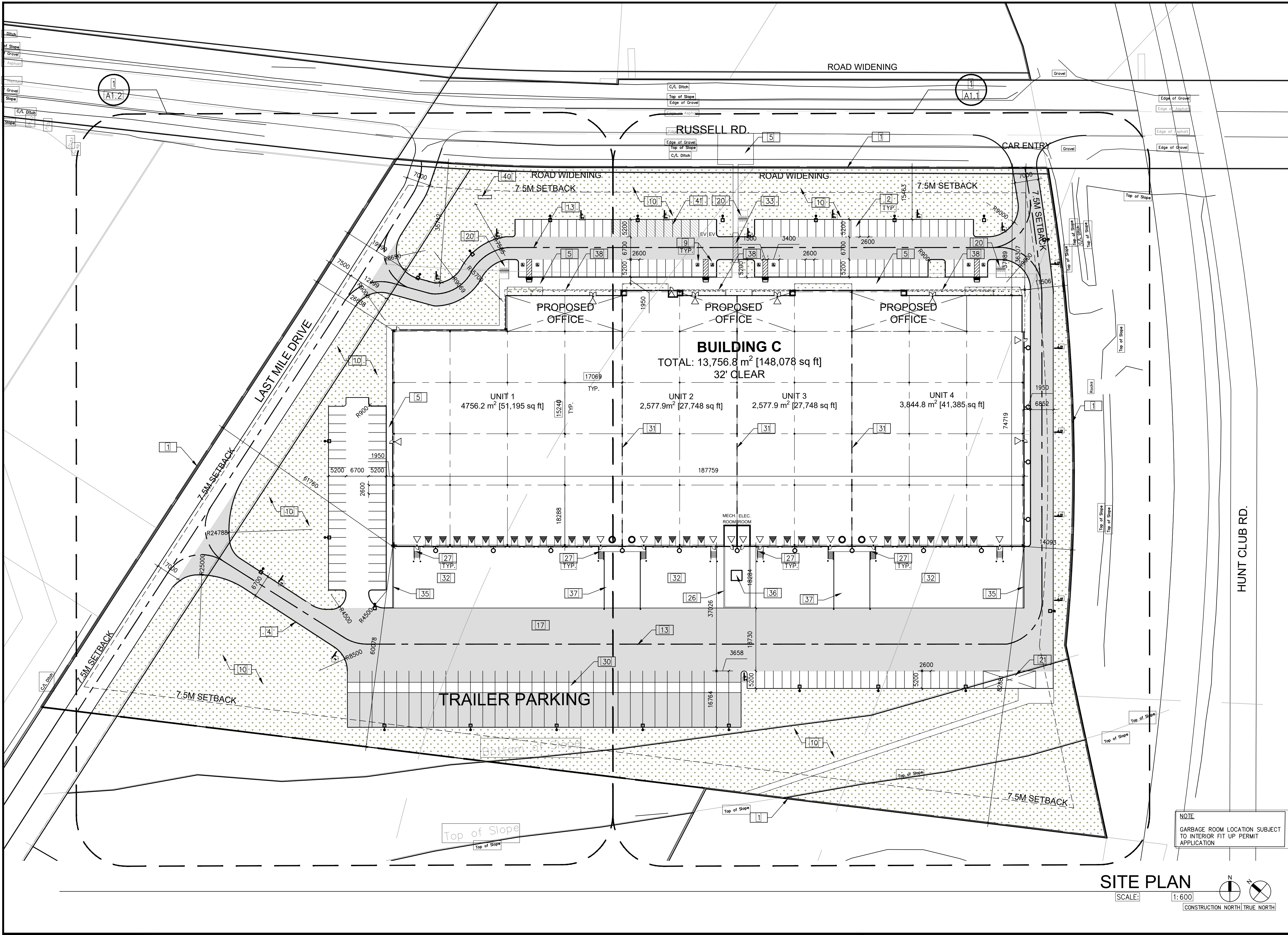
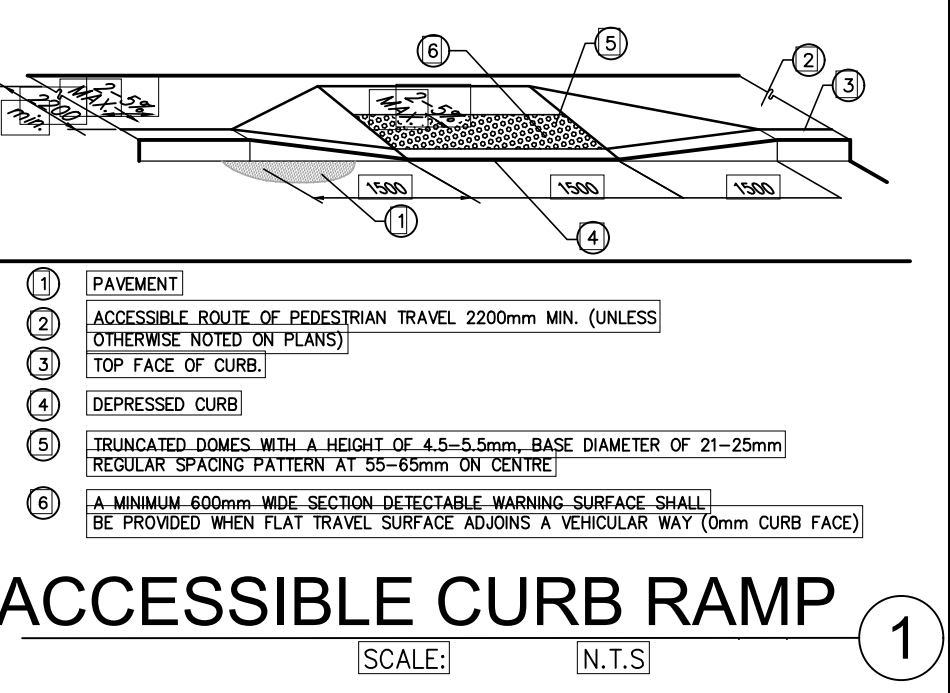




TOR20-0031-00 NATIONAL CAPITAL - OVERALL SITE			
SITE STATISTICS			
ZONING		I/HI/AG	
GROSS SITE AREA		517,825 SF	
Zone Permitted Use (OTTAWA ZONING BY-LAW NO. 2008-250)			
Proposed Use		Industrial	
Regulations (Part 11: Industrial Zones)			
	Proposed	Required	
Min. Front Yard Building Setback (m)	7.5 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	



ACCESSIBLE CURB RAMP
SCALE: N.T.S.

SITE PLAN NOTES

- [1] PROPERTY LINE

[2] 2600x5200mm PARKING STALL, PAINTED PARKING STRIPING PER CITY OF OTTAWA ZONING BY-LAW NO. 2008-250

[3] PRINCIPLE ENTRY – TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT

[4] 1500mm WIDE CURB TYPICAL

[5] 1500mm MIN. WIDE SIDEWALK TYPICAL U.N.O

[6] FIRE DEPARTMENT/SIAMESE CONNECTION

[7] ENTRY PLAZA – SEE LANDSCAPE DRAWINGS

[8] GALVANIZED BICYCLE RACKS REFER TO LANDSCAPING DRAWINGS

[9] 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.

[10] LANDSCAPE AREA – SEE LANDSCAPE DRAWINGS

[11] GUARDRAIL SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm. – SEE CIVIL DRAWINGS
- [12] 12.0x3.5m TRUCK LOADING DOCK, TYPICAL

[13] FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS

[14] PROPOSED LOCATION OF ELECTRICAL RM

[15] ROOF ACCESS STAIR

[16] PROPOSED LOCATION OF MECHANICAL RM

[17] HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRED FIRE TRUCK ACCESS

[18] 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.

[19] PERIMETER FENCE – REFER TO LANDSCAPING DRAWINGS

[20] BICYCLE RACK – SEE LANDSCAPE DRAWINGS

[21] SNOW STORAGE AREA

[22] PROPOSED FIRE HYDRANT

[23] PROPOSED LIGHT POLE. REFER TO ELECTRICAL DRAWINGS

[24] PROPOSED RETAINING WALL – SEE CIVIL DWG.
- [25] TACTILE INDICATOR

[26] CONCRETE PENINSULA – REFER TO CIVIL DRAWINGS

[27] EXTERIOR STEEL STAIRS

[28] EMPLOYMENT AMENITY SPACE – REFER TO LANDSCAPE DRAWINGS

[29] BOLLARDS AT THE END OF STAIRS WITH PAINTED STRIPES BELOW

[30] CONCRETE DOLLY PAD

[31] FUTURE TENANT DEMISING WALL. SUBJECT TO TENANT FIT UP

[32] CONCRETE APRON

[33] PAINTED LINES PEDESTRIAN CROSSING

[34] STEEL BOLLARD

[35] RETAINING WALL

[36] HV PADMOUNT TRANSFORMER

[37] CONCRETE RAMP

[38] CANOPY PROJECTION

[39] ALUMINUM FINIS

[40] PYLON SIGNAGE

[41] 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

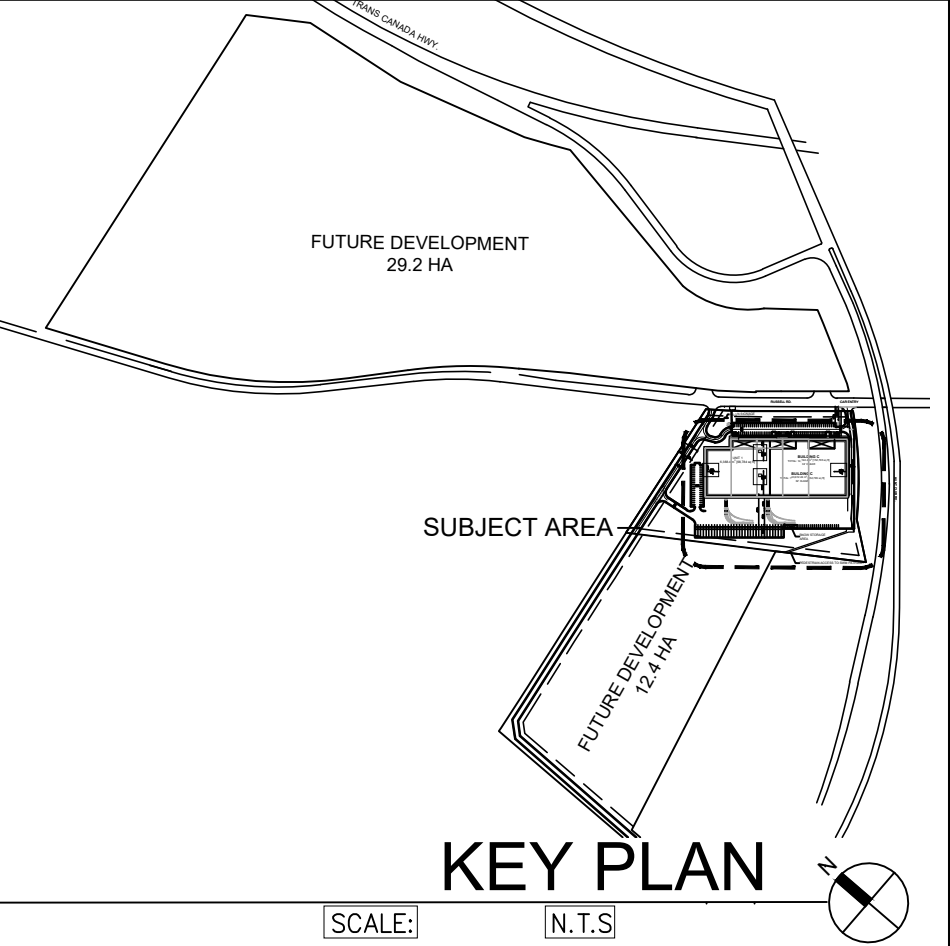
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DOCK HIGH TRUCK DOOR

GRADE LEVEL TRUCK DOOR



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OTTAWA, ONTARIO

OVERALL SITE PLAN

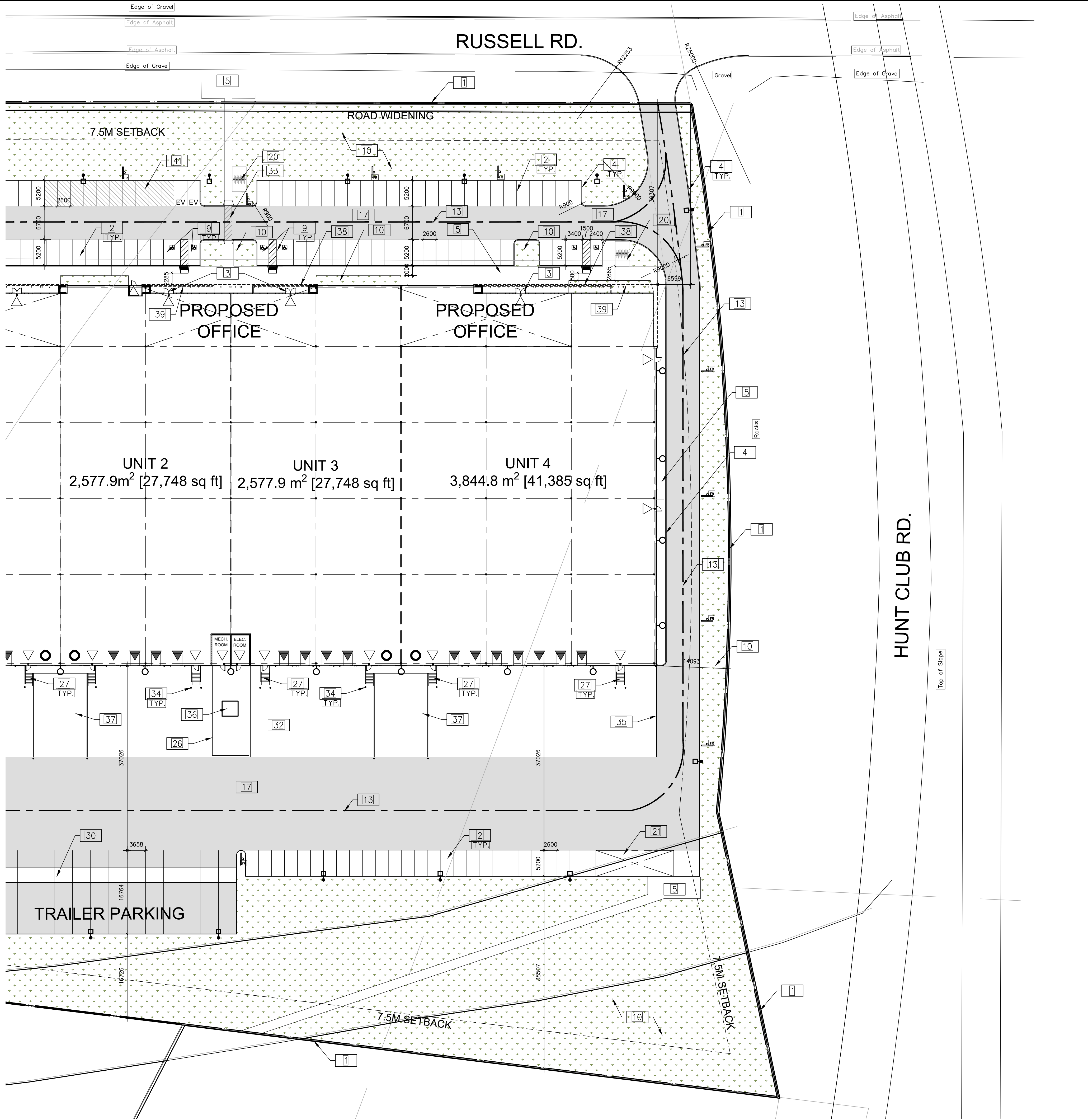
DATE	ISSUED FOR	REMARKS
2020-08-05	ISSUED FOR SPA	

OVERALL SITE PLAN

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

A1.0

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- GRADE LEVEL TRUCK DOOR

PARTIAL SITE PLAN

SCALE: 1:400
1
CONSTRUCTION NORTH TRUE NORTH

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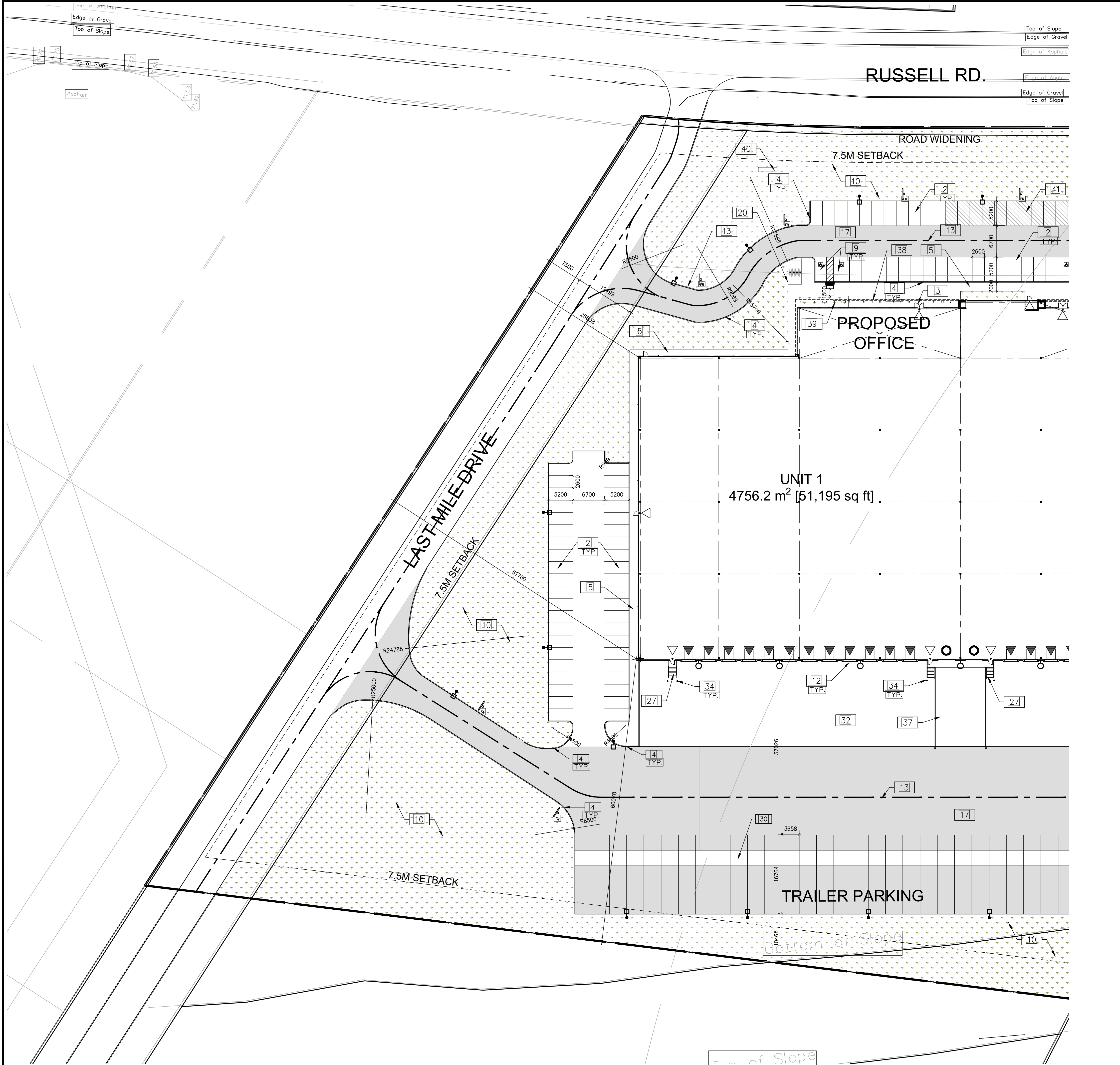
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PA / PM:	AS/LN
DRAWN BY:	JT
JOB NO.:	TOR20-0019-00

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- | | |
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