

OBC MATRIX

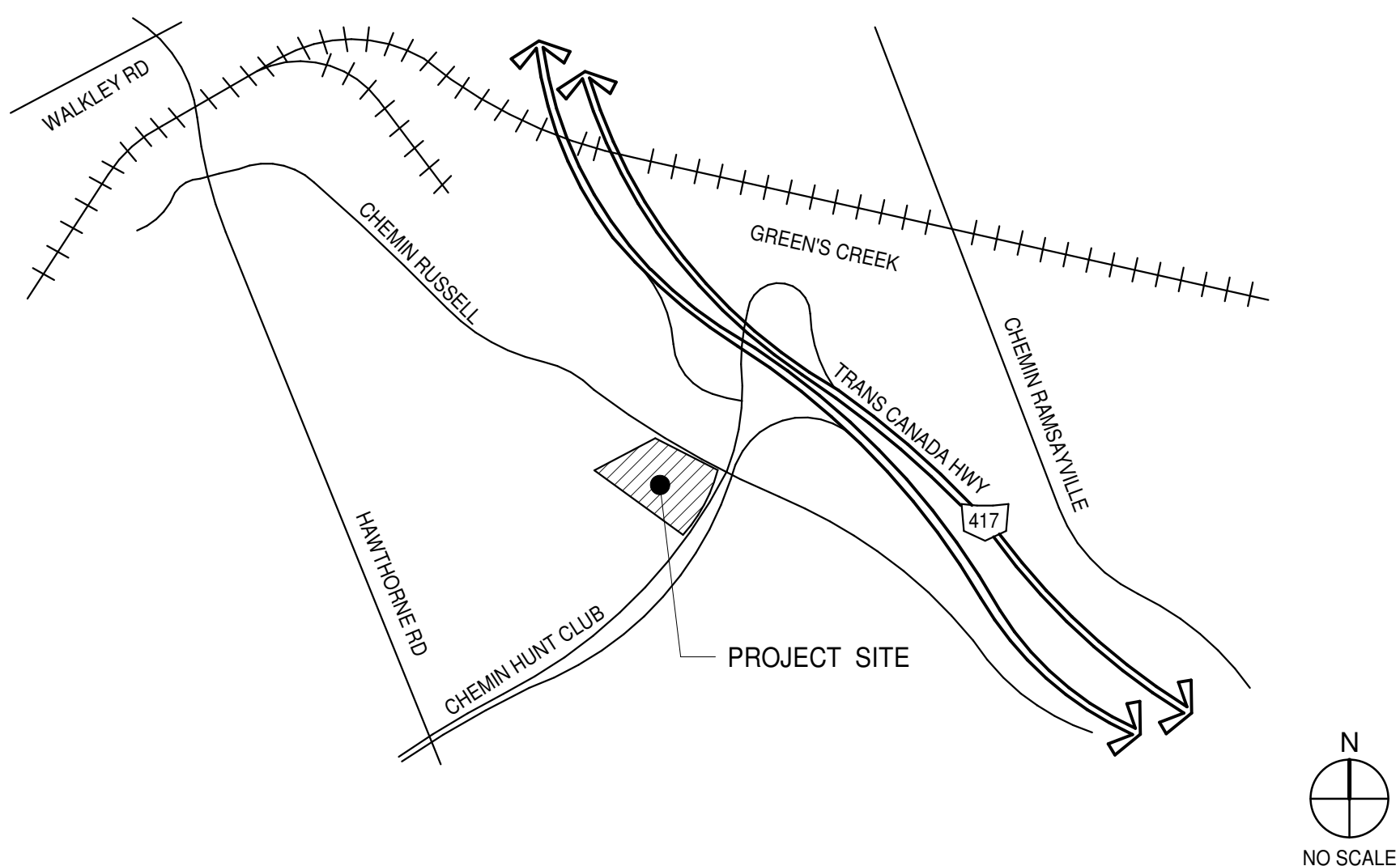
NAME OF PRACTICE: WARE MALCOMB (A BUSINESS NAME OF WMA INC.)
 CERTIFICATE OF PRACTICE NUMBER: 3619
 NAME OF PROJECT: NATIONAL CAPITAL - BUILDING C
 LOCATION: OTTAWA, ONTARIO



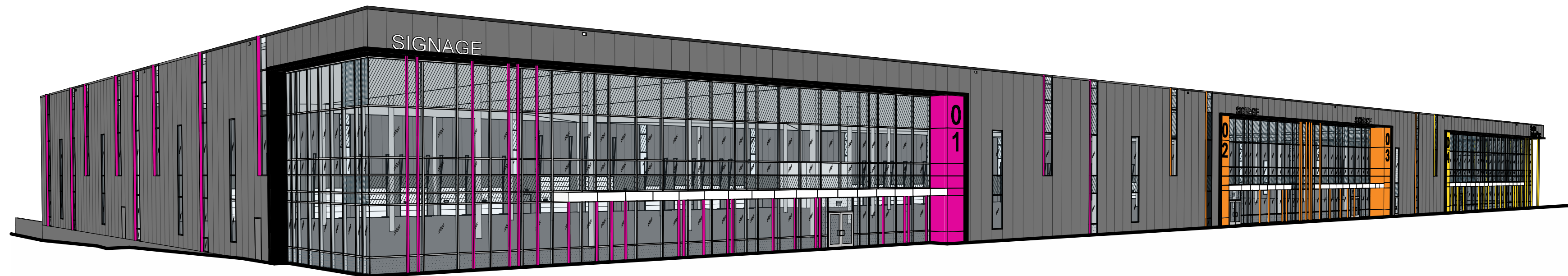
BUILDING CODE REFERENCE:
REFERENCES ARE TO DIVISION B
UNLESS NOTED.
(A) FOR DIVISION A OR (C) FOR
DIVISION C.

ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 OR 9							CONSTRUCTION (S) OR DIVISION C.			
1	PROJECT DESCRIPTION: INDUSTRIAL SHELL BUILDING			<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> CHANGE OF USE	<input type="checkbox"/> PART 11 11.1 TO 11.4	<input type="checkbox"/> PART 3 1.1.2 (A)	<input type="checkbox"/> PART 9 1.1.2 (A) & 9.10.1.3				
2	MAJOR OCCUPANCY(S) GROUP F, DIVISION 2; GROUP D (SUBSIDIARY)					3.1.2.1.(1)	9.10.2				
3	BUILDING AREA (sq.m.) NEW: 13,756.86		TOTAL: 13,756.86		1.4.1.2 (A)	1.4.1.2 (A)					
4	GROSS AREA (sq.m.) NEW: 13,756.86		TOTAL: 13,756.86		1.4.1.2 (A)	1.4.1.2 (A)					
5	NUMBER OF STOREYS ABOVE GRADE: 1		BELOW GRADE: N/A		1.4.1.2 (A) & 3.2.1.1	1.4.1.2 (A) & 9.10.4					
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: 2					3.2.2.10 & 3.2.5.5	9.10.20				
7	BUILDING CLASSIFICATION(S) 3.2.2.67 GROUP F, DIVISION 2, ANY HEIGHT, ANY AREAM SPRINKLERED					3.2.2.20-83	9.10.2				
8	SPRINKLER SYSTEM PROPOSED <input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED				3.2.2.20-83 3.2.15 3.2.2.17 INDEX	9.10.8.2 INDEX					
9	STANDPIPE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.2.9			N/A				
10	FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.2.4			9.10.18				
11	WATER SERVICE / SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A			3.2.5.7			N/A				
12	HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.2.6			N/A				
13	CONSTRUCTION RESTRICTIONS <input type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE REQUIRED <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH			3.2.2.20-83			9.10.6				
14	MEZZANINE(S) AREA m2 XX			3.2.1.1.(3)-(8)			9.10.4.1				
15	OCCUPANT LOAD BASED ON <input type="checkbox"/> m2 / PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING			3.1.17			9.9.1.3				
	1ST FLOOR: T.B.D. OCCUPANCY: D LOAD (PERSONS): T.B.D.										
	2ND FLOOR: T.B.D. OCCUPANCY: F2 LOAD (PERSONS): T.B.D.										
	TOTAL: OCCUPANCY: D/F2 LOAD (PERSONS): <300										
16	BARRIER-FREE DESIGN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			3.8			9.5.2				
17	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.3.1.2 & 3.3.1.19			9.10.1.3 (4)				
18	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS)		LISTED DESIGN No. OR DESCRIPTION (SG-2)		3.2.2.20-83 & 3.2.1.4	9.10.8 9.10.9				
		FLOORS: 2	HOURS								
		ROOF: -	HOURS								
		MEZZANINE: 1	HOURS								
		FRR OF SUPPORTING MEMBERS		LISTED DESIGN No. OR DESCRIPTION (SG-2)							
		FLOORS: 2	HOURS								
		ROOF: -	HOURS								
	MEZZANINE: 1	HOURS									
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS						3.2.3	9.10.14			
	WALL	AREA OF EBF (sq. m.)	LD. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN No. OR DESCRIP.	COMB. CONSTR.	COMB. CONSTR. NONC. CLADDING	NON-COMB. CONSTRUCTION
	NORTH	2012.6	>15MS	-	-	-	-	-	-	-	-
	SOUTH	2012.6	>15MS	-	-	-	-	-	-	-	-
	EAST	816.8	>15MS	-	-	-	-	-	-	-	-
	WEST	816.8	11.75MS	-	66%	66%	1 HOUR	-	-	-	-

VICINITY MAP



NATIONAL CAPITAL BUILDING C OTTAWA, ONTARIO



OWNER

AVENUE31

AVENUE31
222 Somerset St W #401,
Ottawa, ON K2P 2G3

OWNER'S CONSULTANTS

PLANNER

TERRAIN DEVELOPMENT CONSULTING
45 Spencer Street, Suite 101
Ottawa, ON K1Y 2P5

JENNIFER MURRAY
PH: (613) 799 2422
jennifer@terraindevelopment
.ca

SHEET INDEX

**TOTAL
SHEETS**

6

ARCHITECTURAL

A0.1	TITLE SHEET
A1.1	SITE PLAN
A2.1	FLOOR PLAN
A3.1	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
ARCHITECTURAL SHEET COUNT: 6	

GENERAL CONTRACTOR

COMPANY NAME

FIRM NAME
STREET
CITY, STATE ZIP CODE

NAME OF CONTACT
PH: (000) 000-0000
FAX: (000) 000-0000

ARCHITECT

WARE MALCOMB

180 BASS PRO MILLS DR #103
VAUGAN, ONTARIO, CANADA L4K 5W4

CATALINA ROCHA
P 905.760.1221
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EMAIL: CROCHA@WAREMALCOMB.COM

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NATIONAL CAPITAL

OTTAWA, ONTARIO

TITLE SHEET

REMARKS
ISSUED FOR SPA

DATE 2020-08-11

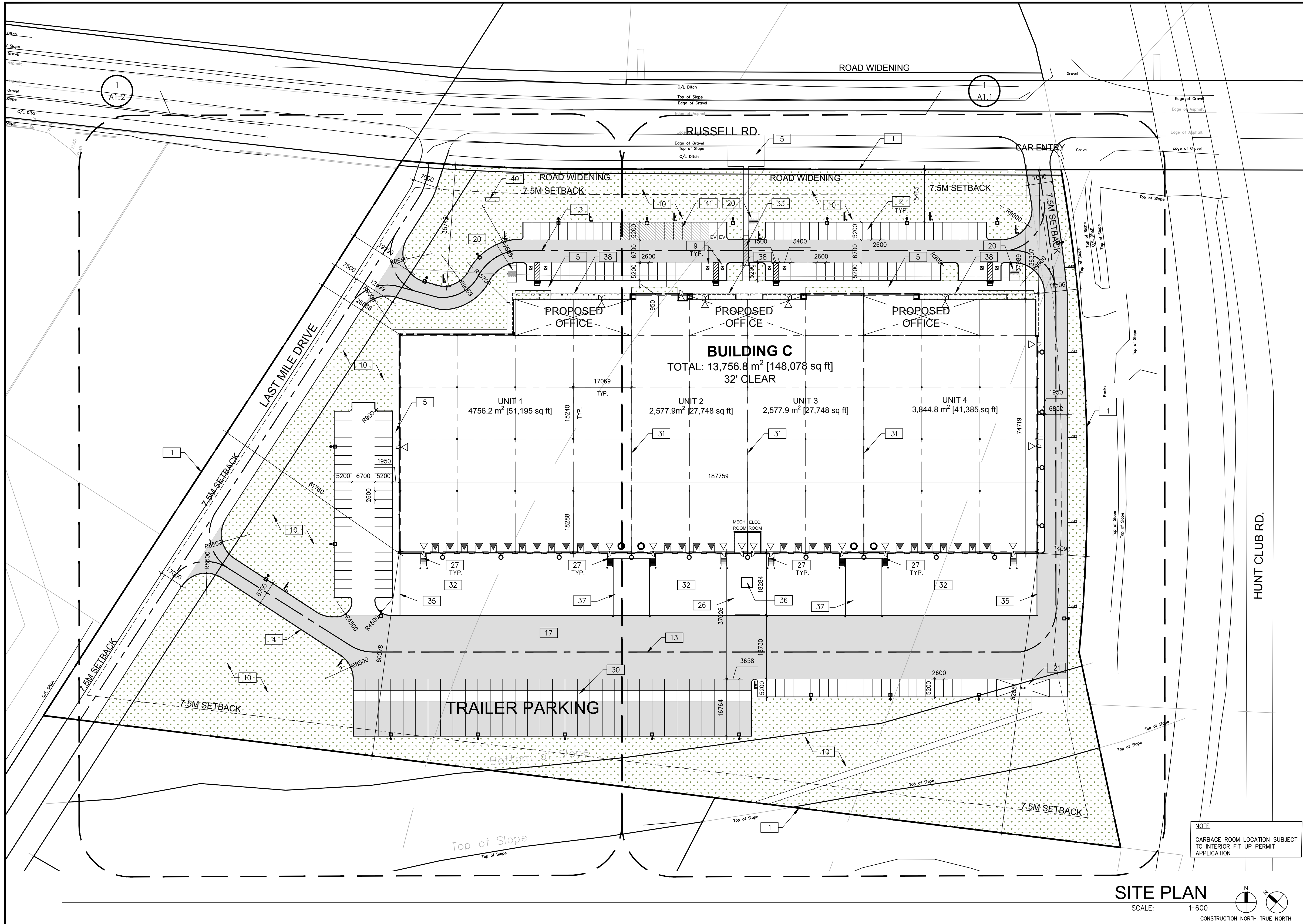
PA/PM:	C. ROCHA
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DRAWN BY.:	E.C.
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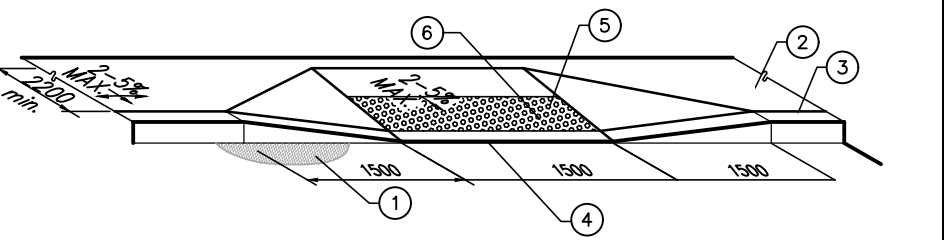
JOB NO.:	TOR20-0049-00
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SHEET

A0.1



TOR20-0031-00 NATIONAL CAPITAL - OVERALL SITE		
SITE STATISTICS		
ZONING	IH/AG	
GROSS SITE AREA	517,825 SF	
Zone Permitted Use (OTTAWA ZONING BY-LAW NO. 2008-250)		
Proposed Use	Industrial	
Regulations (Part 11: Industrial Zones)		
	Proposed	Required
Min. Front Yard Building Setback (m)	7.5 m	7.5 m
Min. Interior Side Yard Building Set back (m)	7.5 m	7.5 m
Min.Rear Yard Building Setback (m)	7.5 m	7.5 m
Min.Landscape Front Yard Setback (m)	16 m	3 m
Min.Landscape Side Yard Setback (m) (Abuts an E Zone)	4 m	3 m
Min.Landscape Rear Yard Setback (m) (Abuts an E Zone)	3.7 m	3 m
BUILDING FLOOR AREA		
Industrial BLDG C		
Industrial Area	12,623.14m²	
Office Area	1,133.72m²	
TOTAL BUILDING GFA	13,756.86m²	
PARKING REQUIREMENT		
	REQUIRED	PROPOSED
Industrial GFA @ 0.8 Spaces Per 100m²	101	156
Office GFA @ 2.4 Spaces Per 100m²	27	27
Total No. of Parking Spaces	128	183
Barrier Free Parking Spaces	7	8
Parking Stall Dimensions	2.6 m X 5.2 m	
Barrier Free Parking Stall Type A	3.4m X 5.2m	
Barrier Free Parking Stall Type B	2.4m X 5.2m	
Bicycle Parking Space Dimensions	1.8m X 0.6m	
No. Of Bicycle Parking (Warehouse: 1 per 2000m², Office: 1 per 250m²)	11	24
Loading Space Dimensions	3.5m X 9.0m	
No. Of Loading Spaces	2	54
Trailer Parking	32	
DOCK STATISTICS	Proposed	
DOCK-HIGH DOORS	54	
OVER-HEAD DOORS	6	



- PAVEMENT
- ACCESSIBLE ROUTE OF PEDESTRIAN TRAVEL 2200mm MIN. (UNLESS OTHERWISE NOTED ON PLANS)
- TOP FACE OF CURB
- DEPRESSED CURB
- TRUNCATED DOMES WITH A HEIGHT OF 4.5-5.5mm, BASE DIAMETER OF 21-25mm REGULAR SPACING PATTERN AT 55-65mm ON CENTRE
- A MINIMUM 600mm WIDE SECTION DETECTABLE WARNING SURFACE SHALL BE PROVIDED WHEN FLAT TRAVEL SURFACE ADJUNS A VEHICULAR WAY (0mm CURB FACE)

ACCESSIBLE CURB RAMP

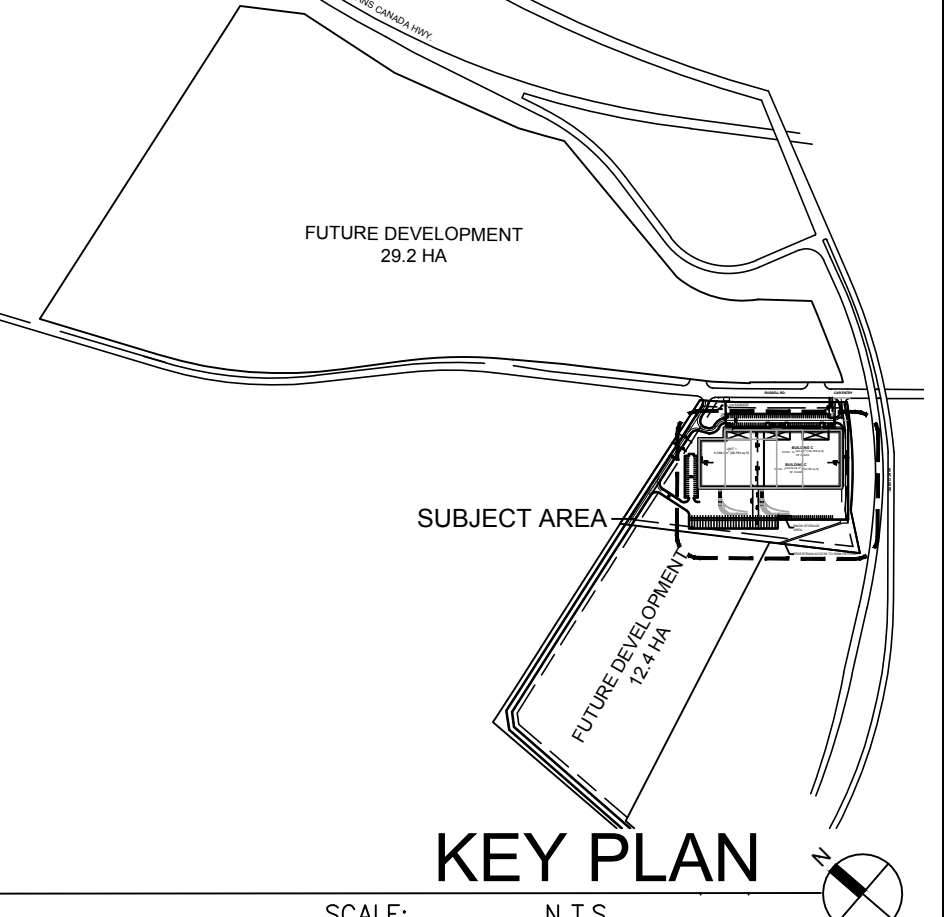
SCALE: N.T.S

SITE PLAN NOTES

- PROPERTY LINE
- 2600x5200mm PARKING STALL, PAINTED PARKING STRIPING PER CITY OF OTTAWA ZONING BY-LAW NO. 2008-250
- PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 1500mm WIDE CURB TYPICAL
- 1500mm MIN. WIDE SIDEWALK TYPICAL U.N.O
- FIRE DEPARTMENT/SIAMESE CONNECTION
- ENTRY PLAZA - SEE LANDSCAPE DRAWINGS
- GALVANIZED BICYCLE RACKS REFER TO LANDSCAPING DRAWINGS
- TYPICAL ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER BY-LAW OTTAWA ZONING BY-LAW NO. 2008-250. EACH PAIR OF SHARED STALLS TO HAVE TYPE A: 3.4m X 5.2m AND TYPE B: 2.4m x 5.2m WITH 1.5m WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS.
- LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- GUARDRAIL SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm. - SEE CIVIL DRAWINGS
- 12.0x3.5m TRUCK LOADING DOCK, TYPICAL
- FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS ()
- PROPOSED LOCATION OF ELECTRICAL RM
- ROOF ACCESS STAIR
- PROPOSED LOCATION OF MECHANICAL RM
- HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRED FIRE TRUCK ACCESS
- ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXISTING SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED AT EACH ENTRANCE.
- PERIMETER FENCE - REFER TO LANDSCAPING DRAWINGS
- BICYCLE RACK - SEE LANDSCAPE DRAWINGS
- SNOW STORAGE AREA
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE. REFER TO ELECTRICAL DRAWINGS
- PROPOSED RETAINING WALL - SEE CIVIL DWG.
- TACTILE INDICATOR
- CONCRETE PENINSULA - REFER TO CIVIL DRAWINGS
- EXTERIOR STEEL STAIRS
- EMPLOYMENT AMENITY SPACE - REFER TO LANDSCAPE DRAWINGS
- BOLLARDS AT THE END OF STAIRS WITH PAINTED STRIPES BELOW
- CONCRETE DOLLY PAD
- FUTURE TENANT DEMISING WALL. SUBJECT TO TENANT FIT UP
- CONCRETE APRON
- PAINTED LINES PEDESTRIAN CROSSING
- STEEL BOLLARD
- RETAINING WALL
- HV PADMOUNT TRANSFORMER
- CONCRETE RAMP
- CANOPY PROJECTION
- ALUMINUM FINIS
- PYLON SIGNAGE
- FUTURE EV PARKING STALLS (10)

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- PAINTED DIAGONAL LINES WHERE INDICATED
- FUTURE EV PARKING STALLS
- FIRE ACCESS ROUTE WITH 12.0M TURNING RADIUS
- PROPERTY LINE
- GAS METER LOCATION.
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- LIGHT POLE
- WALL MOUNTED LIGHT
- NEW STOP SIGN
- FIRE ROUTE SIGN
- 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL 4/A1.2
- DENOTES MANHOLE
- PROPOSED CATCHBASIN
- TACTILE INDICATORS AT DEPRESSED CURB
- BICYCLE RACK
- FENCE
- MAN DOOR
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR



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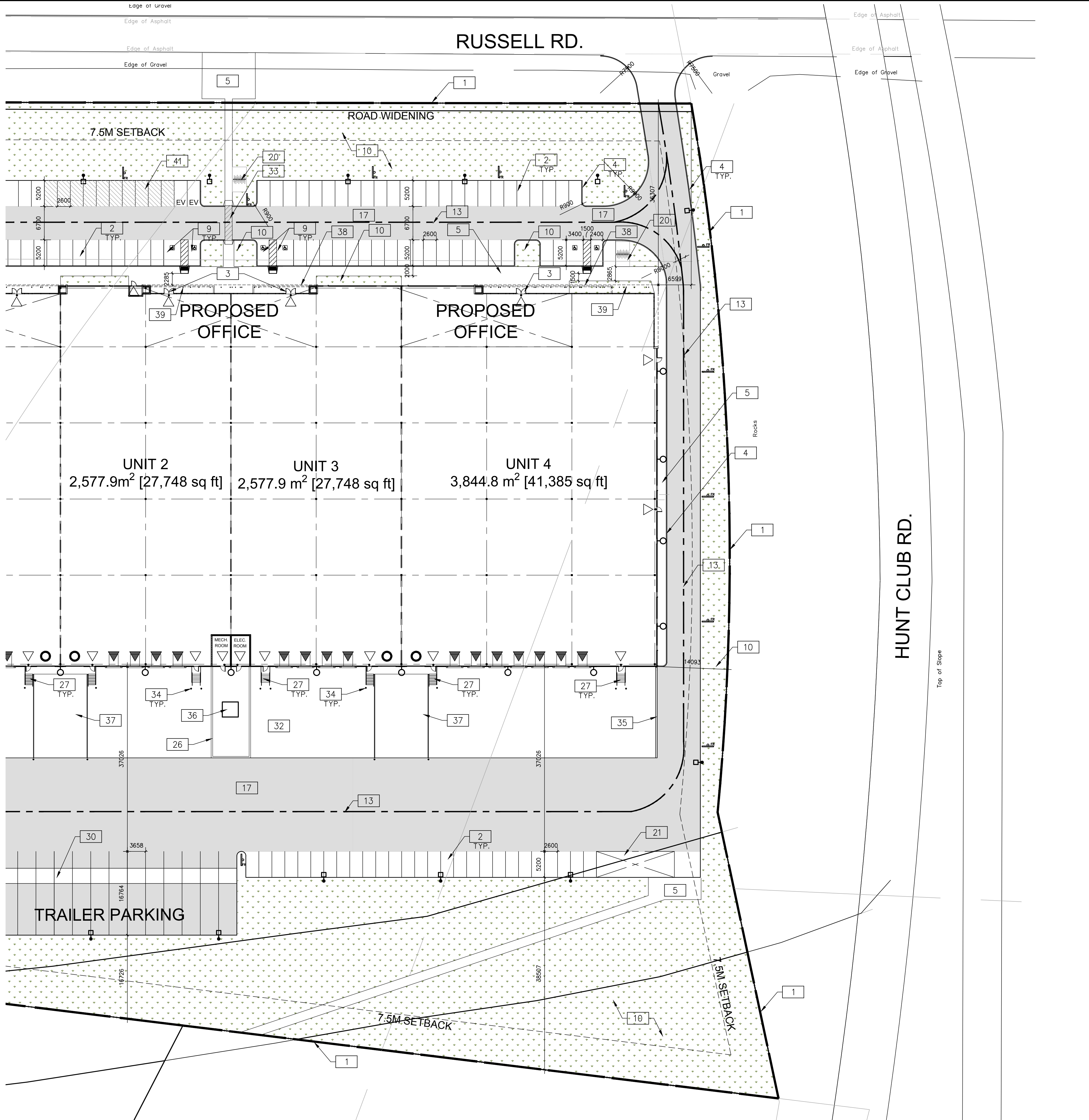
NATIONAL CAPITAL
BUILDING C
OTTAWA, ONTARIO

OVERALL SITE PLAN		REMARKS
DATE	ISSUED FOR	SPA
1	2020-08-04	

PA / PM:	AS/LN
DRAWN BY:	JT
JOB NO.:	TOR20-0019-00

SHEET
A1.0

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PARTIAL SITE PLAN
SCALE: 1:400
CONSTRUCTION NORTH TRUE NORTH

SITE PLAN NOTES

- PROPERTY LINE
- 2600x5200mm PARKING STALL, PAINTED PARKING STRIPING PER CITY OF OTTAWA ZONING BY-LAW NO. 2008-250
- PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 150mm WIDE CURB TYPICAL
- 1500mm MIN. WIDE SIDEWALK TYPICAL U.N.O
- FIRE DEPARTMENT/SIAMESE CONNECTION
- ENTRY PLAZA - SEE LANDSCAPE DRAWINGS
- GALVANIZED BICYCLE RACKS REFER TO LANDSCAPING DRAWINGS
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- LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- GUARDRAIL SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm. - SEE CIVIL DRAWINGS
- 12.0x3.5m TRUCK LOADING DOCK, TYPICAL
- FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS ()
- PROPOSED LOCATION OF ELECTRICAL RM
- ROOF ACCESS STAIR
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- CONCRETE RAMP
- CANOPY PROJECTION
- ALUMINUM FINIS
- PYLON SIGNAGE
- FUTURE EV PARKING STALLS (10)

SITE LEGEND

- | | |
|---|---|
| NEW HEAVY DUTY PAVEMENT (HATCHED) | FR FIRE ROUTE SIGN |
| NEW LANDSCAPED AREA (HATCHED) | D.C. 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL 4/A1.2 |
| PAINTED DIAGONAL LINES WHERE INDICATED | MH DENOTES MANHOLE |
| FUTURE EV PARKING STALLS | PROPOSED CATCHBASIN |
| FIRE ACCESS ROUTE WITH 12.0M TURNING RADIUS | TACTILE INDICATORS AT DEPRESSED CURB |
| PROPERTY LINE | BICYCLE RACK |
| GM GAS METER LOCATION. | FENCE |
| FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS) | MAN DOOR |
| PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS) | DOCK HIGH TRUCK DOOR |
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NATIONAL CAPITAL BUILDING C

OTTAWA, ONTARIO

PARTIAL SITE PLAN

DATE	ISSUED FOR SPA	REMARKS
1	2020-08-04	

PA / PM: AS/LN

DRAWN BY: JT

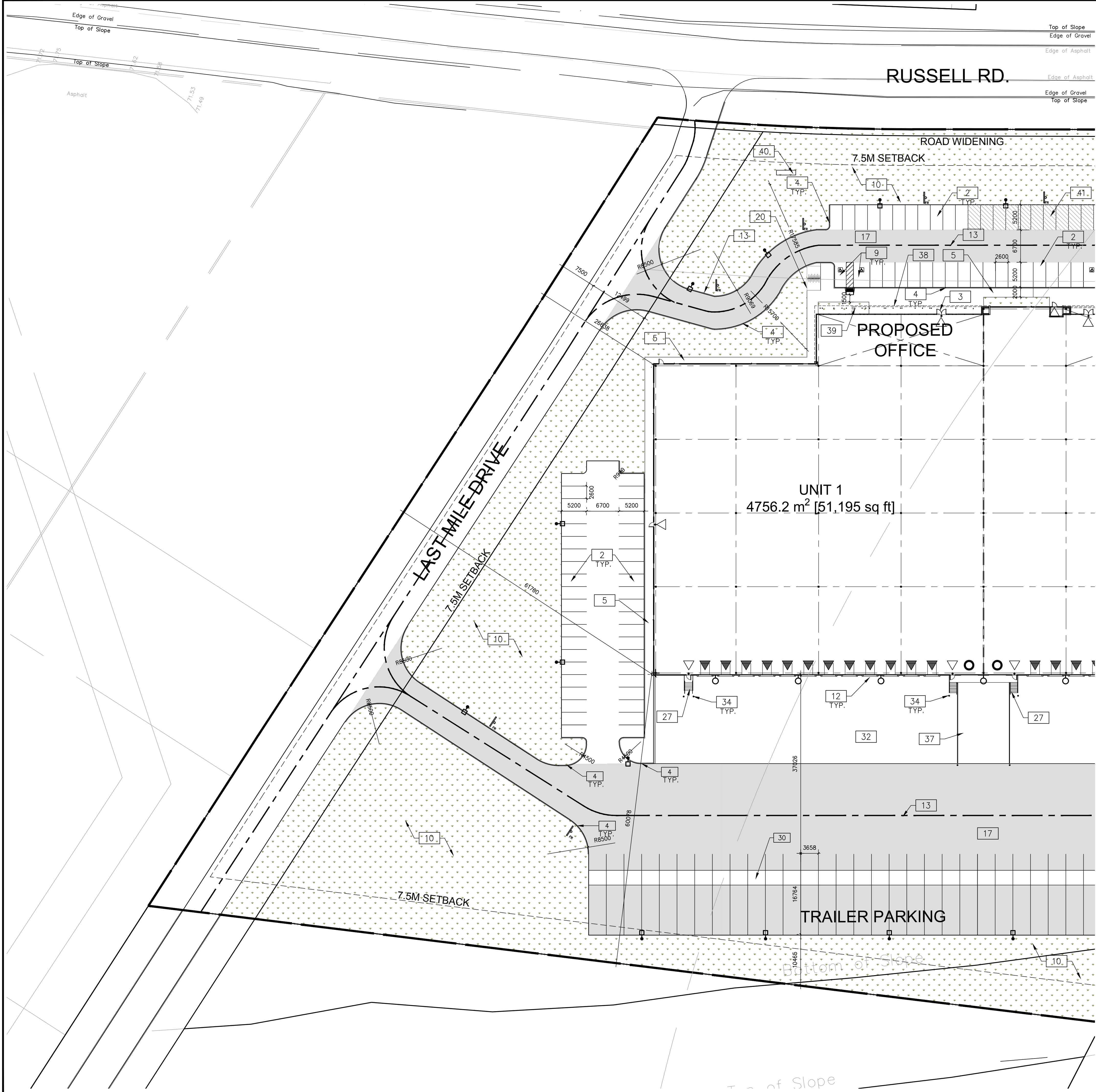
JOB NO.: TOR20-0019-00

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A1.1

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W:\TOR\20\0031\00\Architectural\Cad\SD\0031_A12.dwg



PARTIAL SITE PLAN
SCALE: 1:400
CONSTRUCTION NORTH TRUE NORTH

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- FUTURE EV PARKING STALLS (10)

SITE LEGEND

- | | |
|---|--|
| NEW HEAVY DUTY PAVEMENT (HATCHED) | FIRE ROUTE SIGN |
| NEW LANDSCAPED AREA (HATCHED) | 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS – REFER TO DETAIL 4/A1.2 |
| PAINTED DIAGONAL LINES WHERE INDICATED | DENOTES MANHOLE |
| FUTURE EV PARKING STALLS | PROPOSED CATCHBASIN |
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| WALL MOUNTED LIGHT | |
| NEW STOP SIGN | |

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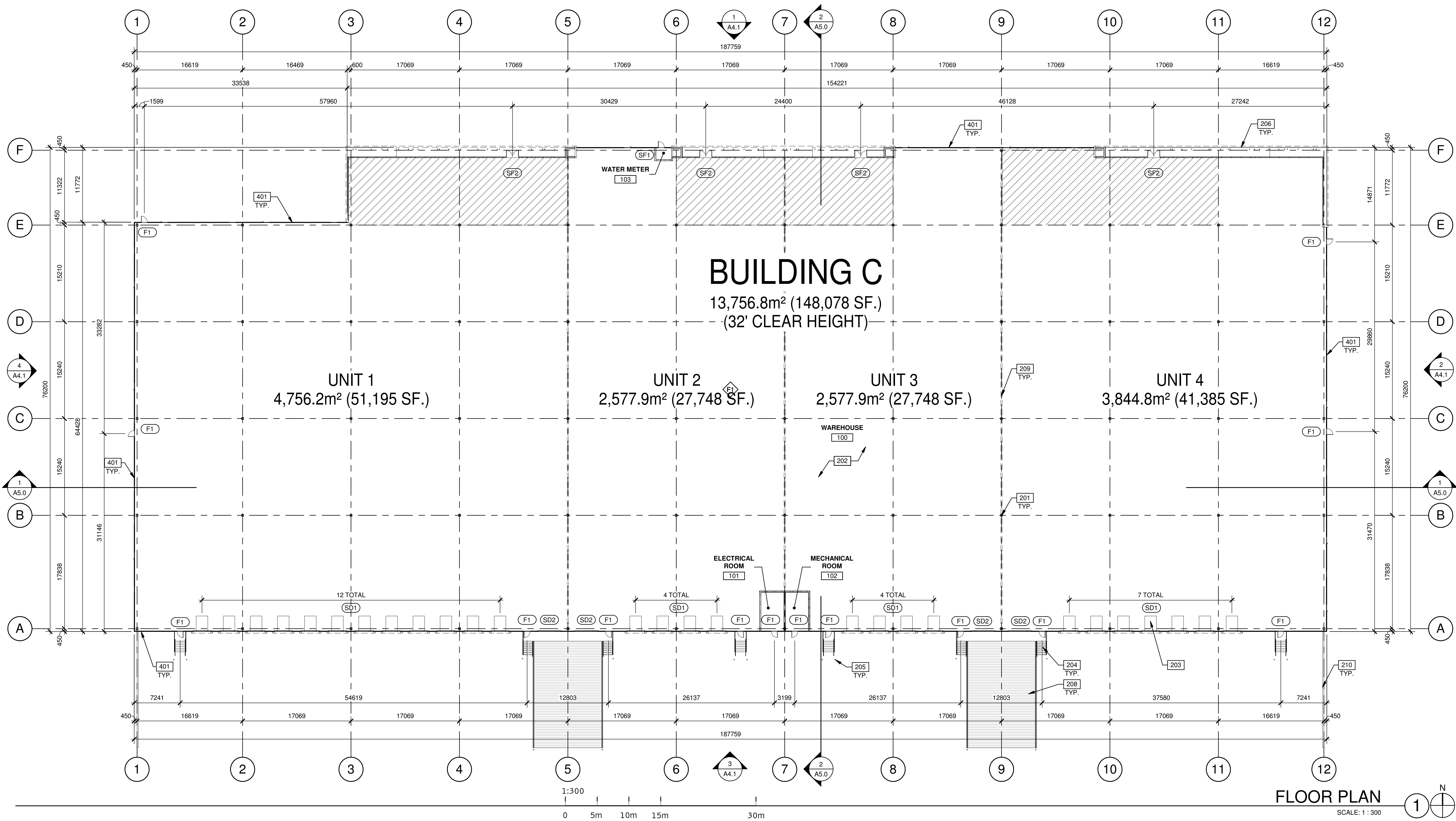
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PA / PM:	AS/LN
DRAWN BY:	JT
JOB NO.:	TOR20-0019-00

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vaughan, ontario, L4K 5W4
p 905.760.1221
f 905.248.3344
a business name of WMA Inc.**NATIONAL CAPITAL**

OTTAWA, ONTARIO

FLOOR PLAN

DATE	ISSUED FOR SPA	REMARKS
2020/06/04		

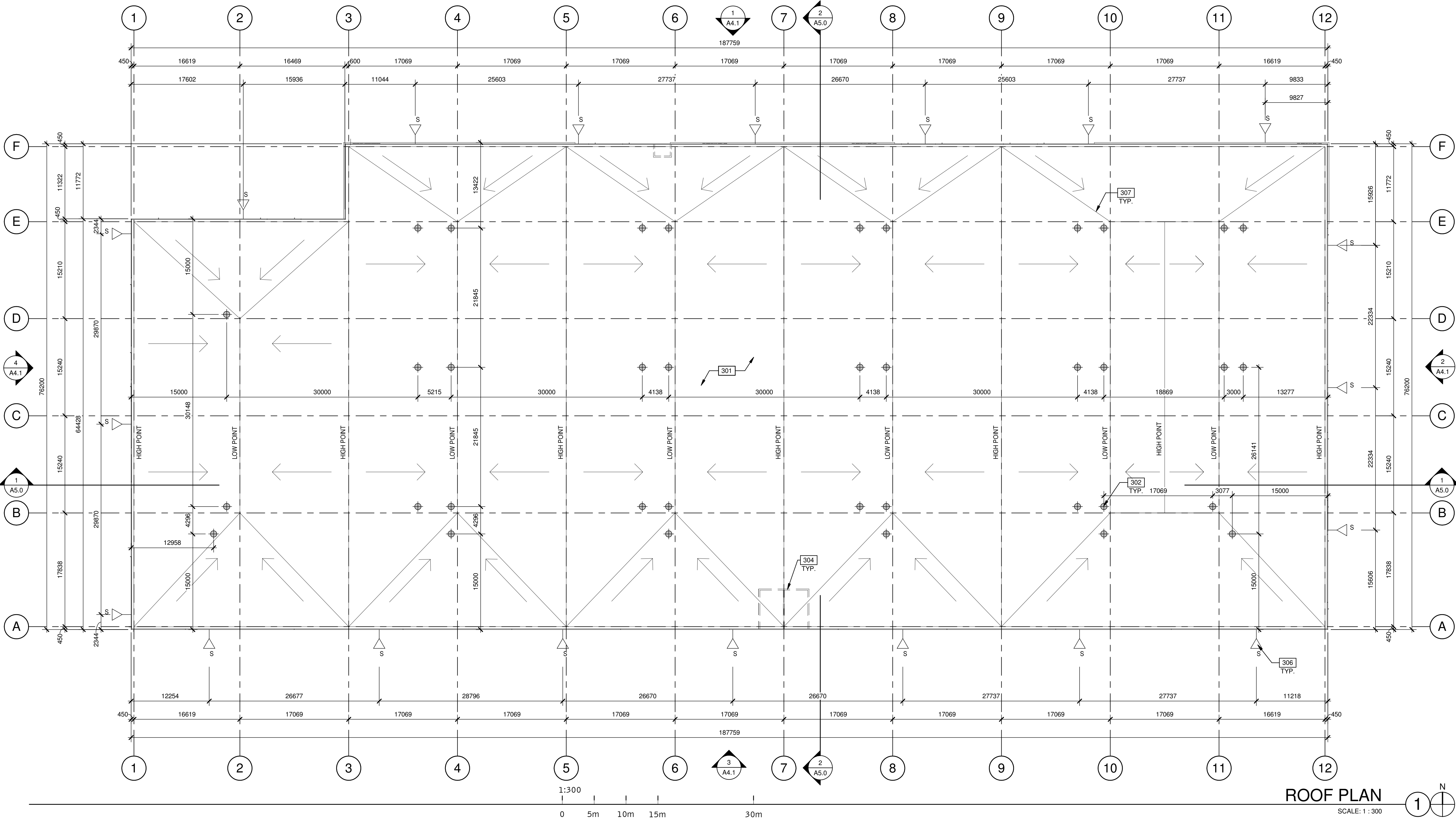
PA/PM: C. ROCHA

DRAWN BY: E.C.

JOB NO.: TOR20-0049-00

SHEET

A2.1



LEGEND

- FLOW LINE TO DRAIN.
- ⊕ ROOF DRAIN - SEE MECHANICAL DRAWINGS.
- △ ROOF SCUPPER LOCATION - SEE ELEVATIONS.
- OUTLINE OF WALL BELOW.

KEYNOTES

- 301 SINGLE-PLY ROOFING- MECHANICALLY FASTENED & REINFORCED.
- 302 PRIMARI AND SECONDARY DRAINS.
- 304 LINE OF WALL BELOW.
- 306 OVERFLOW SCUPPER.
- 307 PROVIDE MIN. 2% SLOPE TO ROOF DRAIN.

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ROOF PLAN

DATE	ISSUED FOR SPA	REMARKS
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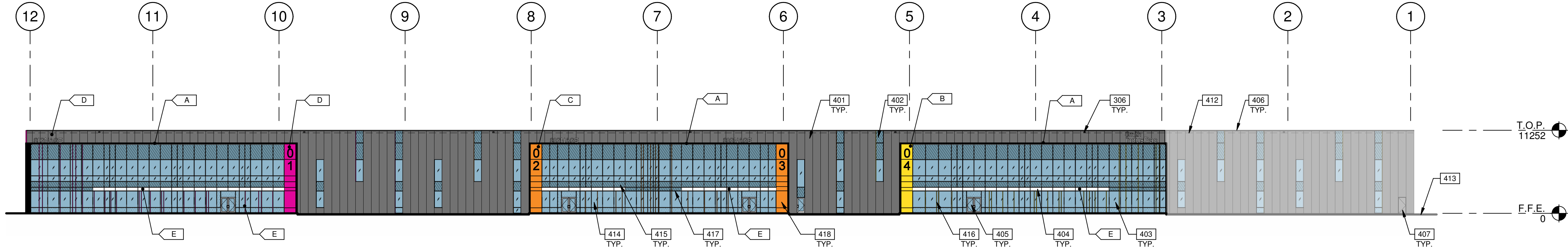
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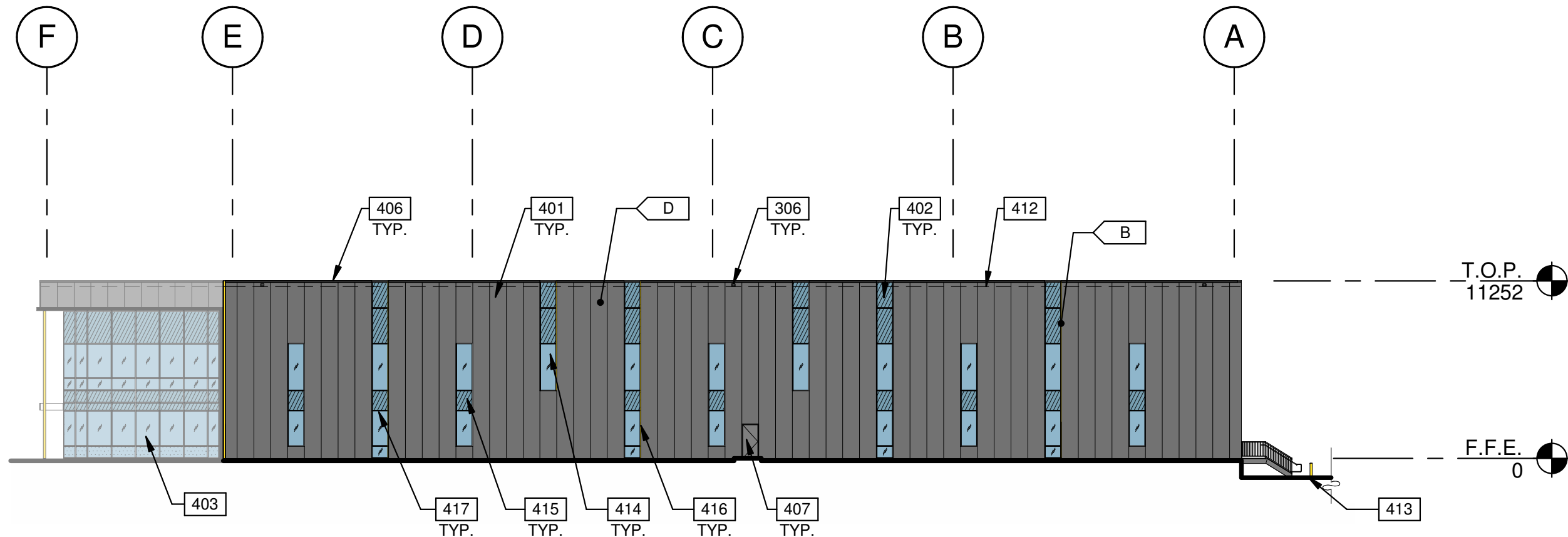
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NORTH EXTERIOR ELEVATION

SCALE: 1 : 300

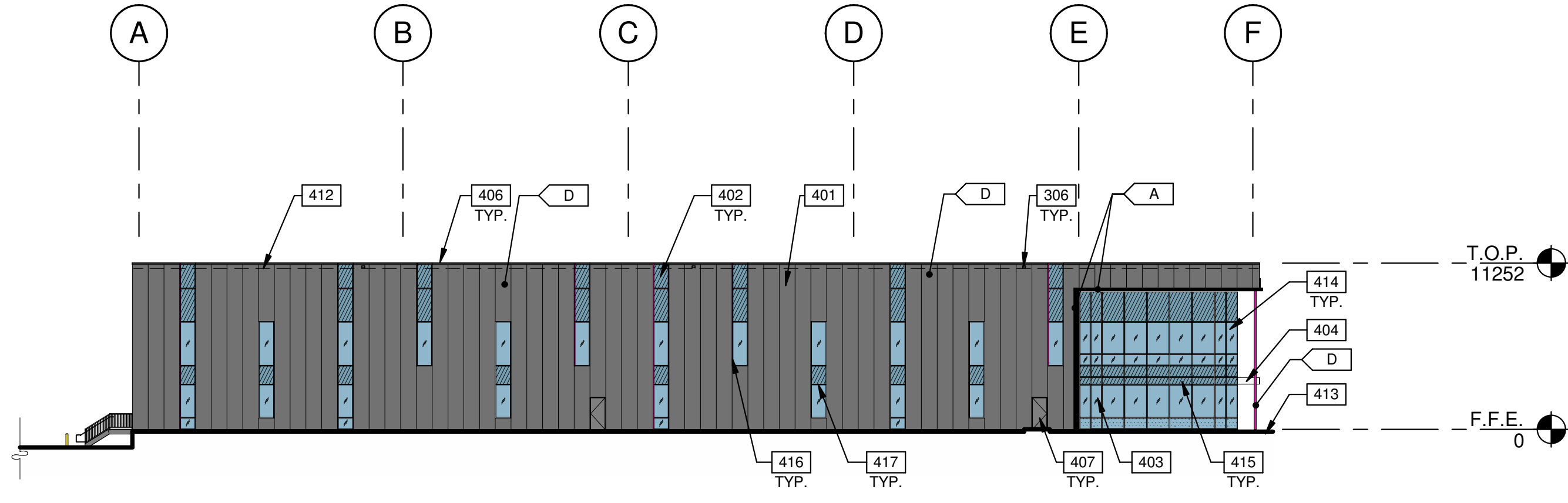
1



WEST EXTERIOR ELEVATION

SCALE: 1 : 300

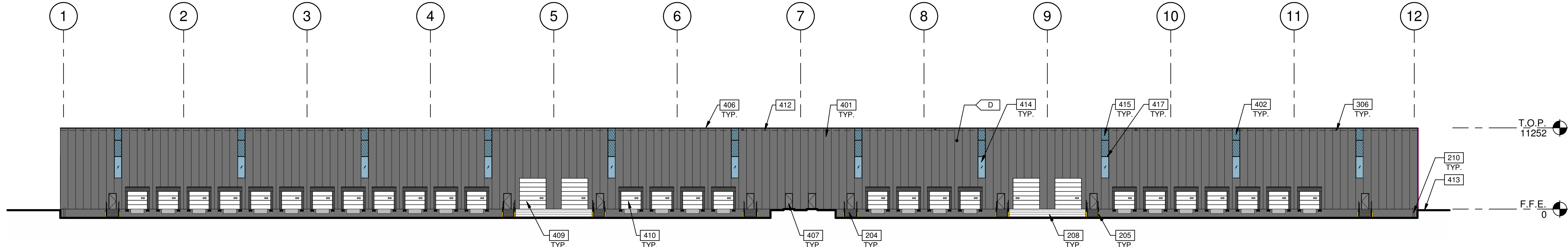
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EAST EXTERIOR ELEVATION

SCALE: 1 : 300

2



SOUTH EXTERIOR ELEVATION

SCALE: 1 : 300

3

LEGEND

GLASS:

	VISION GLASS
	SPANDREL GLASS
	TEMPERED GLASS

COLOURS:

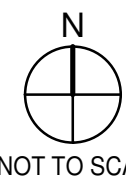
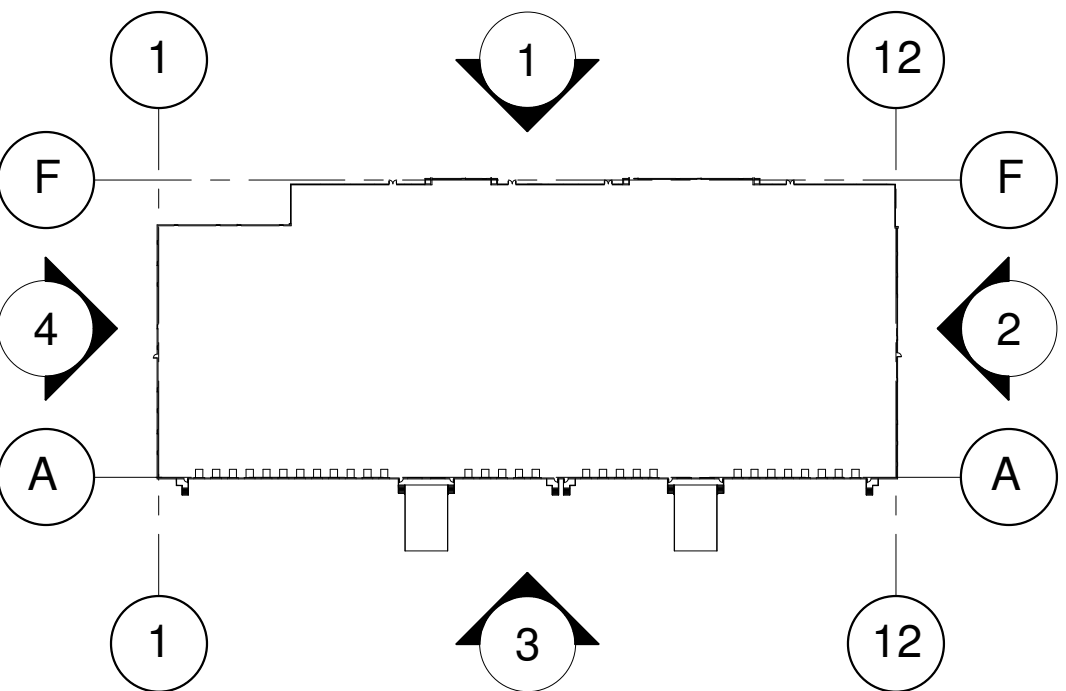
PROVIDE 1,828.8mm WIDE PAINT COLOUR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

	A	ALPOLIC TOB BLACK
	B	YELLOW RGB 250 221 39
	C	ORANGE RGB 246 140 38
	D	MAGENTA RGB 225 7 154
	E	ALPOLIC RVW WHITE
	F	KINGSPAN PANEL - PEWTER

KEYNOTES

- 204 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
205 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
208 CONCRETE RAMP.
210 CONCRETE RETAINING WALL.
306 OVERFLOW SCUPPER.
401 IMP. KINGSPAN KS SERIES - AZTECO (FLAT) - PEWTER CLERESTORY WINDOW.
402 CURTAIN WALL GLAZING SYSTEM.
403 CANOPY WITH ALUMINUM COMPOSITE PANEL FASCIA AND METAL SOFFIT.
405 ALUMINUM STOREFRONT DOUBLE DOORS IN CURTAIN WALL SYSTEM.
406 CONTINUOUS METAL CAP FLASHING, PAINTED TO MATCH ADJACENT WALL.
407 HOLLOW METAL MAN DOOR, PAINTED AT ALL WAREHOUSES EXITS.
409 SECTIONAL OVERHEAD GRADE LEVEL TRUCK DOOR WITH FACTORY PAINTED FINISH.
410 SECTIONAL OVERHEAD DOCK HIGH TRUCK DOOR WITH FACTORY PAINTED FINISH.
412 ROOF LINE BEYOND.
413 FINISH GRADE, VARIES.
414 VISION GLASS - PACIFICA + SOLARBAN60 (3) CLEAR.
415 SPANDREL PANEL - BENJAMIN MOORE, NIAGARA FALLS/1657.
416 ALUMINUM FIN/CORIAN FIN ATTACHED TO MULLION. CUSTOM COLOUR ACM - TO MATCH CORPORATE BRANDING COLOURS.
417 MATTE CHARCOAL MULLIONS.
418 ACM PANELS.

KEY PLAN



NOT TO SCALE

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EXTERIOR ELEVATIONS

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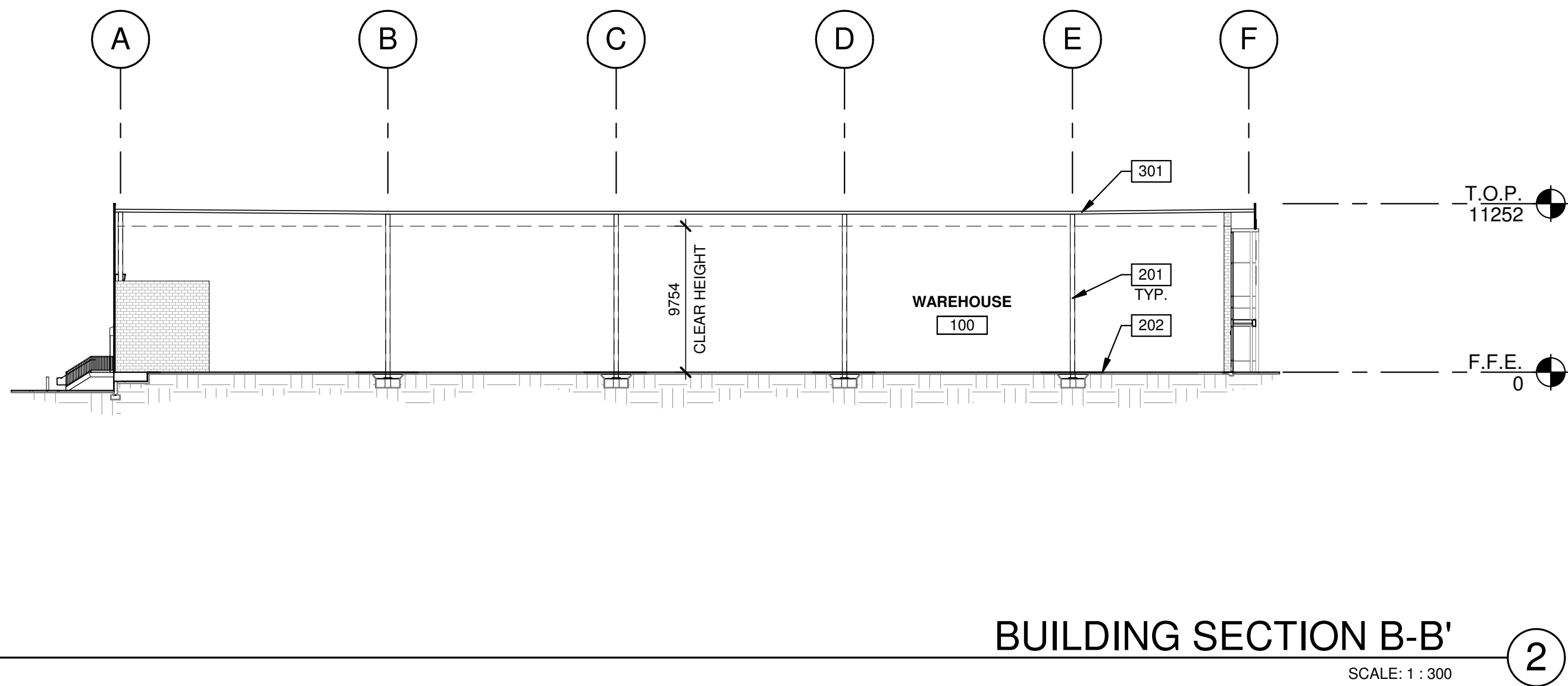
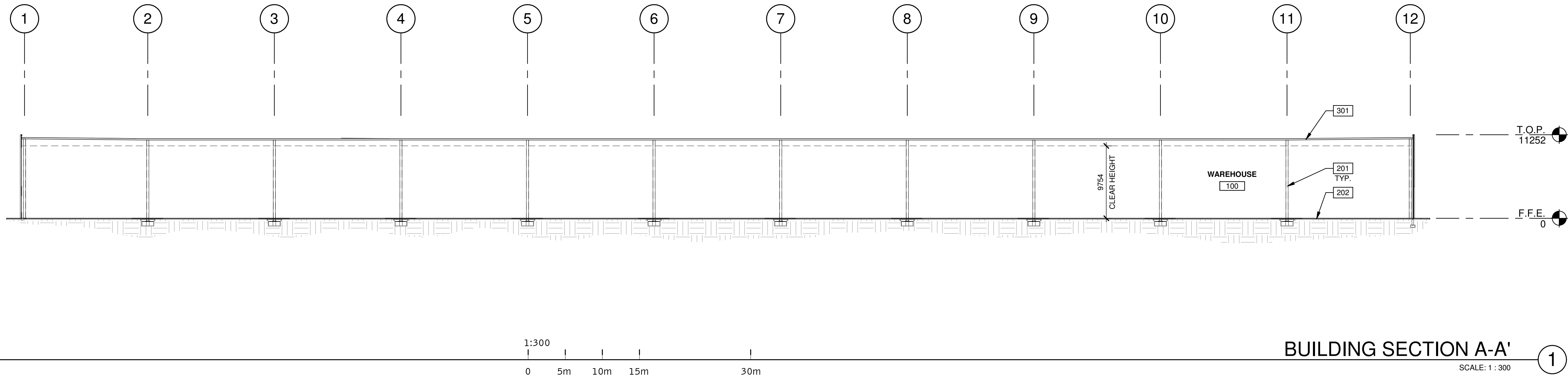
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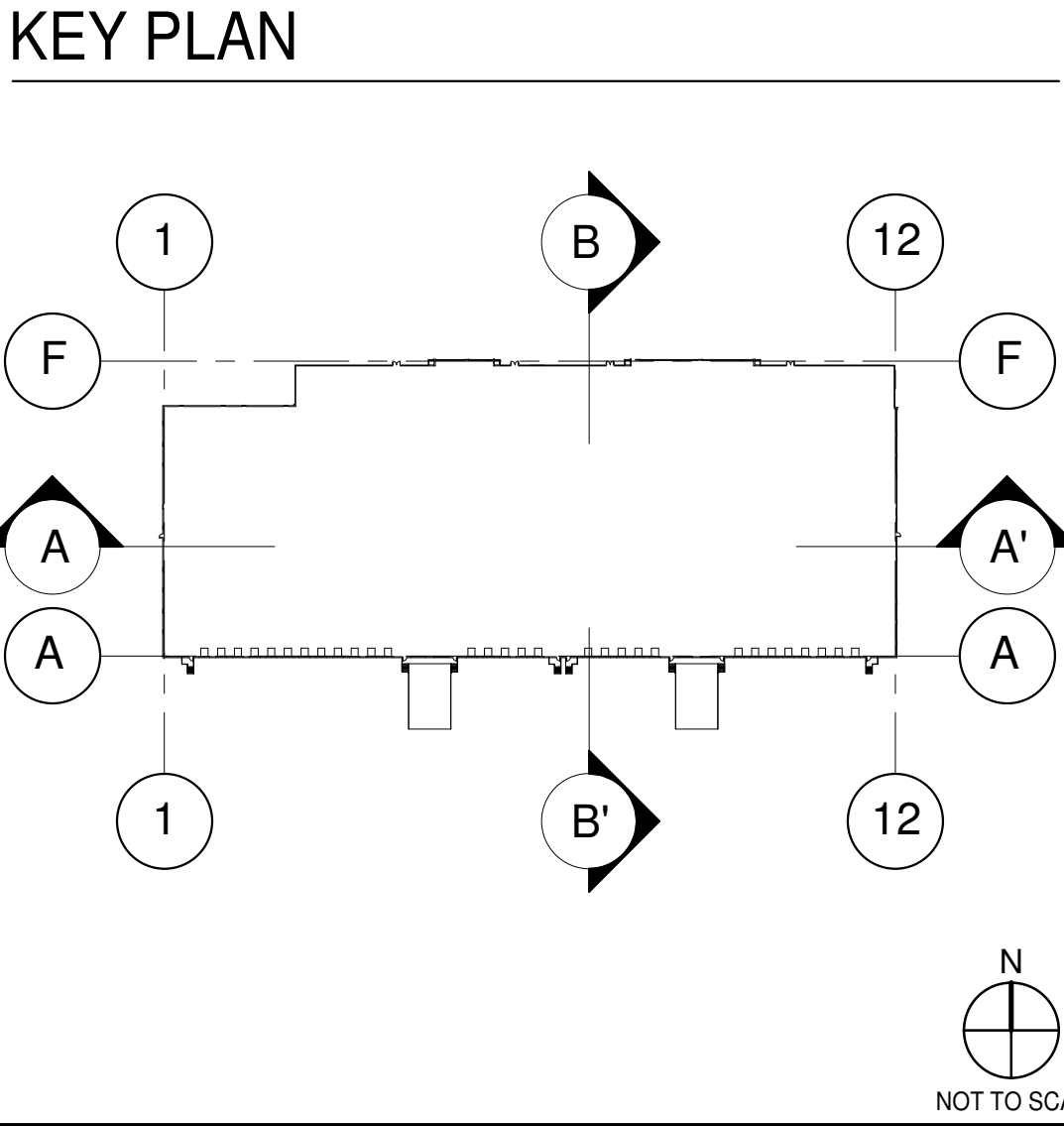
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A4.1

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- KEYNOTES**
- 201 STRUCTURAL STEEL COLUMN.
 - 202 CONCRETE SLAB.
 - 301 SINGLE-PLY ROOFING- MECHANICALLY FASTENED & REINFORCED.



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BUILDING SECTIONS		REMARKS
DATE	ISSUED FOR SPA	
2020-08-04		

PA/PM:	C. ROCHA
DRAWN BY:	E.C.
JOB NO.:	TOR20-0049-00

SHEET

A5.0