



LEGEND

- PROPERTY LINE
- HYDRO ONE EASEMENT LINE
- SETBACK LINE
- FIRE ROUTE LINES
- EXTENTS OF WAREHOUSE AREA
- EXTENTS OF OFFICE AND SHOWROOM AREAS
- LANDSCAPED AREA
- HEAVY DUTY ASPHALT
- DIRECTION OF TRAVEL
- CONCRETE CURB RAMP C/W TWSI
- PARKING AREA LIGHT STANDARD
- MAIN BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCES AND/OR EMERGENCY EXITS
- LOCATION OF OVERHEAD DOOR

ZONING INFORMATION

GENERAL NOTES:

1. REFER TO SKETCH OF PART OF LOT 3, CONCESSION 1, (GEOGRAPHIC TOWNSHIP OF HUNTLEY) CITY OF OTTAWA, BY STANTEC GEOMATICS LTD. ONTARIO LAND SURVEYORS.

SITE DATA:

SITE AREA: 10,725m²
BUILDING AREA: 2,955m²
COVERED LOADING AREA: 913m²
BUILDING HEIGHT: 9.72 m

PROPOSED GROSS FLOOR AREA:

GROUND LEVEL
RECEPTION: 156 m²
SHOWROOM: 303 m²
BUILDING SERVICES: 118 m²
OFFICES: 458 m²
STORAGE: 114 m²
WAREHOUSE: 1,806 m²
TOTAL: 2,955 m²

MEZZANINE
OFFICES: 458 m²
STORAGE: 114 m²
TOTAL: 572 m²

TOTAL GROSS FLOOR AREA: 3,527 m²

LANDSCAPED AREA: 2,120 m²

ZONING TABLE		
Current Zoning	IP13[2166]-h	
Proposed Gross Floor Area	3,527m²	
	REQUIRED	PROPOSED
Minimum Lot Area	750m²	10,725m²
Minimum Lot Width	No Minimum	133.3m
Maximum Lot Coverage	55%	28%
Setbacks	Front: 6m Interior Side: 4m Rear: 6m	Meets setback requirements. See setback line on site plan.
Maximum Floor Space Index	2.0	0.29
Maximum Building Height	22m	9.72m
Minimum Width of Landscape	Abutting a Street: 3m All other cases: No Minimum	Abutting a Street: 10.655m
Accessory Sales and Display Area	Maximum 25% of the gross floor area of the proposed building	Showroom area = 8.59%
Minimum Parking	Warehouse: 0.8/100m² of GFA	65 spaces
Barrier Free Parking	Type A: Minimum 3.4m wide Type B: Minimum 2.6m wide Minimum Access aisle: 1.5m	3 spaces (1 Type A + 2 Type B)
Minimum Bicycle Parking	Warehouse: 1/2000m² of GFA	8 spaces
Loading Spaces	2 spaces	3 spaces

DEIMLING
ARCHITECTURE & INTERIOR DESIGN

KRISTA
CONSTRUCTION LTD.

Harding
HEATING & AIR CONDITIONING

North

Revisions				
No.	By	Description	Date	
12	CD	ISSUED FOR SITE PLAN APPROVAL	20 MAR 2020	
11	CD	REVISED	16 MAR 2020	
10	CD	REVISED	12 MAR 2020	
09	CD	REVISED	09 MAR 2020	
08	CD	FOR DRAFT SPA SUBMISSION	27 FEB 2020	
07	CD	FOR COORDINATION	19 FEB 2020	
06	CD	FOR COORDINATION	24 JAN 2020	
05	SL	CLIENT REVIEW	13 JAN 2020	
04	JF	CLIENT REVIEW	06 DEC 2019	
03	JF	CLIENT REVIEW	05 DEC 2019	
02	JF	CLIENT REVIEW	04 DEC 2019	

Project

**HARDING HEATING
SITE DEVELOPMENT**

200 NIPISSING COURT, KANATA, ONTARIO

Drawing

PROPOSED SITE PLAN

Scale AS NOTED

Stamp

Drawn S.L. / J.F.

Checked C.D.

Project No. 19-149

Drawing No. SP-A01

Date DECEMBER 2019

ONTARIO ASSOCIATION
OF
ARCHITECTS
CHRISTOPHER LEE DEIMLING
LICENCE 6238