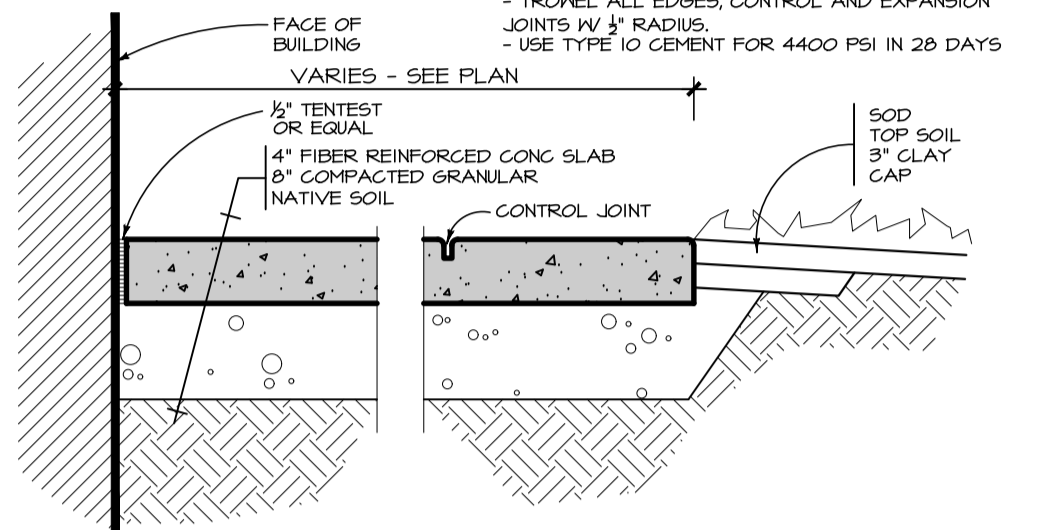
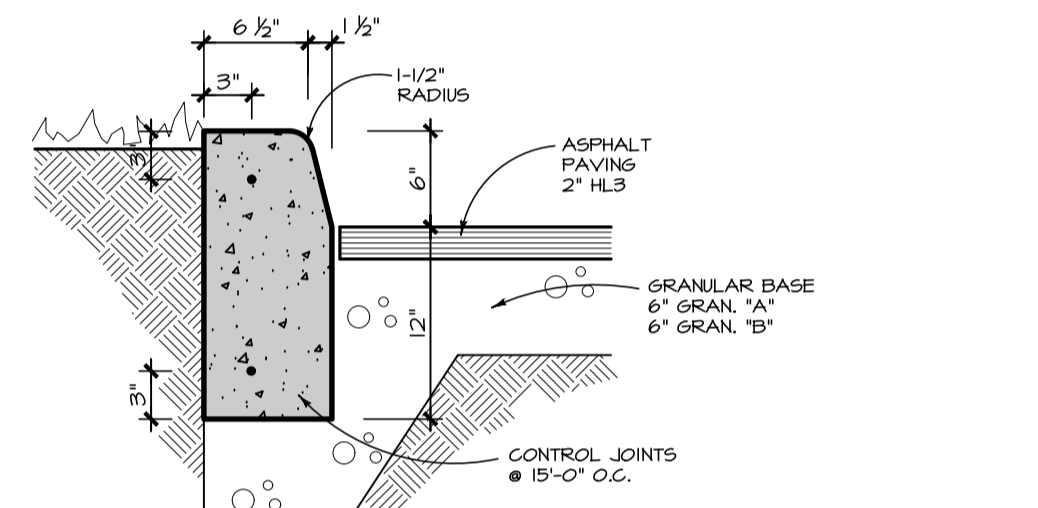


ZONING MECHANISMS PROPOSED OFFICE USE	PROVISIONS	
	REQUIRED	PROVIDED
MINIMUM LOT AREA	NO MINIMUM	2705.67 m <sup>2</sup>
MINIMUM LOT WIDTH	NO MINIMUM	45.34 m
MINIMUM FRONT YARD AND CORNER SIDE YARD SETBACKS	3 m	4.21 m
MINIMUM INTERIOR YARD SETBACKS	FOR NON-RESIDENTIAL OR MIXED USE BUILDINGS FROM ANY PORTION 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	1.5 m
MAXIMUM BUILDING HEIGHT	11 m	16.2 m
MAXIMUM PERMITTED GROSS FLOOR AREA (SUBZONE 14)	35,000 m <sup>2</sup>	513.84 m
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 <sup>2</sup> GROSS FLOOR AREA	13 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 100 BICYCLE SPACES	3 m	12 m
	ABUTTING A STREET	1.5 m
	NOT ABUTTING A STREET	11.75 m
BICYCLE PARKING		
MINIMUM BICYCLE PARKING SPACES - 1/250 M <sup>2</sup> GROSS FLOOR AREA	2 SPACES	6 SPACES

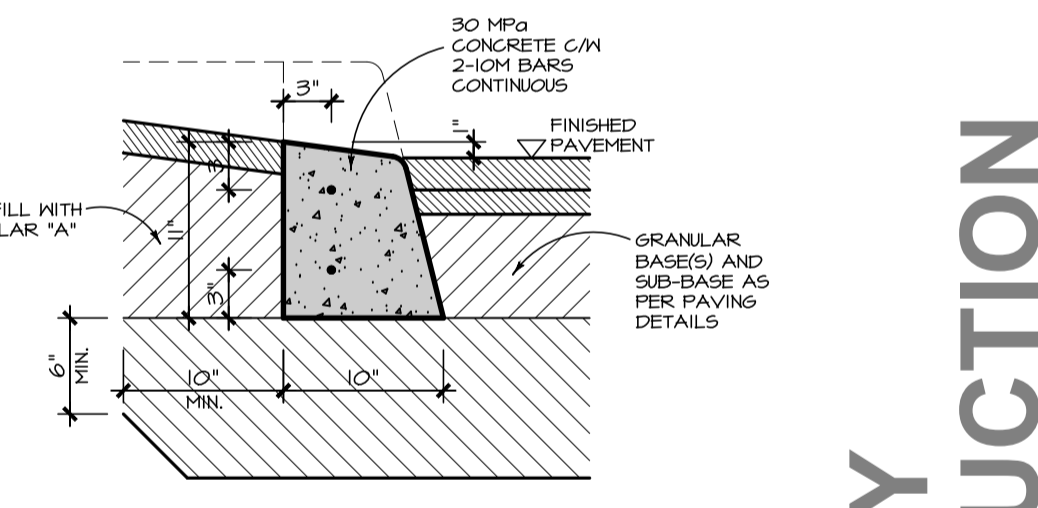
NOTES:  
 - PROVIDE 1" DEEP CONTROL JOINT AT 5'-0" O.C.  
 - PROVIDE NON-SLIP BROOM FINISH  
 - TRAVEL ALL EDGES, CONTROL AND EXPANSION JOINTS W/ 3" RADIUS  
 - USE TYPE 10 CEMENT FOR 4400 PSI IN 28 DAYS



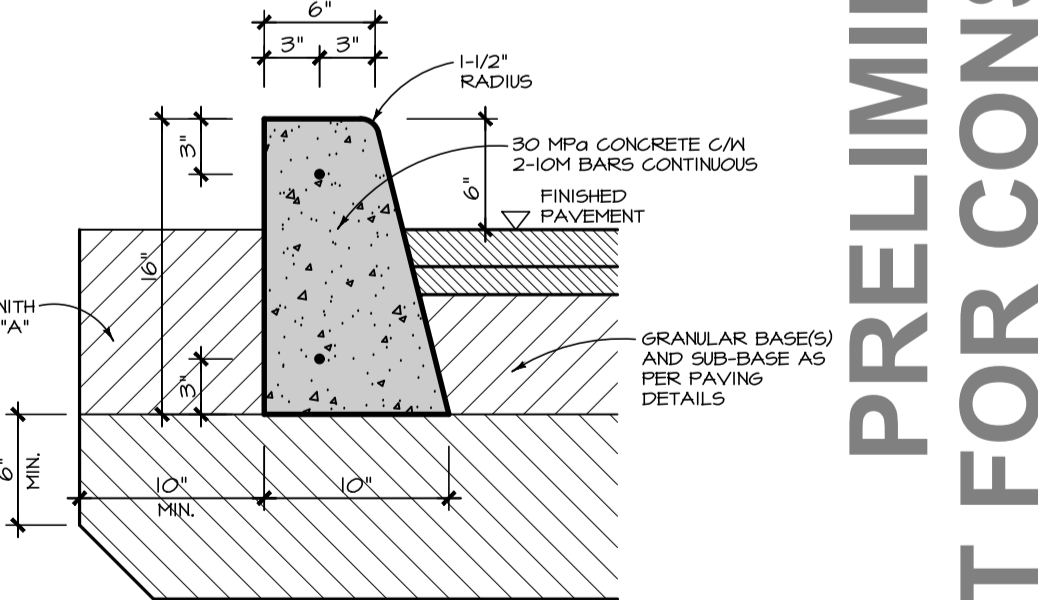
2 CONCRETE WALK DETAIL  
 A.1 1" = 1'-0"



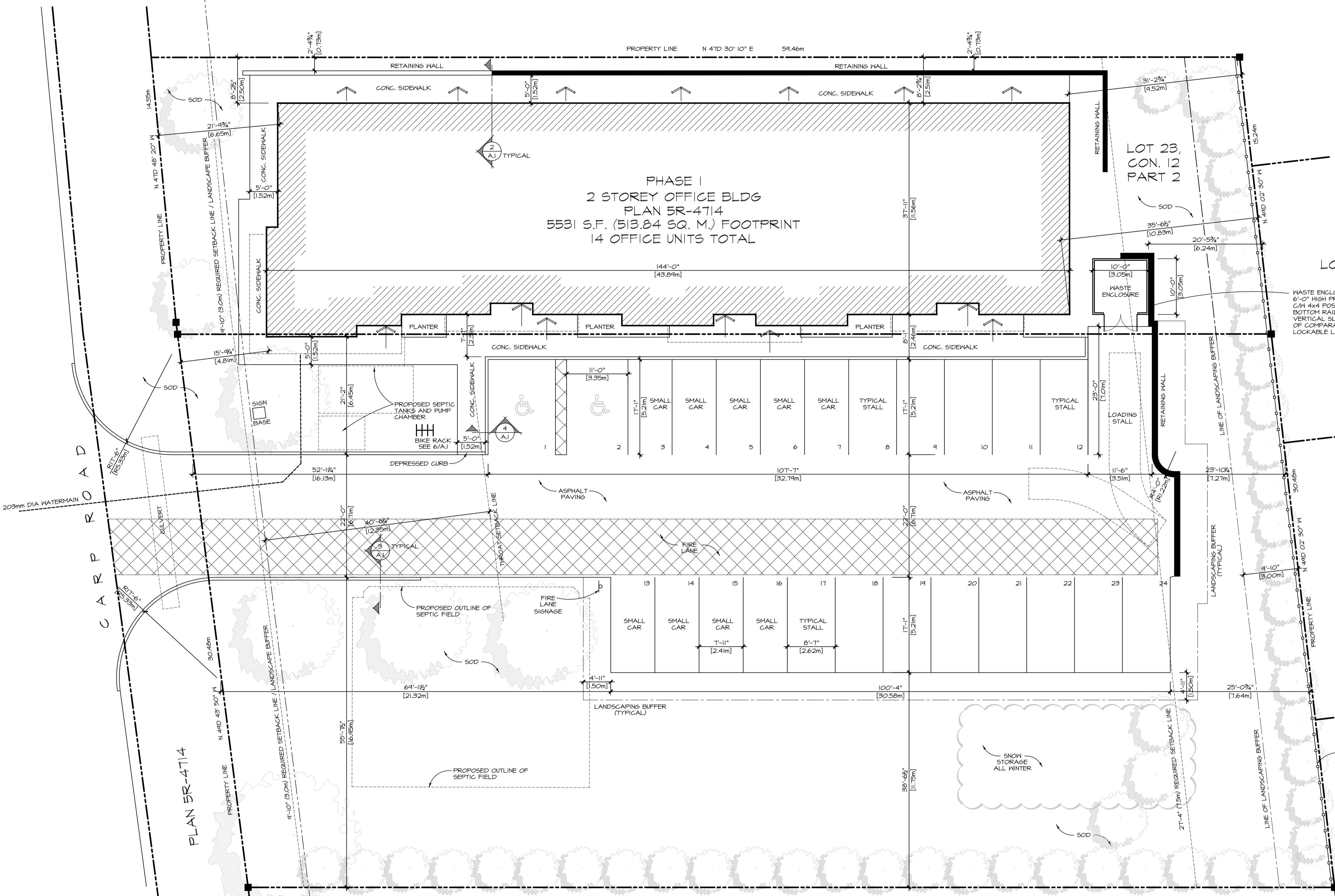
3 CURB DETAIL  
 A.1 1" = 1'-0"



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



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



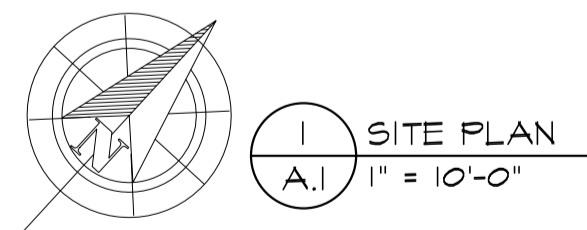
PHASE I  
 2 STOREY OFFICE BLDG  
 PLAN 5R-4714  
 5531 S.F. (513.84 SQ. M.) FOOTPRINT  
 14 OFFICE UNITS TOTAL

LOT 23,  
 CON. 12  
 PART 2

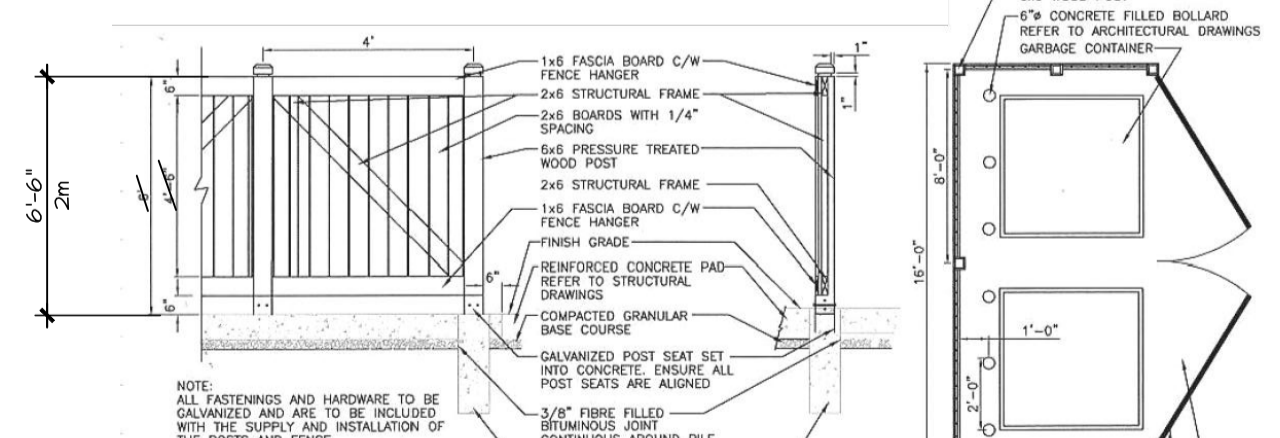
LOT 57

LOT 56

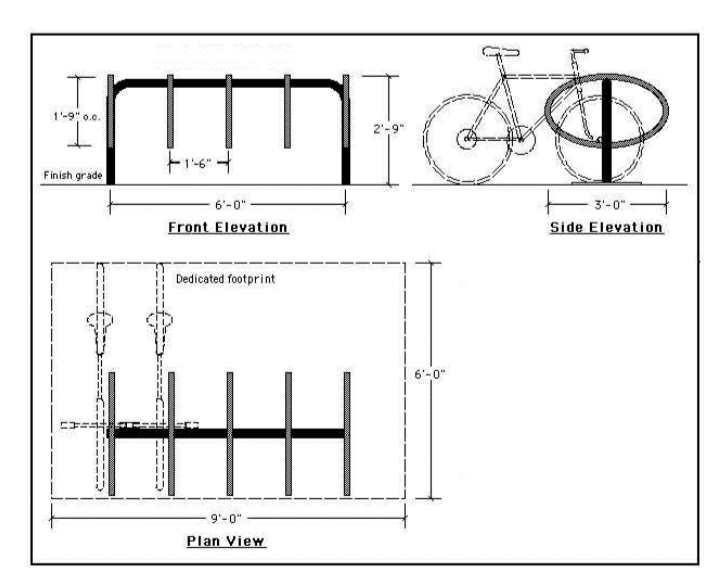
LOT 55



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



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



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

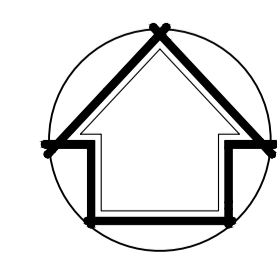
NOTES:  
 REFER TO GENERAL NOTES FOR ALL TYPICAL CONSTRUCTION NOTES & DETAILS WHEN DRAWINGS OR NOTES REFERENCE O.B.C. IN ALL CASES PLEASE REFER TO THE LATEST VERSION OF THE ONTARIO BUILDING CODE 2022.

LEGEND:			
(1)	EXTERIOR DOOR & WINDOW TAG	(D520)	DOOR NUMBER
(2)	DOOR TAG	(---)	DEMOLITION
(3)	EXTERIOR WALL TYPE	(---)	ENTRANCE (POINTS INTO BUILDING)
(4)	INTERIOR PARTITION WALL TYPE	(---)	EXIT (POINTS OUT OF BUILDING)
(5)	FLOOR TYPE	(---)	NEW DOOR
(6)	ROOF TYPE	(---)	EXISTING WALL
(7)	FAD FOOTING TYPE	(---)	NEW WALL CONSTRUCTION
(8)	WALL FOOTING TYPE	(---)	
(9)	SMOKE/CARBON MONOXIDE DETECTOR PER OBC 4.10.14 & 4.95.4		

PROPERTY BOUNDARY INFORMATION DERIVED FROM: FAIRHALL MOFFATT & WOODLAND SURVEY REFERENCE NO. 441-12 GOULB, JOB NUMBER Y35400

FOR ALL PLANTING DETAILS, AND INFORMATION SEE LANDSCAPING PLAN

<b>SURVEYOR</b> FAIRHALL MOFFATT & WOODLAND 100-600 TERRY FOX DRIVE KANATA, ON K2L 4B6	<b>ENGINEERS</b> MCGINTOSH PERRY 115 WALGREEN ROAD R.R. 3 CARP, ON K0A 1L0
<b>LANDSCAPE ARCHITECT</b> G.J.A. INC. 10 DIDSBURY ROAD UNIT #1 OTTAWA, ON K2T 0C2	<b>APPLICANT / PLANNER</b> JD PLANNING 613-912-1126 JESSICA@JDPLANCA



PROJECT NORTH

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VERSION NO.	1
DATE	JULY 2021
SEAL	

NO.	ITEM	DATE
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	2ND STOREY OFFICE BUILDING 1031 CARP ROAD OTTAWA, ONTARIO K2S 1B9
CLIENT	HQ MANAGEMENT GROUP 213 HANTSVILLE DRIVE KANATA, ONTARIO K2T 0C6
SCALE	A5 SHOWN
DRAWN BY	TJS
DATE	JULY 2021
CHECKED BY	JCB
APPROVED BY	JCB
PROJECT NO.	218-94
SHEET NO.	A.1

PRELIMINARY  
 NOT FOR CONSTRUCTION