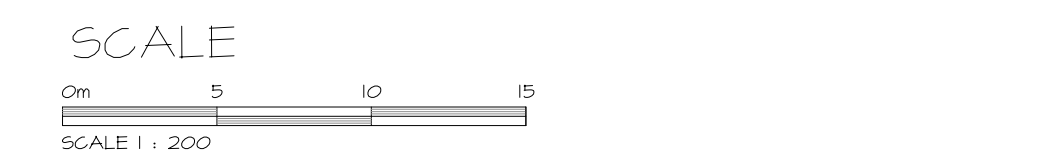


AS PER CITY OF OTTAWA NO SMOKING POLICY, THERE SHALL BE NO SMOKING ON THE PROPERTY AT ANY TIME. NO SMOKING IS PERMITTED DURING THE CONSTRUCTION AND AFTER COMPLETION OF THE WORK.



- LEGEND**
- PROPOSED BUILDING
  - EXISTING BUILDING TO REMAIN
  - PROPERTY LINE
  - SETBACK
  - DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-1
  - BUILDING ENTRANCE/EXIT
  - ACCESSIBLE PARKING VERTICAL SIGNAGE
  - NO PARKING VERTICAL SIGNAGE
  - PROPOSED FENCE
  - NEW FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - PROPOSED WALL MOUNTED LIGHT
  - PROPOSED LIGHT POLE
  - PROPOSED RECESSED DOWN LIGHT
  - LIGHT STANDARD
  - PROPOSED EXT. LIGHT POLE
  - PROPOSED CATCH BASIN
  - PROPOSED CATCH BASIN



**SITE DATA**  
 LEGAL DESCRIPTION:  
 PART I PLAN 4R-33375  
 PIN 04526-1644

CIVIL ADDRESS:  
 1075 MARCH ROAD

ZONING NOTES:  
 OFFICIAL PLAN DESIGNATION: GENERAL URBAN AREA  
 ZONING: IIA MINOR INSTITUTIONAL PENDING  
 ADJUTING ZONES: NORTH - RU PENDING  
 EAST - RU(14)  
 SOUTH - RU PENDING  
 WEST - RU PENDING

BUILDING AREA: 1,125m<sup>2</sup>

PROJECT STATS	REQUIRED	PROVIDED
LOT AREA	Min 400m <sup>2</sup>	8361.2m <sup>2</sup>
LOT FRONTAGE (MARCH ROAD)	Min. 15m	76.7m
FRONT YARD SETBACK (MARCH ROAD)	6.0m	21.48m
INTERIOR YARD SETBACK (SOUTH)	4.5m	22.2m
INTERIOR YARD SETBACK (NORTH)	7.5m	35.43m
REAR YARD SETBACK (WEST)	7.5m	24m
BUILDING HEIGHT	15m	12.25m
MAX. LOT COVERAGE	N/A	N/A
MIN. WIDTH LANDSCAPING ADJUTING STREET	3m	18m
MIN. WIDTH LANDSCAPING AROUND PARKING	1.5m	7.1m
MIN. LANDSCAPED AREA - PARKING = 15%	240m <sup>2</sup>	4648m <sup>2</sup>
PARKING - EMERGENCY SERVICE	12	24
RATE: 1/100m <sup>2</sup> BLDG AREA: 1/25m <sup>2</sup>	(1/100)	(2/13/100)
VISITOR PARKING	0	4
TOTAL PARKING	11	28
BIKE PARKING (1/100m <sup>2</sup> GROSS FLR. AREA)	12	12
LOADING SPACE (MIN 3.5m W X 7m L)	1	1

PLEASE REFER TO LANDSCAPE PLAN FOR PAVING, PLANTING, AND SITE LIGHTING INFO.  
 PLEASE REFER TO SITE SERVICING AND GRADING PLAN FOR GRADING INFORMATION.



NO.	REVISION / MODIFICATION	DATE	BY / PAR
6			
5	ISSUED FOR REVISED SPA	2022-09-03	DB
4	ISSUED FOR 60% REVIEW	2022-07-27	DB
3	ISSUED FOR BUILDING PERMIT	2022-07-15	DB
2	ISSUED FOR 30% REVIEW	2022-06-20	DB
1	ISSUED FOR SITE PLAN APPROVAL	2022-05-20	DB

DESIGNED BY / CONDU PAR	CHECKED BY / VÉRIFIÉ PAR
RL	DB
DRAWN BY / DÉSSINÉ PAR	SCALE / ÉCHELLE
AM	1:250

DETAIL NUMBER: 1  
 DRAWING TITLE: A1.1  
 SCALE: 1:250  
 SHEET NUMBER: 1

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ARCHITECT / ARCHITECTE: CONSULTANT / EXPERT-CONSEIL

CONSULTANT / EXPERT-CONSEIL: CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT  
**FIRE STATION 45**  
 1075 MARCH ROAD  
 OTTAWA, ONTARIO

DRAWING / DESSIN  
**ARCHITECTURAL SITE PLAN**

BUSINESS ENTITY / NUMERO DE L'ENTITE  
 BUILDING NUMBER / NUMERO DU BATIMENT  
 BE 3098 PR 10000 BU 1000

CITY PROJECT NO. / NO. DE PROJET: CR013392  
 CONS. PROJECT NO. / NUMERO DE PROJET: 2206  
**A1.0**  
 PLAN # 18766