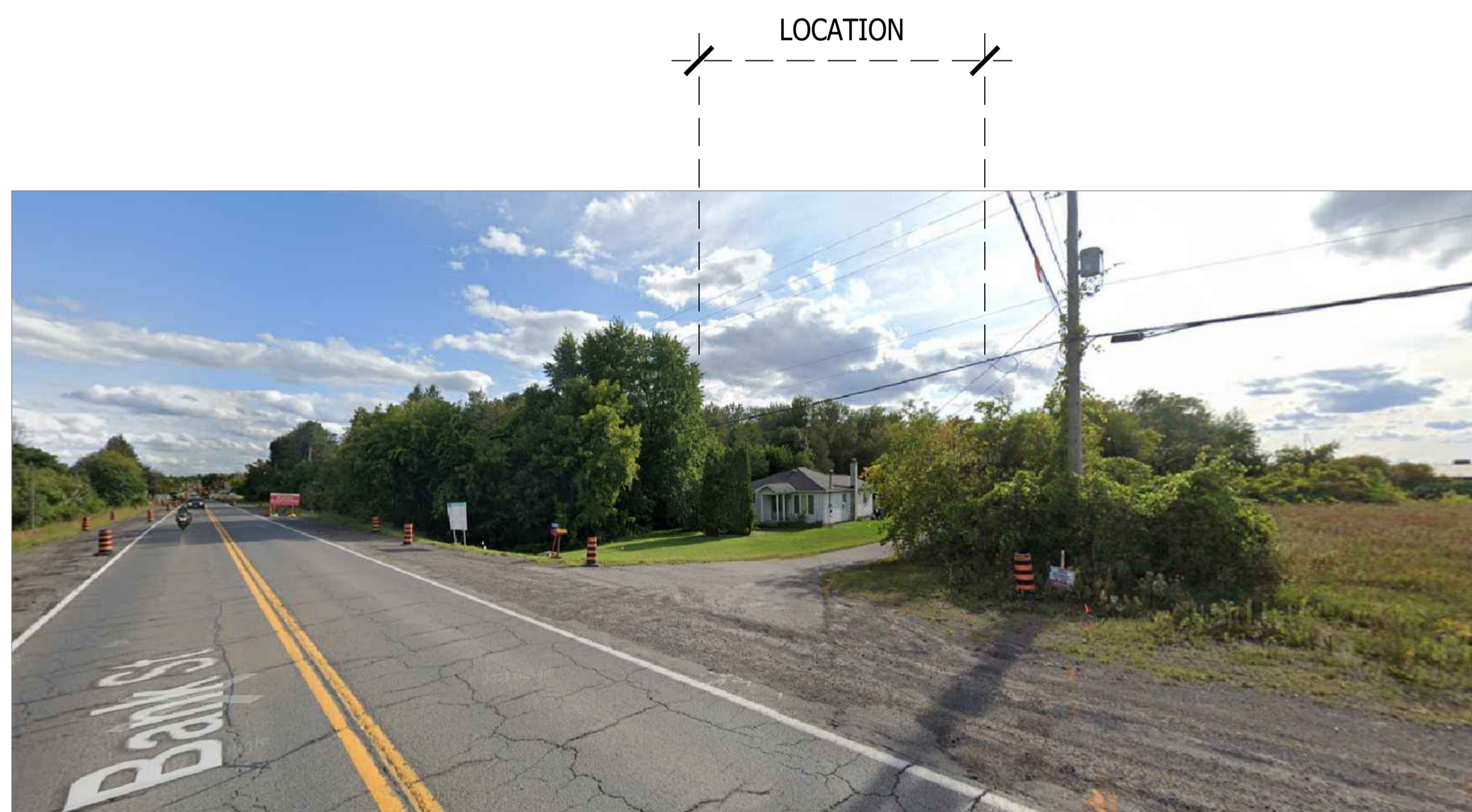


5254 Bank Street, Ottawa ON - Service Repair and Light Industrial Shop



DRAWINGS

- 01 . ZONING and BUILDING INFO
- 02 . SITE PLAN
- 03 - FLOOR PLAN
- 04 - 3D VIEWS
- 05 . 3D VIEWS
- 06 . 3D VIEWS
- 07 . ELEVATIONS
- 08. BUILDING SECTION

5254 Bank Street, Ottawa ON - Service Repair and Light Industrial Shop

ZONING and BUILDING INFO

ZONING REQUIREMENTS: **RG3 [900r]-h Rural General Industrial (schedule 219 and 220)**

PARKING PROVISIONS: 11 | **PROVIDED 11**

1/3 parking provisions (service and repair shop) : **7** (3.4 / 100 sq.m gross floor area (for 195 sq.m))

2/3 parking provisions (warehouse/light industrial): **4** spaces (0.8 / 100 sq.m gross floor area (for 390 sq.m))

FRONT YARD SETBACK: Required: 15m (49'-3") | **Provided: 1.19m (3'-11")**

NORTH INTERIOR SIDE YARD SETBACK: 3m (10'-0") | **Provided: 12.78m (41'-11")**

SOUTH INTERIOR SIDE YARD SETBACK: 8m (26'-3") | **Provided: 1.24m (4'-1")**

REAR YARD SETBACK: 15m (49'-3") | **Provided: 15.98m (52'-5")**

BUILDING HEIGHT: 15m (49'-3") | **Provided: 6.70m (22'-0")**

BUILDING INFO

LOT AREA: **18,331 sq.ft (0.4 acre/0.17 ha)**

BUILDING AREA: **5,034 sq.ft (468 sq.m)**

GROSS FLOOR AREA: **6,385 sq.ft (593 sq.m)**

BUILDING HEIGHT: **1 storey** (mezzanine not considered storey as less than 40% of open area)

FACING STREET: **1**

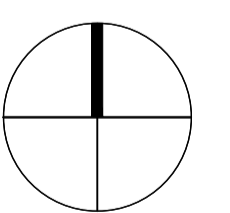
OCCUPANCY TYPE: **F2 - medium hazard industrial**

BUILDING FIRE SAFETY: **Part 3 - 3.2.2.71**

PERMITTED CONSTRUCTION TYPE: **Combustible or Non - Combustible**



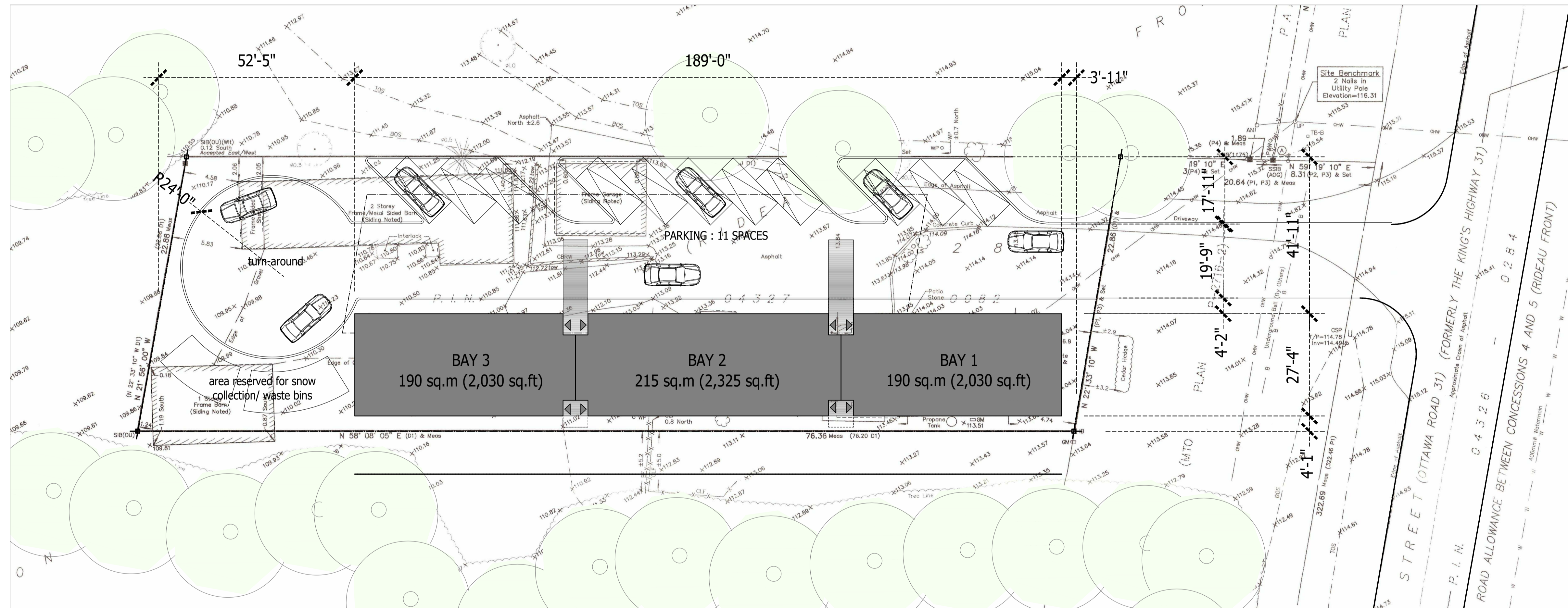
key plan



true north

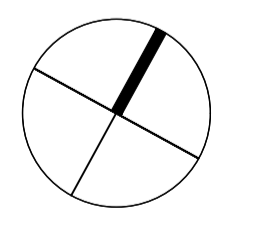
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SITE PLAN



site plan

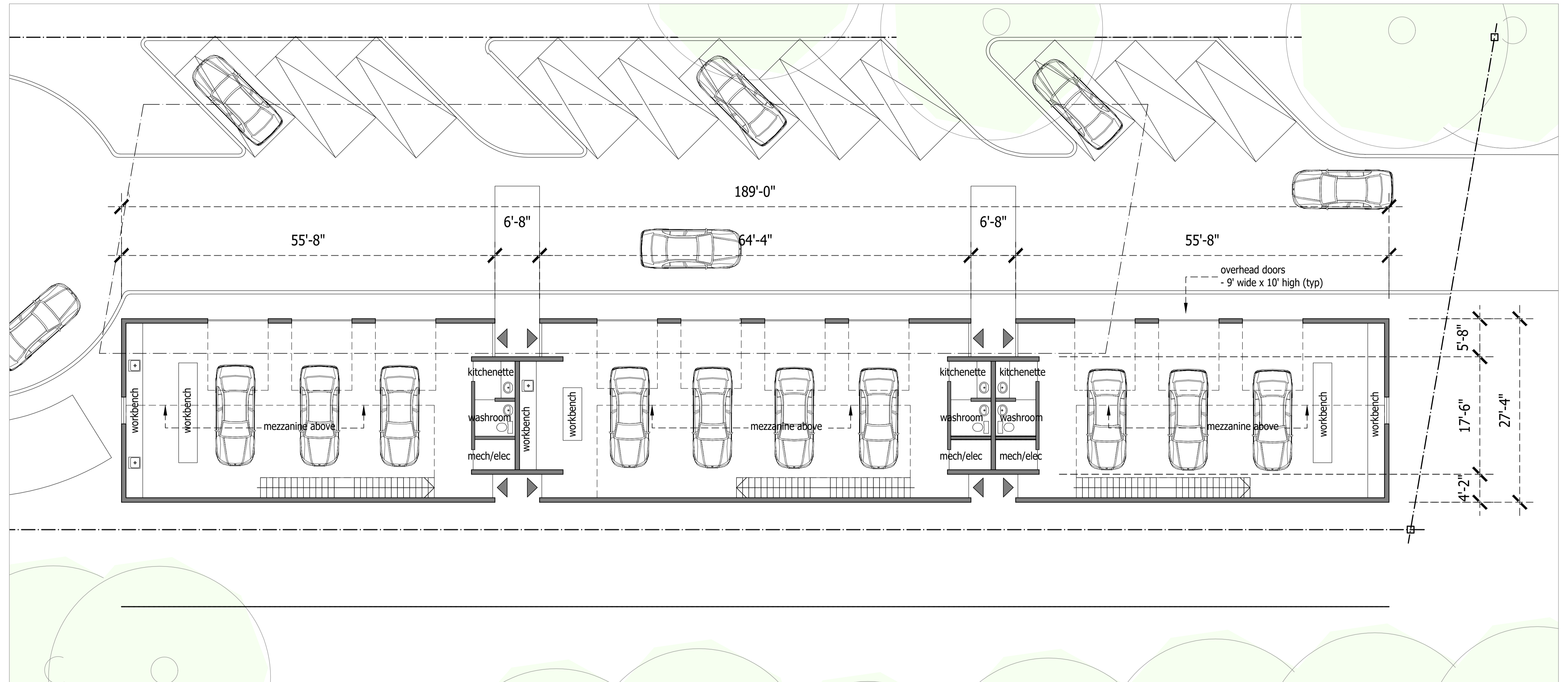
1/32" = 1'-0"



true north

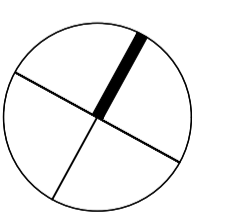
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FLOOR PLAN



floor plan

1/64" = 1'-0"



true north

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3D VIEWS



BUILDING MASSING

- 3 building volumes with peaked roofs
- links between for entrances

ENTRANCES

- at building breaks

3d view

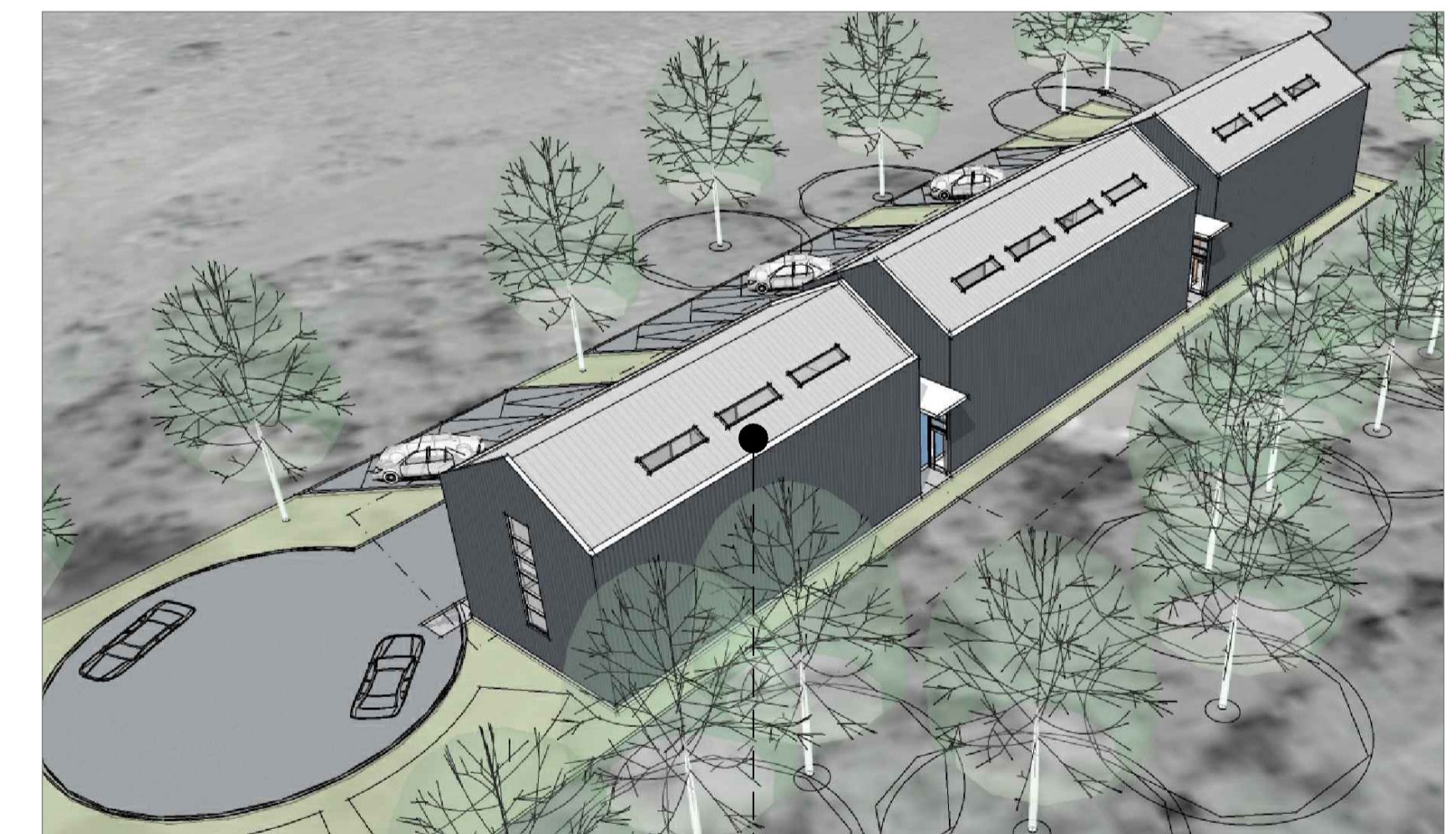
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3D VIEWS

CLEARSTORY WINDOWS
- above overhead doors



SKYLIGHTS
- along south side



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3D VIEWS



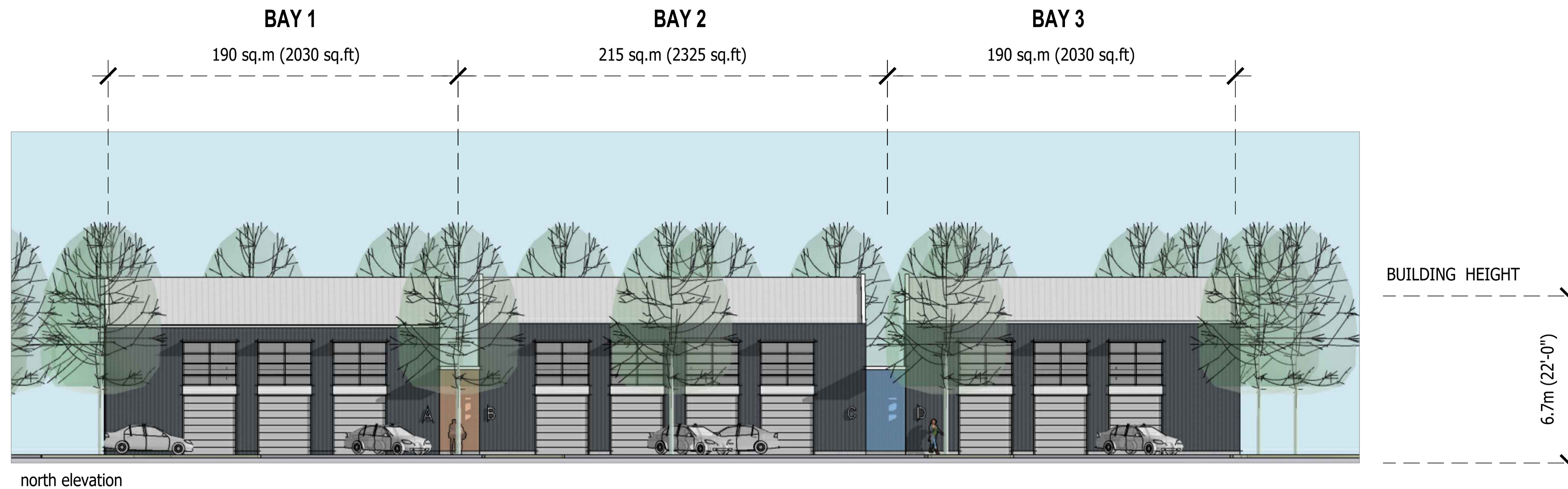
CANOPY DETAIL
- above clearstory windows



PAVERS
- in roadway to visually identify entrances

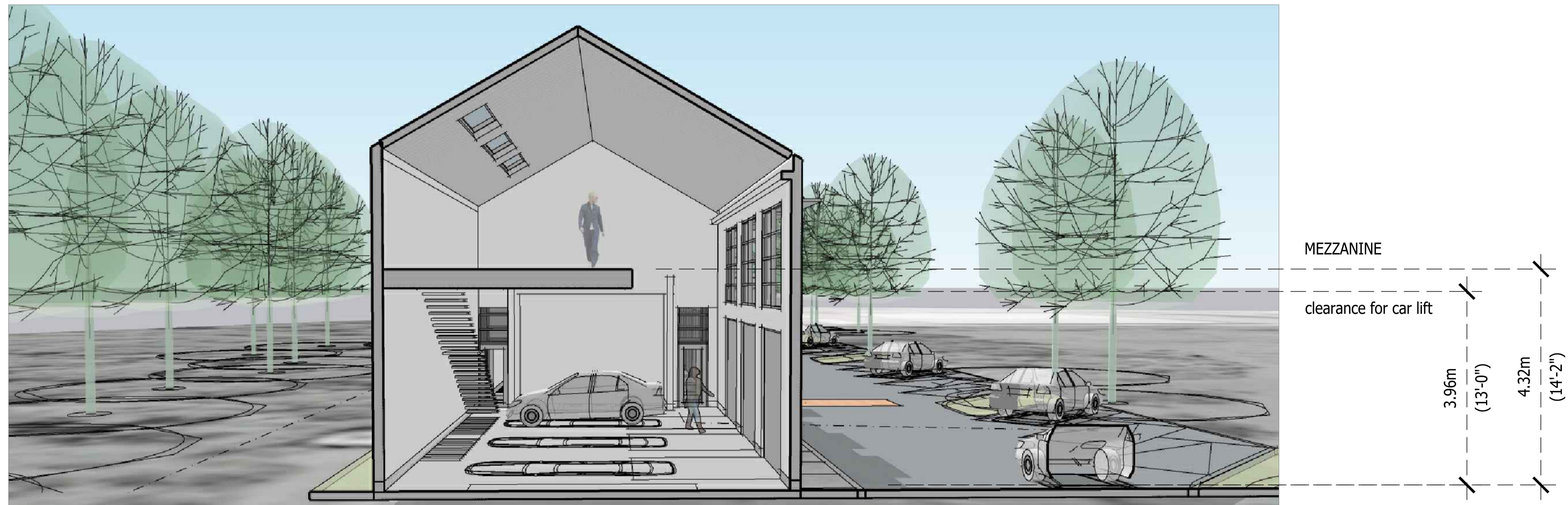
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ELEVATIONS



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ELEVATIONS



building section