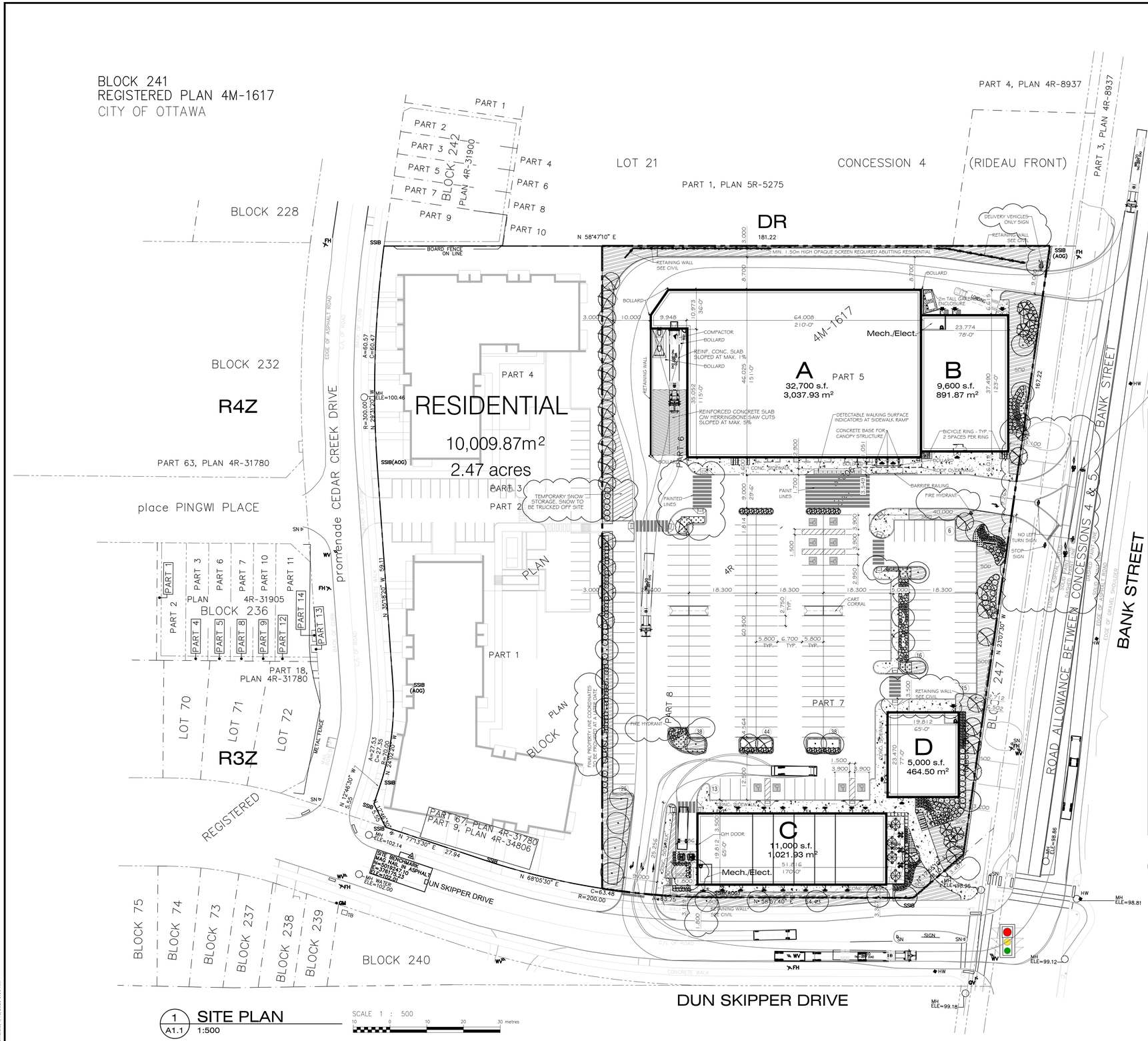

1 SITE PLAN
A1.1 1:500

ZONE : GM General Mixed Use Zone		
TOTAL SITE AREA	19,272.67 m²	4.76 acres
ZONING MECHANISMS	**REQUIRED**	**PROVIDED**
Minimum Lot Area	No minimum	21,185.50 m²
Minimum Lot Width	No minimum	109.30 metres
Min. Front Yard & Corner Yard setbacks	3.0m	3.0 metres
Minimum Interior Side Yard setback	5.0m from Res.	16.1 metres
Minimum Interior Side Yard setback	No minimum	N/A
Minimum Rear Yard Setback	7.50m from Res.	11.22 metres
Minimum Rear Yard Setback	3.0m abutting street	N/A
Minimum Rear Yard Setback	No minimum	N/A
Maximum Building Height	18.0m	11.50 metres
Maximum Floor Space Index	2	0.28
Minimum Width of Landscaped Area	3.0m	3.00 metres
Landscape % of Parking Area	N/A	18.3%
Parking Area		9,127.8 m²
Landscape Area		1,669.4 m²
Min. Parking Lot Landscaping	3.0m	3.00 metres

BUILDING	FLOOR AREA ft.²	FLOOR AREA m²	GLFA m²
A	32,700	3,037.93	2,886.03
B	9,600	891.87	847.28
C	11,000	1,021.93	970.84
D	5,000	464.52	441.29
TOTAL	58,300	5,416.25	5,145.43

PARKING MINIMUM	REQUIRED	PROVIDED
3.60 spaces / 100 m² Gross Leasable Floor Area	185 spaces	195 spaces 3.6 spaces / 1,000 s.f.

ACCESSIBLE PARKING

16 spaces provided

REQUIRED PARKING SPACE : 2.60m x 5.20m, 6.70m AISLE

BARRIER FREE SPACE MIN. : 3.90m x 5.20m

FIRE ROUTE : 6.0m WIDE, MIN. 12.0m ℄ RADIUS

LOADING	REQUIRED	PROVIDED
4.30m x 13.0m & 3.50m x 9.0m 5,000-9,999m² GFA	1+1 spaces	3 spaces

BICYCLE PARKING	REQUIRED	PROVIDED
0.6m x 1.80m 1 space / 250m GFA²	22 spaces	24 space

2 SITE STATISTICS
A1.1 N.T.S.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:

- CHECK AND VERIFY ALL DIMENSIONS ON SITE;
- REPORT ALL ERRORS AND/OR OMISSIONS TO GREYSTONE ARCHITECTURAL PARTNERS BEFORE CONTINUING WITH ANY WORK.

THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS NOTED OTHERWISE

THESE DRAWINGS ARE NOT TO BE SCALED ERRORS MADE BY PERSONS SCALING THESE DRAWINGS SHALL NOT BE THE RESPONSIBILITY OF GREYSTONE ARCHITECTURAL PARTNERS

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DOCUMENTS.

ALL DESIGN DOCUMENTS ARE THE COPYRIGHT PROPERTY OF GREYSTONE ARCHITECTURAL PARTNERS. ANY REPRODUCTIONS OF THE DESIGN DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT WRITTEN APPROVAL BY GREYSTONE ARCHITECTURAL PARTNERS.

PROJECT NORTH

Greystone

Cambridge
154 King Street East
Cambridge, Ontario N3H 3M4
(519) 896-1010 ext.100

Toronto
522 Mount Pleasant Rd
Suite 200
Toronto, Ontario M4S 2M3
(416) 440-0058

REV.	DESCRIPTION	DATE
4	SPA SECOND SUBMISSION	2025.01.09
3	FOR CONSULTANT COORD	2025.01.02
2	FOR CONSULTANT COORD	2024.12.18
1	ISSUED FOR SPA	2024.10.24

△ REVISION ☐ ISSUED ○ APPROVAL

PROJECT FOR:

MAVERICK DEVELOPMENT CORPORATION

PROJECT:

NEW BUILD

FINDLAY CREEK
DUN SKIPPER & BANK STREET
OTTAWA, ONTARIO

DRAWING:

SITE PLAN

DRAWN:	CHECKED:	JOB NUMBER:
N.B.	S.R.	24422
DATE (YYYY/MM/DD): 2025.01.10	SCALE: 1:500	
DRAWING NUMBER: A1.1	REVISION NUMBER: R0	

FILE: J:\Maverick\2024\24422 - Findlay Creek - Bank St, Ottawa, ON\Site\Maverick Ottawa Bank\DunSkipper-A1.0 R2 (2025.01.09).dwg
LAST SAVED BY: MDesmarais, 1/10/2025 8:39 AM