



2 LOCATION PLAN Property Legal Description: A010 N.T.S. PLAN OF SURVEY Project Zoning Review/Statistics CONCESSION 2 Municipality: City of Ottawa
Municipal Address: 301 Palladium Drive GEOGRAPHIC TOWNSHIP OF MARCH Now CITY OF Registered Owner: Zena Investment Corp. AS IN PIN 04509-0040 AND PIN 04509-0041. 4,950 sq.m. (1.22 acres)

CITY OF OTTAWA

Prepared by Fairhall, Moffatt & Woodland Limited Plan dated October 18, 2011 IL5[2547] H(22) Medical Facility (Personal Service Business); Restaurant - Full Service (Café / Coffee Shop)

	Gross Floor Area	
	(Zoning By-Law	Definition)
	Sq.m.	Sq.f
Ground Floor		
Unit 01 - Medical Facility	516	5,554
Unit 02 - Medical Faciltiy	84	904
Unit 03 - Restaurant - Full Service	84	904
Unit 04 - Restaurant - Full Service	79	850
Totals	763	8,213

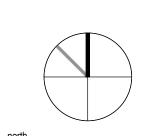
		Required	Provided
Minimum Lot Area		2,000m ²	4,950m ²
Minimum Lot Width		No min.	114.6m
Maximum Lot Coverage		65%	17%
Minimum Required Yard			
Front Yard		7.5m	7.5n
Corner Side Yard		7.5m	7.5n
Interior Side Yard	nterior Side Yard		7.5n
Rear Yard	Rear Yard		13.0n
Maximum Floor Space Index	m Floor Space Index		0.1
Maximum Building Height		22m	4.4n
Minimum Width of Landscap	ing		
Abutting a street		3m	3n
All other cases		No min.	0n
Parking Spaces		Area 'C	on Schedule 1
Medical Facility, 4 per	100 m ² @ 684m ²	27	
	Ce, 5 per 100 m² @ 79m²	4	
	12 33	31	
Total			
Total Accessible Parking	Type A 3.4m x 5.2m	1	
	Type A 3.4m x 5.2m Type B 2.6m x 5.2m	1 1	
Accessible Parking (based on 31 spaces)			3
Accessible Parking	Type B 2.6m x 5.2m		3
Accessible Parking (based on 31 spaces) Bicycle Parking Medical Facility, 1 per	Type B 2.6m x 5.2m	1	3

NOTE#	NOTE	licon	DESCRIPTION
(D)EAW	Existing Aspahlt Walkway to be demolished. Refer also to Civil & Landscape drawings.		Existing Buildings
(E)ASRW	Existing Armour Stone Retaining Wall to remain.		Proposed Buildings
(E)ASHW (E)ASW	Existing Armour Stone Retaining Wall to remain. Existing Asphalt Sidewalk		Property Lines
(E)CRW	Existing Aspiral Sidewalk Existing Concrete Retaining Wall to remain.		— Setback Lines
(E)CSW	Existing Concrete Netarining Wall to remain. Existing Concrete Sidewalk		Road Lanes
(E)EOA	Existing Concrete Sidewark Existing Edge of Asphalt to be removed. Refer to Landscape /		Existing Concrete Curb
(L)LOA	Civil		Proposed Concrete Curb
(E)FH	Existing Fire Hydrant		Depressed Concrete Curb
(E)LS	Existing Light Standard		Existing Concrete Sidewalk
(E)TG	Existing Metal / Wood Post Traffic Guardrail to remain.	1,7-7,-1-, V	Proposed Concrete Pavers
В	Bollard	4 :	Proposed Concrete Pad
BFPS	Provide vertically-mounte3d sign, minimum 300mm wide x	7/7/	Proposed Asphalt Driving Surface
	600mm high, marked with International Symbol of Accessibility.	/ ./ , /	Existing Asphalt Surface
	Mount not less than 1500mm above grade and not more than 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		Soft Landscaping
	additional building signage that identifies Type 'A' spaces as	13//3//3/	Proposed Landscape Area
	"VAN ACCESSIBILE / FOURGONNETTE ACCESSIBLE".		
3R	Bike Rack - See Landscape Plan	\$\$\$\$\$\$\$\$	Proposed River Stone Basin
CC	Concrete Curb		Barrier Free Parking Space
CSW	Concrete Sidewalk		• .
CY	Canopy c/w Recessed Pot Lights - See Electrical		Exterior Bicycle Parking Spot with Boll
OC .	Depressed Curb Indicated by solid grey hatch over curb line. Refer to Landscape / Civil.		Bike Rack
LI	Landscape Island		Two Way Vehicle Circulation
LS	Light Standard - Refer to Electrical	<u> </u>	
MW	Masonry Knee Wall		Principal Entrance: Barrier-Free
OP	Optional Patio Pergola		
SNOW	Proposed locations for short-term snow storage on site prior to removal to an off-site disposal location		Exterior Door ("O/H" indicates Overhea
SS	Stop Sign		- —
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,

3	Issued for Building Permit	09 Sep 202
2	Issued for Site Plan Control Submission 2	24 Jun 202
1	Issued for Coordination	03 Jun 202
0	Issued for Site Plan Approval	20 Jan 202
no.	revision	date

NOTES

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



detail no.

sheet no.

Exterior Bicycle Parking Spot with Bollard Style Bike Rack

Exterior Door ("O/H" indicates Overhead Door)

383 Parkdale Avenue, Suite 201 Ottawa, Ontario, Canada, K1Y 4R4 **KWC ARCHITECTS INC.**

Phone: 613 238-2217 613 238-6595 E-Mail: kwc@kwc-arch.com

no. de détail no. de la feuille

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

301 PALLADIUM DRIVE, OTTAWA, ON K2L 4B9

RW	approved by approuvé par	DW / CM	designed by conçu par
HW		RW / CM	
2148	project no. no. du projet	CM / AK	drawn by dessiné par
	scale		
as noted	scale	2022-09-09	date

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

sheet no. no. de la feuille