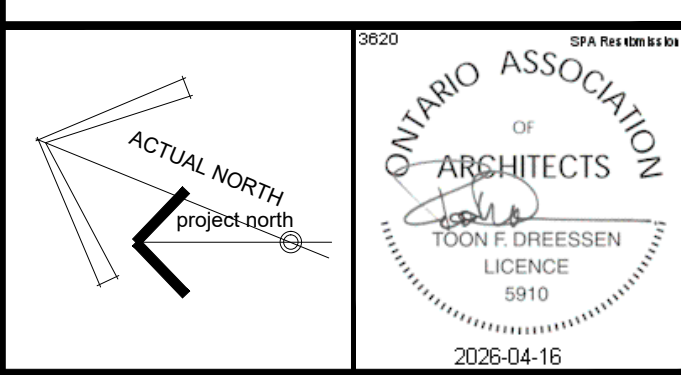


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SITE PLAN LEGEND:

- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINES
- EXISTING CHAIN LINK FENCE
- EXISTING OUTDOOR STORAGE, REFER TO SITE AND BUILDING DATA FOR CALCULATED AREA
- EXTENT OF STRUCTURES TO BE DEMOLISHED

SITE PLAN LEGEND:

- BOL(x) EXISTING BOLLARD TO BE REMOVED
- CB(e) LOCATION OF EXISTING CATCH BASIN
- CB(x) EXISTING CATCH BASIN TO BE REMOVED, REFER TO CIVIL DOCUMENTS
- FEN(e) EXTENT OF EXISTING FENCE TO BE REMOVED
- FH(e) LOCATION OF EXISTING FIRE HYDRANT
- LS(x) LOCATION OF EXISTING LIGHT STANDARD TO BE REMOVED, REFER TO ELECTRICAL DOCUMENTS
- MH(e) LOCATION OF EXISTING MANHOLE
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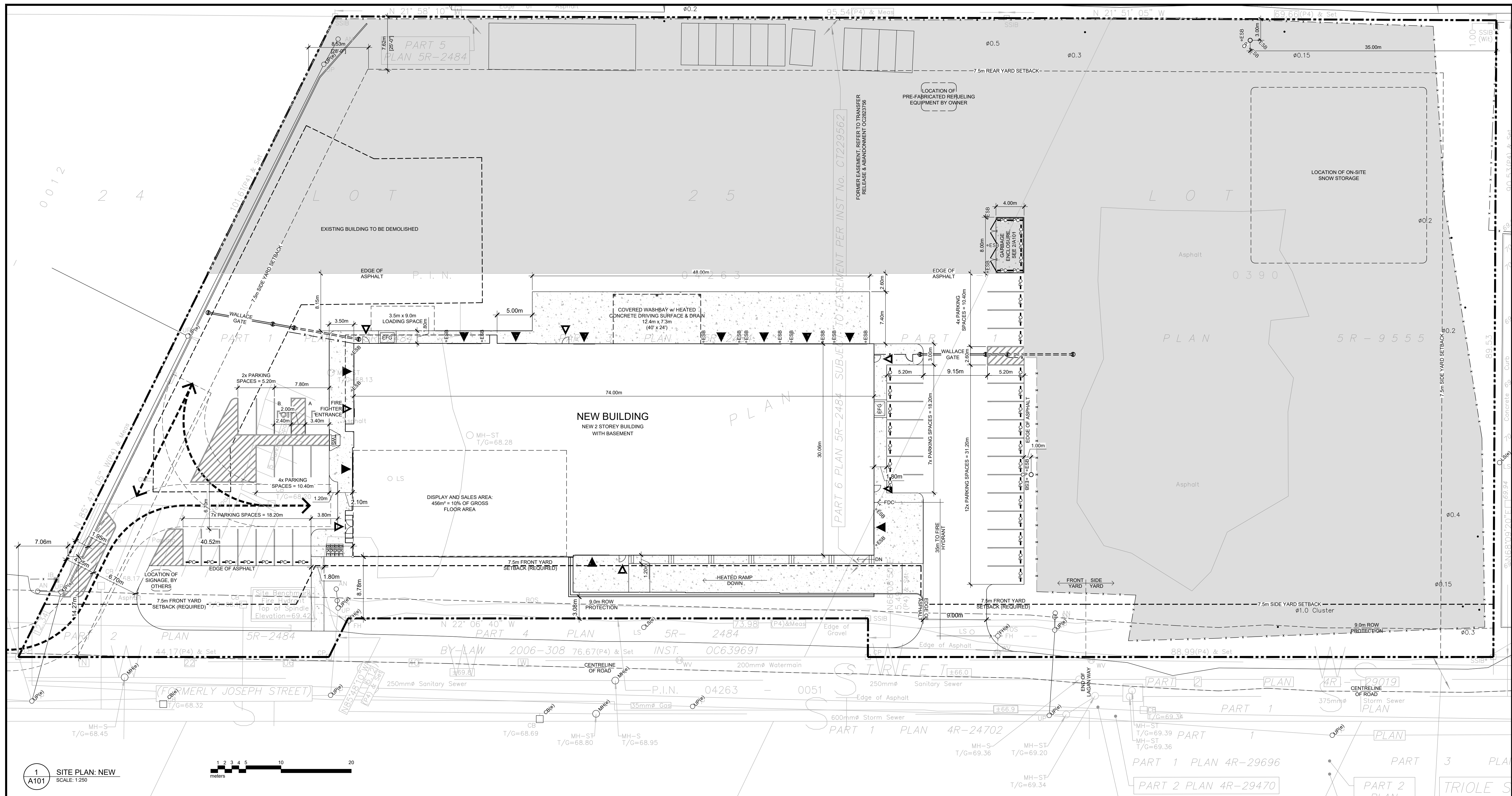
PROJECT TITLE
DICKIE MOORE RENTALS
1547 LAGAN WAY, OTTAWA, ON

DRAWING TITLE
SITE PLAN: DEMOLITION

DATE	DRAWN BY	JOB NO.	DRAWING NO.
APRIL 2024	DR	3620	A100
SCALE	REVIEWED BY		
1:250	TD		

ARCHITECTURAL

FILE NUMBER 007-12-25-0172



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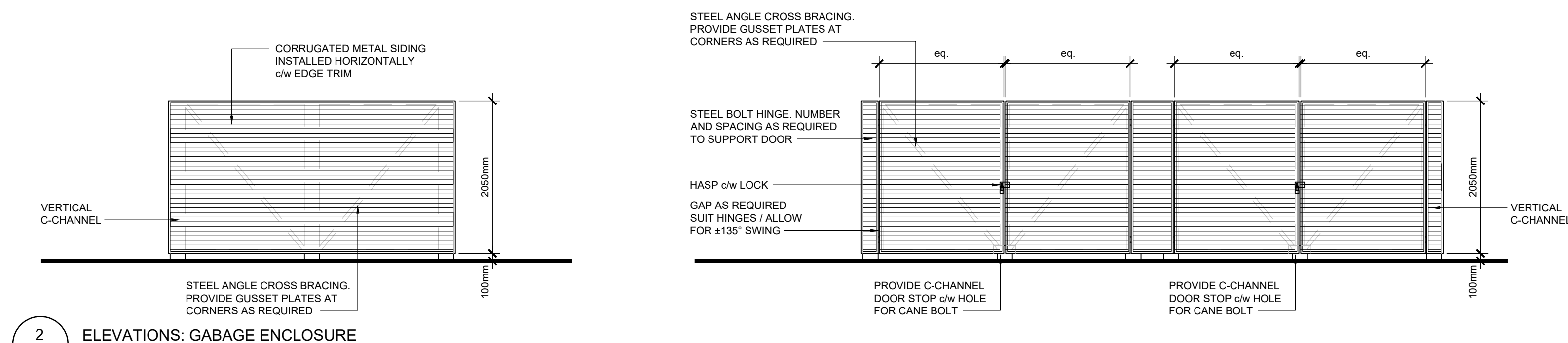
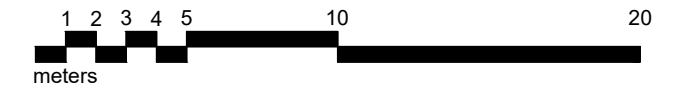
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2020
ONTARIO ASSOCIATION OF ARCHITECTS
DCA INC.
TOBY DREESSEN
LICENCE
5910
2026-04-16

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1 SITE PLAN: NEW SCALE: 1:250



2 ELEVATIONS: GABAGE ENCLOSURE SCALE: 1:50

SITE PLAN LEGEND:

- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINES
- x - EXISTING CHAIN LINK FENCE
- x - NEW CHAIN LINK FENCE. REFER TO LANDSCAPE DOCUMENTS
- x - SETBACK LINE. REFER TO PLAN FOR TYPE AND DISTANCE
- PROPOSED OUTDOOR STORAGE / EXISTING TO REMAIN. NO CHANGE. REFER TO SITE AND BUILDING DATA FOR CALCULATED AREA
- EXTENT OF NEW STRUCTURES
- EXTENT OF STRUCTURES TO BE DEMOLISHED
- NEW CONCRETE SLAB ON GRADE / WALKING SURFACE. REFER TO STRUCTURAL DOCUMENTS
- 6.0m WIDE FIRE ACCESS ROUTE w/ A CENTRELINE RADIUS OF 12.0m
- PAINTED MARKINGS. REFER TO CIVIL DOCUMENTS
- ▲ LOCATION OF EXTERIOR DOORS
- ▲ LOCATION OF EXTERIOR OVERHEAD / VEHICLE DOORS
- 0.6m x 1.8m BICYCLE PARKING SPACE. REFER TO LANDSCAPING DOCUMENTS FOR LOCKING RACK

SITE PLAN NOTES

- ALL CONCRETE TO HAVE 900mm INTERIOR RADIUS UNLESS NOTED OTHERWISE.
 - COORDINATE EXTENT OF REMOVALS w/ ENGINEERING DOCUMENTS.
 - ONLY SITE FEATURES RELEVANT TO THE WORK ARE SHOWN.
 - REFER TO LANDSCAPING DOCUMENTS FOR WORK RELATED TO FENCE MODIFICATIONS.
 - REFER TO CIVIL DOCUMENTS FOR ALL CONCRETE SITE FEATURES.
 - REFER TO ELECTRICAL DOCUMENTS FOR BOLLARD PLACEMENT AND QUANTITIES RELATED TO ELECTRICAL SCOPES OF WORK.
- SITE PLAN LEGEND:**
- A BARRIER FREE PARKING SPACE TYPE 'A', REFER TO PARKING TYPE TABLE
 - B BARRIER FREE PARKING SPACE TYPE 'B', REFER TO PARKING TYPE TABLE
 - CB(e) LOCATION OF EXISTING CATCH BASIN
 - CP CHARGING POST, REFER TO DETAIL
 - EFG EXTERIOR FOOT GRATE, REFER TO SPECIFICATIONS
 - ESB STEEL BOLLARD, REFER TO SPECIFICATIONS. DO NOT SCALE LOCATIONS
 - FDC LOCATION OF FIRE DEPARTMENT CONNECTION, REFER TO MECHANICAL DOCUMENTS
 - FH(e) LOCATION OF EXISTING FIRE HYDRANT
 - FP PRECAST CONCRETE PARKING CURB, REFER TO LANDSCAPING DOCUMENTS
 - LS(x) LOCATION OF EXISTING LIGHT STANDARD TO BE REMOVED, REFER TO ELECTRICAL DOCUMENTS
 - MH(e) LOCATION OF EXISTING MANHOLE
 - MH(x) LOCATION OF EXISTING MANHOLE TO BE REMOVED, REFER TO CIVIL DOCUMENTS
 - PC PRECAST CONCRETE PARKING CURB, REFER TO LANDSCAPING DOCUMENTS
 - SG SLIDING GATE, REFER TO LANDSCAPING DOCUMENTS
 - TF LOCATION OF TRANSFORMER, REFER TO ELECTRICAL DOCUMENTS
 - UP LOCATION OF EXISTING UTILITY POLE
 - TWSI TACTILE WALKING SURFACE INDICATOR, REFER TO CIVIL DOCUMENTS

PARKING INFORMATION

PARKING REQUIREMENTS

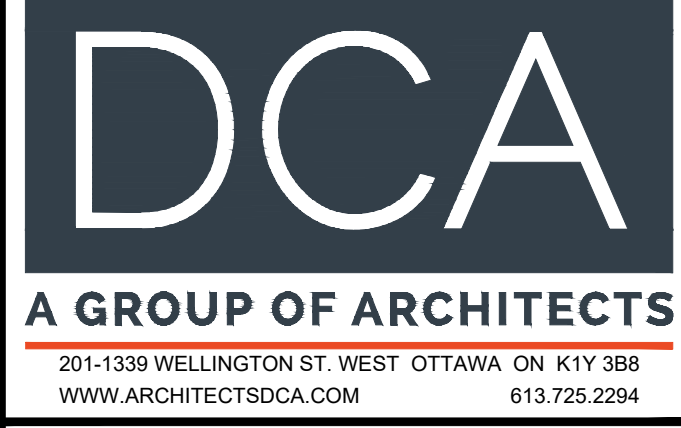
VEHICLE PARKING - PER PART 4 ZONING BYLAW SECTION 101, PARKING FOR HEAVY EQUIPMENT AND VEHICLE SALES, RENTAL AND SERVICING, AREA 'C', SUBURBAN ON SCHEDULE 1A, IS REQUIRED AT THE FOLLOWING RATE: 0.75 PER 100m² OF GROSS FLOOR AREA = 36

PARKING TYPE	PROV.	REQ.
BARRIER FREE PARKING SPACE TYPE 'A', 3.4m x 5.2m, w/ 1.5m WIDE ACCESS AISLE	1	1
BARRIER FREE PARKING SPACE TYPE 'A', 2.4m x 5.2m, w/ 1.5m WIDE ACCESS AISLE	1	1
ELECTRIC VEHICLE CHARGING SPACES, 2.6m x 5.2m	0	0
TYPICAL PARKING SPACES, 2.6m x 5.2m	36	34
TOTAL PARKING SPACES	38	36
BICYCLE PARKING	PROV.	REQ.
1 PER 1500m ² OF GROSS FLOOR AREA	4	4

PROPERTY BOUNDARY INFORMATION, AND TOPOGRAPHIC INFORMATION DERIVED FROM SURVEYOR'S REAL PROPERTY REPORT: PART OF LOT 25 & PART OF LOT 69, REGISTERED PLAN S3, CITY OF OTTAWA PREPARED BY EMAD ALREFAAI, FARLEY, SMITH & DENIS SURVEYING LTD. SIGNED AND DATED: JUNE 06, 2024

SITE AND BUILDING DATA

PROPERTY INFORMATION	VALUE
SITE AREA	16,646.25m ² / 1.66 Ha
ZONING DATA	
ZONING DESIGNATIONS (PART 11):	L-LIGHT INDUSTRIAL ZONE
ZONING PROVISIONS	
MAXIMUM PERMITTED COVERAGE	65%
EXISTING COVERAGE (DEMO)	1,014m ² / 10,917 ft ² 6.1%
NEW COVERAGE	2,372m ² / 25,532 ft ² 14.3%
FLOOR SPACE INDEX	
MAXIMUM PERMITTED	2.0
EXISTING GROSS FLOOR AREA	1,014m ² / 10,917 ft ²
NEW GROSS FLOOR AREA	4,613m ² / 49,653 ft ²
TOTAL FLOOR SPACE INDEX	0.27
SETBACKS (SECTIONS 205 AND 206)	
FRONT YARD	7.5m
FRONT YARD LANDSCAPING	3m
SIDE YARD	7.5m
REAR YARD	7.5m
BUILDING HEIGHT	
MAXIMUM	22m
PROPOSED	11.1m
EXTERIOR STORAGE	
EXISTING	11,998m ²
PROPOSED	9,166m ²

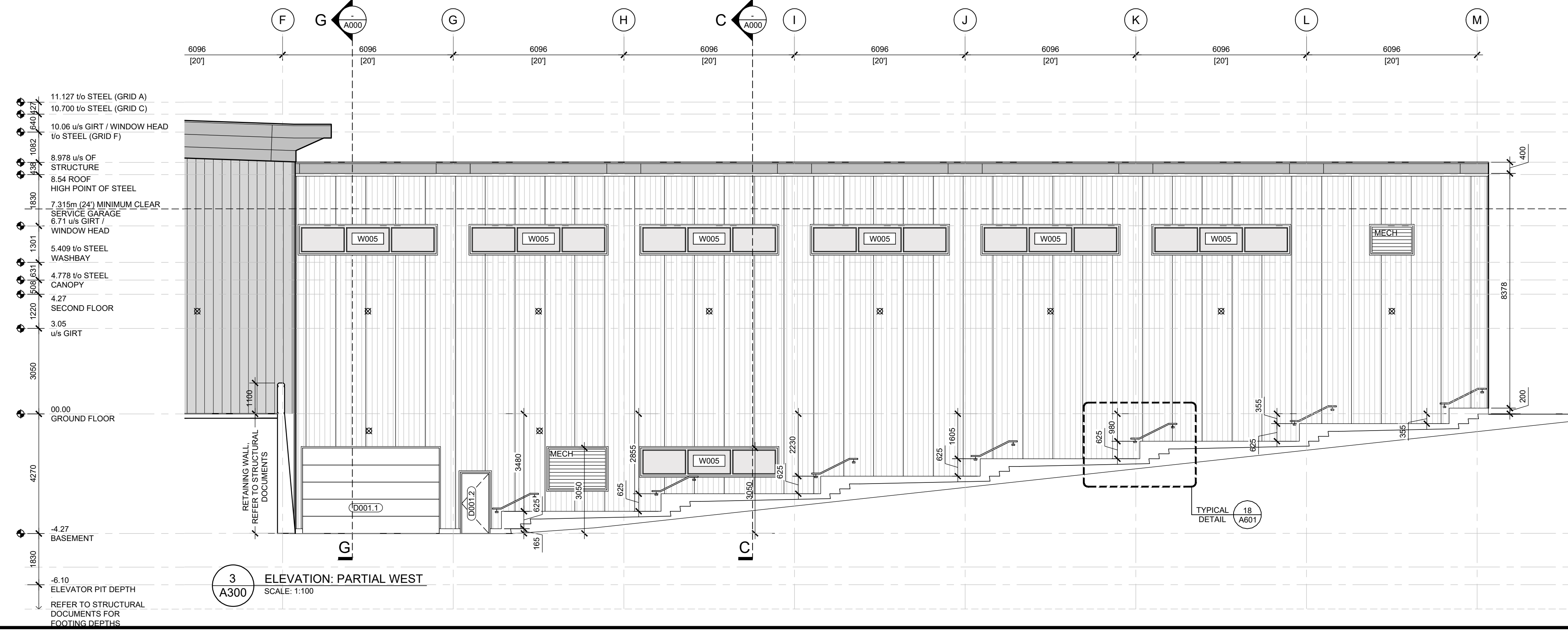
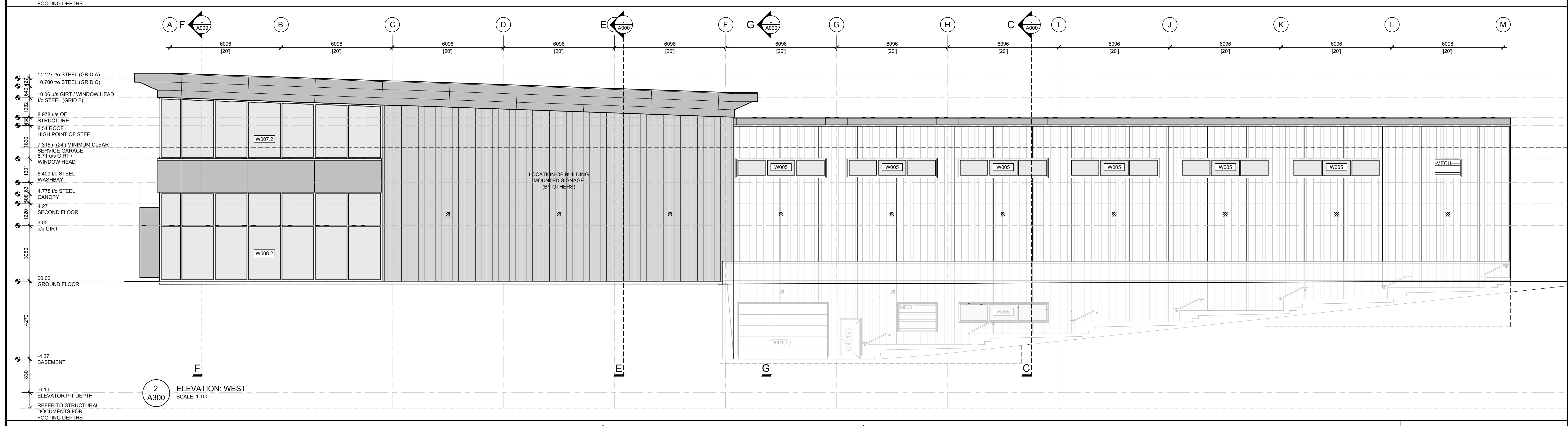
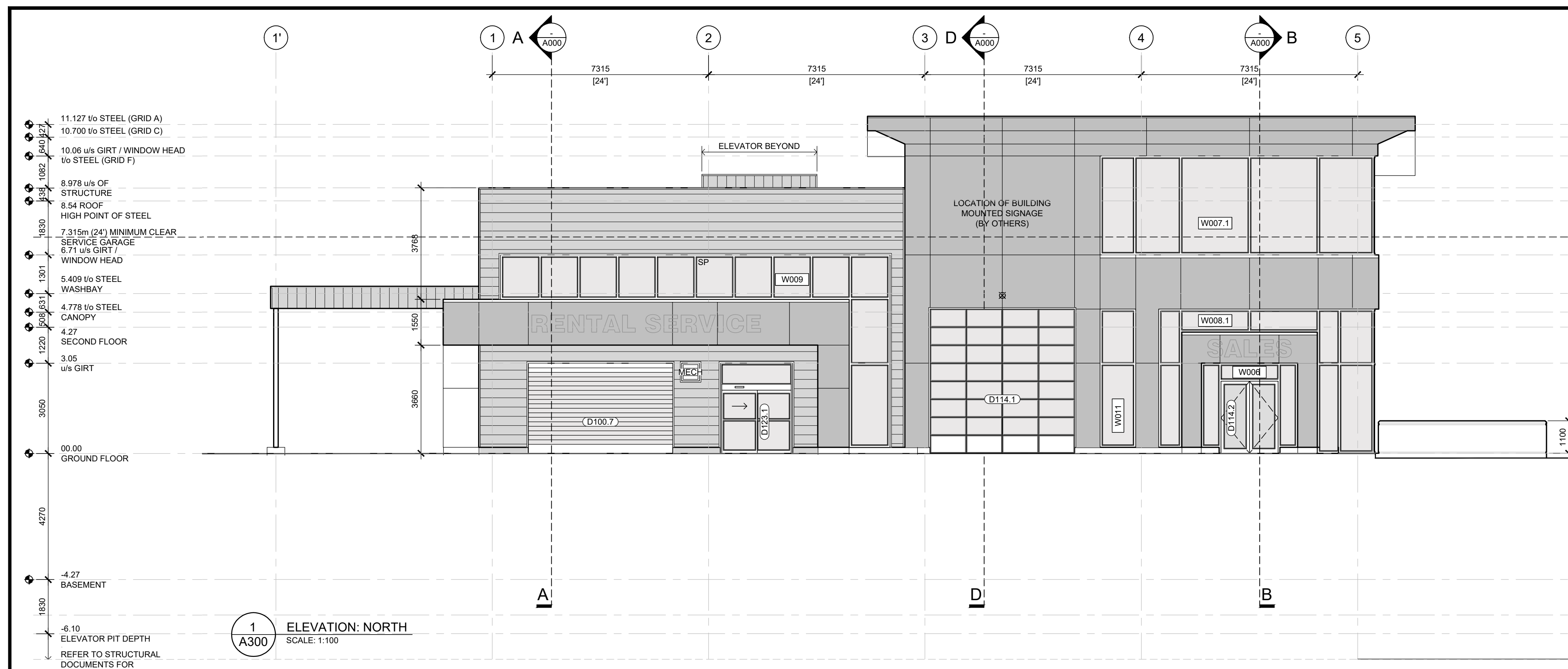


PROJECT TITLE
**DICKIE MOORE RENTALS
1547 LAGAN WAY, OTTAWA, ON**

DRAWING TITLE
SITE PLAN: NEW

DATE	DRAWN	JOB NO.	DRAWING NO.
APRIL 2024	DR	3620	A101
SCALE	REVIEWED		
AS NOTED	TD		

ARCHITECTURAL



BUILDING ELEVATION NOTES:

- EXTERIOR SIGNAGE NOT IN CONTRACT. REFER TO ELECTRICAL DOCUMENTS FOR ROUGH-INS.

ELEVATIONS LEGEND:

MECH	GRILLE / LOUVER. REFER TO MECHANICAL DOCUMENTS
PDO	LOCATION OF POWER DOOR OPERATOR BUTTON. REFER TO FLOOR PLANS AND SPECIFICATIONS
SC	ROOF SCUPPER. REFER TO ROOF PLAN FOR LOCATIONS
SMB	SIGNING MOUNTING BLOCK FOR LIGHT FIXTURES. 300mm x 300mm x 32mm DEEP c/w SHEET STEEL FINISH. REFER TO SPECIFICATIONS
SP	SPANDREL PANEL. REFER TO SPECIFICATIONS

LEGEND:

- PREFABRICATED INSULATED METAL PANEL. REFER TO SPECIFICATIONS
- STEEL SIDING- HORIZONTAL. REFER TO SPECIFICATIONS
- STEEL SIDING- VERTICAL. REFER TO SPECIFICATIONS
- COMPOSITE WALL PANEL. REFER TO SPECIFICATIONS
- W000 WINDOW IDENTIFICATION NUMBER. REFER TO WINDOW SCHEDULE
- 6000 DOOR IDENTIFICATION NUMBER. REFER TO DOOR SCHEDULE
- LIGHT FIXTURE. REFER TO ELECTRICAL DOCUMENTS

TYPICAL DETAIL 18 A601

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ONTARIO ASSOCIATION OF ARCHITECTS
TOON F. DREESSEN
LICENCE 3910
2026-04-16

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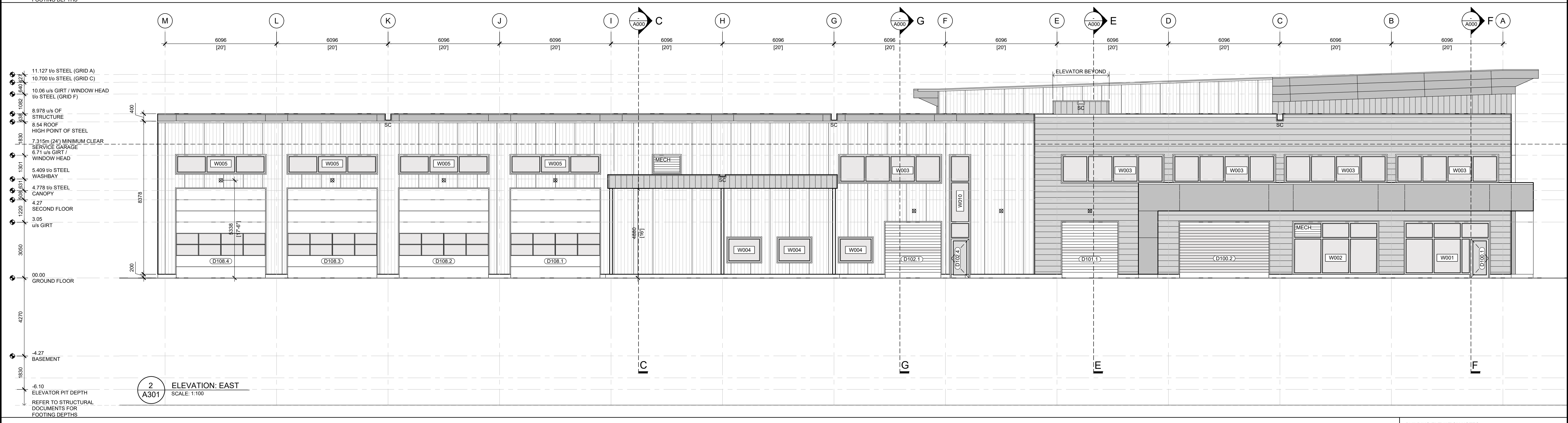
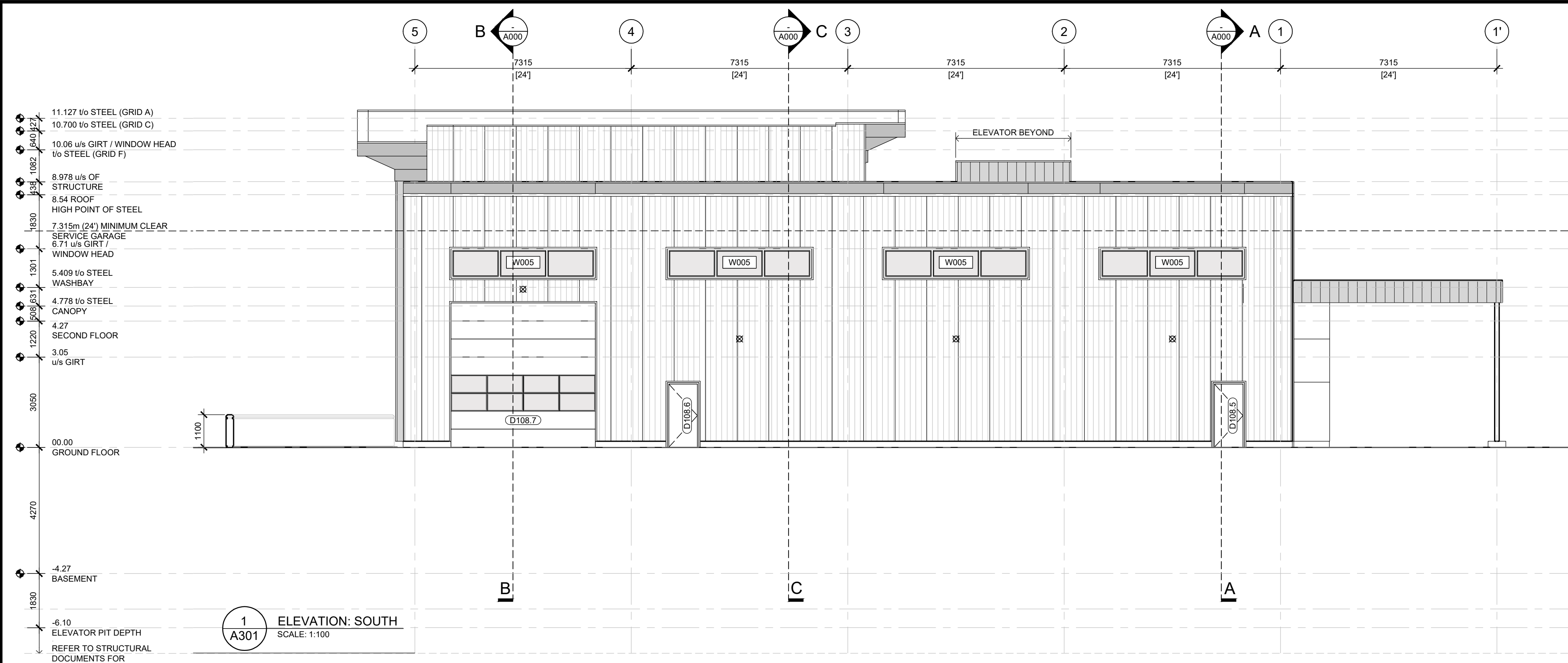
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WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE
DICKIE MOORE RENTALS
1547 LAGAN WAY, OTTAWA, ON

DRAWING TITLE
ELEVATIONS

DATE	DRAWN	JOB NO.	DRAWING NO.
APRIL 2024	DR	3620	A300
SCALE	REVIEWED		
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ARCHITECTURAL



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2020
 DCA INC. 4848 KENNEDY RD. UNIT 101
 MISSISSAUGA, ONT. L4Y 1R7
 ARCHITECTS
 TOON F. DREESSEN
 LICENCE 3910
 2026-04-16

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23	SITE PLAN ISSUED FOR COORDINATION	2026-03-04
24	FLOOR PLANS ISSUED FOR COORDINATION	2026-03-05
25	SITE PLAN ISSUED FOR GEOTECHNICAL COORDINATION	2026-04-06
26	ISSUED FOR 99% COMPLETE	2026-04-15
27	REISSUED FOR SITE PLAN APPLICATION	2026-04-16



PROJECT TITLE
 DICKIE MOORE RENTALS
 1547 LAGAN WAY, OTTAWA, ON

DRAWING TITLE
 ELEVATIONS

DATE APRIL 2024	DRAWN DR	JOB NO. 3620	DRAWING NO. A301
SCALE 1:100	REVIEWED TD		

ARCHITECTURAL