

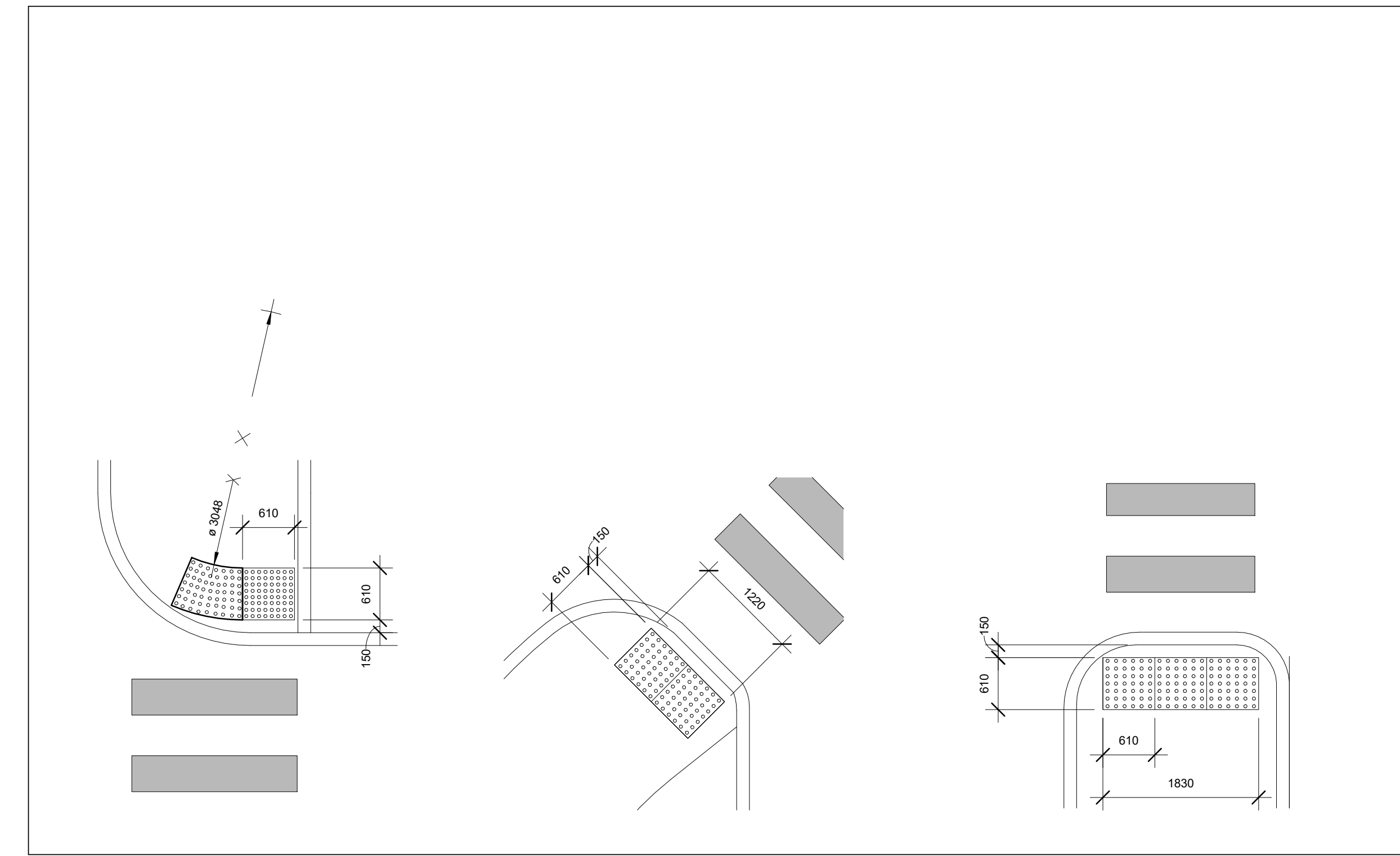
CONSULTANTS

CLELAND JARDINE ENGINEERING LTD.
STRUCTURAL ENGINEERS
200 - 360 TERRY FOX DRIVE, KANATA, ON, K2L 4B9
TEL: 613-891-1533

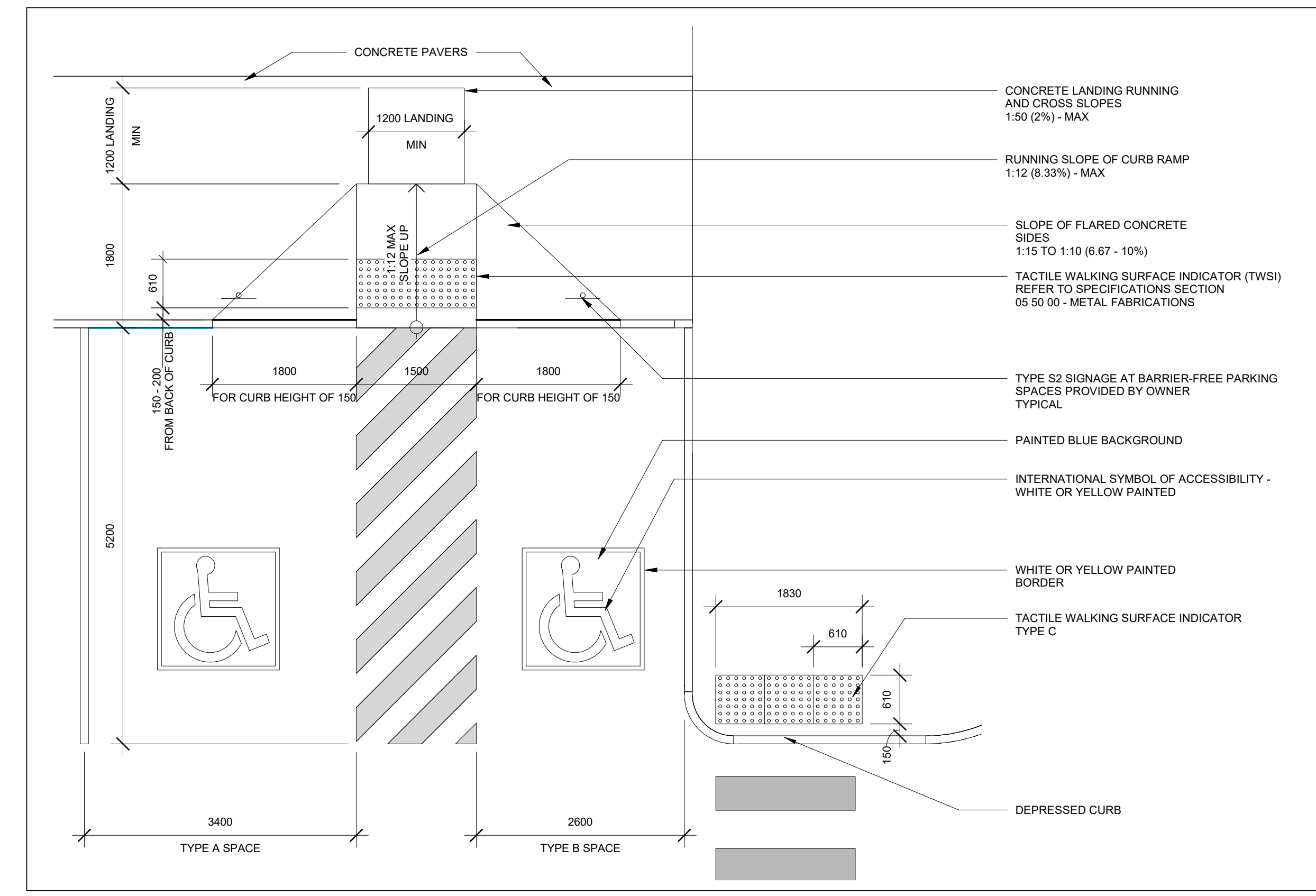
MCKEE ENGINEERING
MECHANICAL & ELECTRICAL ENGINEERS
128 WOODWARD DRIVE, OTTAWA, ON, K2C 0P9
TEL: 613-723-9885

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



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 ²	70,334m ²
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	+/- 0.103
MAXIMUM BUILDING HEIGHT	22m	12.36m
MINIMUM WIDTH OF LANDSCAPE	ABUTTING A STREET: 3m ALL OTHER CASES: NO MINIMUM	ABUTTING A STREET: 3m (CAMPEAU), 5.3m (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: 9:0/100m ² 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: 1000m ² 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

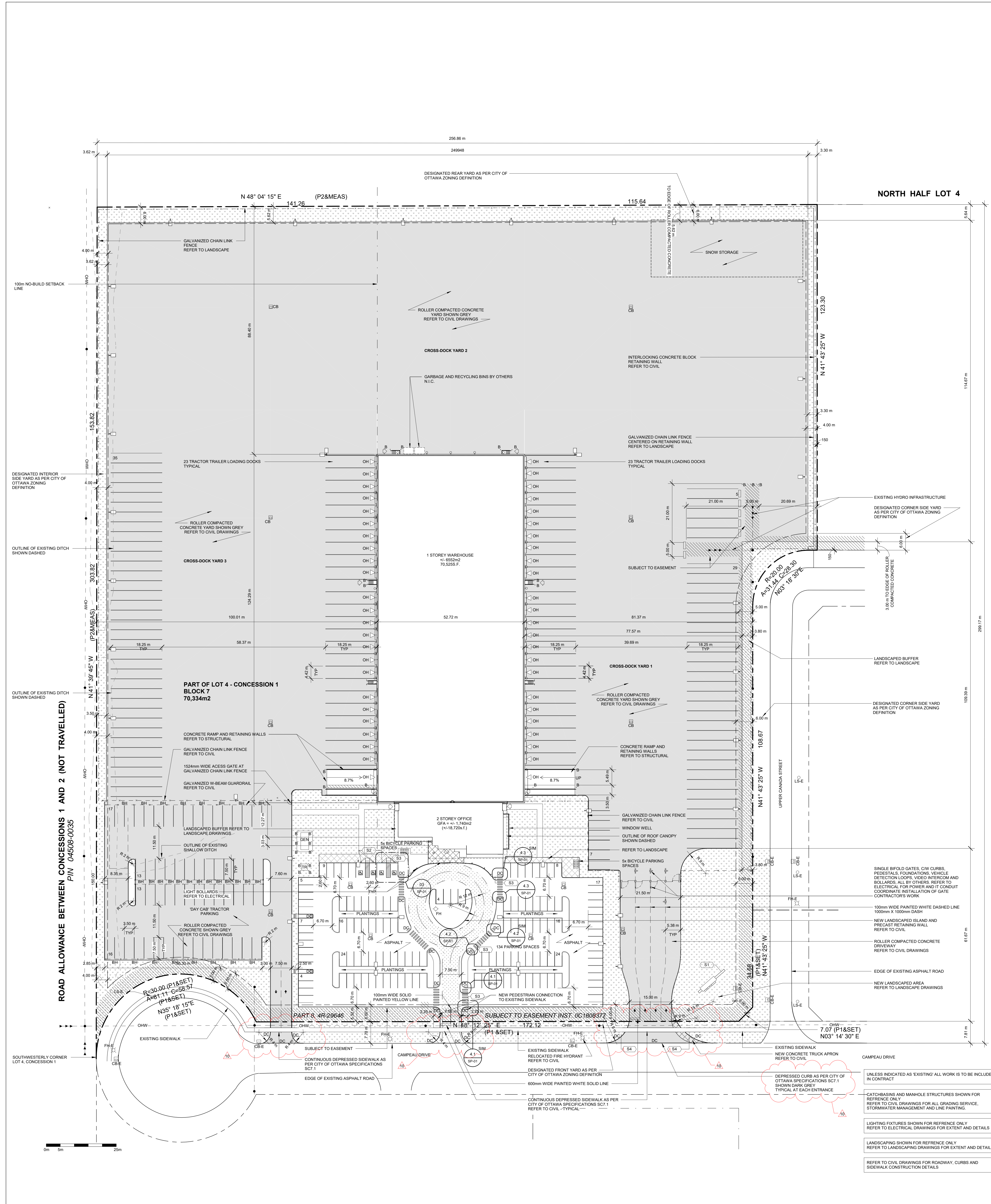
- LINE OF SETBACK AS PER ZONING BY-LAW
- PROPERTY LINE
- SUBJECT TO HYDRO EASEMENT
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- NEW EXTERIOR LIGHT STANDARD
- GEN GENERATOR - REFER TO ELECTRICAL
- TR TRANSFORMER - REFER TO ELECTRICAL
- BH POST-MOUNTED BLOCK HEATER OUTLETS, DUAL RECEPTACLE - REFER 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
- 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
- CB NEW CATCH BASIN - REFER TO CIVIL
- CB EXISTING CATCH 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

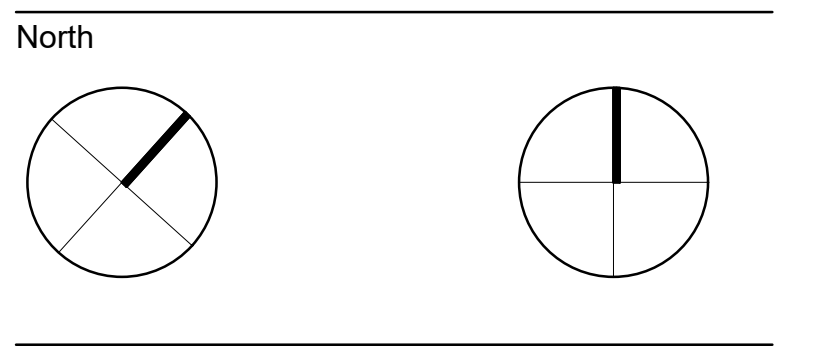
- S1 NEW ILLUMINATED MONUMENT SIGN
- S2 AODA COMPLIANT VERTICAL PARKING SIGN REFER TO CIVIL DRAWINGS FOR ALL GRADING SERVICE, STORAGE/WATER MANAGEMENT AND LINE PAINTING
- S3 FIRE ROUTE SIGNAGE
- S4 AUTHORIZED USE ONLY OVERHEAD SIGN

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

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



05 SITE PLAN
Scale: 1:500



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
Stamp
Drawn RH
Checked DM

Project No. 19-247
Drawing No. **SP-01**
Date 2020/07/21