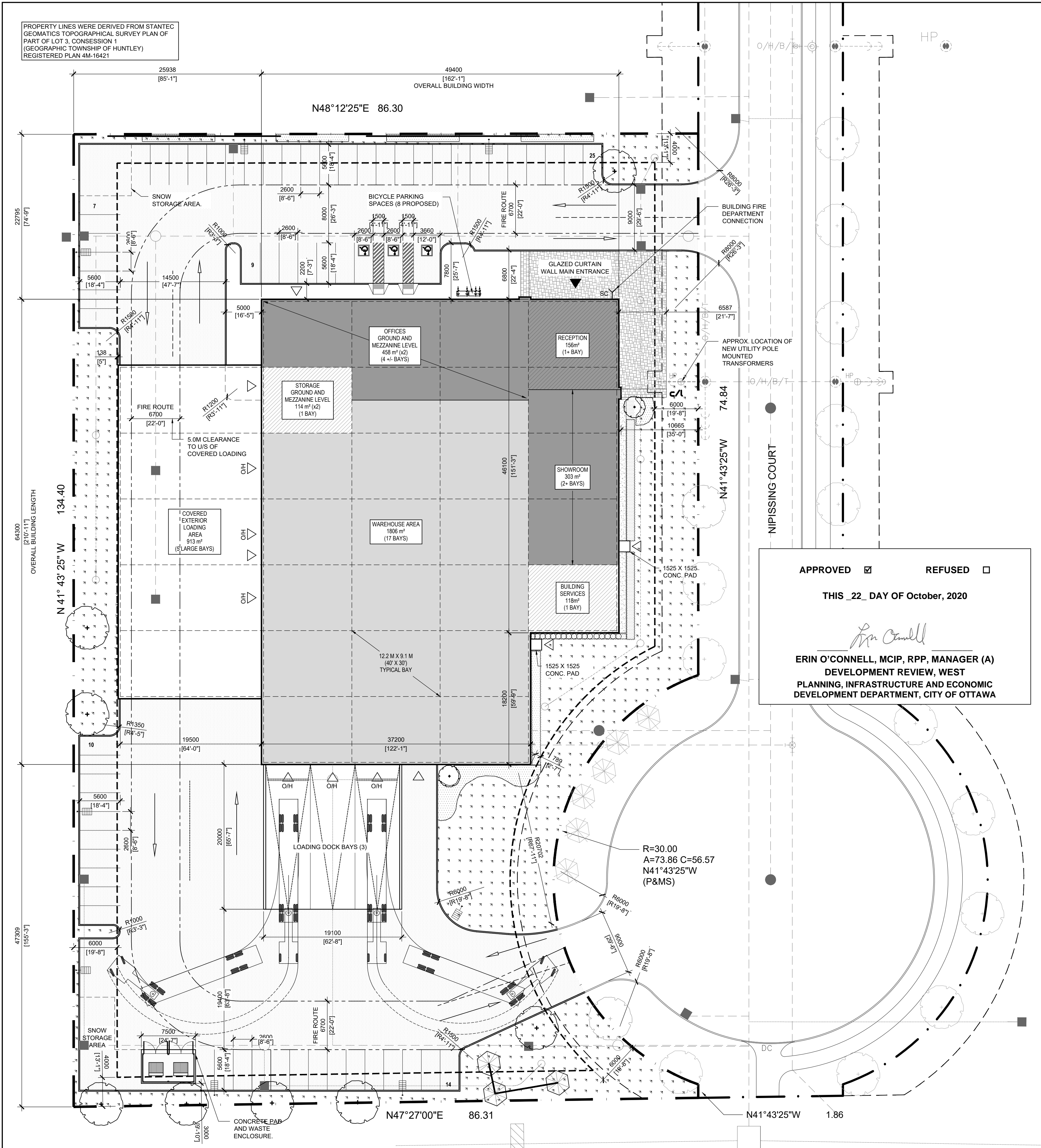


PROPERTY LINES WERE DERIVED FROM STANTEC GEOMATICS TOPOGRAPHICAL SURVEY PLAN OF PART OF LOT 3, CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF HUNTLEY) CITY OF OTTAWA, BY STANTEC GEOMATICS LTD. ONTARIO LAND SURVEYORS.



LEGEND

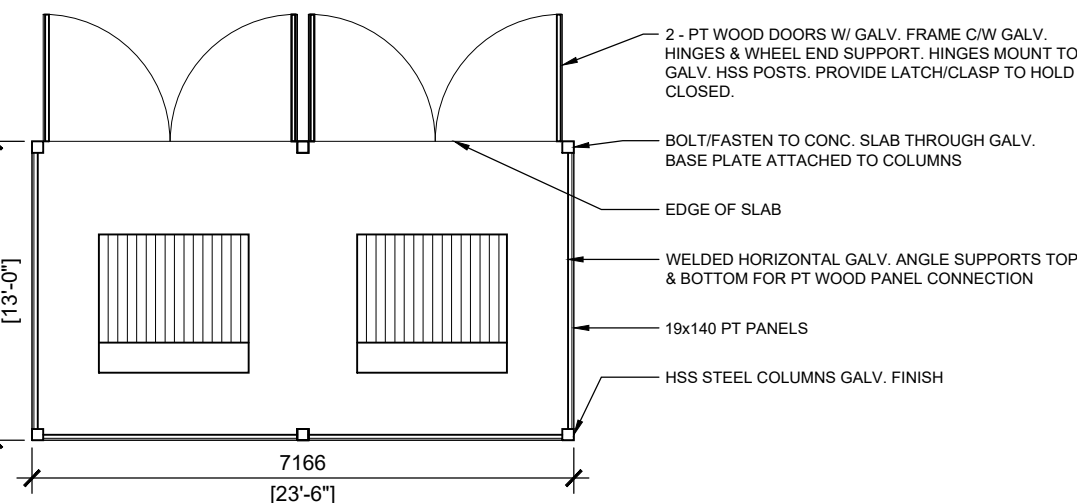
| | |
|--|---|
| | PROPERTY LINE |
| | HYDRO ONE EASEMENT LINE |
| | SETBACK LINE |
| | FIRE ROUTE LINES |
| | EXTENTS OF WAREHOUSE AREA |
| | EXTENTS OF OFFICE AND SHOWROOM AREAS |
| | LANDSCAPED AREA |
| | HEAVY DUTY ASPHALT |
| | DIRECTION OF TRAVEL |
| | CONCRETE CURB RAMP C/W TWSI |
| | PARKING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

ZONING INFORMATION

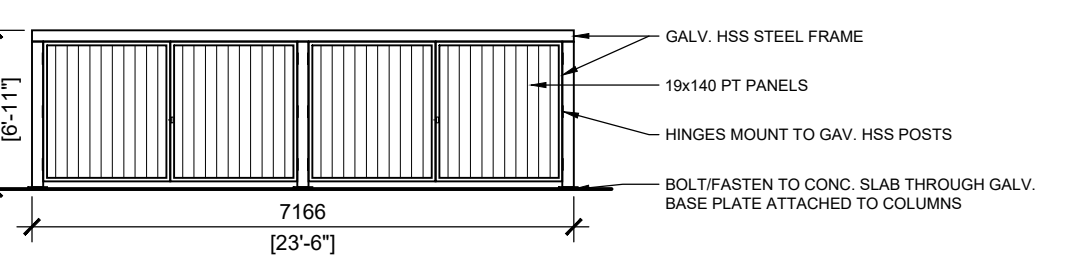
| | |
|---|----------|
| GENERAL NOTES: | |
| 1. REFER TO SKETCH OF PART OF LOT 3, CONCESSION 1, (GEOGRAPHIC TOWNSHIP OF HUNTLEY) CITY OF OTTAWA, BY STANTEC GEOMATICS LTD. ONTARIO LAND SURVEYORS. | |
| SITE DATA: | |
| SITE AREA: | 10.725m² |
| BUILDING AREA: | 2.955m² |
| COVERED LOADING AREA: | 913m² |
| BUILDING HEIGHT: | 9.72 m |
| PROPOSED GROSS FLOOR AREA: | |
| GROUND LEVEL | |
| RECEPTION: | 156 m² |
| SHOWROOM: | 303 m² |
| BUILDING SERVICES: | 118 m² |
| OFFICES: | 458 m² |
| 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

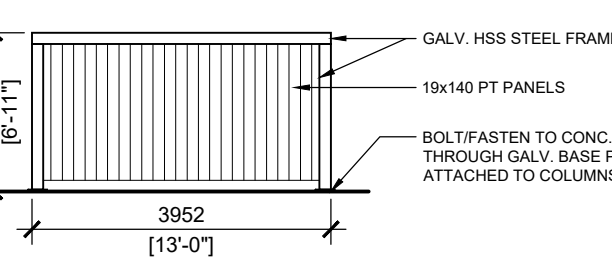
| | | |
|----------------------------------|--|--|
| Current Zoning | IP13(2166)-h | |
| Proposed Gross Floor Area | 3,527m² | |
| | REQUIRED | PROPOSED |
| Minimum Lot Area | 750m² | 10,725m² |
| Minimum Lot Width | No Minimum | 133.3m |
| Maximum Lot Coverage | 55% | 28% |
| Setbacks | Front: 6m Interior 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 | Warehouse: 1space | 3 spaces |



PLAN



FRONT ELEVATION



SIDE ELEVATION

SECTION

APPROVED ☒ REFUSED ☐

THIS 22 DAY OF October, 2020

ERIN O'CONNELL, MCIP, RPP, MANAGER (A)
DEVELOPMENT REVIEW, WEST
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

01 SITE PLAN
SP-A01 SCALE: 1:300

02 WASTE ENCLOSURE DETAILS
SP-A01 SCALE: NTS

DEIMLING
ARCHITECTURE & INTERIOR DESIGN

KRISTA
CONSTRUCTION LTD.

Harding
HEATING & AIR CONDITIONING

North

Revisions

| No. | By | Description | Date |
|-----|----|--------------------------------|-------------|
| 13 | CD | REVISED FOR SITE PLAN APPROVAL | 24 JUN 2020 |
| 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 |

Project

HARDING HEATING
SITE DEVELOPMENT

200 NIPISSING COURT, KANATA, ONTARIO

Drawing

PROPOSED SITE PLAN

Scale AS NOTED

Drawn S.L. / J.F.

Checked C.D.

Project No. 19-149

Date DECEMBER 2019

Drawing No.

SP-A01

#18128