

Sentence 3.2.5.8. Water Supply:
 (2) Hydrants shall be located within 90 m (295 ft 3 in) horizontally of any portion of a building perimeter which is required to face a street in Subsection 3.2.2

PROVIDE (x2) NEW POLES TO MOUNT (x2) EXISTING BUS STOP (#47) SIGNS

LEGEND:

- NEW PARKING LAYOUT AREA
- EXTENT OF THERMAL MASS STORAGE SEE MECHANICAL
- FIRE ROUTE LANE
- OUTLINE OF NEW SECOND LEVEL EXPANSION

ZONING COMPLIANCE CHART:

IRIDIAN SPECTRAL TECHNOLOGIES
 2700 SWANSEA CRESCENT

ZONING: IG3 - General Industrial Zone, Table 199, IG Zone Provision Applicable

Lot Area:	8,930 ± SQ.M
Total Ground Floor: (existing)	3,459 ± SQ.M
Total Second Floor: (existing)	495 ± SQ.M
Total Second Floor: (NEW - Group D)	1,540 ± SQ.M
Total Gross Floor Area:	5,494 ± SQ.M

ZONING PROVISION:	REQUIRED	PROPOSED
Minimum lot area	1000 SQ.M	8715 SQ.M
Minimum lot width	none req.	±125M
Minimum front yard setback	3 M	3M
Minimum interior yard setback	3 M	3M
Minimum rear yard setback	3 M	3M
Maximum floor space index	2	0.31
Maximum building heights (11M if abutting a residential zone)	22 M	10.2 M

LOT COVERAGE:	REQUIRED	PROPOSED
IG Zone Regulations	65%	55.9%
65% max. lot coverage	65%	55.9%

LOT COVERAGE CALCULATIONS:
 MAXIMUM PERMITTED 65% COVERAGE
 LOT AREA 8,930SM

EXISTING COVERAGE:	REQUIRED	PROPOSED
EXISTING AREA = 3,459SM		
3,459SM / 8,930SM x 100% =		38.7%

NEW COVERAGE:
 NEW EXPANSION AREA = 1,475SM
 NEW WALKWAY = 65SM

(3,459SM + 1,475SM + 65SM = 4,999SM)	
4,999SM / 8,930SM x 100% =	55.9%

BICYCLE PARKING SPACE RATES:
 INDUSTRIAL USE
 1 PER 1000SM OF GROSS FLOOR AREA

GFA = 5494 / 1000SM = 5.494	REQUIRED 6	PROVIDED 10
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PARKING REQUIRED:
 ROW N95, WAREHOUSE, AREA C ON SCHEDULE 1A
 0.8 PER 100SM OF GROSS FLOOR AREA FOR FIRST 5000SM.
 0.4 PER 100SM OF GROSS FLOOR AREA OVER 5000SM

TOTAL PROPOSED G.F.A. = 5 494 SM
 5,000SM \ 100SM = 50
 50 x 0.8 = 40 PARKING STALLS
 4945SM \ 100SM = 49.4
 49.4 x 0.4 = 19.7 (2) PARKING STALLS
 42 PARKING STALLS REQUIRED
 66 PARKING STALLS PROVIDED

LOADING SPACE PROVISION:
 Minimum number of loading spaces

MAX REQUIRED	PROVIDED
1	1

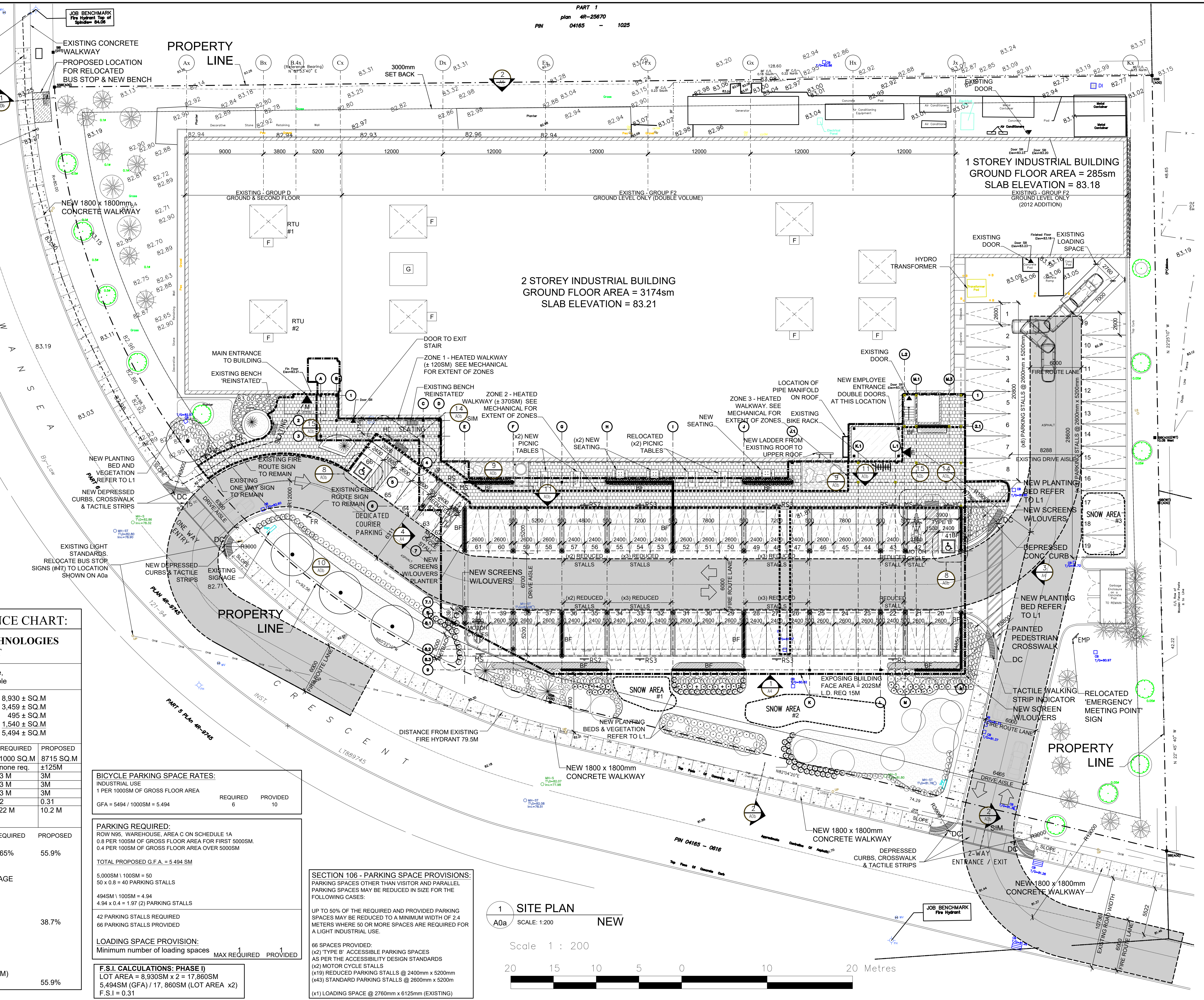
F.S.I. CALCULATIONS: PHASE I)
 LOT AREA = 8,930SM x 2 = 17,860SM
 5,494SM (GFA) / 17,860SM (LOT AREA x2)
 F.S.I. = 0.31

SECTION 106 - PARKING SPACE PROVISIONS:
 PARKING SPACES OTHER THAN VISITOR AND PARALLEL PARKING SPACES MAY BE REDUCED IN SIZE FOR THE FOLLOWING CASES:
 UP TO 50% OF THE REQUIRED AND PROVIDED PARKING SPACES MAY BE REDUCED TO A MINIMUM WIDTH OF 2.4 METERS WHERE 50 OR MORE SPACES ARE REQUIRED FOR A LIGHT INDUSTRIAL USE.
 66 SPACES PROVIDED:
 (x2) TYPE 'B' ACCESSIBLE PARKING SPACES AS PER THE ACCESSIBILITY DESIGN STANDARDS
 (x2) MOTOR CYCLE STALLS
 (x19) REDUCED PARKING STALLS @ 2400mm x 5200mm
 (x43) STANDARD PARKING STALLS @ 2600mm x 5200mm
 (x1) LOADING SPACE @ 2760mm x 6125mm (EXISTING)

1 SITE PLAN
 SCALE: 1:200
 NEW



PART 1
 plan 4R-25670
 PIN 04165 - 1025



RICKSON OUTHET ARCHITECT

319 Daly Avenue
 Ottawa - Ontario - K1N 6G6
 613.728-1637 - FAX 613.728-8501

Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the 7th day of March, 2022.

Date: _____
 E. H. Monaghan
 Ontario Land Surveyor

Notes & Legend

- Denotes
- Survey Monument Planted
- Survey Monument Found
- Standard Iron Bar
- Short Standard Iron Bar
- Witness
- Annis, O'Sullivan, Vollebæk Ltd.
- Maintenance Hole (Storm Sewer)
- Maintenance Hole (Sanitary)
- Light Standard
- Fire Hydrant
- Top of Grate
- Gas Meter
- Deciduous Tree
- Coniferous Tree
- Location of Elevations
- Top of Curb Elevations
- Property Line
- Property Line SET BACK
- Depressed Curb
- Boiler
- Water Valve
- Centre-line
- New Elevations Obtained October 24, 2012

Bearings are grid bearings, derived from the northerly limit of Part 2 on Plan 4R-25670, shown to be N67°53'40"E thereon and are referred to the Central Meridian of Zone 9 of the Ontario Coordinate System, Longitude 76°30' West (MTM NAD-83).

No.	Revision	Date
3	REVISED	MAY 1 23
2	SITE PLAN CONTROL	DEC 9 22
1	PERMIT	SEPT 30 22



Project Title: IRIDIAN SPECTRAL TECHNOLOGIES EXPANSION
 2700 SWANSEA, OTTAWA, ONTARIO.

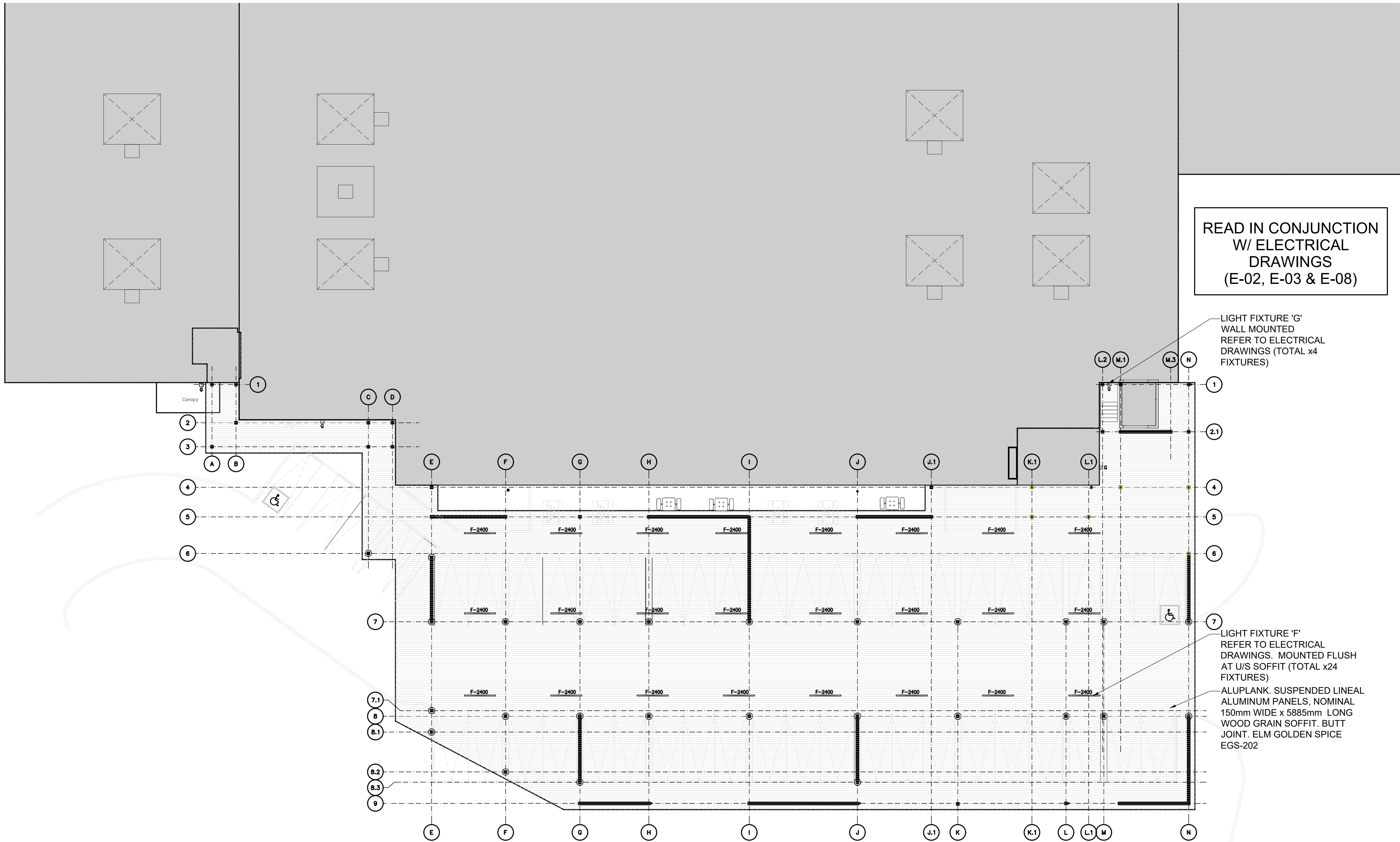
ZONING COMPLIANCE CHART & NEW SITE PLAN

Designed by: R. O. J.G. Conçu par
 Date: MARCH 9 2022
 Drawn: J.G. Dessiné
 Date: MARCH 9 2022
 Approved: R. O. Approuvé
 Date: MARCH 9 2022
 Project no.: 2021-08 No. du projet

Scale: 1:300
 Drawing no.: A0a
 No. du dessin

**RICKSON
OUTHET
ARCHITECT**

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READ IN CONJUNCTION
W/ ELECTRICAL
DRAWINGS
(E-02, E-03 & E-08)

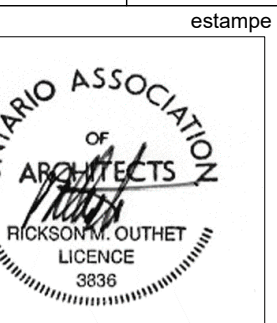
LIGHT FIXTURE 'G'
WALL MOUNTED
REFER TO ELECTRICAL
DRAWINGS (TOTAL x4
FIXTURES)

LIGHT FIXTURE 'F'
REFER TO ELECTRICAL
DRAWINGS. MOUNTED FLUSH
AT U/S SOFFIT (TOTAL x24
FIXTURES)

ALUPLANK. SUSPENDED LINEAL
ALUMINUM PANELS, NOMINAL
150mm WIDE x 5885mm LONG
WOOD GRAIN SOFFIT. BUTT
JOINT. ELM GOLDEN SPICE
EGS-202

1 SITE PLAN
A0c SCALE: 1:150 RCP

No.	Revision	Date
3	SPC REVIEW SUBMISSION	MAY 8 23
2	SITE PLAN CONTROL	DEC 9 22
1	PERMIT	SEPT 30 22



Project Title: IRIIDIAN SPECTRAL TECHNOLOGIES EXPANSION
2700 SWANSEA, OTTAWA, ONTARIO.

Drawing: SITE PLAN RCP

Designed by: R. O. / J.G. Conçu par
Date: MARCH 9 2022
Drawn: J.G. Dessiné
Date: MARCH 9 2022
Approved: R. O. Approuvé
Date: MARCH 9 2022
Project no.: 2021-08 No. du projet

Scale: AS SHOWN Echelle
Drawing no.: A0c No. du dessin

FILE NUMBER: D07-12-22-0179

PLAN #18925