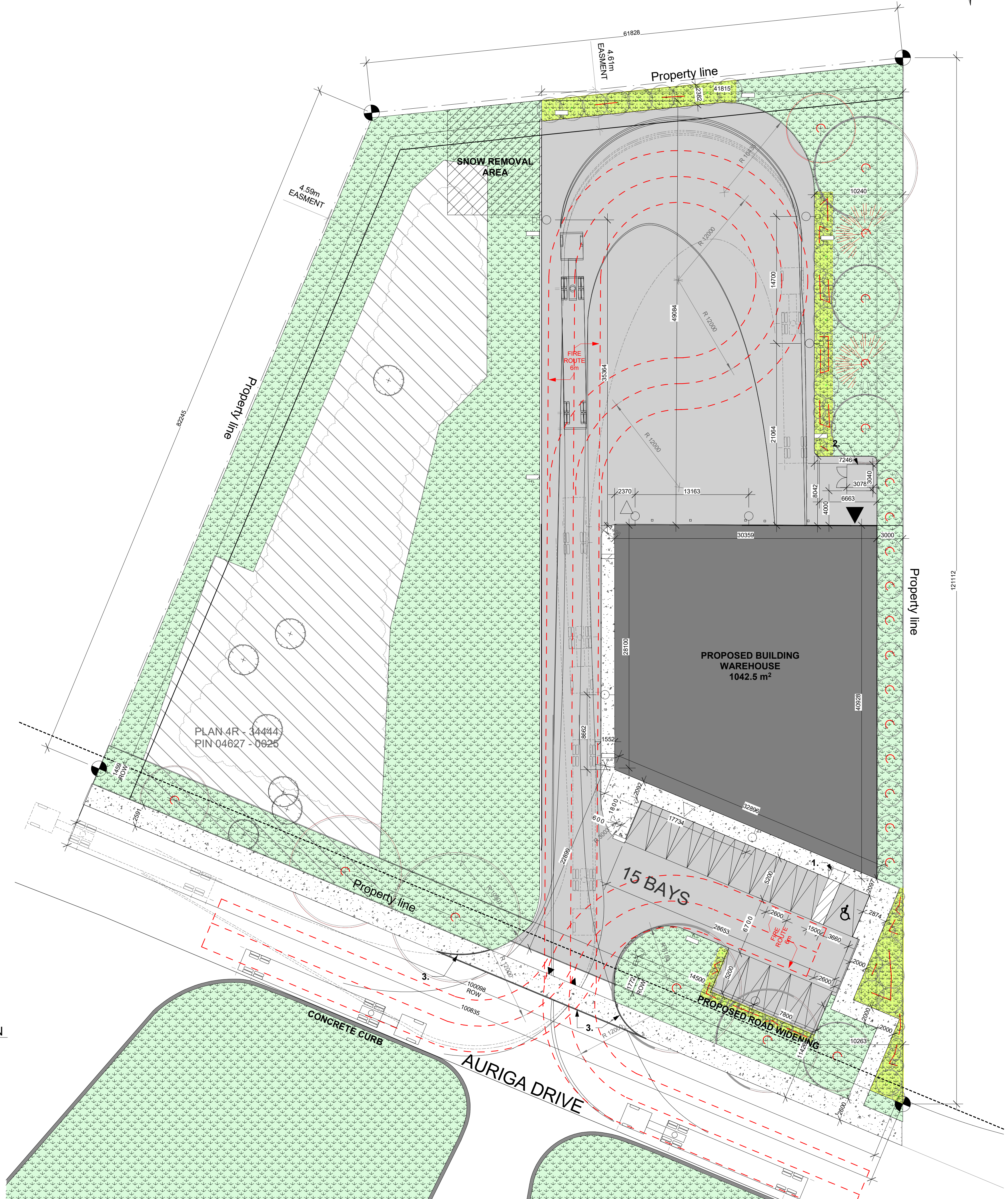
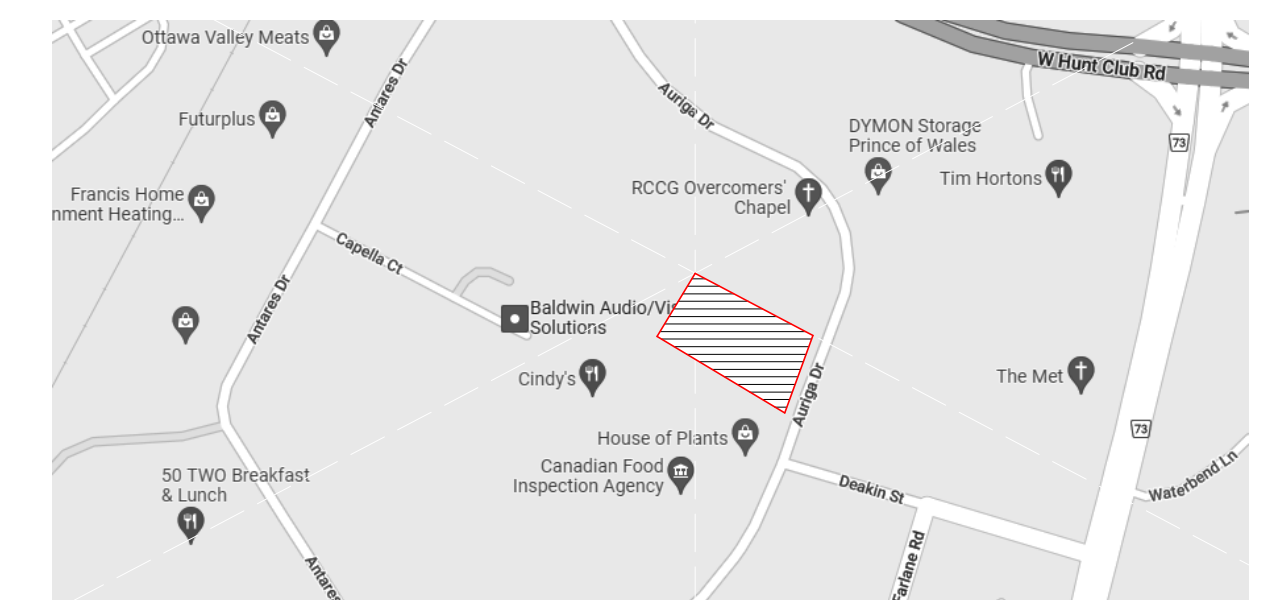


**1 SITE PLAN**  
1 : 250



**SITE CONTEXT**



**LEGEND**

**SURFACES**

- LAWN
- CONCRETE PAVERS
- CONCRETE FOOTPATH
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- NEW SNOW REMOVAL AREA

**LINES**

- FIRE ROUTE
- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES

**VEGETATION**

- EXISTING TREE: TO REMAIN
- CONIFER TREE: NEW PROPOSED
- BROADLEAF TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

**SYMBOLS**

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- FIRE LANE SIGN - NO PARKING
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT

- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS

**PARKING**

- BIKE PARKING  
H: HORIZONTAL 0.6M x 1.8M  
V: VERTICAL 0.5M x 1.5M  
S: STACKED 0.37M x 1.8M
- CAR PARKING  
R: RESIDENTIAL  
V: VISITOR
- BF PARKING (TYPE A)  
R: RESIDENTIAL  
V: VISITOR
- BF PARKING (TYPE B)  
R: RESIDENTIAL  
V: VISITOR

**GENERAL NOTES**

- NOTE A:**  
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- NOTE B:**  
ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.
- NOTE C:**  
CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE D:**  
REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE E:**  
DO NOT SCALE DRAWINGS.
- NOTE F:**  
ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

**SURVEY INFO**

TOPOGRAPHIC SURVEY OF:  
PART OF LOT 26  
CONCESSION "A"  
(RIDEAU FRONT)  
GEOGRAPHIC  
TOWNSHIP OF NEPEAN  
CITY OF OTTAWA  
COMPLETED ON 17TH  
OF NOVEMBER 2022.



**PROJECT INFORMATION**

**SITE SUMMARY**

ADDRESS: 30 AURIGA DR  
CURRENT ZONING: IGS  
SITE AREA: 7864.00 m²  
PROPOSED USE: INDUSTRIAL  
BUILDING AREA: 1042.50 m²

**ZONING SUMMARY**

	PERMITTED	PROPOSED
LOT AREA	1000.00 m²	7864.00 m²
LOT WIDTH	0.00 m	100.83 m
MIN. LOT WIDTH	0.00 m	0.00 m
MAX. BUILDING HEIGHT	22.00 m	9.00 m

*Above max. building*

**SET BACKS:**

	3.00 m (min.)	23.20 m (min.)
- FRONT YARD	0.00 m (max.)	0.00 m (max.)
- CORNER SIDE YARD	0.00 m (min.)	0.00 m (min.)
- INTERIOR SIDE YARD	3.00 m (min.)	3.00 m (min.)
- REAR YARD	3.00 m (min.)	50.00 m (min.)
	0.00 m (max.)	0.00 m (max.)

**VEHICULAR PARKING**

	REQUIRED	PROPOSED
MIN PARKING SPACES	8	15
MIN ACCESSIBLE PRKG SPACES	1	1

**BIKE PARKING**

	REQUIRED	PROPOSED
MIN PARKING SPACES	1	2

- DRAWING NOTES:**
- DEPRESSED CURB WITH TACTILE WALKING SURFACE INDICATOR.
  - REFUSE AREA
  - DEPRESSED CURB PER CITY SPECIFICATION SC7.1.

88 Saint-Joseph Boulevard, Gatineau QC J8Y 3W5  
Tel : 819-800-1555

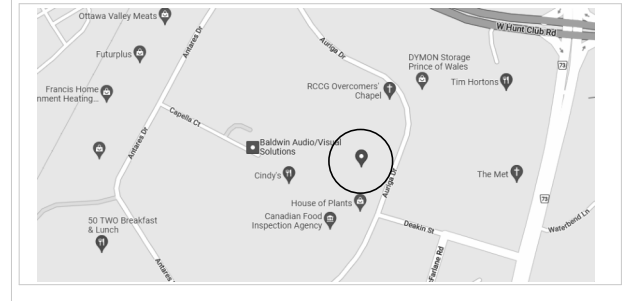
NOT FOR CONSTRUCTION /  
PAS POUR CONSTRUCTION

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**PROJECT TEAM / ÉQUIPE DU PROJET :**

**KEY PLAN / PLAN CLÉ :**



**CLIENT :**



30 Auriga Drive, Nepean, K2E 8B7  
Tel : XXX-XXX-XXXX | www.WEBSITE.com

1.5	ISSUED FOR SPC R3	23-07-13
1.4	ISSUED FOR SPC R2	23-05-15
1.3	ISSUED FOR 99%	23-01-16
1.2	ISSUED FOR 90%	22-12-22
1.1	ISSUED FOR 66%	22-11-29
1.0	ISSUED FOR 33%	22-08-31
revision	description	date

**PROJECT NAME / NOME DU PROJET :**

**30 Auriga**

30 Auriga Dr, Nepean, ON K2E 8B7

**DRAWING NAME / NOM DU DESSIN :**

**SITE PLAN**

**DRAWING INFORMATION / INFORMATION DU DESSIN :**

PROJECT NO. / NO. DE PROJET : **22096**  
DATE : **2022-11-29**  
DRAWN BY / DESSINÉ PAR : **MS**  
REVIEWED BY / VÉRIFIÉ PAR : **PP**  
SCALE / ÉCHELLE : **As indicated**  
PROJECT PHASE / PHASE DU PROJET : **2**  
DWG NO. / NO. DESSIN : **A050**

REVISION NO. / NO. DE RÉVISION : **1.5**