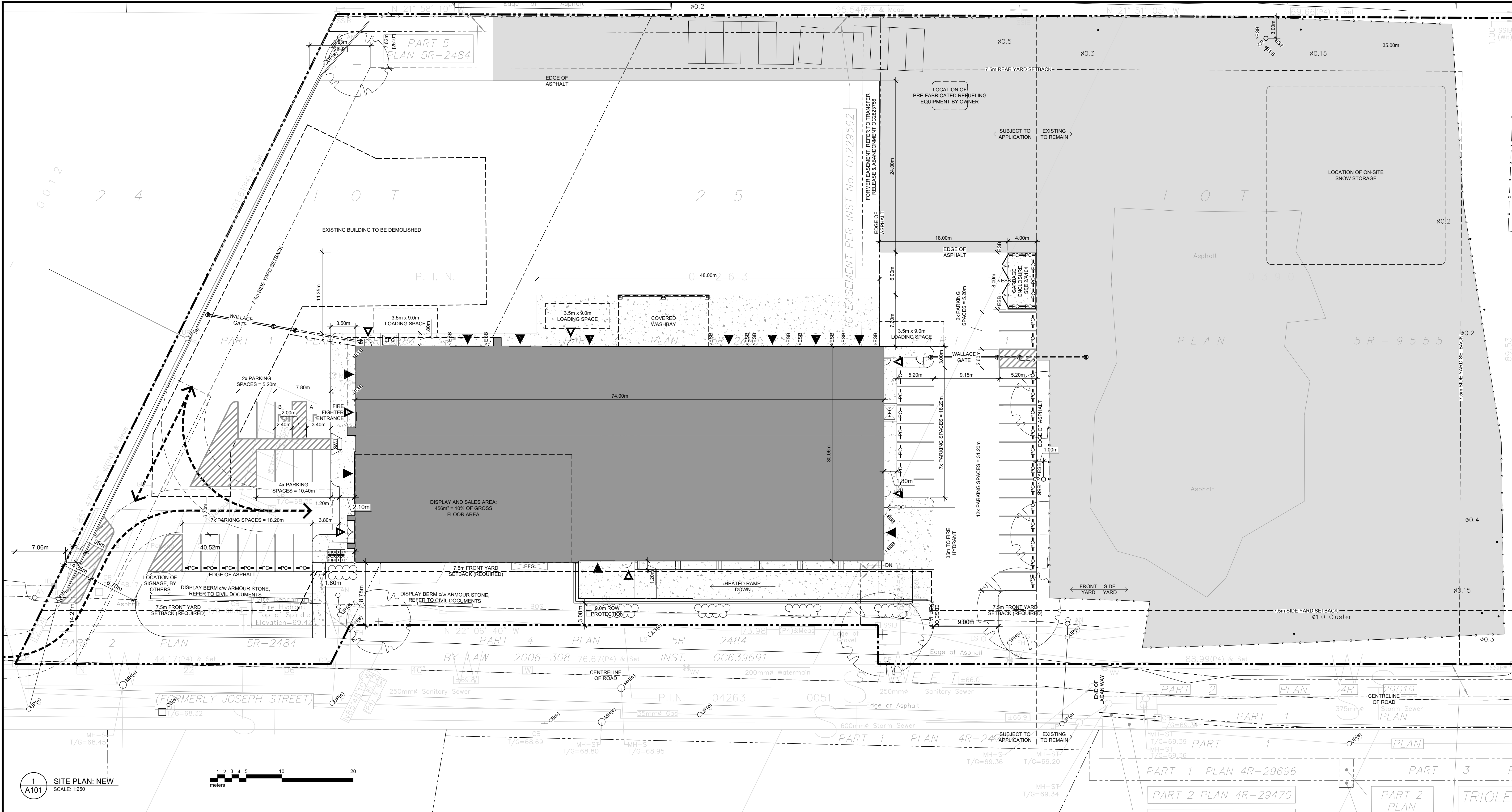


			
201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8 WWW.ARCHITECTSDCA.COM 613.725.2294			
PROJECT TITLE DICKIE MOORE RENTALS 1547 LAGAN WAY, OTTAWA, ON			
DRAWING TITLE SITE PLAN: DEMOLITION			
DATE APRIL 2024	DRAWN BY REVIEWED TD	JOB NO. 3620	DRAWING NO. A100
ARCHITECTURAL			

PLAN #19415



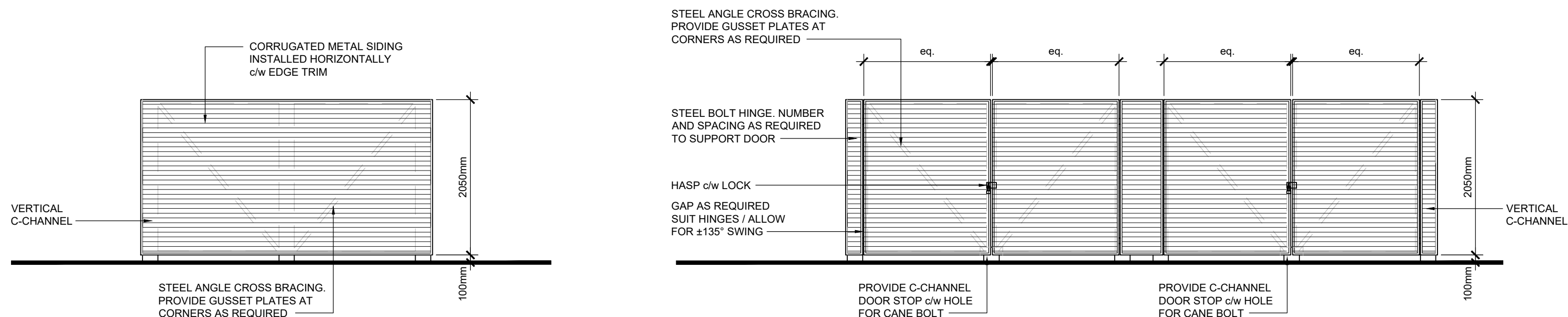
1
A101

SITE PLAN: NEW
SCALE: 1:250



2
A101

ELEVATIONS: GABAGE ENCLOSURE
SCALE: 1:50



SITE PLAN LEGEND:

- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINES
- EXISTING CHAIN LINK FENCE
- NEW CHAIN LINK FENCE. REFER TO LANDSCAPE DOCUMENTS
- 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 CENTERLINE 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 LOOKING 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 LOCATION OF FIRE DEPARTMENT CONNECTION, REFER TO MECHANICAL DOCUMENTS
 - PH(e) LOCATION OF EXISTING FIRE HYDRANT
 - FP LOCATION OF NEW FLAG POLE, 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 NEW 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 EXISTING UTILITY POLE
 - 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		34	34
TOTAL PARKING SPACES		36	36
BICYCLE PARKING		PROV.	REQ.
1 PER 1500m² OF GROSS FLOOR AREA		4	4

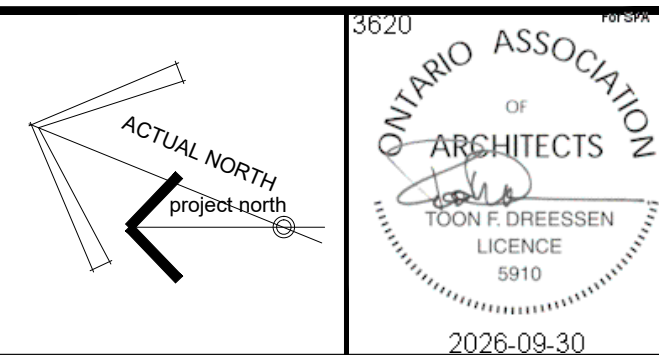
PROPERTY BOUNDARY INFORMATION, AND TOPOGRAPHIC INFORMATION DERIVED FROM SURVEYOR'S REAL PROPERTY REPORT: PART OF LOT 25 & PART OF LOT 69, REGISTERED PLAN 83, CITY OF OTTAWA PREPARED BY: EMAD ALREFAAI, FARLEY, SMITH & DENIS SURVEYING LTD. SIGNED AND DATED: JUNE 06, 2024

SITE AND BUILDING DATA	
SITE AREA	16,646.25m ² 1.66 Ha
ZONING DATA	
ZONING DESIGNATIONS (PART 11): IL-LIGHT INDUSTRIAL ZONE	
ZONING PROVISIONS	
MAXIMUM PERMITTED COVERAGE	65%
EXISTING COVERAGE (DEMO)	1,014m ² 10,917 m ² 8.1%
NEW COVERAGE	2,372m ² 25,532 m ² 14.3%
FLOOR SPACE INDEX	
MAXIMUM PERMITTED	2.0
EXISTING GROSS FLOOR AREA	1,014m ² 10,917 m ²
NEW GROSS FLOOR AREA	4,813m ² 49,653 m 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	11,986m ²
PROPOSED	6,497m ²
SITE AREA SUBJECT TO APPLICATION	
EXISTING	10,554m ²
PROPOSED	6,092.25m ²

- GENERAL NOTES
- DO NOT SCALE DRAWINGS. ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
 - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE, REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
 - GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE. GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
 - ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
 - DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

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ISSUE RECORD:

NO.	DESCRIPTION	DATE
01	ISSUED FOR COMMITTEE OF ADJUSTMENT	2024-09-12
02	A002 REVISED / REISSUED (V2)	2024-11-04
03	A002 REVISED (V3) (3m LANDSCAPING SET BACK)	2024-11-26
04	A002 REVISED (V4) (7.5m FRONT YARD SET BACK)	2024-12-10
05	ISSUED FOR COORDINATION (A001, A002)	2025-02-14
06	ISSUED FOR COORDINATION (A200, A201, A202, A262, A300, A400)	2025-03-28
07	ISSUED FOR OWNER REVIEW (A002)	2025-03-31
08	ISSUED FOR COORDINATION REVIEW	2025-04-16
09	ISSUED FOR 30% COMPLETE	2025-04-28
10	REVISED SITE PLAN (A002): ISSUED FOR REVIEW	2025-06-10
11	REVISED SITE PLAN (A002): ISSUED FOR REVIEW	2025-06-11
12	ISSUED FOR COORDINATION (A200, A201, A202, A262, A300)	2025-08-11
13	SITE PLAN, FLOOR PLANS AND ELEVATIONS FOR OWNER REVIEW	2025-08-22
14	ISSUED FOR COORDINATION	2025-09-18
15	SITE PLAN, FLOOR PLANS & ELEVATIONS ISSUED FOR OWNER COORDINATION	2025-11-07
16	ISSUED FOR M&E COORDINATION	2025-12-02
17	ISSUED FOR 70% COMPLETE	2025-12-15
18	ISSUED FOR SITE PLAN APPLICATION	2025-12-15
19	SITE PLAN ISSUED FOR POST-REVIEW COORDINATION	2026-01-27
20	FLOOR PLANS ISSUED FOR COORDINATION	2026-01-28
21	ISSUED FOR BUILDING PERMIT APPLICATION	2026-02-02
22	A101 REISSUED WITH REQUIRED BUILDING PERMIT INFORMATION	2026-02-05
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
28	100% REVIEW	2026-04-22
29	REVISED DRAINS: A201 & A261	2026-05-01
30	REVISED BASEMENT: A200	2026-05-07
31	ISSUED FOR 100% COMPLETE CONSULTANT COORDINATION	2026-05-07
32	ISSUED FOR TENDER	2026-05-15
33	SITE PLAN REISSUED FOR COORDINATION: A100 & A101	2026-05-27
34	ADDENDUM No. 1: A200, A101, A200, A201, A202, A252, A261, A300, A400, A401, A600, A601 & A800	2026-06-05
35	REISSUED FOR BUILDING PERMIT APPLICATION (A200 + A200 - A800)	2026-06-11
36	ADDENDUM No. 2: A201, A600, A601, A700	2026-06-11
37	REISSUED FOR BUILDING PERMIT APPLICATION (A200)	2026-06-25
38	REISSUED FOR BUILDING PERMIT APPLICATION (A200)	2026-07-08
39	A200, ISSUED FOR COORDINATION	2026-07-10
40	ADDENDUM No. 4: A200	2026-07-22
41	SITE PLAN & ELEVATIONS REISSUED FOR APPROVAL: A100, A101, A300 & A301	2026-08-07
42	SITE PLAN & ELEVATIONS REISSUED FOR APPROVAL: A100, A101, A300 & A301	2026-09-30



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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