

SITE STATISTICS				
ZONING BY-LAW 2008-250 CONSOLIDATION				
				P - BUSINESS PARK INDUSTRIAL P (2245)(H12)
ZONING-MECHANISMS(TABLE 205)				
(a)LOT AREA	750 SQ.M	6040.28		
(c)MAX. LOT COVERAGE	55%	22%		
(d)MIN. FRONT YARD, O'KEEFE COURT	MIN 6m	6m		
(e)MIN. INTERIOR SIDE YARD	MIN 3m	3m		
(f)MIN. INTERIOR SIDE YARD	MIN 3m	18.90m		
(f)MIN. REAR YARD, LUSK ST.	MIN 6m	50.57m		
(g)MAX. FLOOR SPACE INDEX	MAX 2	0.6		
(h)MAX. BUILDING HEIGHT ((MEASURED FROM GRADE TO T/O ROOF DECK)	12m	9.1 m		
(i)MIN. WIDTH OF LANDS CAPING				
(i)ABUTTING A STREET		3m	3.06m	
(iii)IN ALL OTHER CASES			NO MIN.	1m
COVERAGE CALCULATION				
	SM	SF	ACRES	%
SITE AREA	6040.28	65,017	1.5	100%
BUILDING AREA	1,301	14,006		22%
PAVED AREA	3,305.08	35,574		55%
LANDSCAPED AREA-INCL. SIDEWALK AND PATIO	1,434	15,435		24%
TOTAL CONSTRUCTION AREA				
	SM	SF		
BASEMENT FLOOR		474	5,102	
1ST FLOOR		1,288	13,864	
2ND FLOOR		1,301	14,006	
3RD FLOOR		1,301	14,006	
TOTAL CONSTRUCTION AREA				
	4,364	46,978		
GFA (LEASEABLE SPACES) CALCULATIONS				
	SM	SF		
GROUND FLOOR-RESTAURANT		187	2,010	
GROUND FLOOR-MEDICAL OFFICES		371	3,991	
GROUND FLOOR-PHARMACY		185	1,992	
GROUND FLOOR-DAYCARE		374	4,022	
2ND FLOOR-MEDICAL OFFICES		502	5,405	
2ND FLOOR-OFFICES		558	6,014	
3RD FLOOR-MEDICAL OFFICES		502	5,405	
3RD FLOOR-OFFICES		558	6,014	
BASEMENT -OFFICES		365	3,934	
TOTAL GFA				
	3,402	38,787		
PARKING REQUIREMENTS (BASED ON TABLE 101; AREA "C" ON SCHEDULE 1-A)				
-SPACES @ 2.5W x 5.5L	GFA (M2)	PARKING RATE	REQ'D	PROVIDED
-50% of stalls are compact stalls (size of 2.4W x 4.6L per zoning standards)				
RESTAURANT: 10 PARKING SPACE PER 100m² OF GFA	187	0.100	18.7	
MEDICAL OFFICES (4 PARKING SPACE PER 100m² OF GFA)	1,375	0.040	55.0	
ACCESSORY TO THE MEDICAL FACILITIES (PHARMACY) (4 PARKING SPACE PER 100m² OF GFA)	185	0.040	7.4	
DAYCARE (2 PARKING SPACE PER 100m² OF GFA)	374	0.020	7.5	
OFFICES (2.4 PARKING SPACE PER 100m² OF GFA)	1,481	0.024	35.5	
TOTAL NO. OF PARKING SPACES				
			124.1	125
ACC. & STANDARD SPACES				63
COMPACT CAR SPACES				62
ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)				
			REQ'D	PROVIDED
101-133 PARKING SPACES, THEN 5 ACCESSIBLE SPACES REQ'D			5	5
TYPE A (VAN), MIN WIDTH=3400			2	2
TYPE B, MIN WIDTH=2400			3	3
BICYCLE PARKING (TABLE 111-A)				
	GFA	REQ'D	PROVIDED	
(a)RESTAURANT/DAYCARE/OFFICES, 1 BICYCLE PARKING/ 250 m² OF GFA	2,042	8.2		
(a)MEDICAL OFFICES, 1 BICYCLE PARKING/ 1000m² OF GFA	1,560	1.6		
TOTAL BICYCLE PARKING				
		9.7	11	
DRIVEWAYS AND AISLE REQUIREMENTS (SECTION 107)				
		REQ'D (MIN)	PROVIDED	
TW O-WAY DRIVEWAY		6.7	6.7	
TW O-WAY PARKING AISLE		6.7	6.7	
MINIMUM WIDTH IN METRES OF AISLE ACCESS/LOADING SPACE, BY ANGLE OF LOADING SPACE		9.0	9.5	
LOADING REQUIREMENTS (SECTION 113)				
(SIZE 3.5Wx9.0L PARALLEL, 3.5Wx7.0 OTHER, 4.2M VERT CLR)	GFA	REQ'D	PROVIDED	
MEDICAL OFFICES (INDUSTRIES, RESEARCH AND DEVELOPMENT CENTRE, 1000-1999 m2, REQUIRE 1) LOADING SPACE	1,560	1		
OFFICES (INDUSTRIES, RESEARCH AND DEVELOPMENT CENTRE, 1000-1999 m2, REQUIRE 1) LOADING SPACE	1,481	1		
(d) ALL OTHER NON-RESIDENTIAL USERS, RESTAURANT: 350m² <GFA=999m², REQUIRE 0 LOADING SPACE	187	0		
(d) ALL OTHER NON-RESIDENTIAL USERS, DAYCARE: 350m² <GFA=999m², REQUIRE 0 LOADING SPACE	374	0		
TOTAL LOADING SPACES				
		2	2	

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SITE PLAN LEGEND		
	PROPERTY LINE	
	BUILDING SETBACK LINE	
	LANDSCAPE BUFFER	
	CURB DEPRESSION	
	ENTRY/EXIT ACCESS POINTS	
	EXISTING TOWN HYDRANT	
	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS REFER TO CIVIL DWGS	
	FIRE DEPARTMENT CONNECTION	
	HOSE BIB (REFER TO MECHANICAL DWGS)	
	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS	
	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE REFER TO ELECTRICAL	
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE REFER TO ELECTRICAL DWGS	
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET REFER TO ELECTRICAL DWGS	
	RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PORTE COCHERE REFER TO ELECTRICAL DWGS	
	NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)	
	DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)	
	LANDSCAPED AREA	
	POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION	
	STEEL BOLLARD (REFER TO DETAIL XXX)	
	PARKING COUNT	
	PROPOSED GRADING (REFER TO CIVIL DWGS)	
	CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)	
	SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)	

CREDIT NOTES:		CREDIT NOTES:		SITE PLAN- GENERAL NOTES	
THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE SURVEY FOR THIS PROPERTY. MATAJ ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.		TOPO SURVEYORS INFO: ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 14 Concourse Gate, Suite 500 Nepean, Ont. K2E 1S4 Phone: (613) 727-0850 PHONE: (519) 742-8371 Email: Nepean@aoivil.com		1 ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND DRIVEWAY AREAS DISTURBED BY THE CONSTRUCTION MUST BE RESTORATED TO THE SATISFACTION OF THE TOWN.	
LEGAL LAND DESCRIPTION: Block 2 REGISTERED PLAN 4M-1634 CITY OF OTTAWA				2 A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/ OWNER.	
				3 THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE/ DISTURBANCE DURING CONSTRUCTION.	
				4 ALL BARRIER-FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.	
				5 THE OWNER/ CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND BARRIER-FREE SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.	
				6 ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE.	
				7 ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.	
				8 ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.	
				9 SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.	
				10 WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.	



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