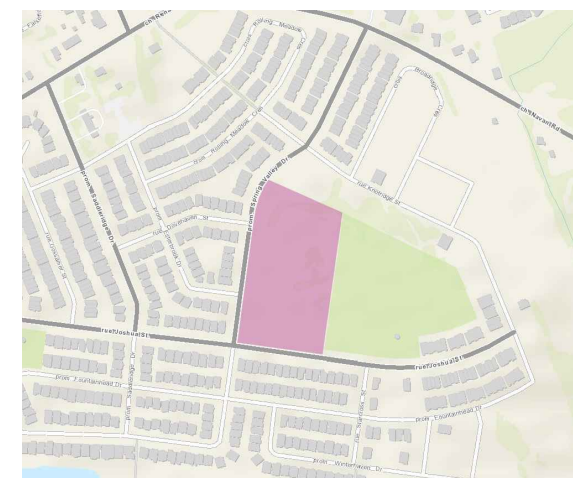
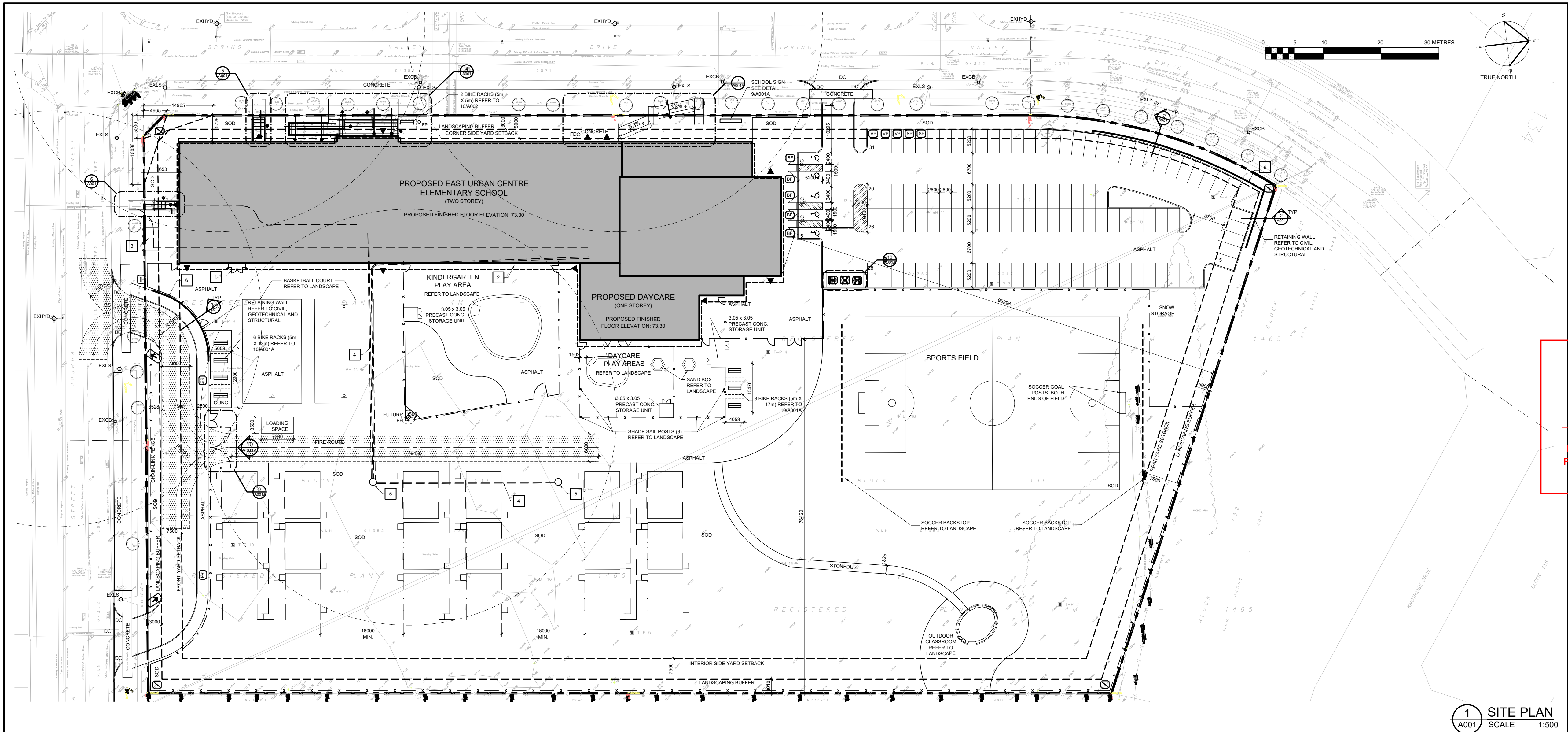




KEY PLAN

A Hamlin

ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

06	ISSUED FOR DAR COMMENTS	14OCT25
05	ISSUED FOR SITE PLAN APPROVAL	02APR25
04	ISSUED FOR SITE PLAN APPROVAL	09DEC24
03	ISSUED FOR PERMIT	29NOV24
02	SPC PRE-CONSULTATION #3	09SEP24
01	SPC PRE-CONSULTATION #1	27MAY24

APPROVED
By Allison Hamlin at 11:12 am, Oct 21, 2025

N45 ARCHITECTURE INC.

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

project
**EAST URBAN CENTRE
ELEMENTARY SCHOOL**

700 SPRING VALLEY DRIVE
OTTAWA, ON

seal

drawing title
SITE PLAN AND DETAILS

scale AS SHOWN	drawn by N.F.
date APRIL 2025	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	

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 CURB
- PROPERTY LINE
- NEW CHAIN LINK FENCE - REFER TO LANDSCAPE

SPECIFIC CONSTRUCTION NOTES:

- CHAIN LINK GAS METER ENCLOSURE:
 - PERPENDICULAR AND AT RIGHT ANGLES TO THE BUILDING
 - 915 DEEP x 3660 LONG x 2135 HIGH
 - TOP: CHAIN LINK FENCE INSTALLED ACROSS THE TOP
 - FENCE FABRIC: 6 GAUGE, VINYL COATED, COLOUR BLACK
 - LOCKING DOUBLE GATES @ 1220 WIDE EACH
 - LOCKING DEVICE: ENBRIDGE TO SUPPLY MASTER X2268 LOCK UPON COMPLETION
 - FENCE POSTS - 100mm, SCHEDULE 80, IN CONCRETE
 - COMPLETE WITH TWO BOLLARDS. SEE 4/A001
- PROVIDE PERIMETER FOUNDATION DRAINAGE:
 - 100 TO 150mm Ø, GEOTEXTILE-WRAPPED, PERFORATED, CORRUGATED, PLASTIC PIPE SURROUNDED ON ALL SIDES BY 150mm OF 10mm CLEAR CRUSHED STONE. PLACE AT THE FOOTING LEVEL AROUND THE EXTERIOR OF THE STRUCTURE. THE PIPE TO HAVE A POSITIVE GRAVITY CONNECTION TO THE STORM SEWER OUTLET. REFER TO CIVIL.
- PADMOUNT TRANSFORMER AND BOLLARDS REFER TO ELECTRICAL.
- PROVIDE TRENCHES FOR POWER, PA/SECURITY, COMMUNICATIONS, FIRE ALARM, ETC. REFER TO ELECTRICAL.
- PROVIDE MANHOLE TO SERVICE FUTURE PORTABLES. REFER TO ELECTRICAL.
- PROVIDE RETAINING WALL AND CW GUARDRAIL ON TOP.

PROJECT INFORMATION (FOR BUILDING CODE AND ZONING BY-LAW PURPOSES):

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): 383 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

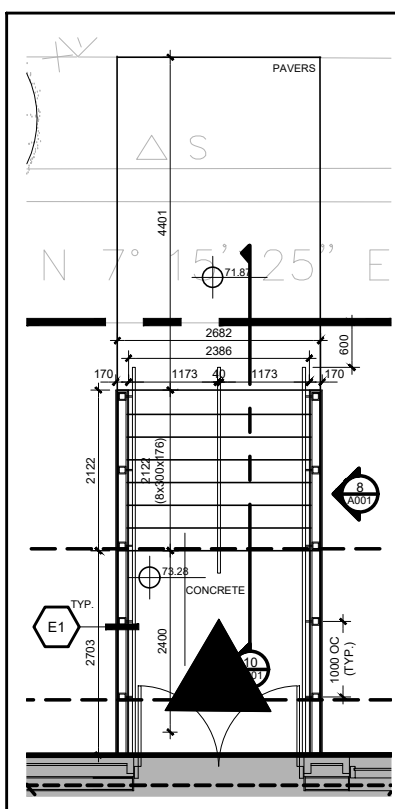
TOPOGRAPHICAL PLAN INFORMATION:
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN, PLAN OF BLOCK 131, REGISTERED PLAN 4M-1465, CITY OF OTTAWA

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

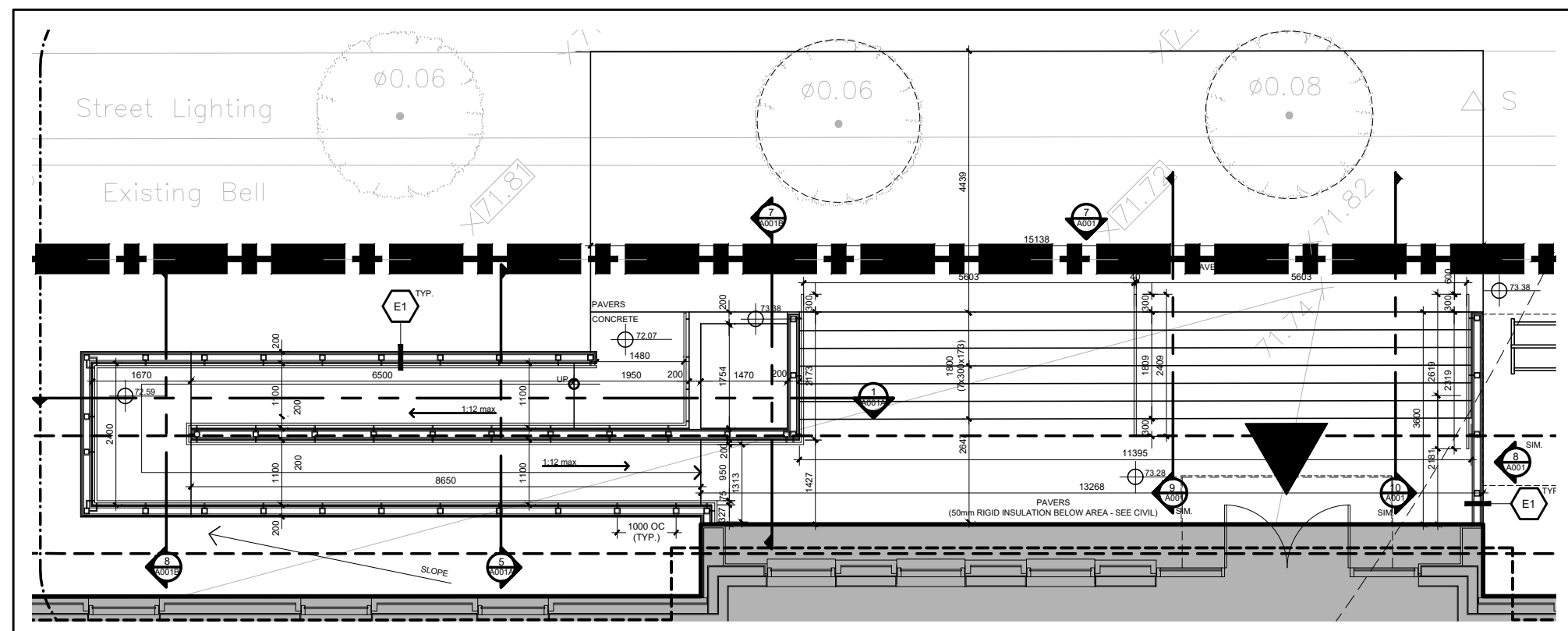
ZONING INFORMATION

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

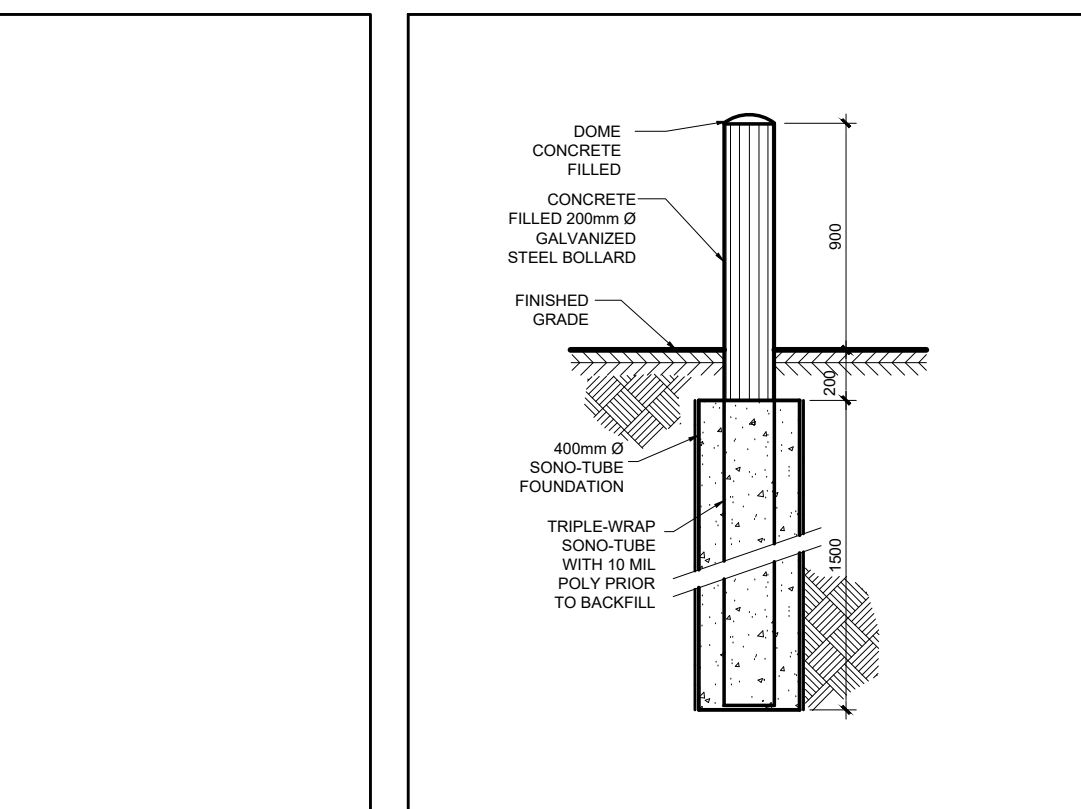
ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	11F MINOR INSTITUTIONAL ZONE (AREA C, ON SCHEDULE 1)	SCHOOL, DAY CARE
MIN. LOT WIDTH	15.0 m	120 m
MIN. LOT AREA	400 m ²	28,315 m ² (± 7 Acres)
MIN. FRONT YARD SETBACK	7.5 m	7.5 m
MIN. REAR YARD SETBACK	7.5 m	95.3 m
MIN. INTERIOR SIDE YARD SETBACK	7.5 m	76.42 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 = 3m. NOT ABUTTING A STREET = 3m	ABUTTING A STREET 3m NOT ABUTTING A STREET 3m
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 REQ'D = 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



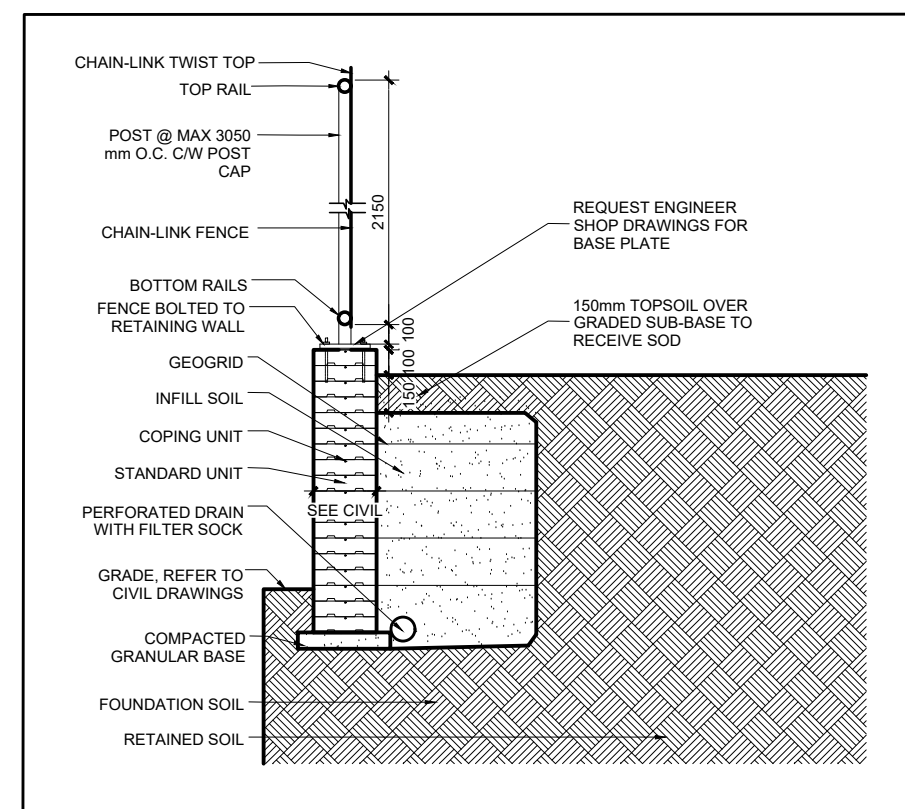
5 PLAN DETAIL
A001 SCALE 1:100



4 PLAN DETAIL
A001 SCALE 1:100



3 BOLLARD DETAIL
A001 SCALE 1:30



2 RETAINING WALL DETAIL (TYP.)
A001 SCALE 1:30

RESERVED
A001 SCALE NS