





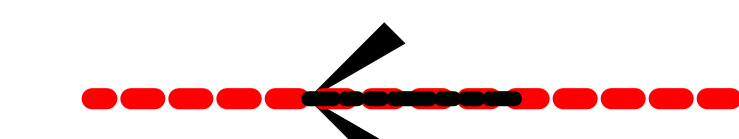

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NO.	DATE	DESCRIPTION
1	2021 12 10	ISSUED FOR SPA
2	2022 10 06	REISSUED FOR SPA
3	2022 11 16	REISSUED FOR SPA

PROJECT NO.	DATE	DESCRIPTION
219-00059-00	NOV 16, 2022	ISSUED FOR SPA

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1	2021 12 10	ISSUED FOR SPA
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**SITE PLAN LEGEND**

-  EXISTING BUILDING
-  PROPOSED BUILDING
-  NEW FIRE ROUTE
-  DENOTES ENTRANCE

**SITE STATISTICS**

SITE AREA +/- 16,456.00 m<sup>2</sup> (177,130.91 ft<sup>2</sup>)

EXISTING BUILDING AREA	GFA
BUILDING A 1,040.47 m <sup>2</sup> (40,795.22 ft <sup>2</sup> )	1,040.47 m <sup>2</sup> (40,795.22 ft <sup>2</sup> )

PROPOSED BUILDING AREA	GFA
BUILDING B-1 979.7 m <sup>2</sup> (10,545.4 ft <sup>2</sup> )	979.7 m <sup>2</sup> (10,545.4 ft <sup>2</sup> )
BUILDING B-2 1,483.1 m <sup>2</sup> (15,963.1 ft <sup>2</sup> )	1,483.1 m <sup>2</sup> (15,963.1 ft <sup>2</sup> )
BUILDING C 1,409.7 m <sup>2</sup> (15,172.50 ft <sup>2</sup> )	1,409.7 m <sup>2</sup> (15,172.50 ft <sup>2</sup> )

**PARKING**

TOTAL PARKING REQUIRED FOR THE SITE (4,912 m<sup>2</sup>): 40 SPACES  
 PROPOSED PARKING SPACES: 50 SPACES (INCLUDES BF STALLS)

**SITE INFORMATION**

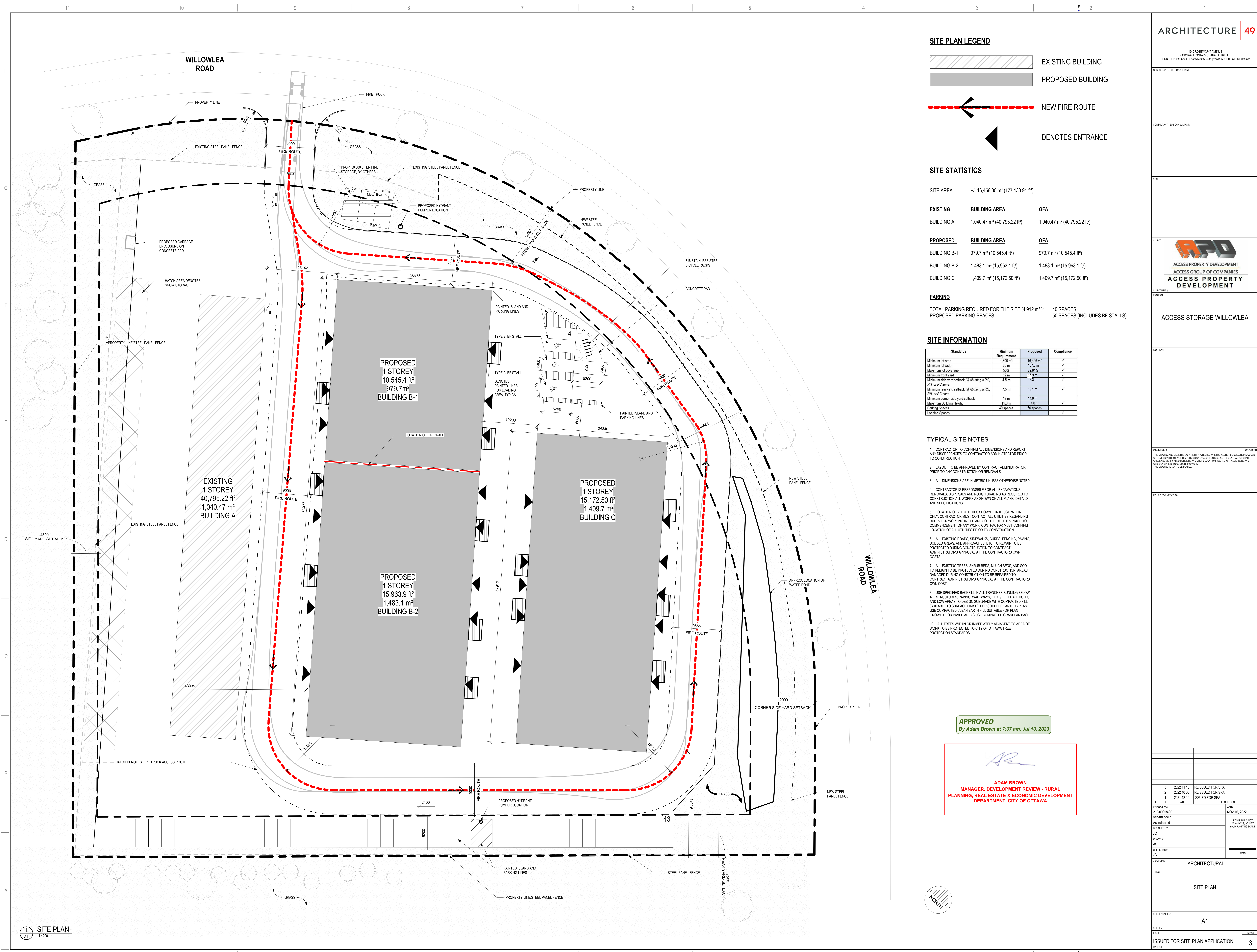
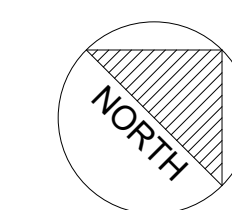
Standards	Minimum Requirement	Proposed	Compliance
Minimum lot area	1,800 m <sup>2</sup>	16,456 m <sup>2</sup>	✓
Minimum lot width	30 m	137.5 m	✓
Maximum lot coverage	50%	29.81%	✓
Minimum front yard	12 m	49.9 m	✓
Minimum side yard setback (i) Abutting a R.G. DR. or R.C. zone	4.5 m	43.3 m	✓
Minimum rear yard setback (ii) Abutting a R.G. DR. or R.C. zone	7.5 m	19.1 m	✓
Minimum corner side yard setback	12 m	14.8 m	✓
Maximum Building Height	15.0 m	4.0 m	✓
Parking Spaces	40 spaces	50 spaces	✓
Loading Spaces			

**TYPICAL SITE NOTES**

- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
- LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS.
- ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DIGAVATIONS, REMOVALS, DISPOSALS AND ROUGH GRADING AS REQUIRED TO CONSTRUCTION ALL WORKS AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS.
- LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL EXISTING ROADS, SIDEWALKS, CURBS, FENCING, PAVING, SOBBED AREAS, AND APPROACHES, ETC. TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTOR'S OWN COSTS.
- ALL EXISTING TREES, SHRUB BEDS, MULCH BEDS, AND SOIL TO REMAIN TO BE PROTECTED DURING CONSTRUCTION AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTOR'S OWN COSTS.
- USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, SIDEWALKS, ETC. FILL ALL HOLES AND LOW AREAS TO DESIGN SUBGRADE WITH COMPACTED FILL (SUITABLE TO SURFACE FINISH). FOR SCOOPED/PLANTED AREAS USE COMPACTED CLEAN EARTH FILL SUITABLE FOR PLANT GROWTH. FOR PAVED AREAS USE COMPACTED GRANULAR BASE.
- ALL TREES WITHIN OR IMMEDIATELY ADJACENT TO AREA OF WORK TO BE PROTECTED TO CITY OF OTTAWA TREE PROTECTION STANDARDS.

**APPROVED**  
 By Adam Brown at 7:07 am, Jul 10, 2023

*Adam Brown*  
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 MANAGER, DEVELOPMENT REVIEW - RURAL  
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
 DEPARTMENT, CITY OF OTTAWA



**SITE PLAN**  
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