

LEGEND

+ 00.00	EXISTING SPOT ELEVATION		NEW LIGHT POLE	GM	GAS METER
+ 00.00	NEW SPOT ELEVATION		NEW WALL MOUNTED LIGHT	EX. MH	EXISTING MANHOLE
	EXISTING TREE		HEAVY DUTY ASPHALT	EX. HYD	EXISTING CITY HYDRANT
	SIAMESE CONNECTION (WALL MOUNTED)		LIGHT DUTY ASPHALT	EX. LS	EXISTING LIGHT STANDARD
	PAINTED LINES TYP.		EXIT/ACCESS DOOR	EX. CB	EXISTING CATCH BASIN
	BARRIER FREE RAMP C/W WITH CURB DEPRESSION IN COMPLIANCE WITH CBC 3.8.3.2 REFER TO SITE DETAIL		SECURE EXIT/ACCESS DOOR	MH	MANHOLE
	CURB DEPRESSION (CD)		OH DOOR AT LOADING DOCKS	HYD	CITY HYDRANT
	PROPERTY LINE		ENTRANCE SIGNAGE	CB	CATCH BASIN
	REQUIRED ROAD WIDENING SETBACK		FLUSH CURB	CB	DOUBLE CATCH BASIN
	EXISTING CHAIN LINK FENCE		TOP OF RETAINING WALL	HC	HANDICAP PARKING SIGN
	NEW CHAIN LINK FENCE		TOP OF CURB	CP	CONCRETE PAVING
			BOTTOM OF CURB	PC	PARKING COUNT
			CATCH BASIN MANHOLE	UP	PRINCIPAL ENTRANCE

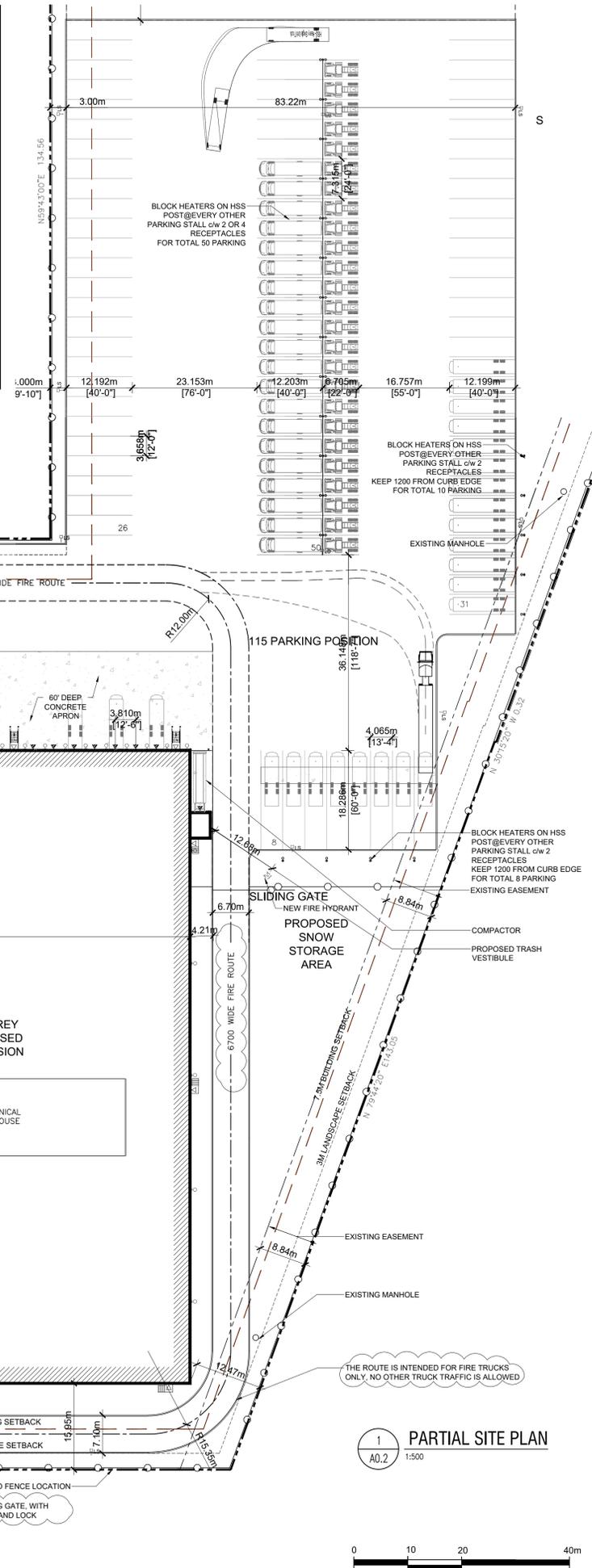
ZONING BY LAW

IN 2011 HEAVY INDUSTRIAL ZONE PROVISIONS

ZONING MECHANISMS	REQUIRED	PROVIDED
(A) MINIMUM LOT WIDTH (M)	NA	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	NA 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	NA 3 AND 1.05@LOADING AREA ONLY

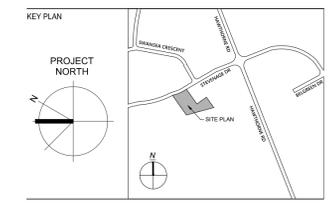
SITE STATISTICS

TOTAL SITE AREA	65,342 M ²	16.15 AC
COVERAGE		35.24%
GROSS FLOOR AREA (EXISTING + EXPANSION)	23,790 M ²	
EXISTING BUILDING FLOOR AREA	10,176 M ²	
GROSS FLOOR AREA (EXPANSION)	13,617 M ²	
OFFICE WAREHOUSE	80029.1800M ²	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 (2.41/100M ² OF GROSS FLOOR AREA)	
NEW WAREHOUSE AREA:	97 REQUIRED (0.8/100M 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, VOLLEBECK LTD.
 SURVEY COMPLETED ON AUGUST 22, 2018



Glenn Piotrowski Architect
 ONTARIO ASSOCIATION OF ARCHITECTS
 GLENN PIOTROWSKI ARCHITECT LTD.
 167 NAVY STREET
 OAKVILLE, ON L6J 2Z6
 905.338.8855

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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

