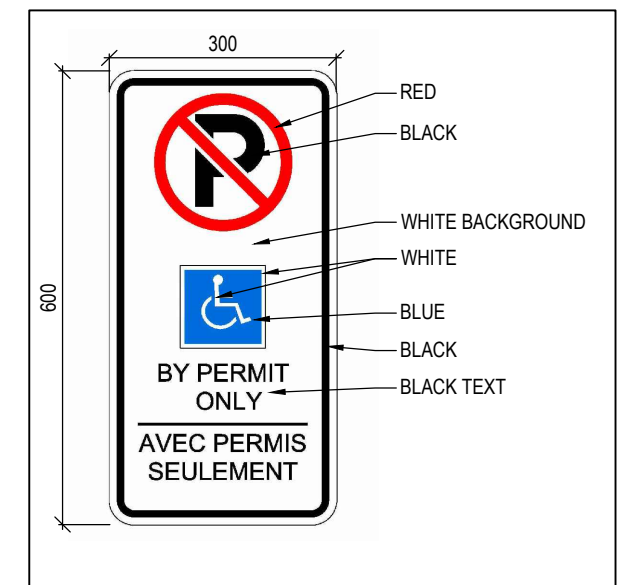
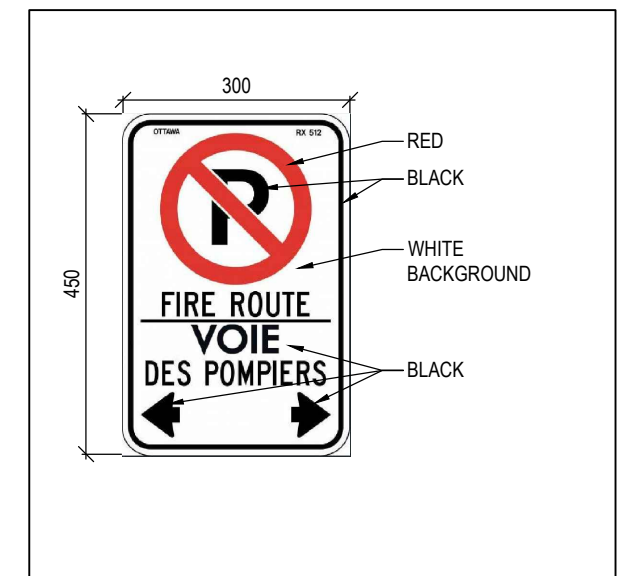


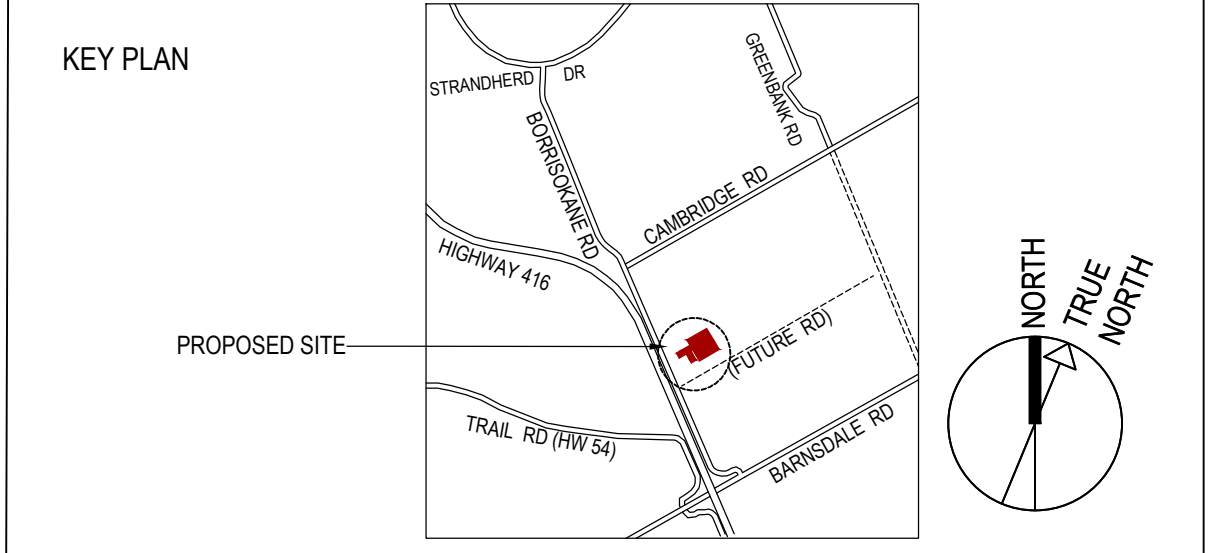
2 OVERALL SITE PLAN
A 104b 1:1000



4 B/F PARKING SIGN
A 104b 1:10



3 FIRE ROUTE SIGN
A 104b 1:10



PROPERTY DESCRIPTION

TWO STOREY OFFICE BUILDING & ONE STOREY ASSEMBLY PLANT

CITY OF OTTAWA PIN NUMBER: 04592 - 3357
MUNICIPAL ADDRESS: 3713 BARRISOKANE RD, OTTAWA, ON

SITE INFORMATION

PROPERTY LINES BASED ON BOUNDARY SURVEY BY J.D. BARNES LTD REF# 19-10-074-00 FOR REVISED SITE BOUNDARY PLAN 4R-32754

LOT AREA: 77,858 m²
LOT FRONTAGE: 206.3 m (perpendicular to Barrisokane Rd.), 205.2 m (perpendicular to north boundary)
LOT DEPTH: 379.5 m

BUILDING INFORMATION

BUILDING AREA: 9,372 (Ph1) + 2,450 (Ph2): 11,822 m² (both phased buildings combined)
BUILDING FLOOR AREA (GFA): Administration building: 3,250 m², and Industrial Assembly Plant: 9,385 m²
PROPOSED USE: LOW-RISE OFFICE BUILDING AND ONE STOREY ASSEMBLY PLANT

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	4,000m ²	77,858 m ²
MINIMUM LOT WIDTH	30m	206.3 m 188.2 m at front yard setback

SETBACKS

Standard for this Zoning	Phase 2
MINIMUM FRONT YARD SETBACK (at Barrisokane Rd)	15m / 21.7 m (narrowest)
MINIMUM INTERIOR SIDE YARD SETBACK	8m / 6m
MINIMUM CORNER SIDE YARD SETBACK	12m / 43.0 m
MINIMUM REAR YARD SETBACK	15m / 227.2 m (narrowest)
MAXIMUM BUILDING HEIGHT	15m / 9.2m and 12.6m
MAXIMUM LOT COVERAGE	50% / 15.2%
OUTDOOR STORAGE AREA	--- / 8,252 m ²

VEHICLE PARKING REQUIREMENTS (AREA D, SCHEDULE 1A)

City of Ottawa Part C - Section 111 O.Reg 191/11	7 SPACES per O.Reg 191/11: (3 type 'A' + 4 type 'B')
0.8 per 100m ² of Lt. Industr. GFA	171 regular spaces
2.4 per 100m ² of Office GFA	+ 7 for Visitors
78 required for Administration Bldg	+ 4 Barrier-free (SEE BELOW)
	+ 2 Bus Bays

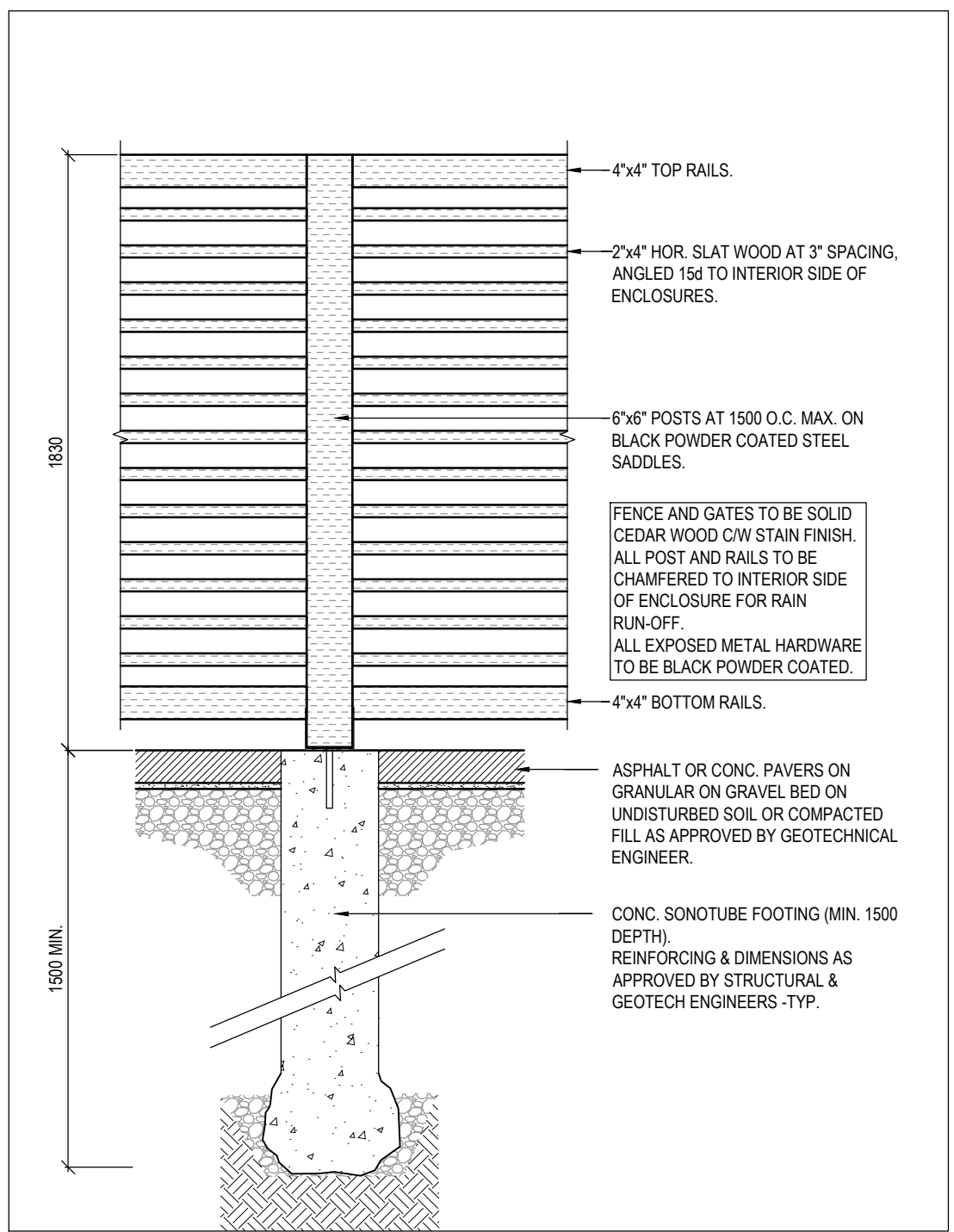
BARRIER-FREE PARKING REQTS
City of Ottawa Part C - Section 111 O.Reg 191/11: 2 + 2% per 201-1000

BICYCLE PARKING SPACES
Part C - Section 111, Table 111A: N/A

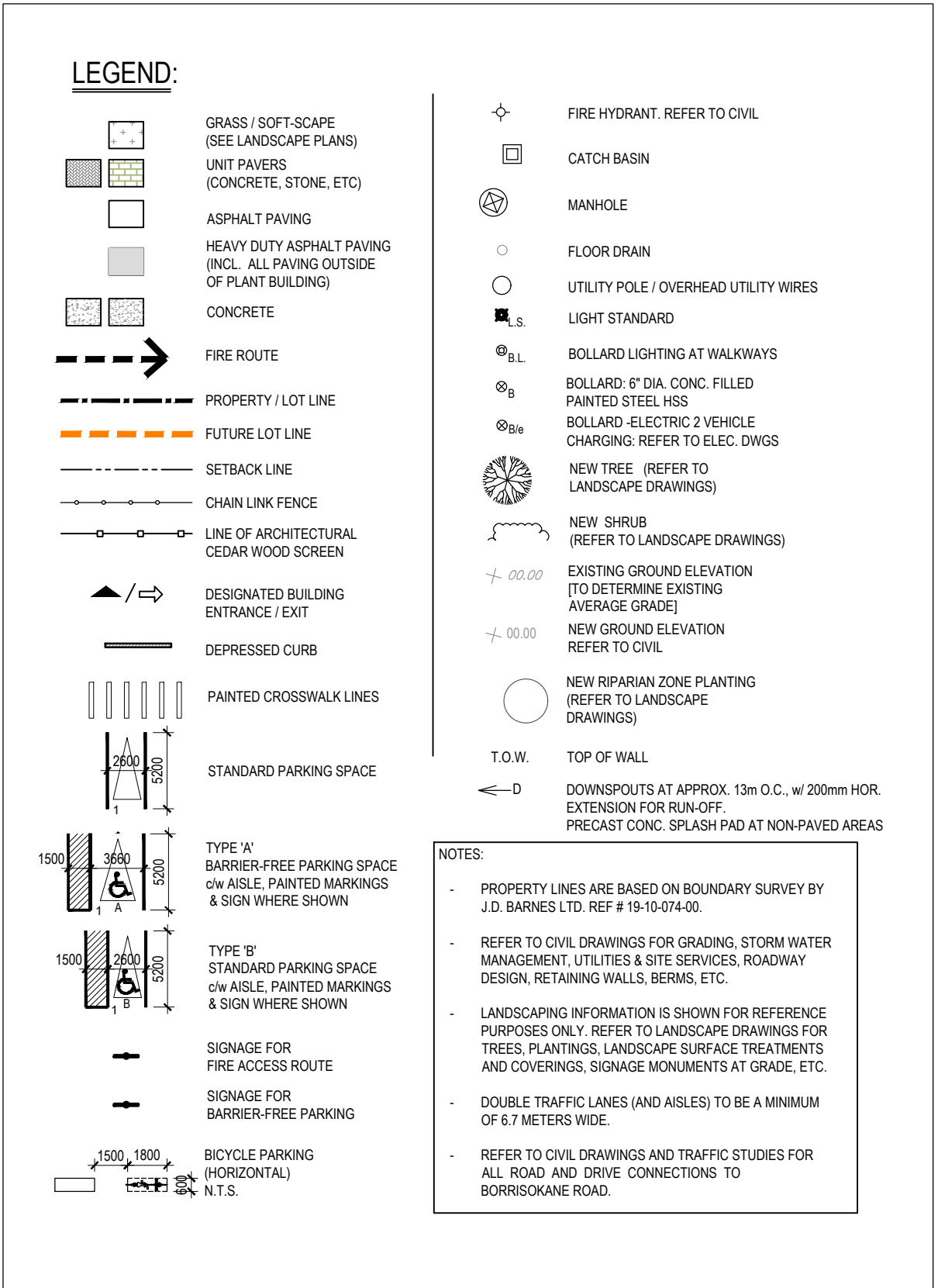
LOADING SPACE REQUIREMENTS
Part C - Section 113, Table 113A: 1 space for first 5,000 m² plus all required spaces for GFA exceeding 5,000 m².



1 AERIAL PERSPECTIVE
A 104b N.T.S.



5 WOOD FENCE
A 104b 1:20



No. Date: 1 2020-04-02 COORDINATION
2 2020-04-24 SPC_PHASE-1_CITY_COMMENTS
3 2020-10-02 SITE_PLAN_CONTROL_PHASE-2

Engineer / Trade Consultants (Mechanical / Electrical): **WSP**

Goodkey Weedmark Consulting Engineers

DILFO MECHANICAL | HVAC SERVICES PLUMBING & HEATING

DRYCORE ELECTRIC - ELECTRIQUE

Engineer (Structural): **CLELAND JARDINE ENGINEERING LTD.**

Landscape Architect: **NAK design strategies**

Urban Planner: **FOTENN PLANNING+DESIGN**

Engineer (Civil): **DSEL david schaeffer engineering ltd**

Owner: **ABIC ADVANCED BUILDING INNOVATION COMPANY**

Architect: Collectif d'architectes / Architects Collective
3500, Saint-Antoine O. Montreal QC H3C 1A3 T. 514 881-9122

fig 2
190 Somerset St W #206 Ottawa ON K2P 5J4 T. 613 954-6122

Design Builder: **BBS CONSTRUCTION (ONTARIO) LTD.**
1805 WOODWARD DRIVE OTTAWA, ON K2C 0P9 CANADA (613) 226-8830 Fax: (613) 226-7709 www.bbsconstruction.ca

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Scale / Echelle: **ONTARIO ASSOCIATION OF ARCHITECTS**
ROBERTO CAMPOS LICENCE 7401

Project / Projet: **ABIC OFFICE / ASSEMBLY PLANT**

3713 BARRISOKANE RD. Ottawa, Ontario

Site Information - Phase 2

Dessiné par / Drawn by: GB, TS No. projet / Project number: 1944

Vérifié par / Verified by: RC No. dessin / Drawing number: Revision / Revision: 0

Echelle / Scale: 1:250

Date de création du dessin / Drawing creation date: 2019-09-19

P2-A104b