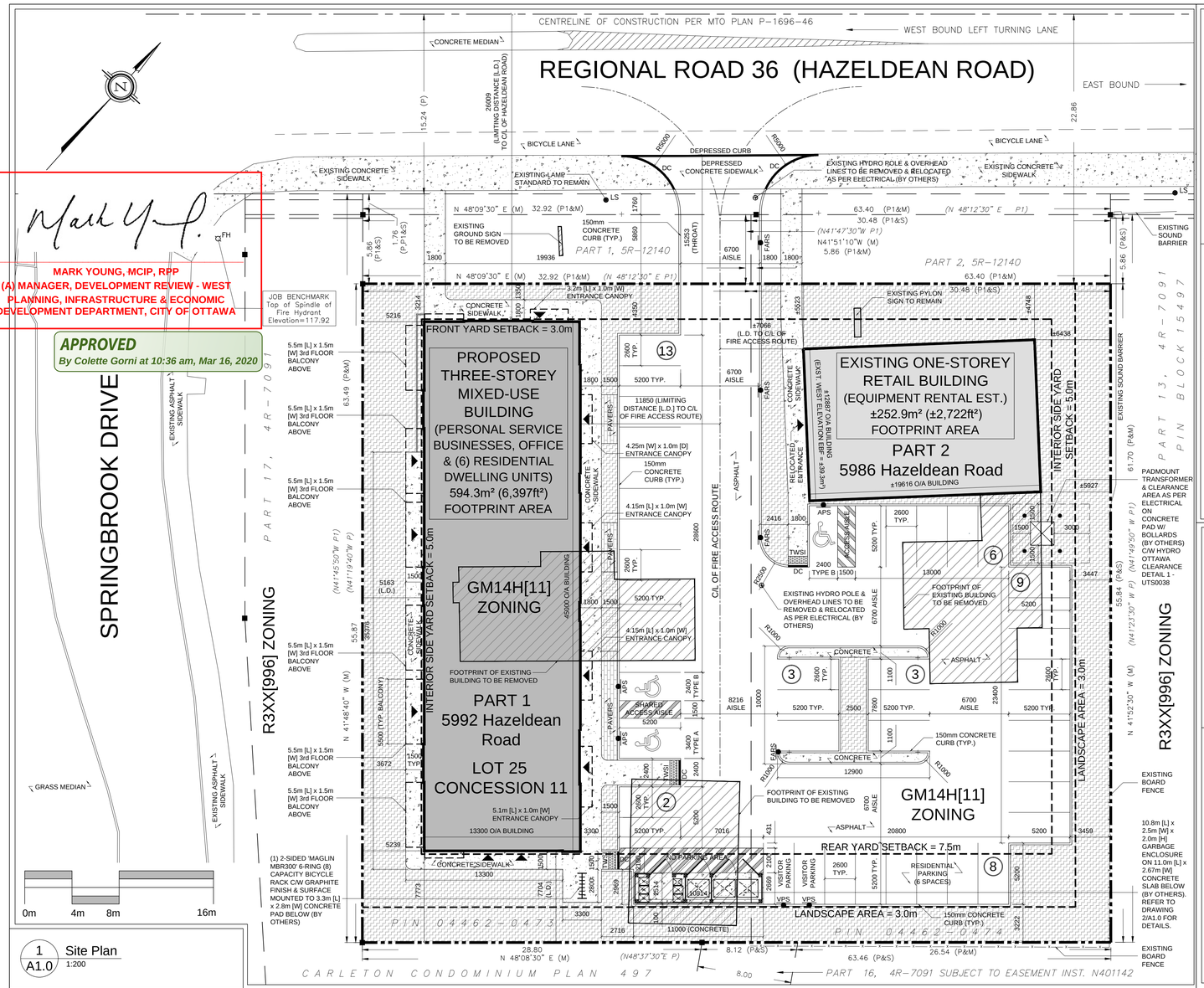
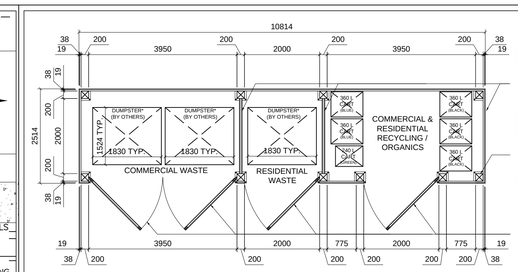
MARK YOUNG, MCIP, RPP
(A) MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Colette Gorni at 10:36 am, Mar 16, 2020



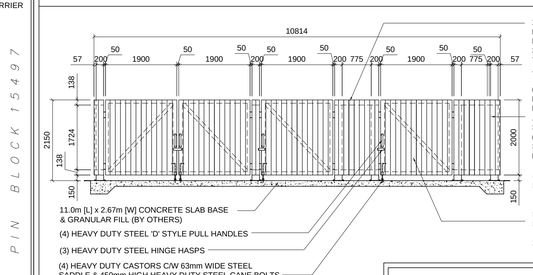
1 A1.0 Site Plan
1:200



19mm x 138mm VERTICAL PRESSURE TREATED WOOD BOARDS. NAIL BOARDS TO 38mm x 138mm PRESSURE TREATED TOP & BOTTOM RAILS ANCHORED TO STEEL POSTS.

(10) 200mm x 200mm x 2150mm HIGH GALVANIZED STEEL POSTS W/ 300mm BASE PLATE ANCHORED INTO CONCRETE SLAB BASE BELOW. PROVIDE (2) WELD-ON HEAVY DUTY STEEL BARREL HINGES EACH DOOR.

(4) 1900mm WIDE x 2000mm HIGH DOORS C/W 38mm x 89mm WELDED GALVANIZED STEEL ANGLE W/ CROSS BRACE FRAME OVER 38mm x 89mm PRESSURE TREATED WOOD BUCK. CONCEAL FRAME W/ 19mm x 138mm PRESSURE TREATED WOOD BOARDS.



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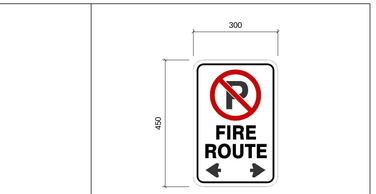
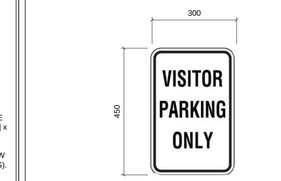
* DUMPSTER SIZE SHOWN IS BASED OFF A WASTE MANAGEMENT 6-YARD 1830mm WIDE x 1524mm DEEP x 1830mm HIGH DUMPSTER.

2 A1.0 Garbage Enclosure Details
1:75

ACCESSIBLE PARKING SIGN (APS)



DIRECTIONAL FIRE ACCESS ROUTE SIGN (FARS)



VISITOR PARKING SIGN (VPS)

SIGNAGE NOTES:

1. ALL SIGNS TO BE 300mm WIDE x 450mm HIGH ALUMINUM AND SET ON A PERMANENT GALVANIZED STEEL POST.

2. LOCATE THE SIGNS AS PER THE ARCHITECTURAL SITE PLAN WHERE NOTED BY THE SYMBOL:

3. ALL SIGNS TO BE VISIBLE DAY AND NIGHT WITH SCOTCH LIGHT REFLECTIVE VINYL BACKGROUND & LETTERING.

4. MOUNT THE BOTTOM EDGE OF THE ACCESSIBLE PARKING & VISITOR PARKING SIGNS AT 1200mm ABOVE THE ASPHALT SURFACE.

5. MOUNT THE BOTTOM EDGE OF THE FIRE ACCESS ROUTE SIGN AT 2000mm ABOVE THE ASPHALT SURFACE & SPACED MAX. 25m APART.

6. PROVIDE MULTI-DIRECTIONAL ARROWS IDENTIFYING THE FIRE ACCESS ROUTE OR A SINGLE DIRECTIONAL ARROW INDICATING THE LIMIT OF THE FIRE ACCESS ROUTE.

3 A1.0 Signage Details
1:10

No.:	Issued For:	Date:
01	For Coordination	August 29, 2019
02	For Site Plan Approval	September 3, 2019
03	For Site Plan Approval	November 14, 2019
04	For Site Plan Approval	January 06, 2020
05	For Building Permit	February 01, 2020
06	For Site Plan Approval	February 20, 2020

It is the responsibility of the appropriate Contractor to verify all dimensions on site and report all errors and/or omissions to the Architect. All Contractors must comply with pertinent codes & by-laws.
Do not scale drawings. This drawing may not be used for construction until signed. Architect's copyright reserved.
Metric Scale Drawing: All measurements are in millimeters (mm) unless otherwise noted.

Symbol Legend:

- DENOTES PROPOSED BUILDING
- DENOTES EXISTING BUILDING
- DENOTES LINE OF CONSTRUCTION ABOVE
- DENOTES LANDSCAPE AREA
- DENOTES UNIT PAVING
- DENOTES CONCRETE SURFACE
- DENOTES EXISTING BUILDING TO BE REMOVED
- DENOTES PROPERTY LINE
- DENOTES SITE SETBACK
- DENOTES C/L STREET AND/OR FIRE ACCESS ROUTE
- DENOTES BUILDING ENTRANCES
- DC - DENOTES DEPRESSED CURB
- DENOTES ACCESSIBLE PARKING SPACE
- DENOTES 300mm [W] x 450mm [H] ALUMINUM SIGN
- DENOTES 610mm [D] TACTILE WALKING SURFACE INDICATOR (TWSI) SET 150mm BACK FROM EDGE OF DEPRESSED CURB
- DENOTES HIGH COLOUR CONTRAST DIAGONAL PAVEMENT MARKING (ACCESS AISLES & NO PARKING AREAS)
- DENOTES BICYCLE RING RACK
- DENOTES BOLLARD

Site Map:

Project North Arrow:

Actual North Arrow:

ONTARIO ASSOCIATION OF ARCHITECTS
PETER MANSFIELD
LICENCE
5450

Architect:

Peter Mansfield, Architect
B. Tech., M. Arch., O.A.A.
122 Bridge Street, Almonte, ON
613-256-5213

Project Title:
Proposed Mixed-Use Building
5986-5992 Hazeldean Road, Ottawa ON

Drawing List:
Site Plan

Job No.:	1817	Drawing No.: A1.0
Scale:	As Noted	
Date:	August 29, 2019	
Drawn By: TB	Reviewed By: PM	

D07-12-19-0152

#18024

Site Information:

Municipal Address:	5986-5992 Hazeldean Road, Ottawa ON
Legal Description:	Part of Lot 25, Concession 11, Township of Goulbourn, City of Ottawa
Total Site Area:	0.3542 hectares (0.8752473 acres); 3,542m² (38,126ft²) - Parts 1 & 2
Survey Information:	This site plan has been compiled using the July 26, 2019 - Topographic Survey prepared & issued by Fairhall, Moffatt & Woodland Ltd., Ontario Land Surveyors

Zoning Mechanism:

Zoning Mechanism:	Required:	Provided:
Definition	GM14 H(11) - General Mixed Use Area C (Schedule 1A)	Office, Personal Service Business, Apartment Dwelling (Mid Rise) & Retail Store (Existing)
Minimum Lot Area	No minimum	3,542m² (0.8752473 acres) - Parts 1 & 2
Minimum Lot Width	No minimum	63.40m (Hazeldean Road)
Minimum Front Yard Setback	3.0m (Hazeldean Road)	3.150m - Proposed Building ±4.748m - Existing Building
Minimum Interior Side Yard Setback for a Non-Residential or Mixed-Use Building, from any Portion of a Lot Line Abutting a Residential Zone	5.0m	5.163m (West Lot Line) - Proposed Building 44.954m (East Lot Line) - Proposed Building ±5.927m (East Lot Line) - Existing Building
Minimum Rear Yard Setback, from any Portion of a Rear Lot Line Abutting a Residential Zone	7.5m	7.70m - Proposed Building ±37.448m - Existing Building
Maximum Building Height	11.0m (36'-1")	10.973m (±36'-0") - Proposed Building +/-4.5m (+/-14'-8") - Existing Building
Maximum Floor Space Index	N/A	0.47 (Proposed + Existing Building)
Maximum Gross Floor Area	35,000m²	±1,665m² (Proposed + Existing Building)
Minimum Width of Landscaped Area Abutting a Street and a Residential Zone	3.0m	3.222m

Building Information:

Proposed Mixed-Use Building

Footprint Area:	594.3m² (6,397ft²)	
1st Floor Gross Floor Area:	456.3m² (4,911ft²) *	- (3) Group 'D' Personal Service Businesses
2nd Floor Gross Floor Area:	511.2m² (5,503ft²) *	- (1) Group 'D' Office
3rd Floor Gross Floor Area:	459.2m² (4,943ft²) *	- (6) Group 'C' Residential Dwelling Units
Total Gross Floor Area:	1,426.7m² (15,357ft²) *	

* Area measured from the interiors of outside walls and including floor area occupied by interior walls but excluding floor area occupied by shared mechanical, service and electrical equipment that serve the building, common hallways, corridors, stairwells, elevator shafts and other voids as per the City of Ottawa Zoning By-Law 2008-250 Consolidation - Section 54 - Gross Floor Area.

Number of Storeys: (3) above grade Proposed Building Height: 10.973m (±36'-0") **

** Vertical distance measured from average grade to the highest point of the flat roof surface as per the City of Ottawa Zoning By-Law 2008-250 Consolidation - Section 54 - Building Height (a).

Proposed Projection Above Building Height Limit: 12.016m (±39'-5") ***

*** Permitted projection above the building height limit (top of the flat roof surface) for mechanical shaft and elevator penthouses as per the City of Ottawa Zoning By-Law 2008-250 Consolidation - Section 64 - Permitted Projections Above the Height Limit.

Existing One-Storey Building

Footprint Area:	±252.9m² (±2,722ft²)	
1st Floor Gross Floor Area:	±238.2m² (±2,564ft²) *	- (1) Group 'E' Retail Equipment Rental Establishment

* Area measured from the interiors of outside walls and including floor area occupied by interior walls as per the City of Ottawa Zoning By-Law 2008-250 Consolidation - Section 54 - Gross Floor Area.

Number of Storeys: (1) above grade Existing Building Height: +/-4.5m (+/-14'-8") **

** Vertical distance measured from average grade to the mid-point of the sloped gable roof as per the City of Ottawa Zoning By-Law 2008-250 Consolidation - Section 54 - Building Height (c).

Site Coverage:

Combined Areas for Proposed Mixed-Use Building & Existing One-Storey Building

Total Footprint Area:	= 594.3m² (6,397ft²) + ±252.9m² (±2,722ft²) = ±847.2m² (±9,119ft²)
Total Gross Floor Area:	= 1,426.7m² (15,357ft²) + ±238.2m² (±2,564ft²) = ±1,664.9m² (±17,921ft²)

Building & Landscape Coverage

Proposed Mixed-Use Building + Existing One-Storey Building Coverage:	= ±847m² / 3,542m² = 23.9%
Soft Landscaping (Vegetated) Coverage:	= 994m² / 3,542m² = 28.1%
Hard Landscaping (Non-Vegetated) Coverage:	= 346m² / 3,542m² = 9.8%
Asphalt Parking Coverage:	= 1,355m² / 3,542m² = 38.2%
Floor Space Index:	= ±1,665m² / 3,542m² = 0.47

Bicycle Parking Information:

Bicycle Parking Requirements

1st Floor Personal Service Businesses [Table 111A (l)]: = 1 space / 500m² GFA = 456.3m² / 500m² = 1 bicycle space

2nd Floor Office [Table 111A (e)]: = 1 space / 250m² GFA = 511.2m² / 250m² = 3 bicycle spaces

3rd Floor Residential [Table 111A (b)(i)]: = 0.5 space per dwelling unit = 0.5 x 6 dwelling units = 3 bicycle spaces

Existing One-Storey Retail [Table 111A (e)]: = 1 space / 250m² GFA = ±238.2m² / 250m² = 1 bicycle space

Total Bicycle Parking Required: = 8 bicycle parking spaces

Total Bicycle Parking Provided: = 8 bicycle parking spaces consisting of: (1) 2-sided 'Maglin MBR300' 6-ring (8) capacity bicycle rack

Parking Information:

Proposed Mixed-Use Building Parking Requirements

1st Floor Personal Service Businesses [Table 101 (N64)]: = 3.4 spaces / 100m² GFA = 456.3m² / 100m² x 3.4 = 15.5 parking spaces required

2nd Floor Office [Table 101 (N59)]: = 2.4 spaces / 100m² GFA = 511.2m² / 100m² x 2.4 = 12.3 parking spaces required

3rd Floor Residential [Table 101 (R15)]: = 1 space / dwelling unit = 6 dwelling units x 1 = 6 parking spaces required

3rd Floor Residential Visitor [Table 102]: = 0.2 space / dwelling unit = 6 dwelling units x 0.2 = 2 parking spaces required

Existing One-Storey Building Parking Requirements

1st Floor Retail [Table 101 (N79)]: = 3.4 spaces / 100m² GFA = ±238.2m² / 100m² x 3.4 = 8.1 parking spaces required

Total Parking Requirements

Total Parking Required on Site: = 44 parking spaces

Total Parking Provided on Site: = 44 parking spaces consisting of: (41) regular spaces @ 2.6m x 5.2m
(1) Type A accessible space @ 3.4m x 5.2m w/ 1.5m access aisle
(2) Type B accessible spaces @ 2.4m x 5.2m w/ 1.5m access aisle

Loading Space Information:

Loading Space Requirements

1st Floor Personal Service Businesses & 2nd Floor Office [Table 113A (b) & (d)]: = <1,000m² GFA @ 967.5m² = 0 loading spaces required

3rd Floor Residential [Table 113A (e)]: 6 dwelling units = 0 loading spaces required

Existing One-Storey Retail [Table 113A (c)]: = <2,000m² GFA @ ±238.2m² = 0 loading spaces required