



**01 PROPOSED SITE PLAN**  
SP-A01 SCALE: 1:500

**02 WASTE ENCLOSURE DETAILS**  
SP-A01 SCALE: AS NOTED

### LOCATION KEY

### ZONING INFORMATION

PER THE CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSOLIDATION

**LEGAL DESCRIPTION:** PART OF LOT 25, CONCESSION 2 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA

**PROPOSAL:** NEW 8,369 m<sup>2</sup> [90,081 ft<sup>2</sup>] SINGLE STOREY BUILDING.

**ZONING:** (IL) LIGHT INDUSTRIAL

**DESIGNATION:** (IL) LIGHT INDUSTRIAL

**ZONING PROVISIONS (PER TABLE 203):**

- LOT AREA (MIN.) = 2,000 m<sup>2</sup>
- ACTUAL LOT AREA = 2 30,051 m<sup>2</sup>
- LOT WIDTH (MIN.) = NO MINIMUM
- ACTUAL FRONTAGE = 73 m
- SETBACKS (MIN.):
  - FRONT = 7.5 m
  - INT. SIDE = 7.5 m
  - REAR = 7.5 m
- FLOOR SPACE INDEX (MAX.) = 2
- ACTUAL INDEX = 2
- LANDSCAPED MIN. WIDTHS = 3m ABUTTING STREETS = NO MIN. ELSEWHERE
- LOT COVERAGE = 65% MAX.
- ACTUAL LOT COVERAGE = 29.9% (8,993 m<sup>2</sup>)
- MAX. BUILDING HEIGHT = 18 m
- ACTUAL HEIGHT = 11.02 m

**LOADING REQUIREMENTS:** (PER TABLE 113A UNDER PART 4)

BASED ON THE GROSS FLOOR AREA OF THE BUILDING, A MINIMUM OF 1 LOADING SPACE IS REQUIRED.

**GROSS FLOOR AREAS BY USE (for the purpose of parking calculations)**

GROUND FLOOR WAREHOUSE OFFICE AREA	7,861 m <sup>2</sup>	OFFICE:	1 PER 250m <sup>2</sup> GFA = 5 SPACES
MEZZANINE OFFICE	508 m <sup>2</sup>	WAREHOUSE:	1 PER 2000m <sup>2</sup> GFA = 4 SPACES

**VERTICAL PARKING LOT SIGNAGE (POST OR WALL MOUNTED)**

**BARRIER-FREE PARKING SPACE SIGN**

LOCATED AT EACH BARRIER-FREE SPACE

**FIRE-ROUTE SIGN**

PLAN SYMBOL

**SITE PLAN LEGEND**

- PROPERTY LINE
- PROPERTY MARKERS
- SETBACK LINE
- FIRE ROUTE LINES
- NEIGHBOURING PROPERTY LINE
- FENCELINE
- FIRE-HYDRANT
- EXTENTS OF EXISTING BUILDINGS/STRUCTURES
- EXTENTS OF PROPOSED BUILDING
- LANDSCAPED AREA (REFER TO LANDSCAPE DRAWINGS)
- HEAVY DUTY ASPHALT (REFER TO CIVIL)
- CONCRETE SIDEWALK
- BARRIER-FREE CURB RAMP w/ TACTILE ATTENTION INDICATORS
- APPROXIMATE LOCATION AND CROWN OF NEW AND EXISTING VEGETATION (REFER TO CIVIL DRAWINGS FOR SPECIES)
- PRINCIPAL BUILDING ENTRANCES
- EMERGENCY EXITS
- SECONDARY ACCESS DOORS (O/H) AND/OR OVERHEAD DOORS (O/H)
- "E" = EXISTING
- 1500mm HIGH CONCRETE-FILLED METAL BOLLARD SET INTO CONCRETE BASE TO DEPTH AS SPECIFIED BY STRUCTURAL ENGINEER. PAINTED HI-VIS YELLOW.
- TRAFFIC FLOW
- FIRE ROUTE/NO PARKING SIGNAGE - INSTALLED MAX. 25m ALONG ROAD (SEE DETAIL THIS SHEET)
- EXTERIOR WALL MOUNTED LIGHT PACKS (REFER TO ARCHITECTURAL ELEVATIONS AND ELECTRICAL ENGINEER'S DRAWINGS)

**03 GENERAL INFO**  
SP-A01 SCALE: 1:500

**DEIMLING**  
ARCHITECTURE & INTERIOR DESIGN

**BBS**  
CONSTRUCTION (Ontario) LTD.

**BOONE**

North

Revisions

No.	By	Description	Date
03	JF	ISSUED FOR SITE PLAN CONTROL	01 AUG 2023
02	JF	ISSUED FOR REVIEW AND COORDINATION	25 JUL 2023
01	JF	ISSUED FOR REVIEW AND COORDINATION	29 JUN 2023

Project

**BOONE PLUMBING NEW WAREHOUSE**

1540 STAR TOP ROAD, OTTAWA, ONTARIO

Drawing

**PROPOSED SITE PLAN**

Scale AS NOTED

Drawn J.F.

Checked J.F. / C.D.

Project No. 23-128

Date JUNE 2023

Drawing No. **SP-A01**

ONTARIO ASSOCIATION OF ARCHITECTS  
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