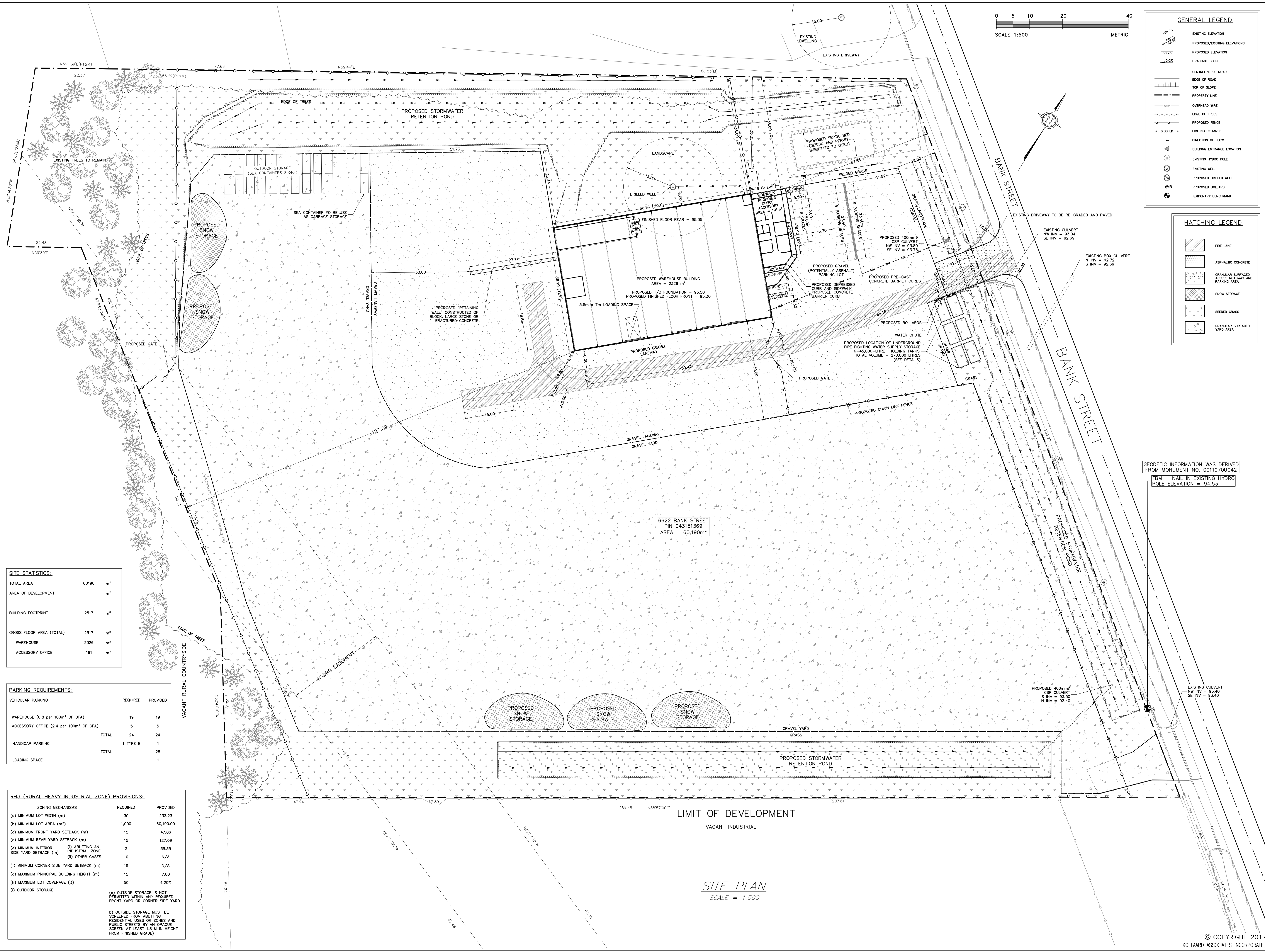




DRAWING NUMBER: 170035-SP

KEY PLAN

OTTAWA, ONTARIO

DRAWING: SITE PLAN

- GENERAL NOTES:
1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES AND ARE GEODETIC.
 2. GEODETIC INFORMATION WAS DERIVED FROM MONUMENT NO. 0011970U042.
 3. TBM = NAIL IN EXISTING HYDRO POLE. ELEVATION = 94.53
 4. THIS IS NOT A LEGAL SURVEY. BOUNDARY INFORMATION WAS DERIVED FROM PLAN 4R-25595.
 5. CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.
 6. CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.
 7. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.
 8. ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
 9. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ALL APPROVALS HAVE BEEN GRANTED.
 10. HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
 11. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
 12. ANY CHANGES MADE TO THIS PLAN MUST BE VERIFIED AND APPROVED BY KOLLAARD ASSOCIATES, INC.
 13. THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORTS #170035.

0	ML	JULY 6, 2017	ISSUED FOR SITE PLAN CONTROL
REV	BY	DATE	DESCRIPTION

K Kollaard Associates
Engineers

P.O. BOX 189, 210 PRESCOTT ST. (613) 860-0923
KEMPTVILLE, ONTARIO K0G 1J0 FAX (613) 258-0475
info@kollaard.ca
http://www.kollaard.ca

CONSULTANTS:

CLIENT:

CAMM WAREHOUSING AND RENTALS INC.

PROJECT:

PROPOSED WAREHOUSE WITH OFFICE

LOCATION:

6622 BANK STREET, OTTAWA, ON

DESIGNED BY: SD
CHECKED BY: SD
DRAWN BY: ML
APPROVED BY: SD
DATE: JAN. 13, 2017
SCALE: AS NOTED
PROJECT NUMBER: 170035

LICENSED PROFESSIONAL ENGINEER
JULY 06, 2017
S.E. deWit
100079612
PROVINCE OF ONTARIO

SITE STATISTICS:

TOTAL AREA	60190	m ²
AREA OF DEVELOPMENT		m ²
BUILDING FOOTPRINT	2517	m ²
GROSS FLOOR AREA (TOTAL)	2517	m ²
WAREHOUSE	2326	m ²
ACCESSORY OFFICE	191	m ²

PARKING REQUIREMENTS:

VEHICULAR PARKING	REQUIRED	PROVIDED
WAREHOUSE (0.8 per 100m ² OF GFA)	19	19
ACCESSORY OFFICE (2.4 per 100m ² OF GFA)	5	5
TOTAL	24	24
HANDICAP PARKING	1 TYPE B	1
TOTAL		25
LOADING SPACE	1	1

RH3 (RURAL HEAVY INDUSTRIAL ZONE) PROVISIONS:

ZONING MECHANISMS	REQUIRED	PROVIDED
(a) MINIMUM LOT WIDTH (m)	30	233.23
(b) MINIMUM LOT AREA (m ²)	1,000	60,190.00
(c) MINIMUM FRONT YARD SETBACK (m)	15	47.86
(d) MINIMUM REAR YARD SETBACK (m)	15	127.09
(e) MINIMUM INTERIOR SIDE YARD SETBACK (m)	3	35.35
(f) MINIMUM CORNER SIDE YARD SETBACK (m)	10	N/A
(g) MAXIMUM PRINCIPAL BUILDING HEIGHT (m)	15	7.60
(h) MAXIMUM LOT COVERAGE (%)	50	4.20%
(i) OUTDOOR STORAGE		

(g) OUTSIDE STORAGE IS NOT PERMITTED WITHIN ANY REQUIRED FRONT YARD OR CORNER SIDE YARD

(h) OUTSIDE STORAGE MUST BE SCREENED FROM ADJACENT RESIDENTIAL USES OR ZONES AND PUBLIC STREETS BY AN OPAQUE SCREEN AT LEAST 1.8 M IN HEIGHT FROM FINISHED GRADE