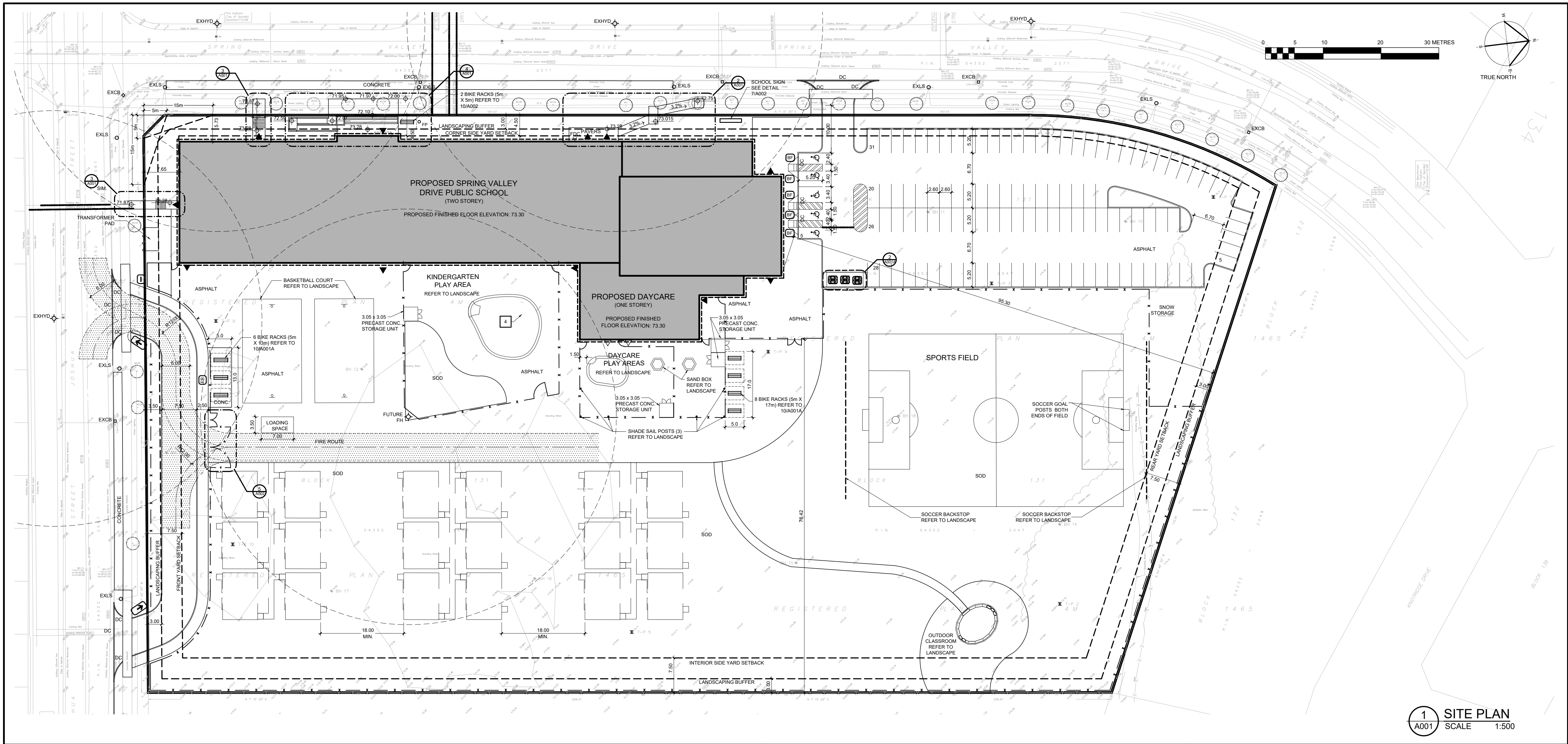
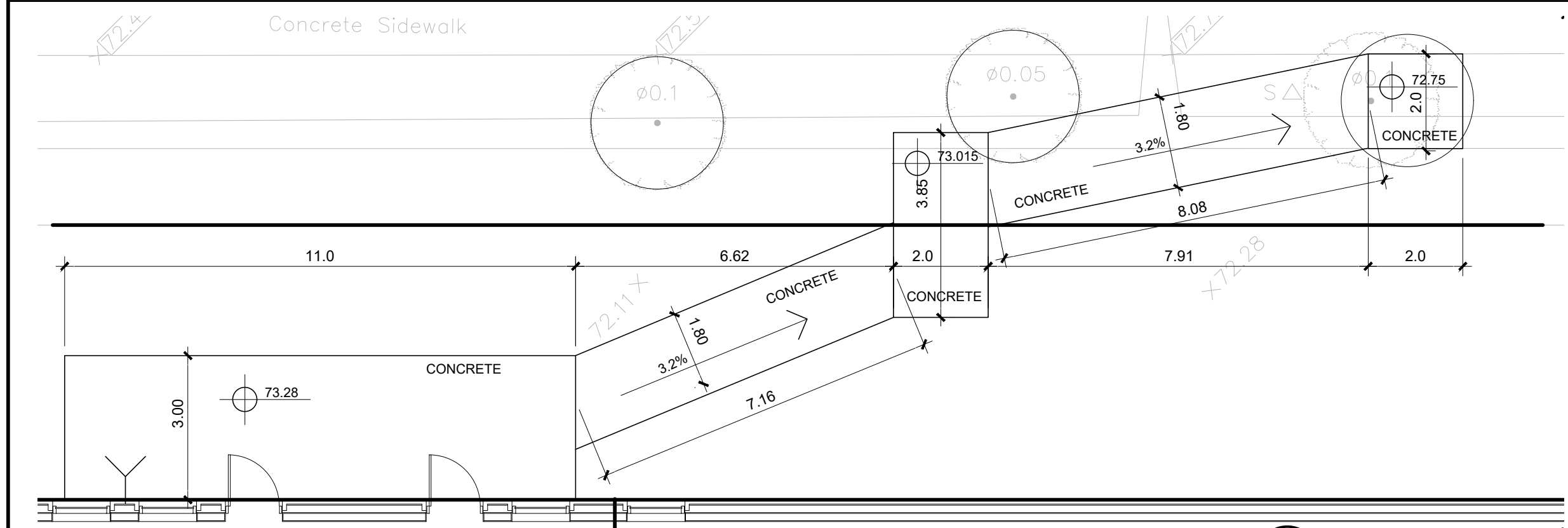
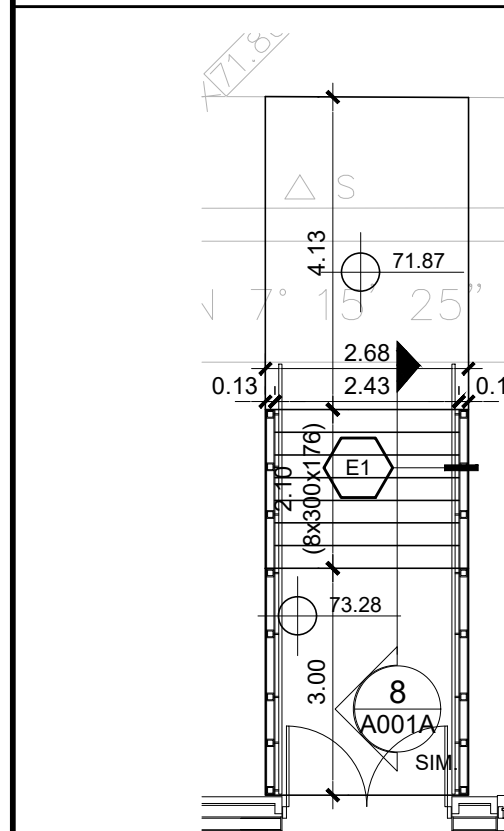




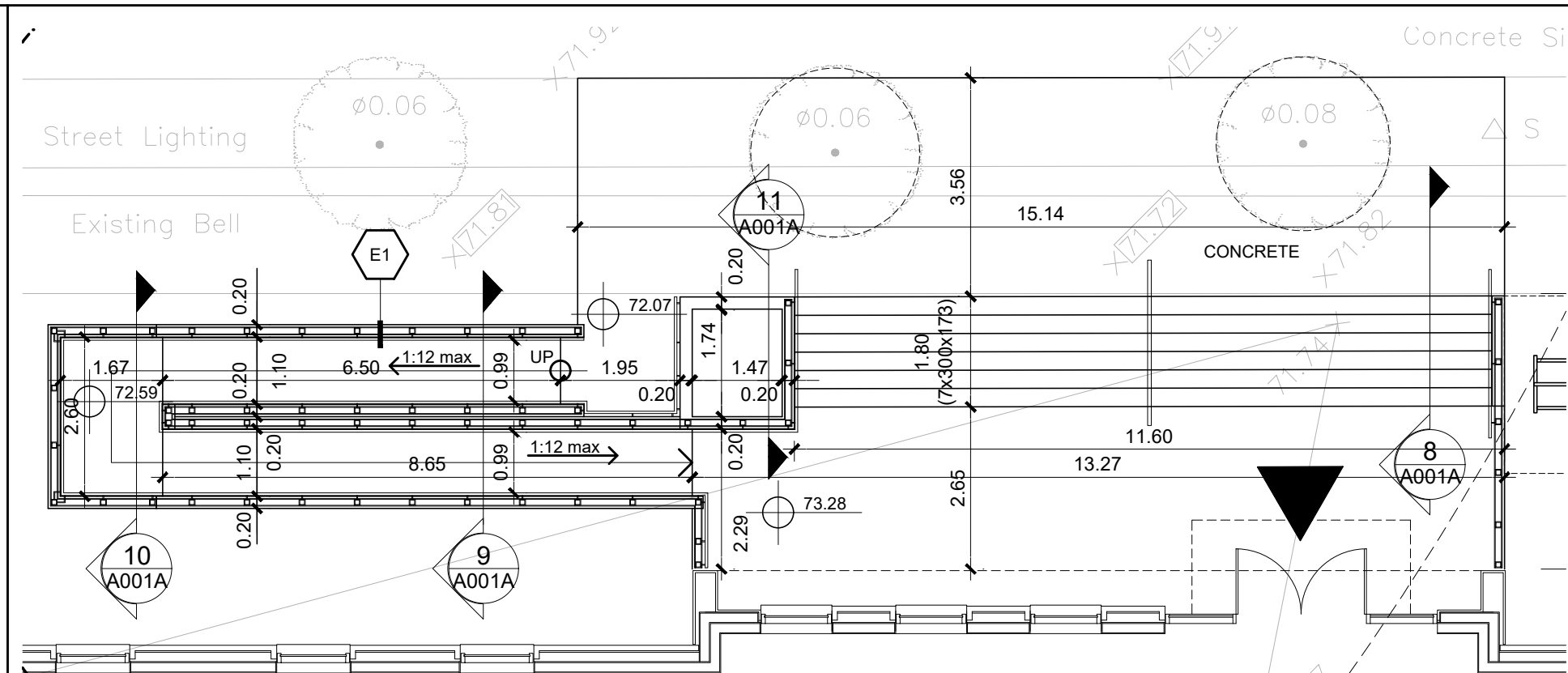
1 SITE PLAN
A001 SCALE 1:500



2 PLAN DETAIL
A001 SCALE 1:100



3 PLAN DETAIL
A001 SCALE 1:100



4 PLAN DETAIL
A001 SCALE 1:100

LEGENDS

SIGNAGE LEGEND:

- NO TRESPASSING
- FIRE ROUTE
- BARRIER FREE PARKING
- ONE WAY (DOUBLE SIDED)
- NO ENTRY
- VISITOR PARKING
- STAFF PARKING
- SCHOOL SIGN (DETAIL 6/A001)

SYMBOL LEGEND:

- EXISTING FIRE HYDRANT
- FLAG POLE
- EXISTING LIGHT STANDARD
- RELOCATED EXISTING LIGHT STANDARD
- LIGHT STANDARD - REFER TO ELECTRICAL
- EXISTING CATCH BASIN
- CATCH BASIN - REFER TO CIVIL
- CATCH BASIN/MANHOLE - REFER TO CIVIL
- STORM MANHOLE - REFER TO CIVIL
- BUILDING ENTRANCE/EXIT
- EXISTING TRANSFORMER
- FIRE DEPARTMENT CONNECTION
- NEW DEPRESSED CURB
- NEW CURB
- PROPERTY LINE
- NEW CHAIN LINK FENCE - REFER TO LANDSCAPE

PROJECT INFORMATION:

BUILDING CLASSIFICATION:
THE BUILDING IS CLASSIFIED AND DESIGN TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

OCCUPANCY:
GROUP A, DIVISION 2, SPRINKLERED, TWO STOREY (3.2.2.24)

BUILDING STATISTICS:
SCHOOL AREA (FOOTPRINT): 3529 sq.m.
DAY CARE AREA (FOOTPRINT): 363 sq.m.
SCHOOL ZONING GFA: 4174 sq.m.
DAY CARE ZONING GFA: 267 sq.m.
SCHOOL NUMBER OF STOREYS: 2
DAY CARE NUMBER OF STOREYS: 1
BUILDING SPRINKLERED: YES
OF STREET ACCESS ROUTES: 1
CONSTRUCTION TYPE: NON-COMB.
FLOOR ASSEMBLY & F.R.R.: 1 HOUR

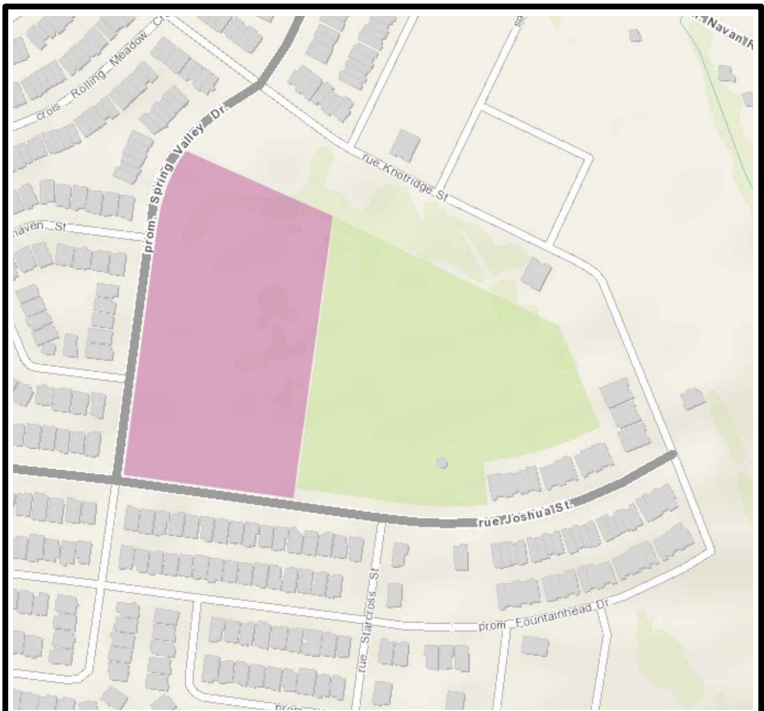
TOPOGRAPHICAL PLAN INFORMATION:
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN, PLAN OF BLOCK 131, REGISTERED PLAN 4M-1465, CITY OF OTTAWA

PREPARED BY FARLEY Y. SMITH & DENIS SURVEYING LTD., MAY 09, 2024

ZONING INFORMATION

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	11F MINOR INSTITUTIONAL ZONE (AREA C, ON SCHEDULE 1)	SCHOOL, DAY CARE
MIN. LOT WIDTH	15.0 m	120 m
MIN. LOT AREA	400 m ²	28,315 m ² (± 7 Acres)
MIN. FRONT YARD SETBACK	7.5 m	7.5 m
MIN. REAR YARD SETBACK	7.5 m	95.3 m
MIN. INTERIOR SIDE YARD SETBACK	7.5 m 3 m (ABUTTING NON-RESIDENTIAL)	76.42 m
MIN. CORNER SIDE YARD SETBACK	4.5 m	4.5 m
MAX. BUILDING HEIGHT	15.0 m	8.5 m
MIN. WIDTH OF LANDSCAPED AREA	3m	>3 m
PARKING LANDSCAPE BUFFER	FOR A PARKING LOT CONTAINING 100+ SPACES; ABUTTING A STREET = 3 m. NOT ABUTTING A STREET = 3 m	ABUTTING A STREET 3 m NOT ABUTTING A STREET 3 m
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	2.6m WIDTH x 5.2m LENGTH
PARALLEL PARKING SPACE	2.6m WIDTH x 6.7m LENGTH	2.6m WIDTH x 6.7m LENGTH
ACCESSIBLE PARKING SPACE	3.66m WIDTH x 5.2m LENGTH	3.66m WIDTH x 5.2m LENGTH
PARKING REQUIREMENTS	ELEMENTARY SCHOOL: 1.5 PARKING SPACES/CLASSROOM AS FOLLOWS: 20 CLASSROOMS x 1.5 = 30 SPACES 7 KINDERGARTEN x 1.5 = 11 SPACES 18 FUTURE PORTABLES = 27 SPACES DAYCARE 2/100 sqm = 8 SPACES TOTAL REQD = 76 PARKING SPACES	117 PARKING SPACES
BARRIER FREE ACCESSIBLE	AS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS, PARAGRAPH 3.1.2, TABLE 3 2 TYPE 'A', 3 TYPE 'B'	5 ACCESSIBLE PARKING SPACES (2xTYPE 'A' + 3xTYPE 'B')
LOADING SPACES	1 per 2,000 m ² - 4,999 m ² of G.F.A.	4,441 m ² G.F.A. = 1 SPACE
BICYCLE PARKING RATE	SCHOOL 42 (1/100m ²) DAYCARE 3 (1/250m ²)	120 BICYCLE SPACES
MAX. NUMBER OF PRIVATE APPROACH ALLOWED:	AS PER OTTAWA USE OF PRIVATE APPROACHES BY-LAW 2003-447, ITEM 25 (a)(iv), ONE TWO-WAY APPROACH AND TWO ONE-WAY APPROACH OR TWO TWO-WAY APPROACHES ARE PERMITTED.	1 - TWO-WAY APPROACH 1 - ONE-WAY APPROACH BUS LAY-BY LANE



KEY PLAN

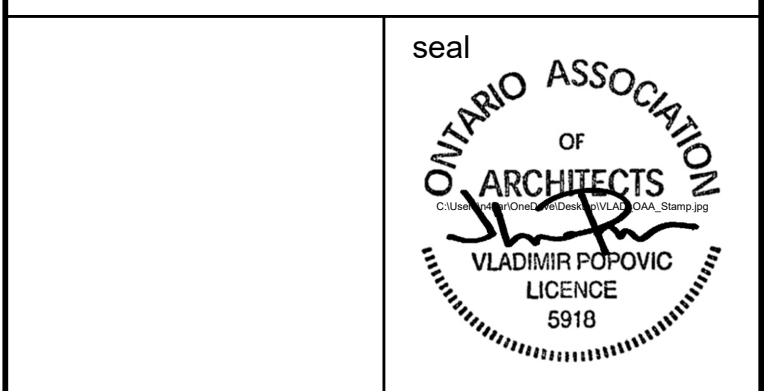
04	ISSUED FOR SITE PLAN APPROVAL	09DEC24
03	ISSUED FOR PERMIT	29NOV24
02	SPC PRE-CONSULTATION #3	09SEP24
01	SPC PRE-CONSULTATION #1	27MAY24

N45 ARCHITECTURE INC.

71 Bank Street, 7th floor - Ottawa, Ontario, K1P 5N2
tel. 613.224.0095 fax 613.224.9811

project SPRING VALLEY DRIVE PUBLIC SCHOOL

799 SPRING VALLEY DRIVE
OTTAWA, ON



drawing title SITE PLAN AND DETAILS

scale AS SHOWN	drawn by N.F.
date MAY 2024	checked by V.P.
project number 24-828	drawing number A001

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

revision