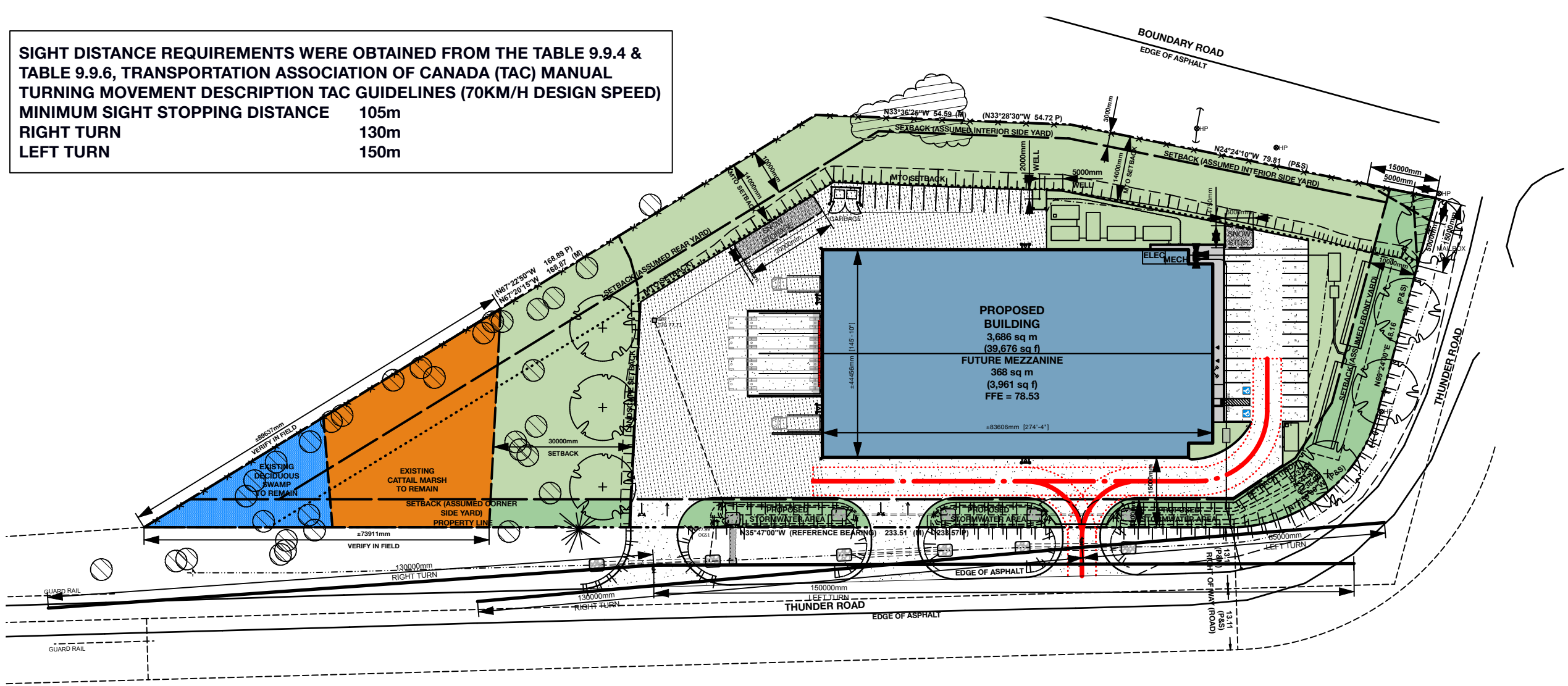


SITE INFORMATION		
ADDRESS 6165 THUNDER ROAD		
LEGAL DESCRIPTION PART OF LOT 1 CONCESSION 9 (OTTAWA FRONT) PART 1 PLAN 5R-11663 PIN 04324-0163		
TOTAL SITE AREA*	16,480.59 sq m	
*based on GeoOttawa property report		
ZONING RC RURAL COMMERCIAL		
SETBACKS Front Yard Minimum Required: 10.00 m Interior Side Yard Minimum Required: 3.00 m Corner Side Yard Minimum Required: 6.00 m Rear Yard Minimum Required: 10.00 m Proposed Building meets all setback requirements.		
BUILDING HEIGHT Maximum Height 11.00 m Proposed Height 12.00 m		
GROSS FLOOR AREA		
Building	Proposed	3,686 sq m
Future Mezzanine	Proposed	368 sq m
TOTAL		4,054 sq m
LOT COVERAGE Proposed 22.4% Maximum Allowed 25.0%		
LANDSCAPED AREA Landscaping of yards: Required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area.		
PARKING/LOADING CALCULATIONS		
PARKING REQUIRED	Rate	Required Spaces
Building All Light Industrial/Warehouse	0.8	29
Mezzanine All Light Industrial/Warehouse	0.8	3
Building 95% All Light Industrial/Warehouse	0.8	28
Building 05% Office	2.4	4
Accessible Parking (20-99 spaces in parking lot)		1
PARKING PROVIDED		
Spaces		38
Accessible Spaces		2
Total		40
NOTES N49 Light Industrial 0.8/100 sq m of GFA of first 5,000 sq m of GFA N59 Office 2.4/100 sq m of GFA sq m N88 Storage Yard 1.0/100 sq m of GFA N95 Warehouse 0.8/100 sq m of GFA of first 5,000 sq m of GFA		
LOADING Required Spaces (GFA = 2,000-4,999 sq m) 1 Provided Spaces (oversized spaces not required) 6		
PARKING LANDSCAPED AREA 15% of area of parking lot must be provided as perimeter or interior landscaped areas		
Parking Area 'A'		730 sq m
Required Landscape Area	15.0%	
Proposed Landscape Area	15.1%	110 sq m
Parking Area 'B'		457 sq m
Required Landscape Area	15.0%	
Proposed Landscape Area	15.1%	69 sq m

SIGHT DISTANCE REQUIREMENTS WERE OBTAINED FROM THE TABLE 9.9.4 & TABLE 9.9.6, TRANSPORTATION ASSOCIATION OF CANADA (TAC) MANUAL
TURNING MOVEMENT DESCRIPTION TAC GUIDELINES (70KM/H DESIGN SPEED)
MINIMUM SIGHT STOPPING DISTANCE 105m
RIGHT TURN 130m
LEFT TURN 150m



2 SITE PLAN - TURN LINES REFERENCE

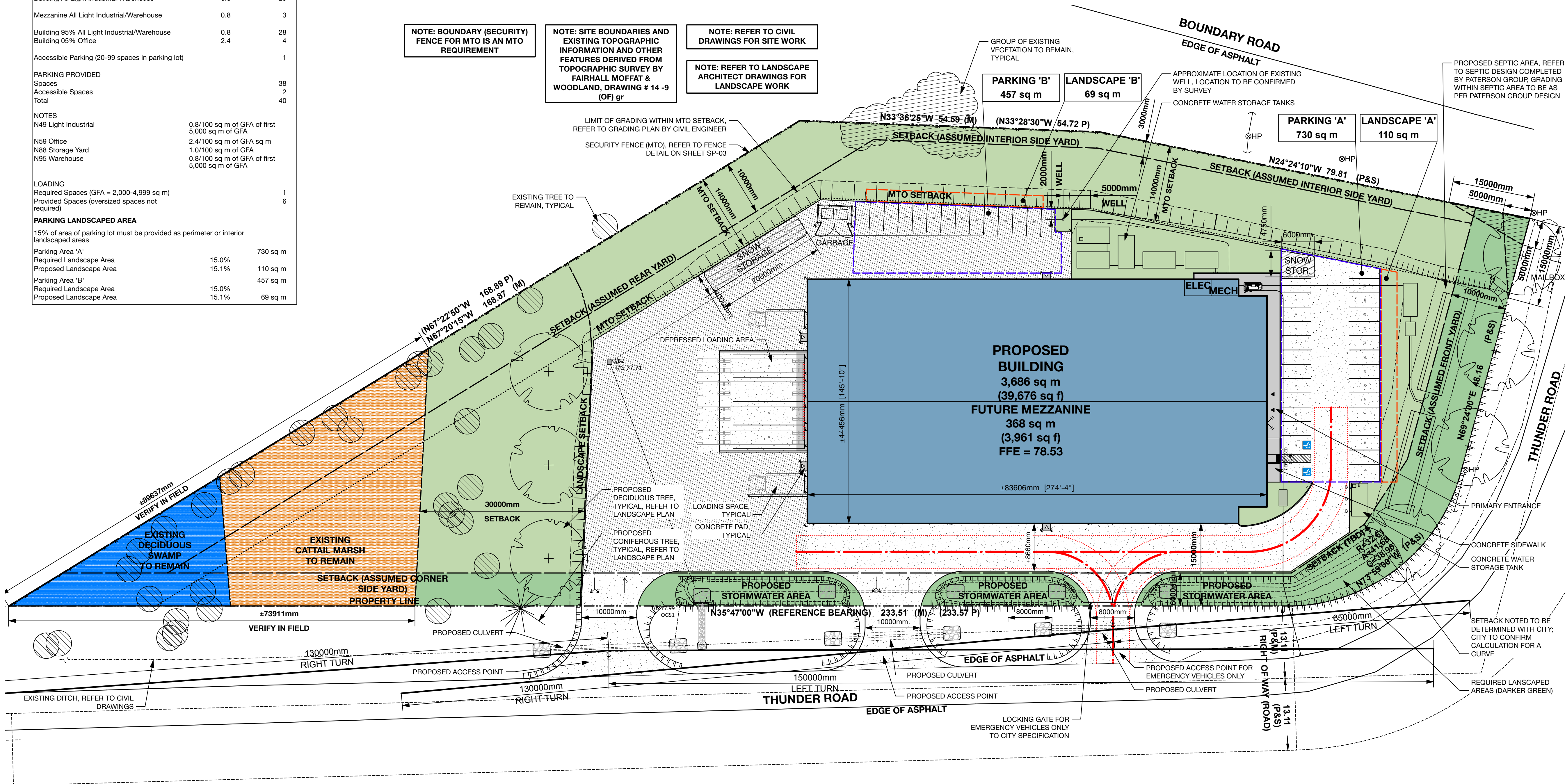
SP-01 Scale: 1:1000

NOTE: BOUNDARY (SECURITY) FENCE FOR MTO IS AN MTO REQUIREMENT

NOTE: SITE BOUNDARIES AND EXISTING TOPOGRAPHIC INFORMATION AND OTHER FEATURES DERIVED FROM TOPOGRAPHIC SURVEY BY FAIRHALL MOFFAT & WOODLAND, DRAWING # 14 - 9 (OF) gr

NOTE: REFER TO CIVIL DRAWINGS FOR SITE WORK

NOTE: REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE WORK



1 SITE PLAN

SP-01 Scale: 1:400

DEVELOPER/OWNER INFORMATION
BROFORT DEVELOPMENTS INC.
2161 THURSTON DRIVE
OTTAWA, ONTARIO K1G 6C9

LEGEND

- PROPERTY LINE
- SETBACK LINE
- MTO SETBACK
- LANDSCAPE SETBACK (WETLAND)
- SECURITY FENCE
- FIRE ROUTE
- TO BE REMOVED OR DEMOLISHED AS NOTED
- HYDRO POLE
- SIAMESE CONNECTION
- MAIN/PRIMARY ENTRANCE
- SECONDARY ENTRANCE/EXIT
- EXISTING CATTAIL MARSH
- EXISTING DECIDUOUS SWAMP
- LANDSCAPED AREA
- REQUIRED LANDSCAPED SETBACK
- CONCRETE
- ASPHALT
- GRANULAR/GRAVEL

SEAL



CONSULTANTS

KEY PLAN

ISSUE / REVISION	DATE
01 REVIEW & COORDINATION	FEB 23, 2023
02 REVIEW & COORDINATION	MAR 01, 2023
03 REVIEW & COORDINATION	JUN 28, 2023
04 REVIEW & COORDINATION	SEP 28, 2023
05 REVIEW	JAN 17, 2024
06 REVIEW & COORDINATION	APR 8, 2024
07 REVIEW & COORDINATION	MAY 7, 2024
08 SITE PLAN CONTROL	MAY 17, 2024
09 REVIEW & COORDINATION	SEP 04, 2024
10 REV. SITE PLAN CONTROL	OCT 18, 2024
11 REV. SITE PLAN CONTROL	OCT 29, 2024
12 REV. SITE PLAN CONTROL	MAR 03, 2025
13 REV. SITE PLAN CONTROL	JUN 17, 2025

PROJECT NAME

THUNDER ROAD DEVELOPMENT
6165 THUNDER ROAD
OTTAWA, ON

SHEET TITLE

PROPOSED SITE PLAN

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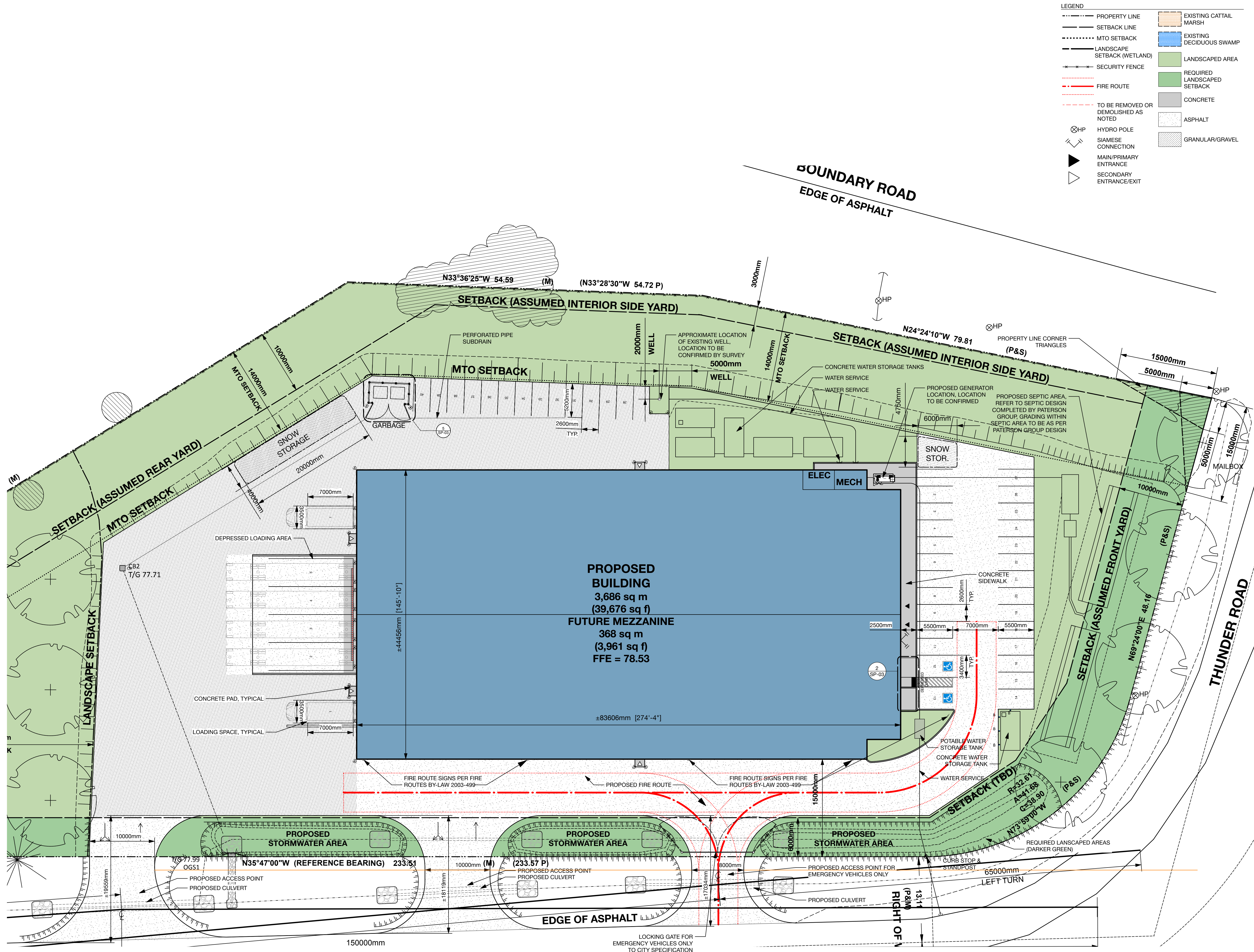
PROJECT NO: 22003

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CHECKED BY: GS

SHEET

SP-01



LEGEND	
--- PROPERTY LINE	EXISTING CATTAIL MARSH
--- SETBACK LINE	EXISTING DECIDUOUS SWAMP
--- MTO SETBACK	LANDSCAPED AREA
--- LANDSCAPE SETBACK (WETLAND)	REQUIRED LANDSCAPED SETBACK
--- SECURITY FENCE	CONCRETE
--- FIRE ROUTE	ASPHALT
--- TO BE REMOVED OR DEMOLISHED AS NOTED	GRANULAR/GRAVEL
⊗ HP	HYDRO POLE
⊗ HP	SIAMESE CONNECTION
▶	MAIN/PRIMARY ENTRANCE
◀	SECONDARY ENTRANCE/EXIT

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KEY PLAN

ISSUE / REVISION	DATE
01 REVIEW & COORDINATION	JUN 28, 2023
02 REVIEW & COORDINATION	SEP 28, 2023
03 REVIEW	JAN 17, 2024
04 REVIEW & COORDINATION	APR 8, 2024
05 REVIEW & COORDINATION	MAY 7, 2024
06 SITE PLAN CONTROL	MAY 17, 2024
07 REVIEW & COORDINATION	SEP 04, 2024
08 REV. SITE PLAN CONTROL	OCT 18, 2024
09 REV. SITE PLAN CONTROL	OCT 29, 2024
10 REV. SITE PLAN CONTROL	MAR 03, 2025
11 REV. SITE PLAN CONTROL	JUN 17, 2025

PROJECT NAME
THUNDER ROAD DEVELOPMENT
6165 THUNDER ROAD
OTTAWA, ON

SHEET TITLE
PROPOSED PART SITE PLAN

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SP-02



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KEY PLAN

ISSUE / REVISION	DATE
01 REV. SITE PLAN CONTROL	JUN 17, 2025

PROJECT NAME

**THUNDER ROAD
DEVELOPMENT**
6165 THUNDER ROAD
OTTAWA, ON

SHEET TITLE

SITE PLAN DETAILS

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PROJECT NO: 22003

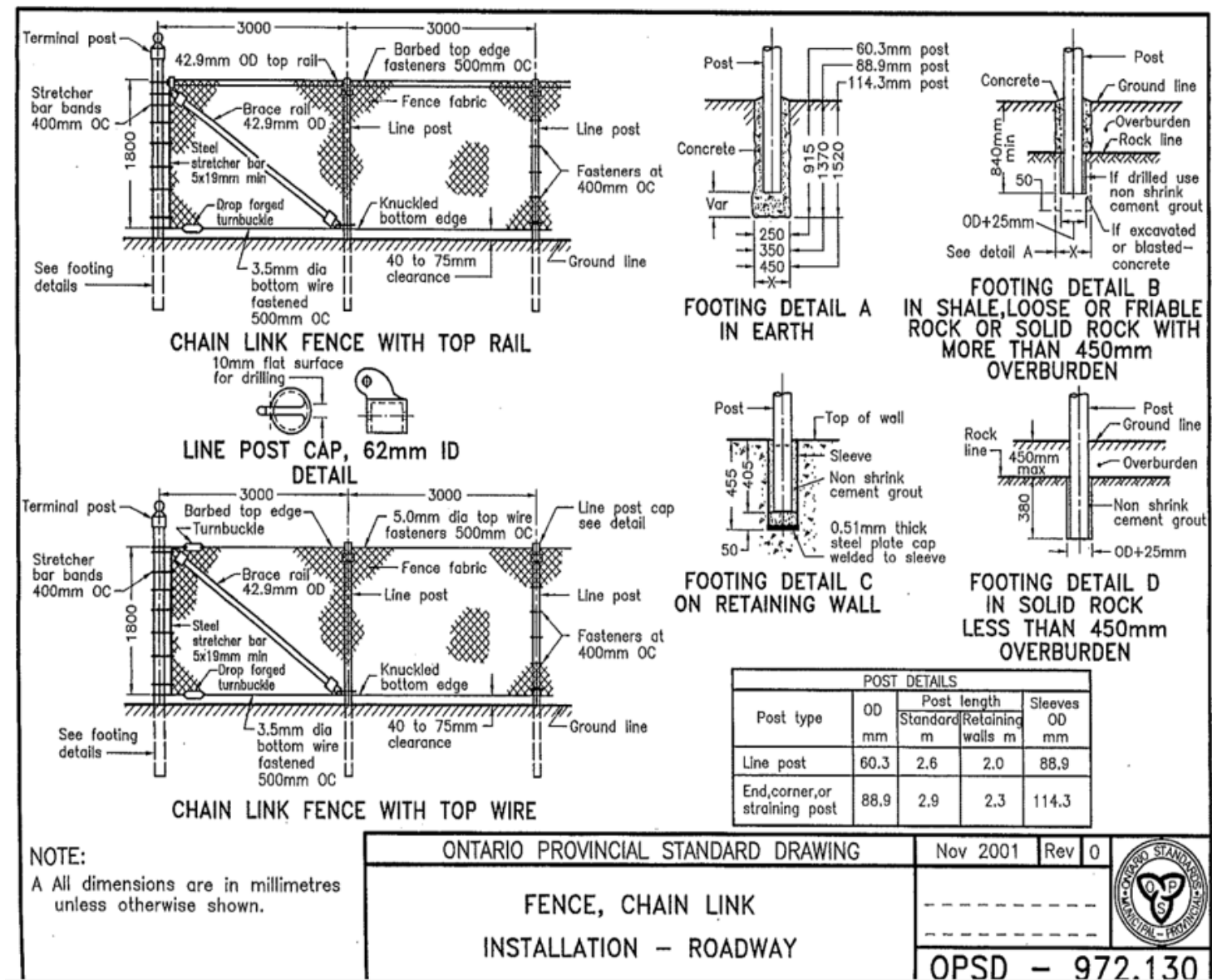
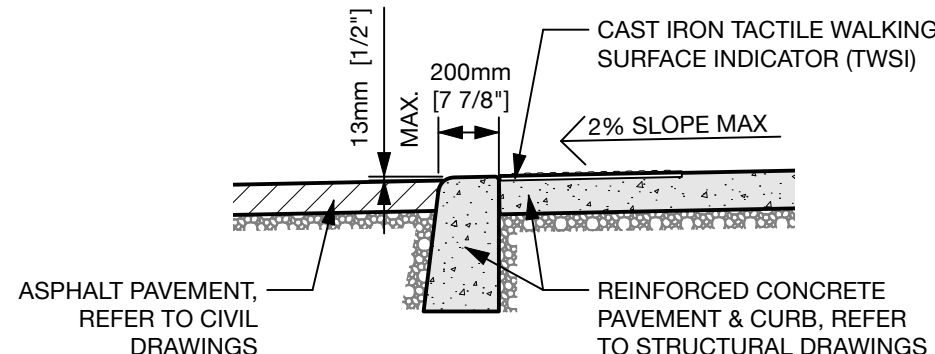
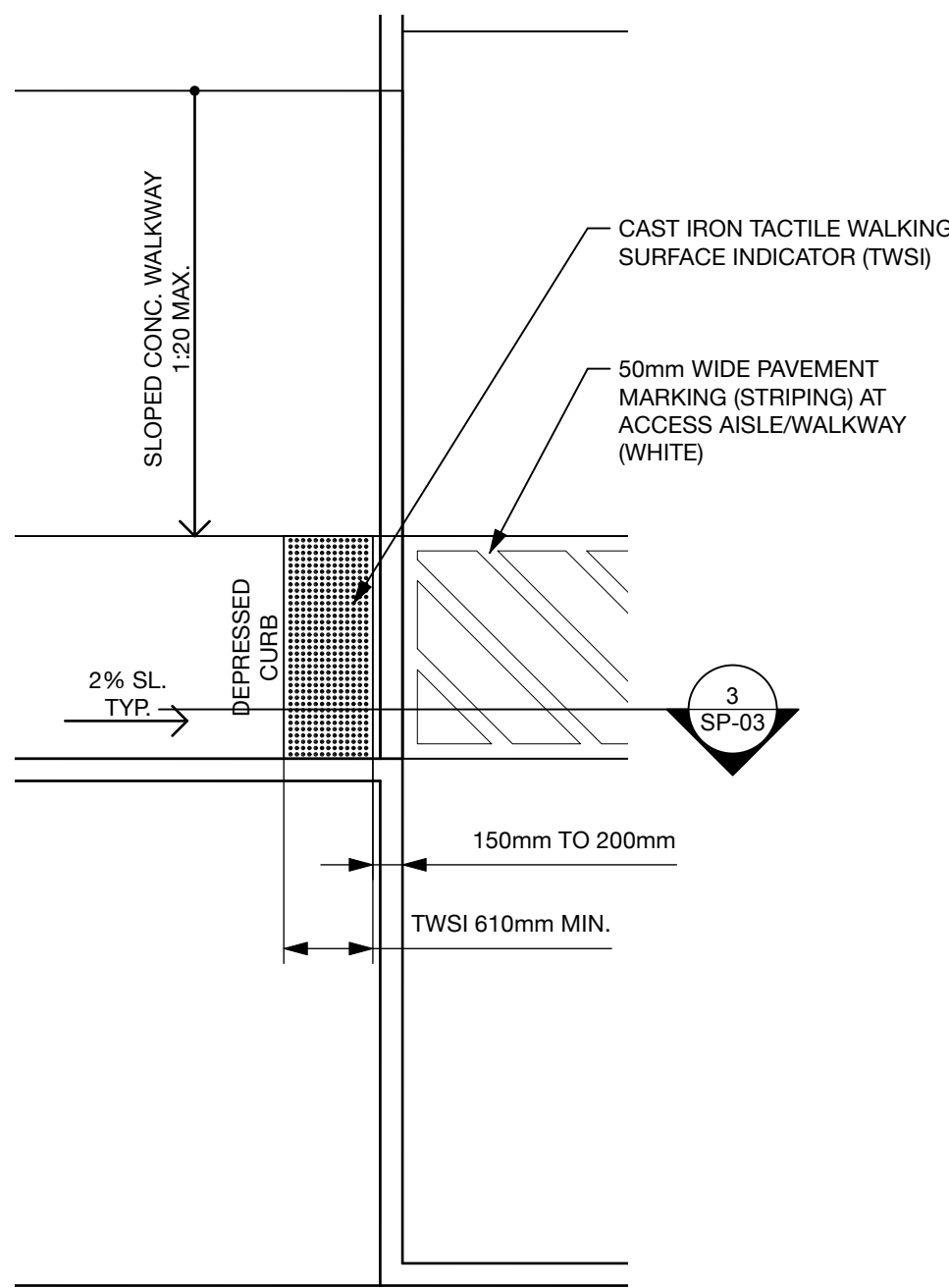
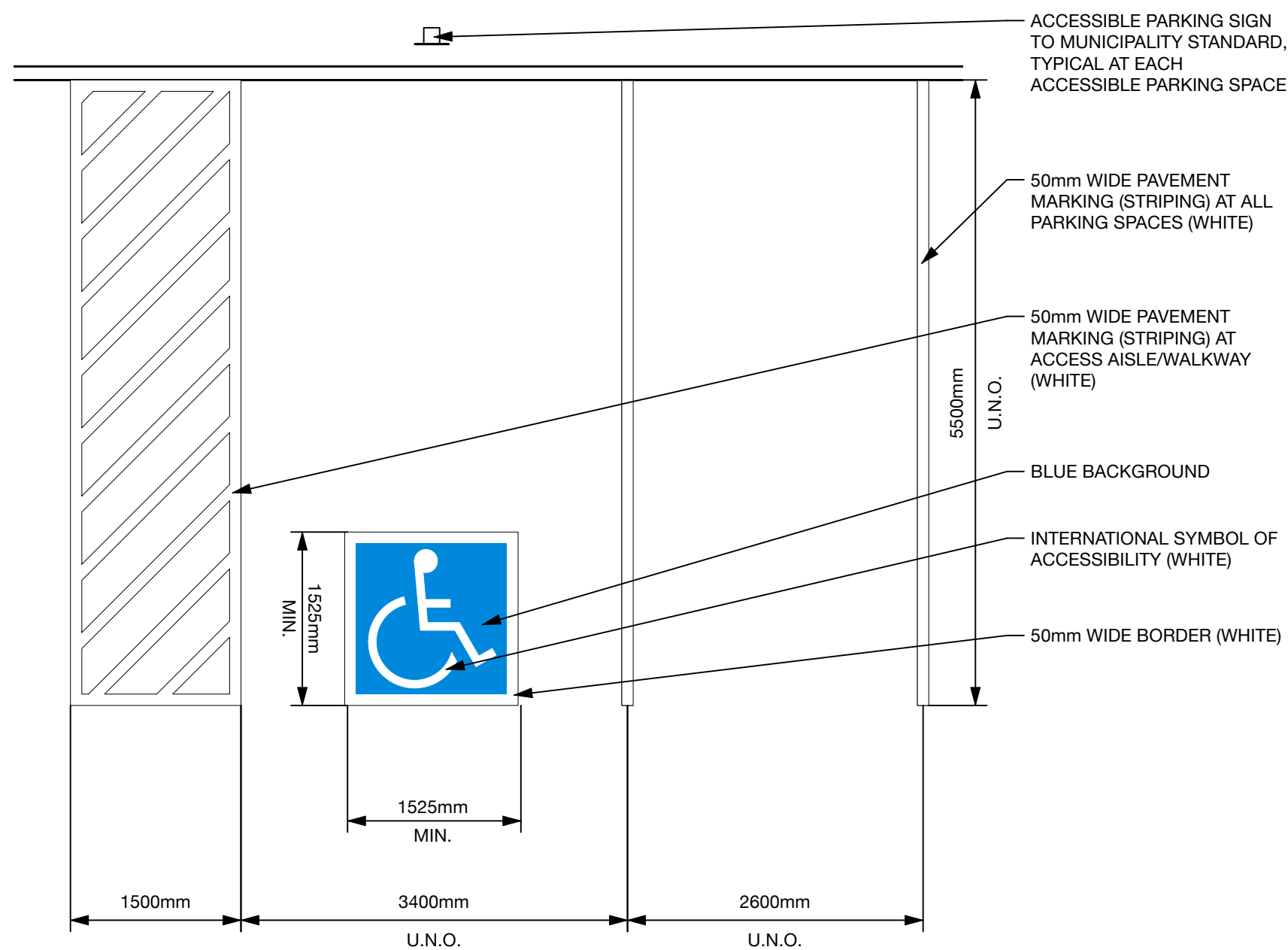
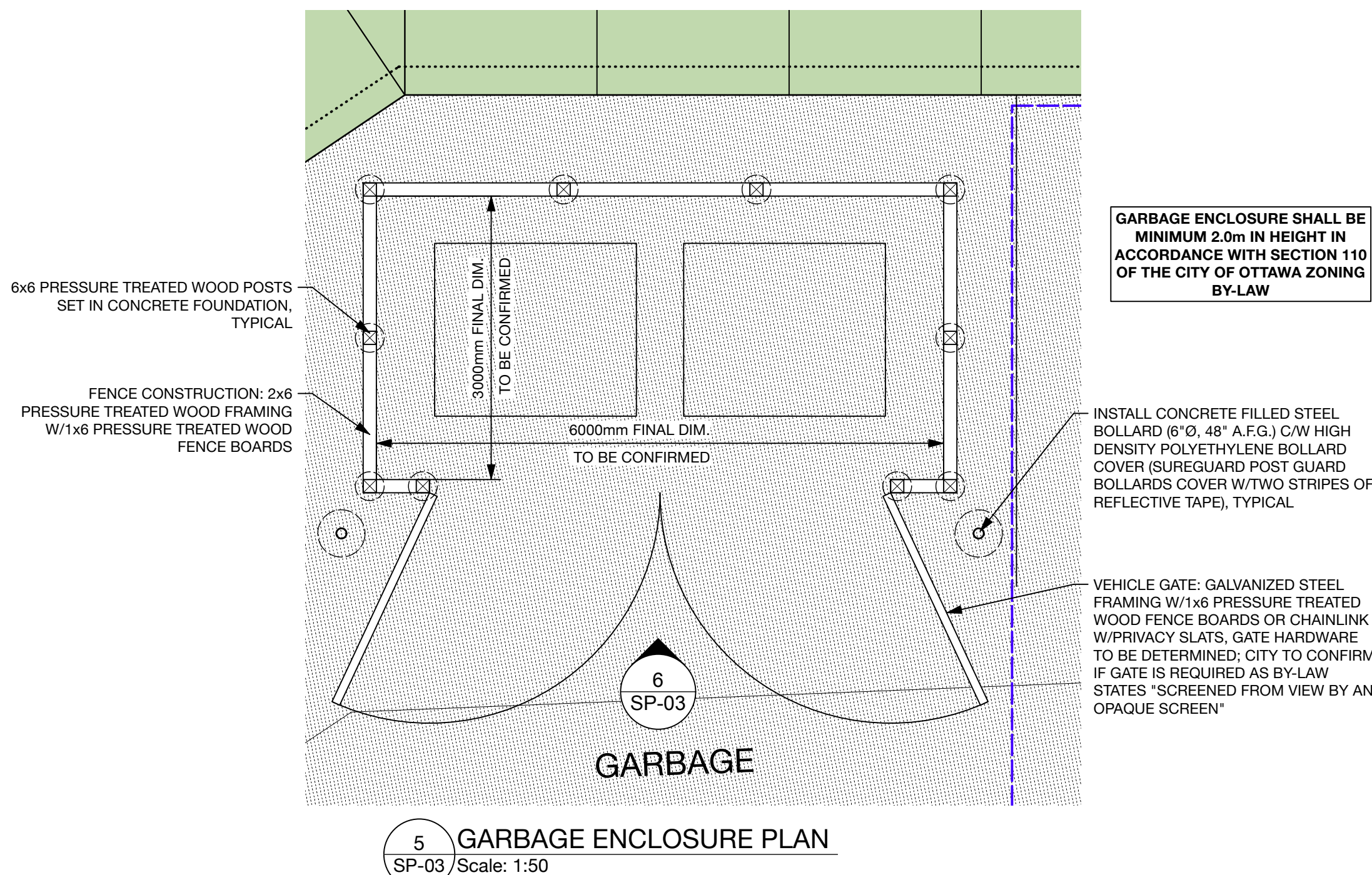
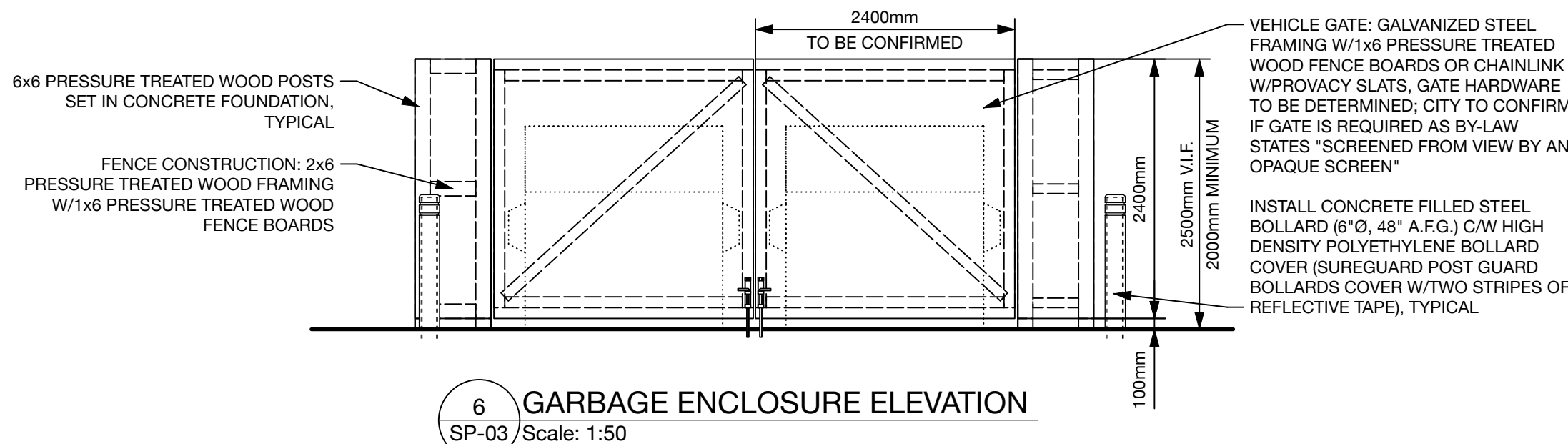
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SHEET

SP-03

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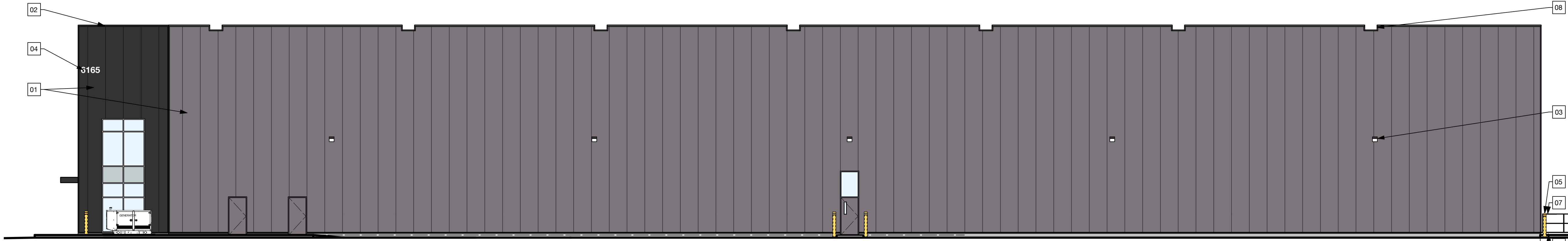


1 TYPICAL PAVEMENT MARKING
SP-03 Scale: 1:50

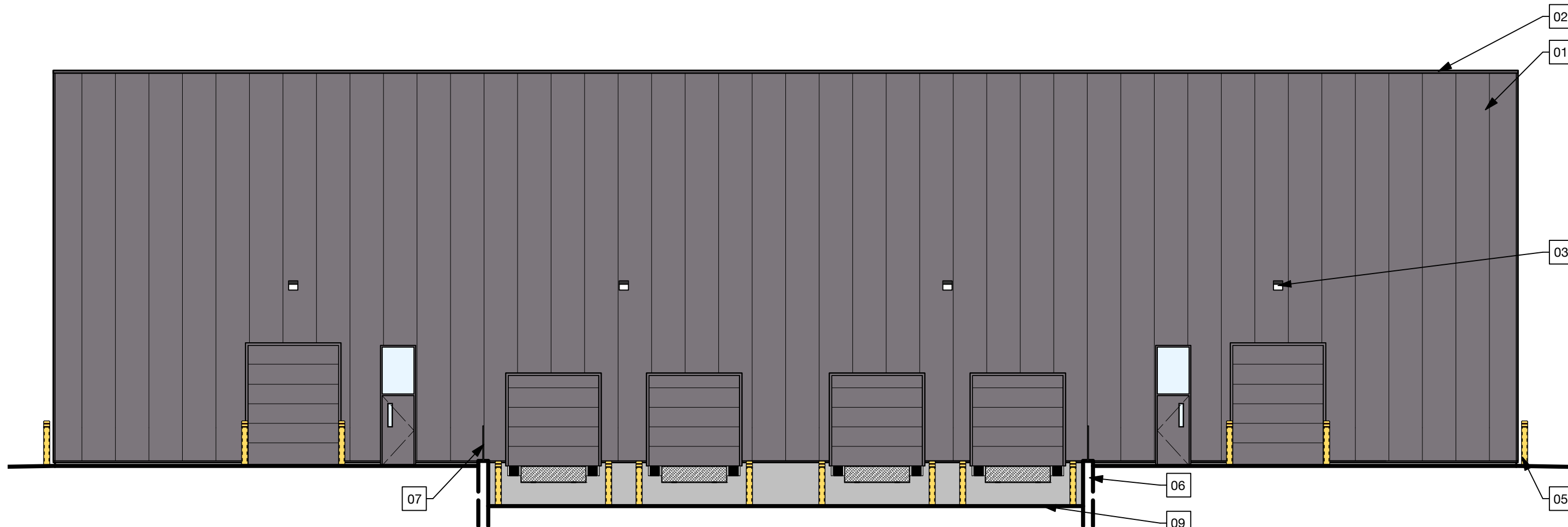
2 DEPRESSED CURB PLAN
SP-03 Scale: 1:50

3 DEPRESSED CURB SECTION
SP-03 Scale: 1:25

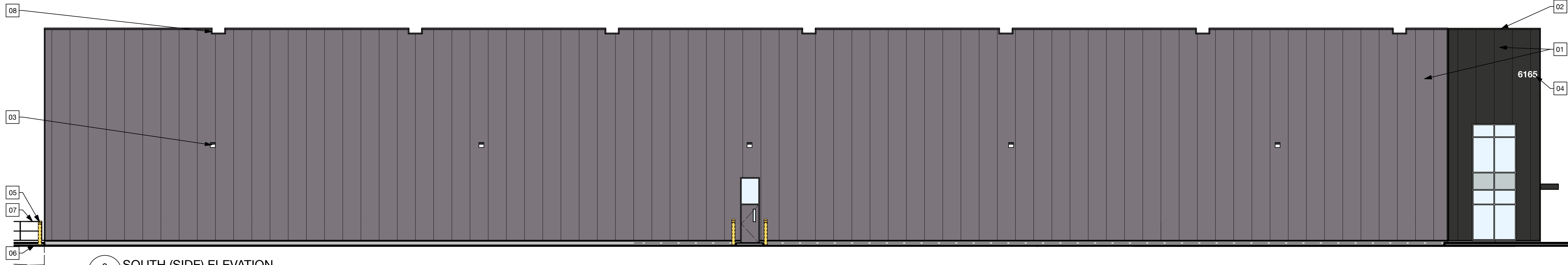
4 SECURITY FENCE (MTO)
SP-03 Scale: N.T.S.



4 NORTH (SIDE) ELEVATION
A-201 / Scale: 1:125



3 WEST (REAR) ELEVATION
A-201 / Scale: 1:125

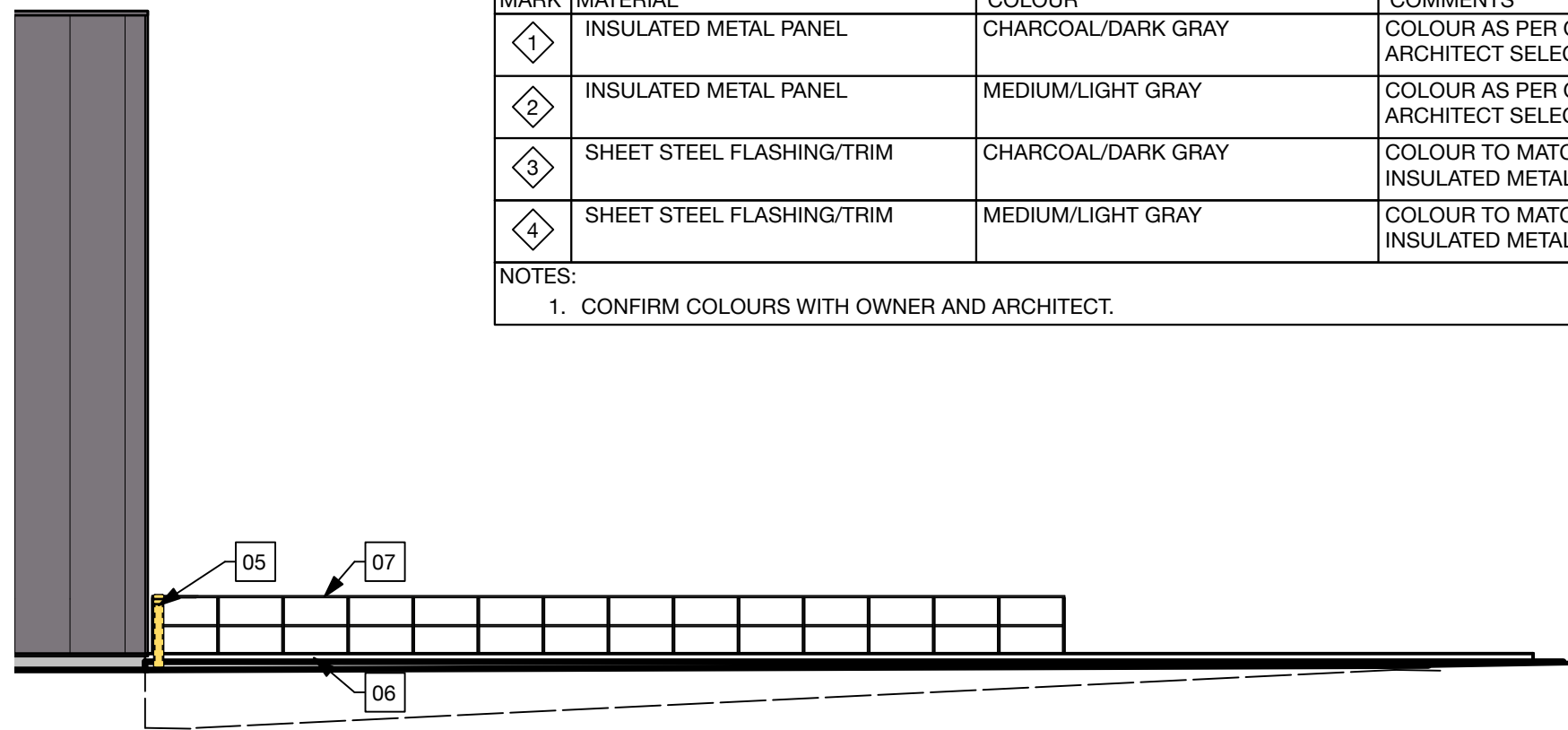


2 SOUTH (SIDE) ELEVATION
A-201 / Scale: 1:125



1 EAST (FRONT) ELEVATION
A-201 / Scale: 1:125

EXTERIOR FINISH SCHEDULE			
MARK	MATERIAL	COLOUR	COMMENTS
1	INSULATED METAL PANEL	CHARCOAL/DARK GRAY	COLOUR AS PER OWNER AND ARCHITECT SELECTION
2	INSULATED METAL PANEL	MEDIUM/LIGHT GRAY	COLOUR AS PER OWNER AND ARCHITECT SELECTION
3	SHEET STEEL FLASHING/TRIM	CHARCOAL/DARK GRAY	COLOUR TO MATCH ADJACENT INSULATED METAL PANEL
4	SHEET STEEL FLASHING/TRIM	MEDIUM/LIGHT GRAY	COLOUR TO MATCH ADJACENT INSULATED METAL PANEL
NOTES: 1. CONFIRM COLOURS WITH OWNER AND ARCHITECT.			



5 NORTH (SIDE) ELEVATION @ DEPRESSED LOADING
A-201 / Scale: 1:125

SHEET NOTES
1. REFER TO COVER SHEET FOR GENERAL PROJECT NOTES AND SYMBOL DEFINITIONS.
2. REFER TO ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
3. PROVIDE ALL REQUIRED CONNECTIONS TO ALL FIXTURES, TRIM, DEVICES AND EQUIPMENT SHOWN ON DRAWINGS, REGARDLESS OF WHETHER CONNECTION IS SPECIFICALLY CALLED OUT OR NOT.

KEYNOTES - ELEVATIONS
01. INSULATED METAL PANELS, TYPICAL
02. SHEET METAL FLASHING, TYPICAL
03. WALL MOUNTED LIGHT FIXTURE, VERIFY HEIGHT AND LOCATION IN FIELD, REFER TO ELECTRICAL DRAWINGS, TYPICAL
04. BUILDING SIGNS T.B.D., TYPICAL
05. INSTALL CONCRETE FILLED STEEL BOLLARD (6"Ø, 48" A.F.G.) C/W HIGH DENSITY POLYETHYLENE BOLLARD COVER (SUREGUARD POST GUARD BOLLARDS COVER W/TWO STRIPES OF REFLECTIVE TAPE), TYPICAL
06. CONCRETE RETAINING WALL, REFER TO CIVIL AND STRUCTURAL DRAWINGS
07. STEEL GUARD AT DEPRESSED LOADING AREA, PAINT
08. SHEET METAL SCUPPER, TYPICAL, LOCATIONS TO BE CONFIRMED
09. DEPRESSED LOADING AREA

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SEAL



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KEY PLAN

ISSUE / REVISION **DATE**
01 REVIEW & COORDINATION SEP 28, 2023
02 REVIEW JAN 17, 2024
03 SITE PLAN CONTROL MAY 30, 2024
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05 REV. SITE PLAN CONTROL JUN 17, 2025

PROJECT NAME

**THUNDER ROAD
DEVELOPMENT**
6165 THUNDER ROAD
OTTAWA, ON

SHEET TITLE

ELEVATIONS

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SHEET

A-201