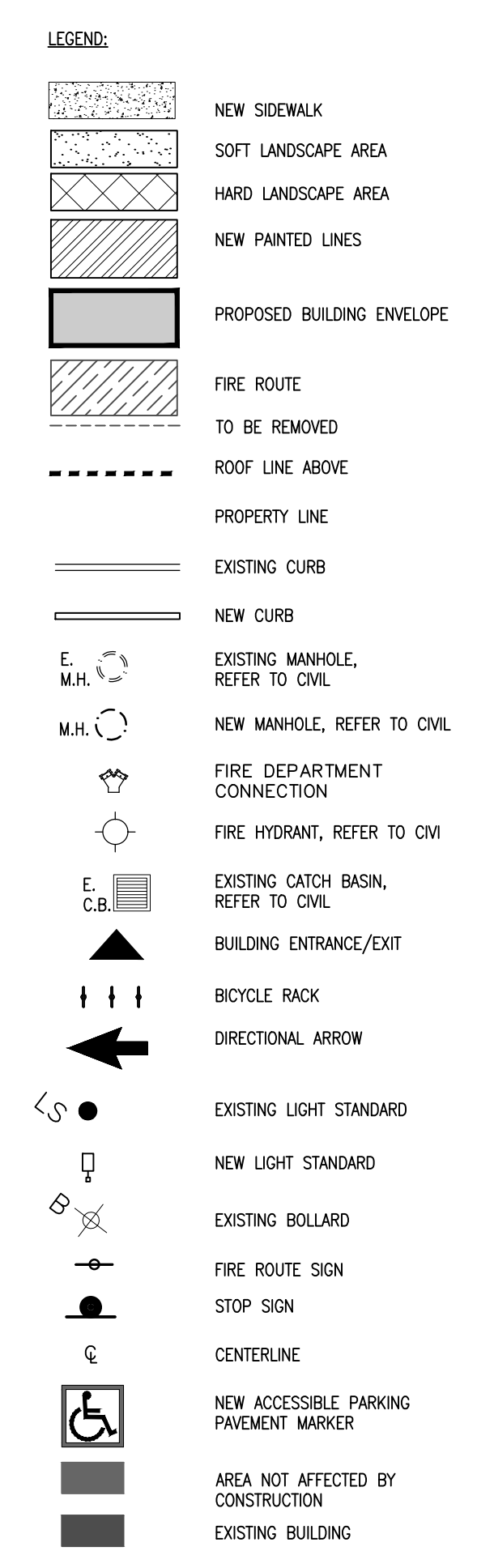
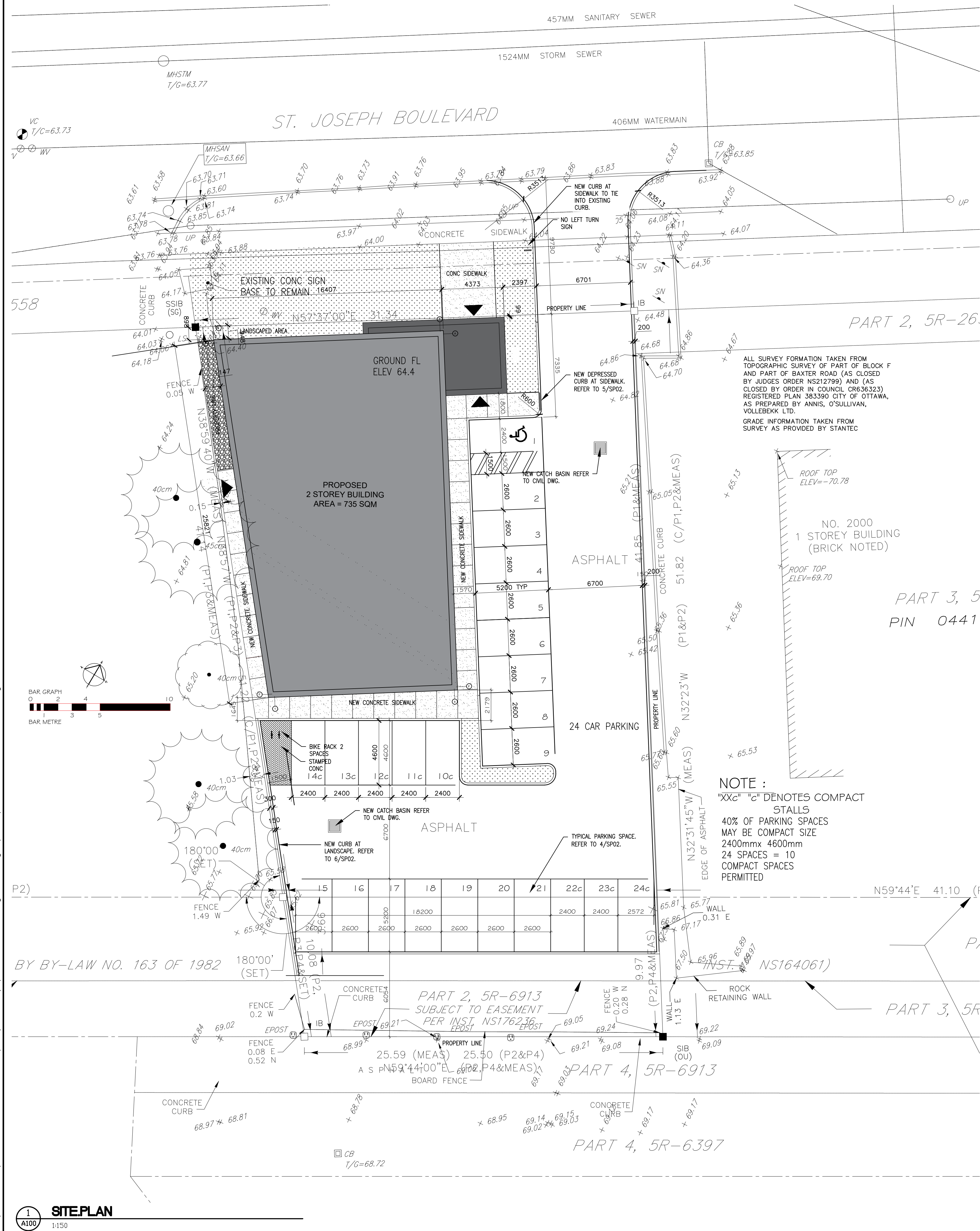


2/28/2022P: 1964 - 1994 St Joseph (Pickard) 4. Arch Working Drawings\CAD\Site Plan JAN 2022.dwg



ZONING INFORMATION:

ZONE : AM3
 SCHEDULE 1A : AREA "C"

REQUIRED MIN. LOT WIDTH WITH DIRECT ACCESS TO ST. JOSEPH: 24.00m
 PROVIDED : 31.34m

REQUIRED MAX. FRONT YARD FOR A NON-RESIDENTIAL BUILDING: 4.00m
 PROVIDED : 0.12m

REQUIRED INTERIOR YARD SETBACK : NO MIN.
 PROVIDED : WEST 0.90m, EAST 9.20m

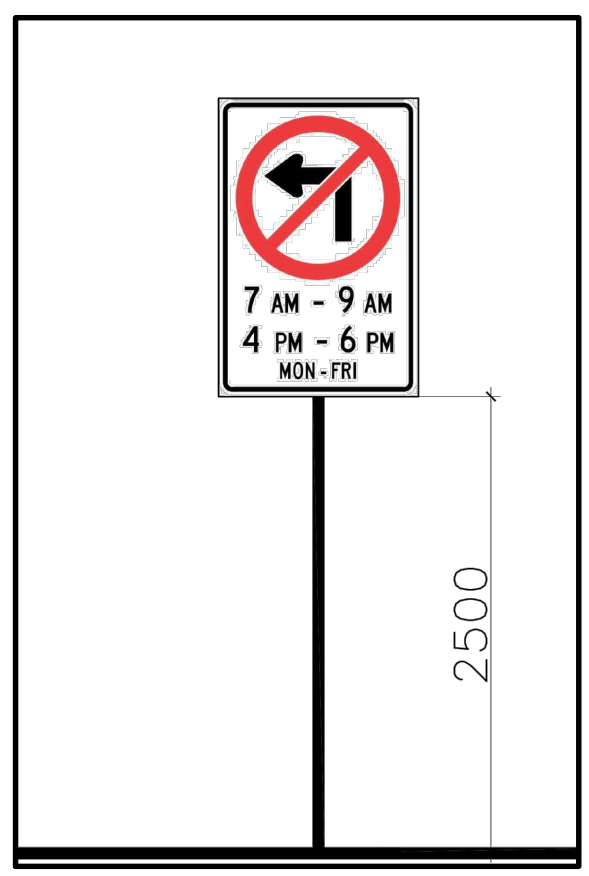
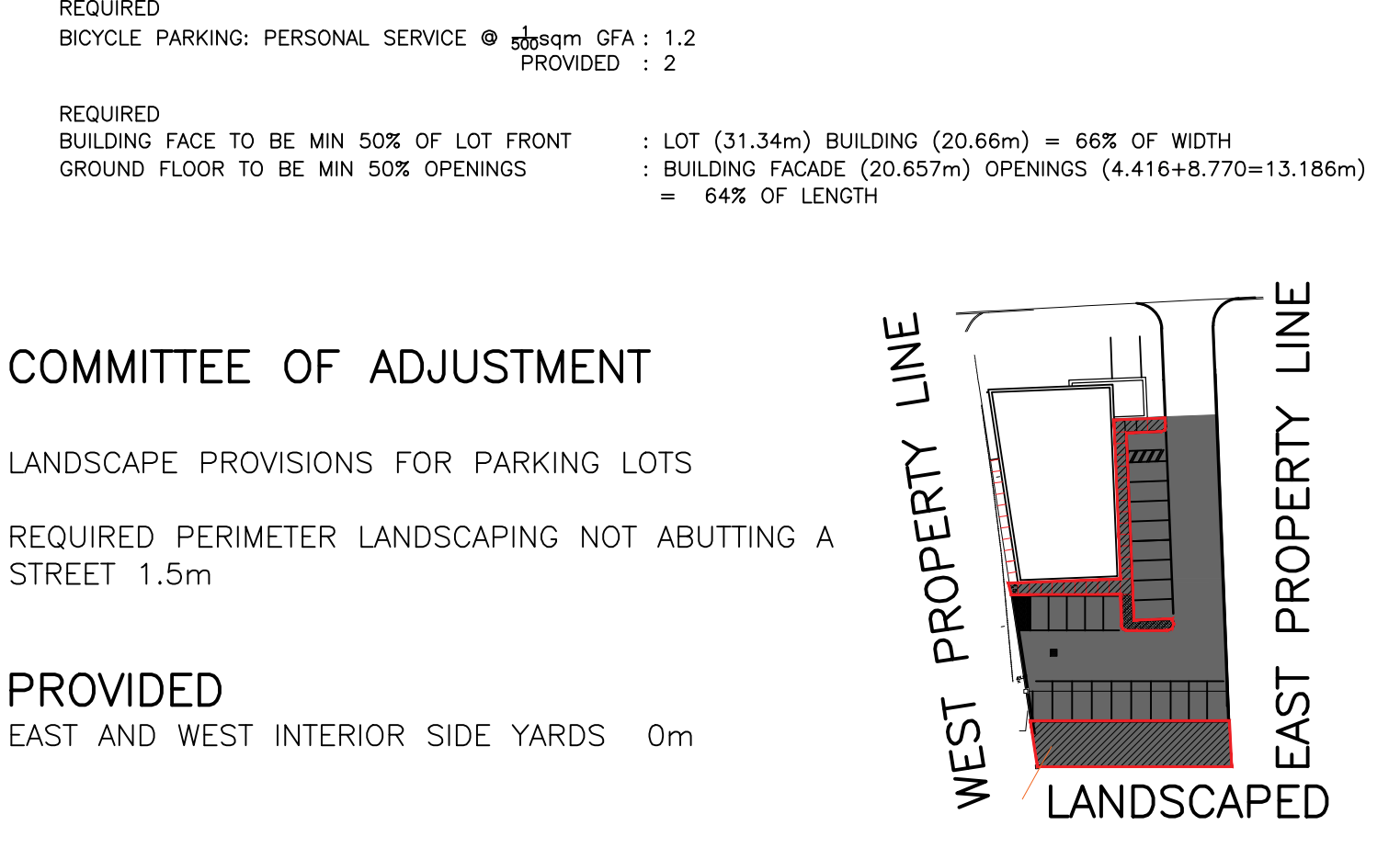
REQUIRED MINIMUM REAR YARD SETBACK : 7.50m
 PROVIDED : 24.0m

REQUIRED MAX. F.S.I.: LOTS GREATER THAN 40m IN DEPTH (3X): LOT AREA 1459.6sqm X 3 = 4378.80 sqm
 PROVIDED : 581.8sqm

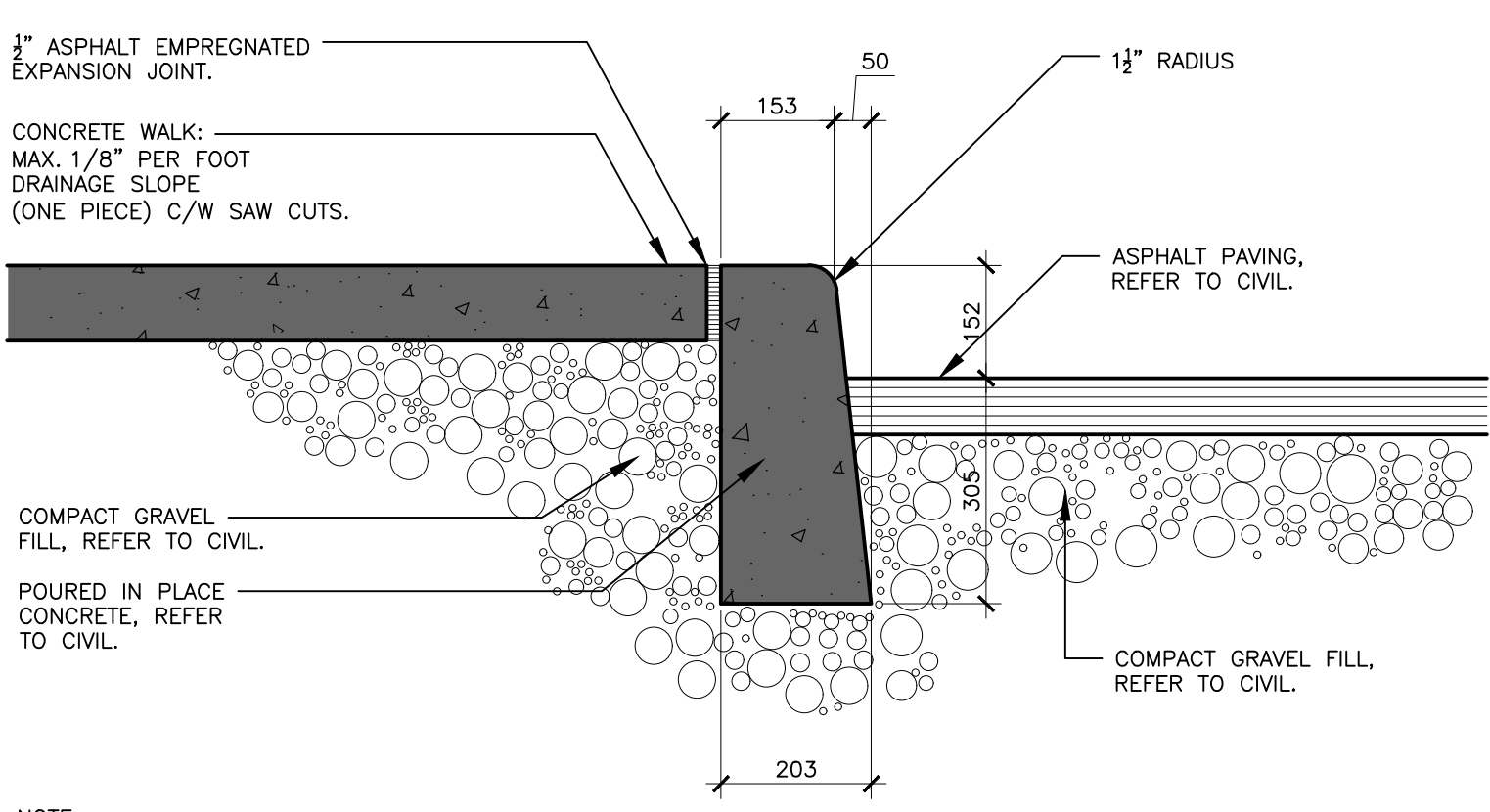
REQUIRED PARKING: PERSONAL SERVICE @ 3.4/100sqm GFA : GROUND FLOOR = 285.86sqm GFA
 : SECOND FLOOR = 295.94sqm GFA
 TOTAL GFA : 581.80sqm GFA
 581.8/100 = 5.8 X 3.4 = 19.7 = 20 : 24 STALLS, INC 1 ACCESSIBLE

REQUIRED BICYCLE PARKING: PERSONAL SERVICE @ 0.05sqm GFA : 1.2
 PROVIDED : 2

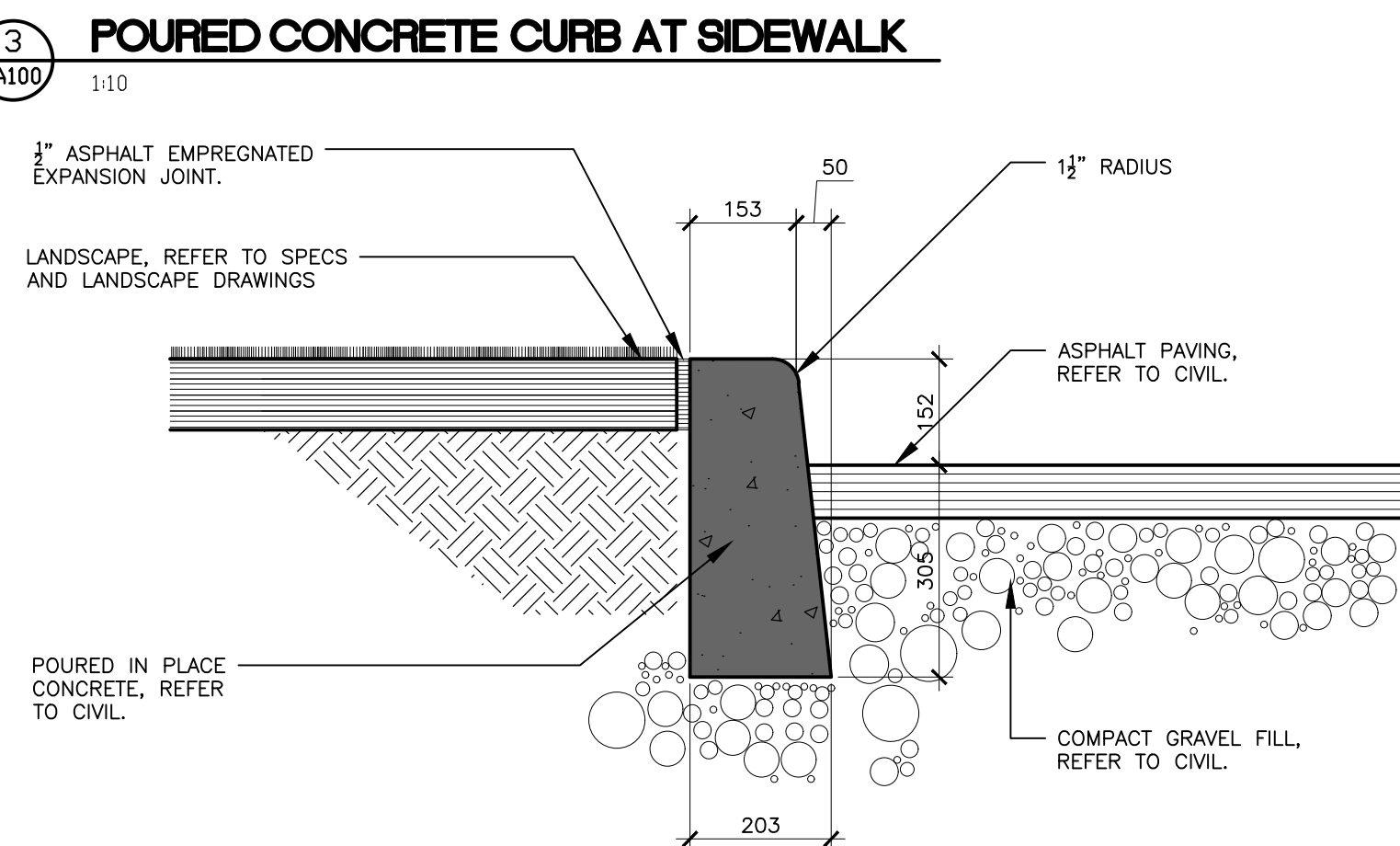
REQUIRED BUILDING FACE TO BE MIN 50% OF LOT FRONT : LOT (31.34m) BUILDING (20.66m) = 66% OF WIDTH
 GROUND FLOOR TO BE MIN 50% OPENINGS : BUILDING FACADE (20.657m) OPENINGS (4.416+8.770=13.186m) = 64% OF LENGTH



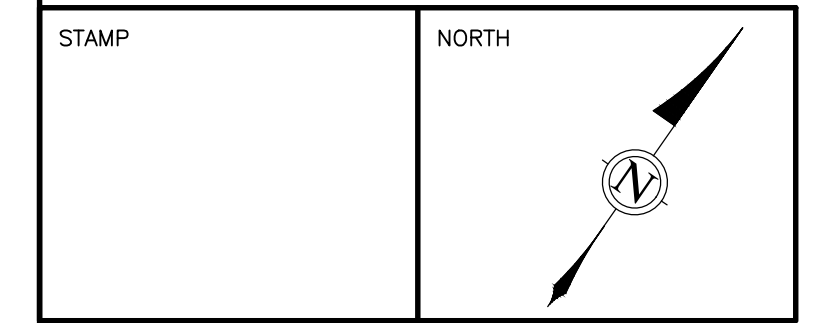
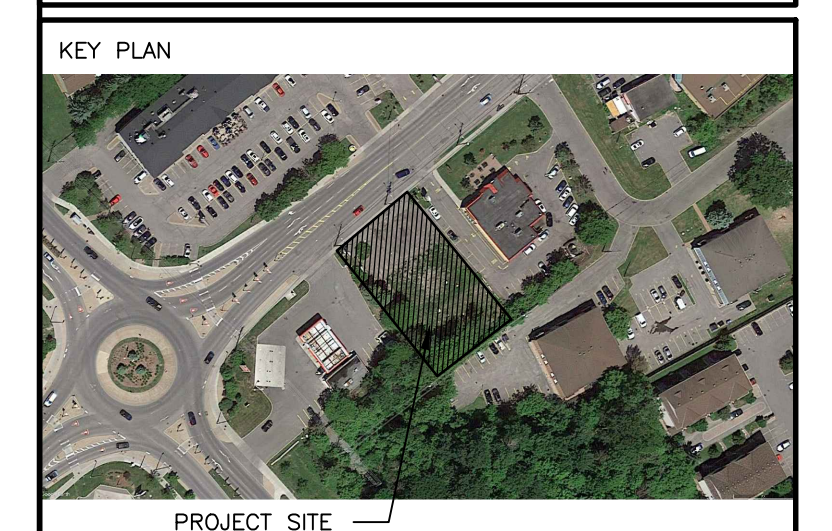
2 A100 NO TURN SIGN REDUCED



3 A100 POURED CONCRETE CURB AT SIDEWALK 1:10



4 A100 POURED CONCRETE CURB AT LANDSCAPING 1:10



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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| 05 | | |
| 04 | COMMITTEE OF ADJUSTMENT | 02/03/22 |
| 03 | SITE PLAN REVISIONS | 01/31/22 |
| 02 | SITE PLAN REVISIONS | 12/01/21 |
| 01 | ISSUED FOR CLIENT REVIEW | 06/04/21 |
| NO. | REVISION | MM/DD/YY DATE |

WOODMAN ARCHITECT ASSOCIATES LTD.

201-4 BEECHWOOD AVENUE, OTTAWA, ONTARIO, CANADA K1L6L9
 TEL: G13 226 9850, FAX G13 226 9848, mailto:woodmanarchitect.com

CONSULTANTS:

STRUCTURAL -
 MECHANICAL -
 ELECTRICAL -

PROJECT:

1994 ST. JOSEPH,
 OTTAWA, ON

DRAWING:

SITE PLAN & SITE DETAILS

| | | | |
|-------------|---------------|-------------|------|
| DATE | 04 JUNE, 2021 | JOB NO. | 1964 |
| SCALE | AS SHOWN | DRAWING NO. | |
| DRAWN BY | A.S., S.B. | | A100 |
| REVIEWED BY | R.J.W., R.W. | | |

D07-12-21-0021