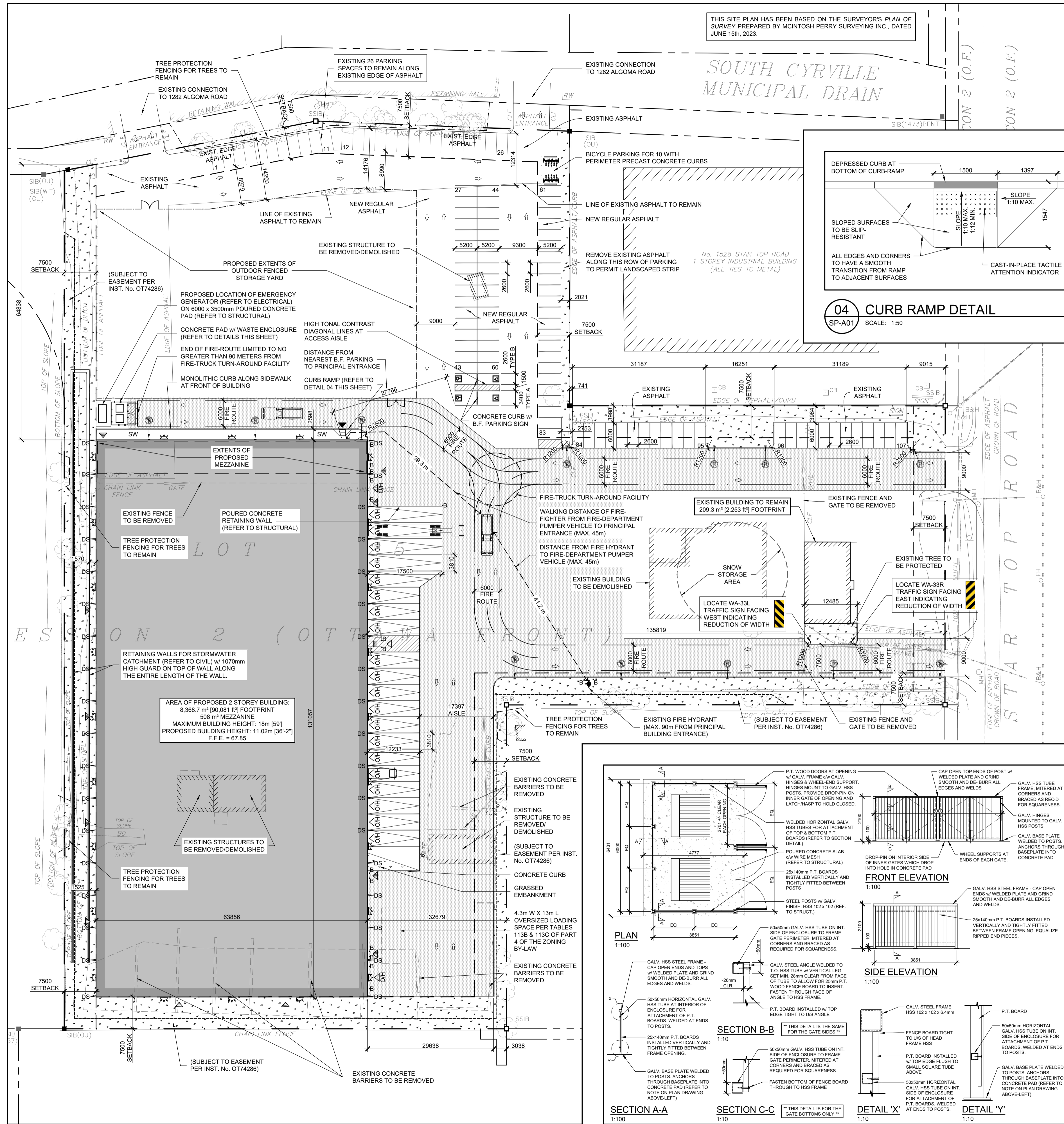


THIS SITE PLAN HAS BEEN BASED ON THE SURVEYOR'S PLAN OF SURVEY PREPARED BY MCINTOSH PERRY SURVEYING INC., DATED JUNE 15th, 2023.

SOUTH CYRVILLE MUNICIPAL DRAIN



01 PROPOSED SITE PLAN
SP-A01 SCALE: 1:500

02 WASTE ENCLOSURE DETAILS
SP-A01 SCALE: AS NOTED

LOCATION KEY

ZONING INFORMATION

PER THE CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSOLIDATION

DESIGNATION: (IL) LIGHT INDUSTRIAL

ZONING PROVISIONS (PER TABLE 203):

- LOT AREA (MIN.) = 2,000 m²
- ACTUAL LOT AREA = 30,051 m²
- LOT WIDTH (MIN.) = NO MINIMUM
- ACTUAL FRONTAGE = 73.3 m
- SETBACKS (MIN.):
 - FRONT = 7.5 m
 - REAR = 7.5 m
 - FLOOR SPACE INDEX (MAX.) = 2
 - ACTUAL INDEX = 2
 - LANDSCAPED MIN. WIDTHS = 3m ABUTTING STREETS = NO MIN. ELSEWHERE
 - LOT COVERAGE = 65% MAX
 - ACTUAL LOT COVERAGE = 29.9% (8,993 m²)
 - MAX. BUILDING HEIGHT = 18 m
 - ACTUAL HEIGHT = 11.02 m

LOADING REQUIREMENTS: (PER TABLE 113A UNDER PART 4)

BASED ON THE GROSS FLOOR AREA OF THE BUILDING, A MINIMUM OF 1 LOADING SPACE IS REQUIRED.

GROSS FLOOR AREAS BY USE (for the purpose of parking calculations)

GROUND FLOOR WAREHOUSE	7,861 m²
OFFICE AREA	508 m²
MEZZANINE OFFICE	508 m²

REQUIRED: 52 SPACES

EXISTING SPACES: 26
NEW SPACES: 81
TOTAL PROVIDED: 107 SPACES

REQUIRED: 25 SPACES
TOTAL REQUIRED: 77 SPACES

BARRIER-FREE PARKING: (PER SECTION 111 UNDER PART C OF BY-LAW No. 2017-301):
RESERVED BARRIER-FREE PARKING SPACES:
REQUIRED: 2 SPACES (TYPE 'A')
TYPE 'A' WIDTH: 3.6m MIN.
TYPE 'B' WIDTH: 2.4m MIN.

BICYCLE PARKING: (PER SECTION 111 UNDER PART C OF BY-LAW No. 2017-301):
OFFICE: 1 PER 250m² GFA = 5 SPACES
WAREHOUSE: 1 PER 200m² GFA = 4 SPACES

VERTICAL PARKING LOT SIGNAGE

(POST OR WALL MOUNTED)

BARRIER-FREE PARKING SPACE SIGN
LOCATED AT EACH BARRIER-FREE SPACE

FIRE-ROUTE SIGN
PLAN SYMBOL

SITE PLAN LEGEND

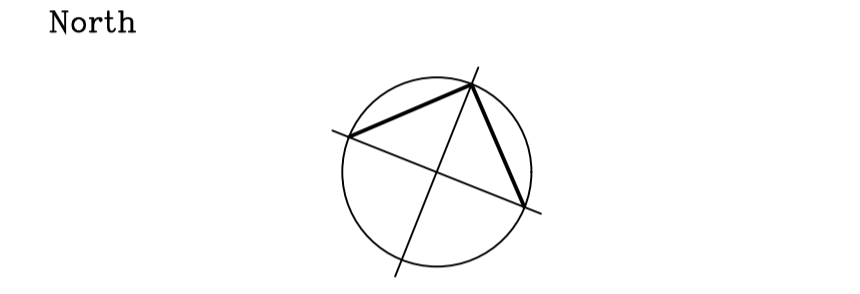
PROPERTY LINE	BARRIER-FREE CURB RAMP w/ TACTILE ATTENTION INDICATORS
PROPERTY MARKERS	APPROXIMATE LOCATION AND CROWN OF NEW AND EXISTING VEGETATION (REFER TO LANDSCAPE DRAWINGS AND TREE CONSERVATION REPORT)
SETBACK LINE	PRINCIPAL BUILDING ENTRANCES
FIRE ROUTE LINES	EMERGENCY EXITS
NEIGHBOURING PROPERTY LINE	SECONDARY ACCESS DOORS AND/OR OVERHEAD DOORS (OH)
FENCELINE	"E" = EXISTING
DS - DOWNSPOUT LOCATION	1500mm HIGH CONCRETE-FILLED METAL BOLLARD SET INTO CONCRETE BASE TO DEPTH AS SPECIFIED BY STRUCTURAL ENGINEER. PAINTED HI-VIS YELLOW.
FIRE-HYDRANT	TRAFFIC FLOW
1525 x 1525mm BARRIER-FREE PARKING PAVEMENT MARKING	FIRE ROUTE/NO PARKING SIGNAGE - INSTALLED MAX. 25m ALONG ROUTE (SEE DETAIL THIS SHEET)
EXTENTS OF EXISTING BUILDINGS/STRUCTURES	EXTERIOR WALL MOUNTED LIGHT PACKS (REFER TO ARCHITECTURAL ELEVATIONS AND ELECTRICAL ENGINEER'S DRAWINGS)
EXTENTS OF PROPOSED BUILDING	
LANDSCAPED AREA (REFER TO LANDSCAPE DRAWINGS)	
HEAVY DUTY ASPHALT (REFER TO CIVIL)	
CONCRETE SIDEWALK	

03 GENERAL INFO

SP-A01 SCALE: 1:500

03 GENERAL INFO
SP-A01 SCALE: 1:500

CONSULTANT TEAM:
DESIGN BUILDER: BBS CONSTRUCTION INC. (613) 228-8830
ARCHITECT: DEIMLING ARCHITECTURE & INTERIOR DESIGN (613) 697-6113
TRANSPORTATION, PLANNING AND CIVIL: MCINTOSH PERRY CONSULTING ENGINEERS (613) 836-2184
LANDSCAPE ARCHITECT: GJA INC. (613) 286-5130
GEOTECHNICAL AND ENVIRONMENTAL: PATERSON GROUP INC. (613) 228-7381
SURVEYOR: MCINTOSH PERRY SURVEYING INC. (613) 267-6524
ENVIRONMENTAL PLANNING: MUNCASTER ENVIRONMENTAL PLANNING INC. (613) 748-3753



Revisions

No.	By	Description	Date
09	JM	ISSUED FOR FORMAL SITE PLAN CONTROL	26 MAR 2024
08	JF	PHASE 3 FEEDBACK RESPONSE SUBMISSION No. 2	12 JAN 2024
07	JF	ISSUED FOR COORDINATION	21 DEC 2023
06	JF	ISSUED FOR COORDINATION	20 DEC 2023
05	JF	ISSUED FOR SITE PLAN CONTROL RESPONSE 01	08 NOV 2023
04	JF	ISSUED FOR COORDINATION	02 NOV 2023
03	JF	ISSUED FOR SITE PLAN CONTROL	01 AUG 2023
02	JF	ISSUED FOR REVIEW AND COORDINATION	25 JUL 2023
01	JF	ISSUED FOR REVIEW AND COORDINATION	29 JUN 2023

Project
BOONE PLUMBING NEW WAREHOUSE

1540 STAR TOP ROAD, OTTAWA, ONTARIO

Drawing
PROPOSED SITE PLAN

Scale AS NOTED
Drawn J.F.
Checked J.F. / C.D.
Project No. 23-128
Date JUNE 2023

Stamp
ONTARIO ASSOCIATION OF ARCHITECTS
CHRISTOPHER LEE DEIMLING LICENCE 6238

Drawing No. SP-A01