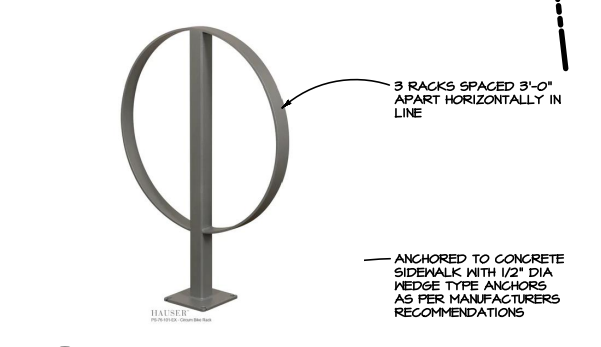
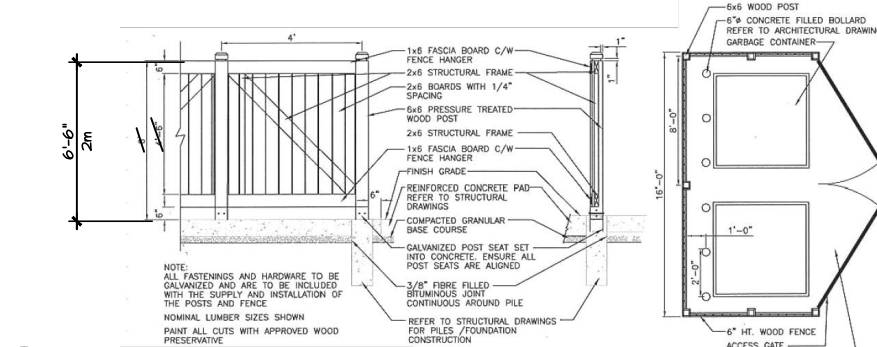
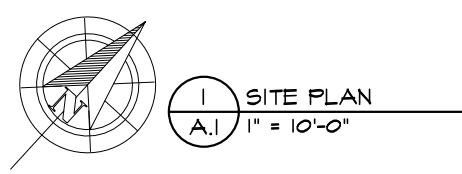
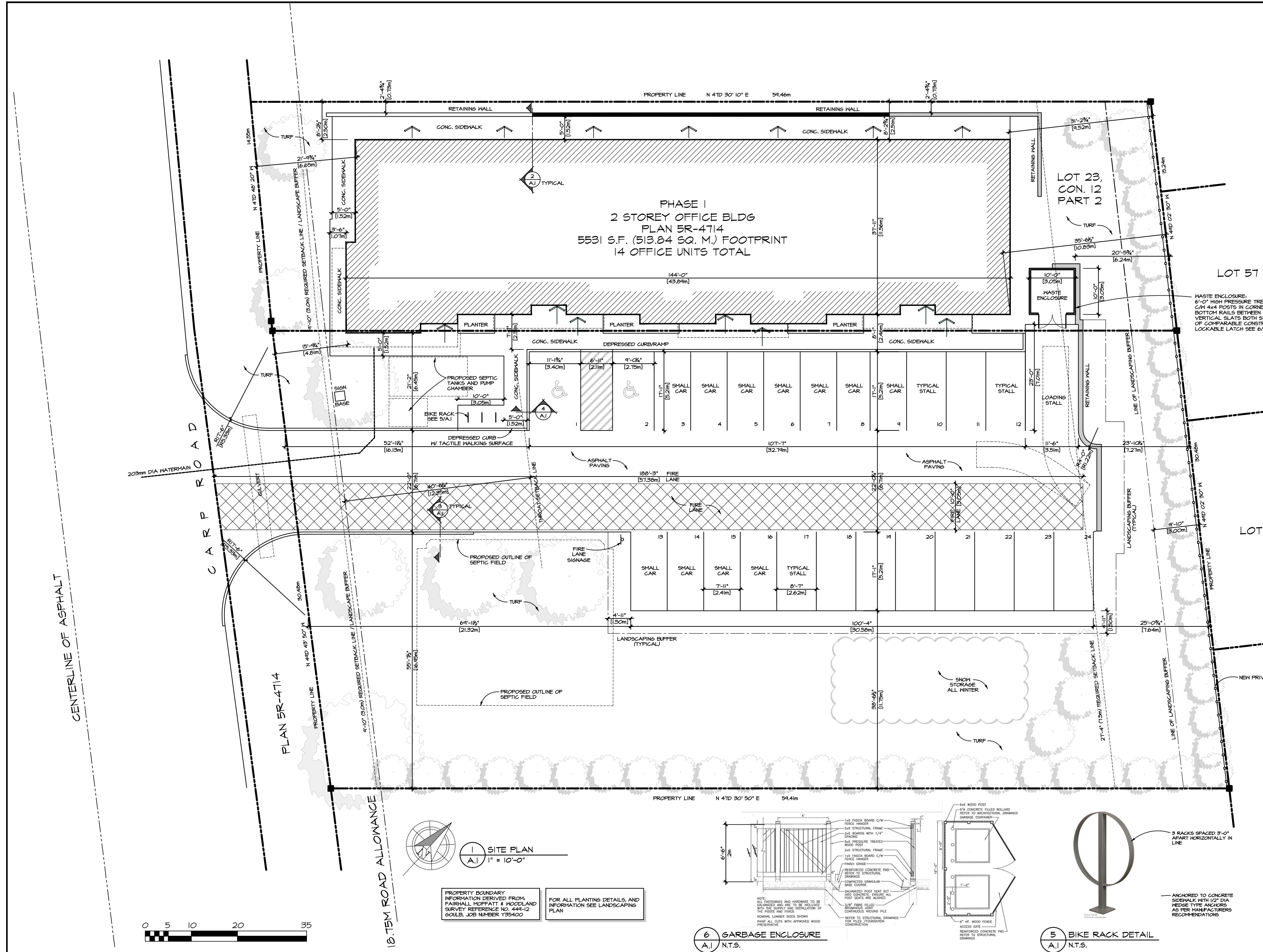
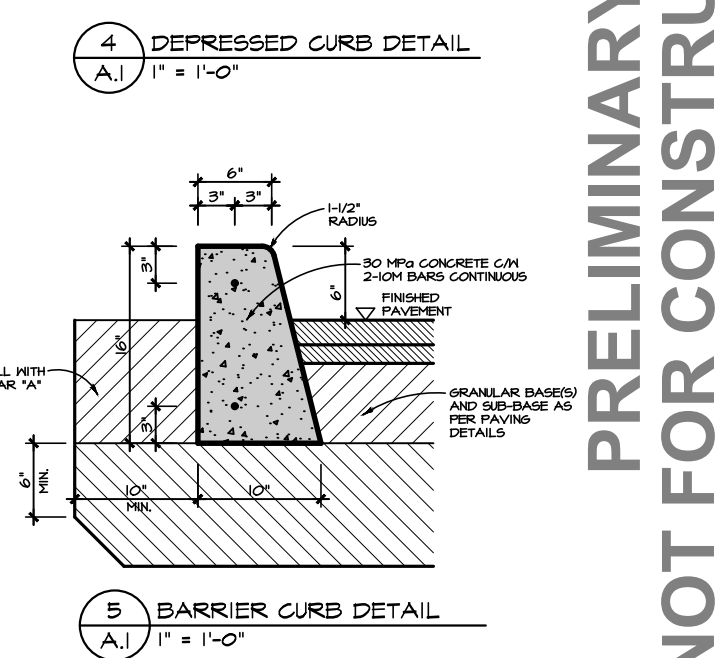
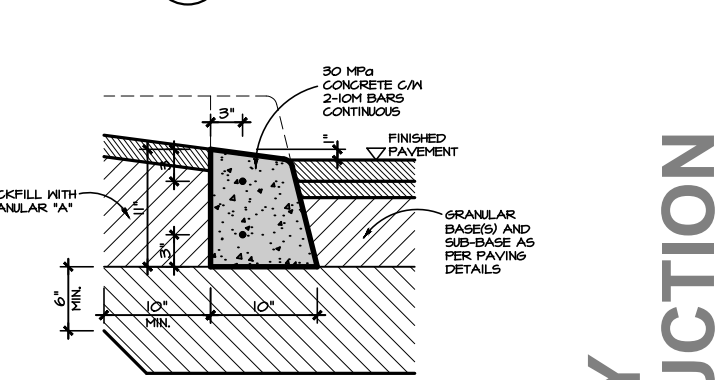
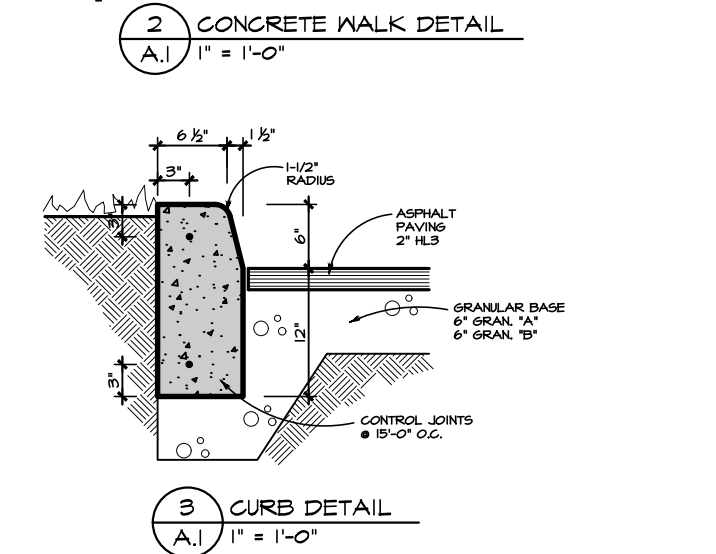
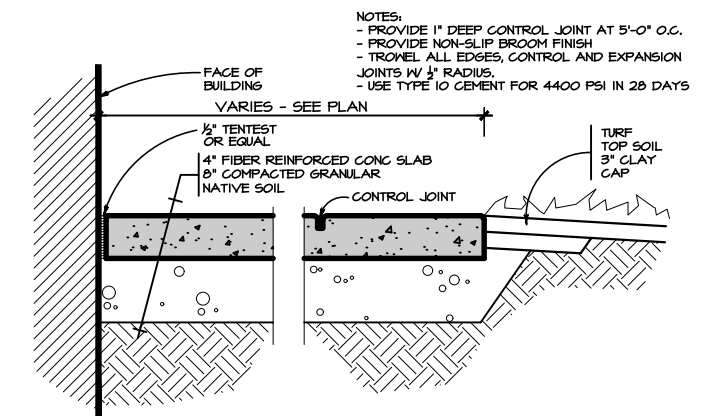


ZONING MECHANISMS PROPOSED OFFICE USE		PROVISIONS	
	REQUIRED	NO MINIMUM	PROVIDED
MINIMUM LOT AREA	NO MINIMUM	2105.61 m ²	45.39 m
MINIMUM LOT WIDTH	NO MINIMUM	3 m	4.21 m
MINIMUM FRONT YARD AND CORNER SIDE YARD SETBACKS	NO MINIMUM	5 m	N/A
MINIMUM INTERIOR SIDE YARD SETBACKS	FOR NON-RESIDENTIAL OR MIXED 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	4.52 m
MAXIMUM BUILDING HEIGHT	NO MINIMUM	11 m	7.62 m
MAXIMUM PERMITTED GROSS FLOOR AREA (SUBZONE 14)	NO MINIMUM	35,000 m ²	53,84 m
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 M ² GROSS FLOOR AREA	15 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	3 m	12 m	
	ABUTTING A STREET	1.5 m	11.75 m
	NOT ABUTTING A STREET		
BICYCLE PARKING			
MINIMUM BICYCLE PARKING SPACES - 1/250 M ² GROSS FLOOR AREA	2 SPACES	6 SPACES	



NOTES:
REFER TO GENERAL NOTES FOR ALL TYPICAL CONSTRUCTION NOTES & DETAILS FROM DRAWINGS OR NOTES REFERENCE C.O.G. IN ALL CASES PLEASE REFER TO THE LATEST VERSION OF THE ONTARIO BUILDING CODE 2024.

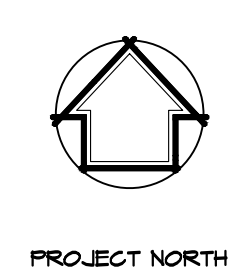
LEGEND:

	EXTERIOR DOOR & WINDOW TAG		DOOR TAG		DEMOLITION
	EXTERIOR PARTITION WALL TYPE		INTERIOR PARTITION WALL TYPE		ENTRANCE (POINTS INTO BUILDING) EXIT (POINTS OUT OF BUILDING)
	FLOOR TYPE		NEW DOOR		EXISTING HALL
	ROOF TYPE		NEW HALL CONSTRUCTION		
	POST TYPE				
	PAD FOOTING TYPE				
	WALL FOOTING TYPE				
	SMOKE/CARBON MONOXIDE DETECTOR PER CBC 4.10.1.4 & 4.26.4				

PROPERTY BOUNDARY INFORMATION DERIVED FROM FAIRHALL MOFFATT & WOODLAND SURVEY REFERENCE NO. 444-12 GOULD, JOB NUMBER Y39400

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 G.J.A. INC. 10 DUNDAS ROAD UNIT #4 OTTAWA, ON K2T 0C2	APPLICANT / PLANNER JESSICA D'ARCOUST JD PLANNING 613-812-1126 JESSICA@JDPLAN.CA



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VERSION NO.	1
DATE	JULY 2024
REVISIONS	
NO.	DATE

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
1031 CARP ROAD
OTTAWA, ONTARIO
K2B 1B1

CLIENT
HQ MANAGEMENT GROUP
215 HANTSVILLE DRIVE
KANATA, ONTARIO
K2T 0C6

DATE
JULY 2024

DESIGNED BY
JCB

APPROVED BY
JCB

PROJECT NO.
216-24

SHEET NO.
A.1

PRELIMINARY NOT FOR CONSTRUCTION