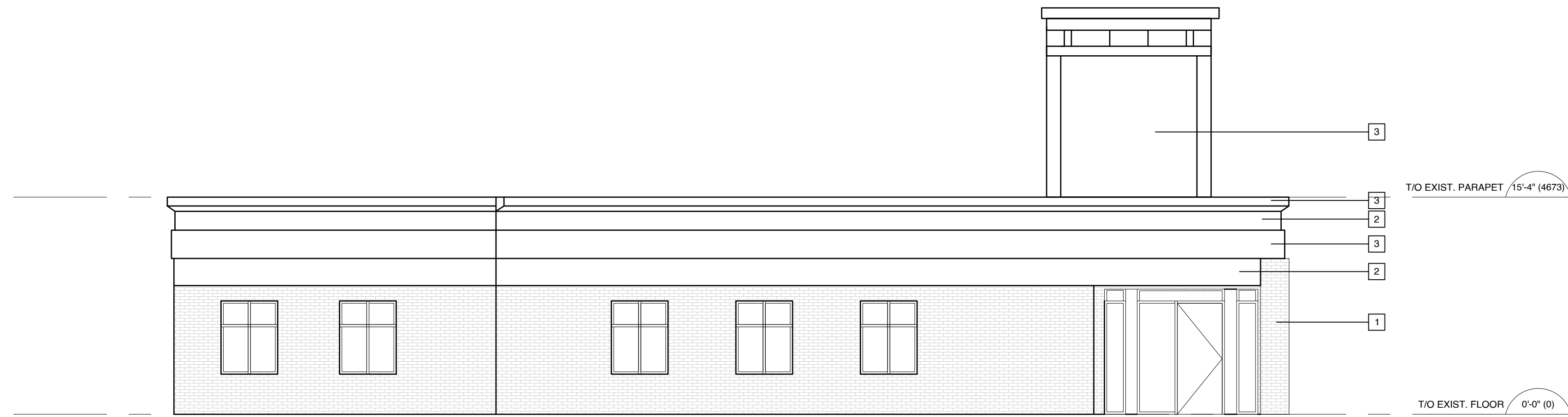


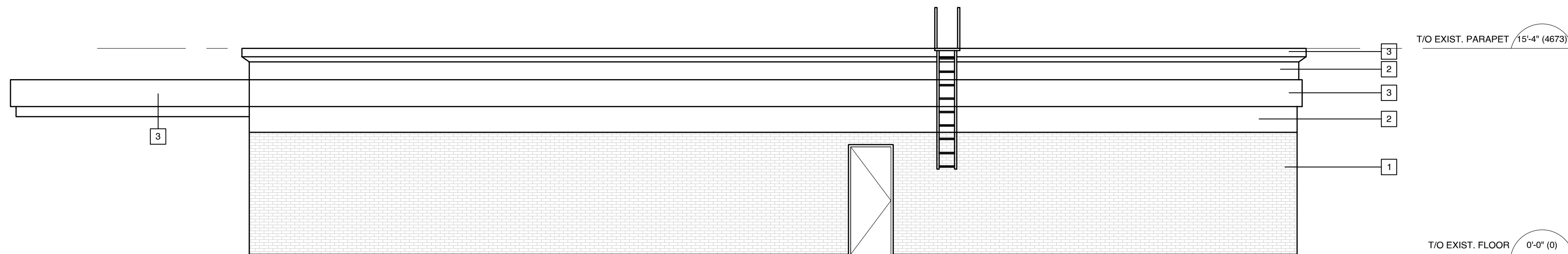


ZONING MECHANISM (AM10)	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	NO MINIMUM	161m
MINIMUM LOT AREA	NO MINIMUM	11,473.5m²
MAXIMUM BUILDING HEIGHT	30m	+/- 5m
MINIMUM FRONT YARD SETBACK	0m	12.8m & 34.9m
MINIMUM REAR YARD SETBACK	N/A	N/A
MINIMUM SIDE YARD SETBACK	NO MINIMUM	40.3m
MAXIMUM FLOOR SPACE INDEX	NONE	-
MIN. GLAZING	A MINIMUM OF 50% OF THE SURFACE AREA OF THE GROUND FLOOR FACADE, MEASURED FROM THE AVERAGE GRADE UP TO A HEIGHT OF 4.5 METRES, FACING A PUBLIC STREET MUST BE COMPRISED OF TRANSPARENT GLAZING AND ACTIVE CUSTOMER OR RESIDENT ENTRANCE ACCESS DOORS.	-
PARKING & LOADING SPACE PROVISIONS		
MINIMUM REQUIRED VEHICLE PARKING SPACES	NO MINIMUM	8 NEW SPACES + EXISTING PARKING LOT
PROVIDED PARKING	REGULAR SPACES (NEW)	8 SPACES
	ACCESSIBLE SPACE (TYPE A)	EXISTING
	ACCESSIBLE SPACE (TYPE B)	EXISTING
	TOTAL	8 NEW SPACES + EXISTING PARKING LOT
BICYCLE PARKING REQUIRED	1 PER 250m² GFA = 3 SPACES	4 SPACES
MINIMUM DRIVE AISLE WIDTH	PARKING LOT: 6.0m	6.7m
MINIMUM REQUIRED LOADING SPACE	350-999m² NOT REQUIRED	N/A
MINIMUM WIDTH OF DRIVEWAY ACCESSING LOADING SPACE	SINGLE TRAFFIC LANE : 3.5m	3.5m
MINIMUM WIDTH OF LOADING SPACE	3.5m	3.5m
MINIMUM LENGTH OF LOADING SPACE	9m	9m
MINIMUM VERTICAL CLEARANCE OF LOADING SPACE	4.2m	N/A
MIN. LANDSCAPE WIDTH ABUTTING STREET	3.0m	EXISTING
MIN. LANDSCAPE BUFFER IN PARKING LOTS	A MINIMUM OF 15% OF THE AREA OF ANY PARKING LOT, WHETHER A PRINCIPAL, OR AN ACCESSORY USE, MUST BE PROVIDED AS PERIMETER OR INTERIOR LANDSCAPED AREA COMPRISED OF THE FOLLOWING: - A LANDSCAPED BUFFER MUST BE PROVIDED BETWEEN THE PERIMETER OF THE PARKING LOT AND - IN ADDITION TO THE LANDSCAPED BUFFER, INTERIOR LANDSCAPING MAY BE PROVIDED INCLUDING VARIOUS LANDSCAPED ISLANDS, LANDSCAPED MEDANS, PEDESTRIAN PATHWAYS OR PUBLIC PLAZAS TO MEET THE MINIMUM 15% REQUIREMENT.	EXISTING
OUTDOOR REFUSE COLLECTION	MIN. SETBACK FROM A PUBLIC STREET: 9.0m	-
	MIN. SETBACK FROM ANY LOT LINE: 3.0m	-
	SCREENING MIN. HEIGHT: 2.0m	2.0m
MINIMUM REQUIRED QUEUING SPACES	WITH ORDER BOARD: 7 BEFORE / AT ORDER BOARD & A TOTAL MIN. OF 11	7 SPACES BEFORE / AT ORDER BOARD 11 SPACES TOTAL
QUEUING SPACE DIMENSIONS	3m WIDE BY 5.7m LONG	3m x 5.7m

SITE PLAN SYMBOLS	
	NEW OVERHEAD DOOR
	NEW DOOR / ENTRANCE
	BICYCLE PARKING SPACE (1.8Mx0.6M)
	NO PARKING LINES
	BOLLARD
	NEW SIGN, REFER TO SIGN LEGEND
	FIRE ROUTE SIGN
	STREET LIGHT
	DESIGNATED ACCESSIBLE PARKING SPACE AS PER ADA STANDARDS
	VISITOR PARKING
	TWO WAY TRAFFIC
	DEPRESSED CURB (DC)
	TACTILE WALKING SURFACE INDICATORS (TWSI)
	PROPERTY LINE
	MINIMUM SETBACKS (ZONING)
	NEW CONSTRUCTION
	EXISTING BUILDINGS
	SOFT LANDSCAPING
	CONCRETE SIDEWALK
	INDICATION OF COMPACT PARKING SPACES



01 EXIST. NORTH ELEVATION
A1.1 SCALE: 1:75



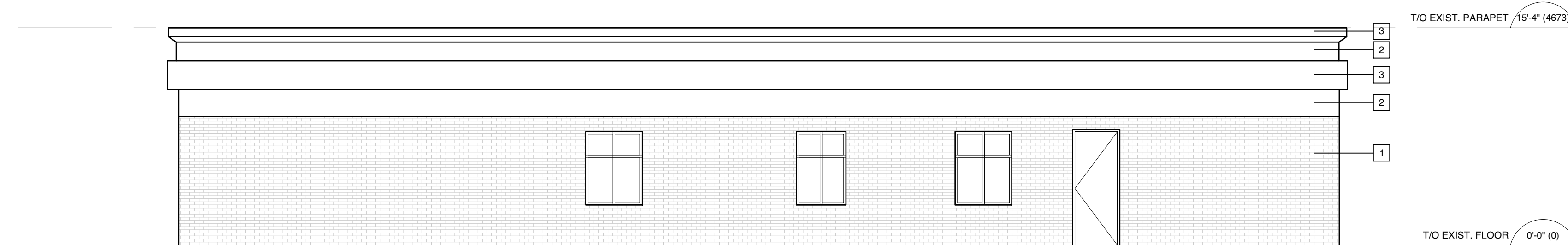
02 EXIST. SOUTH ELEVATION
A1.1 SCALE: 1:75



03
A1.1

EXIST. WEST ELEVATION

SCALE: 1:75



04 EXIST. EAST ELEVATION
A1.1 SCALE: 1:75

CLIENT: **zail** properties

NOTES:

1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
3. DO NOT SCALE DRAWINGS.
4. ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
5. NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

DRAWING NOTES:

1. ALL EXIST. ELEVATION DWGS. BY OTHERS - G.C. TO
CONFIRM EXACT DIMENSIONS ON SITE.

MATERIAL LEGEND:

1	EXISTING BRICK
2	EXISTING EIFS
3	EXISTING PRE-FINISHED METAL

[illegible]

07	2026.06.29	ISSUED FOR SPA
06	2026.06.26	ISSUED FOR COORDINATION
05	2026.06.10	ISSUED FOR COORDINATION
04	2026.06.08	ISSUED FOR COORDINATION
03	2026.06.03	ISSUED FOR COORDINATION
02	2026.05.26	ISSUED FOR COORDINATION
01	2025.05.13	ISSUED FOR COORDINATION
No.	DATE	REVISION



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LAWRENCE ARCHITECTS INCORPORATED
REPRODUCTION IS NOT PERMITTED

PROJECT:

**RICHMOND ROAD
DEVELOPMENT**

1480 RICHMOND RD, OTTAWA, ON

SHEET TITLE:

**EXISTING ELEVATIONS - BY
OTHERS**

DRAWN BY: B.L. H.K.	CHECKED BY: LARC
PLOT DATE: 2026.06.29	PROJECT DATE: 2026.04.17
JOB NUMBER: LA-1173-26	SCALE: AS SHOWN
SHEET NUMBER:	

A1.1

APPLICATION #