

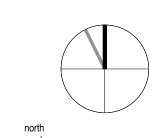
Gross Floor Area (Zoning By-Law Definition) Unit 01 - Medical Facility
Unit 02 - Medical Facility Unit 03 - Medical Facility
Unit 04 - Restaurant - Full Service

		Required	Provi
Minimum Lot Area		2,000m ²	4,950
Minimum Lot Width		No min.	114.
Maximum Lot Coverage		65%	1
Minimum Required Yard			
Front Yard		7.5m	7.
Corner Side Yard		7.5m	7.
Interior Side Yard		7.5m	7.
Rear Yard		7.5m	13.
Maximum Floor Space Index		2	C
Maximum Building Height		22m	4.
Minimum Width of Landscap	oing		
Abutting a street		3m	
All other cases		No min.	
Parking Spaces		Area 'C	' on Schedule
Medical Facility, 4 per	100 m² @ 684m²	27	
Restaurant - Full Serv	ice, 5 per 100 m ² @ 79m ²	4	
Total		31	
Accessible Parking	Type A 3.4m x 5.2m	1	
(based on 31 spaces)	Type B 2.6m x 5.2m	1	
Bicycle Parking			
Medical Facility, 1 per 1,000 m ² @ 684m ²		1	
Restaurant - Full Service, 1 per 250 m ² @ 79m ²		1	
		2	

SITE PLAN NOTES		SITE PLAN SYMBOLS		
NOTE#	NOTE	ICON	DESCRIPTION	
(D)EAW	Existing Aspahlt Walkway to be demolished. Refer also to Civil &		Existing Buildings	
	Landscape drawings.		Proposed Buildings	
(E)ASRW	Existing Armour Stone Retaining Wall to remain.		Property Lines	
(E)ASW	Existing Asphalt Sidewalk		- — Setback Lines	
(E)CRW	Existing Concrete Retaining Wall to remain.		Road Lanes	
(E)CSW	Existing Concrete Sidewalk		Existing Concrete Curb	
(E)EOA	Existing Edge of Asphalt to be removed. Refer to Landscape /		Proposed Concrete Curb	
(E)FH	Existing Fire Hydrant		Depressed Concrete Curb	
(E)LS	Existing File Frydram Existing Light Standard	<u> </u>	•	
(E)TG	Existing Metal / Wood Post Traffic Guardrail to remain.	₹₹₹ <u>₹₹₽₽₽</u>	Existing Concrete Sidewalk	
B	Bollard		Proposed Concrete Pavers	
BFPS	Provide vertically-mounte3d sign, minimum 300mm wide x	4 - 4	Proposed Concrete Pad	
DITO	600mm high, marked with International Symbol of Accessibility.		Proposed Asphalt Driving Surface	
	Mount not less than 1500mm above grade and not more than	(,	Existing Asphalt Surface	
	2000mm above grade. Ensure tonal contrast between BF	+ + +	+ + Sawcut Asphalt	
	Parking Sign and background environment. Provide information		Extent of Roof Projection	
	text compliant with City of Ottawa By_Law requirements. Provide additional building signage that identifies Type 'A' spaces as	V V	Soft Landscaping	
	"VAN ACCESSIBILE / FOURGONNETTE ACCESSIBLE".		Proposed Landscape Area	
BR	Bike Rack - See Landscape Plan		Proposed River Stone Basin	
CC	Concrete Curb	Ġ.	Barrier Free Parking Space	
CSW	Concrete Sidewalk			
CY	Canopy c/w Recessed Pot Lights - See Electrical	•	Exterior Bicycle Parking Spot with Bollard Sty	
LI	Landscape Island		Bike Rack	
LS	Light Standard - Refer to Electrical		T W VIII 0: 1 ii	
MW	Masonry Knee Wall	V	Two Way Vehicle Circulation	
OP	Optional Patio Pergola			
SNOW	Proposed locations for short-term snow storage on site prior to removal to an off-site disposal location		Principal Entrance Door	
SS	Stop Sign		Exterior Door ("O/H" indicates Overhead Doo	
TF	Transformer - See Electrical			
TWSI	Tactile Walking Surface Indicator (TWSI), Full Width of curb ramp. Recessed to be flush with concrete walking surface.			
			Exterior 6m Wide Fire Route (12m centerline radius on all turns, TYP.)	

2	Issued for Site Plan Control Submission 2	24 Jun 2022
1	Issued for Coordination	03 Jun 2022
0	Issued for Site Plan Approval	20 Jan 2022
no.	revision	date

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



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no. de détail no. de la feuille

MAZIN PROPERTIES PALLADIUM DR. **NEW 1-STOREY COMMERCIAL BUILDING**

301 Palladium Drive, Ottawa, Ontario

MAY 26, 2022

LOCATION PLAN, SITE PLAN, ZONING **REVIEW NOTES / STATISTICS**

sheet no. no. de la feuille

drawing / dessin