CLIENT:

GROUPE MONTONI

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600, Lucien-Paiement St, suite 200
Laval (QC) H7N 0H7

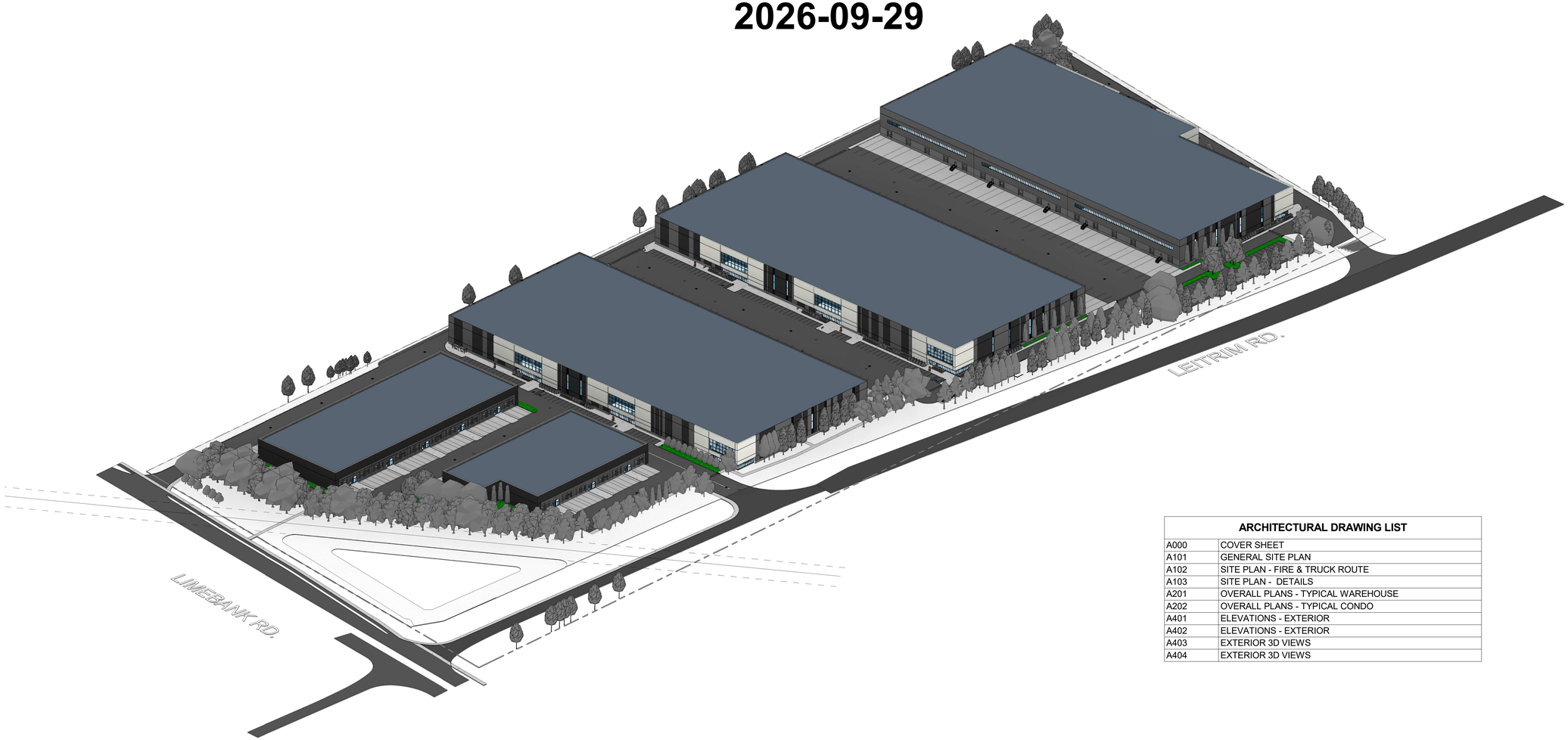
PROJECT NAME:

4101 Limebank Road Site Plan Application

PROJECT ADDRESS:

4101 Limebank Road, Ottawa, ON

RE-ISSUED FOR SITE PLAN APPROVAL
2026-09-29



3D AXONOMETRIC VIEW
SOUTH-WEST

ARCHITECTURAL DRAWING LIST	
A000	COVER SHEET
A101	GENERAL SITE PLAN
A102	SITE PLAN - FIRE & TRUCK ROUTE
A103	SITE PLAN - DETAILS
A201	OVERALL PLANS - TYPICAL WAREHOUSE
A202	OVERALL PLANS - TYPICAL CONDO
A401	ELEVATIONS - EXTERIOR
A402	ELEVATIONS - EXTERIOR
A403	EXTERIOR 3D VIEWS
A404	EXTERIOR 3D VIEWS

ARCHITECTURE 49

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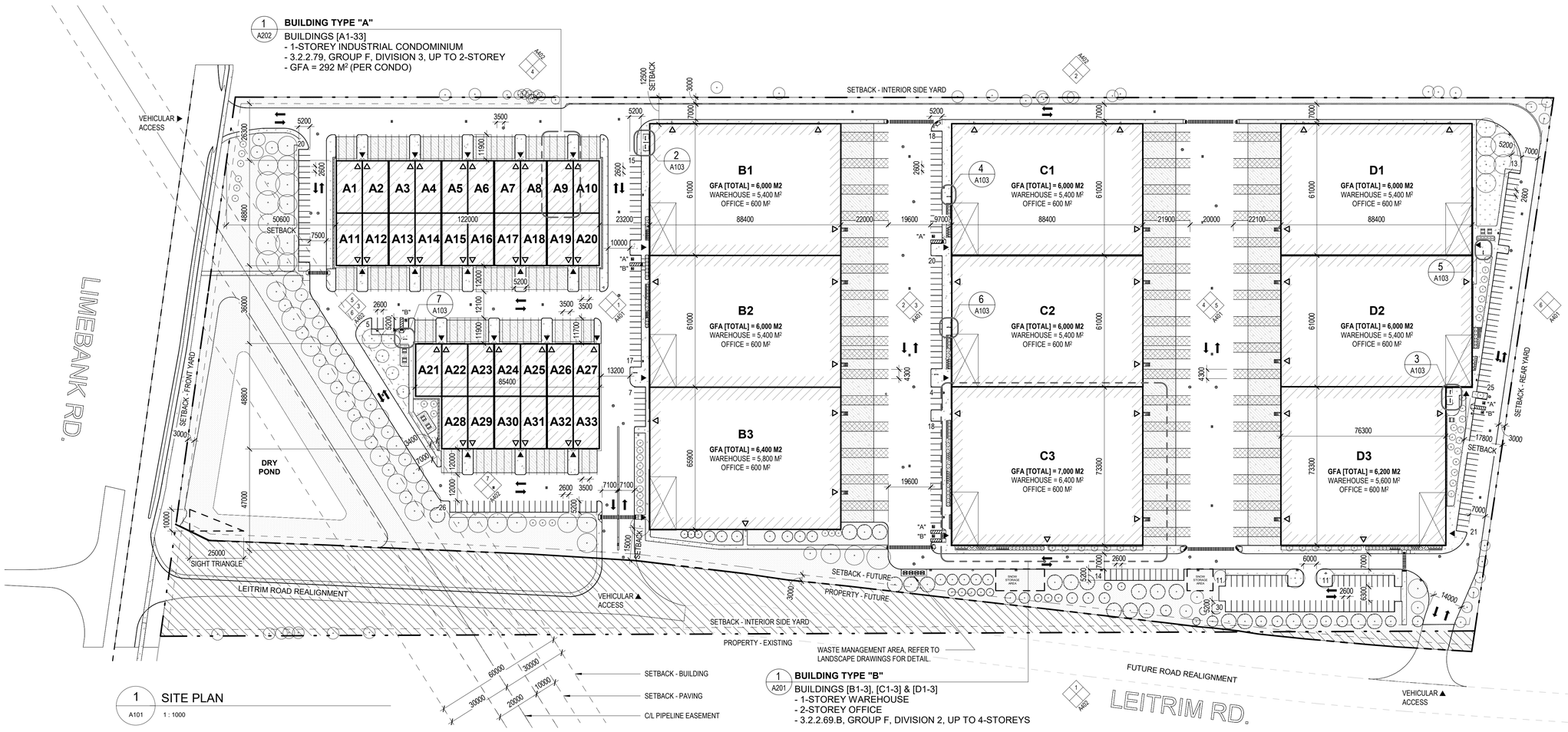
CONSULTANT

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DRAWING NO. A000



1 A101 SITE PLAN
1 : 1000

SITE PLAN SYMBOLS LEGEND

- = ENTRANCE
- = EXIT
- = MANHOLE, CATCH BASIN, ETC, REFER TO CIVIL
- = LS, LIGHT STANDARD, REFER TO ELECTRICAL AND STRUCTURAL
- = DENOTES SLOPED GRADE, REFER TO CIVIL
- = DENOTES FIRE TRUCK ACCESS ROUTE, REFER TO CIVIL DRAWINGS
- = PROPERTY LINE
- = PEDESTRIAN WALKWAY
- = SWALE. REFER TO CIVIL DRAWINGS
- = SETBACK LINE
- = BOLLARD
- = SURVEY BAR
- = BICYCLE RACK (7 BICYLE CAPACITY)
- = BICYCLE SHELTER
- = IN-GROUND WASTE COLLECTION BIN
- = BUILDING ELEVATION

- = GRASS
- = LANDSCAPING
- = PAINTED LINES
- = RIGHT-OF-WAY WIDENING PROTECTION
- = OFFICE SPACE
- = SIDEWALK/ LIGHT DUTY CONCRETE SURFACE
- = LOADING DOCK/ HEAVY DUTY CONCRETE SURFACE
- = OVERSIZED LOADING SPACE

GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL DIMESIONS AND REPORT ANY DISCREPANCIES TO CONTRACTOR ADMINISTRATOR PRIOR TO CONSTRUCTION.
2. LAYOUT TO APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS.
3. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS AND ROUGH GRADING AS REQUIRED AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS.
5. LOCATION OF ALL UTILITITES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMECEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. ALL EXISTING EXISTING ROADS, SIDEWALKS, CURBS, FENCING, PAVING, SODDED AREAS, AND APPROACHES, ETC. TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTORS OWN COSTS.
7. FOR LANDSCAPE, REFER TO LANDSCAPE DRAWINGS.
8. FOR UTILITIES, GRADING, ETC. REFER TO CIVIL DRAWINGS.
9. LEGAL SURVEY BOUNDARIES AND TOPOGRAPHICAL INFORMATION TAKEN FROM TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOTS 16 & 17 CONCESSION 2 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER, DATED DECEMBER 6, 2023, FROM THE OFFICE OF ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

Loading Spaces

Requirement

Standard Loading Spaces:
Light Industrial / Warehouse: >25,000m² GFA: 3
65,240 > 25,000 = 3 loading spaces

Oversized Vehicle Loading Spaces:
Light Industrial / Warehouse: 1 space / first 5000m² + all required spaces for GFA > 5000m² = 4 total

	Requirement	Provided
Standard Loading Spaces	3 Spaces	66 Spaces
Oversized Loading Spaces	4 Spaces	49 Spaces

Site Information

Legal Description:	Part of lots 16 & 17, Concession 2 (Rideau Front), Geographic Township of Gloucester, City of Ottawa
P.I.N:	04331 - 0320
Easements:	Inst. GL54354, Part 16, Plan 4R-8983 Inst. GL50325. Part 2. Plan 5R-9196 Inst. OC2191832, Part 1, Plan 4R-32295
Municipal Address:	4101 Limebank Road, Ottawa, Ontario

Parking (4101 Limebank Road)

Requirement - Vehicles

N/A

Provided - Vehicles

Total Site Provided: 281 Spaces (Including 4 Type-A and 4 Type-B Accessible Parking)

Requirement - Bicycles

Light Industrial:

Total GFA = 65,240 m²
First 2000 m² = 4 Spaces
Remaining m² = 63,240 / 500 = 126.48 = 127 Spaces (Round-up)

Total Site Required = 131 Spaces

Provided - Bicycles

Total Site Provided = 70 Spaces

Zoning Statistics

Zoning:
Industrial and Logistics (IL), Urban Exception 3118 - IL [3118]

Proposed Use:
Building Type "A" [Industrial Condo]: Group F, Division 3 Occupancy, Up to 2-Storeys
Building Type "B" [Warehouse]: Group F, Division 2 Occupancy, Up to 4-Storeys

Standard		Requirement	Provided
Lot Area (min.)		2,000 m²	151,250 m²
Lot Coverage (max.)		65%	43.1%
Gross Floor Area	Condo	N/A	9,640 m²
	Office (Warehouse)	N/A	5,400 m²
	Warehouse	N/A	50,200 m²
	Total	N/A	65,240 m²
Front Yard and Corner Side Yard (min.)			
	Front Yard	3.0 m	50.6 m
	Corner Side Yard	3.0 m	15.0 m
Side Yard (min.)			
	Adjoining Residential or Institutional	15.0 m	N/A
	All other cases	3 m	12.5 m [North]
Rear Yard (min.)			
	Adjoining Residential or Institutional	15.0 m	N/A
	All other cases	3 m	17.8 m
Maximum Building Height			
	Within 20M of Adjoining Residential/Institutuional Zone	11.0 m	N/A
	All other cases	22.0 m	11.0 m
Minimum Width of Landscape Area Adjoining Residential/ Institutuional Zone		3.0 m	N/A
	All other cases	N/A	3.0 m
Landscaped Area within Parking Lot		N/A	5-10%
Total Vegetation and Landscaped Area		N/A	15%

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DIGITAL REFERNECE: ONTARIO ASSOCIATION OF ARCHITECTS TIMOTHY E. STANLEY LICENCE 9759

PROJECT NO.: CA0014797.3416 CONTRACT NO.
DRAWN BY: TS CHECKED BY: DM APPROVED BY: TS

KEYPLAN:

NO.	DATE	ISSUED
8	2026-09-29	RE-ISSUED FOR SITE PLAN APPROVAL
7	2025-02-14	RE-ISSUED FOR SITE PLAN APPROVAL
6	2024-11-06	ISSUED FOR SITE PLAN APPROVAL
5	2024-10-24	ISSUED FOR COORDINATION
4	2024-10-16	ISSUED FOR CLIENT PRICING
3	2024-09-17	ISSUED FOR CLIENT REVIEW
2	2024-09-12	ISSUED FOR COORDINATION - PLANNING
1	2024-03-15	ISSUED FOR SITE PLAN APPLICATION

PROJECT

4101 Limebank Road Site Plan Application

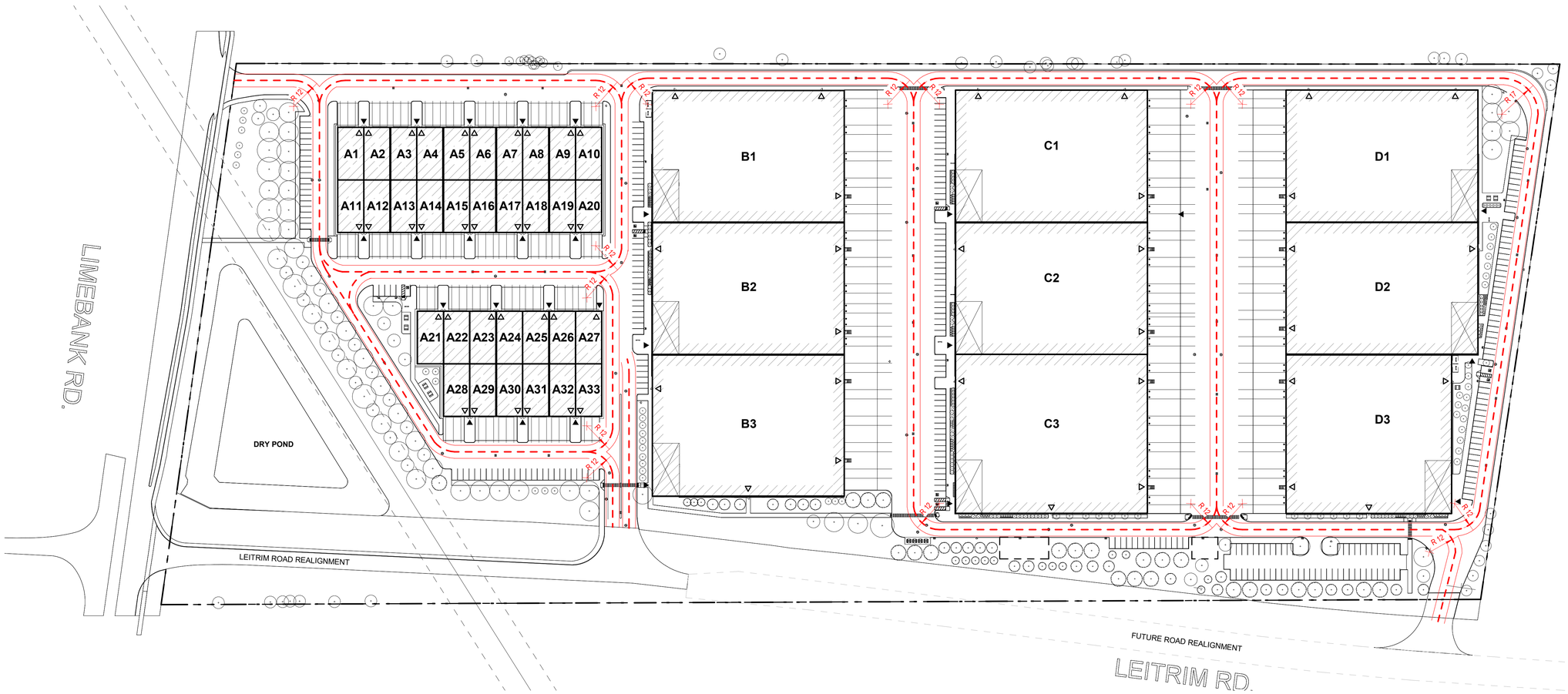
DRAWING TITLE

GENERAL SITE PLAN

DRAWING NO. A101

PRINT DATE: 2026-09-29 11:11:21 AM

ARCH D (24" x 36" | 610mm x 914mm)



1 A102 SITE PLAN - VEHICULAR TURNING MOVEMENTS

1 : 1000

SITE PLAN LEGEND - FIRE ROUTE

LINE DENOTES FIRE ACCESS ROUTE

GENERAL SITE PLAN NOTES

1. OBC 3.2.5.5.(1) LOCATION OF ACCESS ROUTES

   ACCESS ROUTES REQUIRED BY ARTICLE 3.2.5.4 SHALL BE LOCATED SO THAT THE PRINCIPLE ENTRANCE AND EVERY ACCESS OPENING REQUIRED BY ARTICLE 3.2.5.1 AND 3.2.5.2. ARE LOCATED NOT LESS THAN 3M AND NOT MORE THAN 15M FROM THE CLOSEST PORTION OF THE ACCESS ROUTE REQUIRED FOR FIRE DEPARTMENT USE, MEASURED HORIZONTALLY FROM THE FACE OF THE BUILDING.

2. OBC 3.2.5.6.(1) ACCESS ROUTE DESIGN

   A PORTION OF A ROADWAY OR YARD PROVIDED AS A REQUIRED ACCESS ROUTE FOR FIRE DEPARTMENT USE SHALL,

   (a) HAVE A CLEAR WIDTH OF NOT LESS THAN 6M, UNLESS IT CAN BE SHOWN THAT LESSER WIDTHS ARE SATISFACTORY,
   (b) HAVE A CENTERLINE RADIUS NOT LESS THEN 12M,
   (c) HAVE AN OVERHEAD CLEARANCE OF NOT LESS THAN 5M,
   (d) HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M,
   (e) BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS.

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PROJECT NO.: CA0014797.3416 CONTRACT NO.

DRAWN BY: TS CHECKED BY: DM APPROVED BY: TS

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1	2024-03-15	ISSUED FOR SITE PLAN APPLICATION

PROJECT

4101 Limebank Road Site Plan Application

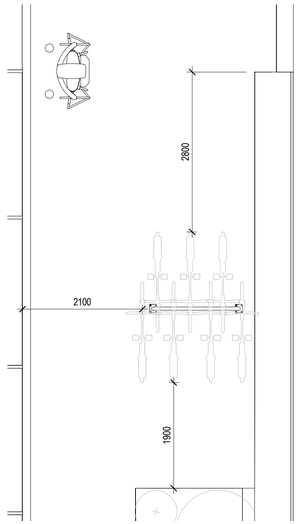
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SITE PLAN - FIRE & TRUCK ROUTE

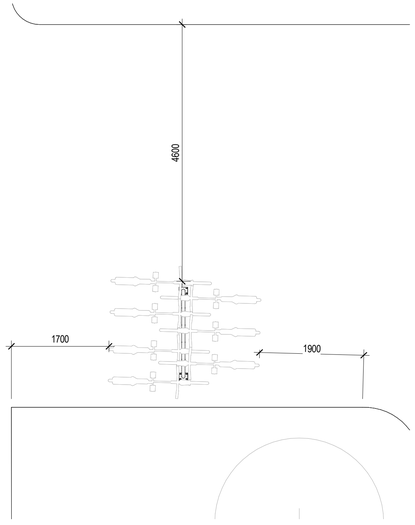
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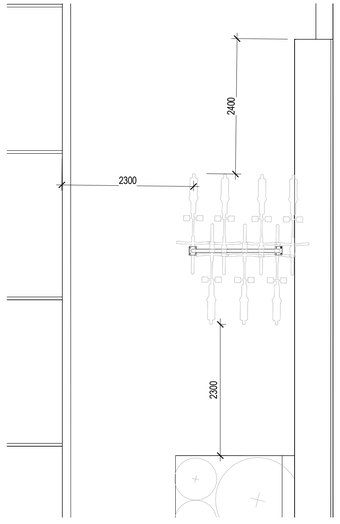
ARCH D (24" x 36" | 610mm x 914mm)



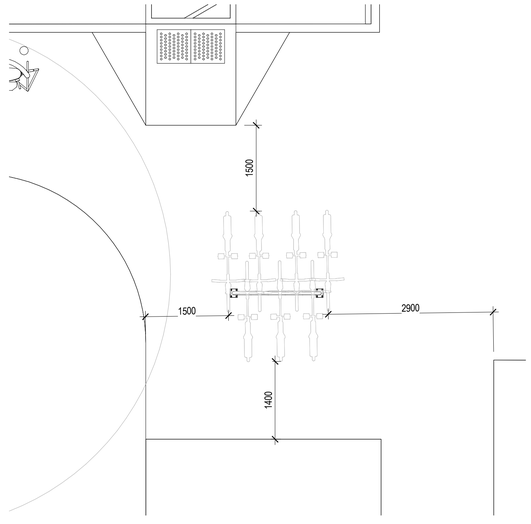
4 A103 WAREHOUSE C1 BICYCLE PARKING
1 : 50



5 A103 WAREHOUSE D1 BICYCLE PARKING
1 : 50

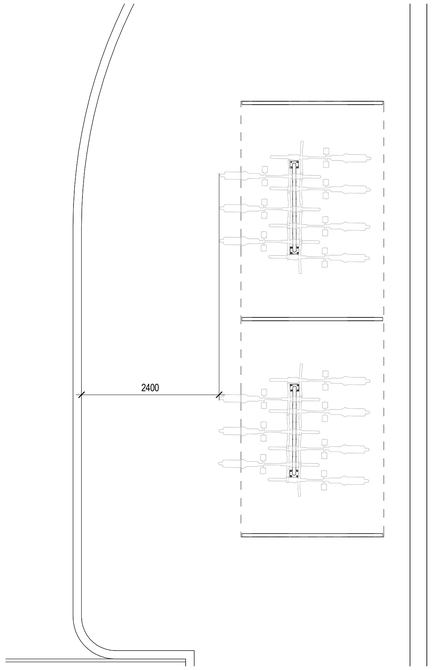


6 A103 WAREHOUSE C2 BICYCLE PARKING
1 : 50

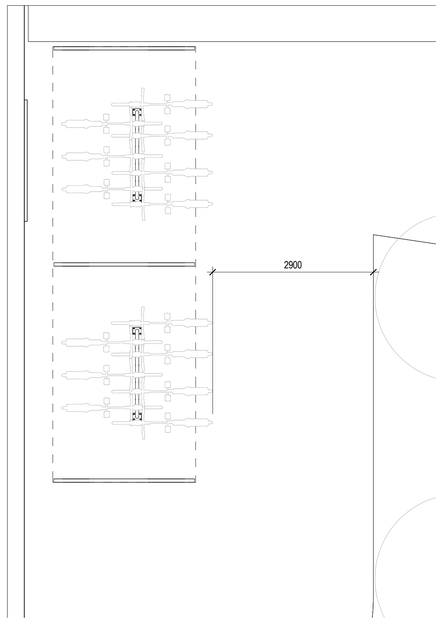


7 A103 CONDOS BICYCLE PARKING
1 : 50

1 A103 TYP. PARKING AND B.F. PARKING DETAILS
1 : 50



2 A103 WAREHOUSE B1 BICYCLE PARKING
1 : 50



3 A103 WAREHOUSE D3 BICYCLE PARKING
1 : 50

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ONTARIO ASSOCIATION OF ARCHITECTS
TIMOTHY E. STANLEY
LICENCE
9759

PROJECT NO.: CA0014797.3416 CONTRACT NO.
DRAWN BY: TS CHECKED BY: DM APPROVED BY: TS
KEYPLAN:

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2	2024-10-16	ISSUED FOR CLIENT PRICING
1	2024-03-15	ISSUED FOR SITE PLAN APPLICATION

PROJECT

4101 Limebank Road Site Plan Application

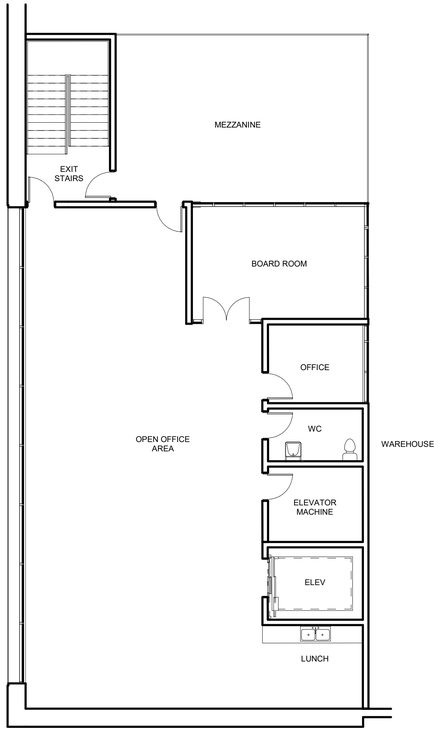
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SITE PLAN - DETAILS

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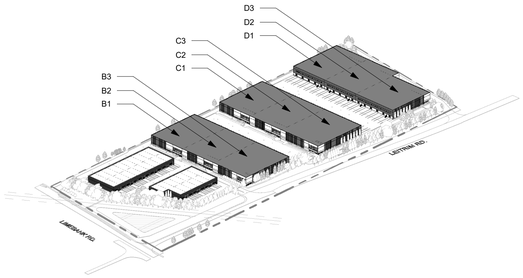
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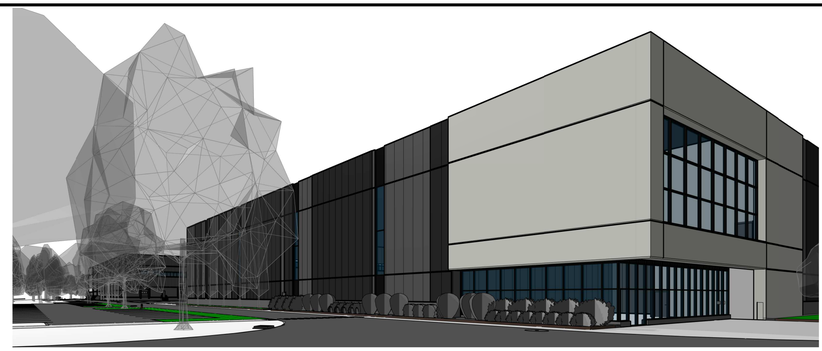


3 A201 OFFICE - SAMPLE PLAN - LEVEL 2

1 : 100



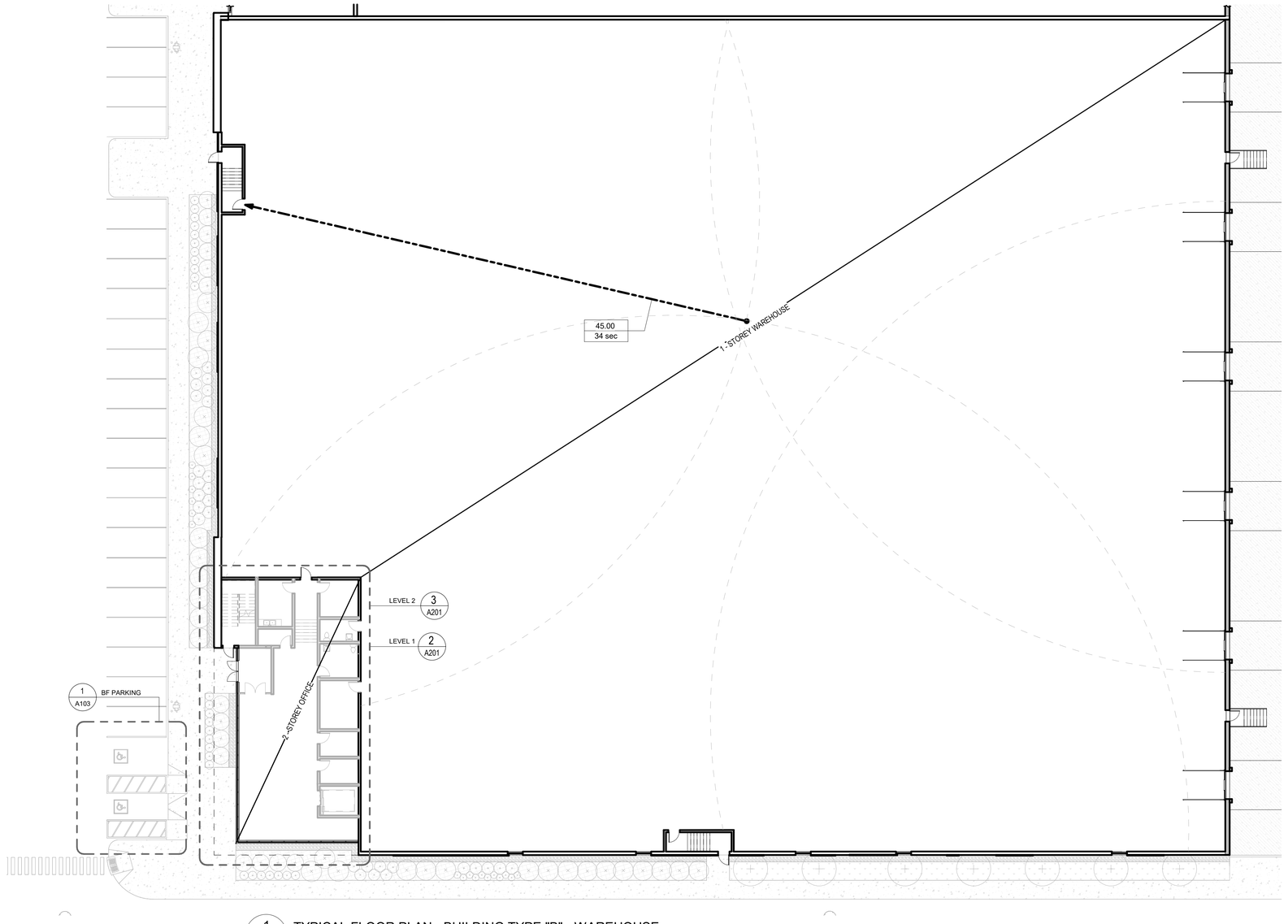
4 A201 3D VIEW - WAREHOUSE LOCATIONS



5 TYPICAL WAREHOUSE

2 A201 OFFICE - SAMPLE PLAN - LEVEL 2

1 : 100



1 A201 TYPICAL FLOOR PLAN - BUILDING TYPE "B" - WAREHOUSE

1 : 200

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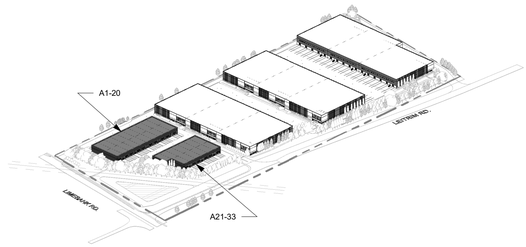
DRAWING TITLE

OVERALL PLANS - TYPICAL WAREHOUSE

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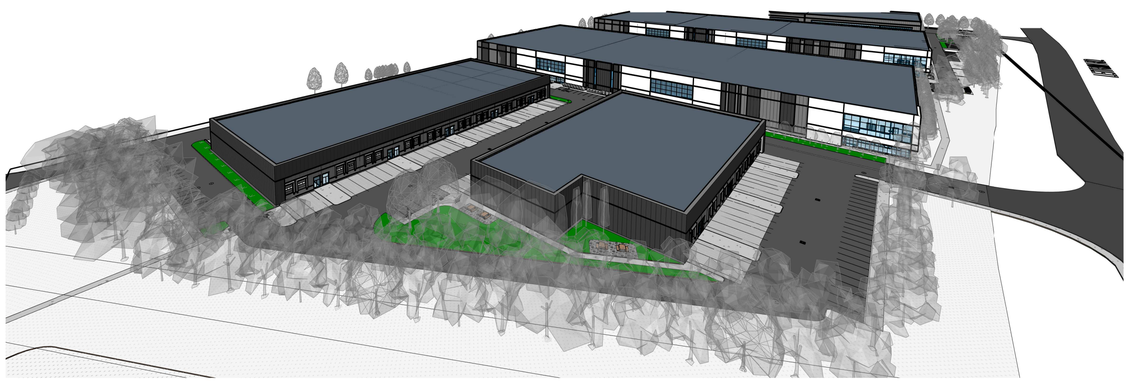
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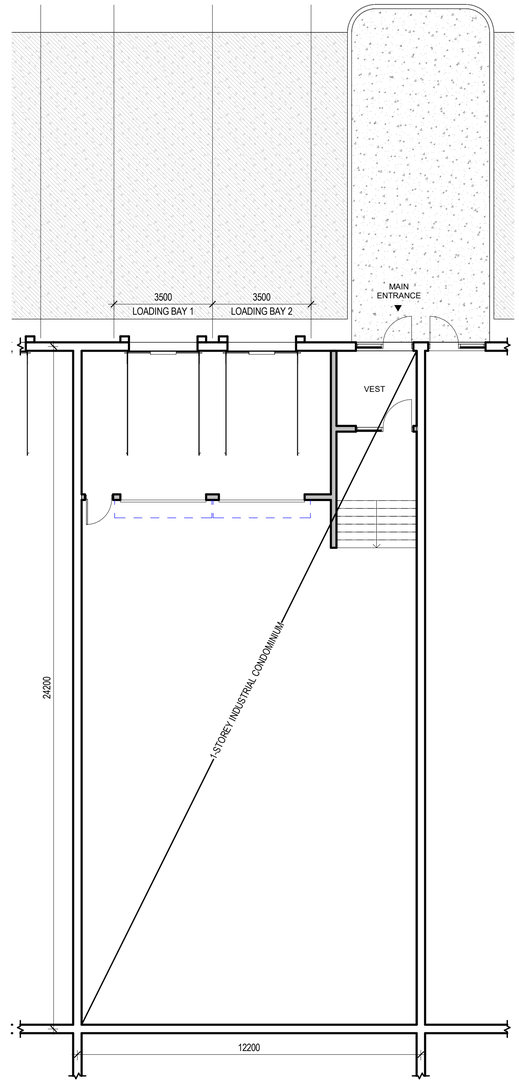
4 A202 — 3D VIEW - CONDO LOCATIONS



3 A202 — 3D VIEW - TYPICAL CONDO



2 — 3D VIEW - CONDO BUILDINGS



1 A202 — TYPICAL FLOOR PLAN - BUILDING TYPE "A" - CONDO

1 : 100

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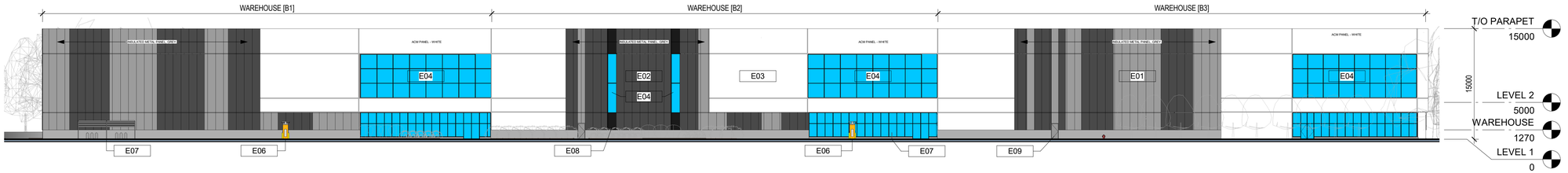
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OVERALL PLANS - TYPICAL CONDO

DRAWING NO. **A202**

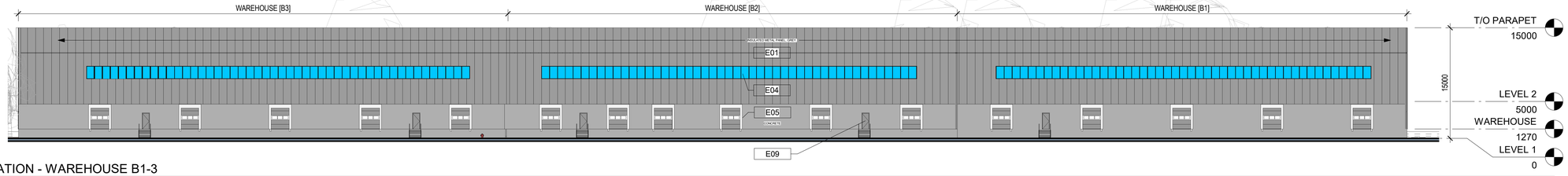
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ARCH D (24" x 36" | 610mm x 914mm)



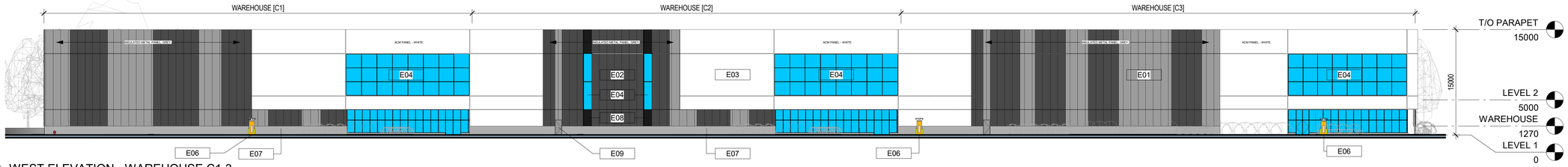
1 WEST ELEVATION - WAREHOUSE B1-3

A401 1 : 300



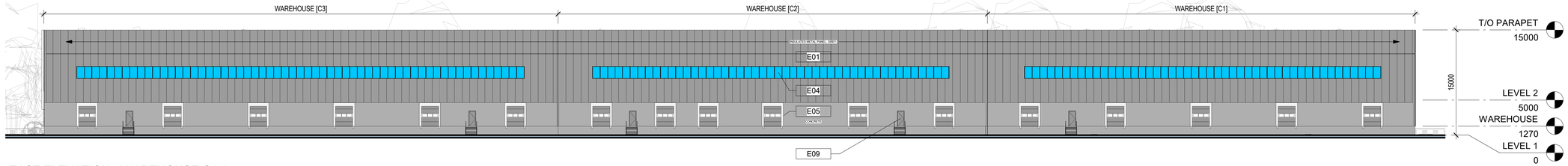
2 EAST ELEVATION - WAREHOUSE B1-3

A401 1 : 300



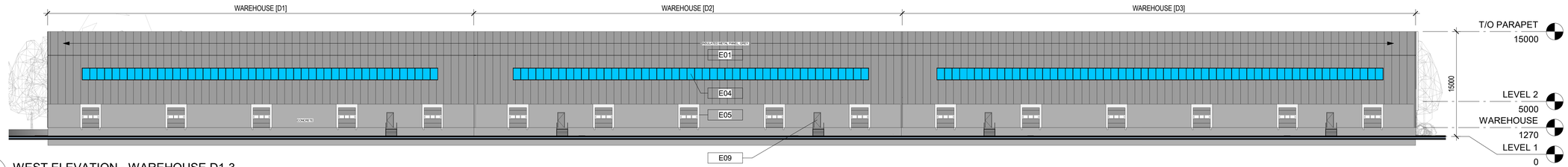
3 WEST ELEVATION - WAREHOUSE C1-3

A401 1 : 300



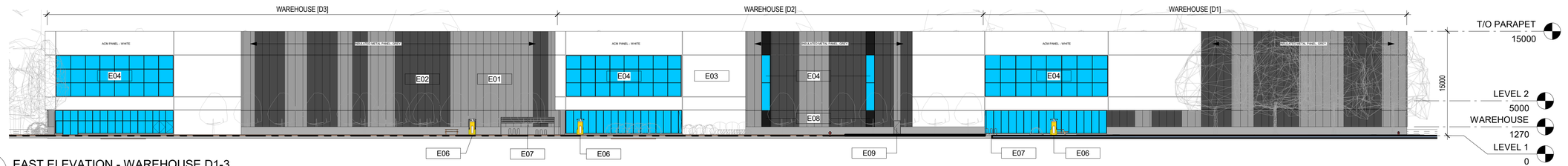
4 EAST ELEVATION - WAREHOUSE C1-3

A401 1 : 300



5 WEST ELEVATION - WAREHOUSE D1-3

A401 1 : 300



6 EAST ELEVATION - WAREHOUSE D1-3

A401 1 : 300

ARCH D (24" x 36" | 610mm x 914mm)

ARCHITECTURE 49

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Phone: 613-933-5604 | cornwall@architecture49.com | archtecture49.com

	ARCHITECTURAL KEYNOTE
E01	VERTICAL INSULATED METAL PANEL, LIGHT GREY, TYPICAL
E02	VERTICAL INSULATED METAL PANEL, DARK GREY, TYPICAL
E03	ACM ARCHITECTURAL PANELS, WHITE, TYPICAL
E04	BIRD-SAFE GLASS, AS PER CITY OF OTTAWA DESIGN GUIDELINES, TYPICAL
E05	LOADING DOCK DOORS, TYPICAL
E06	ELECTRIC VEHICLE CHARGER, REFER TO LANDSCAPE
E07	BICYCLE PARKING, REFER TO LANDSCAPE
E08	SPANDREL PANEL, BLACK, TYPICAL
E09	EXIT DOOR, TYPICAL

CLIENT

GROUPE MONTONI
Espace Montmorency
600, Lucien-Paiement St, suite 200
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DIGITAL REFERNECE:

ONTARIO ASSOCIATION OF ARCHITECTS
TIMOTHY E. STANLEY
LICENCE
9759

PROJECT NO.: CA0014797.3416 CONTRACT NO.

DRAWN BY: TS CHECKED BY: DM APPROVED BY: TS

KEYPLAN:

NO.	DATE	ISSUED
6	2026-09-29	RE-ISSUED FOR SITE PLAN APPROVAL
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3	2024-10-24	ISSUED FOR COORDINATION
2	2024-10-16	ISSUED FOR CLIENT PRICING
1	2024-03-15	ISSUED FOR SITE PLAN APPLICATION

PROJECT

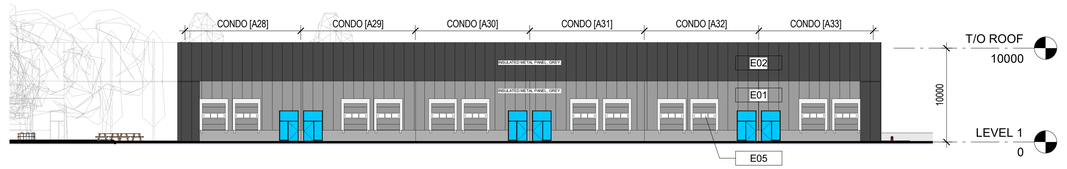
4101 Limebank Road Site Plan Application

DRAWING TITLE

ELEVATIONS - EXTERIOR

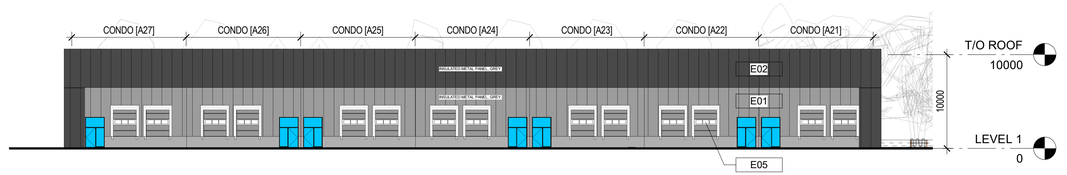
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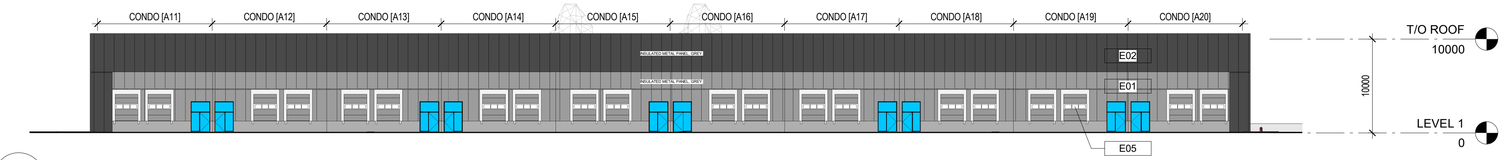
7 A402 — SOUTH ELEVATION - INDUSTRIAL CONDO A28-33

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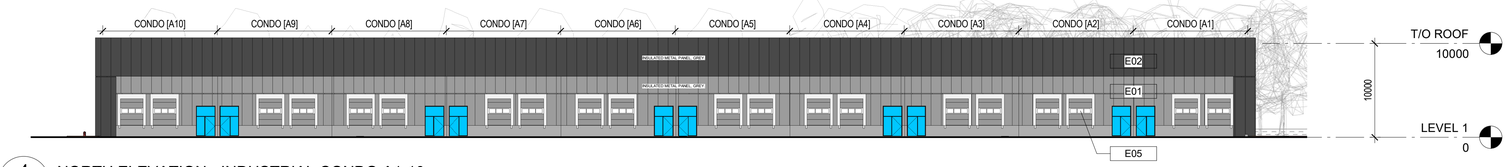
6 A402 — NORTH ELEVATION - INDUSTRIAL CONDO A21-27

1 : 300



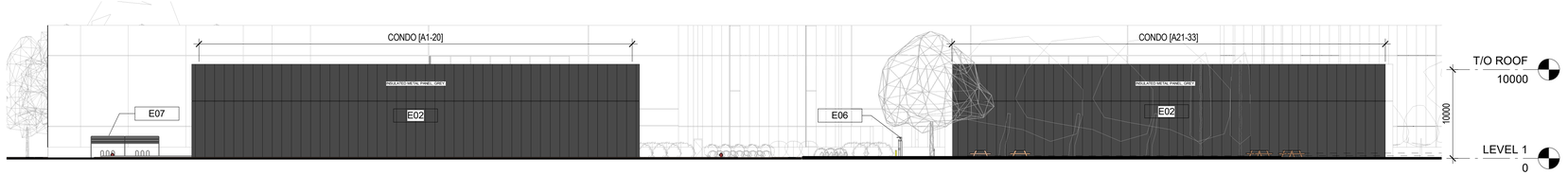
5 A402 — SOUTH ELEVATION - INDUSTRIAL CONDO A11-20

1 : 300



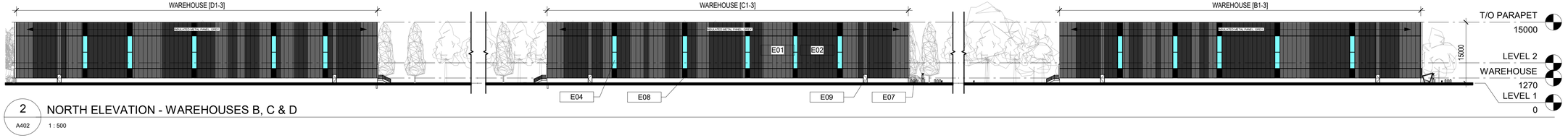
4 A402 — NORTH ELEVATION - INDUSTRIAL CONDO A1-10

1 : 300



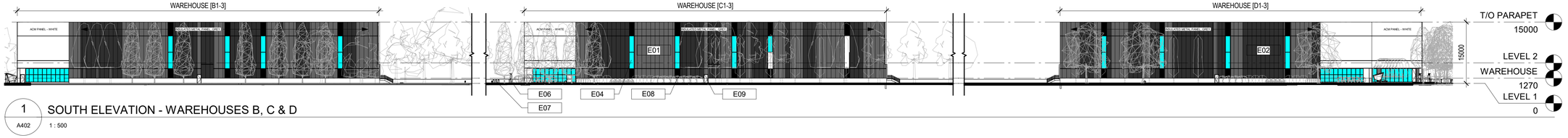
3 A402 — WEST ELEVATION - INDUSTRIAL CONDOS

1 : 300



2 A402 — NORTH ELEVATION - WAREHOUSES B, C & D

1 : 500



1 A402 — SOUTH ELEVATION - WAREHOUSES B, C & D

1 : 500

ARCH D (24" x 36" | 610mm x 914mm)

ARCHITECTURE 49

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Phone: 613-933-5604 | cornwall@architecture49.com | architecture49.com

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CLIENT

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Espace Montmorency
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DIGITAL REFERENCE:

ONTARIO ASSOCIATION OF ARCHITECTS — TIMOTHY E. STANLEY — LICENCE 8789

PROJECT NO.: CA0014797.3416 CONTRACT NO.

DRAWN BY: TS CHECKED BY: DM APPROVED BY: TS

KEYPLAN:

NO.	DATE	ISSUED
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PROJECT

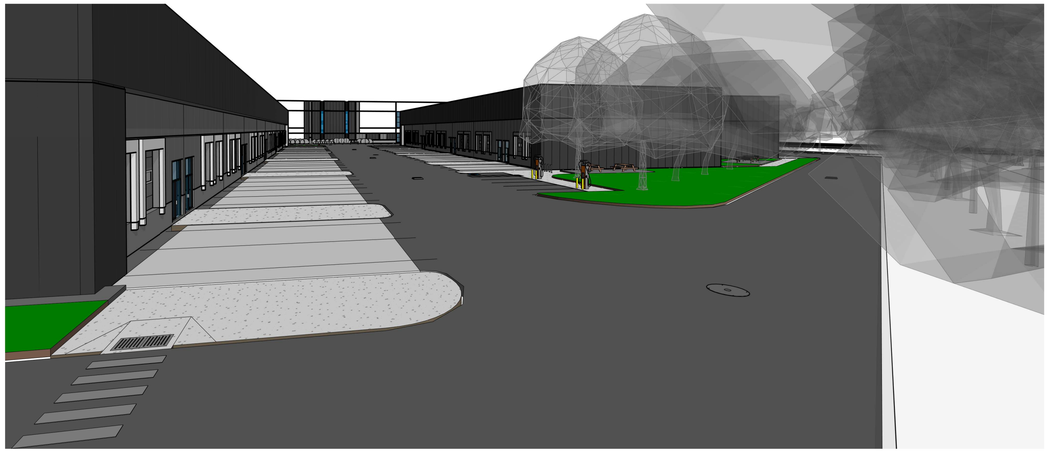
4101 Limebank Road Site Plan Application

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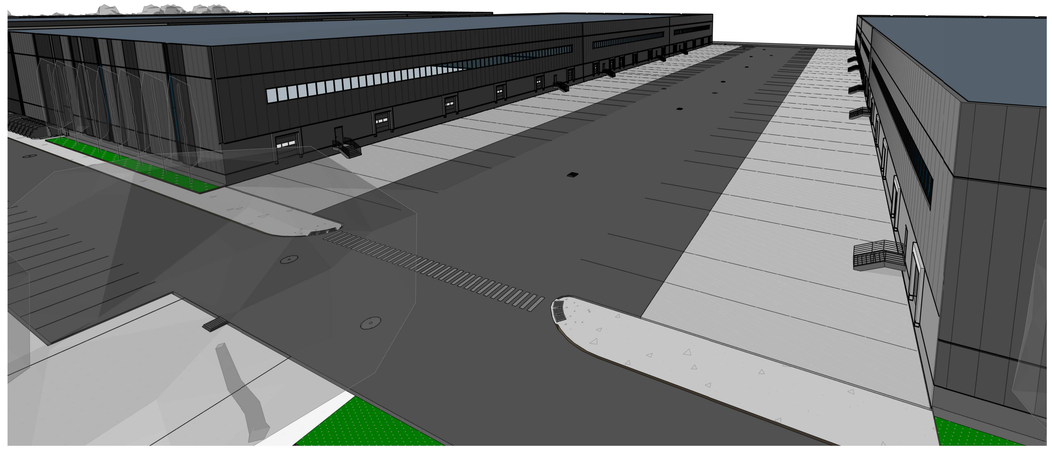
ELEVATIONS - EXTERIOR

DRAWING NO. **A402**

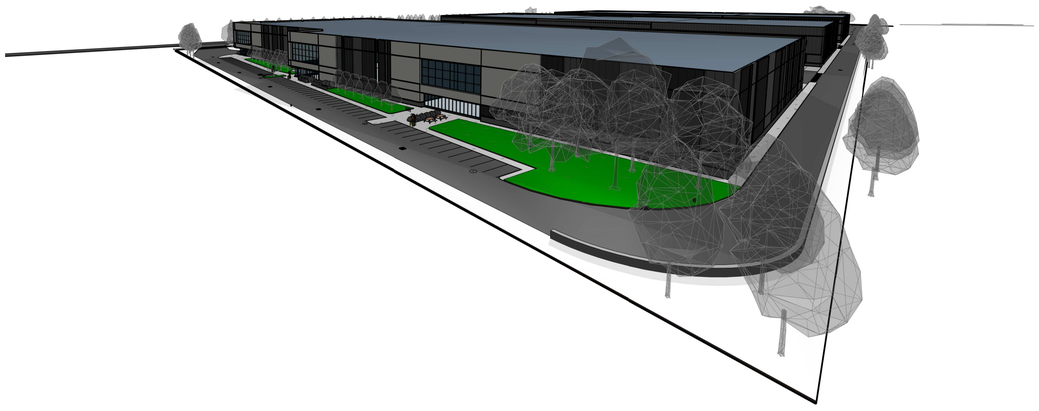
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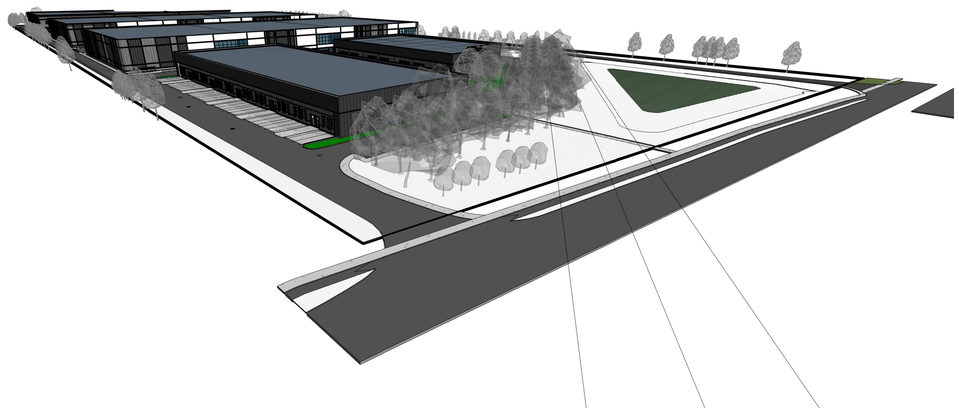
6 A403 3D VIEW - CONDO DRIVE AISLE



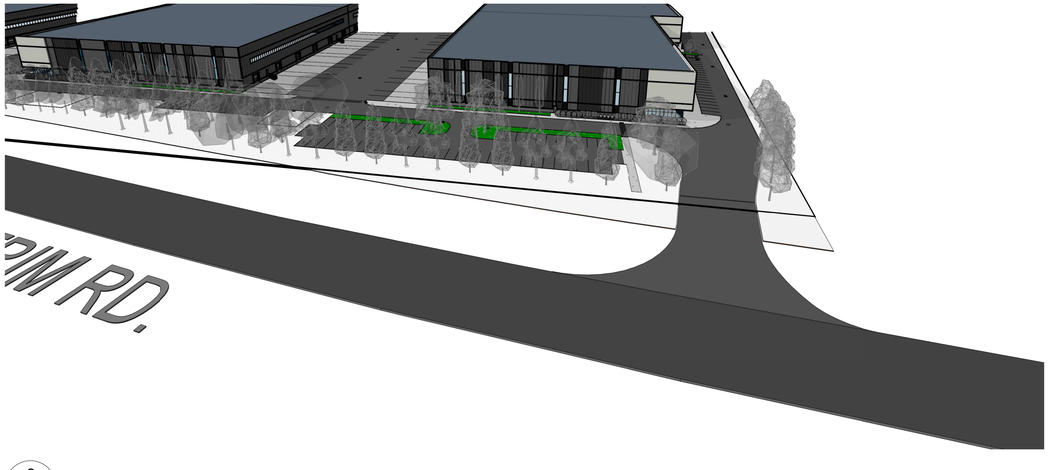
5 A403 3D VIEW - WAREHOUSE DRIVE AISLE SE



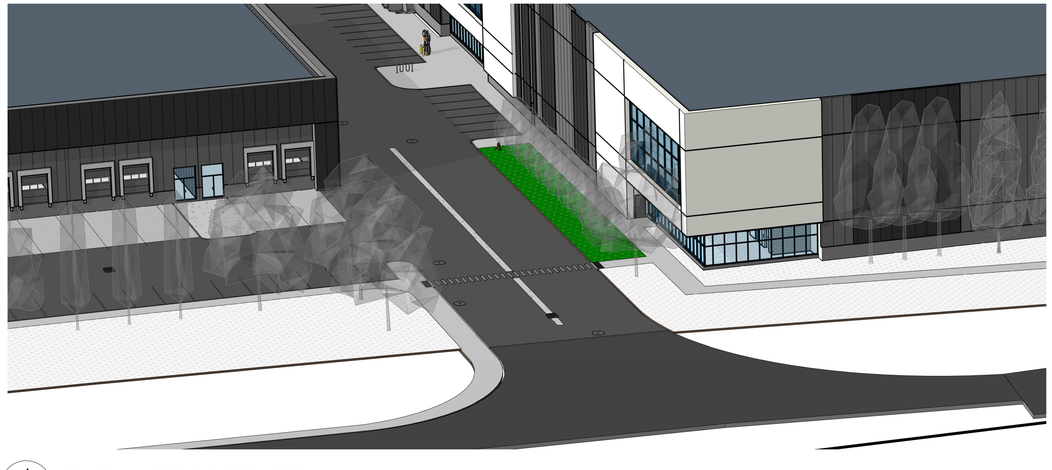
4 A403 3D VIEW - NE SITE



2 3D VIEW - LIMEBANK ENTRANCE



3 A403 3D VIEW - LIETRIM ENTRANCE 2



1 A403 3D VIEW - LIETRIM ENTRANCE 1

ARCHITECTURE 49

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TIMOTHY E. STANLEY
LICENCE
9759

PROJECT NO.: **CA0014797.3416** CONTRACT NO.
DRAWN BY: **TS** CHECKED BY: **DM** APPROVED BY: **TS**

KEYPLAN:

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PROJECT

4101 Limebank Road Site Plan Application

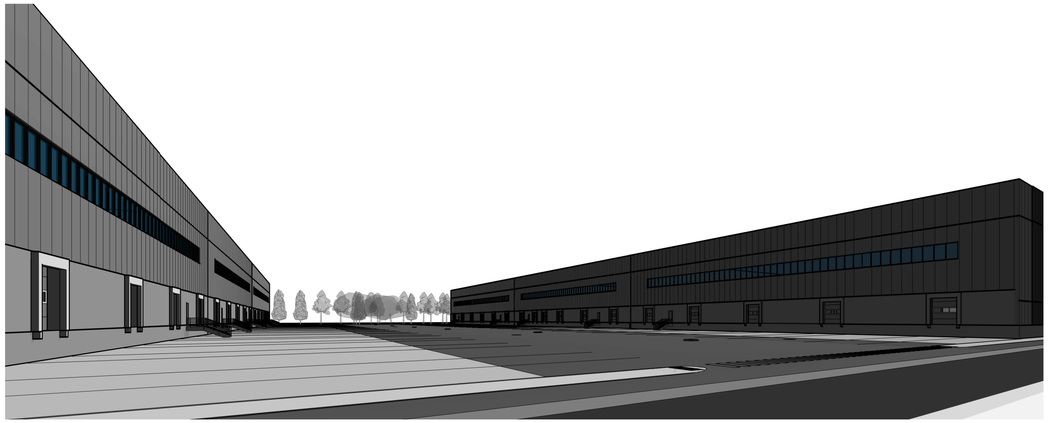
DRAWING TITLE

EXTERIOR 3D VIEWS

DRAWING NO. **A403**

PRINT DATE: 2026-09-29 11:12:53 AM

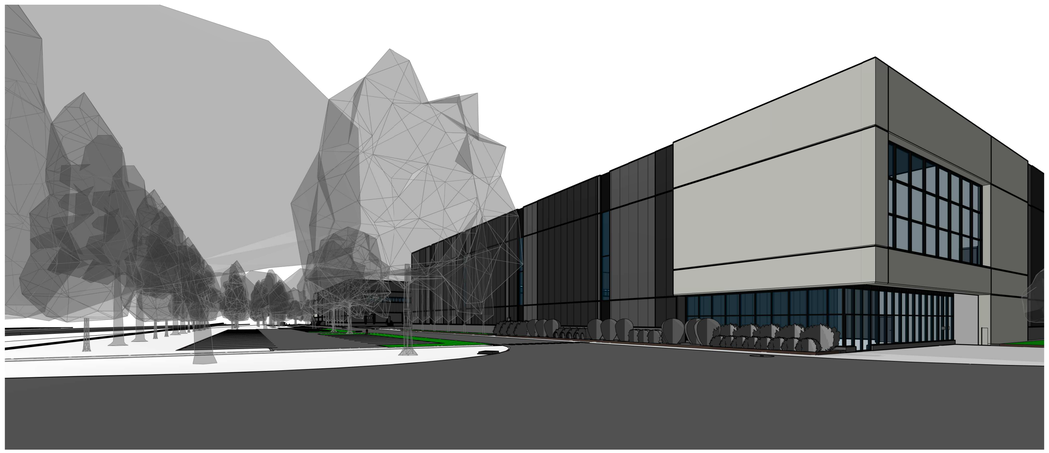
ARCH D (24" x 36" | 610mm x 914mm)



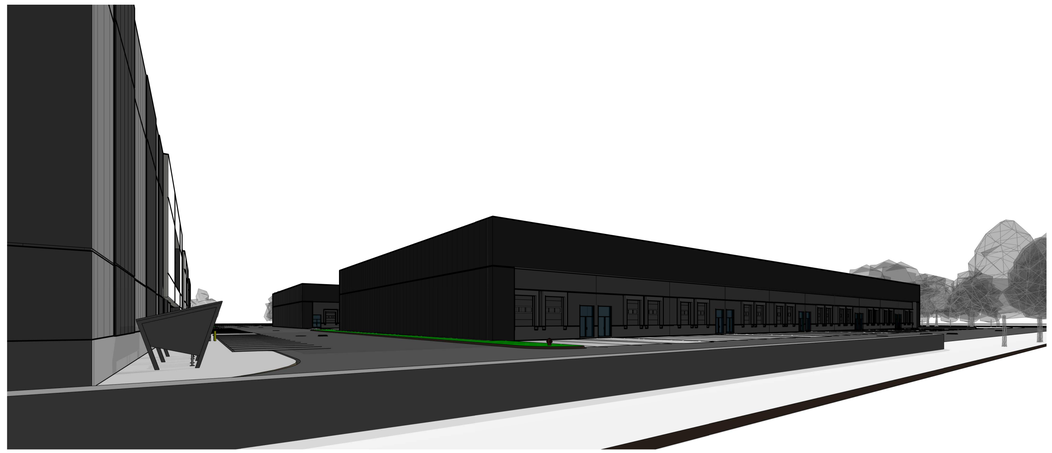
6 A404 3D VIEW - WAREHOUSE NORTH



5 A404 3D VIEW- WAREHOUSE PARKING EAST



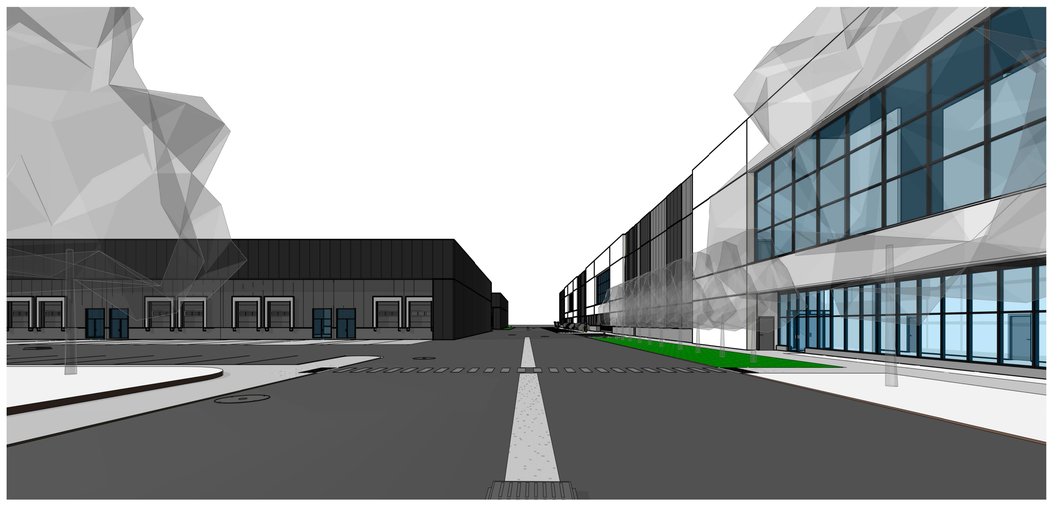
4 A404 3D VIEW- WAREHOUSE PARKING SOUTH



3 A404 3D VIEW- WAREHOUSE/CONDO DRIVE AISLE



2 A404 3D VIEW- CONDO PARKING



1 A404 3D VIEW- LIETRIM ENTRANCE

ARCHITECTURE 49

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TIMOTHY E. STANLEY
LICENCE
9709

PROJECT NO.: CA0014797.3416 CONTRACT NO.

DRAWN BY: TS CHECKED BY: DM APPROVED BY: TS

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PROJECT

4101 Limebank Road Site Plan Application

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EXTERIOR 3D VIEWS

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