CLIENT:

PROJECT NAME:

4101 Limebank Road
Site Plan Application

PROJECT ADDRESS:

ARCHITECTURE 49

ARCHITECTURE49
1345 ROSEMOUNT AVENUE | CORNWALL, ON, CANADA K6J 3E5
Phone: 613-933-5604 | cornwall@architecture49.com | architecture49.com

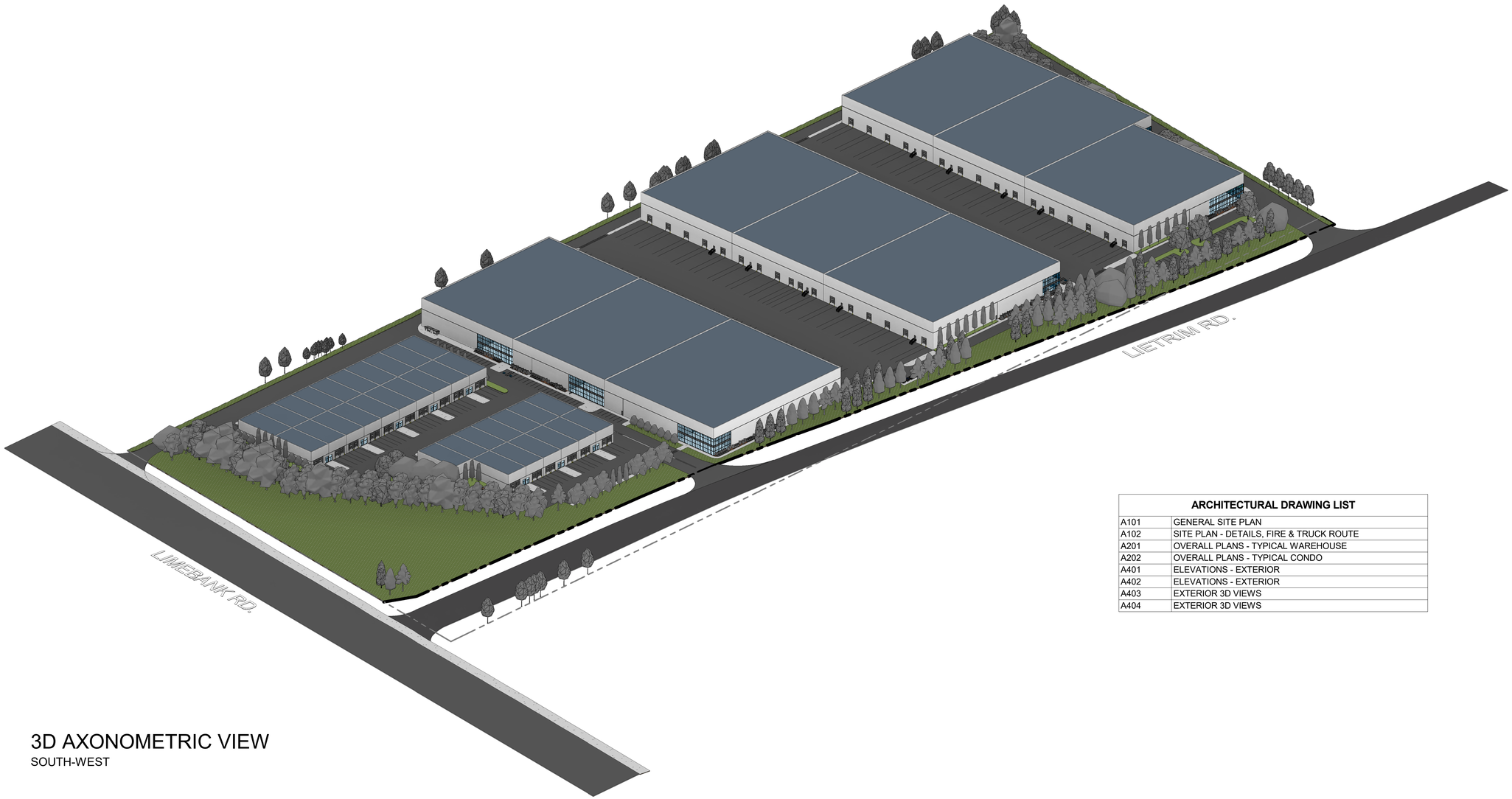
CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

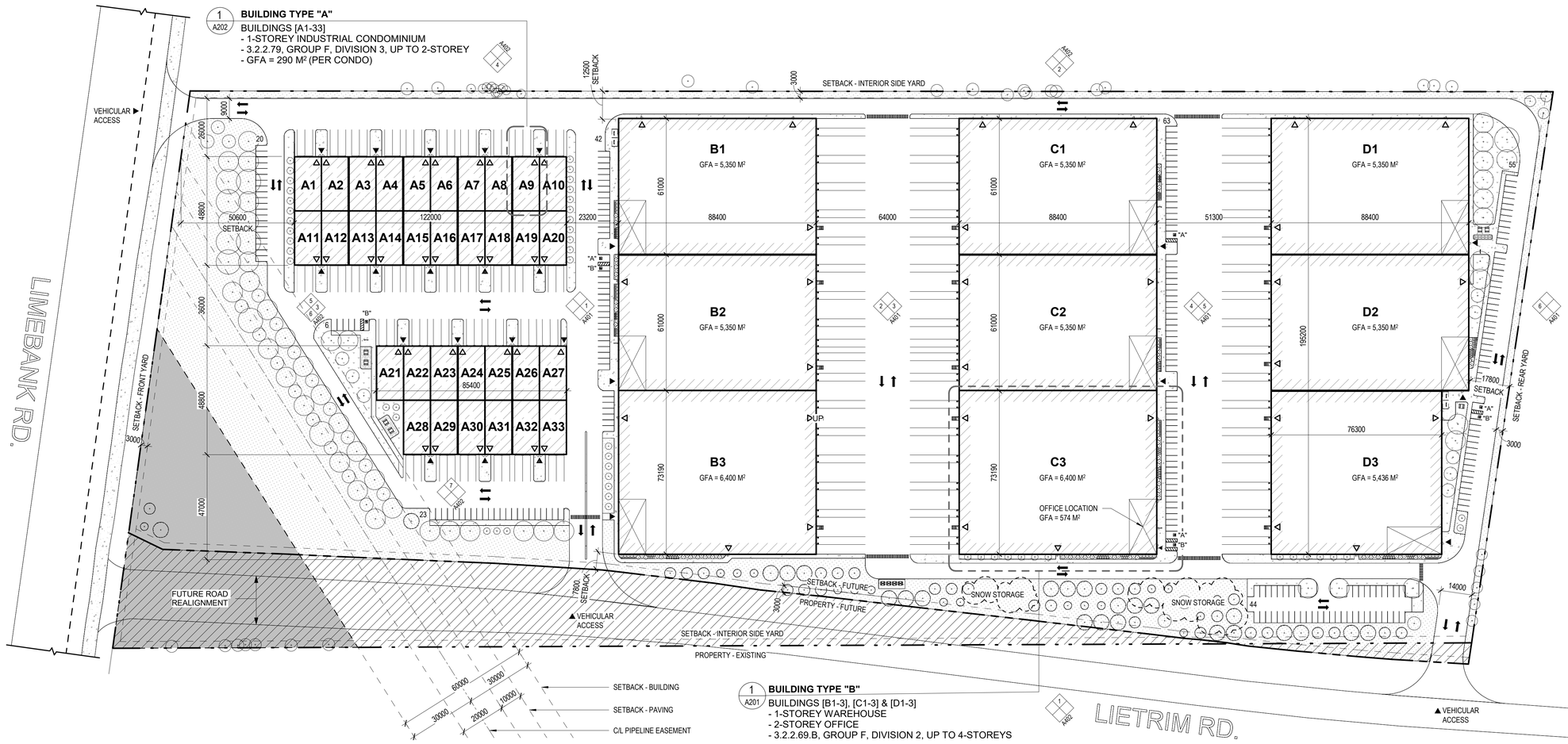
CONSULTANT



3D AXONOMETRIC VIEW
SOUTH-WEST

ARCHITECTURAL DRAWING LIST	
A101	GENERAL SITE PLAN
A102	SITE PLAN - DETAILS, FIRE & TRUCK ROUTE
A201	OVERALL PLANS - TYPICAL WAREHOUSE
A202	OVERALL PLANS - TYPICAL CONDO
A401	ELEVATIONS - EXTERIOR
A402	ELEVATIONS - EXTERIOR
A403	EXTERIOR 3D VIEWS
A404	EXTERIOR 3D VIEWS

DRAWING NO. A000



1 A101 SITE PLAN

1 : 1000

SITE PLAN SYMBOLS LEGEND

- = ENTRANCE
- = EXIT
- = MANHOLE, CATCH BASIN, ETC, REFER TO CIVIL
- = LS, LIGHT STANDARD, REFER TO ELECTRICAL AND STRUCTURAL
- = DENOTES SLOPED GRADE, REFER TO CIVIL
- = DENOTES FIRE TRUCK ACCESS ROUTE, REFER TO CIVIL DRAWINGS
- = PROPERTY LINE
- = PEDESTRIAN WALKWAY
- = SWALE. REFER TO CIVIL DRAWINGS
- = SETBACK LINE
- = BOLLARD
- = SURVEY BAR
- = GRASS
- = LANDSCAPING
- = PAINTED LINES
- = RIGHT-OF-WAY WIDENING PROTECTION
- = OFFICE SPACE
- = STORMWATER MANAGEMENT DESIGNATION AS PER CDP
- = SIDEWALK/ CONCRETE SURFACE

GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL DIMESIONS AND REPORT ANY DISCREPANCIES TO CONTRACTOR ADMINISTRATOR PRIOR TO CONSTRUCTION.
2. LAYOUT TO APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS.
3. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS AND ROUGH GRADING AS REQUIRED AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS.
5. LOCATION OF ALL UTILITITES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMECEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. ALL EXISTING EXISTING ROADS, SIDEWALKS, CURBS, FENCING, PAVING, SODDED AREAS, AND APPROACHES, ETC. TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTORS OWN COSTS.
7. FOR LANDSCAPE, REFER TO LANDSCAPE DRAWINGS.
8. FOR UTILITIES, GRADING, ETC. REFER TO CIVIL DRAWINGS.
9. LEGAL SURVEY BOUNDARIES AND TOPOGRAPHICAL INFORMATION TAKEN FROM TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOTS 16 & 17 CONCESSION 2 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER, DATED DECEMBER 6, 2023, FROM THE OFFICE OF ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

Site Information

Legal Description:	Part of lots 16 & 17, Concession 2 (Rideau Front), Geographic Township of Gloucester, City of Ottawa
P.I.N:	04331 - 0320
Easements:	Inst. GL54354, Part 16, Plan 4R-8983 Inst. GL50325. Part 2. Plan 5R-9196 Inst. OC2191832, Part 1, Plan 4R-32295
Municipal Address:	4101 Limebank Road, Ottawa, Ontario

Parking (4101 Limebank Road)

Requirement			
Light Industrial: 0.8 / 100m² for first 5,000m²; 0.4 / 100m² of remaining gross floor area.			
	Proposed Buildings	227 Spaces	
	Accessible Parking	3 - Type A (5200 mm x 3400 mm (MIN.)) 4 - Type B (5200 mm x 2400 mm (MIN.))	
	Total Site Required	227 Spaces (Including Accessible Parking)	
Provided			
	Total Site Provided	253 Spaces (Including 4 Type-A and 4 Type-B Accessible Parking)	
		Requirement	**Provided**
Bicycle Parking			
Light Industrial: 1 / 1000m² of gross floor area		63 Spaces	63 Spaces
Loading Spaces			116 Spaces

Zoning Statistics

Zoning: General Industrial (IG) - Currently Development Reserve Zone (DR)

Proposed Use:
Building Type "A" [Industrial Condo]: Group F, Division 3 Occupancy, Up to 2-Storeys
Building Type "B" [Warehouse]: Group F, Division 2 Occupancy, Up to 4-Storeys

Standard		Requirement	Provided
Lot Area (min.)		1,000 m²	151,250 m²
Lot Coverage (max.)		65%	41%
Gross Floor Area	Condo	N/A	9,730 m²
	Office	N/A	5,170 m²
	Warehouse	N/A	47,820 m²
	Total	N/A	62,720 m²
Front Yard and Corner Side Yard (min.)		3.0 m	50.6 m
Side Yard (min.)			
Adjoining Residential or Institutional		15.0 m	N/A
All other cases		3 m	7.8 m [South] 12.5 m [North]
Rear Yard (min.)			
Adjoining Residential or Institutional		15.0 m	N/A
All other cases		3 m	17.8 m
Maximum Floor Space Index		2.0	0.4
Maximum Building Height			
Within 20M of Adjoining Residential Zone		11.0 m	N/A
All other cases		22.0 m	≤ 22.0 m
Minimum Width of Landscape Area		3.0 m	3 m
Landscaped Area within Parking Lot		N/A	5-10%
Total Vegetation and Landscaped Area		N/A	18%

ARCHITECTURE 49
ARCHITECTURE49
1345 ROSEMOUNT AVENUE | CORNWALL, ON, CANADA K6J 3E5
Phone: 613-933-5604 | cornwall@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED. DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN PERMISSION BY ARCHITECTURE49 INC.

SEAL:

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: TRUE NORTH

DIGITAL REFERNECE:

PROJECT NO.: CA0014797.3416 CONTRACT NO.

DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

NO.	DATE	ISSUED
1	2024-XX-XX	ISSUED FOR SPA REVIEW

PROJECT

4101 Limebank Road Site Plan Application

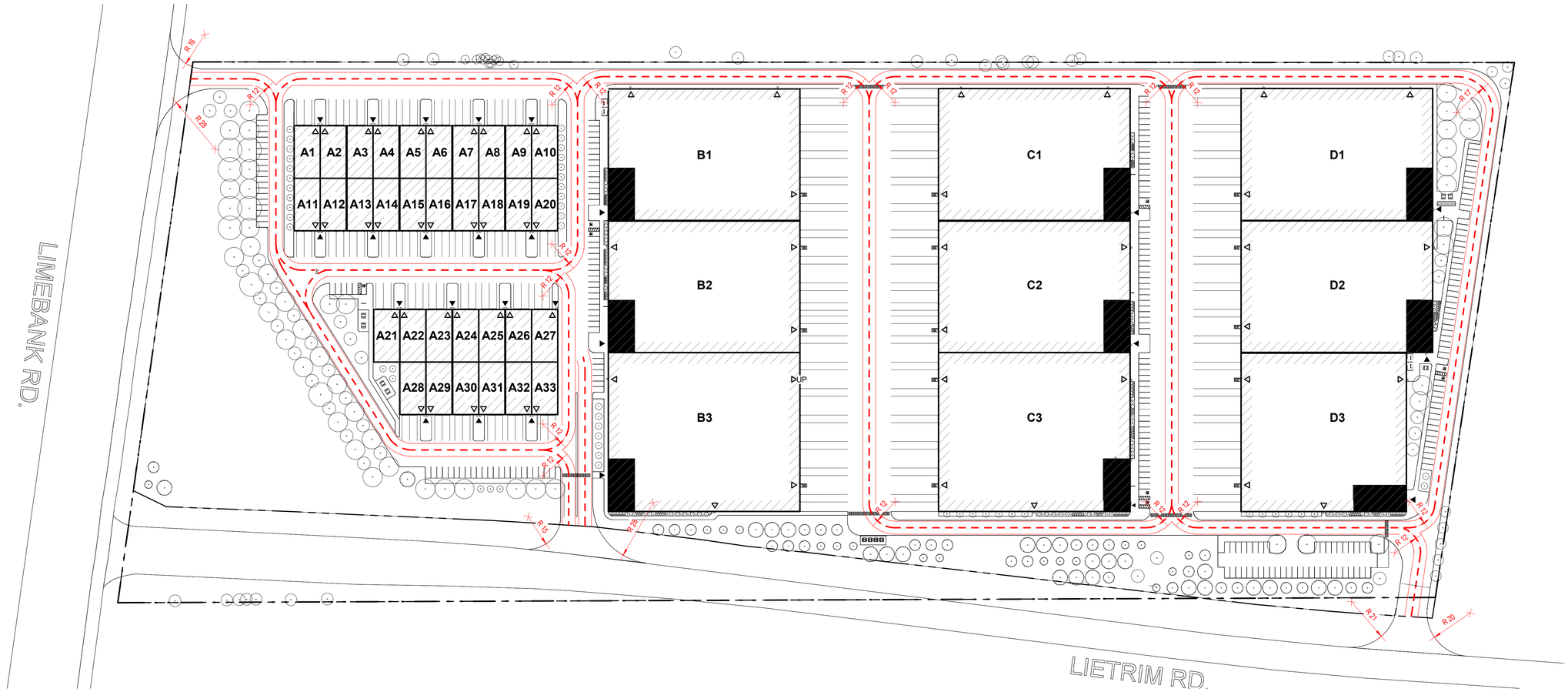
DRAWING TITLE

GENERAL SITE PLAN

DRAWING NO. **A101**

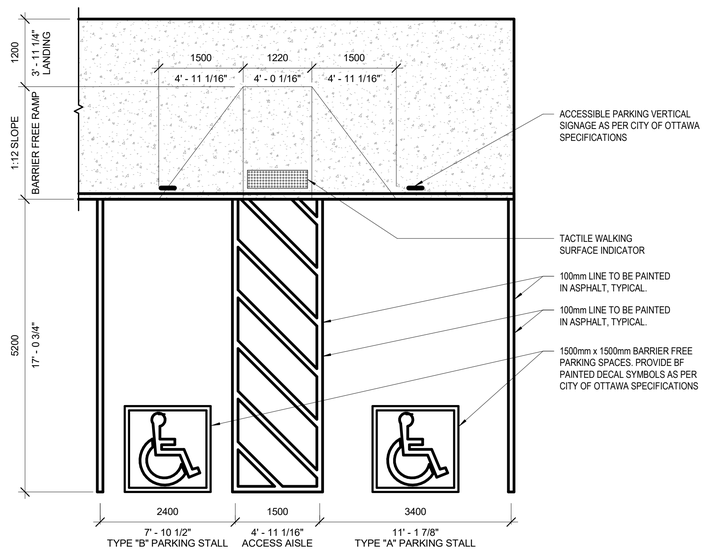
PRINT DATE: 2024-03-12 7:24:29 PM

ARCH D (24" x 36" | 610mm x 914mm)



1 A102 SITE PLAN - VEHICULAR TURNING MOVEMENTS

1 : 1000



2 A101 TYP. PARKING AND B.F. PARKING DETAILS

1 : 50

SITE PLAN LEGEND - FIRE ROUTE

LINE DENOTES FIRE ACCESS ROUTE

GENERAL SITE PLAN NOTES

1. OBC 3.2.5.5.(1) LOCATION OF ACCESS ROUTES

   ACCESS ROUTES REQUIRED BY ARTICLE 3.2.5.4 SHALL BE LOCATED SO THAT THE PRINCIPLE ENTRANCE AND EVERY ACCESS OPENING REQUIRED BY ARTICLE 3.2.5.1 AND 3.2.5.2. ARE LOCATED NOT LESS THAN 3M AND NOT MORE THAN 15M FROM THE CLOSEST PORTION OF THE ACCESS ROUTE REQUIRED FOR FIRE DEPARTMENT USE, MEASURED HORIZONTALLY FROM THE FACE OF THE BUILDING.

2. OBC 3.2.5.6.(1) ACCESS ROUTE DESIGN

   A PORTION OF A ROADWAY OR YARD PROVIDED AS A REQUIRED ACCESS ROUTE FOR FIRE DEPARTMENT USE SHALL,

   (a) HAVE A CLEAR WIDTH OF NOT LESS THAN 6M, UNLESS IT CAN BE SHOWN THAT LESSER WIDTHS ARE SATISFACTORY,
   (b) HAVE A CENTERLINE RADIUS NOT LESS THEN 12M,
   (c) HAVE AN OVERHEAD CLEARANCE OF NOT LESS THAN 5M,
   (d) HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M,
   (e) BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS.

ARCHITECTURE 49

ARCHITECTURE49
1345 ROSEMOUNT AVENUE | CORNWALL, ON, CANADA K6J 3E5
Phone: 613-933-5604 | cornwall@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE

THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED. DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN PERMISSION BY ARCHITECTURE49 INC.

SEAL:

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: TRUE NORTH

DIGITAL REFERNECE:

PROJECT NO.: CA0014797.3416 CONTRACT NO.

DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

NO. DATE ISSUED

PROJECT

4101 Limebank Road Site Plan Application

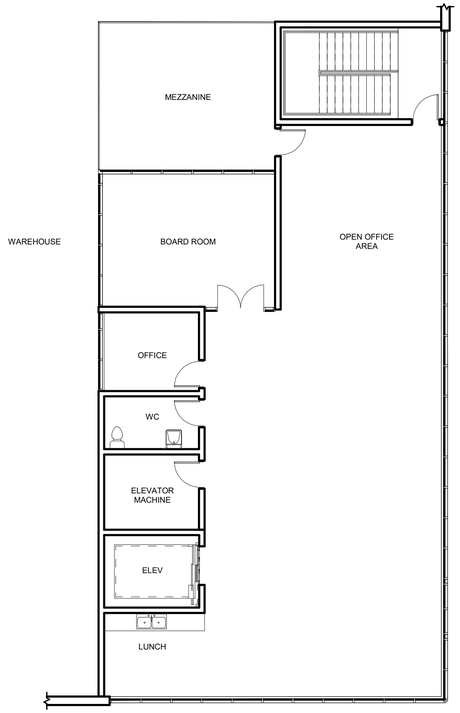
DRAWING TITLE

SITE PLAN - DETAILS, FIRE & TRUCK ROUTE

DRAWING NO. **A102**

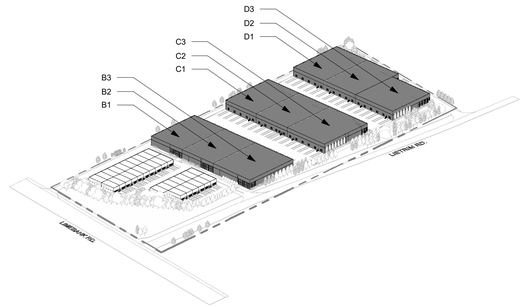
PRINT DATE: 2024-03-12 7:24:33 PM

ARCH D (24" x 36" | 610mm x 914mm)

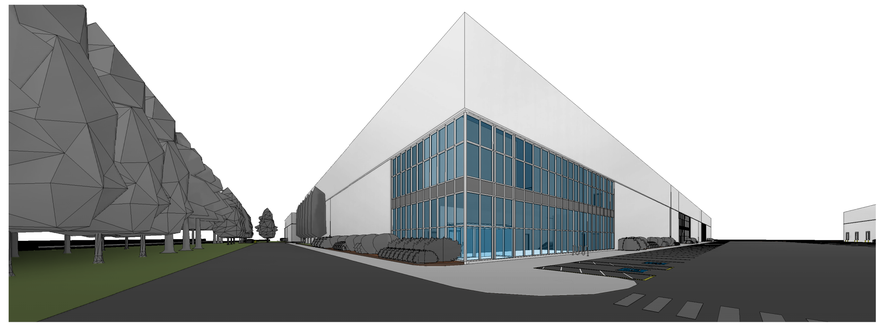


3 A201 — OFFICE - SAMPLE PLAN - LEVEL 2

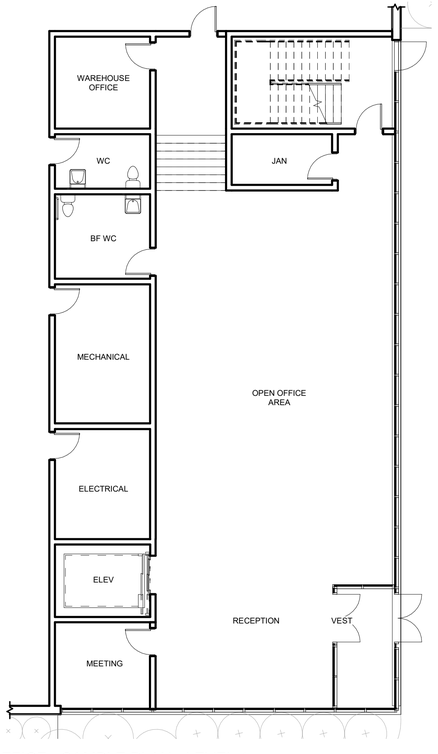
1 : 100



4 A201 — 3D VIEW - WAREHOUSE LOCATIONS

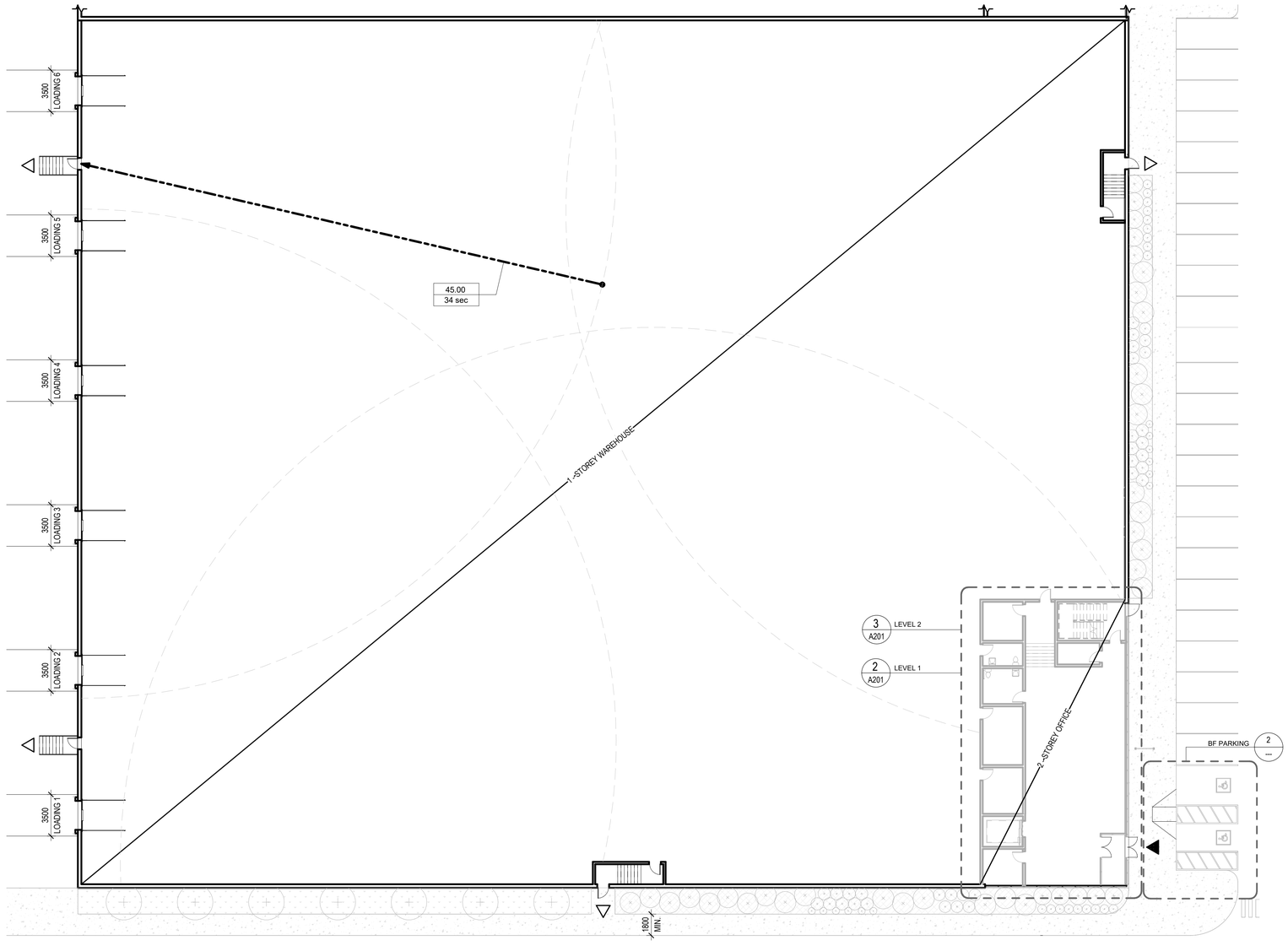


5 A201 — 3D VIEW - TYPICAL WAREHOUSE



2 A201 — OFFICE - SAMPLE PLAN - LEVEL 1

1 : 100



1 A201 — TYPICAL FLOOR PLAN - BUILDING TYPE "B" - WAREHOUSE

1 : 200

ARCH D (24" x 36" | 610mm x 914mm)

ARCHITECTURE 49

ARCHITECTURE49
1345 ROSEMOUNT AVENUE | CORNWALL, ON, CANADA K6J 3E5
Phone: 613-933-5604 | cornwall@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED. DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN PERMISSION BY ARCHITECTURE49 INC.

SEAL:

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: TRUE NORTH

DIGITAL REFERNECE:

PROJECT NO.: CA0014797.3416 CONTRACT NO.

DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

NO. DATE ISSUED

PROJECT

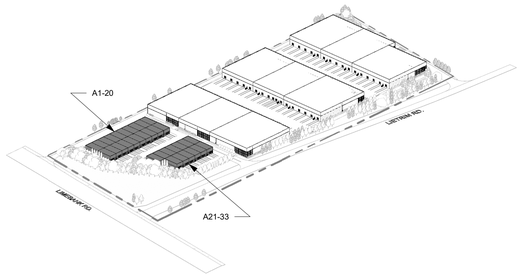
4101 Limebank Road Site Plan Application

DRAWING TITLE

OVERALL PLANS - TYPICAL WAREHOUSE

DRAWING NO. **A201**

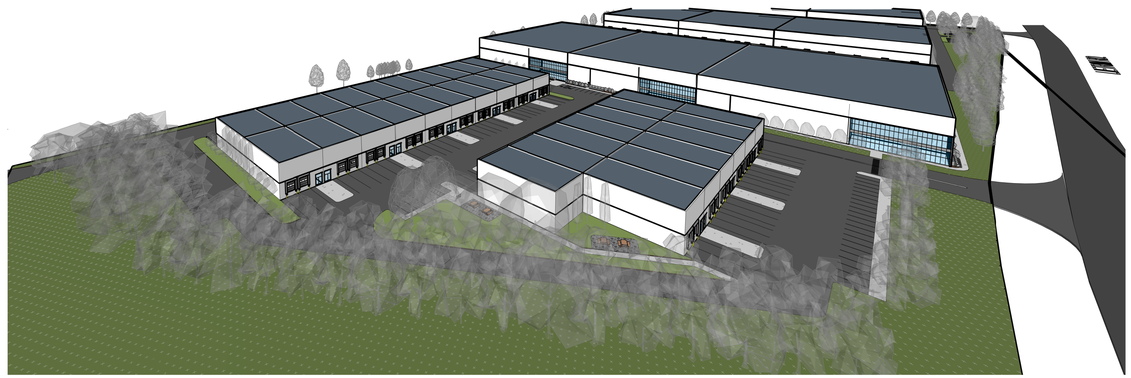
PRINT DATE: 2024-03-12 7:24:42 PM



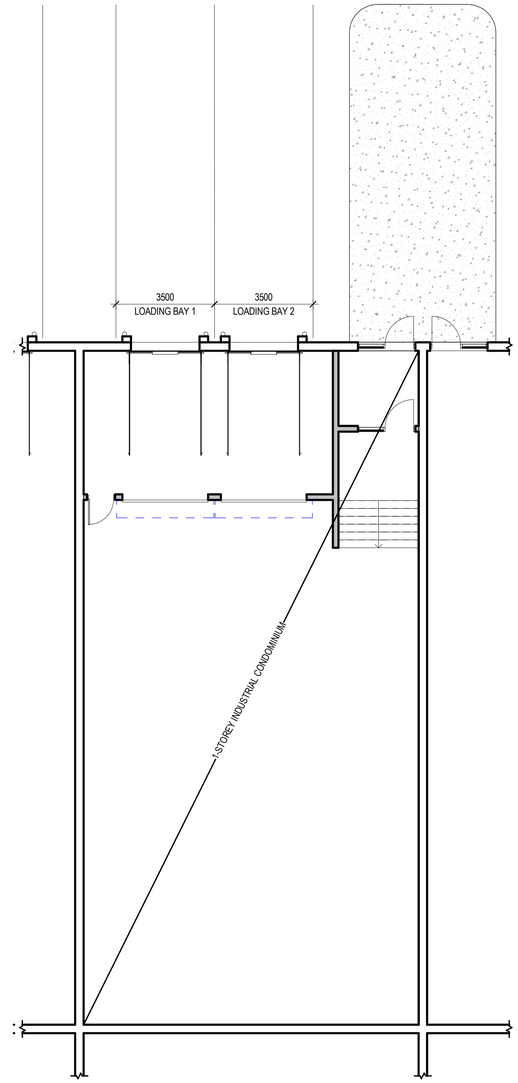
4 A202 3D VIEW - CONDO LOCATIONS



3 A202 3D VIEW - TYPICAL CONDO



2 3D VIEW - CONDO BUILDINGS



1 A202 TYPICAL FLOOR PLAN - BUILDING TYPE "A" - CONDO

1 : 100

ARCHITECTURE 49

ARCHITECTURE49
1345 ROSEMOUNT AVENUE | CORNWALL, ON, CANADA K6J 3E5
Phone: 613-933-5604 | cornwall@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE

THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED.
DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN PERMISSION BY ARCHITECTURE49 INC.

SEAL:

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: TRUE NORTH

DIGITAL REFERNECE:

PROJECT NO.: CA0014797.3416 CONTRACT NO.

DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

NO. DATE ISSUED

PROJECT

4101 Limebank Road Site Plan Application

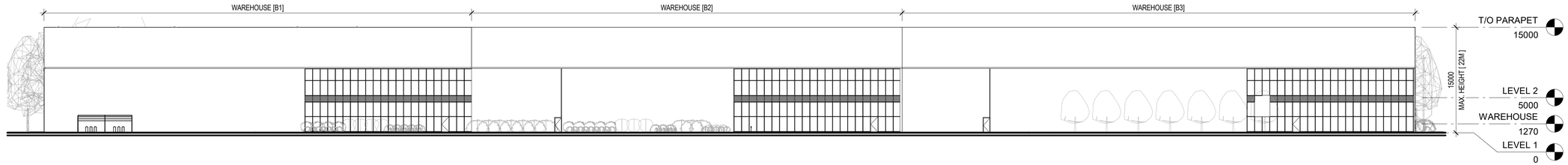
DRAWING TITLE

OVERALL PLANS - TYPICAL CONDO

DRAWING NO. **A202**

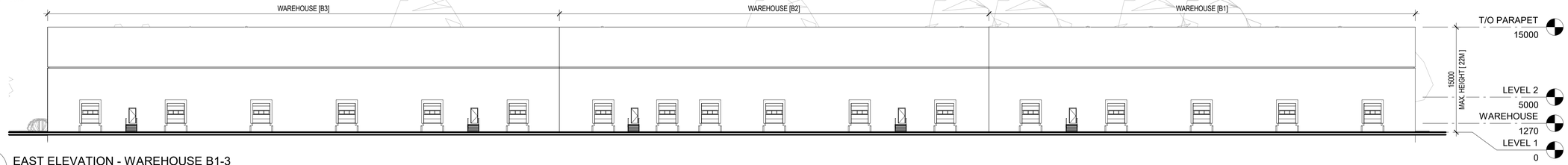
PRINT DATE: 2024-03-12 7:24:55 PM

ARCH D (24" x 36" | 610mm x 914mm)



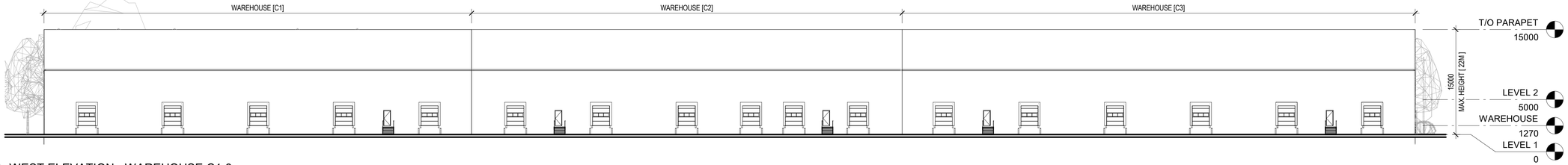
1 WEST ELEVATION - WAREHOUSE B1-3

1 : 300



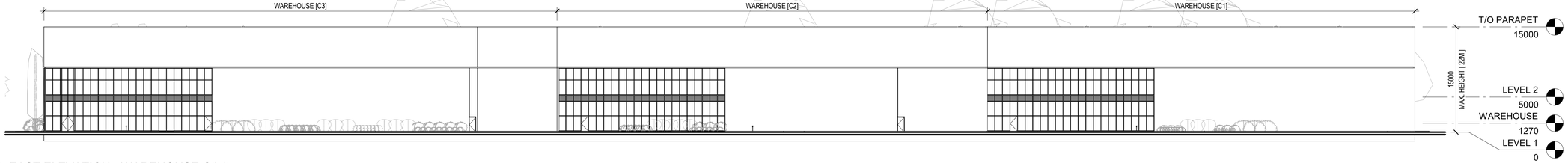
2 A401 EAST ELEVATION - WAREHOUSE B1-3

1 : 300



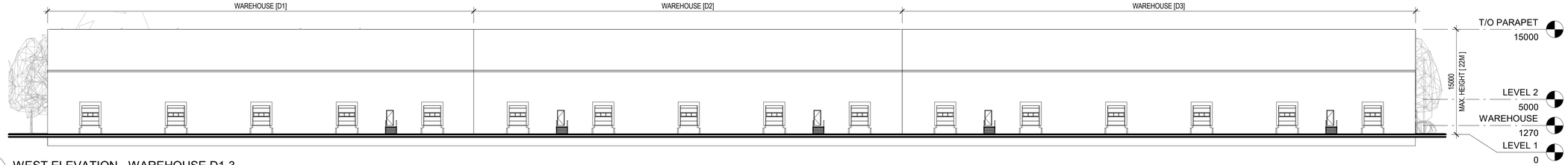
3 A401 WEST ELEVATION - WAREHOUSE C1-3

1 : 300



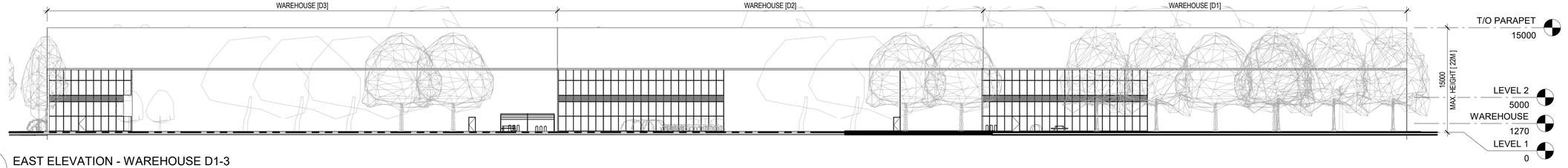
4 A401 EAST ELEVATION - WAREHOUSE C1-3

1 : 300



5 A401 WEST ELEVATION - WAREHOUSE D1-3

1 : 300



6 A401 EAST ELEVATION - WAREHOUSE D1-3

1 : 300

ARCH D (24" x 36" | 610mm x 914mm)

ARCHITECTURE 49

ARCHITECTURE49
1345 ROSEMOUNT AVENUE | CORNWALL, ON, CANADA K6J 3E5
Phone: 613-933-5604 | cornwall@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE

THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED.
DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN PERMISSION BY ARCHITECTURE49 INC.

SEAL:

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: DIGITAL REFERNECE:

PROJECT NO.: CA0014797.3416 CONTRACT NO.

DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

NO. DATE ISSUED

PROJECT

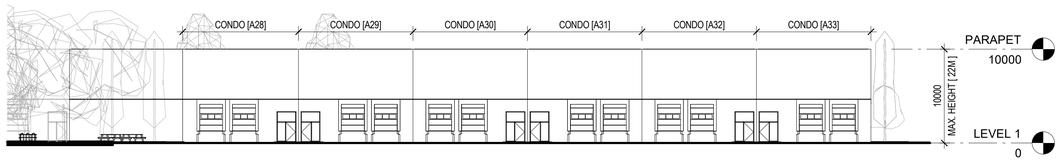
4101 Limebank Road Site Plan Application

DRAWING TITLE

ELEVATIONS - EXTERIOR

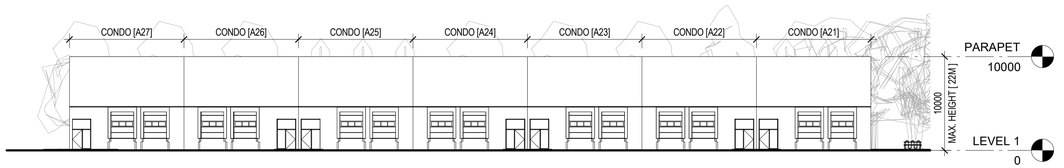
DRAWING NO. **A401**

PRINT DATE: 2024-03-12 7:25:04 PM



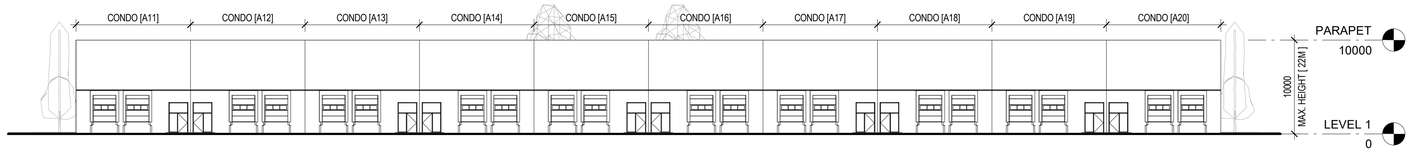
7 A402 SOUTH ELEVATION - INDUSTRIAL CONDO A28-33

1 : 300



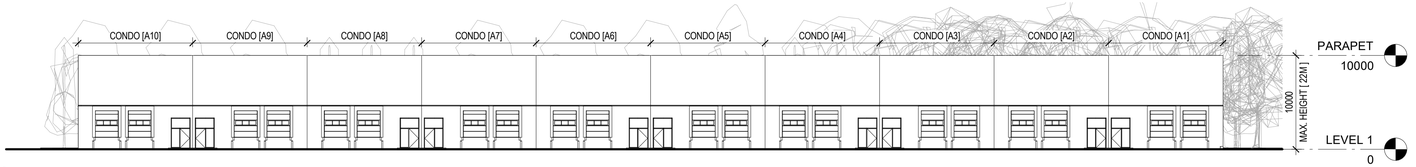
6 A402 NORTH ELEVATION - INDUSTRIAL CONDO A21-27

1 : 300



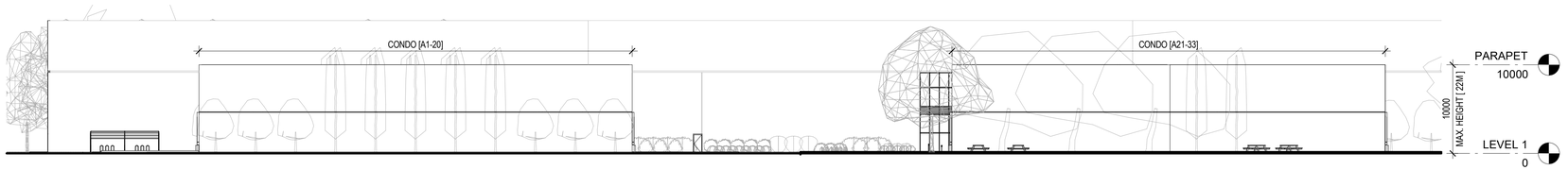
5 A402 SOUTH ELEVATION - INDUSTRIAL CONDO A11-20

1 : 300



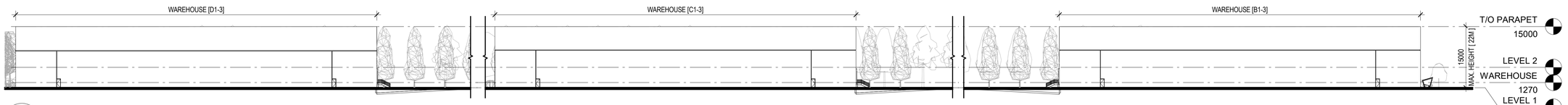
4 A402 NORTH ELEVATION - INDUSTRIAL CONDO A1-10

1 : 300



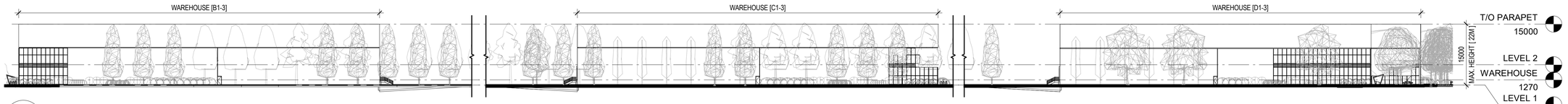
3 A402 WEST ELEVATION - INDUSTRIAL CONDOS

1 : 300



2 A402 NORTH ELEVATION - WAREHOUSES B, C & D

1 : 500



1 A402 SOUTH ELEVATION - WAREHOUSES B, C & D

1 : 500

ARCH D (24" x 36" | 610mm x 914mm)

ARCHITECTURE 49

ARCHITECTURE49
1345 ROSEMOUNT AVENUE | CORNWALL, ON, CANADA K6J 3E5
Phone: 613-933-5604 | cornwall@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE

THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED.
DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN PERMISSION BY ARCHITECTURE49 INC.

SEAL:

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: DIGITAL REFERNECE:

PROJECT NO.: CA0014797.3416 CONTRACT NO.

DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

NO. DATE ISSUED

PROJECT

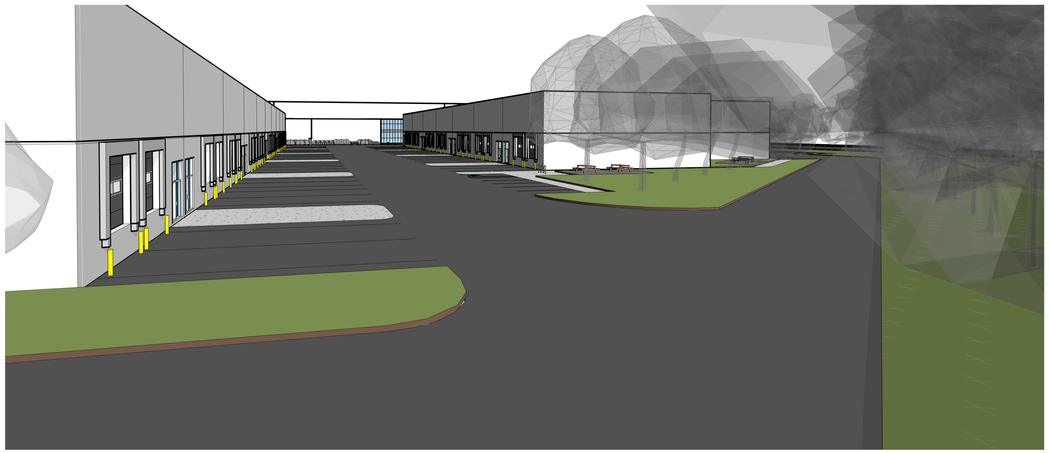
4101 Limebank Road Site Plan Application

DRAWING TITLE

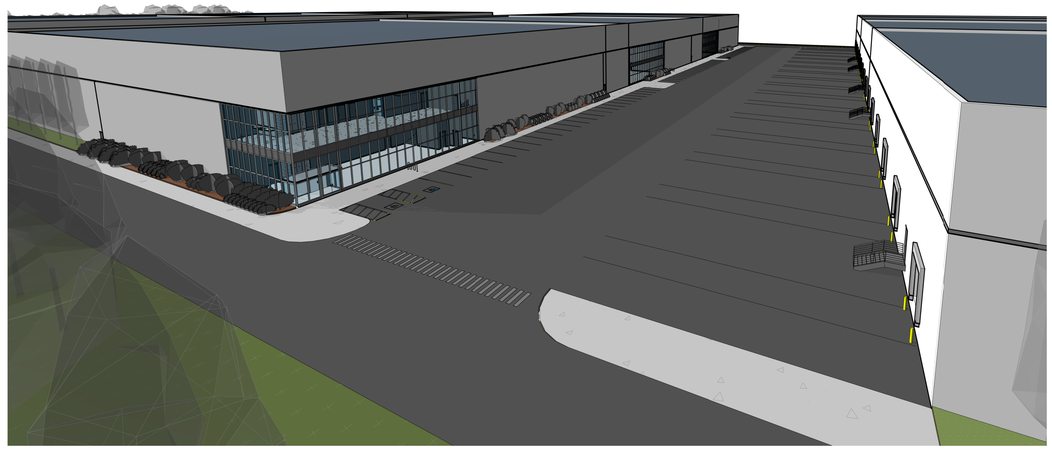
ELEVATIONS - EXTERIOR

DRAWING NO. **A402**

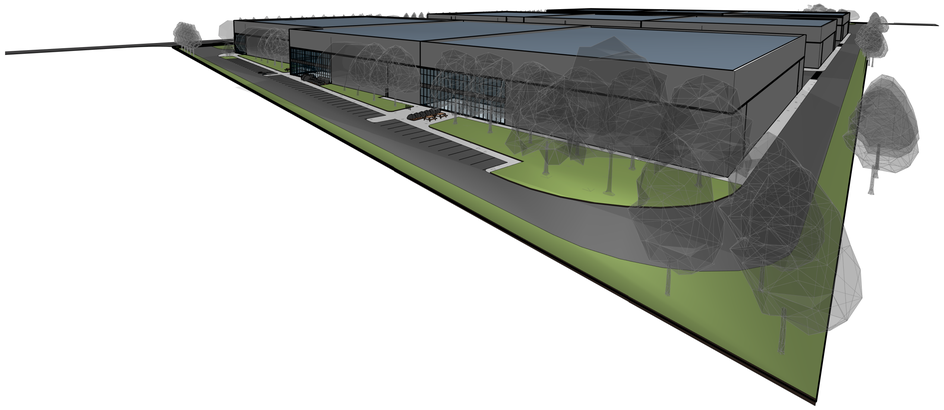
PRINT DATE: 2024-03-12 7:25:12 PM



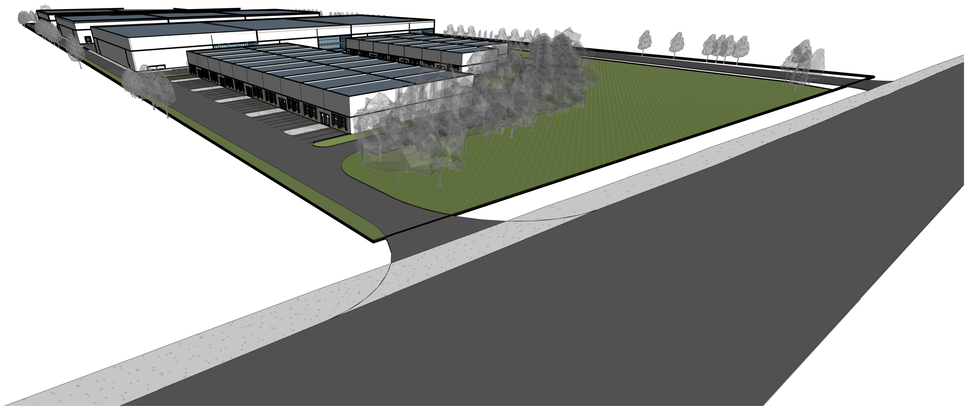
6 A403 3D VIEW - CONDO DRIVE AISLE



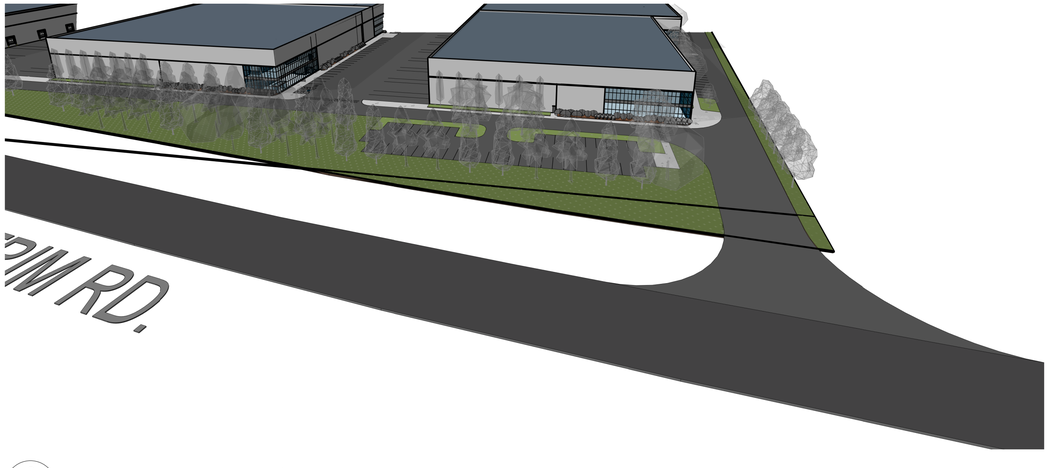
5 A403 3D VIEW - WAREHOUSE DRIVE AISLE SE



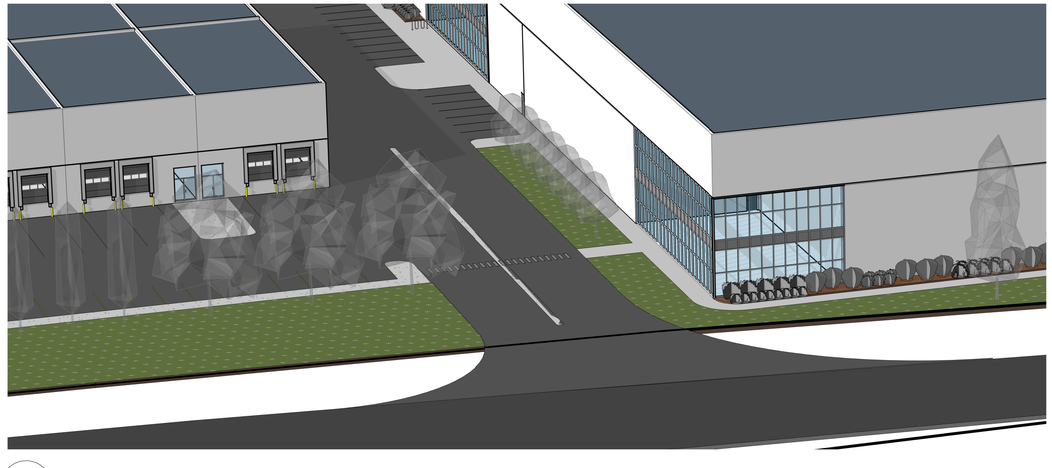
4 A403 3D VIEW - NE SITE



2 3D VIEW - LIMEBANK ENTRANCE



3 A403 3D VIEW - LIETRIM ENTRANCE 2



1 A403 3D VIEW - LIETRIM ENTRANCE 1

ARCH D (24" x 36" | 610mm x 914mm)

ARCHITECTURE 49

ARCHITECTURE49
1345 ROSEMOUNT AVENUE | CORNWALL, ON, CANADA K6J 3E5
Phone: 613-933-5604 | cornwall@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE

THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED.
DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN
PERMISSION BY ARCHITECTURE49 INC.

SEAL:

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW:

DIGITAL REFERNECE:

PROJECT NO.: CA0014797.3416 CONTRACT NO.

DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

NO. DATE ISSUED

PROJECT

4101 Limebank Road Site Plan Application

DRAWING TITLE

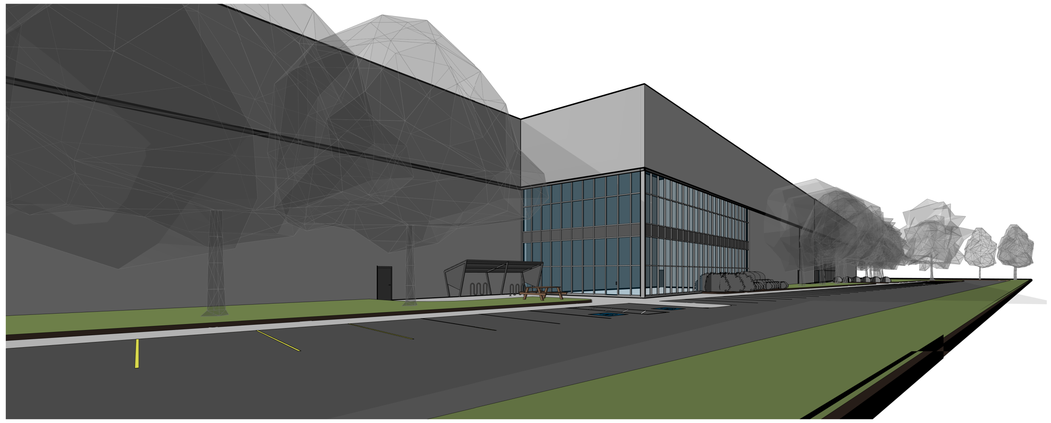
EXTERIOR 3D VIEWS

DRAWING NO. **A403**

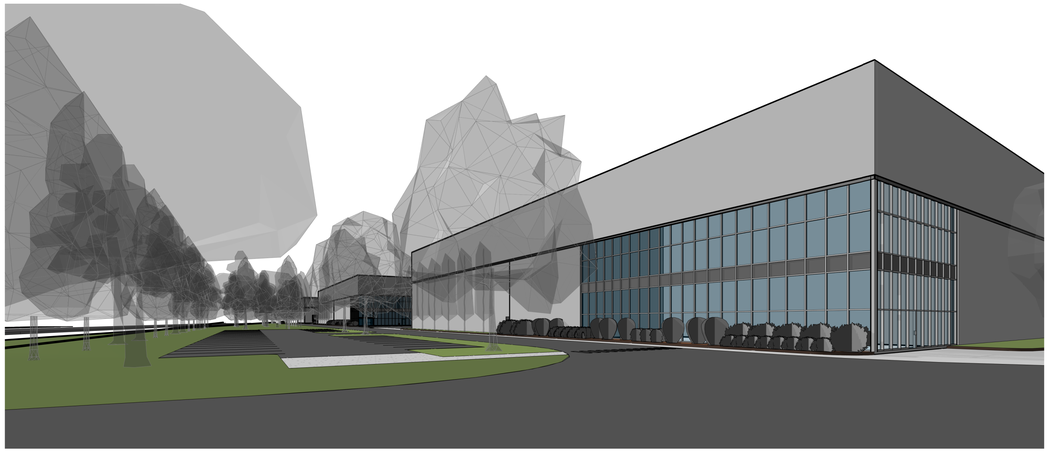
PRINT DATE: 2024-03-12 7:25:34 PM



6 A404 3D VIEW - WAREHOUSE NORTH



5 A404 3D VIEW- WAREHOUSE PARKING EAST



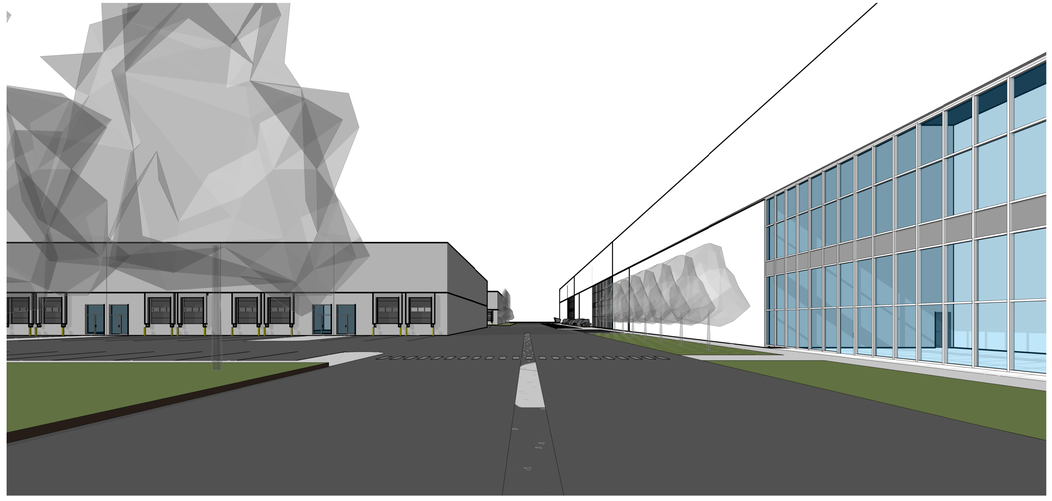
4 A404 3D VIEW- WAREHOUSE PARKING SOUTH



3 A404 3D VIEW- WAREHOUSE/CONDO DRIVE AISLE



2 A404 3D VIEW- CONDO PARKING



1 A404 3D VIEW- LIETRIM ENTRANCE

ARCH D (24" x 36" | 610mm x 914mm)

ARCHITECTURE 49

ARCHITECTURE49
1345 ROSEMOUNT AVENUE | CORNWALL, ON, CANADA K6J 3E5
Phone: 613-933-5604 | cornwall@architecture49.com | architecture49.com

CONSULTANT

CONSULTANT

CONSULTANT

CLIENT

COPYWRIGHT NOTICE
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED. DO NOT REPRODUCE OR REVISE WITHOUT WRITTEN PERMISSION BY ARCHITECTURE49 INC.

SEAL:

THIS BAR IS 25mm LONG WHEN PLOTTED AT CORRECT SCALE. DO NOT SCALE DRAWINGS. 25mm

NORTH ARROW: DIGITAL REFERNECE:

PROJECT NO.: CA0014797.3416 CONTRACT NO.

DRAWN BY: Author CHECKED BY: Checker APPROVED BY: Approver

KEYPLAN:

NO. DATE ISSUED

PROJECT

4101 Limebank Road Site Plan Application

DRAWING TITLE

EXTERIOR 3D VIEWS

DRAWING NO. **A404**

PRINT DATE: 2024-03-12 7:25:52 PM