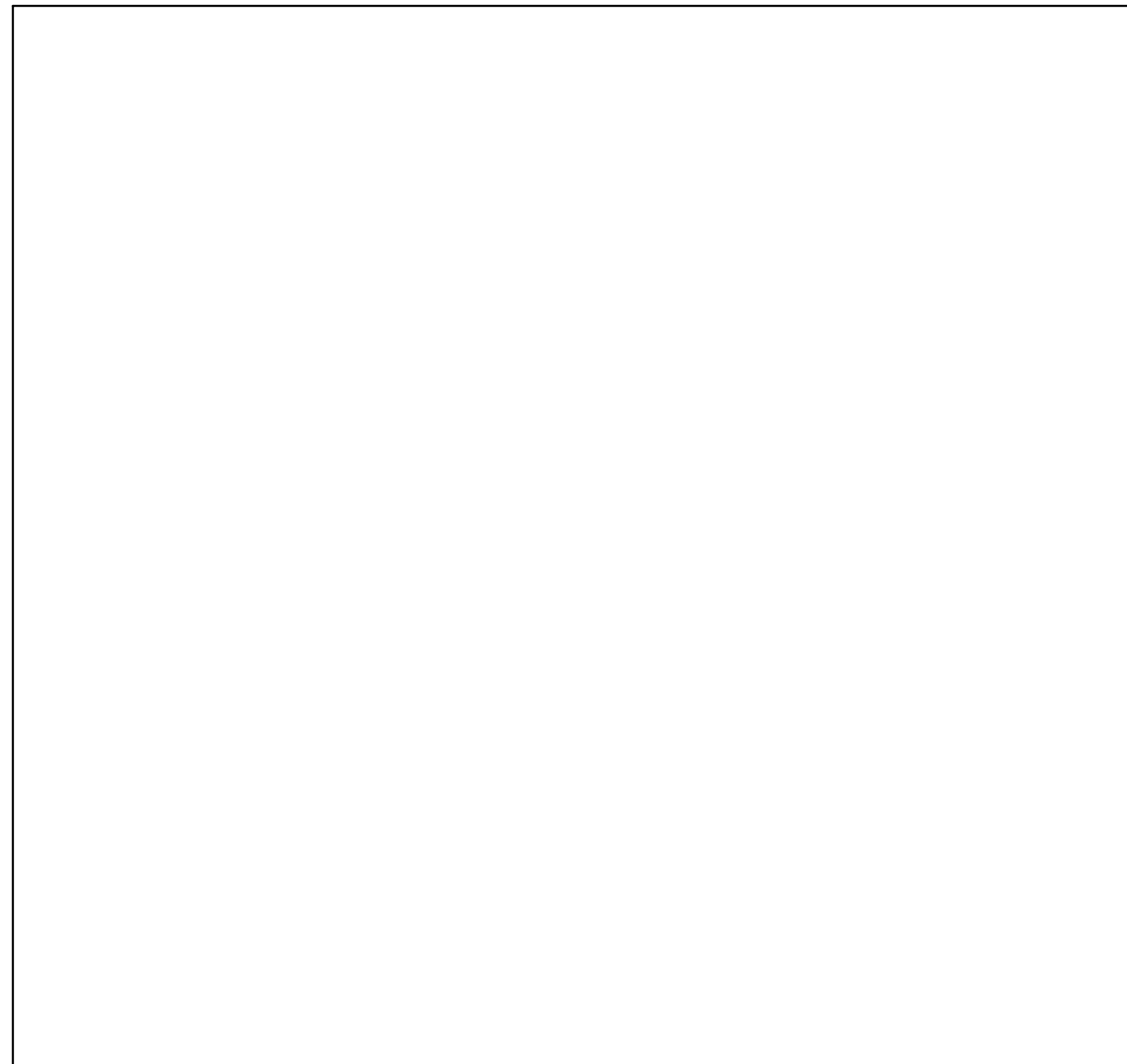
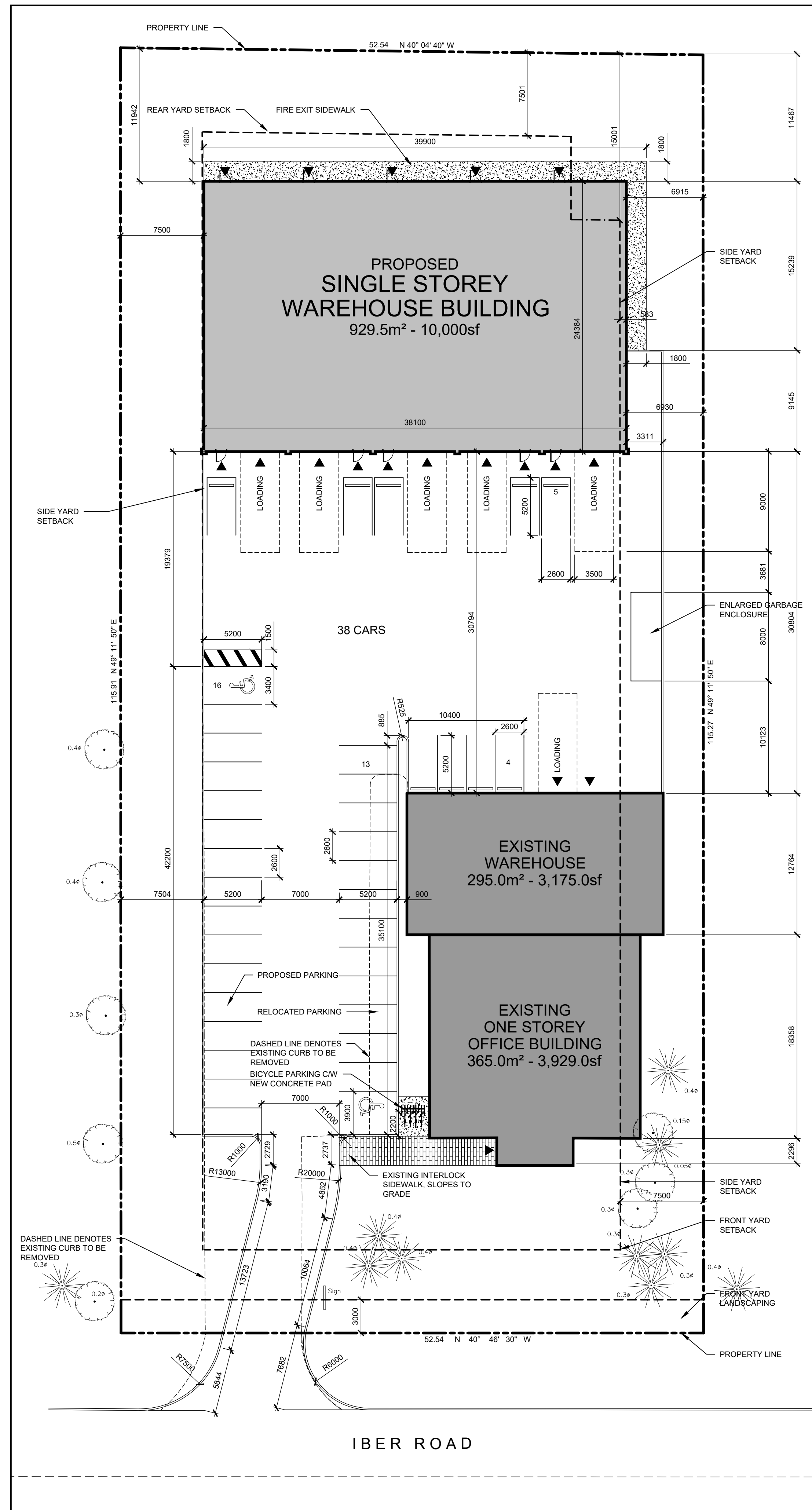


05 LOCATION PLAN
SP-A01 SCALE: N/A



04 RESERVED
SP-A01 SCALE: N/A



03 SITE PLAN
SP-A01 SCALE: 1:250

SITE INFORMATION:

PART OF LOT 7, REGISTERED PLAN 4M-658
CITY OF OTTAWA
PIN: 04450-1205
SITE AREA: 6,043m² / 1.5 acres

BUILDING INFORMATION

GROSS FLOOR AREA:
EXISTING ONE STOREY OFFICE BUILDING: 365.0m² / 3,929sf
EXISTING ONE STOREY WAREHOUSE: 295.0m² / 3,175sf
PROPOSED ONE STOREY WAREHOUSE: 929.0m² / 10,000sf
TOTAL: 1,589.0m² / 17,004sf

ZONING INFORMATION

ZONING DESIGNATION: IL[1559]
ZONING PROVISIONS (Table 203):
MINIMUM LOT AREA: 2,000m²
MINIMUM LOT WIDTH: NO MINIMUM
MAXIMUM LOT COVERAGE: 65%
PROPOSED LOT COVERAGE: 26%
MINIMUM SETBACKS:
FRONT YARD: 3.0m
CORNER SIDE YARD: 7.5m
INTERIOR SIDE YARD: 7.5m
REAR YARD: 7.5m (NE CORNER @ 15.0m)
MAXIMUM FSI: 2.00
EXISTING: 0.10
PROPOSED: 0.26
MINIMUM BUILDING HEIGHT: NO MINIMUM
MAXIMUM BUILDING HEIGHT: 18.0m
PROPOSED: 7.4m
LANDSCAPING MINIMUM WIDTH:
INSTITUTIONAL ZONE ABUTTING A STREET: 3m OR 1m WITH 1.4 m HIGH FENCE
ALL OTHER CASES: 3m
NO MINIMUM

PARKING (Part 4, Sections 100-114)

PARKING SPACES (Table 101, Rows N42, N49 & N59):
MINIMUM REQUIRED: 18
MAXIMUM PERMITTED: N/A
EXISTING: 14
ADDITIONAL PROPOSED: 24
TOTAL: 38
BICYCLE PARKING (Section 111):
MINIMUM REQUIRED (1/1000sm): 02
TOTAL PROPOSED: 04

LOADING SPACES (Section 113 Tables 113A, B & C):

STANDARD SIZE
MINIMUM REQUIRED: 01
EXISTING: 01
ADDITIONAL PROPOSED: 05
TOTAL: 06

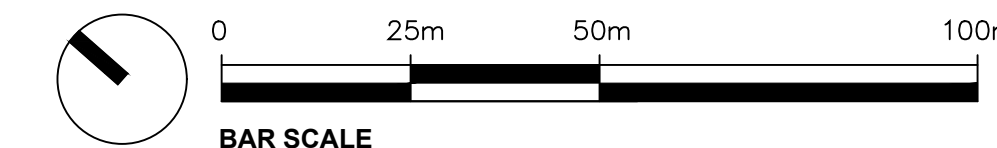
OVERSIZED SIZE (Table 113C)

MINIMUM REQUIRED: 00
BARRIER-FREE PARKING
BYLAW 2017-301 (Part C, Section 111):
MINIMUM REQUIRED: 01
EXISTING: 01
ADDITIONAL PROPOSED: 01
TOTAL: 02

02 SITE & ZONING INFORMATION
SP-A01 SCALE: N/A

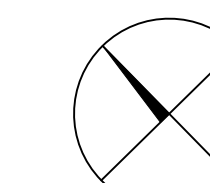
LEGEND:

- PROPERTY BOUNDARY
- EXISTING BUILDINGS
- PROPOSED BUILDING
- YARD SET BACK



01 LEGEND AND SYMBOLS
SP-A01 SCALE: N/A

North



Revisions

No.	By	Description	Date
01	KE	ISSUED FOR REVIEW	2021-04-14
02	KE	ISSUED FOR COORDINATION	2021-04-21
03	KE	ISSUED FOR COORDINATION	2021-05-21
04	KE	ISSUED FOR SPA	2021-07-06
05	KE	ISSUED FOR SPA	2021-10-22
06	KE	ISSUED FOR SPA	2022-02-17

Project

**POWER-TEK
PROPOSED
INDUSTRIAL BUILDING**

155 IBER ROAD, OTTAWA

Drawing

**ZONING INFORMATION,
LOCATION PLAN AND
SITE PLAN**

Scale AS SHOWN

Stamp

Drawn KE

Checked JAS

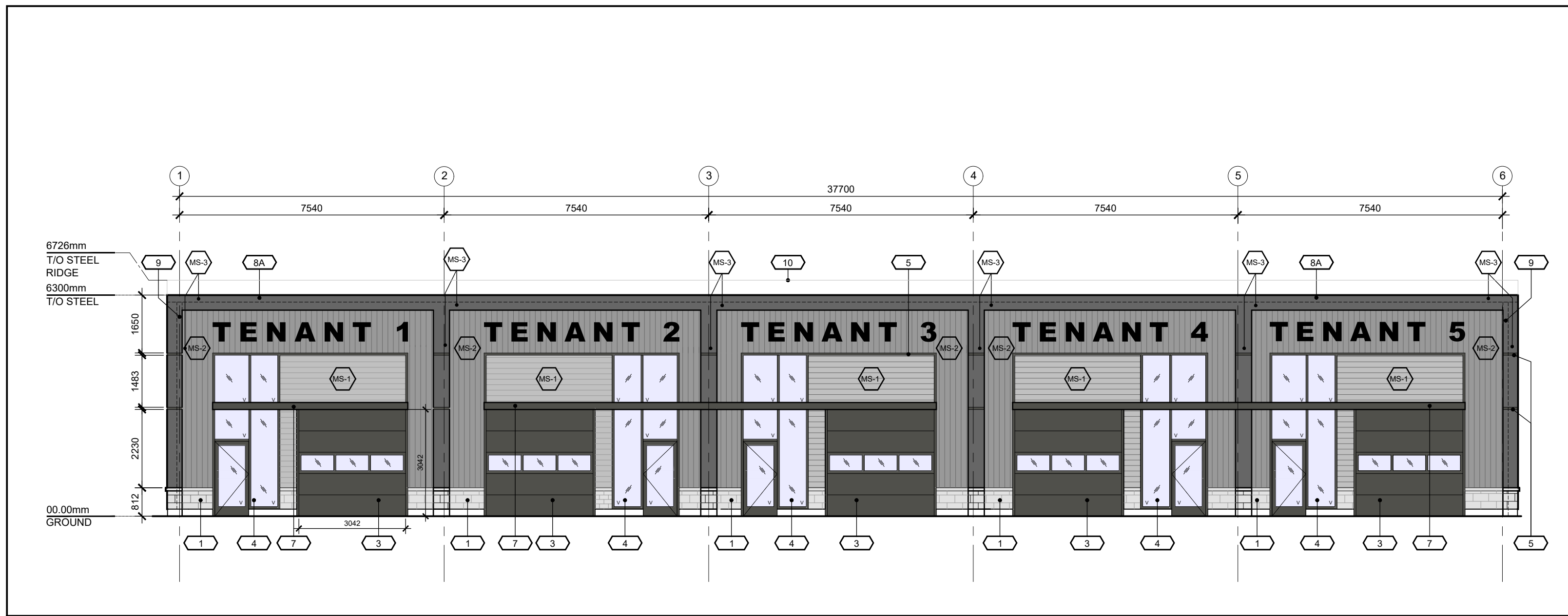


Project No. 21-106

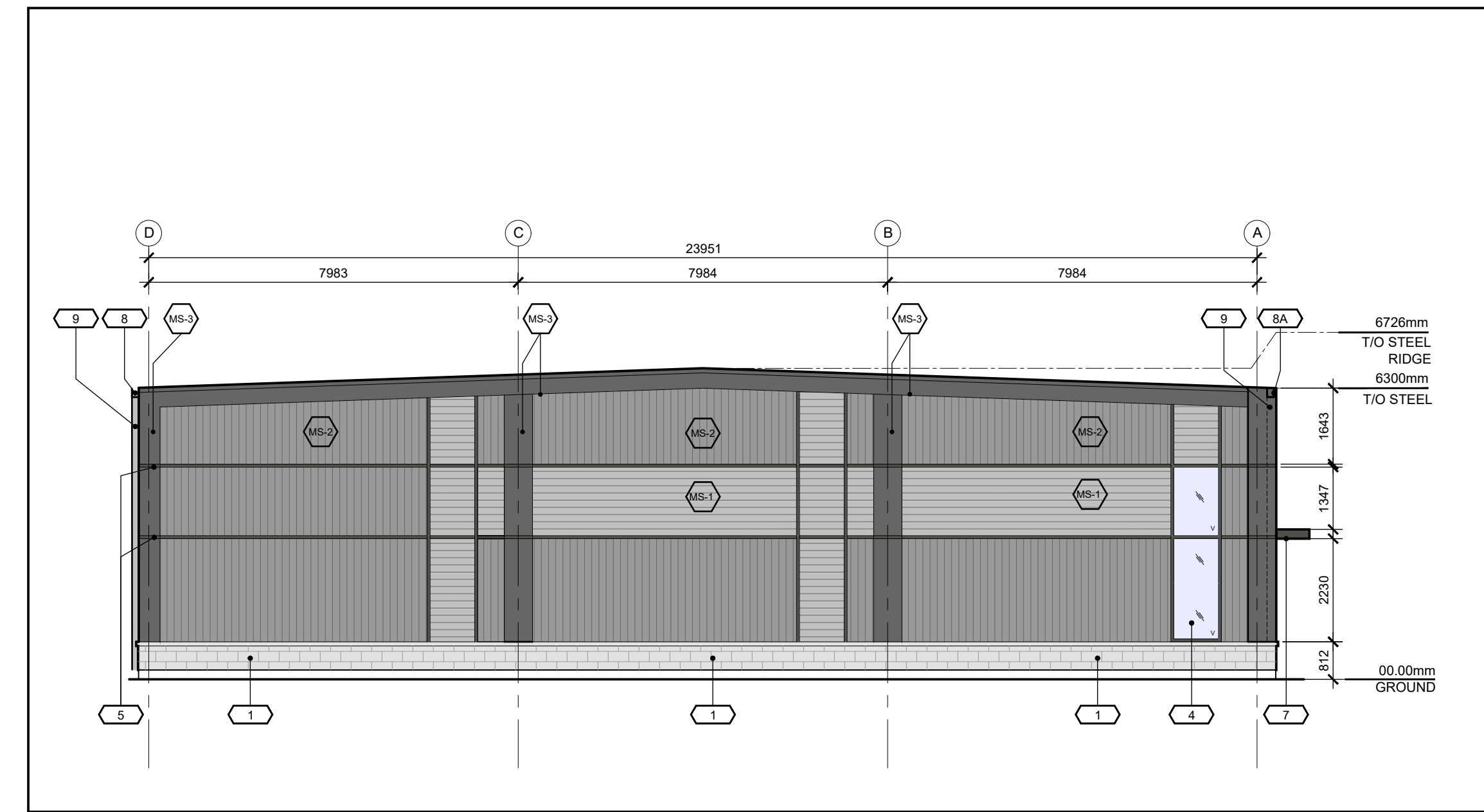
Drawing No.

Date 2021-04-02

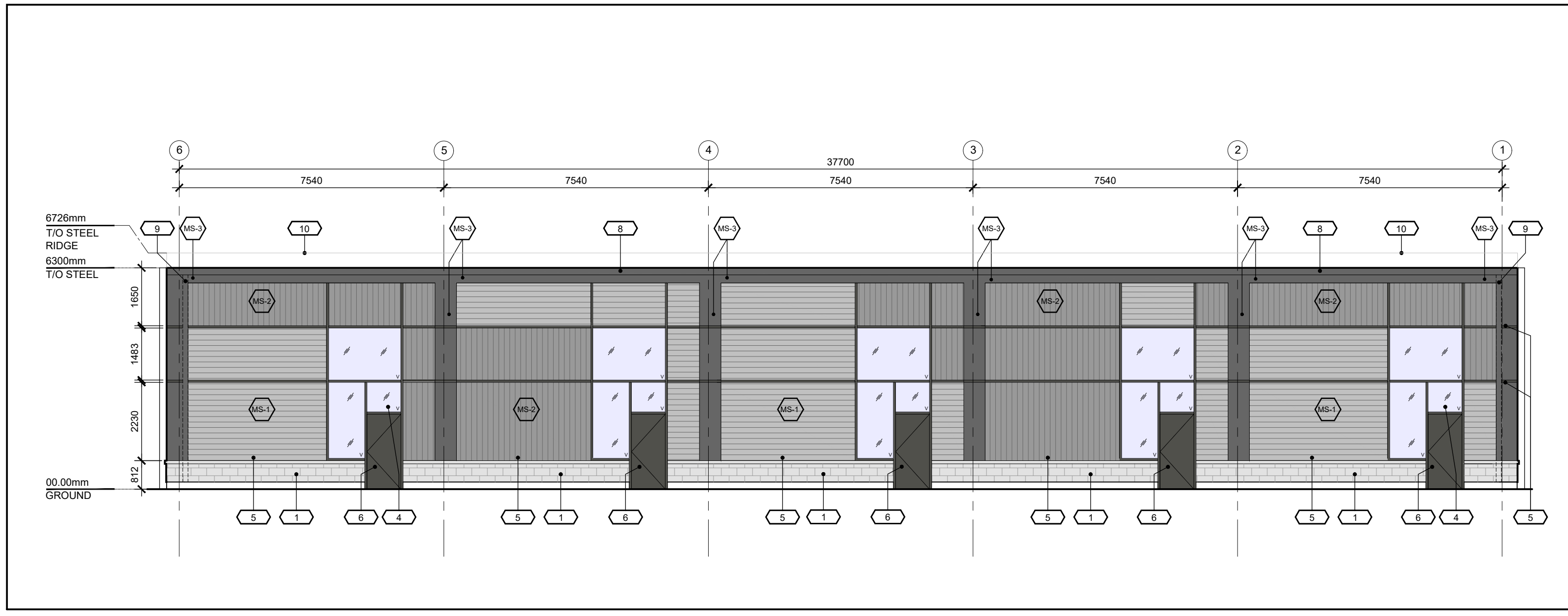
SP-A01



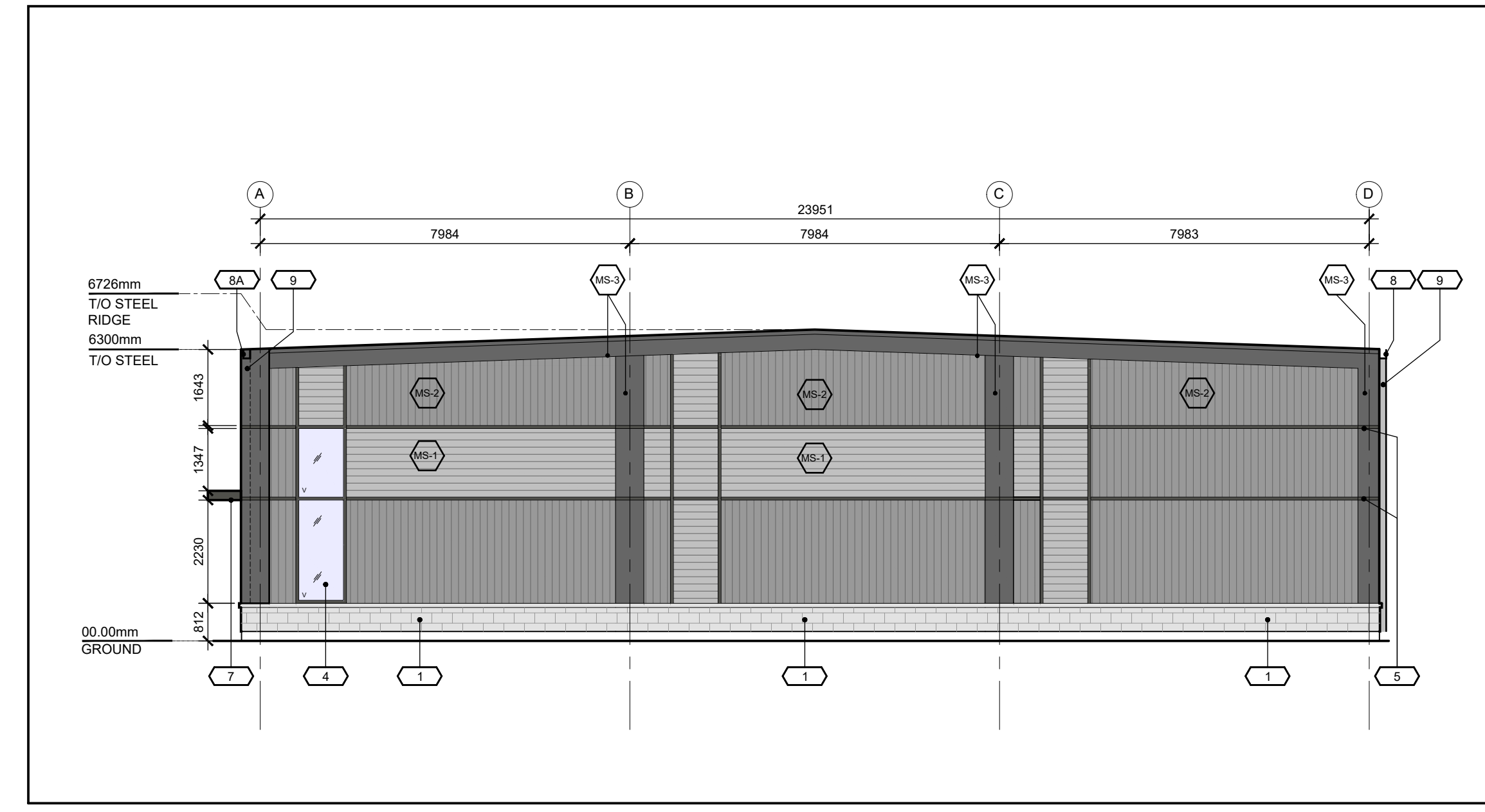
01 SOUTH ELEVATION
SP-A02 SCALE: 1:100



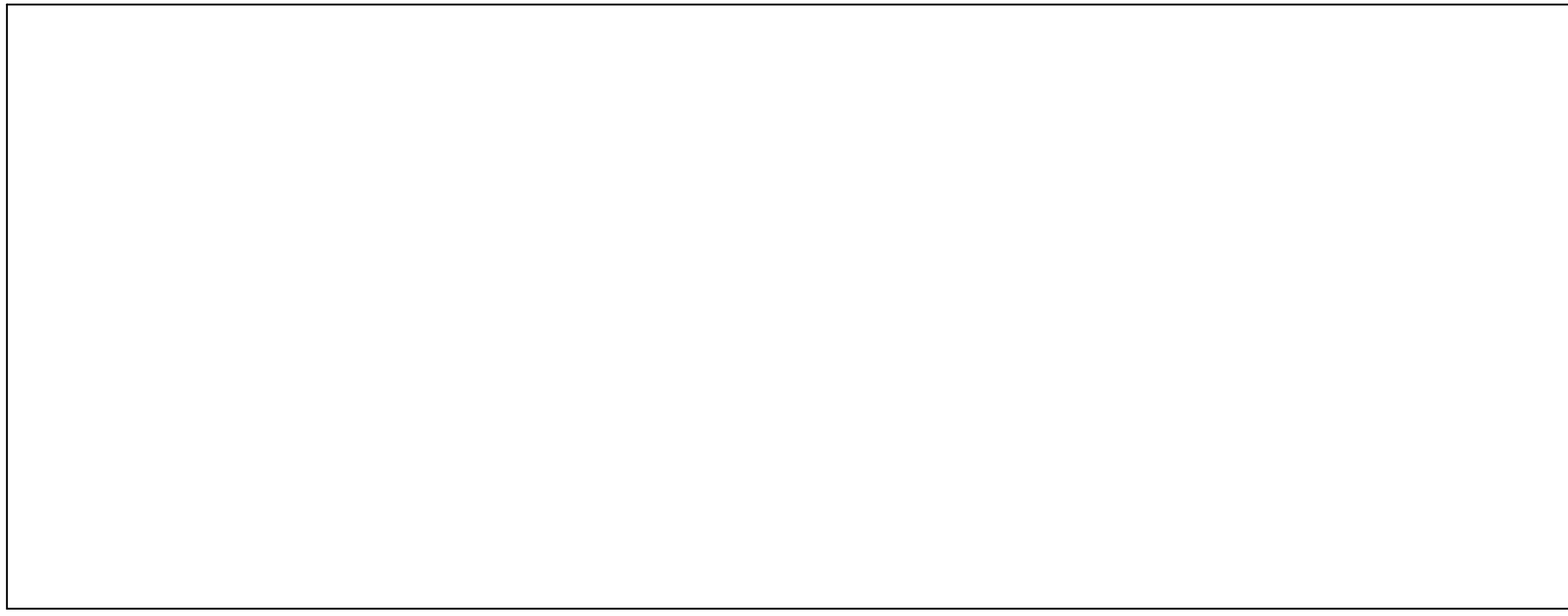
02 WEST ELEVATION
SP-A02 SCALE: 1:100



03 NORTH ELEVATION
SP-A02 SCALE: 1:100



04 EAST ELEVATION
SP-A02 SCALE: 1:100



05 RESERVED
SP-A02 SCALE: N/A

KEY NOTES

1	EXTERIOR MASONRY
2	EXTERIOR METAL FLASHING Colour: BLACK
3	GARAGE DOOR Colour: TO MATCH MS-1
4	GLAZING - VISION GLASS Mullion Colour: BLACK
5	2" METAL REVEAL Colour: TO MATCH MS-3
6	EXIT DOOR Colour: TO MATCH MS-1
7	ENTRANCE CANOPY
8	GUTTER
8A	GUTTER BEHIND CLADDING
9	GUTTER DOWN SPOUT
10	ROOF PEAK BEYOND

MATERIALS

MS-1	EXTERIOR METAL CLADDING Colour: LIGHT GREY
MS-2	EXTERIOR METAL CLADDING Colour: MEDIUM GREY
MS-3	EXTERIOR METAL CLADDING Colour: DARK GREY

06 MATERIALS & NOTES
SP-A02 SCALE: N/A

North

Revisions

No.	By	Description	Date
01	KE	ISSUED FOR REVIEW	2021-05-06
02	KE	ISSUED FOR SPA	2021-07-06
03	KE	ISSUED FOR SPA	2022-02-17

Project

**POWER-TEK
PROPOSED
INDUSTRIAL BUILDING**

155 IBER ROAD, OTTAWA

Drawing

EXTERIOR ELEVATIONS

Scale AS NOTED Stamp

Drawn KE

Checked JAS



Project No. 21-106

Date 2021-04-02

Drawing No.

SP-A02