

**DRAWING LEGEND:**

	PROPERTY LINE
	SETBACK LINES
	FENCE LINE
	PROPOSED BUILDING FOOTPRINT
	ROLLED CONCRETE
	HEAVY DUTY PAVEMENT
	CONCRETE SIDEWALK
	GRANULAR PAD
	GRANULAR PAD COVERED WITH GRASS
	RIP RAP
	SAND MANTLE
	GRASS AREAS
	CURB C/W DEPRESSION
	BUILDING ENTRANCES & EXITS
	ELECTRICAL FIXTURES,
	SITE AREA LIGHT
	DOWNLIGHT
	WALL MOUNTED LIGHT
	BIKE RACK
	BENCH
	BARRIER FREE ACCESSIBLE PARKING
	PARKING COUNT.
	FIRE HYDRANT
	STANDALONE SIAMEZE CONNECTION
	BOLLARD
	NEW CONIFEROUS TREE
	NEW DECIDUOUS TREE
	SHRUBS

**DRAWING NOTES:**

- WET POND.
- FIREPOND.
- SNOW REMOVAL AREA. (TBD)
- FENCE.
- FENCE GATE.
- TRUCK LOADING AND UNLOADING.
- TRAILER STORAGE AREA 14-17 TRAILERS.
- TRUCK PARKING AREA.
- SEPTIC SYSTEM.
- SEPTIC SYSTEM ACCESS AREA.
- SEPTIC SYSTEM SAND MANTLE.
- SHORT TERM PARKING.
- STORM WATER SWALE.
- EXIT STAIRS, 7 RISERS.
- GARBAGE BINS.
- PROPOSED LOCATION FOR EXTERIOR ELECTRICAL BOX.
- TRUCK MANEUVERING AREA.
- MIN. INTERIOR SIDE YARD SETBACK (3m).
- MIN. FRONT YARD SETBACK (15m).
- MIN. CORNER SIDE YARD SETBACK (15m)
- MIN. REAR YARD SETBACK (15m)
- EXIT STAIRS, 6 RISERS.
- ELECTRICAL GENERATOR.
- TREE CONSERVATION AREA.
- RETAINING WALL.
- ELECTRICAL MANHOLE C/W TRANSFORMER.
- STANDALONE SIAMEZE CONNECTION

THE UNDERGROUND FEATURES AND INFORMATION THAT APPEARS ON THE DRAWINGS WERE OBTAINED FROM THE PUBLIC UTILITY COMPANIES AND OR FROM THE CITY EACH RESPECTIVELY.

ALL INFORMATION UNDER THE LEGEND 'EXISTING' IS FOR INFORMATION ONLY. COMPLETE OR EXACT LOCATION AND ELEVATION OF UNDERGROUND SERVICES ARE NOT GUARANTEED.

CERTAIN UNDERGROUND FEATURES ON PRIVATE PROPERTY ARE NOT SHOWN ON THE CURRENT DRAWING.

ANYONE WHO PROCEEDS WITH EXCAVATION WORK SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND FEATURES, BY EXPLORATORY EXCAVATIONS, AND SHALL ASSUME FULL RESPONSIBILITY IF THERE IS ANY DAMAGE THAT OCCURS DURING WORK.

THE CONTRACTOR WILL HAVE THE RESPONSIBILITY AND THE OBLIGATION TO VALIDATE, BY EXPLORATORY EXCAVATION, THE SIZE OF THE PUBLIC UTILITIES UNDERGROUND SERVICES AND TO WARN THE ENGINEER OF ANY CONFLICT WITH THE PROJECTED WORK.

BUILDING AREA DATA	TOTAL m2	OCCUPANCY
2.1 WAREHOUSE (CROSS-DOCK)	1,292.37 m2	5 PERSONS
2.2 WAREHOUSE	6,610.36 m2	6 PERSONS
2.3 E-COMMERCE OFFICES	276.09 m2	8 PERSONS
2.1 MAIN OFFICE	309.47 m2	7 PERSONS
2.5 WAREHOUSE (AMENITIES)	153.15 m2	10 PERSONS
<b>TOTAL BUILDING AREA</b>	<b>8,641.44 m2</b>	<b>36 PERSONS</b>

  

SITE APPLICATION DATA	REQUIRED, CITY OF OTTAWA	PROPOSED
<b>1.0 LAND USE REQUIREMENTS</b>		
1.1 ZONE	RH	RH
1.2 MAXIMUM HEIGHT	15m	12.4m
1.3 FRONT YARD SETBACK	15m	60.5m
1.4 CORNER SIDE YARD SETBACK	15	16.2m
1.5 SIDE YARD SETBACK	3m	46.7m
1.6 REAR YARD SETBACK	15m	15.2m
1.7 MINIMUM LOT WIDTH	50m	N/A
1.8 MINIMUM LOT AREA	8,000m <sup>2</sup>	40,665.3m <sup>2</sup>
1.9 MAXIMUM LOT COVERAGE	50% (20,332.65m <sup>2</sup> )	21.25% (8,641.43m <sup>2</sup> )
1.10 TOTAL LANDSCAPED AREA ON PROPERTY	-	33% (13,419.55m <sup>2</sup> )
1.11 TOTAL LANDSCAPED OUTSIDE OF PROPERTY	-	11.2% (4,554.51m <sup>2</sup> )

  

2.0 PARKING REQUIREMENTS	REQUIRED	PROPOSED
2.1 WAREHOUSE - FIRST 5000m <sup>2</sup>	5000m <sup>2</sup> x (0.8/100m <sup>2</sup> ) = 40 SPACES	40 SPACES
2.1.1 WAREHOUSE (CROSS-DOCK)	1292.37m <sup>2</sup>	
2.1.2 WAREHOUSE	6610.36m <sup>2</sup>	
2.1.3 WAREHOUSE (AMENITIES)	153.15m <sup>2</sup>	
2.1.4 TOTAL WAREHOUSE	8055.88m <sup>2</sup>	
2.1.5 WAREHOUSE REMAINING PARKING SPACES	8,055.88m <sup>2</sup> - 5,000m <sup>2</sup> = 3,055.88m <sup>2</sup> x (0.4/100m <sup>2</sup> )	13 SPACES
2.2 E-COMMERCE OFFICES	276.10m <sup>2</sup> x (2.4/100m <sup>2</sup> ) = 6.6 SPACES	8 SPACES
2.3 MAIN OFFICE	309.47m <sup>2</sup> x (2.4/100m <sup>2</sup> ) = 7.42 SPACES	16 SPACES
2.4 TOTAL PARKING REQUIRED	66.24 SPACES	77 SPACES
<b>2.5 PARKING PROVIDED BREAKDOWN</b>		
2.5.1 PARKING LOT A PROVISION		8 SPACES
2.5.2 PARKING LOT B PROVISION		30 SPACES
2.5.3 PARKING LOT C PROVISION		31 SPACES
2.5.4 PARKING LOT D PROVISION		8 SPACES
2.5.5 TOTAL PARKING PROVIDED		77 SPACES
2.6 ACCESSIBLE PARKING SPACES		1 SPACE
2.7 BICYCLE PARKING - OFFICE	585.56 <sup>2</sup> x (1/2500m <sup>2</sup> ) = 2.34 SPACES	3 SPACES
2.8 BICYCLE PARKING - WAREHOUSE	8,055.88m <sup>2</sup> x (1/2000m <sup>2</sup> ) = 4.03 SPACES	5 SPACES

  

3.0 OTHER PARKING REQUIREMENTS	REQUIRED	PROPOSED
3.1 LOADING FACILITIES	1 LOADING SPACE	1 LOADING SPACE
3.2 LOADING BAYS	N/A	48 LOADING SPACE

