GM14 H(1)			
ZONING MECHANISMS PROPOSED OFFICE USE		PROVISIONS REQUIRED	 PROVIDED
MINIMUM LOT AREA		NO MINIMUM	2105.61 m2
MINIMUM LOT WIDTH		NO MINIMUM	45.34 m
MINIMUM FRONT YARD AND CORNER SIDE YARD SETBACKS		3 m	4.81 m
MINIMUM INTERIOR SIDE YARD SETBACKS	FOR NON-RESIDENTIAL OR MIXED USE BUILDING FROM ANY PORTION OF A LOT LINE ABUTTING A RESIDENTIAL ZONE	5 m	N/A
MINIMUM REAR YARD SETBACKS	FROM ANY PORTION OF A REAR LOT LINE ABUTTING A RESIDENTIAL ZONE	7.5 m	9.52 m
MAXIMUM BUILDING HEIGHT		11 m	7.62 m
MAXIMUM PERMITTED GROSS FLOOR AREA (SUBZONE 14)		35,000 m2	861 m2
MINIMUM WIDTH OF LANDSCAPED AREA	ABUTTING A STREET	3 m	3.6 m
	ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE	3 m	6 m
	OTHER CASES	NO MINIMUM	N/A
	PARKING PERIMETER LANDSCAPED AREA	15%	55%
PARKING (OFFICE - AREA C)			
MINIMUM PARKING SPACES - 2.4/100 M2 GROSS FLOOR AREA (861 m2 BLDG)		21 SPACES	24 SPACES
MINIMUM DRIVEWAY WIDTH PROVIDING ACCESS TO A PARKING LOT		6.7 m	6.7 m
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT FOR A PARKING LOT CONTAINING MORE THAN 10 BUT FEWER THAN 100 SPACES	ABUTTING A STREET	3 m	12 m
	NOT ABUTTING A STREET	1.5 m	11.75 m
BICYCLE PARKING			
MINIMUM BICYCLE PARKING SPACES - 1/250 M2 GROSS FLOOR AREA		4 SPACES	6 SPACES

PHASE 1
2 STOREY OFFICE BLDG
PLAN 5R-4714
5531 S.F. (513.84 SQ. M.) FOOTPRINT
14 OFFICE UNITS TOTAL
861 m2 GROSS BUILDING AREA

PROPERTY LINE N 47D 30' 10" E 59.46m

RETAINING WALL

CONC. SIDEWALK

TURF

PLANTER

LOT 23, CON. 12 PART 2

LOT 57

LOT 56

LOT 55

N 47D 02' 30" W

N 47D 48' 20" W

PROPERTY LINE

4'-0" (1.0m) REQUIRED SETBACK LINE / LANDSCAPE BUFFER

144'-0" [43.84m]

37'-11" [11.56m]

26'-9¾" [8.16m]

35'-6½" [10.83m]

19'-8½" [6.01m]

15'-9¾" [4.81m]

21'-2" [6.45m]

PROPOSED SEPTIC TANKS AND PUMP CHAMBER

111'-9⅝" [34.06m]

BIKE RACK SEE 5/A.1

SIGN BASE

5'-10⅝" [1.80m]

DEPRESSED CURB W/ TACTILE WALKING SURFACE

DEPRESSED CURB/RAMP W/ TACTILE WALKING SURF.

DEPRESSED CURB

WASTE ENCLOSURE

WASTE ENCLOSURE: 6'-0" HIGH PRESSURE TREATED ENCLOSURE C/W 4x4 POSTS IN CORNERS, 2x4 TOP AND BOTTOM RAILS BETWEEN POSTS, 1x4 VERTICAL SLATS BOTH SIDES, AND 2 DOORS OF COMPARABLE CONSTRUCTION WITH LOCKABLE LATCH SEE 6/A1

LOADING STALL

LINE OF LANDSCAPING BUFFER

RETAINING WALL

SMALL CAR

TYPICAL STALL

52'-1⅝" [16.13m]

109'-2¾" [33.28m]

23'-8¾" [7.23m]

ASPHALT PAVING

188'-3" [57.38m] FIRE LANE

FIRE LANE

TYPICAL SETBACK LINE

22'-0¼" [6.71m]

40'-8¾" [12.39m]

R17.76" [R5.39m]

R24.76" [R7.55m]

203mm DIA WATERMAIN

CARP ROAD

CENTERLINE OF ASPHALT

PLAN 5R-4714

PROPERTY LINE

4.10" (1.0m) REQUIRED SETBACK LINE / LANDSCAPE BUFFER

30.48m

PROPOSED OUTLINE OF SEPTIC FIELD

FIRE LANE SIGNAGE

LANDSCAPING BUFFER (TYPICAL)

69'-1⅛" [21.32m]

100'-4" [30.58m]

25'-0¾" [7.64m]

55'-3" [16.85m]

30'-6½" [11.75m]

SNOW STORAGE ALL WINTER

NEW PRIVACY FENCE

27'-4" (7.5m) REQUIRED SETBACK LINE

LINE OF LANDSCAPING BUFFER

PROPERTY LINE N 47D 30' 50" E 59.41m

18.75m ROAD ALLOWANCE

0 5 10 20 35

1 A.1 SITE PLAN 1" = 10'-0"

PROPERTY BOUNDARY INFORMATION DERIVED FROM: FAIRHALL MOFFATT & WOODLAND SURVEY REFERENCE NO. 444-12 SOULB, JOB NUMBER Y35400

FOR ALL PLANTING DETAILS, AND INFORMATION SEE LANDSCAPING PLAN

6 A.1 GARBAGE ENCLOSURE N.T.S.

1x6 FASCIA BOARD C/W FENCE HANGER
2x4 STRUCTURAL FRAME
2x6 BOARDS WITH 1/4" SPACING
6x6 PRESSURE TREATED WOOD POST
2x6 STRUCTURAL FRAME
1x6 FASCIA BOARD C/W FENCE HANGER
FINISH GRADE
REINFORCED CONCRETE PAD - REFER TO STRUCTURAL DRAWINGS
COMPACTED GRANULAR BASE COURSE
GALVANIZED POST SEAT SET INTO CONCRETE, ENSURE ALL POST SEATS ARE ALIGNED
3/8" FIBRE FILLED BITUMINOUS JOINT CONTINUOUS AROUND PILE
REFER TO STRUCTURAL DRAWINGS FOR PILES, FOUNDATION CONSTRUCTION
NOTE: ALL FASTENINGS AND HARDWARE TO BE GALVANIZED AND ARE TO BE INCLUDED WITH THE SUPPLY AND INSTALLATION OF THE POSTS AND FENCE
NOMINAL LUMBER SIZES SHOWN
PAINT ALL CUTS WITH APPROVED WOOD PRESERVATIVE

6x6 WOOD POST
1'x' CONCRETE FILLED BOLLARD REFER TO ARCHITECTURAL DRAWINGS GARBAGE CONTAINER
6'-0" HT. WOOD FENCE
ACCESS GATE
REINFORCED CONCRETE PAD - REFER TO STRUCTURAL DRAWINGS

5 A.1 BIKE RACK DETAIL N.T.S.

3 RACKS SPACED 3'-0" APART HORIZONTALLY IN LINE

ANCHORED TO CONCRETE SIDEWALK WITH 1/2" DIA WEDGE TYPE ANCHORS AS PER MANUFACTURERS RECOMMENDATIONS

NOTES:
- PROVIDE 1" DEEP CONTROL JOINT AT 5'-0" O.C.
- PROVIDE NON-SLIP BROOM FINISH
- TROWEL ALL EDGES, CONTROL AND EXPANSION JOINTS W/ ¼" RADIUS.
- USE TYPE 10 CEMENT FOR 4400 PSI IN 28 DAYS

FACE OF BUILDING
VARIES - SEE PLAN
5" TENTEST OR EQUAL
4" FIBER REINFORCED CONC SLAB
6" COMPACTED GRANULAR
NATIVE SOIL
CONTROL JOINT
TURF
TOP SOIL
3" CLAY CAP

2 A.1 CONCRETE WALK DETAIL 1" = 1'-0"

6 ½" 1 ½" 3" 1-1/2" RADIUS 6" 12" 3" ASPHALT PAVING 2" HL3 GRANULAR BASE 6" GRAN. "A" 6" GRAN. "B" CONTROL JOINTS @ 15'-0" O.C.

3 A.1 CURB DETAIL 1" = 1'-0"

30 MPa CONCRETE C/W 2-10M BARS CONTINUOUS 3" FINISHED PAVEMENT 5" 6" BACKFILL WITH GRANULAR "A" GRANULAR BASE(S) AND SUB-BASE AS PER PAVING DETAILS 6" MIN. 10" MIN. 10"

4 A.1 DEPRESSED CURB DETAIL 1" = 1'-0"

6" 3" 3" 1-1/2" RADIUS 30 MPa CONCRETE C/W 2-10M BARS CONTINUOUS 5" 6" FINISHED PAVEMENT BACKFILL WITH GRANULAR "A" GRANULAR BASE(S) AND SUB-BASE AS PER PAVING DETAILS 6" MIN. 10" MIN. 10"

5 A.1 BARRIER CURB DETAIL 1" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES:
REFER TO GENERAL NOTES FOR ALL TYPICAL CONSTRUCTION NOTES & DETAILS WHEN DRAWINGS OR NOTES REFERENCE O.B.C. IN ALL CASES PLEASE REFER TO THE LATEST VERSION OF THE ONTARIO BUILDING CODE 2012.

LEGEND:

(1)	EXTERIOR DOOR & WINDOW TAG
(D2)	DOOR TAG
(W)	EXTERIOR WALL TYPE
(P)	INTERIOR PARTITION WALL TYPE
(F)	FLOOR TYPE
(R)	ROOF TYPE
PS	POST TYPE
FF	PAD FOOTING TYPE
WF	WALL FOOTING TYPE
SCO	SMOKE/CARBON MONOXIDE DETECTOR PER OBC 9.10.19 & 9.33.4
D152a	DOOR NUMBER
	EXISTING DOOR
	NEW DOOR
	EXISTING WALL
	NEW WALL CONSTRUCTION
	DEMOLITION
	ENTRANCE (POINTS INTO BUILDING) EXIT (POINTS OUT OF BUILDING)

SURVEYOR	FAIRHALL MOFFATT & WOODLAND 100-600 TERRY FOX DRIVE KANATA, ON K2L 4B6
ENGINEERS	MCINTOSH PERRY 115 WALGREEN ROAD R.R. 3 CARP, ON K0A 1L0
LANDSCAPE ARCHITECT	GJA INC. 10 DIDSBURY ROAD UNIT #9 OTTAWA, ON K2T 0C2
APPLICANT / PLANNER	JESSICA D'AOUST JD PLANNING 613-812-1726 JESSICA@JDPLAN.CA

PROJECT NORTH

BELL +ASSOCIATES ARCHITECTURE
186 Pembroke St. E. Pembroke, ON K8A 3J7 613-629-6688
120 Terence Matthews Cres. Unit B1, Ottawa, ON K2V 1P7 613-831-9688
info@jbell.ca bellarchitecture.ca

VERSION NO. 1 JULY 2021

SEAL:

NOTES:
- ALL CONTRACTORS MUST COMPLY WITH ALL CODES & BY-LAWS HAVING JURISDICTION.
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NO.	ITEM	DD.MM.YY
REVISIONS		DATE
6	REVISIONS FROM REVIEW	07.07.23
5	REVISIONS FROM REVIEW	17.04.23
4	REVISIONS FROM REVIEW	26.07.22
3	REVISIONS FROM REVIEW	05.05.22
2	FOR REVIEW	04.02.22
1	FOR REVIEW	20.07.21

PROJECT
TWO STOREY OFFICE BUILDING
1087 CARP ROAD
OTTAWA, ONTARIO
K2S 1B9

CLIENT
HQ MANAGEMENT GROUP
213 HUNTSVILLE DRIVE
KANATA, ONTARIO
K2T 0C6

DRAWING
SITE PLAN

SCALE	AS SHOWN
DRAWN BY	TJS
DATE	JULY 2021
CHKED BY	JCB
APPRD BY	JCB
PROJECT NO.	218-59

SHEET NO. A.1

#18601