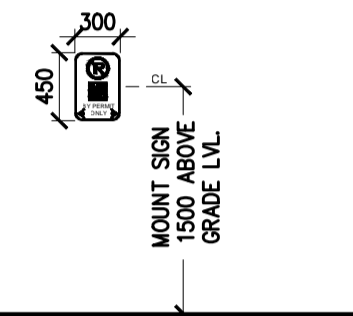
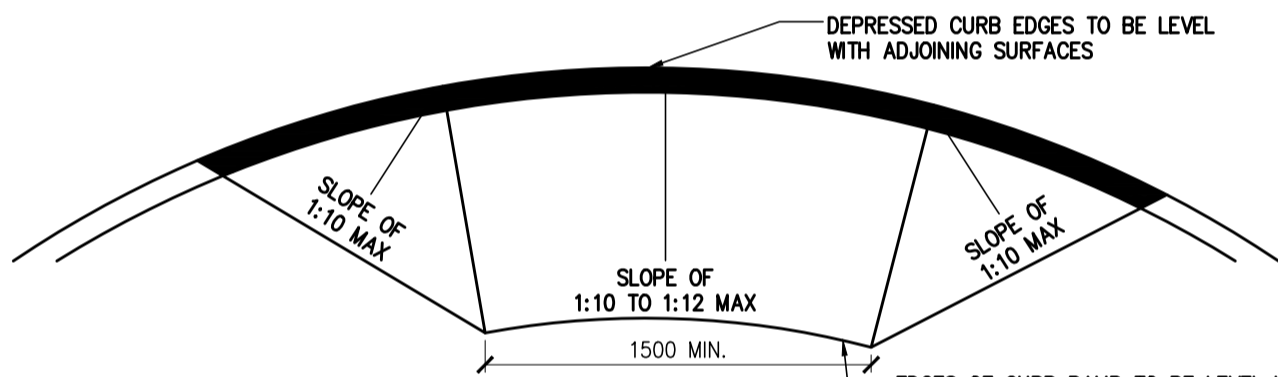


**ACCESSIBLE PARKING SIGNAGE NOTES:**  
 1- SIGNAGE & PAINTING TO BE COMPLIANT WITH ALL PROVISIONS OF CITY BY-LAW REQUIREMENTS AND ONTARIO HIGHWAY TRAFFIC ACT.  
 2- SIGNS TO BE POSTED AT ALL ACCESSIBLE PARKING SPACES AND MOUNTED AS REQUIRED (e.g., WALL OR POST-MOUNTED)  
 3- ALL ACCESSIBLE PARKING SPACES TO BE PAINTED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

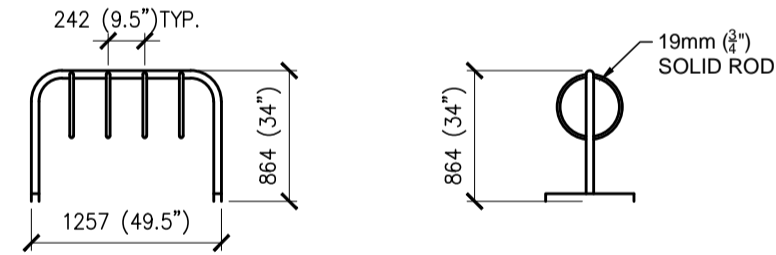


TYP. ACCESSIBLE PARKING SIGNAGE DETAIL  
 SCALE = 1:50

**TYPICAL CURB RAMP NOTES:**  
 1- CROSS SLOPE TO BE NO MORE THAN 1:50  
 2- CURB RAMP SURFACE TO BE PROVIDED WITH SLIP RESISTANT SURFACE.  
 3- COLOUR & TEXTURE TO BE CONTRASTING WITH ADJACENT SURFACES.  
 (REFER TO LANDSCAPE & CIVIL)



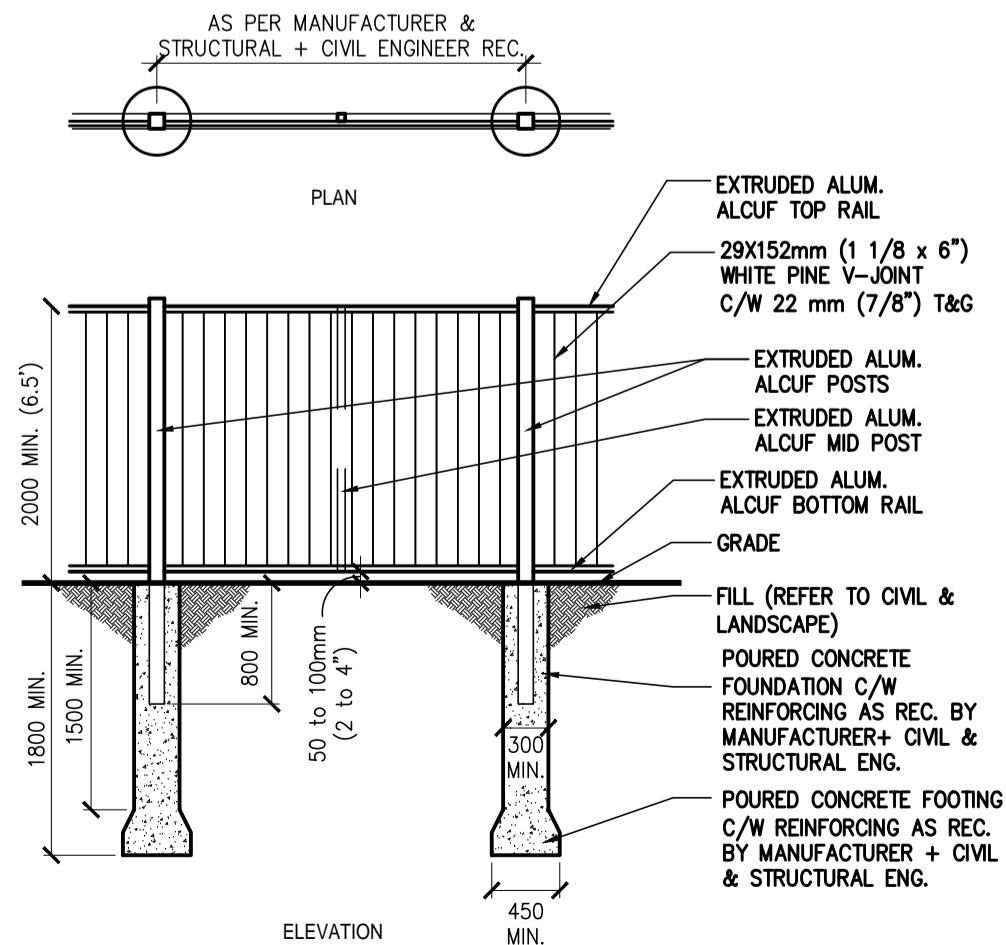
TYP. CURB RAMP DETAIL  
 SCALE = 1:50



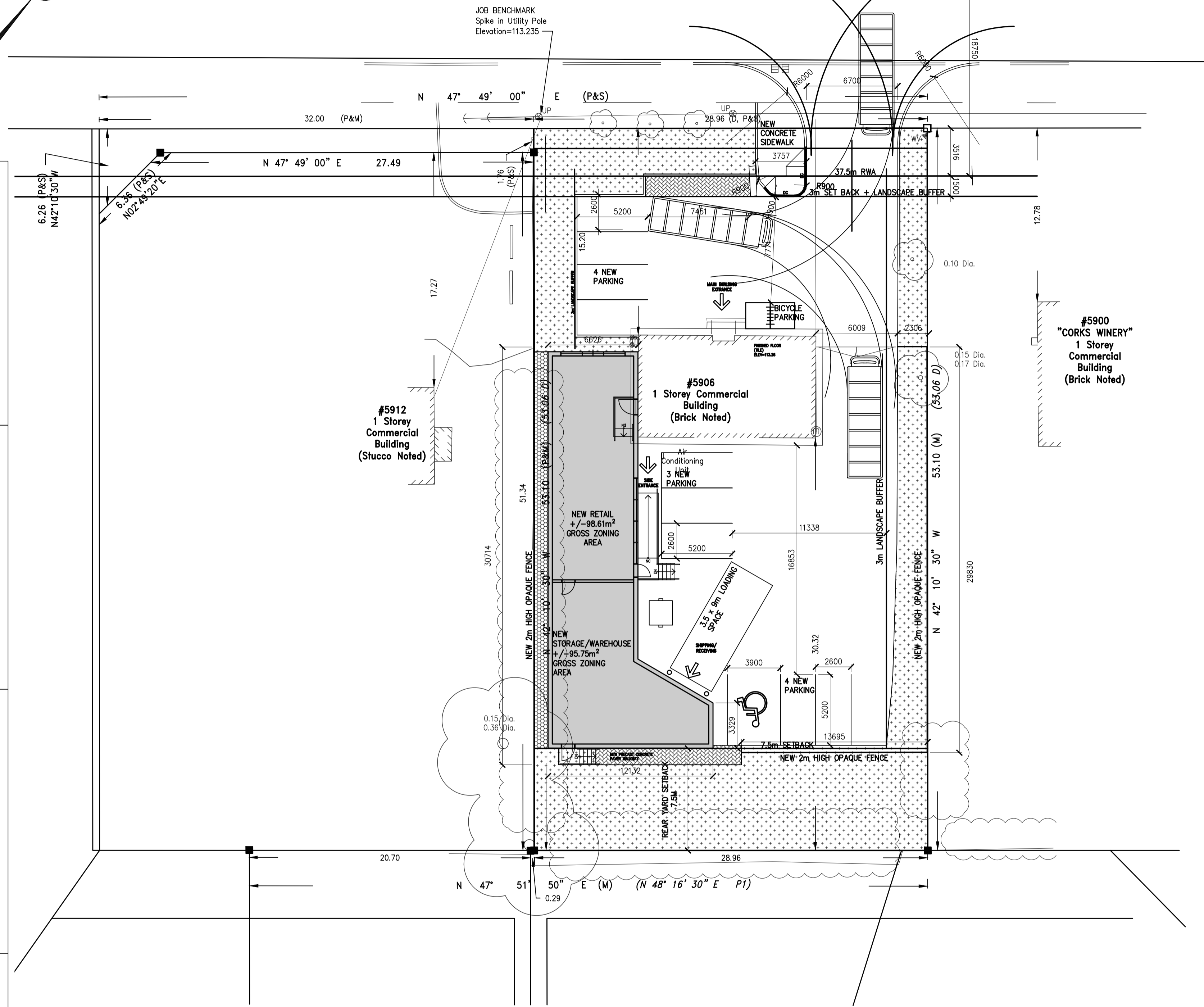
**BICYCLE STORAGE RACK NOTES:**  
 1-FINISH GALVANIZED STEEL C/W POWDER COATED FINISH  
 2-COLOUR BLACK  
 3-SURFACE MOUNTED AND ANCHORED SECURELY TO CONC.  
 4-MIN. ONE (1) LOCK NUT  
 5-BIKE RACK TO BE MAGLIN, MBR300 SERIES OR APP. ALT.

TYP. BIKE RACK DETAIL  
 SCALE = 1:50

**NOTE: FENCE TO BE ALCOUF FENCING OR APP. ALT., INSTALL AS PER MANUFACTURERS INSTRUCTIONS**

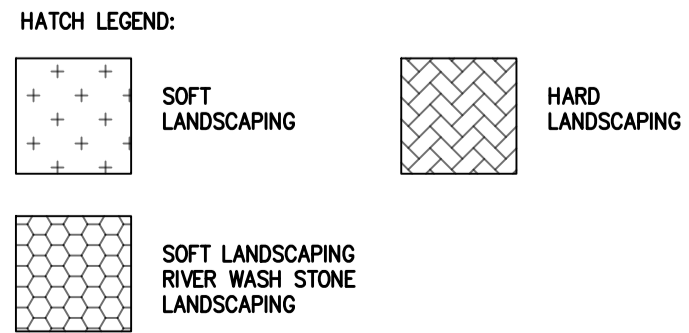


TYP. FENCE DETAIL  
 SCALE = 1:50



**5906 HAZELDEAN ROAD, PROPOSED AREA SUMMARY**

SITE AREA:	±1,536.2 sq. m
EXISTING SOFT LANDSCAPED AREA:	394.5 SQ. M
PROPOSED SOFT LANDSCAPED AREA:	445.26 sq. m
PROPOSED HARD LANDSCAPED AREA:	±24.87 sq. m
PROPOSED TOTAL LANDSCAPED AREA:	470.23 sq. m
EXISTING BUILT AREA RETAIL:	97.3 sq. m
ZONING GROSS AREA OF ADDITION:	
NEW RETAIL:	98.61 sq. m
NEW WAREHOUSE:	±95.75 sq. m
TOTAL ZONING GROSS AREA OF ADDITION:	194.36 sq. m



ZONING :	PERMITTED/REQUIRED	PROPOSED	COMMENT
PARKING	3.4/100m²= 7 0.8/100m²= 1 TOTAL = 8	10	98.61m²= RETAIL USE 3.4/100m² 95.75m²= WAREHOUSE 0.8/100m² 97.3m²= EXISTING RETAIL USE 3.4/100m²
BICYCLE PARKING	1/250m²= 1	8	
LANDSCAPING PARKING	15% MIN	±29.4 %	
LANDSCAPING BUFFERING PARKING ABUTTING STREET	3 m	3 m	
BUILDING HEIGHT	11.0 m	±7.6 m	
EXT. LOADING+ REFUSE	3 m	+6 m	9m MIN FROM ABUTTING PUBLIC STREET, 3m MIN OTHER LOT LINES AND OPAQUE SCREEN OF 2 m HEIGHT (MINIMUM)
STORAGE	SEE COMMENT	N/A	STORAGE MUST BE COMPLETELY ENCLOSED WITH A BUILDING
PERMITTED PROJECTIONS			
EAVES/EAVES TROUGHS	2 m	N/A	2 m, BUT NOT CLOSER THAN 0.3m TO THE LOT LINE
FIRE ESCAPES, OPEN STAIRS, RAMPS	NO LIMIT	NO LIMIT	AT OR BELOW FIRST FLOOR LEVEL= NO LIMIT

No.	Description	Date
1	ISSUED FOR SITE PLAN	2018 JAN-03

Revisions:  
 All measurements are to be checked and verified on site by the contractor before proceeding with the work.  
 Do not scale the drawings.



Consultants:  
  
  
  
  
  
  
  
  
  
 Project:  
**COMFORT KING  
 NEW ADDITION  
 5906 HAZELDEAN ROAD  
 OTTAWA, ON**

Drawn By: JK/OH Date: 2017-08-28  
 Checked By: RH Scale: 1:200  
 Sheet Title: **PROPOSED SITE PLAN**  
 Sheet Number: **1705-A-100**