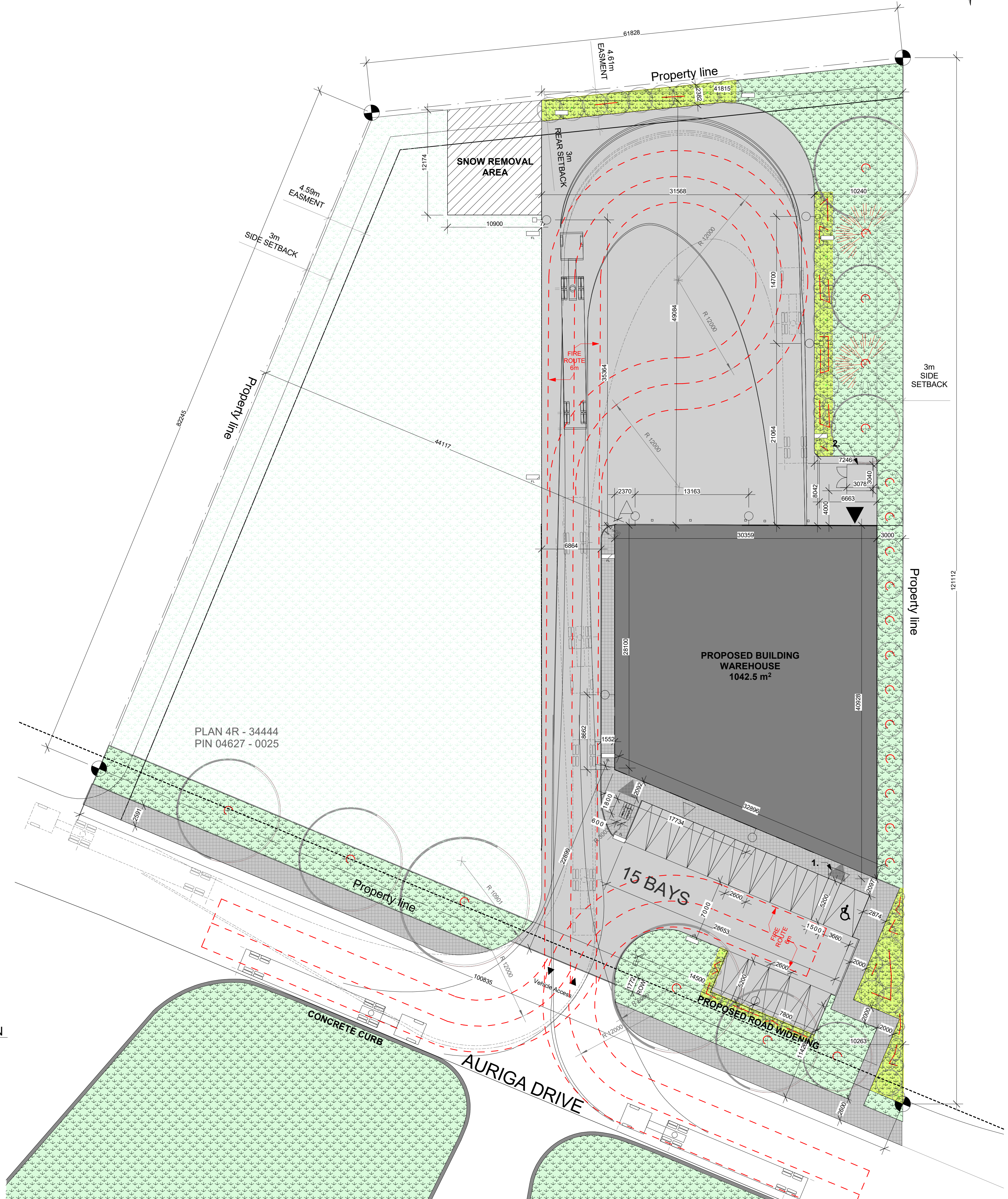
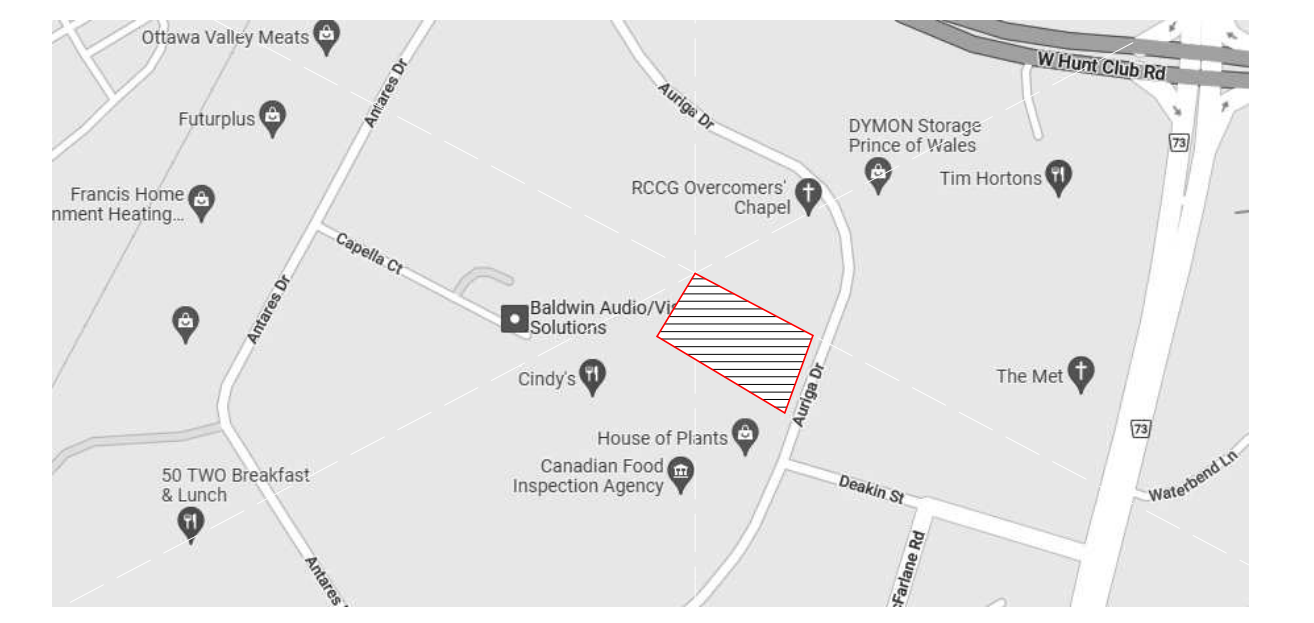


1 SITE PLAN
1 : 250



SITE CONTEXT



LEGEND

- SURFACES**
- EXISTING GRASS
 - NEW GRASS
 - CONCRETE PAVERS
 - POURED CONCRETE
 - ASPHALT PAVING
 - PROPOSED NEW BUILDING
 - NEW SNOW REMOVAL AREA

LINES

- FIRE ROUTE
- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES

VEGETATION

- CONIFER TREE: NEW PROPOSED
- BROADLEAF TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

SYMBOLS

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- FIRE LANE SIGN - NO PARKING
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT

PARKING

- BIKE PARKING (H: HORIZONTAL 0.6M x 1.8M, V: VERTICAL 0.5M x 1.5M, S: STACKED 0.37M x 1.8M)
- CAR PARKING (R: RESIDENTIAL, V: VISITOR)
- BF PARKING (R: RESIDENTIAL, V: VISITOR)
- BF PARKING (TYPE A) (R: RESIDENTIAL, V: VISITOR)
- BF PARKING (TYPE B) (R: RESIDENTIAL, V: VISITOR)

GENERAL NOTES

- NOTE A:** ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- NOTE B:** ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.
- NOTE C:** CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE D:** REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE E:** DO NOT SCALE DRAWINGS.
- NOTE F:** ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SURVEY INFO

TOPOGRAPHIC SURVEY OF:
PART OF LOT 26 CONCESSION "A" (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
COMPLETED ON 17TH OF NOVEMBER 2022.



PROJECT INFORMATION

SITE SUMMARY

ADDRESS: 30 AURIGA DR
CURRENT ZONING: IGS
SITE AREA: 7864.00 m²
PROPOSED USE: INDUSTRIAL
BUILDING AREA: 1042.50 m²

ZONING SUMMARY

	PERMITTED	PROPOSED
LOT AREA	1000.00 m²	7864.00 m²
LOT WIDTH	0.00 m	54.92 m
MIN. LOT WIDTH (RIDEAU FRONT)	0.00 m	0.00 m
MAX. BUILDING HEIGHT	22.00 m	9.00 m
MAX. PARAPET HEIGHT Above Building	0.00 m	0.00 m

SET BACKS:

	3.00 m (min.)	23.20 m (min.)
- FRONT YARD	0.00 m (max.)	0.00 m (max.)
- CORNER SIDE YARD	0.00 m (min.)	0.00 m (min.)
- INTERIOR SIDE YARD	3.00 m (min.)	3.00 m (min.)
- REAR YARD	3.00 m (min.)	50.00 m (max.)
- ADDITIONAL REQ	0.00 m	0.00 m
MIN LANDSCAPED AREA	0.00 m	3.00 m

VEHICULAR PARKING

	REQUIRED	PROPOSED
MIN PARKING SPACES	0	0
MIN VISITOR PARKING SPACES	8	15
MIN ACCESSIBLE PRKG SPACES	1	1

BIKE PARKING

	REQUIRED	PROPOSED
MIN PARKING SPACES	1	2

- DRAWING NOTES:**
- DEPRESSED CURB WITH TACTILE WALKING SURFACE INDICATOR.
 - REFUSE AREA

88 Saint-Joseph Boulevard, Gatineau QC J8Y 3W5
Tel : 819-600-1555

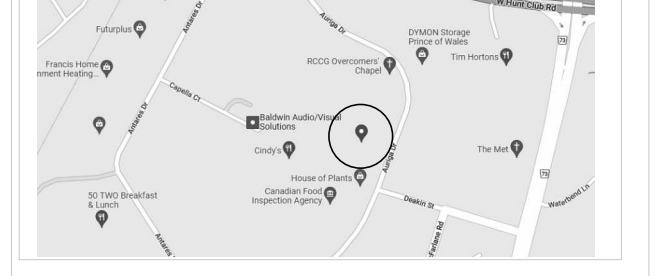
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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :



CLIENT :

BOUSADA

30 Auriga Drive, Nepean, ON K2E 8B7
Tel : XXX-XXX-XXXX | www.WEBSITE.com

revision	description	date
1.4	ISSUED FOR SPC R2	23-05-15
1.3	ISSUED FOR 99%	23-01-16
1.2	ISSUED FOR 90%	22-12-22
1.1	ISSUED FOR 66%	22-11-29
1.0	ISSUED FOR 33%	22-08-31

PROJECT NAME / NOME DU PROJET :

30 Auriga

30 Auriga Dr, Nepean, ON K2E 8B7
DRAWING NAME / NOM DU DESSIN :

SITE PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET : **22096**
DATE : **2022-11-29**
DRAWN BY / DESSINÉ PAR : **MS**
REVIEWED BY / VÉRIFIÉ PAR : **PP**
SCALE / ÉCHELLE : **As indicated**
PROJECT PHASE / PHASE DU PROJET : **2**
DWG NO. / NO. DESSIN : **A050**
REVISION NO. / NO. DE RÉVISION : **1.4**

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PAS POUR CONSTRUCTION

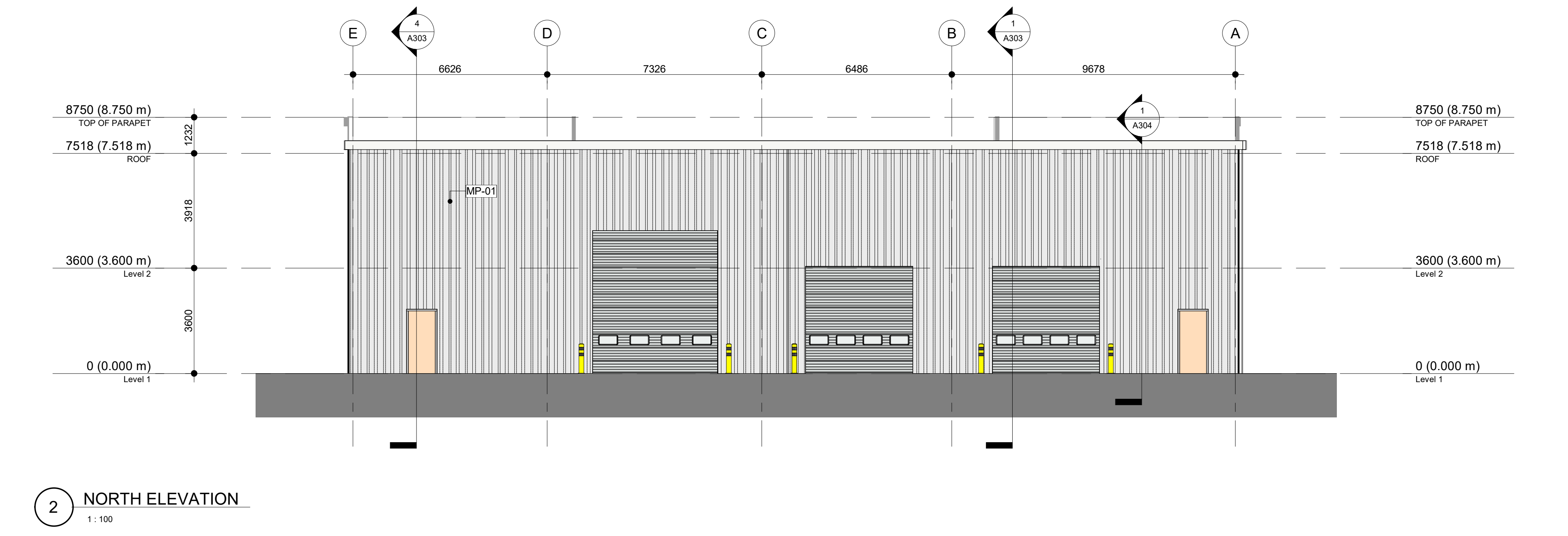
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PROJECT TEAM / ÉQUIPE DU PROJET :

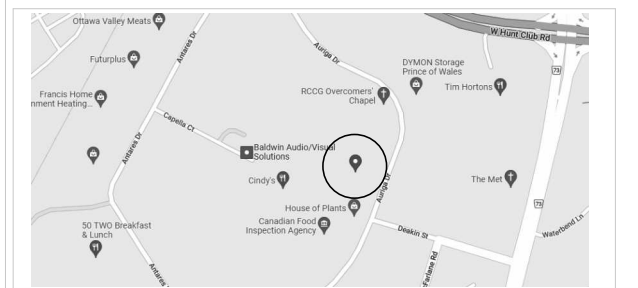


1 SOUTH ELEVATION
1:100



2 NORTH ELEVATION
1:100

KEY PLAN / PLAN CLÉ :



CLIENT :



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Tel : XXX-XXX-XXXX | www.WEBSITE.com

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30 Auriga

30 Auriga Dr. Nepean, ON K2E 8B7

DRAWING NAME / NOM DU DESSIN :

ELEVATIONS

DRAWING INFORMATION /
INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	22096
DATE :	2022-11-29
DRAWN BY / DESSINÉ PAR :	MS
REVIEWED BY / VÉRIFIÉ PAR :	PP
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	2
DWG NO. / NO. DESSIN :	A200
REVISION NO. / NO. DE RÉVISION :	1.4

METAL COATING

METAL PANEL
KINGSPAN, MICRO-RIB, CHARCOAL.

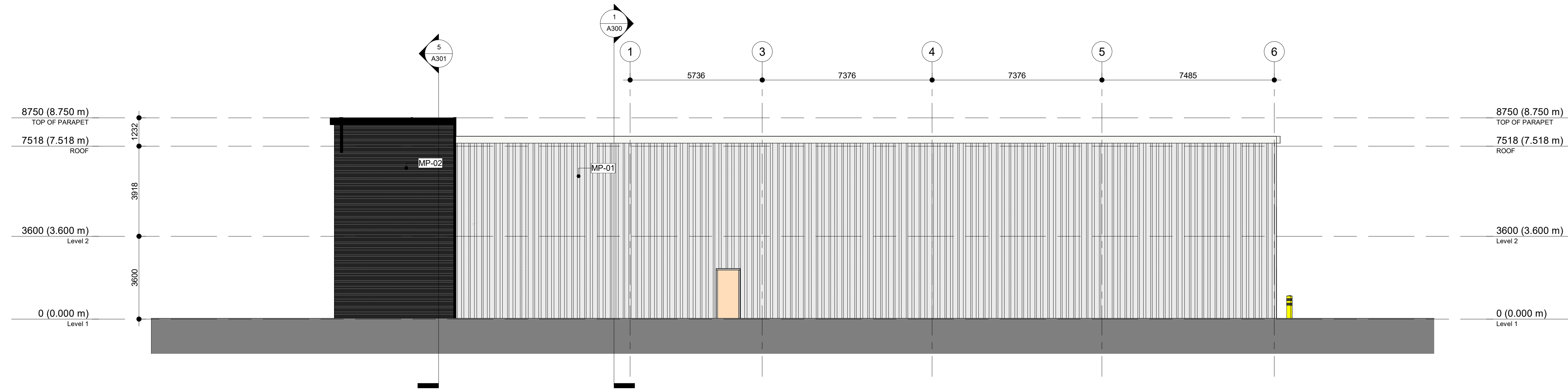
METAL PANEL
KINGSPAN, MICRO-RIB, WHITE.

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PROJECT TEAM / ÉQUIPE DU PROJET :



1 EAST ELEVATION
1:100

KEY PLAN / PLAN CLÉ :



CLIENT :

BOUSADA

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Tel : XXX-XXX-XXXX | www.WEBSITE.com

revision	description	date
1.4	ISSUED FOR SPC R2	23-05-15
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PROJECT NAME / NOM DU PROJET :

30 Auriga

30 Auriga Dr. Nepean, ON K2E 8B7

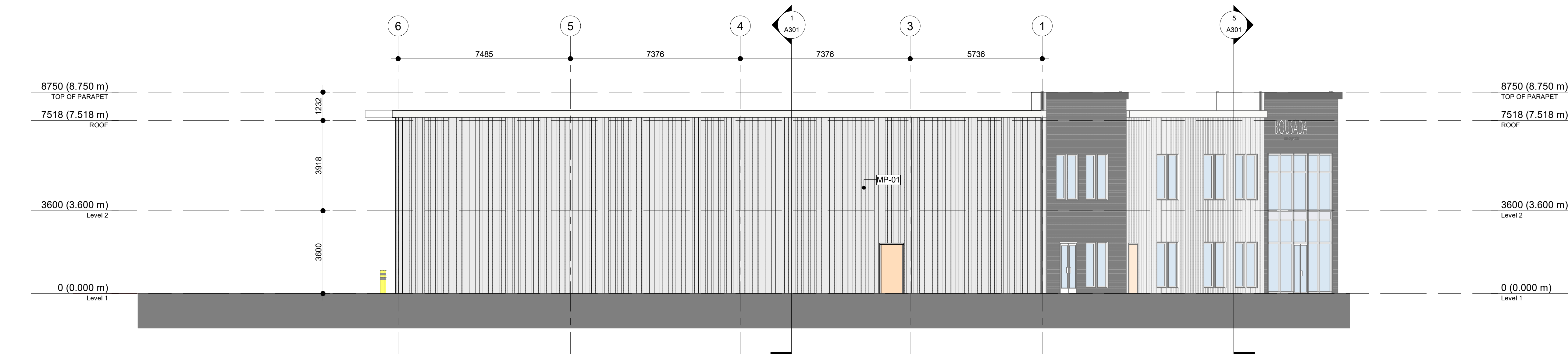
DRAWING NAME / NOM DU DESSIN :

ELEVATIONS

DRAWING INFORMATION /
INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	22096
DATE :	2022-11-29
DRAWN BY / DESSINÉ PAR :	MS
REVIEWED BY / VÉRIFIÉ PAR :	PP
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	2
DWG NO. / NO. DESSIN :	A201
REVISION NO. / NO. DE RÉVISION :	1.4

2 WEST ELEVATION
1:100



METAL COATING	
	METAL PANEL KINGSPAN, MICRO-RIB, CHARCOAL.
	METAL PANEL KINGSPAN, MICRO-RIB, WHITE.