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SITE PLAN APPLICATION No.: D07-12-25-0060
SURVEY INFORMATION TAKEN FROM:
TOPOGRAPHICAL PLAN OF SURVEY OF ALL OF LOTS 2, 3, 4 AND 5 SOUTH OF SOMERSET ST.
LOTS 1, 2, 3, 4 AND 5 NORTH OF ASH ST.
LOTS 1, 2, 3, 4 AND 5 SOUTH OF ASH ST.
ASH ST & PART OF OAK ST.
BLOCK B, REGISTERED PLAN 73
ALL OF BLOCK 10, REGISTERED PLAN 4M-1741
PART OF BLOCK 115, REGISTERED PLAN 13
CITY OF OTTAWA.

PREPARED BY: CALVIN DIETZ INC.

SITE SUMMARY:
CIVIL ADDRESS: 45 OAK STREET, OTTAWA, ONTARIO
ZONING: CURRENT: MIXED USE - COMMERCIAL ZONES II, MC F (1.5)
SITE AREA: 3,205.79m²
PROPOSED USE: ELEMENTARY SCHOOL AND DAYCARE
BUILDING FOOTPRINT (ABOVE GRADE): 1,177.92m²
LANDSCAPE AREA WITHIN SITE PLAN BOUNDARY (S): 62.6

ZONING SUMMARY:
MIN. LOT AREA: No min.
MIN. LOT WIDTH: No min.
BUILDING HEIGHT: No min./No max.
BUILDING HEIGHT INCLUDING 2-STORY FUTURE ADDITION: No min./No max.

YARDS:
FRONT YARD (OAK STREET): 0
INTERNAL SIDE YARD (EAST): 0
INTERNAL SIDE YARD (WEST): 0
REAR YARD: 0

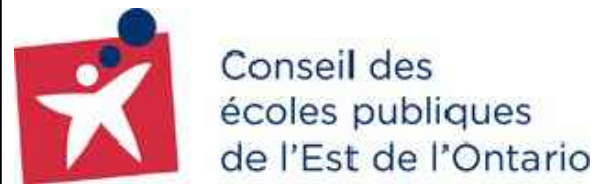
PARKING & LOADING:
VEHICLE PARKING: NONE
LOADING SPACES: NONE
TOTAL: 0

REQUIRED: 3,205.79m²
PROVIDED: 47.80m
16.80m
26.30m

BICYCLE PARKING:
SCHOOL: TBC
ASPH PAVED 111A PART 4, SECTION 111. BY-LAW 2008-250
TOTAL: 34
34

CITY OF OTTAWA ZONING GFA:
ZONING GFA:
GROUND FLOOR: 577.84m²
SECOND FLOOR: 930.27m²
THIRD FLOOR: 948.75m²
FOURTH FLOOR: 677.54m²
TOTAL ZONING GFA: 3,134.40m²

ONTARIO BUILDING CODE (OBC) GFA:
OBC GFA:
BASEMENT LEVEL: 240.25m²
GROUND FLOOR (DAYCARE ONLY): 694.17m²
GROUND FLOOR (SCHOOL ONLY): 483.75m²
SECOND FLOOR: 1,545.49m²
THIRD FLOOR: 1,549.08m²
FOURTH FLOOR: 1,168.48m²
TOTAL OBC GFA: 5,681.22m²



SITE LEGEND:

- DECIDUOUS TREE PLANTING, REFER TO LANDSCAPE DWGS
- SHRUBS / PERENNIAL PLANTING, SEE LANDSCAPE DWGS
- INDICATES TOPSOIL & SOO, SEE LANDSCAPE DWGS
- CONCRETE PAVING, SEE LANDSCAPE DWGS
- UNIT PAVING TYPE 1, SEE LANDSCAPE DWGS
- UNIT PAVING TYPE 2, SEE LANDSCAPE DWGS
- UNIT PAVING TYPE 3, SEE LANDSCAPE DWGS
- TACTILE WARNING SURFACE INDICATOR
- BOLLARDS, SEE LANDSCAPE DWGS
- EXTERIOR LIGHT FIXTURES, REFER TO ELECTRICAL DWGS
- EXTERIOR LIGHT BOLLARD, REFER TO ELECTRICAL DWGS
- DEPRESSED CURB
- PROPOSED EASEMENT FOR CIRCULATION & BELOW GRADE SERVICES: 1.97 m²
- PROPOSED BELOW GRADE EASEMENT FOR SITE SERVING: 1.62 m²
- PROPOSED NON-BUILDABLE EASEMENT TO PERMIT LIMITING DISTANCE AGREEMENTS FOR UNPROTECTED OPENINGS: 7.99 m²
- PROPOSED TEMPORARY SURFACE EASEMENT FOR CIRCULATION: 1.124 m²

GENERAL NOTE: THIS DRAWING IS TO BE PRINTED AND READ IN COLOUR.

11	NOV. 12/25	ISSUED FOR BUILDING PERMIT COMMENTS/ SPC RESUBMISSION
10	OCT. 14/25	ISSUED FOR BUILDING PERMIT COMMENTS
9	OCT. 08/25	RE-ISSUED FOR TENDER
8	SEP. 10/25	ISSUED FOR: SPC RESUBMISSION
7	AUG. 20/25	ISSUED FOR TENDER
6	JUL. 22/25	ISSUED FOR 85% / BUILDING PERMIT
5	JUL. 10/25	ISSUED FOR DRAFT 85%
4	JUL. 04/25	ISSUED FOR SPC RESUBMISSION
3	JUN. 05/25	ISSUED FOR 66%
2	APR. 25/25	ISSUED FOR: SITE PLAN CONTROL
1	APR. 22/25	ISSUED FOR: 33%
no.	date	revision

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

DO NOT SCALE DRAWINGS.

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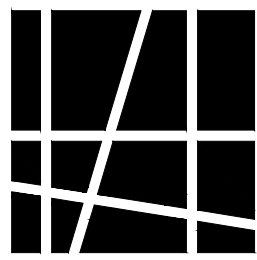


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HOBIN
ARCHITECTURE

PROJECT/LOCATION:

ÉÉP LOUISE ARBOUR SCHOOL
45 OAK STREET

DRAWING TITLE:

INTERIM SITE PLAN

DRAWN BY:

ML

DATE:

MAR. 2025

SCALE:

1:500



PROJECT:

2457

DRAWING NO.:

A1.01

REVISION NO.:

#19280

