ELMWOOD SENIOR SCHOOL ADDITION

261 Buena Vista Rd. - Ottawa, ON - K1M 0V9

ISSUE FOR SITE PLAN CONTROL
17 APRIL, 2026

PROJECT OVERVIEW

Farrow Partners has been involved with Elmwood since 2017 when we developed a strategic facilities master plan for the school. Growing out of this master plan, this proposed addition to the existing Senior School building includes:

- A new front entrance court and lobby, with lounge and improved reception
- A flexible combination Performing Arts Center/Gymnasium with a seating capacity of 240, with lower-level support spaces including green room and dressing rooms
- A ground level flexible fitness/athletics room overlooking the North playing field
- Lower level athletics office and change rooms accessible from the playing field
- Four new classrooms on the second level, overlooking the playing field
- Improvement of the arrival from Buena Vista Road by introducing a wide pavestone pathway, necessitating shifting of the parking exit lane further east and removal of 4 parking stalls

Guided by the school's Strategic Direction, this addition is a key step forward for the school's variety and quality of educational, artistic, and athletic opportunities. The new performing arts, athletics, and learning spaces are much needed by the current student body and faculty. Existing occupancy of the Senior School building includes 253 Students and 55 Staff. The project's intent is not to provide additional spaces for increased enrollment.

HERITAGE FACTORS

The proposed addition has been designed to sit sensitively within the Rockliffe Park Heritage Conservation District and pair harmoniously with the existing Tudor building to establish a new and coherent architectural character. Without attempting to falsely recreate the historic character of the existing Tudor Senior School (by timbering upper wall areas or adding gables, for example), the addition takes cues from the building's distinctive proportions, materiality, and timber ornamentation to establish a new architectural character that is coherent with the existing. Any interference with the front façade or the street frontage of the existing building has been avoided.

Following a Heritage Pre-Application Meeting on 3 November 2025, the City Heritage staff have been supportive of the design approach of the proposed addition. Several comments were returned and have been addressed in the current revision presented here.

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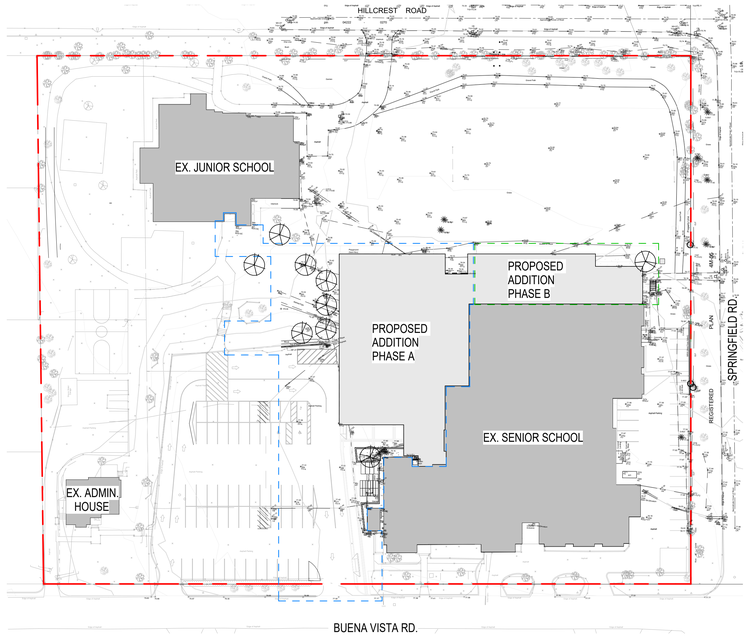
LIST OF DRAWINGS

1	A101_SPA	DEMOLITION SITE PLAN
2	A102_SPA	SITE PLAN
3	A103a_SPA	PRELIMINARY CONSTRUCTION MANAGEMENT PLAN-PHASE A
4	A103b_SPA	PRELIMINARY CONSTRUCTION MANAGEMENT PLAN-PHASE B
5	A201_SPA	BASEMENT LEVEL PLAN
6	A202_SPA	GROUND LEVEL PLAN
7	A203_SPA	SECOND LEVEL PLAN
8	A204_SPA	ROOF PLAN
9	A301_SPA	EXISTING ELEVATIONS - DEMOLITION
10	A302_SPA	BUILDING ELEVATIONS



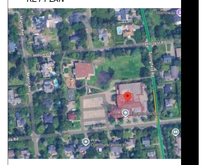
1 SCOPE OF WORK
1 : 500

RENDER OF PROPOSED MAIN ENTRY

AERIAL VIEW OF EXISTING SITE AND BUILDINGS

NO.	DATE	REVISION / ISSUANCE
1	2025 08 05	ISSUE FOR COORDINATION
2	2025 09 27	ISSUE FOR REVIEW
3	2025 10 07	ISSUE FOR COSTING
4	2025 12 03	ISSUE FOR SITE PLAN CONTROL PRE-CONSULTATION
5	2026 03 13	ISSUED FOR SITE PLAN CONTROL
6	2026 04 17	ISSUED FOR SPA

KEY PLAN



LEGEND

- PROPERTY LINE
- AREA OF PHASE A PROPOSED WORK
- PROPOSED ADDITION
- EXISTING BUILDING

Project North

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

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ELMWOOD SCHOOL

ELMWOOD SENIOR SCHOOL ADDITION

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

Project Number	17002
Prepared by	YE / KO
Reviewed by	CB
Scale	As indicated

Drawing title

COVER PAGE

Sheet no.

A000_SPA

PROPOSED ADDITION BEHIND EXISTING SCHOOL - VIEWED FROM BUENA VISTA RD.

PROPOSED MAIN ENTRY

PROPOSED REAR FACADE - VIEWED FROM NORTH

PROPOSED MAIN ENTRY - VIEWED FROM WEST

PROPOSED REAR FACADE - VIEWED FROM NORTH EAST

PROPOSED REAR FACADE - VIEWED FROM NORTH WEST

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6	2026 03 13	ISSUED FOR SITE PLAN CONTROL
7	2026 03 23	ISSUED FOR 100% DD
8	2026 04 17	ISSUED FOR SPA

Project North

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ELMWOOD SCHOOL

ELMWOOD SENIOR SCHOOL ADDITION

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

Project Number	17002
Prepared by	YE
Reviewed by	CB
Scale	

Drawing title

EXTERIOR RENDERS

Sheet no.

A003_SPA

PROPOSED FLEXIBLE GYMNASIUM LOOKING NORTH

PROPOSED FLEXIBLE GYMNASIUM LOOKING WEST

PROPOSED FLEXIBLE PERFORMANCE SPACE LOOKING NORTH

PROPOSED FLEXIBLE PERFORMANCE SPACE LOOKING SOUTH

PROPOSED FLEXIBLE FITNESS STUDIO SPACE CONNECTING TO EXISTING GYMNASIUM

PROPOSED LOUNGE SPACE DURING THE WINTER

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ELMWOOD SCHOOL

ELMWOOD SENIOR SCHOOL ADDITION

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

Project Number	17002
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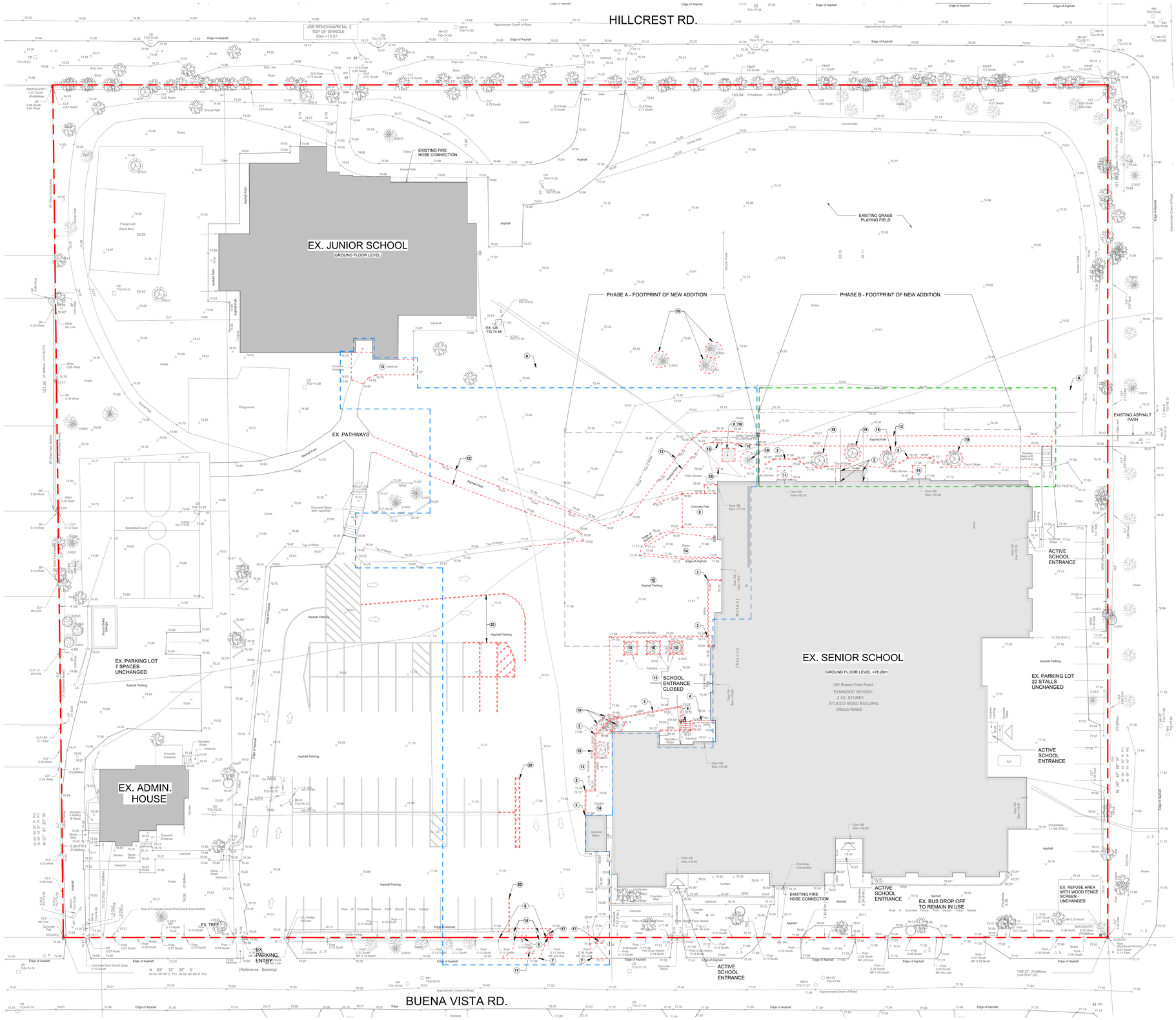
Reviewed by	CB
Scale	

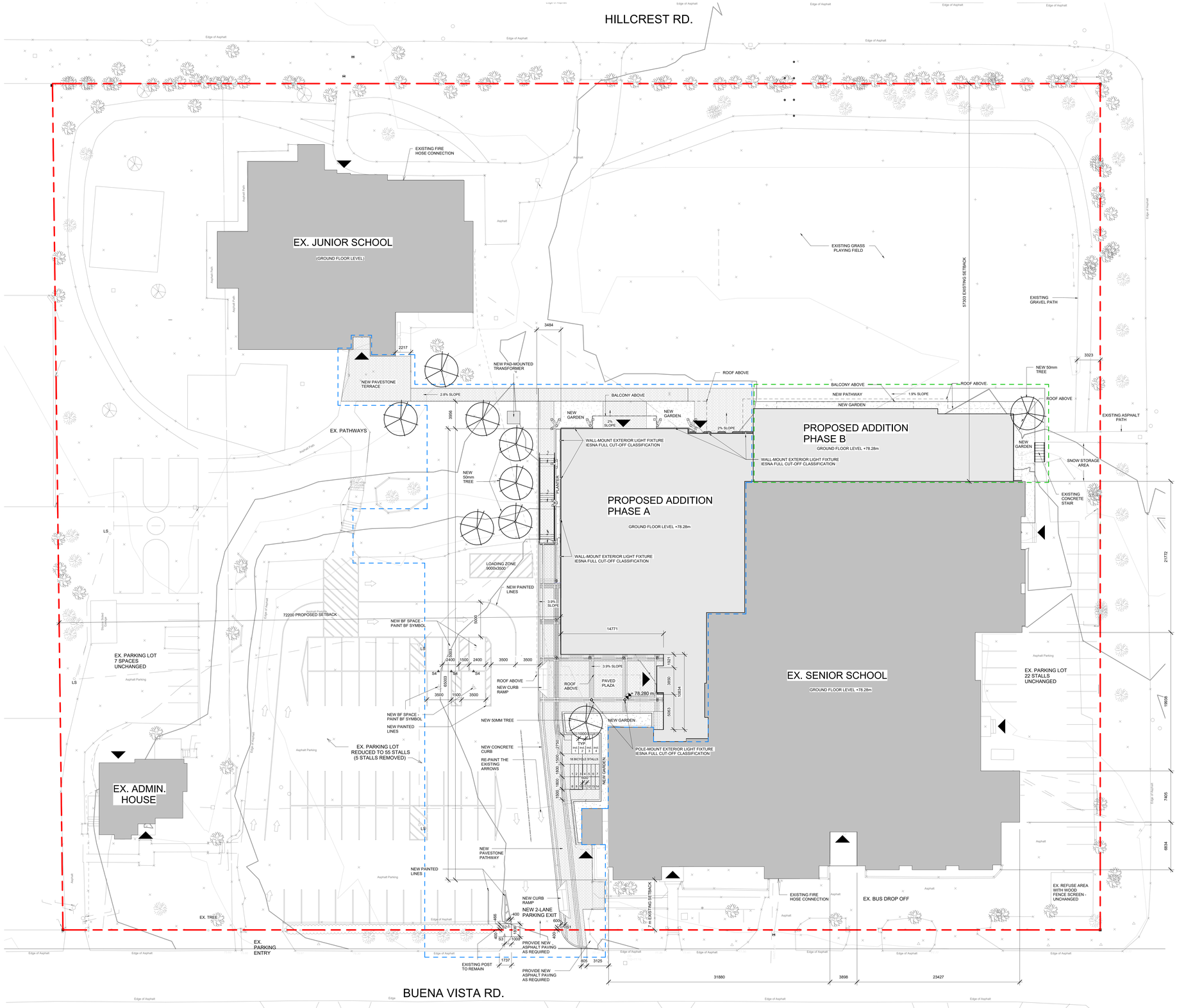
Drawing title

INTERIOR RENDERS

Sheet no.

A004_SPA


HILLCREST RD.
BUENA VIATA RD.
SPRINGFIELD RD.
EX. JUNIOR SCHOOL
(GROUND FLOOR LEVEL)
EX. SENIOR SCHOOL
GROUND FLOOR LEVEL +78.26m
261 Buena Vista Road
'ELMWOOD SCHOOL'
2 1/2 STOREY
STUCCO SIDED BUILDING
(Stucco Noted)
EX. ADMIN. HOUSE
EX. PARKING LOT
7 SPACES
UNCHANGED
EX. PARKING LOT
22 STALLS
UNCHANGED
EX. PATHWAYS
EXISTING FIRE HOSE CONNECTION
EXISTING GRASS PLAYING FIELD
EXISTING ASPHALT PATH
PHASE A - FOOTPRINT OF NEW ADDITION
PHASE B - FOOTPRINT OF NEW ADDITION
ACTIVE SCHOOL ENTRANCE
SCHOOL ENTRANCE CLOSED
EX. BUS DROP OFF TO REMAIN IN USE
EX. REFUSE AREA WITH WOOD FENCE SCREEN - UNCHANGED
EX. TREE
EX. PARKING ENTRY
(Reference Bearing)
N 83° 12' 30" E
(N 83° 46' 05" E P1) (N 83° 40' 00" E P3)
Edge of Asphalt
Approximate Crown of Road
Asphalt Parking
Asphalt Path
Gravel Path
Playground (Sand Box)
Basketball Court
Soccer Posts
Garden
Grass
Asphalt
Interlock
Gate
CLF
Bush
Drip Line
Concrete Pad
Concrete Steps
Planters
Wooden Steps
Wooden Landing & Steps
Covered Entrance
Covered Stairs
Covered Landing
Concrete Slope
Wooden Slope with Hand Rail
Stone Steps
Row of Concrete Fence Post (South Face Noted)
Row of Concrete Fence Post (South Face Noted)
Top of Slope
Toe of Slope
Patio Stones
Wooden Border
Cedar Hedge
Stone Slope Garage
Concrete Steps with Hand Rail
Fire Hose Connection
Door Sill Elev.=77.14
Door Sill Elev.=79.29
Door Sill Elev.=78.30
Door Sill Elev.=78.83
Door Sill Elev.=78.88
Door Sill Elev.=79.85
Door Sill Elev.=79.29
Door Sill Elev.=77.87
Door Sill Elev.=79.39
Door Sill Elev.=78.88
Door Sill Elev.=78.83


HILLCREST RD.
EX. JUNIOR SCHOOL
(GROUND FLOOR LEVEL)
EXISTING FIRE HOSE CONNECTION
EXISTING GRASS PLAYING FIELD
EXISTING GRAVEL PATH
57303 EXISTING SETBACK
NEW 50mm TREE
EXISTING ASPHALT PATH
NEW PAD-MOUNTED TRANSFORMER
NEW PAVESTONE TERRACE
2.8% SLOPE
ROOF ABOVE
BALCONY ABOVE
NEW PATHWAY
1.9% SLOPE
NEW GARDEN
EX. PATHWAYS
PROPOSED ADDITION PHASE B
GROUND FLOOR LEVEL +78.28m
WALL-MOUNT EXTERIOR LIGHT FIXTURE IESNA FULL CUT-OFF CLASSIFICATION
SNOW STORAGE AREA
EXISTING CONCRETE STAIR
NEW 50mm TREE
PROPOSED ADDITION PHASE A
GROUND FLOOR LEVEL +78.28m
PLANTER
LOADING ZONE 9000x3500
NEW PAINTED LINES
3.9% SLOPE
72200 PROPOSED SETBACK
NEW BF SPACE - PAINT BF SYMBOL
EX. PARKING LOT 7 SPACES UNCHANGED
EX. SENIOR SCHOOL
GROUND FLOOR LEVEL +78.28m
EX. PARKING LOT 22 STALLS UNCHANGED
ROOF ABOVE
PAVED PLAZA
+78.28 m
NEW GARDEN
NEW 50MM TREE
NEW CONCRETE CURB
RE-PAINT THE EXISTING ARROWS
EX. PARKING LOT REDUCED TO 55 STALLS (9 STALLS REMOVED)
POLE-MOUNT EXTERIOR LIGHT FIXTURE IESNA FULL CUT-OFF CLASSIFICATION
EX. ADMIN. HOUSE
NEW PAVESTONE PATHWAY
NEW PAINTED LINES
NEW CURB RAMP
NEW 2-LANE PARKING EXIT
EX. TREE
EX. PARKING ENTRY
PROVIDE NEW ASPHALT PAVING AS REQUIRED
EXISTING POST TO REMAIN
EXISTING FIRE HOSE CONNECTION
EX. BUS DROP OFF
EX. REFUSE AREA WITH WOOD FENCE SCREEN - UNCHANGED
BUENA VISTA RD.
SPRINGFIELD RD.
3484
2217
3956
3323
14771
1261
3850
10014
5063
19808
7405
6834
21772
31880
3898
23427
2400
1500
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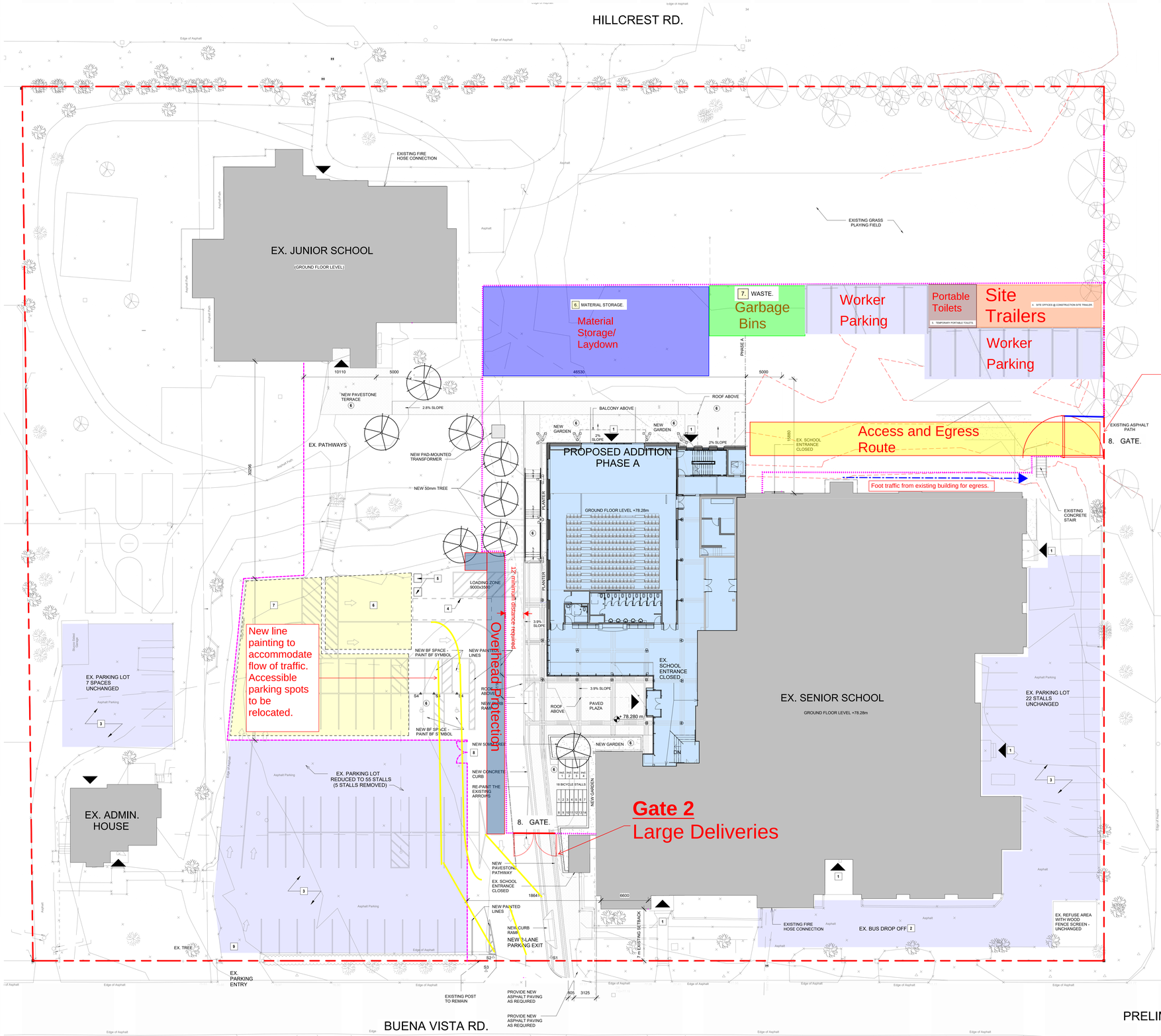
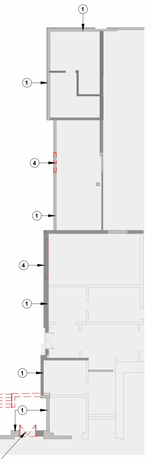


1 PROPOSED SITE PLAN - PHASE A
1 : 200



2 PART GROUND PLAN DEMOLITION - 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

NO.	DATE	REVISION / ISSUANCE
1	2026 03 13	ISSUED FOR SITE PLAN CONTROL
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LEGEND

- PROPERTY LINE
- EXISTING ITEM TO REMAIN
- CONSTRUCTION FENCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED ADDITION FOOTPRINT - PHASE A
- PROPOSED PAVING
- GARDEN BED
- EXISTING TREE
- PROPOSED TREE
- EXISTING UTILITY LINE
- WV EXISTING WATER VALVE
- MH-S EXISTING MAINTENANCE HOLE (STORM SEWER)
- 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
- OHW EXISTING OVERHEAD WIRES
- CB EXISTING CATCH BASIN
- GM EXISTING GAS METER
- S EXISTING SIGN
- WRW EXISTING WOODEN 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/A103a 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.

Project North

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

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ELMWOOD SCHOOL

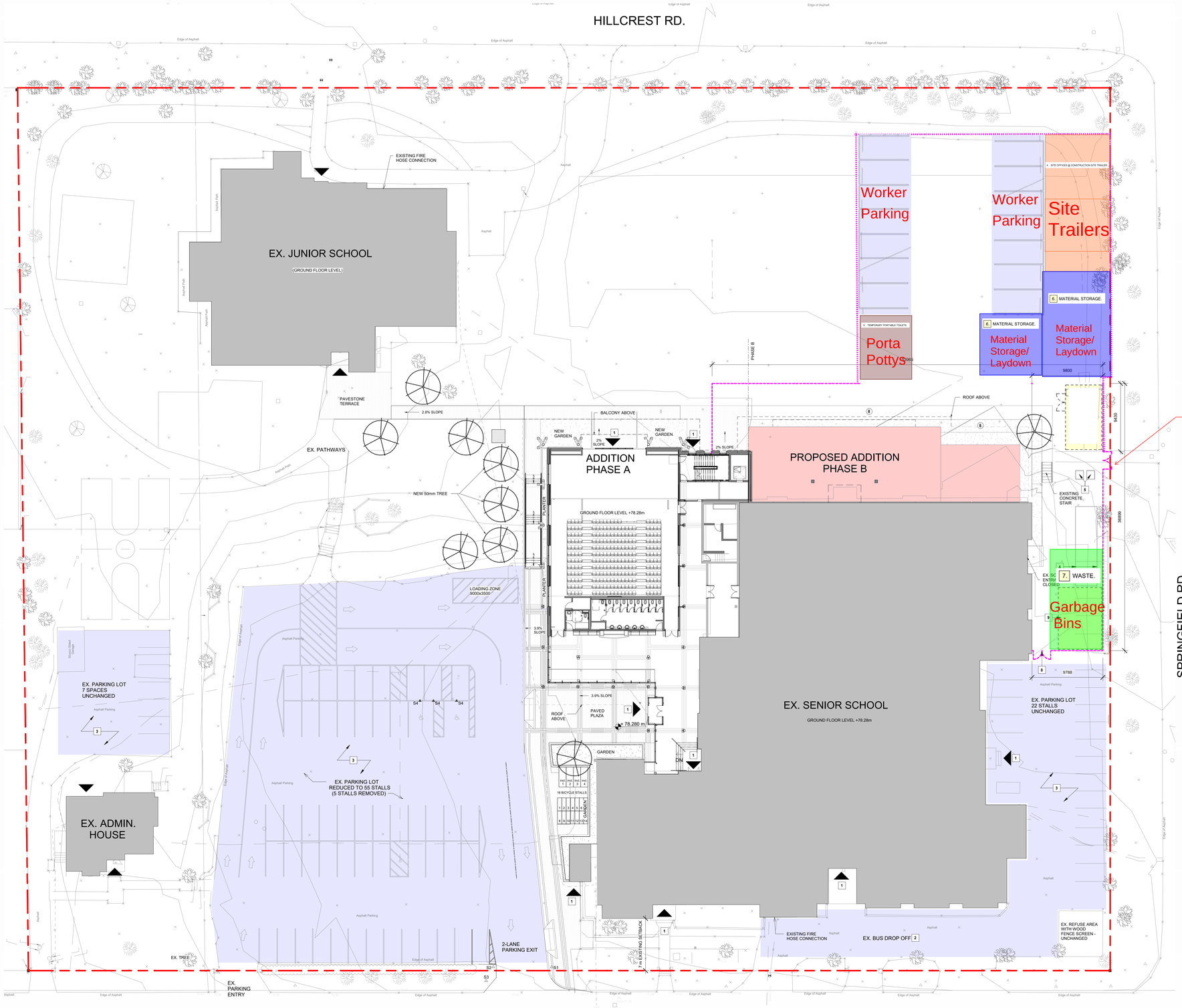
ELMWOOD SENIOR SCHOOL ADDITION

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

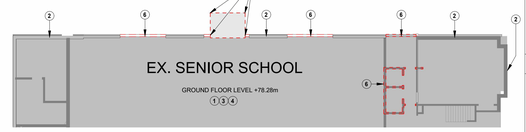
Project Number	17002
Prepared by	KO
Reviewed by	CB
Scale	As indicated

Drawing title
PRELIMINARY CONSTRUCTION MANAGEMENT PLAN-PHASE A

Sheet no.
A103a_SPA



1 PROPOSED SITE PLAN - PHASE B
1 : 200



2 PART GROUND PLAN DEMOLITION - PHASE B
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

NO.	DATE	REVISION / ISSUANCE
1	2026 03 13	ISSUED FOR SITE PLAN CONTROL
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LEGEND

- PROPERTY LINE
- EXISTING ITEM TO REMAIN
- CONSTRUCTION FENCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED ADDITION FOOTPRINT - PHASE B
- PROPOSED PAVING
- GARDEN BED
- EXISTING TREE
- PROPOSED TREE
- EXISTING UTILITY LINE
- WV EXISTING WATER VALVE
- MH-S EXISTING MAINTENANCE HOLE (STORM SEWER)
- MH-ST EXISTING MAINTENANCE HOLE (SANITARY)
- ST EXISTING UNDERGROUND STORM SEWER
- S EXISTING UNDERGROUND SANITARY SEWER
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- 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. BINS FOR WASTE.
8. GATE.
9. AREA FOR ADDITIONAL CONSTRUCTION STORAGE IF REQUIRED. PROVIDE CONSTRUCTION FENCING.

PHASE B - NOTES

NOTES AS INDICATED BY SYMBOL (X)

1. PHASE B STARTS WHEN PHASE A IS COMPLETE.
2. EXISTING EXTERIOR WALL TO REMAIN.
3. REFER TO THE PROPOSED BASEMENT PLAN. EXCAVATION BEGINS.
4. PROVIDE UNDERGROUND SERVICES.
5. DEMOLISH THE EXISTING EXTERIOR FULL HEIGHT WALL - BUMP OUT.
6. DEMOLISH ITEMS NOTED ON THE PART - DEMOLITION PLAN 2/A103b AND THE NORTH ELEVATION - DEMOLITION 1/A301.
7. COMPLETE PROPOSED WORK AT THE EXTERIOR ELEVATION. REFER TO THE PROPOSED ELEVATION SHOWN ON DRAWING SHEET A302.
8. COMPLETE ALL SITE WORK IN THIS AREA - NEW GARDEN AND NEW PATHWAY. REFER TO LANDSCAPE DRAWINGS.

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.

Project North

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Project Number	17002
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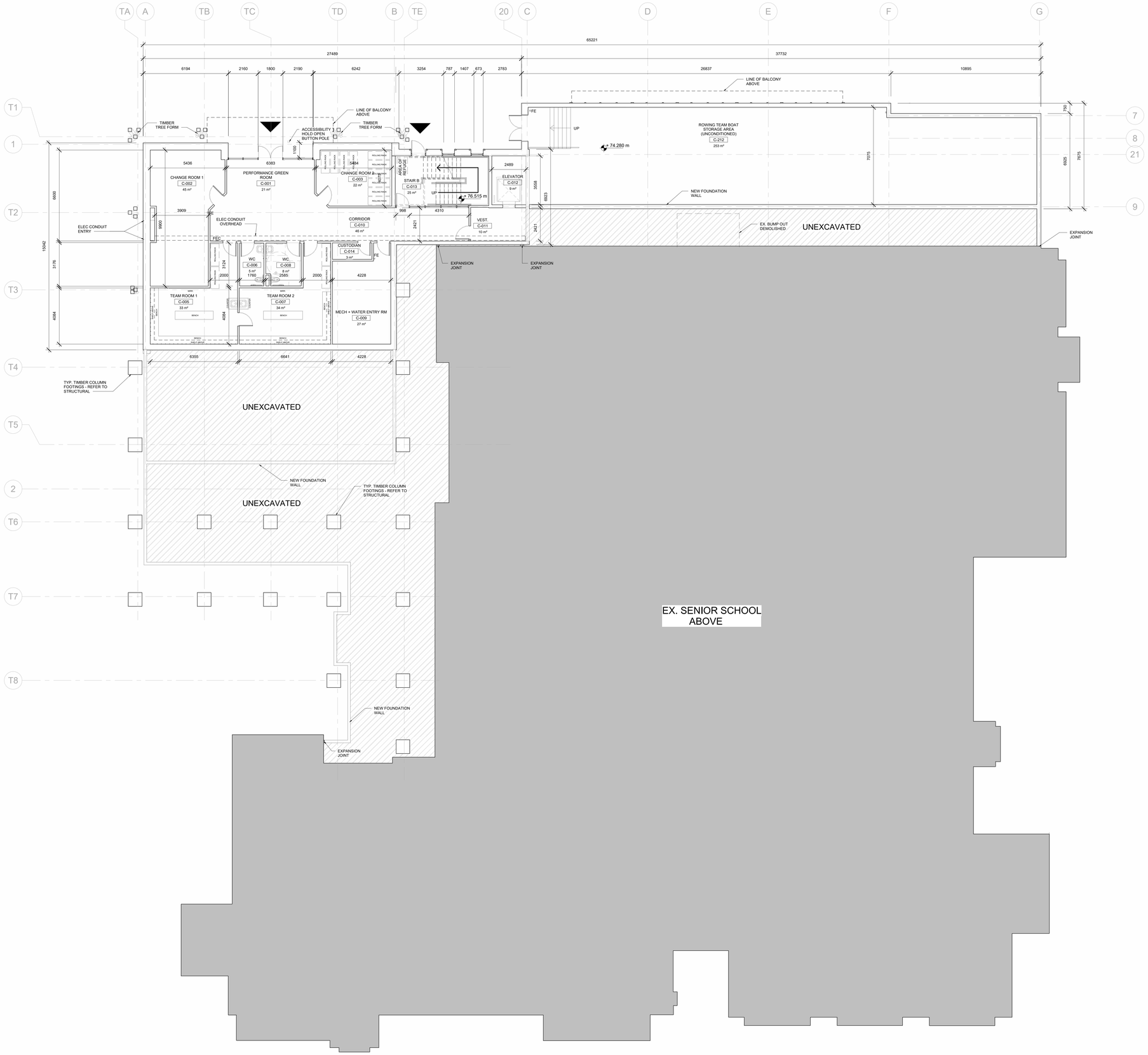
Drawing title
PRELIMINARY CONSTRUCTION MANAGEMENT PLAN-PHASE B

Sheet no.
A103b_SPA



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LEGEND

- PROPOSED ADDITION
- PROPOSED PAVING
- EXISTING BUILDING AREAS TO BE RENOVATED
- EXISTING BUILDING
- TIMBER TREE FORM (SHAPE VARIES). REFER TO STRUCTURAL DRAWINGS
- FE — WALL MOUNTED FIRE EXTINGUISHER
- FIRE EXTINGUISHER RECESSED CABINET
- FD — FLOOR DRAIN
- 150mm DEPTH - FLOOR AIR VENT
- ADO — AUTOMATIC DOOR OPERATOR

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Drawing title

BASEMENT LEVEL PLAN

Sheet no.

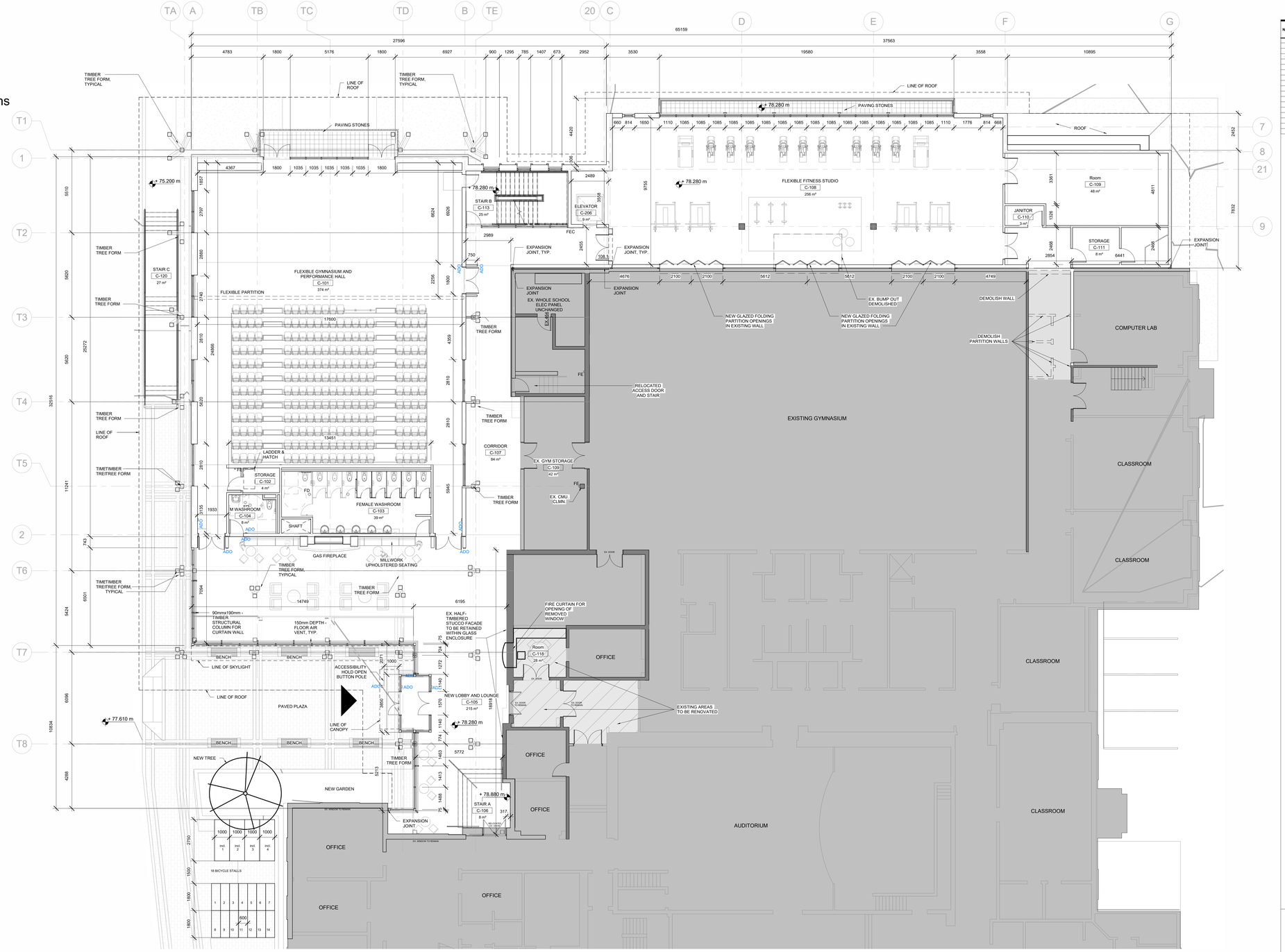
A201_SPA

GROUND LEVEL OCCUPANT LOAD

Flexible Gymnasium and Performance Hall
Seating: 240 persons
Stage: 130m2 x 0.75m/person = 174 persons
Total: 414 Persons
Flexible Fitness Studio Space
275m2 x 1.85m2/person = 149 persons

EXIT WIDTH CALCULATION

Total Occupant Load: 414 + 149 = 563 persons
Exit Width Required: 563 x 6.1mm = 3434.3mm
Exit Width Provided: 6461mm



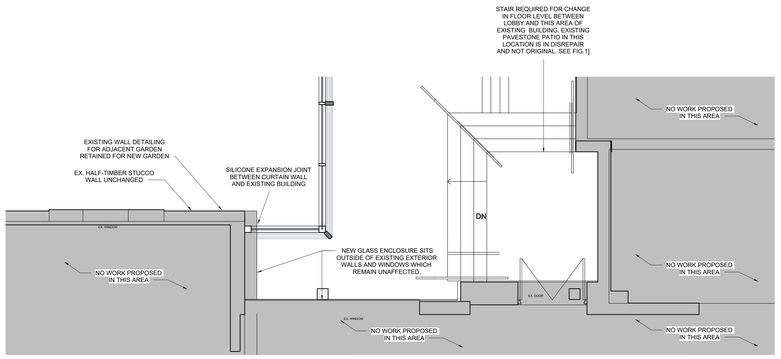
1 Ground Level_
1 : 100

CONNECTION OF ADDITION TO EXISTING BUILDING

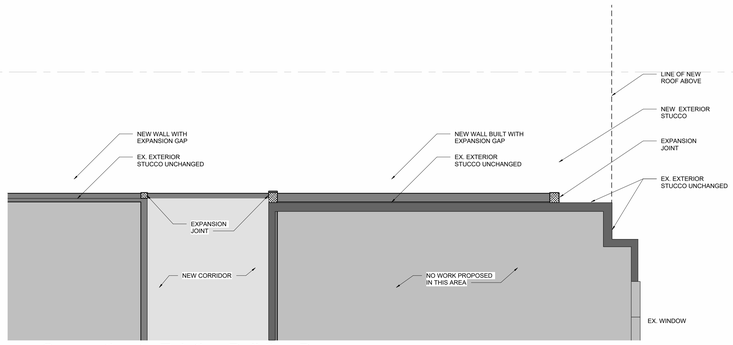
The West half-timbered stucco facade is to be retained within the new glass enclosure of the lobby, both preserving the character of the existing building and lending the lobby a unique indoor-outdoor atmosphere.

The East half-timbered stucco facade is to be retained and unchanged, and connected to the stucco East facade of the addition by expansion joint.

The North Facade, which is not original to the building, is to be completely disguised by the new addition, which is structurally independent and is joined to the existing building by expansion joints along its length.



2 Connection to Existing Building A_
1 : 50



3 Connection to Existing Building B_
1 : 50

NO.	DATE	REVISION / ISSUANCE
1	2026 08 05	ISSUE FOR COORDINATION
2	2026 09 27	ISSUE FOR REVIEW
3	2026 03 13	ISSUED FOR SITE PLAN CONTROL
4	2026 04 17	ISSUED FOR SPA

LEGEND

- PROPOSED ADDITION
- PROPOSED PAVING
- EXISTING BUILDING AREAS TO BE RENOVATED
- EXISTING BUILDING
- TIMBER TREE FORM (SHAPE VARIES). REFER TO STRUCTURAL DRAWINGS
- FE — WALL MOUNTED FIRE EXTINGUISHER
- FIRE EXTINGUISHER RECESSED CABINET
- FD — FLOOR DRAIN
- 150mm DEPTH - FLOOR AIR VENT
- ADO — AUTOMATIC DOOR OPERATOR

Project North

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

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Ontario Association of Architects COP #5388

ELMWOOD SCHOOL

ELMWOOD SENIOR SCHOOL ADDITION

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

Project Number	17002
Prepared by	YE
Reviewed by	Christopher Blackwell
Scale	As indicated

Drawing title

GROUND LEVEL PLAN

Sheet no.

A202_SPA

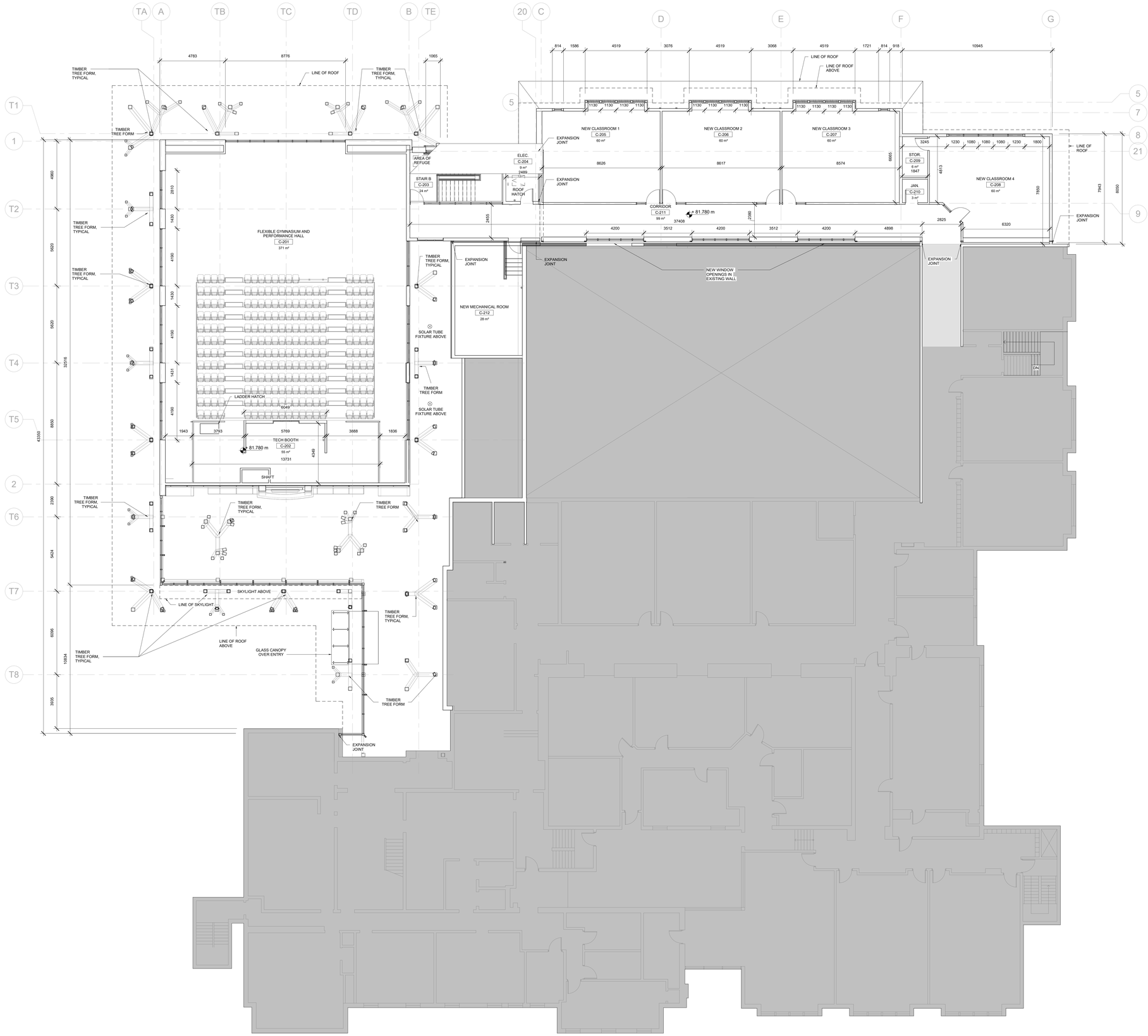
SECOND LEVEL OCCUPANT LOAD

Classrooms

68m2 + 66m2 + 68m2 + 63m2 = 265m2
265m2 x 1.85m2/person = 143 persons

EXIT WIDTH CALCULATION

Total Occupant Load: 143 persons
Exit Width Required: 143 x 6.1mm = 872.3mm
Exit Width Provided: 1956mm



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LEGEND

- PROPOSED ADDITION
- PROPOSED PAVING
- EXISTING BUILDING AREAS TO BE RENOVATED
- EXISTING BUILDING
- TIMBER TREE FORM (SHAPE VARIES, REFER TO STRUCTURAL DRAWINGS
- FE WALL MOUNTED FIRE EXTINGUISHER
- FIRE EXTINGUISHER RECESSED CABINET
- FD FLOOR DRAIN
- 150mm DEPRESSED FLOOR AIR VOID
- ADO AUTOMATIC DOOR OPERATOR

Project North

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ELMWOOD SCHOOL

ELMWOOD SENIOR SCHOOL ADDITION

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

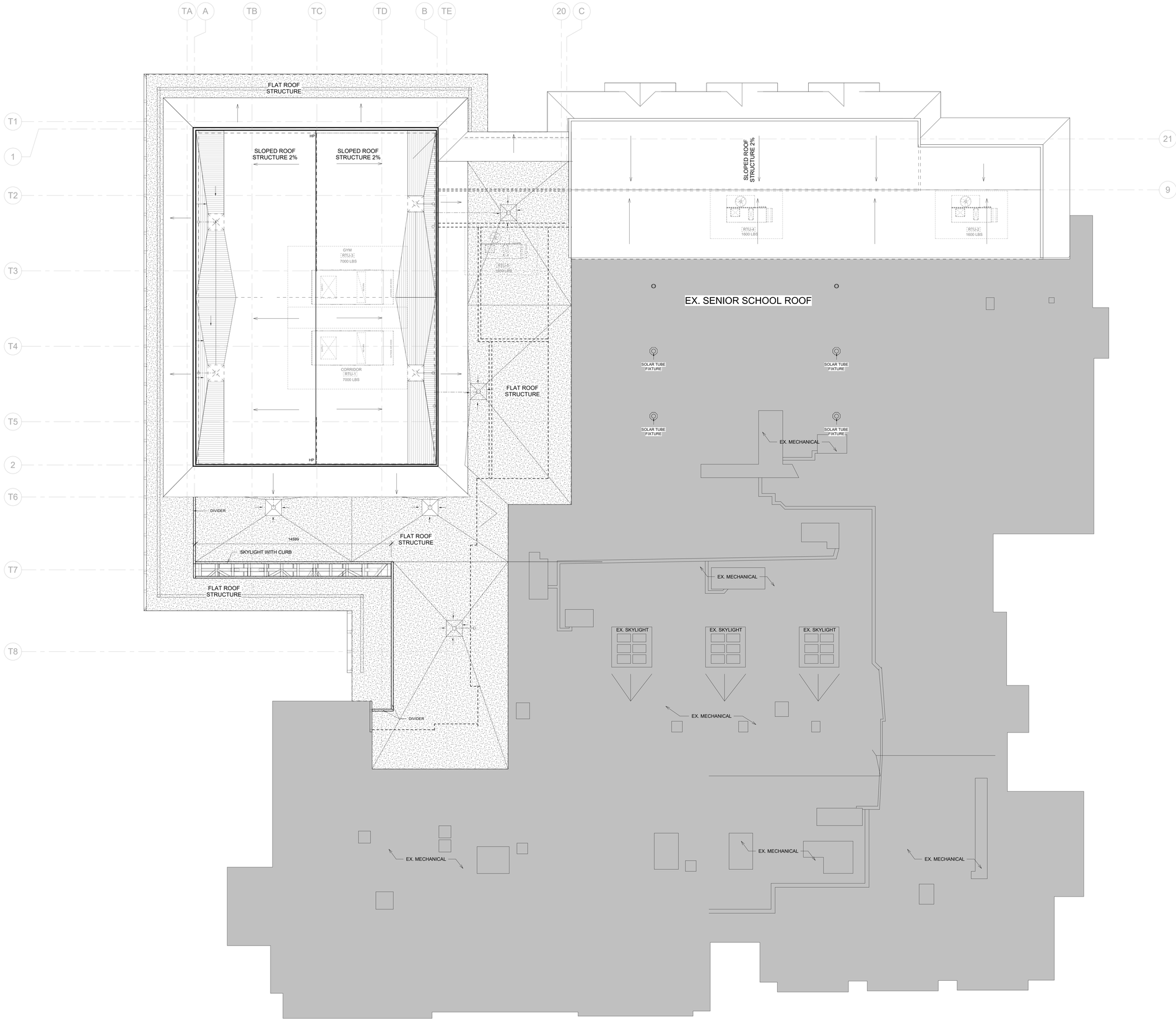
Project Number	17002
Prepared by	YE
Reviewed by	Christopher Blackwell
Scale	As indicated

Drawing title

SECOND LEVEL PLAN

Sheet no.

A203_SPA



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ROOF LEGEND

- EXISTING BUILDING
- NEW FLAT STRUCTURE
- SLOPED STRUCTURE AS INDICATED

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ELMWOOD SCHOOL

ELMWOOD SENIOR SCHOOL ADDITION

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

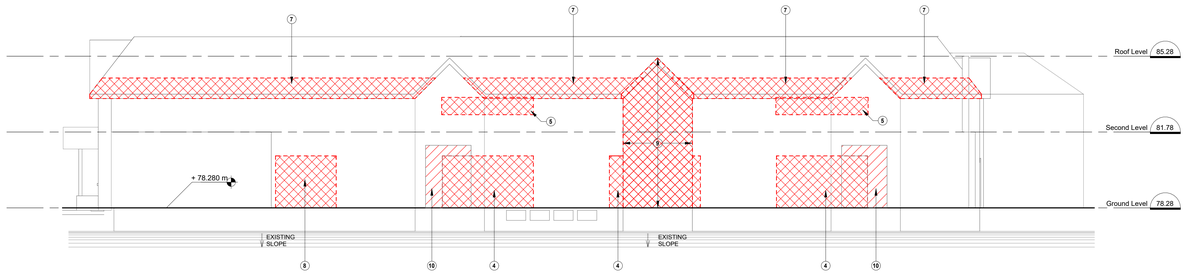
Project Number	17002
Prepared by	KO
Reviewed by	Christopher Blackwell
Scale	As indicated

Drawing title

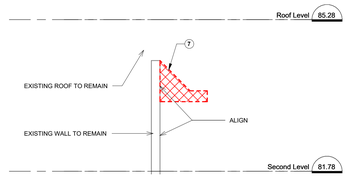
ROOF PLAN

Sheet no.

A204_SPA



5 NORTH ELEVATION - DEMOLITION
1 : 100



2 SECTION DETAIL @ EXISTING EAVES
1 : 50

3 WEST ELEVATION - DEMOLITION
1 : 100

4 PART SOUTH ELEVATION @ ENTRANCE - DEMOLITION
1 : 100

NO.	DATE	REVISION / ISSUANCE
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DEMOLITION LEGEND

NOTES AS INDICATED BY SYMBOL (1)

- EXISTING ITEM TO REMAIN
- ITEM TO BE DEMOLISHED
- INFILL THE EXISTING OPENING
- EXISTING ITEM TO BE RELOCATED

DEMOLITION NOTES

1. DEMOLISH THE EXISTING STAIR.
2. DEMOLISH THE EXISTING EXTERIOR LOW WALL.
3. CREATE OPENING AT EXISTING WALL FOR NEW DOOR. CONTRACTOR TO VERIFY EXACT DIMENSIONS ON SITE.
4. CREATE OPENING AT EXISTING WALL FOR NEW GLAZED FOLDING PARTITION. CONTRACTOR TO VERIFY EXACT DIMENSIONS ON SITE.
5. CREATE OPENING AT EXISTING WALL FOR NEW WINDOW. CONTRACTOR TO VERIFY EXACT DIMENSIONS ON SITE.
6. REMOVE THE EXISTING WINDOW AND MAINTAIN THE EXISTING OPENING TO ACCOMMODATE FOR NEW MILLWORK RECEPTION DESK. CONTRACTOR TO VERIFY EXACT DIMENSIONS ON SITE.
7. REMOVE A PORTION OF THE EXISTING ROOF EAVES TO ACCOMMODATE NEW ADDITION - PHASE B. OMIT INTERFERENCES.
8. CREATE NEW OPENING AT EXISTING WALL.
9. DEMOLISH THE EXISTING EXTERIOR WALL - BUMP OUT.
10. INFILL THE EXISTING OPENING AS REQUIRED.
11. RELOCATE THE EXISTING DOOR.
12. REMOVE THE EXISTING RAILING.

Project North

ONTARIO ASSOCIATION OF ARCHITECTS
ASSOCIATION DES ARCHITECTES DE L'ONTARIO
FIRM

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Ontario Association of Architects COP #5388

ELMWOOD SCHOOL

ELMWOOD SENIOR SCHOOL ADDITION

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

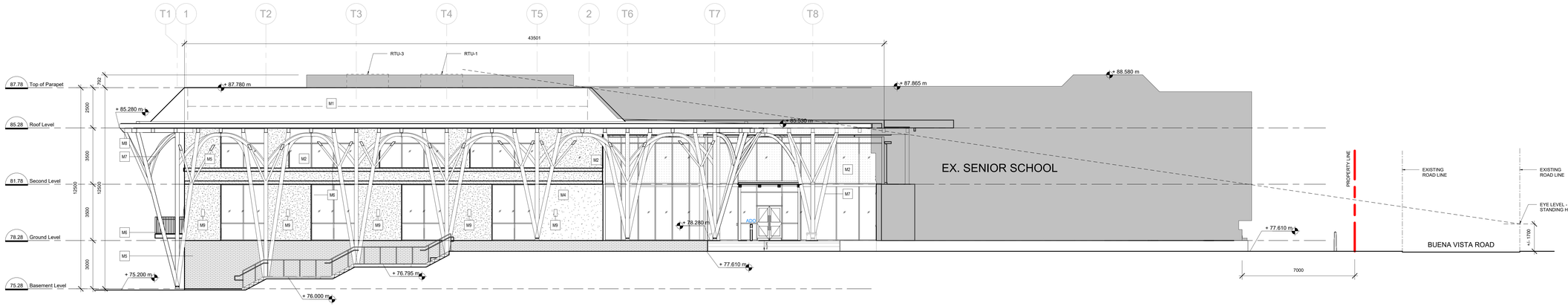
Project Number	17002
Prepared by	KO
Reviewed by	CB
Scale	As indicated

Drawing title

EXISTING ELEVATIONS - DEMOLITION

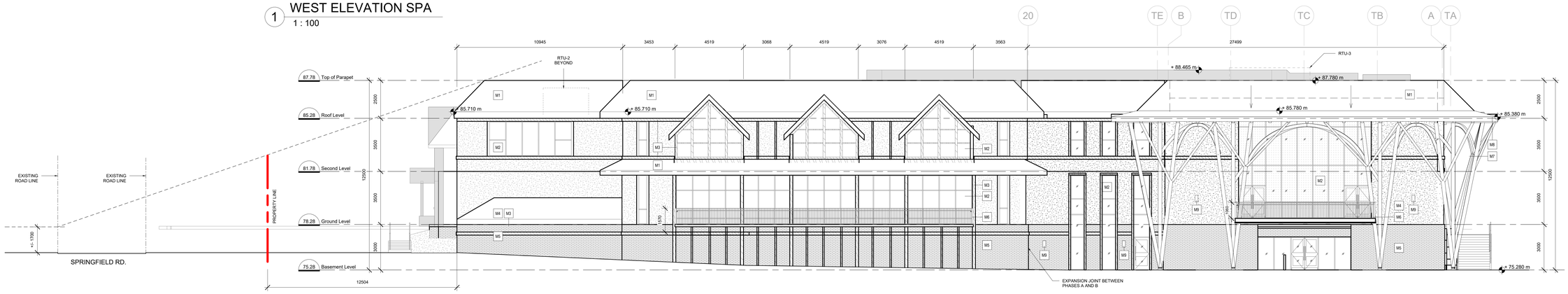
Sheet no.

A301_SPA



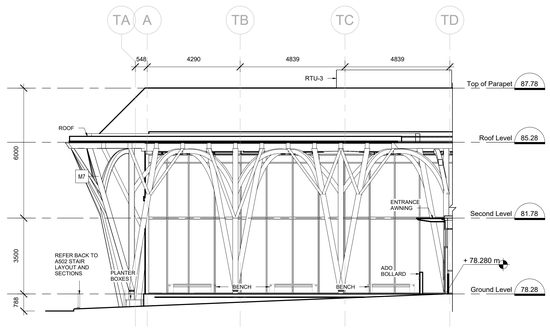
1 WEST ELEVATION SPA

1 : 100



2 NORTH ELEVATION SPA

1 : 100



3 NORTH ELEVATION AT PAVED PLAZA

1 : 100

EXTERIOR MATERIAL PALETTE

M1 ROOF SHINGLES: RED TO MATCH EXISTING

M2 VISION GLASS

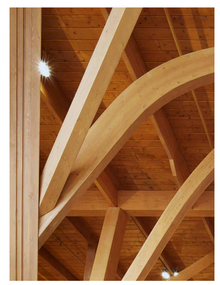
M3 WOODEN TRIM, DARK STAINED TO MATCH EXISTING TIMBERING

M4 IVORY PLASTER STUCCO

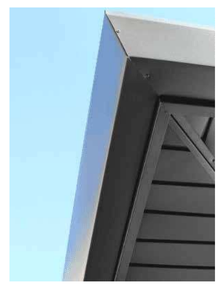
M5 BRICK TO COMPLEMENT EXISTING IN JUNIOR SCHOOL

M6 RAL-COATED HOLLOW METAL WINDOW-WALL FRAMES

M7 MASS TIMBER STRUCTURE, STAINED TO COMPLEMENT EXISTING TIMBERING



M8 STEEL FASCIA



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EXTERIOR MATERIALS LEGEND

- M1 ROOF SHINGLES: RED TO MATCH EXISTING
- M2 VISION GLASS - WITH EXTERNAL VISUAL MARKERS FOR BIRD SAFETY AS REQUIRED
- M3 WOODEN TRIM, DARK STAINED TO MATCH EXISTING TIMBERING
- M4 PLASTER STUCCO IVORY TO COMPLEMENT EXISTING
- M5 BRICK TO COMPLEMENT EXISTING IN JUNIOR SCHOOL
- M6 RAL-COATED HOLLOW METAL WINDOW-WALL FRAMES
- M7 MASS TIMBER STRUCTURE, STAINED TO COMPLEMENT EXISTING TIMBERING
- M8 STEEL FASCIA
- M9 WALL-MOUNT EXTERIOR LIGHTING - IESNA FULL CUT-OFF CLASSIFICATION

Project North

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ELMWOOD SCHOOL

ELMWOOD SENIOR SCHOOL ADDITION

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

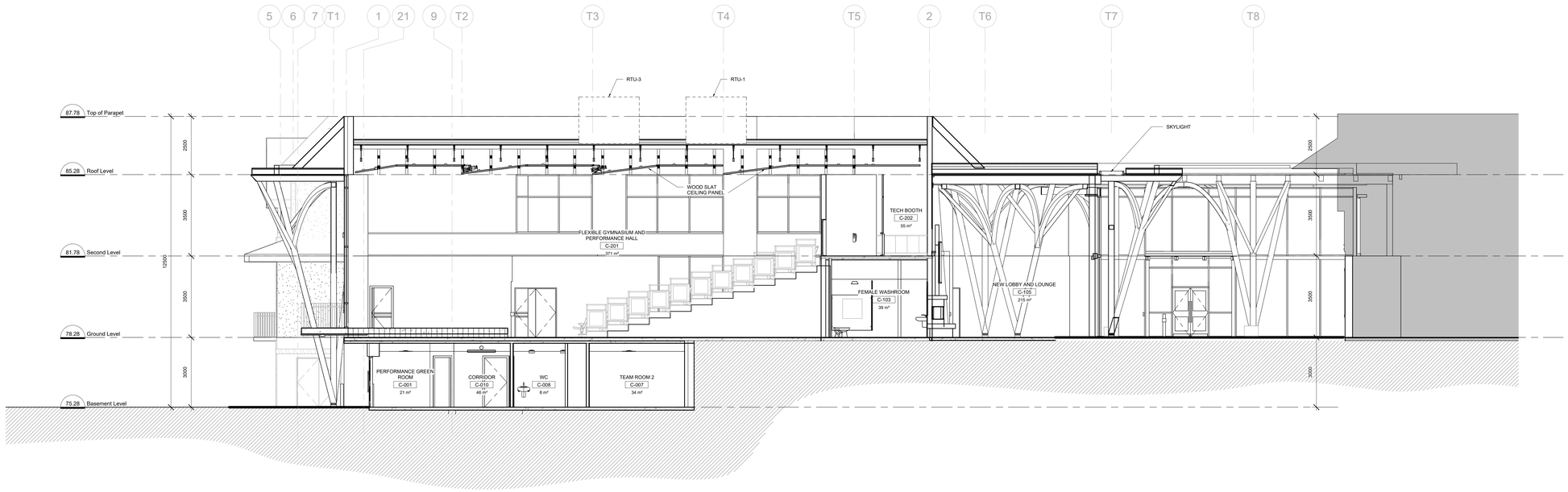
Project Number	17002
Prepared by	YE
Reviewed by	Christopher Blackwell
Scale	As indicated

Drawing title

BUILDING ELEVATIONS

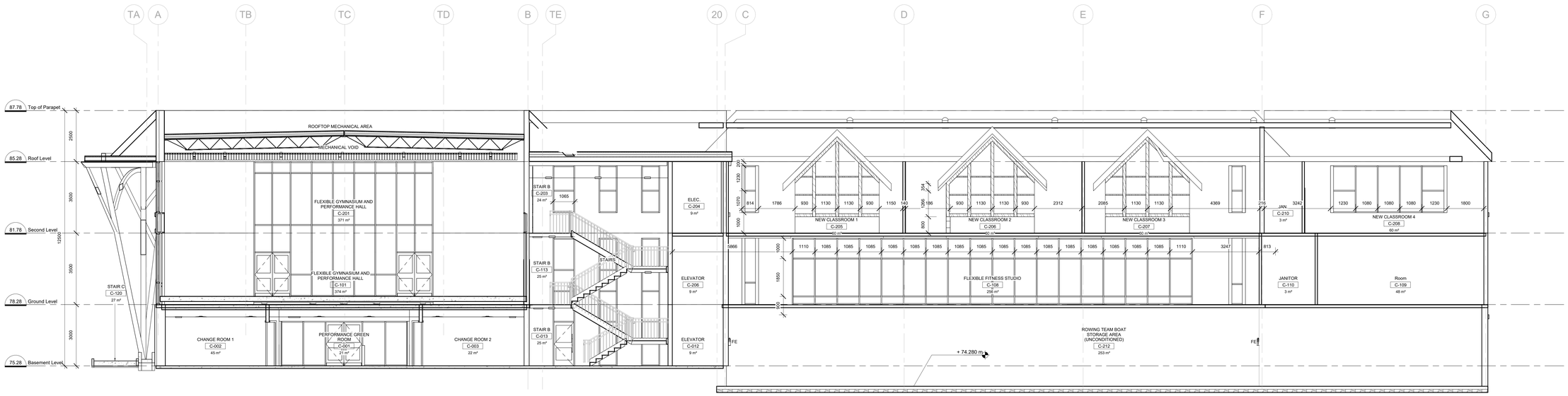
Sheet no.

A302_SPA



1 BUILDING SECTION 1

1 : 75



2 BUILDING SECTION 2

1 : 75

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Project North

TORONTO ASSOCIATION OF ARCHITECTS

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ELMWOOD SCHOOL

ELMWOOD SENIOR SCHOOL ADDITION

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

Project Number	17002
Prepared by	YE
Reviewed by	Christopher Blackwell
Scale	1 : 75

Drawing title

BUILDING SECTIONS

Sheet no.

A401_SPA