

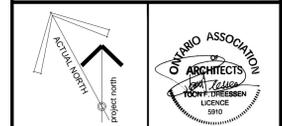


GENERAL NOTES

- 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 | FOR CIRCULATION | 2019/01/11 |
| 02 | FOR SITE PLAN APPLICATION | 2019/02/01 |
| 03 | FOR OWNER REVIEW / COORDINATION | 2019/03/28 |
| 04 | FOR SITE PLAN APPLICATION / COORD. | 2019/04/05 |
| 05 | FOR COORDINATION | 2019/04/11 |
| 06 | FOR OWNER REVIEW / COORDINATION | 2019/04/26 |
| 07 | FOR REVIEW | 2019/05/07 |
| 08 | FOR SITE PLAN APPLICATION - REVISED | 2019/05/15 |
| 09 | FOR BUILDING PERMIT | 2019/05/17 |
| 10 | FOR SITE PLAN APPLICATION - REVISED | 2019/07/12 |
| 11 | FOR SITE PLAN APPLICATION - REVISED | 2019/09/05 |

BLOCK 170
PIN 04510-0292
REGISTERED PLAN 4M-1413

GENERAL NOTES:

- FOR PAVED SURFACES, GRADING, SITE SERVICING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS.
- FOR PLANTING DETAILS, REFER TO LANDSCAPE DRAWINGS.

SITE + BUILDING DATA

| | |
|----------------------|------------------------|
| SITE AREA: | 7,637.60m ² |
| GROSS FLOOR AREA: | 2,136.9m ² |
| BUILDING HEIGHT(S): | 7.214m |
| GROSS LEASABLE AREA: | 2,084.5m ² |

1 GROSS FLOOR AREA (CITY OF OTTAWA ZONING BY-LAW DEFINITION FOR THE PURPOSE OF DETERMINING PARKING REQUIREMENTS): MEANS THE TOTAL AREA OF EACH FLOOR WHETHER LOCATED ABOVE, AT OR BELOW GRADE, MEASURED FROM THE INTERIORS OF OUTSIDE WALLS AND INCLUDING FLOOR AREA OCCUPIED BY INTERIOR WALLS AND FLOOR AREA CREATED BY BAY WINDOWS, BUT EXCLUDING:

- FLOOR AREA OCCUPIED BY SHARED MECHANICAL SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING; (BY-LAW 2008-326)
- COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS, STEPS AND LANDINGS; (BY-LAW 2008-326)
- COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS; (BY-LAW 2008-326)
- COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326)
- COMMON AMENITY AREA AND PLAY AREAS ACCESSORY TO A PRINCIPAL USE ON THE LOT; AND (BY-LAW 2008-326)
- LIVING QUARTERS FOR A CARETAKER OF THE BUILDING. (SURFACE DE PLANCHER HORS ŒUVRE BRUTE)

2 GROSS LEASABLE AREA: MEANS THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE, MEASURED FROM THE INTERIORS OF OUTSIDE WALLS EXCLUDING FLOOR AREA OCCUPIED BY PARTY WALLS AND EXCLUDING:

- FLOOR AREA OCCUPIED BY SHARED MECHANICAL SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING; (BY-LAW 2008-326)
- COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS, STEPS AND LANDINGS; (BY-LAW 2008-326)
- BICYCLE PARKING, MOTOR VEHICLE PARKING OR LOADING FACILITIES;
- COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS;
- COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326)
- COMMON AMENITY AREA AND PLAY AREAS ACCESSORY TO A PRINCIPAL USE ON THE LOT, AND (BY-LAW 2008-326)
- LIVING QUARTERS FOR A CARETAKER OF THE BUILDING.

ZONING: PART 10 - MIXED USE / COMMERCIAL ZONES ZONE LC7(411) - LOCAL COMMERCIAL ZONE

ZONING PROVISIONS:
 LC - (SECTION 199 & 190)
 MINIMUM LOT AREA: 4,111
 ADDITIONAL USES AND A CONVENIENCE STORE: 4,000m²
 OTHER NON-RESIDENTIAL USES: 1,800m²

LOT WIDTH: 30m MINIMUM

SETBACKS:
 FRONT YARD: REQUIRED
 10m MINIMUM - (INC. PUMP ISLANDS)
 PROPOSED: 10m MINIMUM - PUMP ISLANDS
 3m MINIMUM - RETAIL PLAZA

CORNER SIDE YARD: REQUIRED:
 11.5m MINIMUM - PUMP ISLANDS
 8m MINIMUM - OTHER BUILDINGS AND STRUCTURES

REAR YARD: 5m MINIMUM

INTERIOR SIDE YARD: 2m MINIMUM

BUILDING HEIGHT: 12.5m MAXIMUM

FLOOR SPACE INDEX: NO MAXIMUM

LANDSCAPING:
 ABUTTING A RESIDENTIAL ZONE: 3.0m MINIMUM
 ABUTTING A STREET: 3.0m MINIMUM
 AROUND A PARKING LOT: 1.5m MINIMUM

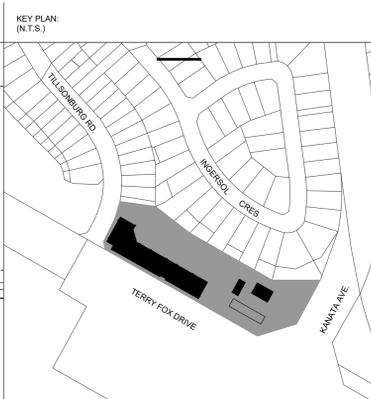
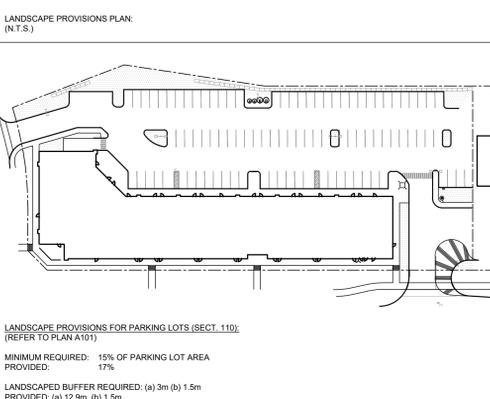
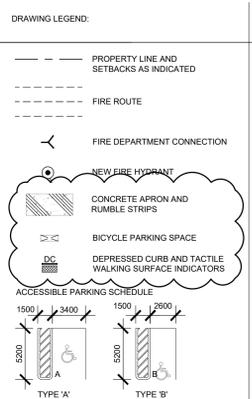
PARKING, QUEUING AND LOADING PROVISIONS:

PARKING (SECTION 101):
 MINIMUM REQUIRED: 3.4 PER 100m² OF GFA = 83 PROVIDED: 109 (95 FOR RETAIL DEVELOPMENT) (14 FOR CONVENIENCE STORE)

BICYCLE PARKING (SECTION 111):
 MINIMUM REQUIRED: 1 PER 250m² OF GFA = 10 PROVIDED: 10

LOADING SPACES (SECTION 113):
 MINIMUM REQUIRED: 0, LC Zone, Sentence (1), PROVIDED: 2

PARKING FOR THE PHYSICALLY DISABLED (OTTAWA ACCESSIBILITY DESIGN STANDARDS):
 MINIMUM REQUIRED: 4, 2x TYPE A + 2x TYPE B PROVIDED: 5, 3x TYPE A + 2x TYPE B



CLIENT
7873794 CANADA INC
 43 AURIGA DRIVE, 2ND FLOOR
 MERISA, ONTARIO, K2E 1Y8
 DENNIS LAURIN
 TEL: 613-656-0672

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DCA

A GROUP OF ARCHITECTS

1350 WELLINGTON ST. WEST OTTAWA ON K1Y 3C1
 WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE
HERITAGE HILLS RETAIL

DRAWING TITLE
SITE PLAN

| | | | |
|-----------|----------|---------|-------------|
| DATE | DRAWN | JOB NO. | DRAWING NO. |
| 01 2019 | DR EB | 3082 | A100 |
| SCALE | REVIEWED | | |
| 1 : 300 | TD | | |

ARCHITECTURAL