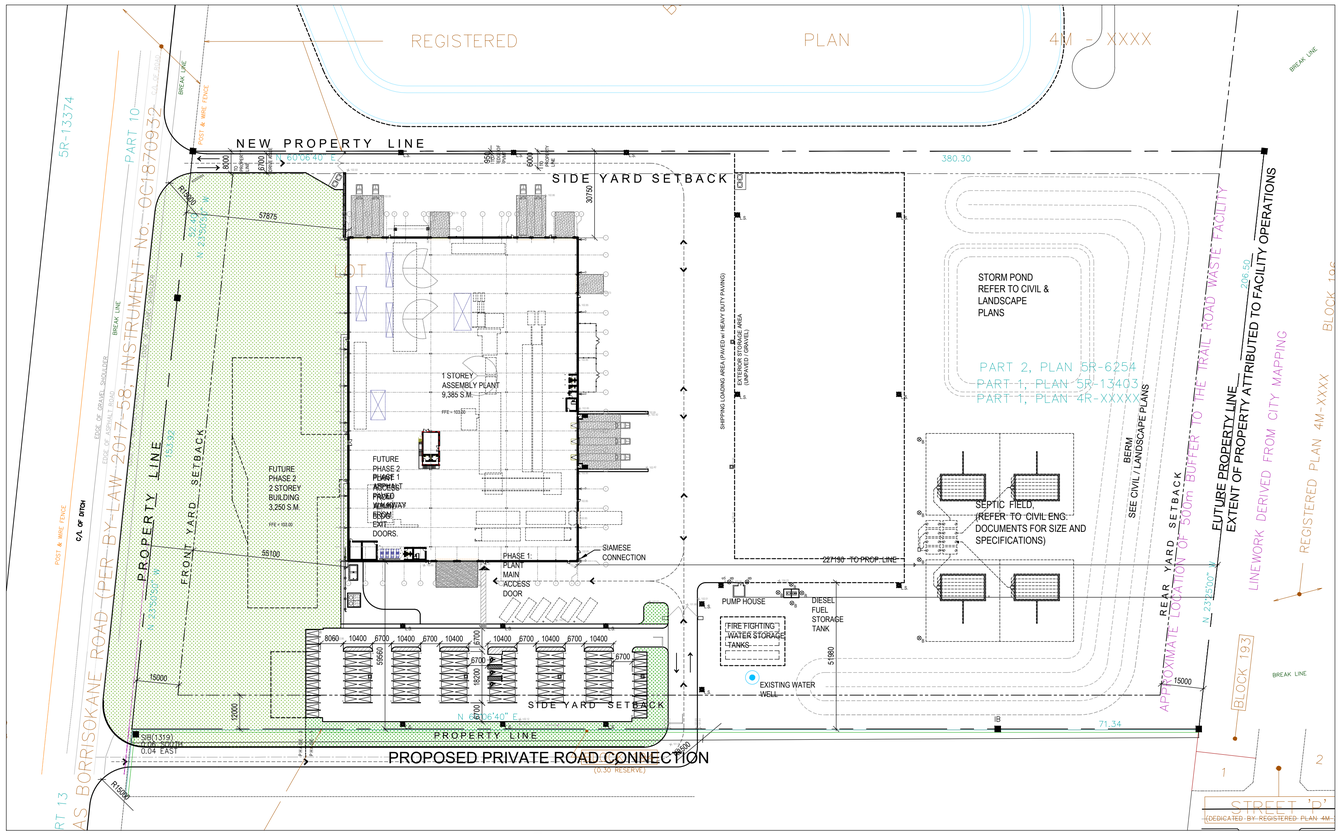
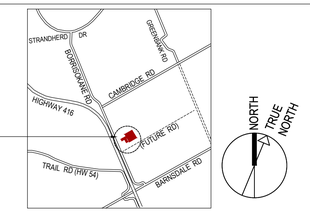


1 A 104a OVERALL SITE PLAN 1:1000

0' 25' 50' 100'

NORTH TRUE NORTH

KEY PLAN



PROPERTY DESCRIPTION

TWO STOREY OFFICE BUILDING & ONE STOREY ASSEMBLY PLANT	
CITY OF OTTAWA PIN NUMBER	04592 - 0035 (LT)
MUNICIPAL ADDRESS	3713 BORRISOKANE RD, OTTAWA, ON

SITE INFORMATION

PROPERTY LINES BASED ON BOUNDARY SURVEY BY J.D. BARNES LTD REF# 19-10-074-00 FOR REVISED SITE BOUNDARY PLAN 4R-**32754**

LOT AREA:	77,858 m² new lot area
LOT FRONTAGE:	206.3 m (perpendicular to Borrisokane Rd.), 205.2 m (perpendicular to north boundary)
LOT DEPTH:	379.5m new lot depth

BUILDING INFORMATION

BUILDING AREA:	9,372m² for Phase 1: Assembly Plant
BUILDING FLOOR AREA (GFA):	9,385 m² for Phase 1: Industrial Assembly Plant
PROPOSED USE:	Phase 1: ONE STOREY ASSEMBLY PLANT

ZONING TABLE — CLASSIFICATION: RG (Rural General Industrial)

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	4,000m²	Current: 77,858 m2
MINIMUM LOT WIDTH	30m	206.3 m 188.2 m at front yard set back
SETBACKS	Standard for this Zoning	Phase 1
MINIMUM FRONT YARD SETBACK (at Borrisokane Rd)	15m	58.0 m (narrowest)
MINIMUM INTERIOR SIDE YARD SETBACK	8m	8m
MINIMUM CORNER SIDE YARD SETBACK	12m	59.5 m
MINIMUM REAR YARD SETBACK	15m	227.2 m (narrowest)
MAXIMUM BUILDING HEIGHT	15m	Phase 1: 12.6 m
MAXIMUM LOT COVERAGE	50%	Phase 1: 12%
OUTDOOR STORAGE AREA	- - -	8,252 m2
VEHICLE PARKING REQUIREMENTS (AREA D, SCHEDULE 1A)	0.8 per 100m2 of Lt. Industr. GFA 75 required for Assembly Plant Bldg	105 Spaces for staff (All Staff are able-bodied for manufacturing plant.)
BARRIER-FREE PARKING REQ'TS City of Ottawa Part C - Section 111 O.Reg 191/11	Part C -Section 111: 3 per 51-75 O.Reg 191/11: 4% per 13-100	3 SPACES per O.Reg 191/11: (1 type 'A' + 2 type 'B')
BICYCLE PARKING SPACES Part C-Section 111, Table 111A	N/A	To be provided in Phase 2
LOADING SPACE REQUIREMENTS Part C - Section 113, Table 113A	1 space for first 5,000 m2 plus all required spaces for GFA exceeding 5,000 m2.	12 SPACES (all oversized, accessed via Plant)

No.	Date	Émis pour / Object
1	2020-04-02	COORDINATION
2	2020-04-24	SPC_CITY_COMMENTS
3	2020-05-25	SPC_CITY_COMMENTS

Engineer / Trade Consultants (Mechanical / Electrical)

wsp

Goodkey Weedmark Consulting Engineers

DILFO MECHANICAL | HVAC SERVICES PLUMBING & HEATING

DRYCORE ELECTRIC • ÉLECTRIQUE

Engineer (Structural)

CLELAND JARDINE ENGINEERING LTD. 1565 Carling Ave, Suite 400 Ottawa, Ontario K1Z 8R1 613-728-1779

Landscape Architect

NAK design strategies

Urban Planner

FOTENN PLANNING+DESIGN

Engineer (Civil)

DSEL david schaeffer engineering ltd

Owner

ABIC ADVANCED BUILDING INNOVATION COMPANY

Architect — Collectif d'architectes / Architects Collective

fig. 1
3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-5122

fig. 2
190 Somerset St W #206
Ottawa ON K2P 0J4
T. 613 695-6122

figurr
www.figurr.ca

Design Builder

40th BBS CONSTRUCTION (ONTARIO)LTD
1805 WOODWARD DRIVE
OTTAWA, ON K2C 0P9
CANADA (613) 226-8830 Fax: (613) 226-7709
www.bbsconstruction.ca

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Sceau / Seal

ONTARIO ASSOCIATION OF ARCHITECTS — ROBERTO CAMPOS LICENCE 7401

Note:

L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / Project

ABIC OFFICE / ASSEMBLY PLANT

3713 BORRISOKANE RD.

Ottawa, Ontario

Titre / Title

SITE INFORMATION - PHASE 1

Dessiné par / Drawn by: GB,TS	No. projet / Project number: *1944*
Vérifié par / Verified by: RC	No. dessin / Drawing number: A104a
Échelle / Scale: *1:250*	Révision / Revision: 0
Date de création du dessin / Drawing creation date: 2019-09-19	

D07-12-20-0002 — TO BE READ IN CONJUNCTION WITH DRAWING **A105a**

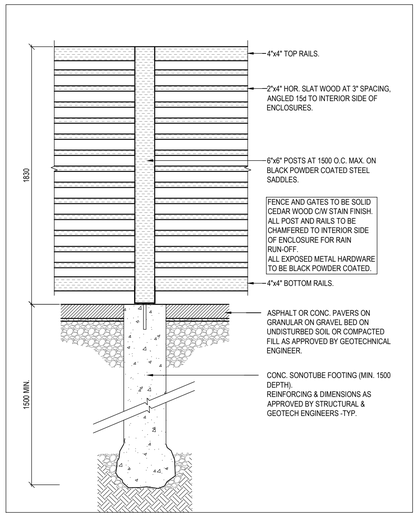
PLAN # 18112

LEGEND:

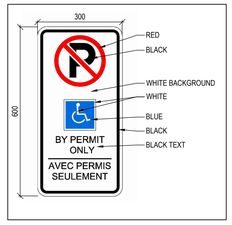
- GRASS / SOFT-SCAPE (SEE LANDSCAPE PLANS)
- UNIT PAVERS (CONCRETE, STONE, ETC)
- ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING (INCL. ALL PAVING OUTSIDE OF PLANT BUILDING)
- CONCRETE
- FIRE ROUTE
- PROPERTY / LOT LINE
- FUTURE LOT LINE
- SETBACK LINE
- CHAIN LINK FENCE
- LINE OF ARCHITECTURAL CEDAR WOOD SCREEN
- DESIGNATED BUILDING ENTRANCE / EXIT
- DEPRESSED CURB
- PAINTED CROSSWALK LINES
- STANDARD PARKING SPACE
- TYPE 'A' BARRIER-FREE PARKING SPACE c/w AISLE. PAINTED MARKINGS & SIGN WHERE SHOWN
- TYPE 'B' STANDARD PARKING SPACE c/w AISLE. PAINTED MARKINGS & SIGN WHERE SHOWN
- SIGNAGE FOR FIRE ACCESS ROUTE
- SIGNAGE FOR BARRIER-FREE PARKING
- BICYCLE PARKING (HORIZONTAL) N.T.S.
- FIRE HYDRANT. REFER TO CIVIL
- CATCH BASIN
- MANHOLE
- FLOOR DRAIN
- UTILITY POLE / OVERHEAD UTILITY WIRES
- LIGHT STANDARD
- BOLLARD LIGHTING AT WALKWAYS
- BOLLARD: 6" DIA. CONC. FILLED PAINTED STEEL HSS
- BOLLARD: ELECTRIC 2 VEHICLE CHARGING: REFER TO ELEC. DWGS
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW SHRUB (REFER TO LANDSCAPE DRAWINGS)
- EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
- NEW GROUND ELEVATION REFER TO CIVIL
- NEW RIPARIAN ZONE PLANTING (REFER TO LANDSCAPE DRAWINGS)
- T.O.W. TOP OF WALL
- DOWNSPOUTS AT APPROX. 13m O.C., w/ 200mm HOR. EXTENSION FOR RUN-OFF. PRECAST CONC. SPLASH PAD AT NON-PAVED AREAS

NOTES:

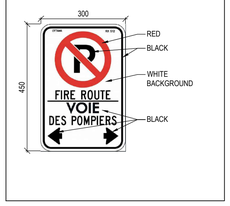
- PROPERTY LINES ARE BASED ON BOUNDARY SURVEY BY J.D. BARNES LTD. REF # 19-10-074-00.
- REFER TO CIVIL DRAWINGS FOR GRADING, STORM WATER MANAGEMENT, UTILITIES & SITE SERVICES, ROADWAY DESIGN, RETAINING WALLS, BERMS, ETC.
- LANDSCAPING INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR TREES, PLANTINGS, LANDSCAPE SURFACE TREATMENTS AND COVERINGS, SIGNAGE MONUMENTS AT GRADE, ETC.
- DOUBLE TRAFFIC LANES (AND AISLES) TO BE A MINIMUM OF 6.7 METERS WIDE.



5 A 104a WOOD FENCE 1:20



4 A 104a B/F PARKING SIGN 1:10



3 A 104a FIRE ROUTE SIGN 1:10

APPROVED
By Lily Xu at 11:51 am, Jul 14, 2020

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA