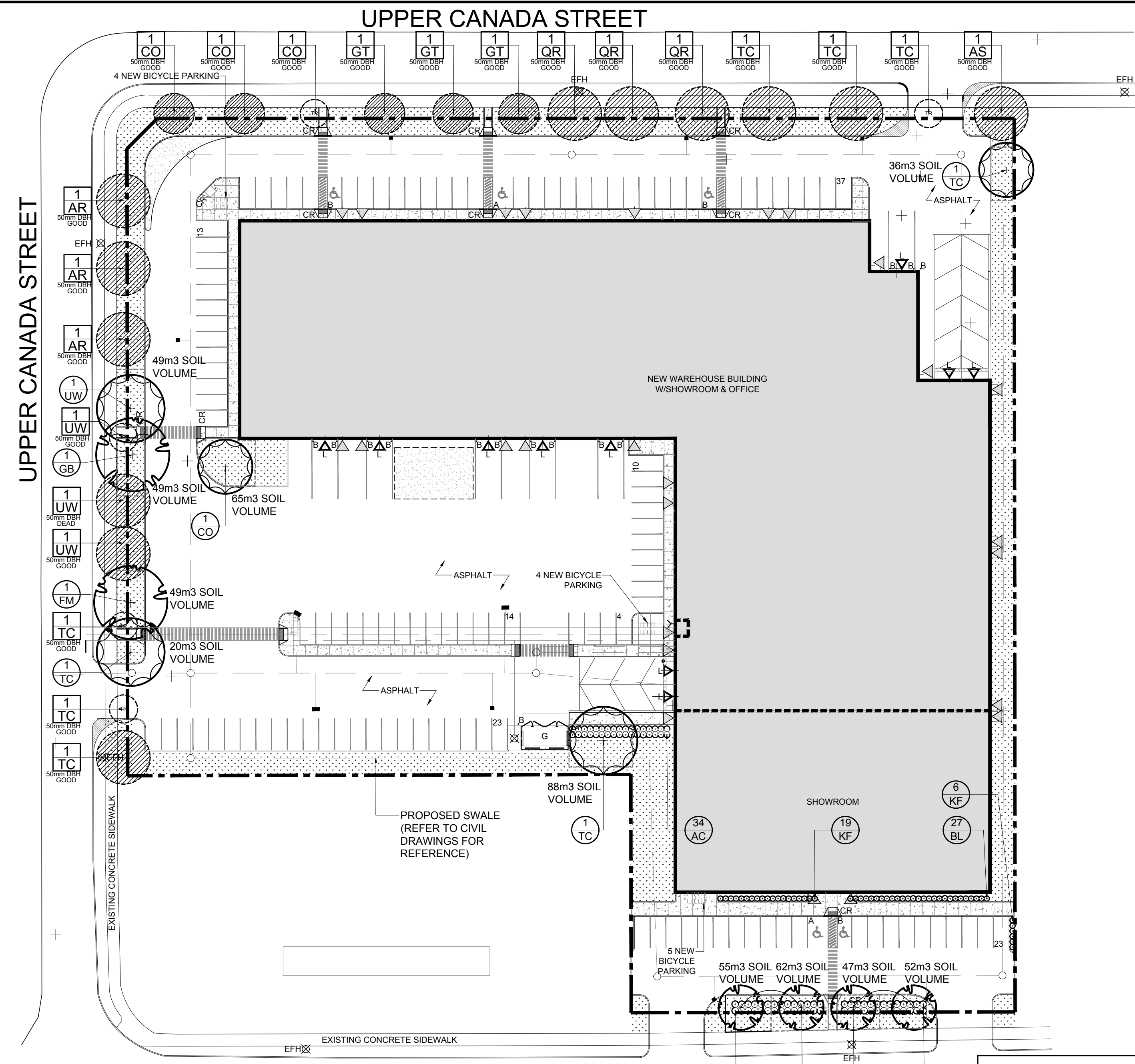


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1 LANDSCAPE PLAN
SCALE: 1:500

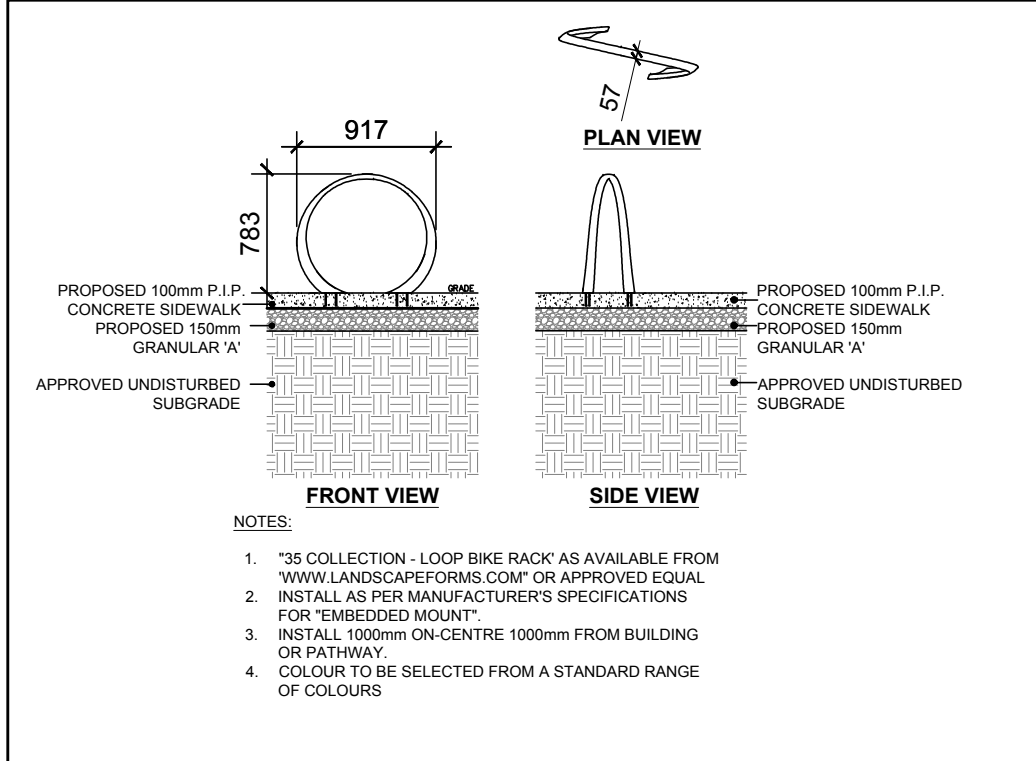
EXISTING TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
AS	1	Acer saccharum	Sugar Maple	50mm DBH	Good	To remain
AR	3	Acer rubrum	Red Maple	50mm DBH	Good	To remain
CO	3	Celtis occidentalis	Hackberry	50mm DBH	Good	*
GT	3	Gleditsia triacanthos	Honey Locust	50mm DBH	Good	To remain
QR	3	Quercus rubra	Red Oak	50mm DBH	Good	To remain
TC	6	Tilia cordata	Littleleaf Linden	50mm DBH	Good	*
UW	3	Ulmus wilsoniana 'Prospector'	Prospector Elm	50mm DBH	Good	*

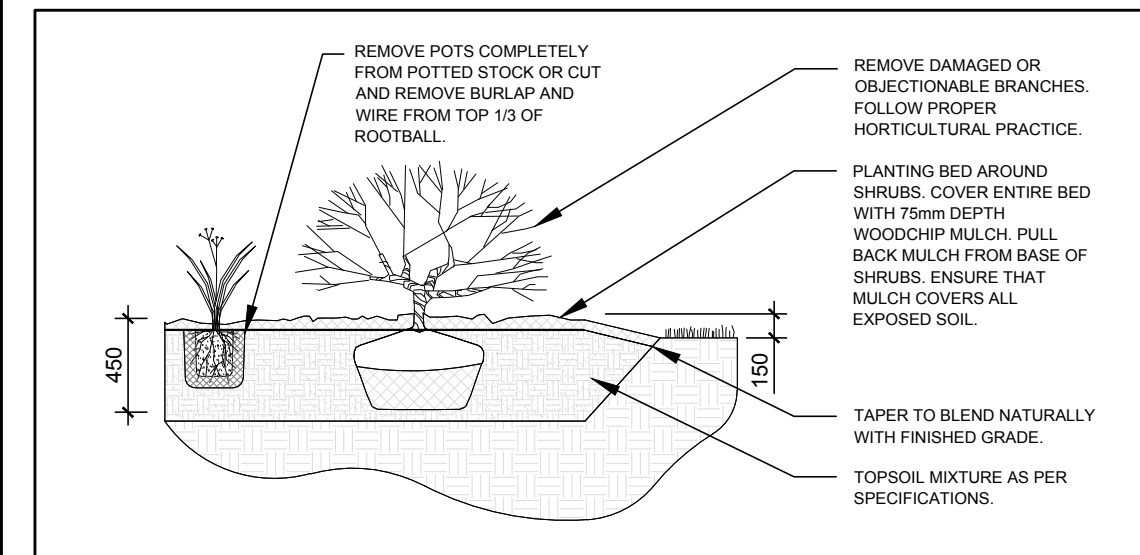
* SEE PLAN - SOME TREES TO BE TRANSPLANTED OR REPLACED AT CONTRACTOR'S DISCRETION
NOTE: REMOVE ALL CORRUGATED PLASTIC PIPES FROM EXISTING TREES

PROPOSED PLANT LIST

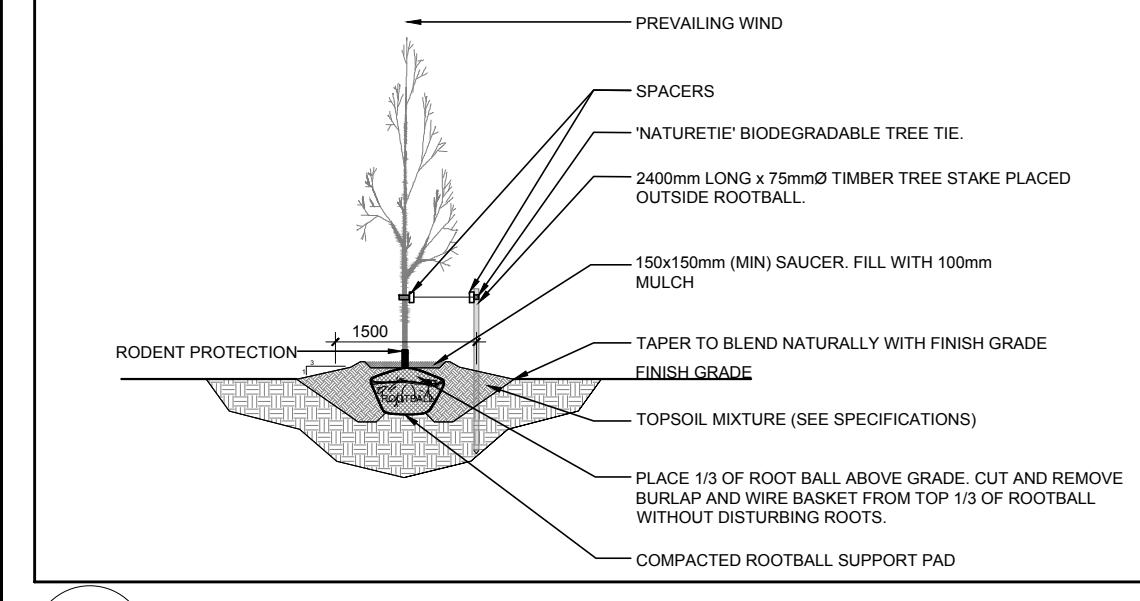
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	NATIVE
TREES								
FM	1	Acer x freemanii	Freeman's Maple	60mm cal.	B&B		1485 Upper Canada St.	YES
GB	1	Ginkgo biloba	Maidenhair Tree	60mm cal.	B&B	Male tree	1485 Upper Canada St.	NO
HB	2	Celtis occidentalis	Hackberry	60mm cal.	B&B		1485 Upper Canada St.	YES
HL	2	Gleditsia triacanthos	Honey Locust	60mm cal.	B&B		1485 Upper Canada St.	YES
JL	2	Syringa reticulata	Japanese Tree Lilac	60mm cal.	B&B	Single leader	1485 Upper Canada St.	NO
HA	3	Crataegus crus-galli var. inermis	Thornless Hawthorn	60mm cal.	B&B		1485 Upper Canada St.	NO
PE	2	Ulmus wilsoniana 'Prospector'	Prospector Elm	60mm cal.	B&B		1485 Upper Canada St.	NO
SB	2	Amelanchier canadensis	Serviceberry	60mm cal.	B&B	Single leader	1485 Upper Canada St.	YES
SP	3	Amelanchier laevis 'JFS-ARB'	Spring Flurry Serviceberry	60mm cal.	B&B	Single leader	1485 Upper Canada St.	YES
SHRUBS								
AC	34	Ribes alpinum	Alpine Currant	600mm ht.	Potted	1000 mm o.c.	1485 Upper Canada St.	NO
RR	26	Rosa rugosa	Rugosa Rose	800mm ht.	Potted	1000 mm o.c.	1485 Upper Canada St.	NO
SF	28	Sorbaria sorbifolia 'Sem'	Sem False Spiraea	600mm ht.	Potted	800 mm o.c.	1485 Upper Canada St.	NO
ORNAMENTAL GRASSES								
BL	27	Leymus arenarius 'Blue Dune'	Blue Lyme Grass	250mm pot	Potted	800 mm o.c.	1485 Upper Canada St.	NO
KF	25	Calamagrostis 'Karl Foerster'	Feather Reed Grass	250mm pot	Potted	800 mm o.c.	1485 Upper Canada St.	NO



4 PROPOSED LOOP BIKE RACK
SCALE: NTS



2 SHRUB / ORNAMENTAL GRASS PLANTING
SCALE: NTS



3 DECIDUOUS TREE PLANTING
SCALE: NTS

CLIENT:
KONSON HOMES INC.
351 CHURCH HILL AVE N, OTTAWA ON
TEL: 613-715-9666

CONSULTANTS
ARCHITECTS:
DCA
A GROUP OF ARCHITECTS
201-1333 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

SURVEYORS:
Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3G4
TEL: 613.722.4420
stantec.com

CIVIL ENGINEERS:
EXP SERVICES INC.
2850 Queensview Drive, Ottawa ON K2B 8H6
Tel: (613) 688-1899

- LEGEND**
- PROPOSED DECIDUOUS TREE
 - PROPOSED SHRUBS / ORNAMENTAL GRASSES
 - PROPOSED SODDED GRASS AREA
 - EXISTING TREE TO REMAIN
 - EXISTING TREE TO TRANSPLANTED OR REPLACED AT CONTRACTOR'S DISCRETION
 - NEW LOCATION FOR EXISTING TREE TO BE TRANSPLANTED OR REPLACED AT CONTRACTOR'S DISCRETION

No.	Issue	Date	ML	JL	DR	CK
2	REVISED PER CITY COMMENTS	08/30/2023	ML	JL		
1	ISSUED FOR SITE PLAN CONTROL	04/12/2023	ML	JL		

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel: (613) 732-6168 Fax: (866) 343-3942

PROJECT
KONSON WAREHOUSE
1485 UPPER CANADA STREET, OTTAWA ON

DRAWING
LANDSCAPE PLAN

SCALE
AS SHOWN

START DATE
FEBRUARY 2023

PROJECT NO.
23MIS2322

DRAWING NO.
L.1

PLOT SIZE ARCH-D

- GENERAL NOTES:**
- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
 - The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
 - The contractor is to reinstate all areas and items damaged as a result of construction activity.
 - The contractor is to comply with all pertinent codes and by-laws.
 - The contractor is to maintain a positive surface run-off throughout the entire construction period.
 - The Landscape Architect is not responsible for subsurface conditions.
 - The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
 - The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
 - Minimum distances for selected trees are as follows:
 - Building Foundations 7.5m
 - Sidewalks 1.5m
 - Public Streets 2.5m
 - Underground Infrastructure 2.0m
 - Watermain 2.0m
 - All trees within 1m of underground utility trenches are to be excavated by hand.
 - Remove all protective wrapping from tree trunks after installation.
 - Staking of trees shall only be performed if necessary.
 - Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.
 - The current City of Ottawa standard and specifications have been used for this drawing.
 - To ensure that no harm is caused to breeding birds, tree removal and vegetation clearing should be avoided during the migratory bird season (April 15 - August 15) as specified by The City of Ottawa's Environmental Impact Study Guidelines.

Scale 1 : 300
12 9 6 3 0 6 12 Metres

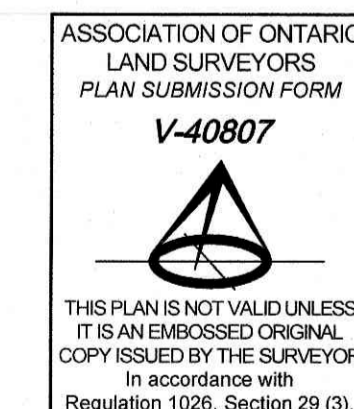
Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

JAN 10 2023
Date
E. H. Herweyer
Ontario Land Surveyor

Notes & Legend

Denotes	
	Fire Hydrant
	Water Valve
	Maintenance Hole (Storm Sewer)
	Top of Grate (Sanitary)
	Valve Chamber (Watermain)
	Overhead Wires
	Catch Basin Inlet
	Borehole
	Utility Pole
	Anchor
	Light Standard
	Location of Elevations
	Top of Concrete Curb Elevation

SITE AREA = 18394 m²



Bearings are grid, derived from bearings shown on Plan 4M-1649 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

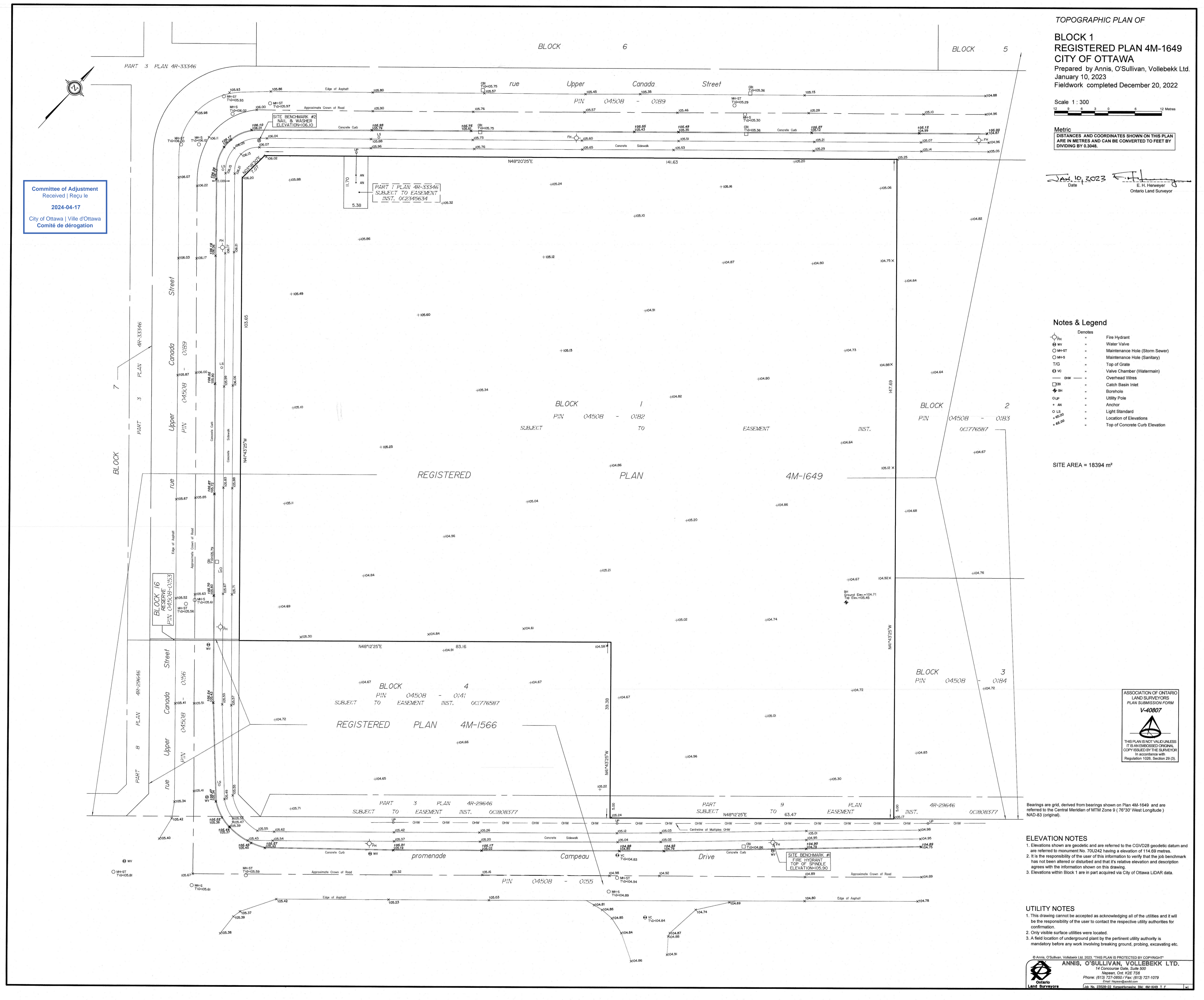
ELEVATION NOTES

- Elevations shown are geoidic and are referred to the CGVD28 geoidic datum and are referred to monument No. 70U242 having an elevation of 114.69 metres.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.
- Elevations within Block 1 are in part acquired via City of Ottawa LIDAR data.

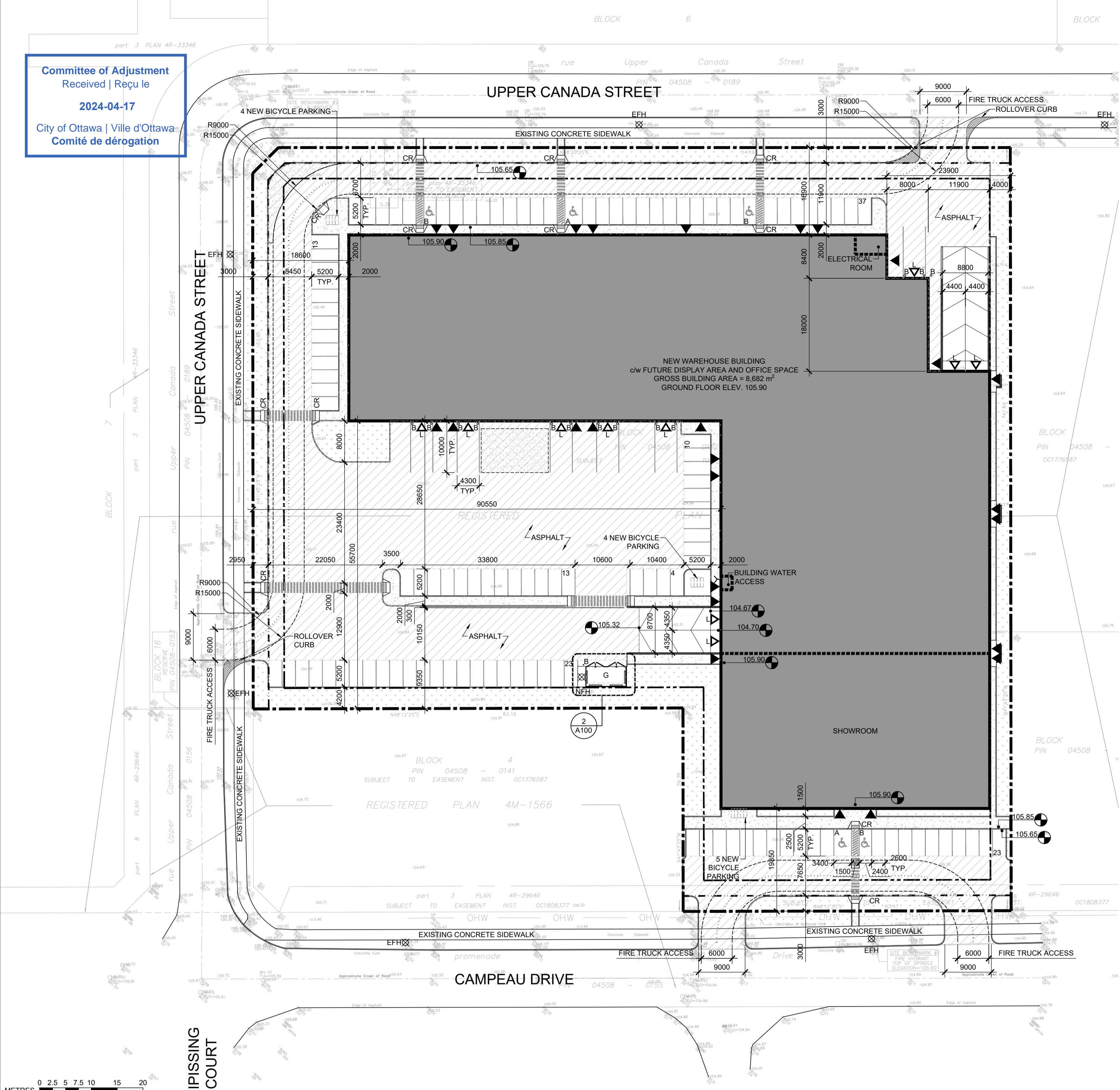
UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

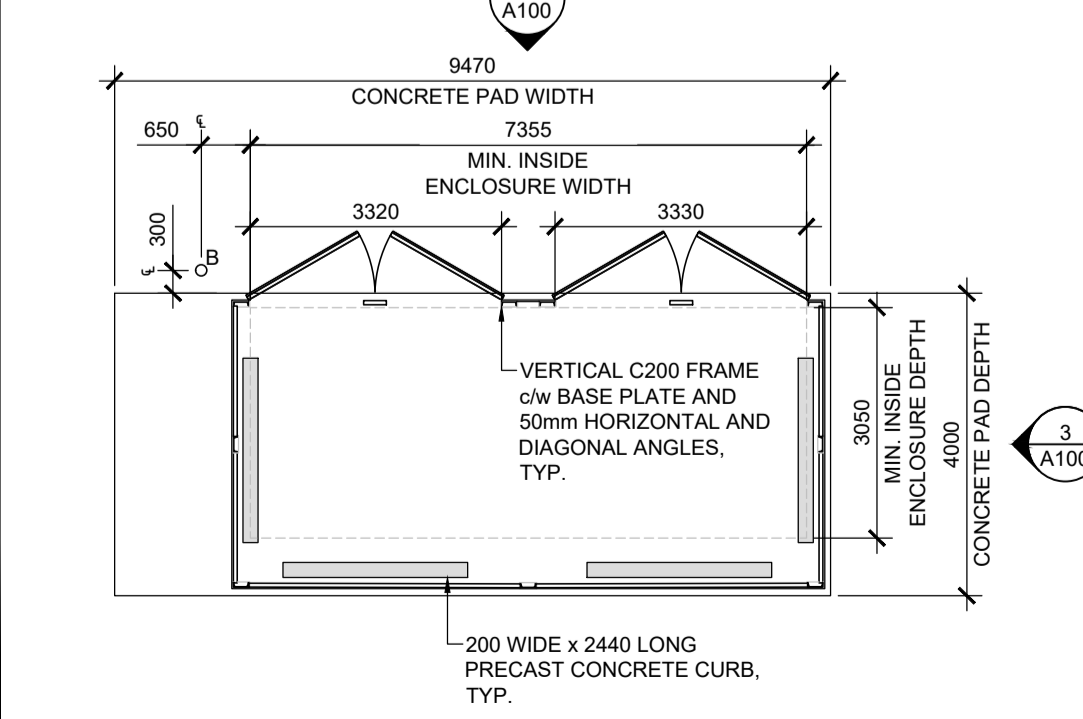
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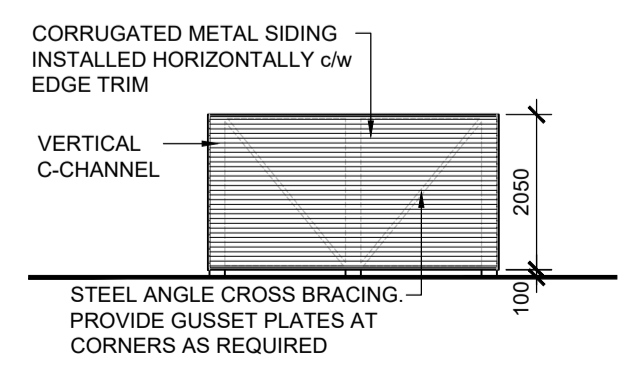
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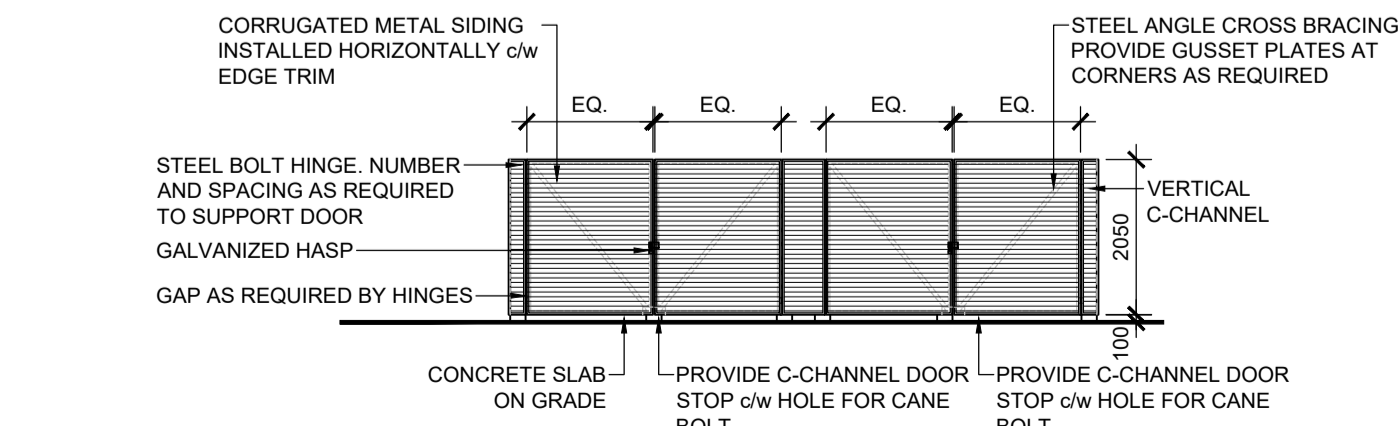
1 SITE PLAN
SCALE: 1:500



2 GARBAGE ENCLOSURE PLAN
SCALE: 1:100



3 GARBAGE ENCLOSURE SIDE ELEVATION
SCALE: 1:100



4 GARBAGE ENCLOSURE FRONT ELEVATION
SCALE: 1:100

PARKING REQUIREMENTS	
GROSS FLOOR AREA:	8,433 m ²
VEHICLE PARKING - PER PART 4 ZONING BYLAW TABLE 101, PARKING FOR WAREHOUSE, AREA C ON SCHEDULE 1A, IS REQUIRED AT THE FOLLOWING RATE: 0.8 PER 100 m ² FOR FIRST 5,000 m ² OF GFA 0.4 PER 100 m ² ABOVE 5,000 m ² OF GFA	
REQUIRED PARKING FOR FIRST 5,000 m ² :	40
REQUIRED PARKING FOR REMAINING 3,433 m ² :	14
TOTAL REQUIRED PARKING:	54
PROVIDED PARKING:	115
BICYCLE PARKING - PER PART 4 ZONING BYLAW TABLE 111A:	
REQUIRED PARKING:	5
PROVIDED PARKING:	13
LOADING ZONE - PER PART 4 ZONING BYLAW TABLE 113A:	
REQUIRED LOADING ZONES:	1
PROVIDED LOADING ZONES:	10
PARKING FOR THE PHYSICALLY DISABLED - PER PARKING BYLAW 2003-530, SECTION 111:	
REQUIRED PARKING:	2
PROVIDED PARKING:	5
BICYCLE PARKING SPACE	
ACCESSIBLE PARKING SCHEDULE	

GENERAL SITE PLAN NOTES:	
PROPERTY BOUNDARY INFORMATION, AND TOPOGRAPHIC INFORMATION DERIVED FROM SURVEYOR'S REAL PROPERTY REPORT BLOCK 1, REGISTERED PLAN 4M-1649, CITY OF OTTAWA.	
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., SIGNED AND DATED 10 JANUARY, 2023	
SITE AND BUILDING DATA:	
SITE AREA	18,383 m ²
BUILDING AREA	7,983 m ²
GROSS AREA (O.B.C.)	8,682 m ²
GROSS FLOOR AREA (CITY OF OTTAWA)	8,433 m ²
BUILDING HEIGHT	8.4 m
GENERAL NOTES:	
1. FOR PAVED SURFACES, GRADING, SITE SERVICING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS.	
2. FOR PLANTING DETAILS, REFER TO LANDSCAPE DRAWINGS.	
GROSS AREA (8,682):	
1. (ONTARIO BUILDING CODE DEFINITION) THE TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS.	
GROSS FLOOR AREA (8,433):	
2. (CITY OF OTTAWA ZONING BYLAW DEFINITION FOR THE PURPOSE OF DETERMINING PARKING REQUIREMENTS) THE TOTAL AREA OF EACH FLOOR WHETHER LOCATED ABOVE, AT OR BELOW GRADE, MEASURED FROM THE INTERIORS OF OUTSIDE WALLS AND INCLUDING FLOOR AREA OCCUPIED BY INTERIOR WALLS AND FLOOR AREA CREATED BY BAY WINDOWS, BUT EXCLUDING:	
<ul style="list-style-type: none"> FLOOR AREA OCCUPIED BY SHARED MECHANICAL, SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING (BY-LAW 2008-326) COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS, STEPS AND LANDINGS; (BY-LAW 2008-326) (BY-LAW 2017-302) BICYCLE PARKING; MOTOR VEHICLE PARKING OR LOADING FACILITIES; COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS; COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326) COMMON AMENITY AREA AND PLAY AREAS ACCESSORY TO A PRINCIPLE USE ON THE LOT; AND (BY-LAW 2008-326) LIVING QUARTERS FOR A CARETAKER OF THE BUILDING. 	
ZONING:	
ZONING DESIGNATIONS (PART 11):	
ZONE IP13 - BUSINESS PARK INDUSTRIAL ZONE	
ZONING PROVISIONS	
LOT AREA:	750 m ²
MINIMUM PROPOSED:	18,383 m ²
LOT WIDTH:	NO MINIMUM
MINIMUM PROPOSED:	147.70 m
LOT COVERAGE:	
MAXIMUM:	55%
PROPOSED:	43%
SETBACKS (SECTIONS 205 AND 206):	
FRONT YARD:	MIN. 6.00m, PROVIDED 19.85m
CORNER SIDE YARD:	MIN. 6.00m, PROVIDED 18.60m
INTERIOR SIDE YARD:	MIN. 4.00m, PROVIDED 7.34m
INTERIOR SIDE YARD:	MIN. 4.00m, PROVIDED 55.70m
INTERIOR SIDE YARD:	MIN. 4.00m, PROVIDED 4.00m
REAR YARD:	MIN. 6.00m, PROVIDED 16.90m
FLOOR SPACE INDEX:	
MAXIMUM:	2.00
PROPOSED:	0.47
BUILDING HEIGHT:	
MAXIMUM:	22.0 m
PROPOSED:	8.4 m
LANDSCAPING (SECTION 205):	
ABUTTING A STREET:	MIN. 3.0 m, PROVIDED 3.0 m
NOT ABUTTING A STREET:	MIN. 0.0 m, PROVIDED 0.0 m

GENERAL NOTES		
1. DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.		
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.		
3. GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.		
4. ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.		
5. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.		
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ISSUE RECORD:		
NO.	DESCRIPTION	DATE
5	FOR CO-ORDINATION/REVIEW	2023/02/28
6	SUBMITTED FOR SPA	2023/04/14
7	ISSUED FOR COORDINATION	2023/06/16
8	(A100) ISSUED FOR COORDINATION	2023/06/26
9	ISSUED FOR COORDINATION	2023/07/14
10	ISSUED FOR COORDINATION	2023/07/28
11	ISSUED FOR REVISED SPA	2023/09/19
12	ISSUED FOR CLIENT / CONTRACTOR REVIEW - NOT FOR TENDER	2023/09/20
13	ISSUED FOR BUILDING PERMIT APPLICATION	2023/10/11
14	ISSUED FOR ZONING RESPONSE	2023/11/08
15	ISSUED FOR PLANNER REVIEW	2023/11/08
OWNER		
KONSON HOMES INC. 361 CHURCHILL AVE N, OTTAWA, ONTARIO K1Z 5C4, CANADA TEL: (613) 715-9666		
CONSULTANTS		
CIMA+ MECHANICAL, ELECTRICAL AND STRUCTURAL ENGINEERS TEL: 613-860-2462		
EXP SERVICES INC. CIVIL ENGINEERS TEL: 613-888-1899		
JAMES B LENNOX & ASSOCIATES INC. LANDSCAPE ARCHITECTS TEL: 613-722-5168		
GENERAL CONTRACTOR		
DOLYN CONSTRUCTION LTD. 888 LADY ELLEN PLACE, OTTAWA, ON K1Z 5L5, CANADA TEL: 613-224-7288		

DCA
A GROUP OF ARCHITECTS

201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE
**1485 UPPER CANADA STREET
OTTAWA, ON, K0A 1L0**

DRAWING TITLE
SITE PLAN

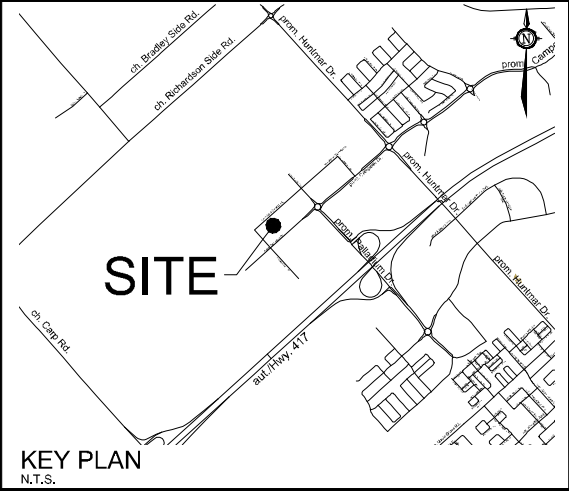
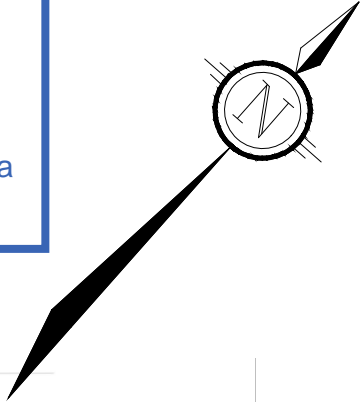
DATE JAN 2023	DRAWN BR DR	JOB NO. 3482	DRAWING NO. A100
SCALE	REVIEWED DR TD		

ARCHITECTURAL

Minor Variance Application

- a) To permit an increased maximum percentage of accessory display and sales area within the building to 35% of the total gross floor area; whereas the By-law permits a maximum percentage of accessory display and sales area within the building of 25% of the total gross floor area under Section 205(4) of the Zoning By-law.

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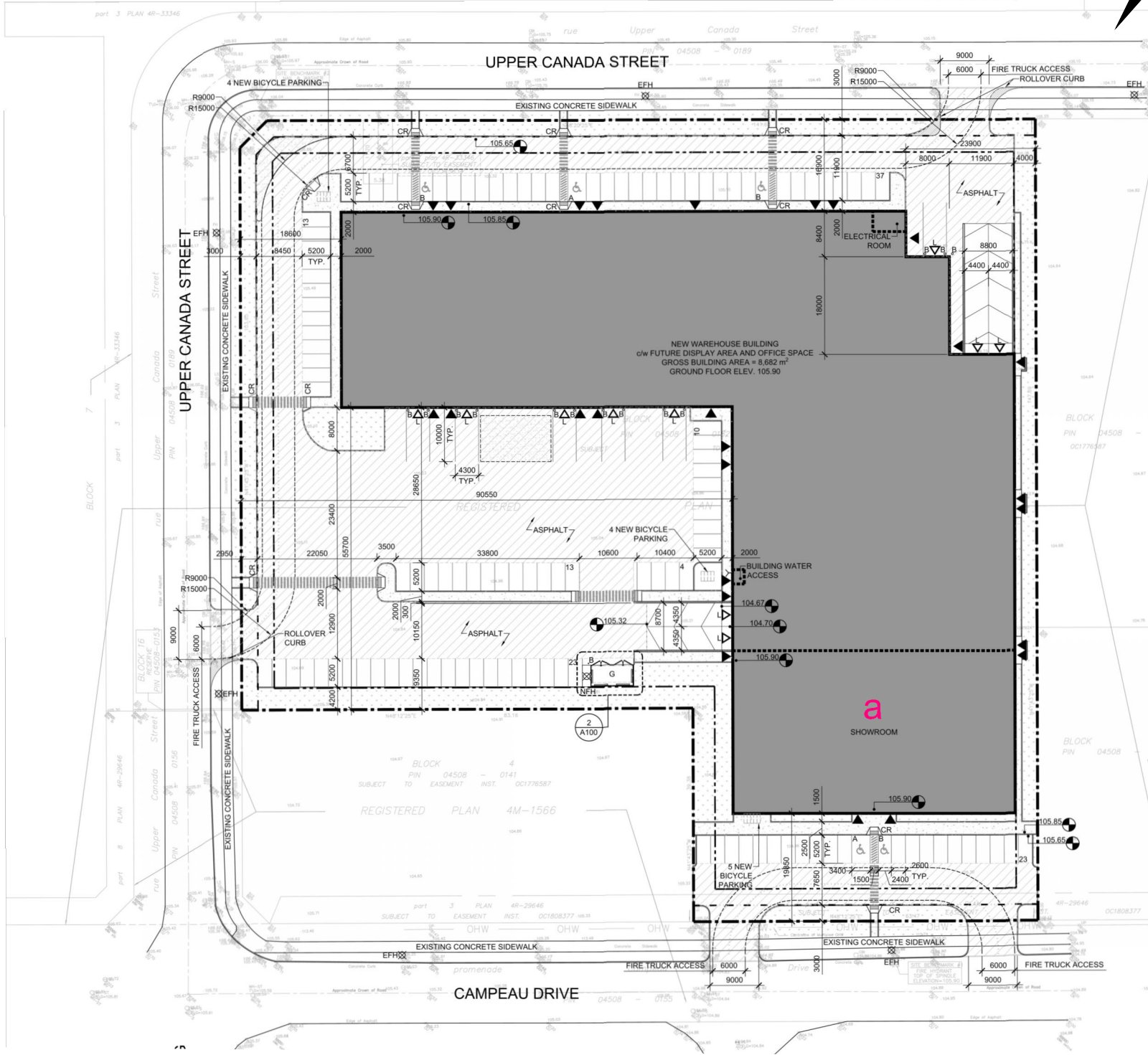


MINOR VARIANCE APPLICATION

1485 UPPER CANADA STREET

BLOCK 1
REGISTERED PLAN 4M-1649
CITY OF OTTAWA

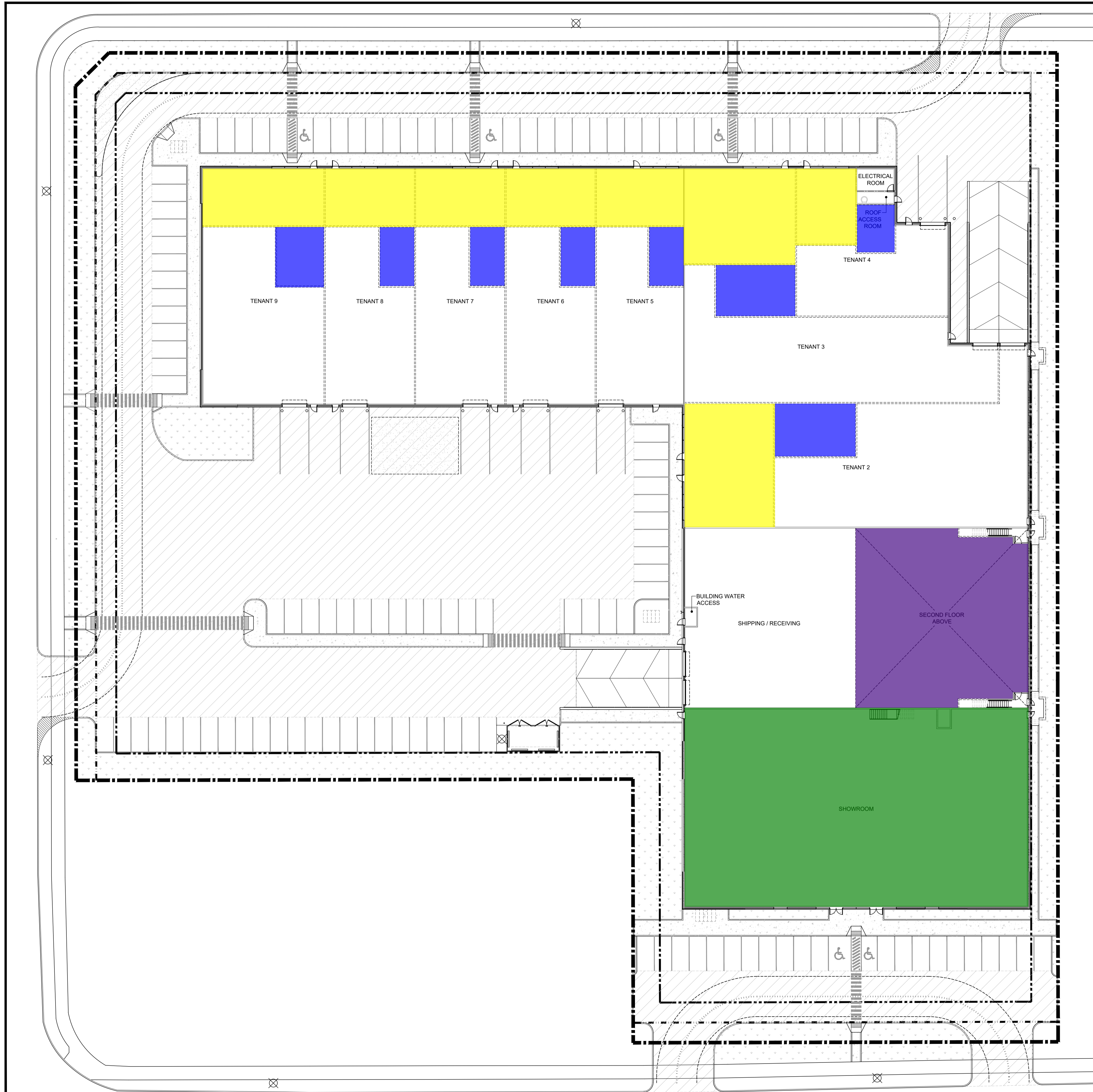
1 : 1000



No.	REVISION	DATE	BY
1.	PREPARED FOR MINOR VARIANCE APPLICATION	MAR 13/24	JK

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P5
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED
MARCH, 2024
PROJECT No. 123137
DRAWING No. 123137-MV



BUILDING AREAS	
GROSS FLOOR AREA:	8,433 m ²
WAREHOUSE:	7,298 m ²
OFFICE, MEZZANINE:	661 m ²
OFFICE, OTHER TENANTS:	474 m ²

- PROPOSED SHOWROOM AND DISPLAY AREA =25% OF EACH TENANT TOTAL MAX. 35% GFA
- PROPOSED OFFICE USE =10% OF EACH TENANT OTHER THAN MEZZANINE
- PROPOSED OFFICE USE MEZZANINE
- PROPOSED SHOWROOM AND DISPLAY AREA 1521 m² PROPOSED =18% OF GFA (MAX. 25%)

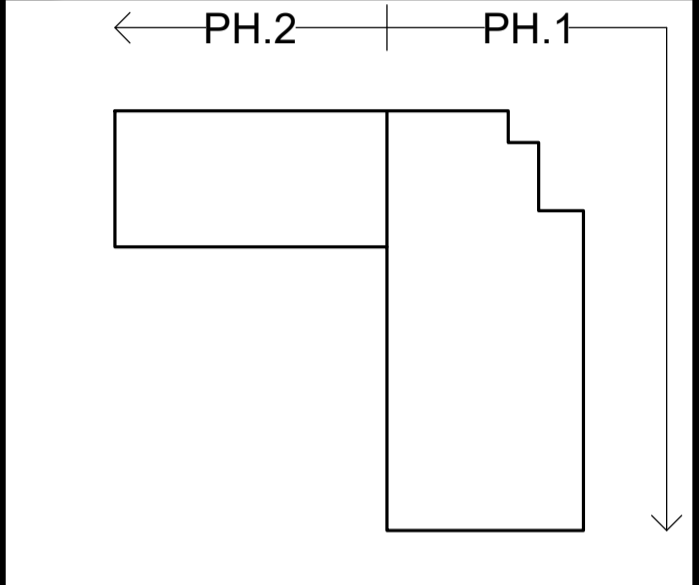
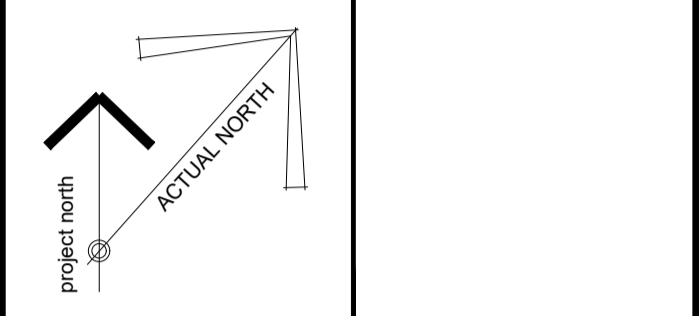
GENERAL NOTES

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- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

VEHICLE PARKING TABLE

USE	REQUIRED	PROVIDED
WAREHOUSE		
0.8 SPACES/100 m ² FOR FIRST 5,000 m ² OF GFA	40	73
0.4 SPACES/100 m ² ABOVE 5,000 m ² OF GFA	10	10
OFFICE		
MEZZANINE 2.4 SPACES/100 m ² OF GFA	16	16
OTHER TENANTS MAX 10% OF GFA 2.4 SPACES/100 m ² OF GFA	16	16
TOTAL VEHICULAR PARKING	82	115

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ISSUE RECORD:

NO.	DESCRIPTION	DATE
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7	ISSUED FOR COORDINATION	2023/06/16
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OWNER
KONSON HOMES INC.
 361 CHURCHILL AVE N,
 OTTAWA, ONTARIO K1Z 5C4,
 CANADA
 TEL: (613) 715-9668

CONSULTANTS

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GENERAL CONTRACTOR
DOLYN CONSTRUCTION LTD.
 888 LADY ELLEN PLACE,
 OTTAWA, ON K1Z 5L5,
 CANADA
 TEL: 613-224-7268



PROJECT TITLE
 1485 UPPER CANADA STREET
 OTTAWA, ON, K0A 1L0

DRAWING TITLE
 BUILDING LAYOUT PLAN

DATE JAN 2023	DRAWN BR DR	JOB NO. 3482	DRAWING NO. A101
SCALE	REVIEWED DR TD		

ARCHITECTURAL