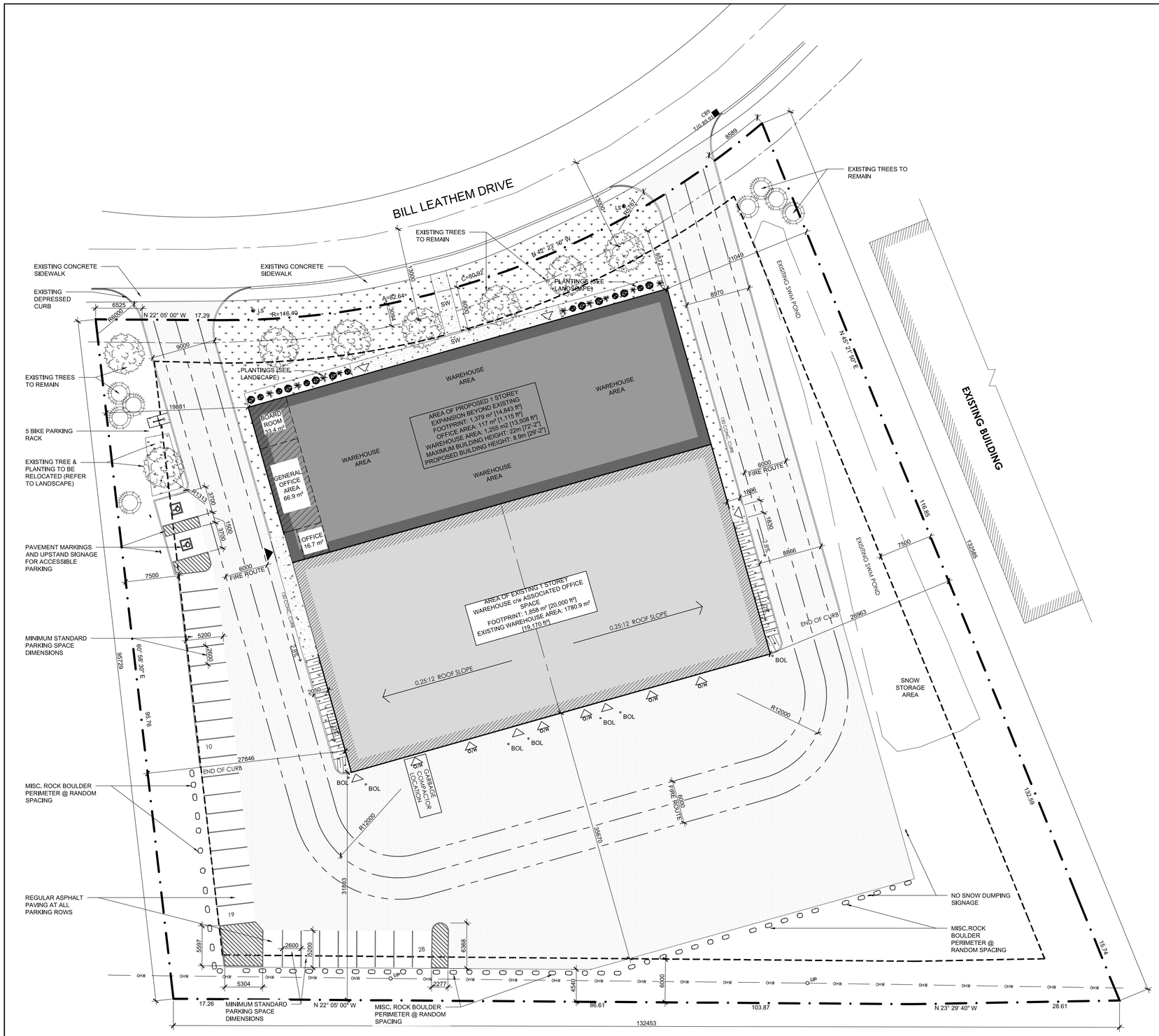

01 SP-A01 PROPOSED SITE PLAN

SCALE: 1:300

PROPERTY LINE

PROPERTY MARKERS

SETBACK LINE

FIRE ROUTE LINES

EXTENTS OF EXISTING BUILDING

EXTENTS OF PROPOSED BUILDING

LANDSCAPED AREA (REFER TO LANDSCAPE DRAWINGS)

HEAVY DUTY ASPHALT (REFER TO CIVIL)

SW — CONCRETE WALK

BILL LEATHEM DR. — STREETNAME AND CENTRELINE

APPROXIMATE LOCATION AND CROWN OF NEW AND EXISTING TREES (REFER TO CIVIL DRAWINGS FOR SPECIES)

BARRIER-FREE CURB RAMP w/ TACTILE ATTENTION INDICATORS

MAIN BUILDING ENTRANCE

SECONDARY BUILDING ENTRANCES AND/OR EMERGENCY EXITS

PER THE CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSOLIDATION

LEGAL DESCRIPTION:
PLAN OF SURVEY OF PART OF LOT 18 CONCESSION 1 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP TOWNSHIP OF NEPEAN
CITY OF OTTAWA

ZONING:
(IL-9) LIGHT INDUSTRIAL
ZONING PROVISIONS (PER TABLE 204E):

- LOT AREA (MIN.) = 3,000 m²
  ACTUAL LOT AREA = 12,114 m²
- LOT WIDTH (MIN.) = 15 m
  ACTUAL WIDTH = 119.3 m
- LOT COVERAGE = 60% MAX.
  EXISTING LOT COVERAGE = 15 %
  ADDITION LOT COVERAGE = 11 %
  TOTAL LOT COVERAGE = 26%
- SETBACKS (MIN.):
  - FRONT = 6 m
  - REAR = 6 m
  - SIDES = 7.5 m
- MAX BUILDING HEIGHT = 22 m
  ACTUAL HEIGHT = 8.9 m
- MIN. WIDTH OF LANDSCAPE BUFFER ABUTTING STREET = 3.0 m

PROPOSAL:
1,358 m² [14,617 ft²] TOTAL EXPANSION TO THE EXISTING 1 STOREY BUILDING COMPRISED PRIMARILY OF GENERAL OFFICE SPACE AND WAREHOUSE SPACE. THE EXPANSION WILL INCORPORATE ADDITIONAL GENERAL OFFICE AND WAREHOUSE SPACE.

PARKING:

CITY OF OTTAWA MINIMUM PARKING SPACE RATES

THE REQUIRED NUMBER OF PARKING SPACES BASED ON THE CITY OF OTTAWA'S MINIMUM PARKING SPACE RATES PER BY-LAW 2016-249 & 2018-206 - *TABLE 101-MINIMUM PARKING SPACE RATES*:

ROW N49 - LIGHT INDUSTRIAL USE

INDUSTRIAL USES, LIGHT REQUIRES 0.8 PARKING SPACES PER 100m² OF GROSS FLOOR AREA.

REQUIRED SPACES - WAREHOUSE: 25 SPACES

ROW N59 - OFFICE

OFFICE USE REQUIRES 2.4 PARKING SPACES PER 100m² OF GROSS FLOOR AREA.

REQUIRED SPACES - OFFICE: 3 SPACES

TOTAL REQUIRED: 28 SPACES
TOTAL PROVIDED: 28 SPACES

BARRIER-FREE PARKING:
RESERVED BARRIER-FREE PARKING SPACES
REQUIRED: 2 SPACES
PROVIDED: 2 SPACES

LOADING REQUIREMENTS:
(PER TABLE 113A)
BASED ON THE GROSS FLOOR AREA OF THE BUILDING, A MINIMUM OF 2 LOADING SPACES IS REQUIRED.

BICYCLE PARKING:
ON-SITE BICYCLE PARKING WILL BE PROVIDED WHERE SHOWN AND NOTED ON THE SITE PLAN. THE REQUIRED NUMBER OF BICYCLE PARKING SPACES BASED ON THE CITY OF OTTAWA'S MINIMUM PARKING RATES PER SECTION 111 OF PART 4 OF THE ZONING BY-LAW 2008-250 CONSOLIDATION - *TABLE 111A-BICYCLE PARKING SPACE RATES*:
LAND USE ITEM:
(E) - OFFICE = 1 SPACE
PER 250m² OF GROSS FLOOR AREA
(G) - LIGHT INDUSTRIAL = 1
SPACE PER 1000m² OF GROSS FLOOR AREA

AREA OF (E): 117 m² = 1 SPACES
AREA OF (G): 3035.9 m² = 4 SPACES

TOTAL PARKING REQUIRED: 5 SPACES

DEIMLING
ARCHITECTURE & INTERIOR DESIGN

BBS CONSTRUCTION (Ontario) LTD.

North

Revisions

No.	By	Description	Date
03	JM	ISSUED FOR SPA SUBMISSION	18 MAR 2022
02	JM	RE-ISSUED FOR COORDINATION	08 MAR 2022
01	JM	ISSUED FOR COORDINATION	07 MAR 2022

Project
WAREHOUSE ADDITION

2 BILL LEATHEM DRIVE, NEPEAN, ON

Drawing
PROPOSED SITE PLAN

Scale
AS NOTED

Drawn
J.M.

Checked
J.M.

Stamp
ONTARIO ASSOCIATION OF ARCHITECTS
CHRISTOPHER LEE DEIMLING
LICENCE
6238

Project No.
22-114

Date
FEBRUARY 2022

Drawing No.
SP-A01