

PROJECT INFORMATION:

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

OCCUPANCY:
GROUP D, SPRINKLERED, FIVE STOREY (3.2.2.51)

BUILDING STATISTICS:
BUILDING AREA (FOOTPRINT): ±1910 sq.m.
FLOOR AREA: 1859 sq.m.
GROSS FLOOR AREA: 9296 sq.m.
NUMBER OF STOREYS: 5
BUILDING SPRINKLERED: YES
OF STREET ACCESS ROUTES: 1
CONSTRUCTION TYPE: NON-COMB.
FLOOR ASSEMBLY & F.R.R.: 1 HOUR

TOPOGRAPHICAL PLAN INFORMATION:

SURVEY PROPERTY BOUNDARIES TAKEN FROM
TOPOGRAPHICAL PLAN OF SURVEY OF
**PART OF LOT 7
CONCESSION 4
Geographic Township of March
CITY OF OTTAWA**
PREPARED BY Annis, O'Sullivan, Vollebek Ltd.,
on the 9th day of December, 2019.

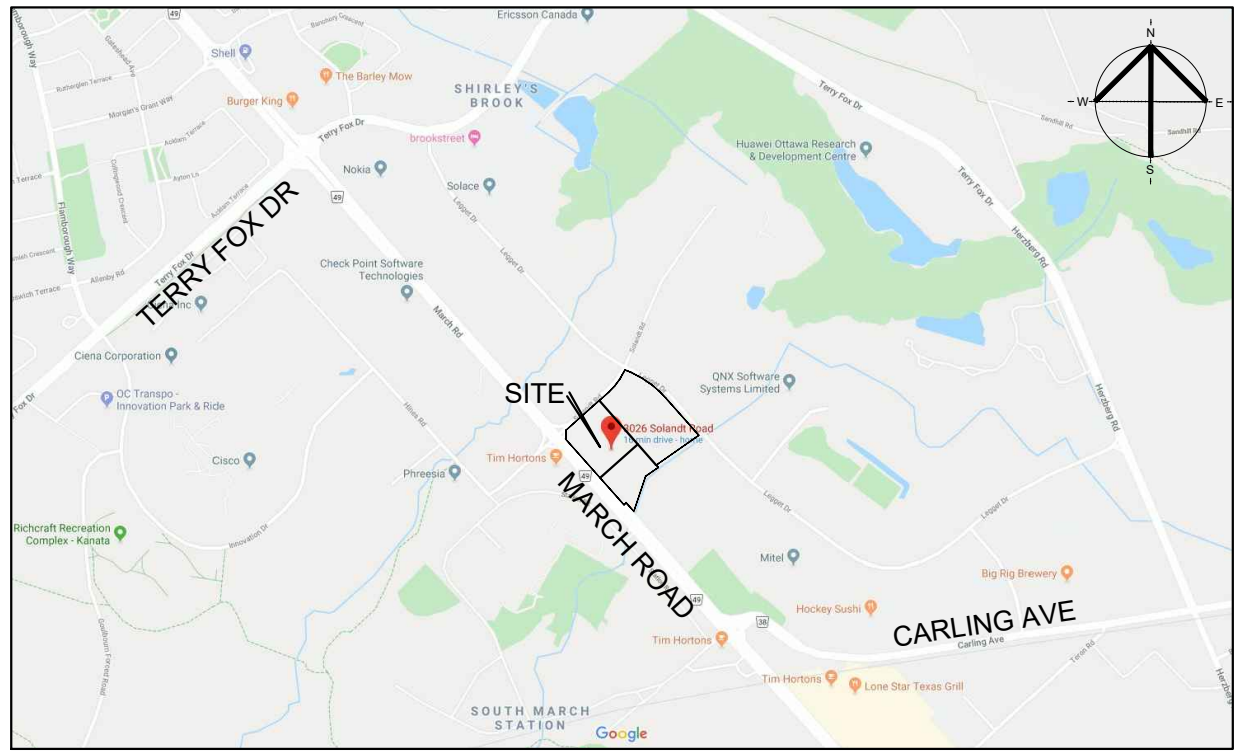
LEGEND

- PROPERTY LINE
--- YARD SETBACK
■ NEW BUILDING
■ PAVEMENT PATIO
■ SOFT LANDSCAPED AREA
▶ MAIN ENTRANCE
■ GARBAGE ENCLOSURE
SEE A-002
■ STANDARD PARKING SPACE
2.6 m x 5.2 m
■ REDUCED PARKING SPACE
2.4 m x 5.2 m
/// LINE PAINT AREA
--- LINE PAINT CROSS WALK
--- DC NEW DEPRESSED CURB
- SEE LANDSCAPE
--- NEW CURB
○ EXHYD EXISTING FIRE HYDRANT
● NYHD NEW FIRE HYDRANT
○ SC SIAMESE CONNECTION
○ EXT EXISTING TREES TO REMAIN
■ BIKE RACK, SEE LANDSCAPE
■ TWIS - TACTILE WALKING
SURFACE INDICATORS

ZONING INFORMATION

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

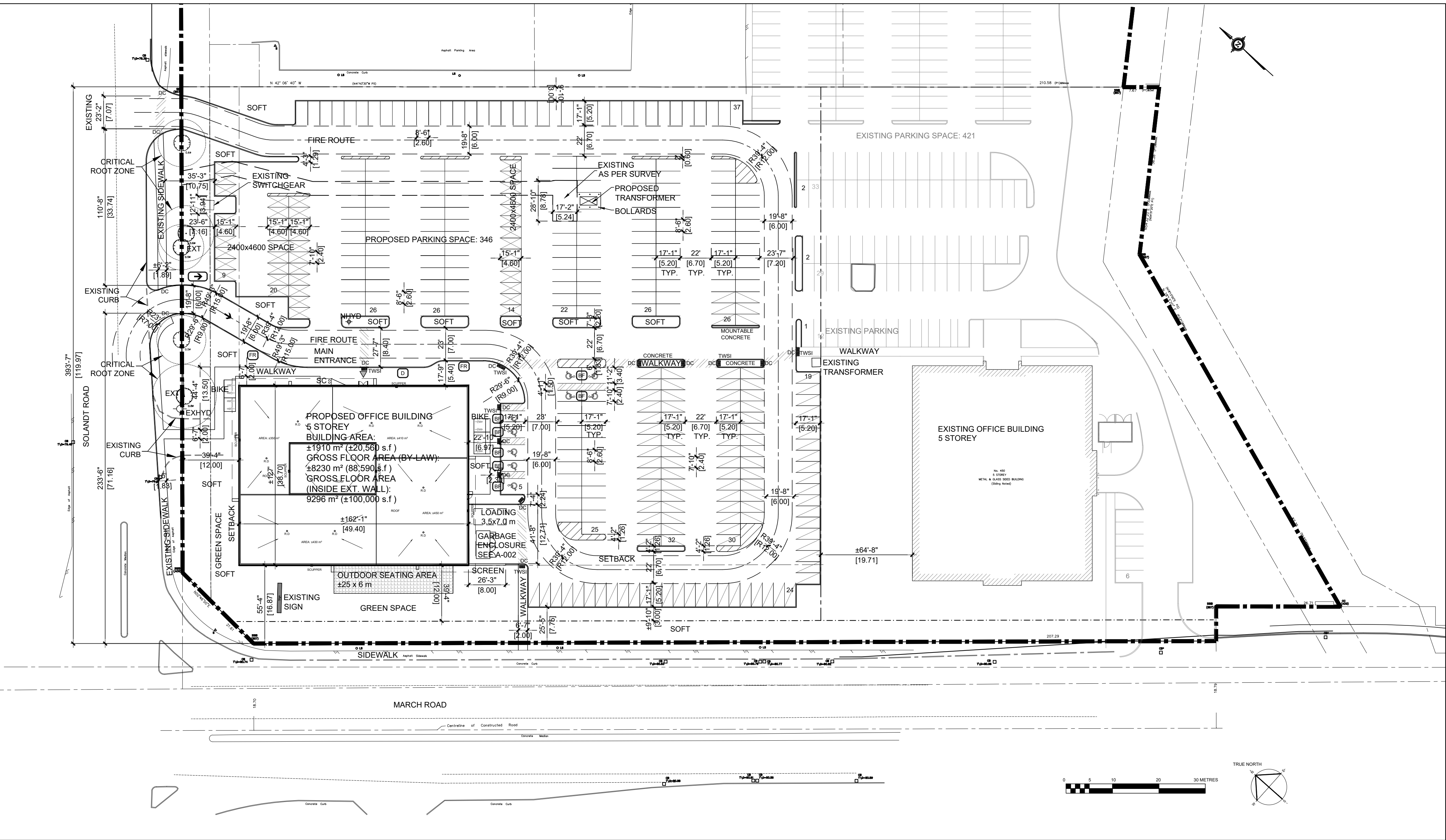
ZONING MECHANISM	REQUIRED	PROVIDED
ADDRESS	3026 SOLANDT ROAD	
DEFINITION	IG 6 GENERAL INDUSTRIAL ZONE	OFFICE
MIN. LOT WIDTH	45 m	
MIN. LOT AREA	4000 m²	±17116 m²
MIN. FRONT / CORNER SIDE YARD SETBACK	12 m	12 m
MIN. INT. SIDE YARD SETBACK	7.5 m	> 7.5 m
MIN. REAR YARD SETBACK	7.5 m	> 7.5 m
MAX. LOT COVERAGE	45 %	±11 %
MAX. BUILDING HEIGHT	22 m	± 19.0 m
MIN. WIDTH OF LANDSCAPING	3 m ABUTTING A STREET	3 m
STANDARD PARKING SPACE	2.6m x 5.2m	56 %
REDUCED PARKING SPACE	2.4m x 5.2m (MAX. 50 %) 2.4m x 4.6m	44 %
ACCESSIBLE PARKING SPACE	3.4m x 5.2m TYPE A 2.4m x 5.2m TYPE B	3.4m x 5.2m 2.4m x 5.2m
PARKING REQUIREMENTS AREA C: SUBURBAN	198 2.4 / 100 m² G.F.A. (BY-LAW)	346 PARKING RATE: 3.46 / 1000 s.f.
BARRIER-FREE PARKING	9	9 (5 x TYPE A) 4 x TYPE B
LOADING SPACES	1 (3.5m x 7.0m)	1 (3.5m x 7.0m)
BICYCLE PARKING RATE	33 (1 / 250 m² of G.F.A.)	33
BUILDING AREA		±1910 m² (20,560 s.f.)
GROSS FLOOR AREA (BY-LAW)		±8230 m² (88,590 s.f.)
GROSS FLOOR AREA (INSIDE EXT. WALL)		9296 m² (100,000 s.f.)



KEY PLAN

SIGNAGE LEGEND:

- FR FIRE ROUTE
BF BF PARKING
D DROP OFF ONLY/NO PARKING
→ ONE WAY



1 SITE PLAN
SCALE 1:500



no.	revision	date
4		
3		
2	ISSUED FOR RE-SUBMISSION	27 MAR. 2020
1	ISSUED FOR SITE PLAN APPLICATION	17 JAN. 2020

N45 ARCHITECTURE INC.

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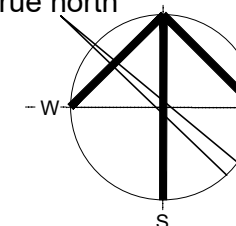
project

SOLANDT ROAD
OFFICE BUILDING

3026 SOLANDT ROAD, KANATA,
ONTARIO

construction north

true north



seal



drawing title

SITE PLAN

scale

AS SHOWN

drawn by

J. J.

date

Dec. 2019

checked by

R.M.

project
number

19-458

drawing number

A-001

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

revision