

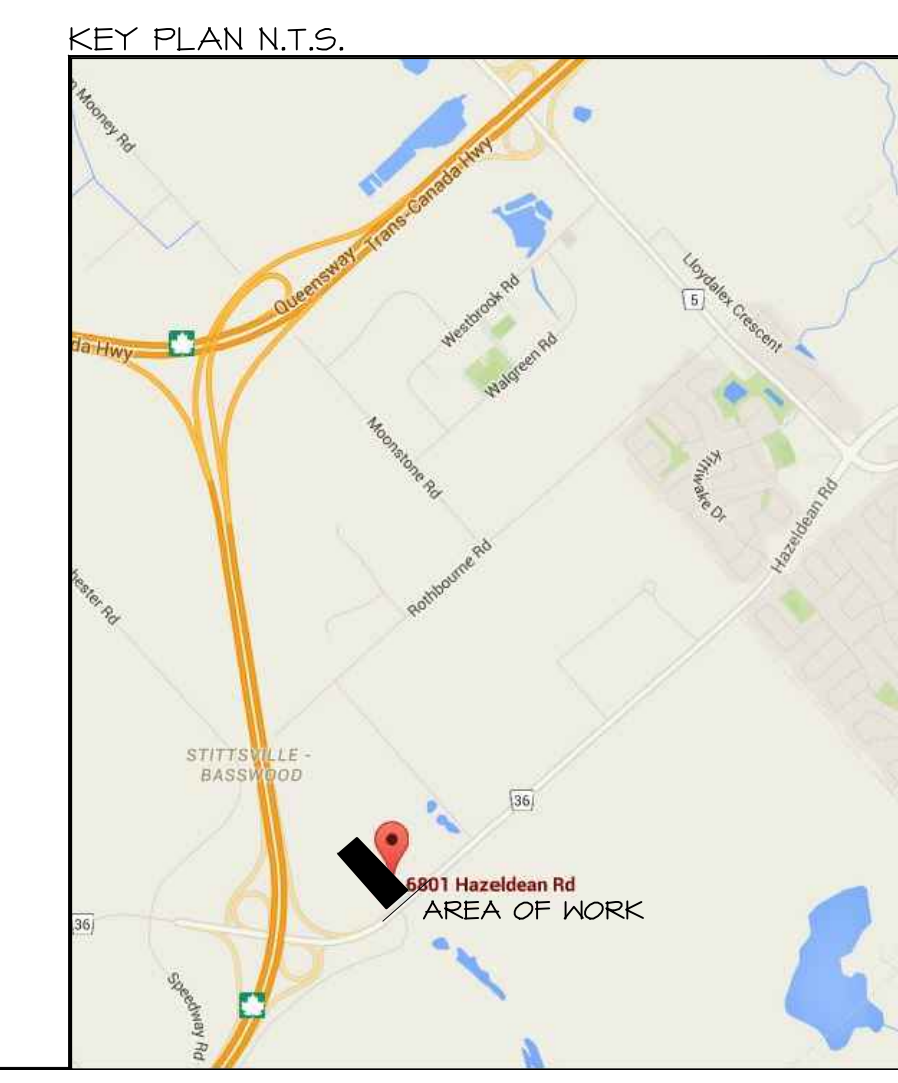
LEGEND		GENERAL NOTES	
	PROPERTY LINE	THIS DRAWING AND THE DESIGN IS THE PROPERTY OF BEL-CON DESIGN-BUILDERS AND SHALL NOT BE REPRODUCED, ALTERED, COPIED, OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF BEL-CON DESIGN-BUILDERS. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE NOTED.	
	SURVEY MONUMENT	LEGAL DESCRIPTION Part of Lot 18, Concession 12, Geographic Township of Goulbourn, City of Ottawa Elevations are CGVD 1928:1978 derived from Vertical Control Monument 0011968u118 having a published elevation of 126.180 metres. Bearings and coordinates are MTM NAD83 Zone 9 Original derived from City of Ottawa GPS calibration. Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by 0.9999063. Boundary information was obtained from the topographic survey produced by McIntosh Perry Surveying Inc., August 17, 2015	
	DITCH / SWALE		
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	WALL CUBE LIGHT (REFER TO ELECTRICAL DRAWINGS)		
	FENCING		
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	POURED CONCRETE		
	PAINTED PARKING LINES		
	TWO WAY ASPHALT DRIVEWAY		
	GRAVEL DRIVEWAY		
	BUILDING ENTRANCE SYMBOL		
	REVISION INDICATOR - CHANGED ITEM		

SITE STATISTICS				
DESCRIPTION	PHASE 1		PHASE 2	
	PROVIDED	%	PROVIDED	%
LOT AREA	5,264.08 sqm	100.0 %	5,264.08 sqm	100.0 %
PROPOSED BUILDING AREA 'A'	547.74 sqm	10.4 %	547.74 sqm	10.4 %
BODY SHOP GROSS FLOOR AREA	518.44 sqm	9.8 %	517.14 sqm	9.8 %
OFFICE GROSS FLOOR AREA	18.20 sqm	0.3 %	No Change	0.0 %
EXISTING BUILDING AREA (PREVIOUS PHASES)	--	--	547.74 sqm	10.4 %
ASPHALT AREA	2,205.12 sqm	41.9 %	3,365.32 sqm	63.9 %
GRAVEL AREA (COMPOUND)	816.67 sqm	15.5 %	1,113.25 sqm	21.1 %
LANDSCAPED AREA	4,584.55 sqm	87.1 %	2,544.43 sqm	48.3 %

CITY OF OTTAWA BY-LAWS - RG1 [816] ZONING PROVISIONS				
DESCRIPTION	PHASE 1		PHASE 2	
	REQUIRED	PHASE 1	PHASE 2	
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FRONT YARD SETBACK	15.0m	23.37m	NO CHANGE	
SIDE YARD SETBACK (EAST)	3.0m	24.09m	21.55m	
SIDE YARD SETBACK (WEST)	3.0m	8.40m	NO CHANGE	
REAR YARD SETBACK	15.0m	45.34m	61.19m	
MAX. BUILDING HEIGHT	15.0m	6.40m	NO CHANGE	
LOT COVERAGE	50.0%	1.2%	14.46%	
MIN. LOT AREA	8,000.0 sqm	8,264.08 sqm	NO CHANGE	

CITY OF OTTAWA GENERAL PROVISIONS				
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TOTAL PARKING SPACES	32	50	62	172
AUTOBODY SHOP (3 PER SERVICE BAY)	30	48	60	70
OFFICE (2 PER 100 m2)	2	2	2	2
BARRIER FREE	3	3	3	3
TYPE 'A' (WIDTH OF 3.4m)	1	2	1	2
TYPE 'B' (WIDTH OF 2.4m)	2	1	2	1
ACCESS AISLE ABUTTING - WIDTH OF 1.5m	2	2	2	2
STANDARD PARKING SPACE DIMENSIONS	2.6m X 5.2m	2.75m X 6.1m	2.6m X 5.2m	2.75m X 6.1m
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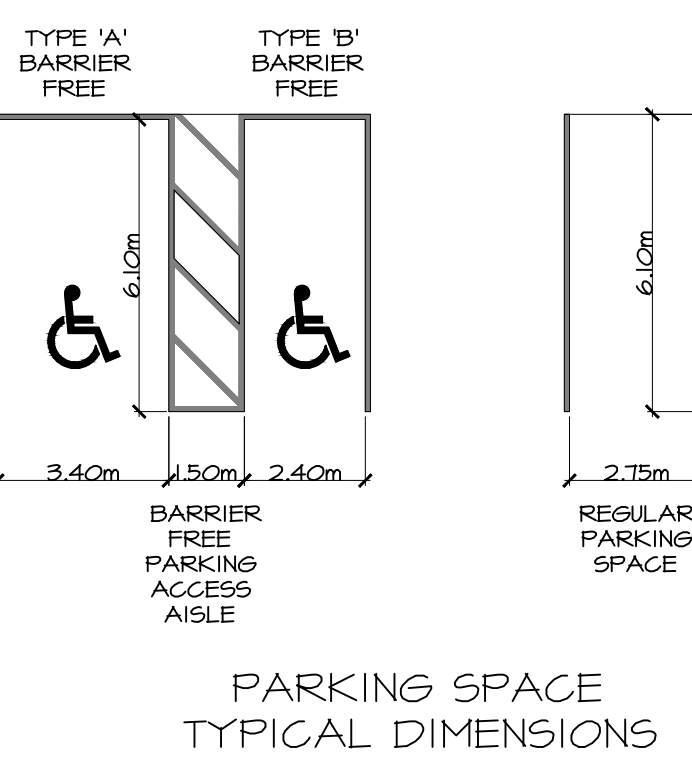
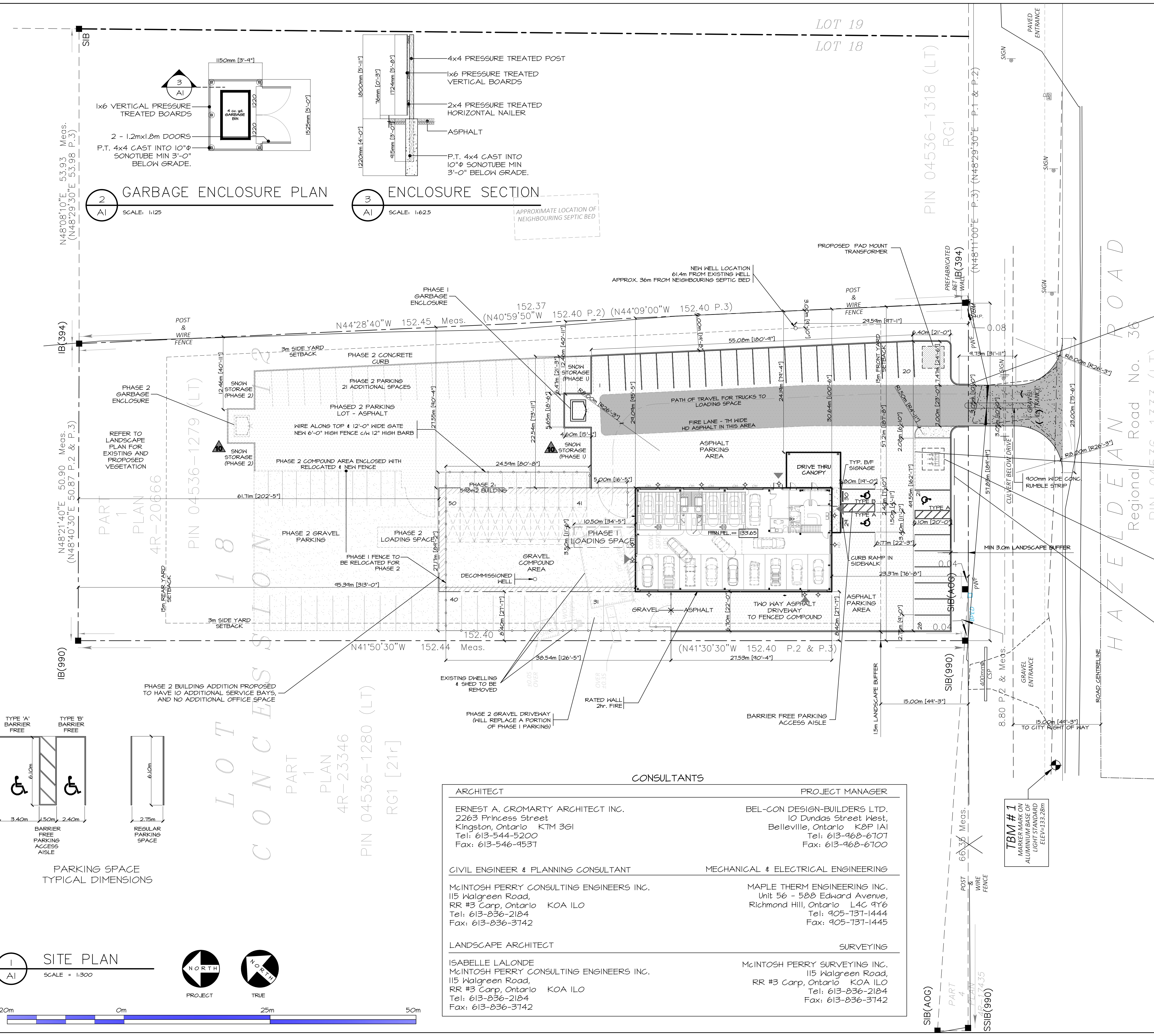
NO.	DATE	REVISIONS	BY
12	07/28/16	REVISED FOR SITE PLAN COMMENTS	DTT
11	05/04/16	REVISED FOR SITE PLAN COMMENTS	HSLB
10	04/06/16	REVISED FOR SITE PLAN COMMENTS	DTT
09	12/12/15	ADDED FUTURE FIRE TANKS (PHASE 2)	DTT
08	11/01/15	ADDED FIRE LANE	DTT
07	09/16/15	CHANGES FOR SITE PLAN SUBMISSION	DTT
06	08/24/15	CHANGED BUILDING POSITION ON LOT	DTT
05	07/04/15	PREPARED FOR SITE PLAN REVIEW	DTT
04	04/25/14	REVISED FOR CLIENT REVIEW	DTT
03	03/18/10	REVISED FOR CLIENT REVIEW	JLFA
02	01/06/10	REVISED FOR BUDGET	JLFA
01	02/21/09	PRELIMINARY - FOR DISCUSSION	JV



BEL-CON DESIGN-BUILDERS LTD
 TELEPHONE: (613) 988-6707 10 DUNDAS ST. W. BELLEVILLE, ONTARIO
 FACSIMILE: (613) 988-6700

DEVELOPER:
KANAZA COLLISION
 6801 HAZELDEAN ROAD,
 STITTSVILLE, ONTARIO

SITE PLAN	
DATE: JAN. 29, 2009	CONTRACT No.: 1512
CHECKED BY: JN	DWG. No.:
DESIGNED BY: BJ	A-1
DRAWN BY: DTT	
SCALE: AS SHOWN	



SITE PLAN
 SCALE = 1:300

CONSULTANTS

ARCHITECT ERNEST A. CROMARTY ARCHITECT INC. 2263 Princess Street Kingston, Ontario K7M 3G1 Tel: 613-544-5200 Fax: 613-546-4537	PROJECT MANAGER BEL-CON DESIGN-BUILDERS LTD. 10 Dundas Street West, Belleville, Ontario K0P 1A1 Tel: 613-988-6707 Fax: 613-988-6700
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