

**ZONING INFORMATION**

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED
ADDRESS	100 Lusk Street, Ottawa, ON.	
DEFINITION	IP [2265] H12 BUSINESS PARK INDUSTRIAL ZONE	PROFESSIONAL OFFICE
MIN. LOT WIDTH	NO	
MIN. LOT AREA	4047 m <sup>2</sup>	3986.3 m <sup>2</sup>
MIN. FRONT YARD / CORNER SIDE YARD SETBACK	6 m	6 m
MIN. INT. SIDE YARD SETBACK	3 m	
MIN. REAR YARD SETBACK	6 m	6 m
MAX. LOT COVERAGE	55 %	19.57 %
MAX. BUILDING HEIGHT	12 m	±11.1 m
MAX. FLOOR SPACE INDEX	2	0.47
MIN. WIDTH OF LANDSCAPING	3 m ABUTTING A STREET, 0 m IN ALL OTHER CASES	3 m
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	2.6m x 5.2m
REDUCED PARKING SPACE	2.4m x 4.6m (MAX. 50 %)	2.4m x 4.6m (50 %)
ACCESSIBLE PARKING SPACE	TYPE A: 3.4 m WIDTH x 5.2m LENGTH TYPE B: 2.4 m WIDTH x 5.2m LENGTH	TYPE A: 3.4 m x 5.2m TYPE B: 2.4 m x 5.2m
PARKING REQUIREMENTS AREA C: SUBURBAN	OFFICE: 2.4 / 100 m <sup>2</sup> G.F.A GROSS FLOOR AREA: 1859 m <sup>2</sup> PARKING REQUIRED: 45	66
HANDICAP ACCESSIBLE PARKING	3	3
LOADING SPACES	1 per 1,000 m <sup>2</sup> - 4,999 m <sup>2</sup> of G.F.A.	1 SPACE
BICYCLE PARKING RATE	1 per 250 m <sup>2</sup> of G.F.A. REQUIRED SPACES: 8	8 BICYCLE SPACES

no.	revision	date
4		
3		
2		
1	ISSUED FOR SITE PLAN APPLICATION	12 Aug. 2020

- LEGEND**
- PROPERTY LINE
  - - - YARD SETBACK
  - NEW BUILDING
  - ▨ PAVER PATIO
  - SOFT LANDSCAPED AREA
  - ▶ BUILDING ENTRANCE / EXIT
  - ⊠ GARBAGE ENCLOSURE SEE A-002
  - STANDARD PARKING SPACE 2.6 m x 5.2 m
  - ▭ REDUCED PARKING SPACE 2.4 m x 5.2 m
  - ▭ LOADING SPACE 3.5 m x 7 m
  - ▭ LINE PAINT AREA
  - NEW DEPRESSED CURB - SEE LANDSCAPE
  - NEW CURB
  - LIMESTONE WALL REFER TO LANDSCAPE DWG.
  - EXISTING TREES TO REMAIN
  - HYD FIRE HYDRANT
  - ⊠ SC SIAMESE CONNECTION
  - ▭ BIKE RACK. SEE LANDSCAPE
  - ▭ TWSI - TACTILE WALKING SURFACE INDICATORS
  - ⊕ LP LIGHT POLE, SEE ELEC. DWGS
  - ⊕ LW WALL MOUNTED LIGHT, SEE ELEC. DWGS

- SIGNAGE LEGEND:**
- ⊕ FR FIRE ROUTE
  - ⊕ BF BF PARKING

**PROJECT INFORMATION:**

**BUILDING CLASSIFICATION:**  
THE BUILDING IS CLASSIFIED AND DESIGN TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

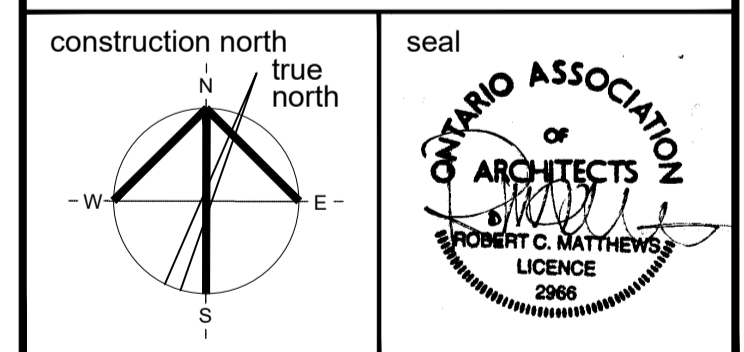
**OCCUPANCY:**  
GROUP D, UP TO 3 STOREY (3.2.2.53)

**BUILDING STATISTICS:**  
BUILDING AREA (FOOTPRINT): 780 sq. m.  
GROSS FLOOR AREA: 1859 sq. m.  
NUMBER OF STOREYS: 3  
BUILDING SPRINKLERED: NO  
# OF STREET ACCESS ROUTES: 1  
CONSTRUCTION TYPE: NON-COMB.  
FLOOR ASSEMBLY & F.R.R.: 45 MIN.

**TOPOGRAPHICAL PLAN INFORMATION:**  
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN OF SURVEY OF BLOCK 1 REGISTERED PLAN 4M-1634 CITY OF OTTAWA  
PREPARED BY Annis, O'Sullivan, Vollebek Ltd., on the 7th day of February, 2020.

**N45 ARCHITECTURE INC.**  
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project  
**BLUESKY PROFESSIONAL CENTRE**  
100 LUSK STREET, OTTAWA, ON.



drawing title  
**SITE PLAN**

scale AS SHOWN	drawn by J. J.
date Feb. 2020	checked by R.M.
project number <b>19-449</b>	drawing number <b>A-001</b>

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

