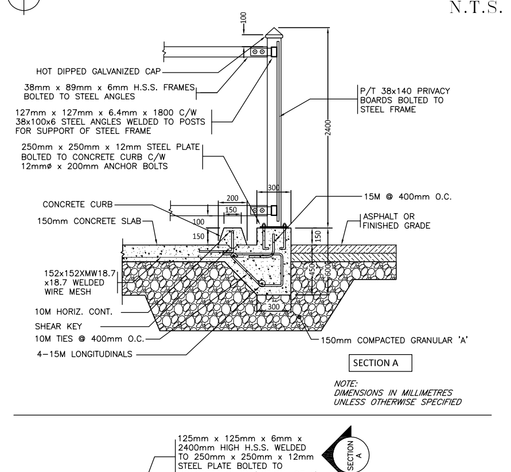
GARBAGE ENCLOSURE

N.T.S.



ZONING STANDARDS – PHASE 1

CITY OF OTTAWA

GENERAL PROVISIONS

SECTION	PROVISION	REQUIRED	PROPOSED
106 (1)	PARKING SPACE DIMENSIONS (MIN.) • STANDARD SPACE • SMALL CAR SPACE • BARRIER–FREE SPACE TYPE A • BARRIER–FREE SPACE TYPE B • BICYCLE PARKING	• 2.6m x 5.2m • 2.4m x 4.6m • 3.4m x 5.2m • 2.4m x 5.2m • 0.6m x 1.8m	• 2.6m x 5.2m • 2.4m x 4.6m • 3.4m x 5.2m • 2.4m x 5.2m • 0.6m x 1.8m
T101	PARKING SPACE RATES		
T101	INSTRUCTIONAL FACILITY 3.4 SPACES / 100 M2 @ 500 M2 = 17 SPACES	17 SPACES	20 SPACES
T101	PERSONAL SERVICE BUSINESS 3.4 SPACES / 100 M2 @ 258 M2 = 9 SPACES	9 SPACES	13 SPACES
T101	OFFICE 2.4 SPACES / 100 M2 @ 237 M2 = 6 SPACES	6 SPACES	6 SPACES
T101	TOTAL PARKING SPACES	32	39
106 (3)(a)	SMALL CAR PARKING SPACES	0	0
2017–301 (PART C SECTION 111)	BARRIER–FREE PARKING SPACES (MIN.) • CAPACITY OF PUBLIC PARKING 20 – 99	1 SPACE	4 SPACES
107	DRIVEWAY WIDTH (MIN.) • TWO WAY NO PARKING • ALONG 90° PARKING	• 6.7m	• 6.7m
T110	WIDTH OF LANDSCAPING AROUND PARKING (MIN.) •ABUTTING STREET •NOT ABUTTING STREET	•3.0m •0m	•3.00m •1.50m
T110	LANDSCAPE AREA (MIN.)	15%	18.01%
110 (3)	REFUSE COLLECTION AREAS (MIN.) •FROM STREET LINE •FROM LOT LINES •HEIGHT OF OPAQUE SCREENING	•9.0m •3.0m •2.4m	•46.37m •>3.0m •2.4m
T111A	BICYCLE PARKING SPACES (MIN.) INSTRUCTIONAL FACILITY • 1 SPACE/1500m² GFA AT 500m² GFA	1 SPACE	1 SPACE
T111A	BICYCLE PARKING SPACES (MIN.) PERSONAL SERVICE BUSINESS • 1 SPACE/500m² GFA AT 258 m² GFA	1 SPACE	1 SPACE
T111A	BICYCLE PARKING SPACES (MIN.) OFFICE • 1 SPACE/250m² GFA AT 237m² GFA	1 SPACE	4 SPACES
T111A	BICYCLE PARKING CUMULATIVE TOTAL	3 SPACES	6 SPACES
T113A(a)	LOADING SPACES (MIN.) • GFA BETWEEN 2000–4999m²	0 SPACE	0 SPACE

LIGHT INDUSTRIAL (IL H21) ZONE

SECTION	PROVISION	REQUIRED	PROPOSED
T203 (a)	LOT AREA (MIN.)	2,000m²	2,579.85m²
T203 (b)	LOT WIDTH (MIN.)	NONE	44.11m
T203 (c)	LOT COVERAGE (MAX.)	65%	21.08%
T203 (d)	FRONT YARD & CORNER SIDE YARD (MIN.)	7.5m	21.94m
T203 (e)	INTERIOR SIDE YARD – WEST (MIN.)	7.5m	16.05m
T203 (e)	INTERIOR SIDE YARD – EAST (MIN.)	7.5m	37.03m
T203 (f)	REAR YARD (MIN.)	7.5m	15.55m
T203 (g)	FLOOR SPACE INDEX (MAX.)	2	0.4
T203 (h)	BUILDING HEIGHT (MAX.)	21m (HEIGHT SUFFIX ZONE)	7.15m
T203 (i)	WIDTH OF LANDSCAPED AREA (MIN.) •ABUTTING STREET	•3m	•3.00m
	GROSS FLOOR AREA – TOTAL		995m2
	GROSS FLOOR AREA INSTRUCTIONAL FACILITY		500m2
	GROSS FLOOR AREA PERSONAL SERVICE BUSINESS		258m2
	GROSS FLOOR AREA OFFICE		237m2

LEGEND

- Lot Boundary
- Easement
- Zoning Setbacks
- Concrete Curb
- Exterior Wall of Building
- Fire Hydrant
- Manhole (Typical)
- Building Entrance/Exit
- Pylon Sign
- Concrete Curb Ramp
- Painted Lines
- Barrier-free Parking Space
- Proposed Bike Rack (6 Spaces - 0.6m x 1.8m/Space)
- Proposed Bench
- Proposed Waste Receptacle
- Proposed Sign
- Proposed Steel Bollard
- Proposed Wall Mounted LIght FIxture
- Proposed Pole Mounted LIght Standard
- L/A — Landscaped Area - Refer to Landscape Plan

NOTES

1- Bicycle parking spaces shall be City of Ottawa standard horizontal bicycle parking spaces, dimensions 0.6 m x 1.8 m, installed on concrete pads as per City of Ottawa Standard Details SF06 and SF07.

2- Bollards shall be City of Ottawa Standard 100mm diameter steel bollard for parking lots / parks as per City of Ottawa Standard Detail F5. Paint colour to be black Instead of red.

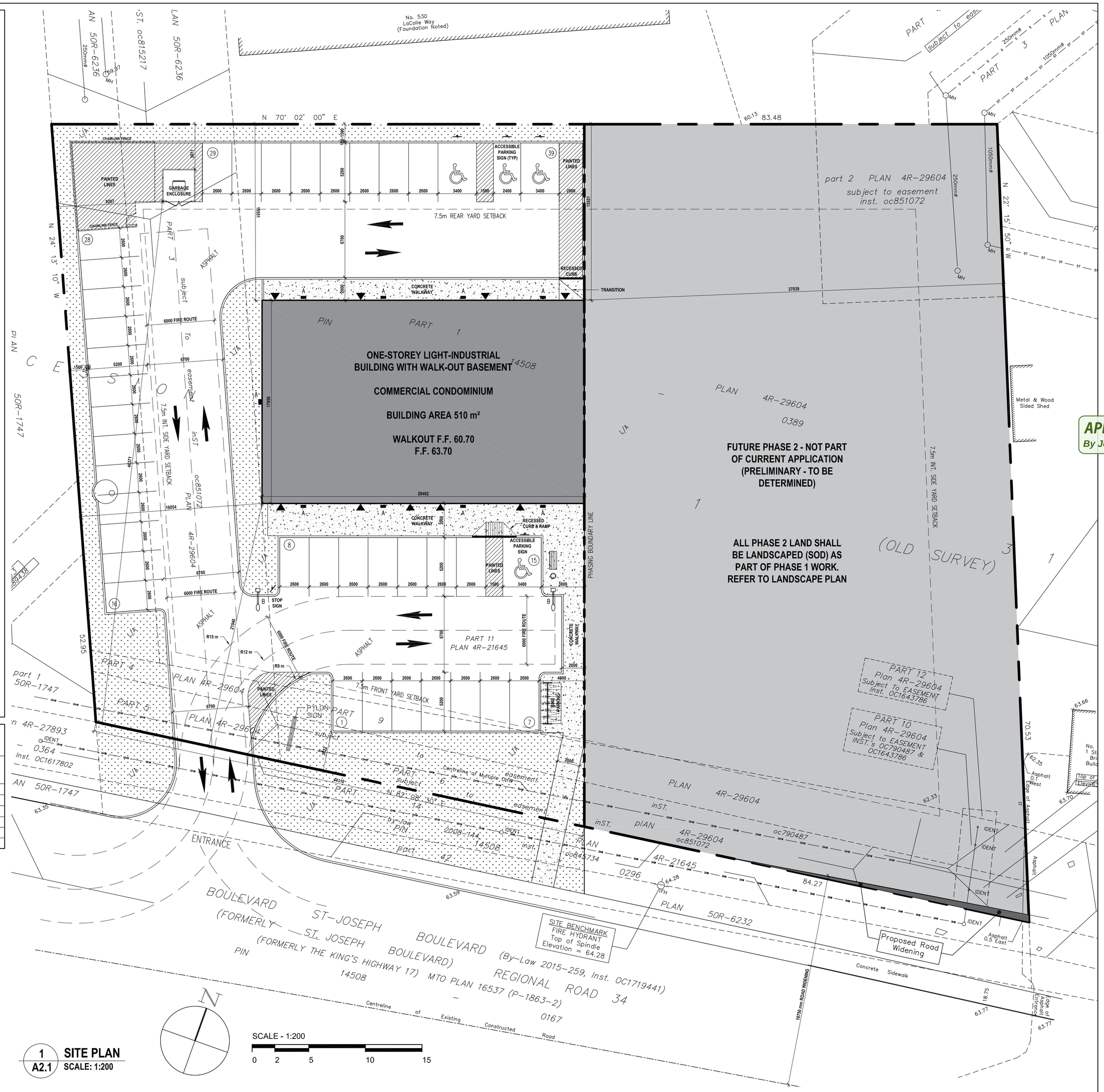
3- Refer this plan for Information regarding LIght Standards (pole mounted and wall mounted).

4- Property boundary information was derived from a topographic survey prepared by OLS Annis, O'Sullivan, Vollebekk Ltd, dated April 28, 2014.

5- Hydro pole locations was derived from a topographic survey prepared by OLS Annis, O'Sullivan, Vollebekk Ltd, dated September 15, 2015.

SITE STATISTICS PHASE 1

BUILDING AREA	510 M2
PAVED AREA	1,370.82m²
LANDSCAPED AREA	464.86m²
LOT AREA	2,579.85m²
BUILDING AREA %	19.76%
PAVED AREA %	53.13%
LANDSCAPED AREA %	18.01%



1 / A2.1 **SITE PLAN** SCALE: 1:200

LIGHT FIXTURE SCHEDULE

FIXTURE	BRAND	MODEL	LAMPS	LUMENS	MOUNTING
A	LITHONIA	DSXW2 LED 30C 1000 40K TFTM MVOLT	109W LED	8,696	REFER TO ELEVATION DRAWINGS AT SOUTH ELEVATION - WALL MOUNTED 5,000 mm ABOVE CONCRETE WALKWAY TO U/S FIXTURE AT NORTH ELEVATION - WALL MOUNTED 3,700 mm ABOVE CONCRETE WALKWAY TO U/S FIXTURE AT WEST ELEVATION - WALL MOUNTED AT SAME BUILDING ELEVATION AS SOUTH
B	LITHONIA	DSX0 LED 20C 700 40K T2S MVOLT	45W LED	4,608	POLE MOUNTED 7,620 mm ABOVE GROUND LEVEL C/W PRECAST CONCRETE BASE (USI E-52)

BLUEPRINT

DESIGNER INFORMATION

BLUEPRINT CONSTRUCTION SERVICES LTD.
17-1010 POLYTEK ST, OTTAWA, ON
K1J 9J1 CANADA

I REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4.OF DIVISION C, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

INDIVIDUAL BCIN: 35012 P.LALONDE

FIRM BCIN: 110957 BLUEPRINT CONSTRUCTION SERVICES LTD.

SIGNATURE OF MEMBER:_____

PHILIPPE LALONDE 35012

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE DESIGNER.

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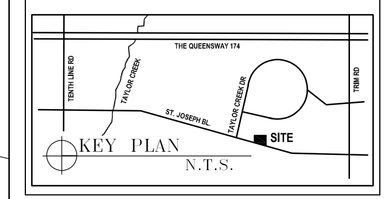
DO NOT SCALE DRAWINGS.

APPROVED
By Jeff McEwen at 10:36 am, May 10, 2019

JEFF MCEWEN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA



No.	Revision/Issue	Date
1.	SPC	OCT 7, 2018
2.	DRAFT - COORDINATION	JAN 7, 2019
3.	DRAFT - COORDINATION	JAN 9, 2019
4.	SITE PLAN CONTROL	JAN 21, 2019
5.	COORDINATION	MARCH 18, 2019
6.	FINAL	APRIL 15, 2019

PROJECT INFO

3735 ST JOSEPH BLVD
OTTAWA, ONTARIO

LIGHT INDUSTRIAL BUILDING

LEGAL DESCRIPTION

PART OF LOT 31, CONCESSION 1
PARTS 5-13 PLAN 4R-21645

SITE PLAN

16921

Sheet # A2.1

D07-12-18-0152