



LANTHIER DRIVE

LEGEND:

- 8 ROLLING FIRE DEPARTMENT CONNECTION
- IN = FIRE
- SPRANT = LIGHT FIXTURE
- EXTERIOR WALL MOUNTED
- LS = LIGHT STANDARD
- PRINCIPAL
- ENTRANCE = EXIT
- DR = DRIVE
- OV = OVERHEAD
- SPACE = BARRIER-FREE PARKING
- C/W PAINTED LOGO & SIGN ON POST OR
- OR
- OR = DEPRESSION CURB
- SS = SLOWING GATE
- GS = GROUND SIGN
- FD = FIRE DEPARTMENT CONNECTION

LEGAL DESCRIPTION:
 PLAN OF SURVEY OF
 PART 6, REGISTERED PLAN 4R-21582, NOV 21/06
 PART OF LOT 1, CONCESSION 11
 GEOGRAPHIC TOWNSHIP OF CUMBERLAND
 FORMERLY IN COUNTY OF RUSSEL
 CITY OF OTTAWA

A-00011

1 LOCATION PLAN
 SCALE N.T.S.

PROJECT ZONING REVIEW/STATUS:
 MUNICIPALITY: OTTAWA
 MUNICIPAL ADDRESS: 250 VANGUARD DRIVE
 REGISTERED OWNER: SESA GROUP INC.
 LOT AREA = 8,422 SQ. FT. (0.19 ACRES)

ZONING ANALYSIS:

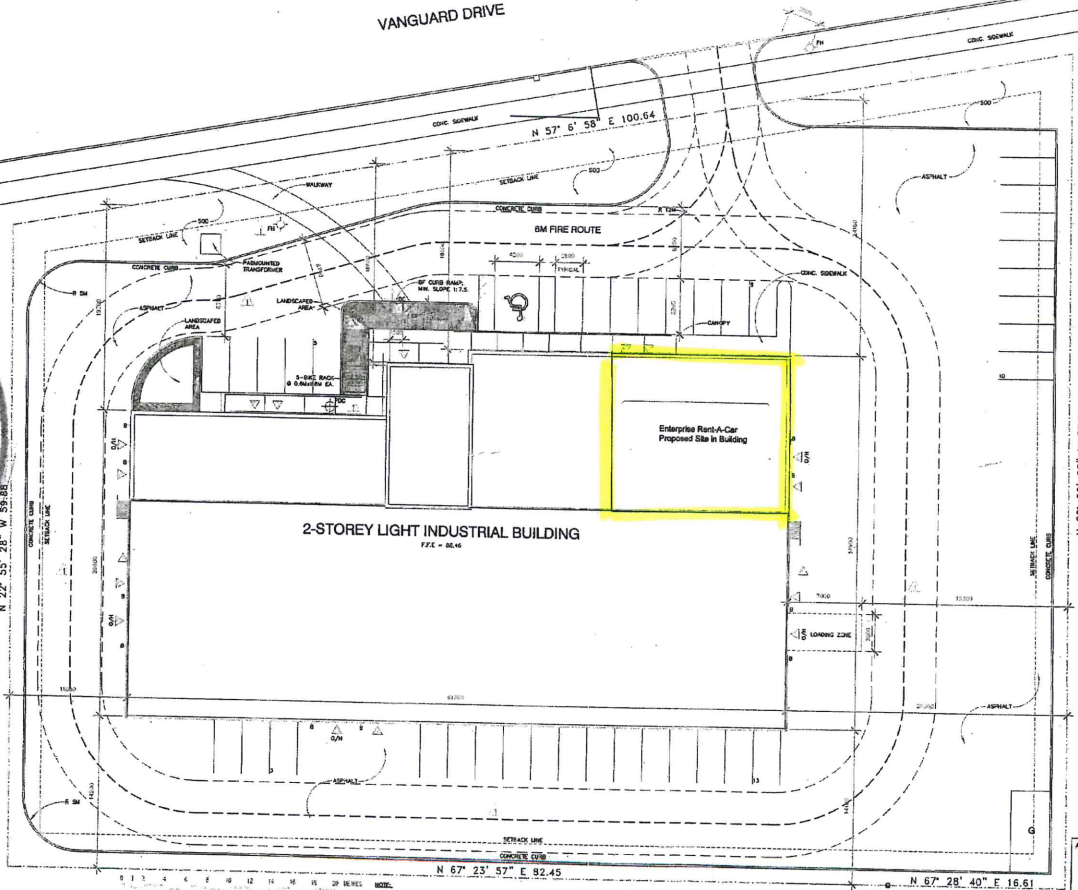
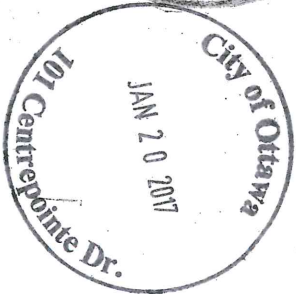
OTAWA ZONING BY-LAW 2006-200 ZONE: GENERAL INDUSTRIAL, I2 (21)	PROPOSED USE: LIGHT INDUSTRIAL
GROSS BUILDING AREAS	(SQ. M.) (SQ. FT.)
GENERAL FLOOR	1,992 21,456
SECOND FLOOR	805 8,660
TOTAL	2,798 30,121

DEVELOPMENT STANDARDS:

REQUIRED	PROPOSED
MINIMUM LOT AREA	1,000sq. m 8,822 sq. ft.
MINIMUM LOT WIDTH	30m 99.00m
MINIMUM LOT COVERAGE	25%
MINIMUM REQUIRED YARDS	23.2%
FRONT YARD	3m 18.5m
CORNER SIDE YARD - N/A	
INTERIOR SIDE YARD	3m 10.0m
REAR YARD	3m 10.0m
MAXIMUM BUILDING HEIGHT	27m
FLOOR SPACE INDEX	3 0.33
MINIMUM WIDTH OF LANDSCAPING	1.5m 4.92m PER BUILDING SECTION 110, TABLE 110, CUMBERLAND
PARKING SPACES	15
LIGHT INDUSTRIAL (GR. FL.) 87/100sq. m = 1.14	
OFFICES/OTHER (2ND FL.) 2.4/100sq. m = 0.24	
TOTAL	17

LOADING SPACES (4.5 x 7)
 BICYCLE PARKING
 1 SPACE PER 1,500 SQ. M. (4 x 1.5)

PARKING FOR PHYSICALLY CHALLENGED
 (BY-LAW 2003-530)



2 SITE PLAN
 SCALE 1:200

1. PARKING SPACES RESERVED FOR THE PHYSICALLY CHALLENGED TO BE EQUIPPED BY A CONTRACTOR AT HIS OWN EXPENSE.
 2. EXTERIOR SIGNAGE SHALL BE DIRECTED TOWARD THE SITE AWAY FROM THE ADJACENT PROPERTY.
 3. EXTERIOR SIGNAGE SHALL BE COORDINATED WITH THE LANDSCAPE DESIGN, THE CIVIL ENGINEERING DRAWINGS AND ELECTRICAL DRAWINGS.

Owner:
SESA GROUP INC.
 2315 LANIER DRIVE
 OREGON, ONTARIO K4A 3V5
 Tel: (613) 832-9165
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 e-mail: sesa@sesa.com

Project Manager:
BBS CONSTRUCTION (ONTARIO) LTD.
 1886 WOODBINE DRIVE
 OTTAWA, ONTARIO, K1C 0P9
 Tel: (613) 231-8200
 Fax: (613) 231-7700
 e-mail: bbs@bbsconstruction.ca

Civil Engineer:
LRL ASSOCIATES LTD.
 1-2884 CHAMBERLAIN STREET
 BUCKINGHAM, ONTARIO K4C 1M5
 Tel: (613) 448-7777
 Fax: (613) 448-1427
 e-mail: lrl@lrl.ca

Geotechnical:
HOLLE CHEVREYER ENGINEERING LTD.
 150 WEDGE LAKE, P.O. 2
 CARleton PLACE, K1L 1P0
 Tel: (613) 832-1422
 Fax: (613) 832-9221
 e-mail: hce@hce.ca

Surveyor:
CITY OF OTTAWA
 CORPORATE SERVICES DEPARTMENT
 SURVEYS & MAPPING
 1000 RIVER STREET, OTTAWA, ONTARIO
 Tel: (613) 580-2444 ext. 2103
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 e-mail: s&m@ottawa.ca

Landscape Architect:
OSW LANDSCAPE ARCHITECTS LIMITED
 1865 SCOTT STREET, SUITE 200
 OTTAWA, ONTARIO K1V 6K4
 Tel: (613) 725-4555
 Fax: (613) 725-5518
 e-mail: osw@osw.ca

1	RESPONSE TO BUILDING PERMIT APPLICATION
DATE	DESCRIPTION
APR 23/14	COMMENTS FROM CITY.
ISSUES FOR THE PURPOSE OF:	
PERMIT	MARCH 07, 2014
CONSTRUCTION	

IF IT IS THE RESPONSIBILITY OF THE APPROVED CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND BY-LAWS. NO NOT SCALE DRAWINGS. THE DRAWING MUST BE USED FOR CONSTRUCTION ONLY. CHECKED BY THE ARCHITECT. CONTRACTOR ADVISED THIS DRAWING IS THE EXCLUSIVE PROPERTY OF LEONARD KOFFMAN ARCHITECT AND SHALL NOT BE REPRODUCED WITHOUT THE ARCHITECT'S CONSENT.

LEONARD KOFFMAN ARCHITECT
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 Ottawa, Ontario K1R 7E2
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OWNER:
SESA GROUP INC.

PROJECT:
 PROPOSED HEADQUARTERS BUILDING
 SANITARY MECHANICAL
 250 VANGUARD DR.
 OTTAWA, ON

DRAWING TITLE:
 SITE PLAN

DRAWN BY	DATE	SCALE	PROJECT NORTH
DR	MAR 07/14	AS SHOWN	
PROJECT NORTH			1324
REVISION BY			1
DRAWING BY			SP1