REV	DATE	DESCRIPTION
01	AUG 30, 2018	ISSUED FOR REVIEW
02	SEPT 11, 2018	ISSUED FOR SITE PLAN APPROVAL
03	JAN 15, 2019	RE-ISSUED FOR SITE PLAN APPROVAL
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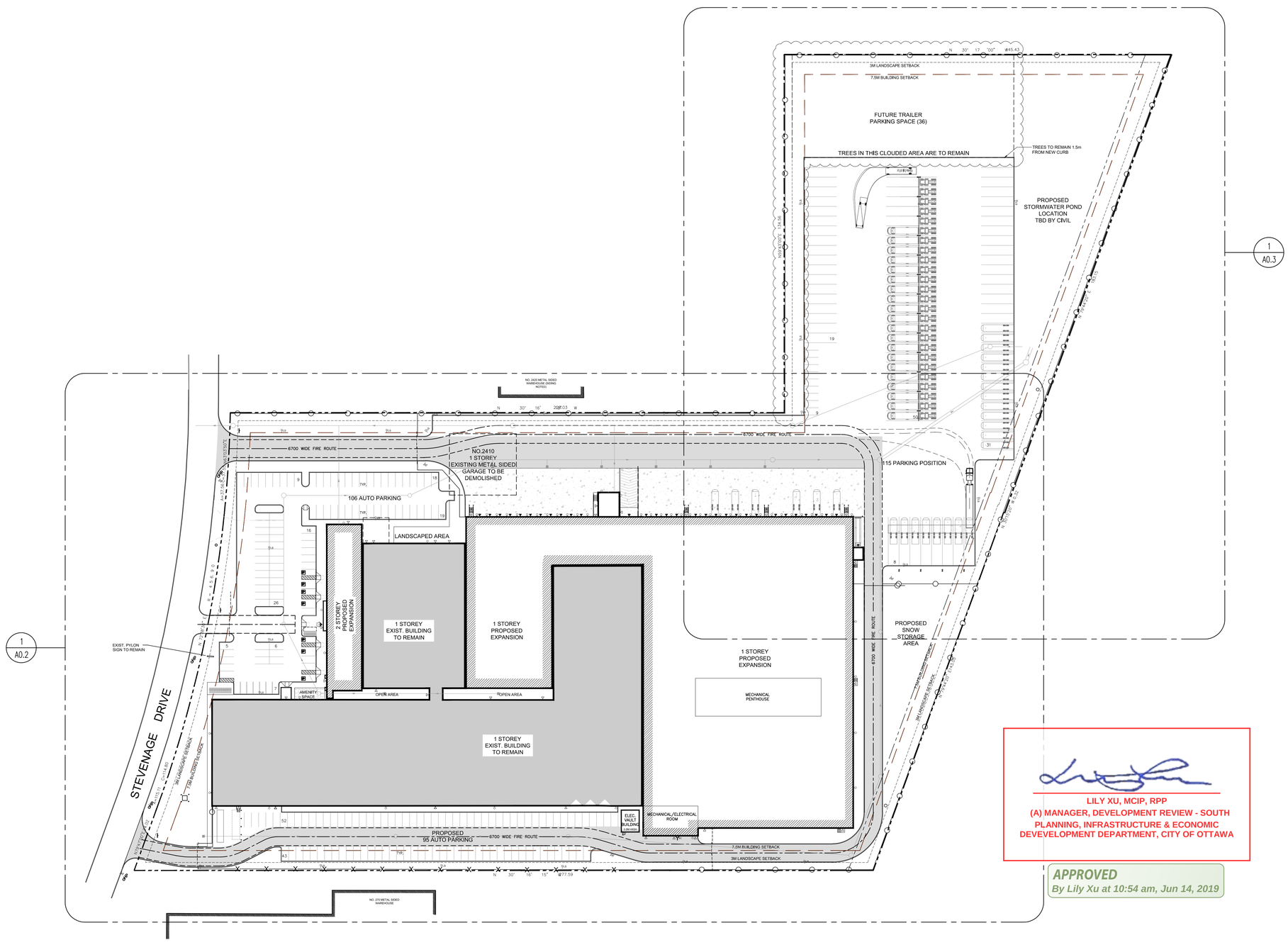
05	FEB 27, 2019	ISSUED FOR BUILDING PERMIT

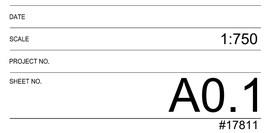


1 OVERALL SITE PLAN
A0.1 1:750

0 5 10 20 30m

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

KEY PLAN



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LILY XU, MCIP, RPP
(A) MANAGER, DEVELOPMENT REVIEW - SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Lily Xu at 10:54 am, Jun 14, 2019

Glenn Piotrowski Architect
ONTARIO ASSOCIATION OF ARCHITECTS GLENN PIOTROWSKI LICENCE 3021
GLENN PIOTROWSKI ARCHITECT LTD.
167 NAVY STREET
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1805 WOODWARD DRIVE,
OTTAWA, ON K2C 0P9 CANADA
TEL:613-226-8830 FAX:613-226-7709

PROJECT
SYSCO TANNIS
FACILITY EXPANSION & SITE PLAN MODIFICATIONS
2390 STEVENAGE DRIVE, OTTAWA, ON K1G 3W3

SHEET TITLE
OVERALL SITE PLAN

DRAWN BY	PY
DATE	
SCALE	1:750
PROJECT NO.	D07-12-18-0135
SHEET NO.	A0.1

#17811

LEGEND

+ 00.00	EXISTING SPOT ELEVATION	LS	NEW LIGHT POLE
+ 00.00	NEW SPOT ELEVATION		NEW WALL MOUNTED LIGHT
	EXISTING TREE		HEAVY DUTY ASPHALT
			CONCRETE PAVING
SC	SIAMESE CONNECTION (WALL MOUNTED)		EXIT/ACCESS DOOR
	PAINTED LINES TYP.		SECURE EXIT/ACCESS DOOR
			O/H DOOR AT LOADING DOCKS
			ENTRANCE SIGNAGE
HC CURB DEPRESSION (CD)	BARRIER FREE RAMP C/W WITH CURB DEPRESSION IN COMPLIANCE WITH OBC 3.8.3.2 REFER TO SITE DETAIL		SIGNAGE "DO NOT USE HORNS TO SIGNAL THE OPENING OF BAY DOORS"
	PROPERTY LINE	FC	FLUSH CURB
	REQUIRED ROAD WIDENING SETBACK	TW	TOP OF RETAINING WALL
	EXISTING CHAIN LINK FENCE	TC	TOP OF CURB
	NEW CHAIN LINK FENCE	BC	BOTTOM OF CURB
		CBMH	CATCH BASIN MANHOLE

GM	GAS METER
EX. MH	EXISTING MANHOLE
EX. HYD	EXISTING CITY HYDRANT
EX. LS	EXISTING LIGHT STANDARD
EX. CB	EXISTING CATCH BASIN
MH	MANHOLE
HYD	CITY HYDRANT
CB	CATCH BASIN
CB	DOUBLE CATCH BASIN
HC	HANDICAP PARKING SIGN
	VEHICULAR ENTRANCE SIGN
	BOLLARD
No	PARKING COUNT
P	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:		35.71%
GROSS FLOOR AREA (EXISTING + EXPANSION):		24,453 M^2
EXISTING BUILDING FLOOR AREA:		10,176 M^2
GROSS FLOOR AREA (EXPANSION):		14,277 M^2
GROSS FLOOR AREA (EXPANSION):		14,277 M^2
OFFICE:		1,724M^2
WARE HOUSE:		12,553M^2
BUILDING FOOT PRINT (EXISTING):		10,176 M^2
BUILDING FOOT PRINT (EXISTING + EXPANSION):		23,339 M^2
LANDSCAPE AREA:		TBD
PARKING SPACES REQUIRED:	210 REQUIRED	210 PROVIDED
EXISTING PARKING:	69	
NEW OFFICE AREA:	41 REQUIRED (2.4/100M^2OF GROSS FLOOR AREA)	
NEW WAREHOUSE AREA:	100 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 (1/2000M^2 OF GROSS WAREHOUSE FLOOR AREA) 7 REQUIRED (1/250M^2 OF OFFICE AREA)	
		19 PROVIDED
TRUCK PARKING PROVIDED:		108 PROVIDED

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03	AUG 30, 2018	ISSUED FOR REVIEW
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APPROVED
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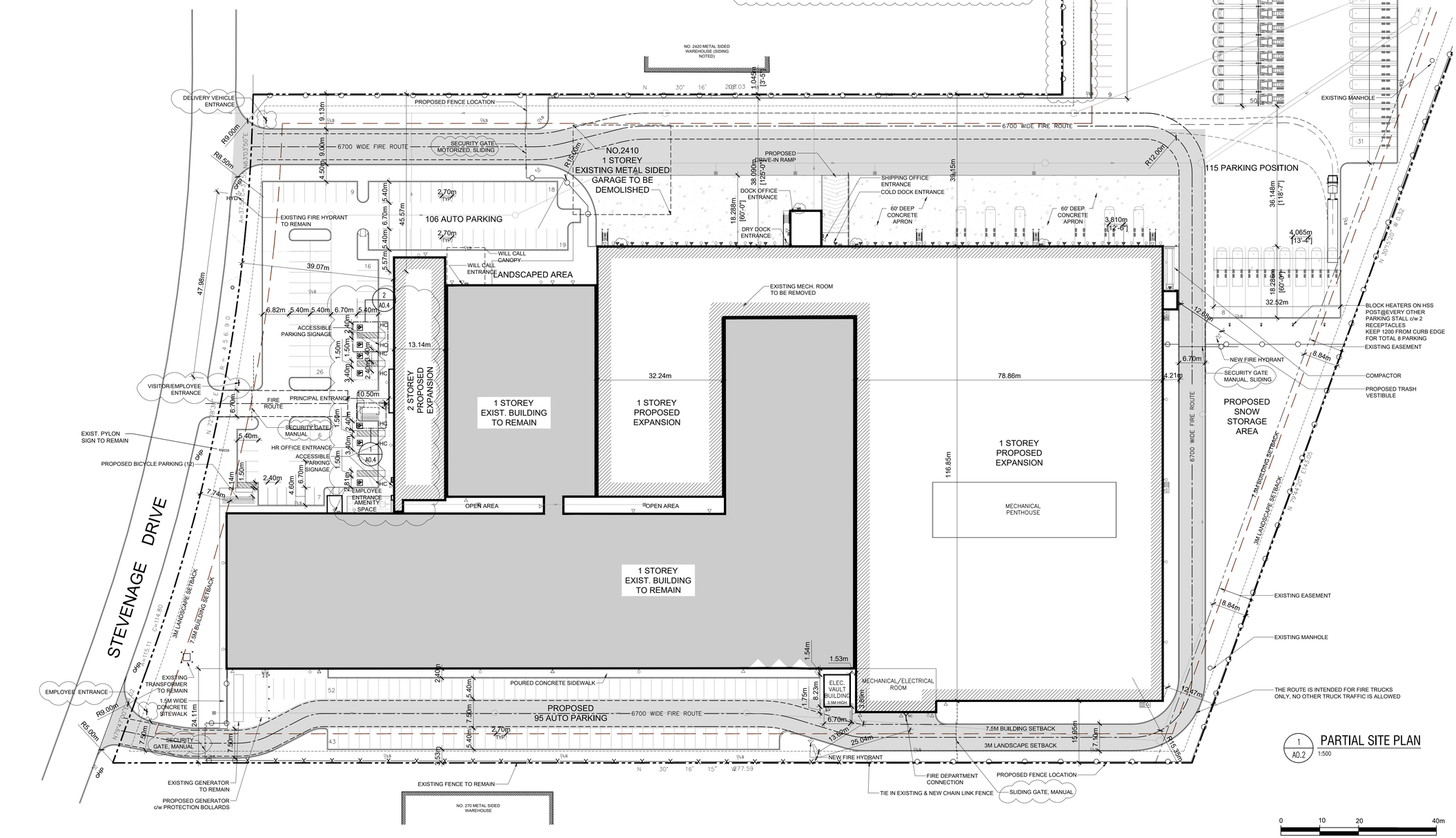

1 A0.2 PARTIAL SITE PLAN 1:500

0 10 20 40m

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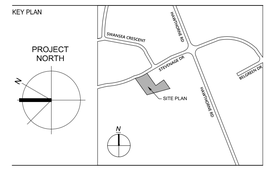

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PROJECT
SYSCO TANNIS
FACILITY EXPANSION & SITE PLAN MODIFICATIONS
2390 STEVENAGE DRIVE, OTTAWA, ON K1G 3W3

SHEET TITLE
PARTIAL SITE PLAN

DRAWN BY	PY
DATE	
SCALE	1:500
PROJECT NO.	
SHEET NO.	A0.2

D07-12-18-0135
#17811

LEGEND

+ 00.00	EXISTING SPOT ELEVATION	LS	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
			CONCRETE PAVING	EX. LS	EXISTING LIGHT STANDARD
SC	SIAMESE CONNECTION (WALL MOUNTED)		EXIT/ACCESS DOOR	EX. CB	EXISTING CATCH BASIN
	PAINTED LINES TYP.		SECURE EXIT/ACCESS DOOR	MH	MANHOLE
			O/H DOOR AT LOADING DOCKS	HYD	CITY HYDRANT
HC CURB DEPRESSION (CD)	BARRIER FREE RAMP C/W WITH CURB DEPRESSION IN COMPLIANCE WITH OBC 3.8.3.2 REFER TO SITE DETAIL		ENTRANCE SIGNAGE	CB	CATCH BASIN
			SIGNAGE "DO NOT USE HORNS TO SIGNAL THE OPENING OF BAY DOORS"	CB	DOUBLE CATCH BASIN
	PROPERTY LINE	FC	FLUSH CURB	HC	HANDICAP PARKING SIGN
	REQUIRED ROAD WIDENING SETBACK	TW	TOP OF RETAINING WALL		VEHICULAR ENTRANCE SIGN
	EXISTING CHAIN LINK FENCE	TC	TOP OF CURB		BOLLARD
	NEW CHAIN LINK FENCE	BC	BOTTOM OF CURB	No	PARKING COUNT
		CBMH	CATCH BASIN MANHOLE	P	PRINCIPAL ENTRANCE

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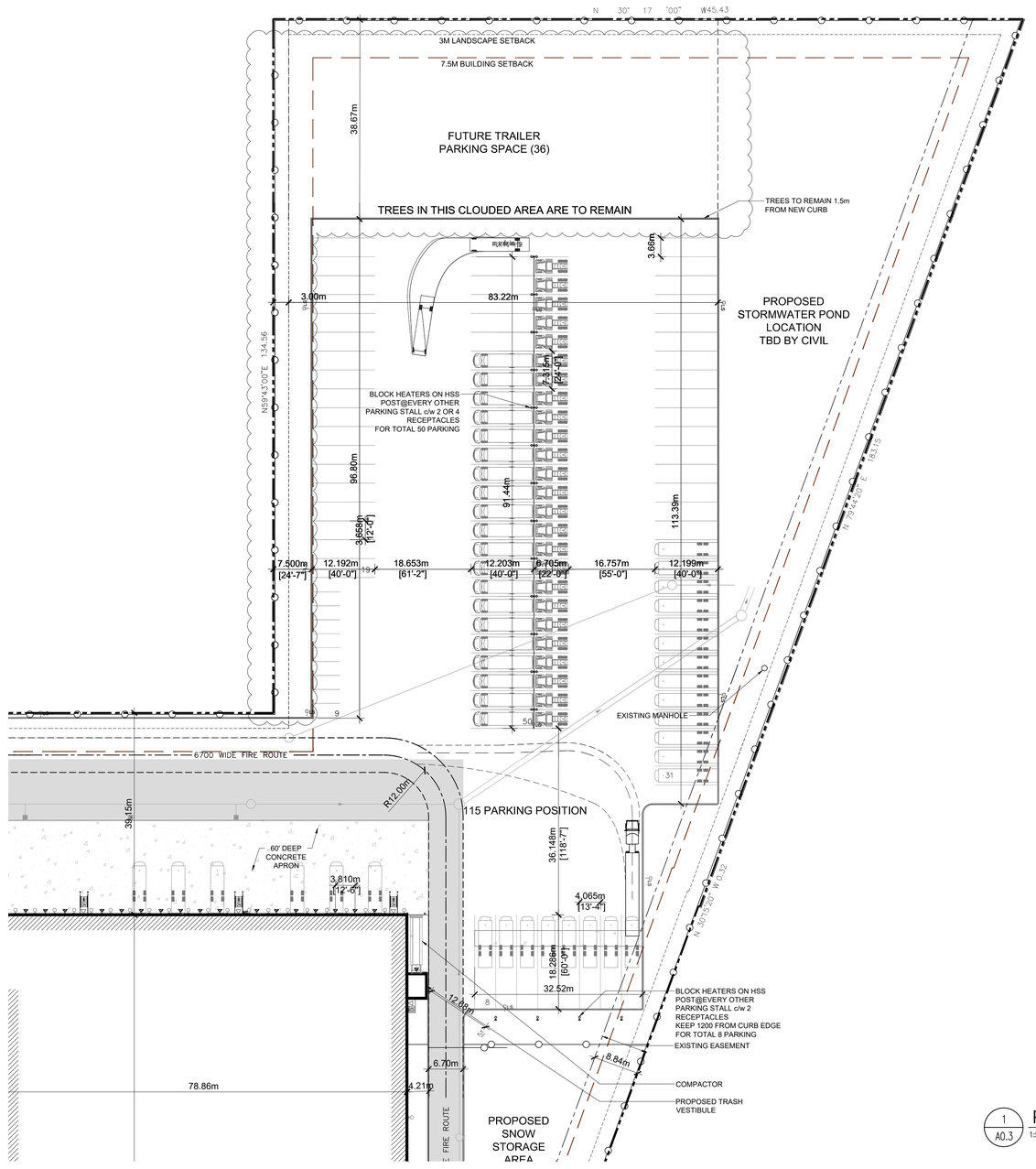

1 A0.3 PARTIAL SITE PLAN
1:500

0 10 20 40m

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(A) MANAGER, DEVELOPMENT REVIEW - SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Lily Xu at 10:54 am, Jun 14, 2019

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KEY PLAN

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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
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SHEET NO.	A0.3

D07-12-18-0135
#17811

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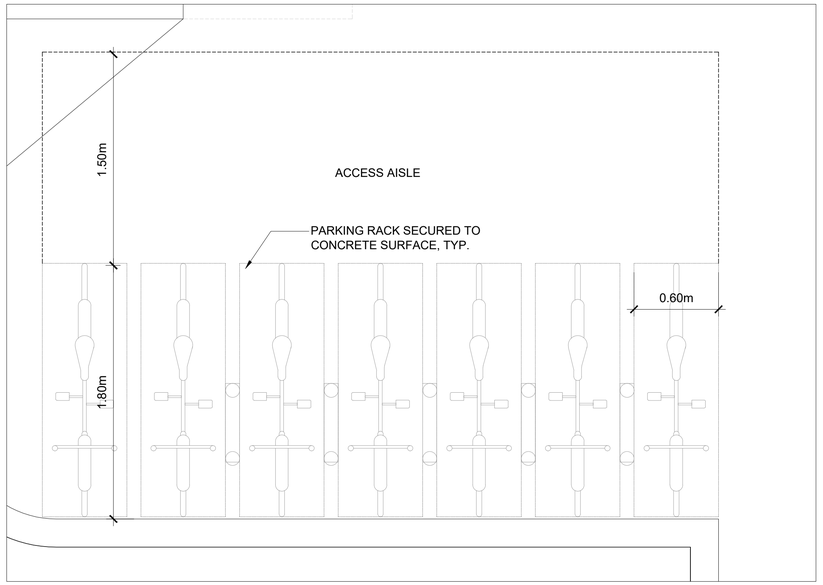
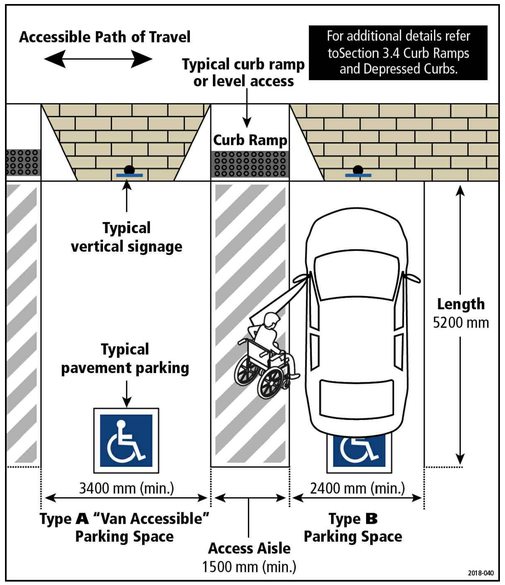
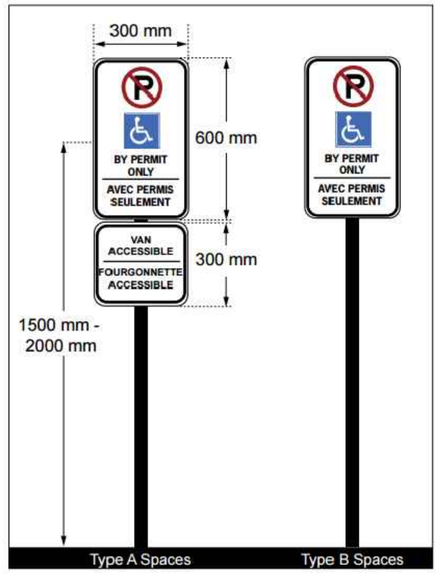


1 A0.4 BICYCLE PARKING PLAN
1:20



2 A0.4 ACCESSIBLE PARKING DETAILS
1:20



3 A0.4 ACCESSIBLE PARKING SIGNAGE DETAILS
1:20

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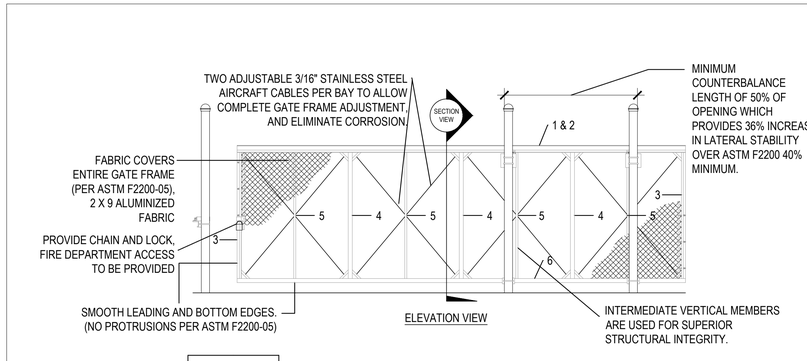
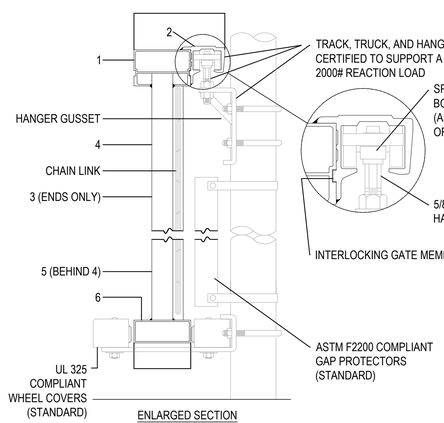
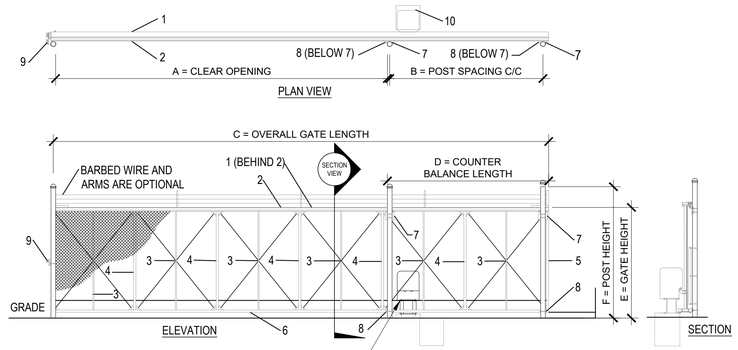


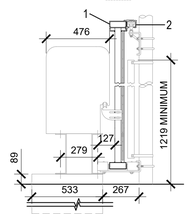


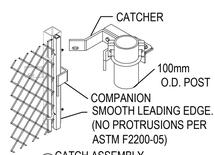
HEAVY DUTY CANTILEVER SLIDE GATE		
MARK	DESCRIPTION	WT/FT.
1	TOP PRIMARY MEMBER (3" X 5")	3.06
2	STANDARD TRACK	2.91
3	STANDARD PRIMARY	1.69
4	2" X 2" ALUM. TUBE	1.13
5	1" X 2" ALUM. TUBE	.82
6	2" X 5" ALUM. TUBE	2.03

NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

4 A0.4 GATE DETAIL - MANUAL SLIDING GATE
1:20







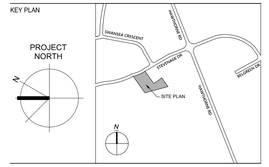
9 CATCH ASSEMBLY

SECURITY GATE SYSTEM (WITH HEAVY DUTY GATE)		
MARK	DESCRIPTION	NOTES
1	TOP PRIMARY MEMBER	
2	STANDARD TRACK	
3	STANDARD PRIMARY	
4	2" X 2" ALUM. TUBE	
5	1" X 2" ALUM. TUBE	TYP. AT ENDS OF GATE FRAME
6	2" X 5" ALUM. TUBE	
7	2" X 5" ALUM. TUBE	
8	2" X 5" ALUM. TUBE	
9	2" X 5" ALUM. TUBE	
10	GATE OPERATOR	
11	2" X 5" ALUM. TUBE	
12	2" X 5" ALUM. TUBE	

BILL OF MATERIALS			
MARK	DESCRIPTION	FORMULA	DIM.
A	CLEAR OPENING	A	22' (6.7m)
B	COUNTERBALANCE POST SPACING C/C	(A/2) -11"	10' 1"(3.1m)
C	OVERALL GATE LENGTH	A X 1.5	33' (10m)
D	COUNTERBALANCE LENGTH	A X 0.5	11' (3.3m)
E	NOMINAL GATE HEIGHT	E	8' (2.4m)
F	POST HEIGHT (W/ BARB ARMS)	E + 1' 6"	9' 6" (2.9m)
G	FABRIC HEIGHT	E - 1'	7' (2.1m)

NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

5 A0.4 GATE DETAIL - MOTORIZED SLIDING GATE
1:20



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2390 STEVENAGE DRIVE, OTTAWA, ON K1G 3W3

SHEET TITLE
SITE DETAILS

DRAWN BY	VD
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SCALE	AS INDICATED
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SHEET NO.	A0.4

#17811
D07-12-18-0135