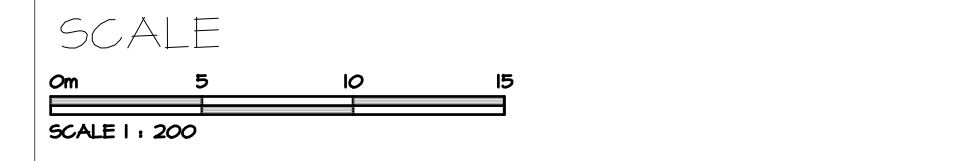
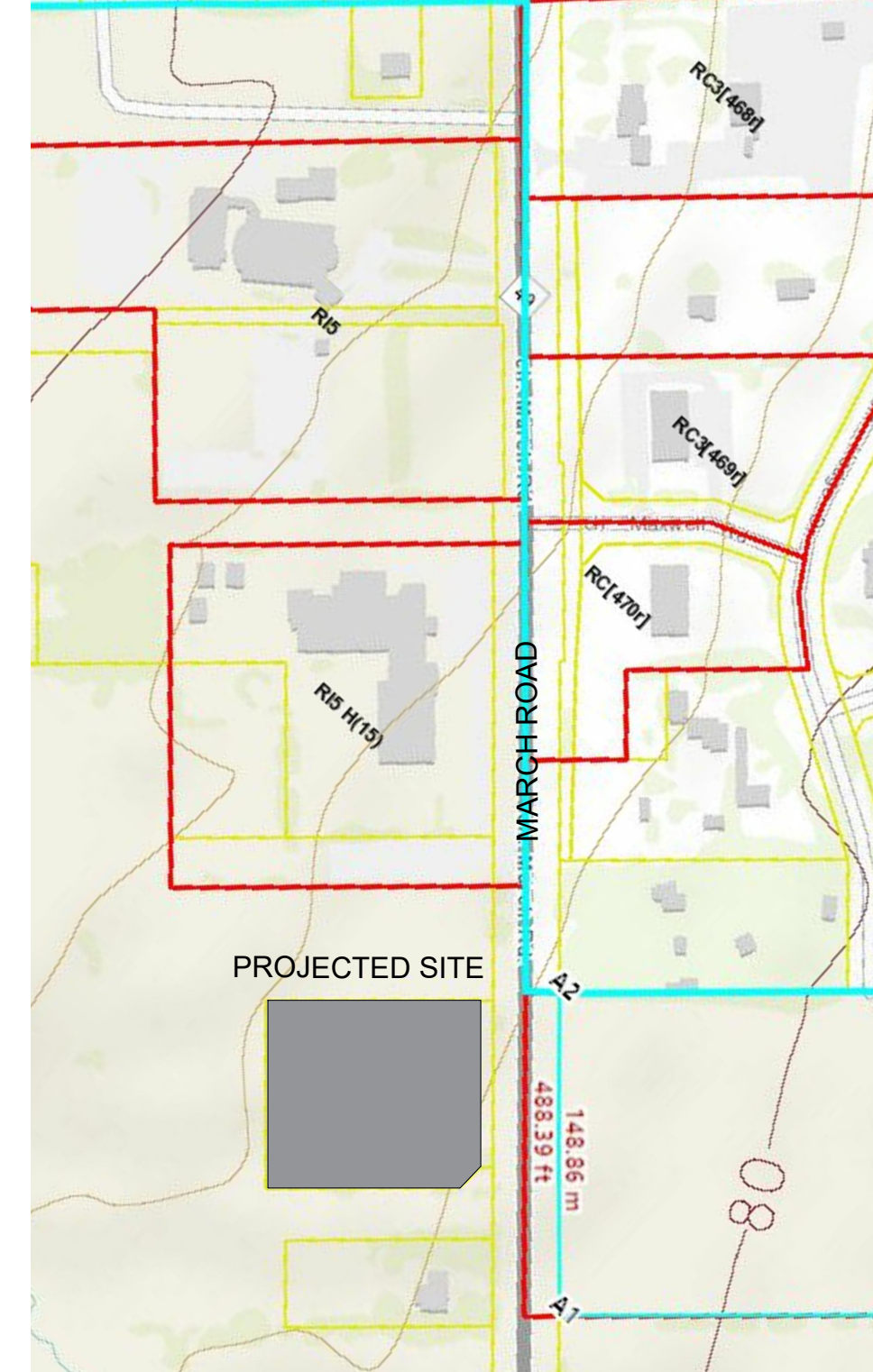


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**LEGEND**

- PROPOSED BUILDING
- EXISTING BUILDINGS 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 MANHOLE
- PROPOSED CATCH BASIN



**SITE DATA**  
**LEGAL DESCRIPTION:**  
 PART 1 PLAN 4R-53315  
 PIN 04526-1644

**CIVIL ADDRESS:**  
 1075 MARCH ROAD

**ZONING NOTES:**  
 OFFICIAL PLAN DESIGNATION: GENERAL URBAN AREA  
 ZONING: IIA MINOR INSTITUTIONAL PENDING  
 ABUTTING ZONES: NORTH - RU PENDING  
 EAST - RU(147)  
 SOUTH - RU PENDING  
 WEST - RU PENDING

**BUILDING AREA:** 1,125m²

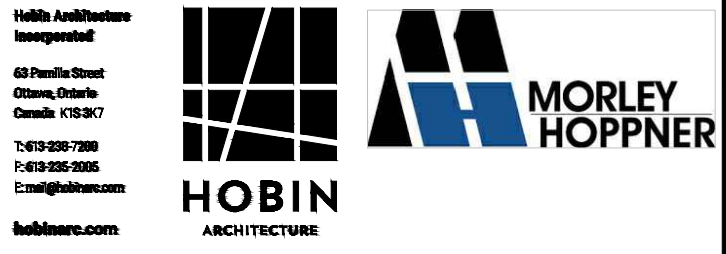
**PROJECT STATS**

	REQUIRED	PROVIDED
LOT AREA	Min 400m²	6307.2m²
LOT FRONTAGE (MARCH ROAD)	Min. 15m	76.7m
FRONT YARD SETBACK (MARCH ROAD)	6.0m	21.40m
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 ABUTTING STREET	3m	18m
MIN. WIDTH LANDSCAPING AROUND PARKING	1.5m	7.1m
MIN. LANDSCAPED AREA - PARKING = 15%	240m²	4648m²
PARKING - EMERGENCY SERVICE	12	24
RATE: 1/100m² BLDG AREA: 1,125m²	(1/100)	(2.13/100)
VISITOR PARKING	0	4
TOTAL PARKING	11	28
BIKE PARKING (1/100m² GROSS FLR. AREA)	12	12
LOADING SPACE (MIN 3.5m W X 7m L)	1	1



SERVICES D'INFRASTRUCTURE  
 DIRECTION DE CONCEPTION ET DE CONSTRUCTION

FOR / POUR  
 Client - Department  
 Infrastructure & Water Services Department  
 Design & Construction



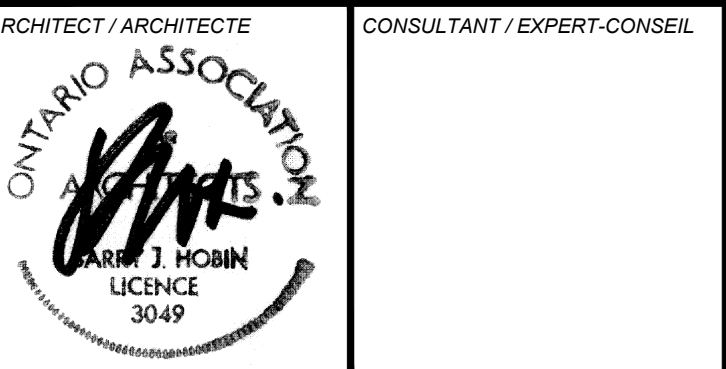
NUMBER	MILESTONE / FAT SALLANT	DATE	BY (M.D.)	INITIALS
7	ISSUED FOR REVISED SITE PLAN APPROVAL	2022/12/12	DB	
6	ISSUED FOR 90% REVIEW	2022/09/31	DB	
5	ISSUED FOR REVISED SPA	2022/08/03	DB	
4	ISSUED FOR 60% REVIEW	2022/07/27	DB	
3	ISSUED FOR BUILDING PERMIT	2022/07/15	DB	
2	ISSUED FOR 30% REVIEW	2022/06/20	DB	
1	ISSUED FOR SITE PLAN APPROVAL	2022/05/20	DB	

REVISION BY / CHANGÉ PAR	DATE	SCALE / ÉCHELLE
RL	DB	1:250
AM		

1 DRAWING TITLE  
 SCALE  
 SHEET NUMBER

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CE DESIN CONSTITUE LA PROPRIÉTÉ DE LA VILLE D'OTTAWA ET TOUT DROIT D'AUTEUR EST RÉSERVÉ. LES DIMENSIONS UTILISÉES SONT À DES FINS D'ESTIMATION SEULEMENT. IL INCOMBE À CHAQUE ENTREPRENEUR, SOUS-CONTRACTANT OU CONSULTANT DE VÉRIFIER TOUTES LES DIMENSIONS ET LES CONDITIONS SUR LE CHANTIER. VEUILLEZ INFORMER LE PROPRIÉTAIRE DE TOUTE ERREUR OU OMISSION AVANT D'ENTAMER LES TRAVAUX. NE DRESSEZ PAS LES PLANS À L'ÉCHELLE.



CONSULTANT / EXPERT-CONSEIL

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

DRAWING / DESSIN  
**ARCHITECTURAL FINAL SITE PLAN**

BUSINESS ENTITY / NUMÉRO DE L'ENTITÉ  
 BUILDING NUMBER / NUMÉRO DU BÂTIMENT  
 BE 3098 PR 10000 BU 1000

SHEET NO. / FEUILLE NO.  
**A1.0**

CITY PROJECT NO. / NUMÉRO DE PROJET  
 CR013392

CONS. PROJECT NO. / NUMÉRO DE PROJET  
 2206

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

007-12-22-0090

PLAN # 18766



6				
5				
4				
3				
2				
1	ISSUED FOR REVISED SPA	2022/10/12	DB	
NUMBER	MILESTONE / FAT SALLANT	DATE	TRIM (AMU)	INITIALS
DESIGNED BY / CONÇU PAR				
RL		DB		
DRAWN BY / DÉSSINÉ PAR				
AM		SCALE / ÉCHELLE		
		1:250		

DETAIL NUMBER		DRAWING TITLE		SHEET NUMBER	
1		A1.1		1	

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ARCHITECT / ARCHITECTE  
**HOBIN ARCHITECTURE**  
LICENCE 3049

CONSULTANT / EXPERT-CONSEIL

CONSULTANT / EXPERT-CONSEIL

CONSULTANT / EXPERT-CONSEIL

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

DRAWING / DÉSSIN  
**ARCHITECTURAL SITE PLAN  
INTERIM CONDITION**

BUSINESS ENTITY / NUMÉRO DE L'ENTITÉ  
BUILDING NUMBER / NUMÉRO DU BÂTIMENT  
BE 3098 PR 10000 BU 1000

SHEET NO. / FEUILLE NO.  
**A1.2**

CITY PROJECT NO. / NUMÉRO DE PROJET  
CR013392

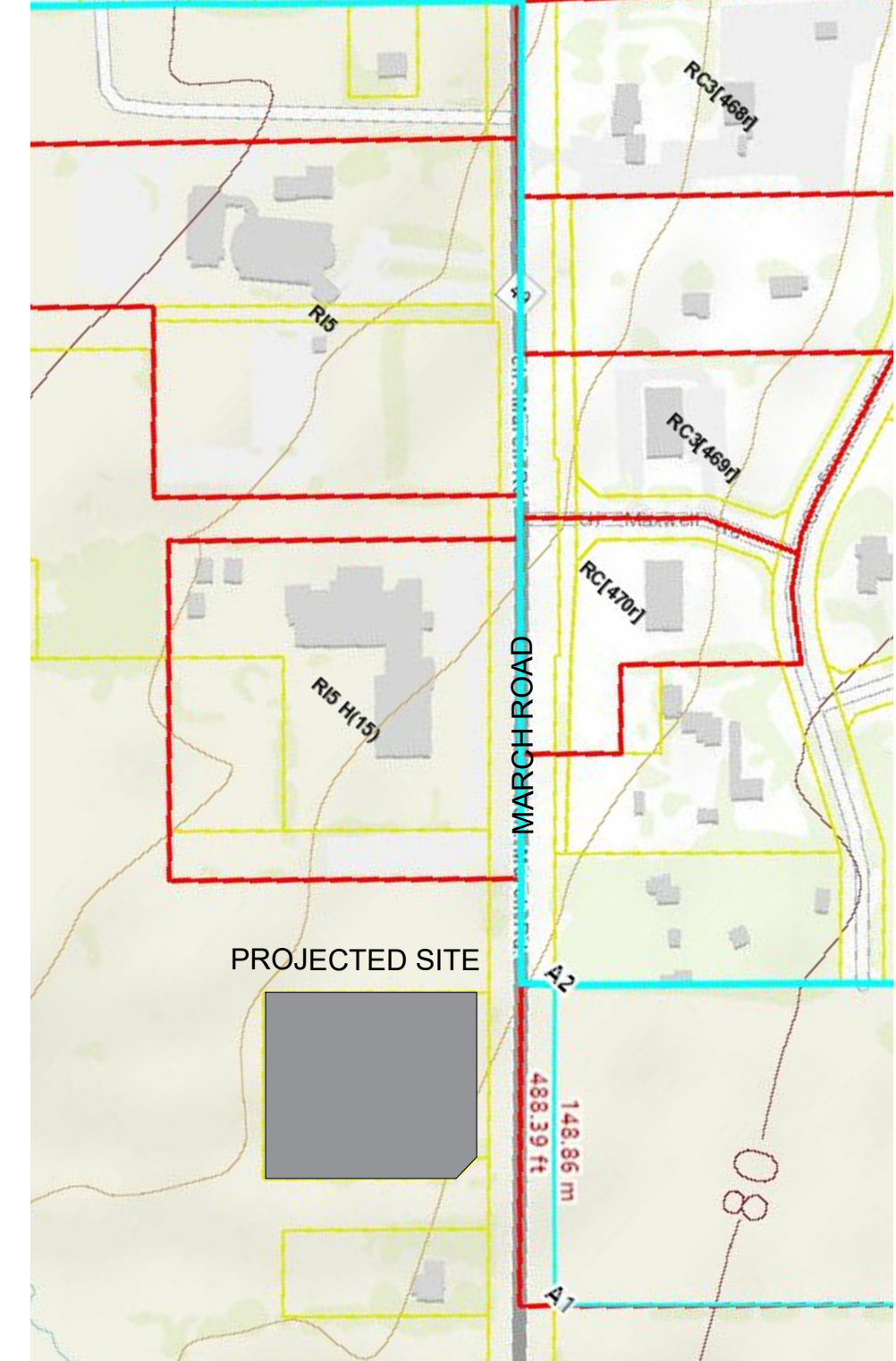
CONS. PROJECT NO. / NUMÉRO DE PROJET  
2206

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**SCALE**  
0m 5 10 15  
SCALE 1 : 200

**LEGEND**

- PROPOSED BUILDING
- EXISTING BUILDINGS TO REMAIN
- PROPERTY LINE
- SETBACK
- DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7
- 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
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**SITE DATA**  
LEGAL DESCRIPTION:  
PART 1 PLAN 4R-53315  
PIN 04526-1644

CIVIL ADDRESS:  
1075 MARCH ROAD

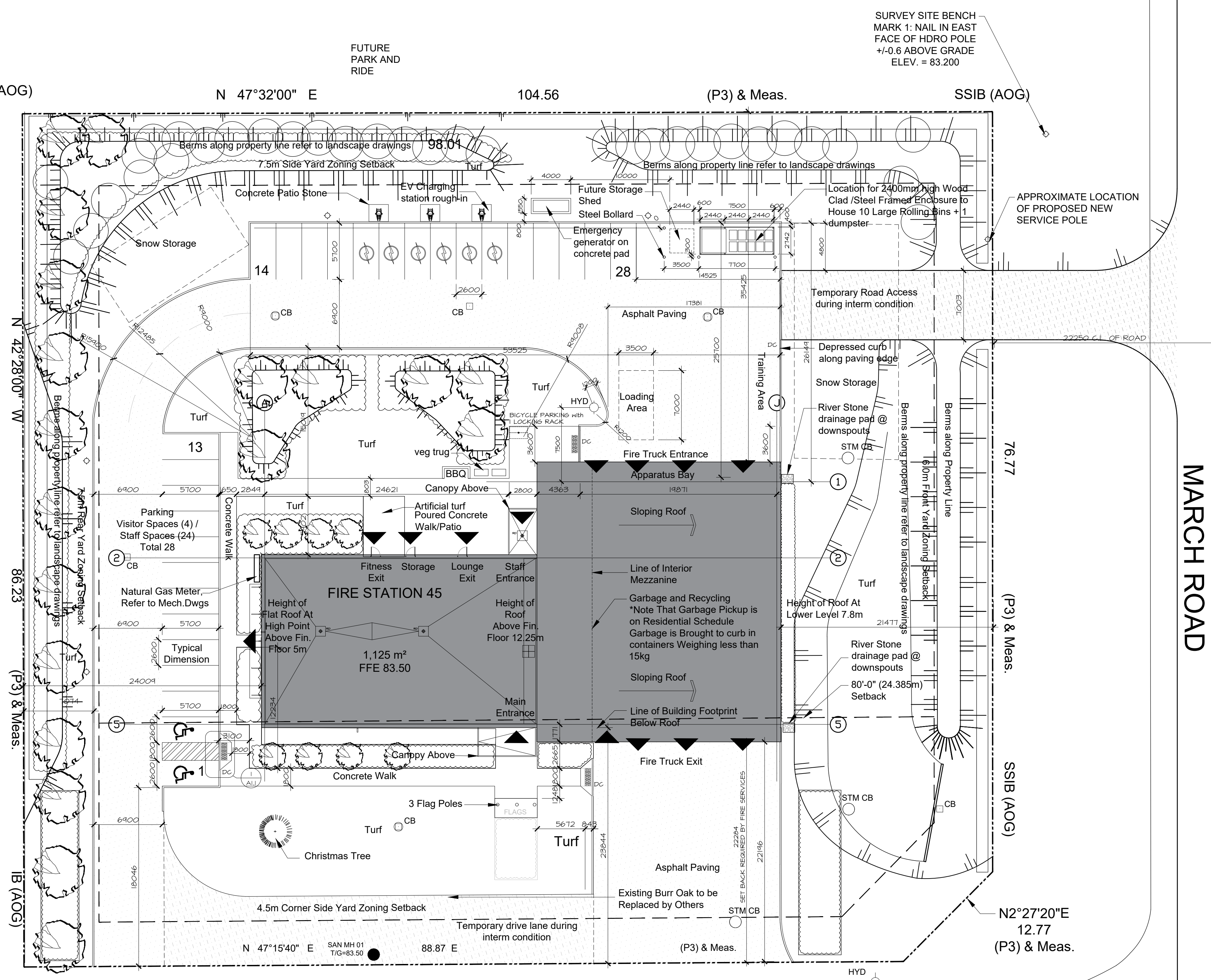
ZONING NOTES:  
OFFICIAL PLAN DESIGNATION: GENERAL URBAN AREA  
ZONING: I1A MINOR INSTITUTIONAL PENDING  
ABUTTING ZONES: NORTH - RU PENDING  
EAST - RU(14r)  
SOUTH - RU PENDING  
WEST - RU PENDING

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

**PROJECT STATS**

	REQUIRED	PROVIDED
LOT AREA	Min 400m <sup>2</sup>	6307.2m <sup>2</sup>
LOT FRONTAGE (MARCH ROAD)	Min. 15m	76.7m
FRONT YARD SETBACK (MARCH ROAD)	6.0m	21.40m
INTERIOR YARD SETBACK (SOUTH)	4.5m	22.2m
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REAR YARD SETBACK (WEST)	7.5m	24m
BUILDING HEIGHT	15m	12.25m
MAX. LOT COVERAGE	N/A	N/A
MIN. WIDTH LANDSCAPING ABUTTING STREET	3m	10m
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: 1,125m <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



N 47°15'40" E SAN MH 01 TIG-83.50 88.87 E  
N 47°32'00" E 104.56 (P3) & Meas. SSIB (AOG)  
N 42°28'00" W 86.23 (P3) & Meas. IB (AOG)  
N2°27'20"E 12.77 (P3) & Meas. SSIB (AOG)

ADJACENT UN-DEVELOPED LANDS  
FUTURE PARK AND RIDE