

SITE A
 SITE AREA 84596.5 SM 20.9 ACRES
 (EXCL. ROAD AND LANDSCAPE DEDICATION)
 COVERAGE 23.7%
 (20038 SM)
 LOT FRONTAGE 298.605 M
 BUILDING FRONTAGE 111.930 M
 % OF BUILDING FRONTAGE 40%

EXISTING

BOX A	3287.3 SM	35384 SF
BOX E	4180.5 SM	45000 SF
PAD A	1567.2 SM	16870 SF
CRU A	1203.2 SM	12950 SF
CRU G	478.4 SM	5150 SF
PAD F	416.3 SM	4480 SF
CRU B/B-2	1699.7 SM	18295 SF
BLDG 2	386.1 SM	4156 SF
-MEZZ	41.9 SM	450 SF
SUB-TOTAL	13260.6 SM	142735 SF

SPA APPROVED (MASTER PLAN)

PAD B	AREA BELOW	
PAD C	627.0 SM	6750 SF
PAD D	464.5 SM	5000 SF
PAD E	251.0 SM	2700 SF
BOX D	AREA BELOW	
BLDG 1	1040.5 SM	11200 SF
SUB-TOTAL	2383.0 SM	25650 SF

PROPOSED

BOX D	2322.5 SM	25000 SF
PAD B	692.0 SM	7450 SF
CRU B-2a	1434.3 SM	15440 SF
SUB-TOTAL	4448.8 SM	47890 SF
TOTAL	20092.4 SM	216275 SF

PARKING

REQ'D	3.4/100 SM	683 CARS
PROVIDED	5.35/100 SM	1076 CARS
		5/1000 SF

BIKE PARKING

REQ'D	18 SPACES
PROVIDED	20 SPACES

SNOW TO BE REMOVED AND STORED OF SITE.

PREVIOUS APPROVED SITE PLAN
 D07-12-16-0032

EXISTING	12832.6 SM	138129 SF
SPA APPROVED (MASTER PLAN)	8021.8 SM	86350 SF
PROPOSED	1719.5 SM	18506 SF
TOTAL	22573.9 SM	242985 SF

SURVEY INFO TAKEN FROM:
 TOPOGRAPHIC SURVEY OF
 PART OF LOTS 21 & 28
 CONCESSION 12
 NOW CITY OF OTTAWA

PREPARED BY:
 FIREBALL, NONFAT &
 WOODLAND LIMITED
 ONTARIO LAND SURVEYORS

NO.	BY	DATE	ISSUED
1	AB	03NOV08	FOR SPA
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16	AB	3.MAR.16	BLDG 1 AND 2
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20	AB	9.SEP.19	SPA
21	AB	14.JAN.2020	SPA
22	AB	27.MAR.2020	SPA

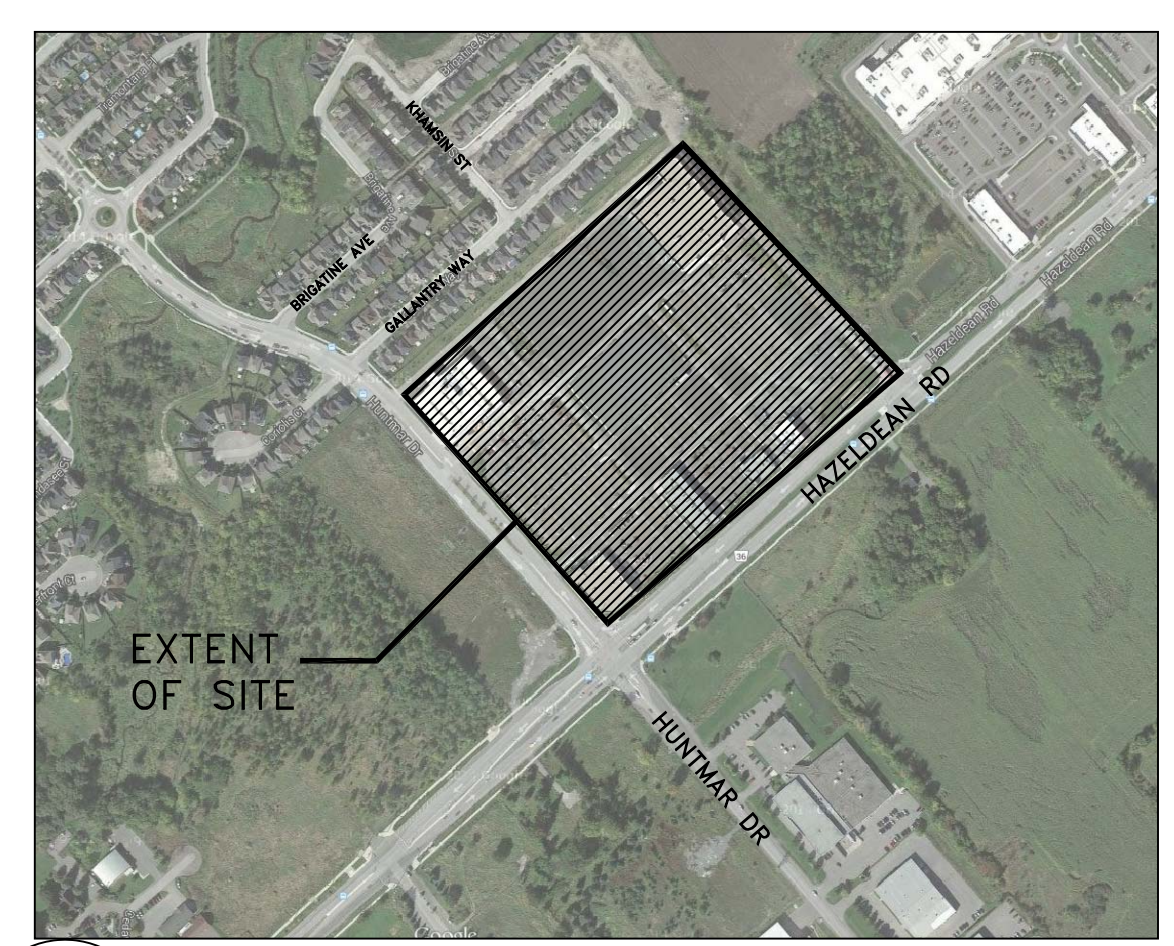
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APPROVED: _____ DATE: _____

ZONING MECHANISMS		II PROVISIONS	PROVIDED
(a) Minimum lot area		600 sm	84596.5 sm
(b) Minimum lot width		18 m	+/- 273 m
(c) Minimum front yard and corner side yard setback	(i) non residential or mixed use buildings	No Minimum	0 m
	(ii) residential use building	3 m	n/a
(d) Minimum interior side yard setback	(i) abutting a residential zone	7.5 m	n/a
	(ii) other cases	No Minimum	n/a
(e) Minimum rear yard setback		10 m	18.53 m
(f) Maximum building height	within 20 m of a residential zone	11 m	10.5 m (box e)
	(ii) other cases	15 m	10.5 m (box e)
(h) Maximum FSI	AM7	none	
(i) Minimum req'd with of a landscape buffer of a parking lot	a) abutting a street	3 m	3 m
	b) not abutting a street	3 m	10 m adj to residential zone
Coverage		Max permitted 50 %	23.7 %
Street frontage	If lot is 90 m in width or wider	30 %	40 %
Parking	MIN 3.4/100 SM GLA	683 SPACES	1076 SPACES
Loading (3.5m x 7.0m)		MIN 2	10
Bicycle parking	1/250sm gfa Retail	CRU-B 2a 5.7 Box D 9.3 Pad B 2.75	Total 18 spaces 20 spaces

1 SITE PLAN SCALE 1:800



2 INSET MAP N.T.S.

LEGEND

- SPA APPROVED
- SPA APPROVED NOT CONSTRUCTED
- PROPERTY LINE
- EXIST. PARKING
- PROP. PARKING
- FIRE ROUTE
- MAIN ENTRANCES TO BUILDING (EXACT LOCATION SUBJECT TO TENANT LAYOUTS)
- SIDE/ REAR DOOR LOCATION
- FIRE HYDRANT
- LIGHT STANDARD AS PER ELEC. DWGS
- BIKE PARKING AS PER LANDSCAPE DWGS

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 TORONTO, ONTARIO M4T 1N6 FAX: (416) 362-8519

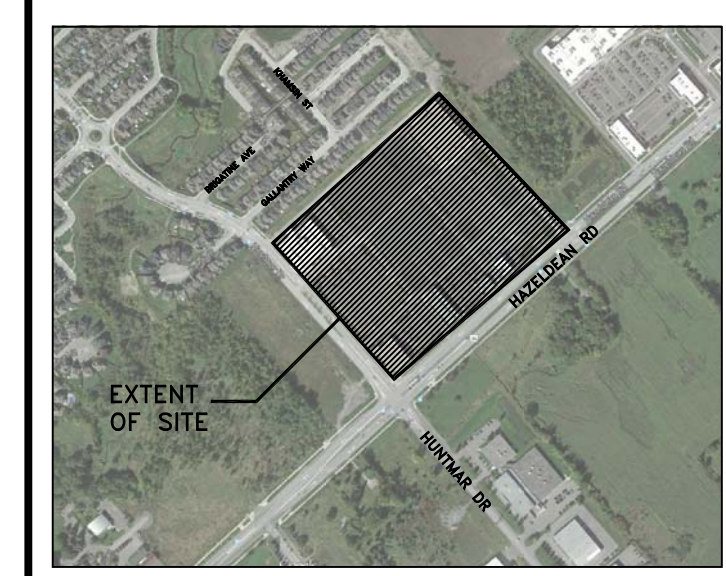
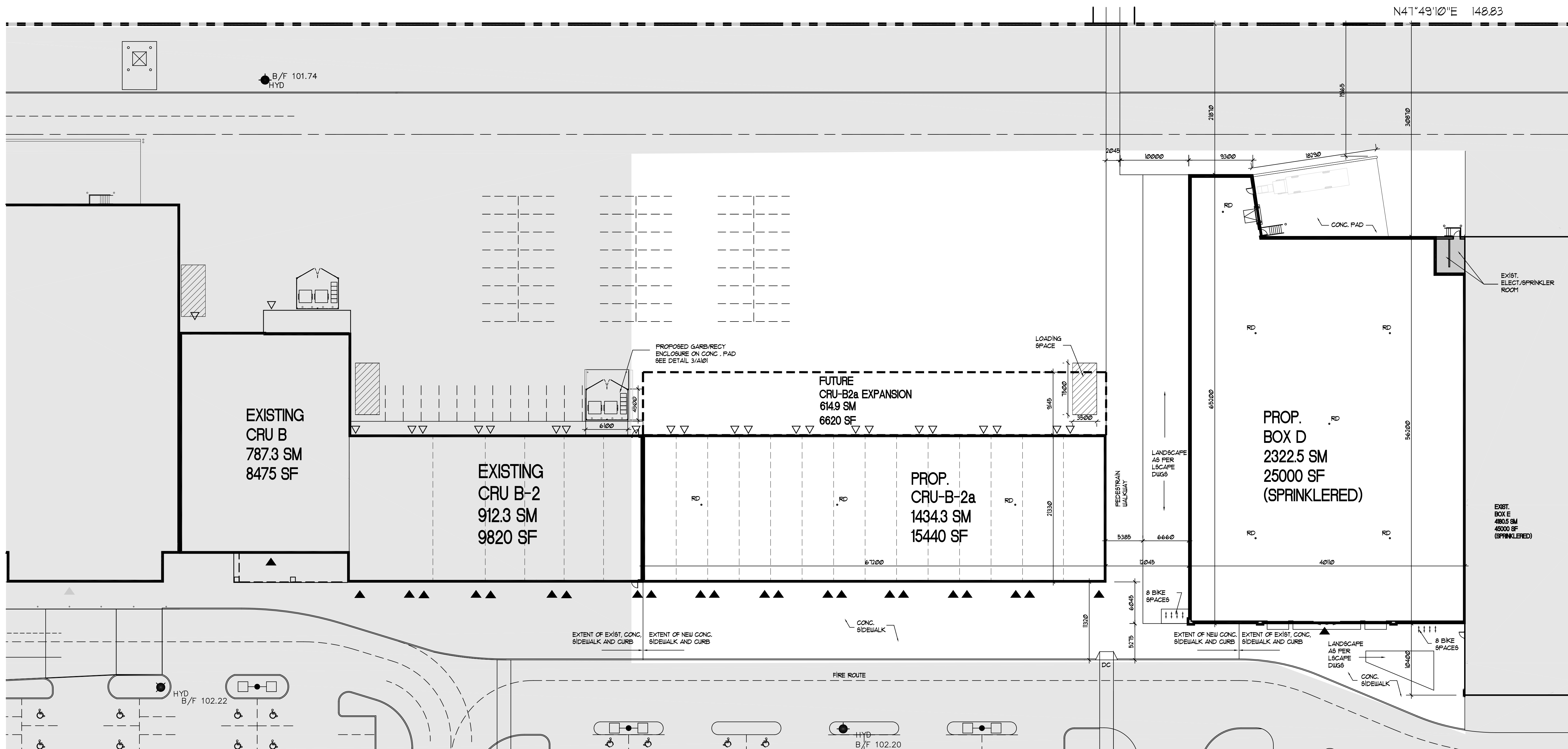
PROJECT
 COMMUNITY RETAIL DEVELOPMENT
 5705 HAZELDEAN ROAD
 WEST KANATA, ONTARIO

DRAWING TITLE
 MASTER PLAN

	DRAWN	JL	FOLO
	CHECKED	AB	03007
	DATE	JAN 16	DWG. NO.
	SCALE	AS NOTED	A100

X-REFS: R-14

DRAWINGS REVISED: LAST UPDATED:

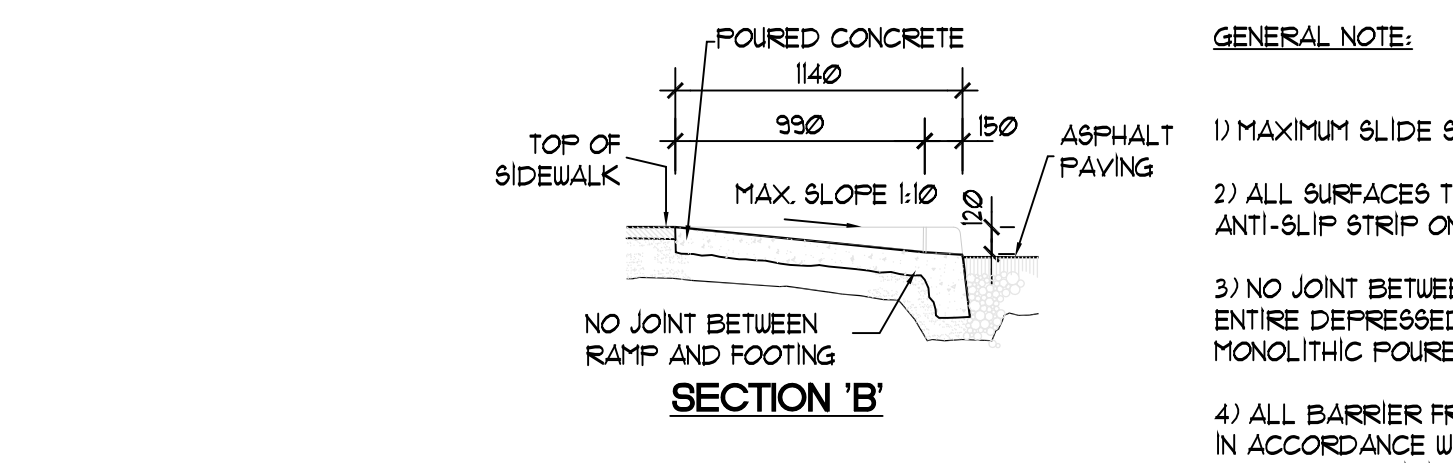
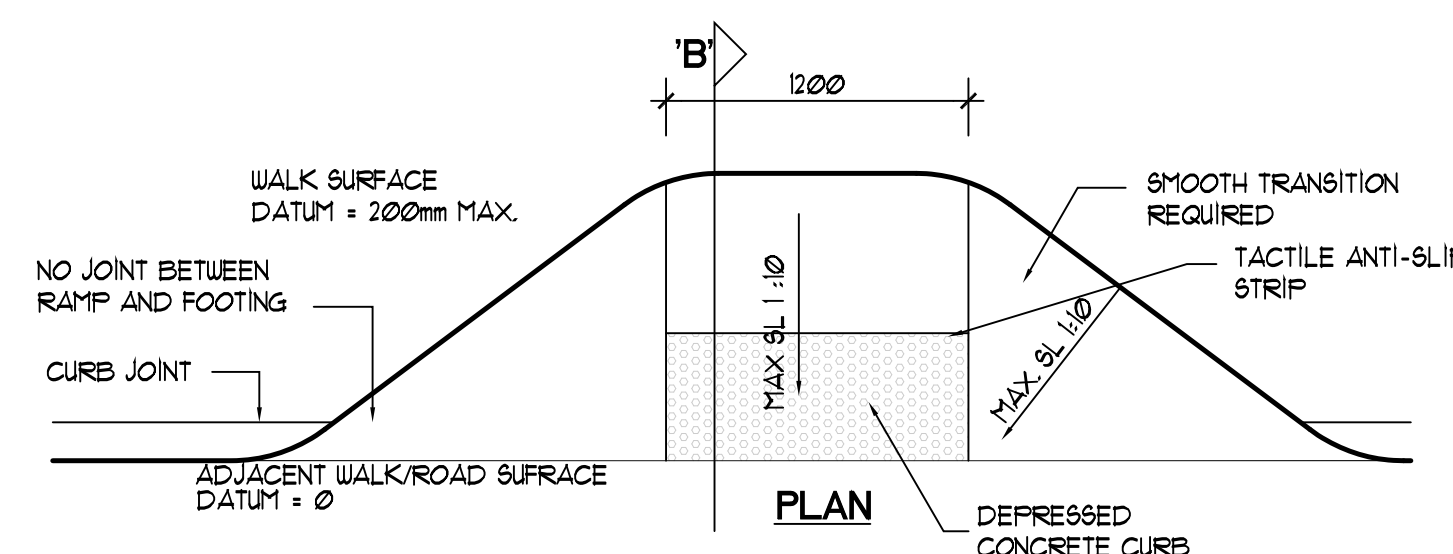


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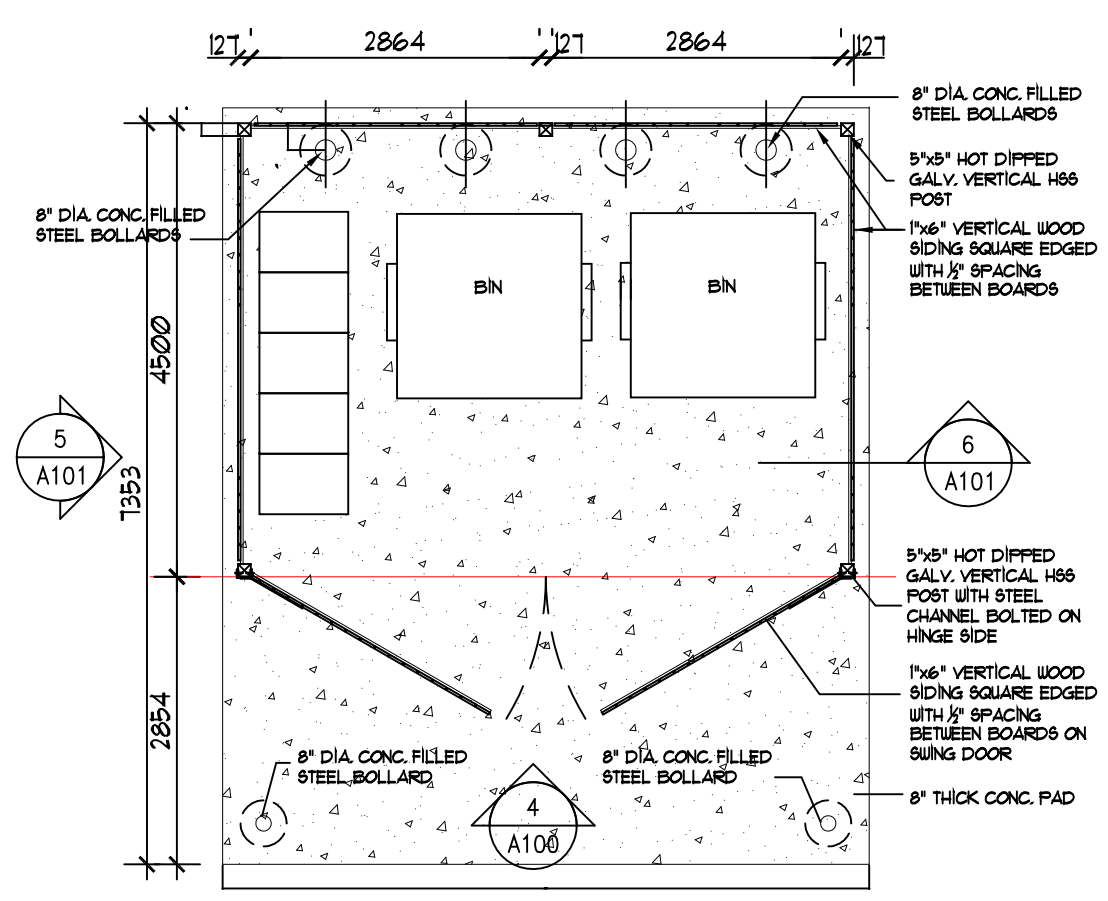
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1 A101 ENLARGED SITE PLAN SCALE 1:300

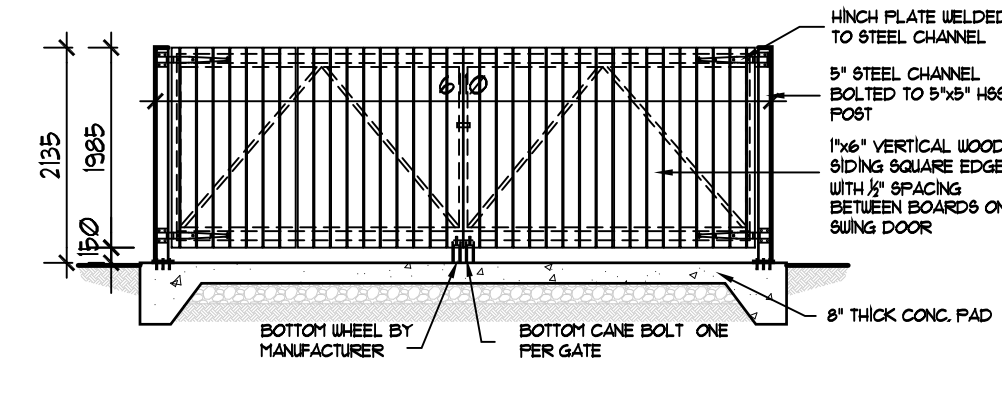


- GENERAL NOTE:
- 1) MAXIMUM SLIDE SLOPE 1:10
 - 2) ALL SURFACES TO BE SLIP RESISTANT - INSERT TACTILE ANTI-SLIP STRIP ON TOP OF RAMP
 - 3) NO JOINT BETWEEN RAMP AND END FOOTING - ENTIRE DEPRESSIONED CURB TO BE OF REINFORCED MONOLITHIC POURED CONCRETE CONSTRUCTION
 - 4) ALL BARRIER FREE CURBS TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST OBC REQUIREMENTS AND AS PER CIVIL DRAWINGS

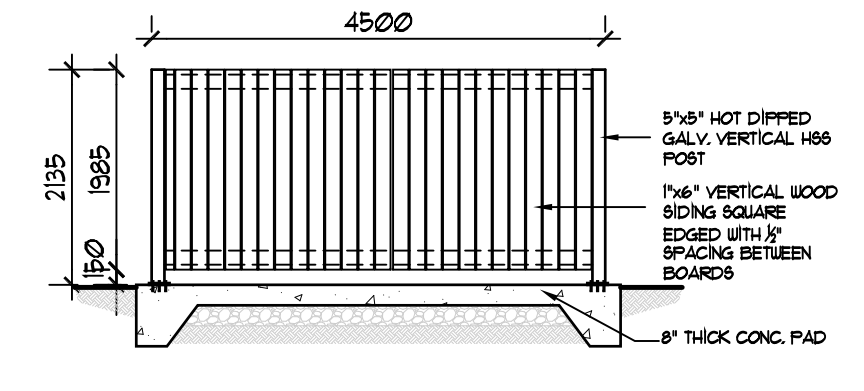


- NOTES:
- ALL LUMBER TO BE PRESSURE TREATED
 - HINGERS TO BE HEAVY DUTY HINGE, 1/4 IN FOUR PER DOOR LEAF C/W TURN BOLTS
 - HASP TO BE STANLEY 88048
 - BOTTOM CANE BOLTS TO BE RICHARD WILCOX 834
 - ALL EXPOSED STEEL TO BE HOT DIPPED GALVANIZED

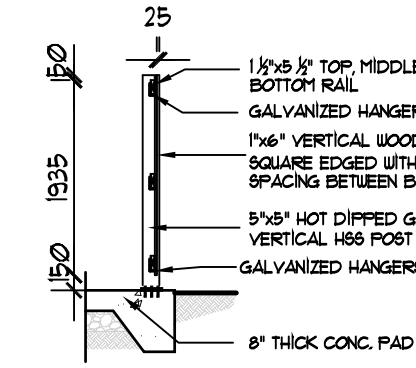
3 A101 PLAN GARBAGE ENCLOSURE 1:75



4 A101 ELEVATION GARBAGE ENCLOSURE 1:75



5 A101 ELEVATION GARBAGE ENCLOSURE 1:75



6 A101 GARBAGE ENCLOSURE SECTION 1:75

2 A101 DETAIL DEPRESSED CURB 1:30

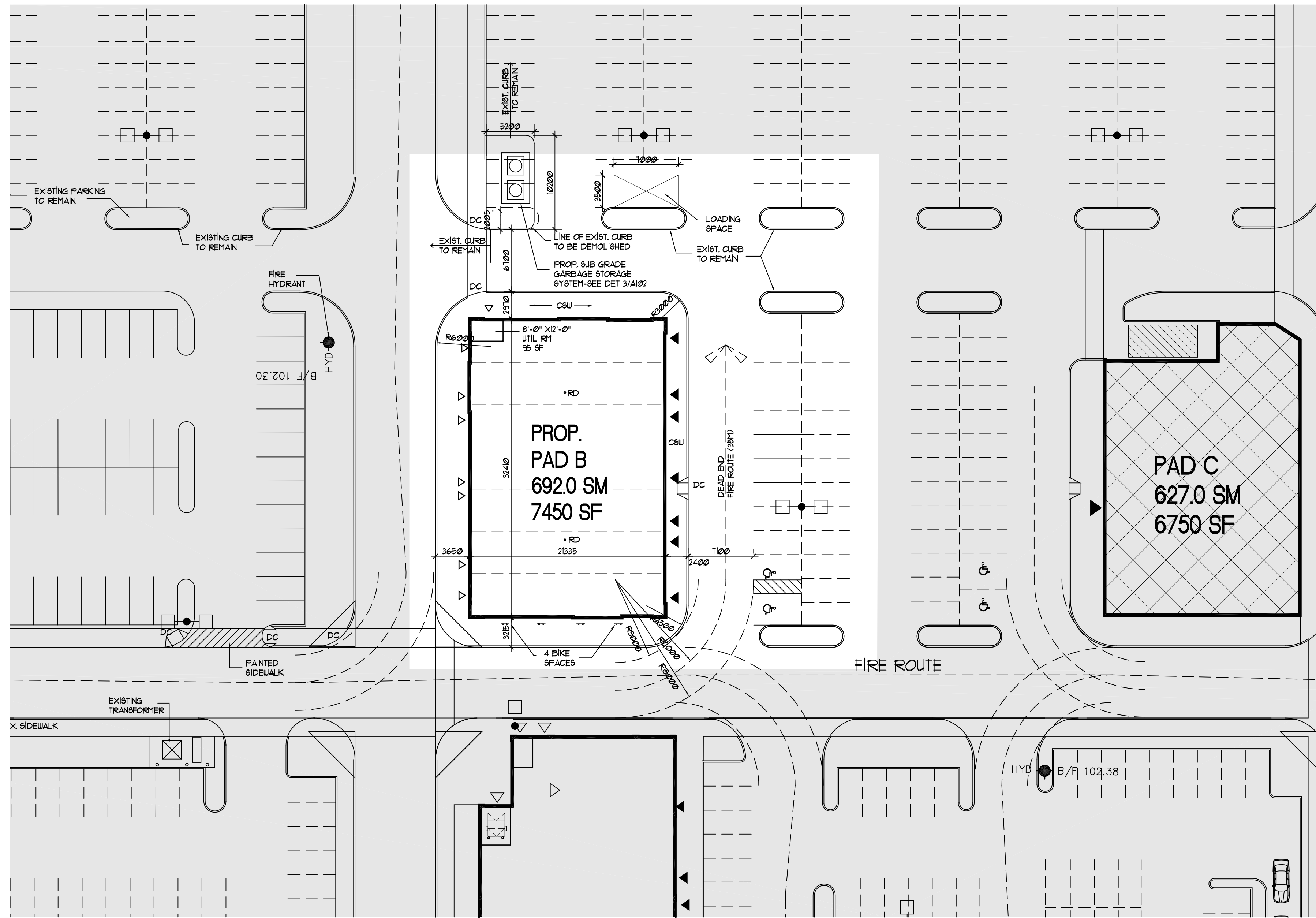
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PROJECT
 COMMUNITY RETAIL DEVELOPMENT
 5705 HAZELDEAN ROAD
 WEST KANATA, ONTARIO

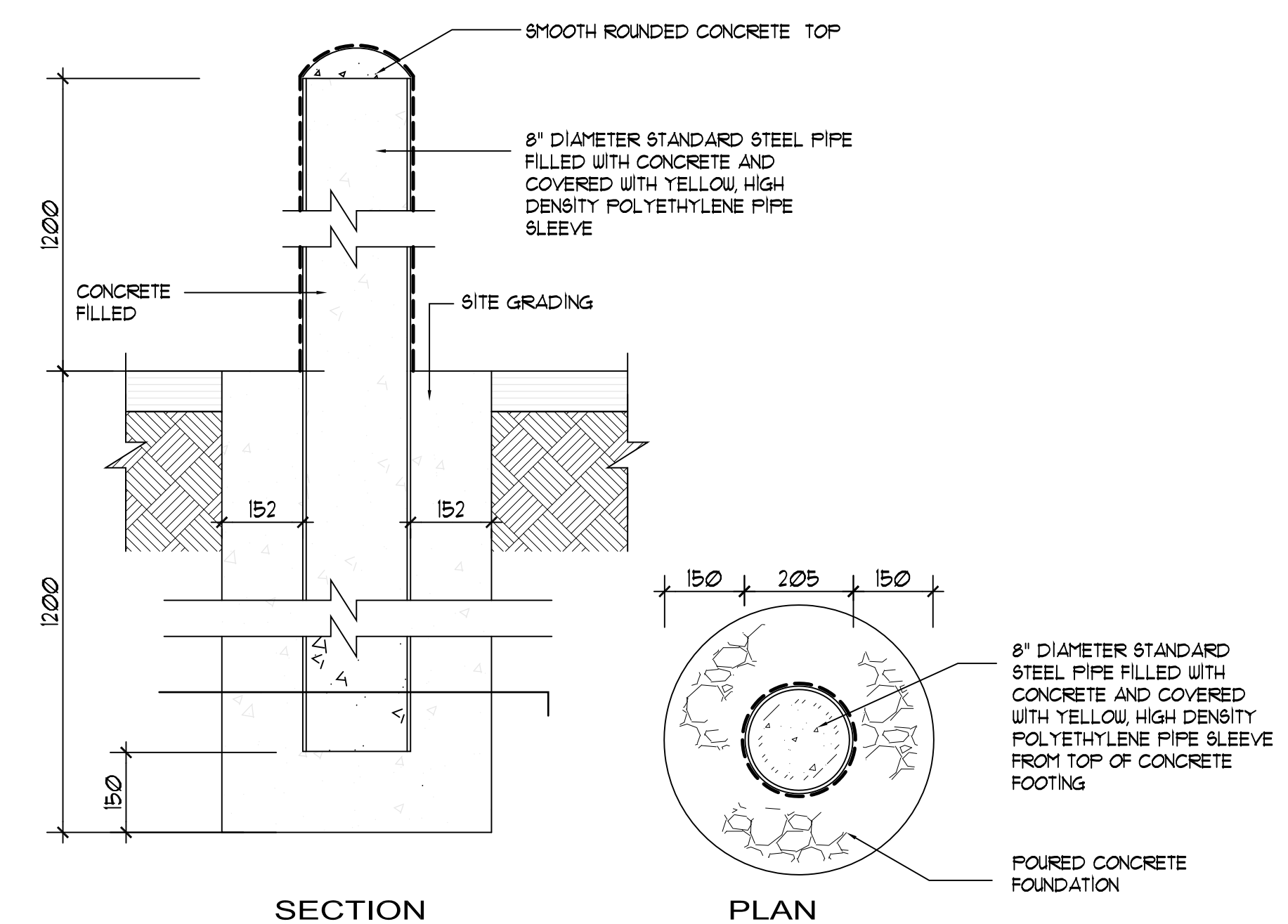
DRAWING TITLE
 ENLARGED SITE PLAN
 CRU-B2 AND D
 SITE DETAILS

ONTARIO ASSOCIATION OF ARCHITECTS ALLAN MICHAEL BOGOSTEN LICENCE 7172	DRAWN	JL	FOLD	03007
	CHECKED	AB	DWG. NO.	A101
DATE		JAN 16	SCALE	AS NOTED

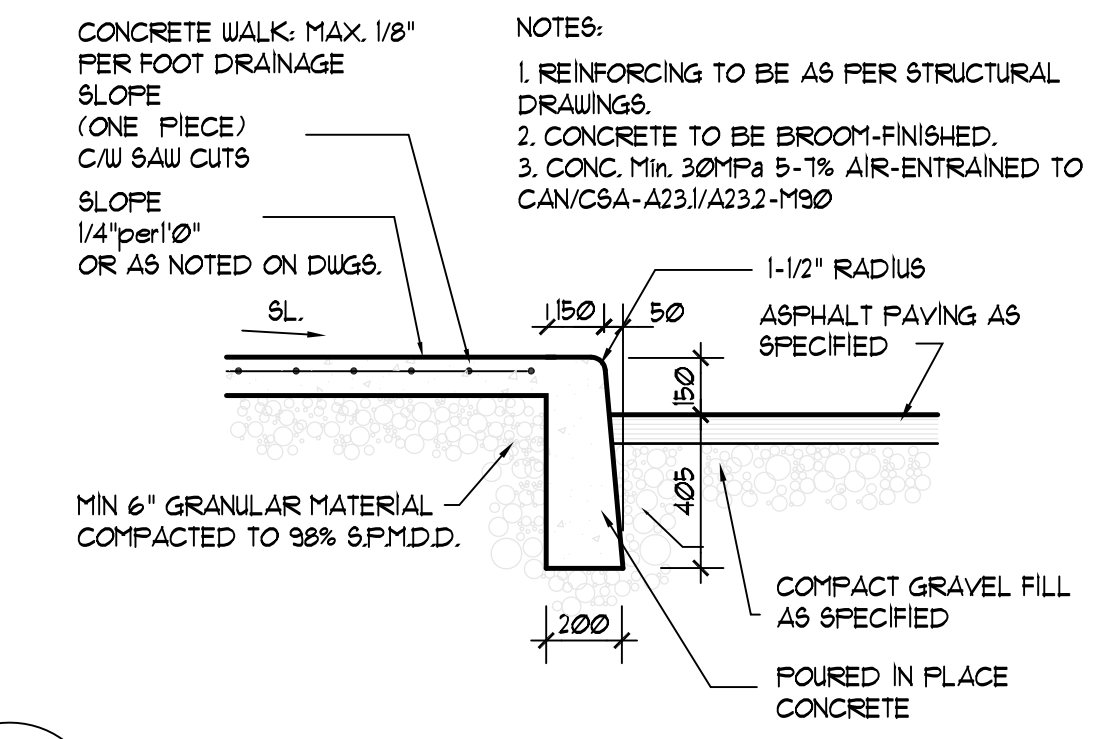
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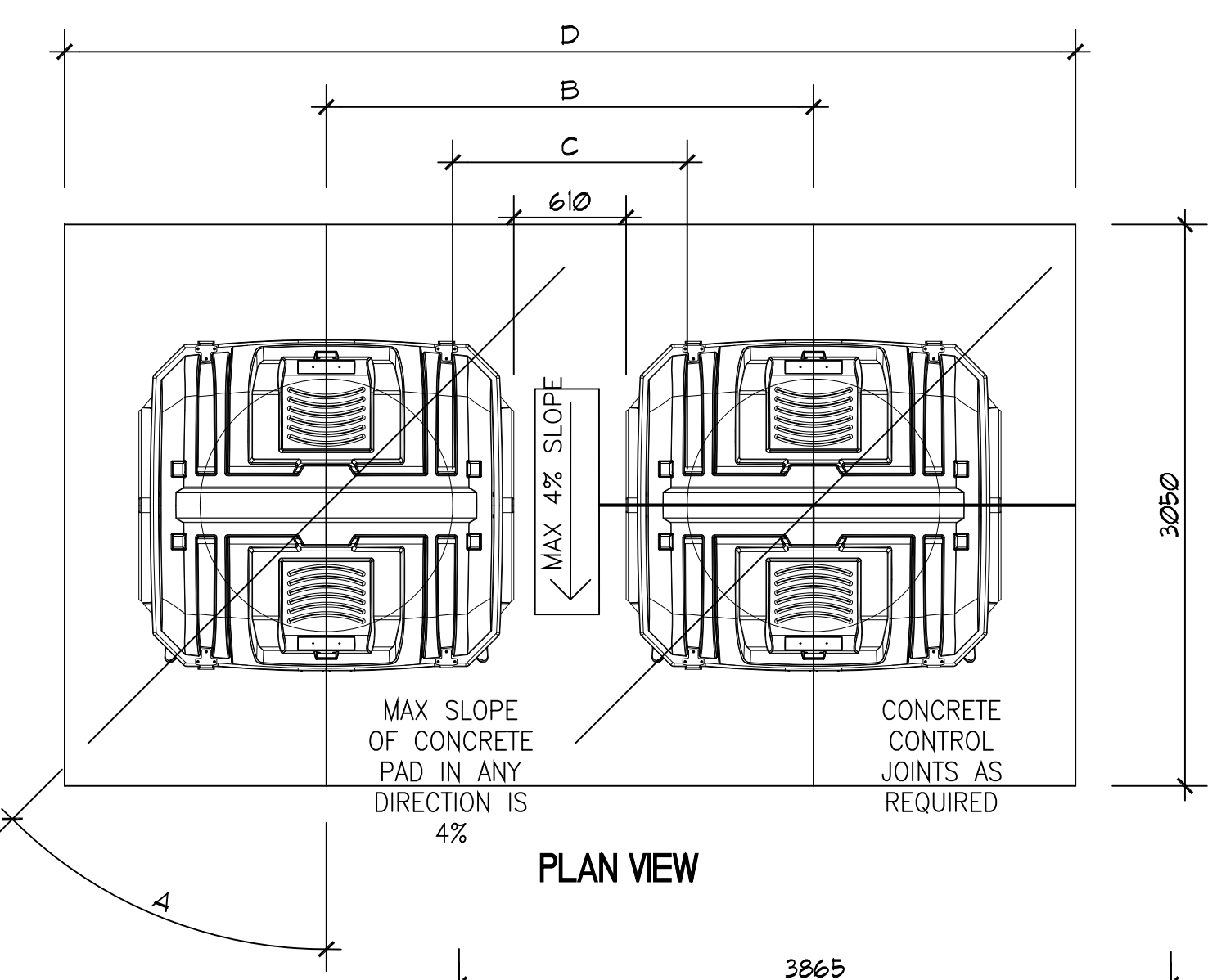
1 ENLARGED SITE PLAN
A102 PAD B SCALE 1:300



4 DETAIL
A102 CONC. FILLED STEEL BOLLARD 1:10

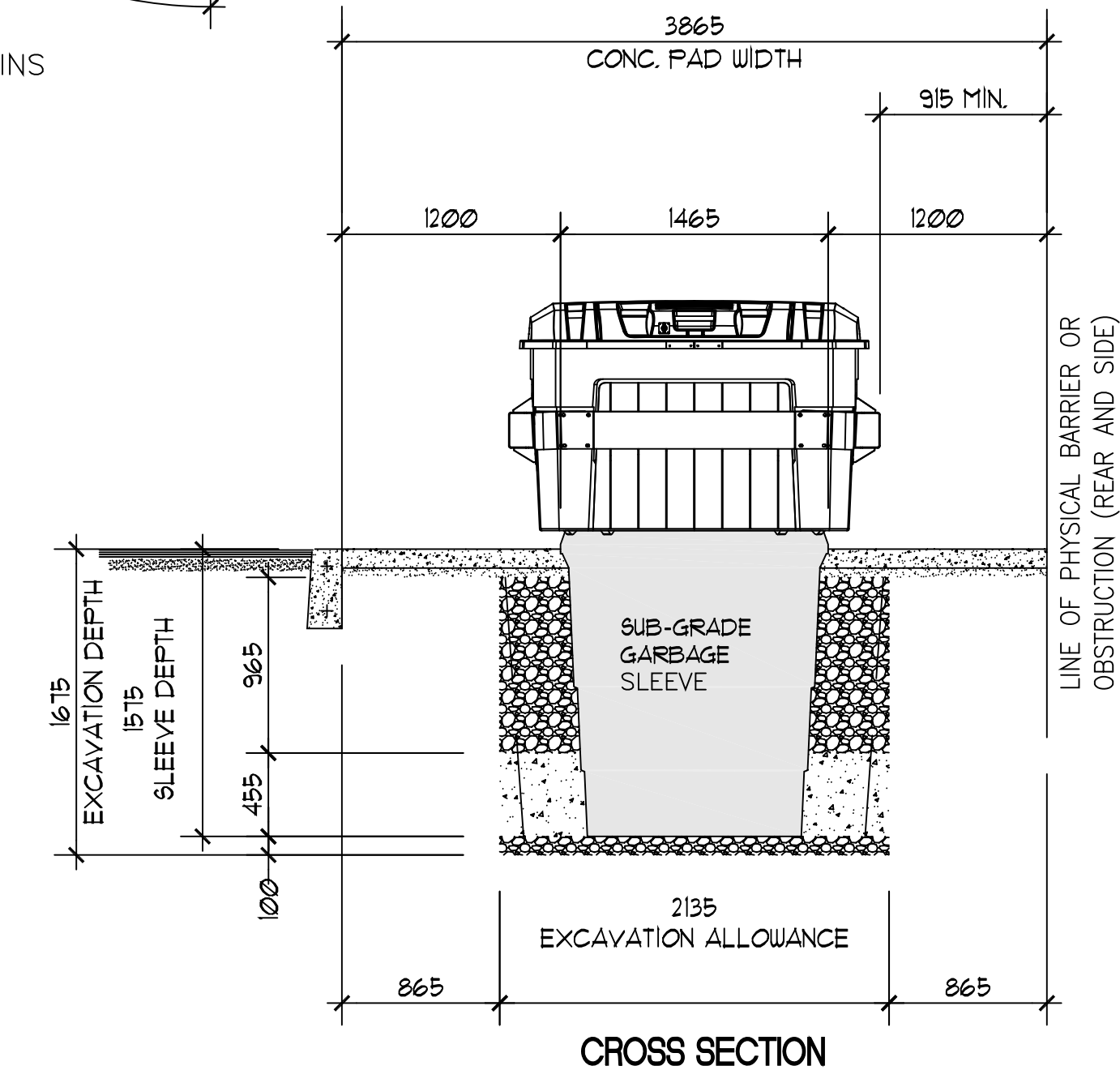


2 DETAIL
A102 MONOLITHIC CONC. CURB 1:10

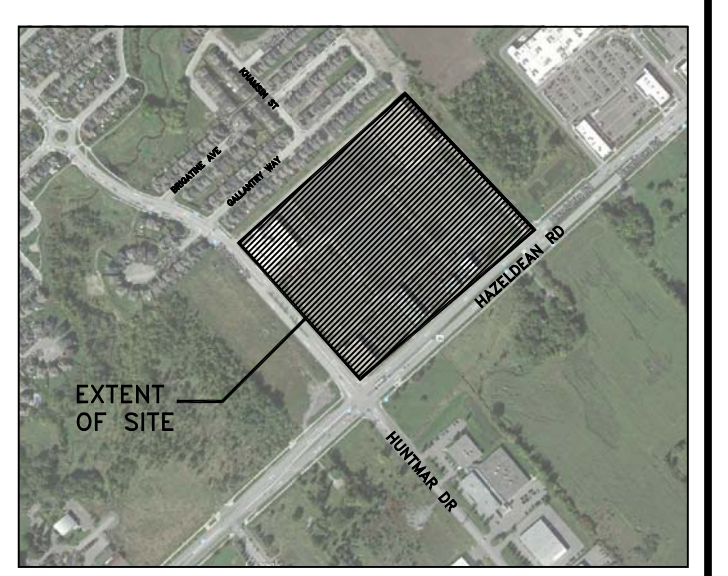


MINIMUM DIMENSIONS BETWEEN BINS

A	B	C	D
0'	2645	1275	5290
15'	2740	1365	6290
30'	3055	1685	7290
45'	3865	2495	8290



3 DETAIL
A102 SEMI-BURIED WASTE CONTAINER N.T.S.



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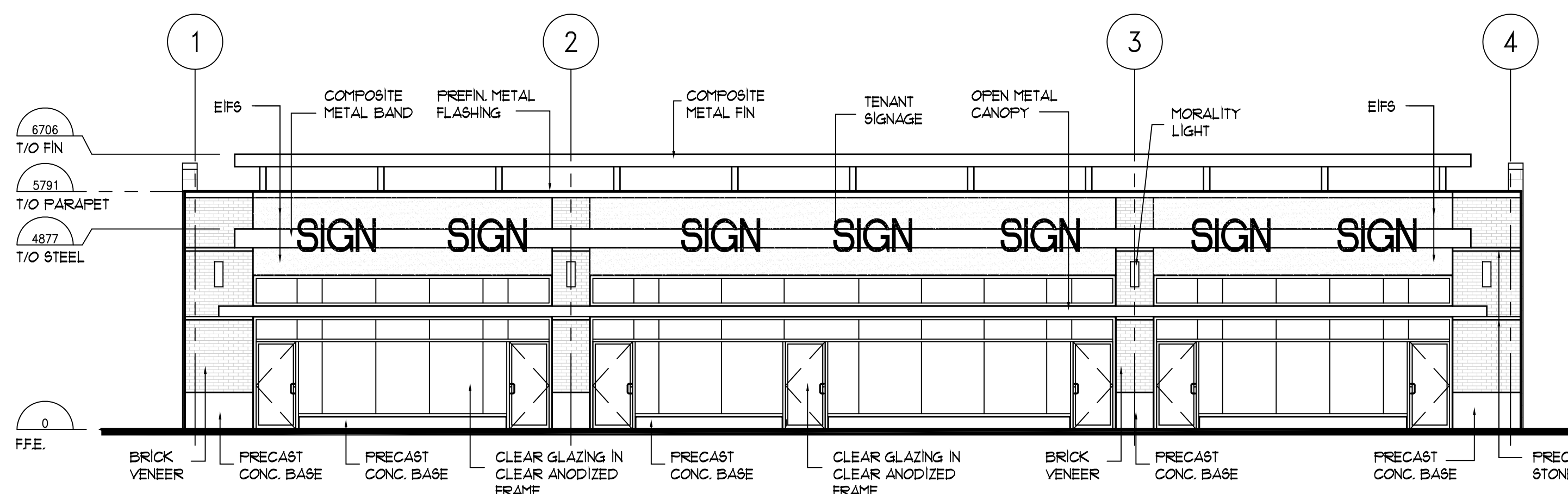
PROJECT
 COMMUNITY RETAIL DEVELOPMENT
 5705 HAZELDEAN ROAD
 WEST KANATA, ONTARIO

DRAWING TITLE
 ENLARGED SITE PLAN
 PAD B
 SITE DETAILS

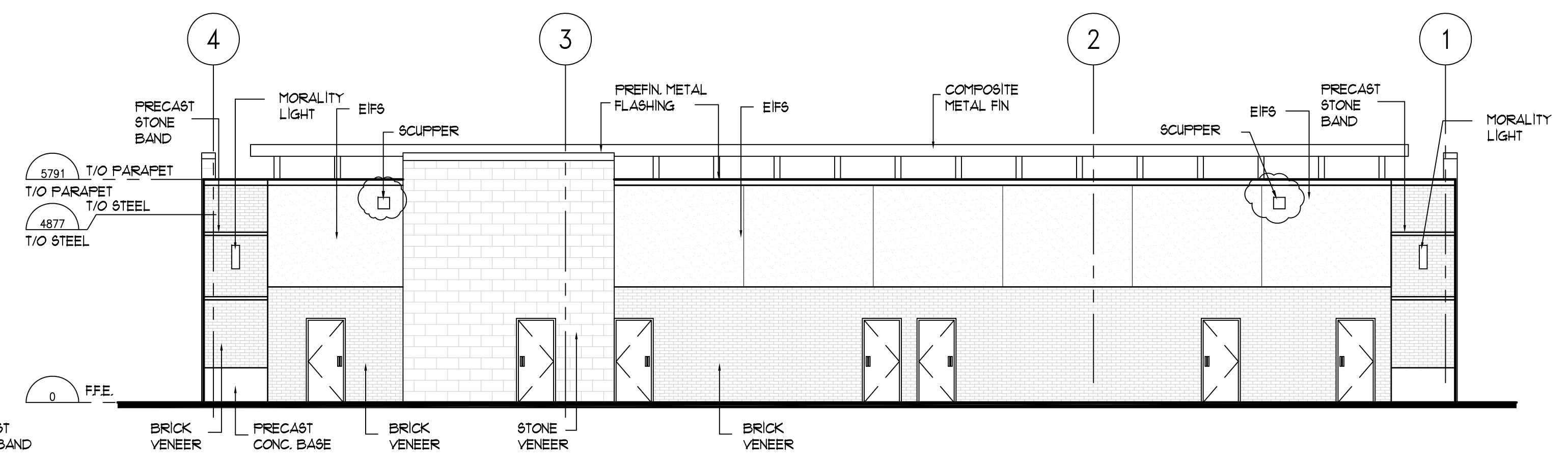
ONTARIO ASSOCIATION OF ARCHITECTS
 ALLAN MICHAEL BOGOSTEIN
 LICENSE 7172

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 CHECKED: AB
 DATE: JAN 16 DWG. NO.: A102
 SCALE: AS NOTED

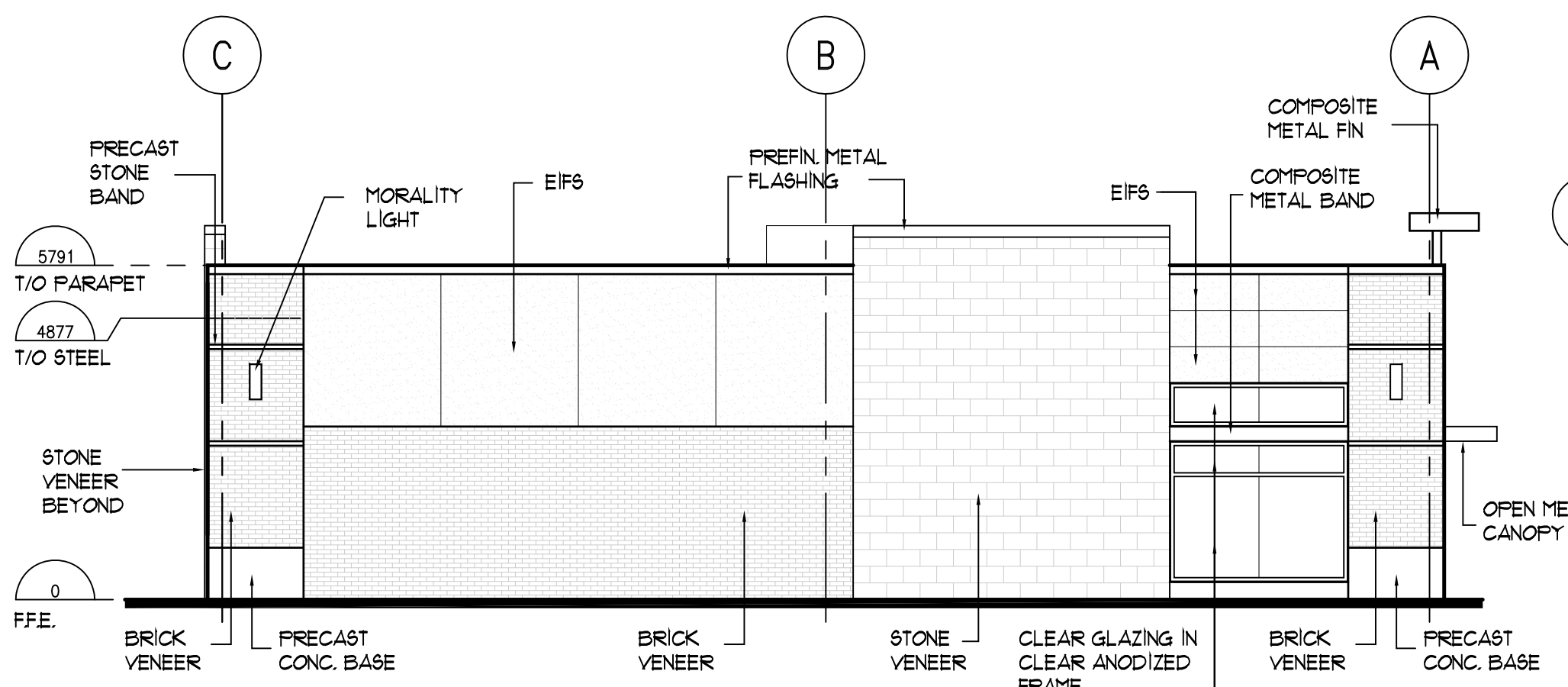
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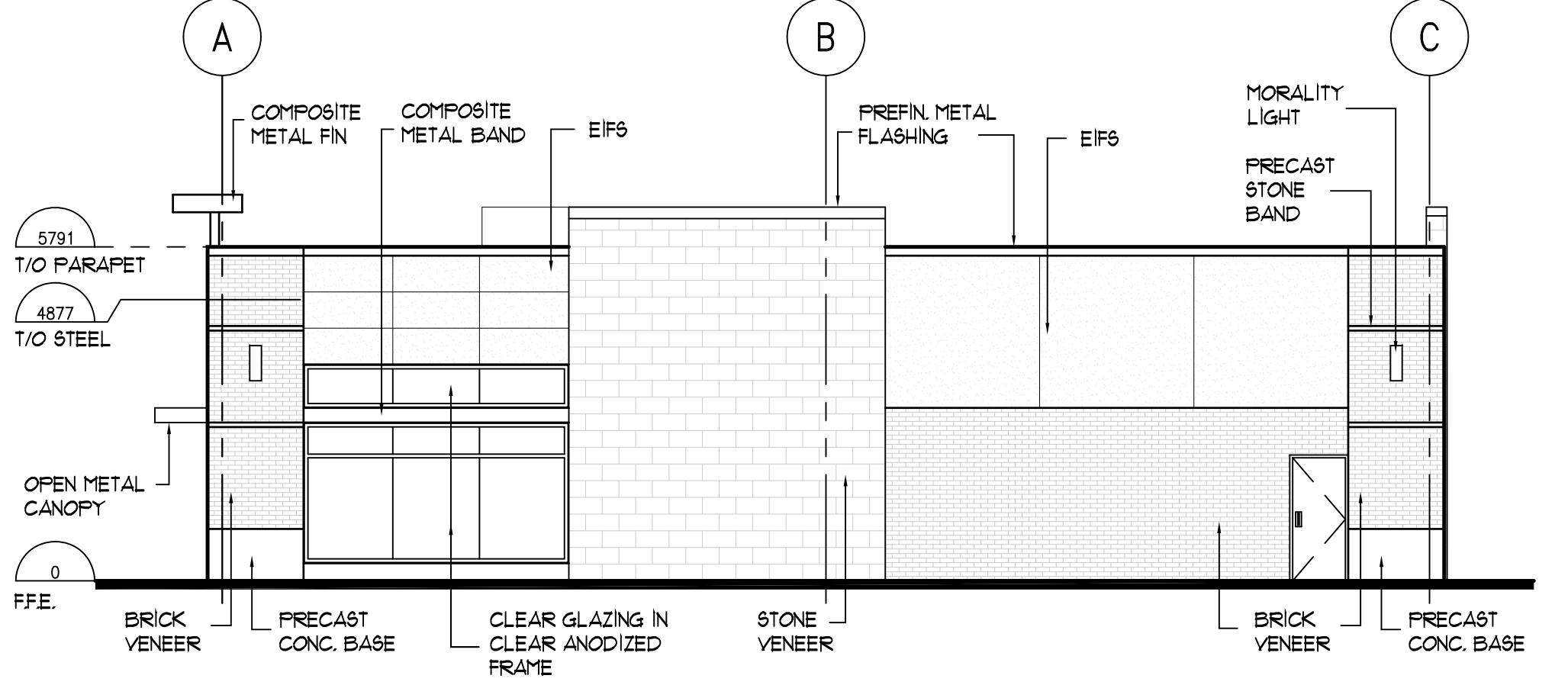
1 EAST ELEVATION
A200 SCALE 1:100



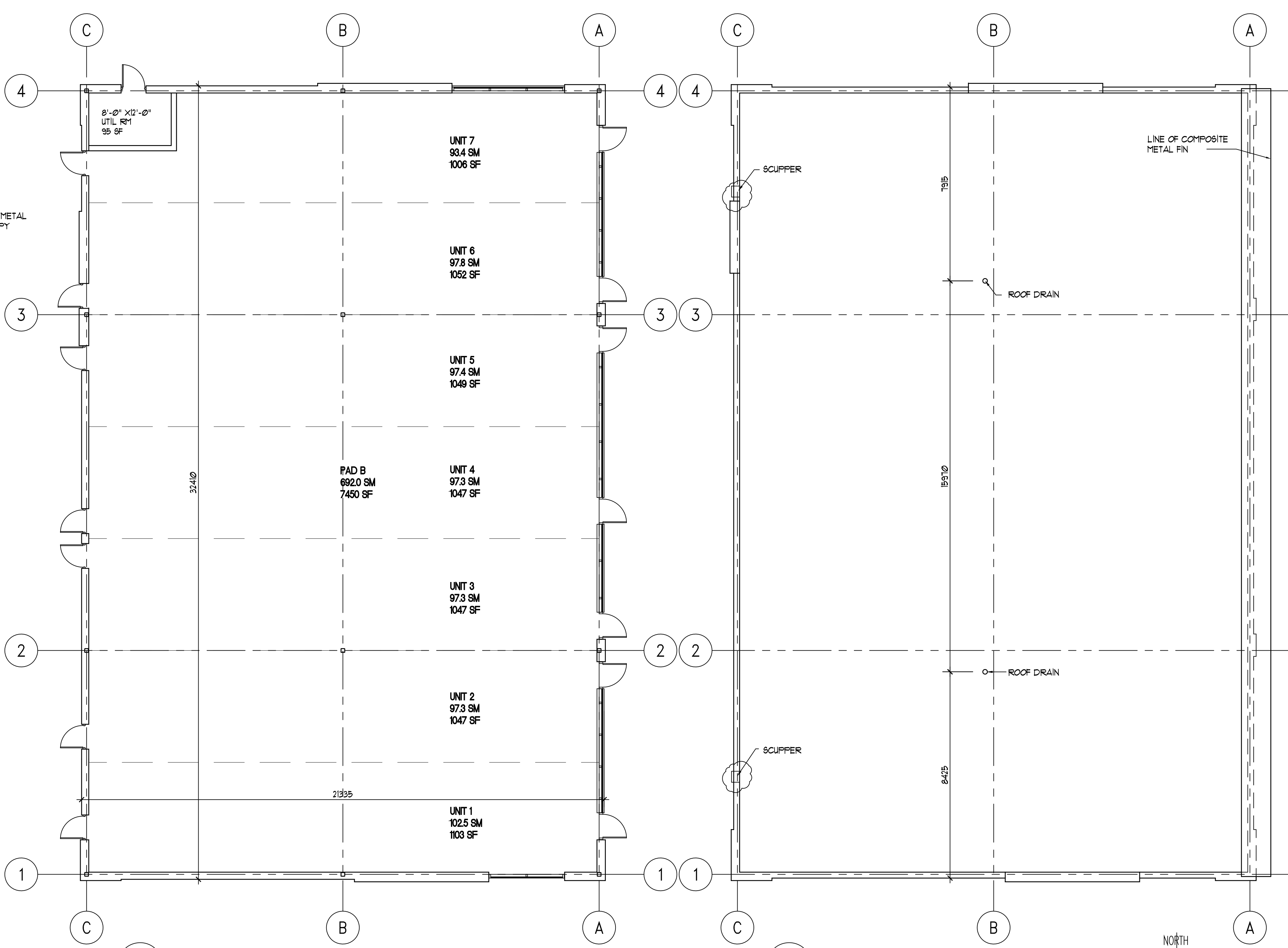
2 WEST ELEVATION
A200 SCALE 1:100



3 SOUTH ELEVATION
A200 SCALE 1:100



4 NORTH ELEVATION
A200 SCALE 1:100



5 FLOOR PLAN
A200 SCALE 1:100

6 ROOF PLAN
A200 SCALE 1:100

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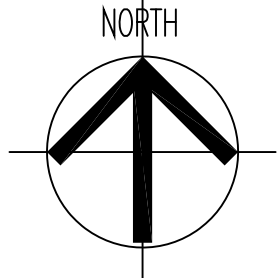
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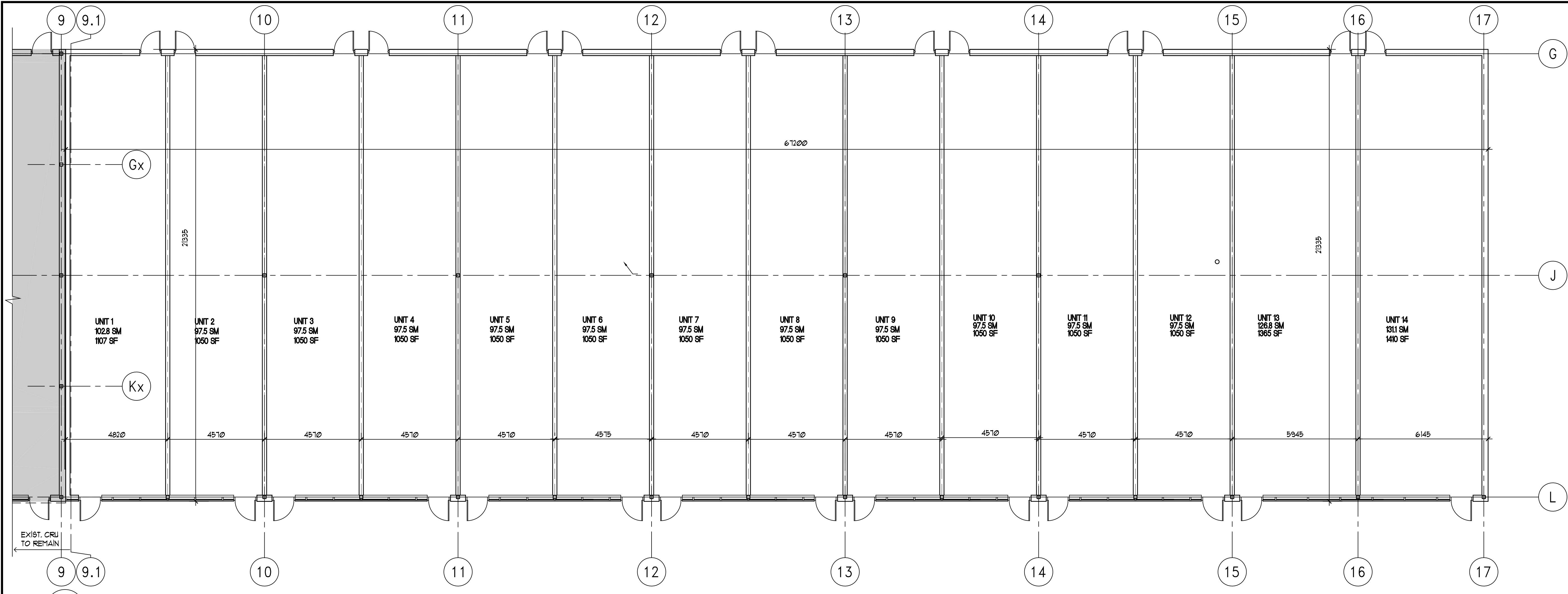
PROJECT
COMMUNITY RETAIL DEVELOPMENT
5705 HAZELDEAN ROAD
WEST KANATA, ONTARIO

DRAWING TITLE
PAD B
PLANS AND ELEVATIONS

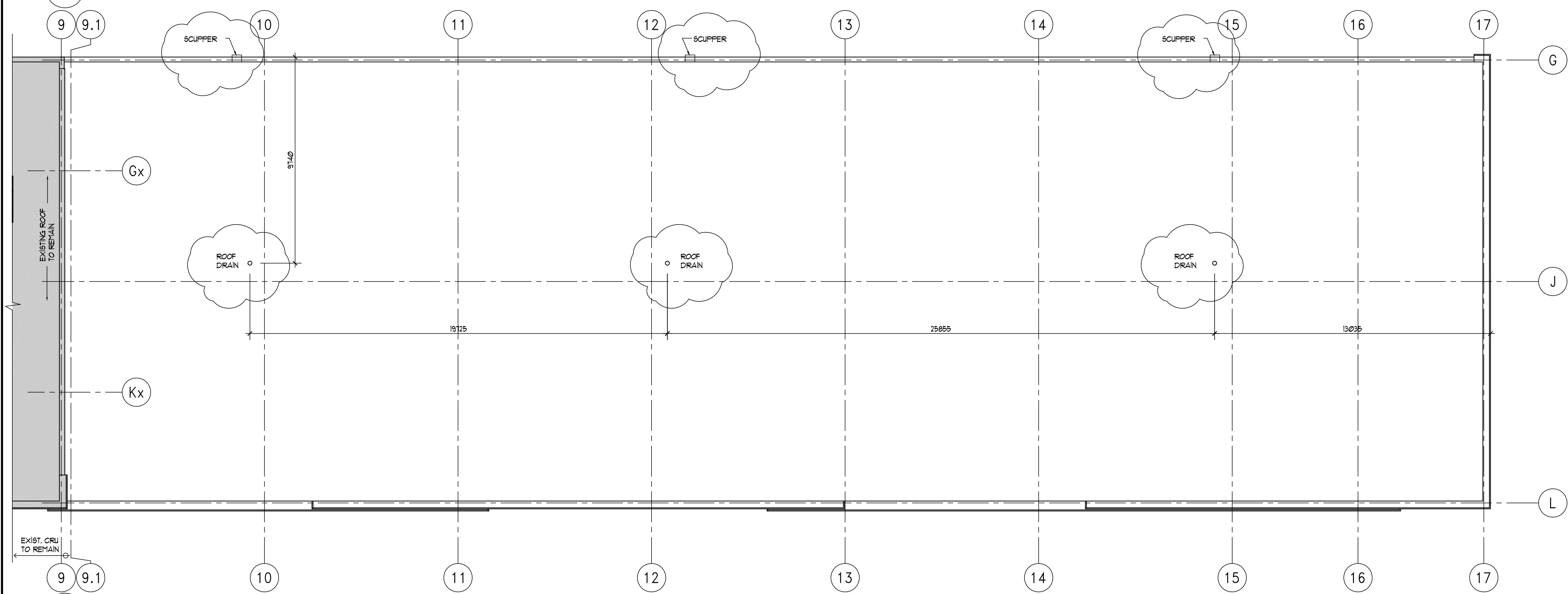
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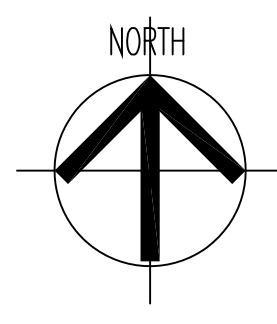




1 FLOOR PLAN SCALE 1:100



2 ROOF PLAN SCALE 1:100



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PROJECT
 COMMUNITY RETAIL DEVELOPMENT
 5705 HAZELDEAN ROAD
 WEST KANATA, ONTARIO

DRAWING TITLE
 CRU B-2a EXPANSION PLANS

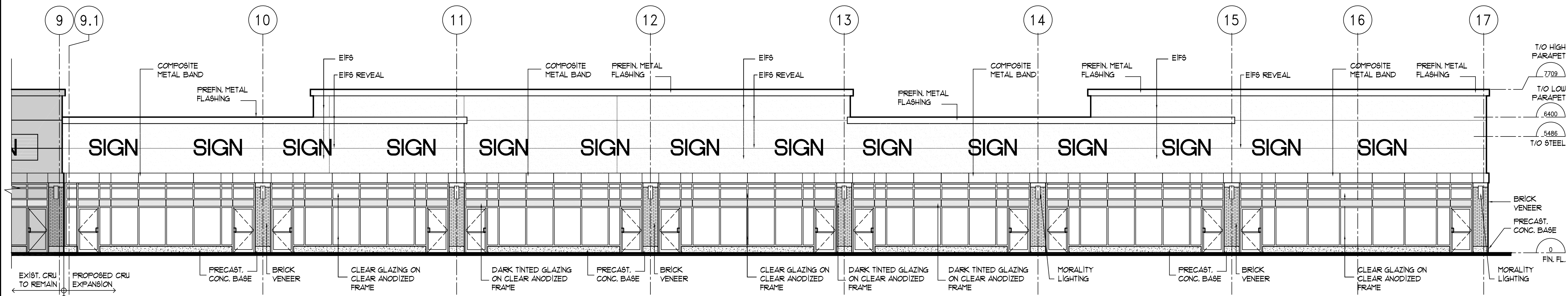
ONTARIO ASSOCIATION OF ARCHITECTS
 ALLAN MICHAEL BORENSTEIN
 LICENCE 7172

DRAWN JL FOLIO 03007
 CHECKED AB
 DATE JAN 16 DWG. NO.
 SCALE AS NOTED A300

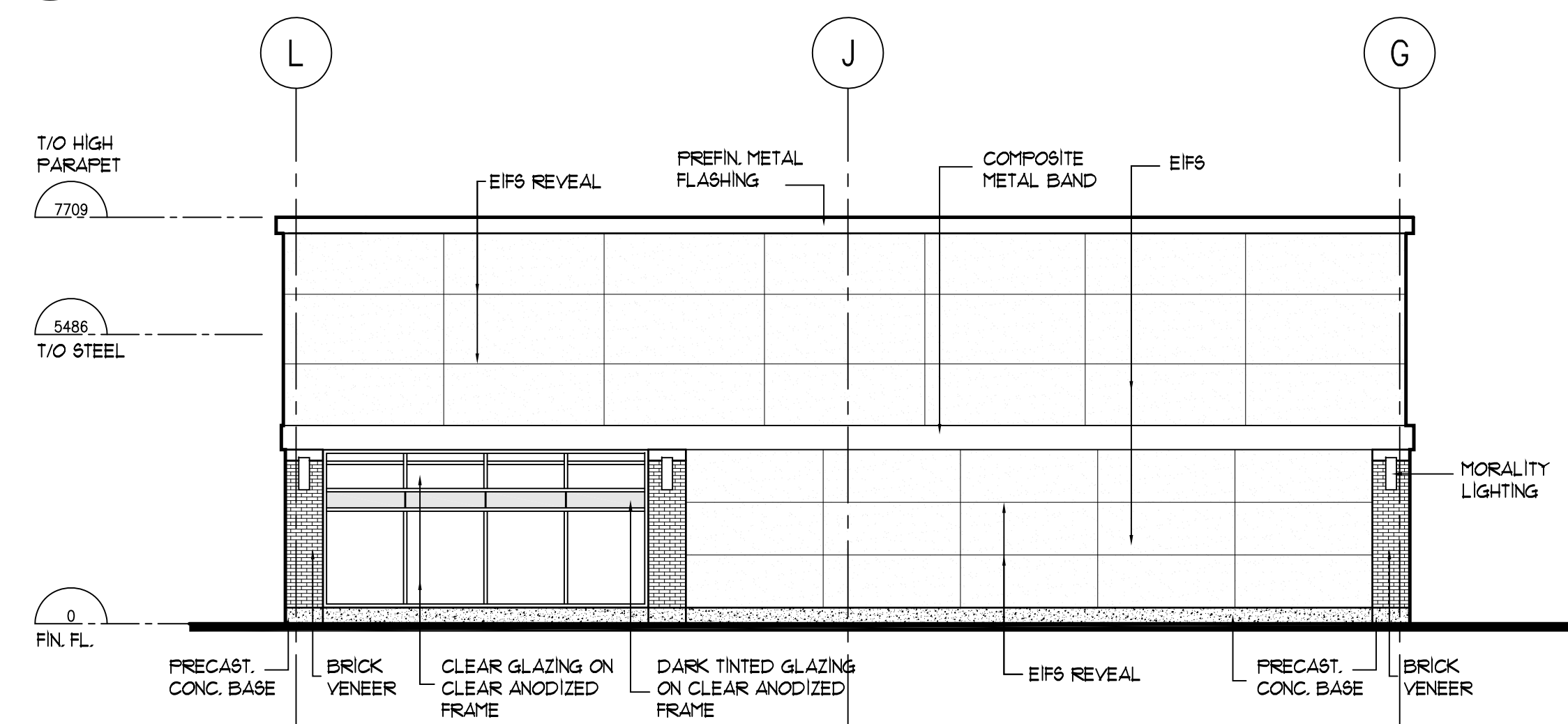
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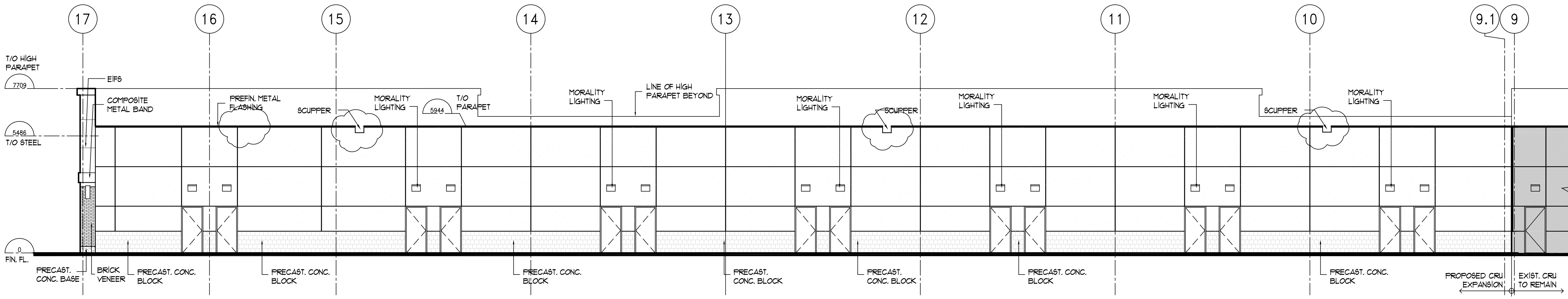
DC07-12-19-0168



1 SOUTH ELEVATION
A301 SCALE 1:100



2 EAST ELEVATION
A301 SCALE 1:100



3 NORTH ELEVATION
A301 SCALE 1:100

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 5705 HAZELDEAN ROAD
 WEST KANATA, ONTARIO

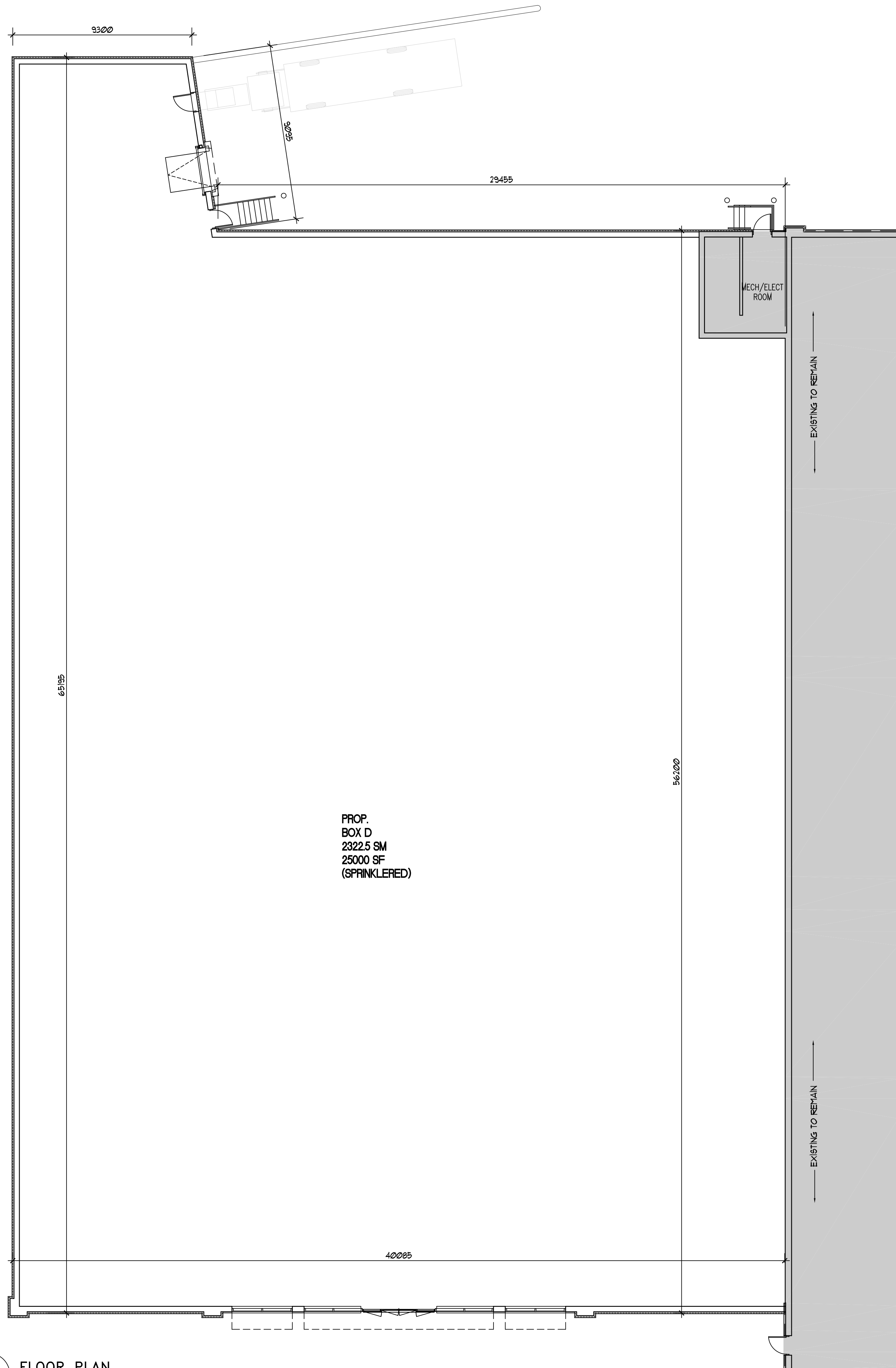
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 CRU B-2a EXPANSION ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
 ALLAN MICHAEL BORENSTEIN
 LICENCE 1172

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 DATE: JAN 16
 SCALE: AS NOTED

FOLIO: 03007
 DWG. NO.: A301

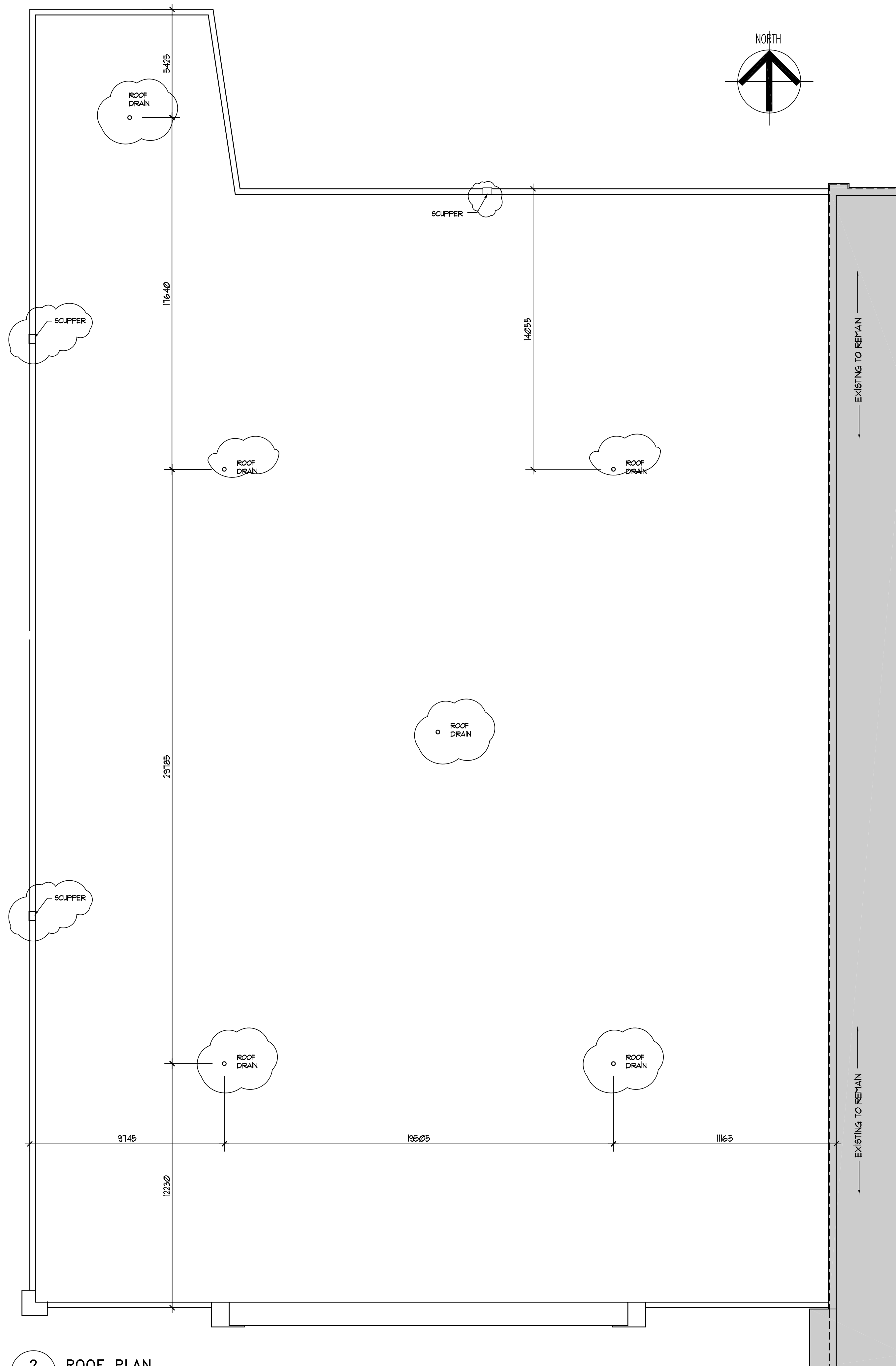
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PROP.
BOX D
2322.5 SM
25000 SF
(SPRINKLERED)

1 FLOOR PLAN

SCALE 1:125



2 ROOF PLAN

SCALE 1:125

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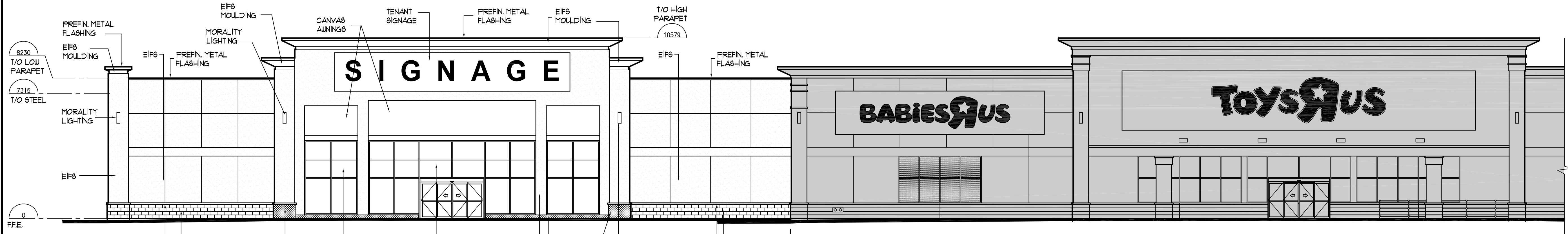
PROJECT
COMMUNITY RETAIL DEVELOPMENT
5705 HAZELDEAN ROAD
WEST KANATA, ONTARIO

DRAWING TITLE
BOX D
PLANS

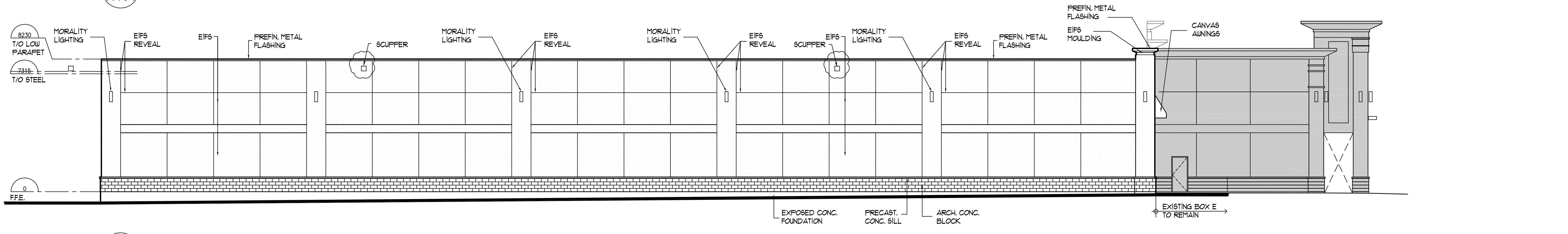
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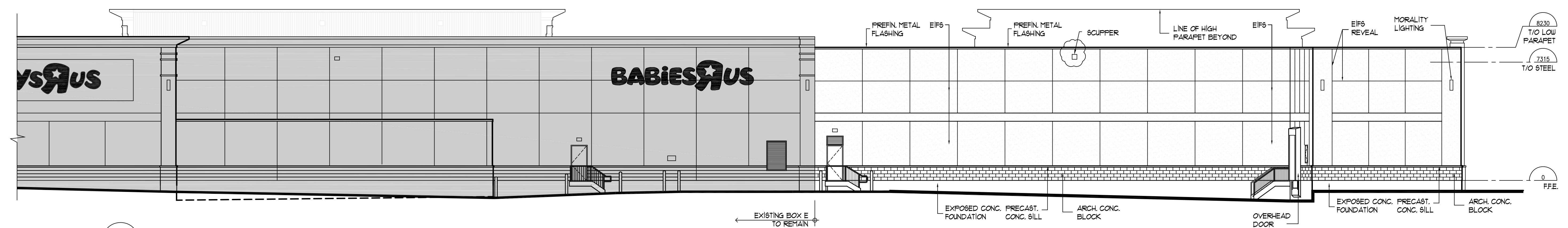
DRAWINGS REVISED: _____ LAST UPDATED: _____



1 SOUTH ELEVATION
A401 SCALE 1:125



2 WEST ELEVATION
A401 SCALE 1:125



3 NORTH ELEVATION
A401 SCALE 1:125

NO.	BY	DATE	ISSUED
1	AB	14JAN2020	ISSUED FOR SPA
2	AB	27MAR2020	ISSUED FOR SPA

VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB. DO NOT SCALE PRINTS.
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APPROVED: _____ DATE: _____

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PROJECT
 COMMUNITY RETAIL DEVELOPMENT
 5705 HAZELDEAN ROAD
 WEST KANATA, ONTARIO

DRAWING TITLE
 BOX D
 ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
 ALLAN MICHAEL BORENSTEIN
 LICENCE 7172

DRAWN: JL
 CHECKED: AB
 DATE: JAN 16
 SCALE: AS NOTED

FOLIO: 03007
 DWG. NO.: A401

X-REFS:
 DRAWINGS REVISED: LAST UPDATED: