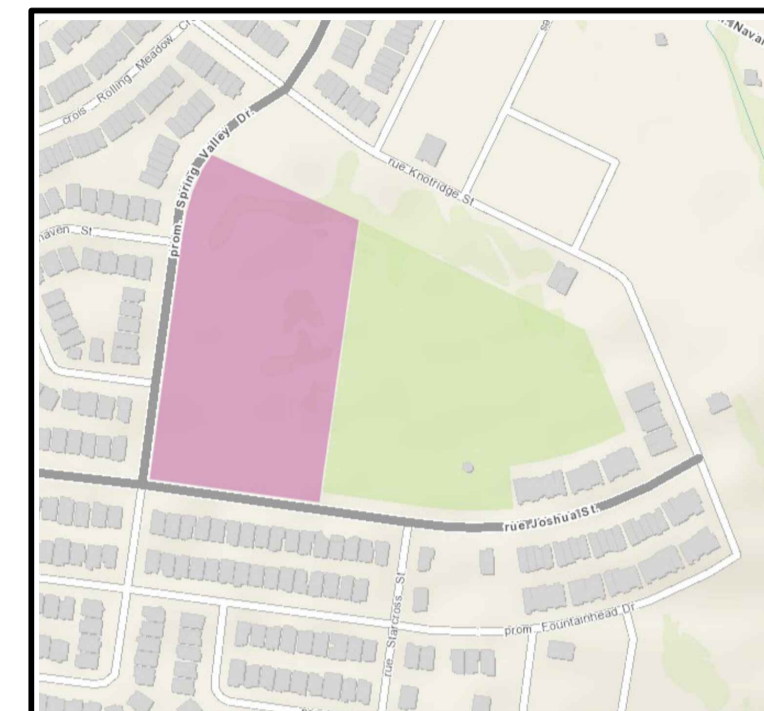
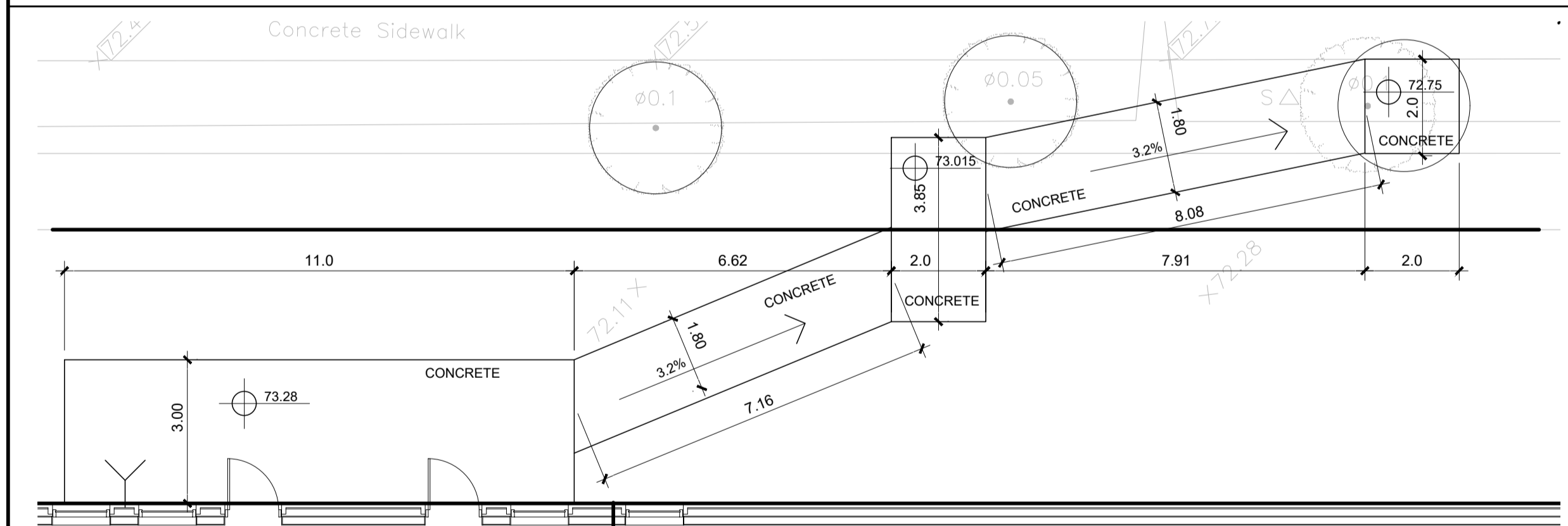


1 SITE PLAN  
SCALE 1:500



04	ISSUED FOR SITE PLAN APPROVAL	09DEC24
03	ISSUED FOR PERMIT	29NOV24
02	SPC PRE-CONSULTATION #3	08SEP24
01	SPC PRE-CONSULTATION #1	27MAY24



2 PLAN DETAIL  
SCALE 1:100

**LEGENDS**

**SIGNAGE LEGEND:**

- NO TRESPASSING
- FR FIRE ROUTE
- BF BARRIER FREE PARKING
- OW ONE WAY (DOUBLE SIDED)
- NE NO ENTRY
- VP VISITOR PARKING
- SP STAFF PARKING
- SCS SCHOOL SIGN (DETAIL 6/A001)

**SYMBOL LEGEND:**

- EXHYD EXISTING FIRE HYDRANT
- FP FLAG POLE
- EXLS EXISTING LIGHT STANDARD
- R-EXLS RELOCATED EXISTING LIGHT STANDARD
- LS LIGHT STANDARD - REFER TO ELECTRICAL
- CB EXISTING CATCH BASIN
- CB CATCH BASIN - REFER TO CIVIL
- CBMH CATCH BASIN/MANHOLE - REFER TO CIVIL
- STMH STORM MANHOLE - REFER TO CIVIL
- ▲ BUILDING ENTRANCE/EXIT
- EXTRANSF EXISTING TRANSFORMER
- FDC FIRE DEPARTMENT CONNECTION
- DC 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

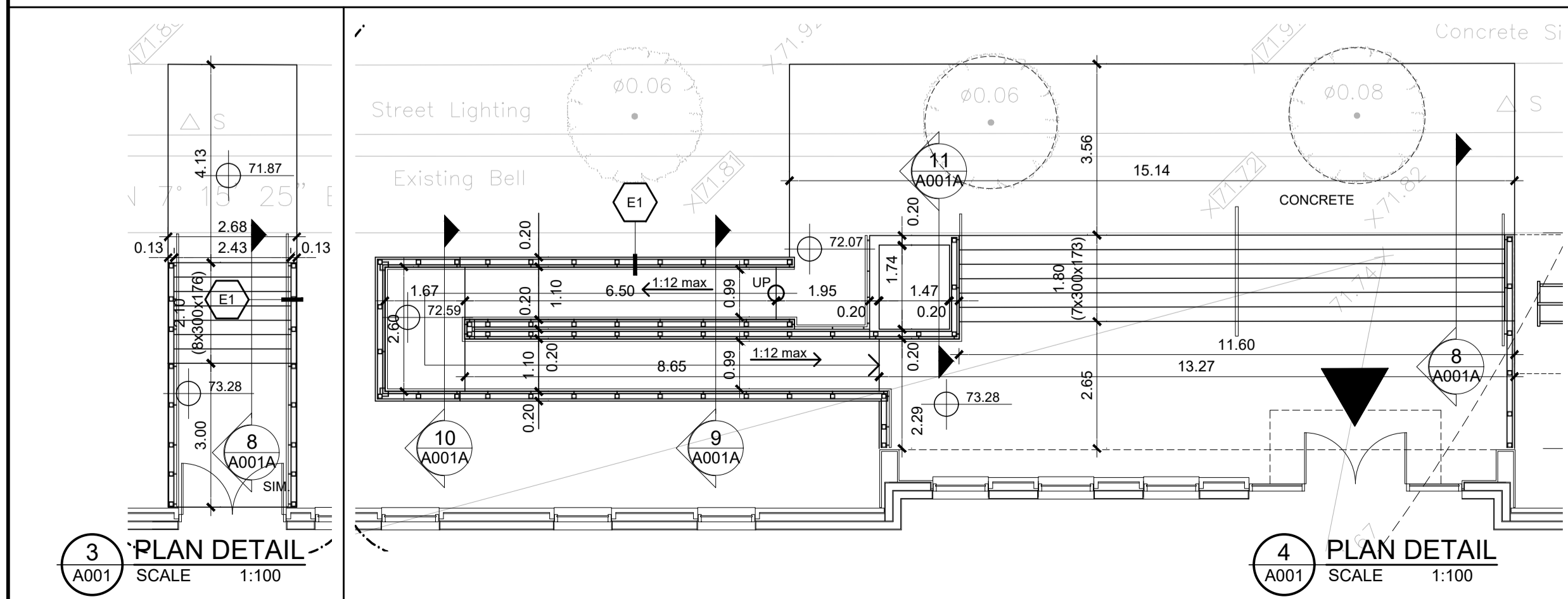
**TOPOGRAPHICAL PLAN INFORMATION:**  
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN, PLAN OF BLOCK 131, REGISTERED PLAN 4M-1465, CITY OF OTTAWA

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 <sup>2</sup>	28,315 m <sup>2</sup> (± 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	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	>3m
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 <sup>2</sup> - 4,999 m <sup>2</sup> OF G.F.A.	4,441 m <sup>2</sup> G.F.A. = 1 SPACE
BICYCLE PARKING RATE	SCHOOL 42 (1/100m <sup>2</sup> ) DAYCARE 3 (1/250m <sup>2</sup> )	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

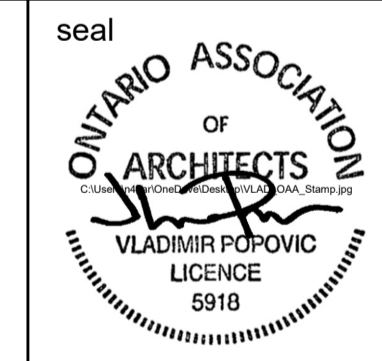


3 PLAN DETAIL  
SCALE 1:100

4 PLAN DETAIL  
SCALE 1:100

**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 <b>A001</b>
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision	