



STAMP

13 2025-05-21 ISSUED FOR SPC RESUBMIT FINAL
11 2025-04-14 ISSUED FOR SPC RESUBMIT 3
10 2025-02-26 ISSUED FOR SPC RESUBMIT 2
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

REV DATE ISSUE

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: 5/21/2025 2:19:34 PM

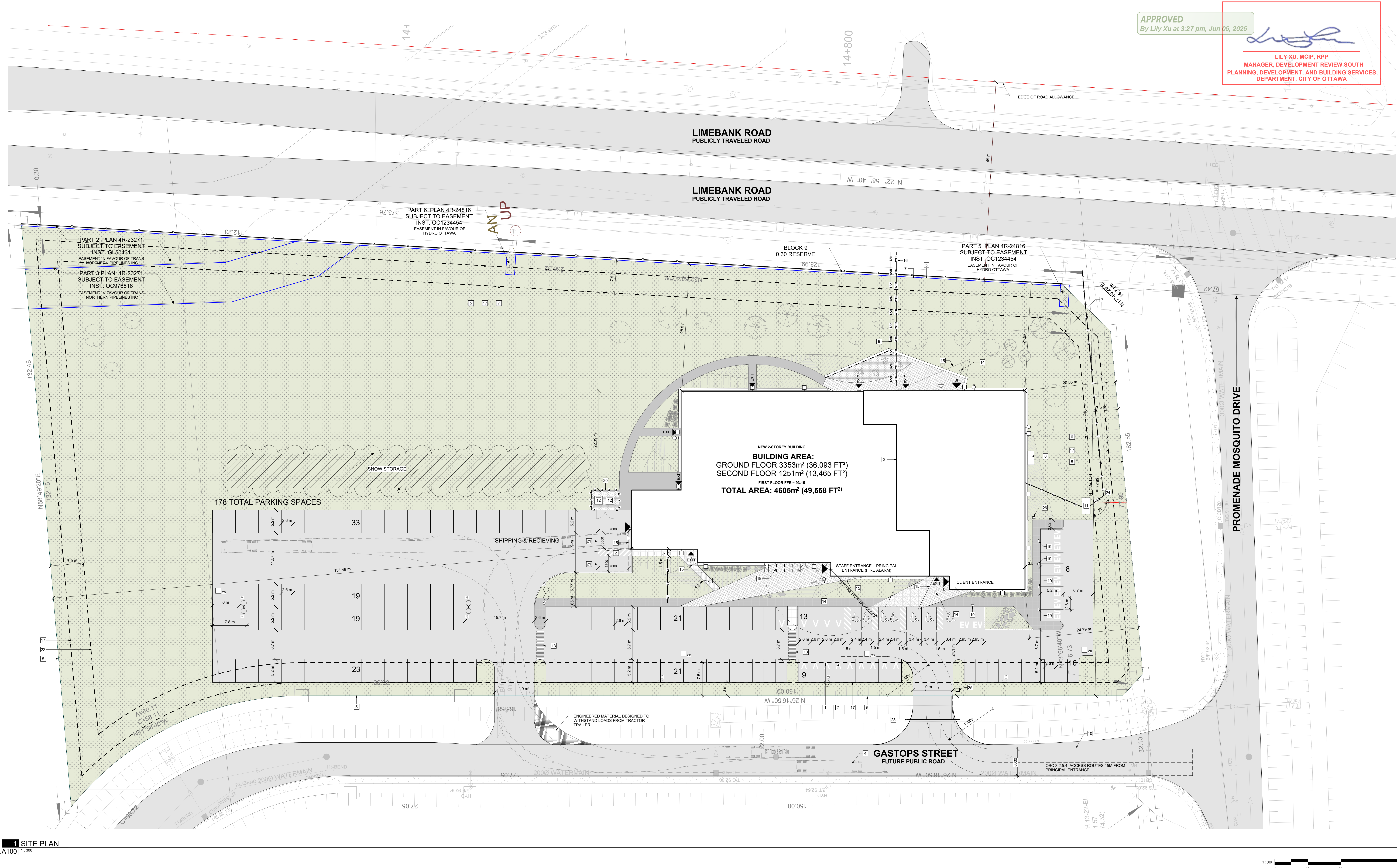
REV

13

DRAWING NO.

A100

#19226



1 SITE PLAN

A100 1:300

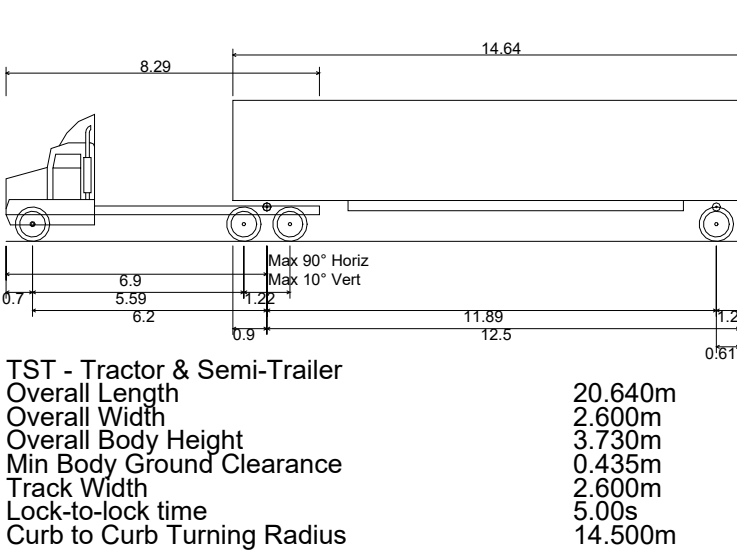
SITE PLAN LEGEND:

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

SITE PLAN KEYNOTES:

- LINE OF SETBACK
- DROP OFF / LOADING BAY
- OUTLINE OF SECOND STOREY
- TRUCK TURNING RADIUS
- LINE OF PROPERTY
- FRONT YARD SETBACK
- CORNER YARD SETBACK
- NEW GAS METER, REFER TO MECHANICAL DRAWINGS
- NEW SANITARY CONNECTION, REFER TO MECH AND CIVIL DRAWINGS
- FIRE TRUCK ROUTE
- TRANSFORMER, REFER TO ELECTRICAL DRAWINGS
- GARBAGE
- PEDESTRIAN WALKWAY
- CANOPY COLUMN
- CANOPY
- DOMESTIC WATER, REFER TO MECH. AND CIVIL DRAWINGS
- 5m LANDSCAPE BUFFER
- BIKE PARKING

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, OSULLIVAN, VOLLEBEKK LTD.

MUNICIPAL ADDRESS:

NOT YET ESTABLISHED

DEVELOPMENT INFORMATION:

SITE AREA: 24,708m²

BUILDING AREA: 3353 m²

LIGHT INDUSTRIAL OFFICE:

GROSS FLOOR AREA: 4605m²

1995M²

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	7.5 m	24.53m
MIN. CORNER YARD SETBACK: WEST	7.5m	24.10m
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