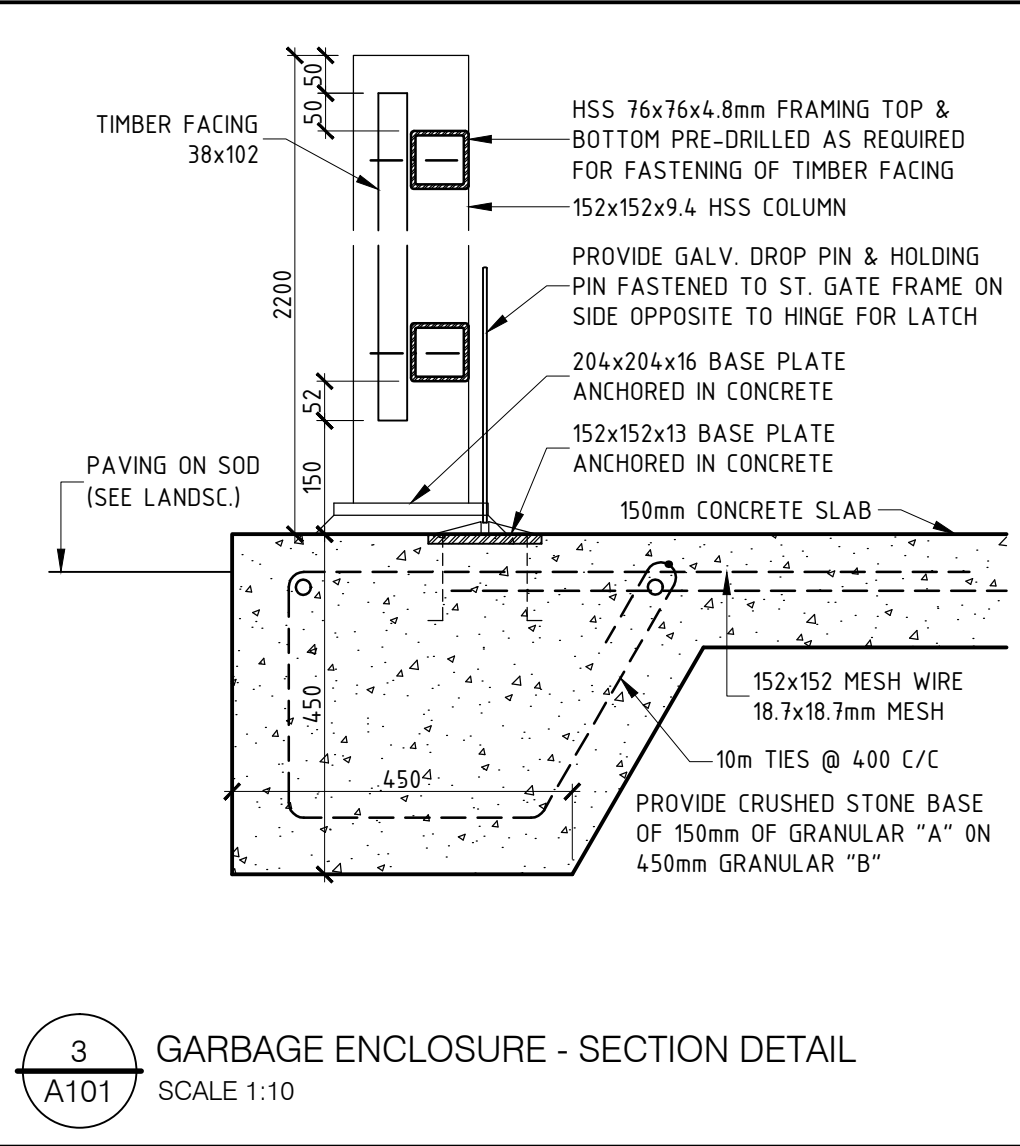
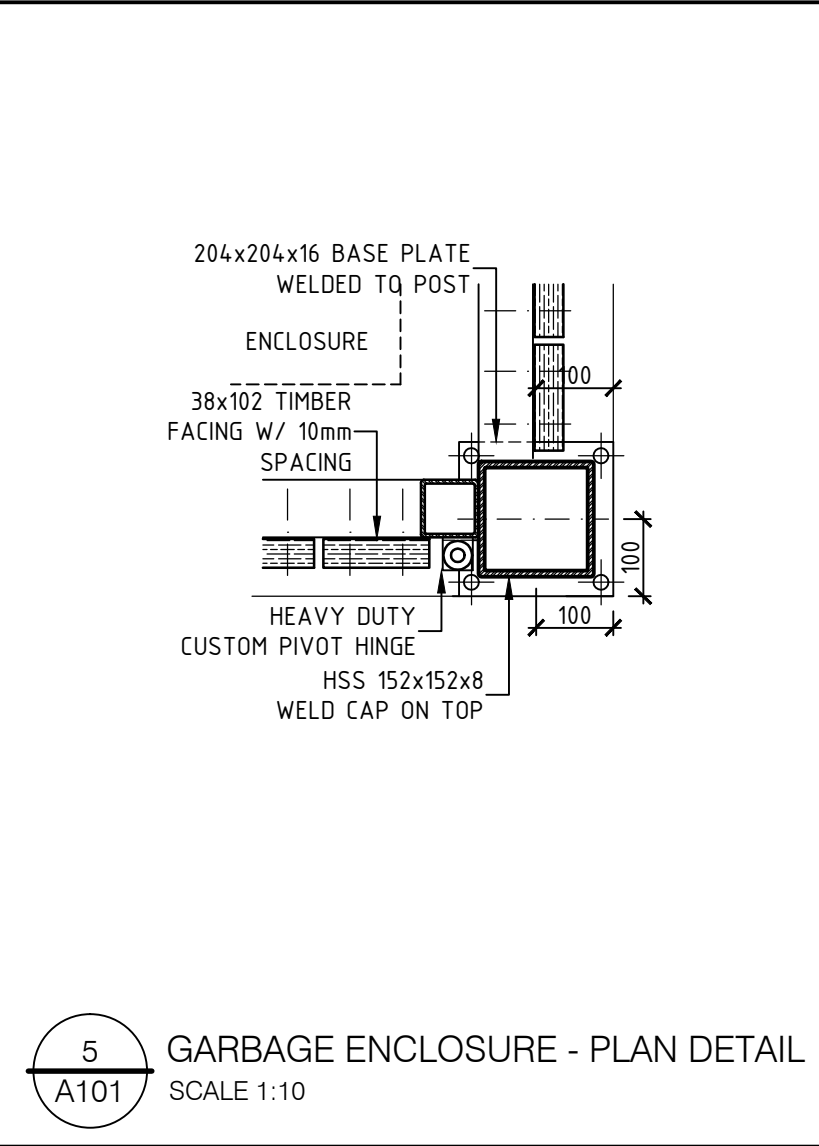


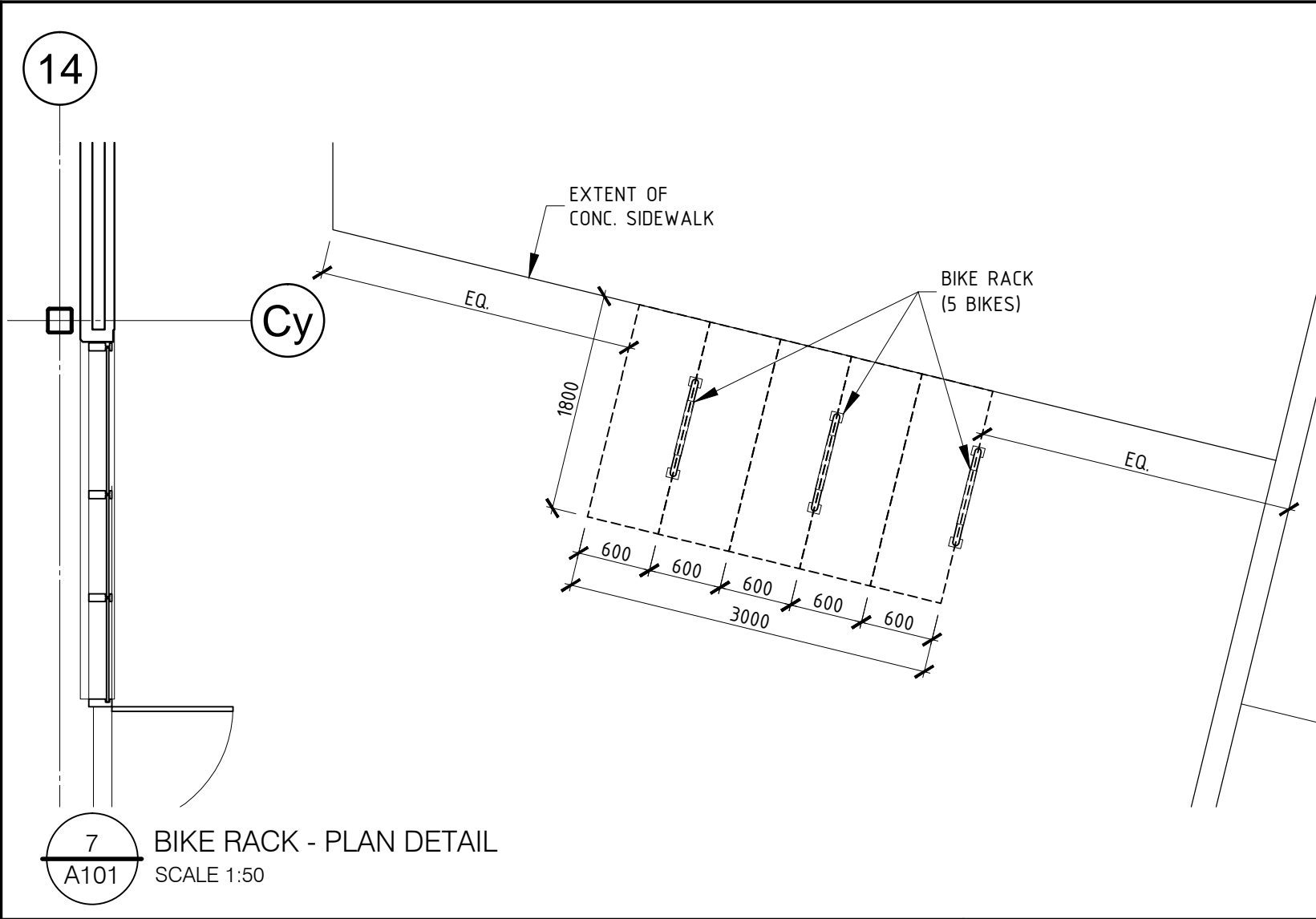
1 GARBAGE ENCLOSURE - ELEVATION
SCALE 1:50



3 GARBAGE ENCLOSURE - SECTION DETAIL
SCALE 1:10



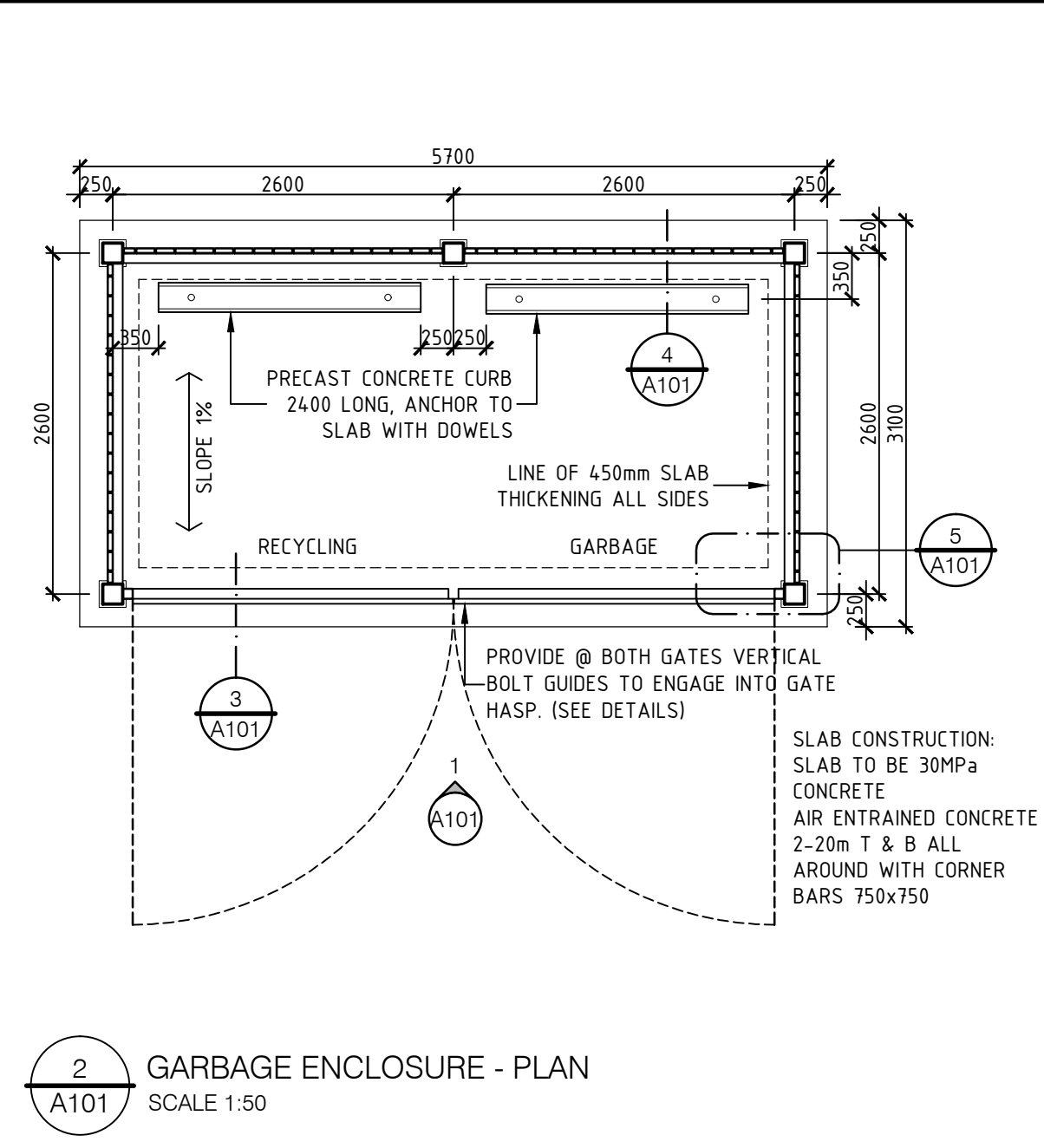
5 GARBAGE ENCLOSURE - PLAN DETAIL
SCALE 1:10



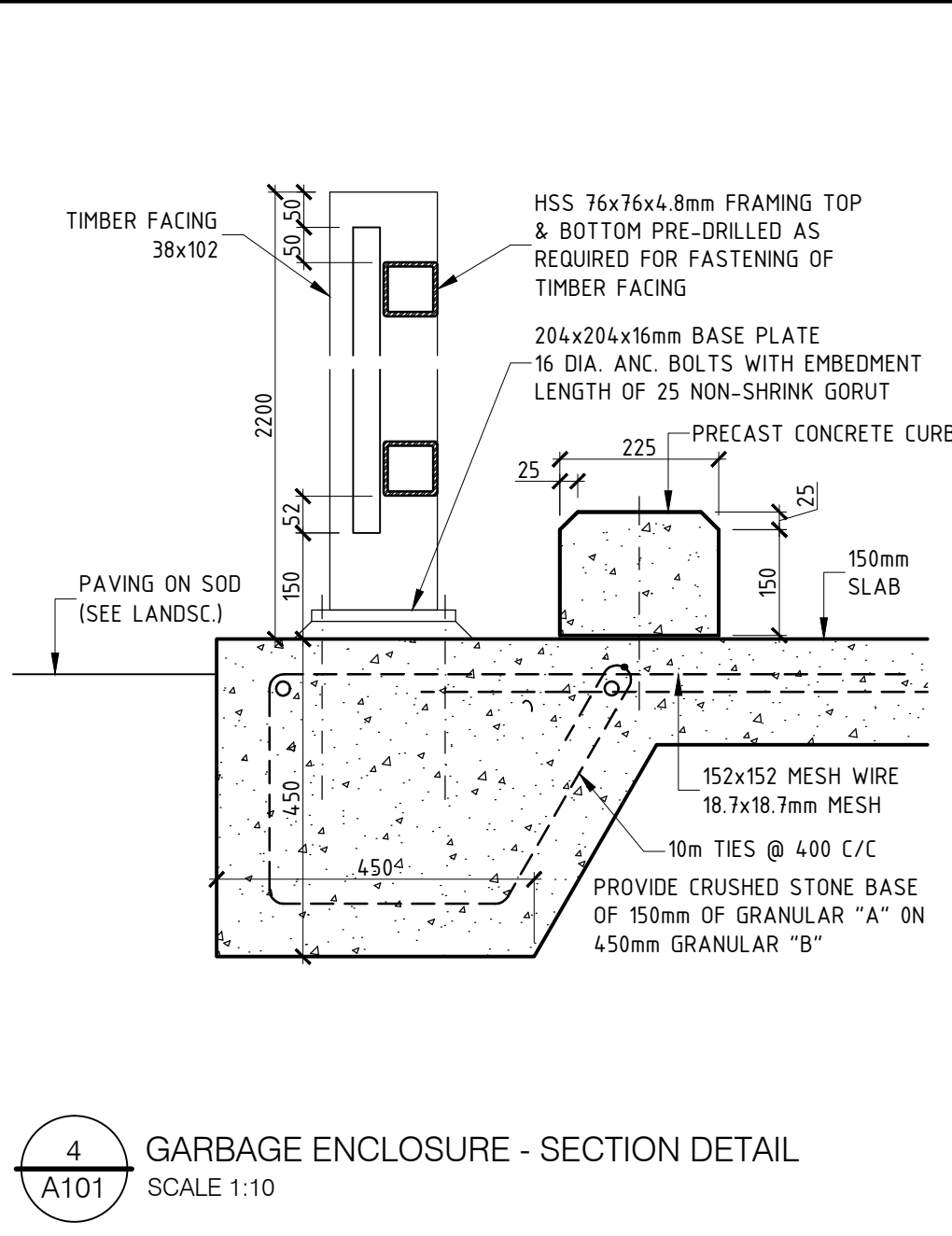
7 BIKE RACK - PLAN DETAIL
SCALE 1:50

Zoning Provisions - IG3 General Industrial Zone		
Zoning Mechanism	Provisions	Proposed
Minimum Lot Area	1,000 sq. metres	18,909.17 sq. metres
Minimum Lot Width	No minimum	n/a
Maximum Lot Coverage	65%	47.40%
Minimum Front Yard & Corner Side Yard	3 metres	3.0 metres
Minimum Interior Side Yard	3 metres	23.425 (closest)
Minimum Rear Yard	3 metres	5.325 metres (closest)
Maximum Floor Space Index	2	899 Ages - 0.48 Ages - 0.45
Maximum Building Height	22 metres	9.8 metres
Minimum Width of Landscaped Area Abutting a Street	3 metres	3.0 metres
Minimum Width of Landscaped Area in all Other Cases	No minimum	n/a
Required Parking (Area C) - Light Industrial Use	0.8 / 100m ² x 4,483.4 m ² = 36 required spaces per building	61 spaces provided for 899 Ages Rd. / 53 spaces provided for 903 Ages Road
Required Bicycle Parking	1 / 1000m ² x 4,483.4 m ² = 5 required spaces per building	5 spaces provided at each building
Required Loading Zones	2 Loading Spaces Required per Building	Each Building has 10 loading spaces
Landscaped Provisions for Parking Lots	Refuse Collection Areas must be minimum 9.0 metres from Property Line abutting a Street Refuse Collection Areas must be minimum 3.0 metres from Other Property Lines Refuse Collection Areas must be screened with minimum 2.0 metre high screen	Conforms to bylaw Conforms to bylaw Conforms to bylaw

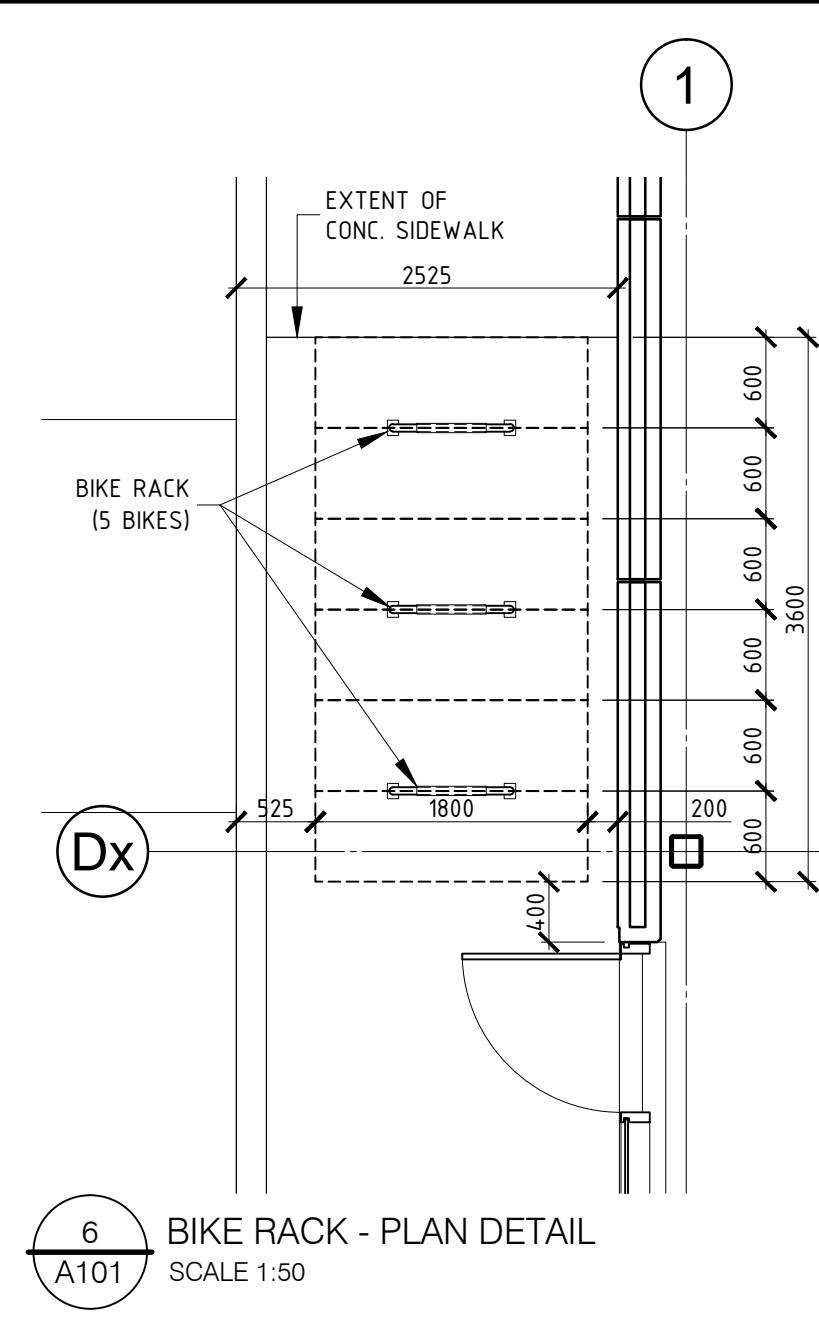
LOCATION PLAN



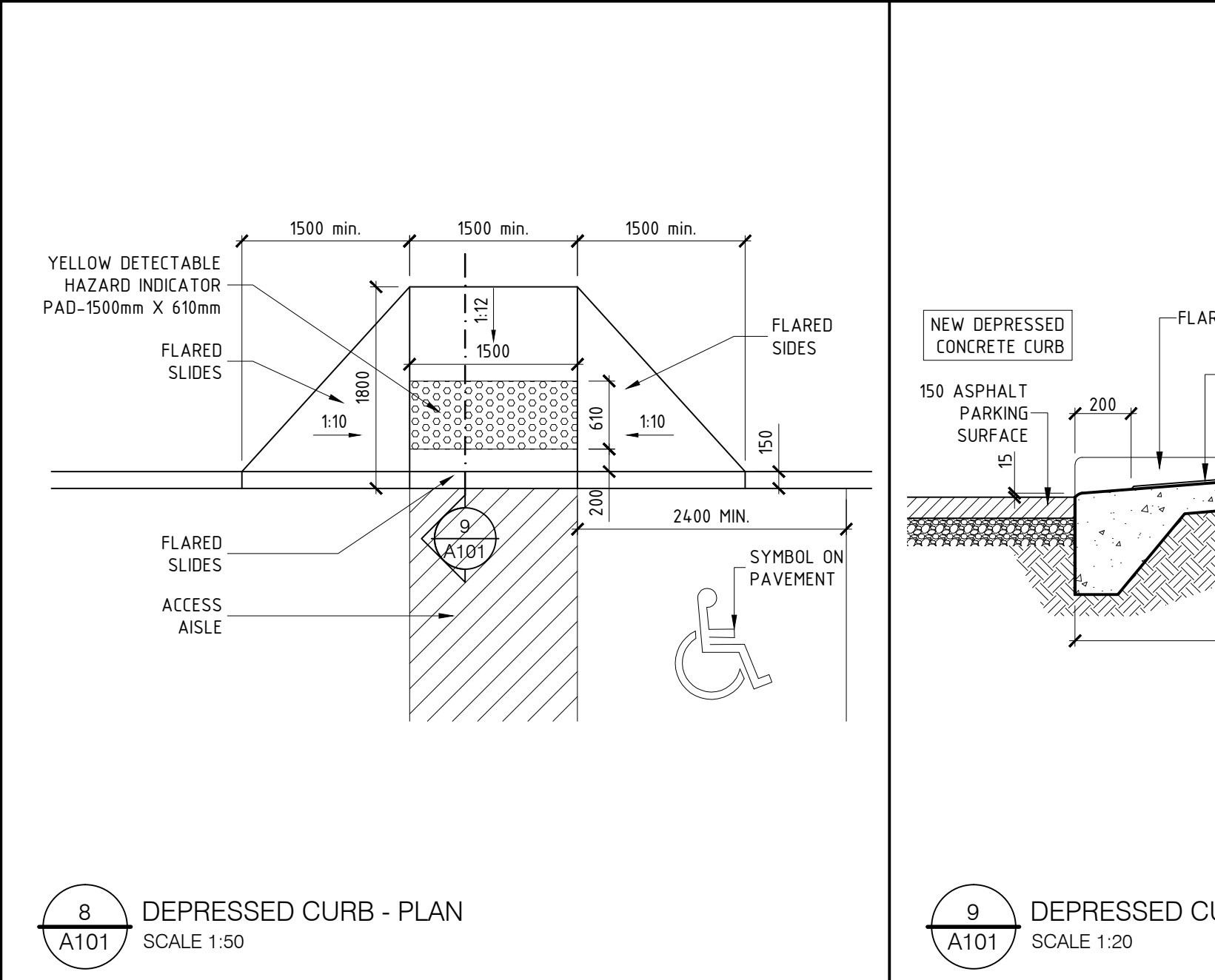
2 GARBAGE ENCLOSURE - PLAN
SCALE 1:50



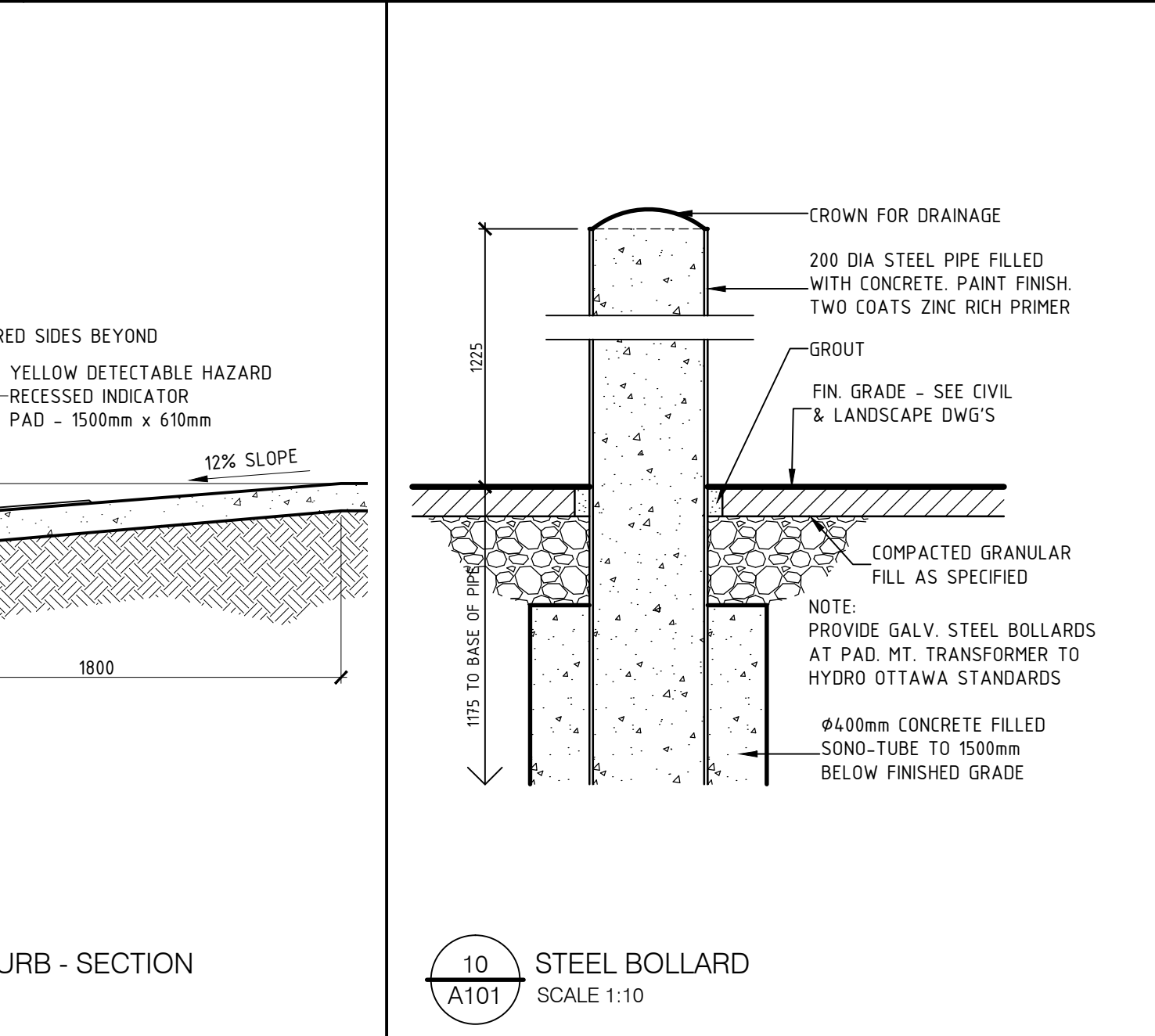
4 GARBAGE ENCLOSURE - SECTION DETAIL
SCALE 1:10



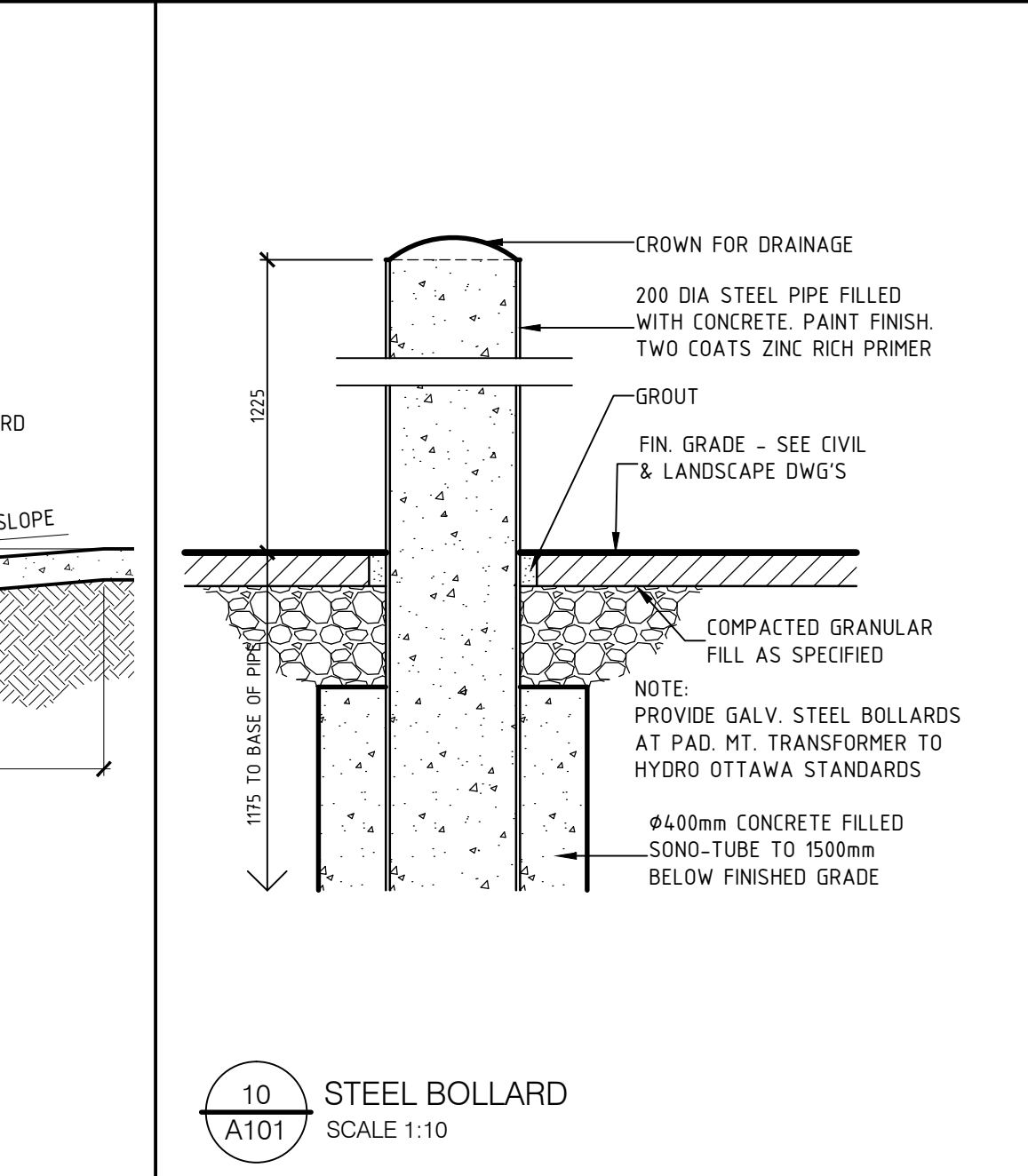
6 BIKE RACK - PLAN DETAIL
SCALE 1:50



8 DEPRESSED CURB - PLAN
SCALE 1:50

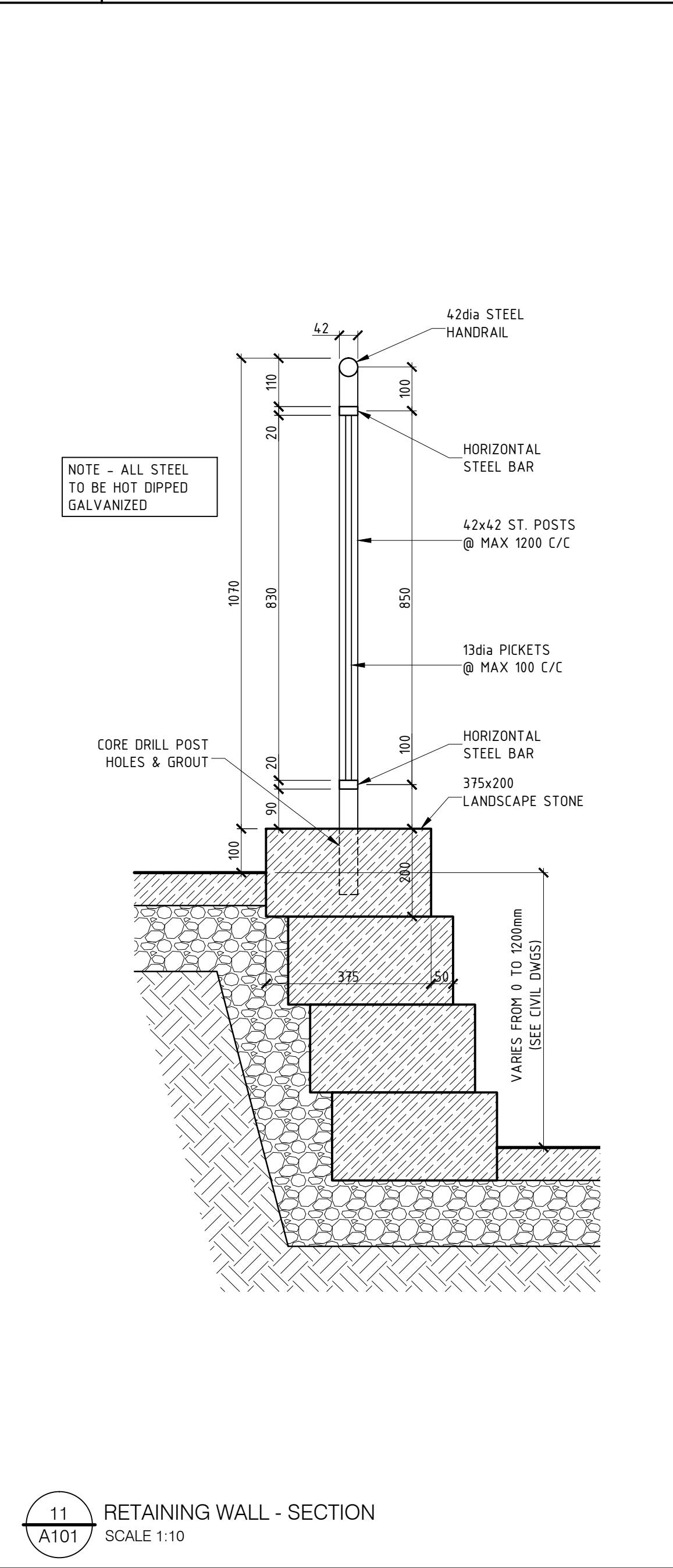
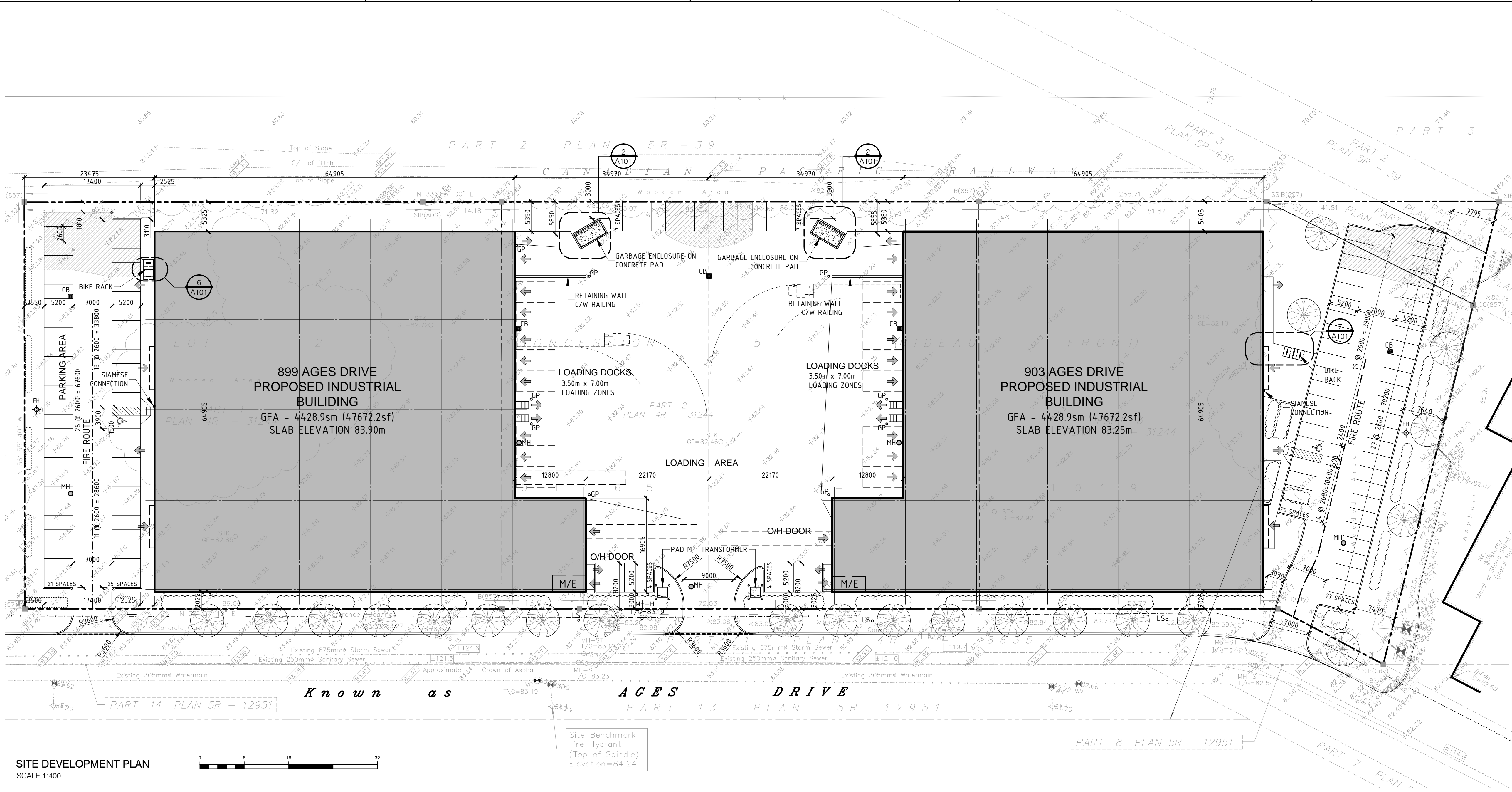


9 DEPRESSED CURB - SECTION
SCALE 1:20



10 STEEL BOLLARD
SCALE 1:10

AGES DRIVE DEVELOPMENT INC.	
GENERAL NOTES:	
1. REINSTATE ALL LANDSCAPED AREAS WITH-IN RIGHT OF WAY, INCLUDING SWALES, DITCHES AND SIDEWALKS	
2. REFER TO CIVIL DRAWINGS FOR EXTENT OF EXCAVATION, BACKFILL, AND REINSTATEMENT OF PAVED AREAS, CURBS AND WALKS WITHIN RIGHT OF WAY	
3. SITE PLAN BASED ON SURVEY BY FORLEY, SMITH & DENIS SURVEYING LTD. 2018, DATED 22 AUGUST 2018	
SITE LEGEND:	
● FH	FIRE HYDRANT
— DC	DEPRESSED CURB
—	CONCRETE CURB
—	CONCRETE SIDEWALK
—	NEW SOD
—	CATCH BASIN, NEW
—	MAN HOLE, NEW
—	HAND-CLAP PARKING SIGN
—	FIRE ROUTE SIGN
—	DO NOT ENTER SIGN
—	STOP SIGN
—	ONE WAY DIRECTION
—	BORE HOLE
—	LIGHT STANDARD
—	WALL MOUNTED LIGHT
—	POWER POLE
—	GUARD POST
—	EXISTING GRADE
—	EXISTING CHAIN LINK FENCE
—	NEW CHAIN LINK FENCE
—	REMOVED CHAIN LINK FENCE
—	DIRECTIONAL SIGN
—	GAS METER (NEW)
—	TEMPORARY SNOW STORAGE



11 RETAINING WALL - SECTION
SCALE 1:10

2 RE-ISSUED FOR SITE PLAN		26 FEB. 2019
1 ISSUED FOR SITE PLAN APPLICATION		30 NOV. 2018
NO. ISSUE & REVISIONS		DATE
SEAL		PROJECT NORTH
ONTARIO ASSOCIATION OF ARCHITECTS DAVID R. MURRAY LICENCE 3663 Not for construction unless SEALED AND SIGNED		
PROJECT AGES DRIVE INDUSTRIAL BUILDINGS		
899, 901 & 903 AGES DRIVE		Ottawa, Ontario
DRAWING PROJECT INFORMATION SITE PLAN, SITE DETAILS		
Do not scale. Refer any dimensional errors and/or possible trade interference/conflict to the architects for clarification prior to commencement of the work. The conditions of the contract apply.		
PROJECT NO. 18-30		DRAWING NO.
SCALE - AS NOTED		
DRAWN - F. D.		
CHECKED - G. K. K.		
PLOT DATE - 28/02/2019		PLOTTED FROM: CARINA