

Application Number:	D07-12-26-0027
Project Number	17002



LEGEND	
	PROPERTY LINE
	EXISTING ITEM TO REMAIN
	ITEM TO BE DEMOLISHED
	AREA OF PHASE A PROPOSED WORK
	AREA OF PHASE B PROPOSED WORK
	EXISTING BUILDING FOOTPRINT
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE DEMOLISHED
	EXISTING BOLLARD TO BE DEMOLISHED
	EXISTING UNDERGROUND STORM SEWER
	EXISTING UNDERGROUND SANITARY SEWER
	EXISTING UNDERGROUND WATER
	EXISTING UNDERGROUND POWER
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND WELL
	EXISTING OVERHEAD WIRE
	EXISTING CATCH BASIN
	EXISTING GAS METER
	EXISTING SIGN
	EXISTING WOODEN RETAINING WALL
	EXISTING STONE RETAINING WALL
	EXISTING LIGHT STANDARD
	EXISTING BOLLARD
	EXISTING POST

- | HOARDING NOTES |
|---|
| <p>A. EXACT LOCATION OF HOARDING TO BE DETERMINED ON SITE WITH GENERAL CONTRACTOR, CONSULTANT AND OWNER.</p> <p>B. COORDINATE ANY WORK OUTSIDE OF HOARDING REQUIRED FOR RELOCATION OF SERVICES WITH CONSULTANT AND OWNER.</p> |



ELMWOOD SENIOR SCHOOL ADDITION

Plan Number:	19490
Application Number:	D67-12-26-0027
Project Number	17002
Prepared by	KO
Reviewed by	CB
Scale	1 : 200

DEMOLITION SITE PLAN

A101_SPA

Application Number:	D07-12-26-0027
Project Number	17002

[illegible]

PARKLAND DEDICATION - CALCULATIONS

1. THE EXISTING GROSS LAND AREA	= 18,304 SQ.M.
2. THE GROSS FLOOR AREA OF THE PROPOSED DEVELOPMENT	= 2,065 SQ.M.
3. THE GROSS FLOOR AREA OF THE EXISTING DEVELOPMENT	= 17,228 SQ.M. APPROX.
4. THE PROPORTION OF DEVELOPMENT PROPOSED ON SITE (PROPOSED FLOOR AREA ÷ SITE AREA X 100)	= +/- 11.28 % APPROX.

PARKLAND DEDICATION - 5 %

4.5% OF THE GROSS LAND AREA = 831.0 SQ.M.

NOTE: THE EXISTING OUTDOOR AMENITY SPACES ARE PROPOSED TO REMAIN. THE EXISTING AMENITY AREA EXCEEDS THE REQUIRED 5% OF PARKLAND DEDICATION.

OUTDOOR AMENITY SPACES

1. EXISTING ACTIVE RECREATION AREA - 1	= 1,563 SQ.M.
2. EXISTING ACTIVE RECREATION AREA - 2	= 149 SQ.M.
3. EXISTING ACTIVE RECREATION AREA - 3	= 236 SQ.M.
TOTAL AREA	= 1,948 SQ.M.

No.	DATE	REVISION / ISSUANCE
1	2023-12-03	ISSUED FOR SITE PLAN CONTROL PRE-CONSULTATION
2	2024-03-13	ISSUED FOR SITE PLAN CONTROL
3	2024-04-14	ISSUED FOR SPA
4	2024-07-01	ISSUED FOR SPA RESUBMISSION

SURVEY INFORMATION

TOPOGRAPHICAL PLAN SURVEY OF

LOTS 26 AND 37
REGISTERED PLAN 4M-55
PART OF BLOCK A14
REGISTERED PLAN 4M-22
CITY OF OTTAWA

PREPARED BY: ANNE, OUSILIMAN, VOLLEBEK LTD.
DATED: SEPTEMBER 07, 2018

SURVEYOR'S ADDRESS: 14 CONSCIENCE GATE,
SUITE 500, NEPEAN, ONTARIO K2E 7S8

Scale: 1" = 20'

NOTES:
1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS BY SURVEY
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

LEGEND

PROPERTY LINE

EXISTING ITEM TO REMAIN

NEW SITE ITEM

AREA OF PHASE A PROPOSED WORK

AREA OF PHASE B PROPOSED WORK

EXISTING BUILDING FOOTPRINT

EXISTING CONVEYANCE PARKLAND

PROPOSED ASPHALT FOOTPRINT

PROPOSED PAVING

GARDEN BED

EXISTING TREE

PROPOSED TREE

EXISTING UTILITY LINE

EXISTING WATER VALVE

EXISTING MAINTENANCE HOLE (STORM SEWER)

EXISTING MAINTENANCE HOLE (SANITARY)

EXISTING UNDERGROUND STORM SEWER

EXISTING UNDERGROUND WATER

EXISTING UNDERGROUND POWER

EXISTING UNDERGROUND GAS

EXISTING UNDERGROUND BELL

EXISTING OVERHEAD WIRES

EXISTING CATCH BASIN

EXISTING GAS METER

EXISTING SIGN

EXISTING WOODEN RETAINING WALL

EXISTING STONE RETAINING WALL

EXISTING LIGHT STANDARD

EXISTING RELOCATED DIRECTIONAL AND EXIT SIGNS, REFER TO DETAIL D100

EXISTING RELOCATED "DO NOT ENTER" SIGN, REFER TO DETAIL D101

EXISTING RELOCATED "NO STOPPING" SIGN, REFER TO DETAIL D102

NEW "ACCESSIBLE PARKING" SIGNS, REFER TO DETAIL D103

ACTIVE SCHOOL ENTRANCE

NOTES

NOTES AS INDICATED BY SYMBOL →

A. PROVIDE TREE PROTECTION FENCING TO EXISTING TREES ADJACENT TO AFFECTED AREA.

B. PROVIDE NEW FENCE SIMILAR TO EXISTING, READ IN CONJUNCTION WITH DEMOLITION SITE PLAN.

Project North

11415

The architect listed above has exercised responsible control with respect to design services. The architect and architect-in-charge is the architect's required (Building Code Designation Number).

Farrow

75 St. Clair Ave. East, Suite 200
Toronto, ON, Canada
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Ontario Association of Architects CDP #1338

ELMWOOD SCHOOL

ELMWOOD SENIOR SCHOOL ADDITION

261 BUENA VISTA RD. - OTTAWA, ON K1M 0V9

Plan Number	11415
Application Number	047-10-00-007
Project Number	17002
Prepared by	KC
Reviewed by	CB
Scale	As Indicated
Drawing title	

SITE PLAN

Sheet no.

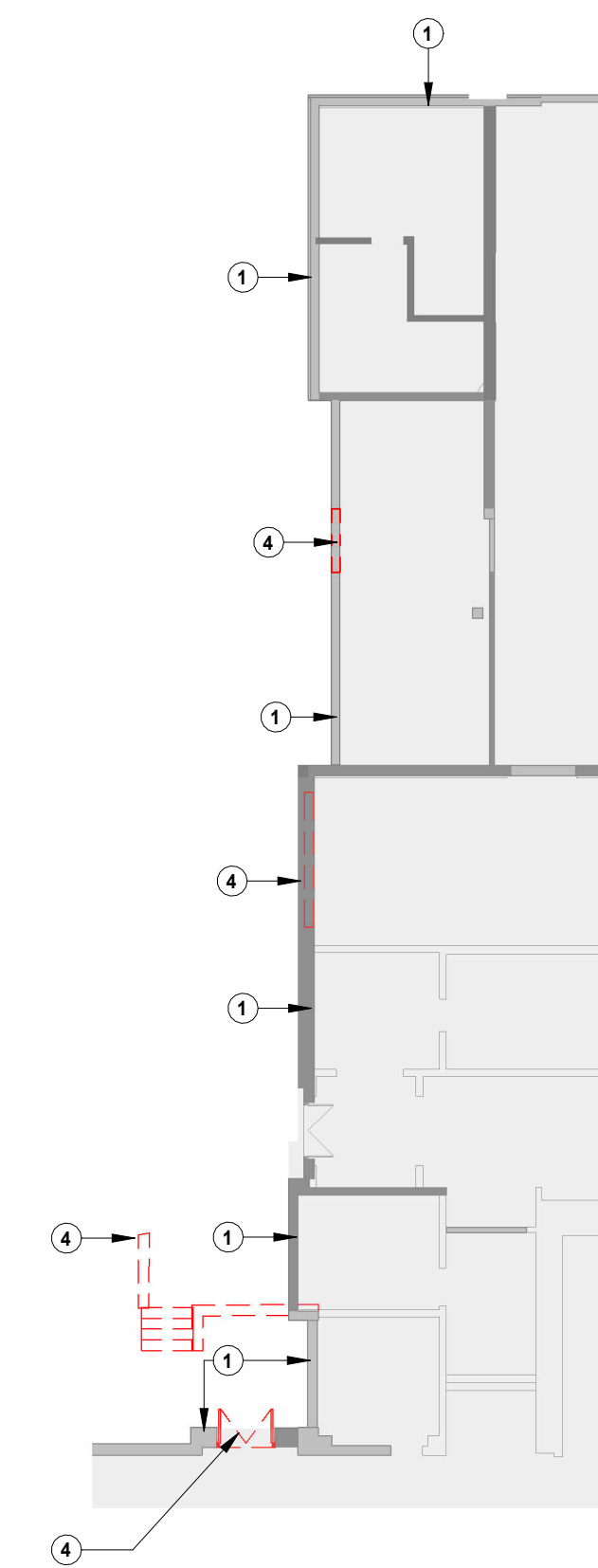
A102_SPA

Application Number:
D07-12-26-0027

Project Number



Gate 1
Small Deliveries Only.
Gate to limit access to construction site during regular hours. Fence to be closed to allow foot access from school to gate exit during off hours.

[illegible]

LEGEND

- PROPERTY LINE**
- EXISTING ITEM TO REMAIN
- CONSTRUCTION FENCE**
- EXISTING BUILDING FOOTPRINT
- PROPOSED ADDITIONAL FOOTPRINT - PHASE A
- PROPOSED PAVING
- GARDEN BED
- EXISTING TREE
- PROPOSED TREE
- EXISTING UTILITY LINE
- WV EXISTING WATER VALVE
- EH EXISTING MAINTENANCE HOLE (STANDYER)
- MH-ST EXISTING MAINTENANCE HOLE (SANITARY)
- ST EXISTING UNDERGROUND STORM SEWER
- S EXISTING UNDERGROUND SANITARY SEWER
- W EXISTING UNDERGROUND WATER
- P EXISTING UNDERGROUND POWER
- G EXISTING UNDERGROUND GAS
- B EXISTING UNDERGROUND BELL
- OH-W EXISTING OVERHEAD WIRE
- CB EXISTING CATCH BASIN
- GM EXISTING GAS METER
- S EXISTING SIGN
- HWY EXISTING HIGHWAY RETAINING WALL
- SRW EXISTING STONE RETAINING WALL
- LS EXISTING LIGHT STANDARD
- S1 EXISTING RELOCATED DIRECTIONAL AND EXIT SIGNS, REFER TO DETAIL D100
- S2 EXISTING RELOCATED "DO NOT ENTER" SIGN, REFER TO DETAIL D101
- S3 EXISTING RELOCATED "NO STOPPING" SIGN, REFER TO DETAIL D102
- S4 NEW ACCESSIBLE PARKING SIGNS, REFER TO DETAIL D103
- ACTIVE SCHOOL ENTRANCE

GENERAL NOTES

NOTES AS INDICATED BY SYMBOL X →

1. EXISTING SITE ENTRANCES TO REMAIN IN USE, UNLESS NOTED OTHERWISE.
2. BUS LOOP TO REMAIN IN USE.
3. VISITOR AND STAFF PARKING TO REMAIN AS NOTED.
4. SITE OFFICES @ CONSTRUCTION SITE TRAILER.
5. TEMPORARY PORTABLE TOILETS.
6. MATERIAL STORAGE.
7. WASTE.
8. GATE.
9. TEMPORARY PARKING ENTRANCE AND EXIT.

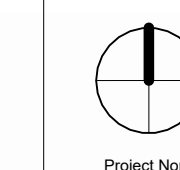
PHASE A - NOTES

NOTES AS INDICATED BY SYMBOL (X) →

1. EXISTING EXTERIOR WALL TO REMAIN.
2. REFER TO THE PROPOSED BASEMENT PLAN. EXCAVATION BEGINS.
3. PROVIDE UNDERGROUND SERVICES.
4. DEMOLISH ITEMS NOTED ON THE PART - DEMOLITION PLAN 2/103a AND THE ELEVATIONS - DEMOLITION SHOWN ON DRAWING SHEET A301.
5. COMPLETE PROPOSED WORK AT THE EXTERIOR ELEVATIONS. REFER TO THE PROPOSED ELEVATIONS SHOWN ON DRAWING SHEET A302.
6. COMPLETE ALL SITE WORK IN THIS AREA - NEW TREES, GARDEN, PATHWAYS, EXTERIOR STAIR, ETC. REFER TO LANDSCAPE DRAWINGS.
7. RELOCATE THE EXISTING DOOR.

HOARDING NOTES

- A. EXACT LOCATION OF HOARDING TO BE DETERMINED ON SITE WITH GENERAL CONTRACTOR, CONSULTANT AND OWNER.
- B. COORDINATE ANY WORK OUTSIDE OF HOARDING REQUIRED FOR RELOCATION OF SERVICES WITH CONSULTANT AND OWNER.



The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN (Building Code Designation Number).

Farrow

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Ontario Association of Architects COP #5388



ELMWOOD SENIOR SCHOOL ADDITION

251 BUENA VISTA RD. - OTTAWA, ON K1M 0V9

Plan Number:	19489
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Application Number:	D07-12-26-0027
File Name:	

Project Number	17002
Prepared by	KO

Reviewed by	C8
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Scale	As indicated
Drawing title	

PRELIMINARY

CONSTRUCTION MANAGEMENT PLAN-PHASE A

Sheet no.

WHEREAS, the

A103a SPA

Page 10 of 10

Application Number:	D07-12-4
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Project Number	1
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1 PROPOSED SITE PLAN - PHASE A
1 : 200

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN - SECTION 2

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



1 PRO
1 : 200

1 : 200

BUENA VISTA RD.

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

[illegible]

