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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): 1,198.09m²
LANDSCAPE AREA WITHIN SITE PLAN BOUNDARY (3): 62.6

ZONING SUMMARY:
MIN. LOT AREA: No min. 3,205.79m²
MIN. LOT WIDTH: No min. 47.80m
BUILDING HEIGHT: No min./No max. 16.80m
BUILDING HEIGHT INCLUDING 2-STORY FUTURE ADDITION: No min./No max. 26.30m

YARDS:
FRONT YARD (OAK STREET) 0 0.52m
INTERNAL SIDE YARD (EAST) 0 3.07m
INTERNAL SIDE YARD (WEST) 0 4.55m
REAR YARD 0 0.45m

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

BICYCLE PARKING
SCHOOL: TBC
AS PER TABLE 11.1A, PART 4, SECTION 11.1.1 BY-LAW 2008-250
TOTAL: 34 48
BUILDING SUMMARY:
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: 254.68m²
GROUND FLOOR (DAYCARE ONLY): 714.05m²
GROUND FLOOR (SCHOOL ONLY): 486.15m²
SECOND FLOOR: 1,564.86m²
THIRD FLOOR: 1,581.43m²
FOURTH FLOOR: 1,189.16m²
TOTAL OBC GFA: 5,800.35m²

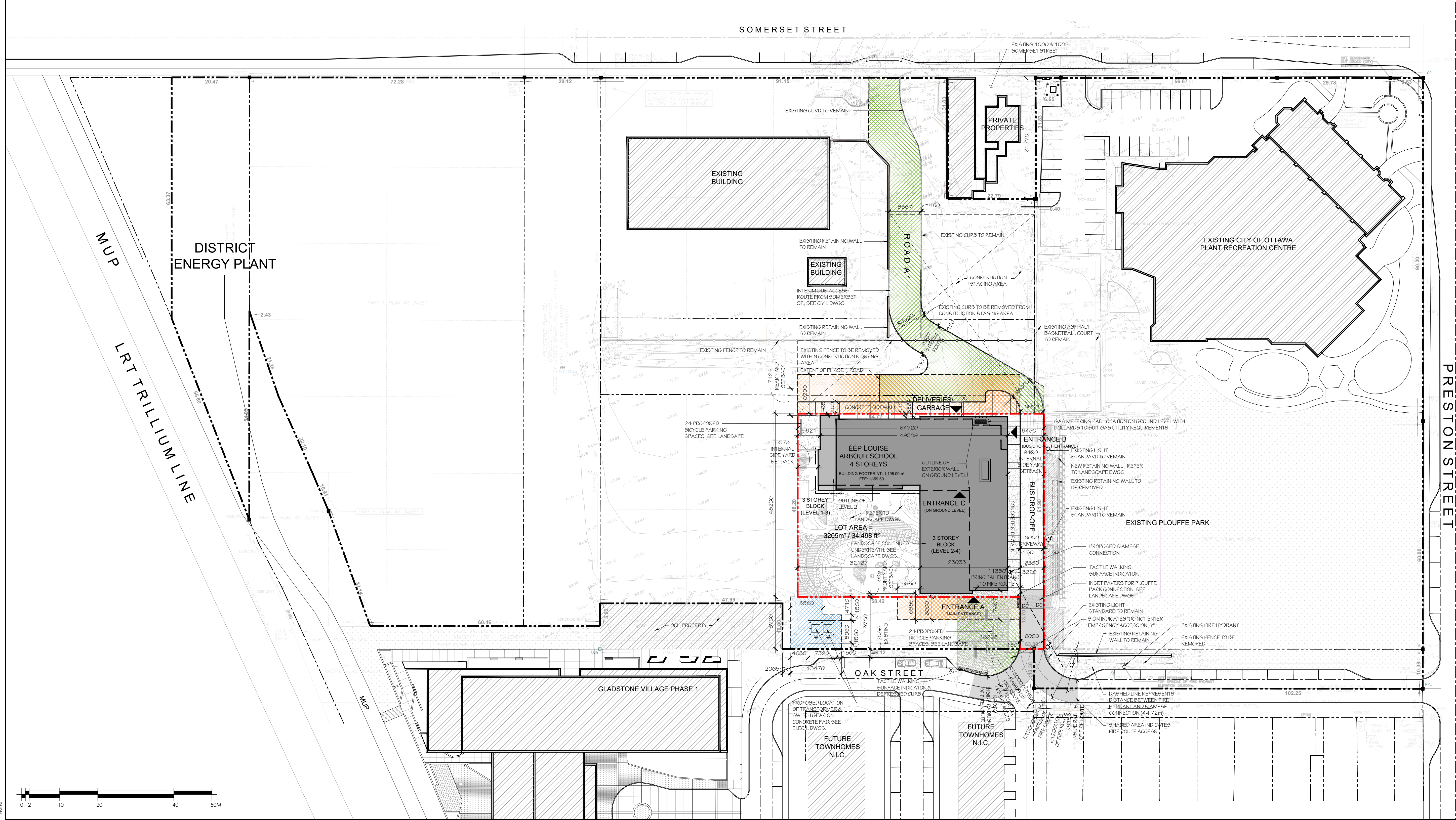


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SITE LEGEND:

- DECIDUOUS TREE PLANTING, REFER TO LANDSCAPE DWGS
- SHRUB / 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 SURFACE EASEMENT FOR CIRCULATION 3.14m²
- PROPOSED BELOW GRADE EASEMENT FOR SITE SERVING: 1.18m²
- PROPOSED NON-BUILDABLE EASEMENT TO PERMIT LIMITING DISTANCE AGREEMENTS FOR UNPROTECTED OPENINGS: 157m²

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



no.	date	revision
4	JUL 04/25	ISSUED FOR 80% RESUBMISSION
3	JUN 05/25	ISSUED FOR 66%
2	APR 25/25	ISSUED FOR SITE PLAN CONTROL
1	APR 22/25	ISSUED FOR 33%

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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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.:

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SITE PLAN APPLICATION No.: D07-12-25-0060

SURVEY INFORMATION TAKEN FROM:

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BLOCK B, REGISTERED PLAN 73
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PART OF BLOCK 115, REGISTERED PLAN 13
CITY OF OTTAWA.

PREPARED BY: CALLON DIETZ INC.

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PROPOSED USE: ELEMENTARY SCHOOL AND DAYCARE
BUILDING FOOTPRINT: (ABOVE GRADE) 1,198.09m²
LANDSCAPE AREA WITHIN SITE PLAN BOUNDARY (S): 62.6

ZONING SUMMARY:

	REQUIRED	PROVIDED
MIN. LOT AREA:	No min.	3,205.79m ²
MIN. LOT WIDTH:	No min.	47.80m
BUILDING HEIGHT:	No min./No max.	16.80m
BUILDING HEIGHT INCLUDING 2-STORY FUTURE ADDITION:	No min./No max.	26.30m

YARDS:	REQUIRED	PROVIDED
FRONT YARD (OAK STREET)	0	0.52m
INTERNAL SIDE YARD (EAST)	0	3.07m
INTERNAL SIDE YARD (WEST)	0	4.55m
REAR YARD	0	0.45m

PARKING & LOADING	REQUIRED	PROVIDED
VEHICLE PARKING	NONE	NONE
LOADING SPACES	NONE	NONE
TOTAL	0	0

BICYCLE PARKING	REQUIRED	PROVIDED
SCHOOL	TBC	48
ASPH. TABLE 111, PART 4, SECTION 111. BY-LAW 2008-250	34	48
TOTAL	34	48

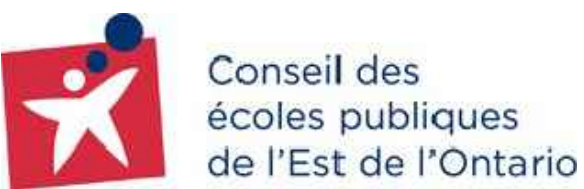
CITY OF OTTAWA ZONING GFA:

ZONING GFA	
GROUND FLOOR	577.84m ²
SECOND FLOOR	930.27m ²
THIRD FLOOR	948.75m ²
FOURTH FLOOR	677.54m ²
TOTAL ZONING GFA	3,134.40m ²

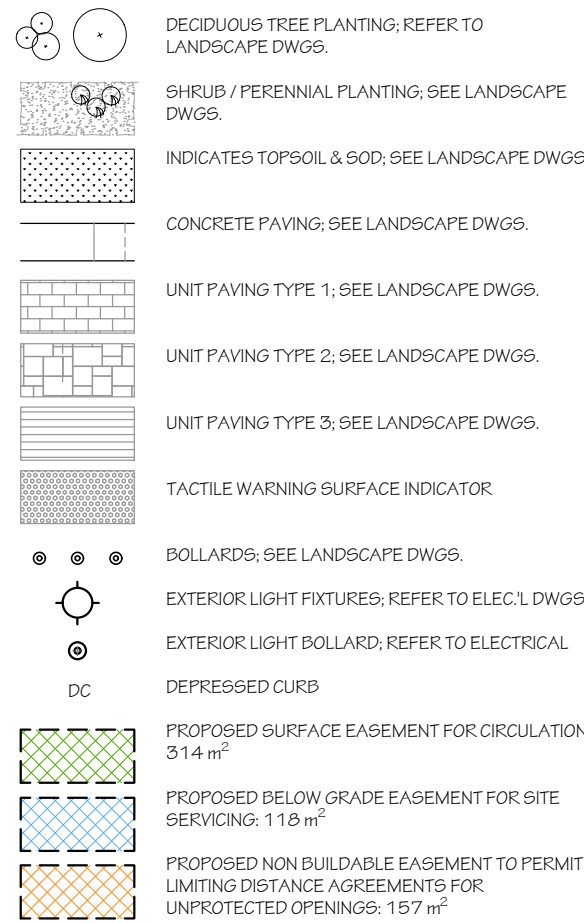
ONTARIO BUILDING CODE (OBC) GFA:

OBC GFA	
BASEMENT LEVEL	254.68m ²
GROUND FLOOR (DAYCARE ONLY)	714.05m ²
GROUND FLOOR (SCHOOL ONLY)	496.15m ²
SECOND FLOOR	1,564.86m ²
THIRD FLOOR	1,581.43m ²
FOURTH FLOOR	1,169.16m ²
TOTAL OBC GFA	5,800.35m ²

KEY PLAN



SITE LEGEND:



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

no.	date	revision
4	JUL 04/25	ISSUED FOR 80% RESUBMISSION
3	JUN 05/25	ISSUED FOR 66%
2	APR 25/25	ISSUED FOR SITE PLAN CONTROL
1	APR 22/25	ISSUED FOR 33%

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.

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PROJECT/LOCATION:
ÉÉP LOUISE ARBOUR SCHOOL
45 OAK STREET

DRAWING TITLE:
SITE PLAN

DRAWN BY:

ML

DATE:

MAY, 2025

SCALE:

1:500

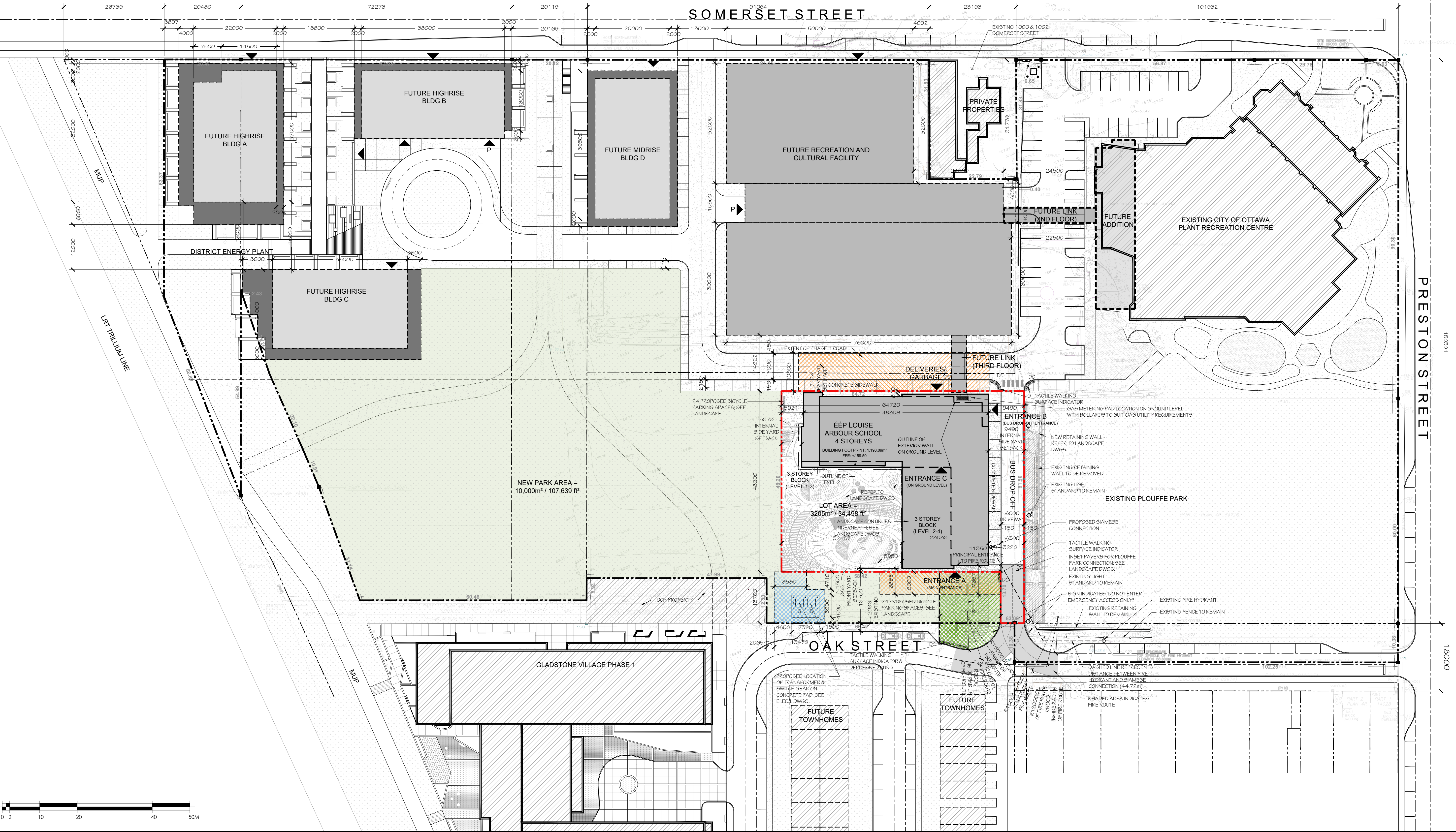
PROJECT:

2457

DRAWING NO.:

A1.01A

REVISION NO.:





1 NORTH ELEVATION
A3.01 SCALE 1:125



2 EAST ELEVATION
A3.01 SCALE 1:125

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KEY PLAN

MATERIAL LEGEND:

- ALP-1 ALUMINUM PLATE PANEL - TYPE 1
- ALP-2 ALUMINUM PLATE PANEL - TYPE 2
- ALP-3 ALUMINUM PLATE PANEL - TYPE 3
- APS-1 ALUMINUM PLANK SIDING (VERTICAL) - TYPE 1
- APS-2 ALUMINUM PLANK SIDING (HORIZONTAL) - TYPE 2
- FCP FIBRE CEMENT PANEL
- MFL PREFINISHED METAL FLASHING
- SOF-1 ALUMINUM PLANK SIDING SOFFIT
- SOF-2 ALUMINUM PLATE PANEL SOFFIT
- SP-1 SPANDREL PANEL - TYPE 1
- WD-1 WOOD - TYPE 1
- W1 OPERABLE WINDOW TAG
- W2 NON-OPERABLE WINDOW TAG
- CW CURTAINWALL TAG
- DOOR DOOR TAG

2	JUL 04/25	ISSUED FOR SPC RESUBMISSION
1	APR 25/25	ISSUED FOR SITE PLAN CONTROL
no.	date	revision

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PROJECT/LOCATION: ÉÉP LOUISE ARBOUR SCHOOL 45 OAK STREET		
DRAWING TITLE: EXTERIOR ELEVATIONS		
DRAWN BY: MB	DATE: MAR. 2025	SCALE: 1:125
		PROJECT: 2457
		DRAWING NO.: A3.01
REVISION NO.:		



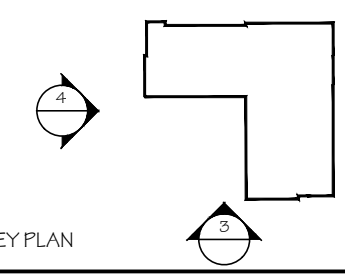
1 SOUTH ELEVATION
A3.02 SCALE 1:125



2 WEST ELEVATION
A3.02 SCALE 1:125



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de l'Est de l'Ontario



KEY PLAN

MATERIAL LEGEND:

- ALP-1 ALUMINUM PLATE PANEL - TYPE 1
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1	APR 25/25	ISSUED FOR SITE PLAN CONTROL
no.	date	revision

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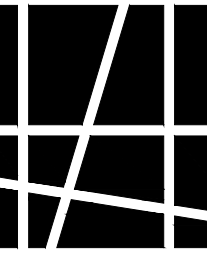
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PROJECT/LOCATION:
ÉÉP LOUISE ARBOUR
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45 OAK STREET

DRAWING TITLE:
EXTERIOR
ELEVATIONS

DRAWN BY: MB	DATE: MAR. 2025	SCALE: 1:125
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PROJECT: 2457
DRAWING NO.: A3.02
REVISION NO.: