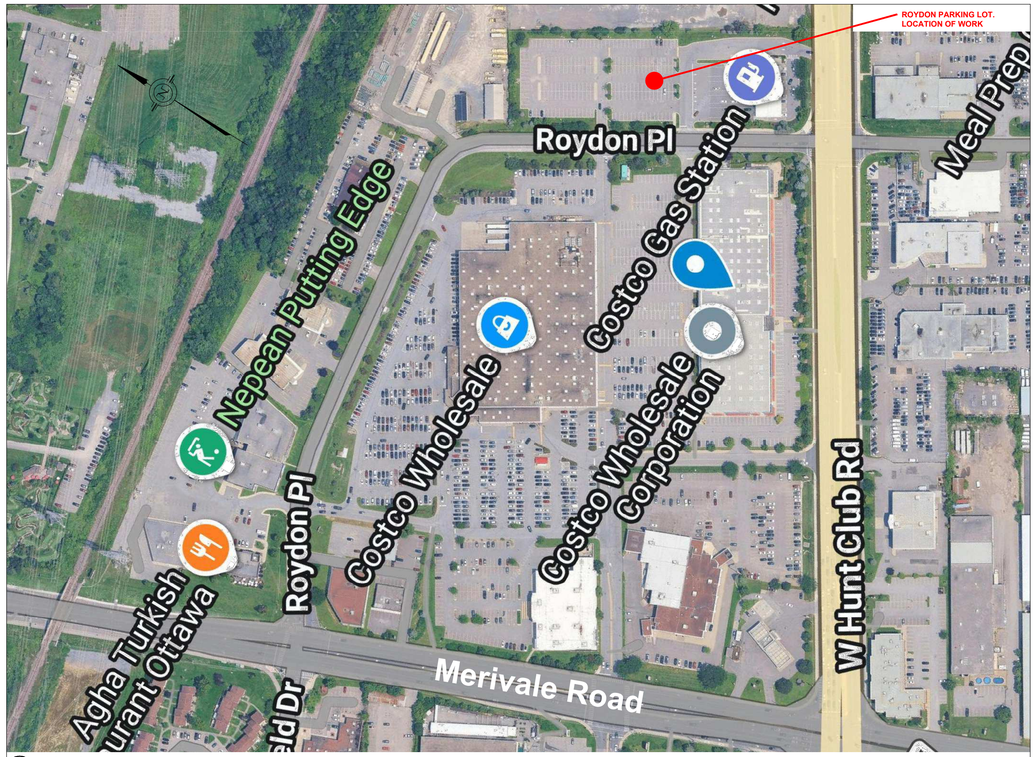
COSTCO HEADQUARTERS
415 WEST HUNT CLUB ROAD OTTAWA, ONTARIO
95-123 ROYDON PARKING LOT EXPANSION



1 SP-01 **LOCATION MAP**
SCALE: N/A



2 SP-01 **ENLARGED PHOTO OF EXISTING ROYDON PARKING LOT**
SCALE: N/A

DRAWING LIST

ARCHITECTURAL:

BRIAN CLARK & P-SQUARED CONCEPTS

SP-01	SITE KEY PLAN (EXISTING) AND LOCATION MAP/PHOTOS
SP-01X	EXISTING SITE PARKING AREA (DEMOLITION)
SP-02	PROPOSED SITE PARKING AREA - REWORK
SP-03	PARTIAL SITE PLAN - NEW SIDEWALKS @ PEDESTRAIN CROSSWALK
SP-04	SITE DETAILS

CIVIL:

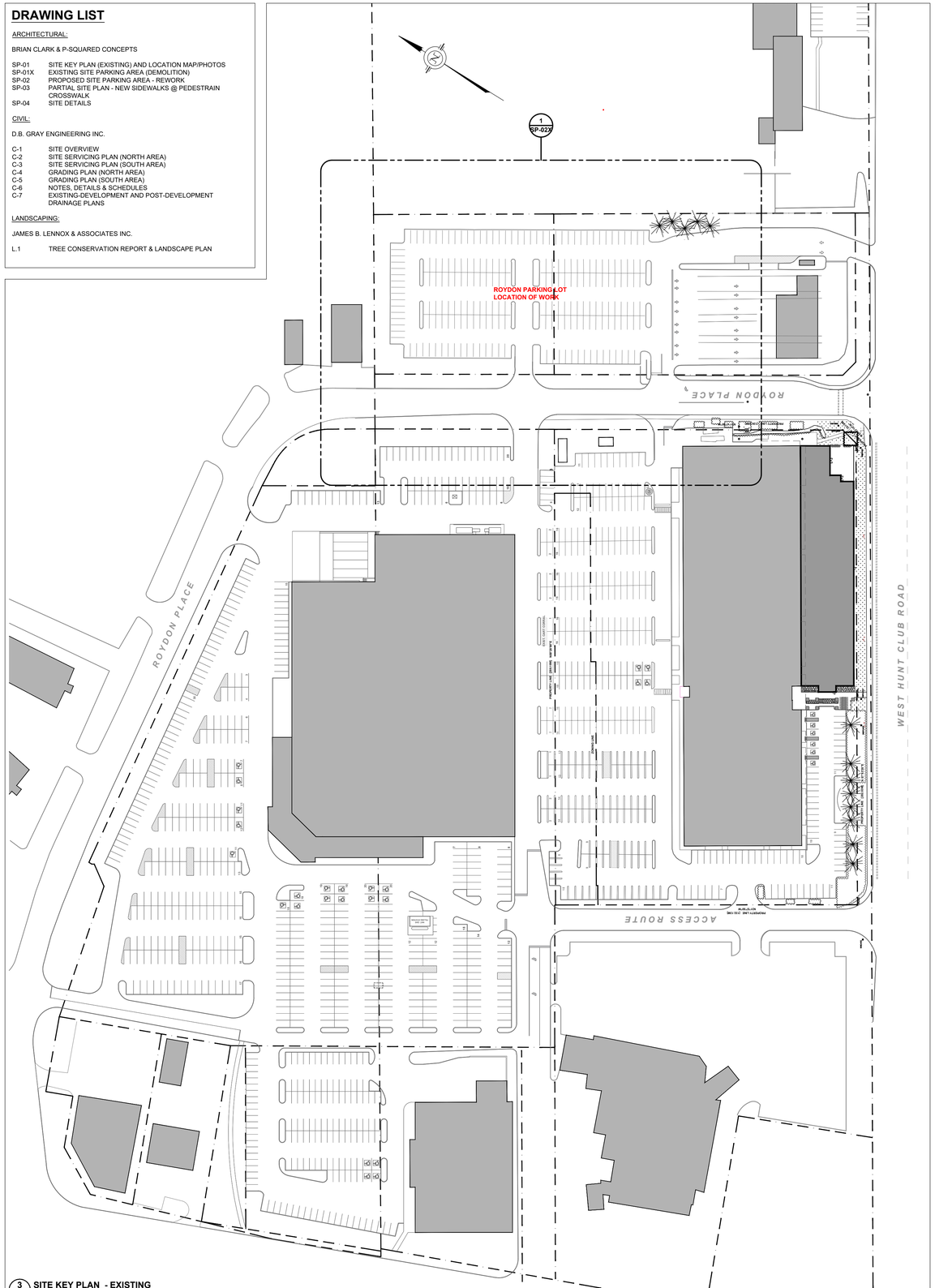
D.B. GRAY ENGINEERING INC.

C-1	SITE OVERVIEW
C-2	SITE SERVICING PLAN (NORTH AREA)
C-3	SITE SERVICING PLAN (SOUTH AREA)
C-4	GRADING PLAN (NORTH AREA)
C-5	GRADING PLAN (SOUTH AREA)
C-6	NOTES, DETAILS & SCHEDULES
C-7	EXISTING-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE PLANS

LANDSCAPING:

JAMES B. LENNOX & ASSOCIATES INC.

L.1	TREE CONSERVATION REPORT & LANDSCAPE PLAN



3 SP-01 **SITE KEY PLAN - EXISTING**
SCALE: 1:1000

CLIENT:
COSTCO WHOLESALE
415 WEST HUNT CLUB ROAD
OTTAWA, ONTARIO

CIVIL:
D.B. GRAY ENGINEERING INC
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3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 **Fax. 1(866) 343-3942**

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01	ARCHITECT'S REVIEW	2026-03-03

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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
SITE KEY PLAN (EXISTING)
& LOCATION MAP

PROJECT NO.
0350-026

DATE
2026-03-03

SP-01

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

Provision	Section	Requirement	Proposed	Compliance
Permitted use	Exception [1375]	parking lot providing required parking for lands located on lands zoned AM[1374] H(22)	Parking lot for office uses on 415 West Hunt Club Rd	**Y**
Minimum lot width	T. 185, (b)	No minimum	65.34 m *	**Y**
Minimum lot area	T. 185, (a)	No minimum	95 Roydon: 5516.76 m2 123 Roydon : 9305.12 m2 Total lot area: 14821.88 m2 *	**Y**
Minimum parking spaces (office)	T. 101, N59	2.4 spaces / 100 m2 GFA** = 301 spaces	**550** parking spaces for office use: There are 485 existing parking spaces for office use in the entire Costco site (covering 95 and 123 Roydon Place, 415 West Hunt Club, and 1849 Merivale Road) and we are proposing 65 additional parking spaces at 95 and 123 Roydon, for a total of **550** parking spaces dedicated to office use.	**Y**
Minimum number of barrier-free parking spaces	AODA, 80.36 (4)	2 spaces and 2% of the total number of parking spaces*** = 25.2 spaces	26****	**Y**
Minimum landscaped buffer (parking lot)	T. 110, (b)	3 m	Abutting a street: 3.3 m Not abutting a street: 3 m	**Y**
Minimum landscaped area (parking lot)	S. 110, (1)	15% of the parking lot area or 1268.82 m²	15.63% of the parking lot area ***** or 1321.6 m²	**Y**
Minimum driveway width	S. 107, (1) (a)(ii)	6 m	7 m	**Y**
Minimum drive aisle width	T. 107, (d)	6.7 m	6.7 m	**Y**

* *Lot Width and Lot Area have been calculated on the basis that 95 and 123 Roydon Place are merged on title; accordingly, the calculations reflect the combined parcel, not the individual properties.*

** *GFA for the total office space at 415 west hunt club is 12,533.39 m2.*

*** *The entire Costco site (including 95 and 123 Roydon Pl, 415 West Hunt Club, and 1849 Merivale Rd) currently provides 1,095 parking spaces in total, including retail, office, and visitor/vendor parking. With the addition of 65 spaces at 95 and 123 Roydon, the total proposed parking supply will increase to 1,160 spaces. The barrier-free requirement is 25.2 spaces, and 26 are proposed, satisfying and slightly exceeding the requirement.*

**** *A total of 26 barrier-free parking spaces are provided across the entire Costco site (covering 95 and 123 Roydon Place, 415 West Hunt Club, and 1849 Merivale Road). No barrier-free spaces are located specifically at 95 and 123 Roydon, as the distance from both the retail store and the primary office areas would not provide meaningful accessibility. This is particularly important given the challenges faced by individuals using wheelchairs, especially under winter conditions.*

***** *Across 95 and 123 Roydon Place, the parking lot area totals 8,453.59 m², of which 1,321.6 m² (15.63%) is proposed as a landscaped area within the parking lot.*



USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CADD FILES OR OTHER ELECTRONIC MEDIA AND COPIED THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS P2 CONCEPTS (P2) WITHOUT OBTAINING P2 PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST P2 AND TO RELEASE P2 FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS P2 FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO P2'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF P2 AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH P2 AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

CLIENT:

COSTCO WHOLESALE
415 WEST HUNT CLUB ROAD
OTTAWA, ONTARIO

CIVIL:

D.B. GRAY ENGINEERING INC
700 LONGPOINT CIRCLE
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LANDSCAPING:

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01	ARCHITECT'S REVIEW	2026-03-03

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ARCHITECT:

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200-203 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
PERMISSION TO CONSTRUCT REVIEW
EXISTING SITE PLAN & OVERALL DEMOLITION

PROJECT NO.
0350-026

DATE
2026-03-03

SSP-002X

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

RETAIN EXISTING FENCE

REMOVE EXISTING SHRUB SEE LANDSCAPE DRAWINGS

FH DENOTES EXISTING FIRE HYDRANT. SEE CIVIL DRAWINGS FOR REVISED LOCATIONS, TYPICAL

EXISTING TREES TO BE RETAINED ARE HATCHED WITH A GREY TONE (TYPICAL). SEE LANDSCAPE DRAWINGS

REMOVE EXISTING GRASS

REMOVE PERIMETER CONCRETE CURBS SHOWN DASHED

MH_STM DENOTES EXISTING STORMWATER MANHOLE. SEE CIVIL DRAWINGS FOR ANY APPLICABLE REWORK, TYPICAL

CB DENOTES EXISTING CATCHBASIN. SEE CIVIL DRAWINGS FOR ANY APPLICABLE REWORK, TYPICAL

MH_SAN DENOTES EXISTING SANITARY MANHOLE. SEE CIVIL DRAWINGS FOR ANY APPLICABLE REWORK, TYPICAL

CUT BACK EXISTING CURB & ISLAND, REFER TO DRAWING 1/SP-02 - PROPOSED PARKING AREA REWORK FOR THE REVISION

RETAIN EXISTING FENCE

RETAIN EXISTING ASPHALT SURFACE IN IT'S ENTIRETY

EXISTING TREES TO BE REMOVED ARE SHOWN DASHED (TYPICAL). SEE LANDSCAPE DRAWINGS

EXISTING TREES TO BE REMOVED ARE SHOWN DASHED (TYPICAL). SEE LANDSCAPE DRAWINGS

REMOVE EXISTING GRASS

REMOVE EXISTING ISLANDS SHOWN DASHED IN THEIR ENTIRETY, TYPICAL

SEE CIVIL DRAWINGS FOR ANY APPLICABLE REWORK, TYPICAL

EXISTING TREES TO BE RETAINED ARE HATCHED WITH A GREY TONE (TYPICAL). SEE LANDSCAPE DRAWINGS

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

1 EXISTING SITE PARKING AREA - DEMOLITION
SP-01X SCALE: 1:250

0 2.5m 5m 10m 15m 20m 25m 50m
0.5M 1:250 BAR SCALE

CLIENT:
COSTCO WHOLESALE
415 WEST HUNT CLUB ROAD
OTTAWA, ONTARIO

CIVIL:
D.B. GRAY ENGINEERING INC
700 LONGPOINT CIRCLE
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ARCHITECT:
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P-squared concepts
2200-225 THURSTON DR., OTTAWA, ONTARIO, K1G 6E1
Phone: 613 695-0192 - Email: pz@p2conceptx.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
EXISTING SITE PARKING AREA - DEMOLITION

PROJECT NO. 0350-026
DATE 2026-03-03
SP-01X

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

TRUE NORTH

JOB NORTH

Site Area: 8453.59 m²

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)

Area Impacted by RMA

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

DEPRESSED CURB FOR EXTENT OF DRIVEWAY ENTRANCE

RETAIN EXISTING SIDEWALK

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

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

0 2.5m 5m 10m 15m 20m 25m 50m
0.5M 1:250 BAR SCALE

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
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GLOUCESTER, ON K1T 4E9
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02	PRICING - ROJO	2026-03-16
01	ARCHITECT'S REVIEW	2026-03-03

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ARCHITECT:

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

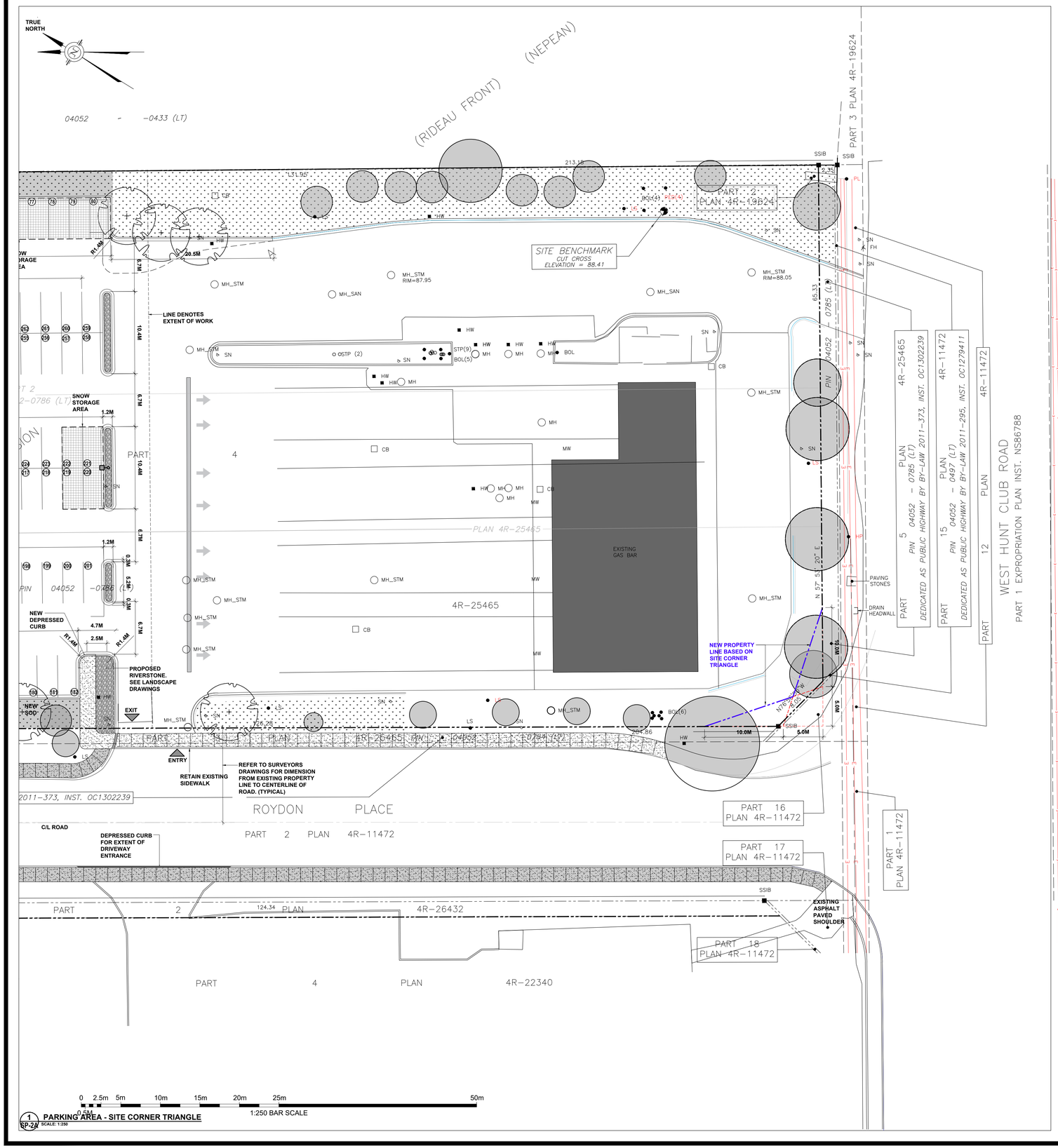
PROJECT
COSTCO HEADQUARTERS
415 WEST HUNT CLUB ROAD
OTTAWA, ONTARIO
95-123 ROYDON PARKING LOT EXPANSION

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



1 PARKING AREA - SITE CORNER TRIANGLE
SP-2A 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)	
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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:

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05	SPA COORDINATION	2026-04-16
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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
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P-squared concepts
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Phone: 613-695-0192 - Email: pr@p2conceptx.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

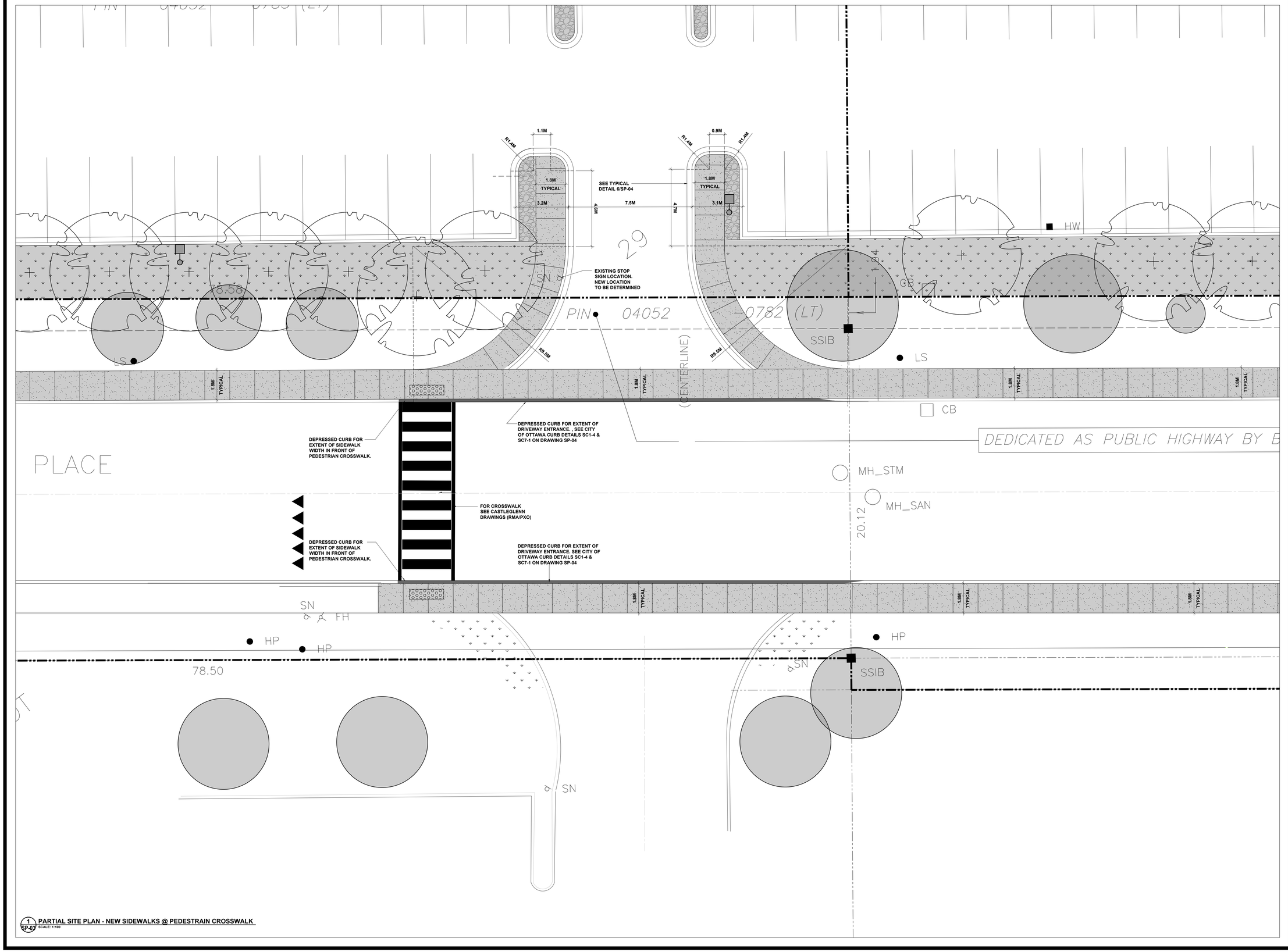
SITE PARKING AREA - REVISED SITE TRIANGLE

PROJECT NO. 0350-026

DATE 2026-03-03

SP-2A

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



1 SP-03 **PARTIAL SITE PLAN - NEW SIDEWALKS @ PEDESTRAIN CROSSWALK**
SCALE: 1:100

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.

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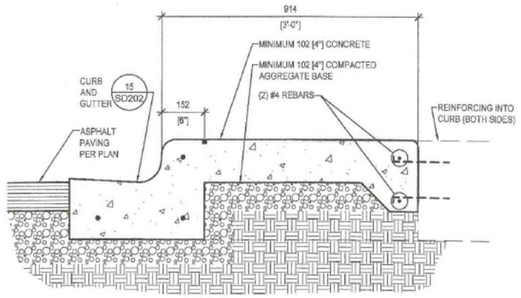
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PROJECT NO.
0350-026

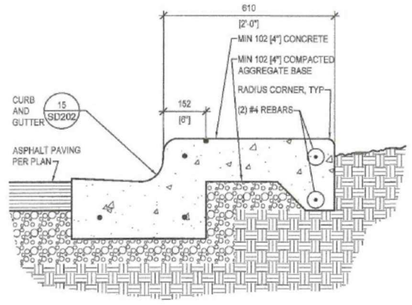
DATE
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SP-03

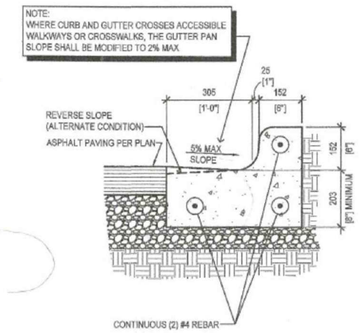
APPLICATION No. D07-12-25-0147
PLAN No. #19411



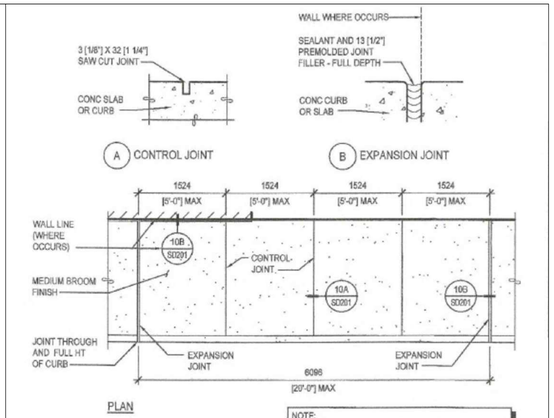
1 SP-04 **CURB & GUTTER AT ISLAND END**
SCALE: 1:10



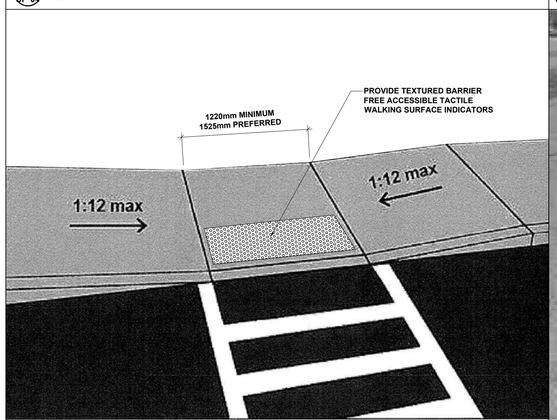
2 SP-04 **CURB & GUTTER AT ISLAND WALK**
SCALE: 1:10



3 SP-04 **CONCRETE CURB AND GUTTER**
SCALE: 1:10



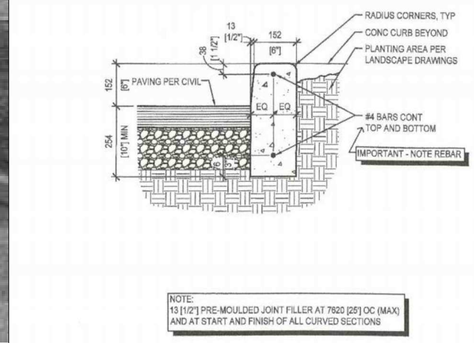
4 SP-04 **ON-SITE WALKS**
SCALE: 1:10



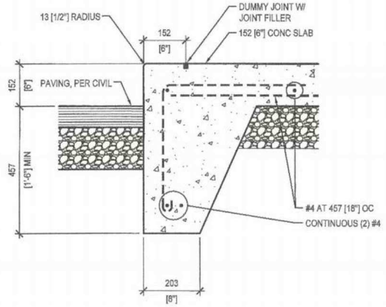
5 SP-04 **PEDESTRIAN CROSSWALK DEPRESSED CURB**
SCALE: N/A



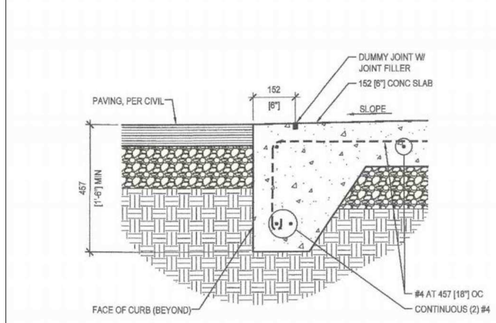
6 SP-04 **TRANSITION BETWEEN CURB WITH GUTTER TO CAST IN PLACE CONCRETE CURB**
SCALE: N/A



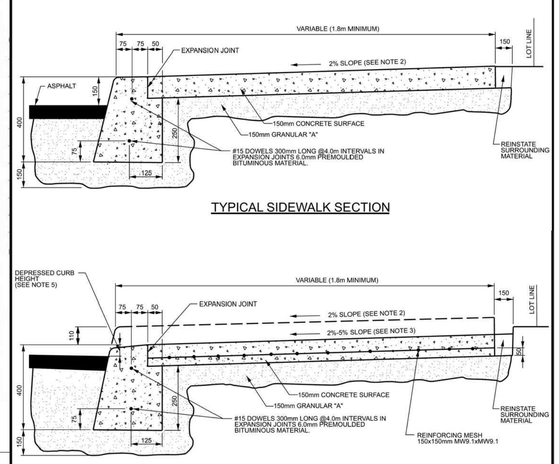
7 SP-04 **CAST IN PLACE CONCRETE CURB**
SCALE: 1:10



7 SP-04 **EDGE OF SIDEWALK - WITHIN THE COSTCO PARKING AREA**
SCALE: 1:10

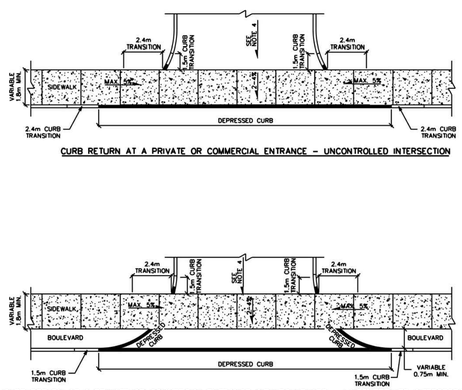


8 SP-04 **FLUSH CURB AT PAVEMENT**
SCALE: 1:10



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. THE MAXIMUM SLOPE IS NOT TO EXCEED 2%.
3. FOR CURB RAMPS, SLOPE OF 2% TO 5%, MAXIMUM 8%..
4. EXPANSION AND DUMMY JOINTS AS PER SC5.
5. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 13mm.

N.T.S.



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. CURB DETAILS SEE SC1.1, SC1.2 AND SC1.3.
3. SIDEWALK DETAILS SEE SC2 AND SC3.
4. MAXIMUM SLOPE VARIES, SEE PRIVATE APPROACH BYLAW.
5. UNCONTROLLED INTERSECTION MEANS AN ENTRANCE NOT LOCATED AT A TRAFFIC SIGNAL OR ALL-WAY STOP CONTROL.

Ottawa	CONCRETE BARRIER CURB WITH SIDEWALK	DATE:	JANUARY 2003
		REV. DATE:	MARCH 2021
		DWG. No.:	SC1.4

Ottawa	CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS	DATE:	MARCH 2007
		REV. DATE:	MARCH 2021
		DWG. No.:	SC7.1

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