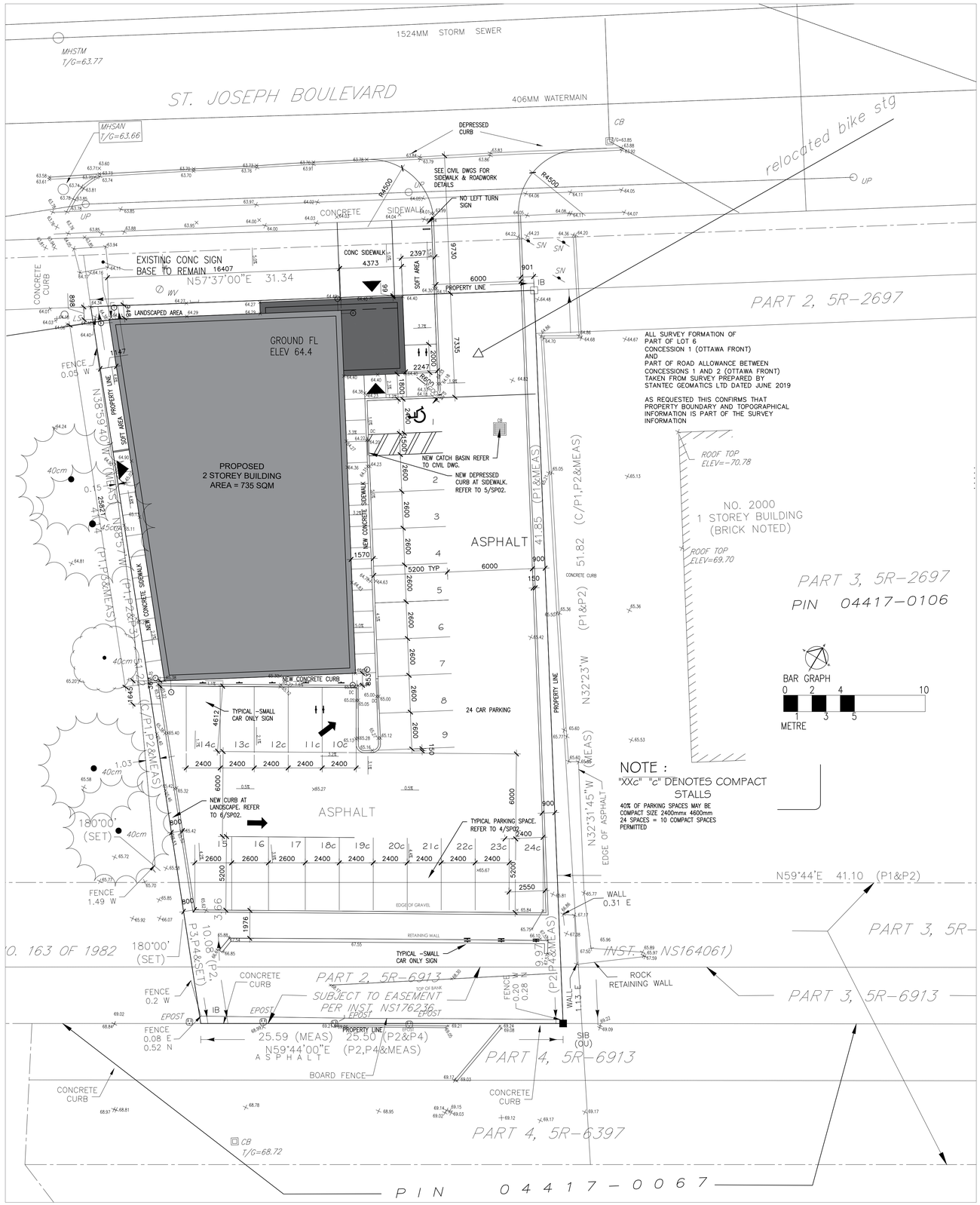
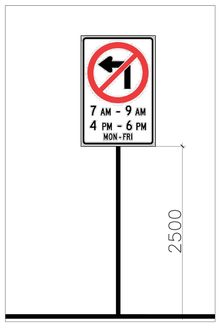



1 A100 **SITE PLAN**
1:150

LEGEND:

- NEW SIDEWALK
- SOFT LANDSCAPE AREA
- HARD LANDSCAPE AREA
- NEW PAINTED LINES
- PROPOSED BUILDING ENVELOPE
- FIRE ROUTE
- TO BE REMOVED
- ROOF LINE ABOVE
- PROPERTY LINE
- EXISTING CURB
- NEW CURB
- E. M.H. EXISTING MANHOLE, REFER TO CIVIL
- M.H. NEW MANHOLE, REFER TO CIVIL
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT, REFER TO CIVI
- E. C.B. EXISTING CATCH BASIN, REFER TO CIVIL
- BUILDING ENTRANCE/EXIT
- BICYCLE RACK
- DIRECTIONAL ARROW
- EXISTING LIGHT STANDARD
- NEW LIGHT STANDARD
- EXISTING BOLLARD
- FIRE ROUTE SIGN
- STOP SIGN
- CENTERLINE
- NEW ACCESSIBLE PARKING PAVEMENT MARKER
- AREA NOT AFFECTED BY CONSTRUCTION
- EXISTING BUILDING




2 A100 **NO TURN SIGN**
1:10

## 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

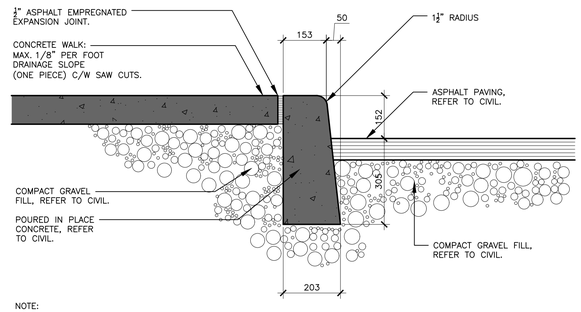
REQUIRED
MINIMUM REAR YARD SETBACK : 7.50m
PROVIDED : 24.0m

REQUIRED
MAX. F.S.I.: LOTS GREATER THAN 40m IN DEPTH (3X): LOT AREA 1459.6sqm X 3 = 4378.80 sqm
PROPOSED : 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 : PROVIDED 24 STALLS, INC 1 ACCESSIBLE

REQUIRED
BICYCLE PARKING: PERSONAL SERVICE @ 1/500sqm GFA : 1.2 = 1
PROVIDED : 3

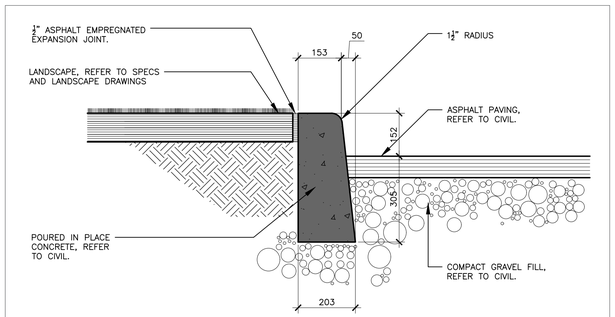
REQUIRED
BUILDING FACE TO BE MIN 50% OF LOT FRONT : LOT (31.34m) BUILDING (20.66m) = 66% OF WIDTH
GROUND FLOOR TO BE MIN 50% OPENINGS : BUILDING FACADE (20.657m) OPENINGS (4.416+8.770=13.186m) = 64% OF LENGTH




NOTE:

1. PROVIDE EXPANSION JOINTS IN CONCRETE CURBS, AND RAMPS AT MIN. 10'-0" O/C OR AS SPECIFIED ON SITE PLAN.
2. REINFORCING TO BE AS PER STRUCTURAL DRAWINGS.
3. CONCRETE TO BE BROOM-FINISHED

3 A100 **POURED CONCRETE CURB AT SIDEWALK**
1:10




NOTE:

1. PROVIDE EXPANSION JOINTS IN CONCRETE CURBS, AND RAMPS AT MIN. 10'-0" O/C OR AS SPECIFIED ON SITE PLAN.
2. REINFORCING TO BE AS PER STRUCTURAL DRAWINGS.
3. CONCRETE TO BE BROOM-FINISHED

4 A100 **POURED CONCRETE CURB AT LANDSCAPE**
1:10

KEY PLAN

STAMP

NORTH

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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| NO. | REVISION | MM/DD/YY DATE |
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| 03 | | |
| 02 | SITE PLAN REVISIONS | 12/01/21 |
| 01 | ISSUED FOR CLIENT REVIEW | 06/04/21 |

WOODMAN ARCHITECT & ASSOCIATES LTD.
201-4 BEECHWOOD AVENUE, OTTAWA, ONTARIO, CANADA K1L8L9
TEL: 613 226 9850. FAX 613 226 9848. mailbox@woodmanarchitect.com

CONSULTANTS:
STRUCTURAL –
MECHANICAL –
ELECTRICAL –

PROJECT:

1994 ST. JOSEPH,
OTTAWA, ON

DRAWING:

SITE PLAN
& SITE DETAILS

| | |
|---|---|
| DATE | 04 JUNE, 2021 |
| SCALE | AS SHOWN |
| DRAWN BY | A.S., S.B. |
| REVIEWED BY | R.J.W., R.W. |

JOB NO. 1964
DRAWING NO. D07-12-21-0021

# 18575

2024-06-20C: \Users\slive\Desktop\ST JOSEPH\hoy\Site Plan DEC 2021.dwg