

2 ACCESSIBLE PARKING ENLARGEMENT
A101 1:150

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.

BUILDING AREA DATA		TOTAL m2	OCCUPANCY
1.1 WAREHOUSE (CROSS-DOCK)		1,292.37 m2	5 PERSONS
1.2 WAREHOUSE		6,610.36 m2	6 PERSONS
1.3 E-COMMERCE OFFICES		276.09 m2	8 PERSONS
1.4 MAIN OFFICE		309.47 m2	7 PERSONS
1.5 WAREHOUSE (AMENITIES)		153.15 m2	10 PERSONS
TOTAL BUILDING AREA		8,641.44 m2	36 PERSONS

SITE APPLICATION DATA		REQUIRED, CITY OF OTTAWA	PROPOSED
1.0 LAND USE REQUIREMENTS			
1.1 ZONE		BH	BH
1.2 MAXIMUM HEIGHT		15m	12.4m
1.3 FRONT YARD SETBACK		15m	60.5m
1.4 CORNER SIDE YARD SETBACK		15	16.2m
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	40,665.3m ²
1.9 MAXIMUM LOT COVERAGE		50% (20,332.65m ²)	21.25% (8,641.43m ²)
1.10 TOTAL LANDSCAPED AREA ON PROPERTY		-	33% (11,319.55m ²)
1.11 TOTAL LANDSCAPED OUTSIDE OF PROPERTY		-	11.2% (4,554.51m ²)

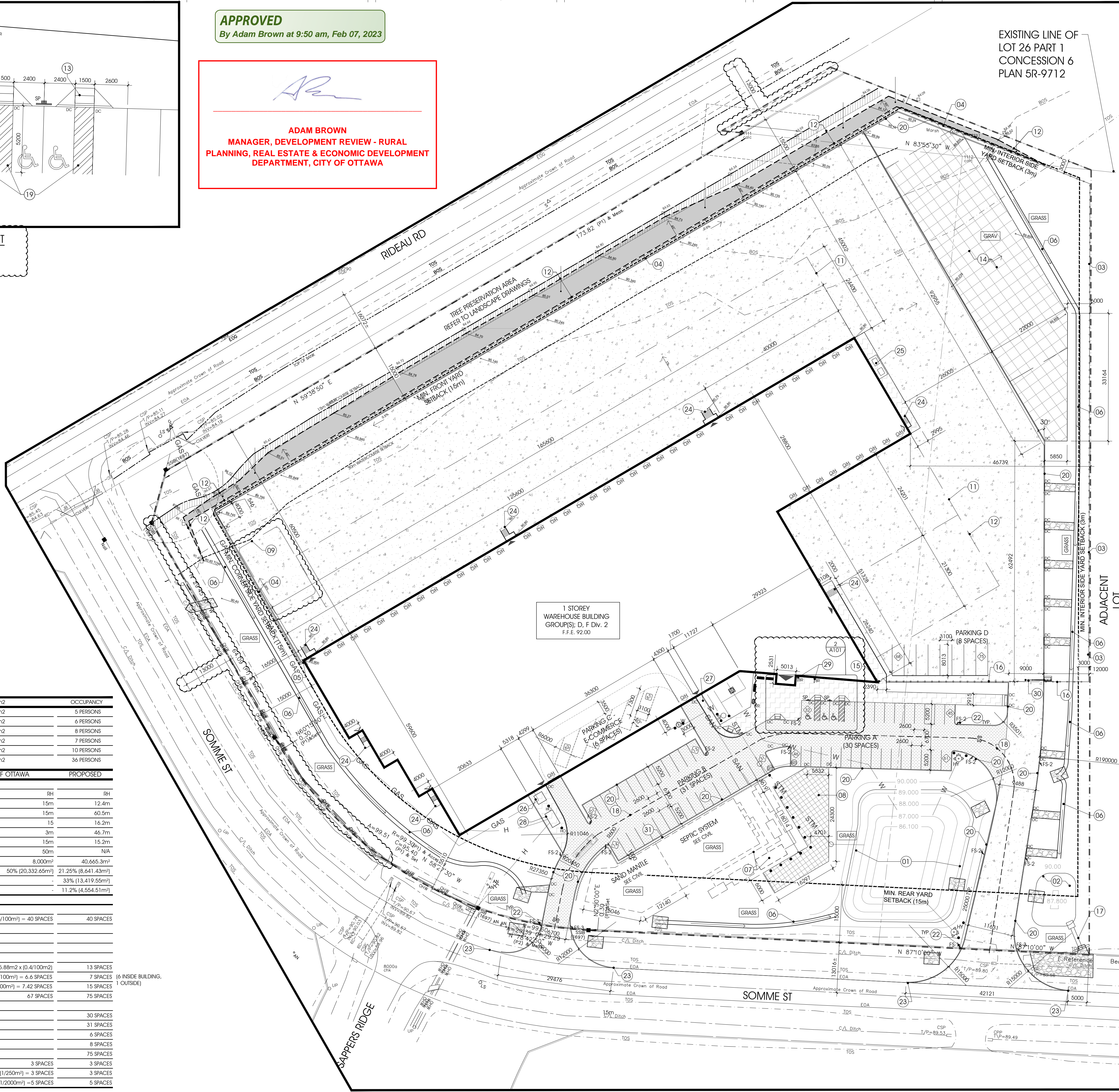
2.0 PARKING REQUIREMENTS	
2.1 WAREHOUSE - FIRST 5000m ²	5000m ² x (0.8/100m ²) = 40 SPACES
2.1.1 WAREHOUSE (CROSS-DOCK)	1292.37m ²
2.1.2 WAREHOUSE	6610.36m ²
2.1.3 WAREHOUSE (AMENITIES)	153.15m ²
2.1.4 TOTAL WAREHOUSE	8055.88m ²
2.1.5 WAREHOUSE REMAINING PARKING SPACES	8,055.88m ² - 5,000m ² = 3,055.88m ² x (0.4/100m ²) = 13 SPACES
2.1.6 E-COMMERCE OFFICES	276.10m ² x (2.4/100m ²) = 6.6 SPACES
2.1.7 MAIN OFFICE	309.47m ² x (2.4/100m ²) = 7.42 SPACES
2.1.8 TOTAL PARKING REQUIRED	67 SPACES
2.1.9 PARKING PROVIDED BREAKDOWN	
2.1.10 PARKING LOT A PROVISION	30 SPACES
2.1.11 PARKING LOT B PROVISION	31 SPACES
2.1.12 PARKING LOT C PROVISION	6 SPACES
2.1.13 PARKING LOT D PROVISION	8 SPACES
2.1.14 TOTAL PARKING PROVIDED	75 SPACES
2.2 ACCESSIBLE PARKING SPACES	3 SPACES
2.3 BICYCLE PARKING - OFFICE	585.56m ² x (1/250m ²) = 3 SPACES
2.3 BICYCLE PARKING - WAREHOUSE	8,055.88m ² x (1/2000m ²) = 5 SPACES

3.0 OTHER PARKING REQUIREMENTS	
3.1 LOADING FACILITIES	1 LOADING SPACE
3.2 LOADING BAYS	NA
3.3 LOADING SPACE	48 LOADING SPACE

APPROVED
By Adam Brown at 9:50 am, Feb 07, 2023

Adam Brown

ADAM BROWN
MANAGER, DEVELOPMENT REVIEW - RURAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA



1 SITE PLAN
A101 1:500

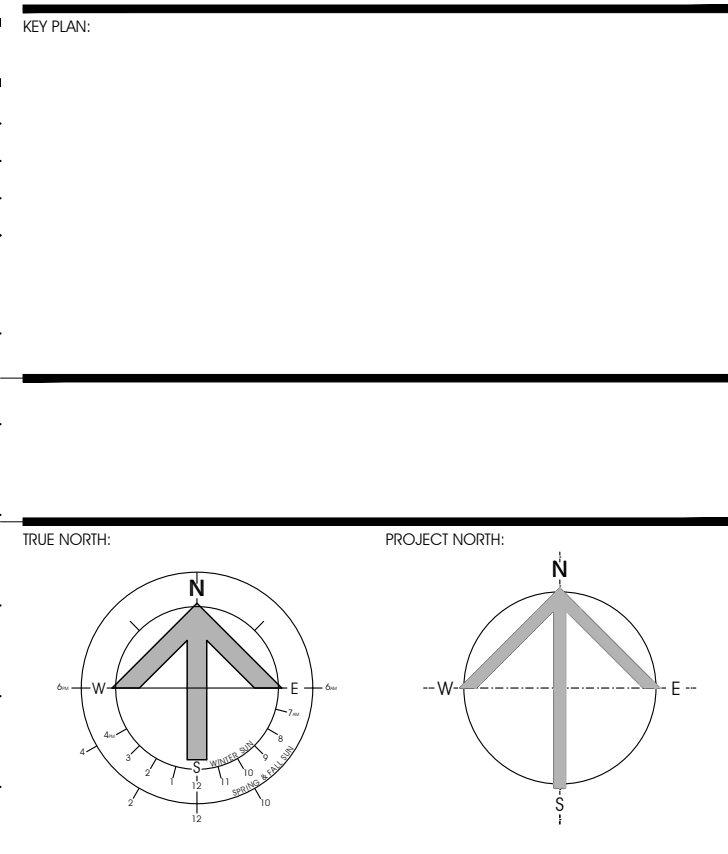
TOPOGRAPHICAL PLAN OF SURVEY
OF
BLOCK 5
REGISTERED PLAN 4M-1388
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebæk Ltd.

DRAWING LEGEND, A101

- PROPERTY LINE
- SETBACK LINES
- FENCE LINE
- FIRE ROUTE
- ▭ PROPOSED BUILDING FOOTPRINT
- ROLLED CONCRETE
- HEAVY DUTY PAVEMENT
- CONCRETE SIDEWALK
- GRANULAR PAD
- GRANULAR PAD COVERED WITH GRASS
- RIP RAP
- EXTENTS OF GEO-STRUCTURAL EMBANKMENT
SEE CIVIL DRAWINGS.
- GRASS AREAS
- CONCRETE CURB
- DEPRESSED CONCRETE CURB
- ▲ PRINCIPAL ENTRANCE - ACCESS / EXIT
- ▲ SECONDARY ACCESS / EXITS
- ▲ EXIT ONLY - NO ACCESS
- OVERHEAD DOOR
- ELECTRICAL POLE LIGHTING
- BIKE RACK, SEE L103
- BENCH, SEE L103
- WASTE RECEPTACLE, SEE L103
- BARRIER FREE ACCESSIBLE PARKING STALL
- PARKING COUNT
- FIRE HYDRANT
- STANDALONE SIAMEZE CONNECTION
- CATCHBASIN
- MANHOLE
- WELL LOCATION. REFER TO CIVIL DRAWINGS.
- BOLLARD REFER TO CIVIL DRAWINGS FOR DETAIL.
- BOLLARD REFER TO LATEST HydroOttawa DETAIL UFS001
- PARKING SPACE COUNT
- BOS --- BOTTOM OF SWALE
- TOS --- TOP OF SWALE
- FS --- FIRE ROUTE SIGN
- 1 "BEGINNING" (SINGLE ARROW - POINTING RIGHT)
- 2 "INTERMEDIATE" (TWO ARROWS)
- 3 "END" (SINGLE ARROW - POINTING LEFT)

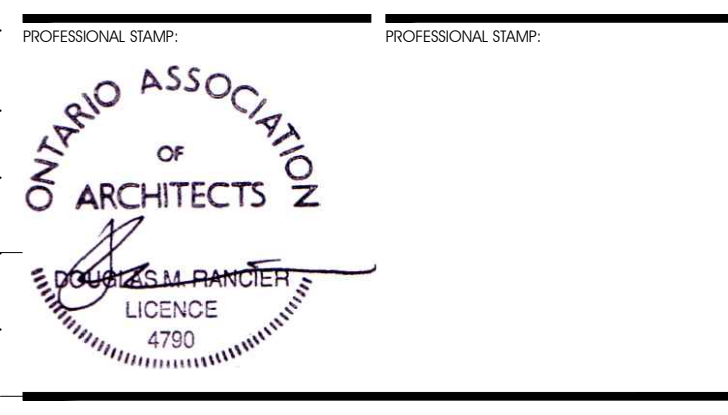
DRAWING NOTES, A101

1. WET POND / FIRE PROTECTION POND.
2. FIRE POND.
3. CHAIN LINK FENCE ON PROPERTY LINE. REFER TO LANDSCAPE DETAIL 3/1102.
4. CHAIN LINK FENCE ON SETBACK. REFER TO LANDSCAPE DETAIL 3/1102.
5. CHAIN LINK FENCE TERMINATES AT BUILDING EDGE.
6. STORM WATER SWALE 1m Flat BOTTOM.
7. SEPTIC TANKS & TREATMENT UNITS, SEE CIVIL.
8. SNOW REMOVAL AREA TO BE CURB SIDE. 30m WATER COURSE SETBACK IN THE CASE OF OVERFLOW, TRAILER STORAGE AREA (NOTE 1/4) TO BE USED TO STORE SNOW CURB SIDE TO BE PROVIDED ON SITE.
9. TRUCK LOADING AND UNLOADING AREA.
10. TRUCK MANEUVERING AREA.
11. GEO-STRUCTURAL EMBANKMENT, REFER TO CIVIL DRAWINGS.
12. CURB RAMP WITH FLARED SIDES, SEE DETAIL 8/1101.
13. TRAILER STORAGE 14-17 TRAILERS.
14. FENCE GATE. REFER TO LANDSCAPE DRAWINGS L102.
15. ARCHITECTURAL FENCE, REFER TO LANDSCAPE DETAIL L102.
16. POND OUTLET STRUCTURE, SEE CIVIL DRAWINGS.
17. FIRE ROUTE.
18. PROVIDE NEW PAVEMENT MARKING TO SIGNAL ACCESS AISLE AND PARKING SPACES, MARKINGS PER CITY OF OTTAWA.
19. CONCRETE CURB, REFER TO CIVIL DRAWINGS.
20. PROVIDE AND INSTALL POST AND BARRIER FREE SIGNAGE. PROVIDE VERTICALLY MOUNTED SIGN (MIN. 300mm WIDE X 600mm HIGH) MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. MOUNTED AT HEIGHT BETWEEN 1500mm AND 2000mm FROM GROUND. ENSURE HIGH CONTRAST BETWEEN SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY BY-LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE A SPACES (3.4m WIDE) AS 'HAND ACCESSIBLE / FOUR-WHEELER ACCESSIBLE'.
21. PROVIDE AND INSTALL FIRE ROUTE SIGNAGE. PROVIDE VERTICALLY MOUNTED SIGN (MIN. 300mm WIDE X 450mm HIGH), MOUNTED AT HEIGHT BETWEEN 1500mm AND 2000mm FROM GROUND. INSTALL SIGNS AT AN ANGLE OF 30 TO 45 DEGREES TO THE FLOOR OR TRAFFIC. ENSURE ALWAYS VISIBLE TO APPROACHING TRAFFIC. PROVIDE MARKINGS AND BILINGUAL MESSAGE COMPLIANT WITH CITY FIRE ROUTE BY-LAW 2023-499 REQUIREMENTS.
22. CONCRETE CURB TO TERMINATE AT EDGE OF EXISTING ROADSIDE GRAVEL. REFER TO CIVIL DRAWINGS.
23. CONCRETE STAIR COMPLETE WITH HAND RAIL. REFER TO PLANS AND DETAILS.
24. DUMPSTER BINS IN GARBAGE ENCLOSURE, SEE 4/1102.
25. ELECTRICAL GENERATOR PAD.
26. DEPRESSED CURB AND DEPRESSED SIDEWALK.
27. ELECTRICAL MANHOLE. REFER TO LATEST HYDROOTTAWA DETAIL USC002S.
28. NEW BICYCLE PARKING. SEE BIKE RACK DETAIL L103.
29. VEHICLE GATE, SEE DETAIL L102.
30. PROVIDE SIGNAGE TO BE DETERMINED BY THE ARCHITECT.



RECORD OF REVISIONS:

NO.	REVISION	DATE
1	REVISED FOR SITE PLAN APPROVAL	2022-12-06
2	REVISED FOR SITE PLAN APPROVAL	2022-09-29
3	REVISED FOR SITE PLAN APPROVAL	2022-06-13
4	33% REVIEW	08.11.2021
5	ISSUED FOR SITE PLAN APPROVAL	21-08-11



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PROJECT TITLE:
FASTFRATE DISTRIBUTION CENTRE

301 SOMME STREET,
OTTAWA, ON

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

DRAWN BY: PUS/PAB
DATE: 2022-06-13
REVIEWED BY: D. RANCIER
APPROVED BY: D. RANCIER
PRINT DATE: 2022-08-30
ISSUED DATE: 2022-06-13

DRAWING NUMBER:
A101

REVISION NUMBER:
4

CLIENT PROJECT #:
2001

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