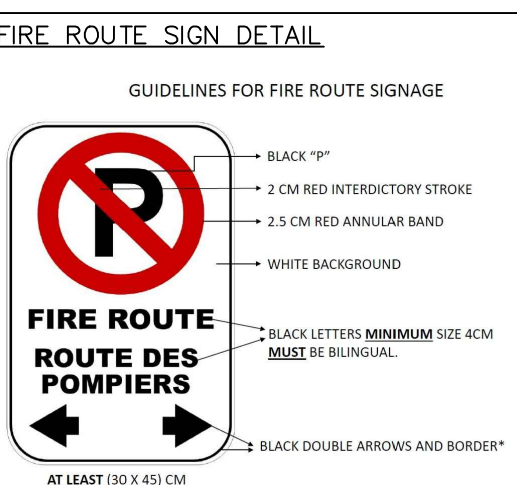


LEGAL DESCRIPTION
 TOPOGRAPHIC SURVEY SHOWING
 PARTS OF 2, 3, AND 4 ON PLAN 4R-32280
 CITY OF OTTAWA
 DATED JULY 22, 2019
 PREPARED BY H.A.KEN SHIPMAN SURVEYING LTD.



GROSS BUILDING AREAS

FLOOR	CONSTRUCTION AREA	GFA AS PER ZONING
GROUND:		
OFFICE	189.9sq.m	136.3sq.m
WAREHOUSE	189.9sq.m	176sq.m
SECOND:		
OFFICE	76sq.m	56.4sq.m
TOTAL AREA	455.8sq.m	368.7sq.m
OFFICE:	265.9sq.m	192.7sq.m
WAREHOUSE:	189.9sq.m	176sq.m

AUTOMOBILE PARKING SUMMARY

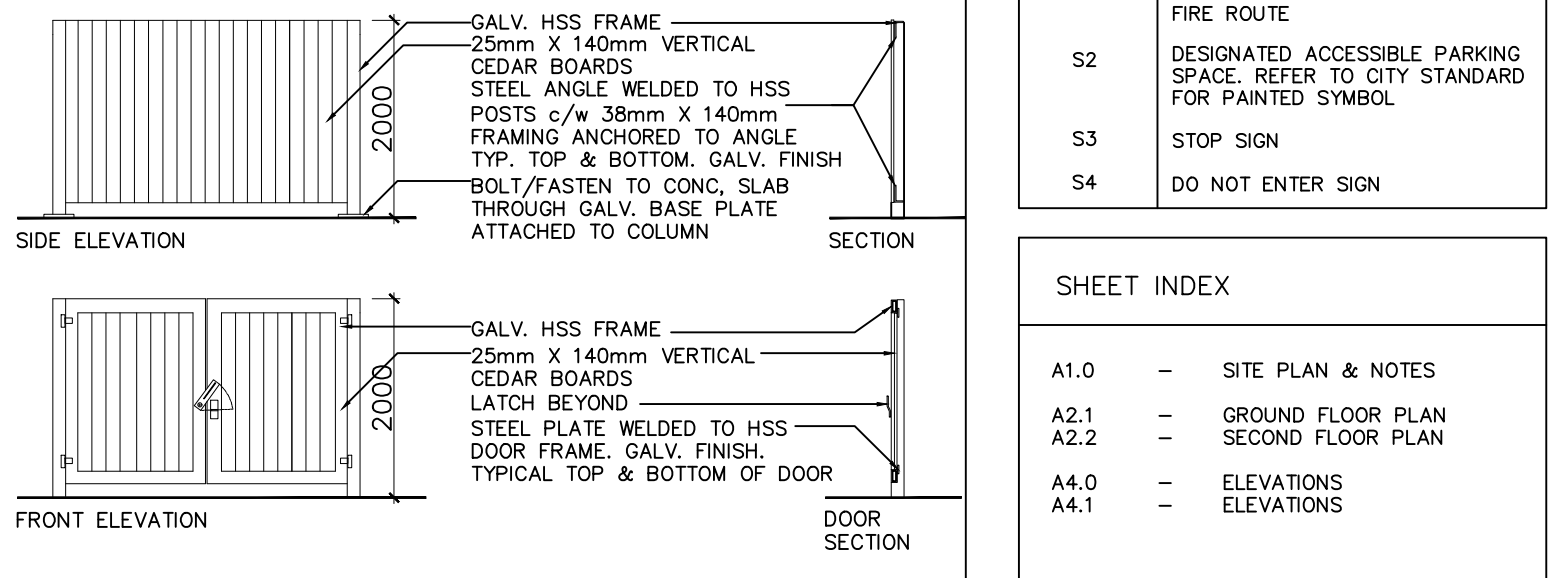
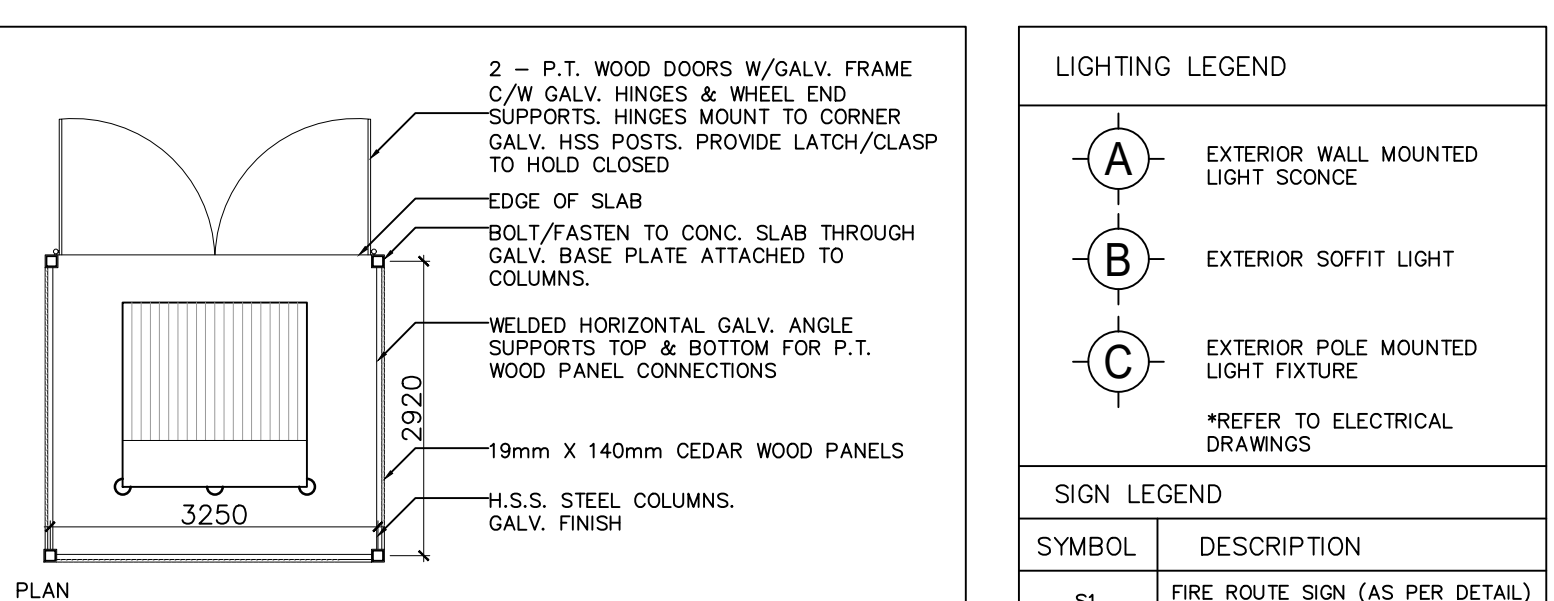
PARKING SPACES	REQUIRED	PROPOSED
OFFICE - 2.4 PER 100sq.m OF GROSS FLOOR AREA	5	10
WAREHOUSE - 0.8 PER 100sq.m OF GROSS FLOOR AREA	1	8
PROPOSED PARKING		
REGULAR SPACES	MIN. 2.6m x 5.2m	16
ACCESSIBLE SPACE (TYPE A)	MIN. 3.4m x 5.2m	1
ACCESSIBLE SPACE (TYPE B)	MIN. 2.4m x 5.2m	1
TOTAL		= 18 PROVIDED PARKING SPACES (SURFACE)

LOADING AREA SUMMARY

LOADING SPACES	REQUIRED	PROPOSED
OFFICE [LESS THAN 350sq.m OF GFA - 0]	0	0
INDUSTRIAL USE - WAREHOUSE [LESS THAN 350sq.m OF GFA - 0]	0	1
OVERSIZED VEHICLE LOADING SPACES. NUMBER OF OVERSIZED SPACES REQUIRED: 1 SPACE FOR FIRST 5,000sq.m PLUS ALL REQUIRED SPACES FOR GROSS FLOOR AREA EXCEEDING 5,000sq.m	0	0
TOTAL	0	1

ZONING TABLE
 ZONING FOR RH - RURAL HEAVY INDUSTRIAL ZONE [SECTIONS 221-222]

ZONING MECHANISM	REQUIRED	PROPOSED
MIN. LOT AREA	8,000sq.m	24,305.37sq.m
MIN. LOT WIDTH	50m	161m
MIN. FRONT YARD SETBACK	15m	22.2m
MIN. CORNER SIDE YARD SETBACK	15m	N/A
MIN. INTERIOR SIDE YARD SETBACK - ABUTTING AN INDUSTRIAL ZONE 3m, OTHER CASES 10m	3m	75.0m/86m
MIN. REAR YARD SETBACK	15m	103.7m
MAX. PRINCIPAL BUILDING HEIGHT	15m	8.4m
MAX. LOT COVERAGE	50%	1.6%
OUTDOOR STORAGE (A) OUTSIDE STORAGE IS NOT PERMITTED WITHIN ANY REQUIRED FRONT YARD OR CORNER SIDE YARD	AS INDICATED ON PLANS	AS INDICATED ON PLANS
(B) OUTSIDE STORAGE MUST BE SCREENED FROM ABUTTING RESIDENTIAL USES AND PUBLIC STREETS BY AN OPAQUE SCREEN AT LEAST 1.8m IN HEIGHT FROM FINISHED GRADE.		



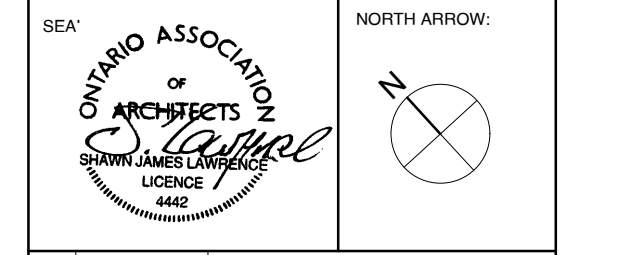
CLIENT NAME:
TECHO BLOC INC.

NOTES:

- 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
- 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
- 3) DO NOT SCALE DRAWINGS.
- 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
- 5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

LEGEND

- OVERHEAD DOOR
- DOOR/ENTRANCE
- VEGETATION
- TECHO BLOC [PERMEABLE PAVERS]
- NO PARKING LINES
- CONCRETE SIDEWALK
- GRASS
- PARKING STALL COUNT PER
- NEW SIGN, REFER TO SIGN LEGEND
- STREET LIGHT
- HYDRO POST
- DESIGNATED ACCESSIBLE PARKING SPACE AS PER ADDA STANDARDS
- TWO WAY TRAFFIC
- DEPRESSED CURB [DC]
- PROPOSED FENCE
- MINIMUM SETBACKS [ZONING]
- NEW CONSTRUCTION



REVISIONS

NO.	DATE	REVISION
03.	2020.10.14	ISSUED FOR SPC
02.	2020.07.09	ISSUED FOR REVIEW
01.	2020.06.15	ISSUED FOR REVIEW

S.J. LAWRENCE ARCHITECT INCORPORATED
 18 DEAKIN STREET SUITE 205 OTTAWA, ONTARIO K2E 8B7
 T: (613) 739-7770 F: (613) 739-7703 sjl@sjlarchitect.com

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PROJECT:
TECHO-BLOC DEVELOPMENT

SOMME STREET, 5123 HAWTHORNE RD., OTTAWA ON

SHEET TITLE:
CONCEPT SITE PLAN

DRAWN BY:
A.L.

CHECKED BY:
S.J.L.

PLOT DATE:
2020.10.14

PROJECT DATE:
2020.06.03

JOB NUMBER:
SL-1015-20

SCALE:
AS SHOWN

SHEET NUMBER: