

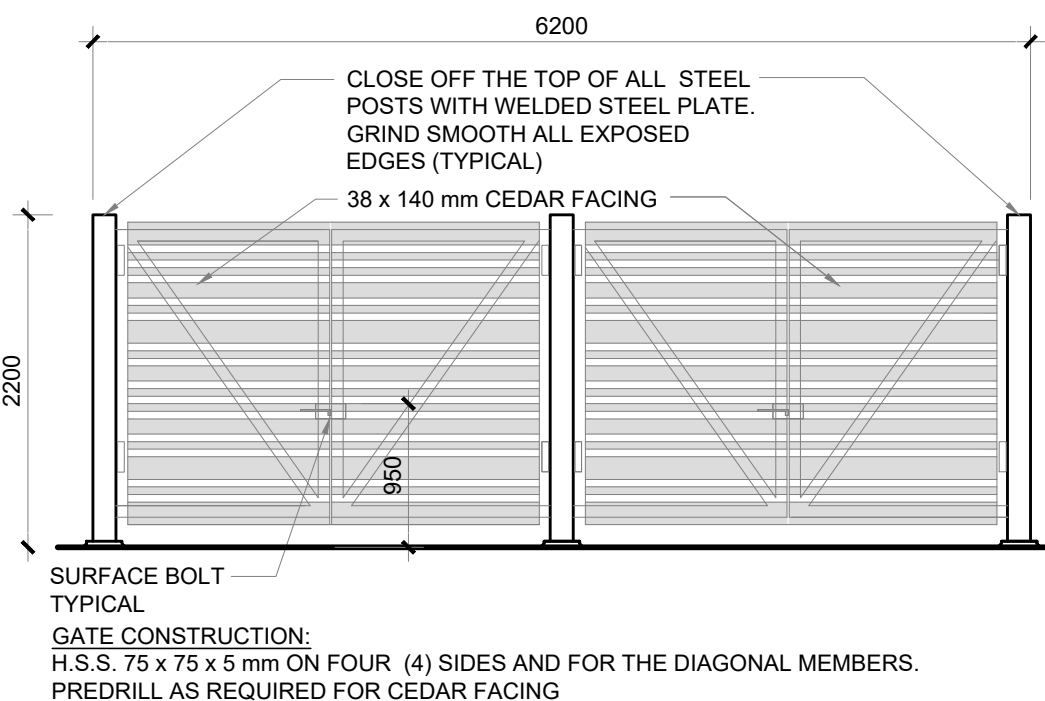
#### SIGNAGE LEGEND:

- NO TRESPASSING
- FIRE ROUTE
- BARRIER FREE PARKING
- VISITOR PARKING
- TEMPORARY PARKING
- STOP SIGN
- ONE WAY

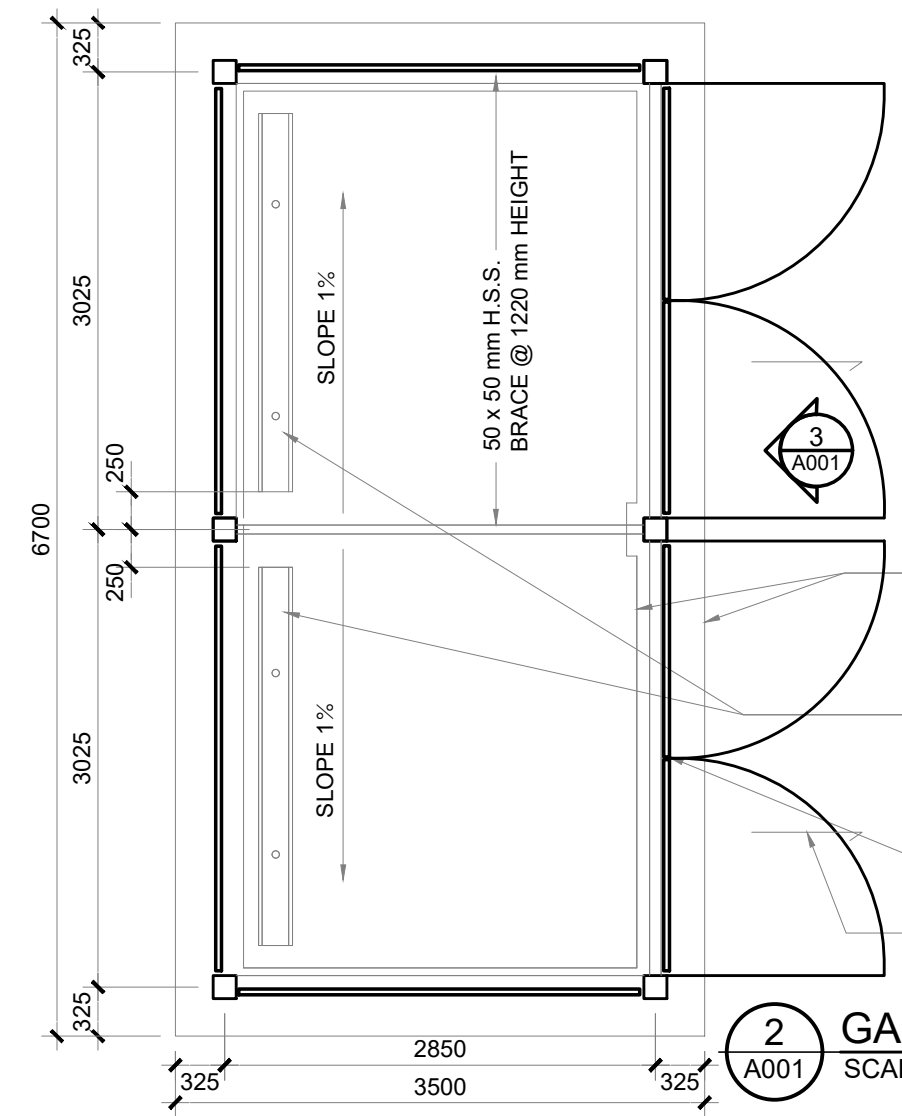
#### LEGEND:

- EXHYD
- HYD
- FP
- HP
- LP
- CB
- MH
- HP
- EXISTING FIRE HYDRANT
- FIRE HYDRANT
- FLAG POLE
- HYDRO POLE
- LIGHT POLE - SEE ELECTRICAL
- CATCH BASIN - SEE CIVIL
- MANHOLE - SEE CIVIL
- BUILDING ENTRANCE/EXIT
- OVERHEAD DRIVE-IN DOOR
- HYDRO POLE
- DEPRESSED CURB
- CURB CUT
- NEW CURB

- PROPERTY LINE
- YARD SET BACK
- NEW CHAIN LINK FENCE
- 6m WIDE FIRE ROUTE AND HIGH DENSITY ASPHALT REFER TO CIVIL
- SOFT
- CS
- CS
- PAVERS
- EXISTING FIRE HYDRANT
- FIRE HYDRANT
- FLAG POLE
- HYDRO POLE
- LIGHT POLE - SEE ELECTRICAL
- CATCH BASIN - SEE CIVIL
- MANHOLE - SEE CIVIL
- BUILDING ENTRANCE/EXIT
- OVERHEAD DRIVE-IN DOOR
- HYDRO POLE
- DEPRESSED CURB
- CURB CUT
- NEW CURB



3 GARBAGE ENCLOSURE ELEVATION  
A001 SCALE 1:50



- NOTE: ALL STEEL TO BE SHOP PRIMED WITH TWO (2) COATS ZINC RICH PRIMER AND PAINTED WITH TWO (2) COATS OF EXTERIOR ENAMEL PAINT. ALL WOOD TO BE CEDAR.
- SLAB CONSTRUCTION: SLAB TO BE 30 Mpa AIR ENTRAINED CONCRETE. 2-20m T&B ALL AROUND WITH CORNER BARS 750 x 750 mm
- LINE OF 400 mm SLAB THICKENING ALL SIDES
- PRECAST CONCRETE CURBS 2440 mm LONG. ANCHOR TO SLAB WITH DOWELS
- PROVIDE AT BOTH GATES VERTICAL BOLT GUIDES TO ENGAGE INTO GATE HASP
- SLOPED CONCRETE SLAB

2 GARBAGE ENCLOSURE PLAN  
A001 SCALE 1:50

#### PROJECT INFORMATION

##### TOPOGRAPHICAL PLAN INFORMATION:

SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN OF PART OF LOT 4 CONCESSION 1, CITY OF OTTAWA, PREPARED BY STANTEC GEOMATICS LTD. DATED APRIL 22, 2014.

SITE ZONING AS PER OTTAWA ZONING BY-LAW 2008-250 SITE DESIGNATION IP13 - BUSINESS PARK INDUSTRIAL ZONE AREA "C" OF SCHEDULE 1, CITY OF OTTAWA

PROPERTY IDENTIFICATION NUMBER (PIN): 045080122

##### BUILDING CLASSIFICATION

THE BUILDING IS CLASSIFIED AND DESIGNED TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

##### OCCUPANCY

GROUP A, DIVISION 2, SPRINKLERED (3.2.2.24)

##### BUILDING STATISTICS

EXISTING BUILDING FOOTPRINT = 4,721m<sup>2</sup>/ 50,817ft<sup>2</sup>  
NEW BUILDING ADDITION FOOTPRINT = 1,243m<sup>2</sup>/ 13,380ft<sup>2</sup>  
TOTAL BUILDING FOOTPRINT = 5,964m<sup>2</sup>/ 64,196ft<sup>2</sup>

EXISTING GROSS FLOOR AREA = 5,562m<sup>2</sup>/ 59,869ft<sup>2</sup>  
ADDITION GROSS FLOOR AREA = 1,243m<sup>2</sup>/ 13,380ft<sup>2</sup>  
TOTAL GROSS FLOOR AREA = 6,805m<sup>2</sup>/ 73,249ft<sup>2</sup>

NUMBER OF STOREYS = 2

THE BUILDING IS SPRINKLERED

NUMBER OF ACCESS ROUTES REQUIRED = 1  
NUMBER OF ACCESS ROUTES PROVIDED = 1

CONSTRUCTION TYPE = NON-COMBUSTIBLE CONSTRUCTION

FLOOR ASSEMBLES ARE FIRE SEPARATIONS - FIRE-RESISTANCE RATINGS 1 HR MIN.

##### EXISTING PARKING REQUIREMENTS

REQUIRED: 139 + 3 B/F SPACES  
PROVIDED: 178 + 4 B/F SPACES

##### NEW PARKING REQUIREMENTS

REQUIRED: 169 + 6 B/F SPACES  
PROVIDED: 174 + 7 B/F SPACES

##### SITE LEGAL DESCRIPTION:

PART OF LOT 4, CONCESSION 1, HUNTLEY, BEING PARTS 1 AND 2 ON PLAN 4R-28323 SUBJECT TO AN EASEMENT IN GROSS OVER PART 12, 4R29646 AS IN OC1808653 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 4R29686 AS IN OC1816865 CITY OF OTTAWA

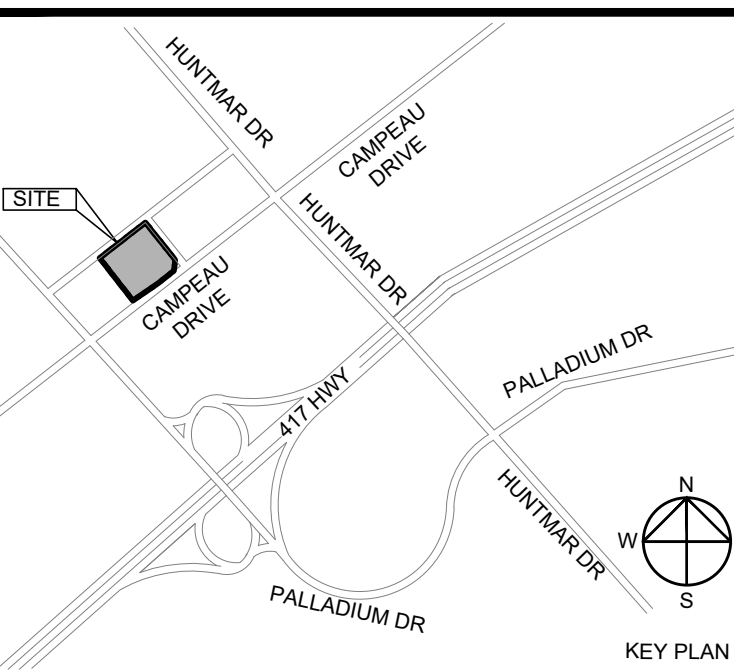
##### ZONING INFORMATION

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	IP-13 BUSINESS PARK INDUSTRIAL ZONE	
MIN. LOT AREA	750 m <sup>2</sup>	26,310.11 m <sup>2</sup> (6.50 Acres)
MIN LOT WIDTH	NO Minimum	166.34 m
MAX. LOT COVERAGE (%)	55	23
MIN. FRONT YARD SETBACK	6 m	7.87 m (JOURNEYMAN)
MIN. CORNER SIDE YARD SETBACK	6 m	35.34 m (UPPER CANADA) 34.97 m (CAMPEAU DR.)
MIN. INTERIOR SIDE YARD SETBACK	4 m	
MIN. REAR YARD SETBACK	6 m	78.55 m
MAX. FLOOR SPACE INDEX	2	0.26
MAX. BUILDING HEIGHT	22.0 m	11.50 m
MIN. WIDTH OF LANDSCAPE AREA	3 m	3.72 m
PARKING LANDSCAPE BUFFER	FOR A PARKING LOT CONTAINING 100 OR MORE SPACES: ABUTTING A STREET = 3 m NOT ABUTTING A STREET = 3 m	ABUTTING A STREET = 4.8m / 6.45m NOT ABUTTING A STREET = 3.72m

STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	
ACCESSIBLE PARKING SPACE	TYPE A: 3.4m WIDTH x 5.2m LENGTH TYPE B: 2.4m WIDTH x 5.2m LENGTH 1500mm MIN. WIDE ACCESS AISLE	
PARKING REQUIREMENTS	EXISTING BUILDING: 139 PARKING NEW TRAINING CENTRE: 30 PARKING (1243 X 2.4/ 100m <sup>2</sup> ) = 30	174 PARKING SPACES + 7 B/F SPACES
	TOTAL REQ'D = 169 PARKING SPACES	
BARRIER FREE ACCESSIBLE PARKING	AS PER OTTAWA TRAFFIC & PARKING BY-LAW 2017-301, PART "C", SECTION 112 (2), FOR A PARKING AREA WITH A CAPACITY OF 167-250 SPACES, 7 ACCESSIBLE SPACES (3 TYPE A; 4 TYPE B) ARE REQ'D	4 EXISTING ACCESSIBLE PARKING SPACES 3 NEW (2 TYPE A; 1 TYPE B)
LOADING SPACES	1 per 2,000 m <sup>2</sup> - 4,999 m <sup>2</sup> OF G.F.A.	4,535 m <sup>2</sup> G.F.A. = 2 SPACE
BICYCLE PARKING RATE	EXISTING BUILDING: 7 BICYCLE SPACES REQ'D NEW TRAINING CENTRE: 1 BICYCLE SPACE REQ'D (1 PER 1500m <sup>2</sup> OF G.F.A.) TOTAL REQ'D = 8 BICYCLE SPACES	16 BICYCLE SPACES (EXISTING)

ACCESSORY STRUCTURES (SECTION 55)		
MIN. FRONT YARD SETBACK (GAZEBO)	6 m	7.50 m (JOURNEYMAN)
MIN. CORNER SIDE YARD SETBACK (GAZEBO)	0 m	41.33 m (UPPER CANADA ST.)
MIN. REAR YARD SETBACK (GAZEBO)	0 m	73.19 m
MAX. PERMITTED HEIGHT (GAZEBO)	6 m	4.40 m
LANDSCAPING PROVISIONS FOR PARKING LOTS (SECTION 110)		
MIN. SETBACK TO A LOT LINE ABUTTING A STREET (GARBAGE ENCLOSURE)	9 m	18.72 m (UPPER CANADA ST.)
MIN. SETBACK FROM ANY OTHER LOT LINE (GARBAGE ENCLOSURE)	3 m	50.28 m



#### CIVIL ENGINEER:

NOVATECH  
240 MICHAEL COWPLAND DRIVE, SUITE 200  
OTTAWA, ON, K2M 1P6  
T: 613.254.9643

#### GEOTECHNICAL ENGINEER & SURVEYOR:

STANTEC  
400-1331 CLYDE AVENUE  
OTTAWA ON K2C 3G4  
T: 613.738.6070

#### LANDSCAPE ARCHITECT:

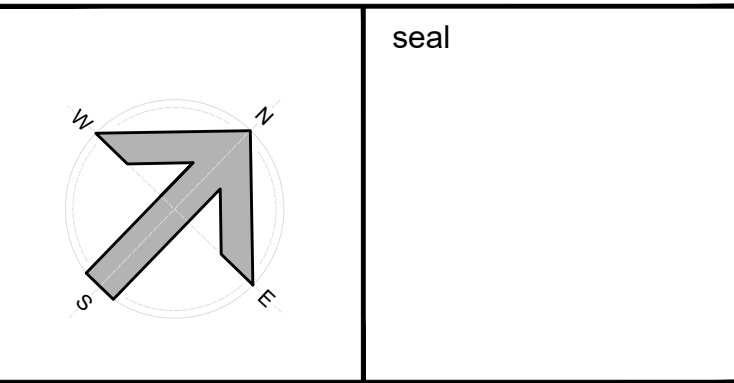
RUHLAND & ASSOCIATES LTD.  
SUITE 200 - 1750 COURTWOOD CRESCENT  
OTTAWA, ONTARIO K2C 2B5  
T: 613.224.4744

#### N45 ARCHITECTURE INC.

71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2  
tel. 613.224.0095 fax 613.224.9811

#### CARPENTER'S UNION LOCAL 93 - RENOVATION

8560 CAMPEAU DRIVE  
OTTAWA, ONTARIO K2T 0N7



#### drawing title

##### SITE PLAN

scale	drawn by	HW
date	checked by	RM
2025-02-21		
project number	drawing number	
23-790	A001	
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.		revision
DO NOT SCALE DRAWINGS		