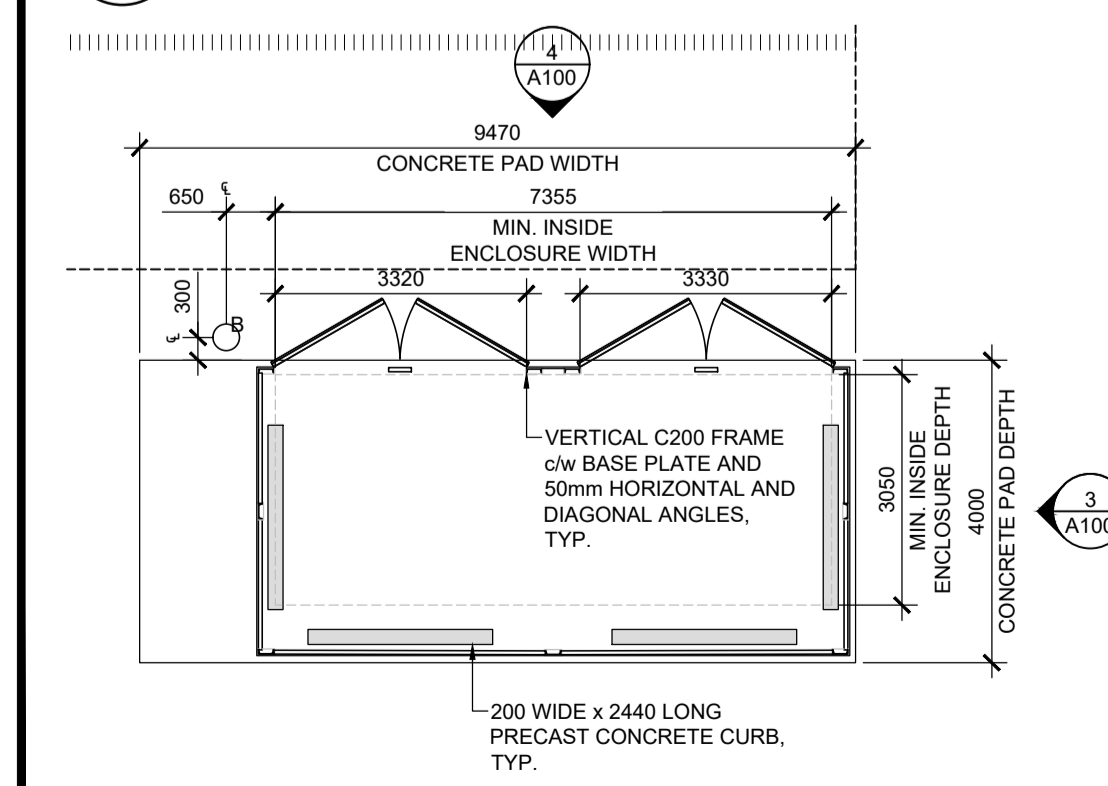
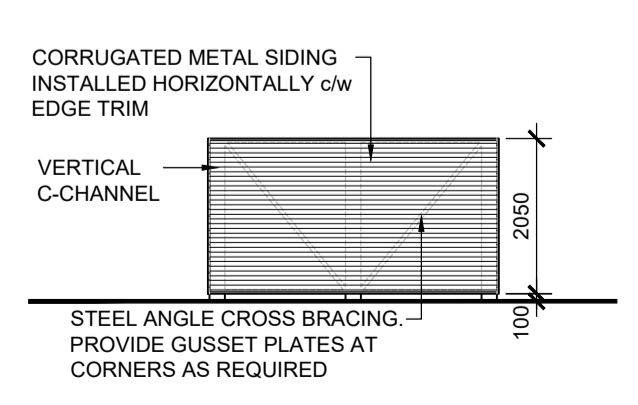


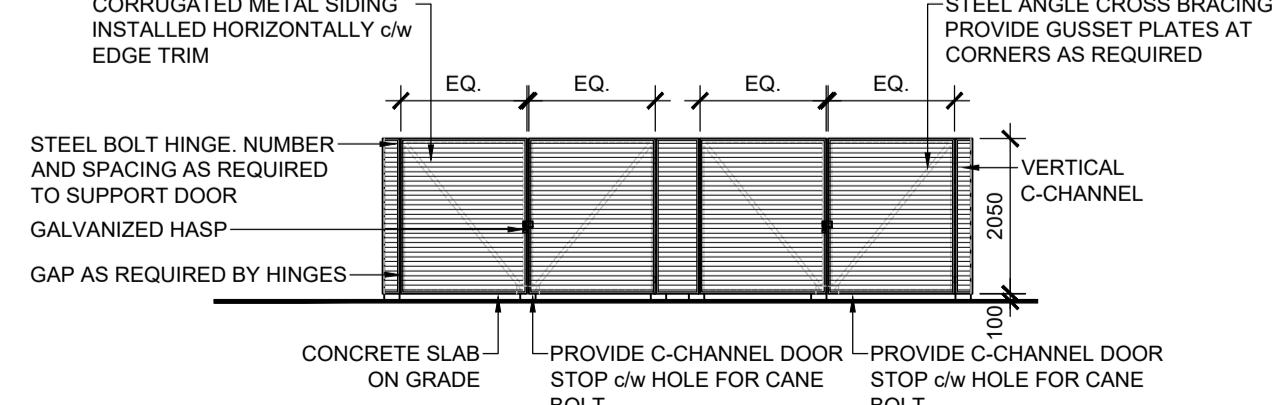
1 SITE PLAN  
SCALE: 1:500



2 GARBAGE ENCLOSURE PLAN  
SCALE: 1:100



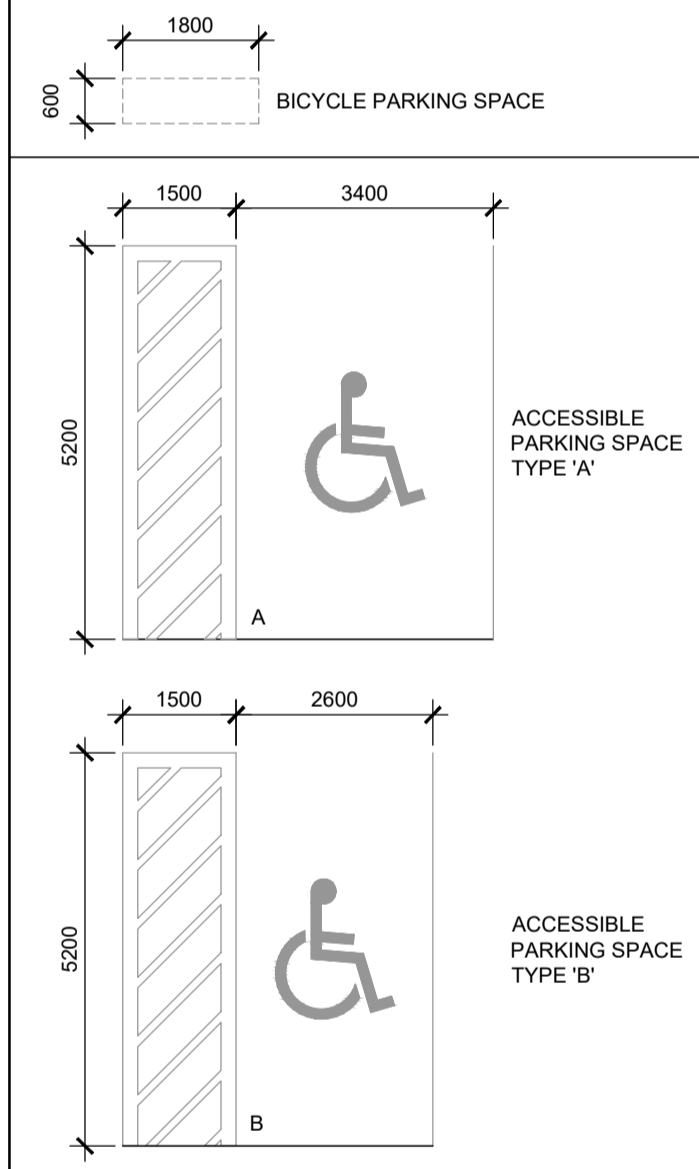
3 GARBAGE ENCLOSURE SIDE ELEVATION  
SCALE: 1:100



4 GARBAGE ENCLOSURE FRONT ELEVATION  
SCALE: 1:100

**DRAWING LEGEND:**

- ▲ P LOCATION OF PRINCIPAL ENTRANCES
- ▲ LOCATION OF PEDESTRIAN DOORS
- ▲ LOCATION OF VEHICULAR DOORS
- B BOLLARD
- ♿ ACCESSIBLE PARKING SPACE C/W PAINTED LOGO & SIGN ON POST OR WALL
- L DESIGNATED LOADING ZONE
- CR CURB RAMP W/TWSJ
- G NEW CONCRETE PAD MOUNTED GARBAGE ENCLOSURE
- ⊙ LIGHT STANDARD, SEE ELECTRICAL
- T NEW PAD-MOUNTED TRANSFORMER, SEE ELECTRICAL
- ⊗ EFH EXISTING FIRE HYDRANT
- ⊗ NFH NEW FIRE HYDRANT
- Y FIRE DEPARTMENT CONNECTION
- PROPERTY LINE
- PROPERTY SET BACK LINE
- LANDSCAPE SET BACK LINE
- PATH OF FIRE TRUCK ACCESS ROUTE, DEAD-END PORTIONS, AS SHOWN, DO NOT EXCEED 90m
- RETAINING WALL, SEE CIVIL
- OUTLINE OF PROPOSED BUILDING
- SOFT LANDSCAPING, REFER TO LANDSCAPING DRAWING L1
- CONCRETE WALKING SURFACE, REFER TO CIVIL DRAWINGS C001, C201-202
- EXTENT OF NEW FIRE ACCESS ROUTE c/w HEAVY DUTY ASPHALT, REFER TO CIVIL DRAWINGS C001, C201-202
- SNOW STORAGE
- CONCRETE TRUCK RAMP



**APPROVED**  
By Kersten Nitsche at 9:57 am, Dec 02, 2024

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

**GENERAL SITE PLAN NOTES:**

PROPERTY BOUNDARY INFORMATION, AND TOPOGRAPHIC INFORMATION DERIVED FROM SURVEYOR'S REAL PROPERTY REPORT BLOCK 1, REGISTERED PLAN 4M-1649, CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., SIGNED AND DATED 10 JANUARY, 2023

**SITE AND BUILDING DATA:**

SITE AREA	18,383 m <sup>2</sup>
BUILDING AREA	7,963 m <sup>2</sup>
GROSS AREA (O.B.C.)	8,682 m <sup>2</sup>
GROSS FLOOR AREA (CITY OF OTTAWA)	8,433 m <sup>2</sup>
ACCESSORY DISPLAY AND SALES AREA (MAX. 25% OF GFA)	1,521 m <sup>2</sup> (18% OF GFA)
BUILDING HEIGHT	8.4 m

**GENERAL NOTES:**

- FOR PAVED SURFACES, GRADING, SITE SERVICING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS.
- FOR PLANTING DETAILS, REFER TO LANDSCAPE DRAWINGS.

**GENERAL NOTES:**

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE, GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

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**ISSUE RECORD:**

NO.	DESCRIPTION	DATE
9	ISSUED FOR COORDINATION	2023/07/14
10	ISSUED FOR COORDINATION	2023/07/28
11	ISSUED FOR REVISED SPA	2023/09/19
12	ISSUED FOR CLIENT / CONTRACTOR REVIEW - NOT FOR TENDER	2023/09/20
13	ISSUED FOR BUILDING PERMIT APPLICATION	2023/10/11
14	ISSUED FOR ZONING RESPONSE	2023/11/08
15	ISSUED FOR PLANNER REVIEW	2023/11/08
16	ISSUED FOR PLANNING RESPONSE	2023/12/14
17	ISSUED FOR SINGLE PHASE / BUILDING PERMIT APPLICATION RESPONSE	2023/12/22
18	100% COMPLETE / ISSUED FOR TENDER	2024/03/04
19	REISSUED FOR BUILDING PERMIT APPLICATION RESPONSE	2024/04/03

**ZONING:**

ZONING DESIGNATIONS (PART 11):  
ZONE IP13 - BUSINESS PARK INDUSTRIAL ZONE

**ZONING PROVISIONS:**

LOT AREA:  
MINIMUM: 750 m<sup>2</sup>  
PROPOSED: 18,383 m<sup>2</sup>

LOT WIDTH:  
MINIMUM: NO MINIMUM  
PROPOSED: 147.70 m

LOT COVERAGE:  
MAXIMUM: 55%  
PROPOSED: 43%

SETBACKS (SECTIONS 205 AND 206):

	MIN.	PROVIDED
FRONT YARD:	6.00m	19.85m
CORNER SIDE YARD:	6.00m	18.60m
INTERIOR SIDE YARD:	4.00m	7.34m
INTERIOR SIDE YARD:	4.00m	55.70m
INTERIOR SIDE YARD:	4.00m	4.00m
REAR YARD:	6.00m	16.90m

FLOOR SPACE INDEX:  
MAXIMUM: 2.00  
PROPOSED: 0.47

BUILDING HEIGHT:  
MAXIMUM: 22.0 m  
PROPOSED: 8.4 m

LANDSCAPING (SECTION 205):

	MIN.	PROVIDED
ABUTTING A STREET:	3.0 m	3.0 m
NOT ABUTTING A STREET:	0.0 m	0.0 m

PARKING REQUIREMENTS

GROSS FLOOR AREA: 8,433 m<sup>2</sup>

VEHICLE PARKING - PER PART 4 ZONING BYLAW TABLE 101.  
PARKING FOR WAREHOUSE, AREA C ON SCHEDULE 1A, IS REQUIRED AT THE FOLLOWING RATE:  
0.8 PER 100 m<sup>2</sup> FOR FIRST 5,000 m<sup>2</sup> OF GFA  
0.4 PER 100 m<sup>2</sup> ABOVE 5,000 m<sup>2</sup> OF GFA

REQUIRED PARKING FOR FIRST 5,000 m <sup>2</sup>	40
REQUIRED PARKING FOR REMAINING 3,433 m <sup>2</sup>	14
TOTAL REQUIRED PARKING:	54
PROVIDED PARKING:	112

BICYCLE PARKING - PER PART 4 ZONING BYLAW TABLE 111A:

REQUIRED PARKING:	5
PROVIDED PARKING:	13

LOADING ZONE - PER PART 4 ZONING BYLAW TABLE 113A:

REQUIRED LOADING ZONES:	1
PROVIDED LOADING ZONES:	10

PARKING FOR THE PHYSICALLY DISABLED - PER PARKING BYLAW 2003-530, SECTION 111:

REQUIRED PARKING:	2
PROVIDED PARKING:	5

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**OWNER:**

**KONSON HOMES INC.**  
361 CHURCHILL AVE N,  
OTTAWA, ONTARIO K1Z 5C4,  
CANADA  
TEL: (613) 715-8668

**CONSULTANTS:**

**CIMA+**  
MECHANICAL, ELECTRICAL AND STRUCTURAL ENGINEERS  
TEL: 613-860-2462

**EXP SERVICES INC.**  
CIVIL ENGINEERS  
TEL: 613-888-1899

**JAMES B LENNOX & ASSOCIATES INC.**  
LANDSCAPE ARCHITECTS  
TEL: 613-722-5168

**GENERAL CONTRACTOR:**

**DOLYN CONSTRUCTION LTD.**  
888 LADY ELLEN PLACE,  
OTTAWA, ON K1Z 5L5,  
CANADA  
TEL: 613-224-7268

**ARCHITECTS:**

**DCA**  
A GROUP OF ARCHITECTS  
201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8  
WWW.ARCHITECTSDCA.COM 613.725.2294

**PROJECT TITLE:**

**1485 UPPER CANADA STREET  
OTTAWA, ON, K0A 1L0**

**DRAWING TITLE:**

**SITE PLAN**

DATE	DRAWN	JOB NO.	DRAWING NO.
JAN 2023	BR   DR	3482	A100
SCALE	REVIEWED		
	DR   TD		

**ARCHITECTURAL**

FILE # D07-12-23-0051

# 18973