

1 SITE PLAN
SCALE: 1:500

PARKING REQUIREMENTS

GROSS FLOOR AREA:	8,433 m²
VEHICLE PARKING - PER PART 4 ZONING BYLAW TABLE 101, PARKING FOR WAREHOUSE, AREA C ON SCHEDULE 1A, IS REQUIRED AT THE FOLLOWING RATE: 0.8 PER 100 m² FOR FIRST 5,000 m² OF GFA 0.4 PER 100 m² ABOVE 5,000 m² OF GFA	
REQUIRED PARKING FOR FIRST 5,000 m²:	40
REQUIRED PARKING FOR REMAINING 3,433 m²:	14
TOTAL REQUIRED PARKING:	54
PROVIDED PARKING:	115
BICYCLE PARKING - PER PART 4 ZONING BYLAW TABLE 111A:	
REQUIRED PARKING:	5
PROVIDED PARKING:	13
LOADING ZONE - PER PART 4 ZONING BYLAW TABLE 113A:	
REQUIRED LOADING ZONES:	1
PROVIDED LOADING ZONES:	10
PARKING FOR THE PHYSICALLY DISABLED - PER PARKING BYLAW 2003-530, SECTION 111:	
REQUIRED PARKING:	2
PROVIDED PARKING:	5

GENERAL SITE PLAN NOTES:

PROPERTY BOUNDARY INFORMATION, AND TOPOGRAPHIC INFORMATION DERIVED FROM SURVEYOR'S REAL PROPERTY REPORT BLOCK 1, REGISTERED PLAN 4M-1649, CITY OF OTTAWA.

PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD., SIGNED AND DATED 10 JANUARY, 2023

SITE AND BUILDING DATA:

SITE AREA	18,383 m²
BUILDING AREA	7,983 m²
GROSS AREA (O.B.C.)	8,682 m²
GROSS FLOOR AREA (CITY OF OTTAWA)	8,433 m²
BUILDING HEIGHT	8.4 m

GENERAL NOTES:

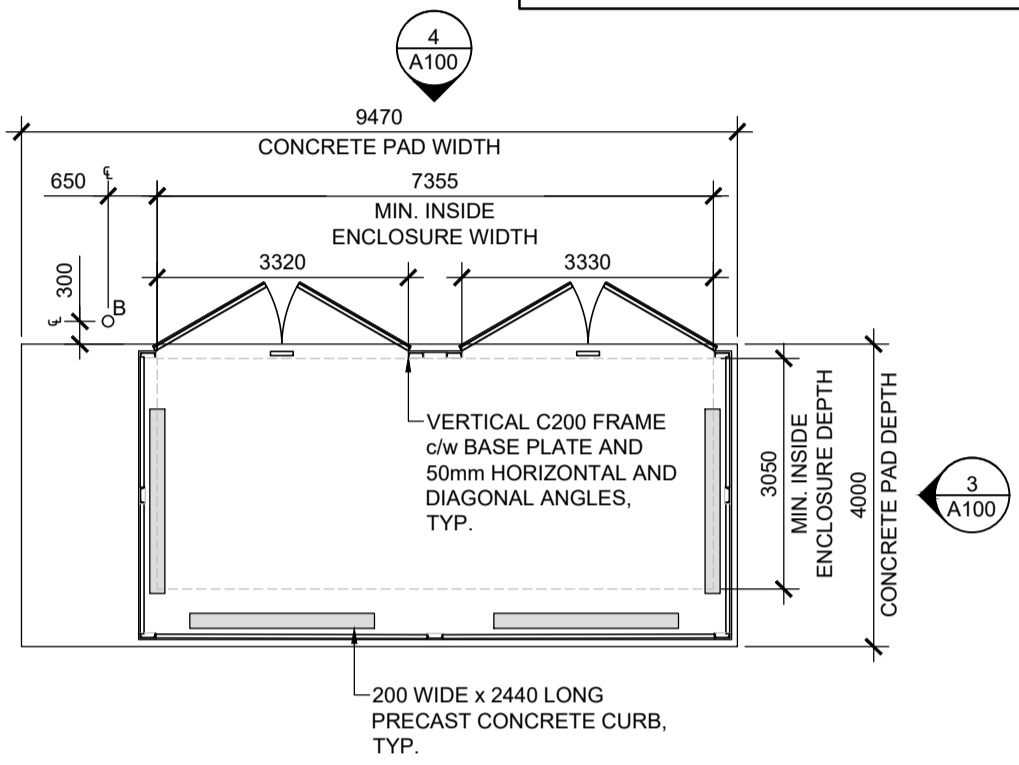
- FOR PAVED SURFACES, GRADING, SITE SERVICING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS.
- FOR PLANTING DETAILS, REFER TO LANDSCAPE DRAWINGS.

GENERAL NOTES

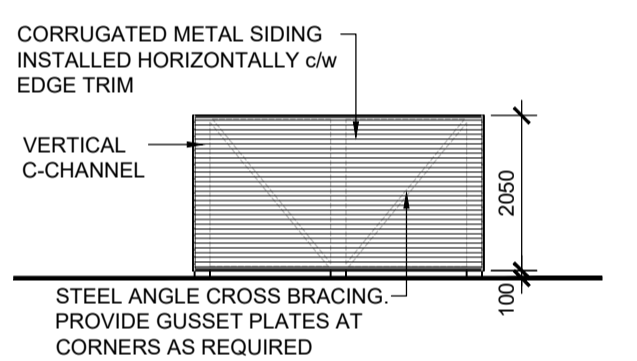
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- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

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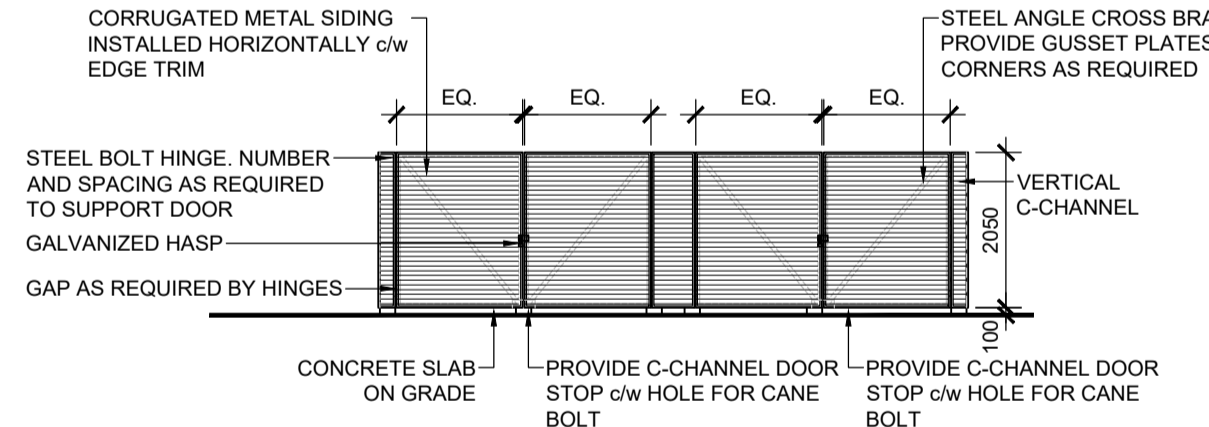
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2 GARBAGE ENCLOSURE PLAN
SCALE: 1:100



3 GARBAGE ENCLOSURE SIDE ELEVATION
SCALE: 1:100



4 GARBAGE ENCLOSURE FRONT ELEVATION
SCALE: 1:100

GROSS AREA (8,682):

- ONTARIO BUILDING CODE DEFINITION; THE TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS.
- CITY OF OTTAWA ZONING BYLAW DEFINITION FOR THE PURPOSE OF DETERMINING PARKING REQUIREMENTS; THE TOTAL AREA OF EACH FLOOR WHETHER LOCATED ABOVE, AT OR BELOW GRADE, MEASURED FROM THE INTERIORS OF OUTSIDE WALLS AND INCLUDING FLOOR AREA OCCUPIED BY INTERIOR WALLS AND FLOOR AREA CREATED BY BAY WINDOWS, BUT EXCLUDING:
 - FLOOR AREA OCCUPIED BY SHARED MECHANICAL, SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING (BY-LAW 2008-326)
 - COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS; STEPS AND LANDINGS; (BY-LAW 2008-326) (BY-LAW 2017-302)
 - BICYCLE PARKING; MOTOR VEHICLE PARKING OR LOADING FACILITIES;
 - COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS;
 - COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326)
 - COMMON AMENITY AREA AND PLAY AREAS ACCESSORY TO A PRINCIPLE USE ON THE LOT; AND (BY-LAW 2008-326)
 - LIVING QUARTERS FOR A CARETAKER OF THE BUILDING.

ZONING:

ZONING DESIGNATIONS (PART 11):
ZONE IP13 - BUSINESS PARK INDUSTRIAL ZONE

ZONING PROVISIONS

LOT AREA:

MINIMUM:	750 m²
PROPOSED:	18,383 m²

LOT WIDTH:

MINIMUM:	NO MINIMUM
PROPOSED:	147.70 m

LOT COVERAGE:

MAXIMUM:	55%
PROPOSED:	43%

SETBACKS (SECTIONS 205 AND 206):

	MIN.	PROVIDED
FRONT YARD	6.00m	19.85m
CORNER SIDE YARD:	6.00m	18.60m
INTERIOR SIDE YARD:	4.00m	7.34m
REAR YARD:	4.00m	55.70m
INTERIOR SIDE YARD:	4.00m	4.00m
REAR YARD:	6.00m	16.90m

FLOOR SPACE INDEX:

MAXIMUM:	2.00
PROPOSED:	0.47

BUILDING HEIGHT:

MAXIMUM:	22.0 m
PROPOSED:	8.4 m

LANDSCAPING (SECTION 205):

	MIN.	PROVIDED
ABUTTING A STREET:	3.0 m	3.0 m
NOT ABUTTING A STREET:	0.0 m	0.0 m

DRAWING LEGEND:

- ▲ LOCATION OF PEDESTRIAN DOORS
- ▲ LOCATION OF VEHICULAR DOORS
- B BOLLARD
- ♿ ACCESSIBLE PARKING SPACE C/W PAINTED LOGO & SIGN ON POST OR WALL
- L DESIGNATED LOADING ZONE
- CR CURB RAMP W/TWISI
- G NEW CONCRETE PAD MOUNTED GARBAGE ENCLOSURE
- ⊙ LIGHT STANDARD, SEE ELECTRICAL
- ⊗EFH EXISTING FIRE HYDRANT
- ⊗NFH NEW FIRE HYDRANT
- Y FIRE DEPARTMENT CONNECTION
- PROPERTY LINE
- PROPERTY SET BACK LINE
- LANDSCAPE SET BACK LINE
- FIRE TRUCK BACK-UP SPACE
- RETAINING WALL, SEE CIVIL
- OUTLINE OF PROPOSED BUILDING
- SOFT LANDSCAPING, REFER TO LANDSCAPING DRAWINGS
- CONCRETE WALKING SURFACE, REFER TO CIVIL DRAWINGS
- EXTENT OF NEW FIRE ACCESS ROUTE c/w HEAVY DUTY ASPHALT, REFER TO CIVIL DRAWINGS
- SNOW STORAGE
- CONCRETE TRUCK RAMP

OWNER:
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MECHANICAL, ELECTRICAL AND STRUCTURAL ENGINEERS
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EXP SERVICES INC.
CIVIL ENGINEERS
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JAMES B LENNOX & ASSOCIATES INC.
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PROJECT TITLE
1485 UPPER CANADA STREET
OTTAWA, ON, K0A 1L0

DRAWING TITLE
SITE PLAN

DATE	DRAWN	JOB NO.	DRAWING NO.
JAN 2023	BR DR	3482	A100
SCALE	REVIEWED		
	DR TD		

ARCHITECTURAL