

**Sentence 3.2.5.8. Water Supply:**  
 (2) Hydrants shall be located within 90 m (295 ft 3 in) horizontally of any portion of a building perimeter which is required to face a street in Subsection 3.2.2

**JOB BENCHMARK**  
 Fire Hydrant Top of  
 Elevation = 84.06

**PART 1**  
 plan 4R-25670  
 PIN 04165 - 1025

**PROPERTY LINE**

**1 STOREY INDUSTRIAL BUILDING**  
 GROUND FLOOR AREA = 285sm  
 SLAB ELEVATION = 83.18

**2 STOREY INDUSTRIAL BUILDING**  
 GROUND FLOOR AREA = 3174sm  
 SLAB ELEVATION = 83.21

**PROPERTY LINE**

**PROPERTY LINE**

**LEGEND:**

- NEW PARKING LAYOUT AREA
- EXTENT OF THERMAL MASS STORAGE SEE MECHANICAL
- FIRE ROUTE LANE
- OUTLINE OF NEW SECOND LEVEL EXPANSION

**ZONING COMPLIANCE CHART:**

**IRIDIAN SPECTRAL TECHNOLOGIES**  
 2700 SWANSEA CRESCENT

**ZONING:** IG3 - General Industrial Zone,  
 Table 199, IG Zone Provision Applicable

Lot Area:	8,930 ± SQ.M
Total Ground Floor: (existing)	3,459 ± SQ.M
Total Second Floor: (existing)	495 ± SQ.M
Total Second Floor: (NEW - Group D)	1,540 ± SQ.M
Total Gross Floor Area:	5,494 ± SQ.M

ZONING PROVISION:	REQUIRED	PROPOSED
Minimum lot area	1000 SQ.M	8715 SQ.M
Minimum lot width	none req.	±125M
Minimum front yard setback	3 M	3M
Minimum interior yard setback	3 M	3M
Minimum rear yard setback	3 M	3M
Maximum floor space index	2	0.31
Maximum building heights (11M if abutting a residential zone)	22 M	10.2 M

LOT COVERAGE:	REQUIRED	PROPOSED
IG Zone Regulations	65%	55.9%
65% max. lot coverage	65%	55.9%

**LOT COVERAGE CALCULATIONS:**  
 MAXIMUM PERMITTED 65% COVERAGE  
 LOT AREA 8,930SM

**EXISTING COVERAGE:**  
 EXISTING AREA = 3,459SM  
 3,459SM / 8,930SM x 100% = 38.7%

**NEW COVERAGE:**  
 NEW EXPANSION AREA = 1,475SM  
 NEW WALKWAY = 65SM

(3,459SM + 1,475SM + 65SM = 4,999SM)  
 4,999SM / 8,930SM x 100% = 55.9%

**BICYCLE PARKING SPACE RATES:**  
 INDUSTRIAL USE  
 1 PER 1000SM OF GROSS FLOOR AREA

REQUIRED	PROVIDED
6	10

GFA = 5494 / 1000SM = 5.494

**PARKING REQUIRED:**  
 ROW N95, WAREHOUSE, AREA C ON SCHEDULE 1A  
 0.8 PER 100SM OF GROSS FLOOR AREA FOR FIRST 5000SM.  
 0.4 PER 100SM OF GROSS FLOOR AREA OVER 5000SM

TOTAL PROPOSED G.F.A. = 5 494 SM

5,000SM \ 100SM = 50  
 50 x 0.8 = 40 PARKING STALLS

4945SM \ 100SM = 49.4  
 49.4 x 0.4 = 19.7 (2) PARKING STALLS

42 PARKING STALLS REQUIRED  
 66 PARKING STALLS PROVIDED

**LOADING SPACE PROVISION:**  
 Minimum number of loading spaces

MAX REQUIRED	PROVIDED
1	1

**F.S.I. CALCULATIONS: PHASE I)**  
 LOT AREA = 8,930SM x 2 = 17,860SM  
 5,494SM (GFA) / 17,860SM (LOT AREA x2)  
 F.S.I. = 0.31

**SECTION 106 - PARKING SPACE PROVISIONS:**  
 PARKING SPACES OTHER THAN VISITOR AND PARALLEL PARKING SPACES MAY BE REDUCED IN SIZE FOR THE FOLLOWING CASES:

UP TO 50% OF THE REQUIRED AND PROVIDED PARKING SPACES MAY BE REDUCED TO A MINIMUM WIDTH OF 2.4 METERS WHERE 50 OR MORE SPACES ARE REQUIRED FOR A LIGHT INDUSTRIAL USE.

66 SPACES PROVIDED:  
 (x2) TYPE 'B' ACCESSIBLE PARKING SPACES AS PER THE ACCESSIBILITY DESIGN STANDARDS  
 (x2) MOTOR CYCLE STALLS  
 (x19) REDUCED PARKING STALLS @ 2400mm x 5200mm  
 (x43) STANDARD PARKING STALLS @ 2600mm x 5200mm  
 (x1) LOADING SPACE @ 2760mm x 6125mm (EXISTING)

**1 SITE PLAN**  
 SCALE: 1:200  
 NEW



**RICKSON OUTHET ARCHITECT**

319 Daly Avenue  
 Ottawa - Ontario - K1N 6G6  
 613.728-1637 - FAX 613.728-8501

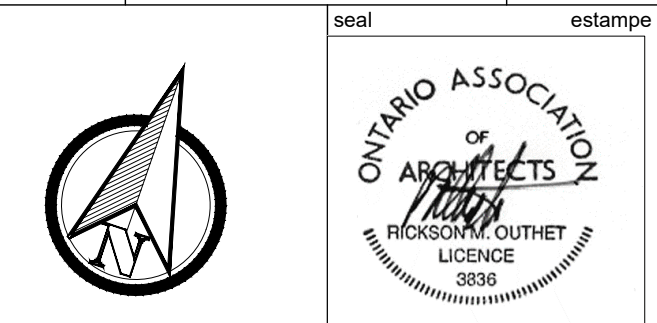
**Surveyor's Certificate**  
 I CERTIFY THAT:  
 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Land Titles Act and the regulations made under them.  
 2. The survey was completed on the 7th day of March, 2022.

Date: \_\_\_\_\_  
 E. H. Monaghan  
 Ontario Land Surveyor

- Notes & Legend**
- Denotes
  - Survey Monument Planted
  - Survey Monument Found
  - Standard Iron Bar
  - Short Standard Iron Bar
  - Witness
  - Annis, O'Sullivan, Vollebæk Ltd.
  - Maintenance Hole (Storm Sewer)
  - Maintenance Hole (Sanitary)
  - Light Standard
  - Fire Hydrant
  - Top of Grate
  - Gas Meter
  - Deciduous Tree
  - Coniferous Tree
  - Location of Elevations
  - Top of Curb Elevations
  - Property Line
  - Property Line SET BACK
  - Depressed Curb
  - Water Valve
  - Centre-line
  - New Elevations Obtained October 24, 201

Bearings are grid bearings, derived from the northerly limit of Part 2 on Plan 4R-25670, shown to be N67°53'40"E thereon and are referred to the Central Meridian of Zone 9 of the Ontario Coordinate System, Longitude 76°30' West (MTM NAD-83).

No.	Revision	Date
3	REVISED	MAY 1 23
2	SITE PLAN CONTROL	DEC 9 22
1	PERMIT	SEPT 30 22



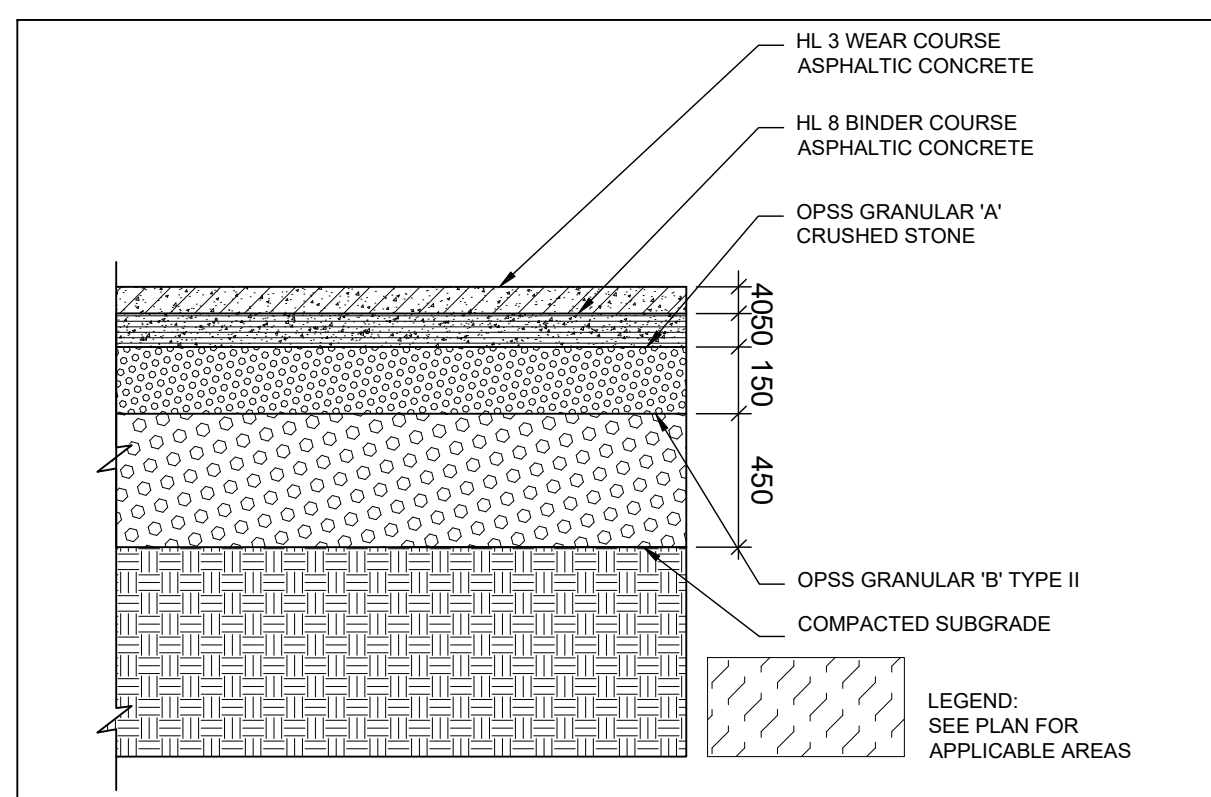
Project Title: IRIDIAN SPECTRAL TECHNOLOGIES EXPANSION  
 2700 SWANSEA, OTTAWA, ONTARIO.

Drawing: ZONING COMPLIANCE CHART & NEW SITE PLAN

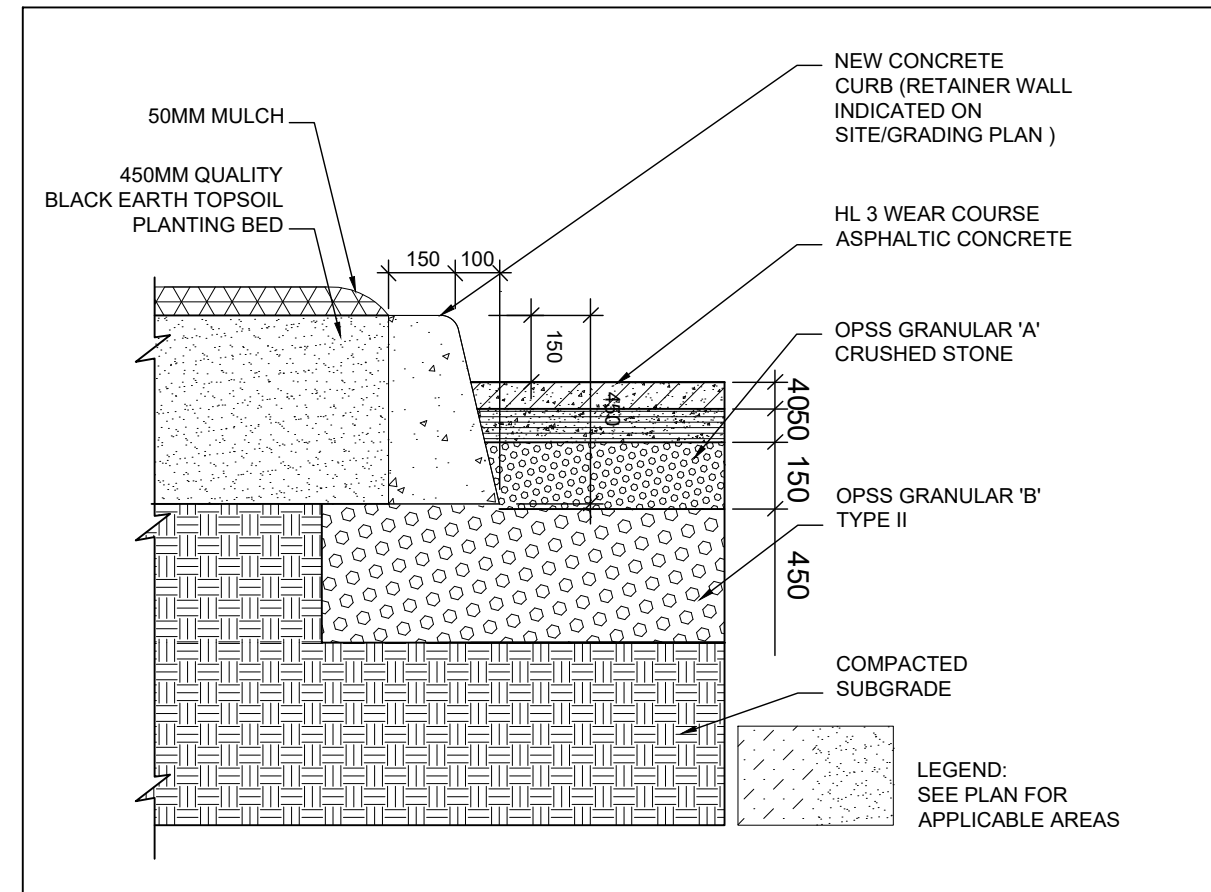
Designed by: R. O. J.G.  
 Date: MARCH 9 2022  
 Drawn: J.G.  
 Date: MARCH 9 2022  
 Approved: R. O.  
 Date: MARCH 9 2022  
 Project no.: 2021-08

Scale: 1:300  
 Drawing no.: A0a

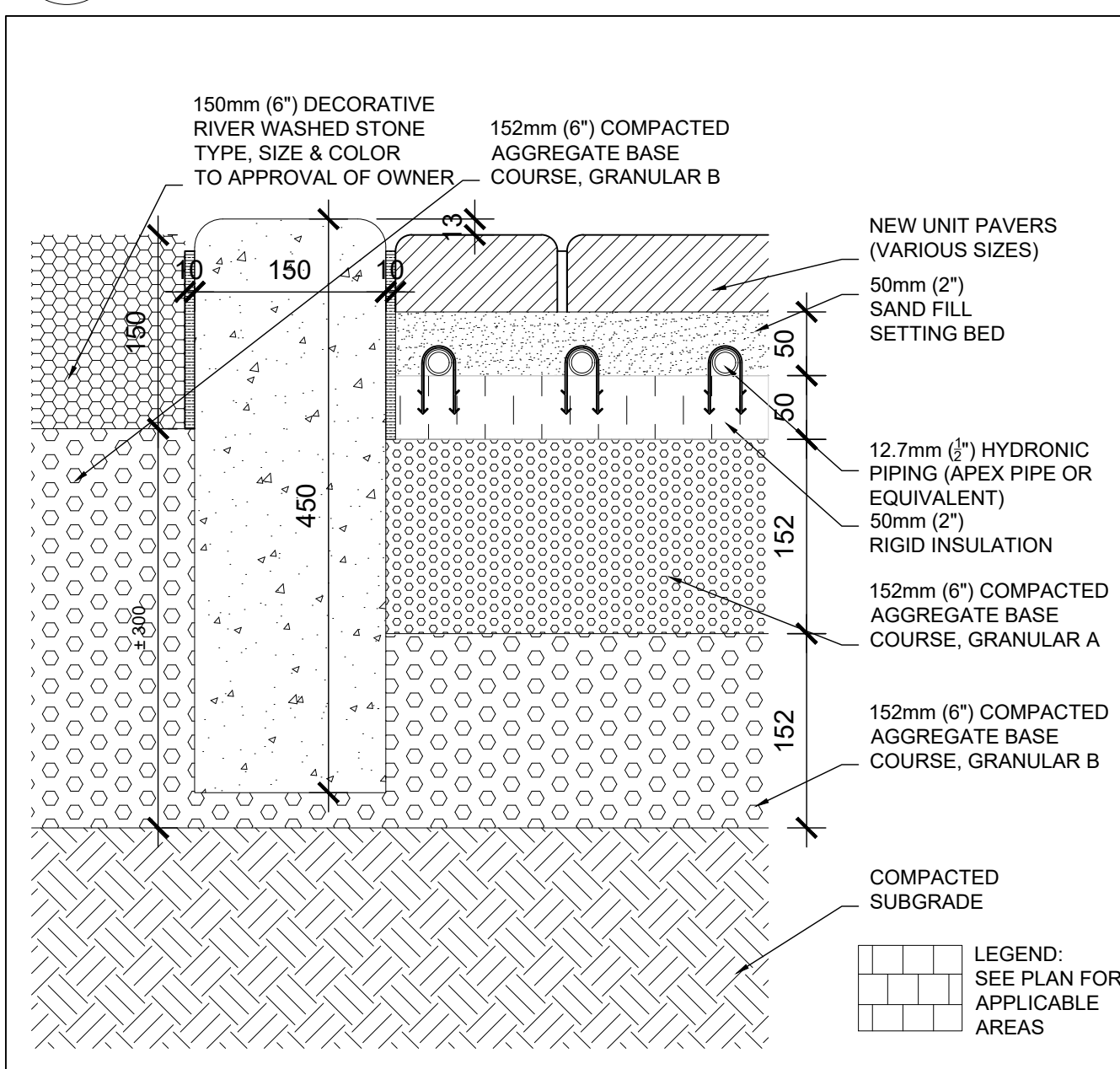
FILE NUMBER: D07-12-22-0179



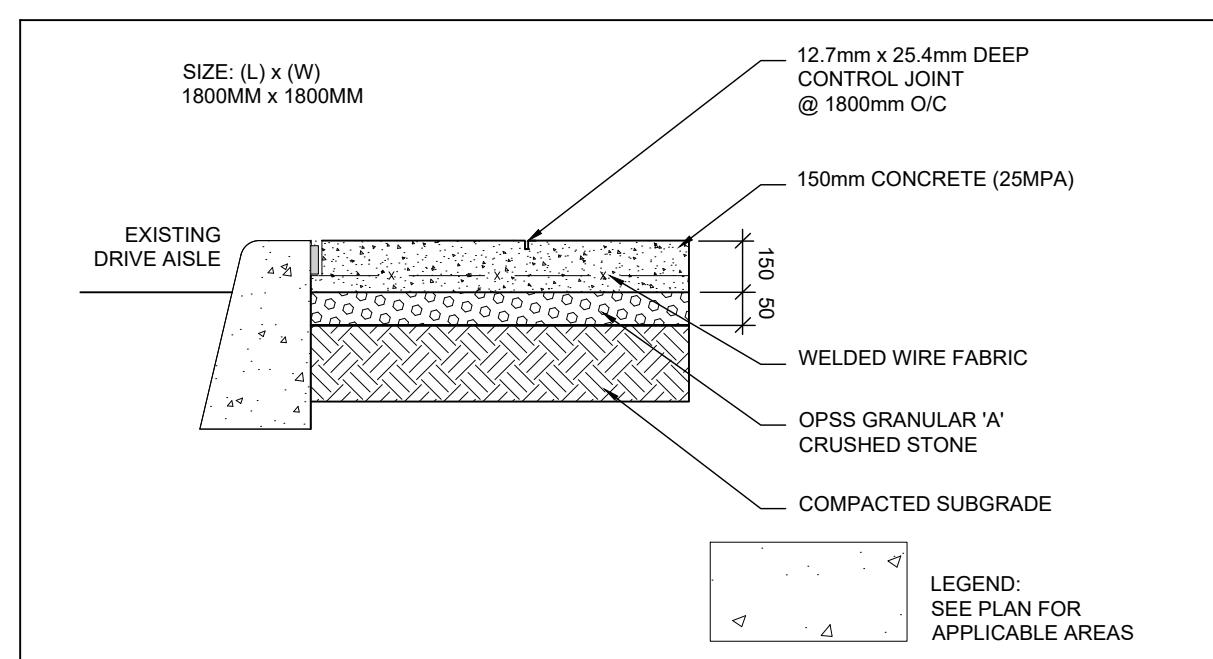
4 ASPHALT DRIVE  
A0b



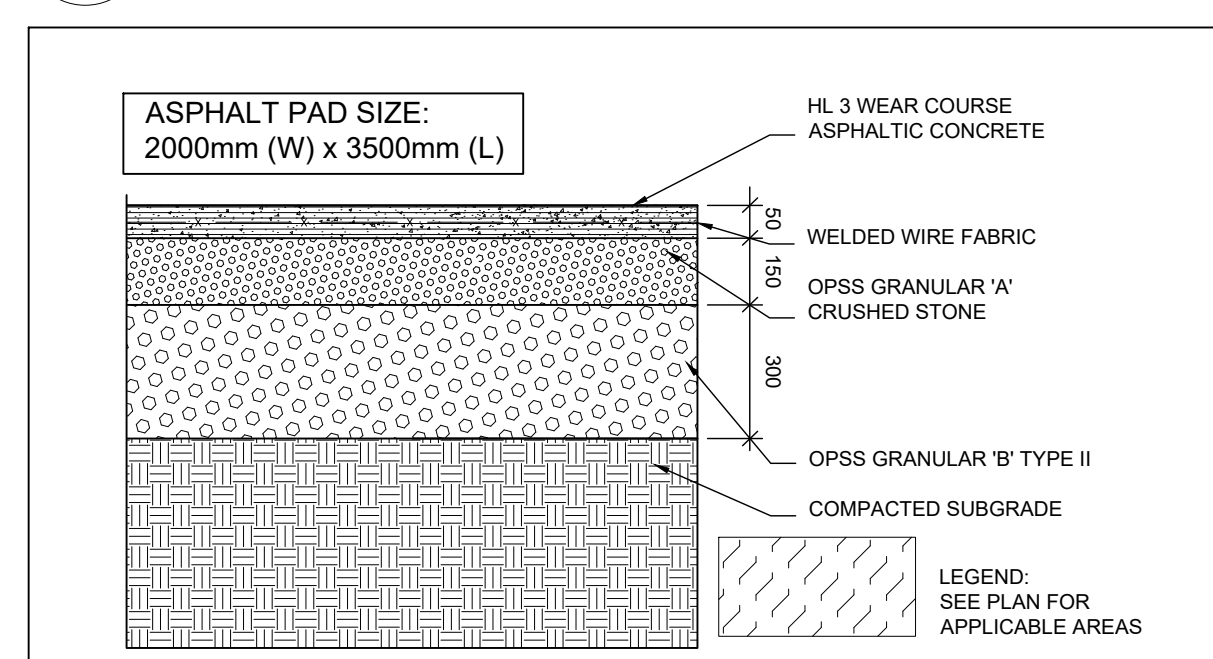
3 CONCRETE CURB @ NEW MULCH AREAS  
A0b



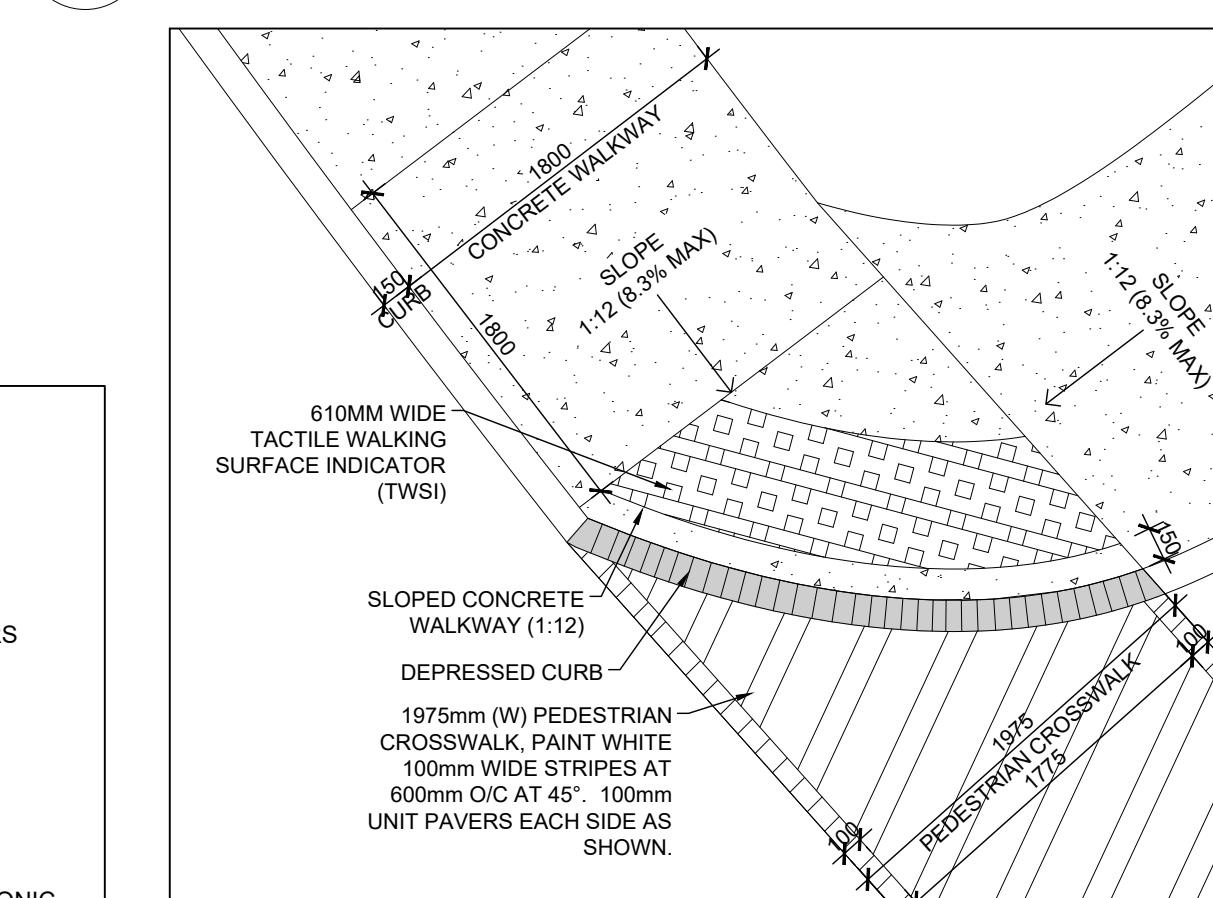
11 UNIT PAVER WALKWAY  
A0b



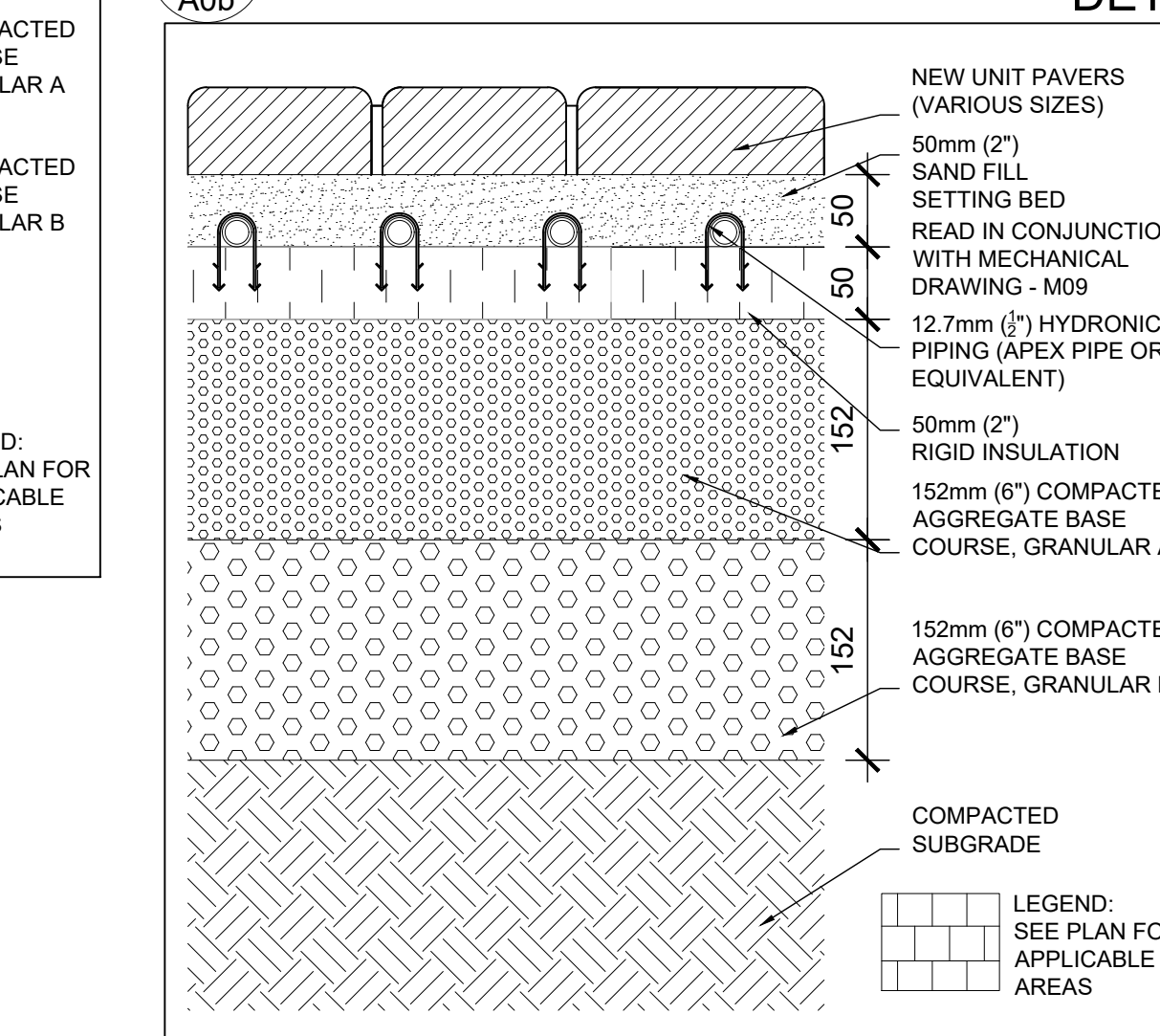
2 CONCRETE WALKWAY  
A0b



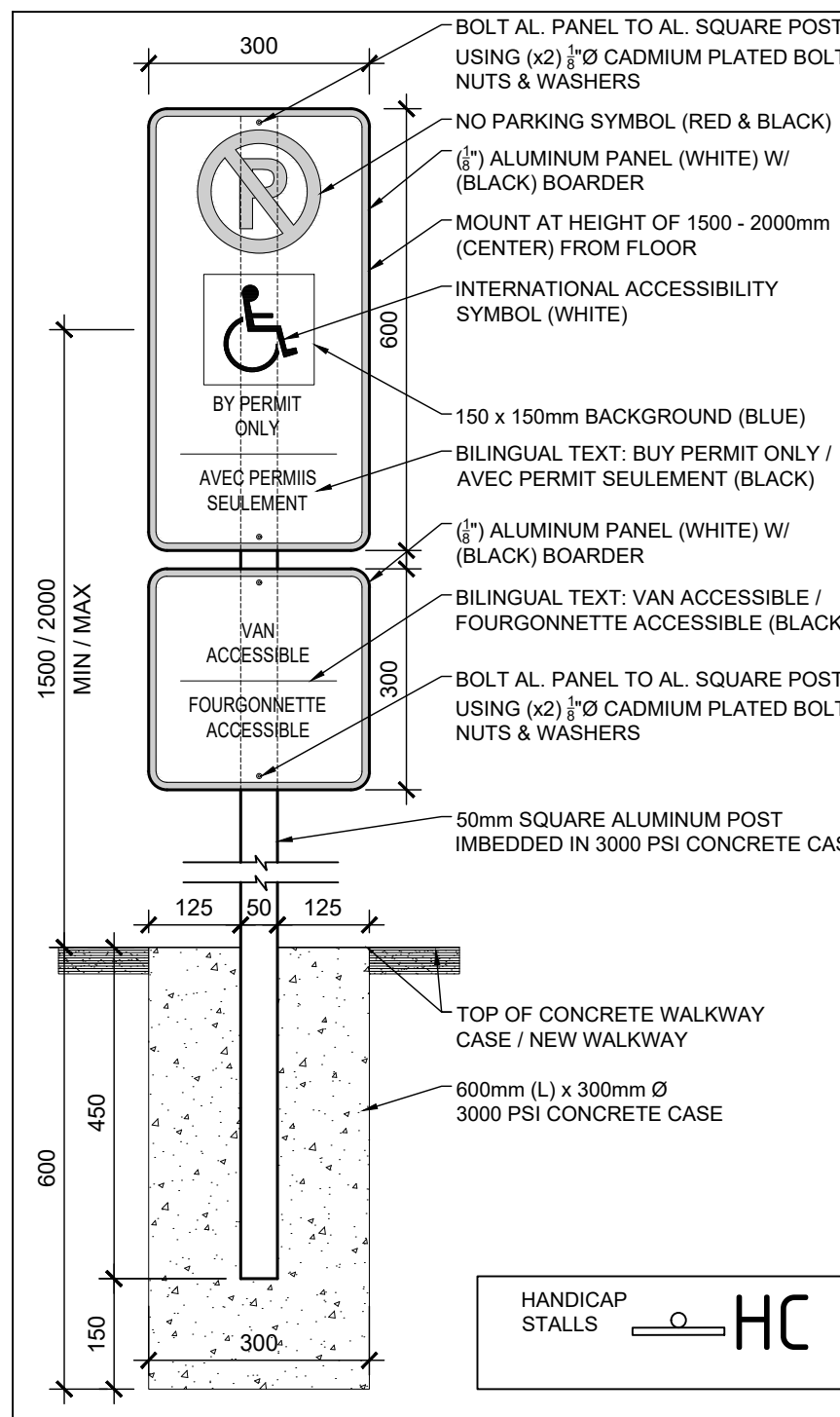
1 ASPHALT PAD  
A0b



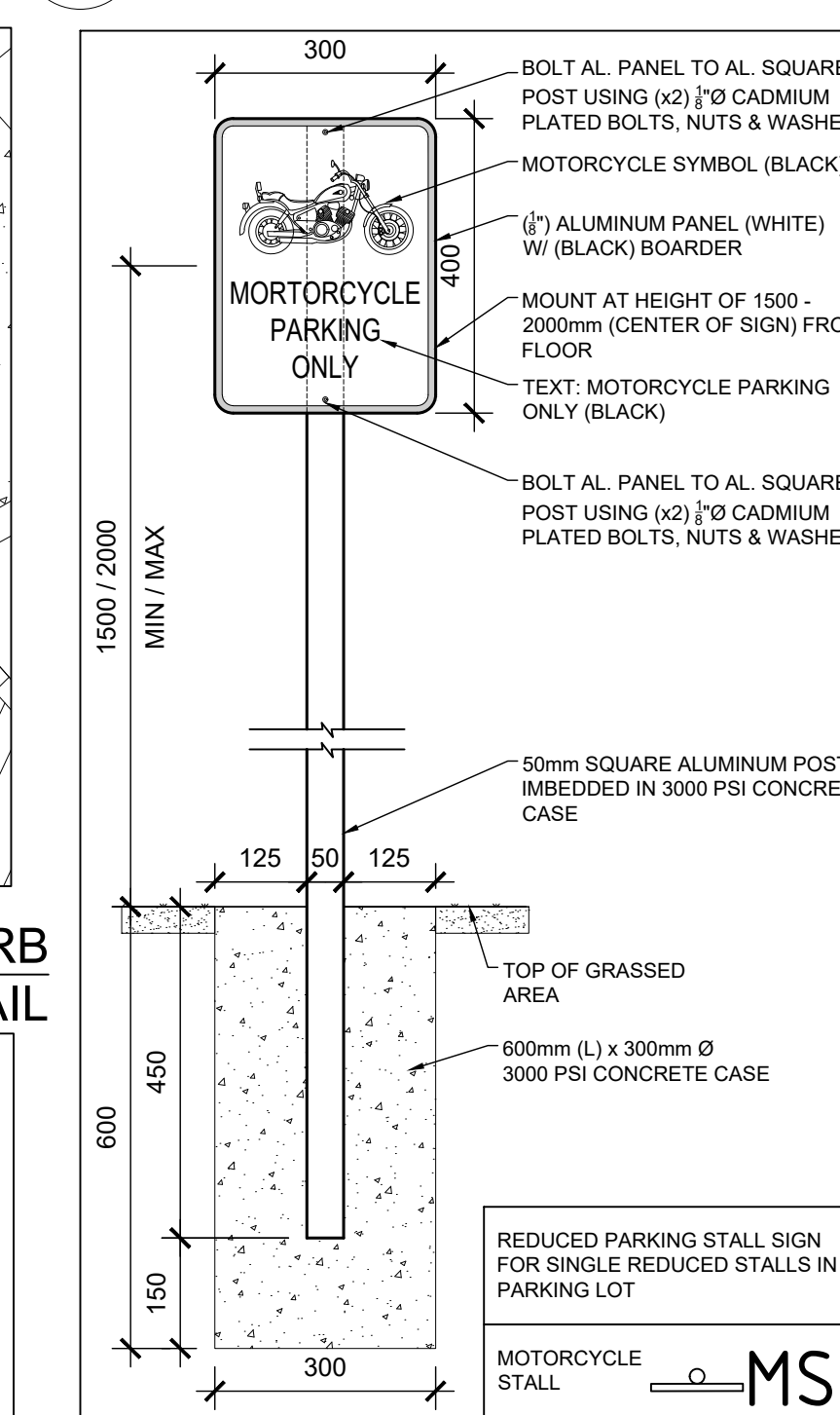
12 SLOPED / DEPRESSED CONCRETE CURB  
A0b



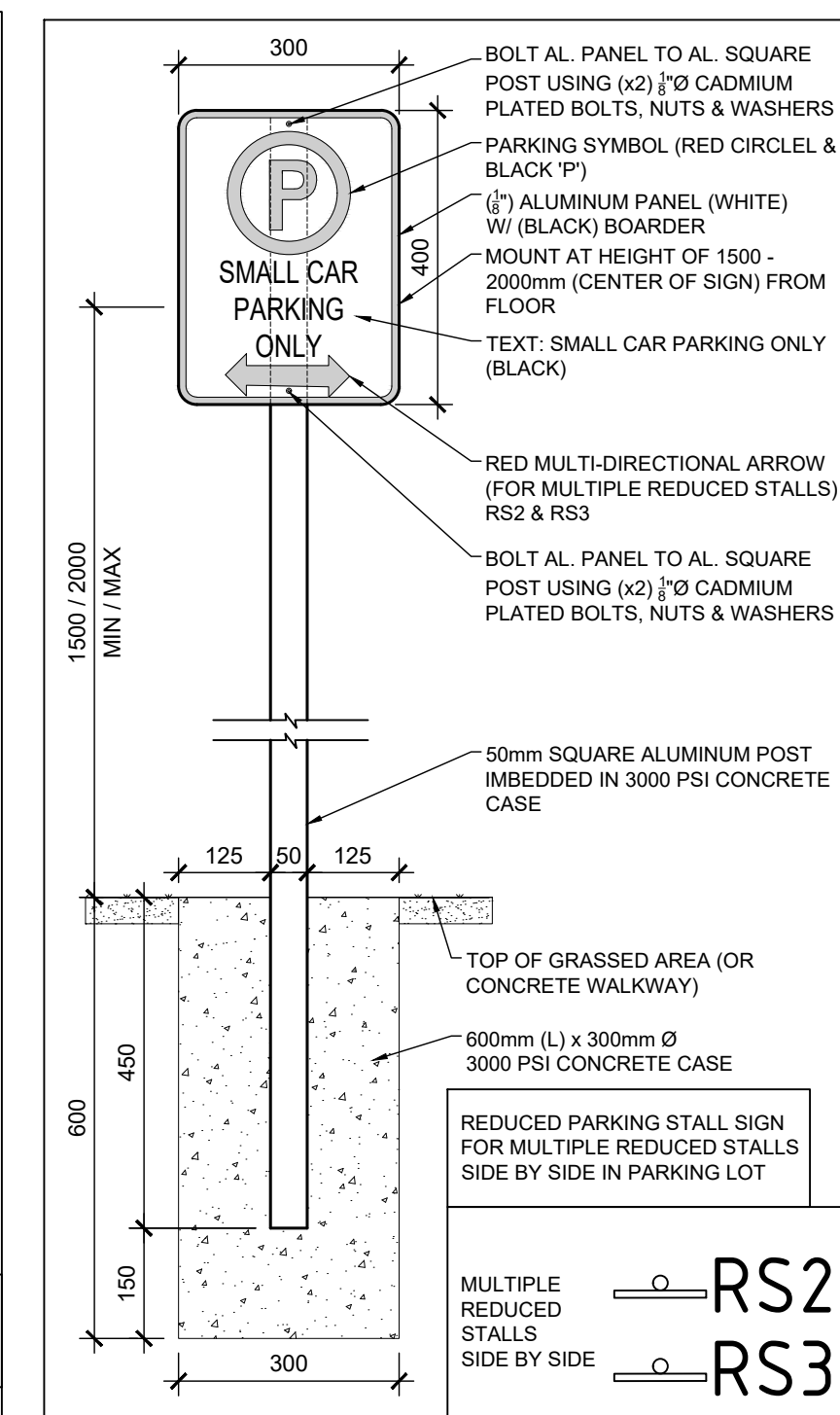
15 UNIT PAVER WALKWAY  
A0b



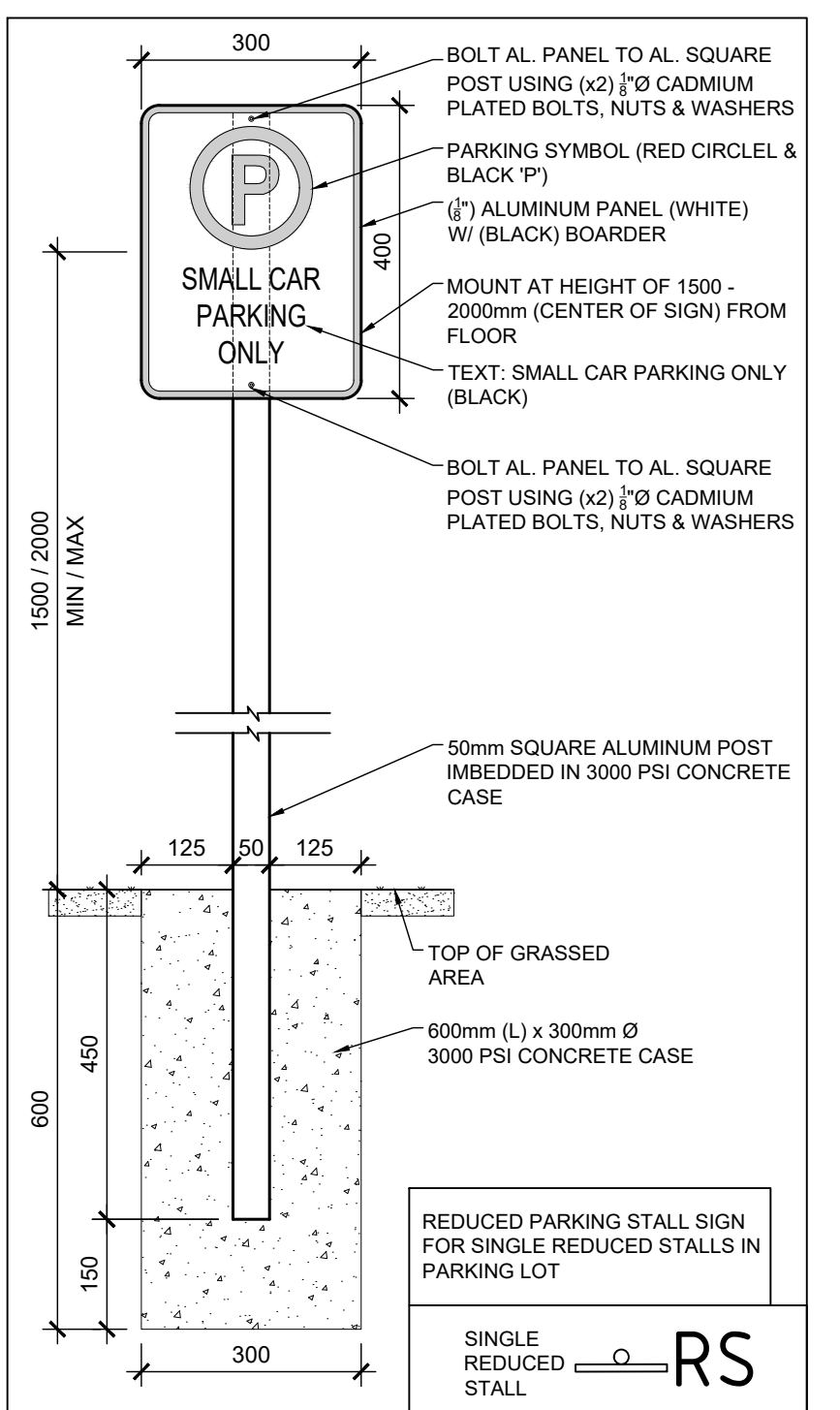
5 HANDICAP SIGN  
A0b



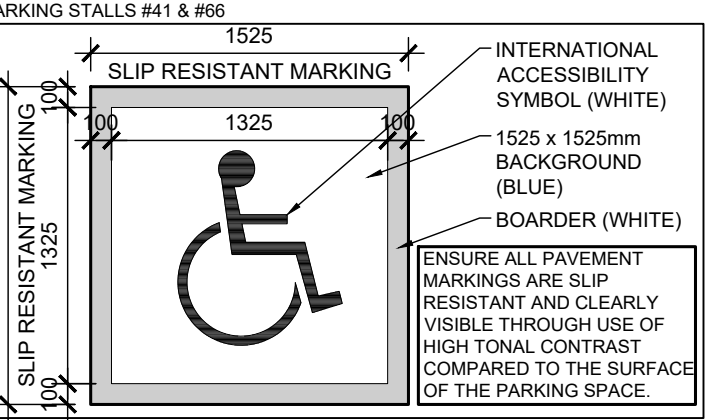
13 MOTORCYCLE PARKING STALL SIGN  
A0b



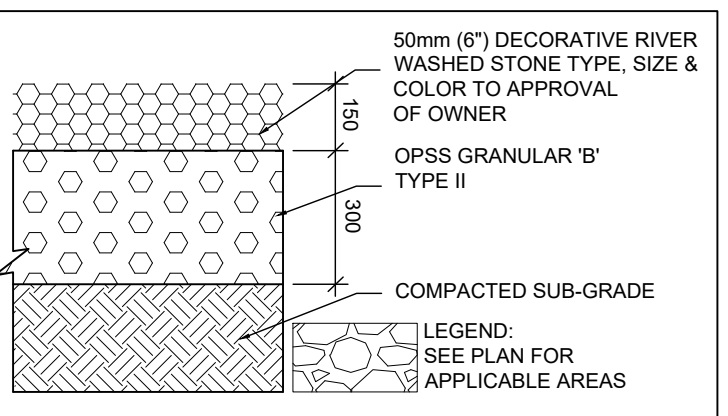
6 REDUCE PARKING STALL SIGN  
A0b



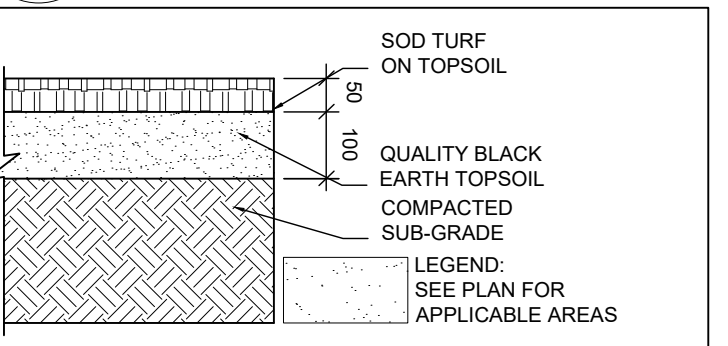
7 REDUCE PARKING STALL SIGN  
A0b



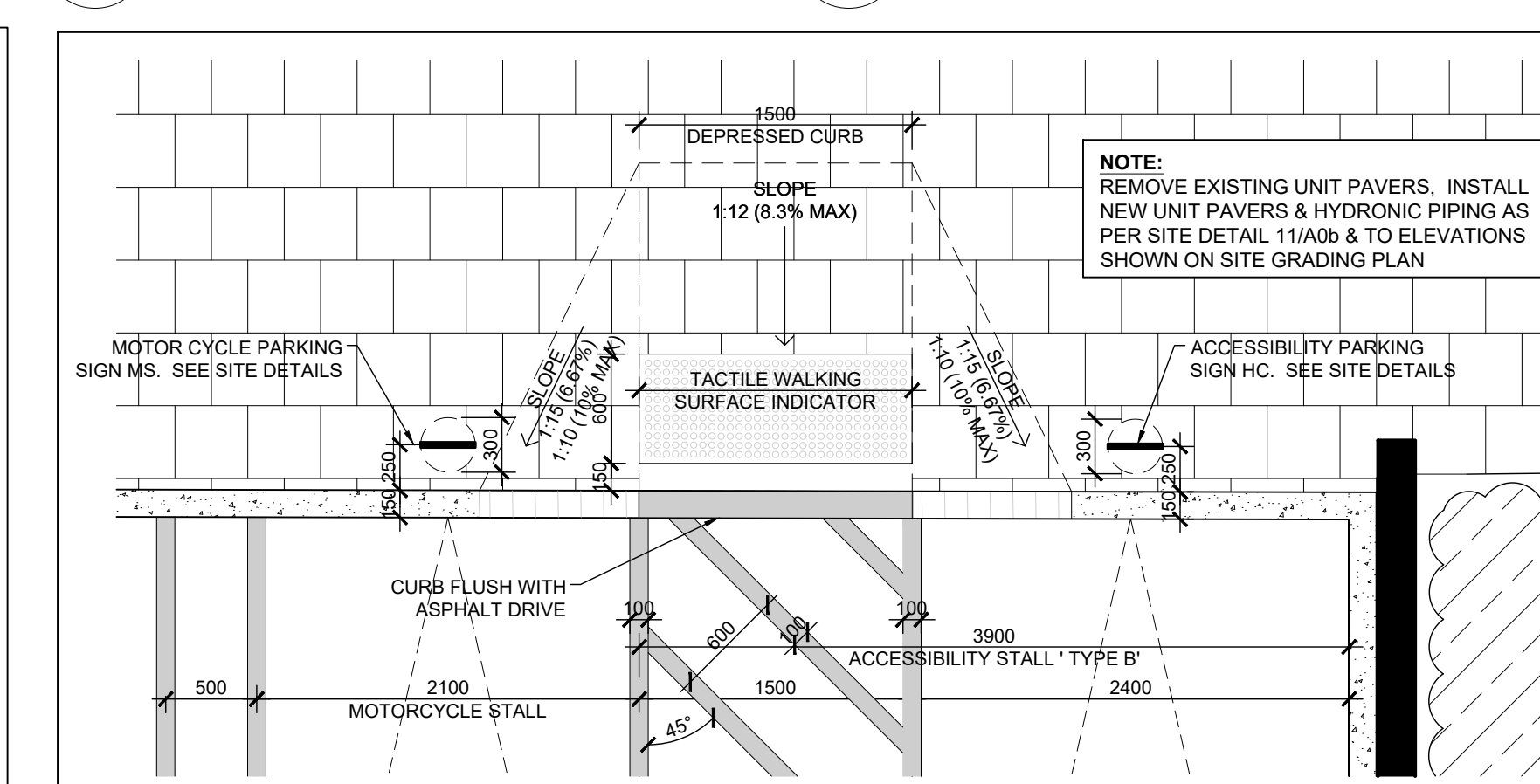
8 ACCESSIBILITY SYMBOL  
A0b



9 RIVER ROCK STONE  
A0b



10 SOD / TURF DETAIL  
A0b

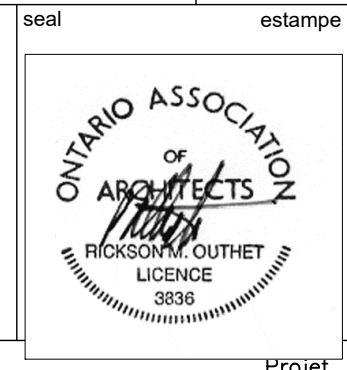


14 CURB RAMP DESIGN  
A0b

**RICKSON OUTHET ARCHITECT**

319 Daly Avenue  
Ottawa - Ontario - K1N 6G6  
613.728-1637 - FAX 613.728-8501

3	SPC REVIEW SUBMISSION	MAY 8 23
2	SITE PLAN CONTROL	DEC 9 22
1	PERMIT	SEPT 30 22
No.	Revision	Date



Project Title: IRIIDIAN SPECTRAL TECHNOLOGIES EXPANSION  
2700 SWANSEA, OTTAWA, ONTARIO.

Drawing: SITE DETAILS

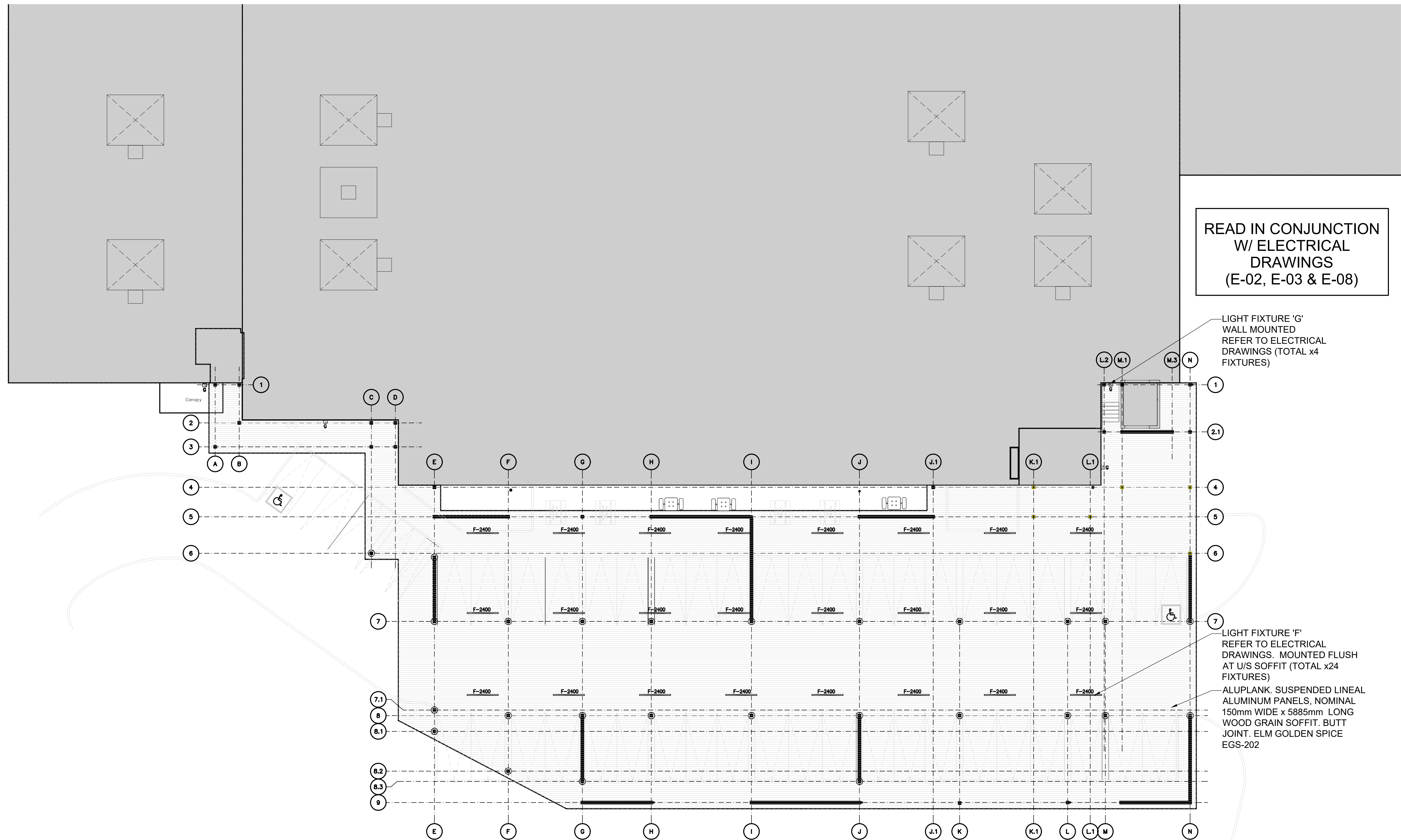
Designed by:	R. O. / J.G.	Conçu par
Date:	MARCH 9 2022	
Drawn:	J.G.	Dessiné
Date:	MARCH 9 2022	
Approved:	R. O.	Approuvé
Date:	MARCH 9 2022	
Project no.:	2021-08	No. du projet

Scale: AS SHOWN  
Drawing No.: A0b

FILE NUMBER: D07-12-22-0179

**RICKSON  
OUTHET  
ARCHITECT**

319 Daly Avenue  
Ottawa - Ontario - K1N 6G6  
613.728-1637 - FAX 613.728-8501



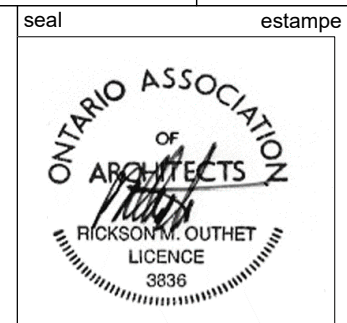
READ IN CONJUNCTION  
W/ ELECTRICAL  
DRAWINGS  
(E-02, E-03 & E-08)

LIGHT FIXTURE 'G'  
WALL MOUNTED  
REFER TO ELECTRICAL  
DRAWINGS (TOTAL x4  
FIXTURES)

LIGHT FIXTURE 'F'  
REFER TO ELECTRICAL  
DRAWINGS. MOUNTED FLUSH  
AT U/S SOFFIT (TOTAL x24  
FIXTURES)

ALUPLANK. SUSPENDED LINEAL  
ALUMINUM PANELS, NOMINAL  
150mm WIDE x 5885mm LONG  
WOOD GRAIN SOFFIT. BUTT  
JOINT. ELM GOLDEN SPICE  
EGS-202

No.	Revision	Date
3	SPC REVIEW SUBMISSION	MAY 8 23
2	SITE PLAN CONTROL	DEC 9 22
1	PERMIT	SEPT 30 22



Project Title: **IRIDIAN SPECTRAL TECHNOLOGIES EXPANSION**  
2700 SWANSEA, OTTAWA, ONTARIO.

Drawing: **SITE PLAN RCP**

Designed by: R. O. / J.G. Conçu par  
Date: MARCH 9 2022  
Drawn: J.G. Dessiné  
Date: MARCH 9 2022  
Approved: R. O. Approuvé  
Date: MARCH 9 2022  
Project no.: 2021-08 No. du projet

Scale: AS SHOWN  
Echelle: A0c  
Drawing no.: No. du dessin

1 SITE PLAN  
A0c SCALE: 1:150 RCP

FILE NUMBER: D07-12-22-0179

PLAN #18925