

TOPOGRAPHICAL PLAN OF SURVEY
OF
BLOCK 5
REGISTERED PLAN 4M-1388
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebæk Ltd.



DRAWING LEGEND, A101

	PROPERTY LINE
	SETBACK LINES
	FENCE LINE
	FIRE ROUTE
	PROPOSED BUILDING FOOTPRINT
	ROLLED CONCRETE
	HEAVY DUTY PAVEMENT
	CONCRETE SIDEWALK
	GRANULAR PAD
	GRANULAR PAD COVERED WITH GRASS
	RIP RAP
	GRASS AREAS
	CONCRETE CURB
	DEPRESSED CONCRETE CURB
	BUILDING ENTRANCES & EXITS
	ELECTRICAL POLE LIGHTING
	BIKE RACK
	BENCH
	WASTE RECEPTACLE
	BARRIER FREE ACCESSIBLE PARKING STALL
	PARKING COUNT
	FIRE HYDRANT
	STANDALONE SIAMEZE CONNECTION
	CATCHBASIN
	MANHOLE
	WELL LOCATION. REFER TO CIVIL DRAWINGS.
	BOLLARD REFER TO CIVIL DRAWINGS FOR DETAIL.
	BOLLARD REFER TO LATEST HydroOttawa DETAIL UFS0001
	PARKING SPACE COUNT
	BOS - BOTTOM OF SWALE
	TOS - TOP OF SWALE
	FIRE ROUTE SIGN
	BEGINNING (SINGLE ARROW - POINTING RIGHT)
	INTERMEDIATE (TWO ARROWS)
	END (SINGLE ARROW - POINTING LEFT)

REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR SITE PLAN APPROVAL	21-08-11
2	33% REVIEW	08.11.2021
3	REVISED FOR SITE PLAN APPROVAL	2022-06-13

PROFESSIONAL STAMP

DRAWING NOTES, A101

- WET POND / FIRE PROTECTION POND.
- FIRE POND.
- FENCE ON PROPERTY LINE. REFER TO LANDSCAPE DRAWINGS.
- FENCE ON SETBACK. REFER TO LANDSCAPE DRAWINGS.
- FENCE TERMINATES AT BUILDING EDGE REFER TO LANDSCAPE DRAWINGS.
- STORM WATER SWALE 1m FLAT BOTTOM.
- SEPTIC TANKS & TREATMENT UNITS. SEE CIVIL.
- GRANULAR BASE FOR TRUCK ACCESS. SEE CIVIL DRAWINGS.
- TRUCK LOADING AND UNLOADING AREA.
- TRUCK MANEUVERING AREA.
- GEO-STRUCTURAL EMBANKMENT. REFER TO CIVIL DRAWINGS.
- CONCRETE CURB. REFER TO LANDSCAPE DRAWINGS.
- TRAILER STORAGE 14-17 TRAILERS
- FENCE GATE. REFER TO LANDSCAPE DRAWINGS.
- CONCRETE CURB. REFER TO CIVIL DRAWINGS.
- PROVIDE AND INSTALL POST AND BARRIER FREE SIGNAGE. PROVIDE VERTICALLY MOUNTED SIGN (MIN. 300mm WIDE X 600mm HIGH) MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED AT HEIGHT BETWEEN 1500mm AND 2000mm FROM GROUND. ENSURE HIGH CONTRAST BETWEEN SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY BY-LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE A SPACES (3.4m WIDE) AS VAN ACCESSIBLE / FOUR WHEEL DRIVE ACCESSIBLE.
- PROVIDE AND INSTALL FIRE ROUTE SIGNAGE. PROVIDE VERTICALLY MOUNTED SIGN (MIN. 300mm WIDE X 450mm HIGH), MOUNTED AT HEIGHT BETWEEN 1500mm AND 2000mm FROM GROUND. INSTALL SIGN AT AN ANGLE OF 30 TO 45 DEGREES TO THE FLOW OF TRAFFIC. ENSURE ALWAYS VISIBLE TO APPROACHING TRAFFIC. PROVIDE MARKINGS AND BILINGUAL MESSAGE COMPLIANT WITH CITY FIRE ROUTE BY-LAW REQUIREMENTS.
- CONCRETE CURB TO TERMINATE AT EDGE OF EXISTING ROADSIDE GRAVEL. REFER TO CIVIL DRAWINGS.
- CONCRETE STAIR COMPLETE WITH HAND RAIL. REFER TO PLANS AND DETAILS.
- DUMPSTER BINS.
- ELECTRICAL GENERATOR PAD.
- DEPRESSED CURB AND DEPRESSED SIDEWALK.
- ELECTRICAL MANHOLE. REFER TO LATEST HYDROOTTAWA DETAIL UCS0025.



PROJECT TITLE:
NEW WAREHOUSE & CROSS DOCK FACILITY
301 SOMME STREET, OTTAWA, ON
DRAWING TITLE:
ARCHITECTURAL SITE PLAN

DRAWN BY:	PJSP/AB	DRAWING NUMBER:	A101
DATE:	2022-06-13	REVISION NUMBER:	2
REVIEWED BY:	D. RANCIER	PROJECT #:	2001
APPROVED BY:	D. RANCIER		
PRINT DATE:			
ISSUED DATE:	2022-06-13		

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.

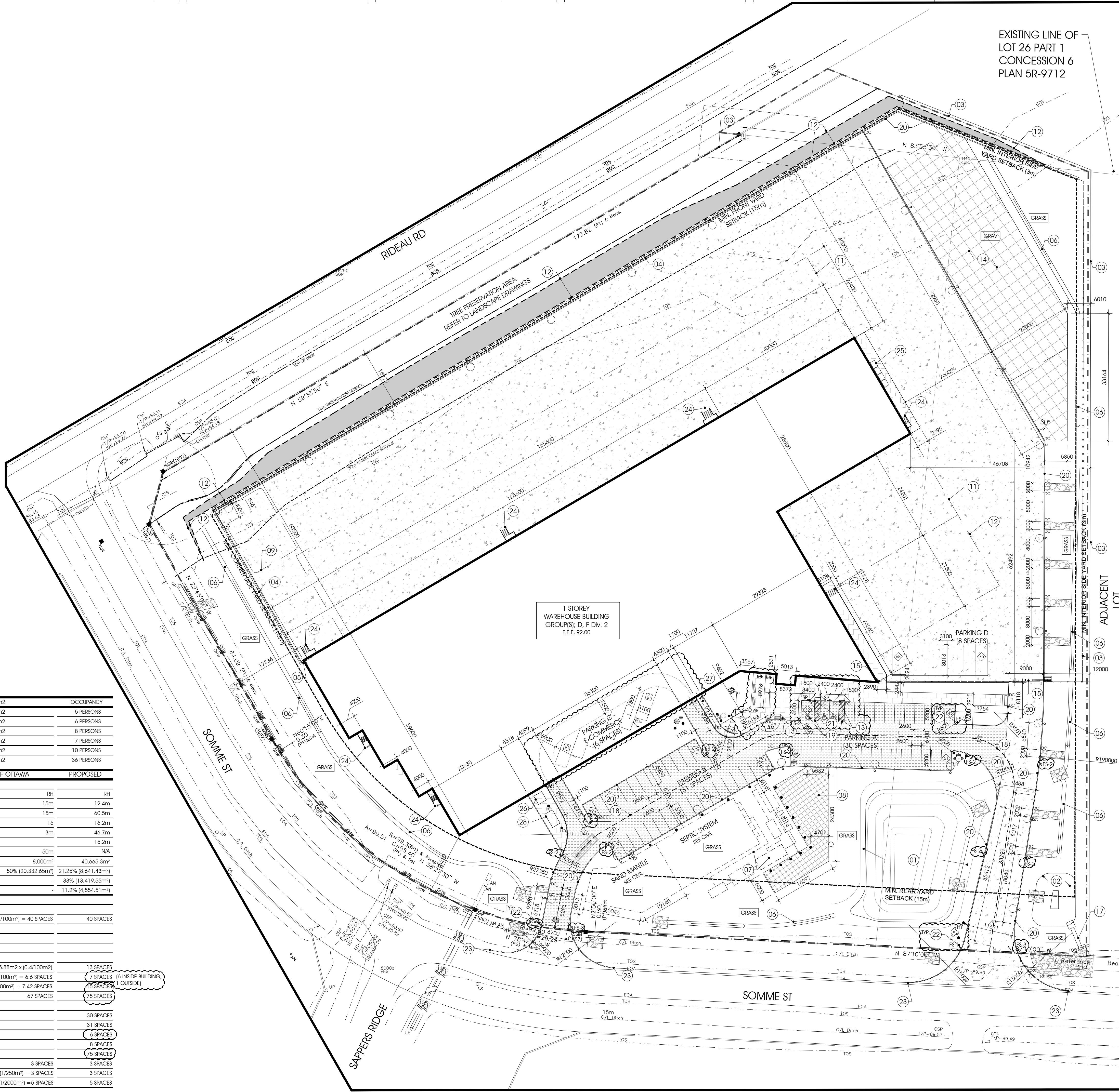
ANYONE WHO PROCEEDS WITH EXCAVATION WORK SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND FEATURES, BY EXPLORATORY EXCAVATIONS, AND SHALL ASSUME FULL RESPONSIBILITY IF THERE IS ANY DAMAGE THAT OCCURS DURING WORK.

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
1.1 WAREHOUSE (CROSS-DOCK)	1,292.37 m2	5 PERSONS
1.2 WAREHOUSE	6,610.36 m2	6 PERSONS
1.3 E-COMMERCE OFFICES	276.09 m2	8 PERSONS
1.1 MAIN OFFICE	309.47 m2	7 PERSONS
1.5 WAREHOUSE (AMENITIES)	153.15 m2	10 PERSONS
TOTAL BUILDING AREA	8,641.44 m2	36 PERSONS

SITE APPLICATION DATA	REQUIRED, CITY OF OTTAWA	PROPOSED
1.0 LAND USE REQUIREMENTS		
1.1 ZONE	BH	BH
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		15.2m
1.7 MINIMUM LOT WIDTH	50m	N/A
1.8 MINIMUM LOT AREA	8,000m2	40,665.3m2
1.9 MAXIMUM LOT COVERAGE	50% (20,332.65m2)	21.25% (8,641.43m2)
1.10 TOTAL LANDSCAPED AREA ON PROPERTY	33% (11,341.95m2)	
1.11 TOTAL LANDSCAPED OUTSIDE OF PROPERTY	11.2% (4,554.51m2)	

2.0 PARKING REQUIREMENTS	PROVIDED	REQUIRED
2.1 WAREHOUSE - FIRST 5000m2	5000m2 x (0.8/100m2) = 40 SPACES	40 SPACES
2.1.1 WAREHOUSE (CROSS-DOCK)	1292.37m2	7 SPACES
2.1.2 WAREHOUSE	6610.36m2	6 SPACES
2.1.3 WAREHOUSE (AMENITIES)	153.15m2	10 SPACES
2.1.4 TOTAL WAREHOUSE	8055.88m2	23 SPACES
2.1.5 WAREHOUSE REMAINING PARKING SPACES	8,055.88m2 - 5,000m2 = 3,055.88m2 x (0.4/100m2)	13 SPACES
2.2 E-COMMERCE OFFICES	276.10m2 x (2.4/100m2) = 6.6 SPACES	7 SPACES
2.3 MAIN OFFICE	309.47m2 x (2.4/100m2) = 7.42 SPACES	8 SPACES
2.4 TOTAL PARKING REQUIRED		75 SPACES
2.5 PARKING PROVIDED BREAKDOWN		75 SPACES
2.5.1 PARKING LOT A PROVISION		30 SPACES
2.5.2 PARKING LOT B PROVISION		31 SPACES
2.5.3 PARKING LOT C PROVISION		6 SPACES
2.5.4 PARKING LOT D PROVISION		8 SPACES
2.5.5 TOTAL PARKING PROVIDED		75 SPACES
2.6 ACCESSIBLE PARKING SPACES	3 SPACES	3 SPACES
2.7 BICYCLE PARKING - OFFICE	585.56m2 x (1/250m2) = 3 SPACES	3 SPACES
2.8 BICYCLE PARKING - WAREHOUSE	8,055.88m2 x (1/2000m2) = 5 SPACES	5 SPACES



1 SITE PLAN
A101 1:500

DO NOT SCALE THE DRAWING. USE FIGURE DIMENSIONS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES. THE DRAWING IS TO BE USED IN CONJUNCTION WITH ALL STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL AND OTHER CONSULTANT DRAWINGS. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED WITHOUT THE EXPRESSED PERMISSION FROM THE ARCHITECT.