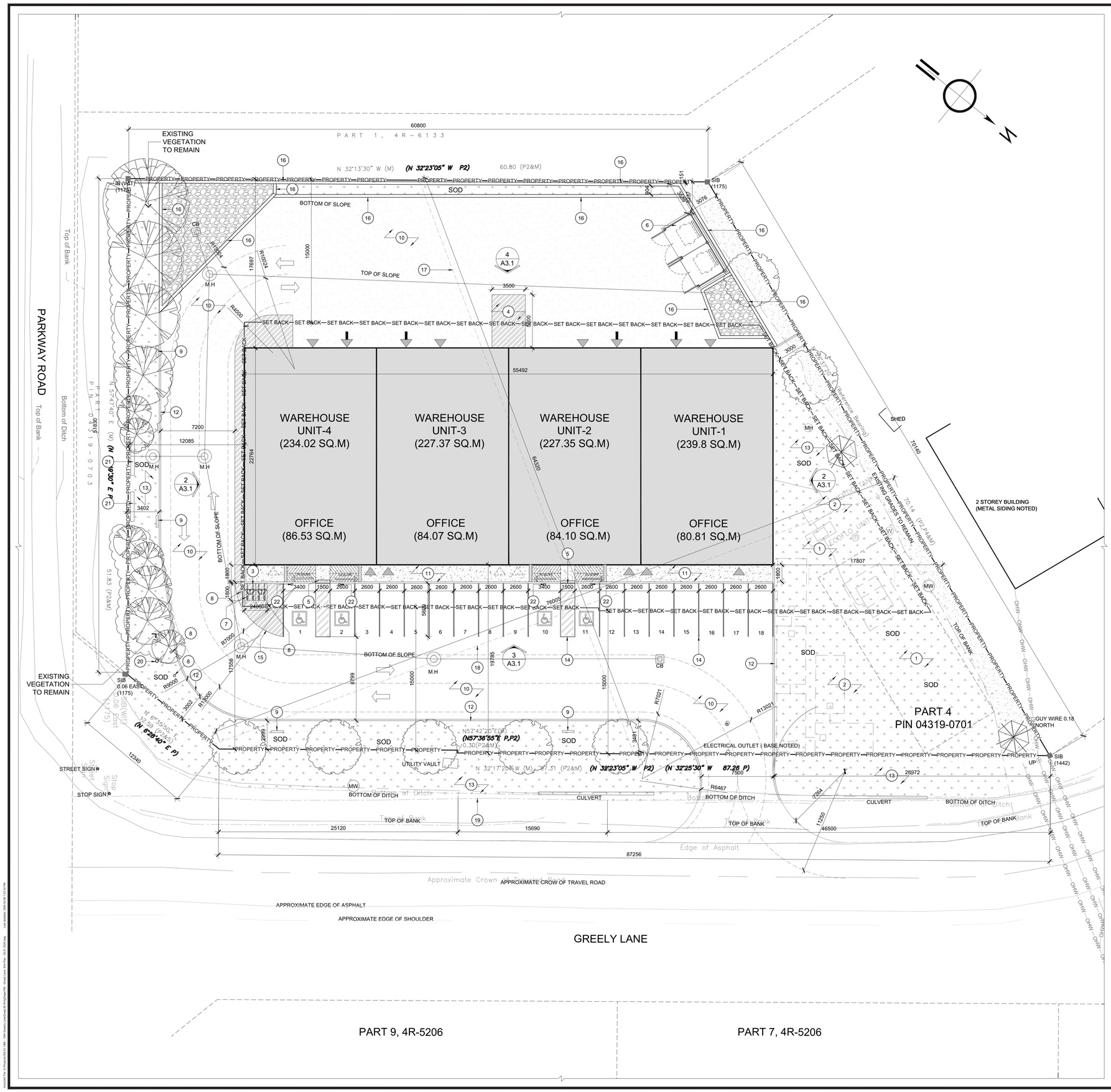

LEGEND FOR DRAWING A1.2:

- PROPERTY — PROPERTY LINE
- SET BACK — SETBACK
- OHW — OVERHEAD UTILITY WIRES
- FENCE — FENCE
- SOD
- CONCRETE
- ASPHALT PAVING
- PAINT LINES - ASHPALT
- ENTRANCE
- FUTURE ENTRANCE
- OVERHEAD DOOR ENTRANCE
- SIB — STANDARD IRON BAR
- IB — IRON BAR
- LS — LAMP STANDARD
- MV — MONITORING WELL
- MH — MANHOLE
- UP — UTILITY POLE
- GUY WIRE
- W — WELL
- STREET SIGN / STOP SIGN
- GAS METER
- CB — CATCH BASIN
- VEGETATION/PLANTING/TREES

PROJECT INFORMATION

ZONING BY-LAW 2008-250	RG3
SITE AREA	4679.76 SQ.M

PROJECT STATISTICS

	REQUIRED	PROVIDED
BUILDING HEIGHT	15M MAX.	8.51 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)	1264.05 SQ.M
WAREHOUSE UNIT- 1	239.8 SQ.M
WAREHOUSE UNIT- 2	227.3 SQ.M
WAREHOUSE UNIT- 3	227.3 SQ.M
WAREHOUSE UNIT- 4	234.0 SQ.M
OFFICE AUXILIARY TO WAREHOUSE-1	80.81 SQ.M
OFFICE AUXILIARY TO WAREHOUSE-2	84.10 SQ.M
OFFICE AUXILIARY TO WAREHOUSE-3	84.07 SQ.M
OFFICE AUXILIARY TO WAREHOUSE-4	86.53 SQ.M

PARKING REQUIREMENT

	REQUIRED	PROVIDE
WAREHOUSE	(0.8 per 100 SQM) 0.8 x(929/100)=7.4	8
OFFICE	(2.4 per 100 SQM) 2.4 x (336/100) = 8.0	10
BARRIER FREE PARKING	1 (TYPE A), 1 (TYPE B)	2 (TYPE A),2 (TYPE B)
BICYCLE	1 (1 per 2000 SQ.M)	4
LOADING SPACE	1	1

LEGAL DESCRIPTION:

PART OF BLOCK 3, REGISTERED PLAN 4M-351, GEOGRAPHIC TOWNSHIP OF OSGOODE, CITY OF OTTAWA BEING PARTS 4 & 5 , PLAN 4R-5327 AS IN ALL OF PIN 04319-0701 & PIN 04319-0702 RESPECTIVELY.

PROPERTY INFORMATION DERIVED FROM:

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@cassidyewconstruction.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 CONSUTANTS 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@DBREYENGENNERING.COM

CASSIDY CONSTRUCTION EST. 1980

CONSTRUCTION NORTH — TRUE NORTH

NOTES FOR DRAWING A1.2:

1. LOCATION OF SEPTIC.
2. STORAGE TANKS FOR FIRE FIGHTING.
3. PRE MANUFACTURE BICYCLE RACK, SECURED TO CONCRETE PAD.
4. LOCATION FOR LOADING.
5. TACTILE WARNING STRIP.
6. GARBAGE BIN ENCLOSURE.
7. CONCRETE PAD.
8. BOLLARD.
9. FIRE ROUTE NO PARKING SIGN.
10. ASPHALT DRIVEWAY.
11. CONCRETE SIDEWALK.
12. CONCRETE CURB.
13. SOFT SCAPING.
14. PAINTED PARKING LINE
15. PAINTED AREA
16. RETAINING WALL
17. LOT DEPTH
18. LOT WIDTH
19. RIGHT OF WAY
20. WELL LOCATION
21. HEADWALL
22. BARRIER FREE PARKING SIGNAGE (BILINGUAL FRENCH/ENGLISH).

GENERAL NOTES FOR DRAWING A1.2:

A. SNOW SHALL NOT BE STORED ON SITE. SNOW TO BE REMOVED BY SNOW REMOVAL CONTRACTOR.

No N°	ISSUE/REVISION ÉMISSION/RÉVISION	DATE DD/MM/YY
6	Issued for Permit	02.02.26
5	Issued for Coordination	15.01.26
4	Issued for City's Comments	15.01.26
3	Issued for City's Comments	10.09.25
2	Issued for City's Comments	29.04.25
1	Issued for Site Plan Approval	10.01.25

BRYDEN GIBSON ARCHITECTS INCORPORATED
1066 Somerset Street West, Suite 200, Ottawa Ontario, K1Y 4T3
Telephone: 613.724.9914 E-mail: architecture@brydengibson.ca

PROJECT NAME / NOM DU PROJET

1386-1394 GREELY LANE

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

DRAWING TITLE / TITRE DU DESSIN

SITE PLAN

JOB No / N° DE PROJET: 768-23	DATE / DATE: FEB 2026
SCALE / ECHELLE: 1:200	PRINTING SCALE/ ÉCHELLE D'IMPRESSION
CONCEPTION BY / CONÇUS PAR: SG	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE. SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTER VOTRE ÉCHELLE D'IMPRESSION.
DRAWN BY / DESSINÉ PAR: SB	
CHECKED BY / VÉRIFIÉ PAR: SG	

ARCHITECT'S STAMP — ONTARIO ASSOCIATION OF ARCHITECTS — SUZANNE GIBSON LICENCE 8808 — SCEAU D'ARCHITECTE

DRAWING No / DESSIN N°: A1.2

REVISION No / REVISION N°: 1

FILE NO.-D07-12-25-0004

PLAN NO.-19344