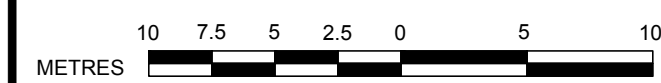


BLOCK 170
PIN 04510-0292
REGISTERED PLAN 4M-1413



GENERAL NOTES:		ZONING:	PARKING, QUEUING AND LOADING PROVISIONS:	DRAWING LEGEND:	LANDSCAPE PROVISIONS PLAN:	KEY PLAN:
<div>1. FOR PAVED SURFACES, GRADING, SITE SERVING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS.</div> <div>2. FOR PLANTING DETAILS, REFER TO LANDSCAPE DRAWINGS.</div>		PART 10 - MIXED USE / COMMERCIAL ZONES ZONE LC7(411) - LOCAL COMMERCIAL ZONE	<div>PARKING (SECTION 101): MINIMUM REQUIRED: 3.4 PER 100m² OF GFA = 83 PROVIDED: 109 (95 FOR RETAIL DEVELOPMENT) (14 FOR CONVENIENCE STORE)</div> <div>BICYCLE PARKING (SECTION 111): MINIMUM REQUIRED: 1 PER 250m² OF GFA = 10 PROVIDED: 2</div> <div>LOADING SPACES (SECTION 113): MINIMUM REQUIRED: 0, LC Zone, Sentence (1), PROVIDED: 2</div> <div>PARKING FOR THE PHYSICALLY DISABLED (OTTAWA ACCESSIBILITY DESIGN STANDARDS): MINIMUM REQUIRED: 4, 2x TYPE A + 2x TYPE B PROVIDED: 5, 3x TYPE A + 2x TYPE B</div>	<div>PROPERTY LINE AND SETBACKS AS INDICATED</div> <div>FIRE ROUTE</div> <div>FIRE DEPARTMENT CONNECTION</div> <div>NEW FIRE HYDRANT</div> <div>CONCRETE APRON AND RUMBLE STRIPS</div> <div>BICYCLE PARKING SPACE</div> <div>DEPRESSED CURB AND TACTILE WALKING SURFACE INDICATORS</div> <div>ACCESSIBLE PARKING SCHEDULE</div> <div>TYPE 'A'</div> <div>TYPE 'B'</div>	<div>LANDSCAPE PROVISIONS FOR PARKING LOTS (SECT. 110): (REFER TO PLAN A101)</div> <div>MINIMUM REQUIRED: 15% OF PARKING LOT AREA PROVIDED:</div> <div>LANDSCAPED BUFFER REQUIRED: (a) 3m (b) 1.5m PROVIDED: (a) 12.9m (b) 1.5m</div>	<div>TILLSONBURG RD</div> <div>INDOOR CHES</div> <div>TERRY FOX DRIVE</div> <div>KANATA AVE</div>
<div>SITE + BUILDING DATA</div> <div>SITE AREA: 7,637.69m²</div> <div>GROSS FLOOR AREA¹: 2,136.9m²</div> <div>BUILDING HEIGHT(S)²: 7.214m</div> <div>GROSS LEASABLE AREA²: 2,084.5m²</div>		<div>ZONING PROVISIONS: LC - (SECTION 189 & 100): MINIMUM LOT AREA: 1411 ADDITIONAL USES AND A CONVENIENCE STORE: 4,000m² OTHER NON-RESIDENTIAL USES: 1,800m²</div> <div>LOT WIDTH: 30m MINIMUM</div> <div>SETBACKS: FRONT YARD: REQUIRED: 10m MINIMUM - (INC. PUMP ISLANDS) PROPOSED: 10m MINIMUM - PUMP ISLANDS 3m MINIMUM - RETAIL PLAZA</div> <div>CORNER SIDE YARD: REQUIRED: 11.5m MINIMUM - PUMP ISLANDS 8m MINIMUM - OTHER BUILDINGS AND STRUCTURES</div> <div>REAR YARD: 5m MINIMUM</div> <div>INTERIOR SIDE YARD: 2m MINIMUM</div> <div>BUILDING HEIGHT: 12.5m MAXIMUM</div> <div>FLOOR SPACE INDEX: NO MAXIMUM</div> <div>LANDSCAPING: ABUTTING A RESIDENTIAL ZONE: 3.0m MINIMUM ABUTTING A STREET: 3.0m MINIMUM AROUND A PARKING LOT: 1.5m MINIMUM</div>	<div>1 GROSS FLOOR AREA (CITY OF OTTAWA ZONING BYLAW DEFINITION FOR THE PURPOSE OF DETERMINING PARKING REQUIREMENTS): MEANS THE TOTAL AREA OF EACH FLOOR WHETHER LOCATED ABOVE, AT OR BELOW GRADE, MEASURED FROM THE INTERIORS OF OUTSIDE WALLS AND INCLUDING FLOOR AREA OCCUPIED BY INTERIOR WALLS AND FLOOR AREA CREATED BY BAY WINDOWS, BUT EXCLUDING: FLOOR AREA OCCUPIED BY SHARED MECHANICAL SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING; (BY-LAW 2008-326) COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS, STEPS AND LANDINGS; (BY-LAW 2008-326) BICYCLE PARKING, MOTOR VEHICLE PARKING OR LOADING FACILITIES; COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS; COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326) COMMON AMENITY AREA AND PLAY AREAS ACCESSORY TO A PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326) LIVING QUARTERS FOR A CARETAKER OF THE BUILDING. (SURFACE DE PLANCHER HORS ŒUVRE BRUTE)</div> <div>2 GROSS LEASABLE AREA: MEANS THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE, MEASURED FROM THE INTERIORS OF OUTSIDE WALLS EXCLUDING FLOOR AREA OCCUPIED BY PARTY WALLS AND EXCLUDING: FLOOR AREA OCCUPIED BY SHARED MECHANICAL SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING; (BY-LAW 2008-326) COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS, STEPS AND LANDINGS; (BY-LAW 2008-326) BICYCLE PARKING, MOTOR VEHICLE PARKING OR LOADING FACILITIES; COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS; COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326) COMMON AMENITY AREA AND PLAY AREAS ACCESSORY TO A PRINCIPLE USE ON THE LOT; AND (BY-LAW 2008-326) LIVING QUARTERS FOR A CARETAKER OF THE BUILDING.</div>			

GENERAL NOTES

1. DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.

2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE. REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.

3. GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.

4. ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.

5. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

ACTUAL NORTH

Project North

ONTARIO ASSOCIATION OF ARCHITECTS

TOOFT DRESSSEN

5910

ISSUE RECORD:

NO.	DESCRIPTION	DATE
01	FOR CIRCULATION	2019/01/11
02	FOR SITE PLAN APPLICATION	2019/02/01
03	FOR OWNER REVIEW / COORDINATION	2019/03/26
04	FOR SITE PLAN APPLICATION / COORD.	2019/04/05
05	FOR COORDINATION	2019/04/11
06	FOR OWNER REVIEW / COORDINATION	2019/04/26
07	FOR REVIEW	2019/05/07
08	FOR SITE PLAN APPLICATION - REVISED	2019/05/15
09	FOR BUILDING PERMIT	2019/05/17
10	FOR SITE PLAN APPLICATION - REVISED	2019/07/12

CLIENT

7873794 CANADA INC

43 AURIGA DRIVE, 2ND FLOOR

NEPEAN, ONTARIO, K2E 7Y8

DENNIS LAURIN

TEL: 613-656-0672

CONSULTANTS

NOVATECH ENGINEERING CONSULTANTS LTD.

CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

240 MICHAEL COWPLAND DRIVE, SUITE 200

OTTAWA, ONTARIO, K2M 1P5

TEL: 613-254-9643

CLEALAND JARDINE ENGINEERING LTD.

STRUCTURAL ENGINEERS

200-580 TERRY FOX DRIVE

KANATA, ONTARIO, K2L 4B9

TEL: 613-601-1553

EVEREST ENGINEERING LTD.

MECHANICAL & ELECTRICAL ENGINEERS

6861 FALLOWFIELD ROAD,

OTTAWA, ONTARIO, K2S 1B8

TEL: 613-831-5454

ANNIS, O'SULLIVAN, VOLLEBECK LTD.

SURVEYOR

14 CONCOURSE GATE, SUITE 500

OTTAWA, ONTARIO, K2E 7S6

TEL: 613-727-0850

DCA

A GROUP OF ARCHITECTS

1350 WELLINGTON ST. WEST OTTAWA ON K1Y 3C1

WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE

HERITAGE HILLS RETAIL

471 TERRY FOX DRIVE

OTTAWA, ONTARIO

DRAWING TITLE

SITE PLAN

DATE	DRAWN	JOB NO.	DRAWING NO.
01 2019	DR EB	3082	A100

SCALE 1" = 300

REVIEWED TD

ARCHITECTURAL

D07-12-19-0017 PLAN #17688