

- LEGEND**
- LIGHT DUTY ASPHALT
 - HEAVY DUTY ASPHALT
 - CONCRETE SIDEWALKS
 - UNIT PAVER
 - SODDED AREA
 - ENGINEERED WOOD FIBER
 - PLANTING BED
 - PAINTED 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**
- TOPSOIL AND SOD. REFER TO DETAIL 41L-202
 - PLANTING BED
 - TYPE A ACCESSIBLE STALL
 - TYPE B ACCESSIBLE STALL
 - PEDESTRIAN CROSSING
 - DEPRESSED CURB. REFER TO CITY OF OTTAWA STANDARD SCT.1
 - IN-GROUND WASTE COLLECTION BIN
 - FLAGPOLE
 - VEHICULAR BARRIER GATE. REFER TO DETAIL 8L-200
 - TRIPLE POST AND HOOP
 - BASKETBALL HOOP AND POST. REFER TO DETAIL 7L-200
 - NEW MINI-SOCCER GOALS
 - BENCH. REFER TO DETAIL 11L-201
 - DUAL PORT EV CHARGING UNIT C/W TWO (2) BOLLARDS
 - SCHOOL SIGN. REFER TO DETAIL 31L-201
 - TACTILE WARNING SURFACE INDICATOR
 - SODDED BERM. REFER TO CIVIL GRADING PLAN
 - SOCCER FIELD. LINES FOR SPACIAL LAYOUT PURPOSES ONLY, NOT TO BE PAINTED
 - CONCRETE PAD. REFER TO STRUCTURAL
 - MINIVAN DROPOFF AREA

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.



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
2	24 SEPT 2024	ISSUED FOR CLIENT REVIEW AND COORDINATION
1	17 SEPT 2024	ISSUED FOR SCHEMATIC DESIGN APPROVAL

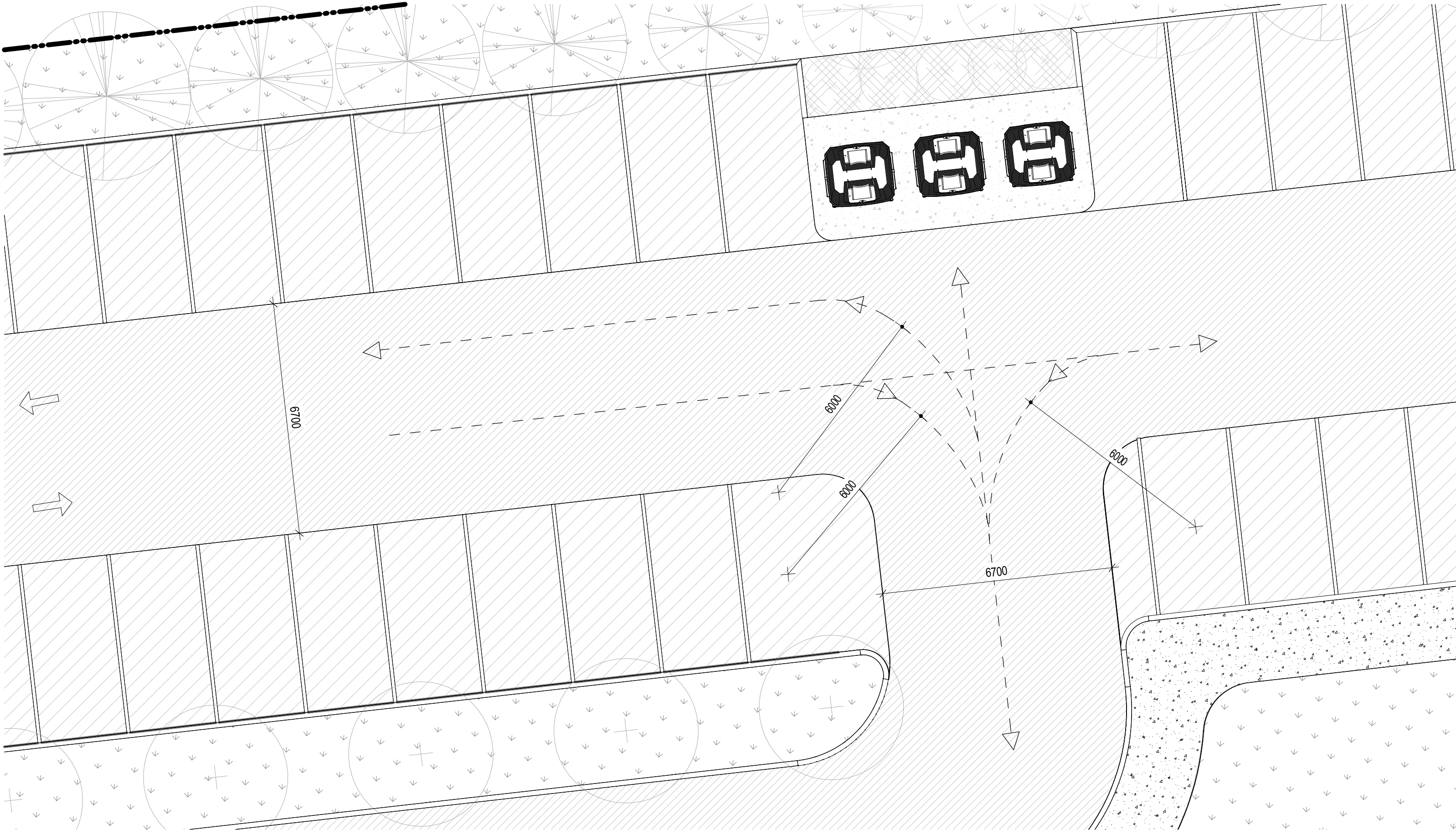
NO.	DATE	ISSUED
PROJECT		

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ARCHITECTURAL SITE PLAN.

SITE AND PARKING INFORMATION

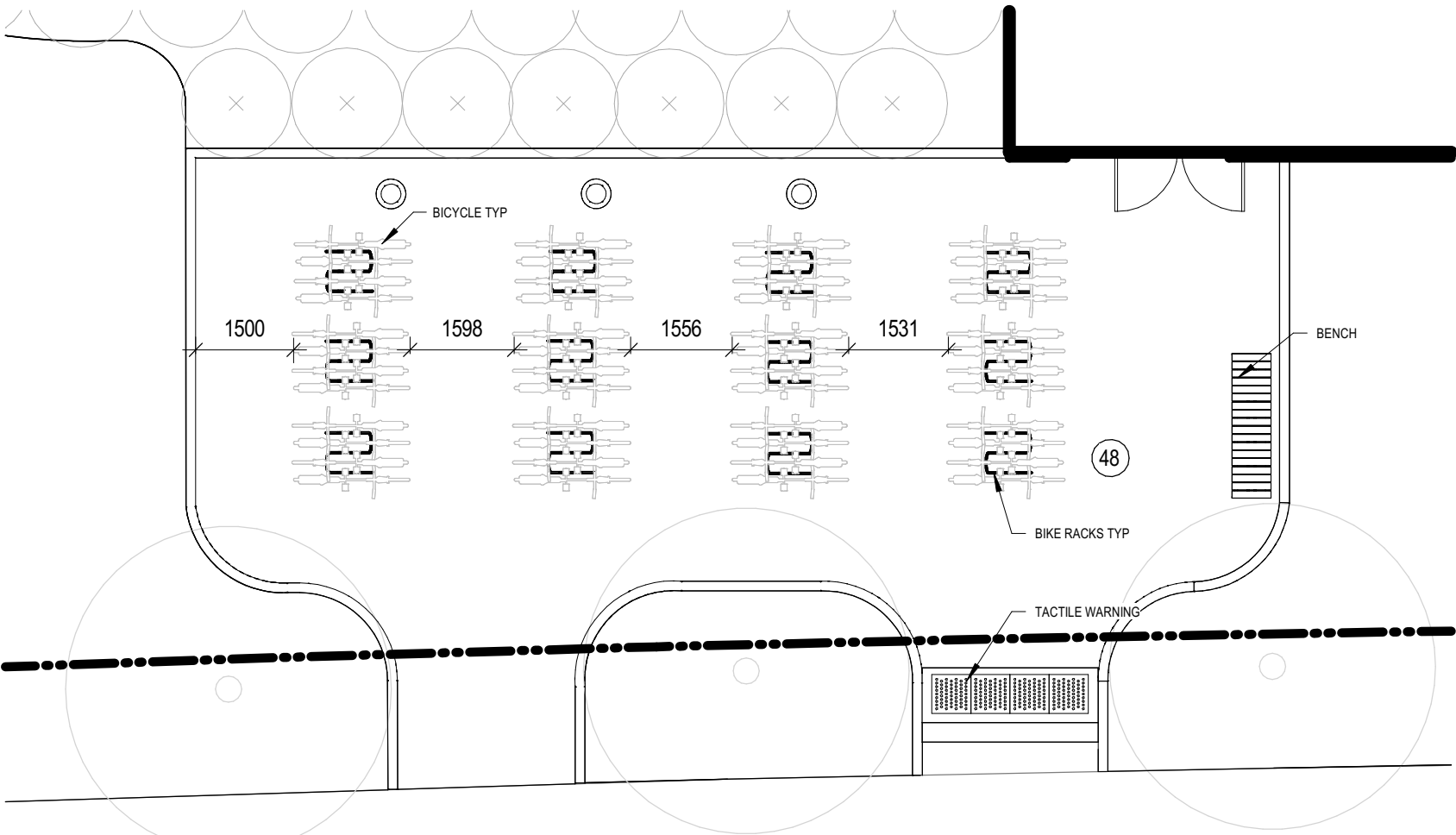
SITE DESCRIPTION	BUILDING AREA		FIRE ACCESS REQUIREMENTS	CHILD OCCUPANCY REQUIREMENTS
TYPE OF BUILDING OR USE: SCHOOL (GROUP A-2 OCCUPANCY) LEGAL DESCRIPTION: BLOCK, REGISTERED PLAN 4M-1640 MUNICIPAL ADDRESS: 3955 KELLY FARM DRIVE PARCEL IDENTIFICATION NUMBER: 04328-4888(LT) EASEMENTS: SUBJECT TO EASEMENT IN GROSS AS IN OC2168913	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 = 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 100m ² OF DAYCARE GROSS FLOOR AREA (413m ²) = 8 12 PORTABLES X 1.5 = 18 PARKING REQ. = 49 / PARKING PROVIDED = 50
MINIMUM LOT AREA: SEC. 170, TABLE 170A (b)	400m ²	20, 729m ²		
MINIMUM LOT WIDTH: SEC. 170, TABLE 170A (a)	15.0m	± 113.94m	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 FRONT YARD: SEC. 170, TABLE 170A (c)	7.5m	7.5m		
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)	REQ. = 3m PROVIDED= 3m
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 REQUIRED PERIMETER OR INTERIOR LANDSCAPE AREA WITHIN PARKING LOT (SEC. 110)	PARKING AREA = 1248m ² REQ. = 15% AREA OF PARKING = 187.2m ² PROVIDED = 450m ²
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 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						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.
As	4	Acer saccharum	Sugar Maple	as shown	75mm cal.	
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	Cornus 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						1500mm MIN HT., 950mm WIDTH ROOTBALL, STRAIGHT TRUNK. BALANCED BRANCHING.
Pg	22	Picea glauca	White spruce	as shown	150mm HT. B&B	
Pp	16	Picea pungens	Colorado blue spruce	as shown	180mm HT. B&B	
Ps	20	Pinus strobus	White cedar	as shown	180mm HT. B&B	
Shrubs						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.
Jh	42	Juniperus horizontalis	Creeping juniper	1650mm OC	5 gal.	
Ra	33	Rhus aromatica	Fragrant sumac	1650mm OC	5 gal.	



1 BIKE PARKING AISLE SPACING.
AS102 1:100

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DIGITAL REFERENCE:



PROJECT NO.: CA0039818.5981 CONTRACT NO.

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

KEYPLAN:

- | | | |
|---|--------------|---|
| 6 | 25 FEB 2025 | ISSUED FOR SITE PLAN CONTROL SUBMISSION |
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NO. DATE PROJECT

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DRAWING TITLE

ARCHITECTURAL SITE
PLAN TABLE

DRAWING NO. AS102

PRINT DATE: 2025-02-27 3:31:18 PM

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



1 PRELIMINARY CONSTRUCTION MANAGEMENT PLAN
AS103 1:300

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

1 25 FEB 2025 ISSUED FOR SITE PLAN CONTROL
NO. DATE SUBMISSION
PROJECT ISSUED

**ÉCOLE ÉLÉMENTAIRE
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DRAWING TITLE

**PRELIMINARY
CONSTRUCTION
MANAGEMENT PLAN**

DRAWING NO. **AS103**

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