



THE UNDERGROUND FEATURES AND INFORMATION THAT APPEARS ON THE DRAWINGS WERE OBTAINED FROM THE PUBLIC UTILITY COMPANIES AND OR FROM THE CITY EACH RESPECTIVELY.

ALL INFORMATION UNDER THE LEGEND EXISTING IS FOR INFORMATION ONLY. COMPLETE OR EXACT LOCATION AND ELEVATION OF UNDERGROUND SERVICES ARE NOT GUARANTEED.

CERTAIN UNDERGROUND FEATURES ON PRIVATE PROPERTY ARE NOT SHOWN ON THE CURRENT DRAWING.

ANYONE WHO PROCEEDS WITH EXCAVATION WORK SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND FEATURES, BY EXPLORATORY EXCAVATIONS, AND SHALL ASSUME FULL RESPONSIBILITY IF THERE IS ANY DAMAGE THAT OCCURS DURING WORK.

THE CONTRACTOR WILL HAVE THE RESPONSIBILITY AND THE OBLIGATION TO VALIDATE, BY EXPLORATORY EXCAVATION, THE SIZE OF THE PUBLIC UTILITIES UNDERGROUND SERVICES AND TO WARN THE ENGINEER OF ANY CONFLICT WITH THE PROJECTED WORK.

LANDING AREA DATA	TOTAL m ²	OCCUPANCY
1 WAREHOUSE (CROSS DOCK)	1,292.37 m ²	9 PERSONS
2 WAREHOUSE	8,410.34 m ²	6 PERSONS
2.1 E-COMMERCE OFFICES	276.29 m ²	8 PERSONS
2.2 MAIN OFFICE	309.47 m ²	7 PERSONS
2.3 WAREHOUSE (AMENITIES)	153.15 m ²	10 PERSONS
TOTAL BUILDING AREA	8,641.44 m²	34 PERSONS

SEE APPLICATION DATA	REQUIRED, CITY OF OTTAWA	PROPOSED
10 LANDSCAPE REQUIREMENTS		
1.1 ZONE	9M	9M
1.2 MINIMUM HEIGHT	15M	12.45M
1.3 FRONT YARD SETBACK	15M	60.5M
1.4 CORNER SIDE YARD SETBACK	15	15.2M
1.5 SIDE YARD SETBACK	3M	46.7M
1.6 REAR YARD SETBACK	15M	15.2M
1.7 MINIMUM LOT WIDTH	50M	N/A
1.8 MINIMUM LOT AREA	8,000M ²	40,666.3M ²
1.9 MINIMUM LOT COVERAGE	50% (20,333.45M ²)	21.25% (16,417.55M ²)
1.10 TOTAL LANDSCAPED AREA ON PROPERTY	33% (13,419.55M ²)	11.2% (4,564.81M ²)
1.11 TOTAL LANDSCAPED OUTSIDE OF PROPERTY		
25 PARKING REQUIREMENTS		
2.1 WAREHOUSE - FIRST 5000M ²	5000M ² ± (0.8100M) = 40 SPACES	40 SPACES
2.1.1 WAREHOUSE (CROSS-DOCK)	1292.37M ²	10 SPACES
2.1.2 WAREHOUSE	8410.34M ²	6 SPACES
2.1.3 WAREHOUSE (AMENITIES)	153.15M ²	10 SPACES
2.1.4 TOTAL WAREHOUSE	8655.86M ²	26 SPACES
2.1.5 WAREHOUSE REMAINING PARKING SPACES	8,055.86M ² - 5,000M ² = 3,055.86M ² (0.4100M) = 24 SPACES	24 SPACES
2.2 E-COMMERCE OFFICES	276.29M ² ± (0.4100M) = 6 SPACES	6 SPACES
2.3 MAIN OFFICE	309.47M ² ± (2.4100M) = 7-42 SPACES	7-42 SPACES
2.4 TOTAL PARKING REQUIRED		66-24 SPACES
2.5 PARKING PROVIDED (RESERVED)		66-24 SPACES
2.5.1 PARKING LOT A PROVIDED		10 SPACES
2.5.2 PARKING LOT B PROVIDED		10 SPACES
2.5.3 PARKING LOT C PROVIDED		10 SPACES
2.5.4 PARKING LOT D PROVIDED		8 SPACES
2.5.5 TOTAL PARKING PROVIDED		38 SPACES
2.6 ACCESSIBLE PARKING SPACES		3 SPACES
2.7 BICYCLE PARKING - OFFICE		3 SPACES
2.8 BICYCLE PARKING - WAREHOUSE		6 SPACES
2.9 OTHER PARKING REQUIREMENTS		
3.1 LOADING FACILITIES	1 LOADING SPACE	1 LOADING SPACE
3.2 LOADING BAYS	N/A	48 LOADING SPACES

DRAWING LEGEND:

---	PROPERTY LINE
- - -	SETBACK LINES
---	GRADE LINE
---	FIRE ROUTE
[Solid Line]	PROPOSED BUILDING FOOTPRINT
[Stippled]	ROLLED CONCRETE
[Cross-hatched]	HEAVY DUTY PAVEMENT
[Diagonal Lines]	CONCRETE SIDEWALK
[Dotted]	GRANULAR PAD
[Cross-hatched]	GRANULAR PAD COVERED WITH GRASS
[Stippled]	RIP RAP
[Dashed]	EXTENS OF GEO-STRUCTURAL EMBANKMENT, SEE CIVIL DRAWINGS.
[Dotted]	GRASS AREAS
[Dashed]	CURB C/W DEPRESSION
[Arrow]	BUILDING ENTRANCES & EXITS
[Circle]	ELECTRICAL FIXTURES
[Circle]	SITE AREA LIGHT
[Circle]	DOWNLIGHT
[Circle]	WALL MOUNTED LIGHT
[Circle]	BIKE RACK
[Circle]	BENCH
[Circle]	BARRIER FREE ACCESSIBLE PARKING
[Circle]	PARKING COUNT
[Circle]	FIRE HYDRANT
[Circle]	STANDALONE SIAMZE CONNECTION
[Circle]	BOLLARD
[Circle]	NEW CONIFEROUS TREE
[Circle]	NEW DECIDUOUS TREE
[Circle]	SHRUBS

- DRAWING NOTES:**
1. WET POND / FIRE PROTECTION POND.
 2. FIRE POND.
 3. SNOW REMOVAL AREA (8TD)
 4. FENCE.
 5. FENCE GATE.
 6. TRUCK LOADING AND UNLOADING.
 7. TRAILER STORAGE AREA 14-17 TRAILERS.
 8. TRUCK PARKING AREA.
 9. SEPTIC SYSTEM.
 10. SEPTIC SYSTEM ACCESS AREA.
 11. SEPTIC SYSTEM SAND MANTLE.
 12. UNASSIGNED.
 13. STORM WATER SWALE
 14. EXIT STAIRS, 6 RISERS.
 15. GARBAGE BINS.
 16. PROPOSED LOCATION FOR EXTERIOR ELECTRICAL BOX.
 17. TRUCK MANEUVERING AREA.
 18. MIN. INTERIOR SIDE YARD SETBACK (3M).
 19. MIN. FRONT YARD SETBACK (15M).
 20. MIN. CORNER SIDE YARD SETBACK (15M)
 21. MIN. REAR YARD SETBACK (15M)
 22. EXIT STAIRS, 6 RISERS.
 23. ELECTRICAL GENERATOR.
 24. TREE CONSERVATION AREA.
 25. GEO-STRUCTURAL EMBANKMENT SEE CIVIL DRAWINGS.
 26. ELECTRICAL MANHOLE C/W TRANSFORMER.
 27. STANDALONE SIAMZE CONNECTION