

SITE PLAN NOTES

NOTE#	NOTE
(E)CSW	Existing Asphalt Sidewalk
(E)EOA	Existing Edge of Asphalt to be removed. Refer to Landscape / Civil
(E)FH	Existing Fire Hydrant
B	Bollard
BR	Bike Rack - See Landscape Plan
CC	Concrete Curb
CP	Concrete Pad
CSW	Concrete Sidewalk
CY	Canopy c/w Recessed Pot Lights - See Electrical
FH	Fire Hydrant
GB	In-Ground Garbage Bins (Earthbin "Sil" or similar)
LI	Landscape Island
LSN	(New) Light Standard
MW	Masonry Knee Wall
SS	Stop Sign
T	Tree - See Landscape
TF	Transformer - See Electrical
TWSI	Recessed Tactile Walking Surface Indicator, Full Width of curb ramp

SITE PLAN SYMBOLS

ICON	DESCRIPTION
[Symbol]	Existing Buildings
[Symbol]	Proposed Buildings
[Symbol]	Property Lines
[Symbol]	Setback Lines
[Symbol]	Road Lines
[Symbol]	Existing Concrete Curb
[Symbol]	Proposed Concrete Curb
[Symbol]	Depressed Concrete Curb
[Symbol]	Existing Concrete Sidewalk
[Symbol]	Proposed Concrete Pavers
[Symbol]	Proposed Concrete Pad
[Symbol]	Proposed Asphalt Driving Surface
[Symbol]	Existing Asphalt Surface
[Symbol]	Sawcut Asphalt
[Symbol]	Extent of Roof Projection
[Symbol]	Soft Landscaping
[Symbol]	Proposed Landscape Area
[Symbol]	Proposed River Stone Basin
[Symbol]	Barrier Free Parking Space
[Symbol]	Exterior Bicycle Parking Spot with Bollard Style Bike Rack
[Symbol]	Two Way Vehicle Circulation
[Symbol]	Principal Entrance Door
[Symbol]	Exterior Door ("OH" indicates Overhead Door)
[Symbol]	Exterior 6m Wide Fire Route (12m centerline radius on all turns, TYP.)

PROJECT INFORMATION:

ADDRESS: 301 PALLADIUM DRIVE
 ZONING: U.S. (2047) H123
 SITE AREA: 4950m² (53,282ft²)

PERFORMANCE STANDARDS	REQUIRED	PROPOSED
BUILDING HEIGHT	16m MAX.	4m
FRONT YARD SETBACK	7.5m MIN.	14.8m
CORNER SIDE YARD SETBACK	7.5m MIN.	8.7m
REAR YARD SETBACK	7.5m MIN.	12.9m
INTERIOR SIDE YARD SETBACK	7.5m MIN.	11.1m
LANDSCAPED AREA	45% 2227m ² MIN.	2141m ²
AMENITY SPACE		134.9m ²
BREAKDOWN:		
GROUP D PERSONAL SERVICE		64.9m ²
GROUP E RETAIL UNIT 3		70.3m ²

VEHICULAR PARKING SPACES
 (ZONING BY-LAW PART 4, SECTION 101 (N64 & N79) NO. 2016-249)
 29 VISITOR 57 VISITOR

ACCESSIBLE VEHICULAR PARKING SPACES
 (BY-LAW NO. 2017-301 C)
 1 MIN. 2

DRIVE AISLE WIDTH
 8.7m MIN. 6m

LOADING SPACES
 XX MIN. XX

BUILDING STATISTICS:

GROSS FLOOR AREAS
 (CITY OF OTTAWA ZONING BY-LAW DEFINITION)
 852.8 m²

CONSTRUCTION AREA

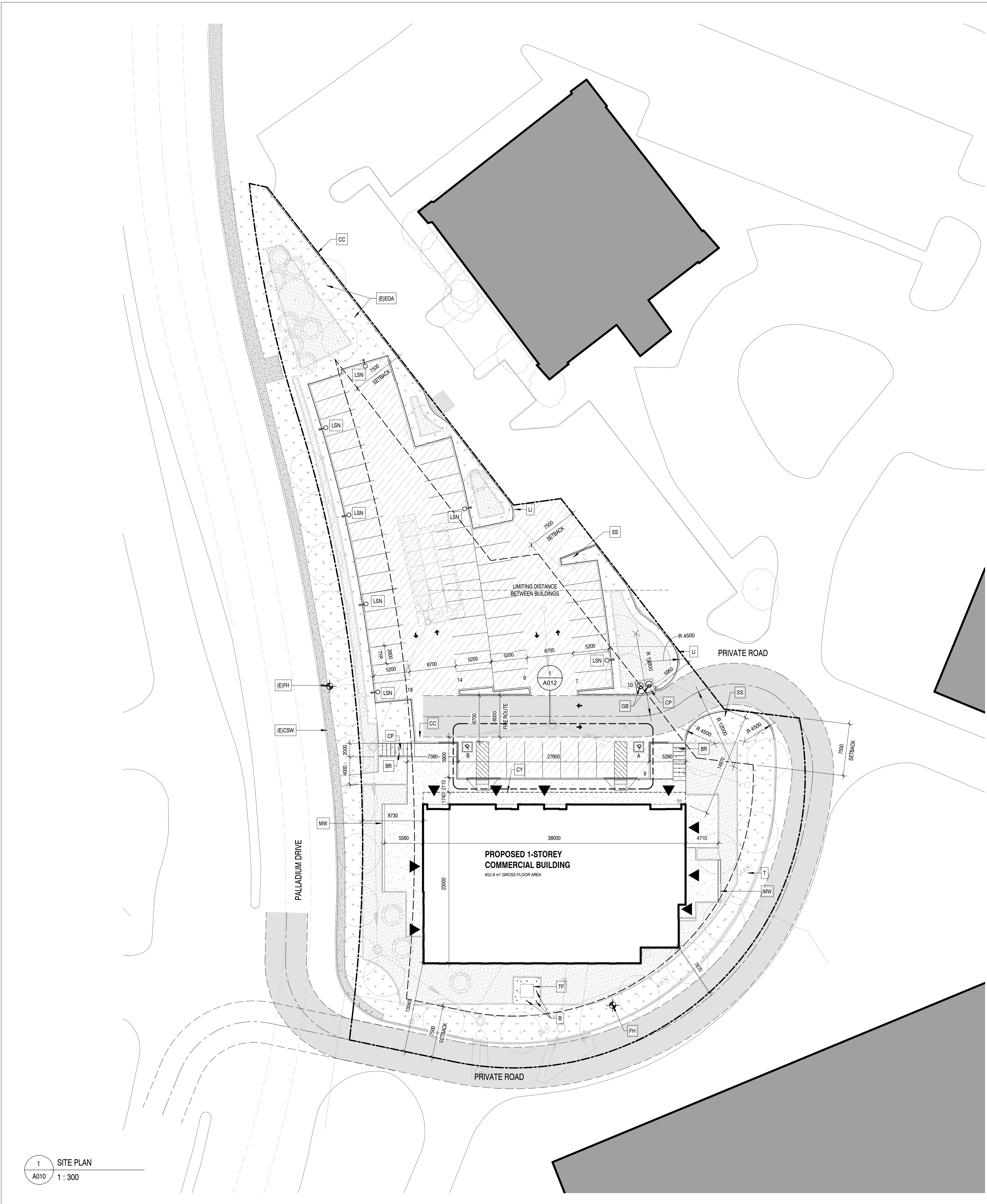
~4385m²

UNIT STATISTICS

	COUNT	BARRIER FREE
MEDICAL FACILITY (DENTAL OFFICE)	1	YES
RESTAURANT (CAFE / COFFEE SHOP)	2	YES

PARKING REQUIREMENT CALCULATIONS

OPTION	Medical Facility: 540 m ² /100m ²	Restaurant: 133 m ² /100m ²	Office: 133 m ² /100m ²
OPTION A	= 5.49 X 4 spaces = 22	= 1.33 X 10 spaces = 13	= 1.33 X 2.4 spaces = 3
OPTION B	= 6.82 X 4 spaces = 28	= 1.33 X 10 spaces = 13	



1 SITE PLAN
A010 1 : 300

NOTES
 Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

no.	revision	date
0	Issued for Site Plan Approval	20 Jan 2022



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detail no.	1	no. de détail
sheet no.	A101	no. de la feuille

project
 project

MAZIN PROPERTIES PALLADIUM DR

301 PALLADIUM DR., OTTAWA, ONTARIO

designed by comp. per	approved by approve. per	project no. no. du projet	scale
RW	RW	2148	as noted
drawn by dessiné par	CM / AK		
date	20 JANUARY 2022		
drawing / dessin			

SITE PLAN