

REVISIONS AND DISTRIBUTION LOG

No.	Date	Note
01	20 JUN 2023	ISSUED FOR SITE PLAN CONTROL

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON REQUEST.  
 THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT.  
 ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.  
 DO NOT SCALE DRAWINGS.

**LEGEND**

■	DENOTES	FOUND MONUMENTS
□		SET MONUMENTS
IB		IRON BAR
IB#		ROUND IRON BAR
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
CC		CUT CROSS
CP		CONCRETE PIN
WIT		WITNESS
PIN		PROPERTY IDENTIFICATION NUMBER
M/MEAS		MEASURED
PROP		PROPORTIONED
OU		ORIGIN UNKNOWN
SG		STANTEC GEOMATICS LTD.
P1		REGISTERED PLAN 4M-1566
BOL		BOLLARD
CB		CATCH BASIN
SICB		SIDE INLET CB
EPOST		ELECTRICAL OUTLET
HYD		FIRE HYDRANT
LS		LIGHT STANDARD
MH		MAINTENANCE HOLE UNIDENTIFIED
MHSAN		MAINTENANCE HOLE SANITARY
MHSTM		MAINTENANCE HOLE STORM
PFBX		FULL BOX SIGN
SN		TERMINAL BOX - BELL
TB BELL		TRAFFIC CONTROL BOX
VC		VALVE BOX
VC		VALVE CHAMBER
F		FIRE ROUTE SIGN

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Project: **COMMERCIAL DEVELOPMENT**

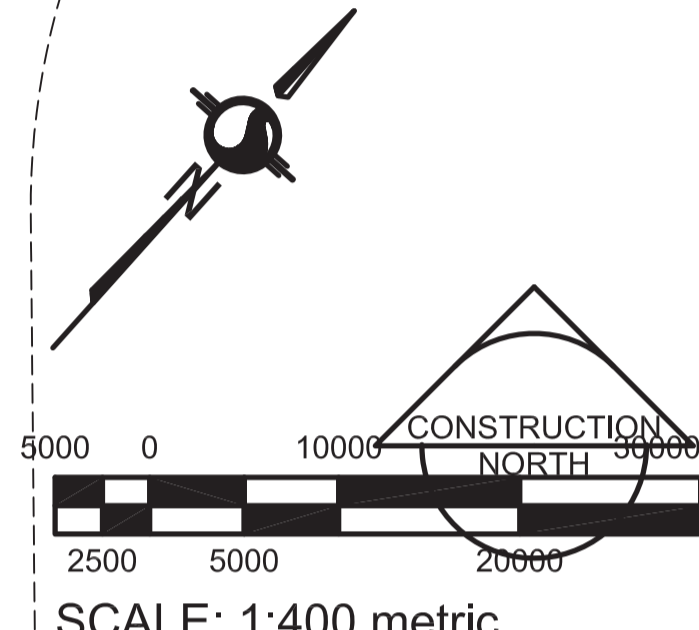
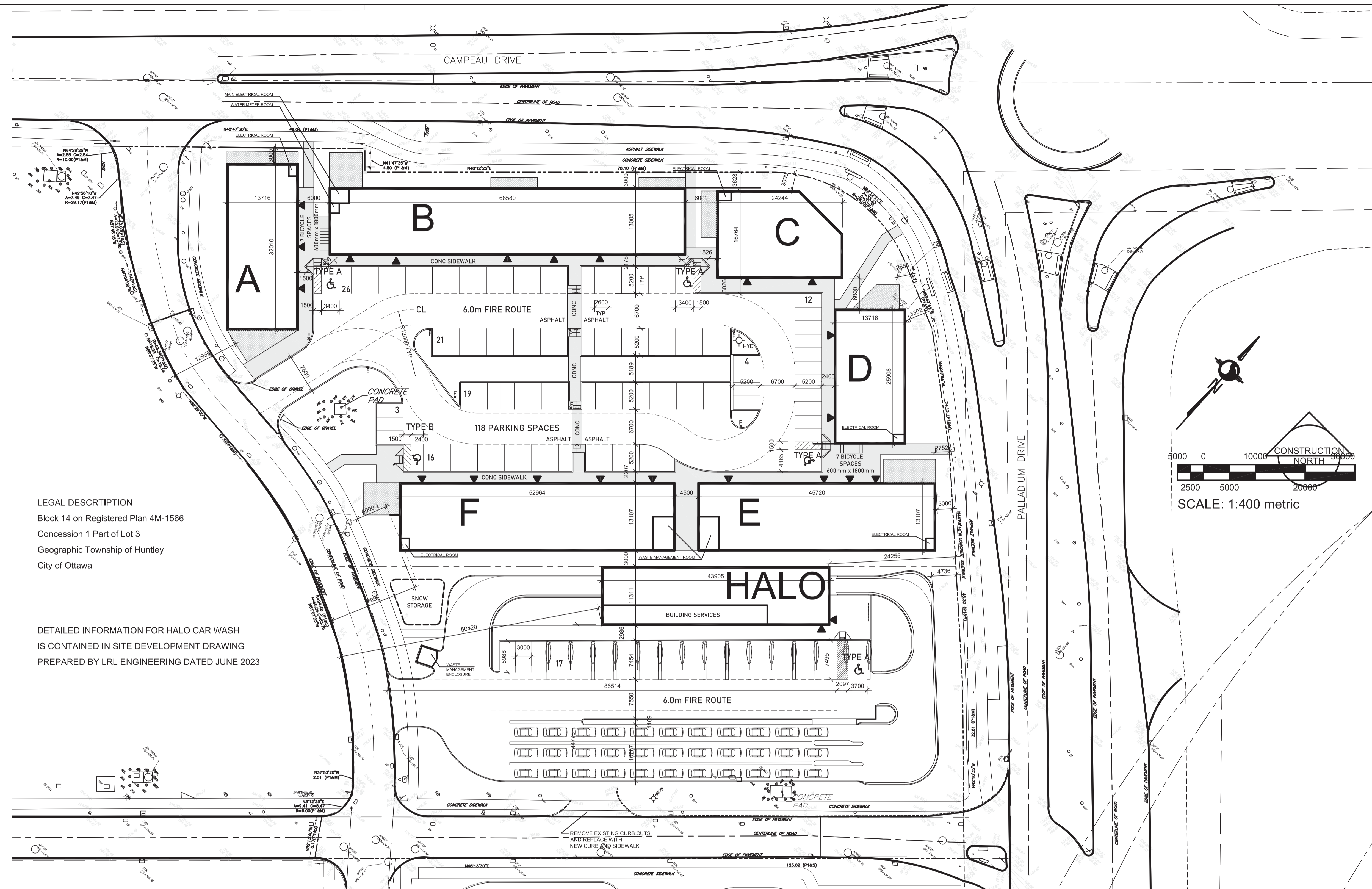
3095 Palladium Drive  
 Ottawa Ontario

Drawing Title: **SITE PLAN**

Drawn By:	Checked By:	Date Checked:	Project No:
			3095P-2023

Date Plotted:	Scale:
Jun 20, 2023 - 1:24pm	1:400

Drawing No.:	Revision No.:
<b>A100</b>	<b>01</b>



**LEGAL DESCRIPTION**  
 Block 14 on Registered Plan 4M-1566  
 Concession 1 Part of Lot 3  
 Geographic Township of Huntley  
 City of Ottawa

DETAILED INFORMATION FOR HALO CAR WASH  
 IS CONTAINED IN SITE DEVELOPMENT DRAWING  
 PREPARED BY LRL ENGINEERING DATED JUNE 2023

INFORMATION FOR THIS DRAWING TAKEN FROM PLAN OF SURVEY OF  
 PART OF BLOCKS 1 AND 14 REGISTERED PLAN 4M-1566  
 AND PART OF BLOCKS 3 AND 4 REGISTERED PLAN 4M-1642  
 CITY OF OTTAWA COMPLETED JANUARY 24, 2023  
 PREPARED BY STANTEC GEOMATICS LTD., OLS  
 AND FROM  
 TOPOGRAPHIC SKETCH OF BLOCK 14 REGISTERED PLAN 4M-1566  
 (GEOGRAPHIC TOWNSHIP OF HUNTLEY) CITY OF OTTAWA  
 COMPLETED APRIL 10, 2023  
 PREPARED BY STANTEC GEOMATICS LTD., OLS

GROSS FLOOR AREAS	
BUILDING A	418 m2
BUILDING B	846 m2
BUILDING C	352 m2
MEZZ	175 m2
BUILDING D	336 m2
BUILDING E	548 m2
MEZZ	147 m2
BUILDING F	639 m2
HALO	358 m2
<b>TOTAL</b>	<b>3,819 m2</b>

3095 Palladium Zoning Compliance GM(2167)		
Mechanism	Required	Proposed
Minimum Lot Area	No Minimum	17,673 m <sup>2</sup>
Minimum Lot Width	No Minimum	132.2 m
Minimum Interior Side Yard Setback	No Minimum	12.75 m
Minimum Front Yard Setback	1.5 m	2.85 m
Minimum Rear Yard Setback	No Minimum	183.6 m
Minimum Corner Side Yard Setback	No Minimum	0.7 m
Maximum Building Height	18 m	8.4
Maximum Floor Space Index	2	0.22
Minimum Width of Landscaped Area	Abutting a Street: 3m Other Cases: No Minimum	3 m N/A
Minimum Area of Landscaping in Parking Lot	15%	25%
Minimum Width of Landscaping Around Parking Lot	3 m	6.4 m
Parking Spaces	119	118
Bicycle Parking Spaces	7	14

**OWNER/DEVELOPER**  
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**ARCHITECT**  
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**ENGINEER**  
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**SURVEYOR**  
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**APPLICANT**  
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 Attn: Mr. Tim Eisner, M.Pl., LEED Green Associate