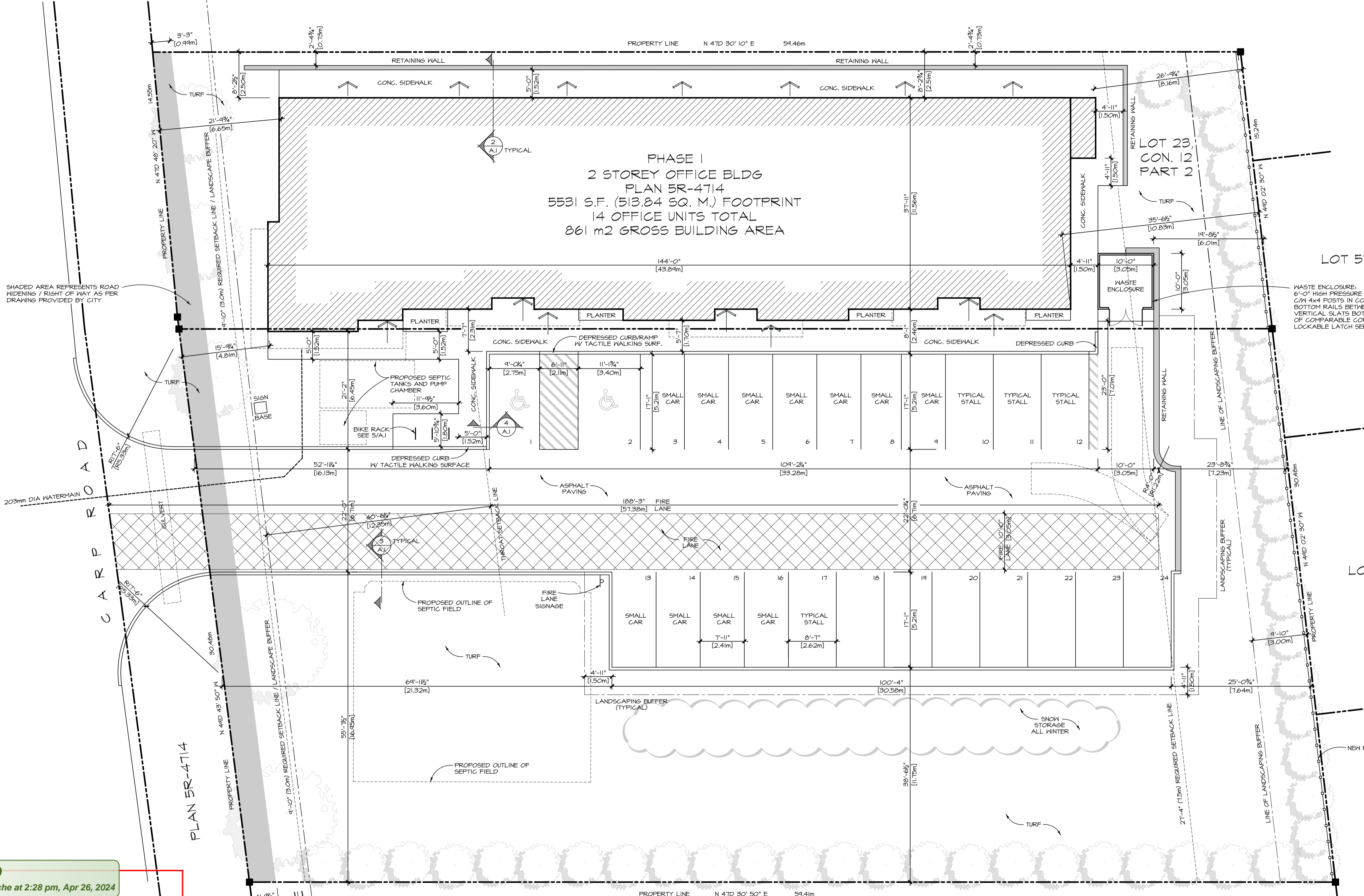
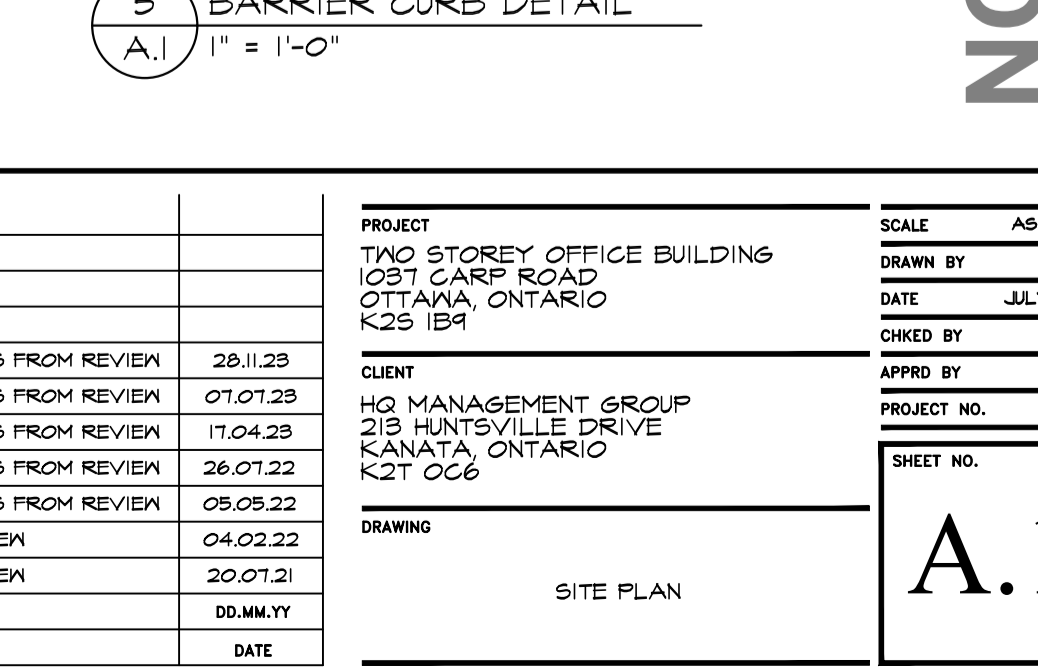
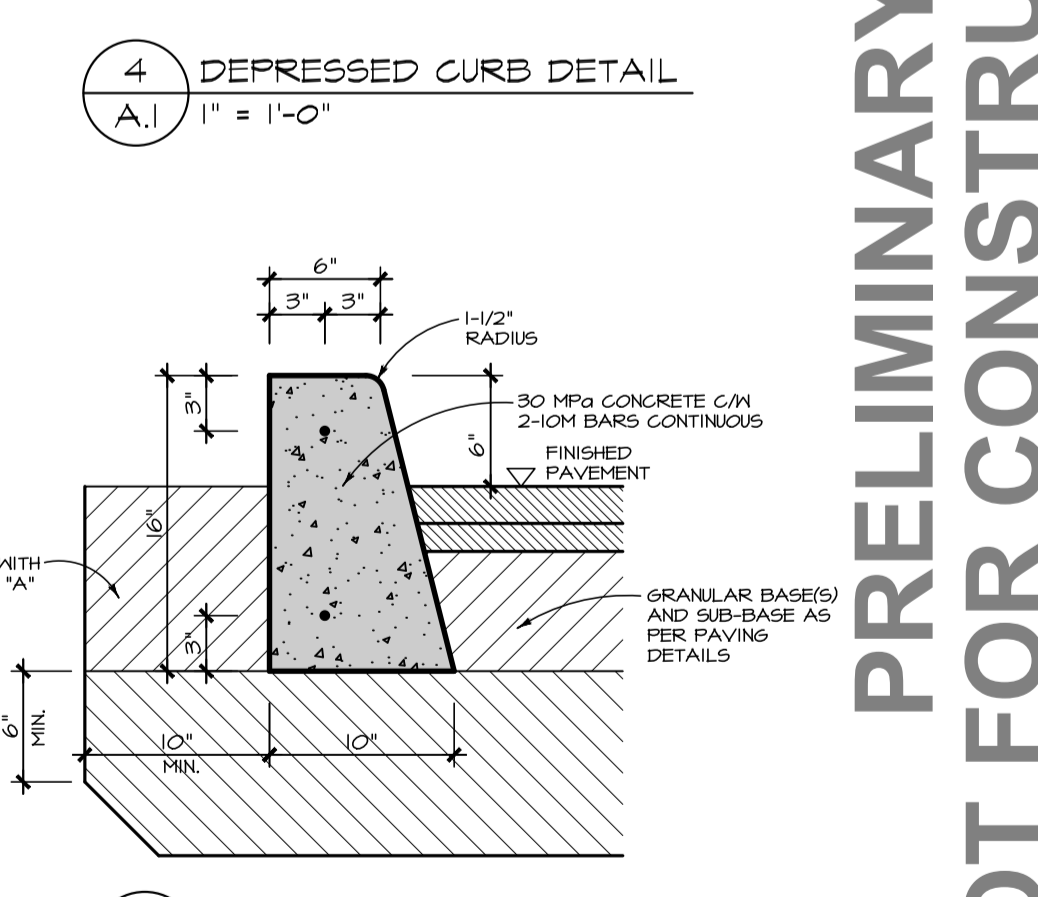
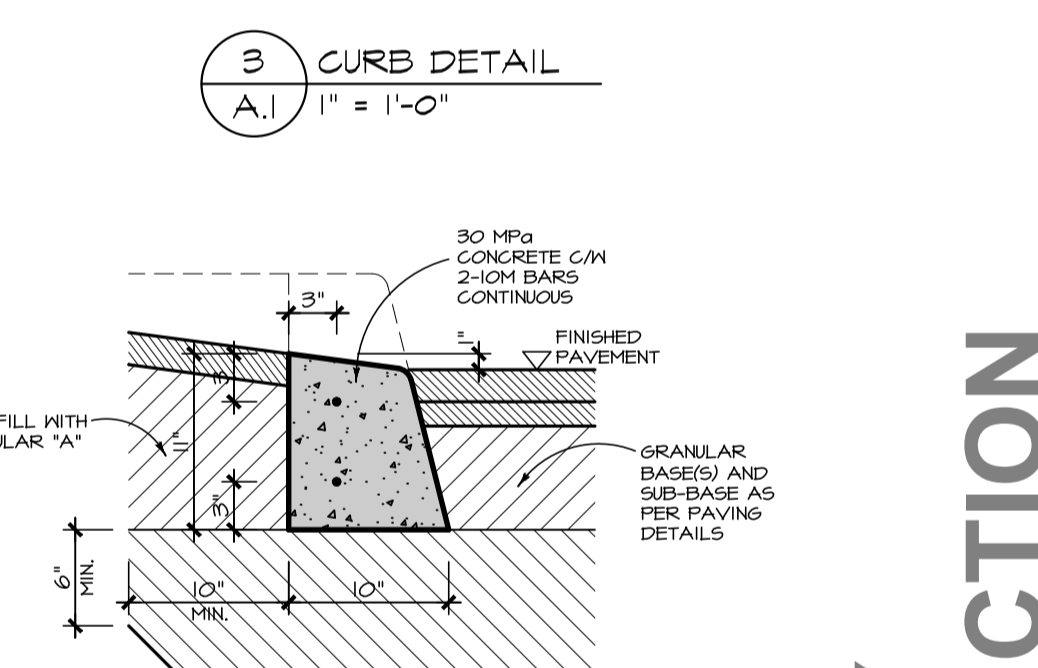
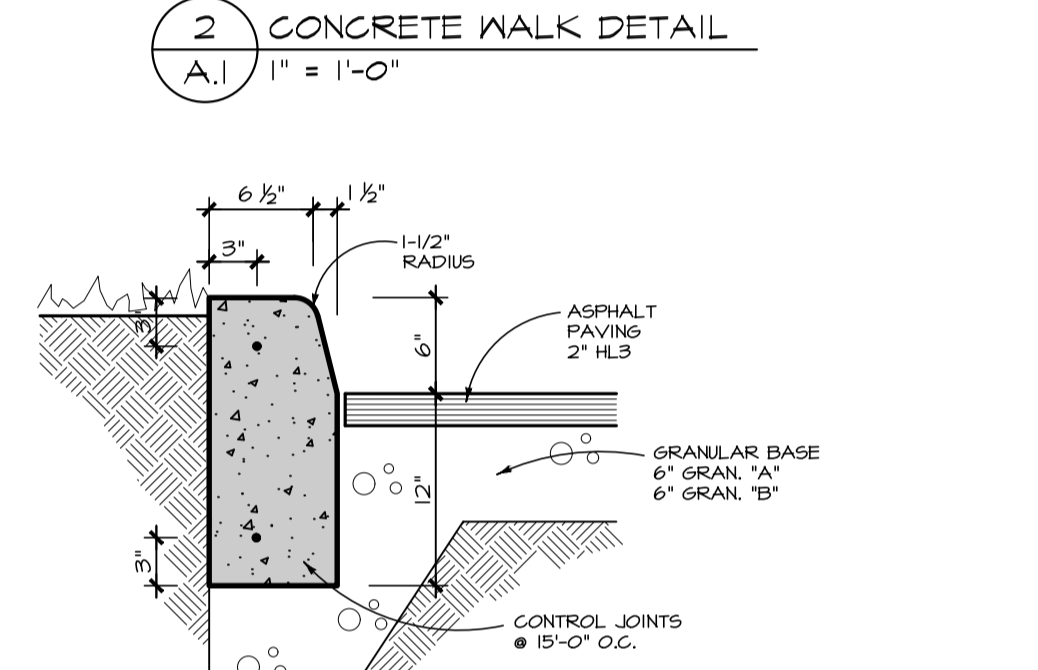
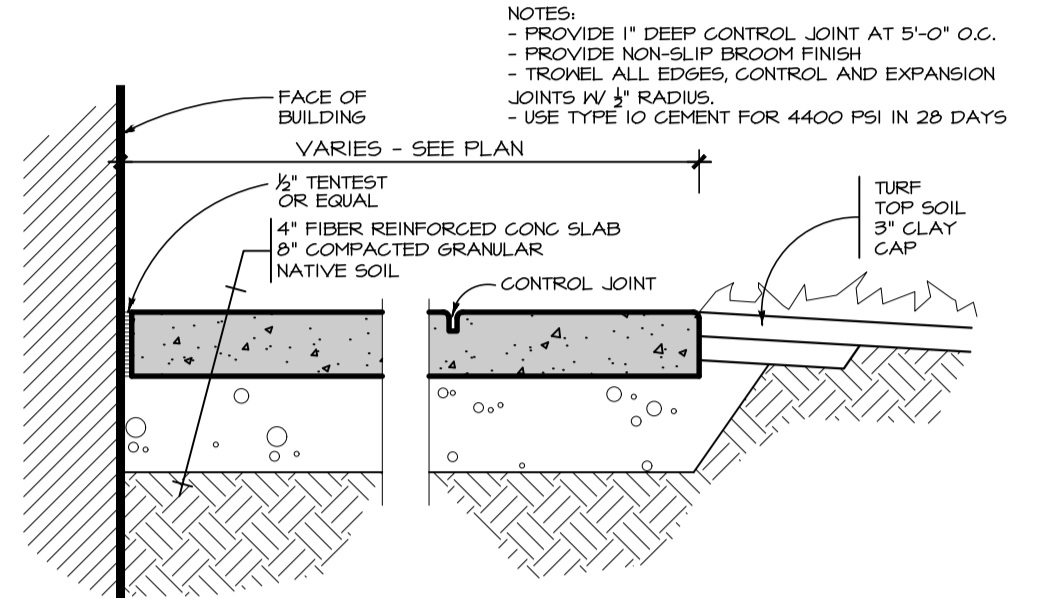


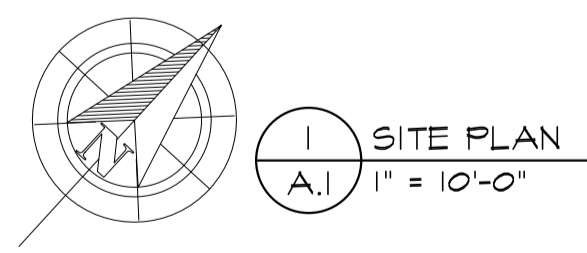
| ZONING MECHANISM PROPOSED OFFICE USE | PROVISIONS | |
|--|--|------------------------|
| | REQUIRED | PROVIDED |
| MINIMUM LOT AREA | NO MINIMUM | 2105.61 m ² |
| MINIMUM LOT WIDTH | NO MINIMUM | 45.34 m |
| MINIMUM FRONT YARD AND CORNER SIDE YARD SETBACKS | 3 m | 4.81 m |
| MINIMUM INTERIOR SIDE YARD SETBACKS | FOR NON-RESIDENTIAL OR MIXED USE BUILDING FROM ANY PORTION OF A LOT LINE ABUTTING A RESIDENTIAL ZONE | 5 m |
| MINIMUM REAR YARD SETBACKS | FROM ANY PORTION OF A REAR LOT LINE ABUTTING A RESIDENTIAL ZONE | 7.5 m |
| MAXIMUM BUILDING HEIGHT | 11 m | 16.2 m |
| MAXIMUM PERMITTED GROSS FLOOR AREA (SUBZONE 14) | 35,000 m ² | 861 m ² |
| MINIMUM WIDTH OF LANDSCAPED AREA | ABUTTING A STREET | 3 m |
| | ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE | 3 m |
| | OTHER CASES | NO MINIMUM |
| | PARKING PERIMETER LANDSCAPED AREA | 15% |
| | PARKING (OFFICE - AREA C) | |
| MINIMUM PARKING SPACES - 2.4/100 M ² GROSS FLOOR AREA (861 M ² 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 CONTAINING MORE THAN 100 SPACES | ABUTTING A STREET | 3 m |
| | NOT ABUTTING A STREET | 1.5 m |
| | BICYCLE PARKING | |
| MINIMUM BICYCLE PARKING SPACES - 1/250 M ² GROSS FLOOR AREA | 4 SPACES | 6 SPACES |



APPROVED
 By Kersten Nitsche at 2:28 pm, Apr 26, 2024

Kersten Nitsche

KERSTEN NITSCHKE, MCIP RPP
 MANAGER (A), DEVELOPMENT REVIEW WEST
 PLANNING, DEVELOPMENT AND BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA



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

LEGEND:

| | | | | | |
|------|---|--------|-----------------------|-------|---------------------------------|
| (1) | EXTERIOR DOOR & WINDOW TAG | (D520) | DOOR NUMBER | (---) | DEMOLITION |
| (2) | DOOR TAG | (---) | EXISTING DOOR | (---) | ENTRANCE (POINTS INTO BUILDING) |
| (3) | EXTERIOR WALL TYPE | (---) | NEW DOOR | (---) | EXIT (POINTS OUT OF BUILDING) |
| (4) | INTERIOR PARTITION WALL TYPE | (---) | EXISTING WALL | (---) | |
| (5) | FLOOR TYPE | (---) | NEW WALL CONSTRUCTION | (---) | |
| (6) | ROOF TYPE | (---) | | | |
| (7) | POST TYPE | (---) | | | |
| (8) | PAD FOOTING TYPE | (---) | | | |
| (9) | WALL FOOTING TYPE | (---) | | | |
| (10) | SMOKE/CARBON MONOXIDE DETECTOR PER OBC 4.10.4 & 4.9.3.4 | | | | |

PROPERTY BOUNDARY DERIVED FROM: FAIRHALL MOFFATT & WOODLAND SURVEY REFERENCE NO. 4461-2 GOULB. JOB NUMBER Y35400

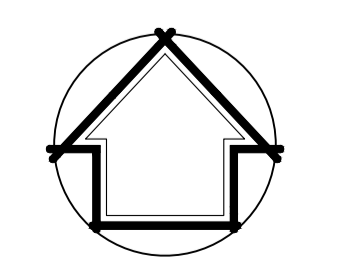
FOR ALL PLANTING DETAILS, AND INFORMATION SEE LANDSCAPING PLAN

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 #4
 OTTAWA, ON
 K2T 0G2

APPLICANT / PLANNER
 JESSICA D'ARISTO
 JD PLANNING
 613-512-1726
 JESSICA@JDPLANNING.COM



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 613-831-9688

bell@bellassoc.com
 bellarchitecture.ca

VERSION NO. 1
 JULY 2021

| NO. | REVISIONS | DATE |
|-----|-----------------------|----------|
| 1 | REVISIONS FROM REVIEW | 28.11.23 |
| 2 | REVISIONS FROM REVIEW | 07.01.23 |
| 3 | REVISIONS FROM REVIEW | 17.04.23 |
| 4 | REVISIONS FROM REVIEW | 26.07.22 |
| 5 | REVISIONS FROM REVIEW | 05.05.22 |
| 2 | FOR REVIEW | 04.02.22 |
| 1 | FOR REVIEW | 20.07.21 |

PROJECT
 TWO STOREY OFFICE BUILDING
 1037 CARP ROAD
 OTTAWA, ONTARIO
 K2S 1B4

CLIENT
 HQ MANAGEMENT GROUP
 215 HUNTSVILLE DRIVE
 KANATA, ONTARIO
 K2T 0G6

| SCALE | AS SHOWN |
|-------------|-----------|
| DRAWN BY | TJS |
| DATE | JULY 2021 |
| CHECKED BY | JCB |
| APPROVED BY | JCB |
| PROJECT NO. | 219-24 |
| SHEET NO. | A.1 |

PRELIMINARY
NOT FOR CONSTRUCTION