

CONSTRUCTION NOTES

- EXISTING CONCRETE CURB TO REMAIN.
- EXISTING RETAINING WALL TO REMAIN.
- EXISTING SOD/GRASS AREA TO REMAIN.
- EXISTING ASPHALT TO REMAIN.
- EXISTING TREES TO REMAIN. REFER TO LANDSCAPE DWG. L1.
- PRE-ENGINEERED GLAZED GUARDRAIL. REFER TO DETAIL 2 / A400.
- REMOVE EXISTING CONCRETE CURBING & REPLACE W/ NEW CURBING AS INDICATED. REFER TO CIVIL DWG. SSG-1.
- SAW CUT AND REMOVE EXISTING ASPHALT PAVING & REPLACE W/ NEW ASPHALT PAVING AS INDICATED. REFER TO CIVIL DWG. SSG-1.
- TREES TO BE REMOVED. REFER TO LANDSCAPE PLAN.
- NEW GARBAGE AND LOADING ZONE AREA.
- NEW STONE CLAD RETAINING WALL.
- LINE OF NEW CANOPY ABOVE.
- LINE OF TRELIS ABOVE.
- NEW LINE PARKING LOT PAINTING.
- NEW BIKE RACK LOCATION.
- CENTER LINE OF STREET.
- APPROXIMATE LOCATION OF EXCAVATION TRENCHING AND BACKFILLING FOR SERVICE WATER SUPPLY AND SANITARY CONNECTIONS TO STREET. ROAD CUTTING AND TRENCHING TO BE COORDINATED WITH THE CITY OF OTTAWA AND CIVIL ENGINEER. CITY OF OTTAWA TO PROVIDE CONNECTION TO SERVICE MAIN. REFER TO CIVIL DWG. SGG-1.
- REMOVE EXISTING ASPHALT SIDE WALK.
- APPROXIMATE LOCATION OF INTERNAL GARBAGE ROOM.
- APPROXIMATE LOCATION OF 2500 x 2500mm CONCRETE PAD FOR TRANSFORMER COMPLETE WITH PROTECTIVE BOLLARDS.

SITE LEGEND

- INDICATES LOT LINE (SITE BOUNDARY LINE)
- DC NEW DEPRESSED CURB REFER TO CIVIL DWG SSG-1.
- NEW RETAINING WALL REFER TO CIVIL DWG SSG-1.
- NEW RETAINING WALL W/ PAINTED METAL GUARD. REFER TO CIVIL DWG SSG-1.
- NEW CONCRETE CURB. REFER TO CIVIL DWG SSG-1.
- NEW UNIT PAVERS
- NEW SLAB ON GRADE CONCRETE PAD.
- NEW CONCRETE SIDE WALK
- NEW SODDED AREA - REFER TO LANDSCAPE DWG. L1
- NEW LOW SHRUB LANDSCAPED AREA. REFER TO LANDSCAPE DWG. L1
- NEW RIVER WASH STONE BED. REFER TO LANDSCAPE DWG L1
- NEW ASPHALT
- DENOTES NEW BUILDING AREA
- DENOTES NEW BUILDING BASEMENT AREA
- DENOTES DESIGNATED SNOW REMOVAL ZONE
- 1700MM X 1700MM FLAT AREA # PEDESTRIAN ENTRANCE
- INDICATES CORNER SIGHT TRIANGLE
- NEW LOADING DOCK/GARABAGE SCREEN
- HC HANDI-CAP PARKING SIGN
- SN SIGN
- LS (EXISTING) STREET LIGHT STANDARD
- LS (EXISTING) LIGHT STANDARD
- LSN (NEW) LIGHT STANDARD
- LW (NEW) LIGHT WALL-MOUNT
- BOLLARD
- EXISTING GRADE. REFER TO SURVEY.
- NEW BIKE RACK LOCATION.
- RWL NEW RAIN WATER LEADER REFER TO CIVIL DWG SSG-1.
- CB (EXISTING) CATCH BASIN REFER TO CIVIL DWG SSG-1.
- CB NEW CATCH BASIN LOCATION REFER TO CIVIL DWG SSG-1.
- ST NEW STORM DRAIN LOCATION REFER TO CIVIL DWG SSG-1.
- WV (EXISTING) WATER SERVICE REFER TO CIVIL DWG SSG-1.
- MAIN BUILDING PEDESTRIAN ENTRANCE.
- SECONDARY PEDESTRIAN BUILDING ENTRANCE/S.
- TRAFFIC DIRECTION ARROW.
- LOADING ZONE.
- INDICATES EXISTING TREES TO BE REMOVED REFER TO LANDSCAPE DWG L1.
- INDICATES EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED. REFER TO LANDSCAPE DWG L1.
- AREA OF REMEDIATION WORK TO SAW CUT & REMOVE EXISTING ASPHALT AND CONCRETE CURBING AND REPLACE WITH NEW ASPHALT AND CONCRETE CURBING TO SUIT NEW LAYOUT.

PROJECT DATA

- LEGAL DESCRIPTION
PART OF LOT 1
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF MARCH
RDW
CITY OF OTTAWA
- COMMON ADDRESS
MUNICIPALITY: OTTAWA
MUNICIPAL ADDRESS: 301 PALLADIUM DR.
REGISTERED OWNER: 301 PALLADIUM DR.
- SURVEY INFORMATION
SURVEY INFORMATION PREPARED BY:
FAIRHALL MOFFAT WOODLAND LTD.
100-600 TERRY FOX DRIVE, KANATA, ONTARIO
24 OCTOBER, 2011
- ZONING
OTTAWA ZONING BY-LAW: 2008-250
ZONING CATEGORY: IL5 H(22) IL5 (306) H(30)
PROPOSED USE: RESTAURANT - STAND ALONE USE (REFER TO PLANNING REPORT)

	REQUIRED	PROVIDED
GROSS FLOOR AREA (MAX.)	300M2	598M2
PERMITTED USE		(REFER TO PLANNING REPORT)

NEW BUILDING GFA :
(BASEMENT NOT INCLUDED) 598M²/ 6,436 SQ.FT.

BUILDING SETBACKS FROM PROPERTY LINE:

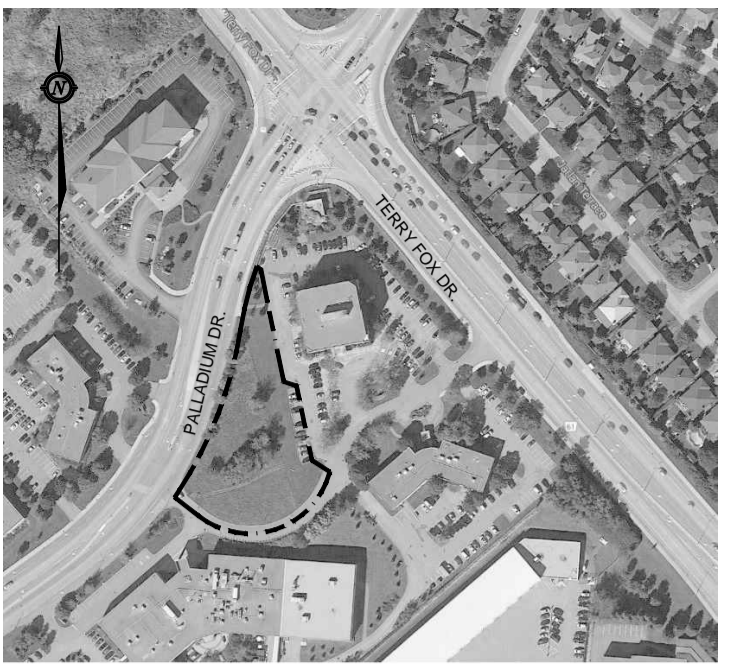
	REQUIRED	PROVIDED
FRONT YARD SETBACK:	12.0M	12.0M
INTERIOR SIDE YARD	7.5M	N/A (REFER TO P.R.)
REAR YARD:	7.5M	9.135M
MAX FLOOR SPACE INDEX (FSI)	2	0.11
MAXIMUM BUILDING HEIGHT:	22 & 30M	11.3 M
MINIMUM LOT AREA:	2000 M2	4950.14M ² / 1.23 ACRES
MINIMUM LOT WIDTH	NO MIN	N/A
SITE AREA:		4950m ²
PARKING AREA:		1978 M ²
LANDSCAPING AREA:		1905 M ²
MIN WIDTH OF LANDSCAPING:	NO MINIMUM	VARIABLE

3. PARKING REQUIREMENTS

	REQUIRED	PROVIDED
MIN. PARKING RATE N76 RESTAURANT FULL SERVICE AREA C - SH. 1	10 PER 100M ² (598M ²) 60	67
BICYCLE PARKING 1 PER 250 M ²	1/250M ² GFA (598M ²) 3 SPACES	1 RACK (5 TO 6 SPACES)
LOADING SPACE (3.5M X 7.0M)	1	1
PARKING FOR PHYSICALLY DISABLED (BY-LAW 2003-530) 20-99 PARKING SPACES	1	1

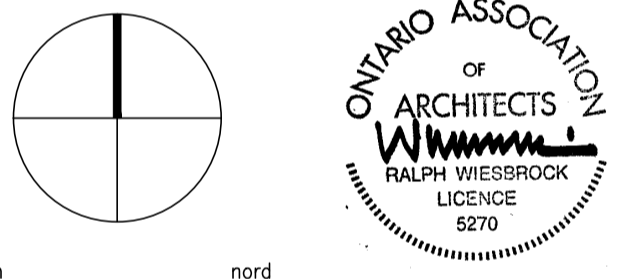
NOTES:

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



LOCATION MAP N.T.S.

no.	revision	date
3	SITE PLAN CONTROL	31 MAR 2017
2	SITE PLAN CONTROL	31 MAR 2016
1	SITE PLAN CONTROL	30 OCT 2015



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detail no. 1 / A1 detail no.
sheet no. A1 feuille no.

project project

CITANT PALLADIUM DRIVE

NEW BUILDING

301 PALLADIUM DR.
OTTAWA, ONTARIO

designed by conçu par	RW	approved by approuvé par	RW
drawn by dessiné par	CD	project no. no. de projet	1523
date	09 03 2015	scale	as noted
drawing / dessin			

SITE PLAN

revision sheet no. / no. de feuille
A100

plot scale 1:1

1 / A100 SITE PLAN

SCALE 1 : 300

SCALE 1:300

COMMERCIAL RETAIL BUILDING (CRB)
Single Storey Retail Building
Non-Combustible Construction
BUILDING AREA (FOOTPRINT) = 598 m²
PROPOSED BASEMENT = 202 m²
GROSS FLOOR AREA = 800 m²

2 / A100 EXTERIOR GUARDRAIL SCALE 1 : 10

