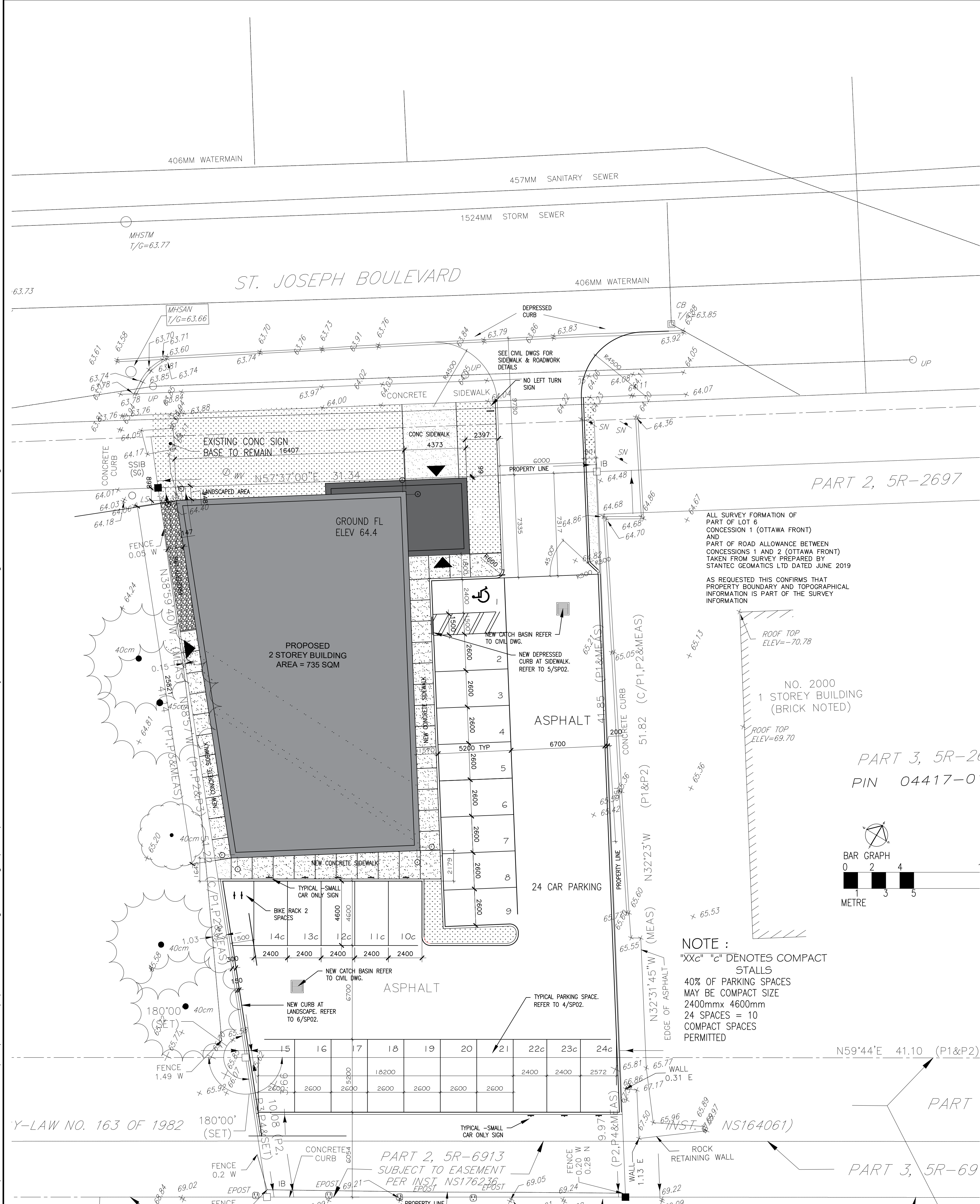


1/16/2023P:\1964 - 1994 St Joseph (Pickard)\4. Arch Working Drawings\CAD\Site Plan Committee of Adjustment and Planning revision 2022.dwg



- 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
 - NEW CURB
 - EXISTING MANHOLE, REFER TO CIVIL
 - NEW MANHOLE, REFER TO CIVIL
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT, REFER TO CIVIL
 - 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

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 1459.68sqm 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

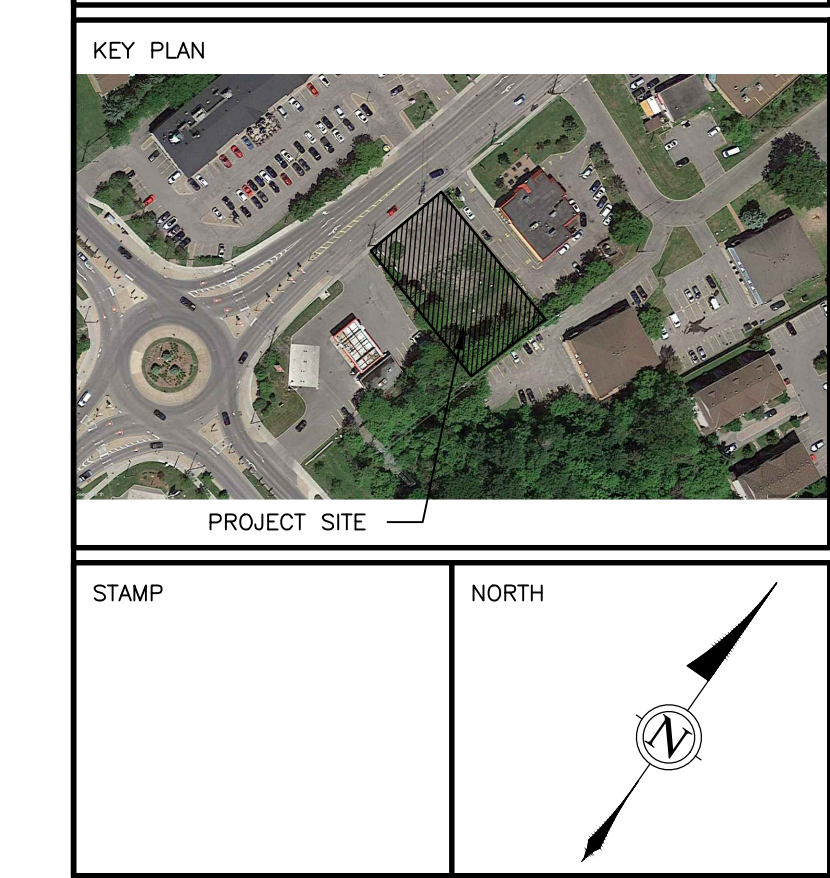
REQUIRED BICYCLE PARKING: PERSONAL SERVICE @ 0.05sqm GFA : 1.2
 PROVIDED : 2

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

REQUIRED SECTION 110 - LANDSCAPING PROVISIONS FOR PARKING LOTS
 (1) 15% AREA MUST BE LANDSCAPED AND (a) COMPLETE WITH A 1.5m LANDSCAPED BUFFER

PARKING LOT - 945.52 m2
 15% = 141.83 m2
 PROVIDED LANDSCAPED AREA - 86.8 + 150.13 = 236.93 m2

LANDSCAPED BUFFER 1.5m
 EAST & WEST PROPERTY LINES 0m
 THIS REQUIRES COMMITTEE OF ADJUSTMENT



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.

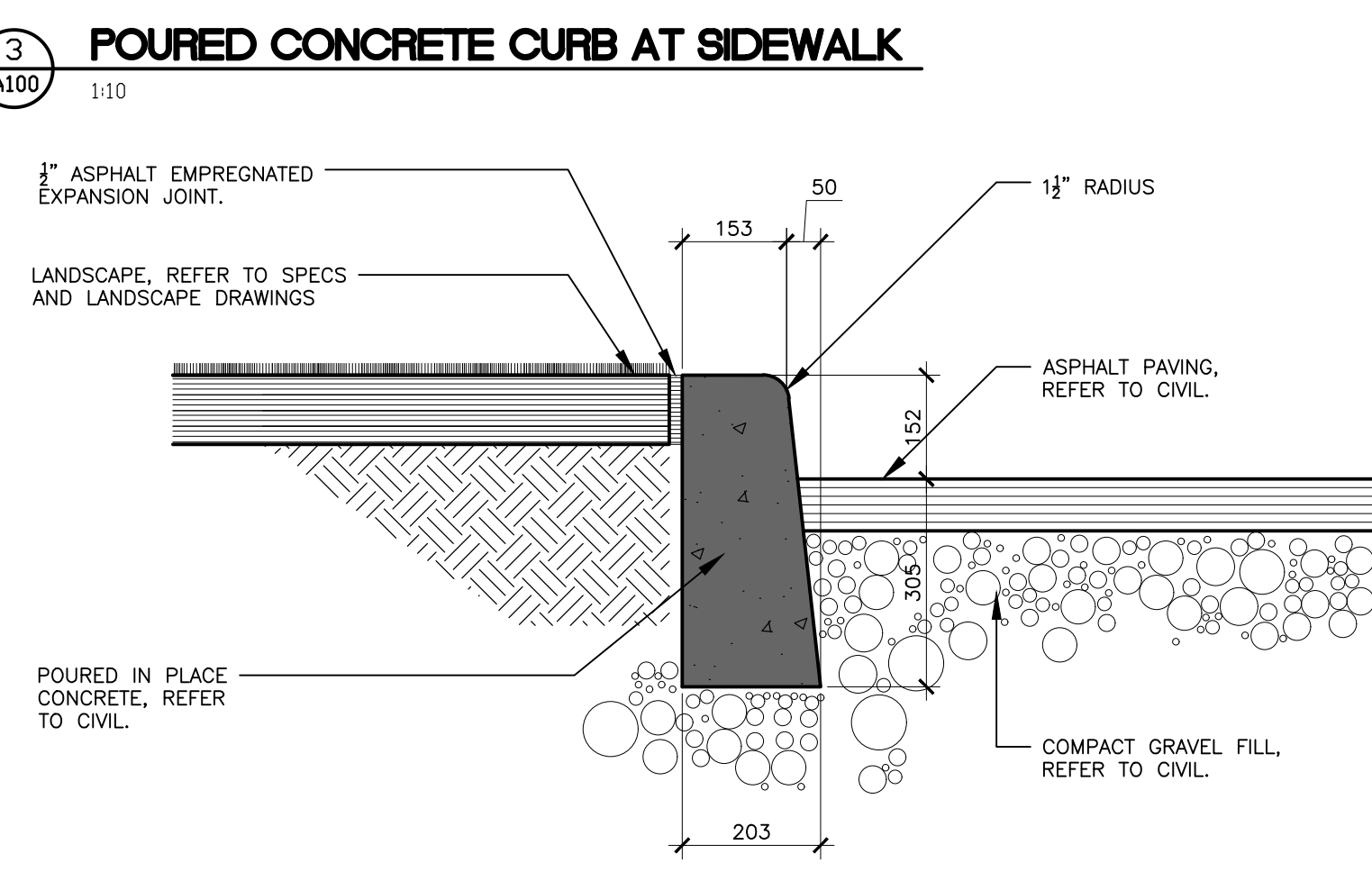
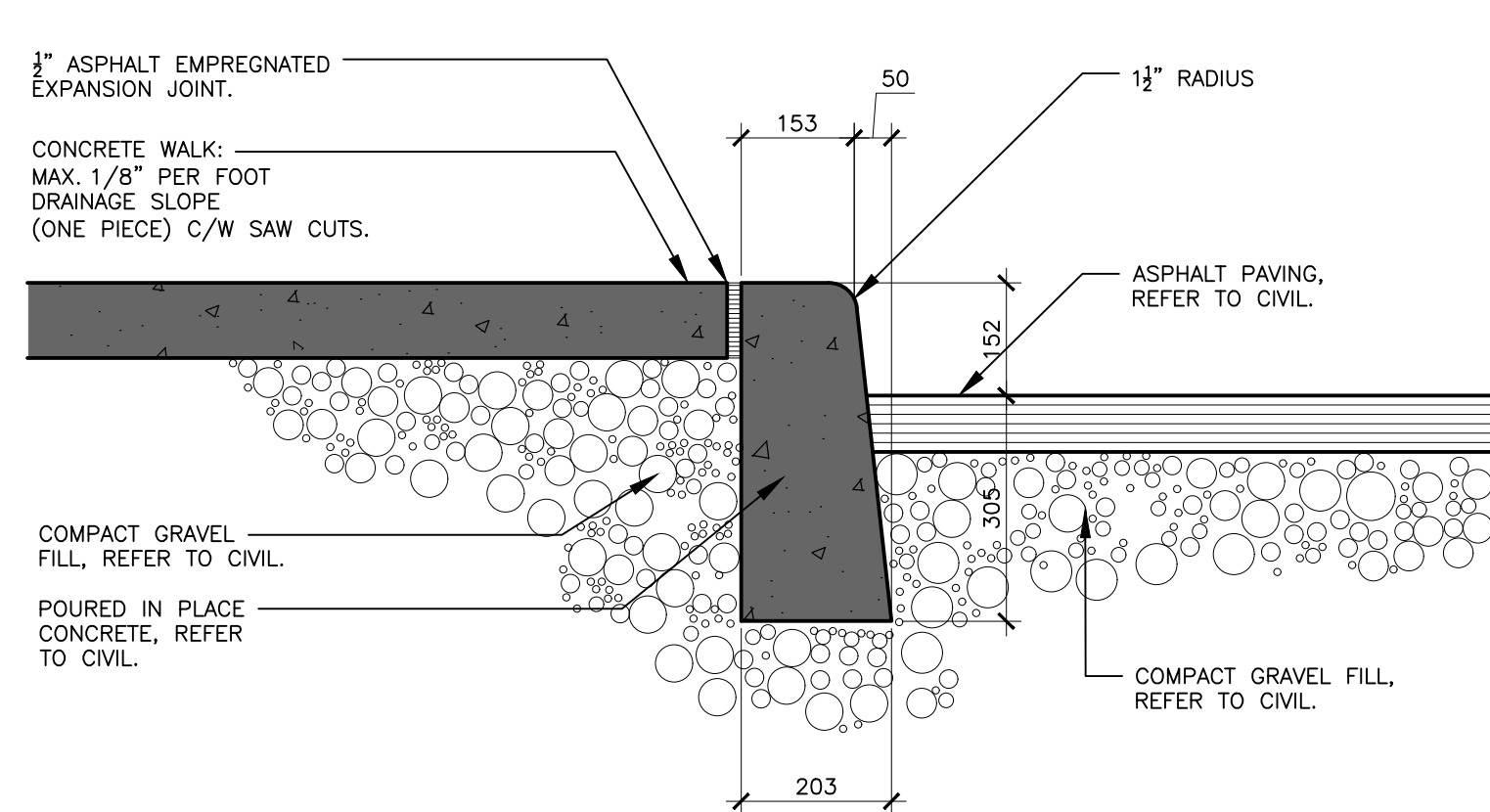
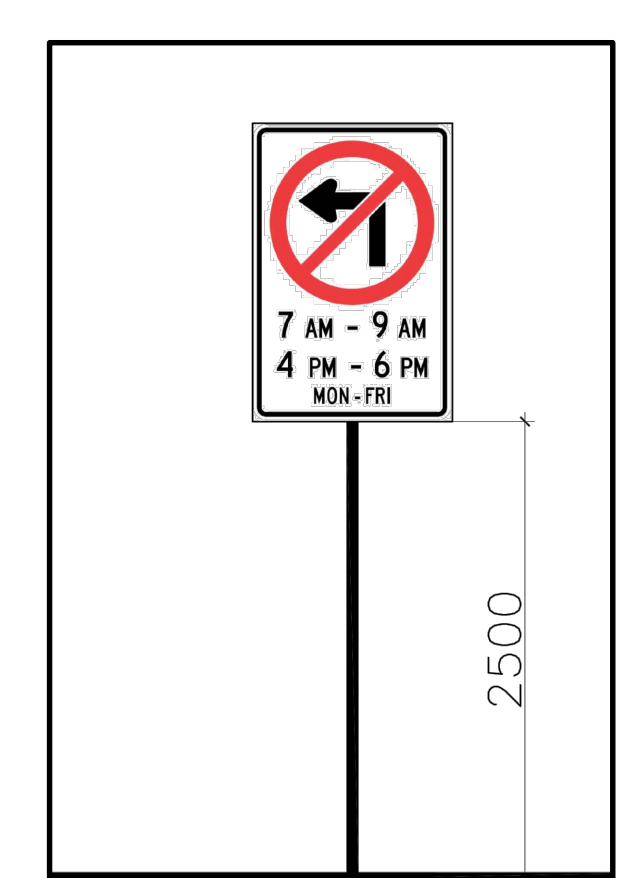
DO NOT SCALE DRAWINGS.

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

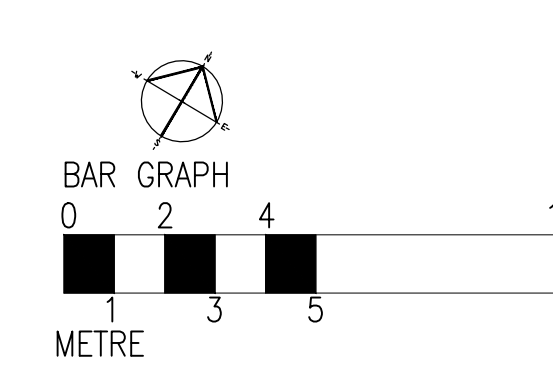
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ALL SURVEY FORMATION OF PART OF LOT 6 CONCESSION 1 (OTTAWA FRONT) AND PART OF ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2 (OTTAWA FRONT) TAKEN FROM SURVEY PREPARED BY STANTEC GEOMATICS LTD DATED JUNE 2019

AS REQUESTED THIS CONFIRMS THAT PROPERTY BOUNDARY AND TOPOGRAPHICAL INFORMATION IS PART OF THE SURVEY INFORMATION



PART 3, 5R-21
 PIN 04417-0



NOTE :
 "XXc" "c" DENOTES COMPACT STALLS
 40% OF PARKING SPACES MAY BE COMPACT SIZE
 2400mmx 4600mm
 24 SPACES = 10 COMPACT SPACES PERMITTED

14		
13		
12		
11		
10		
09		
08		
07	FINAL REVISION FOR SITE PLAN	01/12/23
06	ENTRANCE DRIVEWAY WIDTH REDUCED	07/15/22
05	COMMITTEE OF ADJUSTMENT	04/6/22
04	SITE PLAN 2ND REVIEW COMMENTS	04/5/22
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 K1L6J9
 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.		
REVIEWED BY	R.J.W., R.W.		

A100
 # 18575

1 SITE PLAN
 A100 1:150

D07-12-21-0021