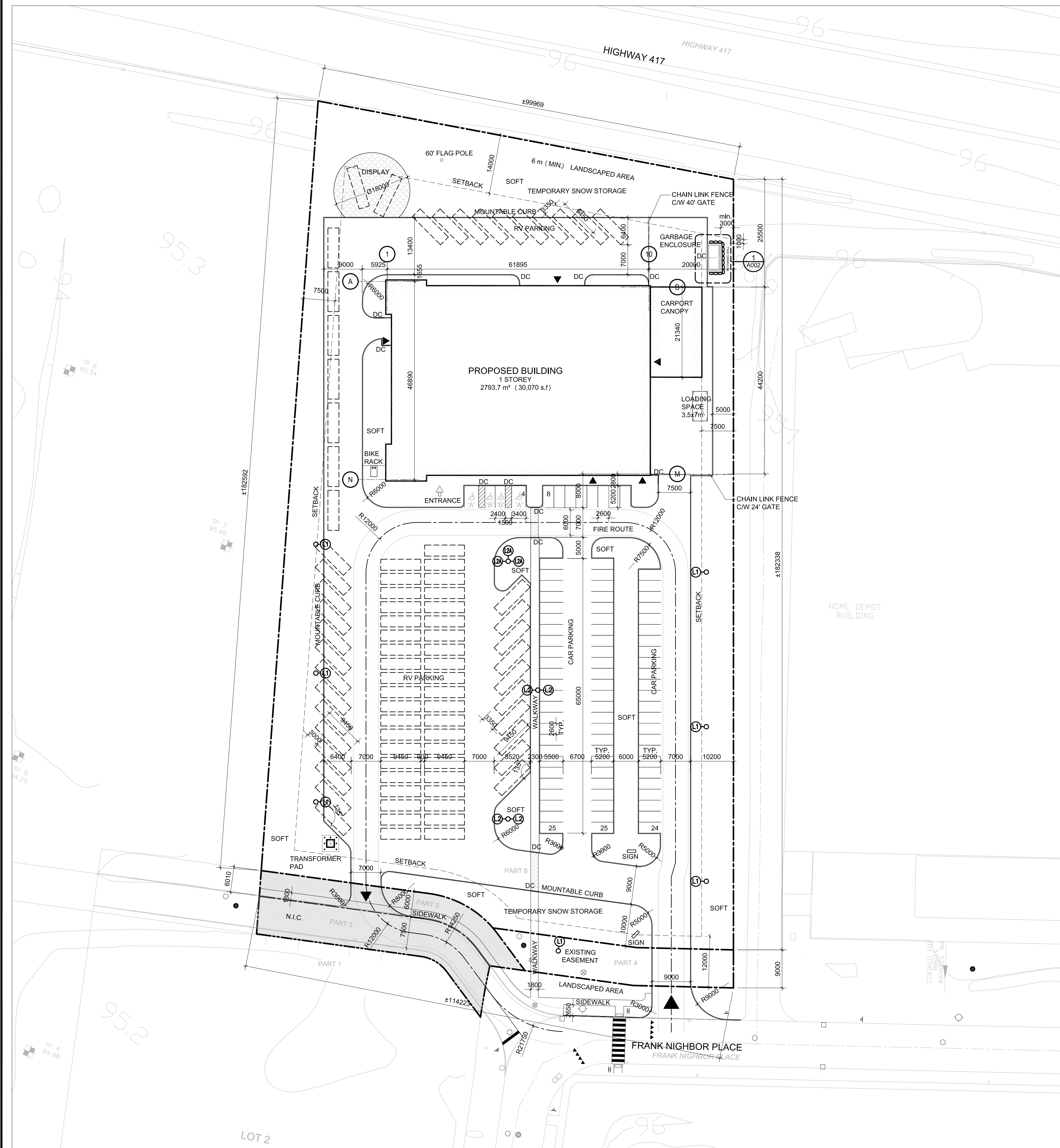




KEY PLAN

ZONING INFORMATION

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	PROVISIONS	PROVIDED
ZONING CODE	IL6 (1414) H (30) -h Light Industrial Zone	Automobile Rental Establishment
MINIMUM LOT AREA	2000 m ²	±19401 m ²
MINIMUM LOT WIDTH	no min.	± 114 m
MINI. FRONT YARD SETBACK	12 m	±94 m
MINI. REAR YARD SETBACK	14 m (HIGHWAY SETBACK)	25.5 m
MINI. INTERIOR SIDE YARD	7.5 m	7.5 m (EAST) 20 m (WEST)
MAX. FLOOR SPACE INDEX	2	
MAX. LOT COVERAGE	65 %	13.84 %
MAX. BUILDING HEIGHT	18 m	±7.6 m
PARKING REQUIREMENTS	±46	87
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	2.6m WIDTH x 5.2m LENGTH
ACCESSIBLE PARKING SPACE	4 (TYPE 'A': 2, TYPE 'B': 2)	4 (TYPE 'A': 2, TYPE 'B': 2)
MINI. WIDTH OF LANDSCAPED AREA	3 m (SIDE) 6 m (FRONT / BACK)	5 m (SIDE) 6 m (FRONT) 10m (BACK)
LOADING ZONE	1	1
BICYCLE PARKING	2	2
GROSS FLOOR AREA	2793.77 m ² (30,070 s.f.) GROUND FLOOR ±200 m ² (2,150 s.f.) MEZZANINE	

FLOOR AREA & PARKING SPACE				
	GROSS FLOOR AREA	PARKING RATE	PARKING REQU.	PARKING PROV.
SHOWROOM	±1140 m ²	2 / 100 m ² G.F.A.	23	
SERVICE AREA	±1000 m ² , 8 service bays	2 / SERVICE BAY	16	
OFFICE	±200 m ²	2.4 / 100 m ² G.F.A.	5	
SUPPLY STORE	±60 m ²	3.4 / 100 m ² G.F.A.	2	
TOTAL	±2400m ² (±25,830 s.f.)		± 46	86

PROJECT INFORMATION:

BUILDING CLASSIFICATION:
THE BUILDING IS CLASSIFIED AND DESIGN TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

OCCUPANCY:
GROUP E, UP TO 2 STOREYS, SPRINKLERED (3.2.2.62)

BUILDING STATISTICS:
BUILDING AREA (FOOTPRINT): 2793.8 m².
NUMBER OF STOREYS: 1
BUILDING SPRINKLERED: YES
CONSTRUCTION TYPE: NON-COMBUSTIBLE
OF STREET ACCESS ROUTES: 1

ZONING GROSS FLOOR AREA: ±2400 m².
GROUND FLOOR ±2200 m².
MEZZANINE ±200 m².
FLOOR ASSEMBLY & F.R.R.: 45 MIN.

TOPOGRAPHICAL PLAN INFORMATION:
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN OF

**PART OF BLOCK 2
REGISTERED PLAN 4M-1012
CITY OF OTTAWA**
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

LEGEND

- PROPERTY LINE
- SETBACK
- CHAIN LINK FENCE
- PROPOSED BUILDING
- PYLON SIGN
- FIRE ROUTE
- LOADING SPACE 3.5x7m
- PEDESTRIAN WALKWAY / PAINT LINE
- DEPRESSED CURB
- BIKE RACK
- HANDICAP PARKING
- BUILDING ENTRANCE
- LIGHTING REFER TO ELEC. DWG
- TRANSFORMER PAD REFER TO ELEC. DWG
- SIGNAGE, REFER TO CIVIL



1 SITE PLAN
A-001 SCALE 1:500



APPROVED ☐ REFUSED ☐

THIS _____ DAY OF _____, 20____

DERRICK MOODIE
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

4	ISSUED FOR SITE PLAN REV UPDATE	25 May 2018
3	ISSUED FOR 90% REVIEW	25 May 2018
2	ISSUED FOR SITE PLAN COMMENTS	18 April 2018
1	ISSUED FOR SITE PLAN APPLICATION	9 Feb. 2018
no.	revision	date

N45 ARCHITECTURE INC.
71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
tel. 613.224.0095 fax 613.224.9811

project
CAMPMART - SITE CAST

20 FRANK NIGHBOR PLACE,
KANATA, ON.

north

seal

ONTARIO ASSOCIATION
OF ARCHITECTS
ROBERT C. MATTHEWS
LICENCE 2966

drawing title
SITE PLAN

scale AS SHOWN	drawn by J.J.
date Jan. 2018	checked by R.M.
project number 17-249	drawing number A-001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision	

APPROVED ☐ REFUSED ☐
THIS _____ DAY OF _____, 20____

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MANAGER, DEVELOPMENT REVIEW - WEST
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project
CAMP MART - SITE CAST

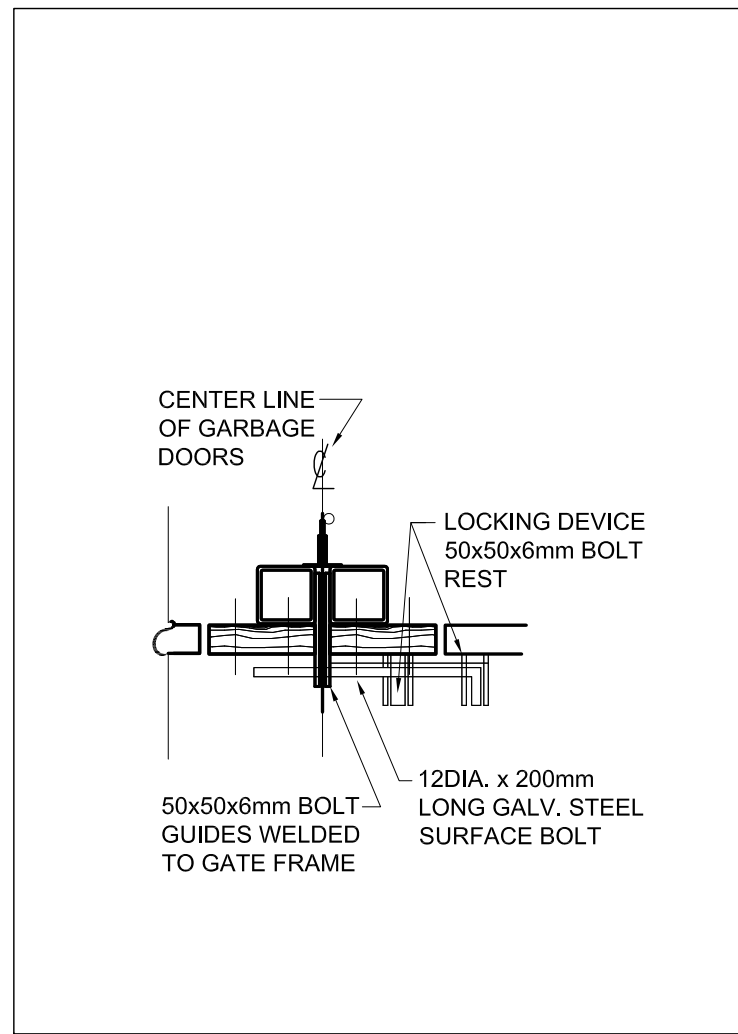
20 FRANK NIGHBOR PLACE,
KANATA, ON.

north

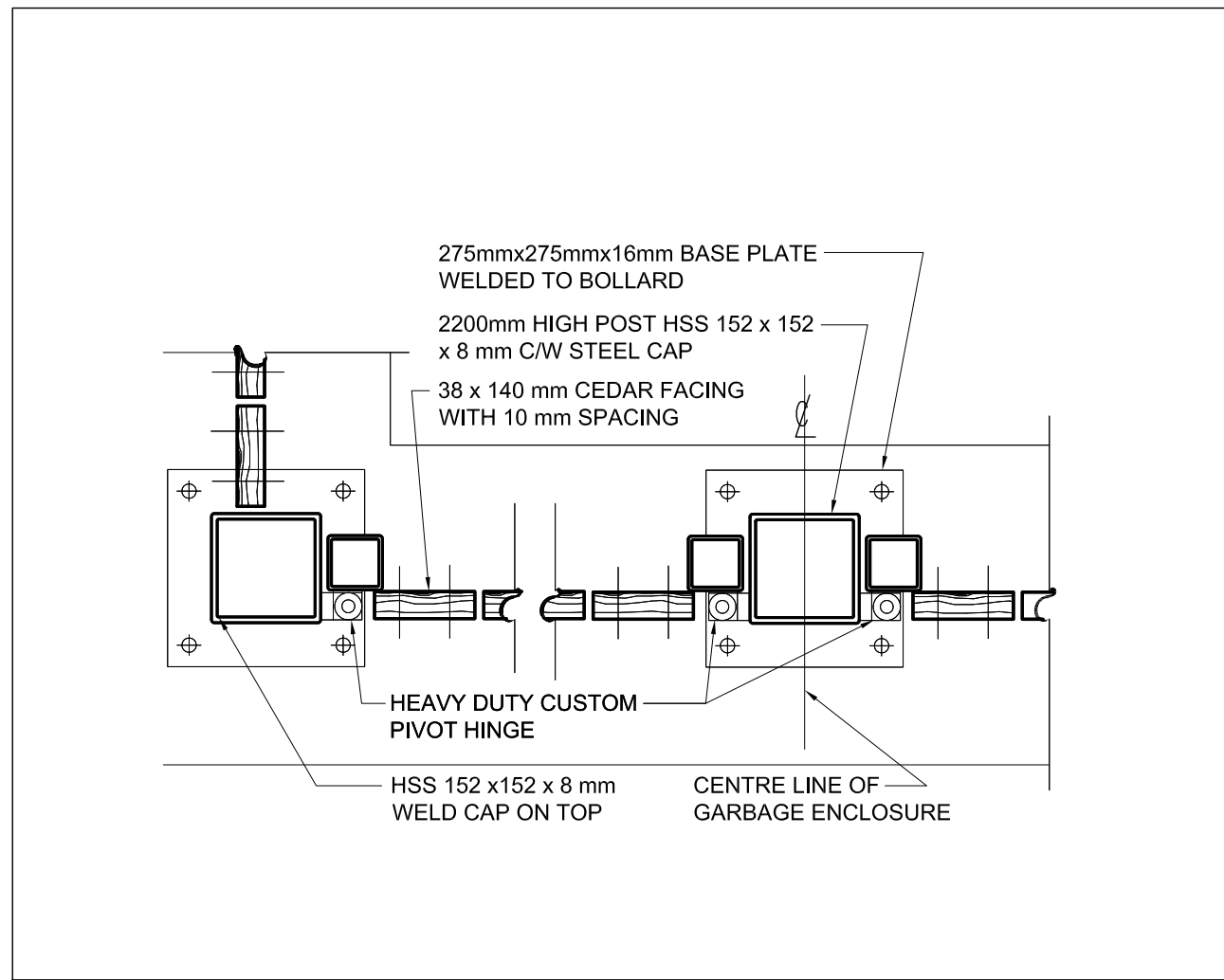
seal
ONTARIO ASSOCIATION
OF ARCHITECTS
ROBERT C. MATTHEWS
LICENCE
2965

drawing title
SITE PLAN DETAILS

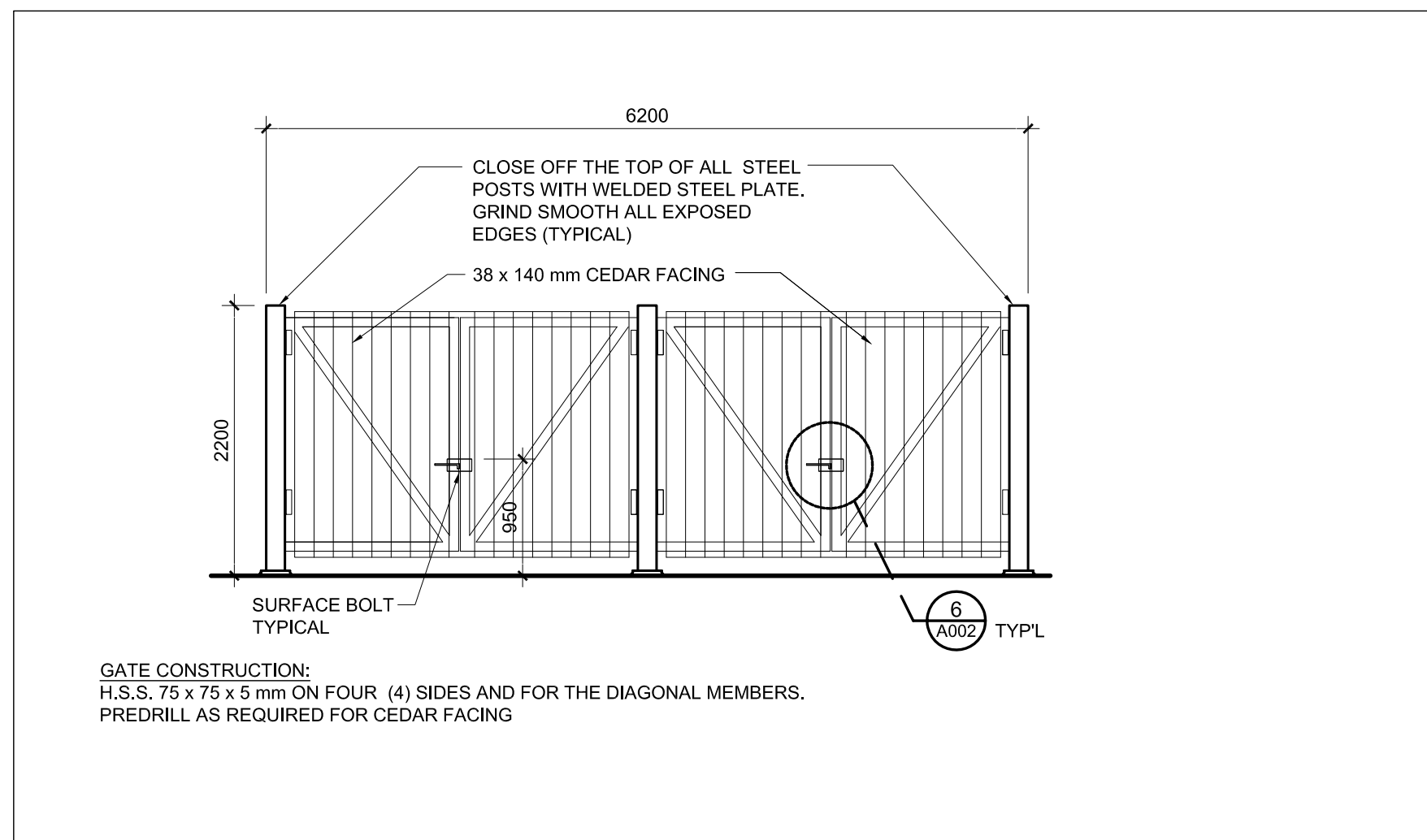
scale AS SHOWN	drawn by J.J.
date Jan, 2018	checked by R.M.
project number 17-249	drawing number A-002
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision	



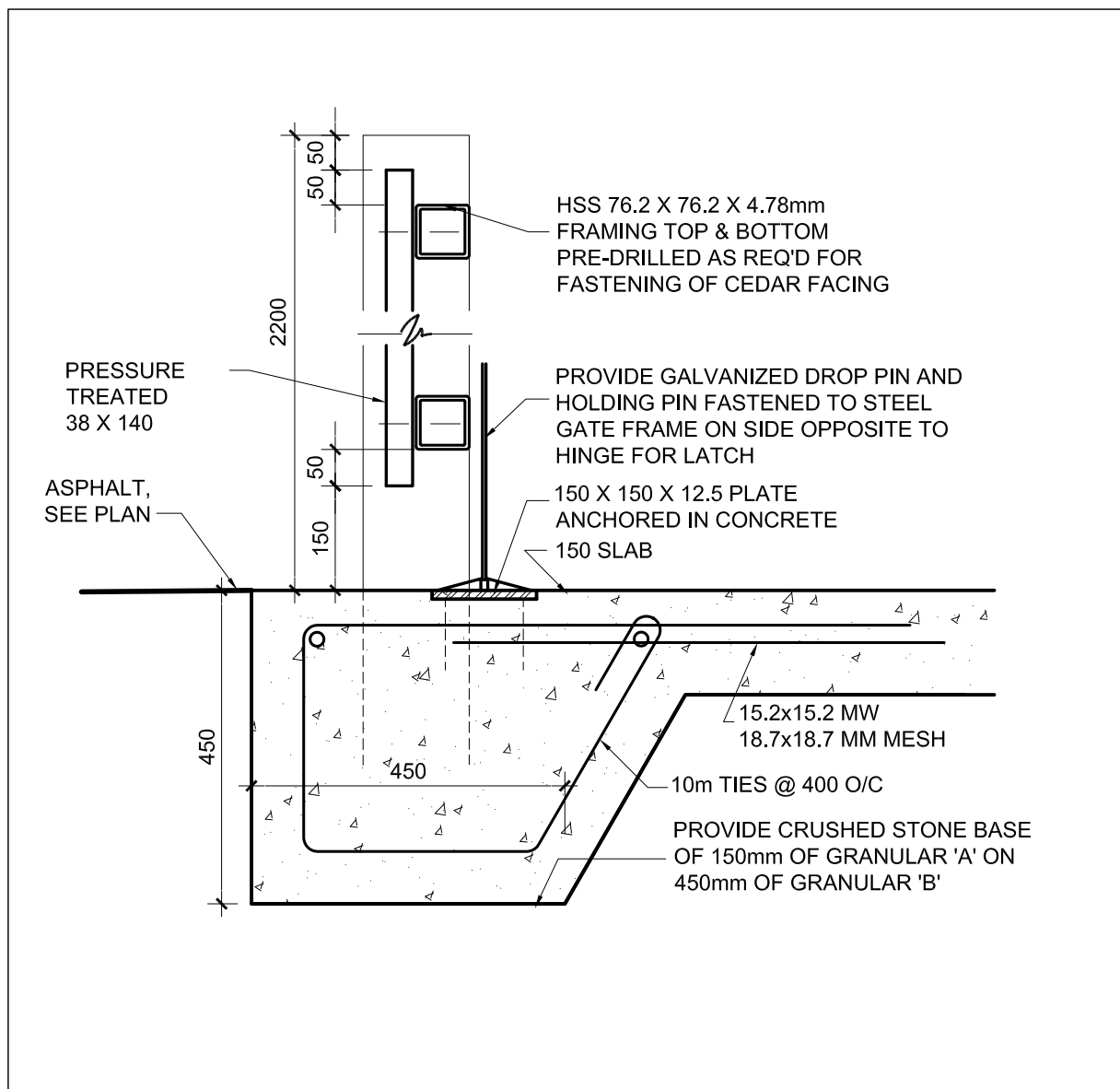
6 PLAN DETAIL
A002 SCALE 1:10



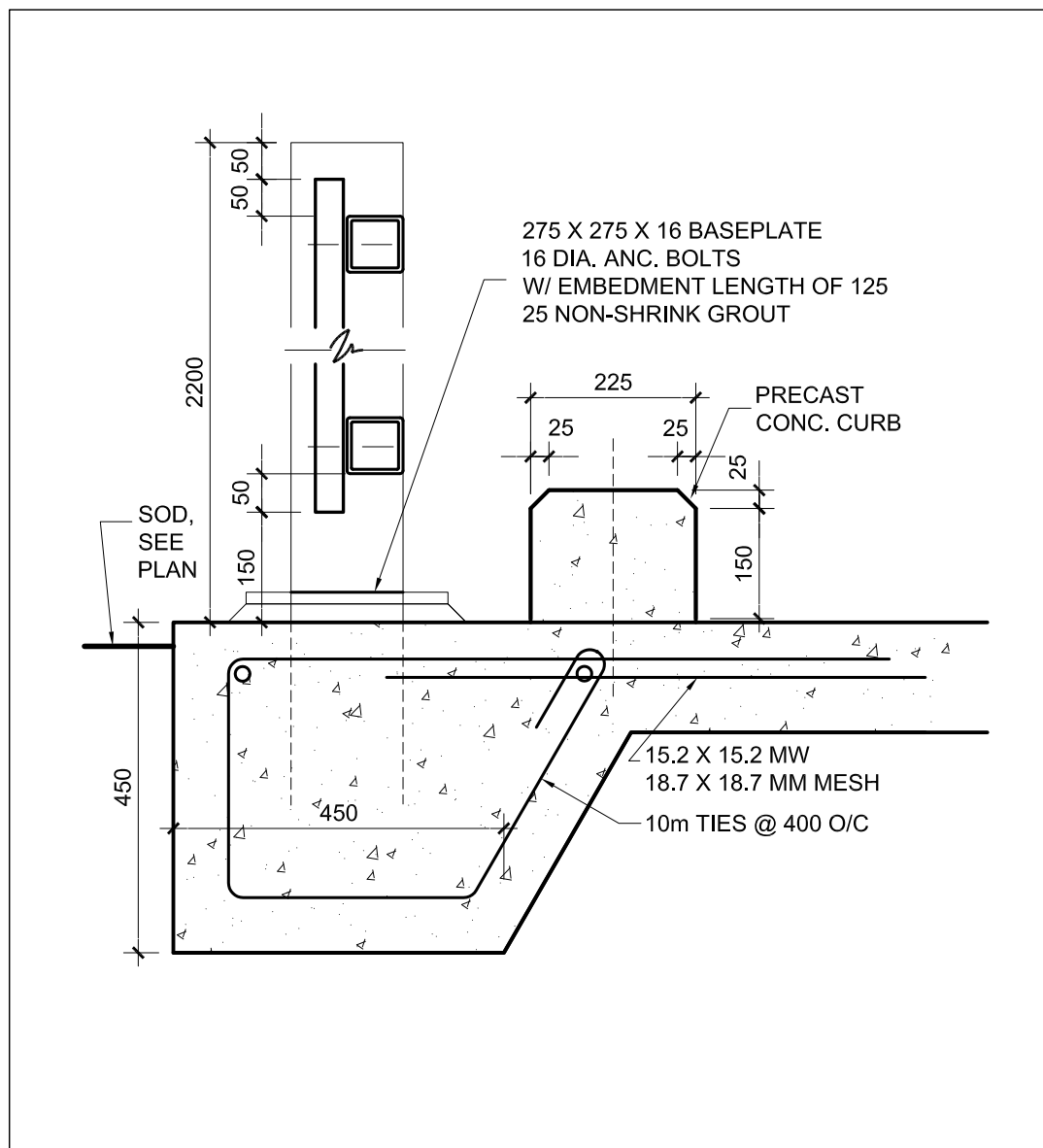
5 GARGABE ENCLOSURE PLAN DETAIL
A002 SCALE 1:10



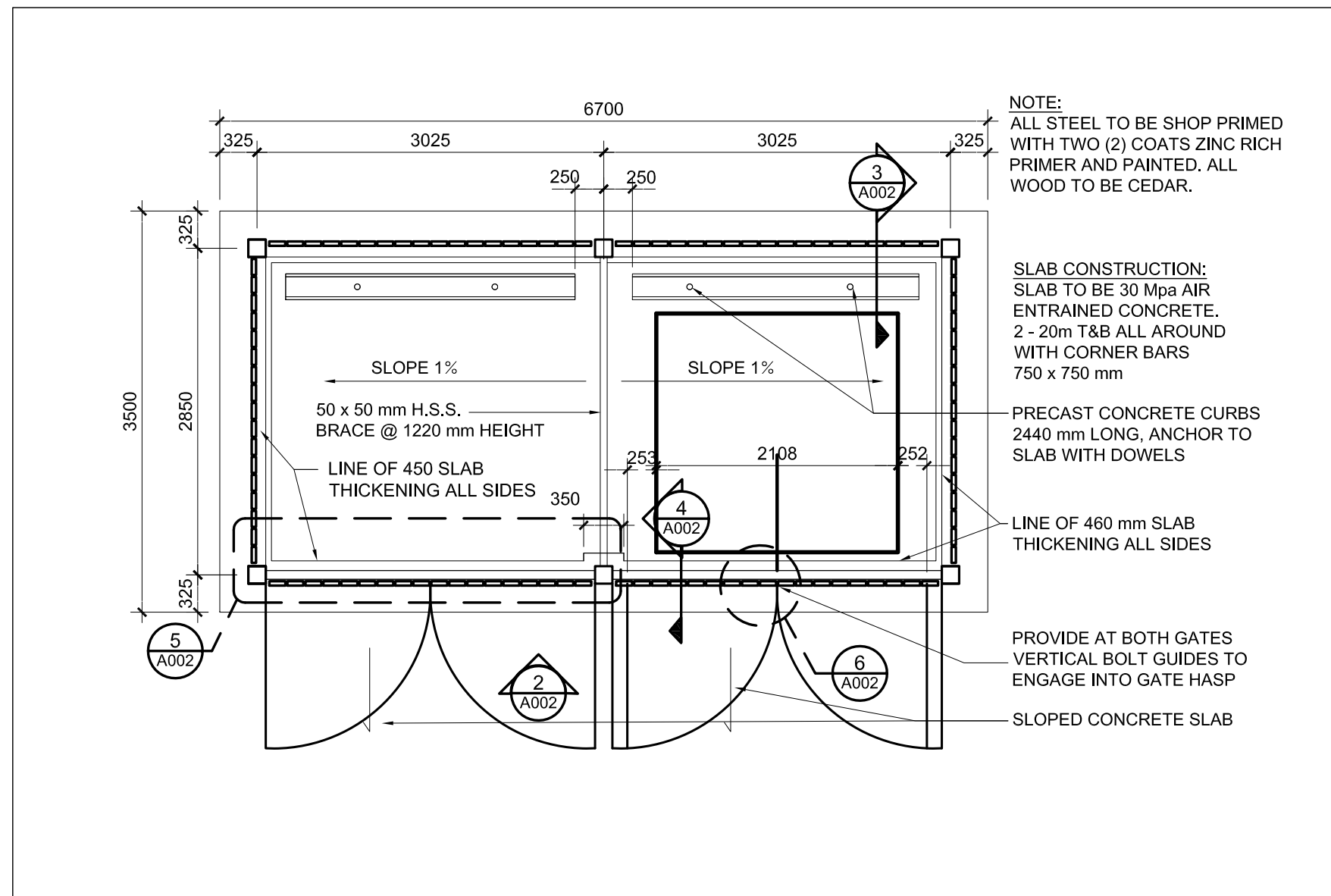
2 GARGABE ENCLOSURE ELEVATION
A002 SCALE 1:50



4 GARGABE ENCLOSURE SECTION DETAIL
A002 SCALE 1:10



3 GARGABE ENCLOSURE SECTION DETAIL
A002 SCALE 1:10



1 GARGABE ENCLOSURE PLAN
A002 SCALE 1:50



2	ISSUED FOR SITE PLAN REV UPDATE	25 May 2018
1	RE-ISSUE FOR SPA	25 April 2018
no.	revision	date

project

CAMP MART - SITE CAST

scale AS SHOWN	drawn by J.J
date Jan. 2018	checked by R.M
project number 17-249	drawing number A-201

CONTRACTOR TO VERIFY ALL DIMENSIONS
AND NOTIFY THE ARCHITECT OF ANY
DISCREPANCIES BEFORE WORK COMMENCES.
DO NOT SCALE DRAWINGS.

APPROVED ☐ REFUSED ☐
THIS _____ DAY OF _____, 20____

DERRICK MOODIE
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

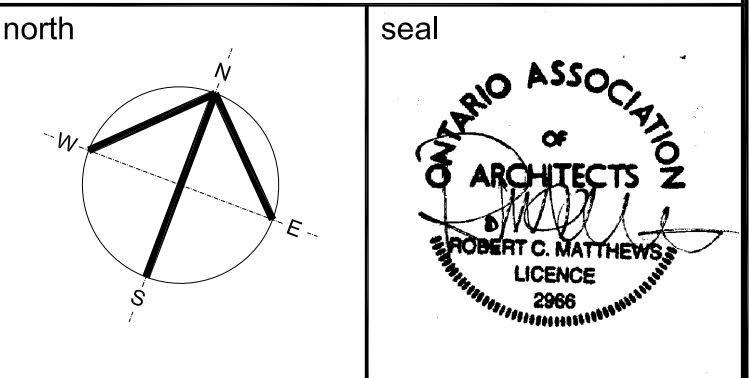
2	ISSUED FOR SITE PLAN REV UPDATE	25 May 2018
1	RE-ISSUE FOR SPA	25 April 2018
no.	revision	date



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project
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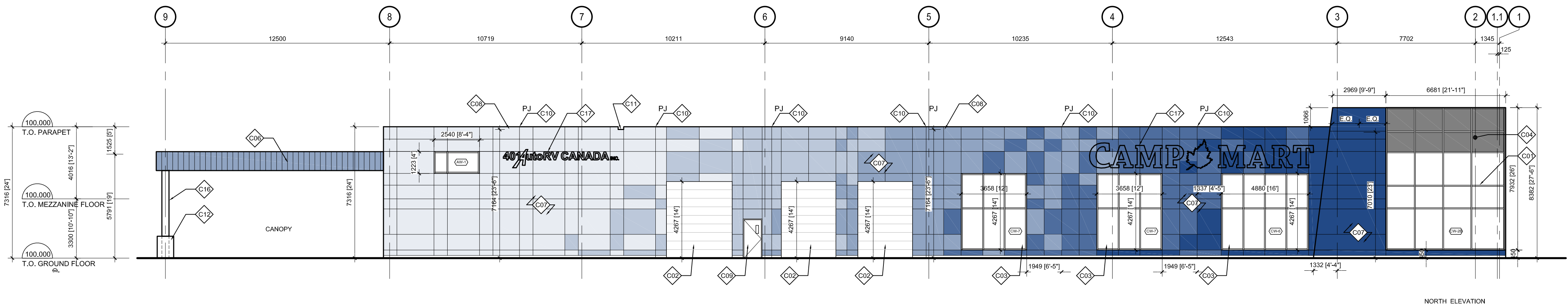
20 FRANK NIGHBOR PLACE,
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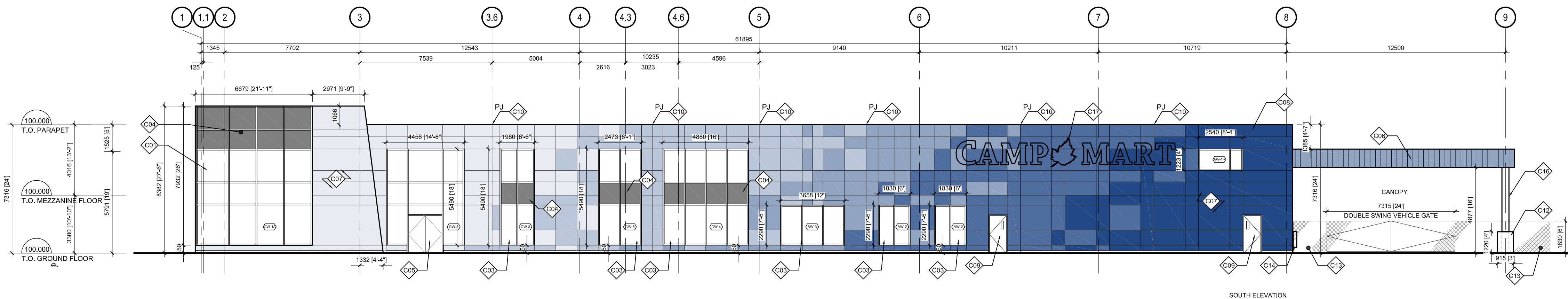
drawing title EXTERIOR ELEVATIONS	
scale AS SHOWN	drawn by J.J.
date Jan. 2018	checked by R.M.
project number 17-249	drawing number A-202
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision	

CONSTRUCTION NOTES:

- C01 ALUMINUM CURTAIN WALL
- C02 OVERHEAD DOOR
- C03 ALUMINUM WINDOW WALL
- C04 SPANDREL PANEL
- C05 WINDOW WALL
- C06 CANOPY WITH METAL SIDING;
IDEAL ROOFING UA 1200.
COLOUR TBD
- C07 TILT-UP CONCRETE PANEL
- COLOUR #1 - DARK BLUE
- COLOUR #2 - MEDIUM BLUE
- COLOUR #3 - LIGHT BLUE
- COLOUR #4 - WHITE-BLUE
- COLOUR #5 - WHITE
- C08 WALL SCONCE. REFER TO
ELECTRICAL
- C09 EXIT MAN DOOR
- C10 TILT-UP PANEL JOINT (PJ)
- C11 SCUPPER
- C12 CONCRETE PIER 1220X1220
AROUND STRUCTURAL STEEL.
- C13 6 Ga. VINYL COATED BLACK
CHAIN LINK FENCE GATE
- C14 GAS METER. REFER TO
MECHANICAL/CIVIL
- C15 150mm RAIN GUTTER REFER TO
ROOF PLAN DETAIL
- C16 PTD STEEL COLUMN. REFER TO
STRUCTURAL
- C17 BUILDING SIGNAGE. REFER TO
SIGNAGE PACKAGE
- C18 DOWNSPOUT



2 NORTH ELEVATION
A202 SCALE 1: 150



1 SOUTH ELEVATION
A202 SCALE 1: 150