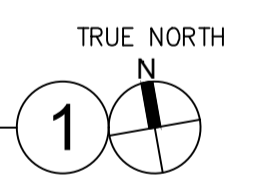


**APPROVED**  
By Adam Brown at 9:38 am, Nov 09, 2023

*Adam Brown*  
**ADAM BROWN**  
MANAGER, DEVELOPMENT REVIEW - RURAL  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA

**OVERALL SITE PLAN**

SCALE: 1:2000



**SITE STATISTICS TABLE**

ITEM	PROPOSED RH/RH[818r]	REQUIRED RH/RH[818R]
ZONING CATEGORY		
GROSS LOT AREA (HECTARES)	38.97 ha (389,766 SM)	8,000 m <sup>2</sup> MINIMUM (0.8 ha)
GROUND FLOOR AREA (SQ. M)		N/A
WAREHOUSE	95,061.9	
GUARDHOUSE	24.4	
NORTH SMOKE SHELTER	75.5	
SOUTH SMOKE SHELTER	94.6	
PUMP HOUSE	119.7	
GROSS FLOOR AREA (SQ. M)	95,086	N/A
LOT COVERAGE (NET)	24.39%	50% MAX.
FRONT YARD SETBACK (M)	108.75m	15.0m (West)
REAR YARD SETBACK (M)	82.06m	15.0m (North)
INT. SIDE YARD SETBACK (M)	64.02m	10.0m (South)
LANDSCAPE COVERAGE	193,518.1m (49.66%)	
PAVING AREA	101,186m (25.95%)	
NUMBER OF PARKING SPACES 0.8 space per 100 SM GFA	1006 STALLS	756 STALLS
NUMBER OF HANDICAPPED PARKING SPACES	22 STALLS	22 STALLS
NUMBER OF LOADING SPACES	99	
PARKING STALL DIMENSIONS (M)	2.74m X 5.48m	2.6m X 5.2m
HANDICAPPED PARKING STALL DIMENSIONS	A: 3.5m X 5.2m (TYP.) B: 2.74m X 5.2m	A: 3.4m X 5.2m (TYP.) B: 2.4m X 5.2m
BUILDING HEIGHT		
WAREHOUSE	13.65	
GUARDHOUSE	3.00	15.00
NORTH SMOKE SHELTER	5.70	
SOUTH SMOKE SHELTER	4.83	

**GENERAL NOTES**

- PROPERTY LINE
- 2743x5486 PARKING STALL WITH PAINTED PARKING STRIPING.
- PRINCIPLE ENTRY
- TYPICAL SHARED ACCESSIBLE PARKING STALLS WITH PAINTED PARKING STRIPING TO HAVE (2) TYPE B (3743x6221) STALLS WITH 1500mm PATH STRIP BETWEEN.
- 150mm WIDE CONCRETE CURB. CURB FACE PAINTED SAFETY YELLOW - REFER TO CIVIL DWG'S
- 1500mm WIDE SIDEWALK TYPICAL U.N.O. REFER TO DETAILS ON CIVIL DWG'S.
- PARKING ENTRY
- TRUCK COURT ENTRY
- TRAILER PARKING
- FIRE DEPARTMENT CONNECTION / SIAMSE
- FIRE HYDRANT AND VALVE. PROVIDE 4 BOLLARD - REFER TO CIVIL DWG'S
- 2400mm CHAIN LINK SECURITY 9-GAUGE GALVANIZED FENCE W/ 3 STRANDS BARBED WIRE ABOVE
- CONCRETE APRON
- LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- EXTERIOR GALVANIZED STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- GAS METER - APPROXIMATE LOCATION
- LOADING SPACE - L.S. (3.5m x 9m)
- FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS ( )
- PROPOSED ELECTRICAL ROOM
- PROPOSED SPRINKLER ROOM
- CONCRETE DOLLY PAD
- PATHWAY YELLOW PAINTED LINES
- HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS - REFER TO CIVIL DWG'S
- RAMP GUARDRAIL - SEE DET. 5/A1.6
- LINE OF ROOF ABOVE
- SINGLE 5800Wx2400H GALVANIZED MANUAL SWING GATE WITH DROP ROD AND LOCKING HARDWARE.
- PROPOSED STOP SIGN LOCATION
- TYPICAL CURB RAMP - SEE DET. 6/A1.6
- FUTURE SECONDARY TRUCK ACCESS
- PREFAB GUARDHOUSE WITH TRUCK QUEUING
- FLEXIBLE DELINEATOR POSTS & DEPRESSED CURB. POSTS TO BE 1219MM HIGH AND SPACED 1351MM ALONG OUTSIDE CURB & 1029MM AT INSIDE CURB. POSTS TO BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS.
- PROPOSED TOWER NEW LOCATION
- PUMP HOUSE
- RESERVOIR
- 1800mm DEEP GRAVEL BED (TYP.)
- PREFABRICATED SHELTER & DROP-OFF AREA. PROVIDE CONCRETE PAD BASE.
- GRAVEL FIRE LANE
- SANITARY PUMP STATION
- SANITARY TREATMENT PLANT
- STORMWATER RETENTION - REFER TO CIVIL DWG'S
- YETI SNOW REMOVAL
- TYPICAL 1070 MM GUARDRAIL
- CONCRETE STAIR
- BF SIGNAGE AS PER CITY OF OTTAWA STANDARD
- CURB DRAINAGE OUTLETS
- PREFAB. PRECAST CURB
- 12200mm H ALUMINUM FLAG POLE WITH CONCRETE BASE. G.C. SHALL PROVIDE GROUND MOUNTED LIGHT FIXTURE AT POLE
- (4270MM x 1525MM) TENANT PYLON SIGN UNDER SEPARATE PERMIT APPLICATION.
- PROPOSED MANHOLE FOR ELECTRICAL. REFER TO ELECTRICAL DRAWINGS
- PROPOSED TRANSFORMER. REFER TO ELECTRICAL DRAWINGS
- PROPOSED GENERATOR. REFER TO ELECTRICAL DRAWINGS
- PROPOSED PROPANE TANKS: (5) AT 1829 MM X 6706 MM.
- CONCRETE PAD
- CONCRETE SAFETY BOLLARD. REFER TO DETAIL 12/A12.3
- 1420MM x 2840MM MOTORCYCLE PARKING SPACE
- SERVICE RAMP. SEE CIVIL DRAWINGS FOR SLOPE %
- CONCRETE RETAINING WALL WITH GUARDRAIL. SEE GUARDRAIL DETAIL 5/A1.6. SEE TO STRUCTURAL DWGS.
- 1800X1500 CONCRETE SIDEWALK PAD. GRADING VARIES. REFER TO DETAILS 5&6/A7.1
- 1829MM WIDE PATHWAY WITH 305MM STRIPING OUTLINE AND 36" O.C. HATCH FILL. PAINT IS SAFETY YELLOW THERMAL STRIPS, VISIBLE AT NIGHT & NON-SLIP

**SITE LEGEND**

- NEW HEAVY DUTY PAVEMENT (HATCHED) REFER TO CIVIL DWG'S
- NEW LANDSCAPED AREA (HATCHED) REFER TO LANDSCAPE DWG'S
- FIRE ACCESS ROUTE WITH 12.0M TURNING RADIUS
- TRUCK LOADING DOCK DOOR
- SERVICE DOOR
- MAN DOOR ENTRY
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- D.C. DEPRESSED CURB
- MH DENOTES MANHOLE
- NEW STOP SIGN
- HYDRO POLE - (VERIFY WITH ELECTRICAL)
- PROPOSED LIGHTING POLE (VERIFY WITH ELECTRICAL DRAWINGS)
- PROPOSED WALL MOUNTED LIGHTING (VERIFY WITH ELECTRICAL DRAWINGS)
- PROPOSED LIGHTING POLE (VERIFY WITH ELECTRICAL DRAWINGS)

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**INDUSTRIAL BUILDING**  
5371 BOUNDARY RD  
OTTAWA, ONTARIO

**OVERALL SITE PLAN**

DATE	REVISIONS	DATE
16/07/2018	PRELIMINARY DESIGN PACKAGE	
17/08/2018	PERMIT APPLICATION	
15/09/2018	PERMIT REVIEW	
11/09/2018	ISSUED FOR PERMIT SUBMISSION	
15/09/2018	SPA COMMENTS RESPONSE	
29/09/2018	ISSUED FOR SPA	

PA / PM: C.R.  
DRAWN BY: C.R.  
JOB NO.: TOR17-0127-00  
SHEET  
**A1.0**