

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
	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
	FIRE ROUTE SIGN
	"BEGINNING" (SINGLE ARROW - POINTING RIGHT)
	"INTERMEDIATE" (TWO ARROWS)
	"END" (SINGLE ARROW - POINTING LEFT)

REVISIONS

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

PROFESSIONAL STAMP

ONTARIO ASSOCIATION OF ARCHITECTS
D. RANCIER
LICENCE 4780

CIVITAS GROUP
ARCHITECTURE & LANDSCAPE ARCHITECTURE

DRAWING NOTES, ###

- WET POND / FIRE PROTECTION POND.
- FIRE POND.
- CHAIN LINK FENCE ON PROPERTY LINE (REFER TO LANDSCAPE DETAIL 3/1102).
- CHAIN LINK FENCE ON SETBACK. REFER TO LANDSCAPE DETAIL 3/1102.
- CHAIN LINK FENCE TERMINATES AT BUILDING EDGE.
- STORM WATER SWALE 150mm FLAT BOTTOM.
- SEPTIC TANKS & TREATMENT UNITS, SEE CIVIL.
- GRANULAR BASE FOR TRUCK ACCESS, SEE CIVIL DRAWINGS.
- SNOW REMOVAL AREA.
- TRUCK LOADING AND UNLOADING AREA.
- TRUCK MANEUVERING AREA.
- GEO-STRUCTURAL EMBANKMENT, REFER TO CIVIL DRAWINGS.
- CURB RAMP WITH FLARED SIDES, SEE DETAIL 8/101.
- TRAILER STORAGE 14-17 TRAILERS - REFER TO CIVIL DRAWINGS.
- FENCE GATE, REFER TO LANDSCAPE DRAWINGS L102.
- ELECTRICAL FENCE, REFER TO LANDSCAPE DETAIL L102.
- POND OUTLET STRUCTURE, SEE CIVIL DRAWINGS.
- FIRE ROUTE.
- PROVIDE NEW PAVEMENT MARKINGS TO SIGNAL ACCESS AISLE AND PARKING SPACES, MARKINGS PER CITY OF OTTAWA.
- CONCRETE CURB, REFER TO CIVIL DRAWINGS.
- 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 TONAL 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 'VAN ACCESSIBLE / FOURGONNETTE ACCESSIBLE'.
- 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 FLOW OF TRAFFIC. ENSURE ALWAYS VISIBLE TO APPROACHING TRAFFIC, PROVIDE MARKINGS AND BILINGUAL MESSAGE COMPLIANT WITH CITY FIRE ROUTE BY-LAW 2003-499 REQUIREMENTS.
- CONCRETE CURB TO TERMINATE AT EDGE OF EXISTING ROADSIDE GRAVEL, REFER TO CIVIL DRAWINGS.
- CONCRETE STAIR COMPLETE WITH HAND RAIL, REFER TO PLANS AND DETAILS.
- DUMPSTER BIN IN GARAGE ENCLOSURE, SEE A1102.
- ELECTRICAL GROUNDING, REFER TO CIVIL DRAWINGS.
- DEPRESSED CURB AND DEPRESSED SIDEWALK.
- ELECTRICAL MANHOLE, REFER TO LATEST HYDROOTTAWA DETAIL UFS002.
- NEW BICYCLE PARKING, SEE BIKE RACK DETAIL L103.
- VEHICLE GATE, SEE DETAIL L102.
- NEW GUARD RAIL, SEE CIVIL DRAWINGS.

PROJECT TITLE:
NEW WAREHOUSE & CROSS DOCK FACILITY

301 SOMME STREET, OTTAWA, ON

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

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

DRAWING NUMBER:
A101

REVISION NUMBER:
3

CLIENT PROJECT #:
2001

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.

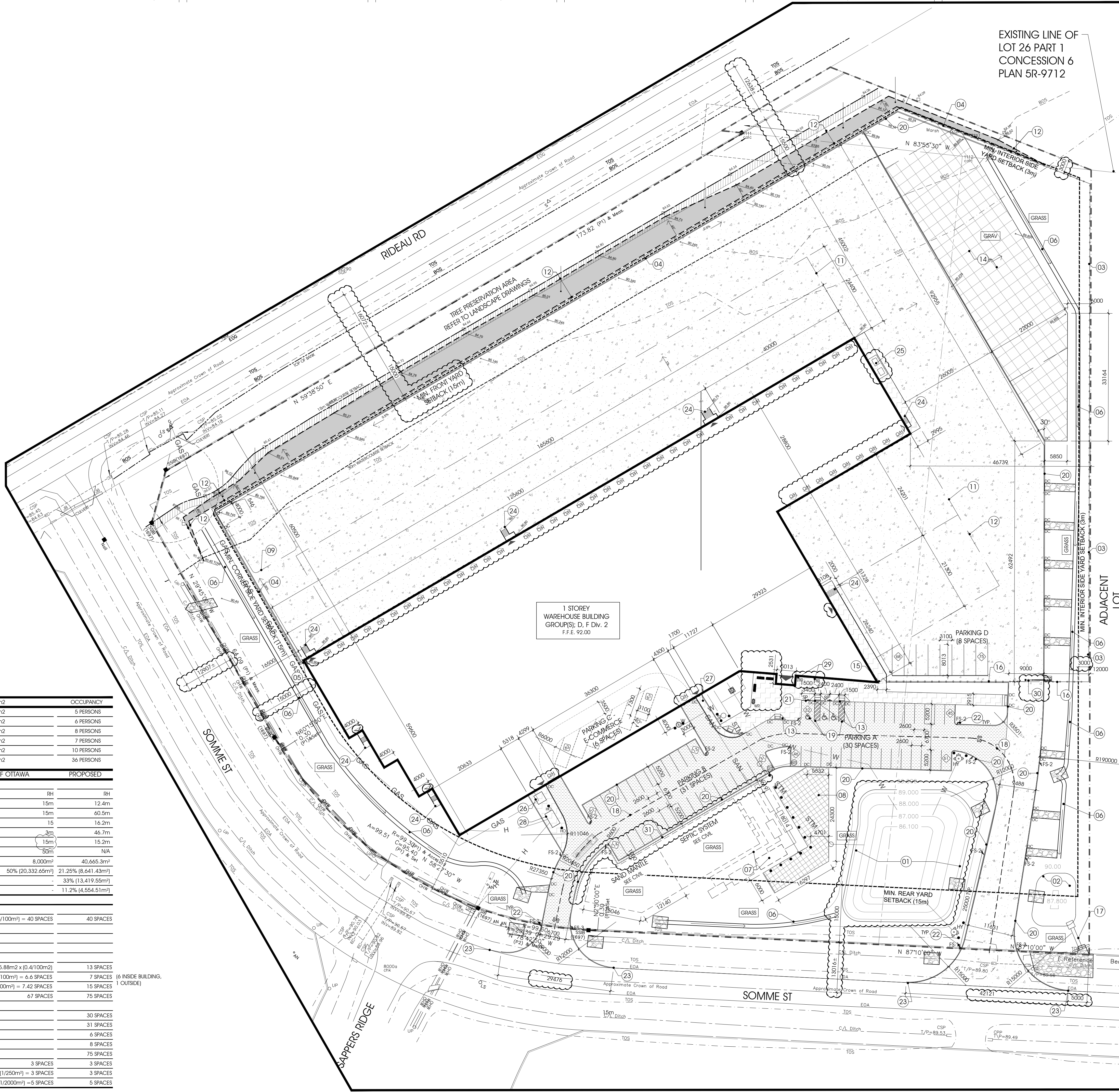
THE CONTRACTOR WILL HAVE THE RESPONSIBILITY AND THE OBLIGATION TO VALIDATE, BY EXPLORATORY EXCAVATION, THE SIZE OF THE PUBLIC UTILITIES UNDERGROUND SERVICES AND TO WARN THE ENGINEER OF ANY CONFLICT WITH THE PROJECTED WORK.

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
1.1 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	30	46.7m
1.6 REAR YARD SETBACK	15m	15.2m
1.7 MINIMUM LOT WIDTH	80m	N/A
1.8 MINIMUM LOT AREA	8,000m2	40,665.3m2
1.9 MAXIMUM LOT COVERAGE	50% (20,332.65m2)	21.25% (8,641.43m2)
1.10 TOTAL LANDSCAPED AREA ON PROPERTY	-	33% (11,419.55m2)
1.11 TOTAL LANDSCAPED OUTSIDE OF PROPERTY	-	11.2% (4,554.51m2)

2.0 PARKING REQUIREMENTS		
2.1 WAREHOUSE - FIRST 5000m2	5000m ² x (0.8/100m ²) = 40 SPACES	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 (0.4/100m ²)	13 SPACES
2.2 E-COMMERCE OFFICES	276.10m ² x (2.4/100m ²) = 6.6 SPACES	7 SPACES
2.3 MAIN OFFICE	309.47m ² x (2.4/100m ²) = 7.42 SPACES	15 SPACES
2.4 TOTAL PARKING REQUIRED		67 SPACES
2.5 PARKING PROVIDED BREAKDOWN		
2.5.1 PARKING LOT A PROVISION		30 SPACES
2.5.2 PARKING LOT B PROVISION		31 SPACES
2.5.3 PARKING LOT C PROVISION		6 SPACES
2.5.4 PARKING LOT D PROVISION		8 SPACES
2.5.5 TOTAL PARKING PROVIDED		75 SPACES
2.6 ACCESSIBLE PARKING SPACES		3 SPACES
2.7 BICYCLE PARKING - OFFICE	585.56m ² x (1/250m ²) = 3 SPACES	3 SPACES
2.8 BICYCLE PARKING - WAREHOUSE	8,055.88m ² x (1/2000m ²) = 5 SPACES	5 SPACES

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



1 SITE PLAN
A101 1:500

DO NOT SCALE THE DRAWING. USE FIGURE DIMENSIONS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS WITH THE ARCHITECT OF ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL AND OTHER CONSULTANT DRAWINGS. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED WITHOUT THE EXPRESSED PERMISSION FROM THE ARCHITECT.