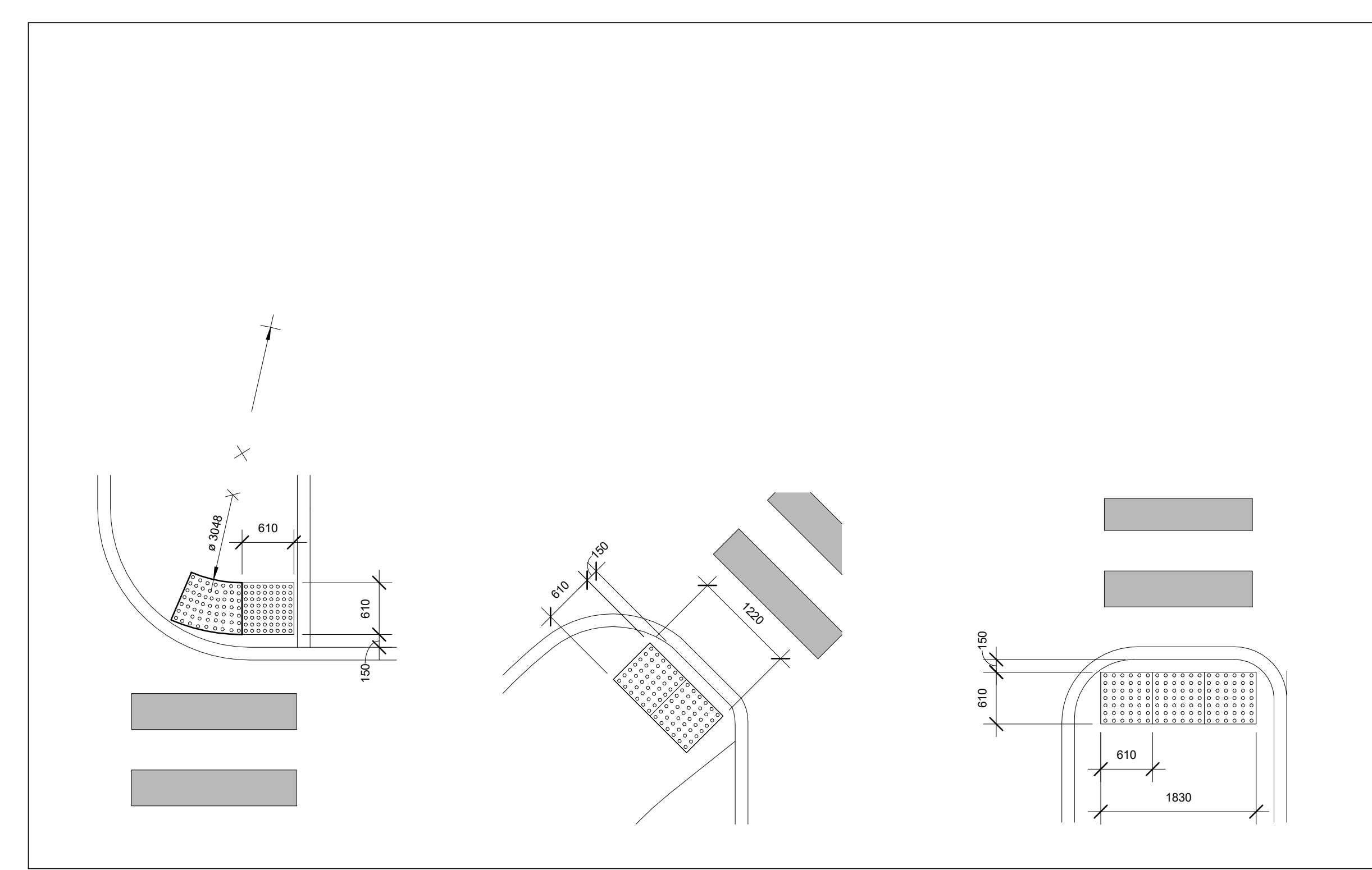
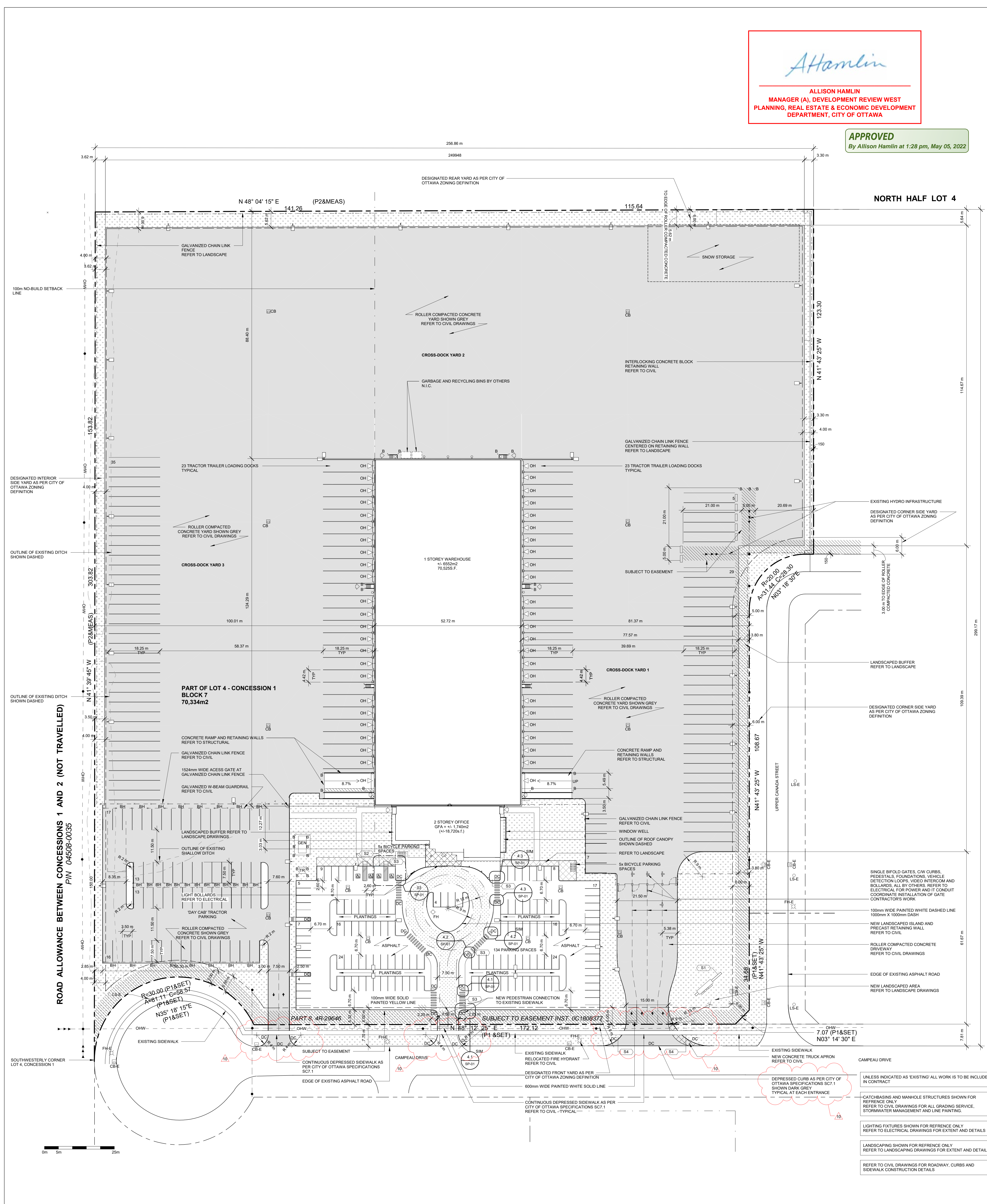
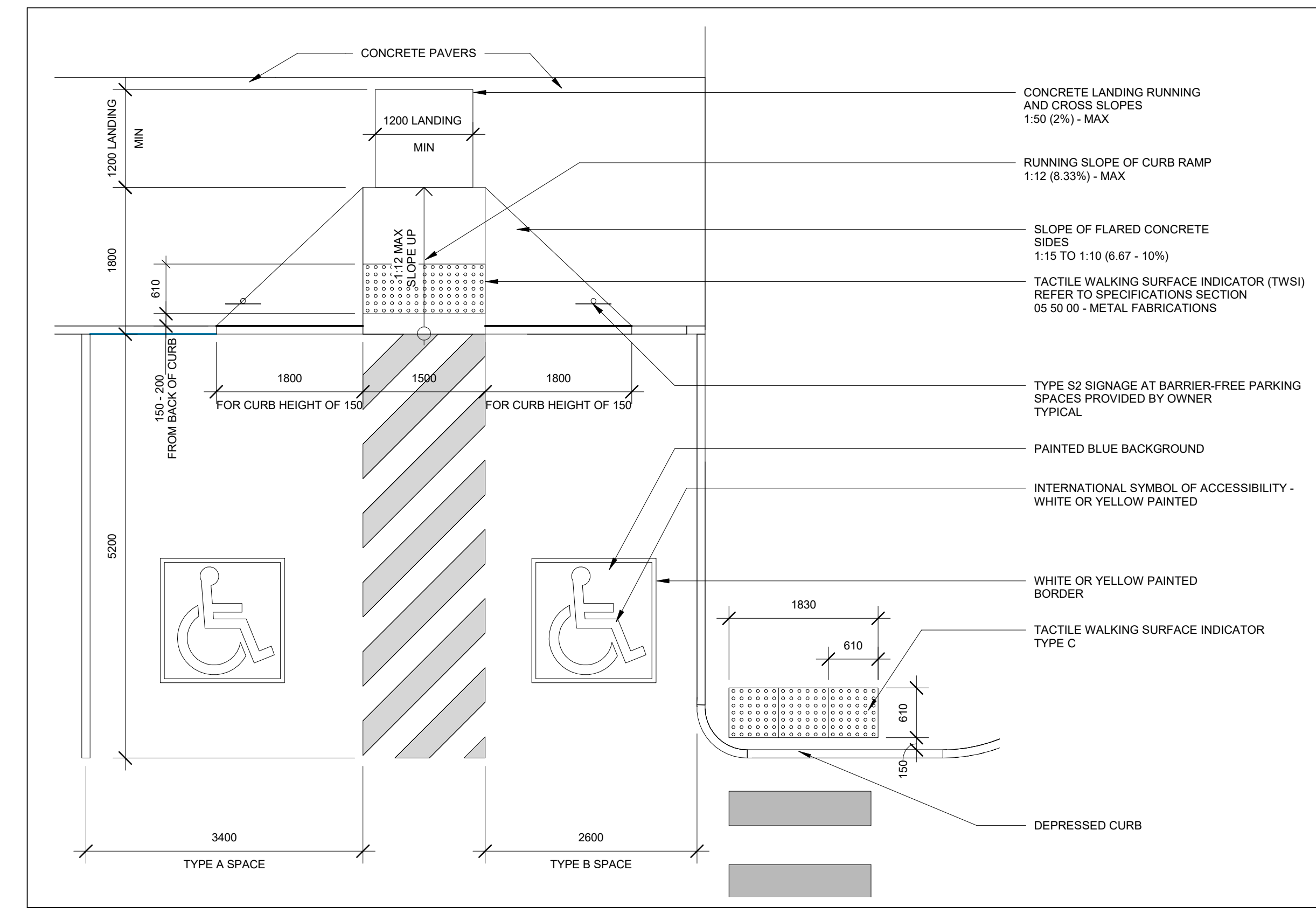


APPROVED  
By Allison Hamlin at 1:28 pm, May 05, 2022



4.1 TWSI - TYPE A Scale: 1:50  
4.2 TWSI - TYPE B Scale: 1:50  
4.3 TWSI - TYPE C Scale: 1:50



03 TYPICAL DETAIL - DEPRESSED CURB AND TWSI AT BARRIER-FREE PARKING STALL  
Scale: 1:50

CITY OF OTTAWA ZONING BY-LAW 2009-250	REQUIRED	PROVIDED
MINIMUM LOT AREA	750m <sup>2</sup>	70,334m <sup>2</sup>
MINIMUM LOT WIDTH	NO MINIMUM	297.6m
MINIMUM LOT COVERAGE	50%	+10.3%
SETBACKS	FRONT YARD: 6m INTERIOR SIDE YARD: 4m CORNER SIDE YARD: 6m REAR YARD: 6m	FRONT YARD: 59.83m INTERIOR SIDE YARD: 100m CORNER SIDE YARD: 81.37m REAR YARD: 88.4m
MAXIMUM FLOOR SPACE INDEX	2.0	+1.013
MAXIMUM BUILDING HEIGHT	22m	12.36m
MINIMUM WIDTH OF LANDSCAPE	ABUTTING A STREET: 3m ALL OTHER CASES: NO MINIMUM	ABUTTING A STREET: 3m (MINIMUM), 5.30m (UPPER CANADA) ALL OTHER CASES: 1.52m
ACCESSORY SALES AND DISPLAY AREA	MAXIMUM 25% OF THE GROSS FLOOR AREA OF THE PROPOSED BUILDING	N/A
MINIMUM PARKING WAREHOUSE: 9:0/1000sq OF GFA	WAREHOUSE: 58 SPACES	134 SPACES
BARRIER FREE PARKING TYPE A: MINIMUM 3.4m WIDE TYPE B: MINIMUM 2.0m WIDE MINIMUM ACCESS AISLE: 1.5m	4 SPACES (2 TYPE A + 2 TYPE B)	4 SPACES (2 TYPE A + 2 TYPE B)
MINIMUM BICYCLE PARKING WAREHOUSE: 1000sq OF GFA	7 SPACES	10 SPACES
LOADING SPACES	2 SPACES	48 SPACES

02 ZONING TABLE  
Scale: N/A

**SITE PLAN INFORMATION**  
UNDERLYING TOPOGRAPHICAL INFORMATION IS AS PER A PLAN PREPARED BY STANTEC GEOMATICS LTD, ONTARIO LAND SURVEYORS DATED DECEMBER 20TH, 2019 OF PART OF LOT 4 CONCESSION 1, GEOGRAPHIC TOWNSHIP OF HUNTELY.

**ABBREVIATIONS**  
AODA: ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES  
TWSI: TACTILE WALKING SURFACE INDICATOR  
N.I.C.: NOT IN CONTRACT

**LEGEND**  
--- LINE OF SETBACK AS PER ZONING BY-LAW  
--- PROPERTY LINE  
--- SUBJECT TO HYDRO EASEMENT  
--- EXISTING OVERHEAD WIRES  
--- EXISTING UTILITY POLE  
--- NEW EXTERIOR LIGHT STANDARD  
--- GEN GENERATOR - REFER TO ELECTRICAL  
--- TR TRANSFORMER - REFER TO ELECTRICAL  
--- BH POST-MOUNTED BLOCK HEATER OUTLETS, DUAL RECEPTACLE - REFER TO ELECTRICAL  
--- LSE EXISTING LIGHT STANDARD  
--- PRECAST CONCRETE PAVERS - REFER TO LANDSCAPE PLAN  
--- SOO REFER TO LANDSCAPE PLAN  
--- NEW SHRUBS - REFER TO LANDSCAPE PLAN  
--- NEW TREE - REFER TO LANDSCAPE PLAN

**LEGEND**  
--- GALVANIZED CHAIN LINK FENCE  
--- GALVANIZED W-BEAM GUARDRAIL ON STEEL POSTS REFER TO CIVIL  
--- BUILDING ENTRANCE  
--- 230mm DIAMETER CONCRETE FILLED BOLLARD REFER TO STRUCTURAL DETAIL 003-165002  
--- OVERHEAD DOOR  
--- SC SIEMENS FIRE DEPARTMENT CONNECTION REFER TO MECHANICAL  
--- FH NEW FIRE HYDRANT REFER TO CIVIL  
--- FHE EXISTING FIRE HYDRANT  
--- GB NEW GATCH BASIN - REFER TO CIVIL  
--- CB EXISTING GATCH BASIN  
--- BARRIER FREE PARKING STALL - REFER TO CIVIL FOR LINE PAINTING  
--- NEW HORIZONTAL BICYCLE PARKING - REFER TO LANDSCAPE FOR BIKE RACKS  
--- CROSSWALK PAINT MARKINGS - REFER TO CIVIL FOR LINE PAINTING  
--- 610mm DEEP TACTILE WALKING SURFACE INDICATOR (TWSI) - PROFILE TO MATCH EXTENT OF DEPRESSED CURB - TYPICAL ALL DEPRESSED CURBS UNLESS OTHERWISE INDICATED - REFER TO DETAIL 4.1, 4.2, 4.3 ON SP-01  
--- DC DEPRESSED CURB - REFER TO DETAIL 03SP-01

**SIGNAGE**  
S1 NEW ILLUMINATED MONUMENT SIGN  
S2 AODA COMPLIANT VERTICAL PARKING SIGN TYPICAL AT EACH BAY OF PARKING SPACE  
S3 FIRE ROUTE SIGNAGE  
S4 AUTHORIZED USE ONLY OVERHEAD SIGN

NOTE: ALL SIGNAGE, POSTS, AND FOUNDATIONS N.I.C.

**NOTES**  
UNLESS INDICATED AS 'EXISTING' ALL WORK IS TO BE INCLUDED IN CONTRACT  
CATCHBASINS AND MANHOLE STRUCTURES SHOWN FOR REFERENCE ONLY - REFER TO CIVIL DRAWINGS FOR ALL GRADING SERVICE, STORMWATER MANAGEMENT AND LINE PAINTING  
LIGHTING FIXTURES SHOWN FOR REFERENCE ONLY - REFER TO ELECTRICAL DRAWINGS FOR EXTENT AND DETAILS  
LANDSCAPING SHOWN FOR REFERENCE ONLY - REFER TO LANDSCAPING DRAWINGS FOR EXTENT AND DETAILS  
REFER TO CIVIL DRAWINGS FOR ROADWAY, CURBS AND SIDEWALK CONSTRUCTION DETAILS

01 SITE PLAN NOTES, LEGEND, AND ABBREVIATIONS  
Scale: N/A

OTTAWA, ONTARIO

**CONSULTANTS**

CLELAND JARDINE ENGINEERING LTD.  
STRUCTURAL ENGINEERS  
200 - 350 TERRY FOX DRIVE, KANATA, ON, K2L 4B9  
TEL: 613-891-1533

MCKEE ENGINEERING  
MECHANICAL & ELECTRICAL ENGINEERS  
128 WOODWARD DRIVE, OTTAWA, ON, K2C 0P9  
TEL: 613-723-9885

ROBINSON CONSULTANTS INC.  
CIVIL ENGINEERS  
200 - 300 PALLADIUM DRIVE, OTTAWA, ON, K2V 1A8  
TEL: 613-952-0086

LEVSTEK CONSULTANTS INC.  
LANDSCAPE ARCHITECTS  
6511 HIGH CRESSLETT, OSSINGO, ON, N0A 2W0  
TEL: 613-828-0518

North

Revisions

Revision Number	Description	Date
1	ISSUED FOR SITE PLAN APPLICATION	2020-12-16
2	ISSUED FOR COORDINATION	2021-03-08
3	ISSUED FOR COORDINATION	2021-03-19
4	ISSUED FOR COORDINATION	2021-03-23
5	ISSUED FOR PERMIT	2021-04-07
6	ISSUED FOR COORDINATION	2021-05-31
7	ISSUED IN RESPONSE TO CITY COMMENTS	2021-06-05
8	ISSUED FOR TENDER	2021-06-11
9	ADDENDUM A05	2021-06-29
10	ISSUED IN RESPONSE TO SPA COMMENTS	2021-08-06

Project  
**MARITIME-ONTARIO  
OTTAWA FACILITY**

8800 CAMPEAU DRIVE,  
OTTAWA, ON

Drawing  
**SITE PLAN**

Scale As Indicated

Drawn RH

Checked DM

Project No. 19-247 Drawing No. **SP-01**

Date 2020/07/21

05 SITE PLAN  
Scale: 1:500