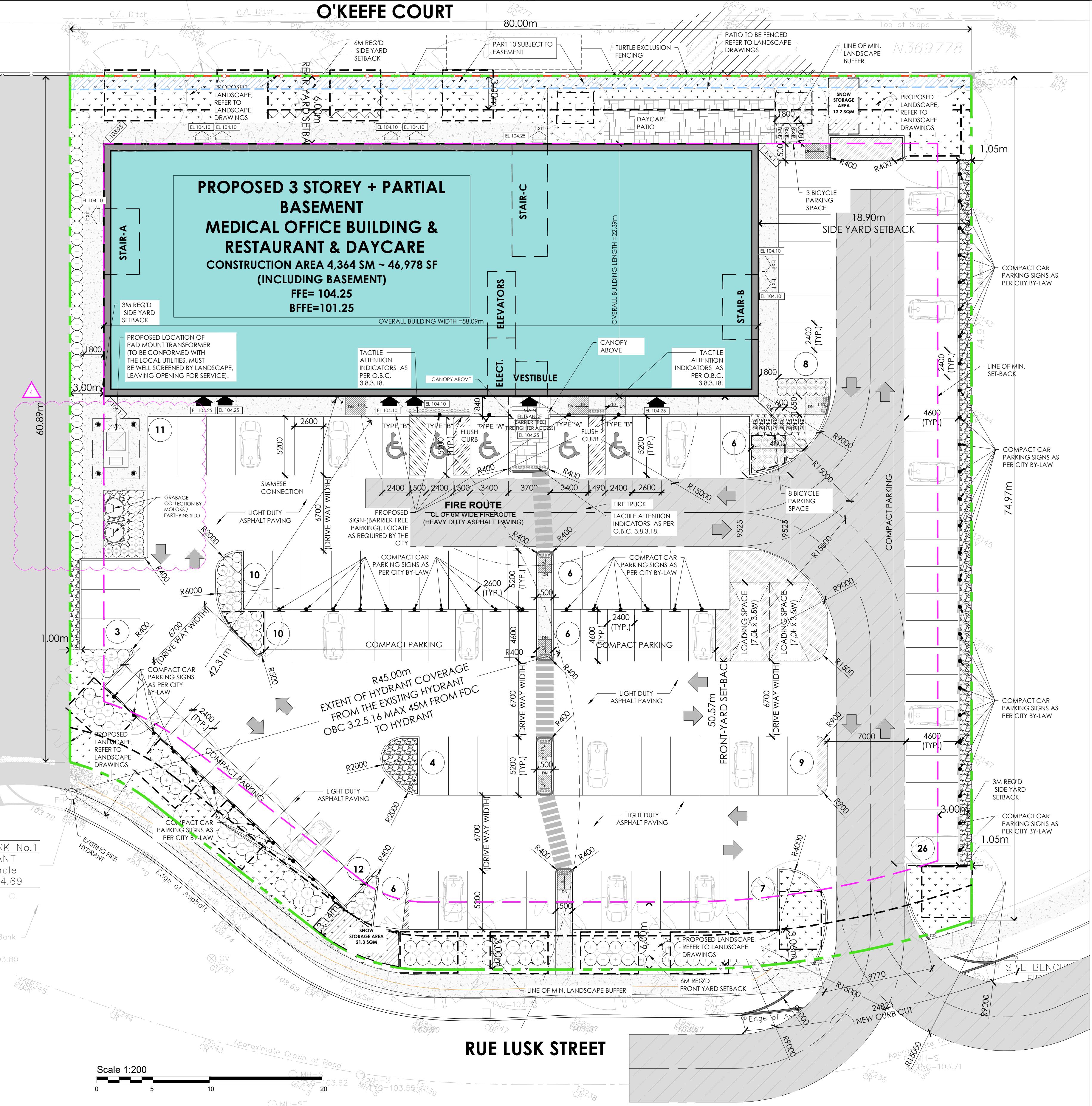
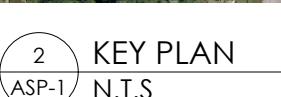


# SITE STATISTICS

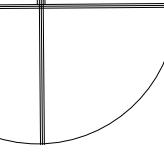
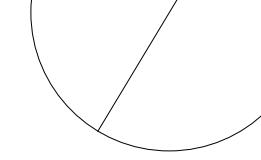
ZONING BY-LAW 2008-250 CONSOLIDATION				IP - BUSINESS PARK INDUSTRIAL	
				IP [2265]H(12)	
ZONING MECHANISMS (TABLE 205)				REQ'D	PROVIDED
(a) LOT AREA				750 SQ M	6040.28
(c) MAX. LOT COVERAGE				55%	22%
(d) MIN. REARYARD, O'KEEFE COURT				MIN 6m	6m
(e) MIN. INTERIOR SIDE YARD				MIN 3m	3m
(e) MIN. INTERIOR SIDE YARD				MIN 3m	18.90m
(f) MIN. FRONT YARD, LUSK ST.				MIN 6m	50.57m
(g) MAX. FLOOR SPACE INDEX				MAX 2	0.6
(h) MAX. BUILDING HEIGHT ((MEASURED FROM GRADE TO T/O ROOF DECK)				12m	9.1 m
(i) MIN WIDTH OF LANDSCAPING					
(ii) ABUTTING A STREET				3m	3.06m
(iii) IN ALL OTHER CASES				NO MIN.	1m
COVERAGE CALCULATION		SM	SF	ACRES	%
SITE AREA		6040.28	65,017	1.5	100%
BUILDING AREA		1,301	14,006		22%
PAVED AREA		3,305.08	35,576		55%
LANDSCAPED AREA-INCL SIDEWALK AND PATIO		1,434	15,435		24%
TOTAL CONSTRUCTION AREA				SM	SF
BASEMENT FLOOR				474	5,102
1ST FLOOR				1,288	13,864
2ND FLOOR				1,301	14,006
3RD FLOOR				1,301	14,006
TOTAL CONSTRUCTION AREA				4,364	46,978
GFA (LEASABLE SPACES) CALCULATIONS				SM	SF
GROUND FLOOR-RESTAURANT				187	2,010
GROUND FLOOR-MEDICAL OFFICES				371	3,991
GROUND FLOOR-PHARMACY ACCESSORY USE TO THE MEDICAL OFFICES.				185	1,992
GROUND FLOOR-DAYCARE				374	4,022
2ND FLOOR-MEDICAL OFFICES				500	5,405
2ND FLOOR- OFFICES				560	6,014
3RD FLOOR-MEDICAL OFFICES				500	5,405
3RD FLOOR- OFFICES				560	6,014
BASEMENT-OFFICES				365	3,934
TOTAL GFA				3,602	38,787
PARKING REQUIREMENTS (BASED ON TABLE 101; AREA "C" ON SCHEDULE 1A)		GFA (M2)	PARKING RATE	REQ'D	PROVIDED
- SPACES @ 2.6W x 5.2L					
- 50% of stalls are compact stalls (size of 2.4W x 4.6L per zoning standards)					
RESTAURANT: 10 PARKING SPACE PER 100m <sup>2</sup> OF GFA	187	0.100	18.7		
MEDICAL OFFICES (4 PARKING SPACE PER 100m <sup>2</sup> OF GFA)	1,371	0.040	54.8		
ACCESSORY TO THE MEDICAL FACILITIES (PHARMACY) (4 PARKING SPACE PER 100m <sup>2</sup> OF GFA)	185	0.040	7.4		
DAYCARE (2 PARKING SPACE PER 100m <sup>2</sup> OF GFA)	374	0.020	7.5		
OFFICES (2.4 PARKING SPACE PER 100m <sup>2</sup> OF GFA)	1,485	0.024	35.6		
TOTAL NO. OF PARKING SPACES				124.0	124
ACC. & STANDARD SPACES					62
COMPACT CAR SPACES					62
ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)				REQ'D	PROVIDED
101-133 PARKING SPACES, THEN 5 ACCESSIBLE SPACES REQ'D				5	5
TYPE A (VAN), MIN WIDTH=3400				2	2
TYPE B, MIN WIDTH=2400				3	3
BICYCLE PARKING (TABLE 111A)		GFA		REQ'D	PROVIDED
(e) RESTAURANT, DAYCARE, OFFICES, 1 BICYCLE PARKING/ 250 m <sup>2</sup> OF GFA	2,046		8.2		
(g) MEDICAL OFFICES, 1 BICYCLE PARKING/ 1000m <sup>2</sup> OF GFA	1,556		1.6		
TOTAL BICYCLE PARKING				9.7	11
DRIVEWAYS AND AISLE REQUIREMENTS (SECTION 107)				REQ'D (MIN)	PROVIDED
TWO-WAY DRIVEWAY				6.7	6.7
TWO-WAY PARKING AISLE				6.7	6.7
MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE, BY ANGLE OF LOADING SPACE				9.0	9.5
LOADING REQUIREMENTS (SECTION 113)		GFA		REQ'D	PROVIDED
(SIZE: 3.5Wx9.0L PARALLEL; 3.5Wx7.0 OTHER; 4.2M VERT CLR)					
MEDICAL OFFICES (b) OFFICES, RESEARCH AND DEVELOPMENT CENTER, 1000-1999 m <sup>2</sup> , REQUIRE 1 LOADING SPACE	1,556		1		
OFFICES (b) OFFICES, RESEARCH AND DEVELOPMENT CENTER, 1000-1999 m <sup>2</sup> , REQUIRE 1 LOADING SPACE	1,485		1		
(d) ALL OTHER NON-RESIDENTIAL USERS, RESTAURANT: 350m <sup>2</sup> < GFA < 999m <sup>2</sup> , REQUIRE 0 LOADING SPACE	187		0		
(d) ALL OTHER NON-RESIDENTIAL USERS, DAYCARE: 350m <sup>2</sup> < GFA < 999m <sup>2</sup> , REQUIRE 0 LOADING SPACE	374		0		
TOTAL LOADING SPACES				2	2



# RUE LUSK STREET

SITE PLAN LEGEND			
	PROPERTY LINE		RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PROTE COCHERE -REFER TO ELECTRICAL DWGS
	BUILDING SETBACK LINE		NEW HEAVY DUTY ASPHALT PAVING (REMAINDER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)
	LANDSCAPE BUFFER		DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE (REFER TO LANDSCAPE DWGS)
	CURB DEPRESSION		LANDSCAPED AREA
	ENTRY/ EXIT ACCESS POINTS		POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION
	EXISTING TOWN HYDRANT		STEEL BOLLARD (REFER TO DETAIL XX.X)
	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS -REFER TO CIVIL DWGS		PARKING COUNT
	FIRE DEPARTMENT CONNECTION		PROPOSED GRADING (REFER TO CIVIL DWGS)
	HOSE BIB (REFER TO MECHANICAL DWGS)		CONDENSING UNIT ON 4' CONCRETE PAD (REFER TO MECH DWGS)
	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS		SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)
	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL		
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE -REFER TO ELECTRICAL DWGS		
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET		

<p>-REFER TO ELECTRICAL DWGS</p>		<p><b>SITE PLAN- GENERAL NOTES</b></p>	
<p><b>CREDIT NOTES:</b></p> <p>THIS SITEPLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE SURVEY FOR THIS PROPERTY. MATAJ ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.</p>		<p><b>CREDIT NOTES:</b></p> <p>TOPO SURVEYORS INFO:</p> <p>ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 14 Concourse Gate, Suite 500 Nepean, Ont. K2E 7S6 Phone: (613) 727-0850 PHONE: (519) 742-8371 Email: Nepean@aovltd.com</p>	
<p><b>LEGAL LAND DESCRIPTION:</b></p> <p>Block 2 REGISTERED PLAN 4M-1634 CITY OF OTTAWA</p>		<p>1 ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN</p> <p>2 A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/ OWNER</p> <p>3 THE CONTRACTOR/ OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE/ DISTURBANCE DURING CONSTRUCTION.</p> <p>4 ALL BARRIER-FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.</p> <p>5 THE OWNER/ CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND BARRIER-FREE SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA</p> <p>6 ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE</p> <p>7 ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM</p> <p>8 ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR</p> <p>9 SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY</p> <p>10 WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION</p>	

Project North:	True North:	
		
Plan:		
2025/12/05	Issued for 3rd Review Response	S.F.
2025/11/13	Issued for 2nd Review Response	S.F.
2025/08/18	Issued for 1st Review Response	S.F.
2024/11/29	Issued for SPA	S.F.
Date:	Issue/Revision	By:
Pending Issues/Revisions:		

3:  
DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE  
CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE  
ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS  
COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO  
DIFFER FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE  
INFORMED IMMEDIATELY.

RES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE  
CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

IS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION  
IS MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING  
CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO  
PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER  
ORDINARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT  
STRUCTURES AFFECTED BY THIS WORK.

DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY

The image contains two logos. On the left, the Ontario Association of Architects logo is displayed, featuring the text 'ONTARIO ASSOCIATION OF ARCHITECTS' in a semi-circle above a signature that reads 'ARTAN MATAJ LICENCE 9331'. On the right, the Mataj Architects Inc. logo features a stylized 'M' and 'A' in black and teal, with the company name 'MATAJ ARCHITECTS INC.' in a bold, sans-serif font below it.

At A J A R C H I T E C T S  
N C O R P O R A T E D  
206-418 Iroquois Shore Rd  
Oakville Ontario  
L6H 0X7

ect:  
**LUSK MEDICAL  
BUILDING**  
10 Lusk Street, Ottawa ON.

11. *What is the primary purpose of the following statement?*

et Title:

# PROPOSED SITE PLAN

Drawn By: A./S.F.	Drawn By: S.F.	Approved By: A.M.
Re: SHOWN	Date: 2024.05.16	Project No.: 22-043

ving No:  
**ASP-1**

# ASP-1

ving Series:  
**ARCHITECTURAL - SPA**  
**D07-12-24-0176 Plan Number #19330**