TRUE NORTH

JOB NORTH

THE AREA OF NEW ASPHALT HAS BEEN CALCULATED AT APPROXIMATELY 1062 SQM. BASED ON EXTENSION OF THE PARKING LOT TO THE PROPERTY LINES

PROPOSED LOCATION OF RELOCATED FIRE HYDRANT SEE CIVIL DRAQWINGS

EXISTING FIRE HYDRANT TO BE RELOCATED. SEE CIVIL DRAWINGS.

SNOW STORAGE AREA

LINE DENOTES EXTENT OF WORK

NEW ASPHALT WHERE EXISTING SOD WAS REMOVED. (TYPICAL) SEE CIVIL DRAWINGS

PATCH AND REPAIR EXISTING ASPHALT WHERE REQUIRED

SNOW STORAGE AREAS

CONSTRUCT NEW ISLANDS C/W NEW RIVERSTONE, TYPICAL SEE LANDSCAPE DRAWINGS

NEW PANTED PARKING STALL LINES, TYPICAL

NEW DEPRESSED CURB

PROPOSED RIVERSTONE. SEE LANDSCAPE DRAWINGS

NEW TREES, SEE LANDSCAPE DRAWINGS

NEW SOD

EXISTING SOD

REFER TO SURVEYORS DRAWINGS FOR DIMENSION FROM EXISTING PROPERTY LINE TO CENTERLINE OF ROAD. (TYPICAL)

FOR SIDE WALKS SEE CASTLEGLENN'S DRAWINGS (RMA/PXO)

TACTILE WALKING SURFACE INDICATORS

DEPRESSED CURB FOR EXTENT OF DRIVEWAY ENTRANCES SEE CITY OF OTTAWA DETAIL SC7.1

FOR CROSSWALK SEE CASTLEGLENN DRAWINGS (RMA/PXO)

DEDICATED AS PUBLIC HIGHWAY BY BY-LAW 2011-373, INST. OC1302239

RETAIN EXISTING SIDEWALK

DEPRESSED CURB FOR EXTENT OF DRIVEWAY ENTRANCE

HATCH INDICATES SIDEWALK UNDER CONSTRUCTION AT TIME OF DRAWING ISSUANCE.

PROPOSED SIDEWALK TO ABUT SIDEWALK UNDER CONSTRUCTION UPON SPA APPROVAL.

CURB DEPRESSION: SLOPES, DIMENSIONS & MATERIALS PER CITY OF OTTAWA'S "PEDESTRIAN RAMP WITHOUT BOULEVARD (SC6)" SPECIFICATION (TYP.) SEE DETAIL 6/SP-04

Existing Sidewalk

Proposed Sidewalk as Part of the Parking Lot SPA 95-123 Roydon

Proposed Sidewalk/PXO as Part of the RMA

Proposed Sidewalk as Part of the Approved SPC at 415 West Hunt Club

0 2.5m 5m 10m 15m 20m 25m 50m

0.5M 1:250 BAR SCALE

1 SP-02 **PROPOSED PARKING AREA - REWORK**
SCALE: 1:250

LEGAL DESCRIPTION :	
PART 2 (PIN 04052-0783 [LT]) PART 4 (PIN 04052-0786 [LT]) BOTH PER PLAN 4R-25465	
PLAN OF SURVEY PROVIDED BY JD BARNES, LTD. PLAN SUBMISSION FORM V-100376 ENCAPSULATING PT. LOT 29, "CONCESSION A (RIDEAU FRONT)" IN THE GEOGRAPHIC TOWNSHIP OF NEPEAN (CITY OF OTTAWA) COMPLETED JUNE 11TH, 2025.	
PHYSICAL CHARACTERISTICS (MODIFIED FOR PARKING LOT PART ONLY):	
LOT AREA	8458.81 m² (SUM OF PARTS 2 & 4 OF 4R-25465)
EXISTING PARKING SPACES	212 (SEE DWG. SP-01X)
PROPOSED PARKING SPACES	277 SPACES (+65)

ZONING STATISTICS:

PROVISION	SECTION	REQUIRED	PROVIDED
PERMITTED USE	URBAN EXCEPTION [1375]	PARKING LOT PROVIDING PARKING FOR LANDS LOCATED IN AM ZONES [1372] H(22)	
MIN. LANDSCAPE BUFFER (PARKING LOT)	T.1110, (b)	3 m	VARIES BUT NEVER LESS THAN 3.32 m
MIN. LANDSCAPE AREA (PARKING LOT)	S.1110, (1)	15% OF PARKING LOT AREA OR 1268.82 m²	15.42% OF PARKING LOT AREA OR 1304.09 m²
MIN. DRIVEWAY WIDTH	S.107, (1)(a)(ii)	6 m	VARIES BUT NEVER LESS THAN 6 m
MIN. DRV AISLE WIDTH	T.107, (d)	6.7 m	6.7 m

MISC. COMMENTS:

SNOW STORAGE: CONTAINED ON SITE AS NOTED ON PLANS (READ IN TANDEM WITH GRAPHIC LEGEND)

PROPOSED LANDSCAPING (GRASS) - CALCULATED
EXISTING LANDSCAPING (GRASS) - UNCALCULATED
PROPOSED LANDSCAPING (RIVERSTONE) - CALCULATED
PROPOSED SNOW STORAGE LOCATIONS
PROPOSED 1.8 m WIDE SIDEWALK
EXISTING TREES TO BE REMOVED (SHOWN ON DEMO DWG. SP-01X) SEE LANDSCAPE DRAWINGS
EXISTING TREE TO REMAIN, SEE LANDSCAPE DRAWINGS
NEW TREE, SEE LANDSCAPE DRAWINGS
EXISTING FENCE
OVERHEAD WIRES
PROPERTY LINE
EXTENT OF WORK
MH = MANHOLE COVER
CB = CATCHBASIN
NEW LIGHT STD, SEE QUASAR LIGHTING CONSULTANT DRAWINGS
FH = FIRE HYDRANT

CLIENT:

COSTCO WHOLESALE
415 WEST HUNT CLUB ROAD
OTTAWA, ONTARIO

CIVIL:

D.B. GRAY ENGINEERING INC
700 LONGPOINT CIRCLE
GLOUCESTER, ON K1T 4E9
T: (613) 425-8044

LANDSCAPING:

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942

No.	ISSUED FOR	DATE
07	SPA COORDINATION	2026-05-15
06	SPA COORDINATION	2026-04-27
05	SPA COORDINATION	2026-04-16
04	CONSULTANT COORDINATION	2026-03-27
03	CONSULTANT COORDINATION	2026-03-26
02	PRICING - ROJO	2026-03-16
01	ARCHITECT'S REVIEW	2026-03-03

NOT AUTHENTIC UNLESS SIGNED AND DATED

ARCHITECT:

brian k. clark
A·R·C·H·I·T·E·C·T
141 Catherine Street, Suite 102
Ottawa, Ontario K2P 1C3
TEL•(613) 238-7412 FAX•238-1799
Email•bkclarkarchitect@gmail.com

P-squared concepts
2200-225 THURSTON DR., OTTAWA, ONTARIO, K1G 6E1
Phone: 613 695-0192 - Email: pr@p2concepts.ca

DESIGNED BY: | DRAWN BY: J.C. | APPROVED BY: B.C.

PROJECT

COSTCO HEADQUARTERS
415 WEST HUNT CLUB ROAD
OTTAWA, ONTARIO
95-123 ROYDON PARKING LOT EXPANSION

DRAWING TITLE

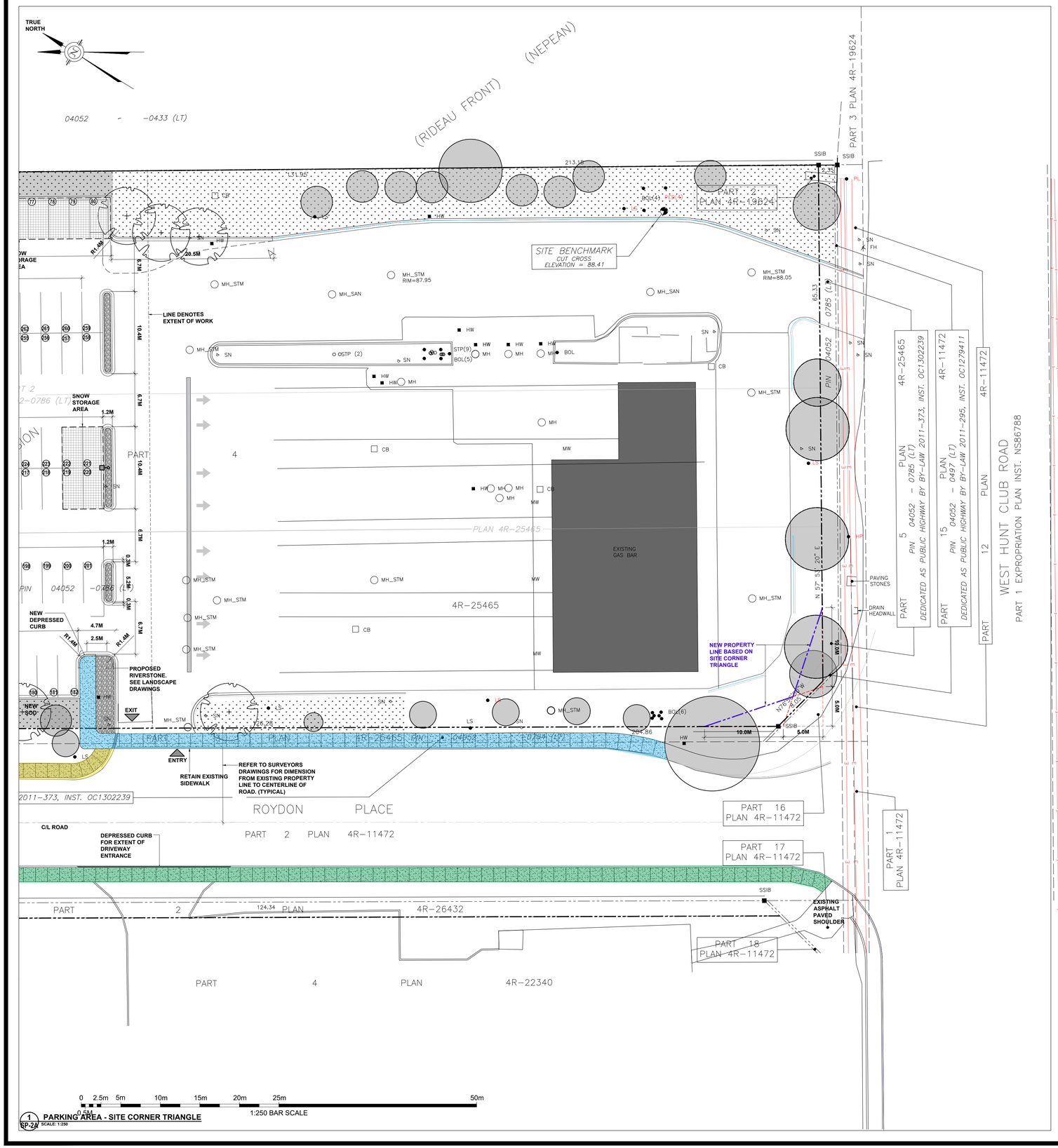
PROPOSED SITE PARKING AREA - REWORK

PROJECT NO. 0350-026

DATE 2026-03-03

SP-02

PLAN No. #19411 APPLICATION No. D07-12-25-0147



Existing Sidewalk

Proposed Sidewalk as Part of the Parking Lot SPA 95-123 Roydon

Proposed Sidewalk as Part of the Approved SPC at 415 West Hunt Club

LEGAL DESCRIPTION :			
PART 2 (PIN 04052-0783 [LT]) PART 4 (PIN 04052-0786 [LT]) BOTH PER PLAN 4R-25465			
PLAN OF SURVEY PROVIDED BY JD BARNES, LTD. PLAN SUBMISSION FORM V-100376 ENCAPSULATING PT, LOT 29, "CONCESSION A (RIDEAU FRONT)" IN THE GEOGRAPHIC TOWNSHIP OF NEPEAN (CITY OF OTTAWA) COMPLETED JUNE 11TH, 2025.			
PHYSICAL CHARACTERISTICS (MODIFIED FOR PARKING LOT PART ONLY):			
LOT AREA	8458.81 m² (SUM OF PARTS 2 & 4 OF 4R-25465)		
EXISTING PARKING SPACES	212 (SEE DWG. SP-01X)		
PROPOSED PARKING SPACES	277 SPACES (+65)		
ZONING STATISTICS:			
PROVISION	SECTION	REQUIRED	PROVIDED
PERMITTED USE	URBAN EXCEPTION [1375]	PARKING LOT PROVIDING PARKING FOR LANDS LOCATED IN AM ZONES [1372] H(22)	
MIN. LANDSCAPE BUFFER (PARKING LOT)	T.1110, (b)	3 m	VARIES BUT NEVER LESS THAN 3.32 m
MIN. LANDSCAPE AREA (PARKING LOT)	S.1110, (1)	15% OF PARKING LOT AREA OR 1268.82 m²	15.42% OF PARKING LOT AREA OR 1304.09 m²
MIN. DRIVEWAY WIDTH	S.107, (1)(a)(ii)	6 m	VARIES BUT NEVER LESS THAN 6 m
MIN. DRV AISLE WIDTH	T.107, (d)	6.7 m	6.7 m
MISC. COMMENTS:			
SNOW STORAGE: CONTAINED ON SITE AS NOTED ON PLANS (READ IN TANDEM WITH GRAPHIC LEGEND)			

PROPOSED LANDSCAPING (GRASS) - CALCULATED
EXISTING LANDSCAPING (GRASS) - UNCALCULATED
PROPOSED LANDSCAPING (RIVERSTONE) - CALCULATED
PROPOSED SNOW STORAGE LOCATIONS
PROPOSED 1.8 m WIDE SIDEWALK
EXISTING TREES TO BE REMOVED (SHOWN ON DEMO DWG. SP-01X) SEE LANDSCAPE DRAWINGS
EXISTING TREE TO REMAIN, SEE LANDSCAPE DRAWINGS
NEW TREE, SEE LANDSCAPE DRAWINGS
EXISTING FENCE
OVERHEAD WIRES
PROPERTY LINE
EXTENT OF WORK
MH = MANHOLE COVER
CB = CATCHBASIN
LS = LIGHT STD.

CLIENT:

COSTCO WHOLESALE
415 WEST HUNT CLUB ROAD
OTTAWA, ONTARIO

CIVIL:

D.B. GRAY ENGINEERING INC
700 LONGPOINT CIRCLE
GLOUCESTER, ON K1T 4E9
T: (613) 425-8044

LANDSCAPING:

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942

No.	ISSUED FOR	DATE
07	SPA COORDINATION	2026-05-15
06	SPA COORDINATION	2026-04-27
05	SPA COORDINATION	2026-04-16
04	CONSULTANT COORDINATION	2026-03-27
03	CONSULTANT COORDINATION	2026-03-26
02	PRICING - ROJO	2026-03-16
01	ARCHITECT'S REVIEW	2026-03-03

NOT AUTHENTIC UNLESS SIGNED AND DATED

ARCHITECT:

brian k. clark
A·R·C·H·I·T·E·C·T
141 Catherine Street, Suite 102
Ottawa, Ontario K2P 1C3
TEL•(613) 238-7412 FAX•238-1799
Email•bkclarkarchitect@gmail.com

P-squared concepts
2200-233 THURSTON DR., OTTAWA, ONTARIO, K1G 6E1
Phone: 613-695-0192 - Email: pr@p2conceptx.ca

DESIGNED BY:	DRAWN BY:	APPROVED BY:
	J.C.	B.C.

PROJECT

COSTCO HEADQUARTERS
415 WEST HUNT CLUB ROAD
OTTAWA, ONTARIO
95-123 ROYDON PARKING LOT EXPANSION

DRAWING TITLE

SITE PARKING AREA - REVISED SITE TRIANGLE

PROJECT NO.
0350-026

DATE
2026-03-03

SP-2A

PLAN No. #19411 APPLICATION No. D07-12-25-0147