

SITE STATISTICS			
ZONING BY-LAW 2009-250 CODE/CLASSIFICATION		P-BUSINESS PARK INDUSTRIAL	
ZONING MECHANISMS (TABLE 205)		REQ'D	PROVIDED
(a) MAX. LOT COVERAGE	750 SQ M	4040.28	
(b) MIN. REAR YARD	MIN 6m	6m	
(c) MIN. INTERIOR SIDE YARD	MIN 3m	3m	
(d) MIN. INTERIOR SIDE YARD	MIN 3m	18.90m	
(e) MIN. FRONT YARD - LUSK ST.	MIN 6m	50.57m	
(f) MAX. FLOOR SPACE INDEX	MAX 2	0.6	
(g) MAX. BUILDING HEIGHT (MEASURED FROM GRADE TO TOP OF ROOF DECK)	12m	12m	
(h) MIN. WIDTH OF LANDSCAPING			
(i) ADJUTING A STREET	3m	3.06m	
(j) IN ALL OTHER CASES	NO MIN.	1m	
COVERAGE CALCULATION			
	SM	SF	%
SITE AREA	6040.28	65,017	1.5
BUILDING AREA	1,301	14,006	22%
PAVED AREA	3,305.08	35,574	55%
LANDSCAPED AREA-INCL. SIDEWALK AND PATIO	1,434	15,435	24%
TOTAL CONSTRUCTION AREA			
	SM	SF	
BASEMENT FLOOR	474	5,102	
1ST FLOOR	1,298	13,844	
2ND FLOOR	1,301	14,006	
3RD FLOOR	1,301	14,006	
TOTAL CONSTRUCTION AREA	4,374	46,978	
GFA (LEASEABLE SPACES) CALCULATIONS			
	SM	SF	
GROUND FLOOR-RESTAURANT	187	2,010	
GROUND FLOOR-MEDICAL OFFICES	371	3,991	
GROUND FLOOR-PHARMACY ACCESSORY USE TO THE MEDICAL OFFICES	185	1,992	
GROUND FLOOR-DAYCARE	374	4,022	
2ND FLOOR-MEDICAL OFFICES	500	5,405	
2ND FLOOR-OFFICES	560	6,014	
3RD FLOOR-MEDICAL OFFICES	500	5,405	
3RD FLOOR-OFFICES	560	6,014	
BASEMENT-OFFICES	365	3,934	
TOTAL GFA	3,402	38,787	
PARKING REQUIREMENTS (BASED ON TABLE 101-AREA "C" ON SCHEDULE 1A)			
	GFA (M2)	REQ'D	PROVIDED
SPACES @ 2.2M x 5.2M			
-50% of stalls are compact stalls (size at 2.4W x 4.6L per zoning standards)			
RESTAURANT: 10 PARKING SPACE PER 100m² OF GFA	187	0.100	18.7
MEDICAL OFFICES (4 PARKING SPACE PER 100m² OF GFA)	1,371	0.040	54.8
ACCESSORY TO THE MEDICAL FACILITIES (PHARMACY) (4 PARKING SPACE PER 100m² OF GFA)	185	0.040	7.4
DAYCARE (2 PARKING SPACE PER 100m² OF GFA)	374	0.020	7.5
OFFICES (2.4 PARKING SPACE PER 100m² OF GFA)	1,485	0.024	35.6
TOTAL NO. OF PARKING SPACES		124.0	124
ACC. & STANDARD SPACES			62
COMPACT CAR SPACES			62
ACCESSIBLE PARKING (CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS)			
		REQ'D	PROVIDED
101-133 PARKING SPACES, THEN 5 ACCESSIBLE SPACES REQ'D		5	5
TYPE A (VAN, MIN WIDTH=3400)		2	2
TYPE B (MIN WIDTH=2400)		3	3
BICYCLE PARKING (TABLE 111A)			
	GFA	REQ'D	PROVIDED
(a) RESTAURANT/DAYCARE/OFFICES: 1 BICYCLE PARKING/250 m² OF GFA	2,044	8.2	
(b) MEDICAL OFFICES: 1 BICYCLE PARKING/1,000m² OF GFA	1,556	1.6	
TOTAL BICYCLE PARKING		9.7	11
DRIVEWAYS AND AISLE REQUIREMENTS (SECTION 107)			
		REQ'D (MIN)	PROVIDED
TWO-WAY DRIVEWAY		6.7	6.7
TWO-WAY PARKING AISLE		6.7	6.7
MINIMUM WIDTH IN METRES OF AISLE ACCESSING LOADING SPACE, BY ANGLE OF LOADING SPACE		9.0	9.5
LOADING REQUIREMENTS (SECTION 113)			
	GFA	REQ'D	PROVIDED
(SIZES: 3.5W x 9.0L PARALLEL; 3.5W x 7.0L OTHER; 4.2M VERT. CLR)			
MEDICAL OFFICES, RESEARCH AND DEVELOPMENT CENTRE: 1000-1999 m², REQUIRE 1 LOADING SPACE	1,556	1	
OFFICES (NOTICES, RESEARCH AND DEVELOPMENT CENTRE): 1000-1999 m², REQUIRE 1 LOADING SPACE	1,485	1	
(d) ALL OTHER NON-RESIDENTIAL USERS, RESTAURANT: 350m² <GFA< 999m², REQUIRE 0 LOADING SPACE	187	0	
(e) ALL OTHER NON-RESIDENTIAL USERS, DAYCARE: 350m² <GFA< 999m², REQUIRE 0 LOADING SPACE	374	0	
TOTAL LOADING SPACES		2	2

1 SITE PLAN
ASP-1 N.T.S

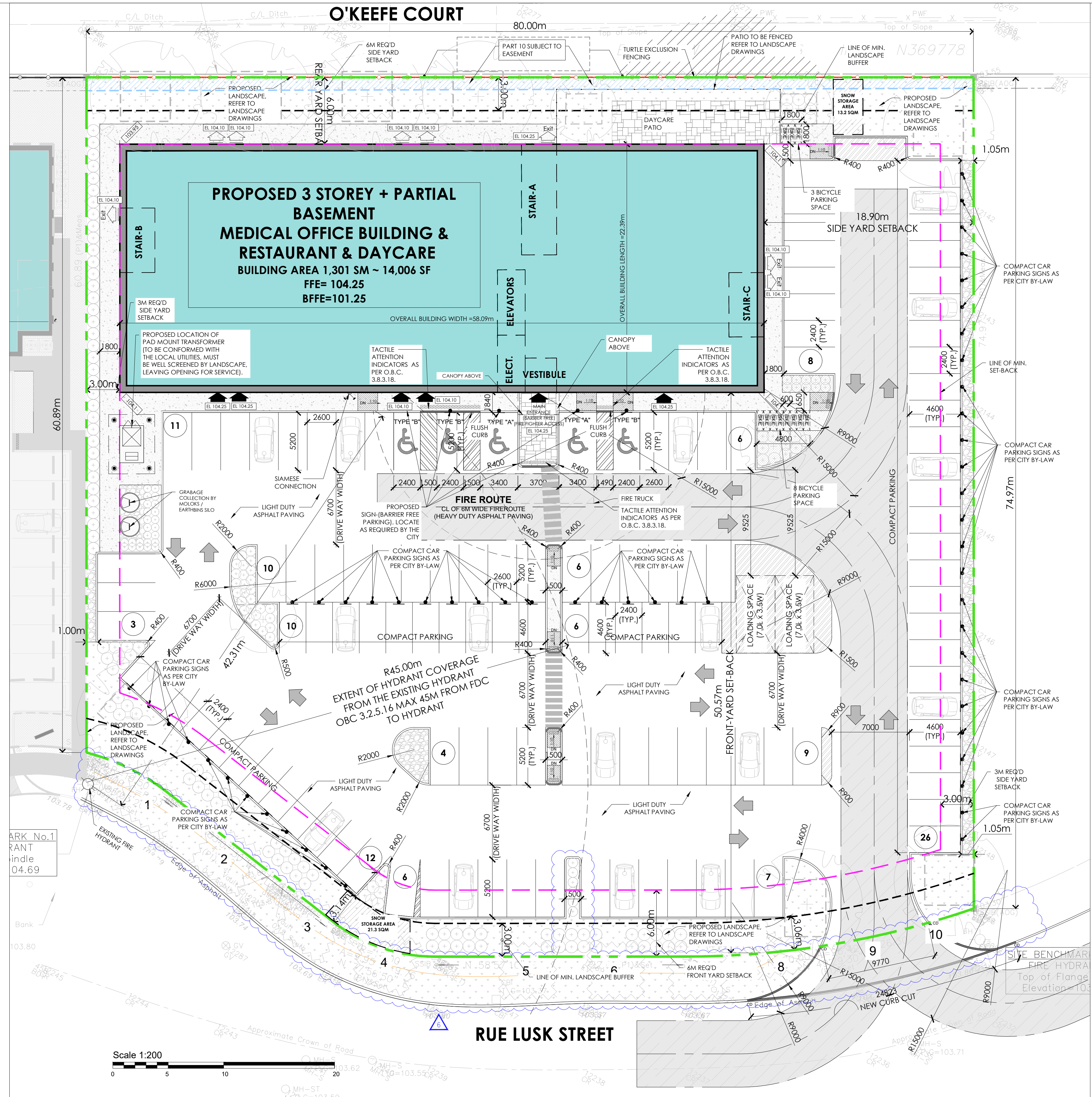
SITE PLAN LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	CURB DEPRESSION
	ENTRY/EXIT ACCESS POINTS
	EXISTING TOWN HYDRANT
	PROPOSED LOCATION OF NEW FIRE HYDRANT W/ STEEL BOLLARDS REFER TO CIVIL DWGS
	FIRE DEPARTMENT CONNECTION
	HOSE BIB (REFER TO MECHANICAL DWGS)
	PAD MOUNTED HYDRO TRANSFORMER W/ STEEL BOLLARDS
	DOUBLE HEADED LIGHT FIXTURE ON CONCRETE BASE REFER TO ELECTRICAL
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE REFER TO ELECTRICAL DWGS
	SINGLE HEADED LIGHT FIXTURE ON CONCRETE BASE W/ ELECTRICAL OUTLET REFER TO ELECTRICAL DWGS
	RECESSED EXTERIOR LIGHT FIXTURE @ SOFFIT & PORTE COCHERE REFER TO ELECTRICAL DWGS
	NEW HEAVY DUTY ASPHALT PAVING (REMAINER OF THE SITE TO RECEIVE LIGHT DUTY ASPHALT PAVING)
	DECORATIVE NON-SLIP SURFACE PAVING UNDER PORTE COCHERE REFER TO LANDSCAPE DWGS
	LANDSCAPED AREA
	POURED CONCRETE PAD AT LOADING AREA & WASTE COLLECTION
	STEEL BOLLARD (REFER TO DETAIL XXX)
	PARKING COUNT
	PROPOSED GRADING (REFER TO CIVIL DWGS)
	CONDENSING UNIT ON 4" CONCRETE PAD (REFER TO MECH DWGS)
	SNOW STORAGE AREA (OWNER TO TAKE NECESSARY PRECAUTIONS W/ SNOW REMOVAL COMPANY)

CREDIT NOTES:	CREDIT NOTES:	SITE PLAN- GENERAL NOTES
THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE SURVEY FOR THIS PROPERTY. MATAJ ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.	TOPO SURVEYORS INFO: ANNIS, O'SULLIVAN, VOLLEBEK LTD. 14 Concourse Gate, Suite 500 Mississauga, Ont. L4R 4S4 Phone: (613) 727-0850 Phone: (919) 748-8371 Email: Nepean@aovaltd.com	1 ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND DRIVEWAY AREAS DISTURBED BY THE CONSTRUCTION MUST BE RESTORED TO THE SATISFACTION OF THE CITY.
		2 A MINIMUM SETBACK OF 1.0M FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0M. THE COST OF RELOCATION OF ANY UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
		3 THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE/DISTURBANCE DURING CONSTRUCTION.
		4 ALL BARRIER-FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
		5 THE OWNER/ CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND BARRIER-FREE SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.
		6 ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE.
		7 ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
		8 ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.
		9 SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
		10 WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.

2 SITE PLAN
ASP-1 1:200



2 KEY PLAN
ASP-1 N.T.S



2 SITE PLAN
ASP-1 1:200

Project North: True North:

Key Plan:

No.	Date:	Issue/Revision	By:
7	2026/03/23	Issued for Building Permit	J.W.
6	2026/03/16	Issued for 5th Review Response	S.F.
5	2026/01/12	Issued for 4th Review Response	S.F.
4	2025/12/05	Issued for 3rd Review Response	S.F.
3	2025/11/13	Issued for 2nd Review Response	S.F.
2	2025/08/18	Issued for 1st Review Response	S.F.
1	2024/11/29	Issued for SPA	S.F.

Drawing Issues/Revisions:

Note:
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Project:
LUSK MEDICAL BUILDING
120 Lusk Street, Ottawa ON.

Sheet Title:
PROPOSED SITE PLAN

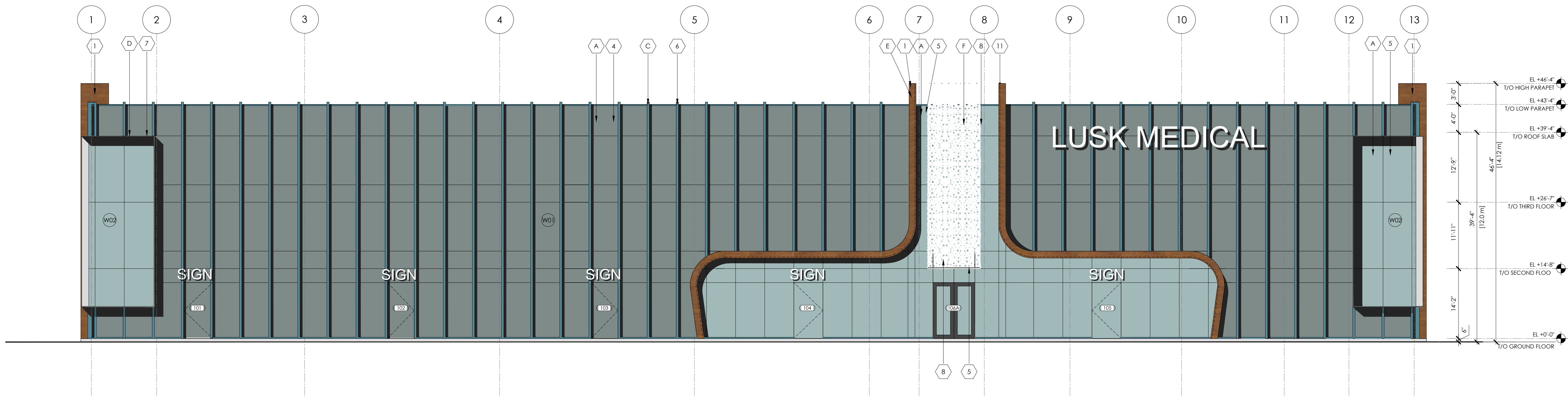
Design By: M.A./S.F.	Drawn By: S.F.	Approved By: A.M.
Scale: AS SHOWN	Date: 2024.05.16	Project No.: 22-043

Drawing No:
ASP-1

Drawing Series:
ARCHITECTURAL - SPA
File#: D07-12-24-0176 Plan Number #19330

EXTERIOR FINISH SCHEDULE		
	MATERIAL/FINISH	COLOR
1	ACM PANELS BY "SM CLADDING SOLUTIONS", WOOD GRAIN	TIMBER TEAK
2	EIFS BY CORNERPOINT OR EQUIVALENT, SANDSTONE FINISH	KENDALL CHARCOAL - BM HC-166
3	EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH FINISH	WHITE DOVE - BM
4	TINTED GLASS	GREY
5	TINTED GLASS	WHITE GREY
6	METAL MULLIONS	BELLA BLUE- BM 720
7	STAINLESS STEEL FIN	N/A
8	FLOATING PANELS	WHITE
9	DECORATIVE WALL SCONCE	3000 K TEMPERATURE
10	LINEAR LED LIGHT	3000 K TEMPERATURE
11	RECESSED LED LIGHT	3000 K TEMPERATURE
12	SUPPORT CABLES	BLACK
13	1 1/2" x 1 1/2" WOOD SLATES	TIMBER TEAK
14	EIFS BY CORNERPOINT OR EQUIVALENT, SMOOTH FINISH	GREY

SPECIAL INSTRUCTIONS	
A	A PLANE, 0.0.0
B	+1" PROJECTING FROM 'A' PLANE
C	+6" PROJECTING FROM 'A' PLANE
D	+12" PROJECTING FROM 'A' PLANE
E	+18" PROJECTING FROM 'A' PLANE
F	+8" PROJECTING FROM 'A' PLANE
G	-1" RECESSED FROM 'A' PLANE



1 SOUTH ELEVATION
A.301



2 NORTH ELEVATION
A.301

Key Plan:

No.	Date	Issue/Revision	By:
3	2026/03/16	ISSUED FOR 5th Review Response	S.F.
2	24.12.24	ISSUED FOR BUILDING PERMIT	S.F.
1	24.11.29	ISSUED FOR SPA SUBMISSION	S.F.

Drawing Issues/Revisions:

Note:
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Architect's Stamp

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Project:
LUSK MEDICAL BUILDING
120 Lusk Street, Ottawa ON.

Sheet Title:
ELEVATIONS 01

Design By: M.A./S.F.	Drawn By: S.F.	Approved By: A.M.
Scale: 1/8"=1'-0"	Date: 2024.05.16	Project No.: 22-043

Drawing No.:
A.301

Drawing Series:
ARCHITECTURAL - SPA

File#: D07-12-24-0176 Plan Number: #19330

