

2 DETAIL AT SEPTIC SYSTEM
A101/1:300

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.

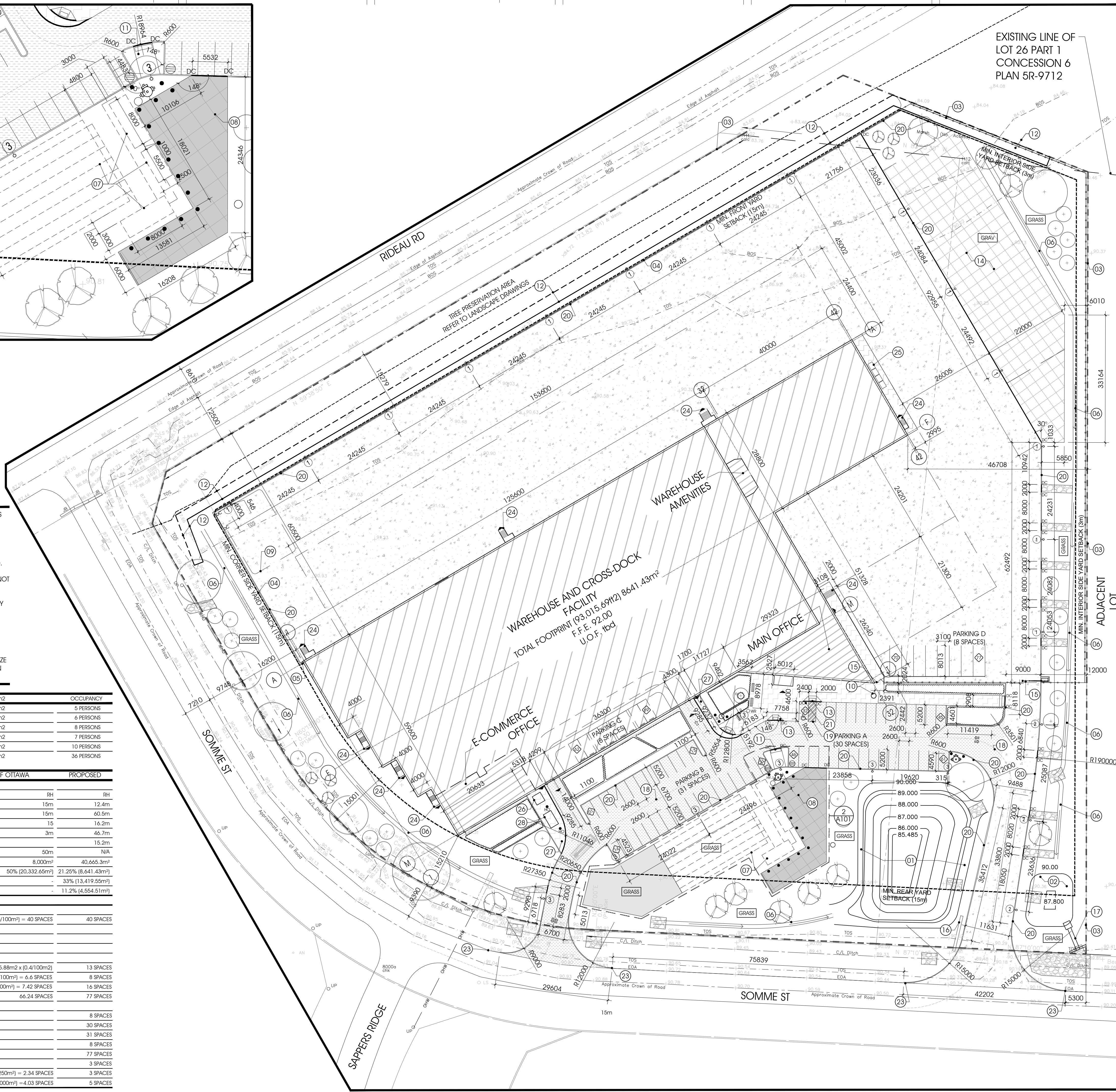
THE CONTRACTOR WILL HAVE THE RESPONSIBILITY AND THE OBLIGATION TO VALIDATE, BY EXPLORATORY EXCAVATION, THE SIZE OF THE PUBLIC UTILITIES UNDERGROUND SERVICES AND TO WARN THE ENGINEER OF ANY CONFLICT WITH THE PROJECTED WORK.

BUILDING AREA DATA		TOTAL m ²	OCCUPANCY
2.1 WAREHOUSE (CROSS-DOCK)		1,292.37 m ²	5 PERSONS
2.2 WAREHOUSE		6,610.36 m ²	6 PERSONS
2.3 E-COMMERCE OFFICES		276.09 m ²	8 PERSONS
2.1 MAIN OFFICE		309.47 m ²	7 PERSONS
2.5 WAREHOUSE (AMENITIES)		153.15 m ²	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		RH	RH
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			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% (11,341.95m ²)
1.11 TOTAL LANDSCAPED AREA 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	40 SPACES
2.1.1 WAREHOUSE (CROSS-DOCK)		1292.37m ²	
2.2 WAREHOUSE		6610.36m ²	
2.3 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 (0.4/100m ²)	13 SPACES
2.2 E-COMMERCE OFFICES		276.10m ² x (2.4/100m ²) = 6.6 SPACES	8 SPACES
2.3 MAIN OFFICE		309.47m ² x (2.4/100m ²) = 7.42 SPACES	16 SPACES
2.4 TOTAL PARKING REQUIRED			77 SPACES
2.5 PARKING PROVIDED BREAKDOWN			
2.5.1 PARKING LOT A PROVISION			8 SPACES
2.5.2 PARKING LOT B PROVISION			30 SPACES
2.5.3 PARKING LOT C PROVISION			31 SPACES
2.5.4 PARKING LOT D PROVISION			8 SPACES
2.5.5 TOTAL PARKING PROVIDED			77 SPACES
2.6 ACCESSIBLE PARKING SPACES		3 SPACES	3 SPACES
2.7 BICYCLE PARKING - OFFICE		585.56m ² x (1/250m ²) = 2.34 SPACES	3 SPACES
2.8 BICYCLE PARKING - WAREHOUSE		8,055.88m ² x (1/2000m ²) = 4.03 SPACES	5 SPACES

3.0 OTHER PARKING REQUIREMENTS			
3.1 LOADING FACILITIES		1 LOADING SPACE	1 LOADING SPACE
3.2 LOADING BAYS		N/A	48 LOADING SPACE



1 SITE PLAN
A101/1:500

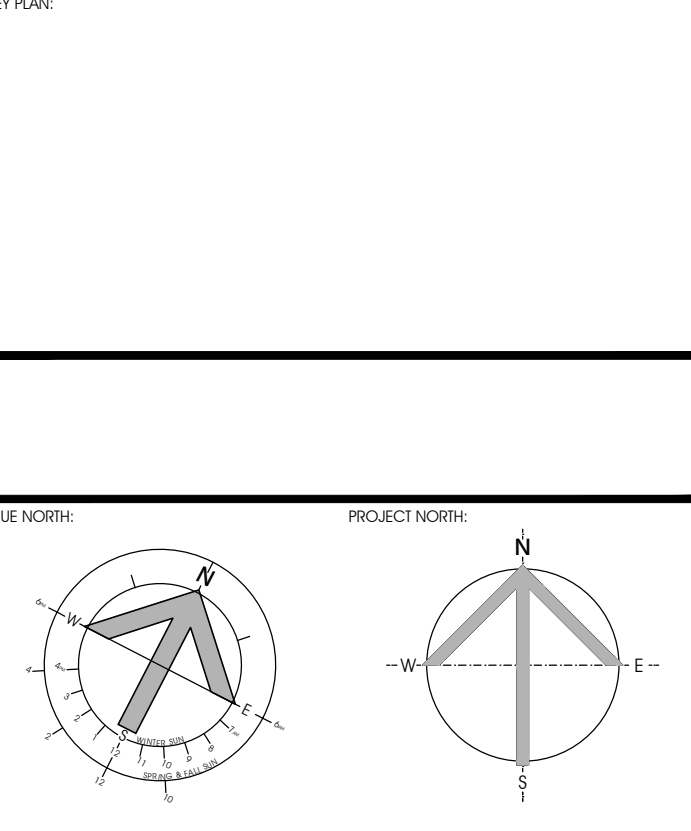
TOPOGRAPHICAL PLAN OF SURVEY
OF
BLOCK 5
REGISTERED PLAN 4M-1388
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebek Ltd.

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
- ▨ SAND MANTLE
- GRASS GRASS AREAS
- ☐ CURB C/W DEPRESSION
- ↑ BUILDING ENTRANCES & EXITS
- ⊙ ELECTRICAL POLE LIGHTING
- ⊙ BIKE RACK
- ⊙ BENCH
- ⊙ WASTE RECEPTACLE
- ⊙ BARRIER FREE ACCESSIBLE PARKING
- ⊙ PARKING COUNT
- ⊙ FIRE HYDRANT
- ⊙ STANDALONE SIAMEZE CONNECTION
- ⊙ CATCHBASIN
- ⊙ MANHOLE
- BOLLARD REFER TO CIVIL DRAWINGS FOR DETAIL
- BOLLARD REFER TO LATEST HydroOttawa DETAIL UF50001
- ⊙ PARKING STALL COUNT
- ⊙ NEW CONIFEROUS TREE
- ⊙ NEW DECIDUOUS TREE
- SHRUBS

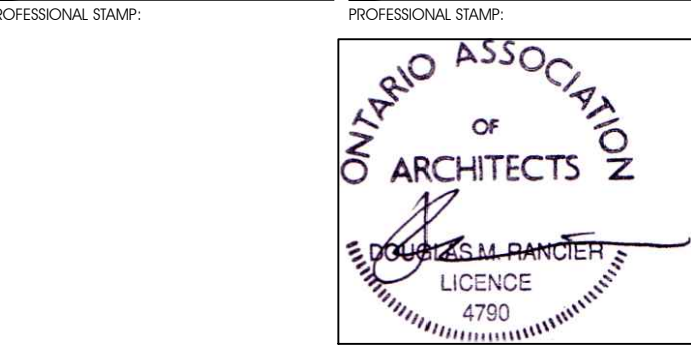
DRAWING NOTES, A240

1. WET POND.
2. FIRE POND.
3. FENCE ON PROPERTY LINE. REFER TO LANDSCAPE DRAWINGS.
4. FENCE ON SETBACK. REFER TO LANDSCAPE DRAWINGS.
5. FENCE TERMINATES AT BUILDING EDGE REFER TO LANDSCAPE DRAWINGS.
6. STORM WATER SWALE 1m FLAT BOTTOM.
7. SEPTIC TANKS & TREATMENT UNITS EL=91.325.
8. N/A
9. SNOW REMOVAL AREA.
10. WELL.
11. SHORT TERM PARKING.
12. RETAINING WALL REFER TO CIVIL DRAWINGS.
13. CURB RAMP WITH FLARED SIDES. REFER LANDSCAPE DRAWINGS.
14. TRAILER STORAGE 14-17 TRAILERS
15. FENCE GATE. REFER TO LANDSCAPE DRAWINGS.
16. SG-01 PEDESTAL SIGN WITH INTERNAL LIGHTING.
17. POND OUTLET STRUCTURE.
18. FIRE ROUTE.
19. PROVIDE NEW PAVEMENT MARKINGS TO SIGNAL ACCESSIBLE AND PARKING SPACES. MARKINGS PER CITY OF OTTAWA.
20. CONCRETE CURB REFER TO CIVIL DRAWINGS.
21. PROVIDE AND INSTALL POST AND SIGNAGE. REFER TO LANDSCAPING DRAWINGS.
22. N/A
23. CONCRETE CURB TO TERMINATE AT EDGE OF EXISTING ROADSIDE GRAVEL. REFER TO CIVIL DRAWINGS.
24. CONCRETE STAIR COMPLETE WITH HAND RAIL. REFER TO PLANS AND DETAILS
25. DUMPSTER BINS.
26. ELECTRICAL GENERATOR PAD.
27. DEPRESSED CURB AND DEPRESSED SIDEWALK.
28. ELECTRICAL MANHOLE. REFER TO LATEST HydroOttawa DETAIL UCS0025.



RECORD OF REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN APPROVAL	21-08-11



CIVITAS GROUP
ARCHITECTURE & LANDSCAPE ARCHITECTURE

CIVITAS ARCHITECTURE INC.
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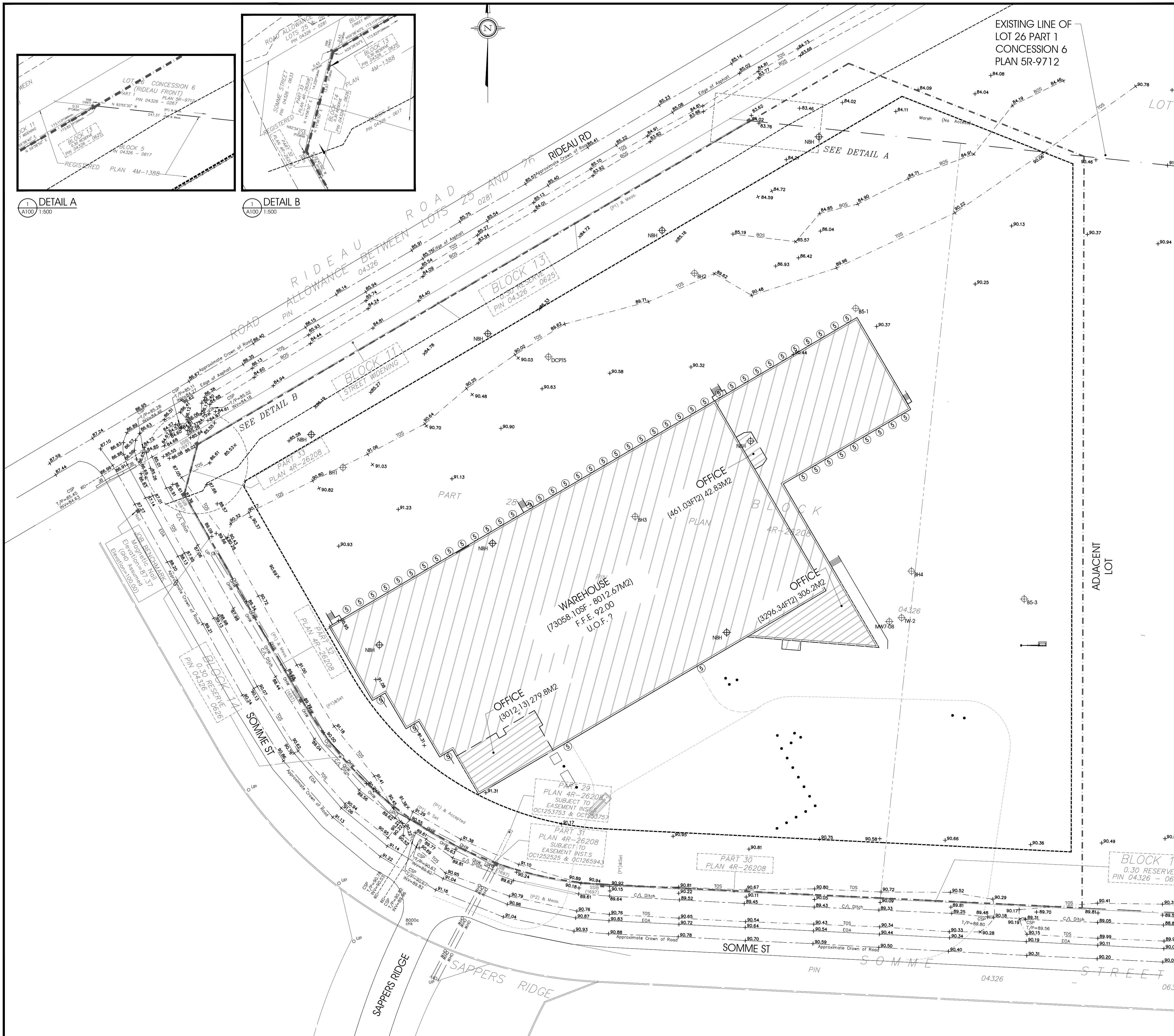
PROJECT TITLE:
WAREHOUSE & CROSS-DOCK FACILITY

301 SOMME ST.
OTTAWA, ON

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

DRAWN BY: [Signature] DATE: 21.08.11 DRAWING NUMBER:
REVIEWED BY: [Signature] DATE: 21.08.11 PROJECT NUMBER:
APPROVED BY: [Signature] DATE: 21.08.11 PROJECT NUMBER:
ISSUED DATE: 21.08.11 PROJECT NUMBER:
CLIENT PROJECT #: **2001** PROJECT #: **2001**

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1
A100
1:500
DETAIL A

1
A100
1:500
DETAIL B

1
A100
1:500
SURVEY PLAN

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 Ontario
 Land Surveyors

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

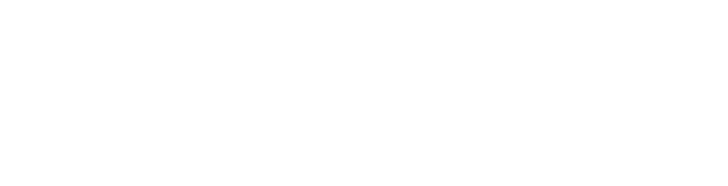
DRAWING LEGEND, A100

---	PROPERTY LINE
---	SETBACK LINES
---	FENCE LINE
▨	PROPOSED BUILDING FOOTPRINT

NEW BOREHOLE	
Denotes	
⊕	SURVEY MONUMENT PLANTED
⊖	SURVEY MONUMENT FOUND
■	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
CC	CUT CROSS
CP	CONCRETE PIN
IBØ	ROUND IRON BAR
SSIB*	SHORT STANDARD IRON BAR
IB*	IRON BAR
(WT)	WITNESS
Meas.	MEASURED
(AOG)	ANNIS, O'SULLIVAN, VOLLEBEK LTD.
(P1)	REGISTERED PLAN 4M-1388
(P2)	PLAN 4R-26208
△ S	SIGN
○ LS	LIGHT STANDARD
○ UP	UTILITY POLE
○ AN	ANCHOR
○ G	NATURAL GAS LINE
○ LS	LIGHT STANDARD
CSP	CORRUGATED STEEL PIPE
+65.00	LOCATION OF ELEVATIONS
C/L	CENTRELINE
	PROPERTY LINE
TOS	TOP OF SLOPE
BOS	BOTTOM OF SLOPE
T/P	TOP OF PIPE
T/G	TOP OF GRATE
EOA	EDGE OF ASPHALT
JB	JERSEY BARRIER
	OVERHEAD WIRES

FASTFRATE
CBRE

KEY PLAN:
 FILE NUMBER:
 PROJECT NUMBER:



RECORD OF REVISIONS:	DATE	BY	DESCRIPTION
1	21-08-11		ISSUED FOR SITE PLAN APPROVAL

NUMBER	REVISION	DATE	BY
1		21-08-11	

PROFESSIONAL STAMP:
ONTARIO ASSOCIATION OF ARCHITECTS
 ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 LICENCE 4780

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CONSULTANT LOGO:
 PROJECT TITLE:
WAREHOUSE & CROSS-DOCK FACILITY

301 SOMME ST.
 OTTAWA, ON

DRAWING TITLE:
SURVEY PLAN

DRAWN BY:	P.I.	DRAWING NUMBER:
DATE:	21.08.13	
REVIEWED BY:	D.RANCHIER	
APPROVED BY:	D.RANCHIER	
PRINT DATE:		
ISSUED DATE:	21.08.13	REVISION NUMBER:
		1

CLIENT PROJECT #:
2001
 PROJECT #:
2001

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