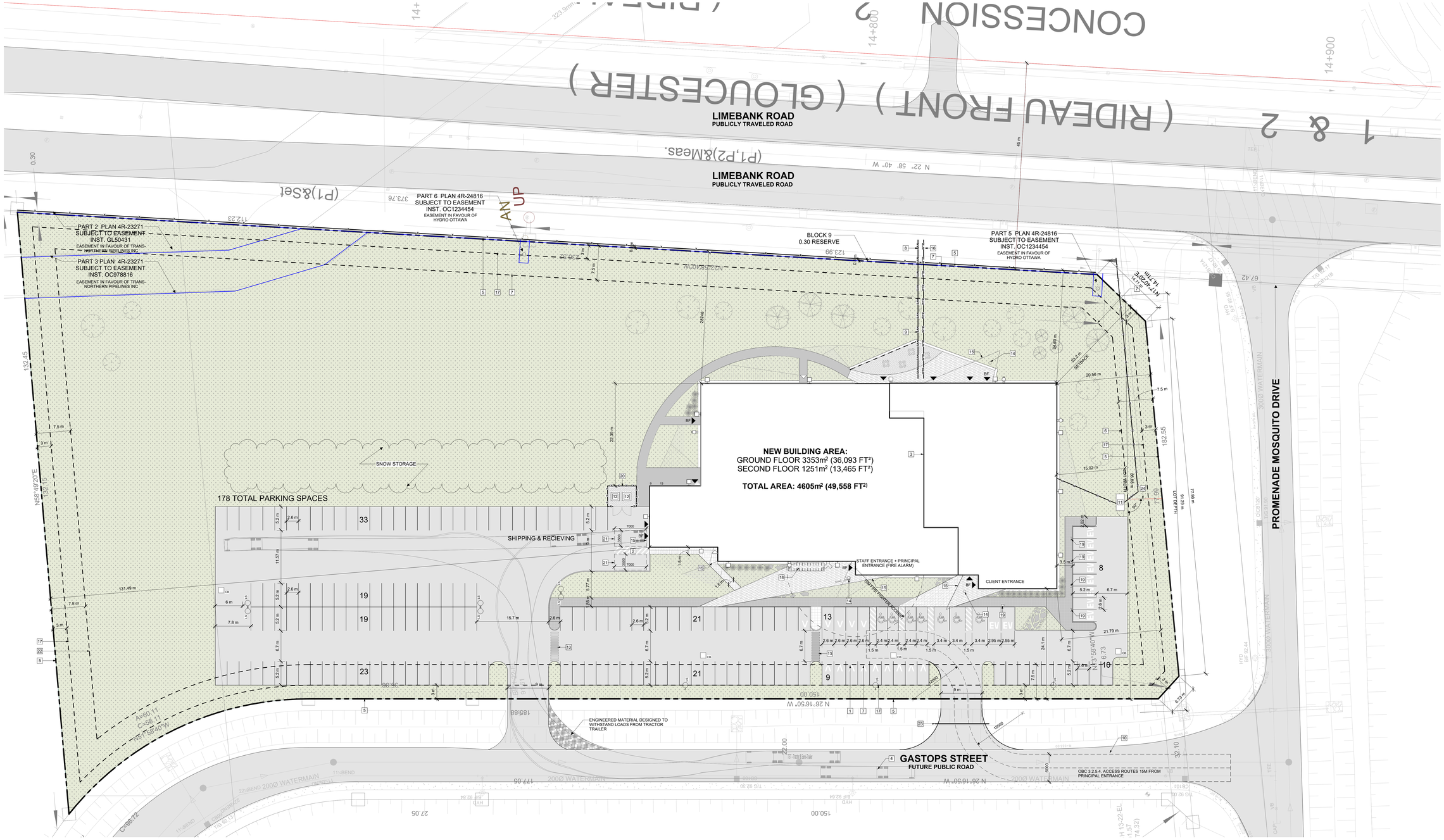


1 SITE PLAN
A100 | 1 : 300

1 : 300 — 0 — 7.5 — 15 — 30m

SITE PLAN LEGEND:

- EXISTING BUILDING & SITE ELEMENTS
- DEMOLISHED BUILDING & SITE ELEMENTS
- ASPHALT PAVING
- GRASS
- STONE DUST/ SAND
- PAVER TYPE 1
- PAVER TYPE 2
- PAVER TYPE 3
- ENTRANCE/ BARRIER-FREE ENTRANCE
- MAIN ENTRANCE
- VEHICLE ACCESS
- PROPERTY LINE
- FENCE PER SURVEY
- DOMESTIC WATER PER CIVIL
- SANITARY PER CIVIL
- NEW STORM PER CIVIL
- NEW ELECTRICAL SERVICE (BELOW GRADE) PER CIVIL
- GAS PER CIVIL
- OVERHEAD WIRE
- SUBJECT TO EASEMENT
- CATCH BASIN, REFER TO CIVIL
- LIGHT STANDARD
- FIRE HYDRANT
- MAINTENANCE HOLE
- UTILITY POLE
- SIAMESE CONNECTION
- DROPPED CURB
- TREE
- SHRUB
- EXTERIOR WALL SCONCES PER LIGHTING PACKAGE
- HOSE BIB

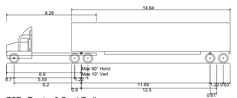
SITE PLAN KEYNOTES:

1. LINE OF SETBACK
2. DROP OFF / LOADING BAY
3. OUTLINE OF SECOND STOREY
4. TRUCK TURNING RADIUS
5. LINE OF PROPERTY
6. FRONT YARD SETBACK
7. CORNER YARD SETBACK
8. EXISTING SANITARY CONNECTION
9. NEW SANITARY CONNECTION
10. FIRE TRUCK ROUTE
11. TRANSFORMER
12. GARBAGE
13. PEDESTRIAN WALKWAY
14. CANOPY COLUMN
15. CANOPY
16. DOMESTIC WATER
17. 3m LANDSCAPE BUFFER
18. BIKE PARKING
19. DOUBLE EV CHARGER (FUTURE)
20. 2m TALL GARBAGE ENCLOUSRE FENCE
21. 3.5m X 7m LOADING SPACE
22. REAR YARD SETBACK
23. CULVERT, REFER TO MECHANICAL
24. CENTER OF LOT DEPTH AT FRONT YARD SETBACK USED TO CALCULATE LOT WIDTH

SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY LANDSCAPE EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

CIRCULATION SWEEP PATH DESIGN VEHICLE



LEGAL DESCRIPTION:

BLOCK 2, PLAN 4M-1746

REFERENCE SURVEY:

BASED ON SURVEY INFORMATION FROM REGISTERED PLAN 4M - 1746 PREPARED BY SURVEYED BY ANNIS , O'SULLIVAN , VOLLEBEKK LTD.

MUNICIPAL ADDRESS:

NOT YET ESTABLISHED

DEVELOPMENT INFORMATION:

SITE AREA:	24,708m²
BUILDING AREA: (OBC DEFINITION)	3353 m²
GROSS FLOOR AREA:	4605m²
LIGHT INDUSTRIAL:	1995M²
OFFICE:	2610M²
ZONE:	IL
SCHEDULE 1:	AREA [C]
SCHEDULE 1A:	AREA [C]

ZONING PROVISION:

	REQUIRED:	PROVIDED:
MIN. LOT WIDTH:	NO MINIMUM	86.88m
MIN. LOT AREA:	2000 m²	24708m²
MAX. LOT COVERAGE:	65%	13.6%
MIN. FRONT YARD SETBACK:	7.5 m	20.56m
MIN. CORNER YARD SETBACK: EAST MIN. CORNER YARD SETBACK: WEST	7.5 m 7.5m	23.20m 24.01m
MIN. REAR YARD SETBACK:	7.5 m	131.49m
MIN. INTERIOR YARD SETBACK:	7.5 m	N/A
MAXIMUM FLOOR SPACE INDEX:	2	0.186
MAXIMUM BUILDING HEIGHT:	18 m	8.44m
MINIMUM LANDSCAPE AREA:	NO MINIMUM	15530m²
MINIMUM LANDSCAPE BUFFER:	3m	>3m

PARKING QUEUING + LOADING

	REQUIRED:	PROVIDED:
TOTAL SPACES:	16 FOR LIGHT INDUSTRIAL 63 FOR OFFICES TOTAL = 79	178
TYPICAL SPACES:	77	174
ACCESSIBLE PARKING:	(3) TYPE A (4) TYPE B	(3) TYPE A (4) TYPE B
BICYCLE PARKING:	13	13
LOADING SPACES:	2	2

REFUSE COLLECTION	REQUIRED:	PROVIDED:
MIN SETBACK FROM LOT LINE (ABUTTING STREET)	9M	>9M
MIN SETBACK FROM LOT LINE (ABUTTING STREET)	3M	>3M
MINIMUM SCREENING REQUIREMENTS	OPAQUE SCREEN WITH MINIMUM HEIGHT OF 2M	WOOD PRIVACY FENCE, 2M

CSV ARCHITECTS
sustainable design - conception écologique
613.564.8118 www.csv.ca
190 O'Connor Street, Suite 100 Ottawa, Ontario,K2P 2R3

STRUCTURAL ENGINEER
CLELAND JARDINE
580 Terry Fox Drive
Kanata, Ontario K2L 4B9

MECHANICAL ENGINEER
QUASAR CONSULTING GROUP
150 Isabella Street, Suite 400
Ottawa, Ontario K1S 5H3

ELECTRICAL ENGINEER
QUASAR CONSULTING GROUP
150 Isabella Street, Suite 400
Ottawa, Ontario K1S 5H3

CIVIL ENGINEER
EGIS GROUP
115 Walgreen Road
R.R. 3 Carp, Ontario K0A 1L0

LANDSCAPE ARCHITECT
URBAN TYPOLOGY INC.
163 Sterling Road Unit 10
Toronto, Ontario M6R 2B2

ONTARIO ASSOCIATION OF ARCHITECTS
DARRYL J. HOOD
LICENCE
6165

STAMP

REV	DATE	ISSUE
10	2025-02-24	ISSUED FOR SPC RESUBMIT 2
9	2025-02-13	ISSUED FOR BUILDING PERMIT
8	2025-02-06	ISSUED FOR 66%
7	2025-02-07	ISSUED FOR SPC RESUBMIT
6	2024-12-20	ISSUED FOR 33% REVIEW
5	2024-12-10	ISSUED FOR SPC
4	2024-11-15	ISSUED FOR SPC COORDINATION
3	2024-11-01	ISSUED FOR SPC REVIEW
2	2024-07-30	ISSUED FOR CLIENT COORDINATION

NOTES

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4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT
GASTOPS
OTTAWA
ONTARIO, CANADA

PROJECT
GASTOPS NEW FACILITY
3700 Twin Falls Place

TITLE
SITE PLAN

PROJECT NO:	2023-2260
DRAWN:	KM, RR
APPROVED:	DH
SCALE:	As indicated
DATE PRINTED:	2/24/2025 11:09:51 AM

REV 10 — DRAWING NO A100

D07-12-24-0170
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