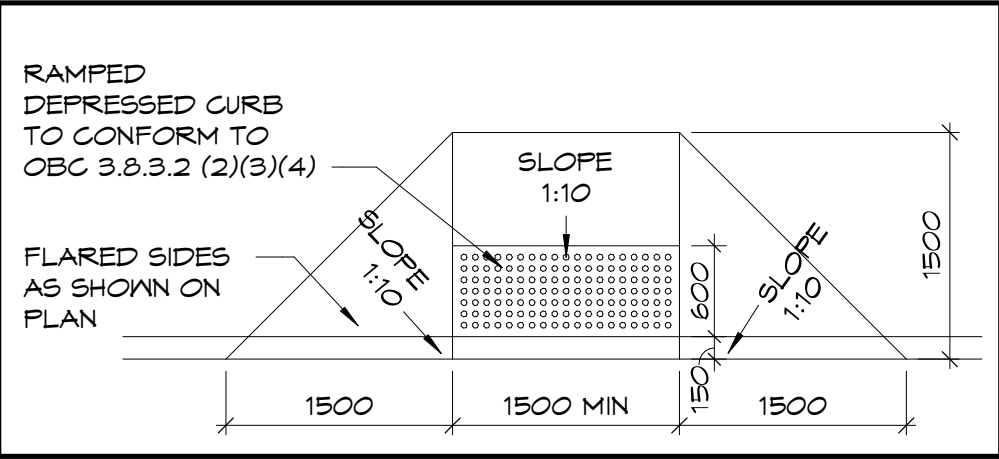
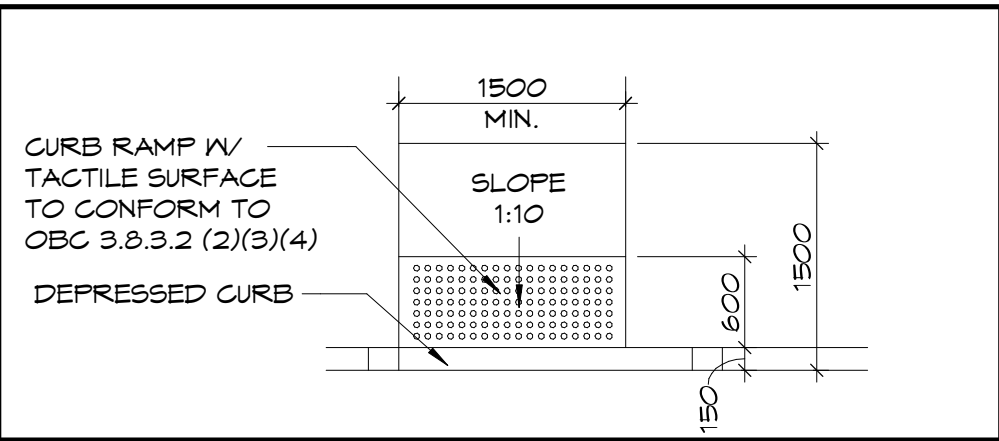




4 TYPICAL BARRIER-FREE RAMP W/SIDES
A-1 SCALE: 1: 50



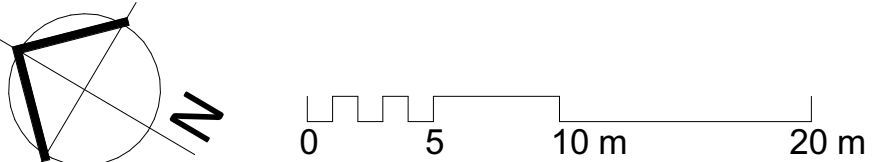
3 TYPICAL BARRIER-FREE RAMP DETAIL
A-1 SCALE: 1: 50

ZONING COMPLIANCE TABLE		
Project: COWAN'S GROVE RETAIL PLAZA NORTH SITE		
Address: 4791 Bank Street, Ottawa K1T3W7		
Zoning: GM Property Identification Number : 043450808 Existing Lot Area: 9,423m ² Gross Floor Area (all buildings): 2,200 m ² Legal Description: PART OF LOT 19 CONCESSION 5 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA PART OF BLOCK 246		
	REQUIRED	PROVIDED
Minimum Lot Area	no minimum	9,476 m ²
Minimum Lot Width	no minimum	30 m
Minimum Front Yard	3 m	3 m
Minimum Side Yard	3 m	3 m
Minimum Interior Side Yard	5 m	5 m
Minimum Rear Yard Abutting a Residential Zone	7.5 m	7.5 m
Maximum Floor Space Index	2	0.24
Maximum Building Height	18 m	6.7 m
Minimum width of landscaping abutting a street	3 m	3 m
Minimum width of landscaping abutting a residential zone	3 m	3 m
Minimum width of landscaping around a parking lot	3 m	3 m
Subzone Provisions	n/a	n/a
Parking Requirements		
Parking Space for Retail Store Use	45	
Parking Spaces for Restaurant Use	33	
Parking Spaces for Bank Use	11	
Parking Spaces for Dental Clinic Use	7	
Total Parking spaces required (including barrier free parking spaces)	97	106
Minimum queuing spaces for Drive-Thru (Bank use)	4	4
Barrier-free parking spaces	2	5
Bicycle Parking	6	12

ZONING COMPLIANCE TABLE		
Project: COWAN'S GROVE RETAIL PLAZA SOUTH SITE		
Address: 4791 Bank Street, Ottawa K1T3W7		
Zoning: GM Property Identification Number : 043450808 Existing Lot Area: 4,608.8 m ² Gross Floor Area (all buildings): 1,150 m ² Legal Description: PART OF LOT 19 CONCESSION 5 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA BLOCK 222		
	REQUIRED	PROVIDED
Minimum Lot Area	no minimum	4,609 m ²
Minimum Lot Width	no minimum	43 m
Minimum Front Yard	3 m	3 m
Minimum Side Yard	3 m	3 m
Minimum Interior Side Yard	5 m	5 m
Minimum Rear Yard Abutting a Residential Zone	7.5 m	7.5 m
Maximum Floor Space Index	2	0.25
Maximum Building Height	18 m	6.7 m
Minimum width of landscaping abutting a street	3 m	3 m
Minimum width of landscaping abutting a residential zone	3 m	3 m
Minimum width of landscaping around a parking lot	3 m	3 m
Subzone Provisions	n/a	n/a
Parking Requirements		
Parking Space for Retail Store Use	13	
Parking Spaces for Restaurant Use	30	
Parking Spaces for Daycare Use	8	
Total Parking spaces required (including barrier free parking spaces)	52	52
Barrier-free parking spaces	1	2
Bicycle Parking	3	6

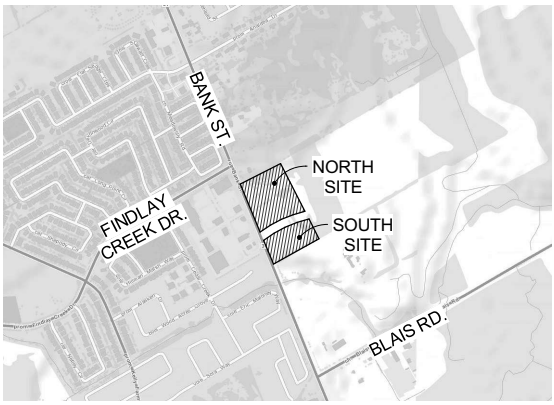
COWAN'S GROVE PLAZA	
OWNER / APPLICANT:	URBANDALE CORPORATION 2193 ARCH ST. OTTAWA, ON K1G 2H5
ARCHITECTURE:	DREDGE LEAHY ARCHITECTS INC. 25 HOLLAND AVE. SUITE 100 OTTAWA, ON. K1Y 4R9
SURVEYORS:	ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 14 CONCOURSE GATE, SUITE 500 OTTAWA, ON. K2E 756
CIVIL ENGINEERING:	IBI GROUP SUITE 400, 333 PRESTON STREET OTTAWA, ON. K1S 5N4
PLANNING:	J. L. RICHARDS
ELECTRICAL / MECH. ENGINEERING:	JRP ENGINEERING 9 HOLGATE COURT OTTAWA, ON. K2K 1B4
LANDSCAPE DESIGN:	F. D. FOUNTAIN LANDSCAPE ARCHITECTURE AND URBAN DESIGN 3-1735 COURTWOOD CRESCENT OTTAWA, ON. K2C 3J2

SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	NEW CURB
DC	NEW DEPRESSED CURB
▲	SITE / BUILDING ENTRANCE
⊙LS	LAMP STANDARD
○B	BOLLARD
⊙P	ACCESSIBLE PARKING SIGN
⊙F	FIRE ROUTE SIGN
⊙EV	ELECTRIC CAR CHARGING STATION
♿	ACCESSIBLE PARKING SPACE
□	STANDARD PARKING SPACE (2.6 X 5.2 M)
□B	BICYCLE PARKING SPACE (0.6 X 1.8 M)
▨	LANDSCAPED AREA
▨	PAINTED LINES
X-X-X-X-X	NEW 2M HIGH PRIVACY HOOD FENCE
□	EARTH BIN SYSTEM WASTE CONTAINER



Client:

Key Plan:
Plan Cite: T.N. = TRUE NORTH
P.N. = PROJECT NORTH
T.N.



APPROVED ☐ REFUSED ☐
THIS ____ DAY OF ____, 20__

ISSUED FOR SITE PLAN APPLICATION	07 / 11 / 2018
ISSUED FOR COORDINATION	07 / 10 / 2018
ISSUED FOR COORDINATION	07 / 04 / 2018
ISSUED FOR COORDINATION	07 / 03 / 2018

Issue: Date:

Prime Consultant:

Expert-Consult:

DREDGE
LEAHY

ARCHITECTS INC.

100-25 Holland Ave.
Ottawa, ON K1Y 4R9
613.724.9865
dl-arch.ca

Sub Consultant:

Expert-Consult:

Project:
Project: COWAN'S GROVE PLAZA

4791 BANK ST. OTTAWA, ON

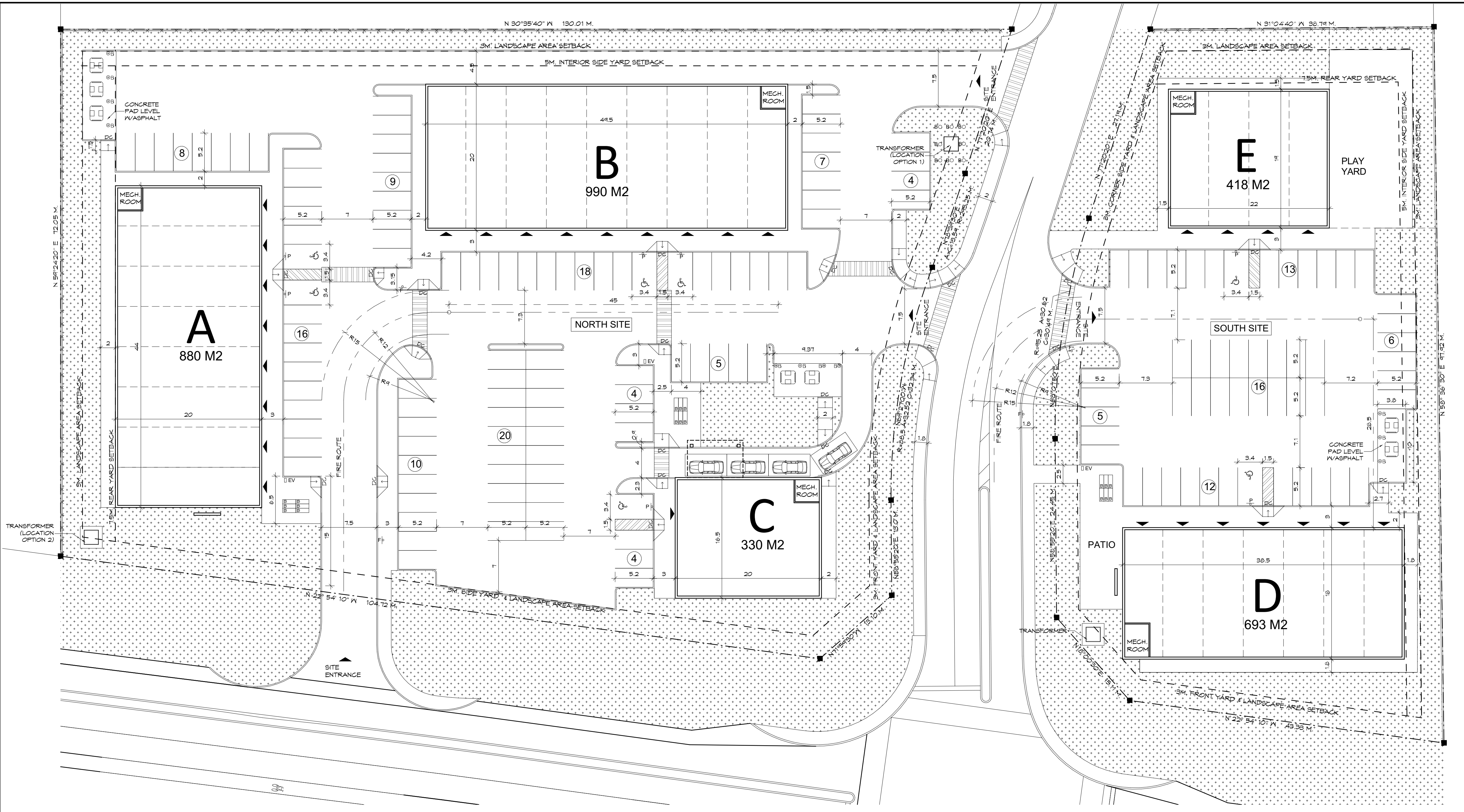
Drawing:
Dessin: SITE PLAN

Drawn by: Dessiné par: S.G.	Scale: Echelle: As indicated
Designed by: Conçu par: S.G.	Date: 06/15/18
Approved by: Approuvé par: M.D.	Client Project No. No. du Projet du Client:

Seal: Scellé: ONTARIO ASSOCIATION OF ARCHITECTS MICHELE L. DREDGE LICENSEE 4998	Project No.: No. du Projet: 1420 Sheet No.: No. de la feuille:
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A-1

#XXXXXX



1 SITE PLAN
A-1 SCALE: 1: 300