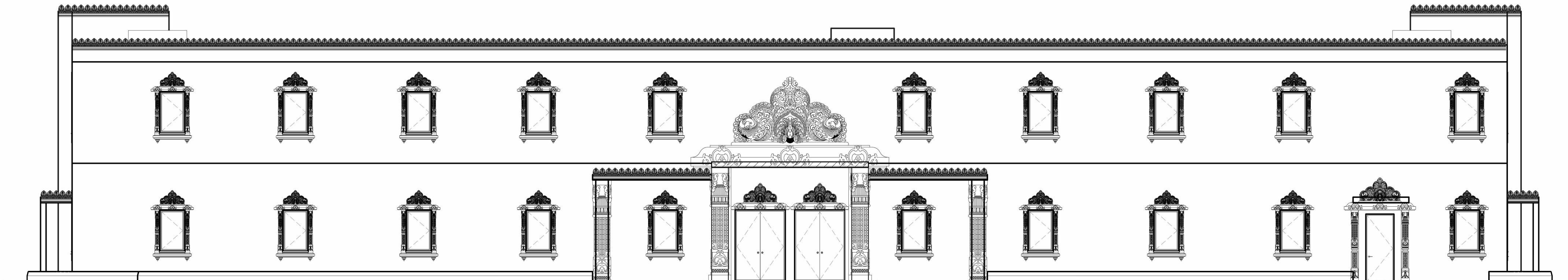


201 NIPISSING CT, OTTAWA ON



BLOCK 4
REGISTERED PLAN:
4M-1642
CITY OF OTTAWA
P.I.N. 04508-0179

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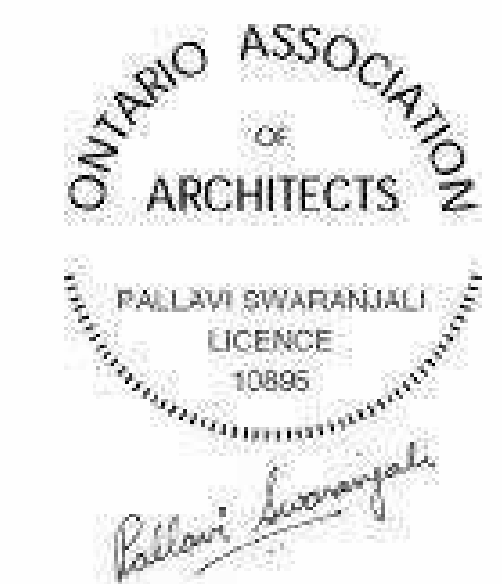


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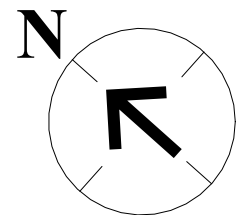
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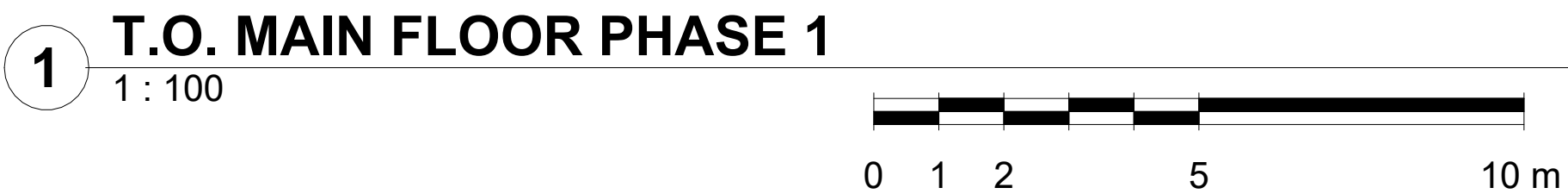
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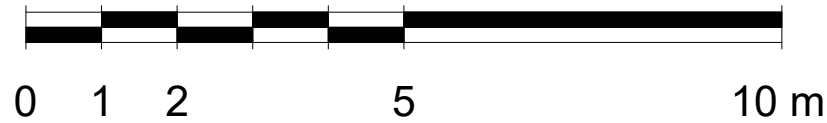
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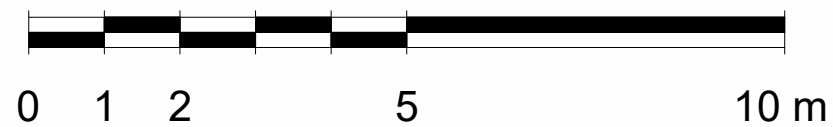
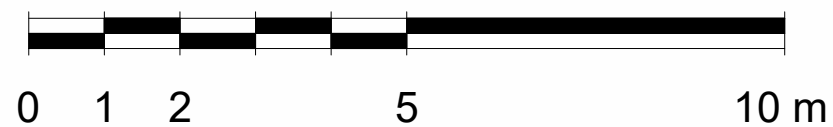
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OF
ARCHITECTS

PALLAVI SWARANJALI
LICENCE
10895

Pallavi Swaranjali

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A121





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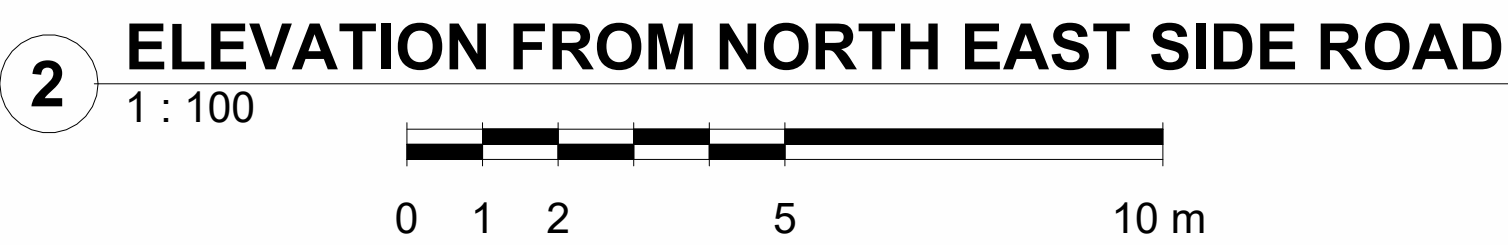
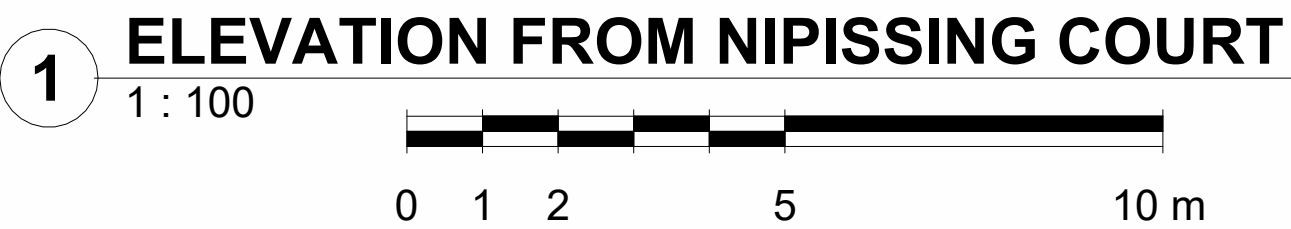
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ARCHITECTS

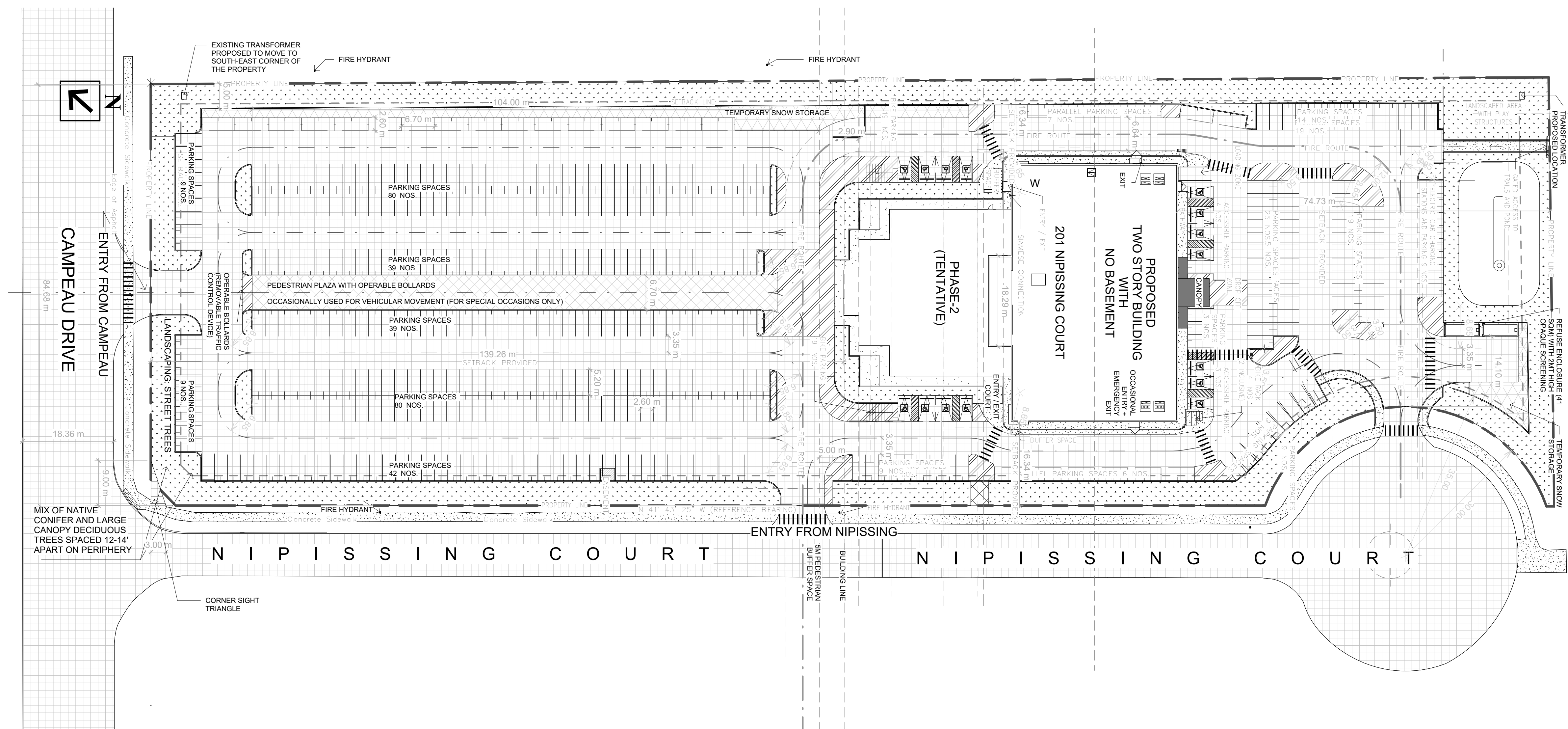
PALLAVI SWARANJALI
LICENCE
10895

Pallavi Swaranjali

201 NIPISSING CT. OTTAWA K2T 0N7

DRAWING NUMBER
A122





MUNICIPAL ADDRESS:
201 NIPISSING CT.
OTTAWA

Site Area:
11560.0 SQM

BLOCK 4
REGISTERED PLAN:
4M-1642
CITY OF OTTAWA
P.I.N. 04508-0179

PHASE 2 - SETBACKS

SETBACKS REQUIRED

- CAMPEAU DRIVE 6m
- NIPISSING COURT 6m
- PARALLEL TO CAMPEAU 6m
- PARALLEL TO NIPISSING 4m

SETBACKS PROVIDED

- CAMPEAU DRIVE SIDE 139.26m
- NIPISSING COURT 16.34m
- PARALLEL TO CAMPEAU 74.73m
- PARALLEL TO NIPISSING 16.34m

LANDSCAPE BUFFER PROVIDED

- CAMPEAU DRIVE 5m
- NIPISSING COURT 5m
- PARALLEL TO CAMPEAU 5m
- PARALLEL TO NIPISSING 5m

PHASE 2 - PARKING SCHEDULE	
PARKING TYPE	COUNT
ACCESSIBLE PARKING TYPE A	7
ACCESSIBLE PARKING TYPE B	8
GENERAL PARKING	387
LOADING ZONE	1
PARALLEL PARKING	29
	432

#	SYMBOL	DESCRIPTION
1		REGULAR PARKING SPOTS 2600MM X 5200MM
2		PARALLEL PARKING SPOTS 2600MM X 6700MM
3		ACCESSIBLE PARKING TYPE A 3400MM X 5200MM EQUIPPED WITH PAVEMENT MARKING FOR ACCESSIBLE PARKING
4		ACCESSIBLE PARKING TYPE B 2600MM X 5200MM EQUIPPED WITH PAVEMENT MARKING FOR ACCESSIBLE PARKING

PHASE 2 - SITE AREA SCHEDULE	
	367 m ²
LANDSCAPING	4277 m ²
PARKING	16012 m ²
REFUSE ENCLOSURE	42 m ²
SNOW STORAGE	475 m ²

PHASE 1

BUILDING AREA : 1807 SQ.M.
GROSS FLOOR AREA : 1807 + 590 SQ.M. = 2397 SQ.M.
REQUIRED PARKING : 96
(SEE PARKING SCHEDULE FOR NO OF PARKING PROVIDED)
BICYCLE PARKING REQUIRED: 29
BICYCLE PARKING PROVIDED: 34 (WITH 2 INCLUSIVE SPOTS)

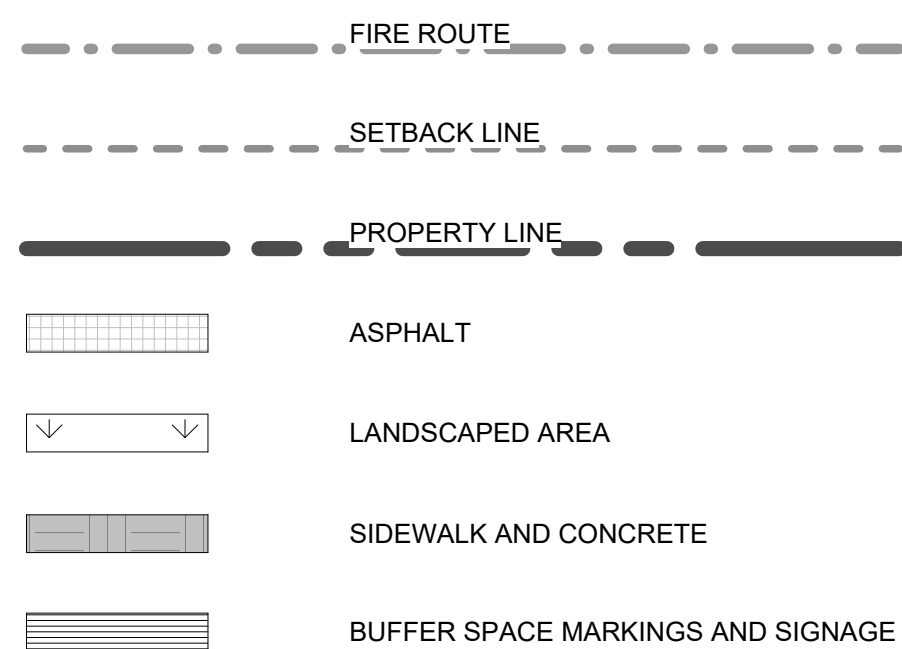
REFUSE ENCLOSURE PROVIDED : 41 SQM

PHASE 2

(TOTAL UPON COMPLETION OF PHASE 2, INCLUDING PHASE 1 & 2)
BUILDING AREA : 2652 SQ.M.
GROSS FLOOR AREA : 2652 + 867 SQ.M. = 3519 SQ.M.
REQUIRED PARKING : 141
(SEE PARKING SCHEDULE FOR NO OF PARKING PROVIDED)
BICYCLE PARKING REQUIRED: 41
BICYCLE PARKING PROVIDED: 42 (WITH 4 INCLUSIVE SPOTS)

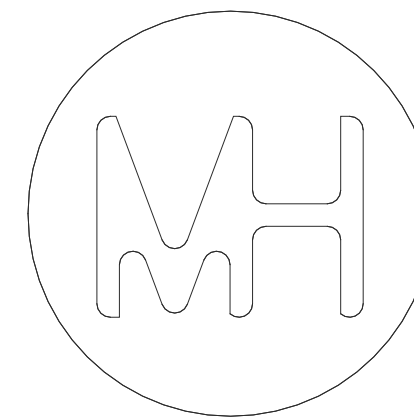
REFUSE ENCLOSURE PROVIDED : 41 SQM
(REQUIRED: 32 SQM)

SITE PLAN LEGEND



GENERAL NOTES:

1. REFER TO CIVIL ENGINEERS SITE SERVING PLAN, SITE GRADING PLAN AND SITE SURVEY PLAN FOR EXISTING SITE CONDITIONS.
2. FOR SITE CONCRETE AND ASPHALT WORK, SEE ARCHITECTURAL AND CIVIL FOR EXISTING FOR ALL EXISTING ELEMENTS (LIGHT POLE, FIRE HYDRANT, UTILITY LINE, FENCE LINE, GRADES, MANHOLES) REFER TO - SITE SURVEY PLAN.
3. SEE SITE SURVEY FOR PROPERTY LINE DIMENSIONS.
4. FOR SITE GRADING, CATCH BASIN, MANHOLE, SEE CIVIL.
5. SIDEWALKS AND DRIVEWAY AT CITY PROPERTY TO FOLLOW CITY STANDARDS. CONFORM WITH AHJ PRIOR TO CONSTRUCTION.



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PROJECT

BAPS SWAMINARAYAN TEMPLE

201 NIPISSING CT. OTTAWA K2T 0N7

	TITLE
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PHASE 2-SITE PLAN

CLIENT

BAPS INC.

ARCHITECT
Pallavi Swaranjali

SCALE (@ A1)
As indicated

PROJECT NUMBER
2025-05-001

DRAWING NUMBER	A201
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