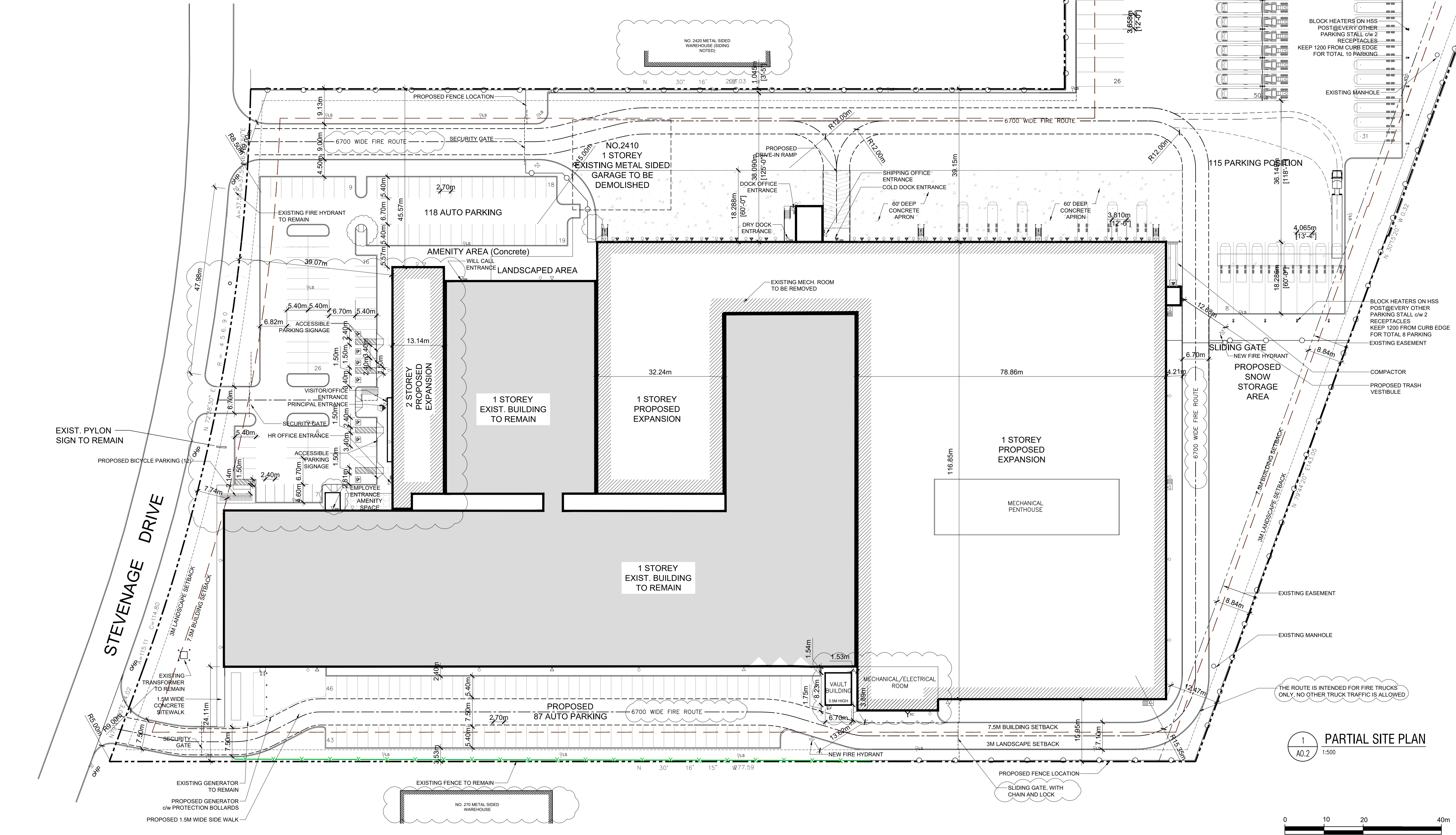


LEGEND			
+ 00.00	EXISTING SPOT ELEVATION		NEW LIGHT POLE
+ 00.00	NEW SPOT ELEVATION		NEW WALL MOUNTED LIGHT
	EXISTING TREE		HEAVY DUTY ASPHALT
	SIAMESE CONNECTION (WALL MOUNTED)		LIGHT DUTY ASPHALT
	PAINTED LINES TYP.		EXIT/ACCESS DOOR
	BARRIER FREE RAMP C/W WITH CURB DEPRESSION (CD)		SECURE EXIT/ACCESS DOOR
	PROPERTY LINE		OH DOOR AT LOADING DOCKS
	REQUIRED ROAD WIDENING SETBACK		ENTRANCE SIGNAGE
	EXISTING CHAIN LINK FENCE		FLUSH CURB
	NEW CHAIN LINK FENCE		TOP OF RETAINING WALL
			TOP OF CURB
			BOTTOM OF CURB
			CATCH BASIN MANHOLE
			GAS METER
			EXISTING MANHOLE
			EXISTING CITY HYDRANT
			EXISTING LIGHT STANDARD
			EXISTING CATCH BASIN
			MANHOLE
			CITY HYDRANT
			CATCH BASIN
			DOUBLE CATCH BASIN
			HANDICAP PARKING SIGN
			CONCRETE PAVING
			PARKING COUNT
			PRINCIPAL ENTRANCE

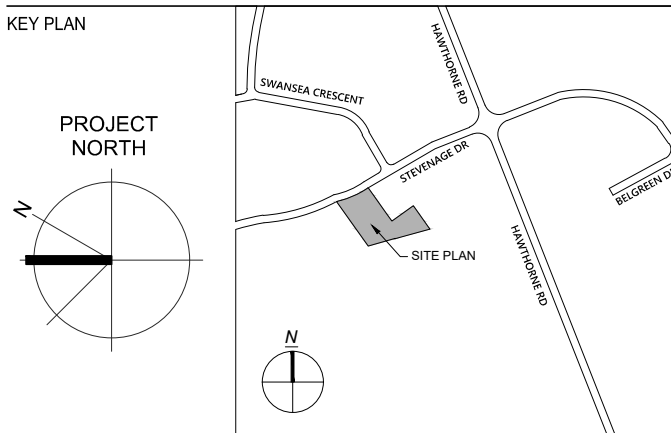
ZONING BY LAW			
IH 201 HEAVY INDUSTRIAL ZONE PROVISIONS			
ZONING MECHANISMS	REQUIRED	PROVIDED	
(A) MINIMUM LOT WIDTH (M)	N/A	175 (EXISTING)	
(B) MINIMUM LOT AREA (M ²)	4,000	65,342	
(C) MINIMUM FRONT YARD AND CORNER YARD SETBACK (M)	7.5	7.74 (EXISTING)	
(D) MINIMUM INTERIOR YARD AND REAR YARD SETBACK (M) (i) ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE (ii) ALL OTHER CASES	15 7.5	N/A 12.47	
(E) MAXIMUM FLOOR SPACE INDEX	2	2-TBD	
(F) MAXIMUM BUILDING HEIGHT	22	11-TBD	
(G) MINIMUM WIDTH OF LANDSCAPING (M) (i) ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE (ii) IN ALL OTHER CASES	7.5 3	N/A 3 AND 1.05@LOADING AREA ONLY	

SITE STATISTICS			
TOTAL SITE AREA	65,342 M ²	16.15 AC	
COVERAGE:		35.24%	
GROSS FLOOR AREA (EXISTING + EXPANSION):		23,793 M ²	
EXISTING BUILDING FLOOR AREA:		10,176 M ²	
GROSS FLOOR AREA (EXPANSION):		13,617 M ²	
OFFICE:		800X241,800M ²	
WAREHOUSE:		12,017M ²	
BUILDING FOOT PRINT (EXISTING):		10,176 M ²	
BUILDING FOOT PRINT (EXISTING + EXPANSION):		23,033 M ²	
LANDSCAPE AREA:		TBD	
PARKING SPACES REQUIRED:	205 REQUIRED	205 PROVIDED	
EXISTING PARKING:	69		
NEW OFFICE AREA:	39 REQUIRED (2,410M ² OF GROSS FLOOR AREA)		
NEW WAREHOUSE AREA:	97 REQUIRED (0.810M ² OF GROSS FLOOR AREA)		
B.F. PARKING REQUIRED:	7 REQUIRED	7 (INCLUDING 4 TYPE A + 3 TYPE B) PROVIDED	
BICYCLE PARKING REQUIRED:	12 REQUIRED (1/200M ² OF GROSS WAREHOUSE FLOOR AREA) 6 REQUIRED (1/200M ² OF OFFICE AREA)	18 PROVIDED	



REV	DATE	DESCRIPTION
01	AUG 21, 2018	ISSUED FOR REVIEW
02	AUG 24, 2018	ISSUED FOR REVIEW
03	AUG 30, 2018	ISSUED FOR REVIEW
04	SEPT 11, 2018	ISSUED FOR SITE PLAN APPROVAL
05	JAN 15, 2019	RE-ISSUED FOR SITE PLAN APPROVAL

PROPERTY BOUNDARY INFORMATION WAS DERIVED FROM SURVEY OF:
PART OF LOTS 3 AND 4
CONCESSION 5 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA
SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
SURVEY COMPLETED ON AUGUST 22, 2018



Glenn Piotrowski Architect
ARCHITECTS
GLENN PIOTROWSKI ARCHITECT LTD.
167 NAVY STREET
OTTAWA, ON
K1G 2Z6
TEL: 613-226-8830 FAX: 613-226-1709

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BBS CONSTRUCTION (ONTARIO) LTD.
1805 WOODWARD DRIVE
OTTAWA, ON K2C 0P9 CANADA
TEL: 613-226-8830 FAX: 613-226-1709

PROJECT
SYSCO TANNIS
FACILITY EXPANSION & SITE PLAN MODIFICATIONS

2390 STEVENAGE DRIVE, OTTAWA, ON K1G 3W3

SHEET TITLE

PARTIAL SITE PLAN

DRAWN BY PY

DATE

SCALE 1:500

PROJECT NO.

SHEET NO.

A0.2

#17811