

NOTES:

- FOR PLANTING DETAILS, REFER TO LANDSCAPE DRAWINGS PREPARED BY JAMES B. LENNOX & ASSOCIATES.
- FOR PAVED SURFACES, SITE SERVICES AND DRAINAGE, REFER TO CIVIL DRAWINGS BY ROBINSON LAND DEVELOPMENT.
- FOR PLAN OF SURVEY, REFER TO TOPOGRAPHICAL PLAN OF PART OF LOT 12 CONCESSION 2 (Ottawa Front) TOWNSHIP OF NEPEAN, NOW CITY OF NEPEAN, REGIONAL MUNICIPALITY OF OTTAWA - CARLETON, JOB NUMBER 1682-00, DRAWING NUMBER 1682-00REV BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

ZONING DATA:

A NEW 3-STORY OFFICE BUILDING SHALL BE CONSTRUCTED AT 1935 ROBERTSON ROAD ON A SITE PRESENTLY OCCUPIED BY THE FOLLOWING BUILDINGS TO REMAIN:

- 1 STOREY OFFICE BUILDING WITH 2 STOREY PORTION FRONTING ROBERTSON ROAD
- 1 STOREY OFFICE BUILDING FRONTING ROBERTSON ROAD

1.0 AREA CALCULATIONS:

SITE AREA: 47,405 m²

BUILDING AREA (CITY OF OTTAWA ZONING BYLAW DEFINITION):
 GROSS FLOOR AREA - NEW: 4,204 m² (1935 ROBERTSON ROAD)
 GROSS FLOOR AREA - EXISTING: 8,615 m² (1891 AND 1931 ROBERTSON ROAD)
 TOTAL GROSS FLOOR AREA: 12,819 m² (27% COVERAGE)

2.0 ZONING:

ZONE: AM H(22 - 2X COVERAGE PERMITTED)

PERMITTED USES UNDER AM ZONE: PERMITTED USES INCLUDE "OFFICE"

PROPOSED USE:
 OFFICE - GROUP D BUSINESS AND PERSONAL SERVICES (PER OBC 2006)

AM ZONE PROVISIONS	PERMITTED	PROPOSED
MINIMUM LOT AREA	NO MINIMUM	
MINIMUM LOT WIDTH	NO MINIMUM	
MINIMUM FRONT YARD - NON RESIDENTIAL	NO MINIMUM	
MINIMUM INTERIOR SIDE YARD - NOT ABUTTING A RESIDENTIAL ZONE	NO MINIMUM	
MINIMUM REAR YARD	NO MINIMUM	
MAXIMUM BUILDING HEIGHT	22 m	11.8 m
MAXIMUM FLOOR SPACE INDEX	2	0.27
MINIMUM WIDTH OF LANDSCAPED AREA NOT ABUTTING A RESIDENTIAL ZONE	WHERE YARD IS PROVIDED, WHOLE YARD MUST BE LANDSCAPED	WHOLE YARD TO BE LANDSCAPED
MINIMUM NUMBER OF PARKING SPACES (BASED ON 2.4 PER GFA)	143	216
MINIMUM NUMBER OF BARRIER FREE PARKING SPACES	3	4
MINIMUM NUMBER OF LOADING SPACES	2	2
MINIMUM NUMBER OF BICYCLE PARKING SPACES	4	>4

PERPENDICULAR PARKING	REQUIRED / PERMITTED	PROPOSED
TOTAL NUMBER PARKING SPACES (2.4 PER 100 m ² GROSS FLOOR AREA)	143	216
STANDARD SIZE PARKING SPACES: MIN. 2600 mm WIDE X 5200 mm LONG	100% - 40% - BARRIER FREE	161 (I.E. 75%)
REDUCED SIZE PARKING SPACES: MIN. 2400 mm WIDE X 4600 mm LONG	40%	51 (I.E. 24%) *
BARRIER FREE PARKING SPACES: MIN. 3660 mm WIDE X 5200 mm LONG	3	4

3.0 ELEVATION
 GROUND FLOOR ELEVATION: ASL 89.0 m
 ROOF ELEVATION: ASL 100.8 m (11.8 m)

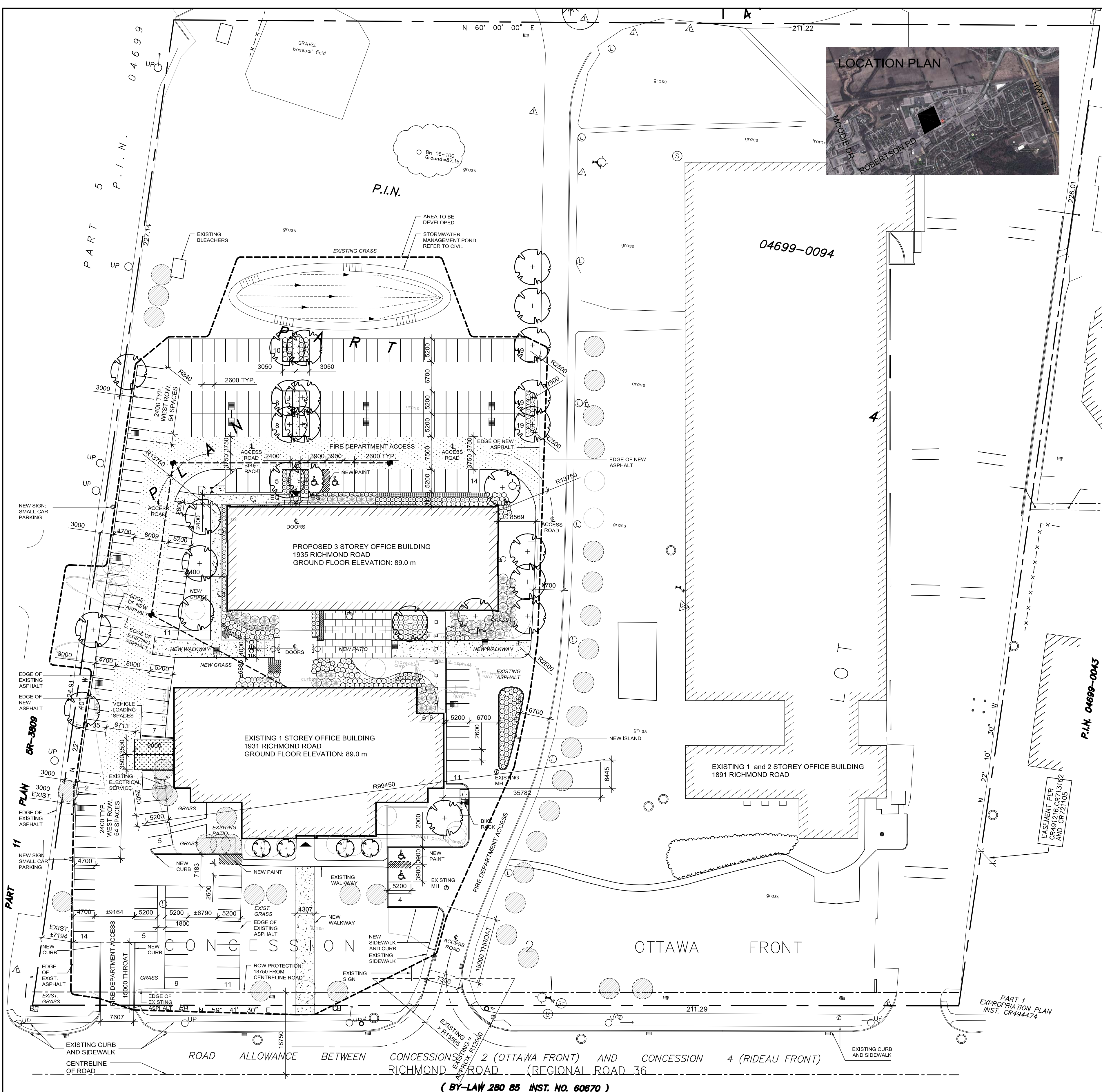
03 SITE INFORMATION

SCALE: AS SHOWN

<ul style="list-style-type: none"> SIGNAGE: SMALL CAR PARKING PRINCIPLE ENTRY LAMP POST BOLLARD SIGN TRAFFIC SIGN WATER VALVE MAINTENANCE HOLE 	<ul style="list-style-type: none"> CATCH BASIN FIRE HYDRANT TRAFFIC LIGHT BELL PEDESTAL UTILITY POLE PROPERTY LINE AREA TO BE DEVELOPED CENTRELINE OF ROAD DEMOLITION 	<ul style="list-style-type: none"> LANDSCAPING: REFER TO DRAWING L-1 EXISTING TREE TO BE REMOVED EXISTING TREE TO REMAIN PROPOSED DECIDUOUS TREE PROPOSED SHRUBS CIVIL: REFER TO DRAWING GR-1 STORM SEWER ELECTRICAL: REFER TO DWG ES-1 LIGHTING
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02 LEGEND

SCALE: AS SHOWN



01 SITE PLAN

SCALE: 1:500

OTTAWA, ONTARIO

OWNER
 BELLS CORNERS PROPERTIES LIMITED
 c/o TAGGART GROUP OF COMPANIES
 3187 ALBION ROAD SOUTH, OTTAWA ON K1V 8Y3

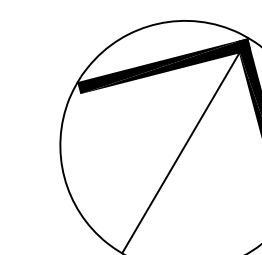
ARCHITECT
 DAVID S McROBIE ARCHITECTS INC
 66 QUEEN STREET, OTTAWA ON K1P 5C6

CONSULTANTS
SOILS
 GOLDER AND ASSOCIATES
 32 STEACIE DRIVE, KANATA ON K2K 2A9

CIVIL
 ROBINSON LAND DEVELOPMENT
 350 PALLADIUM DRIVE, OTTAWA ON K2V 1A8

LANDSCAPE ARCHITECT
 JAMES B. LENNOX & ASSOCIATES INC
 1419 CARLING AVENUE, OTTAWA ON K1Z 7L6

North



Revisions

No.	By	Description	Date
01	JS	SITE PLAN APPLICATION	17 SEP. '13

Project

NEW OFFICES FOR BELLS CORNERS PROPERTIES

1891 - 1935 ROBERTSON ROAD, OTTAWA

Drawing

SITE PLAN

Scale AS SHOWN

Stamp

Drawn

JTS

Checked

WDC



Project No. 12-198

Drawing No.

Date SEPTEMBER 2013

SP-01