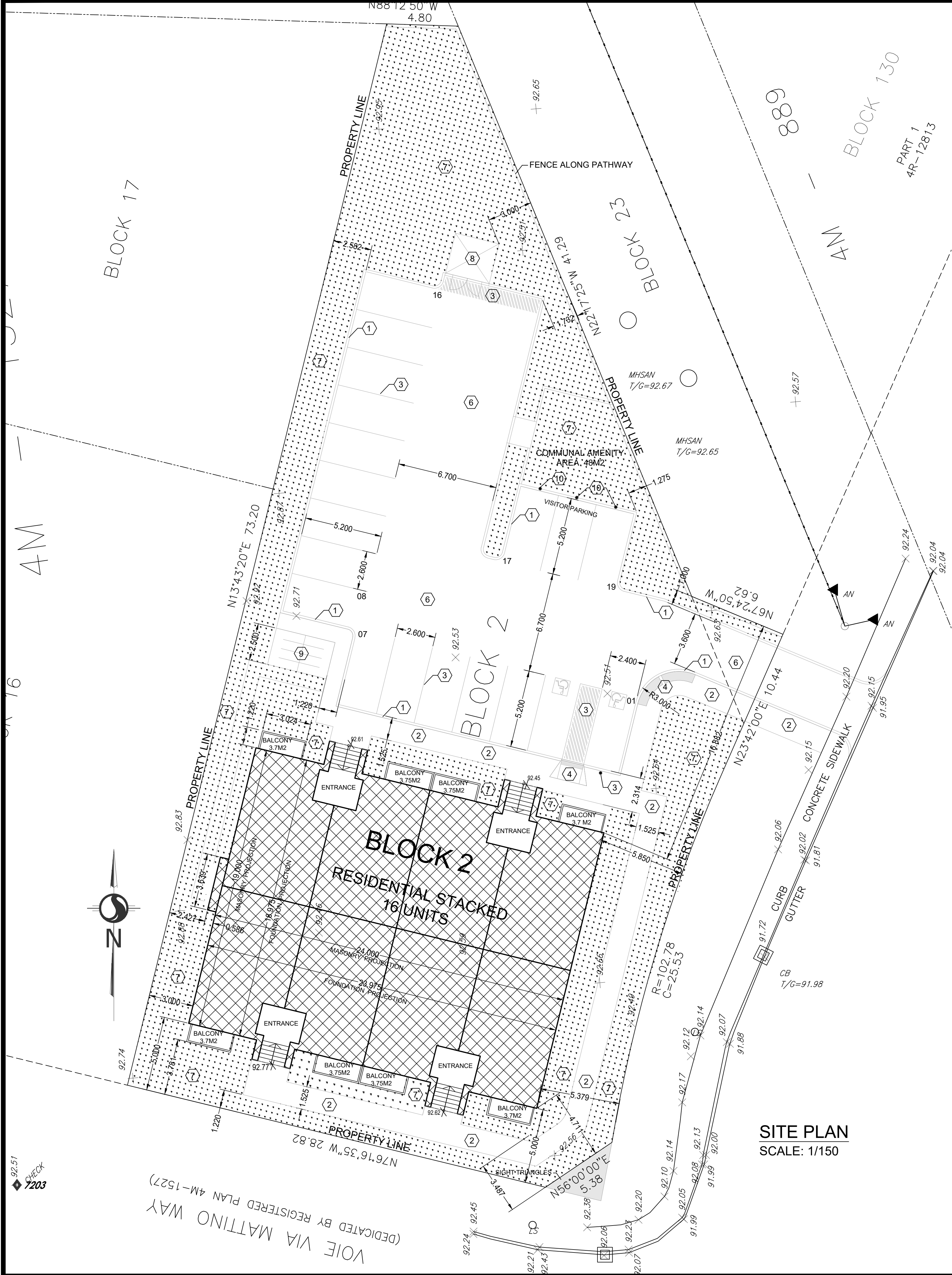
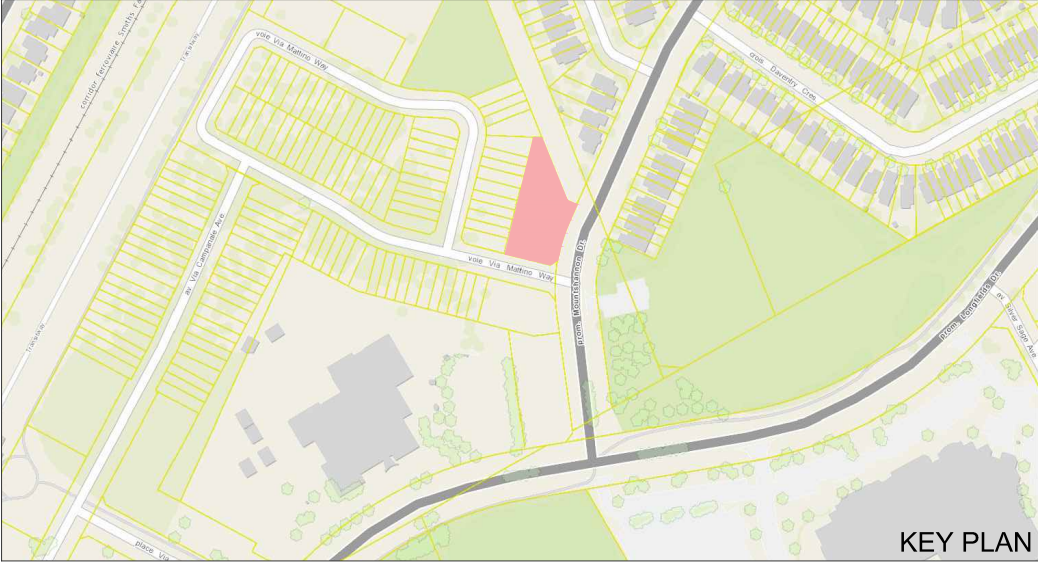


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SITE PLAN
SCALE: 1/150



Bike-Up
Bicycle Parking Systems

BIKE-UP BICYCLE PARKING SYSTEMS INC.
6 ANTARES DRIVE, PHASE II, UNIT #10 B
NEPEAN, ONTARIO, CANADA K2E 8A9
PHONE: (613) 228-6452
FAX: (613) 228-3539
1-800-661-3506
www.bikeup.com

- NOTES:
1. INSTALLATION TO BE COMPLETD IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 2. DO NOT SCALE DRAWINGS
 3. WHEN CALCULATING SPACING, ADD 12" TO BOTH ENDS OF THE RACK TO ALLOW FOR HANDLE BAR CLEARANCE.
 4. USE 2" U-CLAMPS TO INSTALL ALL RACKS EXCEPTION:
A. PRMANENT INSTALLATION - USE ANCHOR BOLTS AND SECURITY CAPS
B. SEASONAL INSTALLATIONS - USE ANCHOR SLEEVES AND LAG BOLTS
 5. RUNNERS ARE 1 9/16" - 1/8" WALL PIPE STATIONS ARE 5/8" STEEL ROD.
 6. WELDED CONSTRUCTION, HOT-DIPPED GALVANIZED AFTER FABRICATION. PAINTING AVAILABLE.
 7. WEIGHTS:
APPROXIMATIVELY 14 LBS PER STATION.
 8. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION, VISIT www.PROJECTmarketsite.com, REFERENCE NUMBER 317-002

CURRENT ZONING BY LAW		
DESCRIPTION	PROPOSED	REQUIRED
LOT AREA	1894.6 m ²	660
LOT FRONTAGE	32 m	22 m
LOT DEPTH	72.7m	N/A
MAX. NUMBER OF DWELLING UNITS	16	16 R4A[2162]
FRONT SET BACK	5 m	3 m
CORNER SIDE YARD SETBACK	4.9 m	2 m
INTERIOR SIDE YARD SETBACK	3.06 m	3 m
REAR SET BACK	16.9 m	7.5 m
REAR SET SETBACK BETWEEN UNITS	0	0
BUILDING AREA	456m ²	-
GROSS FLOOR AREA	1824 m ²	-
BUILDING HEIGHT	10.97 m	11m
AMENITY AREA	0	0
MIN. LANDSCAPING BUFFER	3	3
PARKING SPACE	16	0.5 /UNIT-Rapid Transit
MIN. VISITOR PARKING	3	0.1 /UNIT-Rapid Transit
AMENITY AREA	48m ² +60m ²	96m ²
SOFT & HARD LANDSCAPED AREA	800 m ²	30% OF LOT AREA

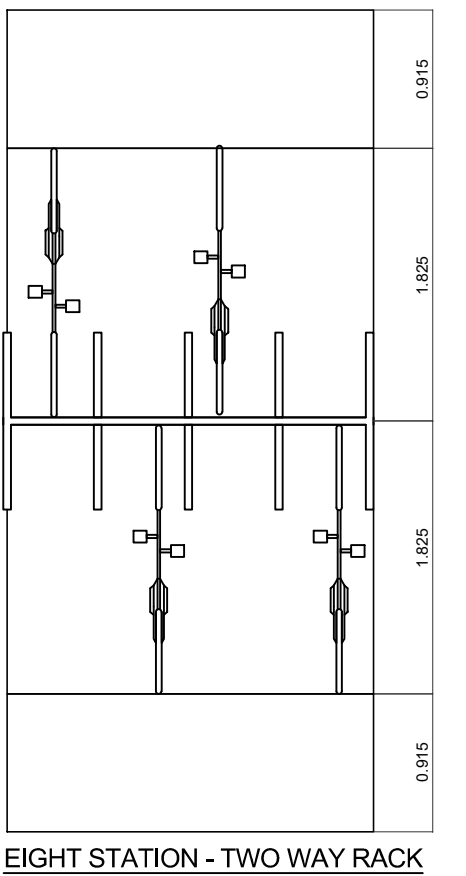
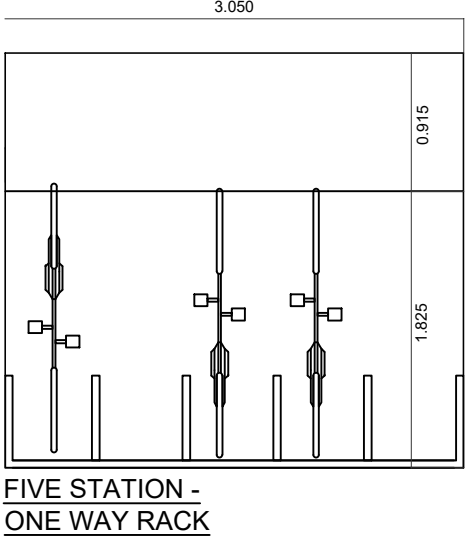
- BUILDING CODE ANALYSIS**
- 3 STOREYS RESEDENTIAL USE BUILDING WITH BASEMENT
 - 16 STACKED DWELLING UNITS
 - FACING 2 STREETS
 - BUILDING AREA : 456m²
 - GROSS FLOOR AREA : 1824 m²
 - USE: GROUP GROUP "C"
 - CLASSIFICATION: 9.10.8.1
 - PARTS 9 OF OBC 2012.
 - COMBUSTIBLE CONSTRUCTION.
 - SECOND FLOOR FIRE SEPARATION 3/4HR REQUIRED CW VERTICAL STRUCTURAL COMPONENTS
 - UPPER DWELLING STAIRWAY ENTRANCE/EXIT ENCLOSURES FIRE SEPARATION.
 - 3/4HR REQUIRED CW VERTICAL STRUCTURAL COMPONENTS
 - FIRE RESISTANCE FOR ROOF: NOT REQUIRED
 - PLUMBING EQUIPMENTS
 - 1 WASHROOM PER UNIT REQUIRED
 - 10% NATURAL LIGHTNING REQUIRED FOR LIVING ROOMS & DINNING ROOMS
 - 5% NATURAL LIGHTNING REQUIRED FOR BEDROOMS
 - BARRIER FREE PATH OF TRAVEL NOT REQUIRED ACCORDING.

- LEGENDE**
- 1 CONCRETE CURB
 - 2 SIDEWALK
 - 3 PAINT MARKS
 - 4 DEPRESSED SIDEWALK.
 - 5 ACCESSIBLE PARKING VERTICAL SIGNAGE
 - 6 ASPHALT
 - 7 GRASS
 - 8 TRASH ENCLOSURE, SCREENED FROM VIEW BY AN OPAQUE SCREEN WITH TWO METRES HEIGHT.
 - 9 BICYCLE PARKING SPACE ON CONCRETE SLAB SURFACE
 - 10 VISITOR PARKING VERTICAL SIGNAGE

GRADE SCHEDULE

AVERAGE GRADE: 92.730.
T.O.FOUNDATION: 92.880/ 100.000
T.O.FIRST FLOOR: 93.966 T.O.BASEMENT: 90.967
T.O.SECOND FLOOR: 97.109, T.O.THIRD FLOOR: 100.183.
T.O.ROOF PLATE :102.653, T.O.MID-ROOF: 104.460.

MINOR VARIANCE:
-To permit a building height of 12m whereas the zoning requirement allow 11m.



6				
5				
4				
3				
2				
1				
Revision		By	Appd.	YY.MM.DD
6				
5				
4				
3				
2				
1	SITE PLAN CONTROL	A.A.	P.T.	18.11.07
Issued		By	Appd.	YY.MM.DD



Project
MATTINO HOMES
16 CONDO UNITS BUILDING
BLOCK 2
255 MOUNTSHANNON DRIVE,
OTTAWA, ON
Title
SITE PLAN

Project #	Scale	Date
Revision	1:150	2018-11-07
0	Sheet	Drawing #
	01	A-100