



LEGEND FOR DRAWING A100:

- PROPERTY LINE
- SETBACK
- OVERHEAD UTILITY WIRES
- FENCE
- SOD
- HARD LANDSCAPING
- ASPHALT PAVING
- PAINT LINES - ASPHALT
- ENTRANCE
- OVERHEAD DOOR ENTRANCE
- STANDARD IRON BAR
- IRON BAR
- LAMP STANDARD
- MONITORING WELL
- MANHOLE
- UTILITY POLE
- GUY WIRE
- WELL
- STREET SIGN / STOP SIGN
- GAS METER
- CATCH BASIN
- VEGETATION/PLANTING/TREES

PROJECT INFORMATION		
ZONING BY-LAW 2008-250	RG3	
SITE AREA	4679.76 SQ.M	
AVERAGE MEAN GRADE (GEODETIC ELEVATION)		
PROJECT STATISTICS		
	REQUIRED	PROVIDED
BUILDING HEIGHT	15M MAX.	6.8 M
MINIMUM FRONT SETBACK	15 M	19.785 M
MINIMUM REAR YARD SETBACK	15 M	17.69
MINIMUM CORNER YARD SETBACK	12M	12.085 M
MINIMUM INTERIOR SIDE YARD SETBACK	3M	3M
MAXIMUM LOT COVERAGE	50%	27%
MINIMUM LOT WIDTH	30M	76.00 M
MINIMUM LOT AREA	2000 SQ.M	4678.69 SQ.M

GROSS FLOOR AREA	
TOTAL BUILDING AREA (SUM OF BELOW)	1263.20 SQ.M
WAREHOUSE UNIT- 1	203.3 SQ.M
WAREHOUSE UNIT- 2	203.3 SQ.M
WAREHOUSE UNIT- 3	203.3 SQ.M
WAREHOUSE UNIT- 4	203.3 SQ.M
OFFICE AUXILIARY TO WAREHOUSE-1	112.5 SQ.M
OFFICE AUXILIARY TO WAREHOUSE-2	112.5 SQ.M
OFFICE AUXILIARY TO WAREHOUSE-3	112.5 SQ.M
OFFICE AUXILIARY TO WAREHOUSE-4	112.5 SQ.M

PARKING REQUIREMENT		
	REQUIRED	PROVIDE
WAREHOUSE / OFFICE	17.3 (0.8 per 100 SQM) 0.8 x (813.21/100) = 6.5 / (2.4 per 100 SQM) 2.4 x (450/100) = 10.8	18
BICYCLE	1 (1 per 2000 SQ.M)	4
LOADING SPACE	1	1

LEGAL DESCRIPTION:
SITE BOUNDARY INFORMATION DERIVED FROM PART OF BLOCK 3, REGISTERED PLAN 4M-351, GEOGRAPHIC TOWNSHIP OF OSOODE, CITY OF OTTAWA BEING PARTS 4 7 5, PLAN 4R-5327 AS IN ALL OF PIN 04319-0701 7 PIN 04319-0702 RESPECTIVELY. SURVEYED BY FAIRHALL MOFFATT WOODLAND LTD. JULY 12, 2024

PROJECT DEVELOPER
CASSIDY CONSTRUCTION
1011 Thomas Spratt Place, Ottawa, ON, K1G 5L5
TEL: (613) 728-2112; EMAIL: chris@cassidyconstruction.com

SURVEYOR:
FAIRHALL, MOFFATT & WOODLAND LTD
Ontario Land Surveyors
100-600 Terry Fox Drive, Kanata, Ottawa, ON, K2L 4B6
Tel: 613-591-2580

LANDSCAPE ARCHITECT:
LEVSTEK CONSULTANTS INC.
5871 HUGH CRESCENT, OTTAWA, ON, K0A 2W0
TEL: (613) 826 0518

CIVIL ENGINEER
D.B GRAY ENGINEERING INC.
700 Long Point Circle, Ottawa, ON, K1T 4E9
TEL: (613) 435 - 8044 ; EMAIL: D.GRAY@DBREYENGINEERING.COM

CELEBRATING 40 YEARS OF EXCELLENCE

CASSIDY CONSTRUCTION

CONSTRUCTION NORTH

TRUE NORTH

NOTES FOR DRAWING A101:

- LOCATION FOR SEPTIC.
- STORAGE TANKS FOR FIRE FIGHTING.
- PRE MANUFACTURE BICYCLE RACK, SECURED TO CONCRETE PAD.
- LOCATION FOR LOADING.
- TACTILE WARNING STRIP.
- GARBAGE BIN ENCLOSURE.
- CONCRETE PAD.
- BOLLARD.
- FIRE ROUTE NO PARKING SIGN.
- ASPHALT DRIVEWAY.
- CONCRETE SIDEWALK.
- CONCRETE CURB.
- SOFT CAPPING.
- PAINTED PARKING LINE
- PAINTED AREA
- RETAINING WALL (REFER TO STRUCTURAL)
- LOT DEPTH
- LOT WIDTH
- RIGHT OF WAY
- WELL LOCATION
- HEADWALL
- SNOW STORAGE AREA

No	ISSUE/REVISION	DATE
N°	ÉMISSION/RÉVISION	DD/MM/YY

BRYDEN GIBSON
ARCHITECTS INCORPORATED

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PROJECT NAME
1386-1394 GREELY LANE

1386-1394 Greely Ln, Greely, ON K4P 1A1

DRAWING TITLE
SITE PLAN

JOB No 768-23	N° DE PROJET	DATE MAR 2025	DATE
SCALE 1:200	ECHELLE	PRINTING SCALE/ ÉCHELLE D'IMPRESSION	
CONCEPTION BY SG	CONÇUS PAR	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.	
DRAWN BY SB	DESSINÉ PAR	SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTER VOTRE ÉCHELLE D'IMPRESSION.	
CHECKED BY SG	VÉRIFIÉ PAR		
ARCHITECT'S STAMP ONTARIO ASSOCIATION of ARCHITECTS Suzanne Gibson LICENCE 8808		DRAWING No	DESSIN N°
SCEAU D'ARCHITECTE		A101	REVISION No 0