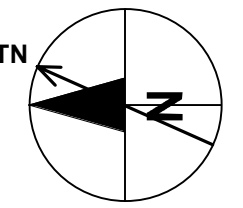


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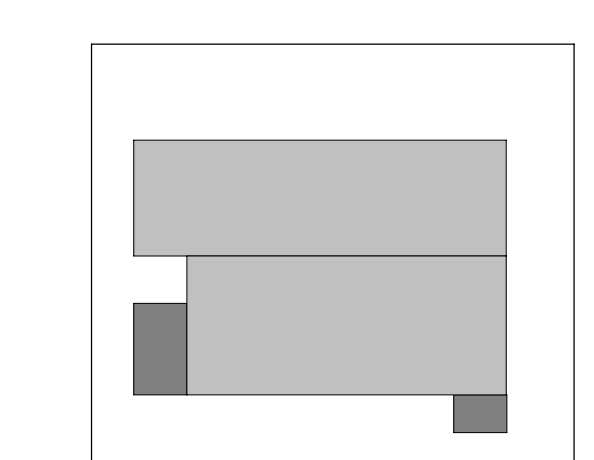
REGISTRATION



ISSUE/REVISION

NO.	DATE	DESCRIPTION
5	2023-02-02	REISSUED FOR SPA
4	2022-11-23	ISSUED FOR BID
3	2022-10-14	LANDLORD REVIEW - BUILDING PERMIT
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1	2022-09-08	ISSUED FOR CLIENT REVIEW
0	2022-08-30	LANDLORD REVIEW - SPA SET
I/R	DATE	DESCRIPTION

KEY PLAN



PROJECT NUMBER

60648725

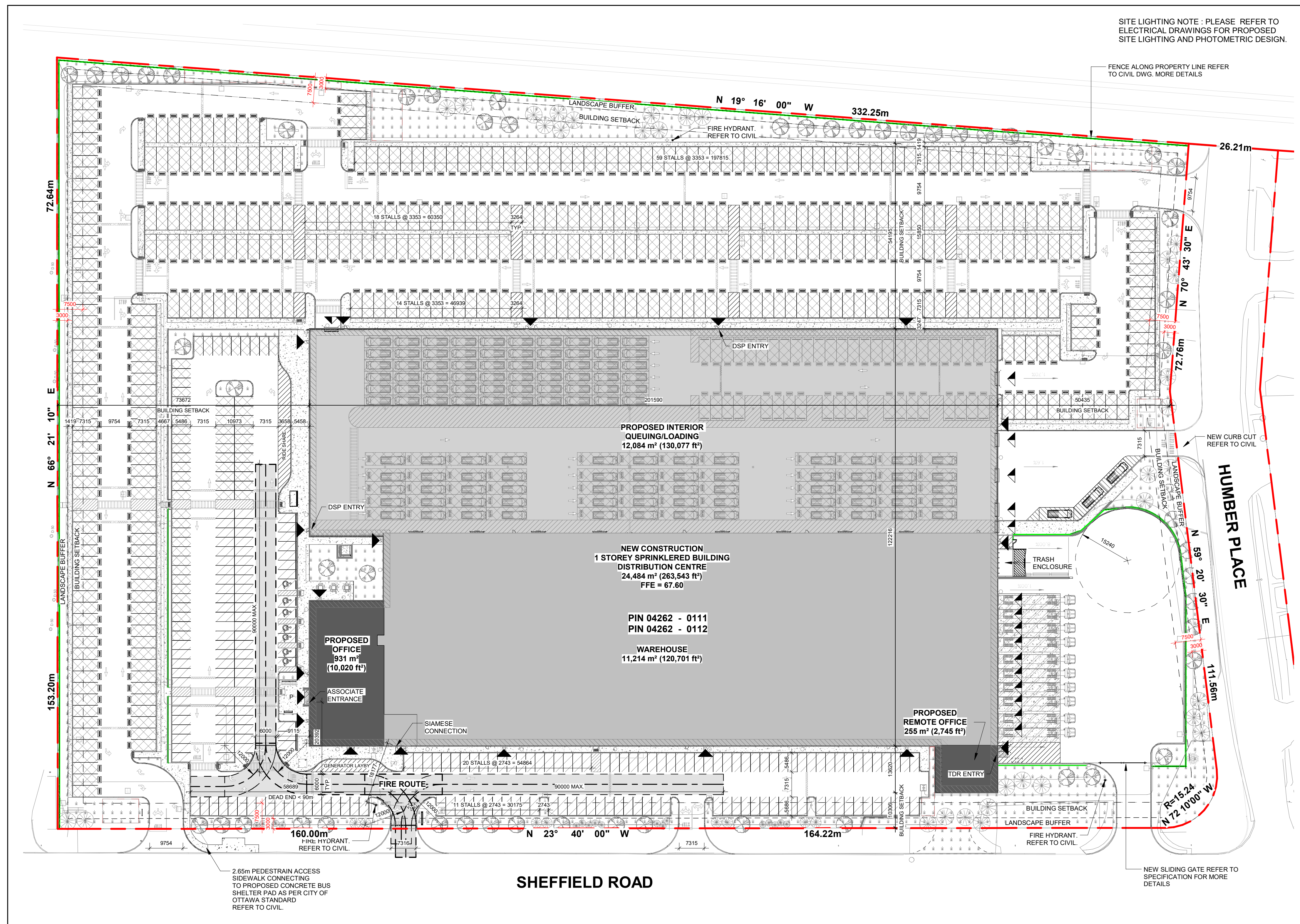
SHEET TITLE

SITE PLAN

SHEET NUMBER

A0.10

PLAN NO: 18547

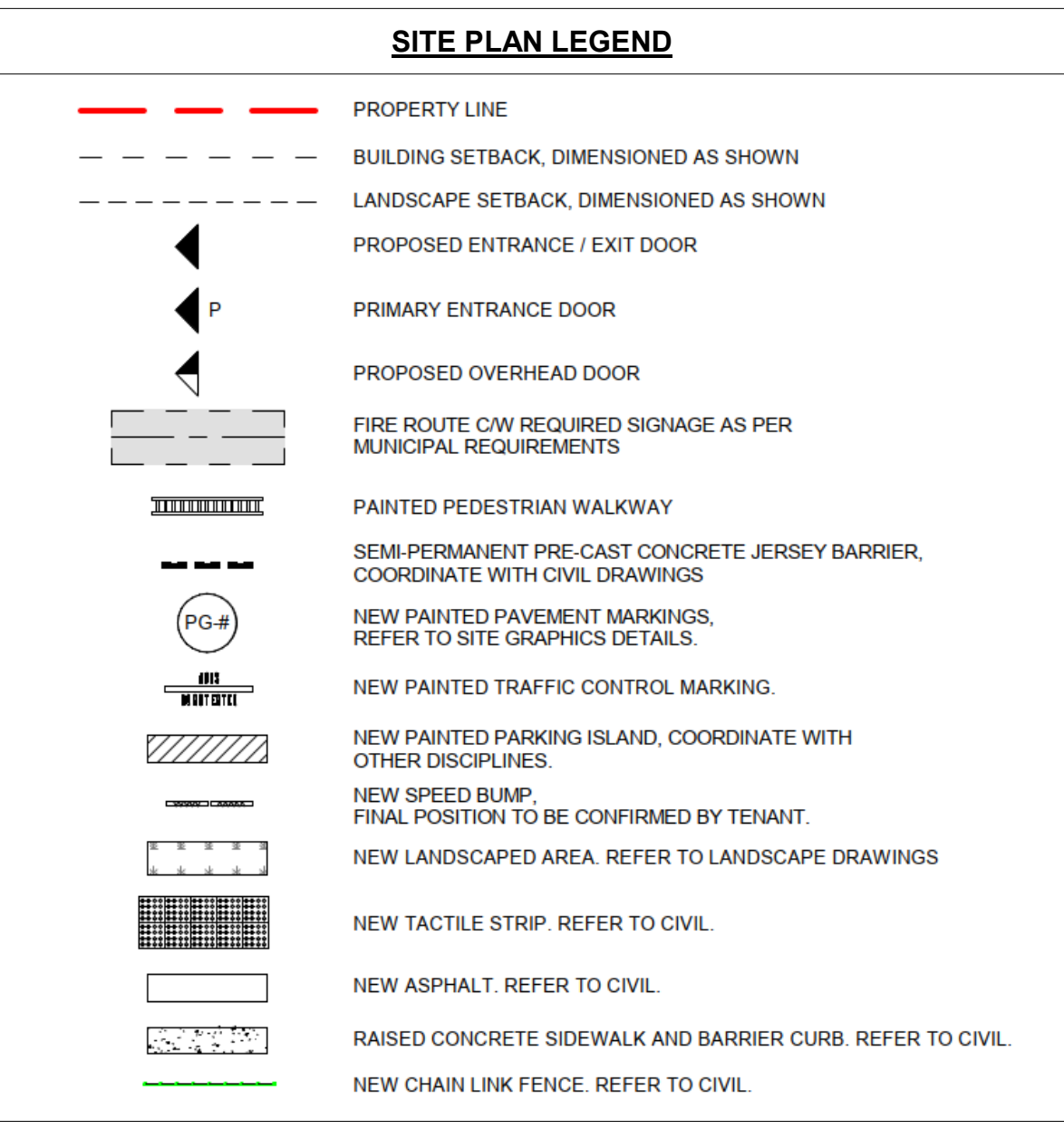


SITE LIGHTING NOTE: PLEASE REFER TO ELECTRICAL DRAWINGS FOR PROPOSED SITE LIGHTING AND PHOTOMETRIC DESIGN.

FENCE ALONG PROPERTY LINE REFER TO CIVIL DWG. MORE DETAILS

HUMBER PLACE

SHEFFIELD ROAD

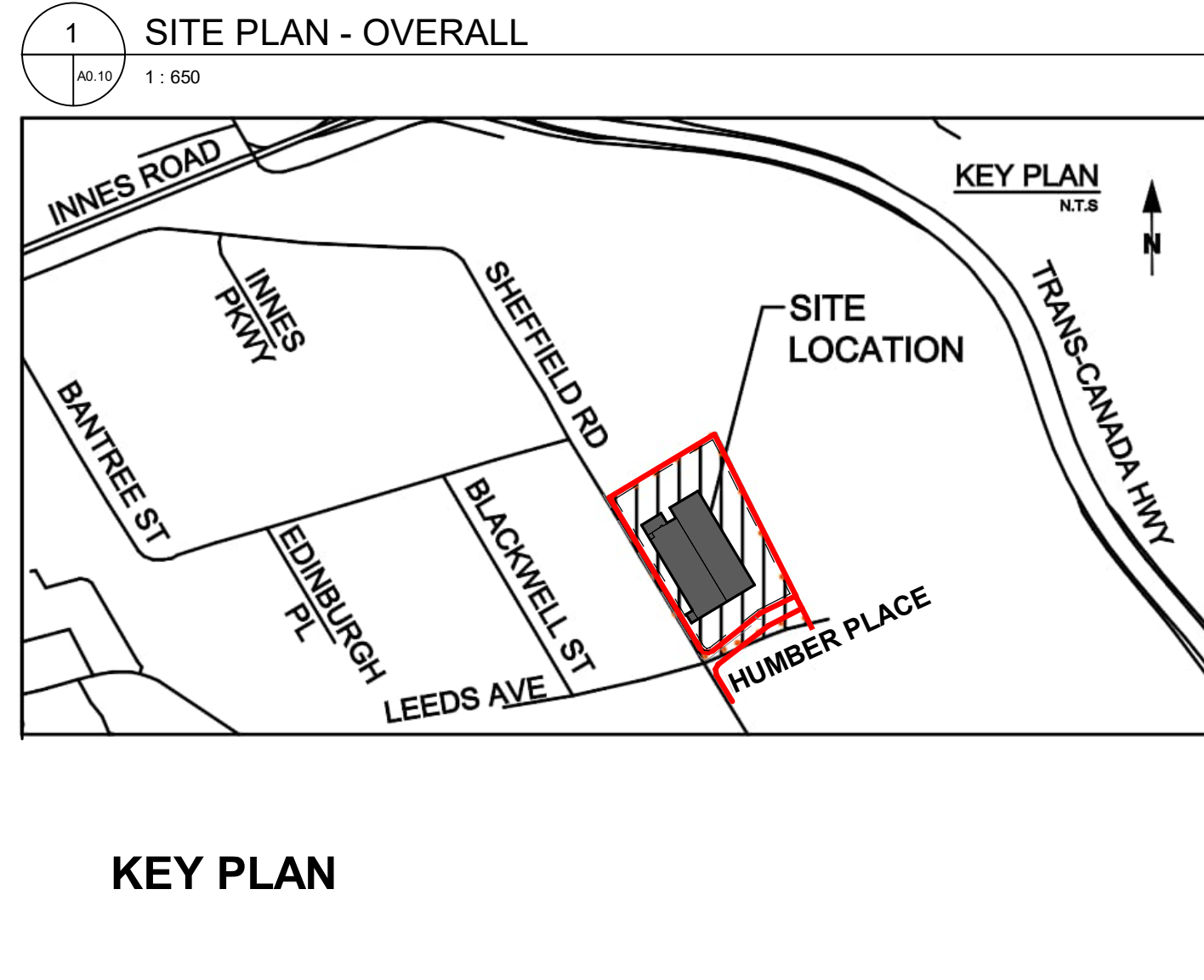


PROPERTY BOUNDARIES
 PROPERTY BOUNDARY INFORMATION SHOWN HEREIN IS DERIVED FROM GIS, FIELD OBSERVATIONS AND CITY OF OTTAWA'S REGISTERED PLANS 783 DATED NOV 18, 2022. ALL DIMENSIONS ARE APPROXIMATE. THIS DOCUMENT IN ITSELF CAN NOT BE USED TO ESTABLISH PROPERTY LIMITS.

- LINE PAINTING GENERAL NOTES**
- PARKING STALL, QUEUING STALL, AND LOADING STALL LINES SHALL BE IDENTIFIED WITH 102 MM (4") WIDE WHITE PAINTED LINE.
 - BARRIER FREE ACCESSIBLE PARKING STALLS SHALL BE IDENTIFIED WITH APPROPRIATE SYMBOL DESIGNATION AND IN ACCORDANCE WITH THE OWNER REQUIREMENTS AND AUTHORITIES HAVING JURISDICTION.
 - REFER TO SITE SIGNAGE AND SITE GRAPHIC DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS FOR PAVEMENT GRAPHIC AND PEDESTRIAN CROSS WALKS.
 - PAINTED ISLAND STALLS AND CURBED ISLANDS TO BE UTILIZED AS SNOW STORAGE LOCATIONS.

SITE DATA TABLE - ZONED IH (HEAVY INDUSTRIAL)

	REQUIRED BY ZONING	PROPOSED
BUILDING HEIGHT	22.0m MAX.	13.88m
FLOOR SPACE INDEX (GFA / SITE AREA)	MAX. OF 2	0.35
BUILDING SETBACKS FRONT & CORNER YARD	7.5m MIN.	10.3m
BUILDING SETBACKS SIDE YARD	7.5m MIN.	50.4m
BUILDING SETBACKS REAR YARD	7.5m MIN.	54.19m
LANDSCAPE BUFFER STRIP	3.0m MIN.	3.0m
OUTSIDE STORAGE	'STORAGE YARD' PERMITS THE STORAGE OF VEHICLES	VAN PARKING ONLY
GROSS FLOOR AREA (GFA) INCLUDING MEZZANINE SPACE	---	24,484 m²
LOT AREA	4,000 m² MIN.	EXISTING TO REMAIN (70,635 m²)
TOTAL PARKING SPACES REQUIRED	118 STANDARD SPACES 0.8 / 100m² FOR FIRST 5000m² GFA 0.4 / 100m² ABOVE 5000m² GFA	251 STANDARD SPACES 491 (446 + 45) VAN SPACES 742 TOTAL SPACES
TOTAL ACCESSIBLE PARKING SPACES REQUIRED	3 (TYPE A) SPACES MIN. 4 (TYPE B) SPACES MIN.	3 (TYPE A) SPACES 4 (TYPE B) SPACES
LOADING SPACE (MIN. 3.5m x 10m)	MIN. 3 LOADING SPACES	10 LOADING DOORS
BICYCLE PARKING	1/2000 m² GFA = 12.22 TOTAL	17 SPACES
LANDSCAPE AREA	N/A	10.8%
HARD SURFACE AREA	N/A	54.6%

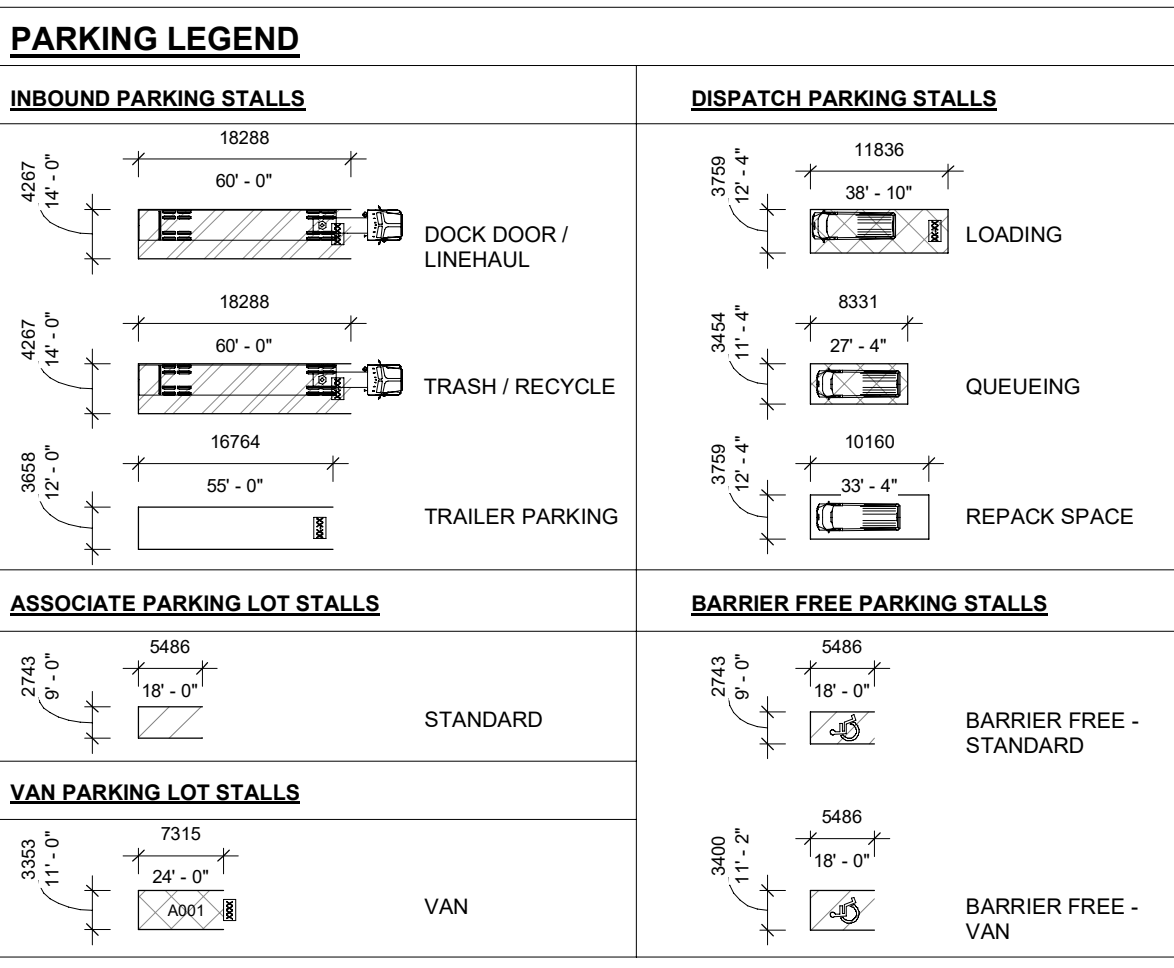


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 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

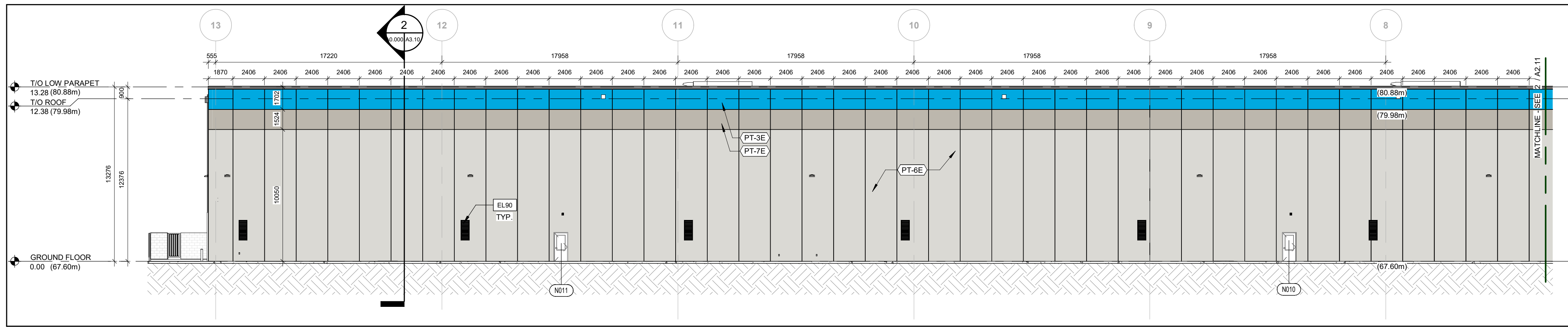
APPROVED
 By Lily Xu at 4:16 pm, Jun 19, 2023

SITE PLAN - PARKING SCHEDULE NEW

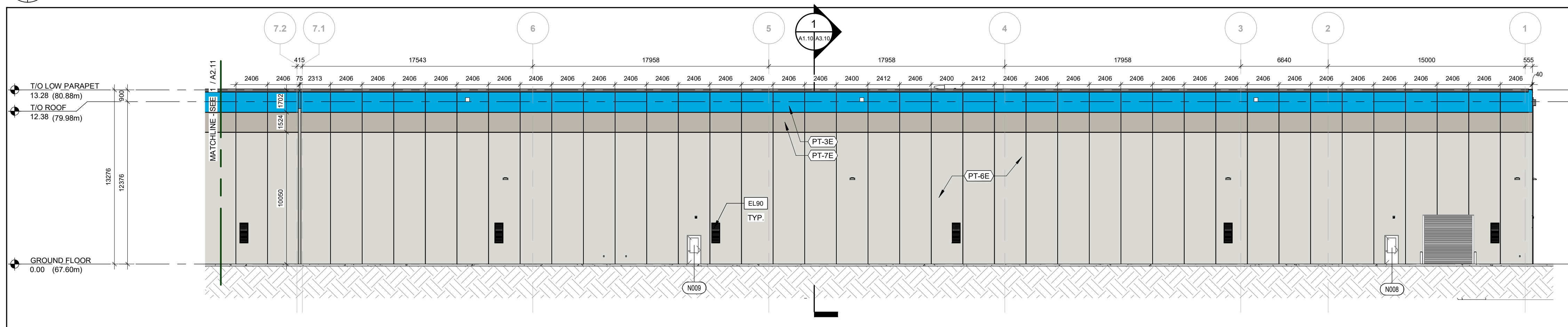
PATTERN	PARKING STALL TYPE	PARKING SPACE USAGE	PROPOSED
EXTERIOR	INDUCT	LINE HAUL LOADING - 17.7m x 3.6m (58'-0" x 12'-0")	10
	STANDARD	STANDARD TYPICAL - 5.6m x 2.7m (18'-4" x 9'-0")	251
	BARRIER-FREE	TYPE A (MIN. 3400mm WIDE)	3
	BARRIER-FREE	TYPE B (MIN. 2400mm WIDE)	4
	VAN	VAN - 8.2m x 3.4m (27'-0" x 11'-0")	446
	REPAKING	STANDARD TYPICAL - 5.6m x 2.7m (18'-4" x 9'-0")	3
EXTERIOR: 717			
INTERIOR	LOADING	VAN LOADING - 11.6m x 3.7m (38'-3" x 12'-3")	60
	STAGING	VAN STAGING - 8.2m x 3.4m (27'-0" x 11'-0")	60
	VAN	VAN - 8.2m x 3.4m (27'-0" x 11'-0")	45
INTERIOR: 165			



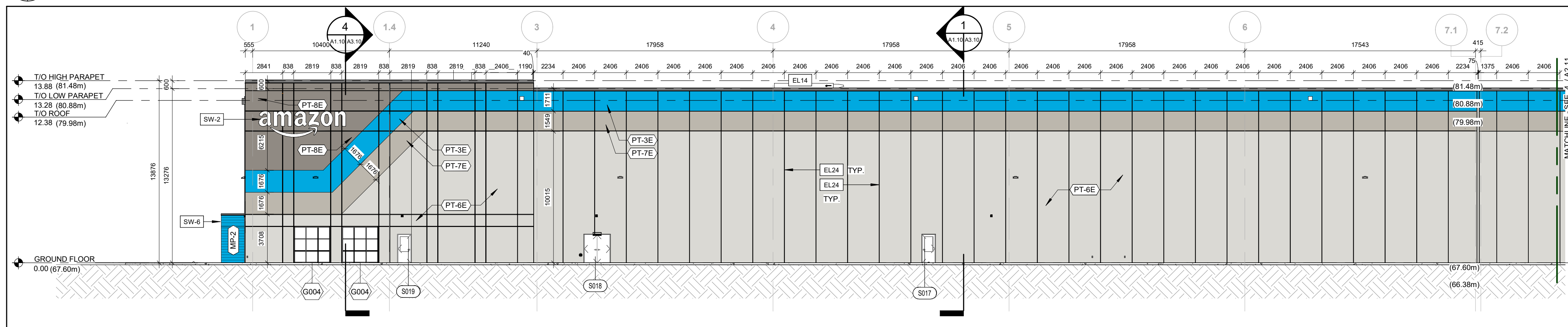
NOT FOR CONSTRUCTION



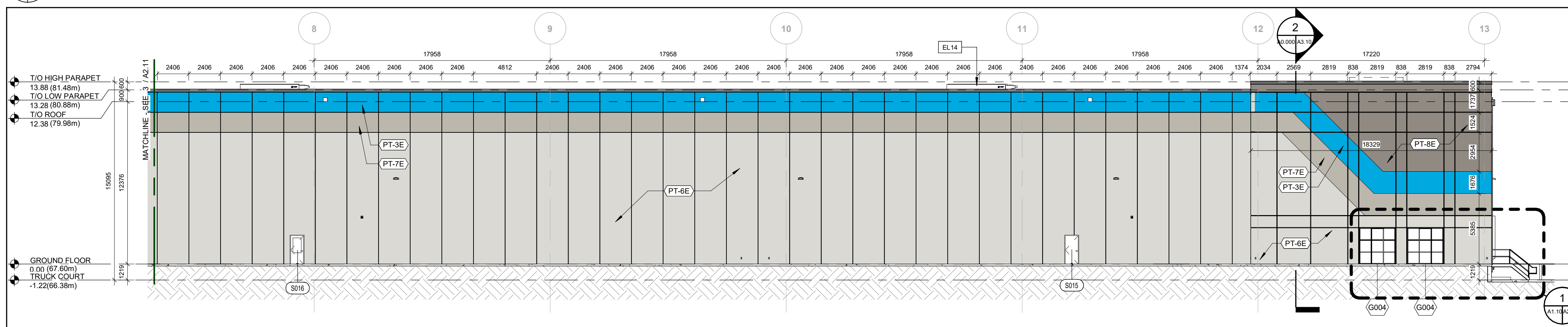
1 PARTIAL EAST ELEVATION 01
A1.10 / A2.11 1:200



2 PARTIAL EAST ELEVATION 02
A1.10 / A2.11 1:200



3 PARTIAL WEST ELEVATION 01 (SHEFFIELD ROAD)
A1.10 / A2.11 1:200



4 PARTIAL WEST ELEVATION 02 (SHEFFIELD ROAD)
A1.10 / A2.11 1:200

EXTERIOR FINISHES

1. ALL EXTERIOR FINISHES ARE SUBJECT TO OWNER APPROVAL PRIOR TO IMPLEMENTATION.
2. REFER TO KEYNOTES AND GENERAL NOTES FOR ADDITIONAL EXTERIOR FINISHES.
3. ALL EXTERIOR METAL SIDING TO BE PREPARED AND PAINTED, AS DIRECTED BY TENANT CONSTRUCTION MANAGER. COLOUR AS DIRECTED BY CONSULTANT. DAMAGED METAL SIDING TO BE REPLACED WITH PROFILE TO MATCH EXISTING, PRIOR TO PAINTING. SITE VERIFY.
4. ALL EXTERIOR EXPOSED CONCRETE BLOCK AND PRECAST CONCRETE PANEL TO BE PREPARED AND PAINTED, COLOUR AS DIRECTED BY CONSULTANT.
5. ALL WINDOW FRAMES TO BE PAINTED, EXCLUDING ALUMINUM STOREFRONT AND CURTAIN WALL SYSTEMS, COLOUR AS DIRECTED BY CONSULTANT.
6. ALL STOREFRONT GLAZING TO BE TEMPERED INSULATED GLAZING TYPE, UNLESS NOTED OTHERWISE.
7. ALL FIXED INSULATED GLAZING SHALL BE CERTIFIED AND LABELED WITH ITS MAX U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENCY LICENSED BY THE NFRC.

KEYNOTE LEGEND

TAG	DESCRIPTION
EL14	ROOF TOP UNIT
EL24	PANEL REVEAL
EL90	LOUVERS REFER TO MECH DRAWINGS FOR MORE INFORMATION
SW-2	TENANT SIGNAGE - TENANT LOGO ILLUMINATED - REFER TO SIGNAGE DRAWING
SW-6	TENANT SIGNAGE - ASSOCIATE ENTRY SIGN - REFER TO SIGNAGE DRAWING

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APPROVED
By Lily Xu at 4:17 pm, Jun 19, 2023

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ELEVATION LEGEND:

NOTE:
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MARK	DESCRIPTION	REMARKS
EXISTING GRADE		
EXTERIOR COLOUR LEGEND		
EXTERIOR PAINT / TEXTURED ACRYLIC COATING (CONCRETE WALL PANELS)		
[Pattern]	ANODIZED ALUMINUM STOREFRONT SYSTEM	
PT-3E	AMAZON PRIME BLUE, TO MATCH PANTONE 2995C	TEXTURED EXPOSED CONCRETE PANEL SYSTEM EXTERIOR FIELD COLOUR
PT-6E	SW 7646 FIRST STAR	TEXTURED EXPOSED CONCRETE PANEL SYSTEM EXTERIOR FIELD COLOUR
PT-7E	SW 7016 MINDFUL GRAY	TEXTURED EXPOSED CONCRETE PANEL SYSTEM EXTERIOR FIELD COLOUR
PT-8E	SW 7018 DOVE TAIL	TEXTURED EXPOSED CONCRETE PANEL SYSTEM EXTERIOR FIELD COLOUR
PT-4E	MANU. STANDARD "BRIGHT WHITE"	TEXTURED EXPOSED CONCRETE PANEL SYSTEM EXTERIOR FIELD COLOUR
PT-5E	OSHA CAUTION YELLOW/ BLACK DIAGONAL STRIPES	COLUMN BASE AND COLUMN PROTECTION
MP-1	ALUMINUM SIDING, TITANIUM 35	EXTERIOR ACCENT COLOUR
MP-2	ALUMINUM SIDING, AMAZON PRIME BLUE, TO MATCH PANTONE 2995C	EXTERIOR ACCENT COLOUR

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PROJECT NUMBER

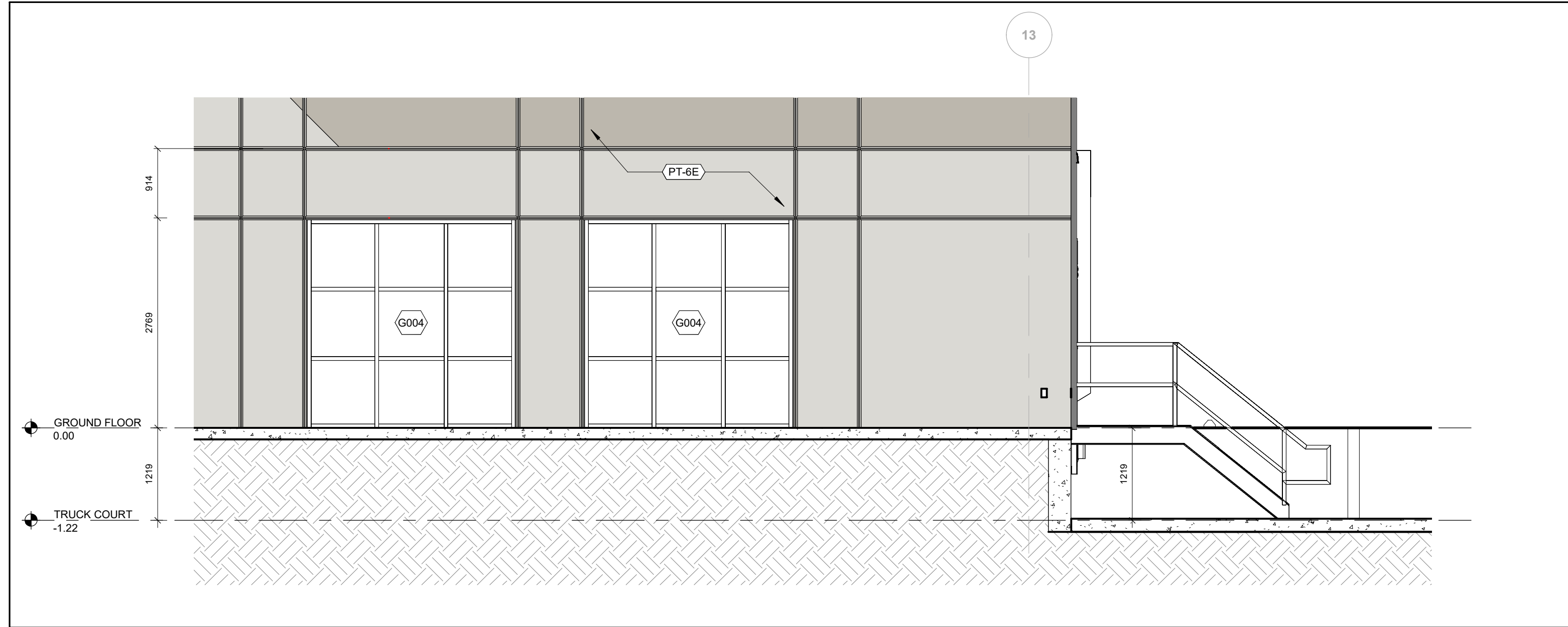
60648725

SHEET TITLE

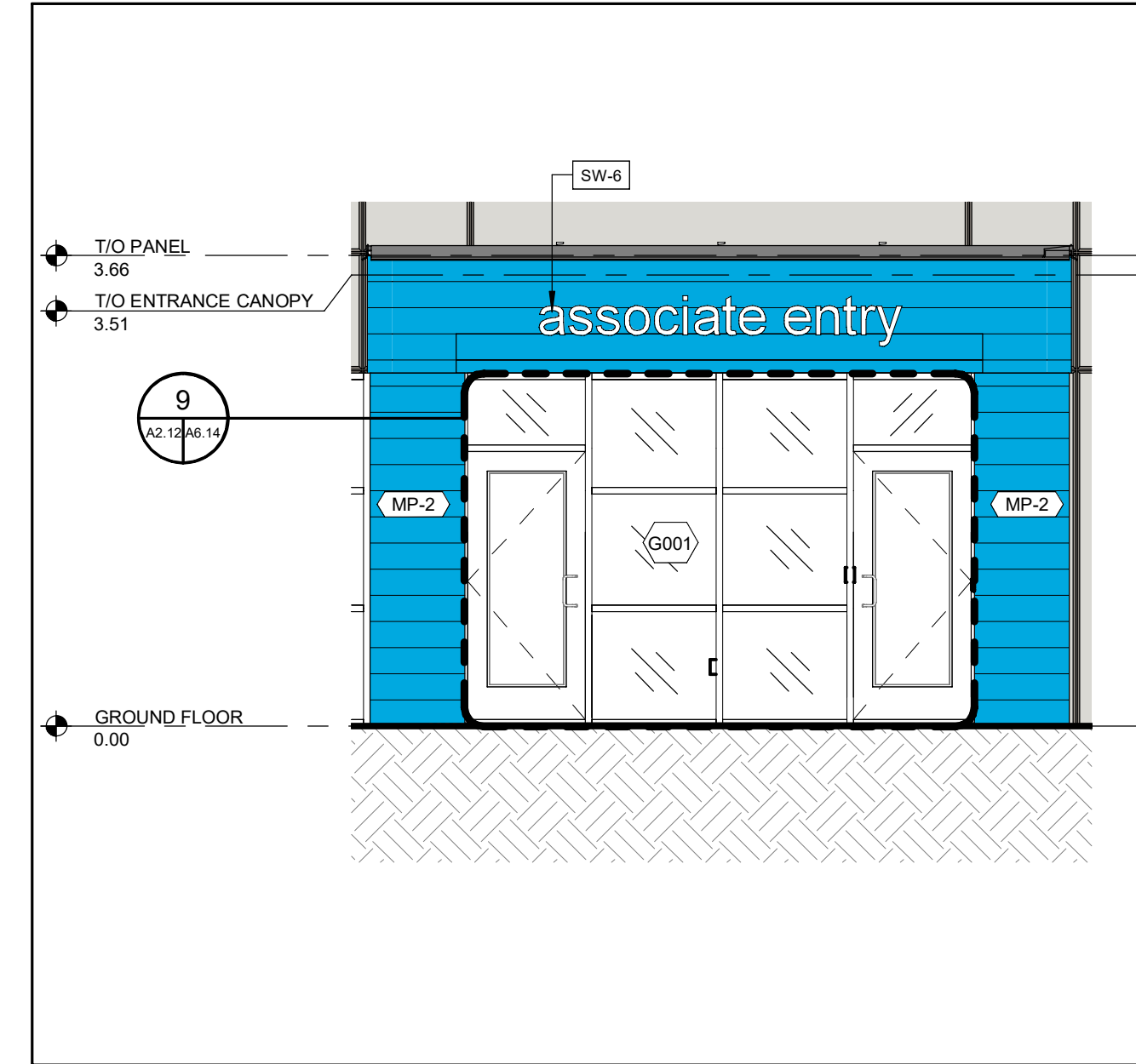
BUILDING ELEVATIONS

SHEET NUMBER

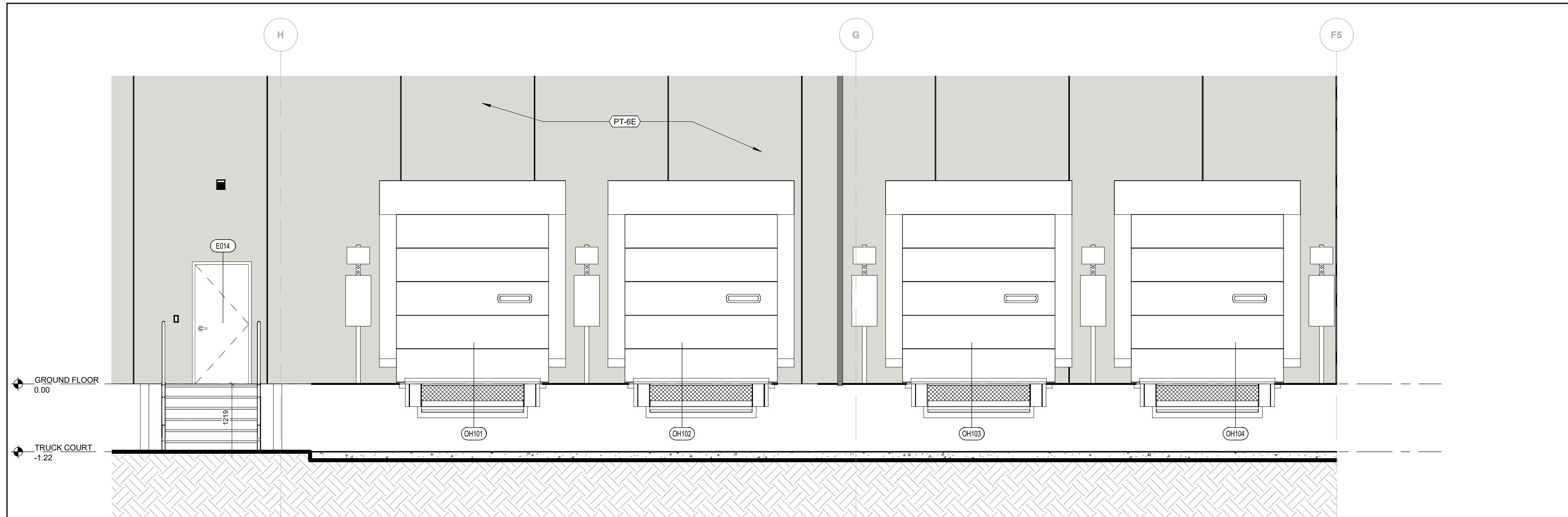
A2.11



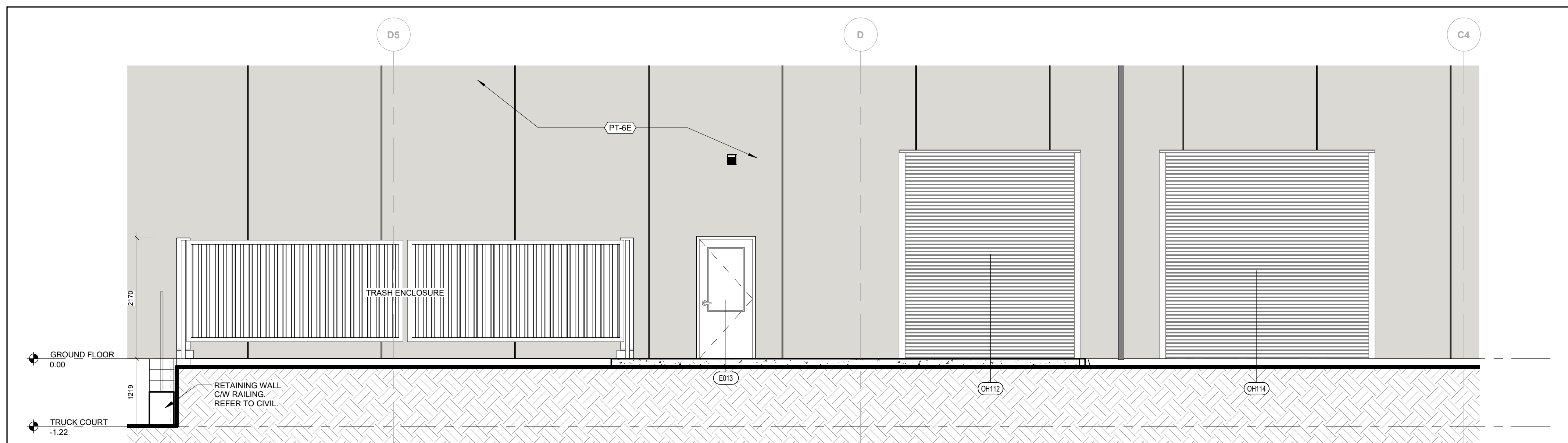
1 WEST ELEVATION REAR OFFICE
A1:10 A2:12 1:50



2 NORTH CANOPY ELEVATION
A2:10 A2:12 1:50



3 SOUTH ELEVATION
A2:12 1:50



4 SOUTH ELEVATION
A2:12 1:50

ELEVATION LEGEND:

NOTE: PANEL SIZES FOR CLARIFICATION ONLY. PANEL SIZES, REVEALS, AND FASTENERS TO BE SITE VERIFIED.

MARK	DESCRIPTION	REMARKS
EXISTING GRADE		
EXTERIOR COLOUR LEGEND		
EXTERIOR PAINT / TEXTURED ACRYLIC COATING (CONCRETE WALL PANELS)		
	ANODIZED ALUMINUM STOREFRONT SYSTEM	TEXTURED EXPOSED CONCRETE PANEL SYSTEM EXTERIOR FIELD COLOUR
PT-3E	AMAZON PRIME BLUE, TO MATCH PANTONE 2995C	TEXTURED EXPOSED CONCRETE PANEL SYSTEM EXTERIOR FIELD COLOUR
PT-6E	SW 7546 FIRST STAR	TEXTURED EXPOSED CONCRETE PANEL SYSTEM EXTERIOR FIELD COLOUR
PT-7E	SW 7016 MINDFUL GRAY	TEXTURED EXPOSED CONCRETE PANEL SYSTEM EXTERIOR FIELD COLOUR
PT-8E	SW 7018 DOVE TAIL	TEXTURED EXPOSED CONCRETE PANEL SYSTEM EXTERIOR FIELD COLOUR
PT-4E	MANU STANDARD "BRIGHT WHITE"	TEXTURED EXPOSED CONCRETE PANEL SYSTEM EXTERIOR FIELD COLOUR
PT-5E	OSHA CAUTION YELLOW/BLACK DIAGONAL STRIPES	COLUMN BASE AND COLUMN PROTECTION
MP-1	ALUMINUM SIDING, TITANIUM S5	EXTERIOR ACCENT COLOUR
MP-2	ALUMINUM SIDING, AMAZON PRIME BLUE, TO MATCH PANTONE 2995C	EXTERIOR ACCENT COLOUR

EXTERIOR FINISHES

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KEYNOTE LEGEND

TAG	DESCRIPTION
SW-6	TENANT SIGNAGE - ASSOCIATE ENTRY SIGN - REFER TO SIGNAGE DRAWING

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APPROVED
 By Lily Xu at 4:18 pm, Jun 19, 2023

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1	2022-10-07	ISSUED FOR SPA
0	2022-09-08	ISSUED FOR CLIENT REVIEW

PROJECT NUMBER

60648725

SHEET TITLE

ENLARGED ELEVATIONS

SHEET NUMBER

A2.12

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PROJECT NUMBER

60648725

SHEET TITLE

SITE DETAILS - PAVEMENT GRAPHICS

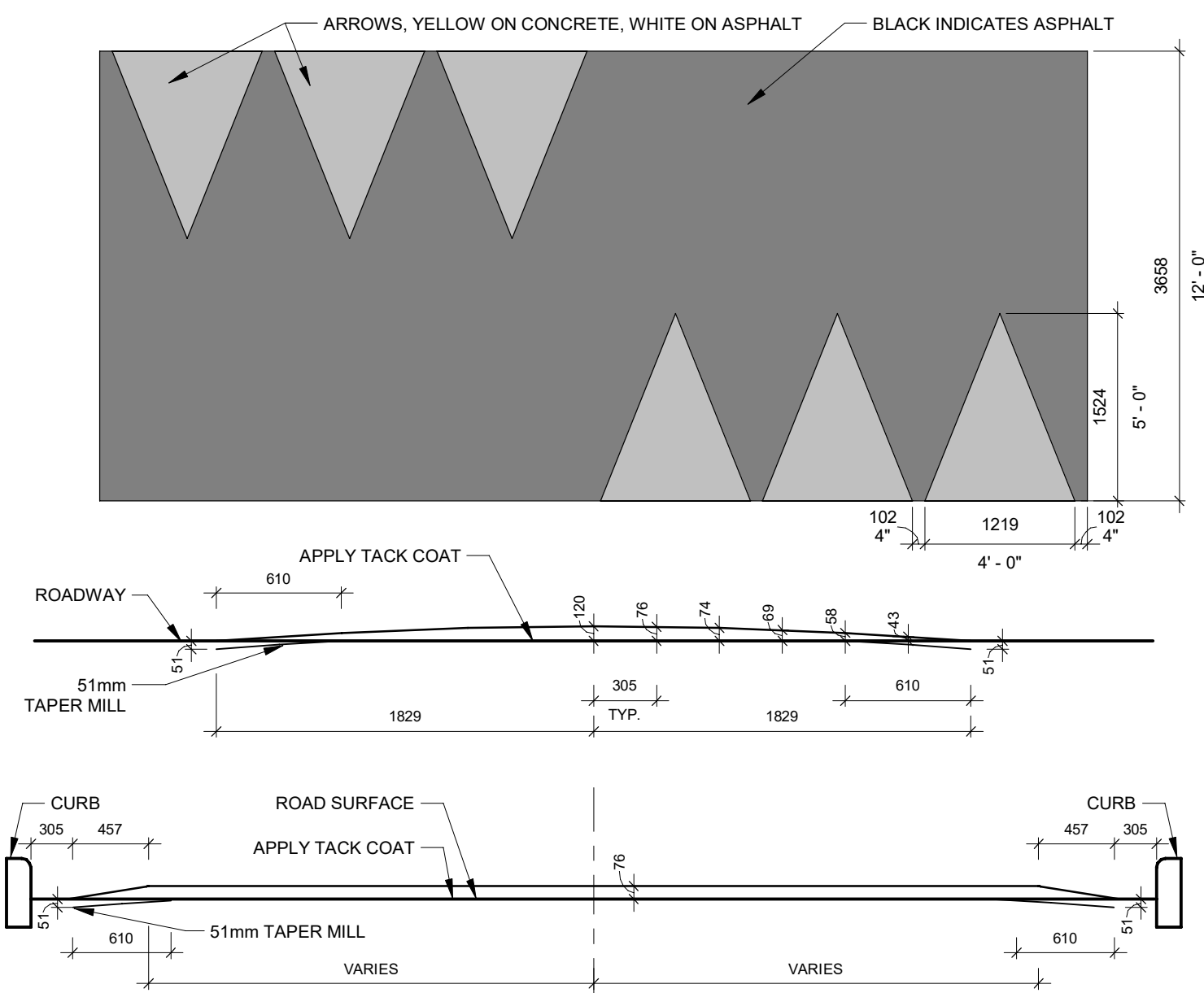
SHEET NUMBER

A5.18b

PLAN NO: 18547

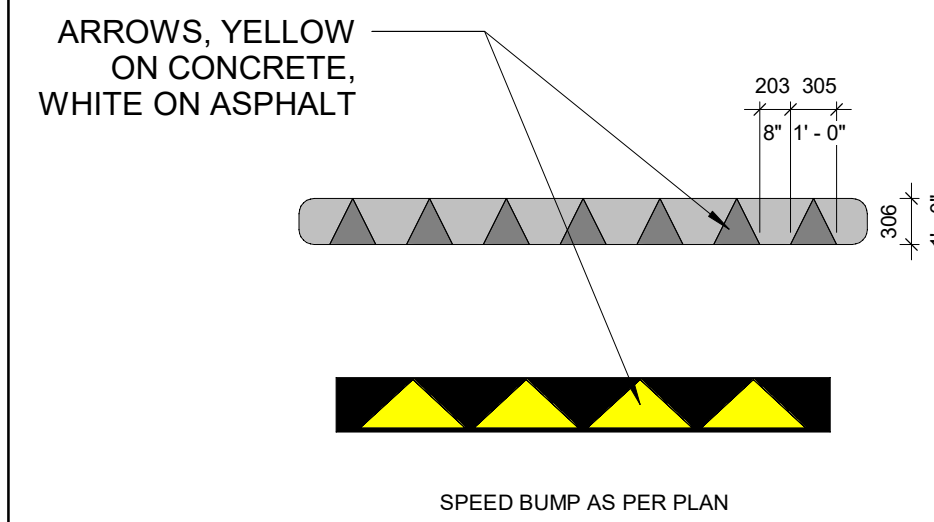
NOT FOR CONSTRUCTION

PG-15



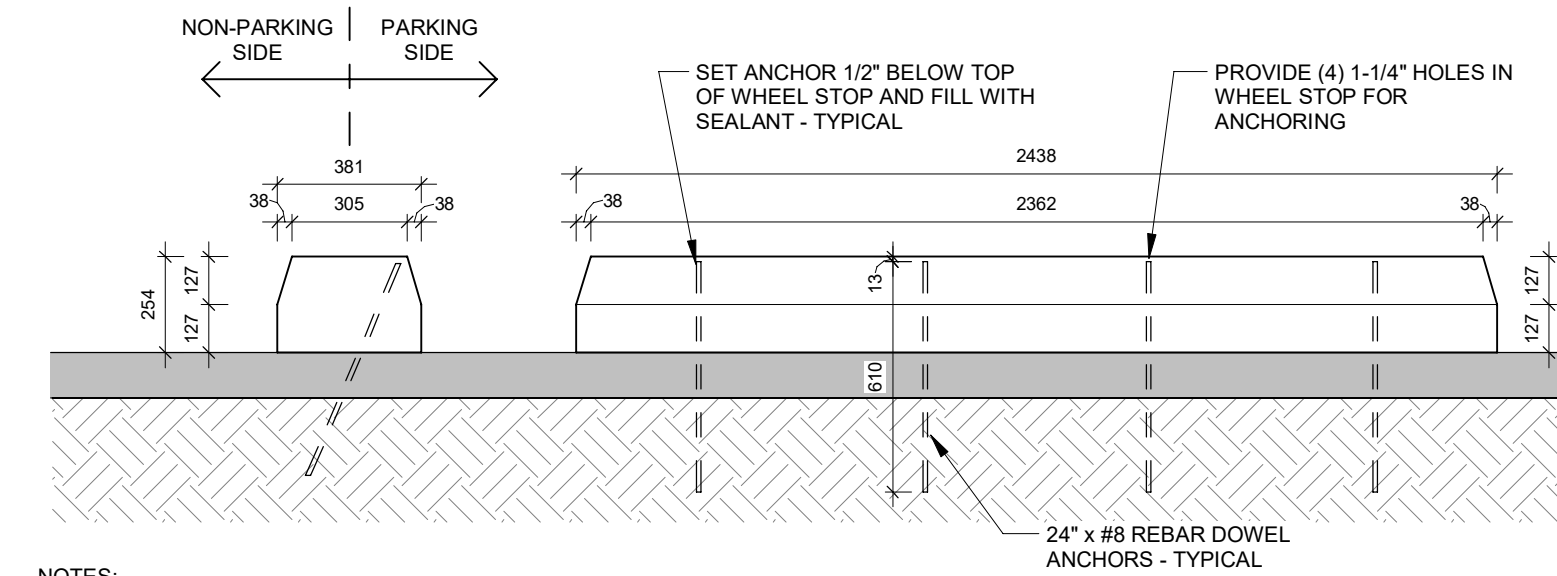
PG-15
SIZE: VARIES
USE: USED TO CONTROL SPEED AT OUTLYING DRIVE AISLES
SUBSTRATE: PAVEMENT
IMAGE: REFLECTIVE LONG LIFE EPOXY ARROWS
COLOURS: C1 WHITE, C3 YELLOW
NOTES: REMOVABLE HEAVY DUTY RUBBER SPEED HUMPS NOT ALLOWED. BLACK INDICATES ASPHALT

PG-16



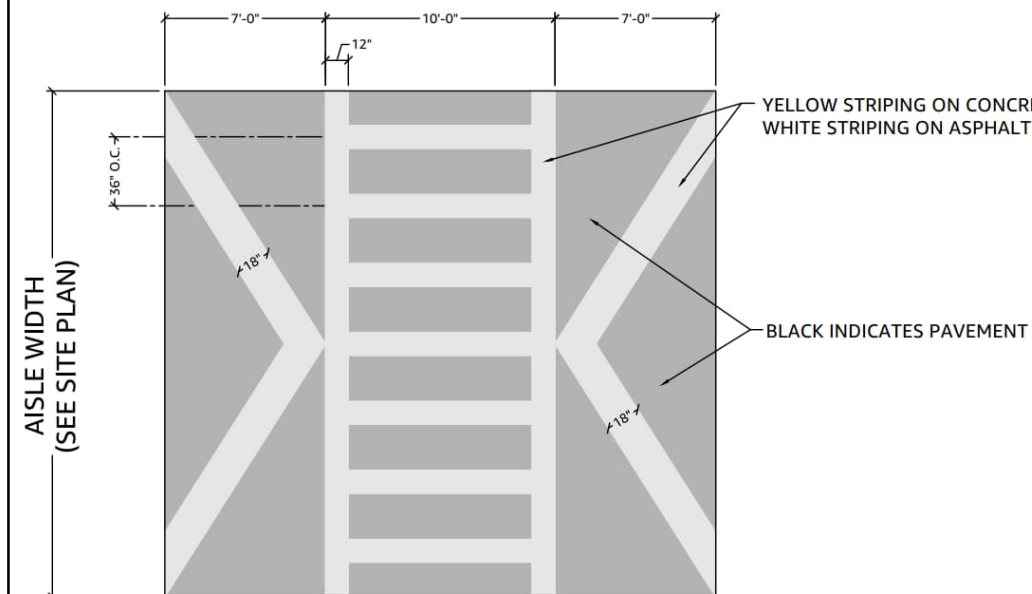
PG-16
SIZE: 304mm (12") HEIGHT. REFER TO SPECIFICATIONS AND PLANS FOR WIDTH DIMENSIONS AND QUANTITY
USE: USED TO CONTROL SPEED AT INTERIOR DRIVE AISLES. ASPHALT SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED BUMPS ARE TO BE USED IN INTERIOR PARKING AREAS AS SHOWN IN PLANS
SUBSTRATE: PAVEMENT
IMAGE: REFLECTIVE LONG LIFE EPOXY ARROWS
COLOURS: C1 WHITE, C3 YELLOW

CONCRETE TRUCK WHEEL STOP



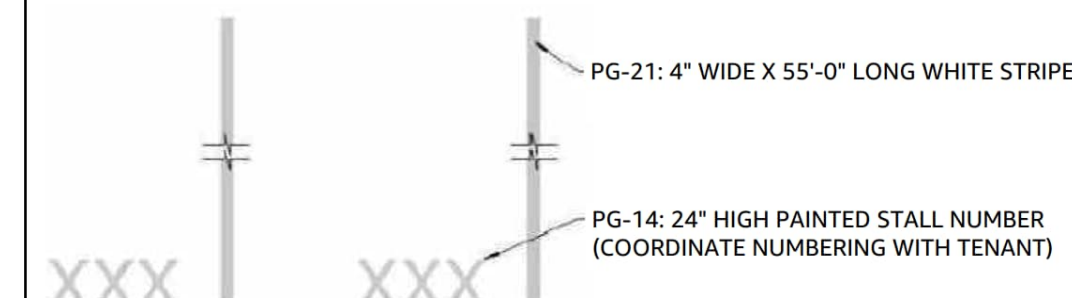
NOTES:
 1. CONCRETE WHEEL STOPS TO BE PAINTED SAFETY YELLOW.
 2. WHEEL STOPS ARE NOT REQUIRED AT DOCK DOORS
 LOCATIONS THAT HAVE DOCKSEAL/CUSHION SYSTEMS.
 3. IF PARKING SLIP CURB IS 8 IN OR HIGHER WITH STANDOFF DISTANCE OF 6 FT OR MORE FROM OBJECTS SUCH AS FENCES THEN WHEEL STOPS ARE NOT REQUIRED.

PG-20



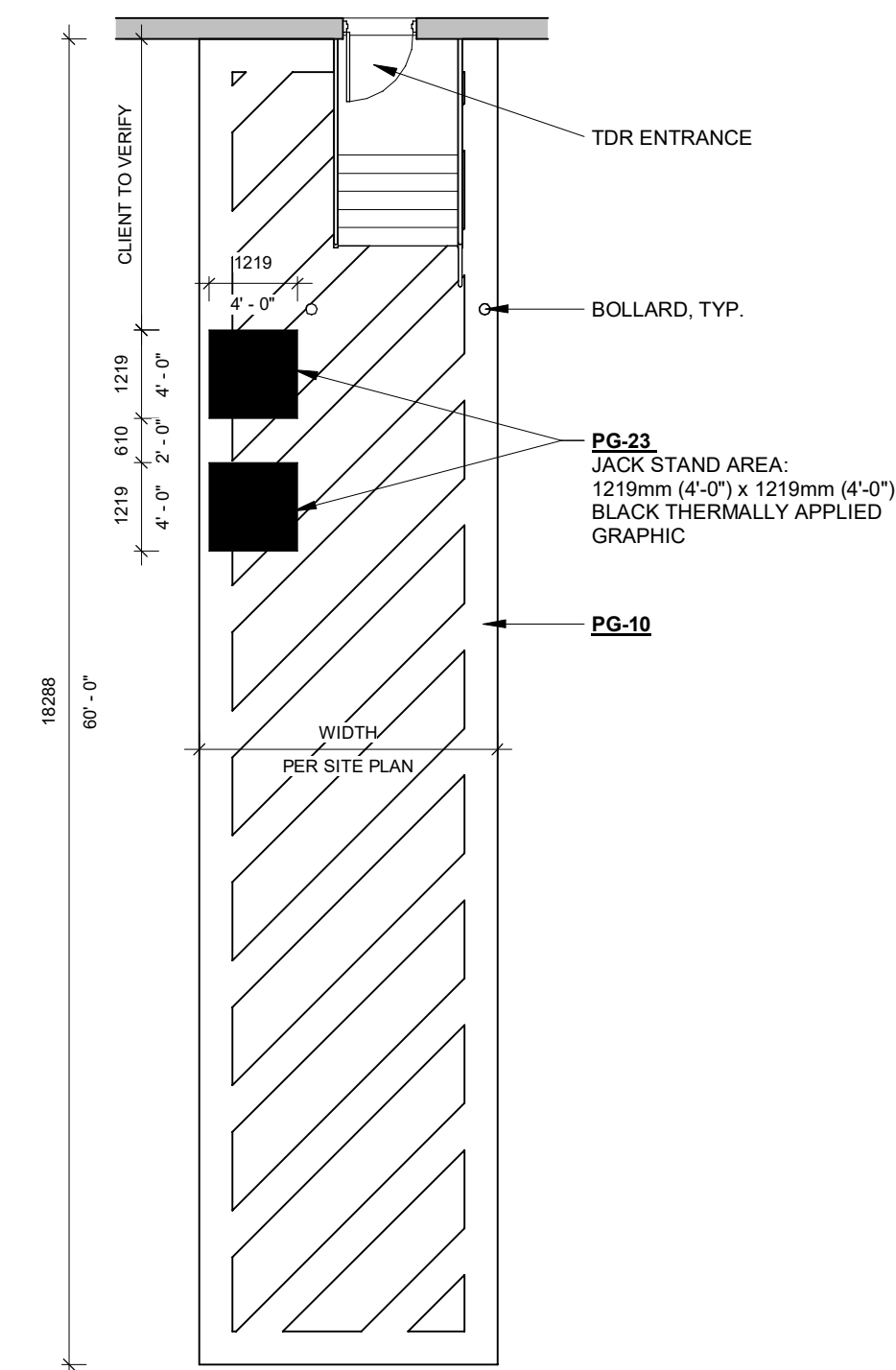
PG-20
SIZE: 304mm (12") HEIGHT. REFER TO SPECIFICATIONS AND PLANS FOR WIDTH DIMENSIONS AND QUANTITY
USE: USED TO INDICATE CROSSWALKS AT HIGH TRAFFIC AREAS
SUBSTRATE: PAVEMENT
IMAGE: REFLECTIVE LONG LIFE EPOXY ARROWS
COLOURS: C1 WHITE, C3 YELLOW
NOTES: STRIPING APPLIED ON RAISED PEDESTRIAN TABLE. GRAY INDICATES ASPHALT.

PG-21



PG-21
SIZE: 304mm (12") HEIGHT. REFER TO SPECIFICATIONS AND PLANS FOR WIDTH DIMENSIONS AND QUANTITY
USE: USED TO INDICATE CROSSWALKS AT HIGH TRAFFIC AREAS
SUBSTRATE: PAVEMENT
IMAGE: REFLECTIVE LONG LIFE EPOXY ARROWS
COLOURS: C1 WHITE, C3 YELLOW

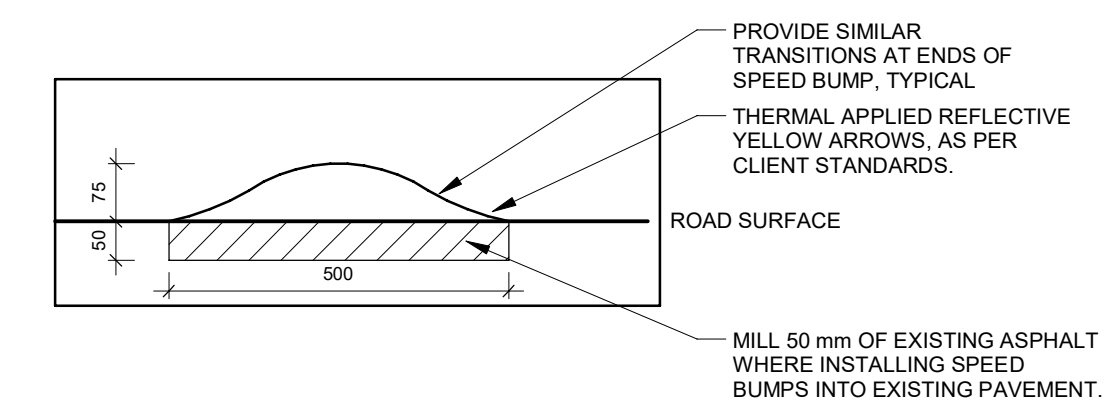
PG-23



NOTE: PAVEMENT GRAPHIC ALIGNMENT WITH DOOR IS SITE SPECIFIC. REFER TO PLANS.

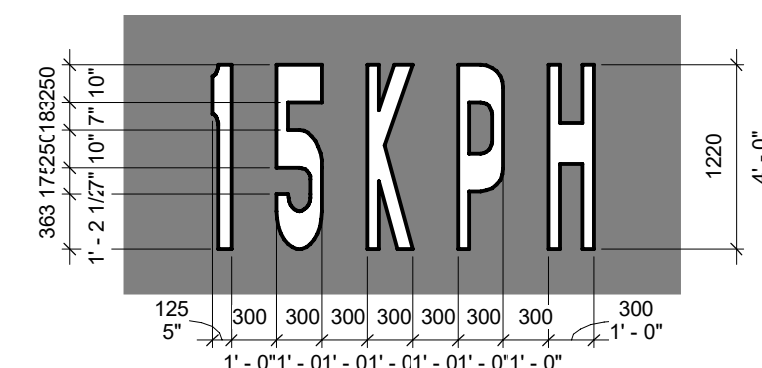
PG-23
SIZE: 1219mm (48") x 1219mm (48")
USE: USED TO IDENTIFY JACK STAND LOCATIONS
SUBSTRATE: PAVEMENT
IMAGE: REFLECTIVE LONG LIFE EPOXY SQUARE
COLOURS: C2 BLACK

SPEED BUMP SECTION



PROVIDE SIMILAR TRANSITIONS AT ENDS OF SPEED BUMP. TYPICAL
 THERMAL APPLIED REFLECTIVE YELLOW ARROWS, AS PER CLIENT STANDARDS.
 MILL 50 mm OF EXISTING ASPHALT WHERE INSTALLING SPEED BUMPS INTO EXISTING PAVEMENT.

PG-25
SIZE: 1219mm (4") TALL LETTERING
USE: USE TO INDICATE SPEED LIMIT OF DRIVE AISLE. PLACE ONE AT ENTRY AND EXIT AND BOTH DIRECTIONS OF TRAFFIC FLOW.
 YARD ENTRY: PLACE ONE PER EVERY 300' FROM ENTRY POINT. PLACE ONE 75' AFTER ANY TURN AND CONTINUE 300' THEREAFTER.
 YARD EXIT: PLACE ONE PER EVERY 200' FROM EXIT POINT. PLACE ONE 75' AFTER ANY TURN AND CONTINUE 200' THEREAFTER.
SUBSTRATE: PAVEMENT
IMAGE: HOT APPLIED THERMOPLASTIC GRAPHIC
COLOURS: C1 WHITE
NOTES: GRAY INDICATES ASPHALT



APPROVED
 By Lily Xu at 4:18 pm, Jun 19, 2023

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