

**TOR21-0007-00 NATIONAL CAPITAL - BUILDING D**

**SITE STATISTICS**

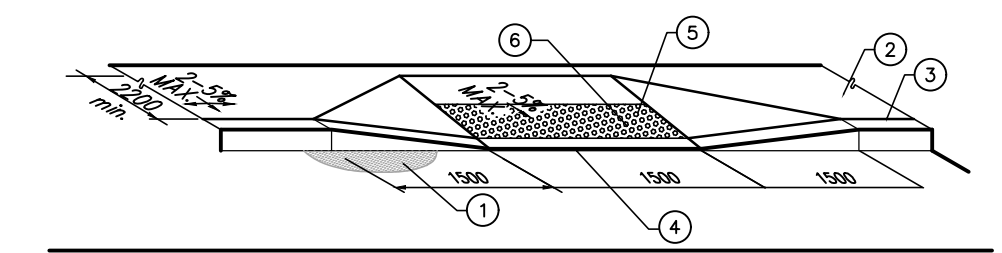
ZONING	IH	
GROSS SITE AREA	61,147.00m <sup>2</sup>	
<b>Zone Permitted Use (OTTAWA ZONING BY-LAW NO. 2008-250)</b>		
Proposed Use	Warehouse	
Regulations (Part 11: Industrial Zones)		
	<b>Proposed</b>	<b>Required</b>
Min. Front Yard Building Setback (m)	27.1 m	7.5 m
Min. Corner Side Yard Building Set back (m)	14.8 m	7.5 m
Min. Interior Side Yard Building Set back (m)	44.4 m	7.5 m
Min. Rear Yard Building Setback (m)	62.3 m	7.5 m
Min. Landscape Front Yard Setback (m)	> 3 m	3 m
Min. Landscape Side Yard Setback (m) (Abuts an E Zone)	> 3 m	3 m
Min. Landscape Rear Yard Setback (m) (Abuts an E Zone)	> 3 m	3 m
Min. Corner Side Yard Setback	> 3 m	3 m
Max. Floor Space Index	0.30	2
Max. Building Height	11.4 m	22 m

**BUILDING FLOOR AREA**

Warehouse Area	17,543.00m <sup>2</sup>
Office Area	1,280.00m <sup>2</sup>
<b>TOTAL BUILDING GFA</b>	<b>18,823.00m<sup>2</sup></b>

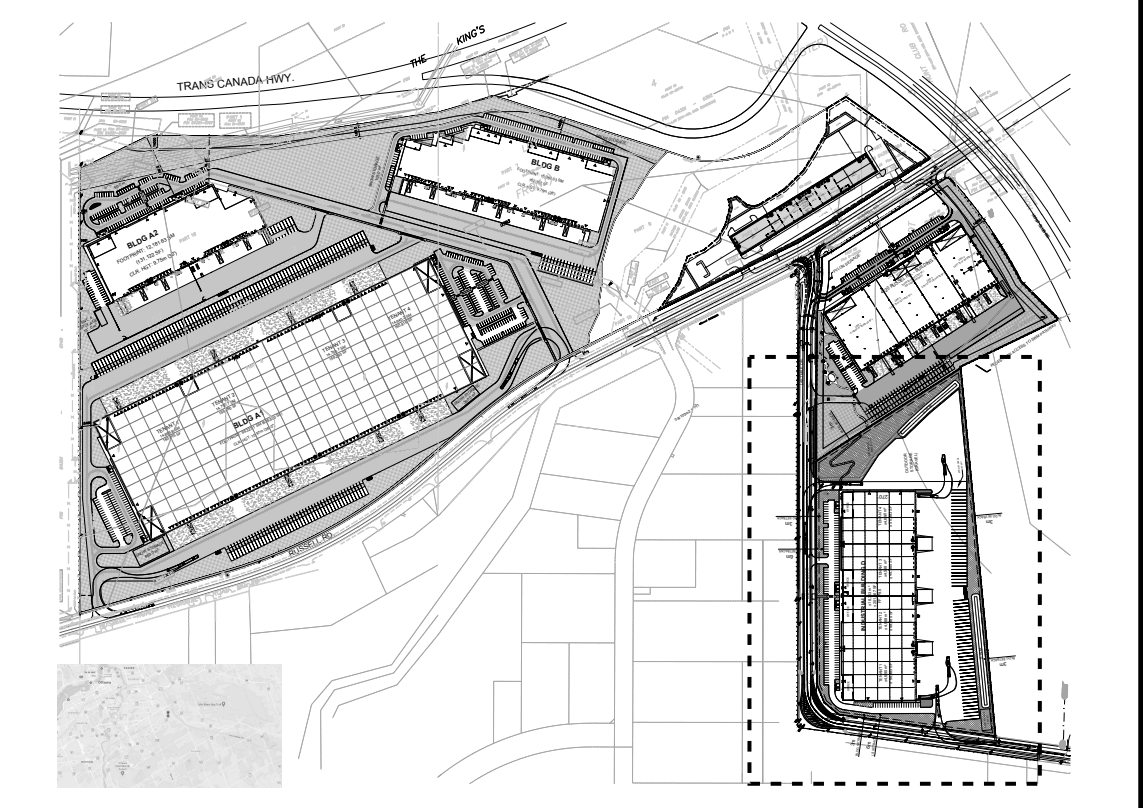
**PARKING REQUIREMENT**

	PROPOSED	REQUIRED
Warehouse GFA @ 0.8 Spaces per 100m <sup>2</sup> , first 5000m <sup>2</sup>	150	96
Warehouse GFA @ 0.4 Spaces per 100m <sup>2</sup> , above 5000m <sup>2</sup>	150	96
<b>Total No. of Parking Spaces</b>	<b>150</b>	<b>96</b>
Barrier Free Parking Spaces	8	6
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 2000m <sup>2</sup> , Office 1 per 250m <sup>2</sup> )	14	14
Loading Space Dimensions	3.5m X 9.0m	
Oversized Loading Space Dimensions	4.3m X 13.0m	
No. of Loading Spaces	16	2
No. of Oversized Loading Spaces	4	2
Trailer Parking	65	
<b>DOCK STATISTICS</b>	Proposed	
DOCK-HIGH DOORS	16	
OVER-HEAD DOORS	4	



- 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 ADJACENT TO A VEHICULAR WAY (0mm CURB FACE)

**ACCESSIBLE CURB RAMP**  
SCALE: N.T.S.



**KEY PLAN**  
SCALE: N.T.S.

**LEGAL DESCRIPTION:**  
PART OF SURVEY OF  
PART OF LOT 5  
CONCESSION 6 (Rideau Front)  
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)  
TOWN OF OTTAWA

**SITE SURVEY INFORMATION:**  
INFORMATION ON THIS PLAN WAS  
TAKEN FROM THE SURVEY PLAN  
PREPARED BY ANNIS, O'SULLIVAN,  
VOLLBECK & LTD DATED 2022-06-08

- NOTES**
- ALL PROJECT GLAZING TO INCLUDE WHITE CERAMIC FRITTING IN A 5mm DOT PATTERN, SPACED 50mm IN ALL DIRECTIONS IN COMPLIANCE WITH BIRD SAFE DESIGN GUIDELINES.
  - GARBAGE ROOM LOCATION SUBJECT TO INTERIOR FIT UP PERMIT APPLICATION.
  - EXCESS SNOW TO BE REMOVED FROM SITE.
  - LIGHT-COLOURED ROOF MEMBRANE TO BE USED.

**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
- SIDEWALK - SEE LANDSCAPE DWGS FOR CONSTRUCTION DETAILS
- FIRE DEPARTMENT/SIAMSE CONNECTION
- PROPOSED BUS STOP LOCATION
- PROJECT LIMIT LINE
- 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. REFER TO CIVIL DRAWINGS FOR EXTENT AND DETAILS.
- 12.0mX3.5m TRUCK LOADING SPACE (TYP.)
- FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS (---)

- PROPOSED LOCATION OF ELECTRICAL RM
- GALVANIZED STEEL GUARDRAIL WITH HANDRAIL,
- PROPOSED LOCATION OF MECHANICAL RM
- SHADED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE OR TRACTOR TRUCK ACCESS.
- BUILDING EXPANSION JOINT
- EMPLOYEE AMENITY SPACE
- GALV. BICYCLE RACKS - SEE LANDSCAPE DRAWINGS
- SNOW STORAGE AREA
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE. REFER TO ELECTRICAL DRAWINGS
- FIRE ROUTE SIGNAGE PER CITY OF OTTAWA STANDARDS. REFER TO FIRE ROUTE BY-LAW NO. 2003-499 FOR SIGN REQUIREMENTS. SIGNS TO BE SPACED NO MORE THAN 25m APART
- TACTILE WALKING SURFACE INDICATOR STRIP
- CONCRETE PENINSULA - REFER TO CIVIL DRAWINGS
- EXTERIOR GALV. STEEL STAIRS W/ TUBE STEEL GUARDRAIL, ON CONC. PAD, TYP.
- EMPLOYMENT AMENITY SPACE - REFER TO LANDSCAPE DRAWINGS
- TRUCK TRAILER PARKING
- 13mX4.3m OVERSIZED TRUCK LOADING SPACE

- FUTURE TENANT DEMISING WALL. SUBJECT TO TENANT FIT UP
- CONCRETE APRON
- PAINTED LINES PEDESTRIAN CROSSING
- STEEL BOLLARD
- PROPOSED RETAINING WALL - REFER TO CIVIL DRAWINGS
- UTILITY PENINSULA INCLUDING PADMOUNT TRANSFORMER, GENERATOR, AND GAS STATIONS
- ASPHALT RAMP BOUNDED BY RETAINING WALLS WITH GUARDRAILS WHERE GRADE CHANGE IS MORE THAN 600mm - REFER TO CIVIL DWGS
- DIMENSION FROM FIRE DEPARTMENT CONNECTION TO HYDRANT.
- RESERVED
- PYLON SIGNAGE
- EV PARKING STALLS (2 PROPOSED; 7 FUTURE)
- RESERVED
- ASPHALT PAD
- IN GROUND EARTH-BIN GARBAGE RECEPTACLES WITH VEGETATION SCREENING
- TRUCK LOADING DOCK (TYP.)
- RESERVED
- STANDARD BARRIER CURB WITH CONC PAD UNDER STAIRS.

**SITE LEGEND**

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- NEW RIVER STONE AREA (HATCHED)
- PAINTED DIAGONAL LINES WHERE INDICATED
- FUTURE EV PARKING STALLS
- PROPERTY LINE
- SITE BOUNDARY LINE
- GAS METER LOCATION.
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT
- LIGHT POLE
- WALL MOUNTED LIGHT
- MH DENOTES MANHOLE
- PROPOSED CATCHBASIN
- TACTILE INDICATORS AT DEPRESSED CURB
- BICYCLE RACK (1800 x 600 PER BIKE)
- MAN DOOR
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE ROUTE SIGNS
- PYLON SIGNAGE
- CONCRETE SIDEWALK
- ASPHALT PATHWAY
- STONE DUST PATHWAY

**SITE PLAN**  
SCALE: 1:1000  
CONSTRUCTION NORTH TRUE NORTH

**NATIONAL CAPITAL  
BUSINESS PARK - SITE 2  
BUILDING D**

1100 LAST MILE DR.  
OTTAWA, ONTARIO, CANADA

PLAN #18839

**SITE PLAN**

DATE	ISSUED FOR	REMARKS
2022-12-23		

PAVPM: H. WERNER/J. HOLLAND  
 DRAWN BY: TOR21-0035-02  
 JOB NO.: TOR21-0035-02

**SHEET**

**A100**

**WARE MALCOMB**

1420 Blair Towers Place, Suite #104  
GloUCESTER, Ontario, Canada K1J 9L8  
P 343.933.2977

ARCHITECTURE  
PLANNING  
INTERIORS

CIVIL ENGINEERING  
BRANDING  
BUILDING MEASUREMENT



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