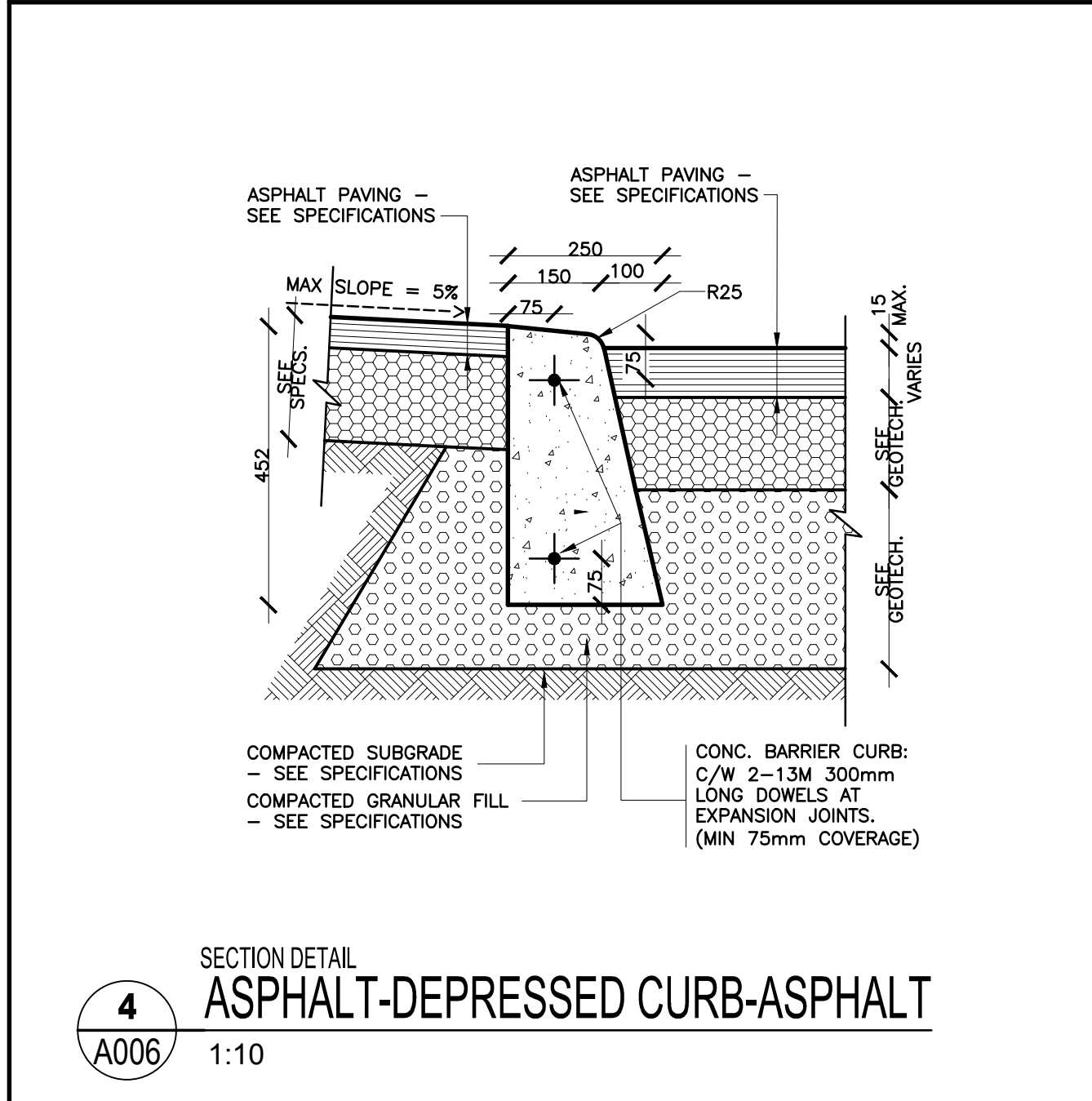
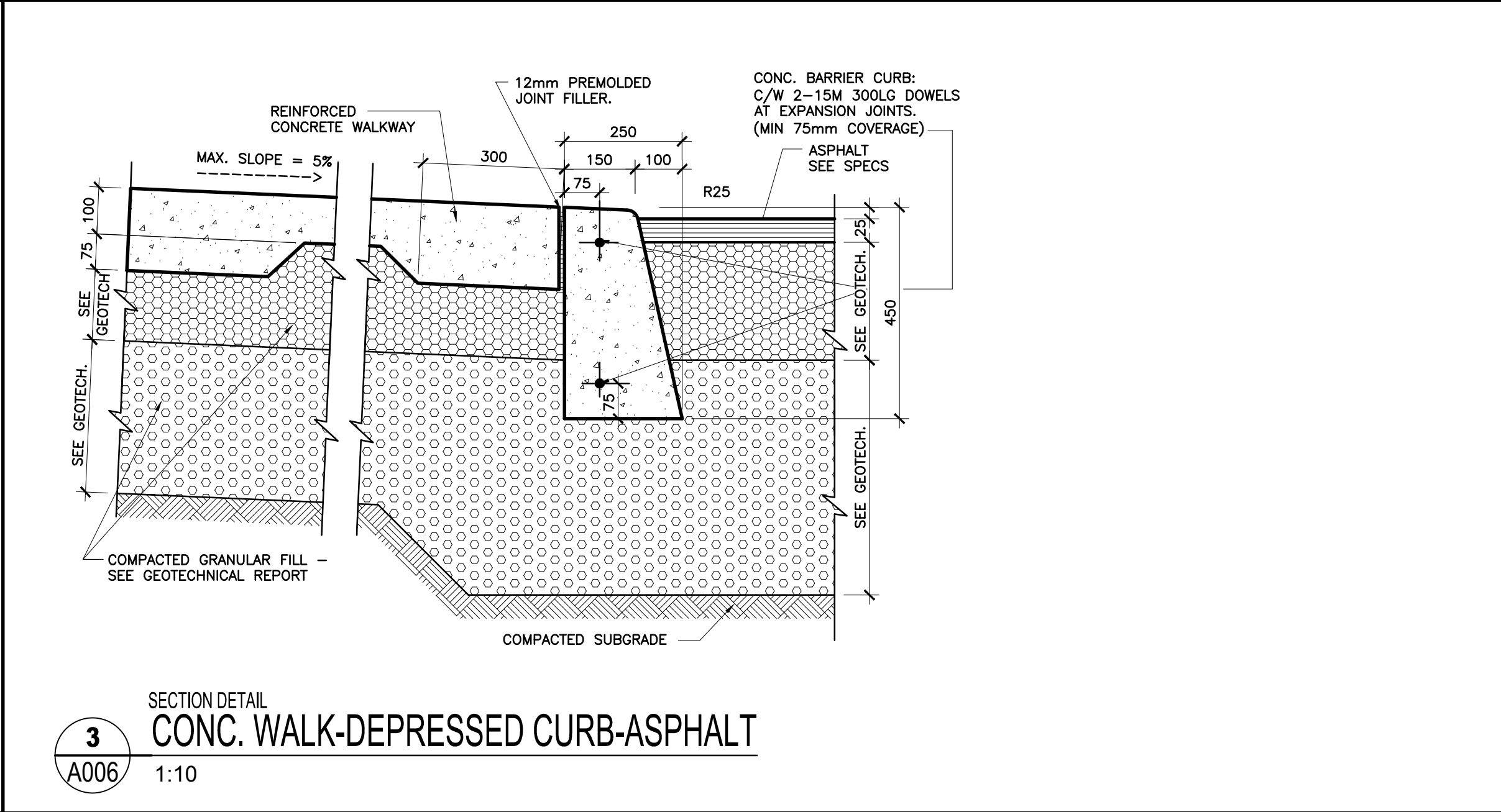
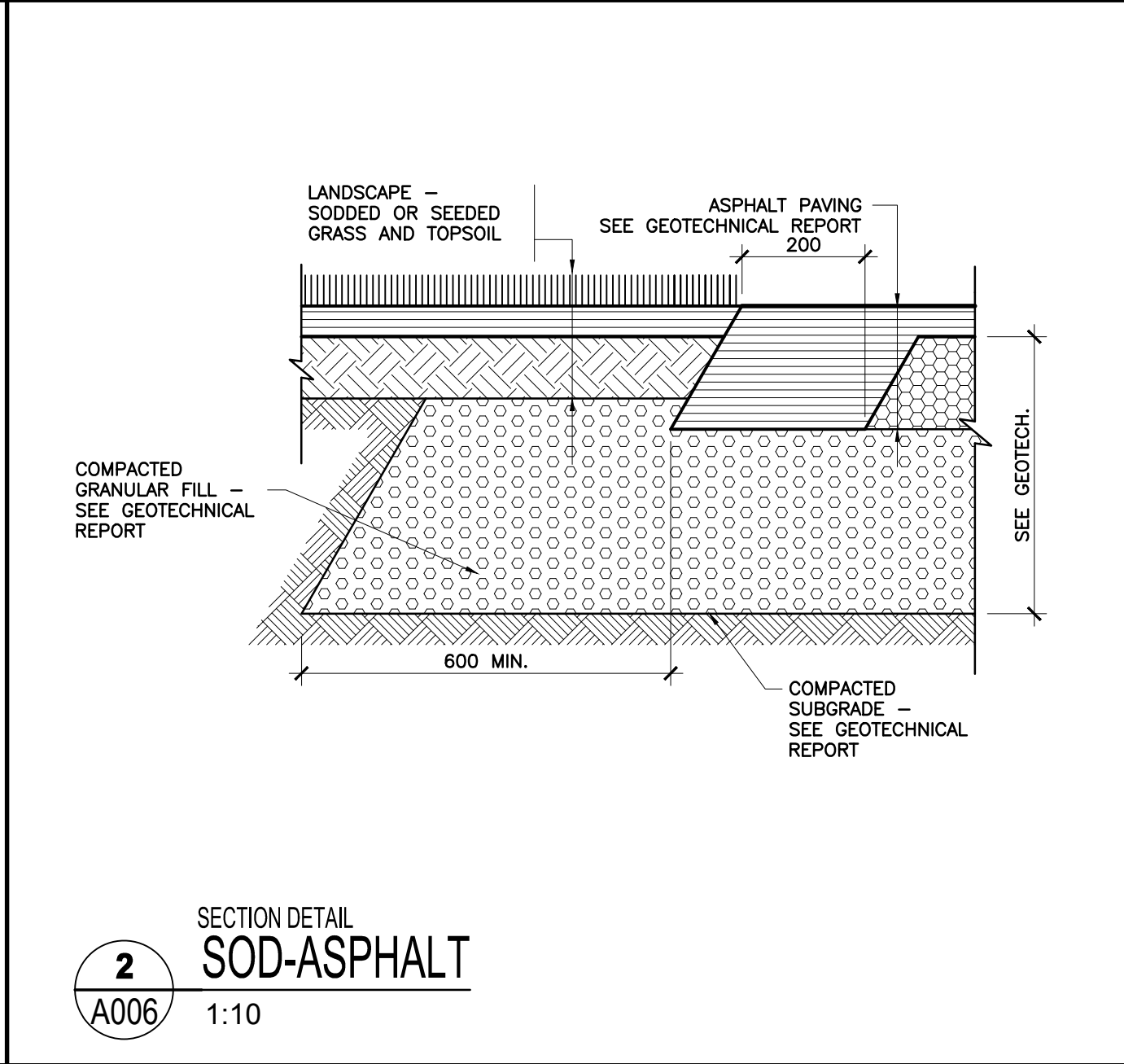
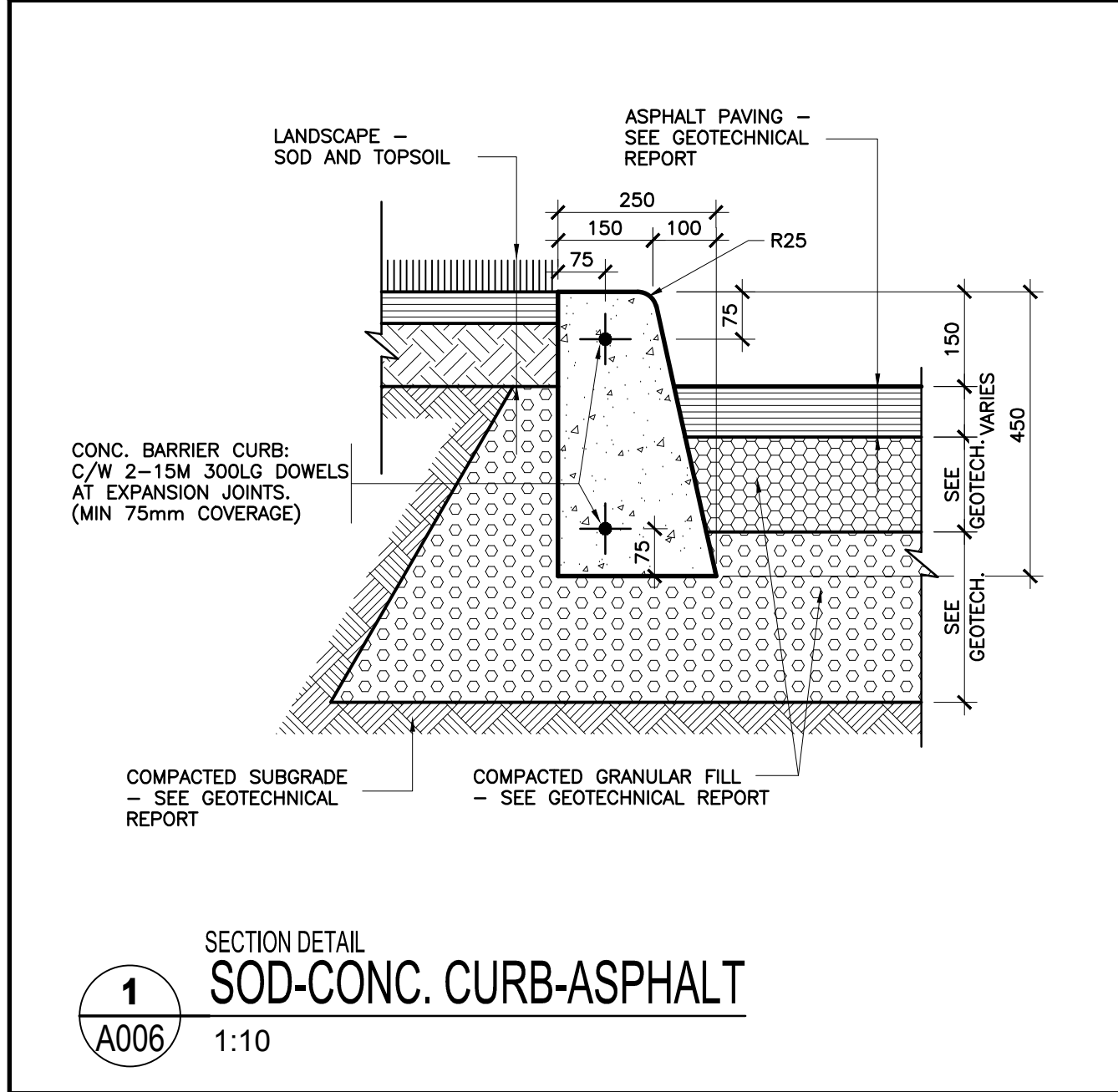
171 Slater St. Suite 100, Ottawa, Ontario, K1P 5H7
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PROJECT TITLE/TITRE DU PROJET
ELMDALE PUBLIC SCHOOL ADDITION AND RENOVATION
49 IONA STREET, OTTAWA, ON K1Y 3L9

OTTAWA-CARLETON DISTRICT SCHOOL BOARD
133 GREENBANK ROAD
NEPEAN, ONTARIO, K2H 6L3

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