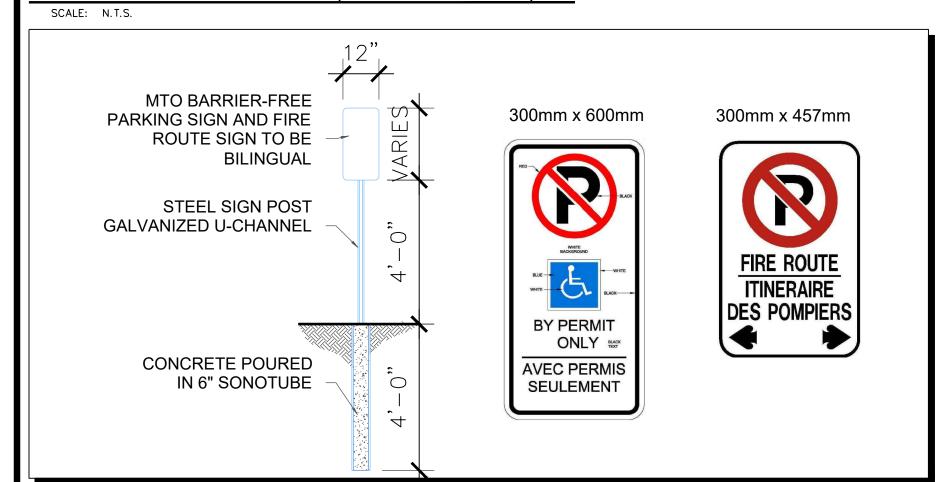
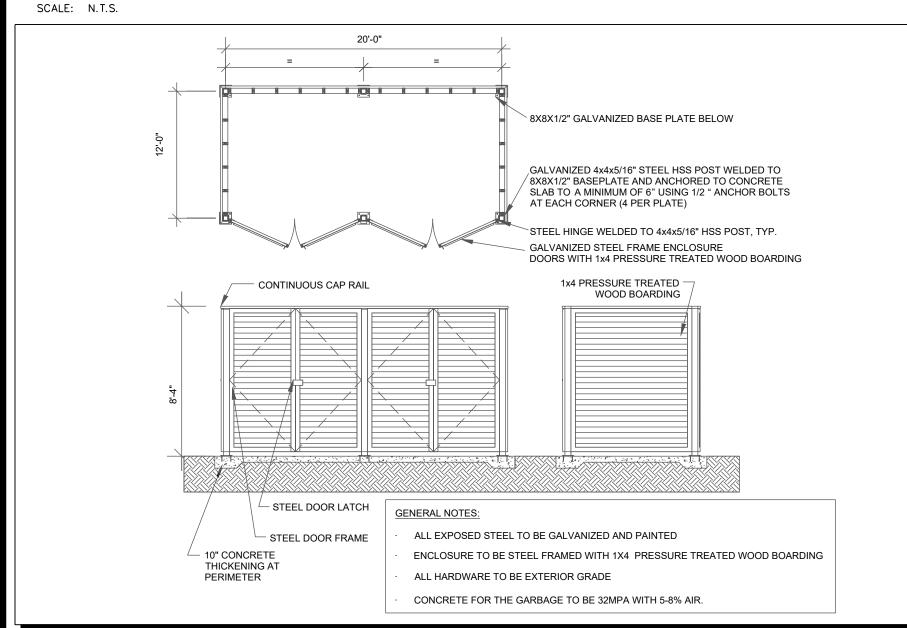


FUTURE FENCE DETAIL (AS NECESSARY)



PARKING SIGN



PROPOSED USE = GROUP F DIVISION 2 [PART 9 OBC]

* OFFICE AREA = ± 57.02 m² [± 613.71 sq.ft] * WAREHOUSE AREA = $407.50m^{2}$ [±4,386.29sq.ft]

* PERMITTED = 15m MAXIMUM [49'-2.5"]

* PROPOSED = 6.739m [22'-1.25"]

FRONT YARD SETBACK (EAST):

BUILDING DIMENSIONS:

BUILDING HEIGHT:

OFFICE | WORKSHOP

* PROPOSED (BUILDING)= ± 464.52 m² [5,000sq.ft]

GARBAGE ENCLOSURE DETAIL

PROPERTY INFORMATION: 19 RUE PAQUET ST., VARS ON KOA 3HO

SCALE: N.T.S.

STATISTICS TABLE: • SITE ZONING = MP2 [INDUSTRIAL PARK UN-SERVICED] • LOT AREA = $\pm 1.40ac$ • LOT FRONTAGE = $71.34m [\pm 234' - 0.68"]$ • LOT DEPTH [IRREGULAR] = 79.41m [$\pm 260' - 6.5"$]

OBC - BUILDING CLASSIFICATION

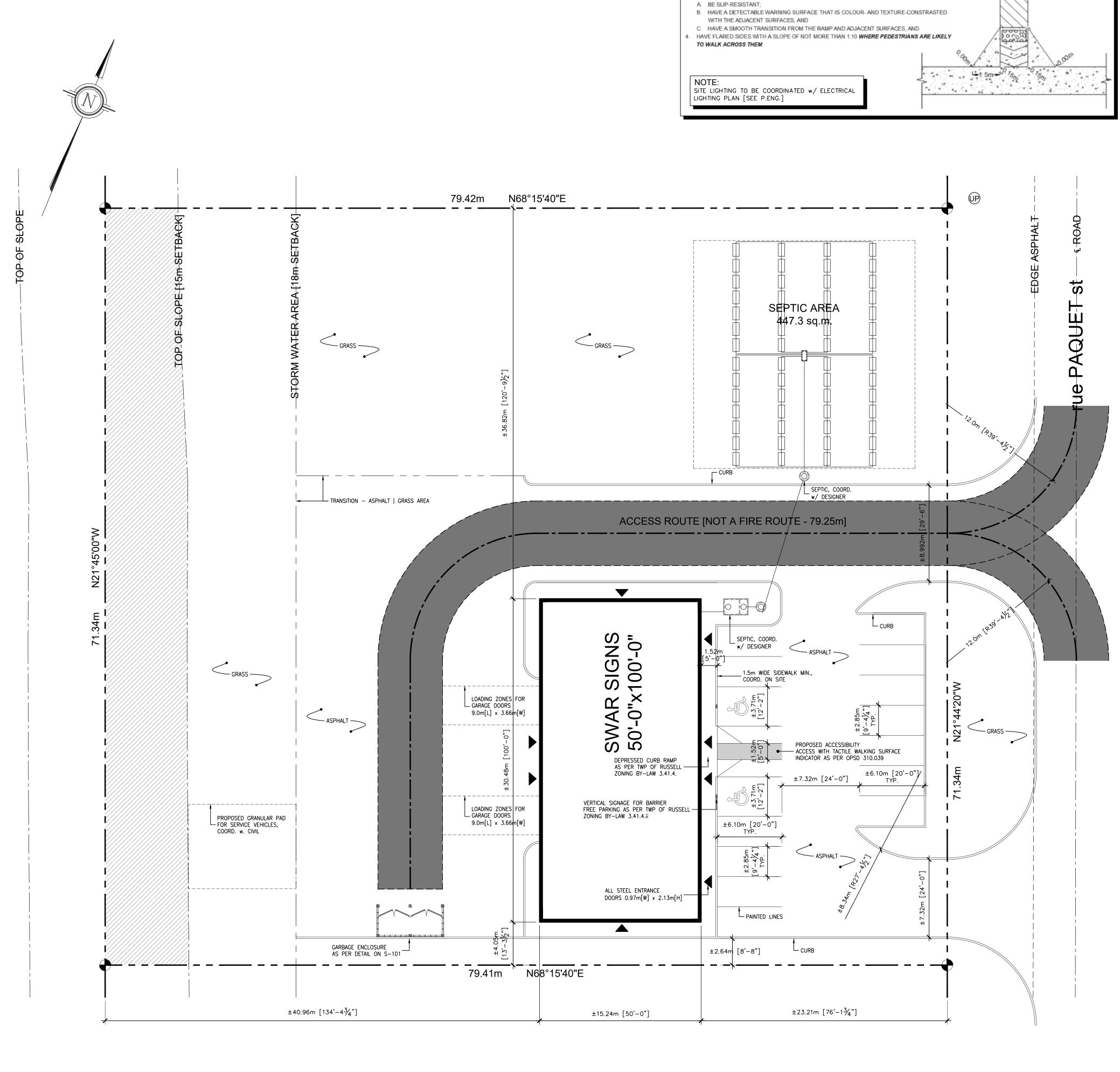
• PART 9 - GROUP «F2»

• No. OF FACING STREET = 1 SPRINKLER SYSTEM = NO

LEGENDS:

(UP) = APPROX. HYDRO POLE LOCATION

* PROPOSED = ± 23.21 m [76'-1.75"] • EXISTING USE = VACANT LOT * REQUIRED = $10.0 \text{m} [\pm 32' - 9.7"]$ REAR YARD SETBACK (WEST): * PROPOSED = ± 40.96 m [134'-4.75"] * REQUIRED = $7.5m [\pm 27' - 7.25"]$ SIDE YARD SETBACK (NORTH): * PROPOSED = ± 36.82 m [120'-9.5"] • NO. OF STOREY = 1 * REQUIRED = 3.0m [9'-10.125"]SIDE YARD SETBACK (SOUTH): COMBUSTIBLE OR NON-COMBUSTIBLE CLASSIFICATION * PROPOSED = $\pm 4.05m [13'-3.5"]$ * REQUIRED = 3.0m [9'-10.125"]PROJECTIONS INTO REQUIRED YARDS: * PROPOSED = N/APROPOSED LOT COVERAGE (BUILDING ONLY): * PROPOSED (MAIN BUILDING) = $\pm 8.20\%$ * PERMITTED = 50% MAX. PROPOSED LANDSCAPE OPEN SPACE: * PROPOSED = $\pm 54.65\%$ = PROPERTY TERMINAL * PERMITTED = 10% MINIMUM PROPOSED PARKING SPACES: * PROPOSED = 13xREGULAR / 2xBARRIER-FREE → = PARKING/FIRE ROUTE SIGN * REQUIRED = WAREHOUSE - 0.8/100m2 = 3 REQ'D OFFICE $-4/100m^2$ w/ MIN. 3 = 3 REQ'D



THE CURB RAMP SHALL:

HAVE A RUNNING SLOPE OF 1:10

HAVE A WIDTH OF NOT LESS THAN 1.5m EXCLUSIVE OF FLARED SIDES;

HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL:

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE DESIGN CONSULTANT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS. THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WIL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE. IN NO EVENT WILL THE DESIGN CONSULTANT BE HELD RESPONSIBLE BEFORE, DURING AND AFTER THE PROJECT.

IN COLLABORATION WITH:



5430 Canotek Road ■Ottawa, ON, K1J 9G2 www.lrl.ca**■**(613) 842-3434

1/16" = 1'-2024.10.23. ISSUED FOR SPC REVIEW PROJECT: 24A003-REV04

DESSIN/DRAWING

PROJET/PROJECT 19 rue Paquet rd., Vars [Russell Township]

SITE PLAN



S-02.01 of S-2.01

SITE PLAN

SCALE: 1/16" = 1'-0"