

NUMBER	DESCRIPTION	DATE	BY	REVISION
7	ISSUED FOR REVISED SITE PLAN APPROVAL	2022/12/12	DB	
6	ISSUED FOR 90% REVIEW	2022/09/01	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	DATE	BY	DESCRIPTION
AM			
RL			
DB			

SCALE: 1:250	SCALE: 1:250
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1	DRAWING TITLE	
	SCALE	
	SHEET NUMBER	

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ARCHITECT / ARCHITECTE
HOBIN ARCHITECTURE
CONSULTANT / EXPERT-CONSEIL

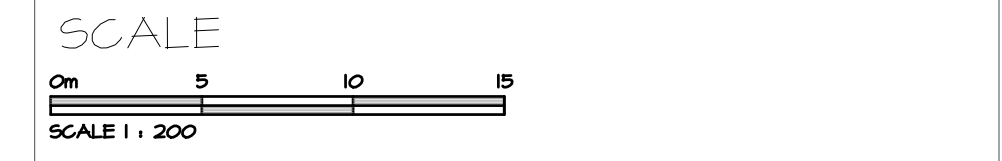
CONSULTANT / EXPERT-CONSEIL
MORLEY HOPPNER
CONSULTANT / EXPERT-CONSEIL

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

DRAWING / DESSIN
ARCHITECTURAL FINAL SITE PLAN

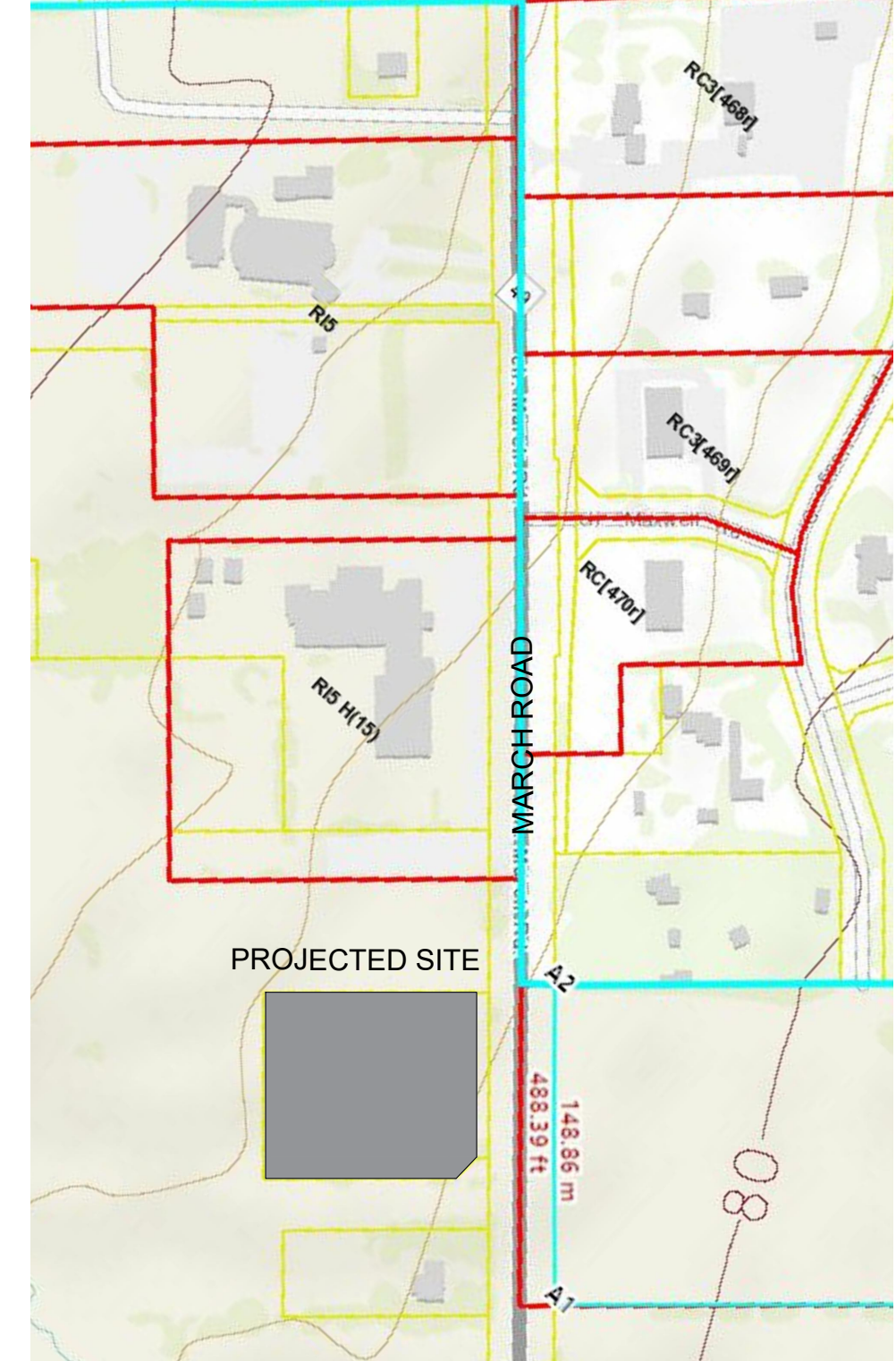
BUSINESS ENTITY / NUMERO DE L'ENTITE
BUILDING NUMBER / NUMERO DU BATIMENT
BE 3098 PR 10000 BU 1000
CITY PROJECT NO. / NUMERO DE PROJET
CR013392
CONS. PROJECT NO. / NUMERO DE PROJET
2206
A1.0
SHEET NO. / FEUILLE NO.
DETAILS / DETAILLES
DATE: 12-22-2022

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

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



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

CIVIL ADDRESS:
1075 MARCH ROAD

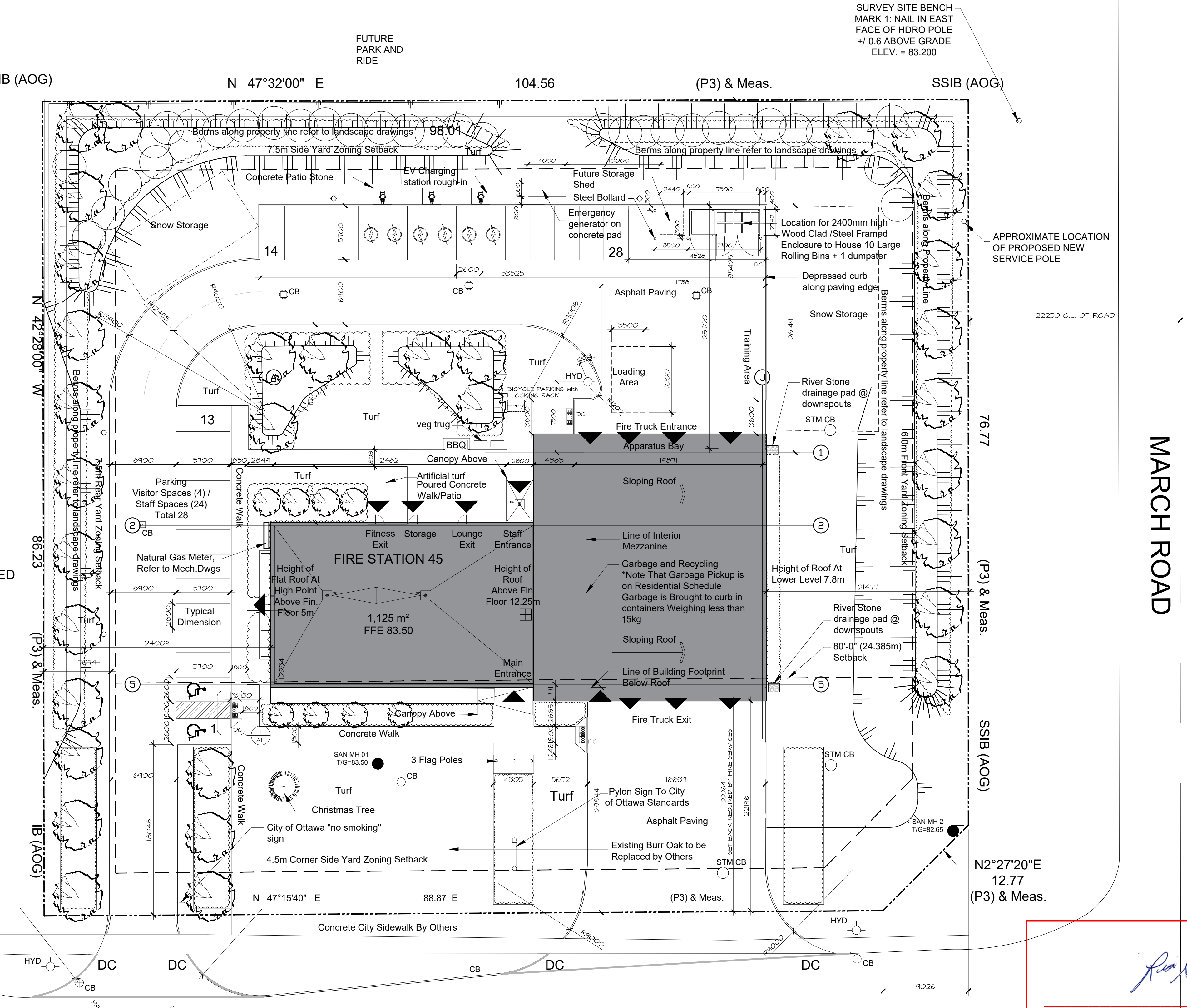
ZONING NOTES:
OFFICIAL PLAN DESIGNATION: GENERAL URBAN AREA
ZONING: IIA MINOR INSTITUTIONAL PENDING
ABUTTING ZONES: NORTH - RU PENDING
EAST - RU (4r)
SOUTH - RU PENDING
WEST - RU PENDING

BUILDING AREA: 1,125m²

PROJECT STATS

	REQUIRED	PROVIDED
LOT AREA	Min 400m ²	6307.2m ²
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%	240m ²	4648m ²
PARKING - EMERGENCY SERVICE	12	24
RATE: 1/100m ² BLDG AREA: 1,125m ²	(1/100)	(2.13/100)
VISITOR PARKING	0	4
TOTAL PARKING	11	28
BIKE PARKING (1/100m ² 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 SERVISING AND GRADING PLAN FOR GRADING INFORMATION



Lisa Stern
LISA STERN
PLANNER
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Lisa Stern at 12:15 pm, Dec 21, 2022

STREET 1

MARCH ROAD

ADJACENT UN-DEVELOPED LANDS
FUTURE PARK AND RIDE

IB (AOG)

N 47°32'00" E

104.56

(P3) & Meas.

SSIB (AOG)

N 42°28'00" W

86.23

(P3) & Meas.

IB (AOG)

N 47°15'40" E

88.87 E

(P3) & Meas.

N2°27'20"E
12.77
(P3) & Meas.