



GENERAL NOTES

- A THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
- B DO NOT SCALE DRAWINGS.
- C ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- D THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CHRISTOPHER SIMMONDS ARCHITECT INC. COPYRIGHT RESERVED.



Legal Description:
Lot 27
Registered Plan 462
City of Ottawa

Lot Area : 4148 m²

PROPOSED USE
Office 611 m²
Multi-Purpose Access. Bldg 849 m²

Building Area/Coverage: 1414.4 m²

PROPOSED GLAZING ALONG FRONT FACADE AT GROUND FLOOR
Office Bldg: 76%
Multi-Purpose Access. Bldg: 73%

BUILDING HEIGHT
Proposed Office Bldg: 8.01m
Proposed Multi-Purpose Access. Bldg: 5.81m

GROSS FLOOR AREA
Office GFA: 611 m²
Multi-Purpose Access. Bldg. GFA: 849 m²
Total Building GFA: 1460 m²

PARKING
Required:
Total parking spaces required:
Office: 2.4 per 100m² GFA= 2.4 x 6.11 = 14.66
Multi-Purpose Access.: 0.8 per 100m² GFA= 0.8 x 8.49 = 6.79
Total: 21.45

Proposed:
Parking spaces: 10
Visitor spaces (V): 6
Total: 16

Small car spaces (SM): 0% (0)
Accessible (HC.a, HC.b): 1 HC.D
Electric car spaces (EX): 0

BICYCLE PARKING
Office: 1 per 250m² GFA= 1 x 611/250 = 2.4
Multi-Purp. Access.: 1 per 1000m² GFA= 1 x 849/1000 = 0.85
Total Bikes Req'd: 3
Bike Spaces Provided: 3

LEGEND

- PROPERTY LINE
- - - SETBACK
- NEW BUILDING FOOTPRINT
- BUILDING FACE ABOVE
- OVERHEAD WIRES
- ▲ BUILDING ENTRY
- △ BUILDING EXIT
- EXISTING UTILITY POLE
- ⊕ FH FIRE HYDRANT
- PROPOSED GRADE
- ↑ STAIR DIRECTION
- ⓪ PARKING SPACE NUMBER
- ♿ BARRIER-FREE PARKING SPACE
- CB CATCH BASIN
- MH MANHOLE
- BOLLARD
- ⊙ BOLLARD LAMP
- FENCE
- RETAINING WALL
- DEPRESSED CURB
- NEW CONCRETE SIDEWALK
- UNIT PAVERS
- ASPHALT
- NEW LANDSCAPED AREA

01	SITE PLAN CONTROL	03/23/2018
REV.	ISSUED FOR	MM/DD/YYYY
ARCHITECT'S SEAL:	PROJECT NORTH:	
<p>Christopher Simmonds Architect</p> <p>THE ANNEX / 660 CECIL ST. OTTAWA ON K1R 6S3 613.567.7888 PHONE / 613.567.7528 FAX csarchitect.com</p>		
<p>PROJECT: 1795 MONTREAL RD OFFICES AND MULTI-PURPOSE ACCESSORY BUILDING</p>		
<p>DRAWING TITLE: SITE PLAN</p>		
DATE: 23/11/2017	DRAWING No:	
SCALE: AS INDICATED		
DRAWN BY: SS		
JOB No: 636-17		

