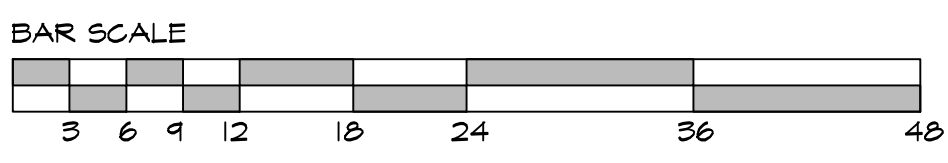
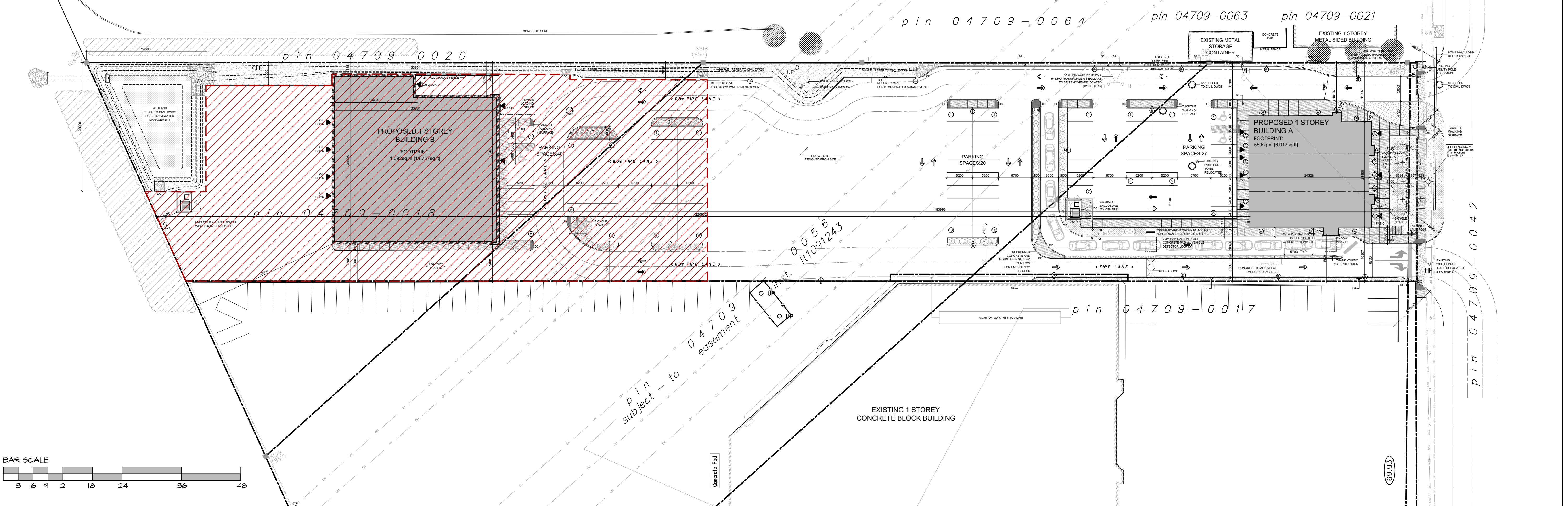
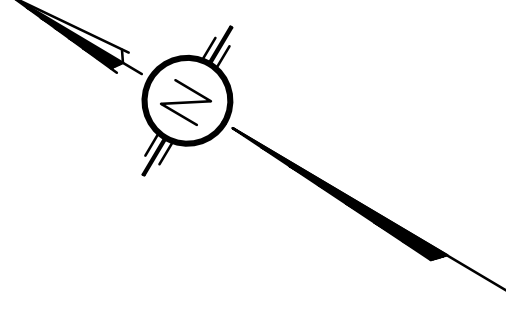
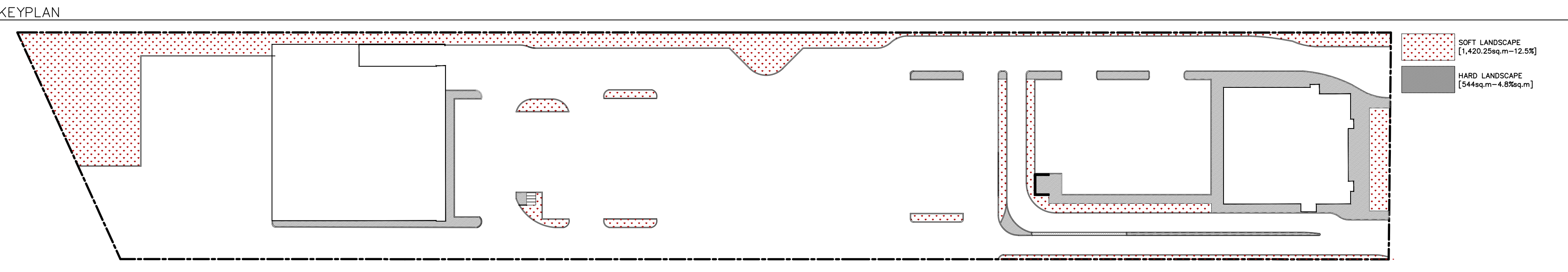
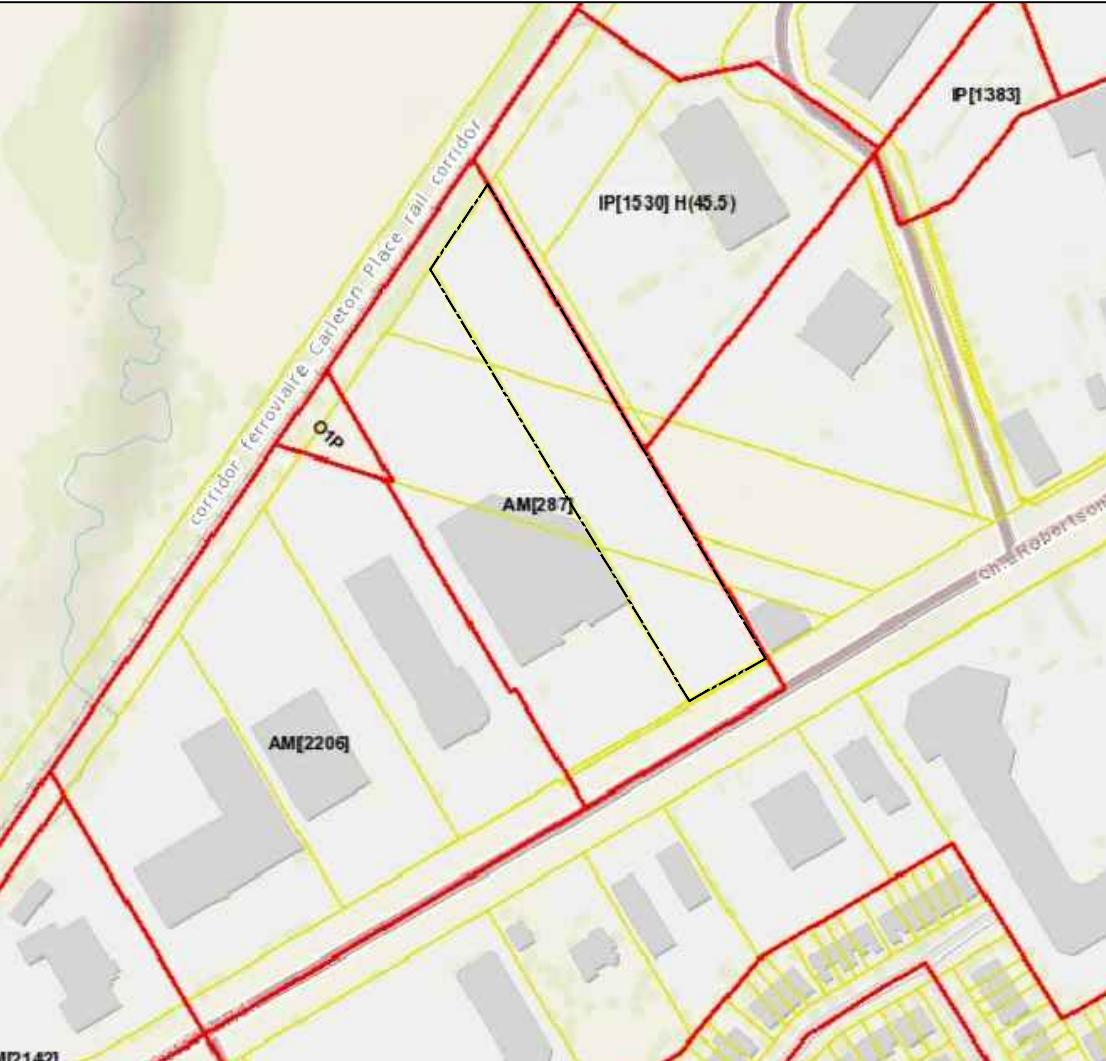


PLAN OF SURVEY OF
PART OF LOT 9
CONCESSION 2 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK
LTD.
COMPLETED ON AUGUST 13, 2008.



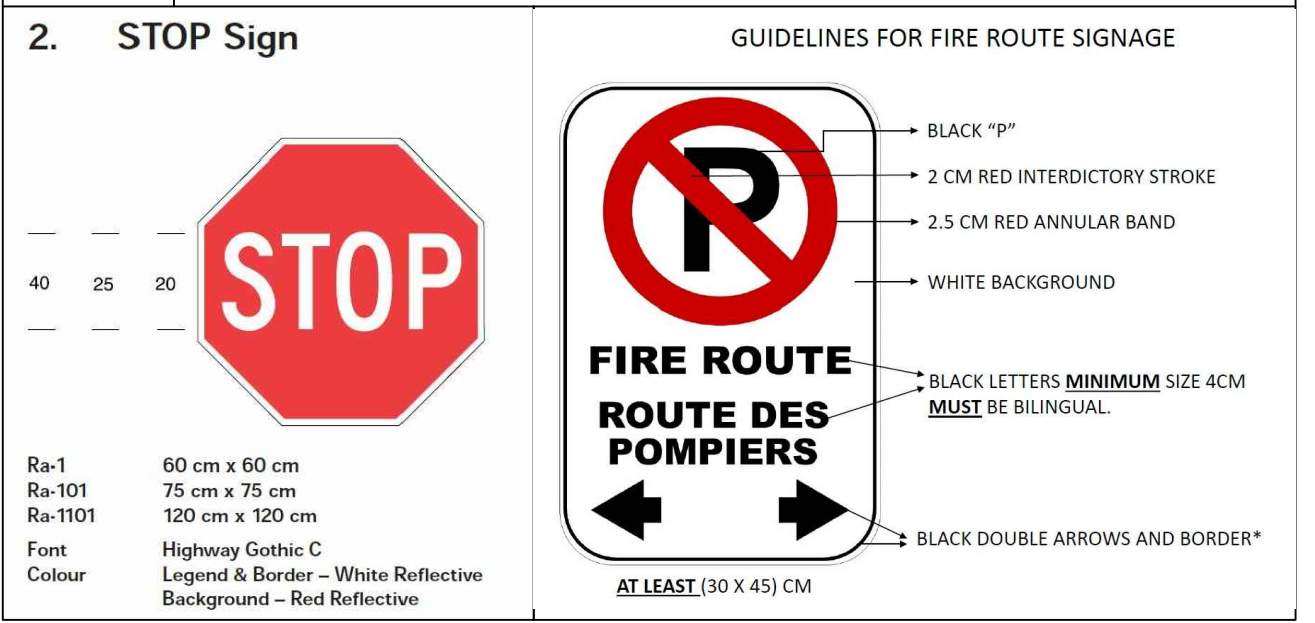
01 SITE PLAN
A1.0 SCALE: 1:400



02 LANDSCAPE CALCULATIONS
A1.0 SCALE: 1:600

SIGN LEGEND

SYMBOL	DESCRIPTION
S1	STOP SIGN - REFER TO IMAGE BELOW FOR DETAILS
S2	DESIGNATED ACCESSIBLE PARKING SPACE. REFER TO CITY STANDARD FOR PAINTED SYMBOL
S3	FIRE ROUTE SIGN (AS PER DETAILS) - MIN. 1 SIGN EVERY 45m ALONG FIRE ROUTE
S4	ONE WAY
S5	WRONG WAY SIGN



OCUPANCY & BUILDING AREAS

BUILDING	OCUPANCY	AREA
BUILDING A	E, D & A OCUPANCY (RESTAURANT/OFFICE/RETAIL)	559sq.m
BUILDING B	E OCUPANCY (WHOLESALE SHOWROOM/OFFICE)	158.7sq.m
	F3 OCUPANCY (EQUIPMENT STORAGE)	933.3sq.m

LIGHTING LEGEND

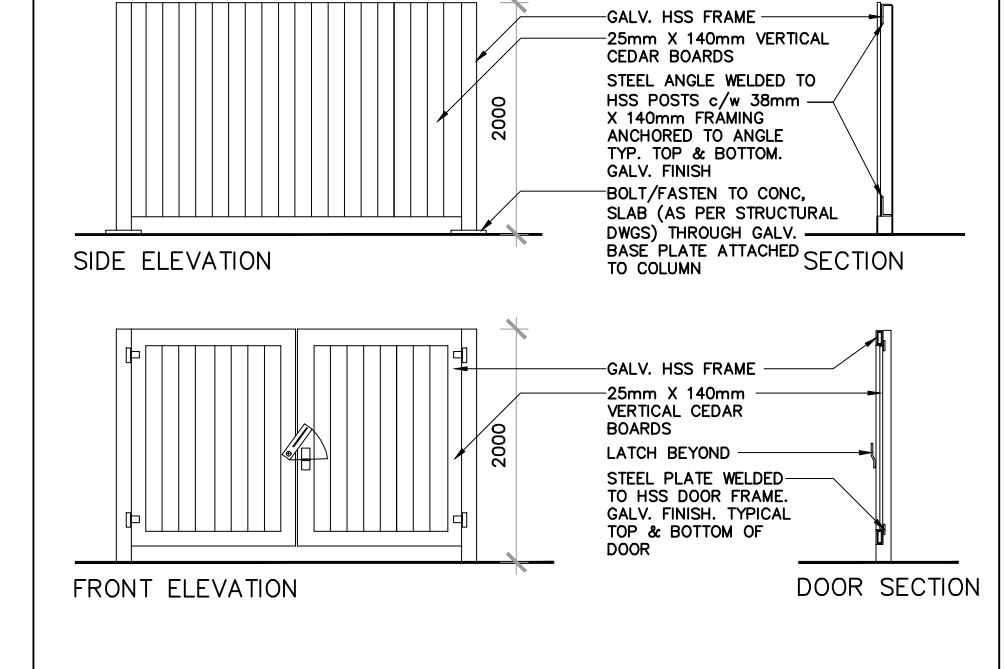
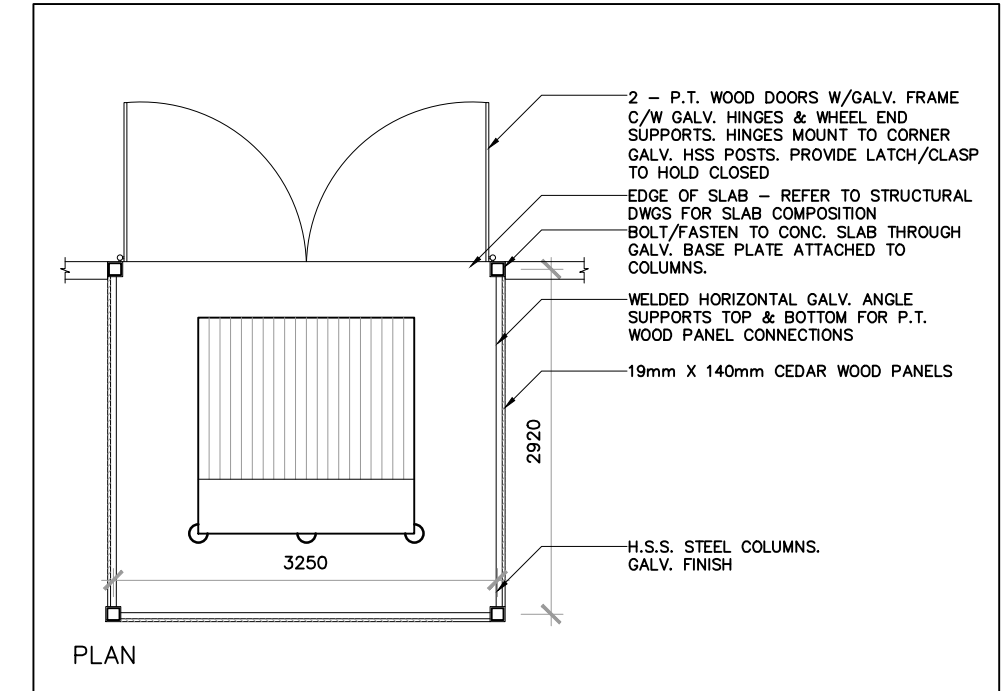
- A EXTERIOR WALL MOUNTED LIGHT FIXTURE
- B EXTERIOR POLE MOUNTED LIGHT FIXTURE
- C EXTERIOR WALL MOUNTED LIGHT PACK
- D EXTERIOR SOFFIT LIGHT

*REFER TO ELECTRICAL DRAWINGS

LEGEND

- NEW OVERHEAD DOOR
- NEW DOOR/INFILL
- PROPOSED EVERESTONE MASONRY
- EXISTING VEGETATION REFER TO LANDSCAPE DWGS
- BICYCLE PARKING SPACE (1.40sq.m)
- NO PARKING LINES
- PROPOSED PRECAST CONCRETE PAVERS
- PROPOSED SOOD - REFER TO LANDSCAPE DWGS
- NEW SAWCUT CONCRETE SIDEWALK
- NEW SIGN/REFLECTOR TO SIGN LEGEND
- NEW SIGN/REFLECTOR TO SIGN LEGEND
- STREET LIGHT
- HYDRO POST
- DESIGNATED ACCESSIBLE PARKING SPACE AS PER ADA STANDARDS
- TWO WAY TRAFFIC
- ONE WAY TRAFFIC
- DEPRESSED CURB (DC)
- PROPERTY LINE
- EXISTING FENCE
- MINIMUM SETBACKS (ZONING)
- EXISTING BUILDINGS
- NEW CONSTRUCTION
- NEW CONSTRUCTION DWGS

*REFER TO LANDSCAPE DWGS



02 GARBAGE ENCLOSURE
A100 SCALE: 1:64

ZONING

EXISTING ZONING: AM [287] ARTERIAL MAINSTREET ZONE

	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
LOT AREA (MIN)	NO MINIMUM	11,392sq.m	11,392sq.m
LOT WIDTH (MIN)	NO MINIMUM	44.24m	44.24m
FRONT YARD SETBACK (MIN)	NO MINIMUM	7.02m	183.5m
INTERIOR YARD SETBACK (MIN)	NO MINIMUM	10.1m/9.2m	3.73m/6.0m
REAR YARD SETBACK (MIN)	NO MINIMUM	227.3m	30.0m
BUILDING HEIGHT (MAX)	30m, OR 9 STOREYS	±6.4m	±8.4m
WIDTH OF LANDSCAPE AREA AROUND PARKING LOT (MIN)	ABUTTING A STREET: 3m NOT ABUTTING A STREET: 1.5m	1.5m min.	1.8m min.
LANDSCAPE AREA (MIN)	15% OF THE AREA OF ANY PARKING LOT (1,833sq.m PARKING AREA)	6.2m (FRONT)	275sq.m REQUIRED 1,420.2sq.m PROVIDED
PARKING (AREA C)	RESTAURANT USE: 10/100sq.m WITH DRIVE-THROUGH CAN BE REDUCED BY 20% RETAIL USE: 3.4/100sq.m OF GFA	10x10 REDUCED BY 20% = 15 SPACES 10x3.2 = 13 REQUIRED = 28 47 PROVIDED	10.9 x 3.4 = 37 SPACES REQUIRED 40 PROVIDED
BICYCLE PARKING	1/250sq.m OF GFA	2 BICYCLE SPACE REQUIRED.	4 BICYCLE SPACES REQUIRED.
DRIVE-THROUGH	FOR RESTAURANT: 7 QUEUING SPACES BEFORE/AT ORDER BOARD AND A MIN. TOTAL OF 11 SPACES	4 PROVIDED	4 PROVIDED
DRIVE-THROUGH QUEUING SPACES	3m WIDE 5.7m LONG	PROVIDED	N/A
LOADING SPACE (TABLE 113A)	BUILDING A RESTAURANT/OFFICE/RETAIL OCUPANCY OF 1,000sq.m GFA: NONE REQUIRED BUILDING B - LIGHT INDUSTRIAL USE OF 1,000-9,999sq.m GFA: 1 SPACE REQUIRED	N/A	1 SPACE PROVIDED
LOADING SPACE ACCESS	DRIVEWAY: -3.5m (SINGLE TRAFFIC LANE) -6m (DOUBLE TRAFFIC LANE) AISLE: -11m (LESS THAN 45 DEGREE ANGLE) -14m (45-60 DEGREE ANGLE) -17m (60-90 DEGREE ANGLE)	5.23m (SINGLE TRAFFIC LANE)	6m PROVIDED
LOADING SPACE LOCATION	-NOT IN REQUIRED FRONT YARD SPACES BEFORE/AT ORDER BOARD AND A MIN. 2m OPAQUE SCREEN.	N/A	SCREEN PROVIDED
LOADING SPACE DIMENSIONS	3.5 x 7m, VERTICAL CLEARANCE OF 4.2m.	N/A	PROVIDED

Huntington PROPERTIES

NOTES:
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PHASING LEGEND
PHASE 1
PHASE 2

CLIENT
HUNTINGTON PROPERTIES
1306 WELLINGTON STREET WEST SUITE 200
OTTAWA, ON K1Y 3E2
T: 613.592.1818

PLANNER
FOITEN PLANNING + DESIGN
223 McLEOD STREET
OTTAWA, ON K2P 0Z8
T: 613.730.5709

LANDSCAPE ARCHITECT
JAMES B. LEINNOX & ASSOCIATES INC.
3332 CARLING AVE.
OTTAWA, ON K2H 5A8

CIVIL ENGINEER
DSEL - DAVID SCHAEFFER
ENGINEERING LTD.
120 IBER ROAD, UNIT 103
STITTVILLE, ON K2S 1E9
T: 613.836.0856

M&E ENGINEERING
GOODEY WEEDMARK & ASSOCIATES LIMITED.
CONSULTING ENGINEERS
1688 WOODWARD DRIVE,
OTTAWA, ON K2C 3R8
T: 613.727.5111

SURVEYOR
J.D. BARNES LIMITED
2430 DON RED DRIVE, SUITE 204,
OTTAWA, ON K1H 1E1
T: 613.731.7244

SEA:

NORTH ARROW:

S.J. LAWRENCE ARCHITECT INCORPORATED
18 DEAKIN STREET SUITE 206 OTTAWA ONTARIO K2E 8B7
T: (613) 739-7770 F: (613) 739-7700 sjl@sjlarchitect.com

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PROJECT: ROBERTSON RD. DEVELOPMENT
2185 ROBERTSON ROAD, OTTAWA ON.

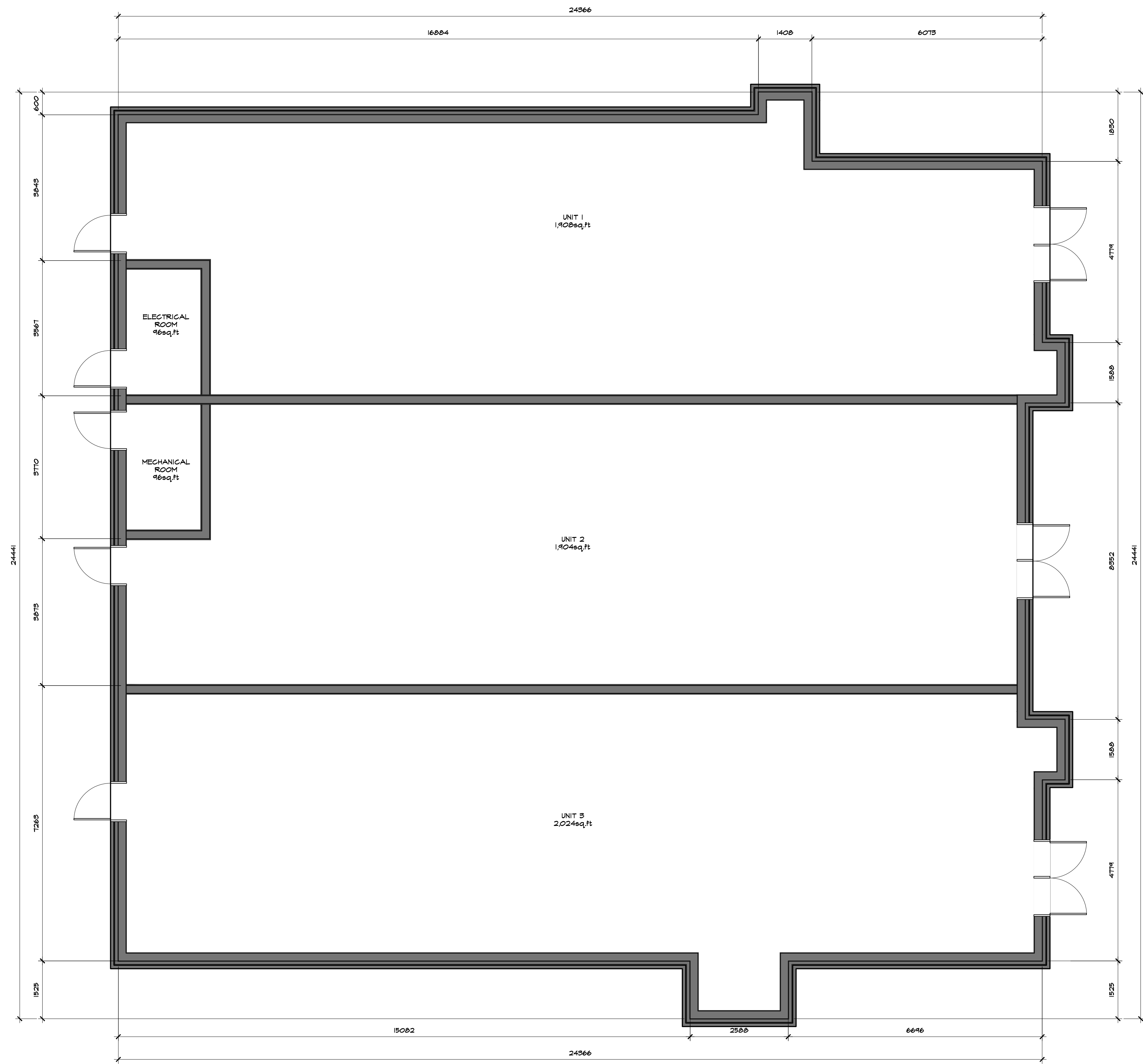
SHEET TITLE: SITE PLAN

DRAWN BY: A.L. CHECKED BY: S.J.L.

PLOT DATE: 2021.03.04 PROJECT DATE: 2020.07.07
JOB NUMBER: SL-865-17 SCALE: AS SHOWN

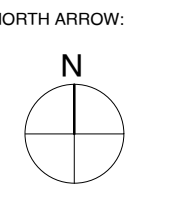
SHEET NUMBER: APPLICATION No. 007-18-0508

A1.0
PLAN # 17864



01 GROUND FLOOR PLAN
A2.0 SCALE: 1/8" = 3/16" = 1'-0"

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No.	DATE	REVISION
03	2021.03.04	ISSUED FOR SITE PLAN CONTROL
02	2021.02.26	ISSUED FOR REVIEW
01	2020.12.02	ISSUED FOR REVIEW

No.	DATE	REVISION

S.J. LAWRENCE ARCHITECT INCORPORATED
18 DEAKIN STREET
SUITE 205
OTTAWA, ONTARIO
K2E 8B7
T: (613) 759-7770
F: (613) 759-7700
sjl@s-jl.com

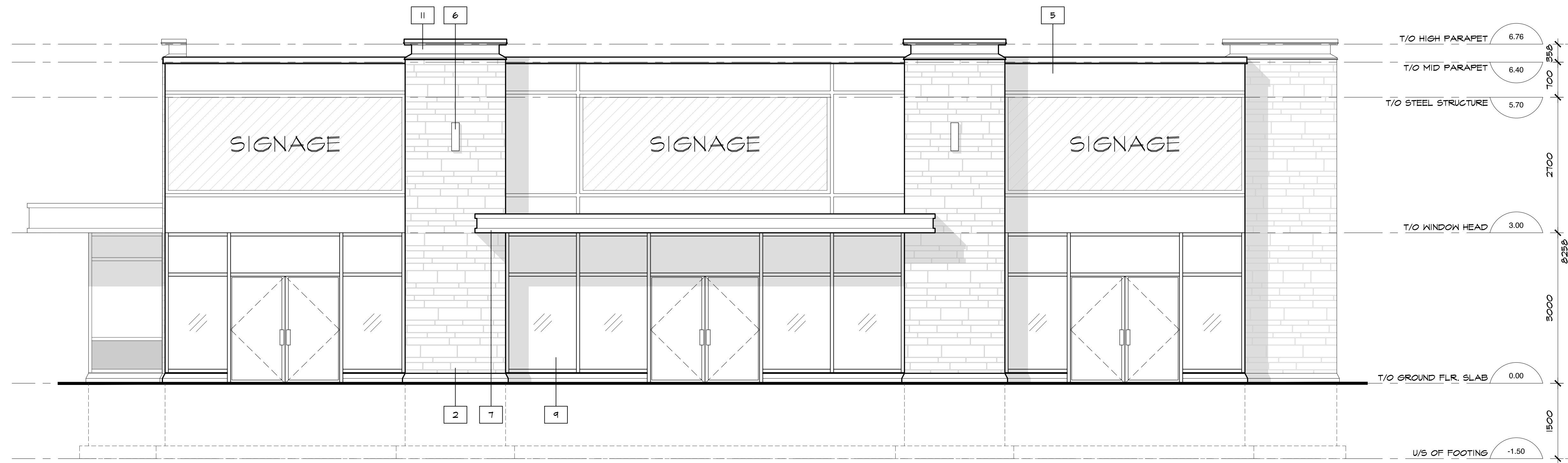


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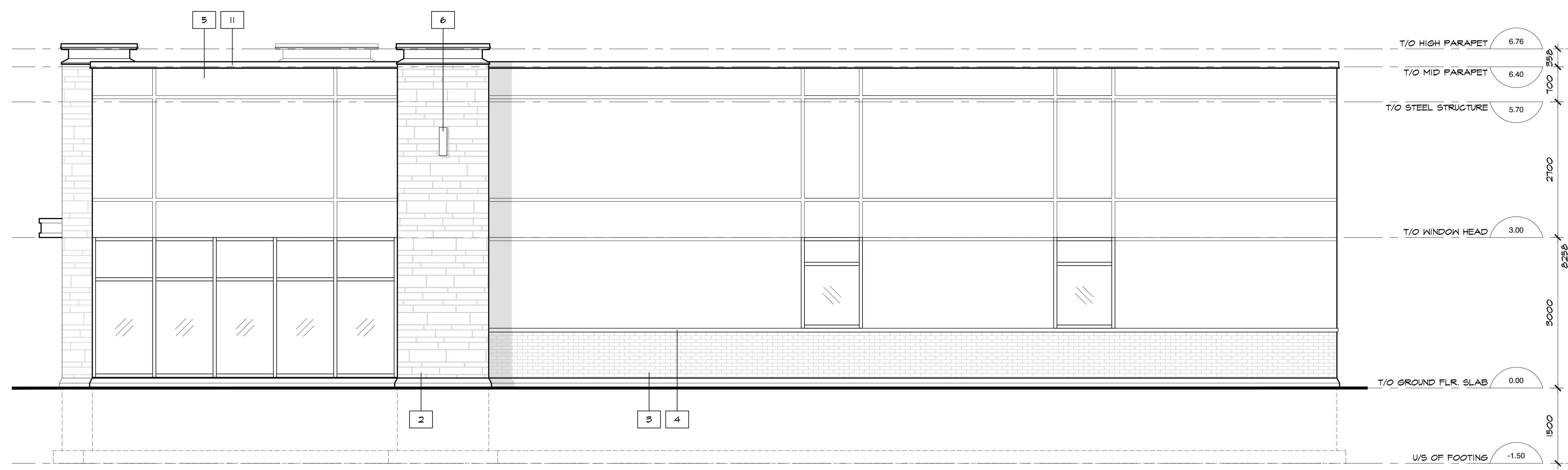
PROJECT:
ROBERTSON RD. DEVELOPMENT
2185 ROBERTSON ROAD., OTTAWA ON.

SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY: A.L.	CHECKED BY: S.J.L.
PLOT DATE: 2021.03.04	PROJECT DATE: 2020.07.07
JOB NUMBER: SL-865-17	SCALE: AS SHOWN
SHEET NUMBER:	



01 SOUTH [FRONT] ELEVATION
A3.0 SCALE: 1/8" = 1'-0"

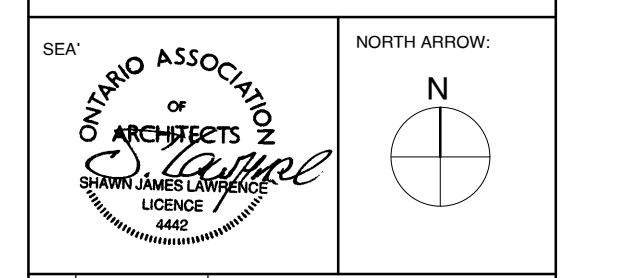


02 EAST [SIDE] ELEVATION
A3.0 SCALE: 1/8" = 1'-0"

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- EXTERIOR FINISHES LEGEND:
- 1 CEMENT FINISH ON ALL EXPOSED FOUNDATION TO 6" BELOW GRADE
 - 2 STONE VENEER - PERMACON
 - 3 BRICK VENEER - TBD
 - 4 2" PRECAST CONCRETE SILL
 - 5 ACRYLIC EIFS - COLOUR TBD
 - 6 HALL SCOFF
 - 7 ARCHITECTURAL CANOPIES
 - 8 BRONZE ANODIZED CURTAINHALL
 - 9 LOW-E TEMPERED VISION GLASS
 - 10 SPANDREL PANEL - COLOUR TBD
 - 11 PRE-FINISHED METAL FLASHING
 - 12 PRE-FINISHED METAL SCUPPER

NOTE:
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No.	DATE	REVISION
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02	2021.02.26	ISSUED FOR REVIEW
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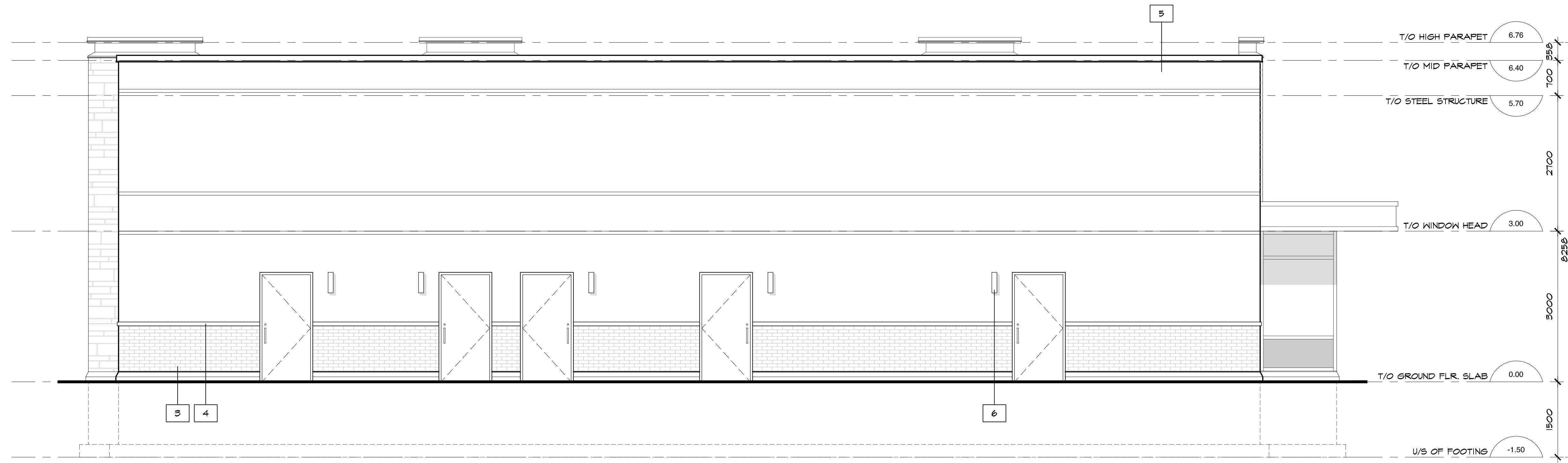
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18 DEAKIN STREET SUITE 205 OTTAWA, ONTARIO K2E 8B7
T: (613) 739-7770 F: (613) 739-7703 sjl@sjlarchitect.com

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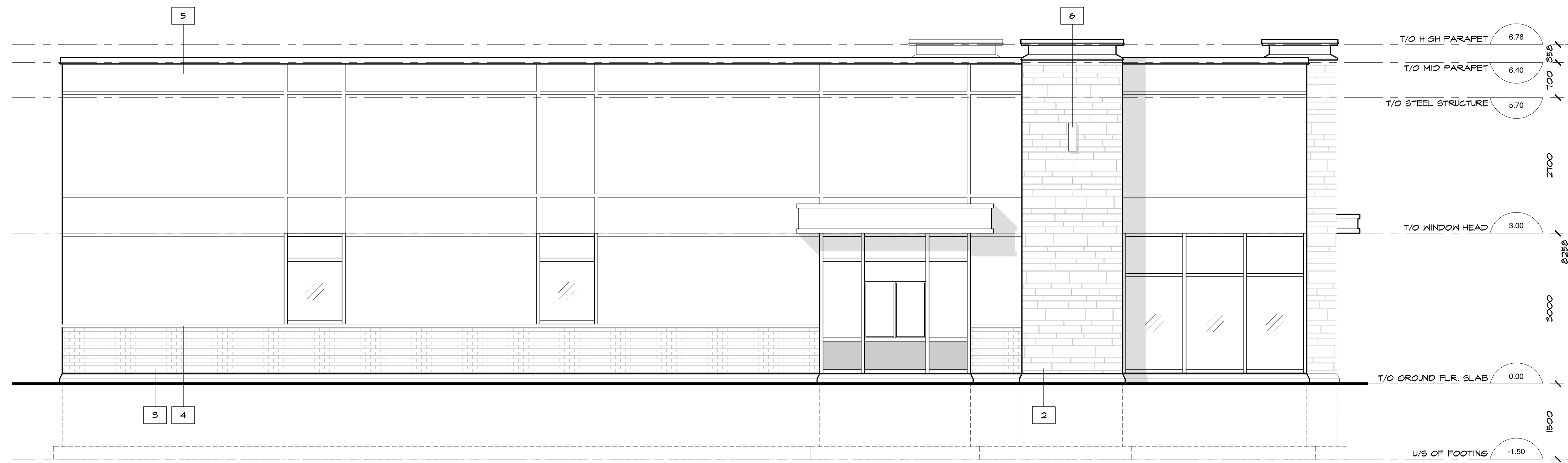
PROJECT:
ROBERTSON RD. DEVELOPMENT
2185 ROBERTSON ROAD., OTTAWA ON.

SHEET TITLE:
ELEVATIONS

DRAWN BY: A.L.	CHECKED BY: S.J.L.
PLOT DATE: 2021.03.04	PROJECT DATE: 2020.07.07
JOB NUMBER: SL-865-17	SCALE: AS SHOWN
SHEET NUMBER:	



01 NORTH [REAR] ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



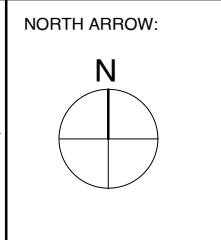
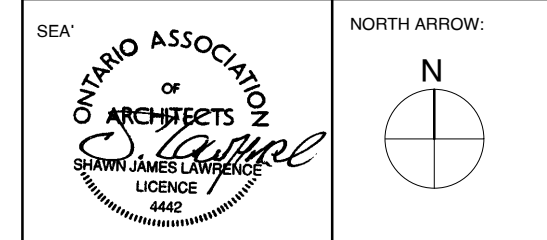
02 WEST [SIDE] ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

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T: (613) 739-7770 F: (613) 739-7703 sjl@sjlarchitect.com



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JOB NUMBER: SL-865-17 SCALE: AS SHOWN

SHEET NUMBER: