

APPROVED: REFUSED:
 THIS DAY OF _____, 20__

Derrick Moodie
 MANAGER, DEVELOPMENT REVIEW - WEST
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

ZONE: A1(156)	REQUIRED	PROVIDED
PERMITTED USE (AMONG OTHERS)	BANK, RESTAURANT, RETAIL FOOD STORE, RETAIL STORE, DAY CARE OFFICE, PERSONAL SERVICE BUSINESS	ALL PERMITTED USES
MIN. LOT AREA	NO MINIMUM	20,975 sq.m
MIN. LOT WIDTH	NO MINIMUM	206.9 m
MIN. YARD SETBACK (FROM ALL LOT LINES)	3 m	3 m
MAX. FRONT YARD SETBACK	5 m	3 m
MAX. CORNER SIDE YARD SETBACK	5 m	12.75 m
MAX. BUILDING HEIGHT	30m	12 m
MAX. GROSS LEASABLE FLOOR AREA	NO MIN.	5,607 sq.m
MAX. FSI	2	0.267
MIN. WIDTH LANDSCAPE AREAS	ABUTTING A STREET = 3m NOT ABUTTING A STREET = 3m	3m
ACCESS DRIVE & PARKING AISLE (MIN. WIDTH)	6.7m	6.7m MIN.
PARKING SPACE - MIN. WIDTH	2.6m (B.F. 3.66m)	2.6m (B.F. 3.66m)
PARKING SPACE - MIN. LENGTH	5.2m	5.2m
MIN. BICYCLE PARKING	1/500 SQ.M. = 12	35
LOADING AREAS FOR RETAIL UNDER 1000 SQ.M.	0	0
LOADING AREAS FOR RETAIL OVER 2000 SQ.M.	2	2

SITE AREA	20,975 sq.m	AREA
BLOCK A - FOOD	3,620 sq.m	30,965 sq.ft
BLOCK C	588 sq.m	6,334 sq.ft
BLOCK D	1,394 sq.m	15,025 sq.ft
TOTAL	5,607 sq.m	60,324 sq.ft
LANDSCAPED AREA:	5,237 sq.m	(25% OF SITE AREA)
PARKING PROVIDED	237 SPCS	(RATIO 4.28/100 sq.m. 3.98/1000 sq.ft.)
PARKING REQUIRED (ZONING)	202 SPCS	(3.6/100 sq.m.)
ZONING SURPLUS	+35 SPCS	

LEGEND:

B.F. PARKING STALL c/n B.F. SIGNAGE	
DEPRESSED CURB c/n TWSI	
150mm DIA., 6mm THK. GALV. STEEL BOLLARD (MIN. 1.5m HIGH & 1.5m BELOW GRADE)	
300mm DIA., 6mm THK. GALV. STEEL BOLLARD (MIN. 1.5m HIGH & 1.5m BELOW GRADE)	
PRECAST CONCRETE PAVING	
CAST IN PLACE CONCRETE SIDEWALK/ REFER TO GEOTECH. REPORT	
PAINTED LINE STOP BAR	
ROLLED CONCRETE CURB	
SITE SIGNAGE	
PAINTED LINES	
BIKE RACK	
EXTERIOR LIGHTING/ REFER TO ELEC. DIAGS. FOR TYPES	

PLEASE REFER TO STANTEC GEOMATICS LTD. AS BUILT SURVEY PART OF LOT 31 CONCESSION 10, GEOGRAPHIC TOWNSHIP OF GOULBURN, CITY OF OTTAWA DEC. 14, 2012 REVISED AUG. 16, 2017

03	16.AUG.2018	RE-ISSUED FOR SPA
02	18.JUNE.2018	UDRP SUBMISSION
01	30.APR.2018	ISSUED FOR SPA
no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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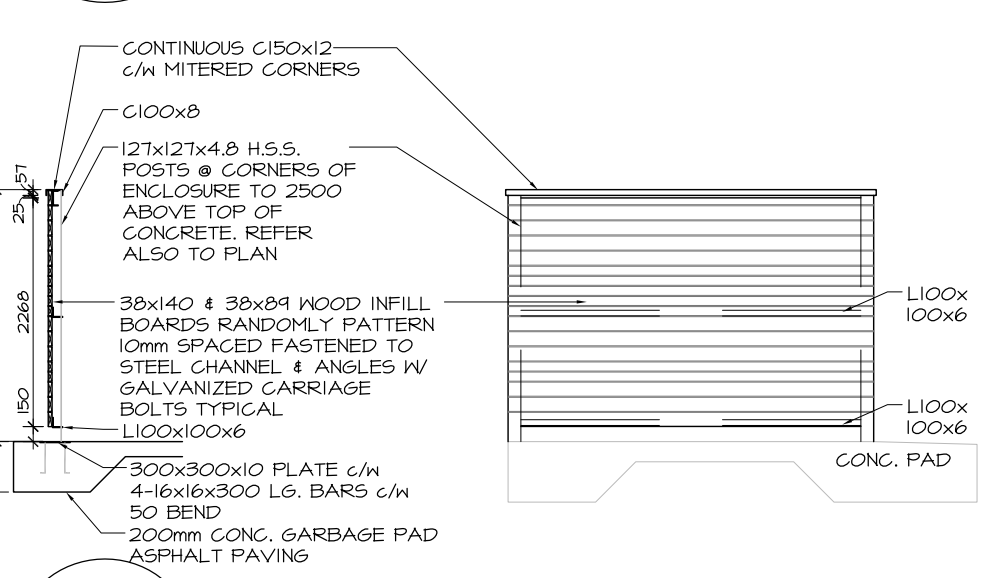
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PROJECT/LOCATION:
EAGLESON RETAIL DEVELOPMENT

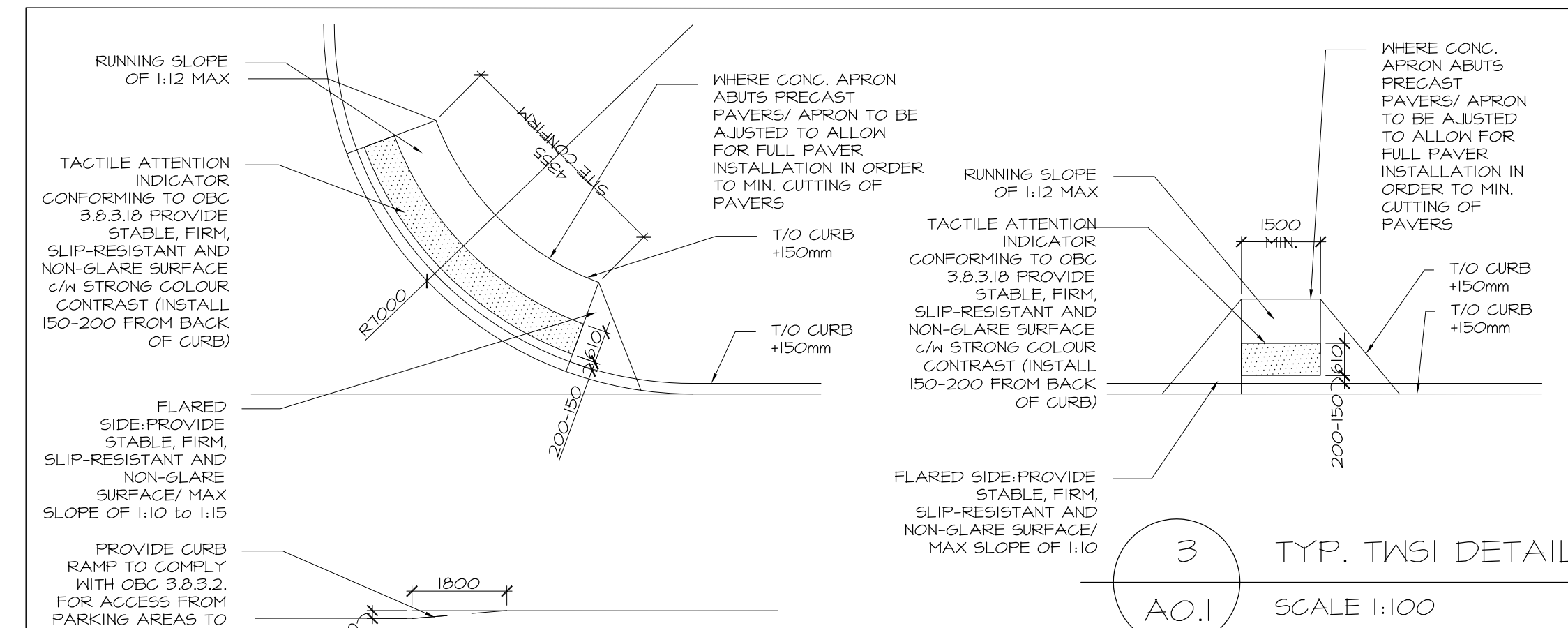
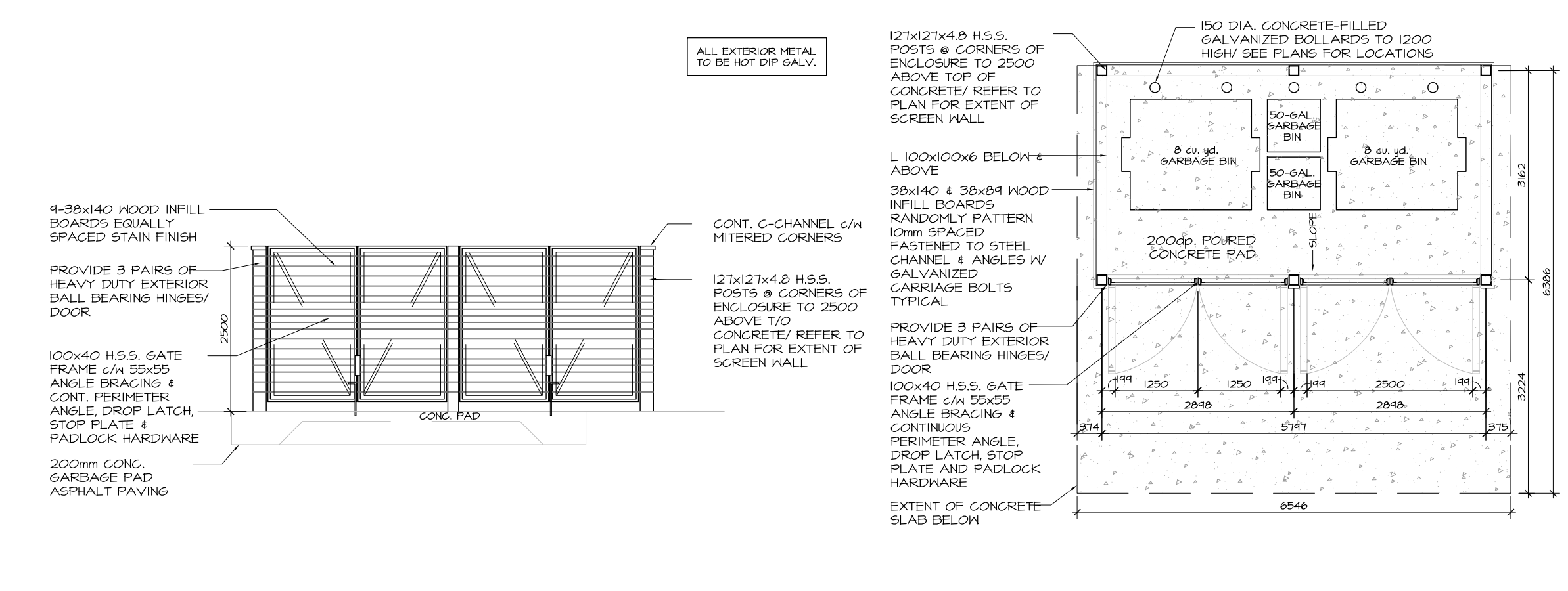
DRAWING TITLE:
SITE PLAN

DRAWN BY:	DATE:	SCALE:
LE/DVMC	17/11/20	1:400
PROJECT:	DRAWING NO.:	
1752	A0.1	
REVISION NO.:	# 17689	

1 SITE PLAN
 AO.1 SCALE 1:400



2 GARBAGE ENCLOSURE DETAIL
 AO.1 SCALE 1:100



3 TYP. TWSI DETAIL
 AO.1 SCALE 1:100