

1. SEE LANDSCAPE DRAWING FOR EXISTING AND NEW VEGETATION. 2. SEE SITE SERVICING AND GRADING DRAWING FOR EXISTING AND NEW GRADES AND SITE SERVICES.

3. SEE ELECTRICAL DRAWING FOR ALL LIGHTING FIXTURES, NUMBERS & SIZES.



O.B.C. REQUIREMENTS CLASSIFICATION: PART - 9 BUILDING NO. OF STOREY: NO. OF FACING STREETS: SPRINKLER SYSTEM: CONSTRUCTION TYPE: COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION

EXPOSING BUILDING FACE & LIMITING DISTANCE CALCULATIONS

EXPOSING BUILDING FACE	EBF AREA (m²)	L.D. (m)	REQUIRED F.R.R. (H)	% UPO'S PERMITTED	CONSTRUCTION TYPE	CLADDING TYPE
NORTH	180 m²	14.80 m	1 HOUR	40.0 %	Combustible or Non-combustible	Combustible or Non-combustible
EAST (FUTURE BLDG. LIMIT)	115 m²	±18.72 m	1 HOUR	62.8 %	Combustible or Non-combustible	Combustible or Non-combustible
SOUTH	180 m²	12.91 m	1 HOUR	31.0 %	Combustible or Non-combustible	Combustible or Non-combustible
WEST	115 m²	7.5 m	2 HOUR	13.0 %	Combustible or Non-combustible	Non-combustible

BUILDING AREA			
	GROSS FLOOR AREA	BUILDING HEIGHT	
BUILDING - 1	557.42 m ²	6.5 m	
BUILDING - 2	557.42 m ²	6.5 m	
BUILDING EXPANSION	513.0 m ²	6.5 m	
GRAND TOTAL =	1,628.0 m ²		

SITE AREA CALCULATION				
Name	Area			
ASPHALT AREA	877 m²			
CONC. SIDEWALK	197 m²			
GRAVEL	1,222 m²			
LANDSCAPE AREA	978 m²			
TOTAL BUILDING AREA	1,628 m²			
TOTAL SITE AREA	4,902 m²			

PROPERTY LEGAL DESCRIPTION

BICYCLE PARKING

LOADING SPACE

1 SPACE / 1,000 m² @ 1,628.0 m² = 2 SPACES

MINIMUM 1 REQUIRED FOR LIGHT INDUSTRIAL (1000-1999m ²)

PART OF LOT 3, CONCESSION 3 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA CIVIL ADDRESS: 3210 ALBION ROAD SOUTH, OTTAWA, ON K1V 9S6

EXISTING ZONING	IL - LIGHT INDUSTRIAL ZON	E	
PROPOSED ZONING	N/A		
EXISTING BUILDING AREA	101.0 m ² (RESIDENTIAL)		
	REQUIRED	PROVIDED	
MIN. LOT AREA	2,000.0 m ²	4,902.0 m ²	
MIN. LOT FRONTAGE	NO MINIMUM	46.32 m	
ω MIN. FRONT YARD	7.5 m	7.5 m	-
MIN. REAR YARD MIN. INTERIOR SIDE YARD	7.5 m	7.55 m	
MIN. INTERIOR SIDE YARD	7.5 m	12.91 m	
MAX. LOT COVERAGE	65.0%	33.2 %	
MAX. FLOOR SPACE INDEX	2	0.33	
MAX. BUILDING HEIGHT	18.0 m	6.5 m	
MIN. WIDTH OF LANDSCAPED AREA			
- IF ABUTTING A STREET - IN ALL OTHER CASES	3.0 m NO MINIMUM	7.5 m	
PARKING REQUIREMENTS			
	REQUIRED	PROVIDED	
LIGHT INDUSTRIAL USE 0.8 SPACE / 100 m ² @ 1,628.0 m ² = 13 SPACES	13 SPACES	13 SPACES	
BARRIER FREE PARKING			•
FOR TOTAL PARKING BETWEEN 1-25 = 1 REQUIRED TYPE 'A' - 3.4m WIDTH TYPE 'B' - 2.4m WIDTH	TYPE 'A' = 1 SPACES	TYPE 'A' = 1 SPACES	

TOTAL = 14 SPACES

2 SPACES

1 SPACES

14 SPACES

2 SPACES

10 SPACES

KT ISSUED BY

	INITIALS:	YYYY/MM/DD
DRAWN BY:	KT	2025/10/14
DESIGNED BY:	KT	2025/10/14
DRAWING CHECKED BY:	GG	2025/10/14
QC BY:	GG	2025/10/14
PM:	TR	2025/10/14

SEAL(S):



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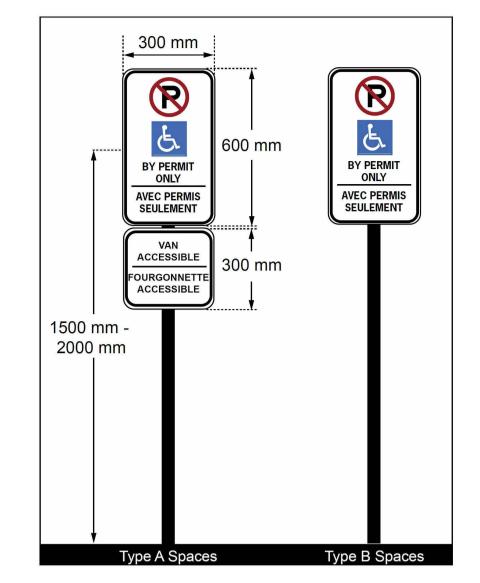
T: (613) 936-0148 engineer@efiengineering.com www.efiengineering.com

CLIENT: Roof Maintenance Solutions (2317290 Ontario Inc) 3210 ALBION RD SOUTH, OTTAWA, ON

SITE: 3210 ALBION ROAD SOUTH, OTTAWA, ON

TITLE: SITE PLAN

	SCALE: As indicated		DATE:	2025/10/1	4
	PROJECT NO:	DRAWI	NG NO:		REVISION
	7834		SP	1	0





TYPICAL TRUCK DIMENSION

0.8 6.5

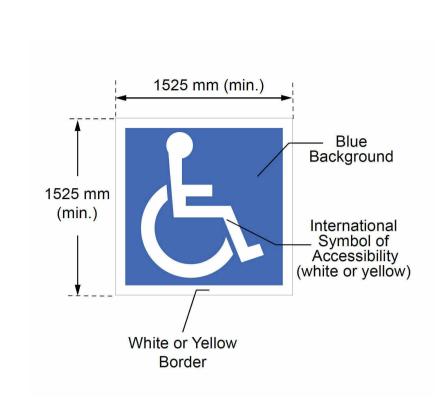
MSU - Medium Single Unit Truck

10.000m 2.600m 3.650m 0.445m 2.600m 4.00s 11.100m

Overall Length Overall Width Overall Body Height Min Body Ground Clearance Track Width

Lock-to-lock time Curb to Curb Turning Radius

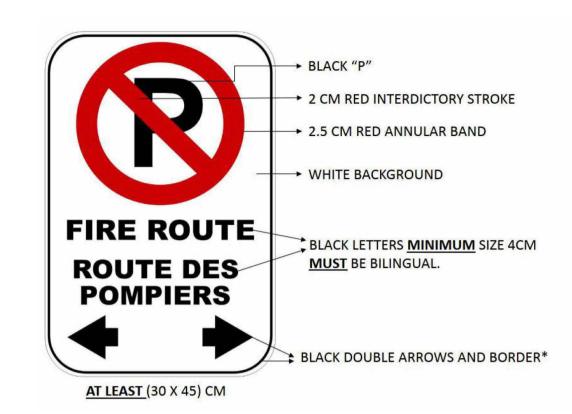
4 TYPICAL TRUCK DIMENSION N.T.S.



ACCESSIBLE PARKING PAVEMENT MARKING

BIKE RACK ELEVATION

N.T.S



5' - 11"

BIKE RACK PLAN

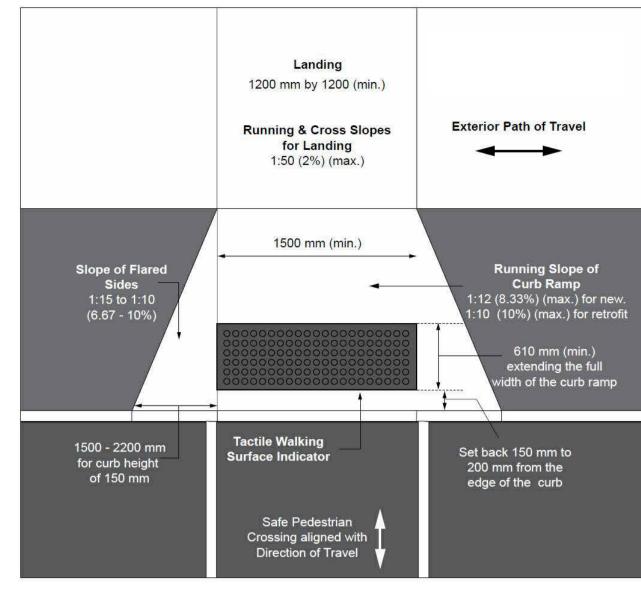
N.T.S



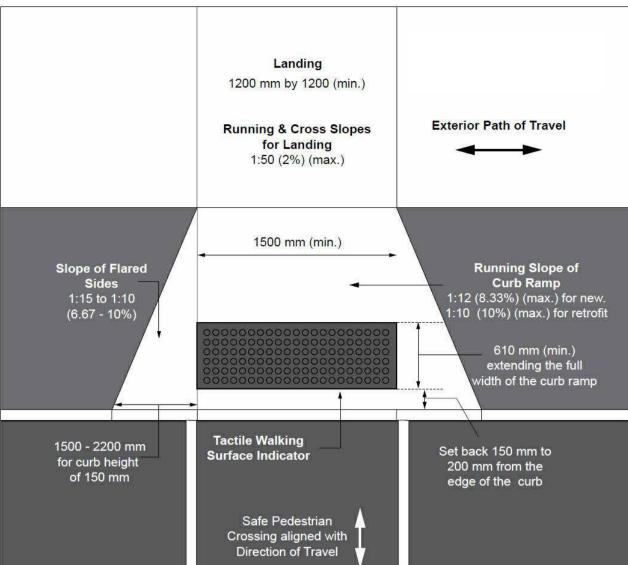
BIKE RACK TO BE MOUNTED ON CONCRETE SURFACE AS PER MANUFACTURER'S

SPECIFICATION

—CONCRETE AS PER ENGINEER'S DRAWINGS







Exterior Accesible Path of Travel Landing Curb Ramp Tactile Walking Flared Sides Surface Indicator

2025/10/14	0	ISSUED FOR SPA	KT
DATE	NO.	DESCRIPTION	ISSUED BY

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CLIENT: Roof Maintenance Solutions (2317290 Ontario Inc) 3210 ALBION RD SOUTH, OTTAWA, ON

SITE: 3210 ALBION ROAD SOUTH, OTTAWA, ON

TITLE: SITE DETAILS

SCALE: As indicated		DATE: 2025/10/1	4	10.51.01
PROJECT NO: 7834	DRAWIN	SP2	REVISION:	2005 10 14 1

