

THIS SITE PLAN AND THE PROPERTY BOUNDARY INFORMATION HAVE BEEN BASED ON THE SURVEYOR'S TOPOGRAPHIC PLAN PREPARED BY MONUMENT-URSO SURVEYING LTD., DATED MAY 26th, 2025.

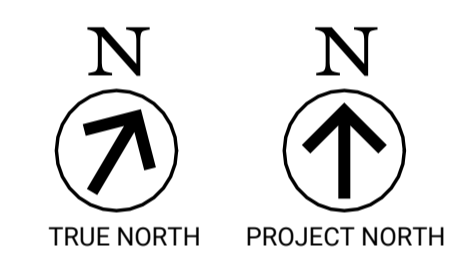
SITE PLAN LEGEND:

- PROPERTY LINE
- ▲ ENTRANCE/ EXIT LOCATION
- ▨ EXISTING BUILDING
- NEW BUILDING ADDITION
- ▨ GRAVEL AREA
- ▨ ASPHALT PAVEMENT
- ▨ SNOW STORAGE
- ▨ SOFT LANDSCAPE
- ▨ CONCRETE SIDEWALK
- MAINTENANCE HOLE
- UTILITY POLE
- ▨ CATCH BASIN
- FIRE HYDRANT
- BARRIER FREE PARKING SIGN
- NO PARKING FIRE ROUTE SIGN (AS PER CITY STANDARDS)
- CONCEPTUAL LOCATION FOR STANDARD LOADING SPACE (3.5m x 7m)
- ▨ DOWNSPOUTS

USE AND INTERPRETATION OF DRAWINGS:
DRAWINGS ARE NOT TO BE SCALED.

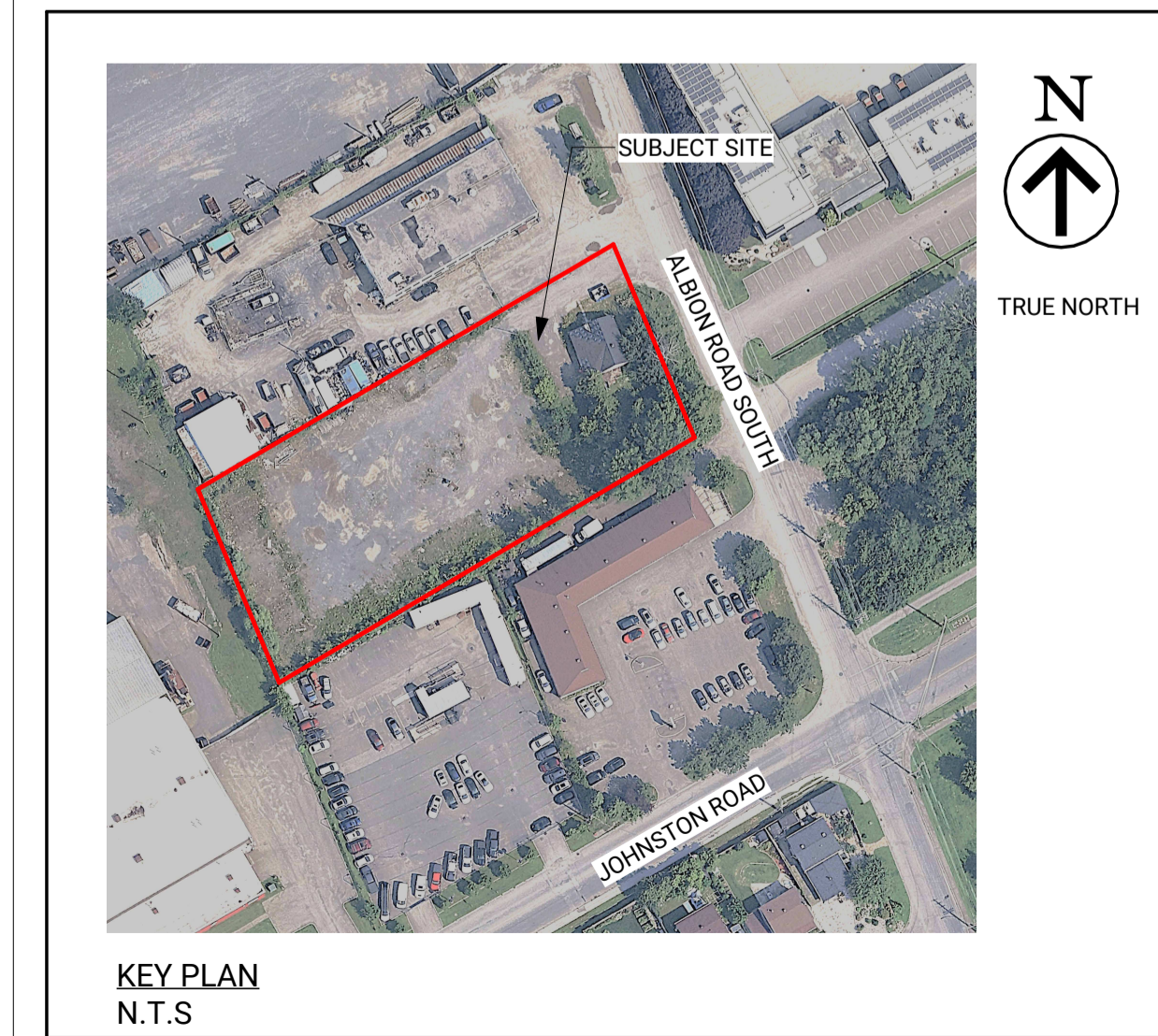
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ARCHITECT:
GRAFF ARCHITECTURE
1358 RIDEAU FERRY ROAD
PERTH, ONTARIO K7H 3C7
Tel: (613) 900-1963



1 SITE PLAN
SP1 1:200

- NOTES:**
- SEE LANDSCAPE DRAWING FOR EXISTING AND NEW VEGETATION.
 - SEE SITE SERVICING AND GRADING DRAWING FOR EXISTING AND NEW GRADES AND SITE SERVICES.
 - SEE ELECTRICAL DRAWING FOR ALL LIGHTING FIXTURES, NUMBERS & SIZES.



O.B.C. REQUIREMENTS

CLASSIFICATION : 3.2.2.78 - GROUP F2 - UP TO 3 STOREY, NON SPRINKLERED
 NO. OF STOREY : 1
 NO. OF FACING STREETS : 1
 SPRINKLER SYSTEM : NO
 CONSTRUCTION TYPE : COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION

EXPOSING BUILDING FACE & LIMITING DISTANCE CALCULATIONS

EXPOSING BUILDING FACE	EBF AREA (m²)	L.D. (m)	REQUIRED F.R.R. (H)	PROVIDED F.R.R. (H)	% UPO'S PERMITTED	CONSTRUCTION TYPE	CLADDING TYPE
NORTH	185 m²	14.80 m	1 HOUR	2 HOUR	54.8 %	Combustible or Non-combustible	Combustible or Non-combustible
EAST	115 m²	11.47 m	1 HOUR	2 HOUR	50.3 %	Combustible or Non-combustible	Combustible or Non-combustible
SOUTH	185 m²	12.91 m	1 HOUR	2 HOUR	42.5 %	Combustible or Non-combustible	Non-combustible
WEST	115 m²	7.55 m	2 HOUR	2 HOUR	23.2 %	Non-combustible	Non-combustible

BUILDING AREA

	GROSS FLOOR AREA	BUILDING HEIGHT
PROPOSED BUILDING	1,115.0 m²	6.5 m

SITE AREA CALCULATION

Name	Area
ASPHALT AREA	1,883 m²
CONC. SIDEWALK	240 m²
EXIST. BLDG. AREA	101 m²
LANDSCAPE AREA	1,563 m²
PROPOSED BLDG. AREA	1,115 m²
TOTAL SITE AREA	4,902 m²

PROPERTY LEGAL DESCRIPTION
PART OF LOT 3, CONCESSION 3 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA
CIVIL ADDRESS: 3210 ALBION ROAD SOUTH, OTTAWA, ON K1V 9S6

Zoning Data Matrix

EXISTING ZONING	IL - LIGHT INDUSTRIAL ZONE	
PROPOSED ZONING	N/A	
EXISTING BUILDING AREA	101.0 m² (RESIDENTIAL)	
	REQUIRED	PROVIDED
MIN. LOT AREA	2,000.0 m²	4,902.0 m²
MIN. LOT FRONTAGE	NO MINIMUM	46.32 m
YARD SETBACKS		
MIN. FRONT YARD	7.5 m	7.5 m
MIN. REAR YARD	7.5 m	7.55 m
MIN. INTERIOR SIDE YARD	7.5 m	12.91 m
MAX. LOT COVERAGE	65.0%	33.2%
MAX. FLOOR SPACE INDEX	2	0.33
MAX. BUILDING HEIGHT	18.0 m	6.5 m
MIN. WIDTH OF LANDSCAPED AREA		
- IF ABUTTING A STREET	3.0 m	7.5 m
- IN ALL OTHER CASES	NO MINIMUM	

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
LIGHT INDUSTRIAL USE 0.8 SPACE / 100 m² @ 1,628.0 m² = 13 SPACES	13 SPACES	13 SPACES
BARRIER FREE PARKING FOR TOTAL PARKING BETWEEN 1-25 = 1 REQUIRED TYPE 'A' - 3.4m WIDTH TYPE 'B' - 2.4m WIDTH	TYPE 'A' = 1 SPACES	TYPE 'A' = 1 SPACES
TOTAL =	14 SPACES	14 SPACES
BICYCLE PARKING 1 SPACE / 1,000 m² @ 1,628.0 m² = 2 SPACES	2 SPACES	2 SPACES
LOADING SPACE MINIMUM 1 REQUIRED FOR LIGHT INDUSTRIAL (1000-1999m ²)	1 SPACES	6 SPACES

DATE	NO.	DESCRIPTION	ISSUED BY
2025/05/26	1	REVISED FOR SPA	KT
2025/10/14	0	ISSUED FOR SPA	KT

SEAL(S):



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CLIENT: Roof Maintenance Solutions
(2317290 Ontario Inc)
3210 ALBION RD SOUTH, OTTAWA, ON

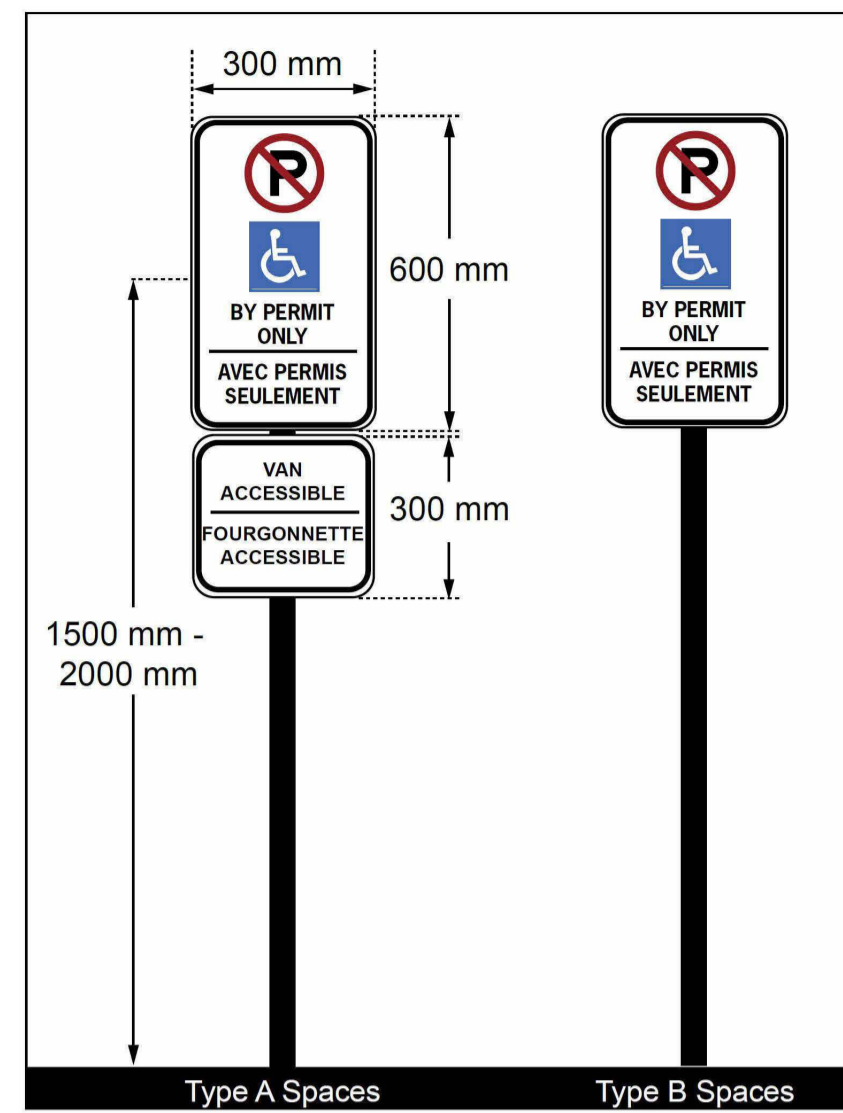
SITE: 3210 ALBION ROAD SOUTH, OTTAWA, ON

TITLE: SITE PLAN

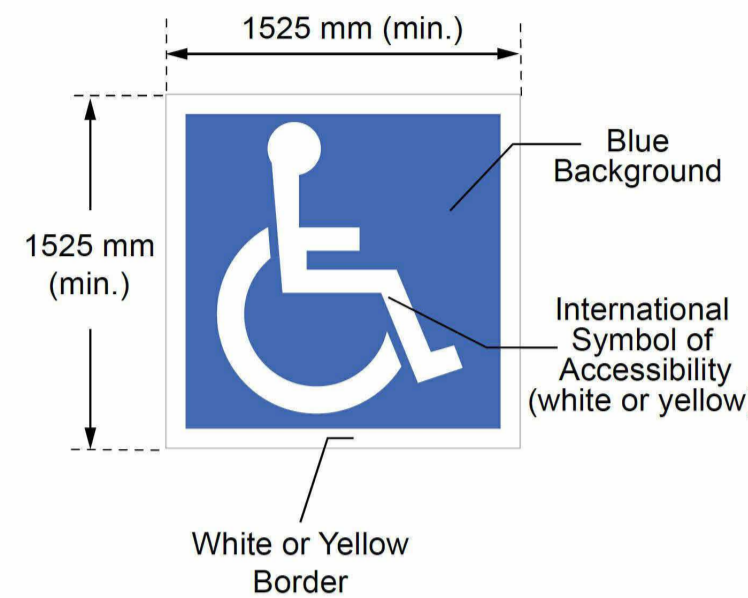
SCALE: As indicated DATE: 2026/05/26

PROJECT NO: 7834 DRAWING NO: SP1 REVISION: 1

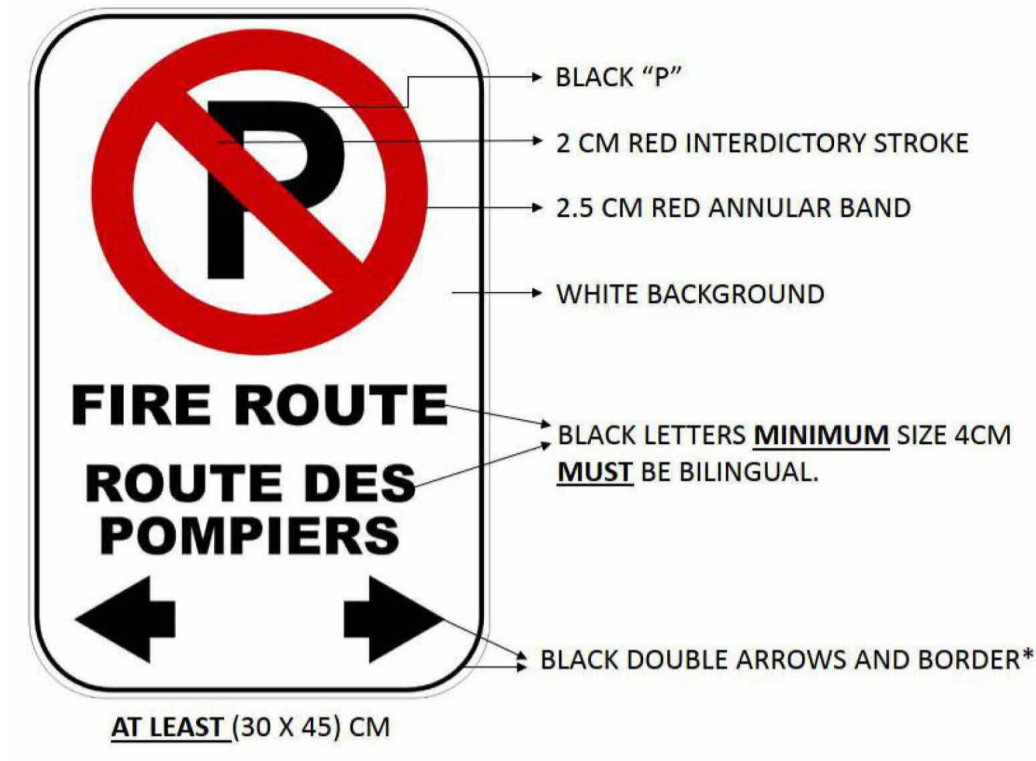
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PLAN#: 19404



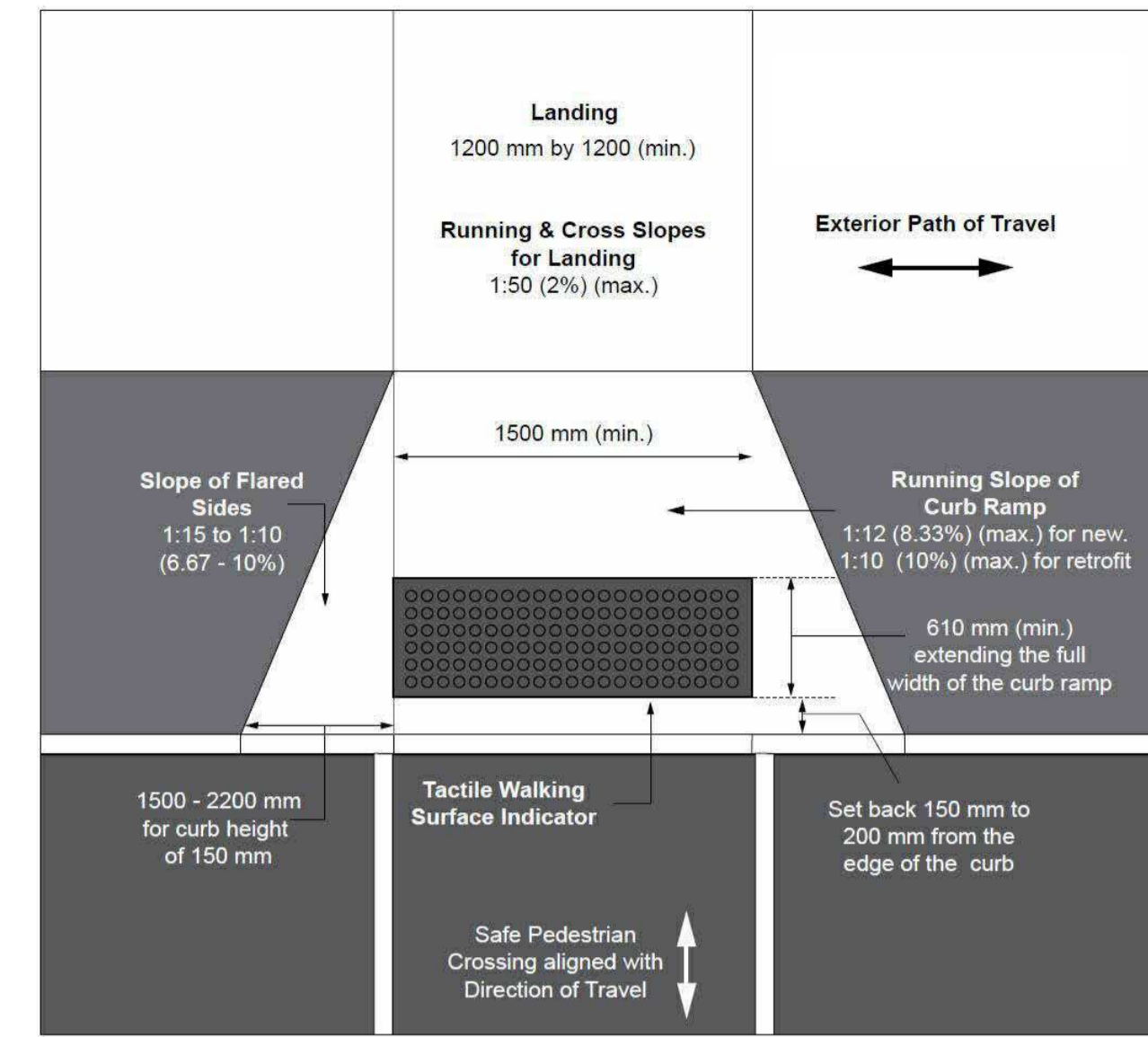
1 SP2 ACCESSIBLE PARKING VERTICAL SIGNAGE
N.T.S.



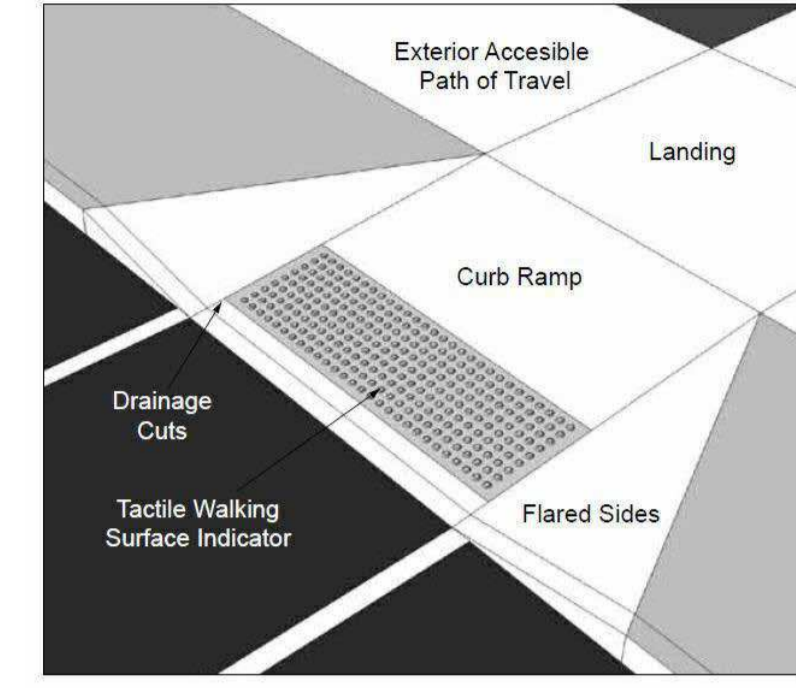
2 SP2 ACCESSIBLE PARKING PAVEMENT MARKING
N.T.S.



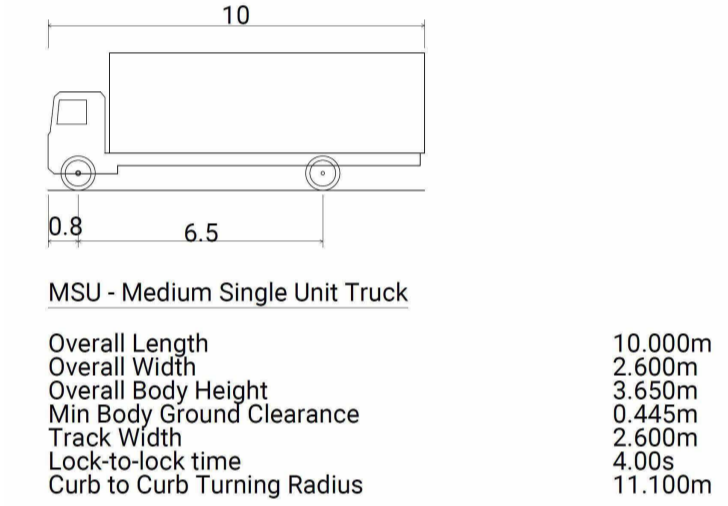
3 SP2 FIRE ROUTE SIGNAGE
N.T.S.



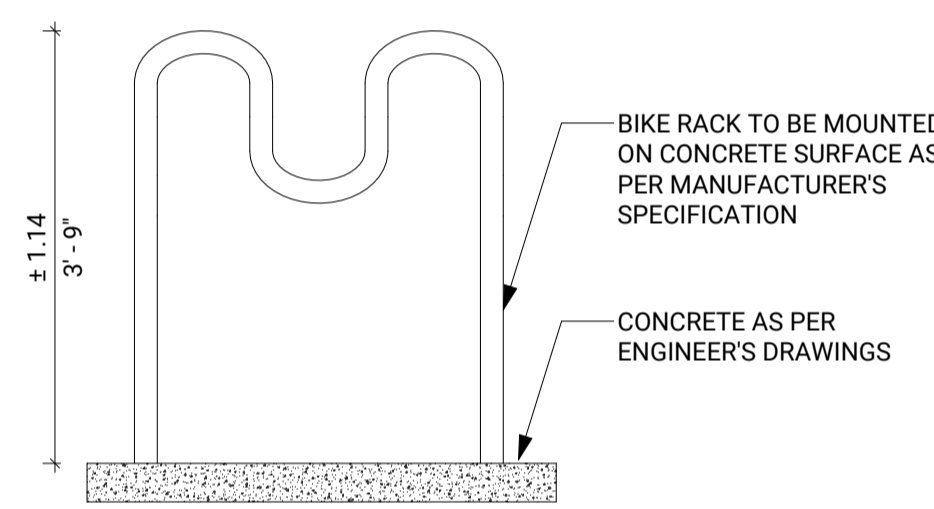
8 SP2 BARRIER-FREE CURB RAMP DETAIL
N.T.S.



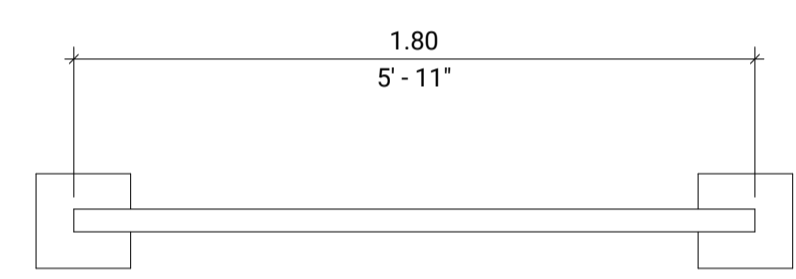
TYPICAL TRUCK DIMENSION



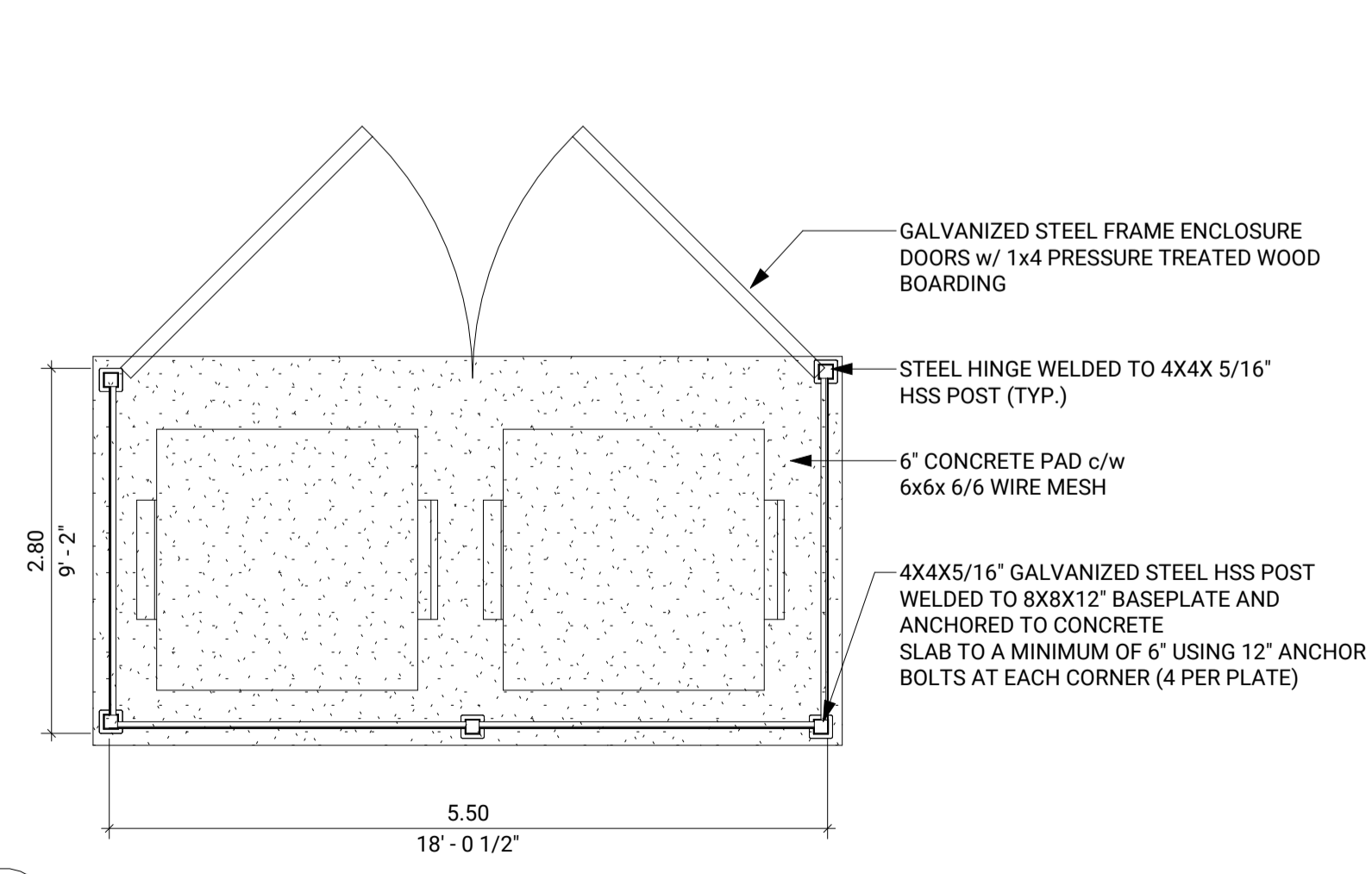
4 SP2 TYPICAL TRUCK DIMENSION
N.T.S.



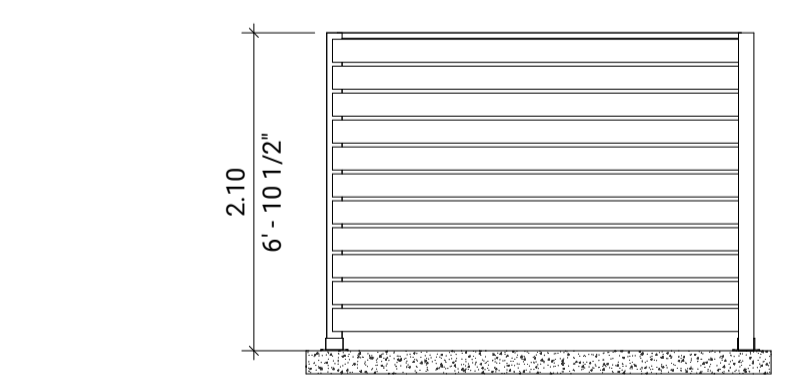
BIKE RACK ELEVATION
N.T.S.



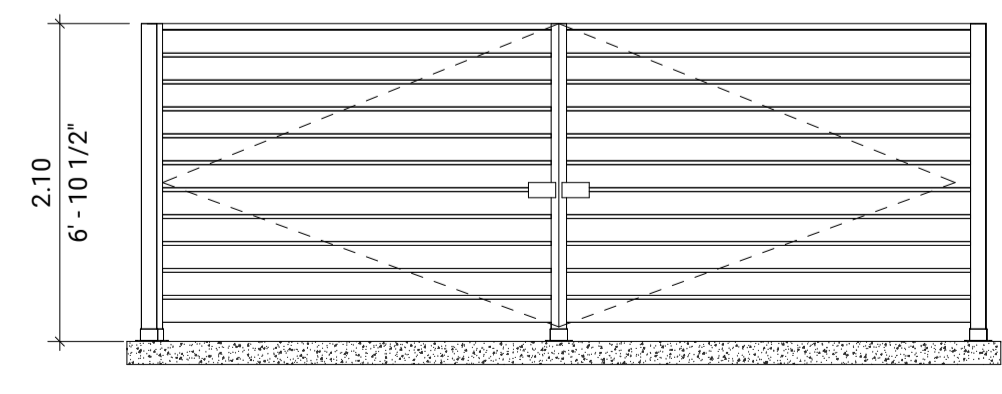
BIKE RACK PLAN
N.T.S.



5 SP2 WASTE ENCLOSURE DETAIL
N.T.S.



7 SP2 SIDE ELEVATION
1 : 50



6 SP2 FRONT ELEVATION
1 : 50

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2025/05/26	1	REVISED FOR SPA	KT
2025/10/14	0	ISSUED FOR SPA	KT

DRAWN BY:	INITIALS:	YYYY/MM/DD
DESIGNED BY:	KT	2026/05/26
DRAWING CHECKED BY:	GG	2026/05/26
QC BY:	GG	2026/05/26
PM:	JR	2026/05/26



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(2317290 Ontario Inc)
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SITE: 3210 ALBION ROAD SOUTH, OTTAWA, ON

TITLE: SITE DETAILS

SCALE: As indicated DATE: 2026/05/26

PROJECT NO: 7834 DRAWING NO: SP2 REVISION: 1

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