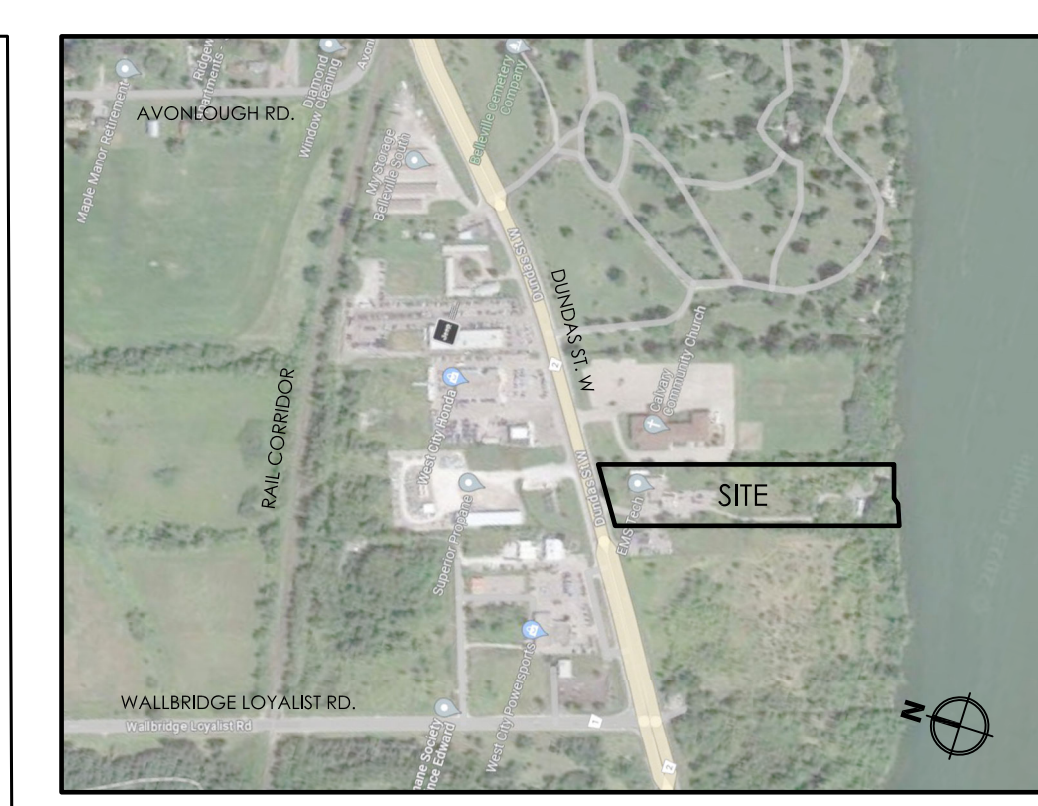
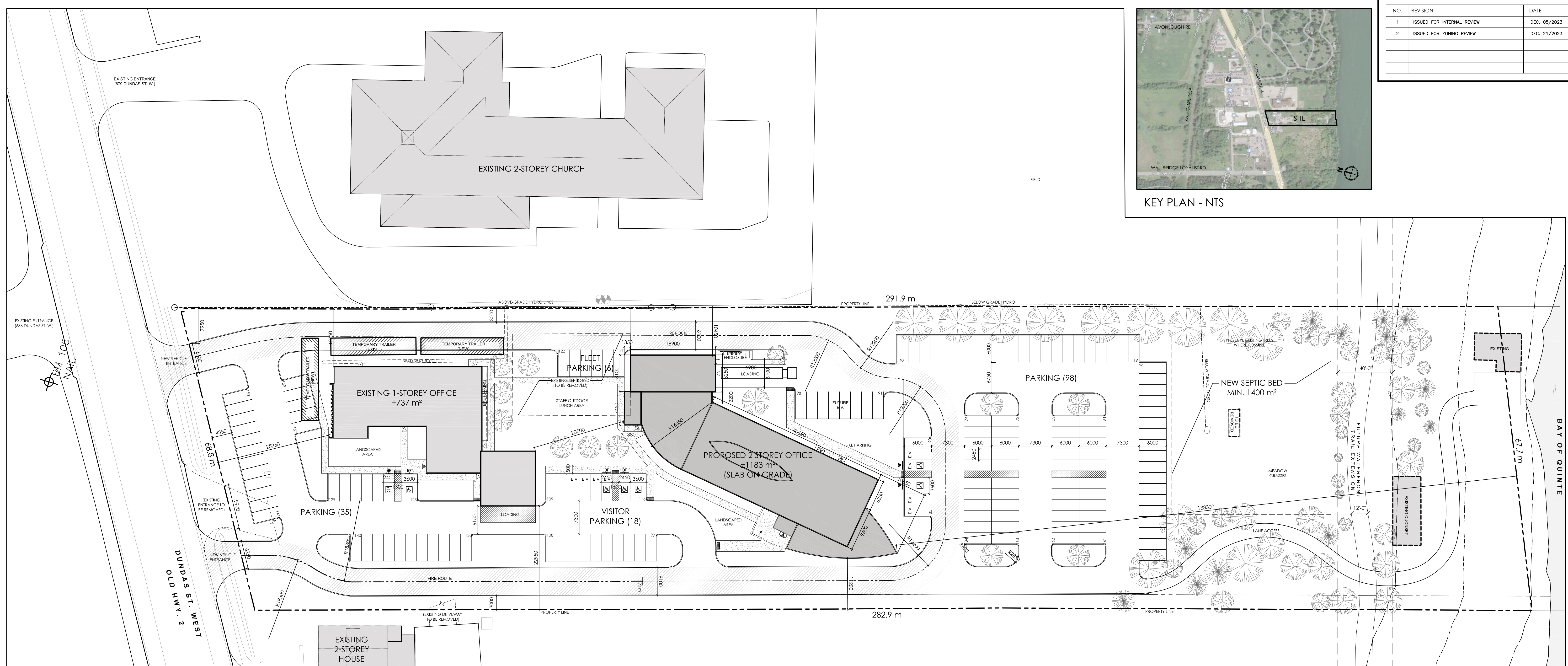


NO.	REVISION	DATE
1	ISSUED FOR INTERNAL REVIEW	DEC. 05/2023
2	ISSUED FOR ZONING REVIEW	DEC. 21/2023



KEY PLAN - NTS



LEGEND

- DENOTES BUILDING EXIT
- CURB (REFER: CITY OF OTTAWA STANDARDS)
- DEPRESSED CURB (REFER: CITY OF OTTAWA STANDARDS)
- PROPERTY LINE
- PROPERTY SETBACK
- DESIGNATED BARRIER FREE PARKING SPACE
- BARRIER FREE PARKING SIGN
- FIRE ROUTE SIGN
- PROPOSED CONCRETE WALKWAY
- LIGHT POST (SEE ELEC.)
- SIAMESE CONNECTION
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- DIAGONAL PAINTED LINES

ZONING MATRIX

SITE STATISTICS
 ZONE: C3 - Regional Commercial
 SITE AREA: 19216.5 sq. m. (206 845 sq. ft.)
 EXISTING BUILDING AREA: 737 sq. m. (7933 sq. ft.)
 NEW BUILDING AREA: 1183.4 sq. m. (12 738 sq. ft.)
 LANDSCAPE AREA: 9608.8 sq. m. (103 428.3 sq. ft.)
 ASPHALT AREA: 7687.3 sq. m. (82 745 sq. ft.)

SITE BOUNDARIES DERIVED FROM PLAN OF SURVEY OF PART OF LOT 31, BROKEN FRONT CONCESSION, CITY OF BELLEVILLE (FORMERLY TOWNSHIP OF SIDNEY), COUNTY OF HASTINGS

PREPARED BY STEWART W. ALLAN LTD. ONTARIO LAND SURVEYORS SEPT. 30, 1993.

SURVEYOR TO VERIFY SETBACKS, ZONING REQUIREMENTS & EASEMENTS BEFORE SETTING-OUT FOR CONSTRUCTION.

PROPOSED OFFICE - GROSS FLOOR AREA (GFA)	
GROUND FLOOR (NEW)	1178.9 sq. m.
SECOND FLOOR (NEW)	888.4 sq. m.
TOTAL:	2067.3 sq. m.
EXISTING OFFICE	737 sq. m.
GROSS:	2804.3 sq. m.

ZONING REGULATIONS - SECTION 4.3 C3 Regional Commercial

MECHANISM	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE: SECTION 13.7	52.5 m	68.8 m
MINIMUM FRONT YARD DEPTH	7.5 m	25.2 m
MINIMUM REAR YARD DEPTH	7.5 m	138.3 m
MINIMUM INTERIOR SIDE YARD	4.5 m	10.4 m
MAXIMUM BUILDING HEIGHT	13.5 m	11.7 m
MAXIMUM LOT COVERAGE	50 %	10 %
MINIMUM LANDSCAPE AREA	-	50 %
AREA OF ASPHALT COVERAGE	-	40 %

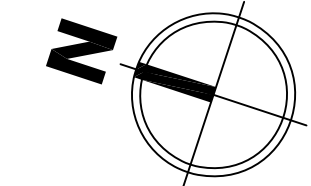
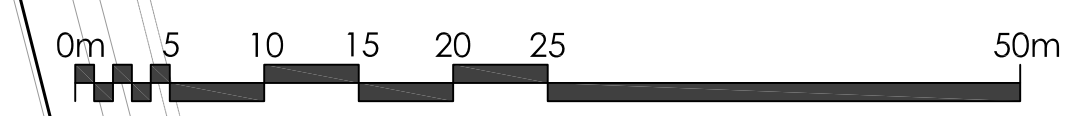
PARKING REQUIREMENTS - SECTION 15 Parking and Loading

OCCUPANCY	PARKING RATE	PARKING REQUIRED	PARKING PROVIDED
OFFICE: 3704.4 sq. m.	2.3 SPACES / 100 sq. m.	86 SPACES	157 SPACES
ACCESSIBLE PARKING SPACES: 4 % OF THE TOTAL NUMBER OF PARKING SPACES		2 SPACES	6 SPACES AS PER AODA
A PARKING AREA SHALL BE SETBACK 1.5 m FROM STREET LINE		1.5 m	4.5 m
PARKING SPACE SIZE PROVISION		2.4 m x 6.0m	2.4 m x 6.0m
MIN. PARKING AISLE WIDTH		7 m	7.3 m
OFF-STREET LOADING (NEW)		1 SPACE	1 SPACE
OFF-STREET LOADING (EXIST.)		1 SPACE	1 SPACE

BIKE PARKING REQUIREMENTS

OFFICE: 3704.4 sq. m.	1 SPACE / 1500 sq. m.	3 SPACES	10 SPACES
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01 SITE PLAN
A002 SCALE: 1:400



CONSTRUCTION

PROJECT TITLE
EMS-TECH INC.
699 DUNDAS ST. W. BELLEVILLE, ON

DRAWING TITLE
ARCHITECTURAL SITE PLAN

DESIGNED BY: MALCOLM WILDEBOER
DRAWN BY: LW
START DATE: JAN. 2023
SCALE: AS SHOWN
PROJECT NO. 2216

DWG. No. **A002**