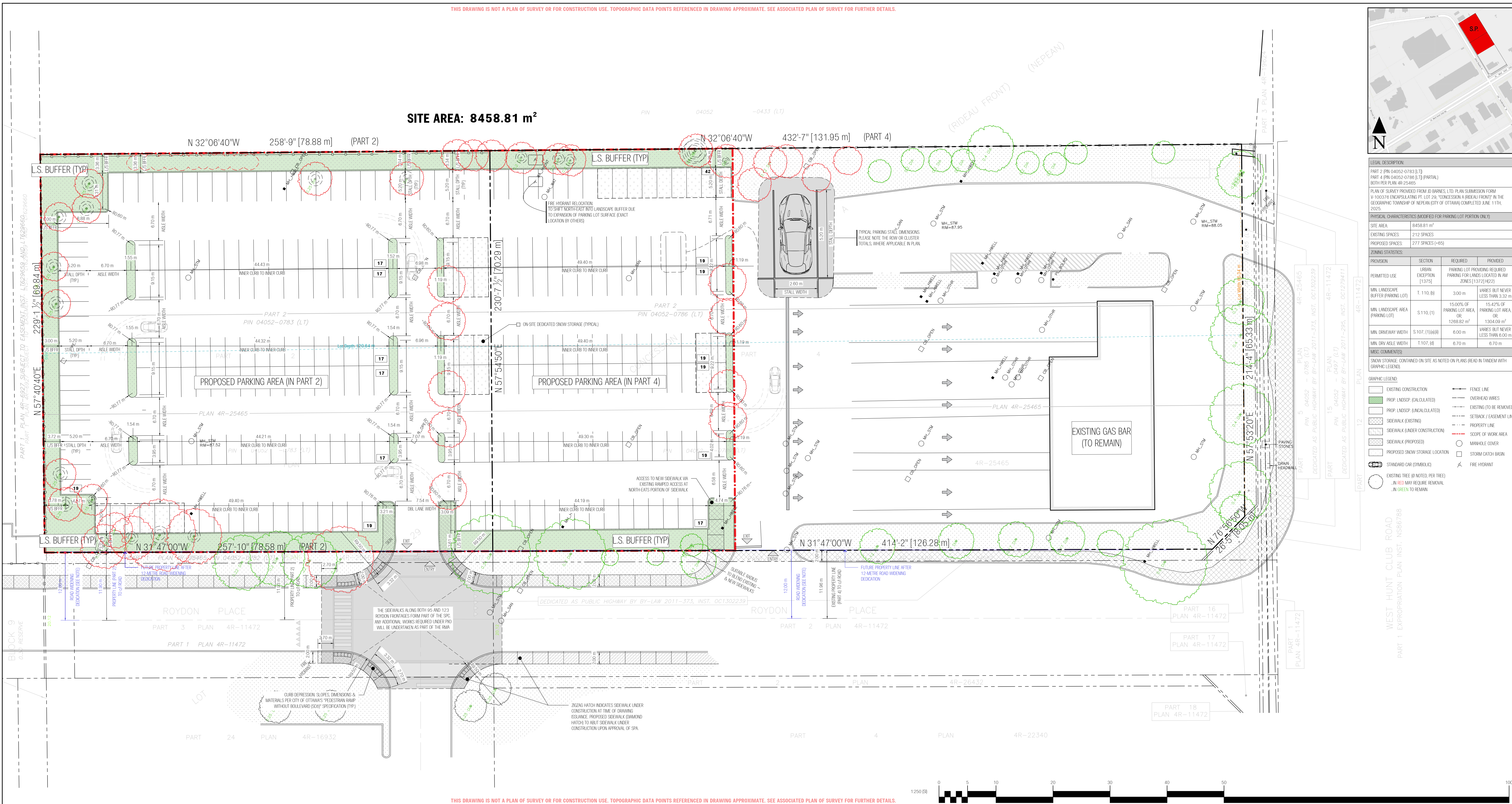
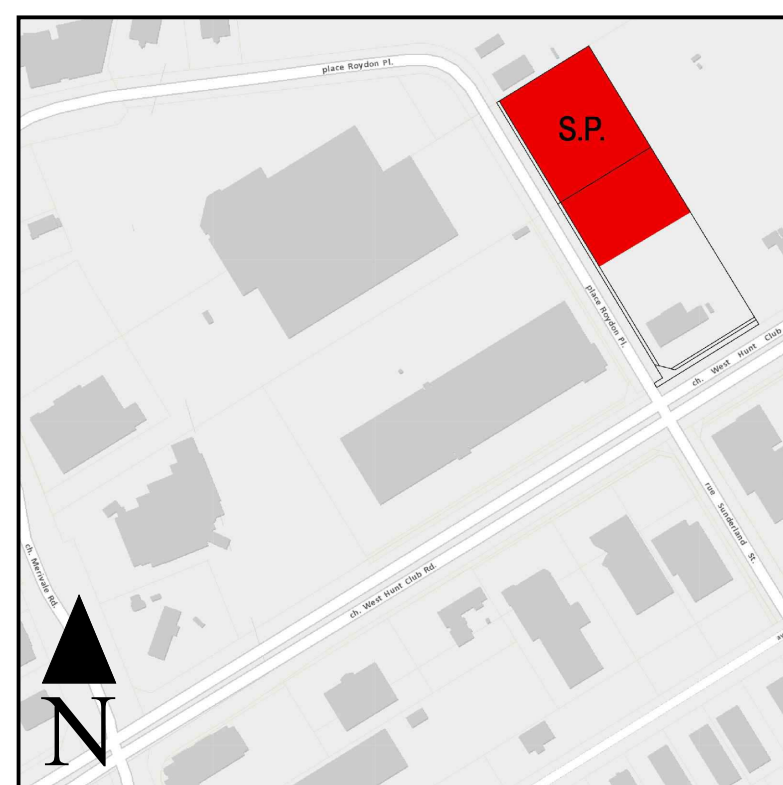


THIS DRAWING IS NOT A PLAN OF SURVEY OR FOR CONSTRUCTION USE. TOPOGRAPHIC DATA POINTS REFERENCED IN DRAWING APPROXIMATE. SEE ASSOCIATED PLAN OF SURVEY FOR FURTHER DETAILS.



SITE AREA: 8458.81 m²



LEGAL DESCRIPTION:
 PART 2 (PIN 04052-0783 (LT))
 PART 4 (PIN 04052-0786 (LT)) (PARTIAL)
 BOTH PER PLAN 4R-25465

PLAN OF SURVEY PROVIDED FROM J.D. BARNES, LTD. PLAN SUBMISSION FORM Y-100376 ENCAPSULATING PT. LOT 29, "CONVESSION AREA (RIDEAU FRONT)" IN THE GEOGRAPHIC TOWNSHIP OF NEPEAN, (CITY OF OTTAWA) COMPLETED JUNE 11TH, 2025.

PHYSICAL CHARACTERISTICS (MODIFIED FOR PARKING LOT PORTION ONLY):

SITE AREA	8458.81 m ²
EXISTING SPACES	212 SPACES
PROPOSED SPACES	277 SPACES (+65)

ZONING STATISTICS:

PROVISION	SECTION	REQUIRED	PROVIDED
PERMITTED USE	URBAN EXCEPTION (1375)	PARKING LOT PROVIDING REQUIRED PARKING FOR LANDS LOCATED IN AM ZONES (1372) (HCZ)	
MIN. LANDSCAPE BUFFER (PARKING LOT)	T. 110 (B)	3.00 m	VARIABLES BUT NEVER LESS THAN 3.32 m
MIN. LANDSCAPE AREA (PARKING LOT)	S.110 (1)	15.00% OF PARKING LOT AREA OR 1304.00 m ²	15.42% OF PARKING LOT AREA OR 1304.00 m ²
MIN. DRIVEWAY WIDTH	S.107 (1)(A)(R)	6.00 m	VARIABLES BUT NEVER LESS THAN 6.00 m
MIN. DRIVE ASLE WIDTH	T.107 (R)	6.70 m	6.70 m

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

- GRAPHIC LEGEND:**
- EXISTING CONSTRUCTION
 - PROP. LANDSC. (CALCULATED)
 - PROP. LANDSC. (UNCALCULATED)
 - SIDEWALK (EXISTING)
 - SIDEWALK (UNDER CONSTRUCTION)
 - SIDEWALK (PROPOSED)
 - PROPOSED SNOW STORAGE LOCATION
 - STANDARD CAR (SYMBOL)
 - EXISTING TREE (BY NOTED PER TREE)
 - TREE TO BE REMOVED
 - TREE TO REMAIN
 - FENCE LINE
 - OVERHEAD WIRES
 - EXISTING (TO BE REMOVED)
 - SETBACK / EASEMENT LINE
 - PROPERTY LINE
 - SCOPE OF WORK AREA
 - MANHOLE COVER
 - STORM CATCH BASIN
 - FIRE HYDRANT

P² concepts
2200 THURSTON DR., UNIT 203
OTTAWA, ONTARIO, K1G 6E1

CLIENT:
COSTCO WHOLESALE

ARCHITECT:
brian k. clark ARCHITECT
141 Catherine Street, Suite 102
Ottawa, Ontario K2P 1C3
TEL: (613) 238-7412 FAX: 238-7999
Email: b.k.clarkarchitect@gmail.com

CONSULTING ENGINEER:

SURVEYOR:
J.D. BARNES
LAND INFORMATION SPECIALISTS
1100 11th St. P. 100 2444
OTTAWA, ONTARIO K1P 2K5

LANDSCAPE ARCHITECT:

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.
ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
DO NOT SCALE DRAWINGS.

NO.	REVISION	DATE
2	REVISED PER LANDSCAPE ARCH.	2026.02.17
1	ISSUED FOR SITE PLAN CONTROL APPROVAL	2026.01.21

SEAL: _____ NORTH: _____

PARKING LOT EXPANSION
95-123 ROYDON PL.
OTTAWA, ONTARIO, K2E 1A5

DRAWING:
LOCATION MAP, SITE PLAN &
ZONING INFORMATION

DATE: 2026-01-14 SHEET NO.:
SCALE: 1:250
DRAWN: CD
CHECKED: YB
JOB NO. PC2025-0179

A100

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APPLICATION No. D07-12-25-0147
PLAN No. #10411