

SITE DATA

SITE AREA	22,498.5 m ²
FOOTPRINT	
NEW SCHOOL FOOTPRINT	2,308.8 m ²
PORTABLES FOOTPRINT	571.0 m ²
SCHOOL, W/ PORTABLES FOOTPRINT	2,879.8 m ²
GROSS FLOOR AREA	
(AS PER CITY OF OTTAWA ZONING BY-LAW DEFINITION)	
NEW SCHOOL G.F.A. (INCLUDING DAYCARE)	2,290.5 m ²
PORTABLES GROSS FLOOR AREA	492.0 m ²
SCHOOL, W/ PORTABLES GROSS FLOOR AREA	2,782.5 m ²

TOPOGRAPHICAL AND SURVEY INFORMATION PROVIDED BY ANNIS O'SULLIVAN VOLLEBERG LTD.
 File: 25548-25 Bk258 PL1659 & Bk224 PL1624 O F
 LEGAL DESCRIPTION: BLOCK 258; REGISTERED PLAN 4M-1659; BLOCK 224; REGISTERED PLAN 4M-1624, CITY OF OTTAWA
 P.I.N.: 04345-1624, 04345-1114

CITY OF OTTAWA ZONING

INSTITUTIONAL ZONE I1A (AREA D ON SCHEDULE 1)

CRITERIA	REQUIREMENT	PROVIDED
LOT WIDTH	MIN. 15 m	112.0 m
REAR YARD SETBACK	MIN. 400 m ²	22,498.5 m ²
FRONT YARD SETBACK	MIN. 8.0 m	8.50 m
REAR YARD SETBACK	MIN. 7.5 m	122.61 m
INTERIOR SIDE YARD SETBACK	MIN. 3.0 m	50.41 m
CORNER SIDE YARD SETBACK	MIN. 4.5 m	5.53 m
HEIGHT OF BUILDING	MAX. 15 m	11.0 m
LANDSCAPING PROVISION FOR PARKING LOTS	MIN. 15%	25.2%

PARKING CALCULATIONS

MOTOR VEHICLE PARKING (TABLE 101)

USE	No. CLASS	SPACES PER	SPACES REQ'D
ELEMENTARY SCHOOL	18	1.5/classroom (includes portables)	27
FUTURE PORTABLE CLASSROOMS	8		12
DAYCARE	302.6 m ²	2/100 m ²	7
TOTAL REQUIRED PARKING SPACES			46 SPACES

REQUIRED: 18 CLASSROOMS + 8 PORTABLE CLASSROOMS = 26 TOTAL

PROVIDED: SPACES @ 5.2 m D X 2.6 m W = 47 SPACES

BICYCLE PARKING (TABLE 111A)

USE	G.F.A.	SPACES PER	SPACES REQ'D
SCHOOL	2,560.2 m ²	1 per 100 m ² of GFA	26 SPACES
DAYCARE	302.6 m ²	1 per 250 m ² of GFA	2 SPACES
PORTABLES	492 m ²	1 per 100 m ² of GFA	5 SPACES
TOTAL REQUIRED BICYCLE PARKING SPACES			33 SPACES

PROVIDED: TOTAL BICYCLE SPACES PROVIDED = 42 SPACES

LOADING SPACES

USE	GROSS AREA	TABLE 113A	SPACES REQ'D
SCHOOL	2,560.2 m ²	COLUMN V	1
TOTAL REQUIRED PARKING SPACES			1 SPACE

PROVIDED: TOTAL SPACES PROVIDED (3.5x7.0m) = 1 SPACE

LEGEND

- FR FIRE ROUTE SIGN
- BF BARRIER-FREE PARKING SIGN, SEE 10/A004
- D/O DROP-OFF SIGN
- OW ONE WAY SIGN
- LA LOADING AREA SIGN
- LS NEW LIGHT STANDARD, SEE DETAIL 7/A004
- RLS RELOCATED EXISTING LIGHT STANDARD
- IB/SIB/SSIB EXISTING IRON BAR (REFER TO SURVEY)
- FDC NEW FIRE DEPARTMENT CONNECTION
- FH NEW FIRE HYDRANT
- MH NEW MAN HOLE (REFER TO CIVIL)
- CB NEW CATCH BASIN (REFER TO CIVIL)
- FP NEW FLAG POLE, SEE DETAIL 8/A004
- BD NEW BOLLARD, SEE DETAIL 9/A004
- EXISTING TREES TO REMAIN (REFER TO LANDSCAPE DOCUMENTS)
- NEW TREES (REFER TO LANDSCAPE DOCUMENTS)
- EFH EXISTING FIRE HYDRANT TO REMAIN
- UP EXISTING UTILITY POLE TO REMAIN
- AN EXISTING GUY WIRE ANCHOR TO REMAIN
- CLF EXISTING CHAIN LINK FENCE TO REMAIN
- ECB EXISTING CATCH BASIN TO REMAIN
- EMH EXISTING MANHOLE TO REMAIN
- EB EXISTING BOLLARD TO REMAIN
- EHT EXISTING HYDRO TRANSFORMER TO REMAIN
- X EXISTING FENCE TO REMAIN

ISSUE NO.	REV. NO.	DATE	ISSUE
1	3	2026/02/11	RE-ISSUED FOR SITE PLAN CONTROL
1	2	2025/12/05	ISSUED FOR SITE PLAN CONTROL
1	1	2025/06/05	ISSUED FOR SITE PLAN CONSTRUCTION APPROACH
1	0	2025/06/02	ISSUED FOR SITE PLAN PRE-CONSULTATION 1

LES IDÉES, 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

ONTARIO ASSOCIATION OF ARCHITECTS
ZOFIA ORLOWSKA-HEWICZ
LICENCE 5281

1 SITE PLAN
A001 1:400

SITE PLAN NOTES

- CANOPY OR 2nd FLOOR ABOVE.
- ALIGN WITH BUILDING WALLS.
- BICYCLE RACK, SEE DETAILS ON DRAWING A004.
- EXISTING TRANSFORMER/SWITCHGEAR.
- GAS STATION CONCRETE PAD C/W CHAIN LINK FENCE AND TOP AS PER ENBRIDGE STANDARDS. COORDINATE LOCATION AND SIZE WITH MECHANICAL DRAWINGS AND ENBRIDGE.
- SCHOOL SIGN.
- NEW 1500mm WIDE GATE IN CHAIN LINK FENCE, SEE DETAIL 7/A003.
- NEW 6000mm WIDE DOUBLE GATE IN CHAIN LINK FENCE, C/W FOOTBOLT REST, SEE DETAIL 7/A003.
- CHAIN LINK FENCE CANTILEVERED END SECTION, SEE DETAIL 8/A003.
- CURB RAMP WITH FLARED SIDES AND DETECTABLE HAZARD INDICATOR, CONSTRUCTED TO CITY OF OTTAWA STANDARDS, SEE DETAIL 7/A004.
- FUTURE STORAGE SHED N.I.C.
- FUTURE SAND BOX N.I.C.
- ENGINEERED WOOD FIBER PLAY AREA, SEE DETAIL 6/A004.
- TYPICAL CONCRETE PAVING SAW-CUT JOINT AT MAXIMUM 2400mm OR AS SHOWN ON DRAWINGS.
- LOADING AREA, 3.5m x 9.0m
- TIE NEW SIDEWALK TO EXISTING SIDEWALK.
- TIE NEW CONCRETE CURB TO EXISTING CONCRETE CURB.

LEGEND

	NEW TWO STOREY SECONDARY SCHOOL
	UNIT PAVERS WITH HEAVY DUTY BASE, SEE SPECIFICATIONS
	CONCRETE WALK
	CONCRETE WALK WITH HEAVY DUTY BASE
	TYPE 1 ASPHALT: HEAVY DUTY
	TYPE 2 ASPHALT: LIGHT DUTY
	NEW SEED AND TOPSOIL (REFER TO LANDSCAPE DRAWING)
	NEW SOD AND TOPSOIL (REFER TO LANDSCAPE DRAWING)
	MULCH (REFER TO LANDSCAPE DRAWING)
	ENGINEERED WOOD FIBER

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PROJECT TITLE/TITRE DU PROJET
ÉCOLE ÉLÉMENTAIRE CATHOLIQUE LEITRIM
 3290 FINDLAY CREEK DRIVE
 OTTAWA, ONTARIO, K1T 0T2

CECCE
 4000 LABELLE STREET
 OTTAWA, ON, K1J 1A1

DRAWING TITLE/TITRE DU DESSIN
SITE PLAN

SCALE	PROJ. No	ISSUE No	REV. No
ECHELLE	1:400	2527	1 3
DRAWN BY	S.R.	DRAWING/DESSIN	
CHECKED BY	Z.J.		
DATE	JUNE 2025	FICHER ACAD FILE: 2527-A001SPC.dwg	

1	1	2026/02/11	RE-ISSUED FOR SITE PLAN CONTROL
1	0	2025/12/06	ISSUED FOR SITE PLAN CONTROL

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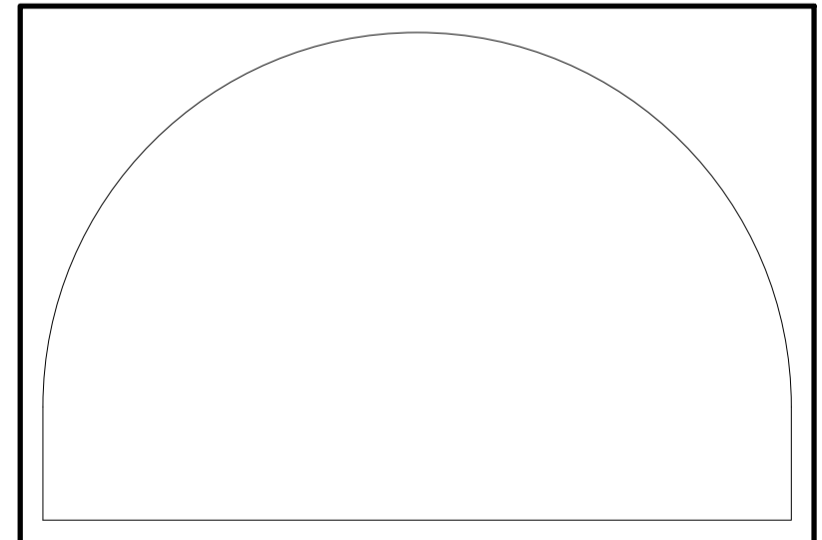
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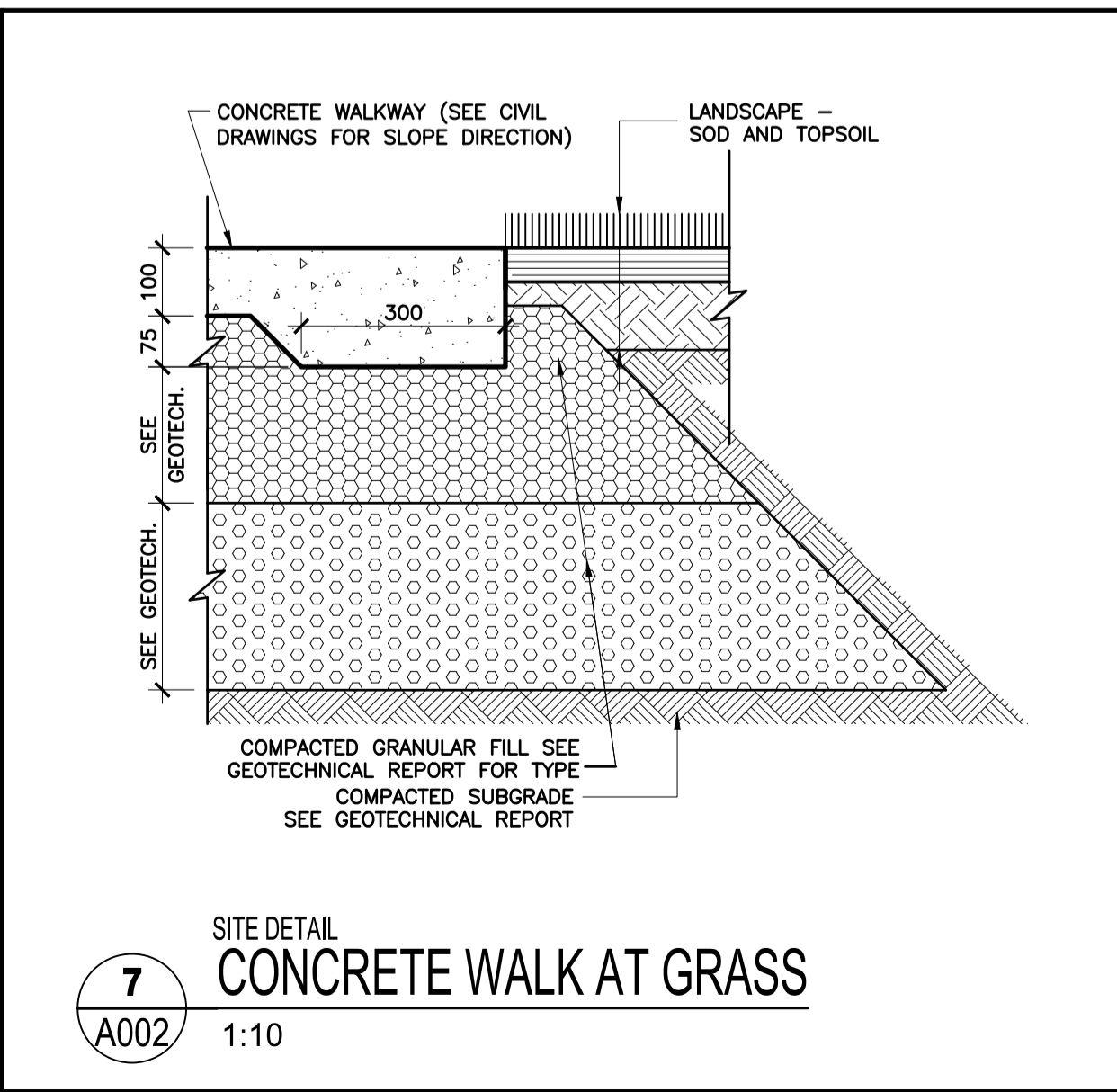
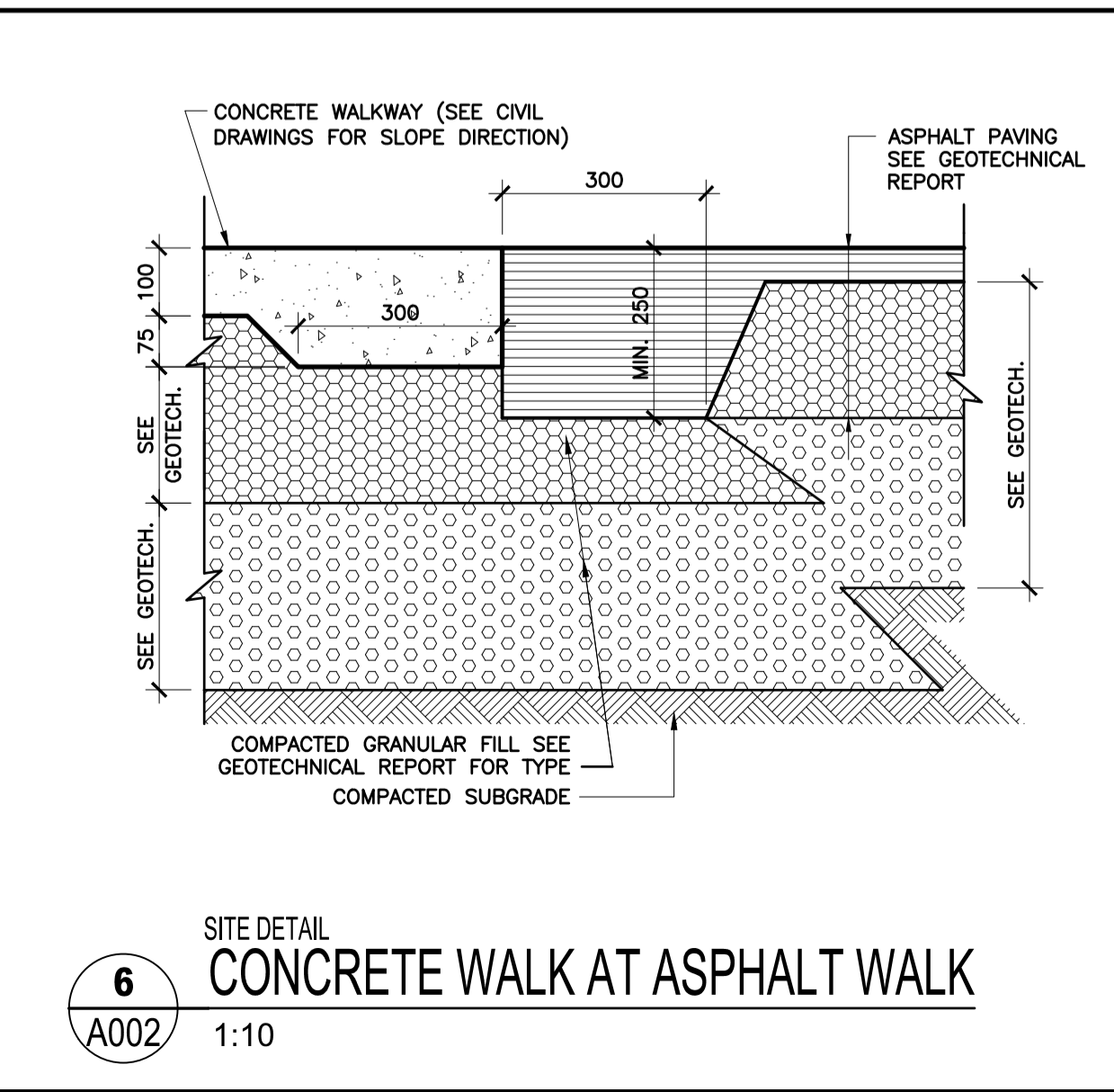
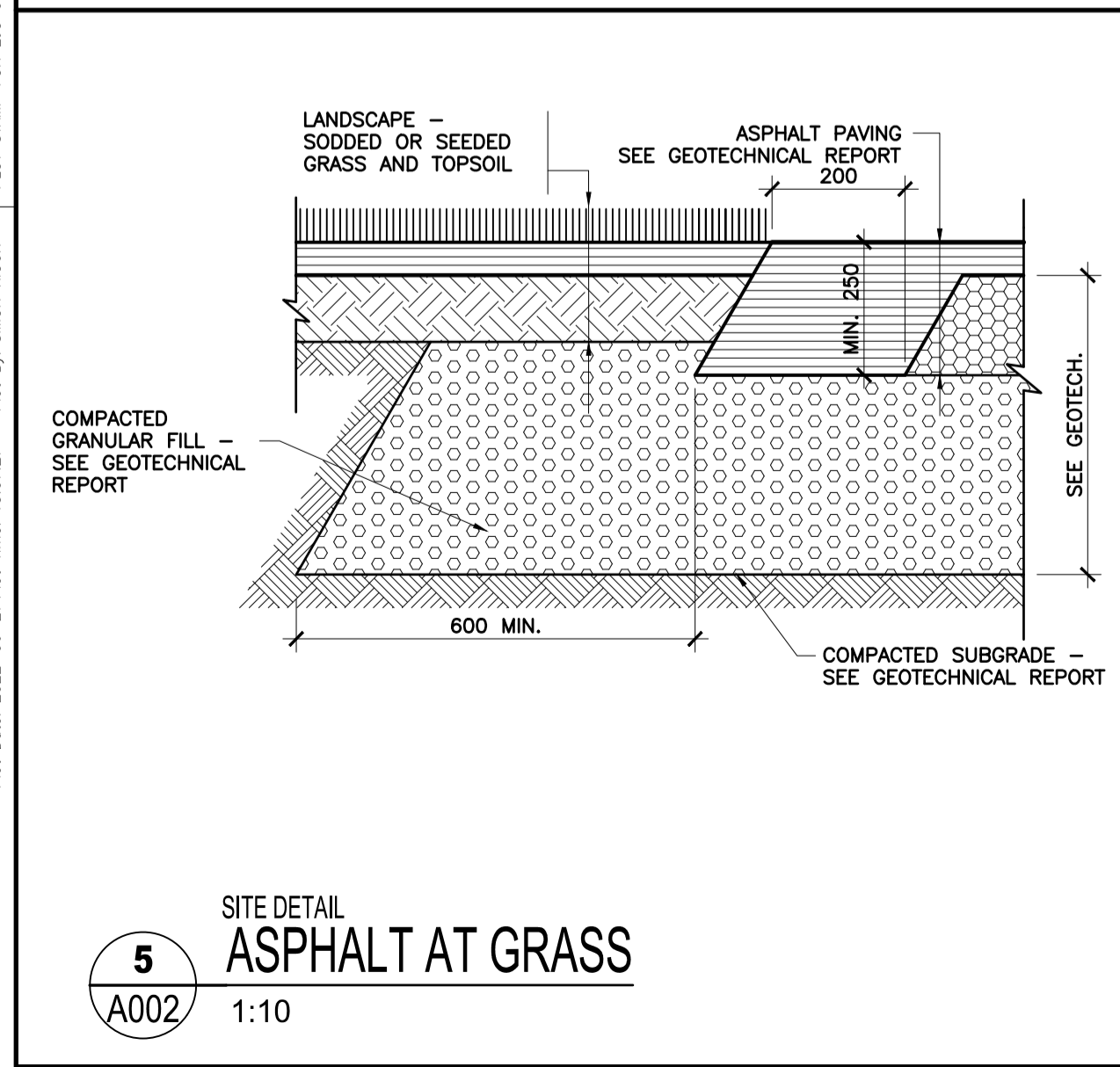
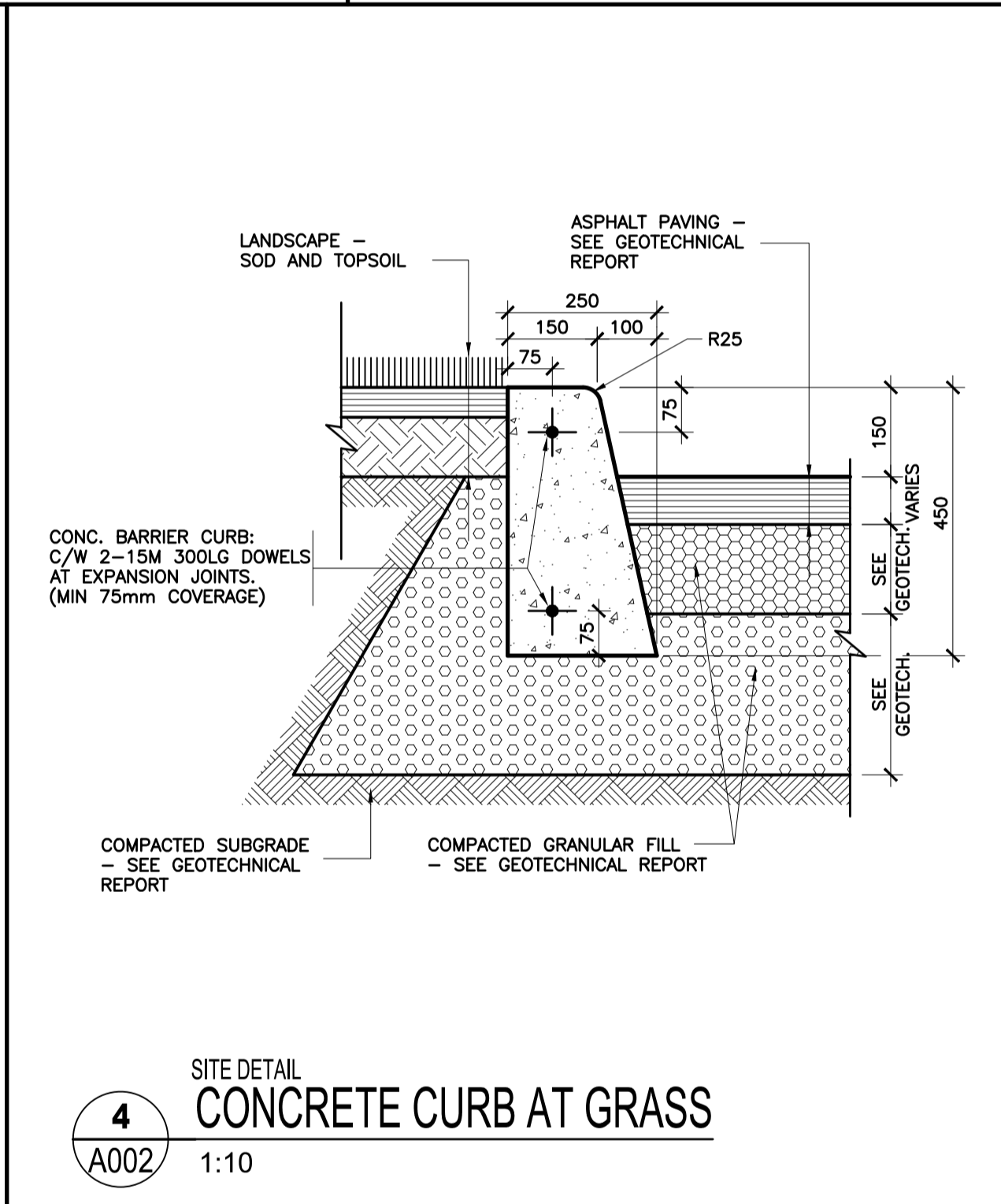
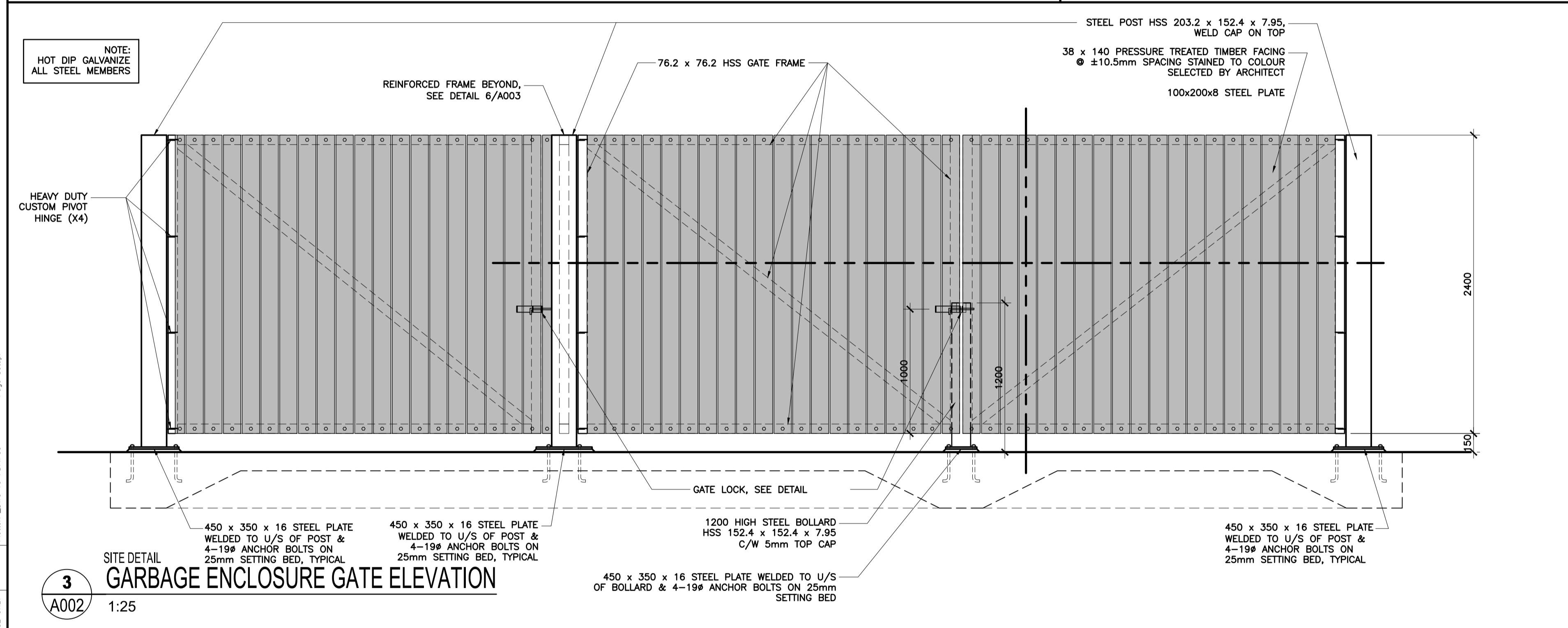
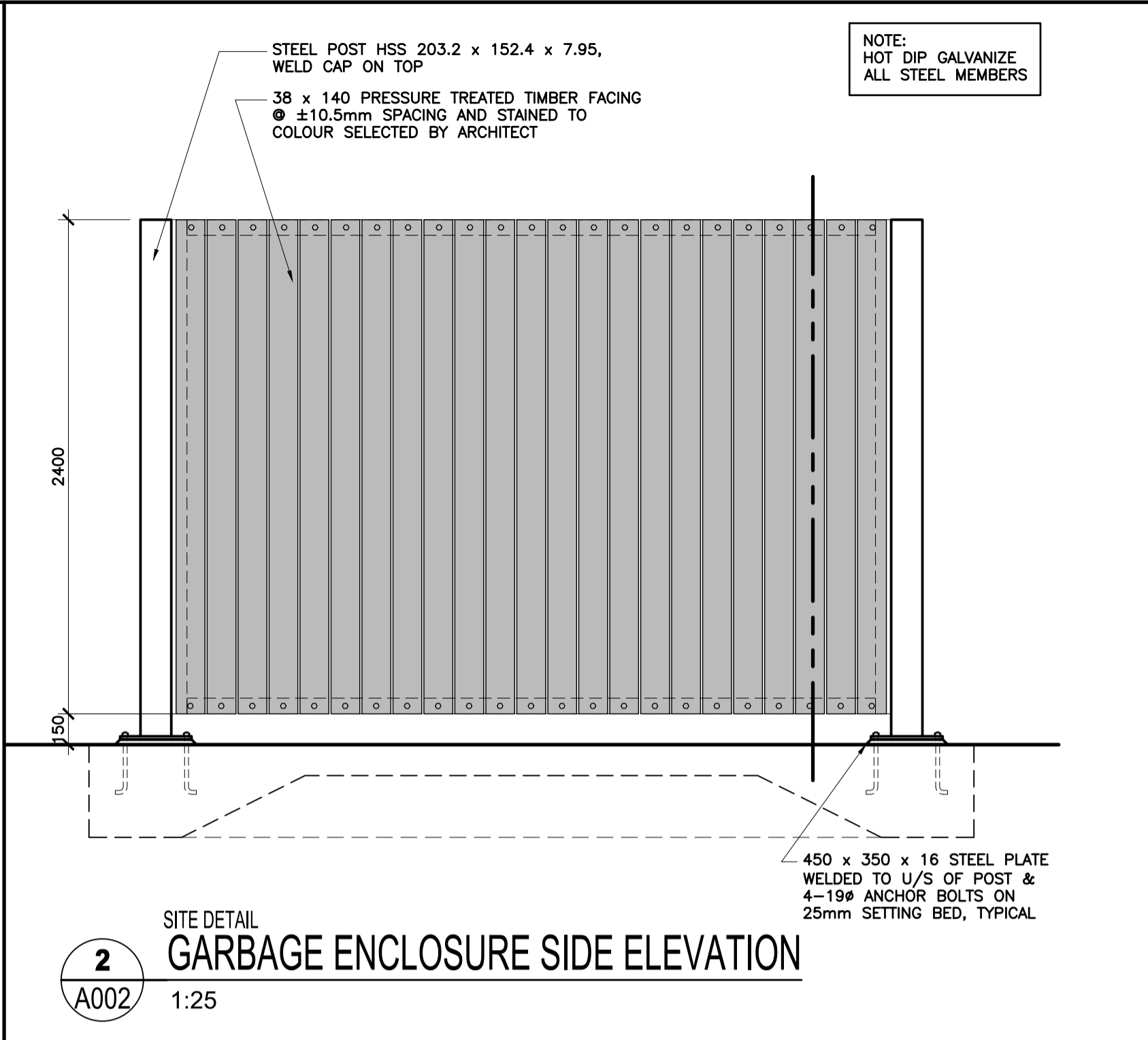
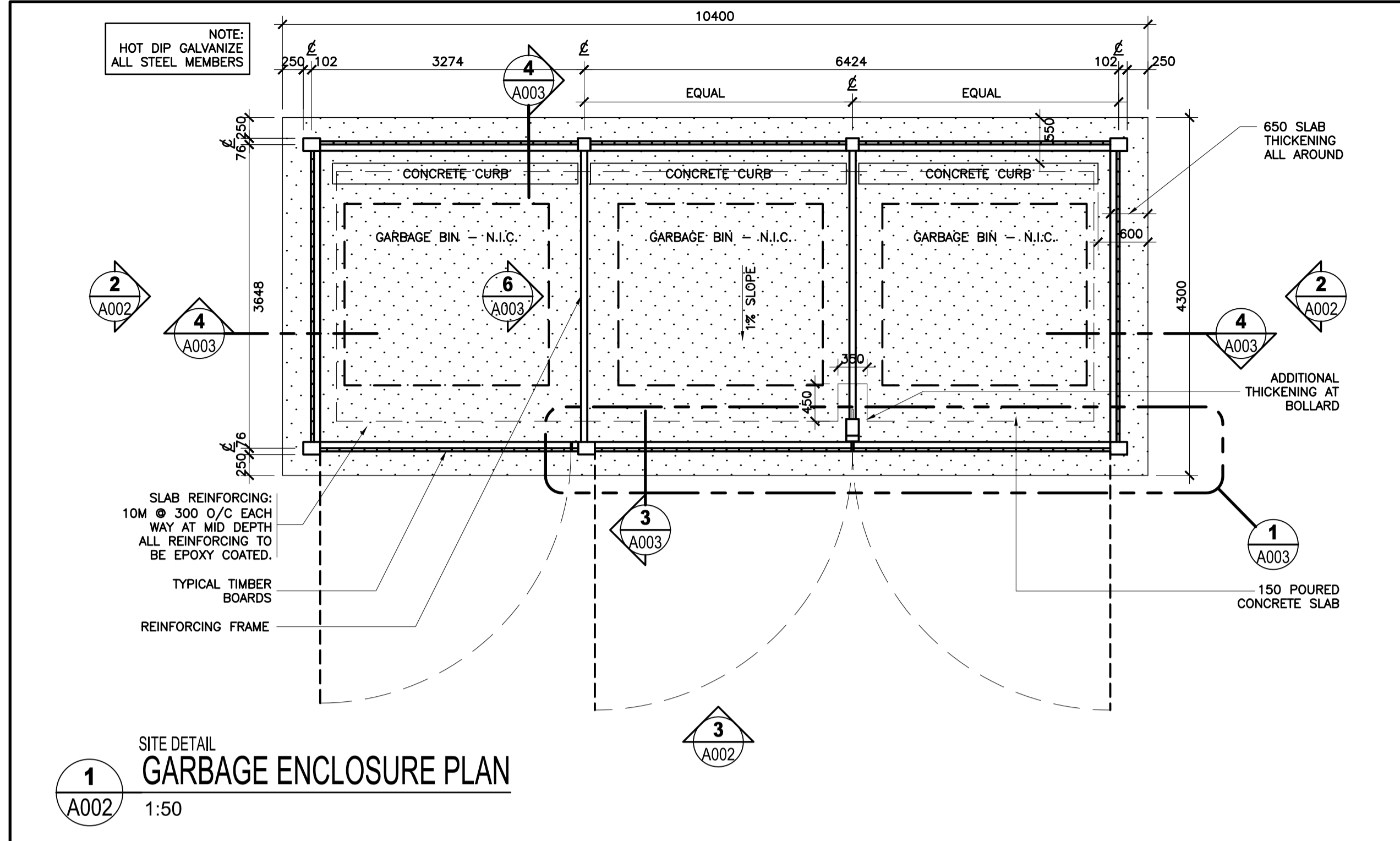
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3290 FINDLAY CREEK DRIVE
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DRAWING TITLE/TITRE DU DESSIN
SITE DETAILS

SCALE ÉCHELLE	AS SHOWN	PROJ. No 2527	ISSUE No 1	REV. No 1
DRAWN BY DESSINÉ PAR	S.J.R.	DRAWING/DESSIN		
CHECKED BY VÉRIFIÉ PAR	Z.J.	A002		
DATE	AUGUST 2025	FICHER ACAD FILE: 2527-A002SPC.dwg		



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1	0	2025/12/05	ISSUED FOR SITE PLAN CONTROL

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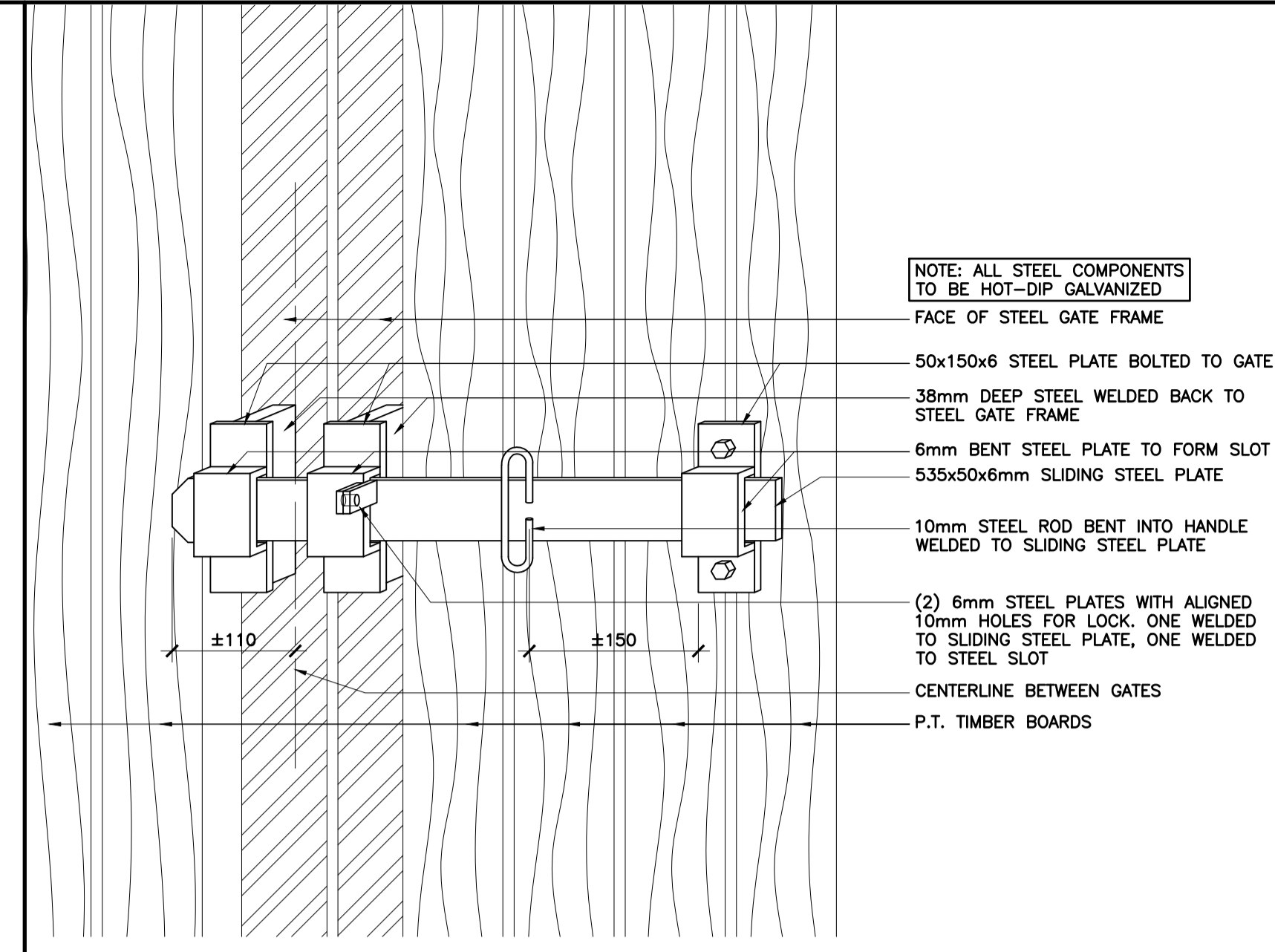
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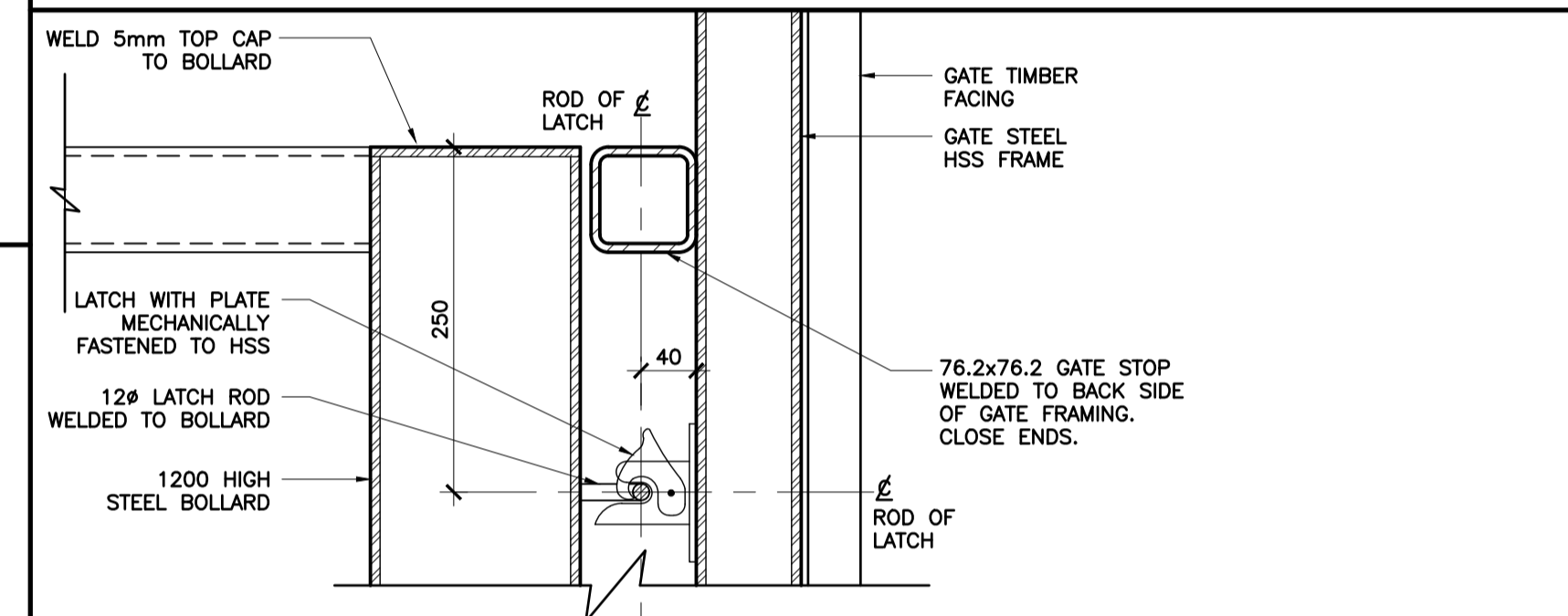
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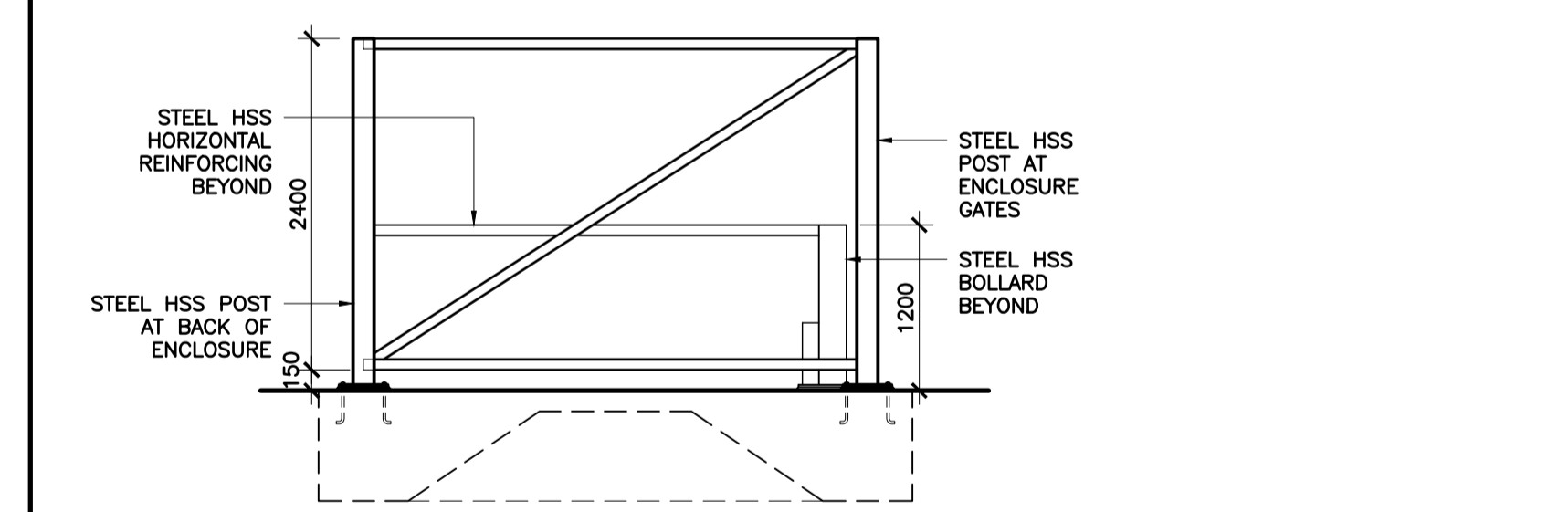
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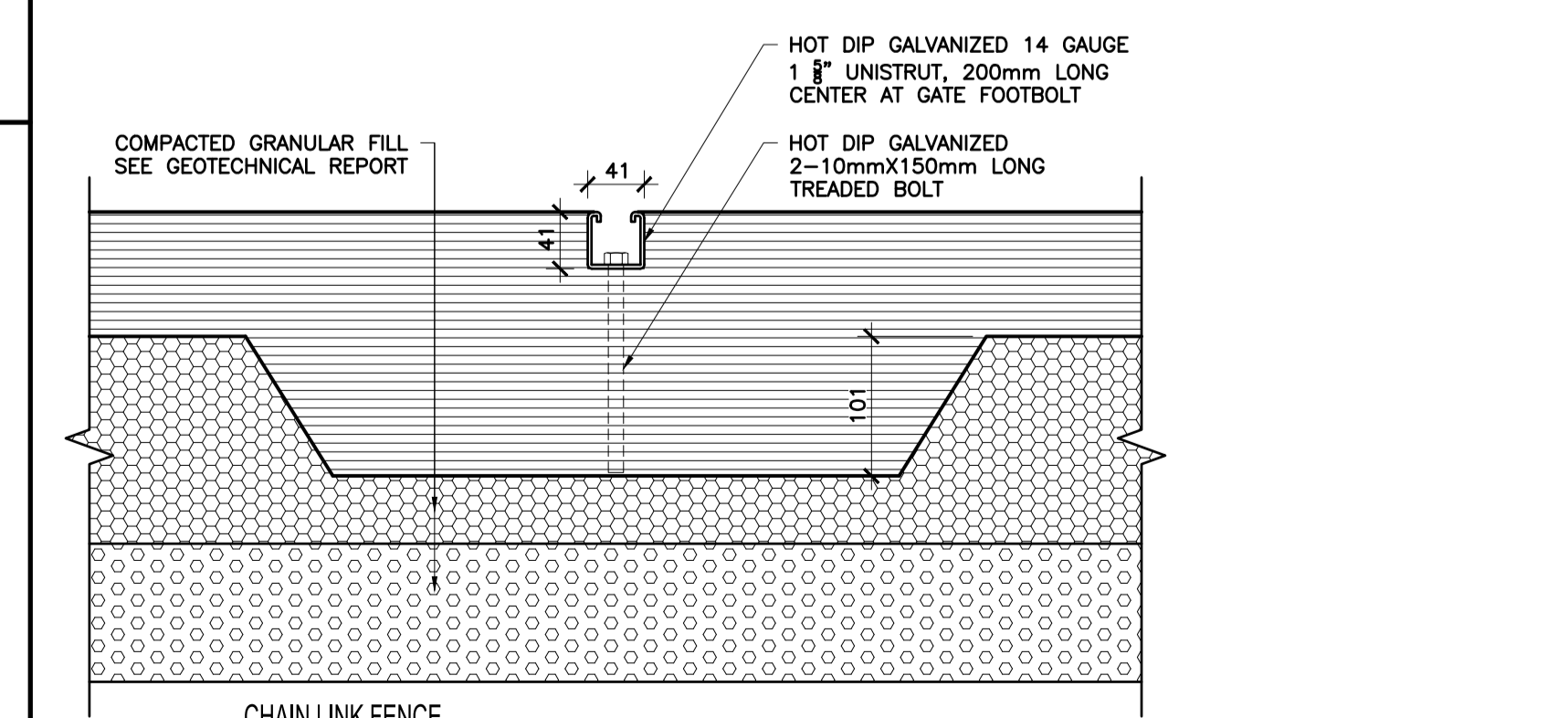
2
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GARbage ENCLOSURE DETAIL
GATE LOCK DETAIL



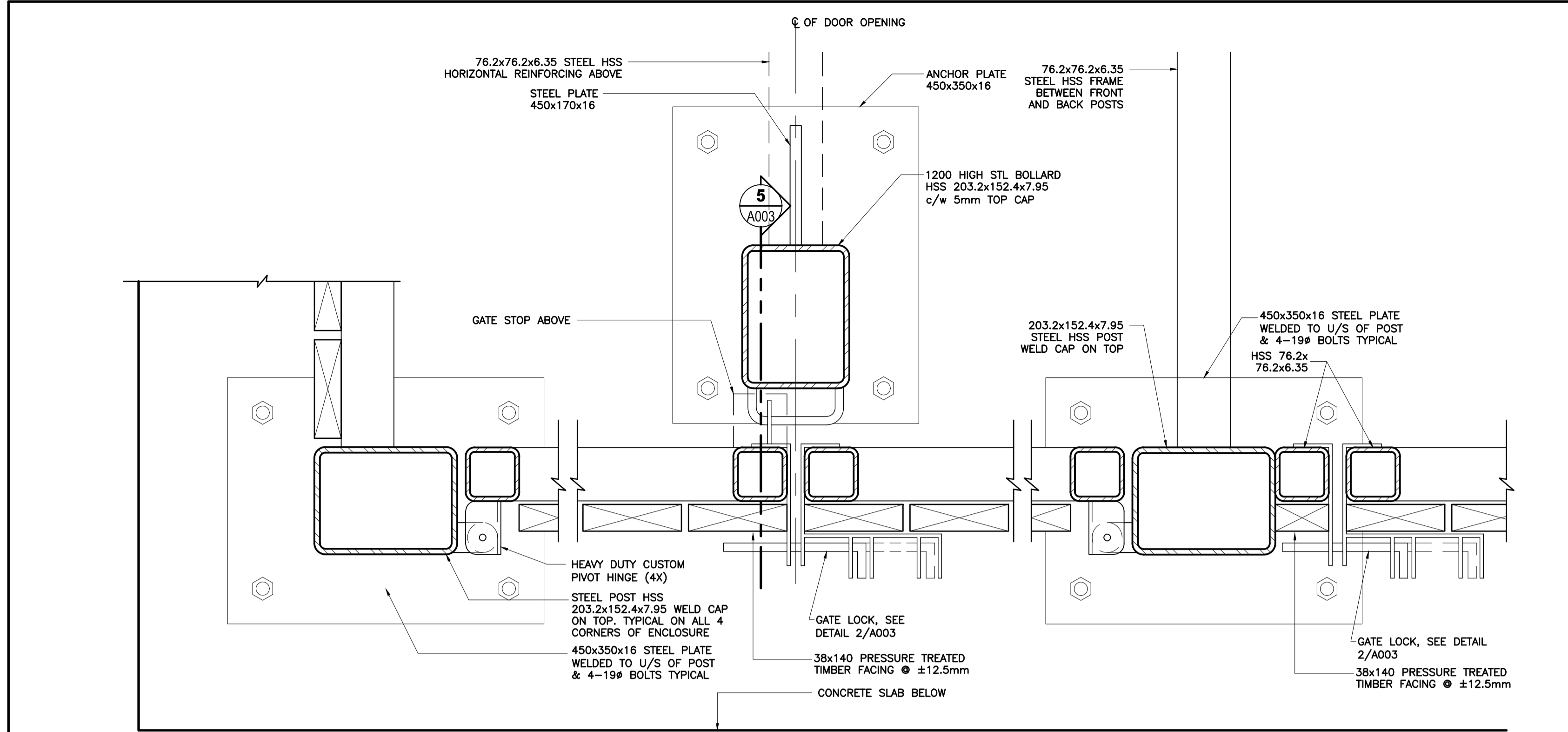
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GARbage ENCLOSURE DETAIL
LATCH DETAIL SECTION



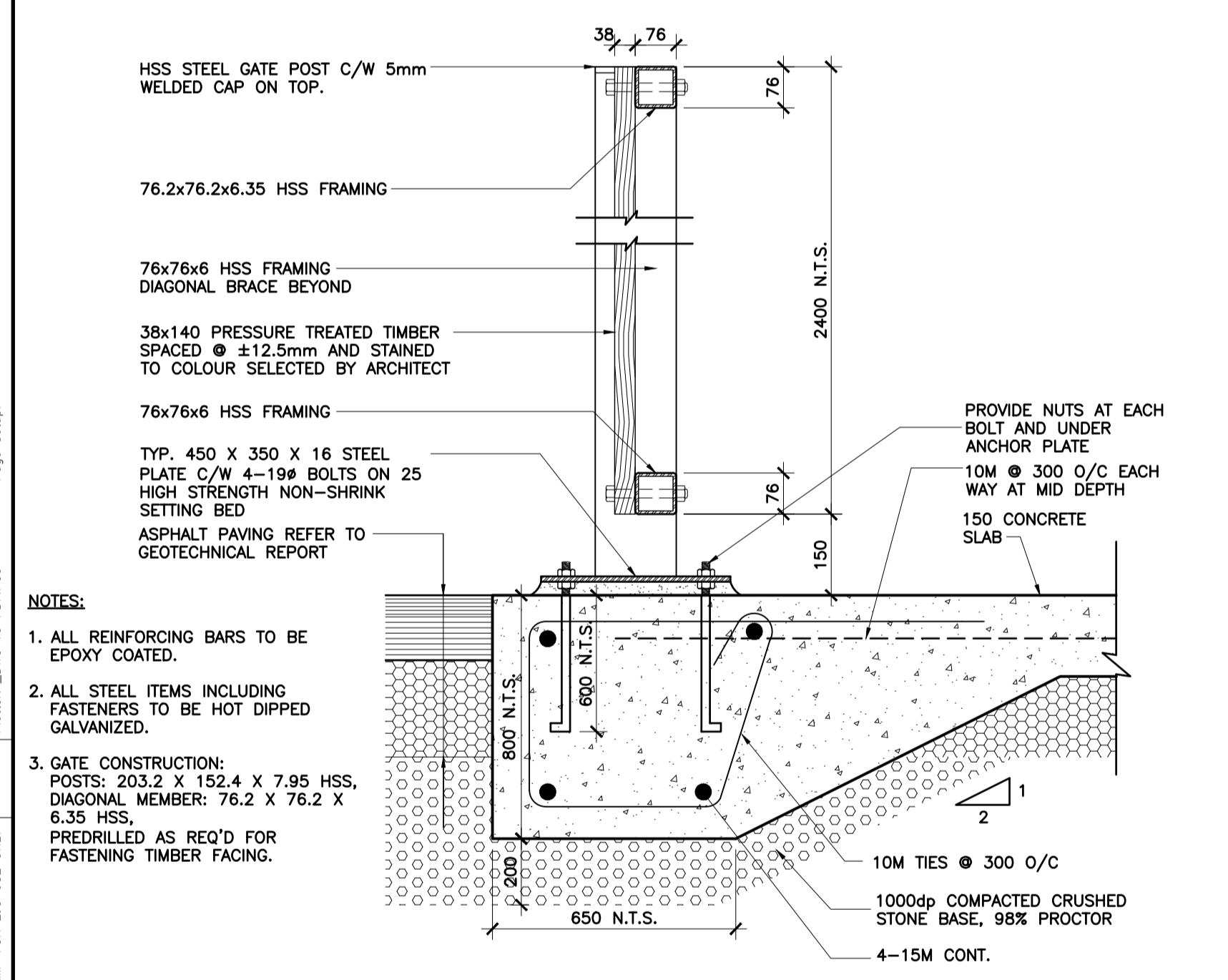
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GARbage ENCLOSURE
REINFORCING FRAME ELEVATION



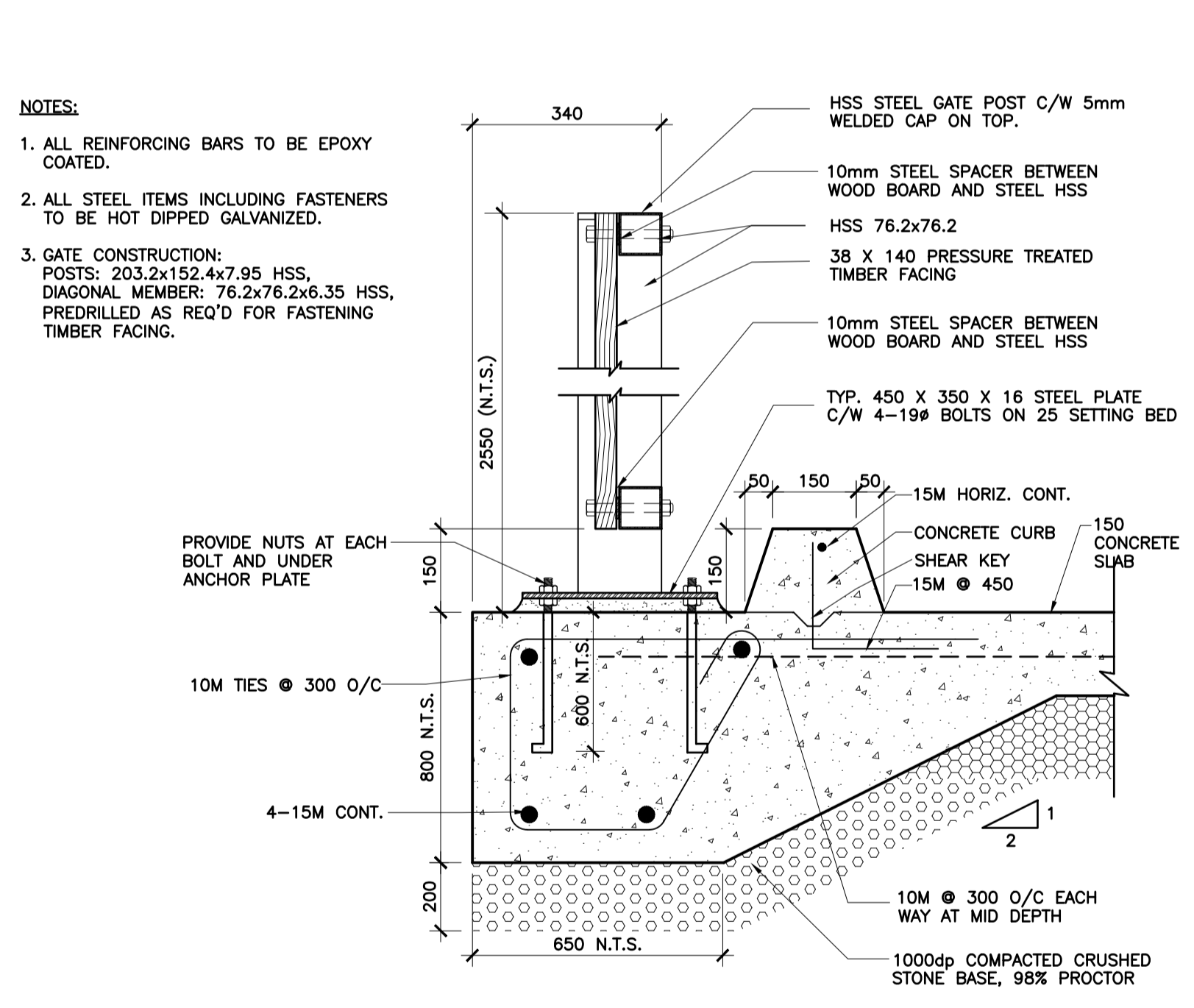
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CHAIN LINK FENCE
FOOTBOLT REST



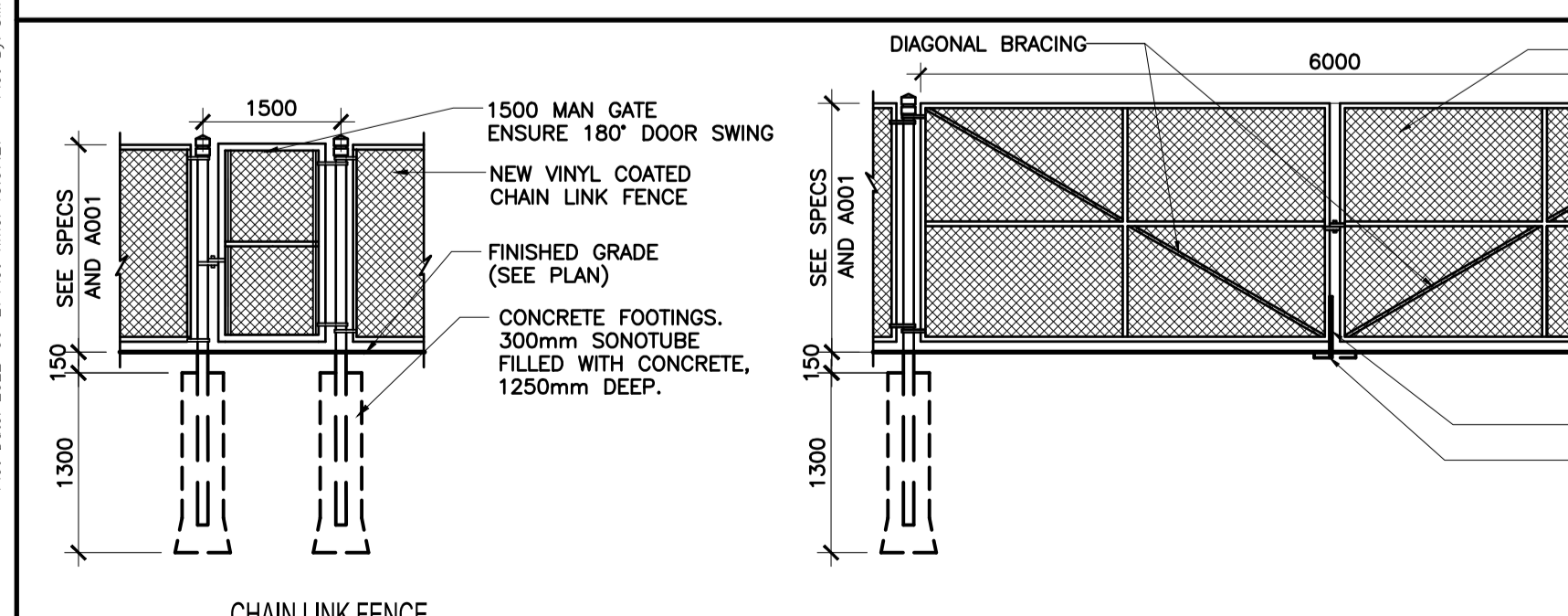
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GARbage ENCLOSURE
LATCH DETAIL PLAN



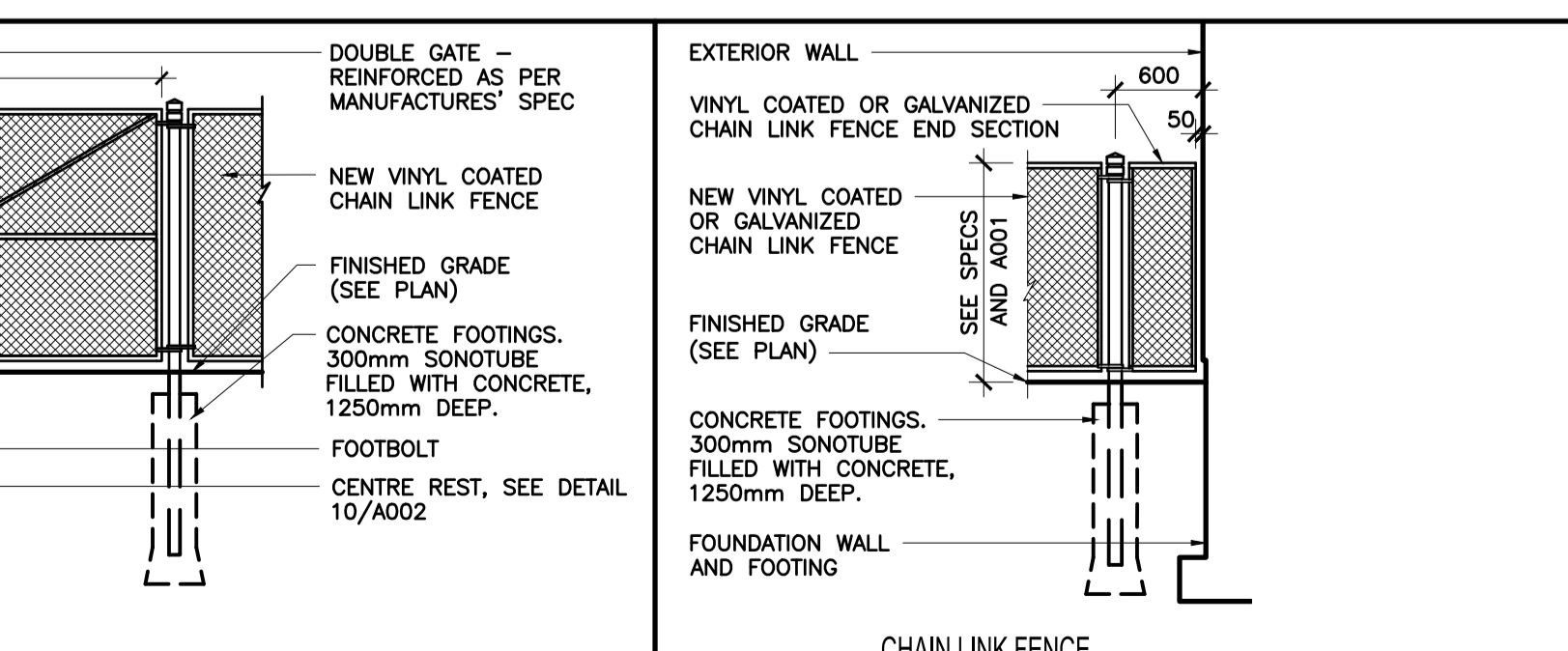
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GARbage ENCLOSURE SECTION DETAIL
ENCLOSURE GATE SECTION



4
A003 1:10
GARbage ENCLOSURE SECTION DETAIL
ENCLOSURE SECTION



7
A003 1:50
CHAIN LINK FENCE
GATE ELEVATIONS



8
A003 1:50
CHAIN LINK FENCE
END SECTION AT WALL

Plot Date: 2022-08-27 Plot Time: 15:07:27 Plot By: SIMON BOUX
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 Page Setup

MATERIALS LEGEND

- SPECIAL MASONRY UNITS SMU-1
- SPECIAL MASONRY UNITS SMU-2
- EXTERIOR COMPOSITE ALUMINUM PANEL SYSTEM COLOUR 1
- EXTERIOR COMPOSITE ALUMINUM PANEL SYSTEM COLOUR 2
- EXTERIOR COMPOSITE ALUMINUM PANEL SYSTEM COLOUR 3
- EXTERIOR COMPOSITE ALUMINUM PANEL SYSTEM COLOUR 4
- PRE-FINISHED METAL SIDING
- VISION INSULATED GLASS UNITS CLEAR IN ALUMINUM CURTAIN WALL
- VISION INSULATED GLASS UNITS BIRD SAFE CERAMIC FRIT PATTERN IN ALUMINUM CURTAIN WALL
- VISION INSULATED GLASS UNITS TRANSLUCENT IN ALUMINUM CURTAIN WALL
- INSULATED SPANDEL GLAZING WITH INSULATED BACK PAN BEHIND IN ALUMINUM CURTAIN WALL

1	1	2026/02/11	RE-ISSUED FOR SITE PLAN CONTROL
1	0	2025/12/06	ISSUED FOR SITE PLAN CONTROL

ISSUE NO.	REV. NO.	DATE	ISSUE
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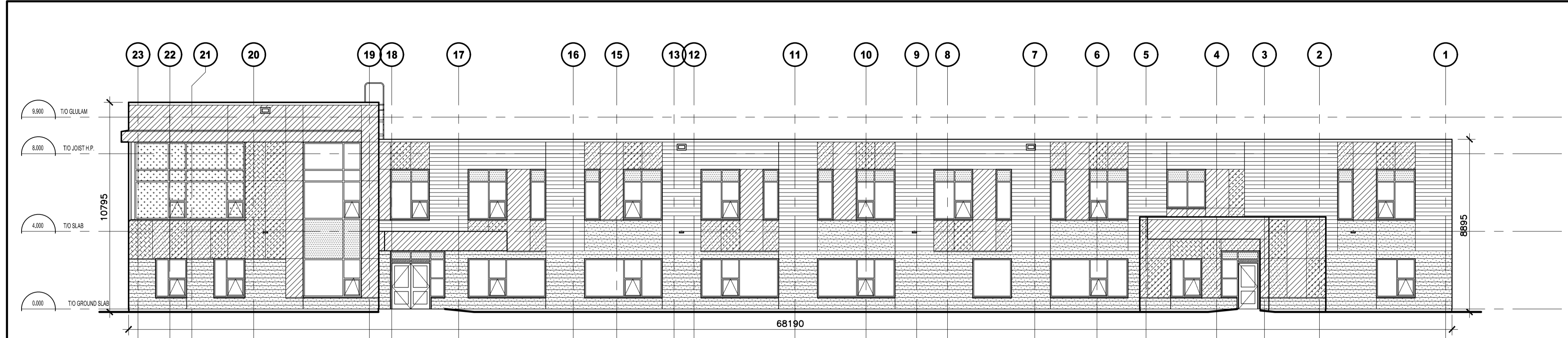
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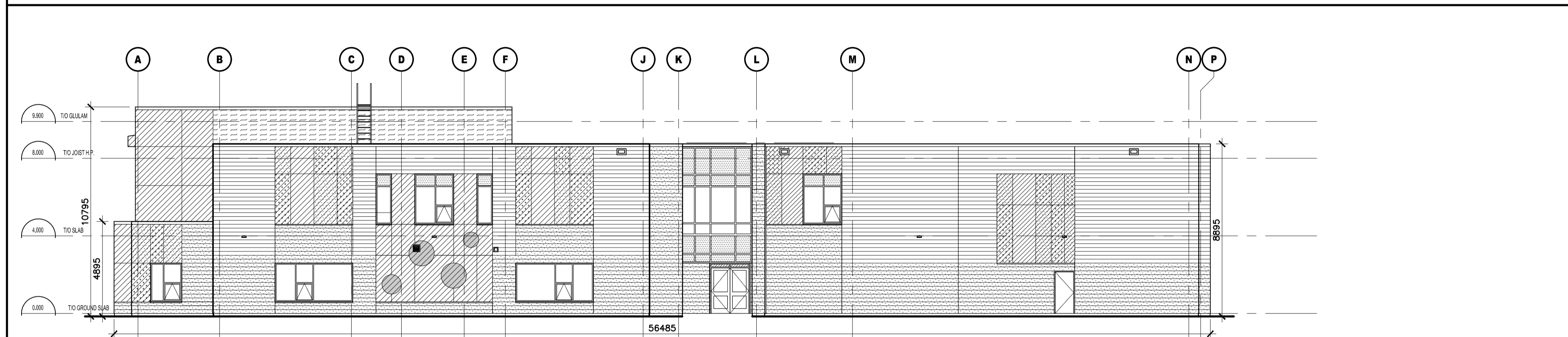
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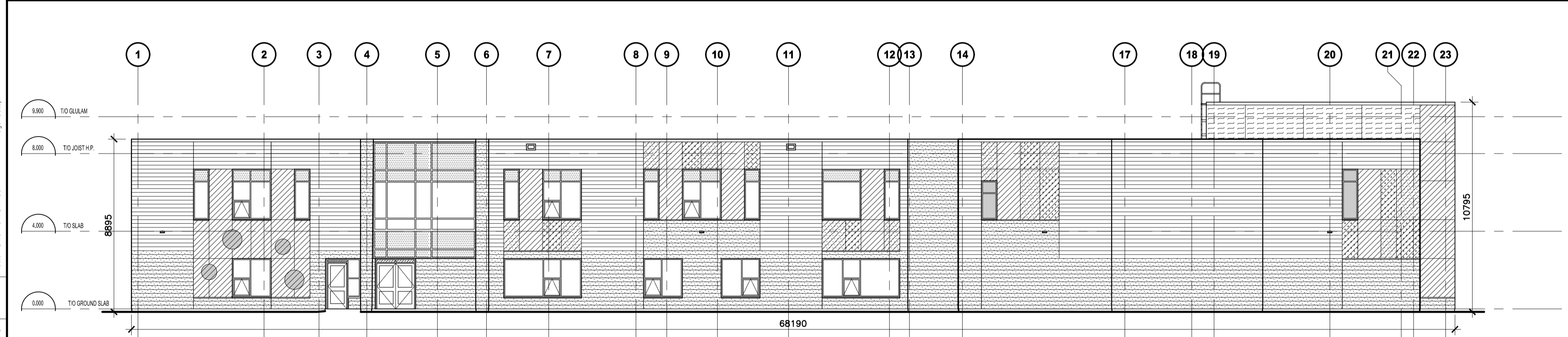
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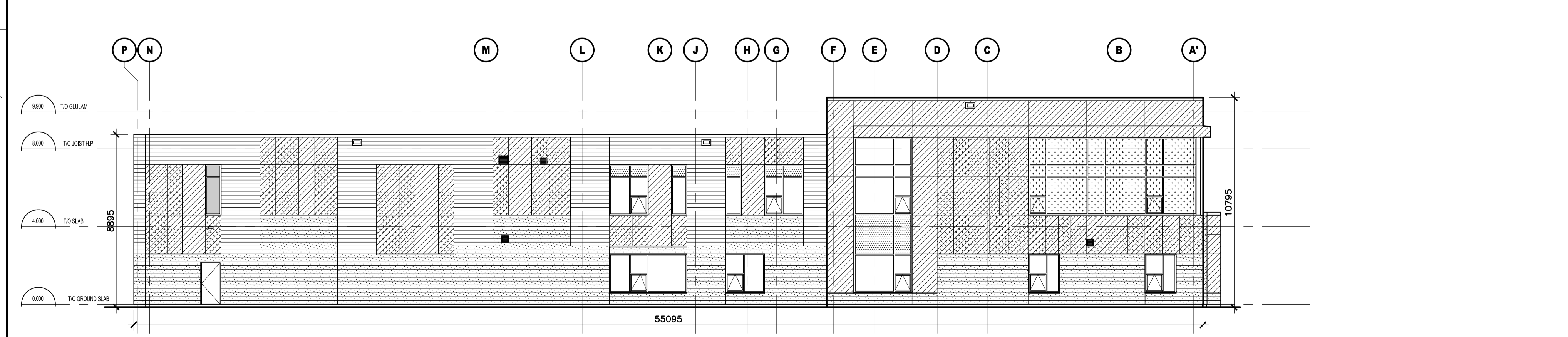
1 NORTH ELEVATION
A200 1:150



2 WEST ELEVATION
A200 1:150



3 SOUTH ELEVATION
A200 1:150



4 EAST ELEVATION
A200 1:150

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3290 FINDLAY CREEK DRIVE
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CECCE
4000 LABELLE STREET
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DRAWING TITLE/TITRE DU DESSIN
ELEVATIONS

SCALE ÉCHELLE	1:150	PROJ. No	2527	ISSUE No	1	REV. No	1
DRAWN BY DESSINÉ PAR	S.R.	DRAWING/DESSIN					A200
CHECKED BY VÉRIFIÉ PAR	Z.J.	DATE					
DATE	AUGUST 2025	FICHER ACAD FILE: 2527-A200SPC.dwg					

Plot Date: 2022-08-27 Plot Time: 10:07:27
 Plot By: SIMON BOUX
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