

ZONING INFORMATION

ZONING - IP [2103]	PROVIDED
MIN. LOT AREA - 750 m ²	11,619.99 m ²
MIN. LOT WIDTH - 0 m	92.16 m
MAX. LOT COVERAGE - 55%	27%
MIN. FRONT YARD DEPTH - 6.0 m	9.41 m
CORNER SIDE YARD WIDTH - 6.0 m	7.0 m
MIN. INTERIOR SIDE YARD	3.0 m
- ABUTTING RESIDENTIAL - 6.0m	
- ALL OTHER CASES - 3.0m	
MIN. REAR YARD DEPTH - 6.0 m	6.0m
MAX. BUILDING HEIGHT	7.2 m
- WITHIN 20m RESIDENTIAL - 11.0m	
- ALL OTHER CASES - 22.0m	
MIN. LANDSCAPE ABUTTING	
- RESIDENTIAL - 3.0m	
- STREET - 3.0m	
- OTHER - 0.0m	
[2103] - CONVENIENCE STORE PROHIBITED	

	BUILDING #1A(a) UNITS 1 - 4 (G.F.A.)	BUILDING #2A UNITS 11 - 14 (G.F.A.)
GROUND FLOOR-	384.10m ²	386.33m ²
SECOND FLOOR-	399.66m ²	401.89m ²
TOTAL FLOOR AREA	783.76m ²	788.22m ²
	BUILDING #1A(b) UNITS 5 - 6 (G.F.A.)	BUILDING #2B UNITS 15 - 18 (G.F.A.)
GROUND FLOOR-	191.83m ²	391.62m ²
SECOND FLOOR-	199.61m ²	407.62m ²
TOTAL FLOOR AREA	391.44m ²	799.24m ²
BUILDING #1B UNITS 7 - 10 (G.F.A.)	415.09m²	430.65m²
TOTAL FLOOR AREA	845.74m²	

LEGEND:

- LP LIGHT POST - SINGLE HEAD ON 10 HIGH POLE
- 4-HEAD LIGHT POST ON 25 HIGH POLE
- 2-HEAD LIGHT POST ON 25 HIGH POLE
- WALL MOUNTED LIGHT FIXTURE
- FIRE HYDRANT
- PICNIC TABLE
- BARRETT FREE PARKING SPACE
- DOOR
- SIGN
- CB CATCH BASIN
- UTILITY POLE
- TRAFFIC SIGNAL POST
- TSP
- MH MANHOLE
- OHW OVERHEAD WIRES
- TOS TOP OF SLOPE
- GUT WIRE & ANCHOR

PARKING REQUIRED PHASE I (2.4 SPACES/100m² OFFICE)
3,608.40m² / 100m² = 36.08 x 2.4 = 85.59 SPACES

PARKING REQUIRED PHASE II (2.45 SPACES/100m² OFFICE)
2,720m² / 100m² = 27.2 x 2.4 = 65.28 SPACES

PARKING REQUIRED PHASE I & II
6,328.40 m² / 100m² = 63.28 x 2.4 = 151.87 SPACES

PARKING PROVIDED
SPACES @ 2.6m x 5.2m = 85 SPACES (50.3%)
SPACES @ 2.4m x 5.2m = 59 SPACES (34.9%)
SPACES @ 2.4m x 4.6m = 25 SPACES (14.8%) MARKED FOR SMALL CARS ONLY

TOTAL PARKING PROVIDED= 169 SPACES

LOADING SPACES REQUIRED= OFFICE (5,000-9,999 m² G.F.A.) = 2 SPACES
LOADING SPACES PROVIDED= 2 SPACES

BICYCLE PARKING REQUIRED - 1/250m² G.F.A.
PHASE I = 3,609.86 m² / 250 m² = 14.43 = 14 spaces
PHASE I BICYCLE PARKING PROVIDED= 20 SPACES

Index	Manufacturer	Luminaire type	Item number	Luminous flux	Light loss factor	Connected load	Quantity
EX1	Lithonia Lighting	DSX1 LED P1 30K 14M MVOLT	DSX1 LED P1 30K 14M MVOLT	6327 lm	0.85	54 W	14
EX18	Lithonia Lighting	DSX1 LED P1 30K 125 MVOLT	DSX1 LED P1 30K 125 MVOLT	6483 lm	0.85	54 W	2
EX2	WAC Lighting	WS-W1420 A111414	WS-W1420 A111414	673 lm	0.85	29 W	65
EX3	BEGA	LED 16.5W	33361K3	1727 lm	0.85	19 W	9
EX4	BEGA	LED 33.0W	2459K3	2998 lm	0.85	38 W	10
EX5	BEGA	LED 21.0W	8826K3	1718 lm	0.85	21 W	2
EX6	Lithonia Lighting	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE 14M OPINC, 3000K, 8.5300K	DSXW1 LED TOC 530 30K 14M MVOLT	1970 lm	0.85	19.1 W	2

APPROVED REFUSED
THIS ____ DAY OF _____, 20____

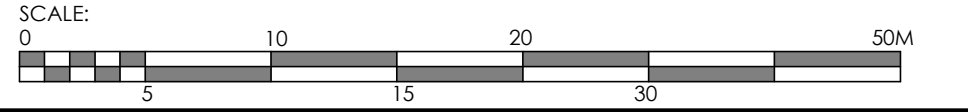
DON HERWEYER, MCIP, RPP,
MANAGER, DEVELOPMENT REVIEW - SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

NOTE:
CLEARED SNOW TO BE REMOVED FROM SITE

SITE INFORMATION DERIVED FROM SURVEYOR'S REAL PROPERTY REPORT
PART 1 PLAN OF PART OF LOT 1 CONCESSION 4 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA, OCTOBER 14th 2016
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ONTARIO LAND SURVEYORS 14 CONCOURSE GATE, SUITE 500 NEPEAN, ONTARIO K2E 7S6

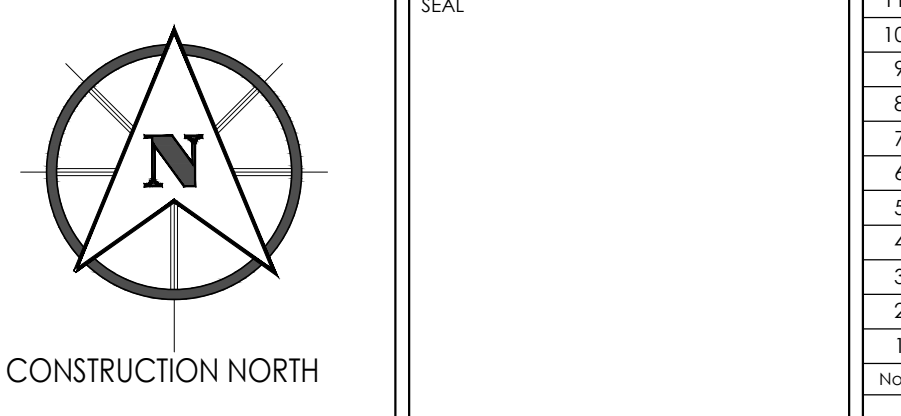
SITE PLAN TO BE READ IN CONJUNCTION WITH LANDSCAPE PLAN PREPARED BY: JAMES B. LENNOX AND ASSOCIATES INC. 3332 Carling Ave. Ottawa, Ontario K2H 5A8

SITE SERVICING, GRADING & STORM WATER MANAGEMENT PLANS PREPARED BY: EXP SERVICES INC. 100-2650 Queensview Drive Ottawa, ON K2B 6H6

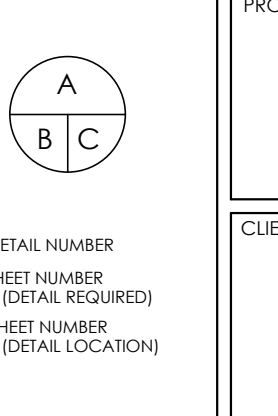


GENERAL NOTES:

- 1- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
- 2- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
- 3- ADDITIONAL DRAWINGS MAY BE ISSUED FOR
- 4- CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
- 5- DO NOT SCALE DRAWINGS.
- 6- THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT
- 7- THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE
- 8- THIS REPRODUCTION SHALL NOT BE ALTERED.



No.	DATE	DESCRIPTION	INIT.	No.	DATE	DESCRIPTION	INIT.
11.	27/02/18	SITE LIGHTING SPECIFICATIONS / FOR APPROVAL	JB	22.			
10.	08/01/18	REV. PER CITY COMMENTS/ FOR APPROVAL	JB	21.			
9.	19/09/17	ISSUED FOR SITE PLAN APPROVAL	JB	20.			
8.	04/07/17	REMOVE BASEMENT LEVEL (UNITS 15-18)	JB	19.			
7.	14/06/17	LOADING SPACES ADDED	JB	18.			
6.	06/06/17	WINDOW WELLS ADDED UNITS 15 thru 18	JB	17.			
5.	03/05/17	REVISED SIGHT TRIANGLE DIMENSIONS	JB	16.			
4.	25/04/17	REVISED PER PRE-CONSULTATION MEETING	JB	15.			
3.	31/03/17	FOR REVIEW	JB	14.			
2.	29/03/17	REVISED PER SURVEY	JB	13.	18/05/18	REVISED DIMENSIONS OF PARKING SPACES 20-63	JB
1.	08/09/16	FOR REVIEW	JB	12.	06/04/18	REVISED PER CITY COMMENTS/ FOR SITE PLAN APPROVAL	JB



PROJECT: CONROY BUSINESS PARK
2500 ST. LAURENT BLVD.
OTTAWA, ONTARIO

CLIENT: CONROY BUSINESS PARK Inc
1890 BROADMOOR AVE.
OTTAWA, ONTARIO K1H 5B4
(613)-799-5565

DRAWING TITLE: SITE PLAN

DATE: MAR., 2017

SCALE: 1:300

SHEET NO.: SP-1

DRAWN BY: JB

CHECKED: MDB

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