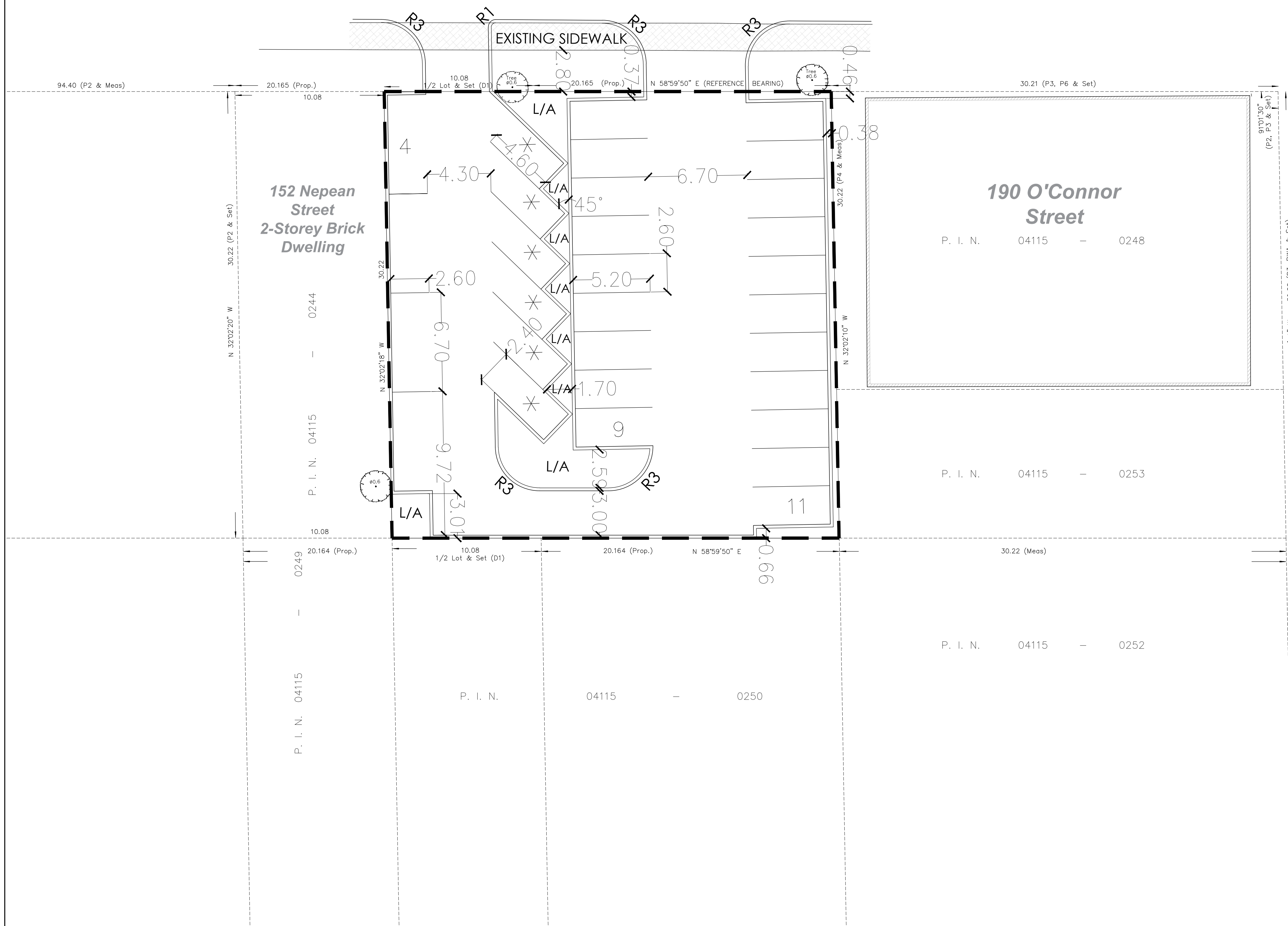


P. I. N. 04115 - 0172

NEPEAN STREET

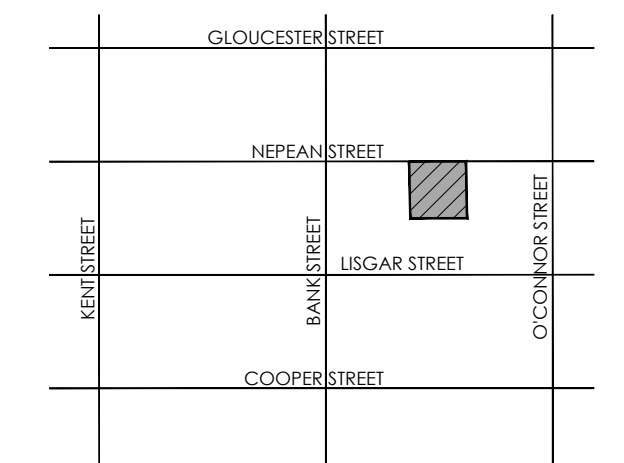


PARKING

AREA (m²)	
SITE AREA	913.43 m ²
PARKING SPACES	30
ZONING CATEGORY	R5B(482)F(3.0)

SECTION	ZONE PROVISION	REQUIRED	PROPOSED
103(Table)	MINIMUM COMMERCIAL VEHICLE PARKING (1 space/100m ²)	43 spaces	30 spaces*
106(1)	PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
106(3)(a)	MIN. REDUCED PARKING SPACE SIZE (m)	2.4m x 4.6m	2.4m x 4.6m
113A(Table)	LOADING SPACE REQUIREMENT (1 space/1000-9999m ²)	1 space	0 spaces*
107	DRIVEWAY WIDTH		
	SINGLE (m)	3m	4.3m
	DOUBLE (m)	6m	6.7m
107(Table)	AISLE WIDTH (m)	6.7m (71-90°)	4.3m*
		4.3m (41-59°)	4.3m
110(Table)	LANDSCAPE BUFFER		
	ABUTTING THE STREET (m)	3m	0m*
	NOT ABUTTING STREET (m)	1.5m	0m*
110	LANDSCAPE AREA (15% of the parking lot area)	137m ²	86m ² (9%)*

* SUBJECT TO ZONING AMENDMENT



KEY MAP
N.T.S.

SCALE 1:150

- #### LEGEND
- L/A LANDSCAPED AREA
 - ⊙ EXISTING TREE TO BE RETAINED
 - * SMALL CAR SPACE
 - BARRIER CURBS (0.2m)

19/05/21	Draft parking plan	EC
DATE	REVISION	BY

GENERAL NOTES
 1. DO NOT SCALE DRAWINGS FOR PRINT.
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PROJECT TEAM

SITE PLAN DESIGN: **KORSIK** (Urban Planning)

CIVIL ENGINEERING: **MEINTOSH PERRY**

ENVIRONMENTAL: **REGOUR & ASSOCIATES**

FOTENN

NEPEAN STREET PARKING

142-148 NEPEAN STREET
 PART OF LOTS 39 AND 40
 (SOUTH NEPEAN STREET)
 REGISTERED PLAN 2996
 CITY OF OTTAWA

TITLE:	NEPEAN STREET PARKING	
DATE:	May 19, 2021	DRAWN BY: EC
FILE NO.:		CHECKED BY:
JOB NO.:	GLENVIEW HOMES	

DRAWING NO.
A