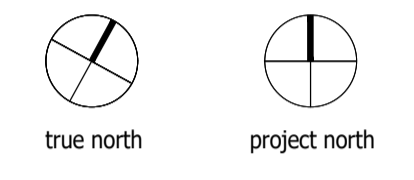


owner  
 Rayan Zaher  
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revisions	date
XXXXXX	XXXXXX
XXXXXX	XXXXXX
XXXXXX	XXXXXX
XXXXXX	XXXXXX
XXXXXX	XXXXXX
PROGRESS REVIEW	2022-12-15
project title	

**SERVICE REPAIR FACILITY**

5254 Bank Street, Ottawa ON

drawing title

**SITE PLAN and ZONING**

sheet number

**A01**

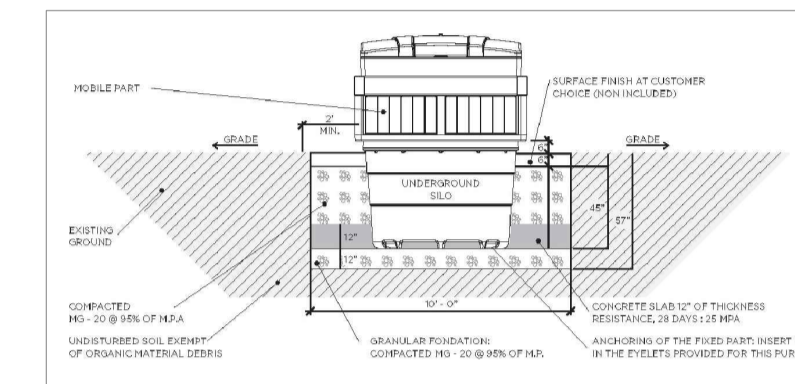
**ZONING REQUIREMENTS: RG3 [900r]-h - Rural Commercial Industrial (schedule 219 and 220) + BUILDING INFORMATION**

PARKING PROVISIONS (AREA D) Required: 19 552 sq.m service and repair shop = 19 spaces (3.4 spaces / 100 sq.m)	Provided 15 (exterior) + 10 (inside bays)
BICYCLE PARKING PROVISIONS Required: 1 / 1500 sq.m @ 552 sq.m = 0	Provided 0
VEHICLE LOADING SPACE PROVISIONS Required: 1 for 350 to 999 sq.m @ 552 sq.m = 0	Provided 0
MINIMUM FRONT YARD SETBACK Required: 15m (49'-3")	Provided 1.02 m (3'-4")
MINIMUM NORTH INTERIOR SIDE YARD SETBACK Required: 3m (9'-11") from RG ZONE	Provided 12.78 m (41'-11")
MINIMUM SOUTH INTERIOR SIDE YARD SETBACK Required: 8m (26'-3") from ME2 ZONE	Provided 1.24 m (4'-1")
REAR YARD SETBACK Required: 15m (49'-3")	Provided 19.48 m (63'-11")
MAXIMUM BUILDING HEIGHT Required: 15m (49'-3")	Provided 7.2 m (23'-0")
MAXIMUM LOT COVERAGE Required: 50%	Provided 26%

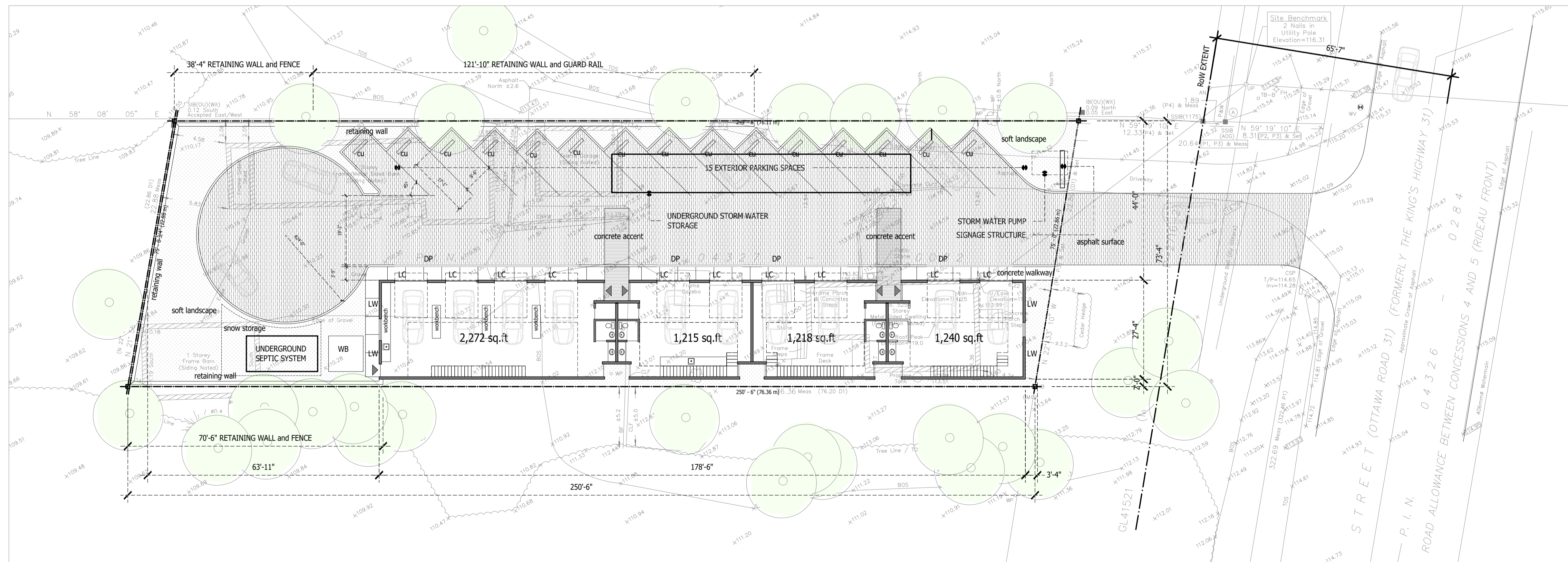
LOT AREA	18,342 sq.ft (1,704 sq.m)
GROSS AREA zoning definition	5,945 sq.ft (552 sq.m)
BUILDING AREA	4,717 sq.ft (438.2 sq.m)
GROSS AREA building code definition	6,281 sq.ft (584 sq.m)
BUILDING HEIGHT	1 storey (mezzanine not included as storey)
FACING STREET	1
OCCUPANCY TYPE	F2 - medium hazard industrial
BUILDING FIRE SAFETY	Part 3 - 3.2.2.71
PERMITTED CONSTRUCTION	Combustible or Non - Combustible

**LEGEND**

- LS - LIGHT STANDARD
- LB - LIGHT BOLLARD
- LC - LIGHT UNDER CANOPY
- LW - LIGHT WALL MOUNT
- DP - DEPRESSED CURB
- WB - IN-GROUND WASTE BIN
- CU - PRECAST CONCRETE CURB STOP



DETAIL FOR IN-GROUND WASTE BIN



SITE PLAN