

**PROJECT INFORMATION**

**TOPOGRAPHICAL PLAN INFORMATION:**  
 SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN OF PART OF LOT 4 CONCESSION 1, CITY OF OTTAWA, PREPARED BY STANTEC GEOMATICS LTD. DATED DECEMBER 13, 2019

**SITE ZONING AS PER OTTAWA ZONING BY-LAW 2008-250 SITE DESIGNATION:**  
 IP13 - BUSINESS PARK INDUSTRIAL ZONE  
 AREA "C" OF SCHEDULE 1, CITY OF OTTAWA

**BUILDING CLASSIFICATION:**  
 THE BUILDING IS CLASSIFIED AND DESIGNED TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

**OCCUPANCY:**  
 GROUP F DIVISION 2 - UP TO 4 STOREYS (3.2.2.70)  
 GROUP D - UP TO 3 STOREYS, SPRINKLERED (3.2.2.54)

**BUILDING STATISTICS:**  
 (CITY OF OTTAWAS DEFINITIONS)  
 BUILDING FOOTPRINT = 6097.8m<sup>2</sup> / 65,636 ft<sup>2</sup>

GROSS FLOOR AREA = ±5767 m<sup>2</sup> / 62,075 ft<sup>2</sup>

NUMBER OF STOREYS = 1  
 THE BUILDING IS SPRINKLERED

NUMBER OF ACCESS ROUTES REQUIRED = 1  
 NUMBER OF ACCESS ROUTES PROVIDED = 1

CONSTRUCTION TYPE = NON-COMBUSTIBLE CONSTRUCTION

**ZONING INFORMATION**

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

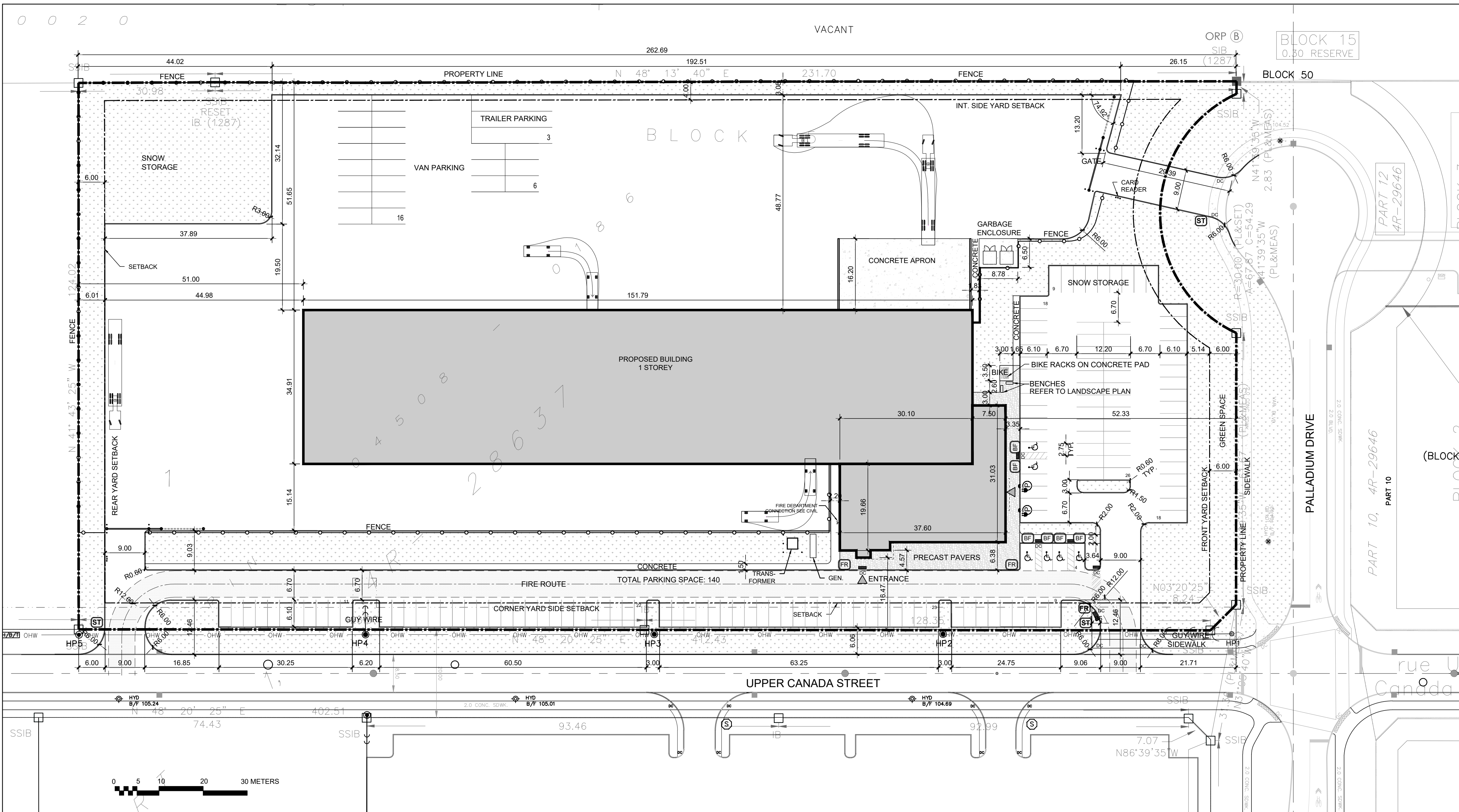
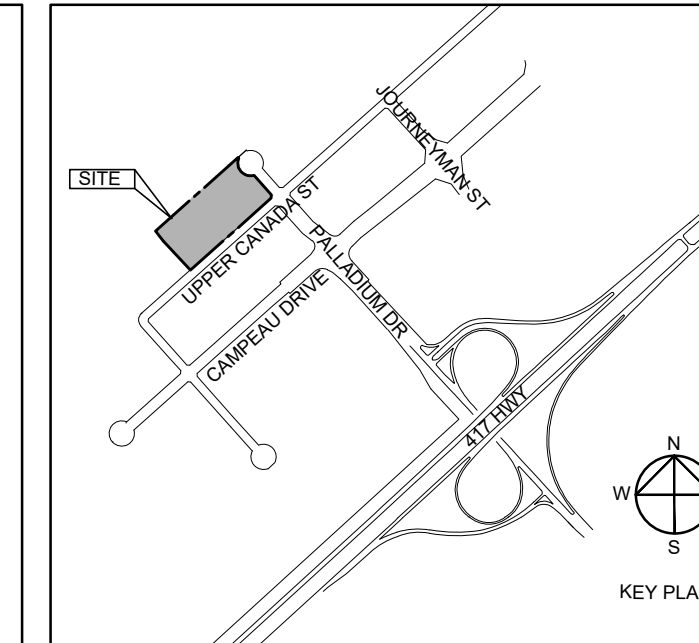
ZONING MECHANISM	REQUIRED	PROVIDED
ADDRESS	1400 UPPER CANADA STREET	
DEFINITION	IP 13 BUSINESS PARK INDUSTRIAL ZONE	WAREHOUSE
MIN. LOT WIDTH	NO MINIMUM	
MIN. LOT AREA	750 m <sup>2</sup>	31969.7 m <sup>2</sup>
MIN. FRONT YARD SETBACK	6 m	52.33 m
MIN. CORNER SIDE SETBACK	6 m	16.47 m
MIN. INT. SIDE YARD SETBACK	4 m	51.65 m
MIN. REAR YARD SETBACK	6 m	51.0 m
MAX. LOT COVERAGE	55 %	19.1 %
MAX. FLOOR SPACE INDEX	2	0.18
MAX. BUILDING HEIGHT	22 m	7.5 m
MIN. WIDTH OF LANDSCAPING	3 m ABUTTING A STREET	3 m
STANDARD PARKING SPACE	2.6m x 5.2m	2.75m x 6.1m
ACCESSIBLE PARKING SPACE	3.6m x 5.2m	3.4m x 6.1m (TYPE A), 2.4 x 6.1m (TYPE B)
PARKING REQUIREMENTS AREA C: SUBURBAN	56 OFFICE: 2.4 / 100 m <sup>2</sup> G.F.A INDUSTRIAL USE: 0.8 / 100 m <sup>2</sup> G.F.A	140
BARRIER-FREE PARKING	6	3 (TYPE A) + 3 (TYPE B)
LOADING SPACES	2	2
BICYCLE PARKING RATE	3 (1 / 2000 m <sup>2</sup> of G.F.A.)	4
GROSS FLOOR AREA		±5767 m <sup>2</sup> ( 62,075 s.f.)
BUILDING AREA (FOOTPRINT)		6097.8 m <sup>2</sup> ( 65,636 s.f.)

**LEGEND**

- PROPERTY LINE
- YARD SETBACK
- CHAINLINK FENCE, 2150mm HIGH, 3 STRANDS OF WIRE
- HYDRO EASEMENT LINE SETBACK
- FIRE HYDRANT
- CATCH BASIN - SEE CIVIL
- MANHOLE - SEE CIVIL
- MAIN ENTRANCE
- GARBAGE ENCLOSURE
- NEW DEPRESSED CURB - SEE LANDSCAPE
- NEW CURB
- 4 ELECTRIC CAR CHARGING STATIONS
- HYDRO POLE
- LIGHT STANDARD
- T.W.S.I.
- LANDSCAPED AREA REFER TO LANDSCAPE PLAN
- CONCRETE PAD AND SIDEWALK
- ASPHALT
- 6m WIDE FIRE ROUTE, REFER TO CIVIL
- PAVERS REFER TO LANDSCAPE PLAN

**SIGNAGE LEGEND:**

- NO TRESPASSING
- FIRE ROUTE
- HANDICAP PARKING
- STOP SIGN



**1 SITE PLAN**  
 A-001 SCALE 1:500



no.	revision	date
4	ISSUED FOR SITE PLAN CONTROL	18 Sept. 2020
3	FOR CLIENT REVIEW	30 July 2020
2	FOR CLIENT REVIEW	17 Mar. 2020
1	FOR CLIENT MEETING	17 Dec. 2019

**N45 ARCHITECTURE INC.**  
 71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2  
 tel. 613.224.0095 fax 613.224.9811

**project**

**PUROLATOR DISTRIBUTION KANATA**

1400 UPPER CANADA STREET, KANATA, ONTARIO

construction north seal

**drawing title**

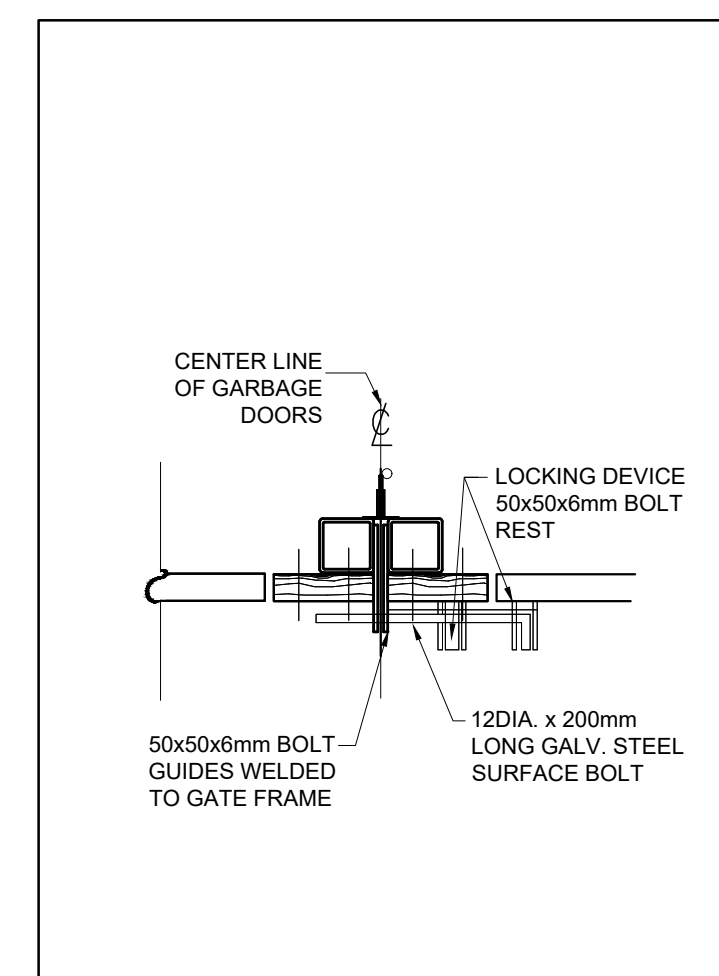
**SITE PLAN**

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date	Jan. 2020	checked by	N.R.
project number	19-519	drawing number	A-001
		revision	

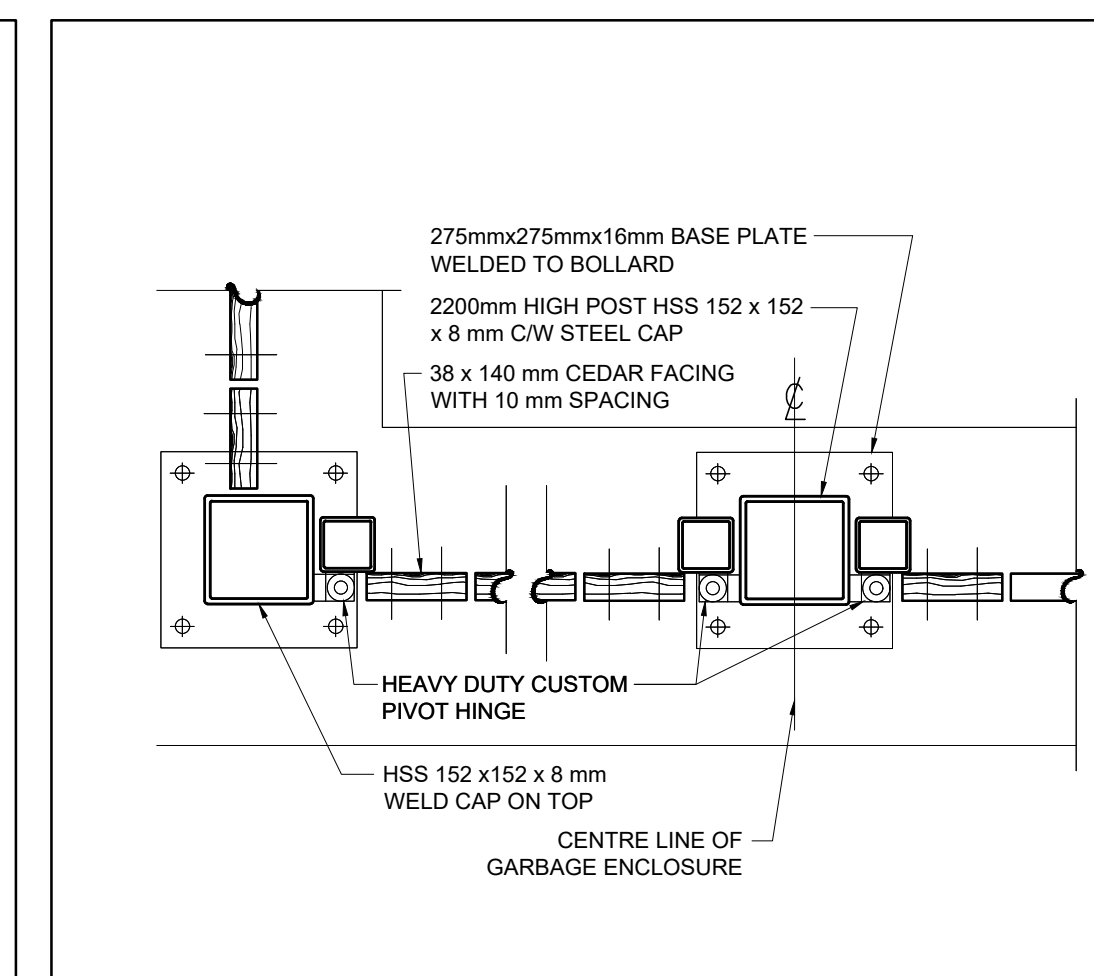
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

CITY'S FILE NO.: D07 - 12 - 18 - XXXX

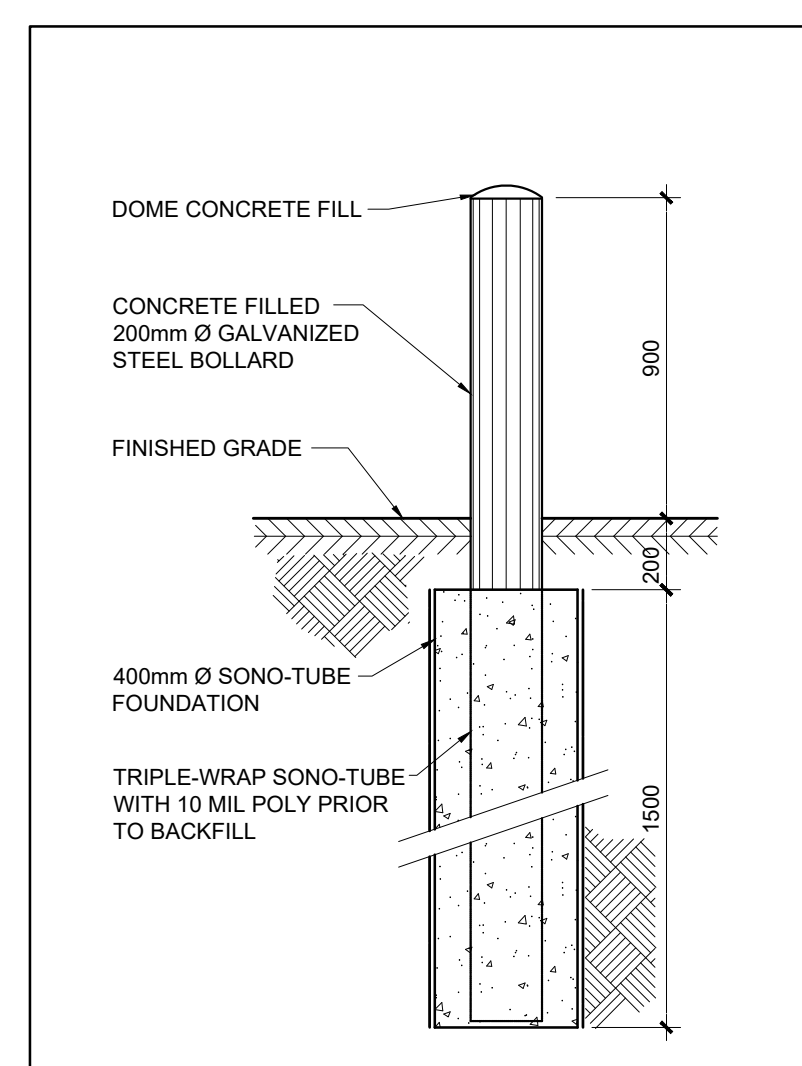




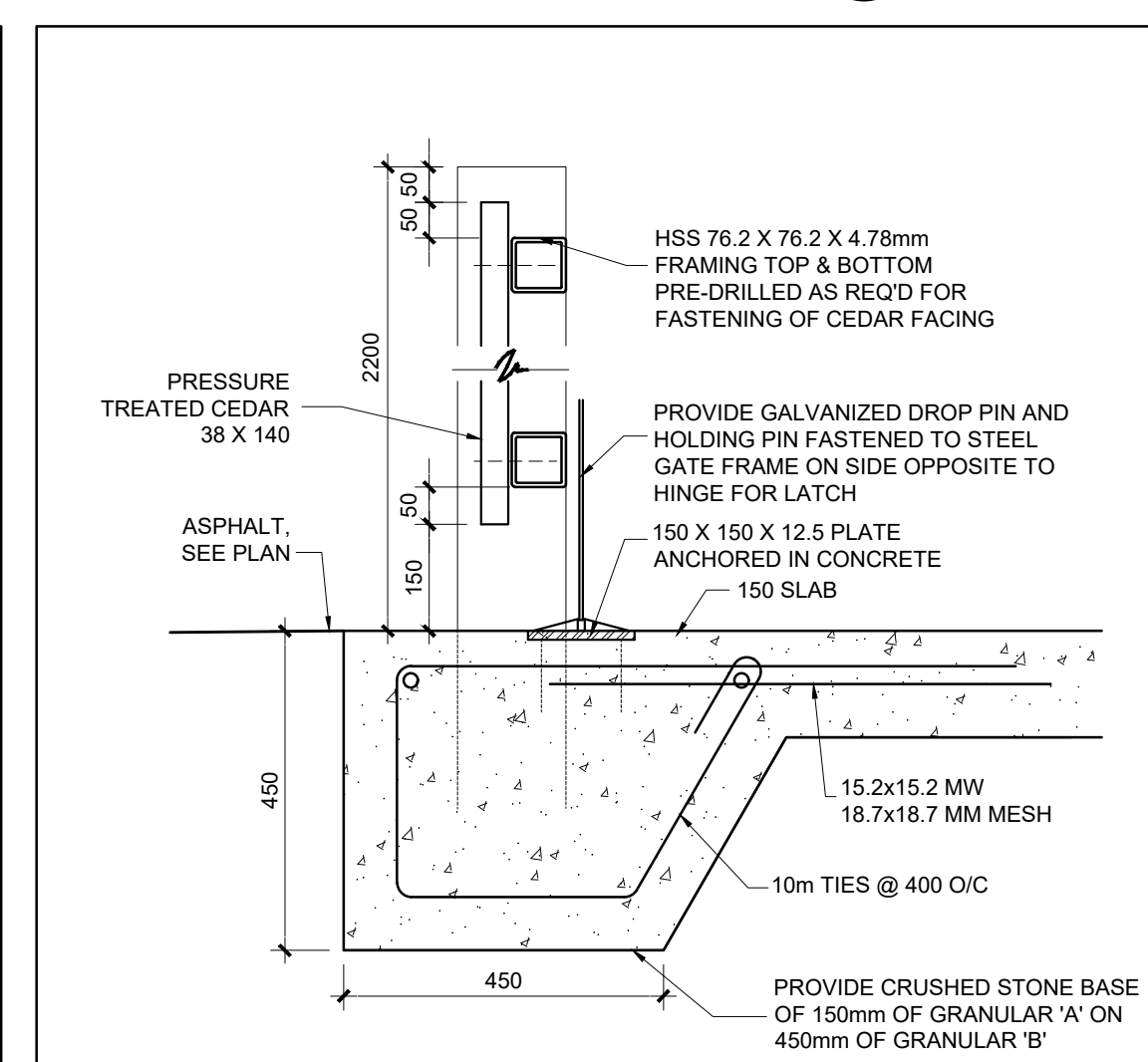
8 PLAN DETAIL  
A-002 SCALE 1:10



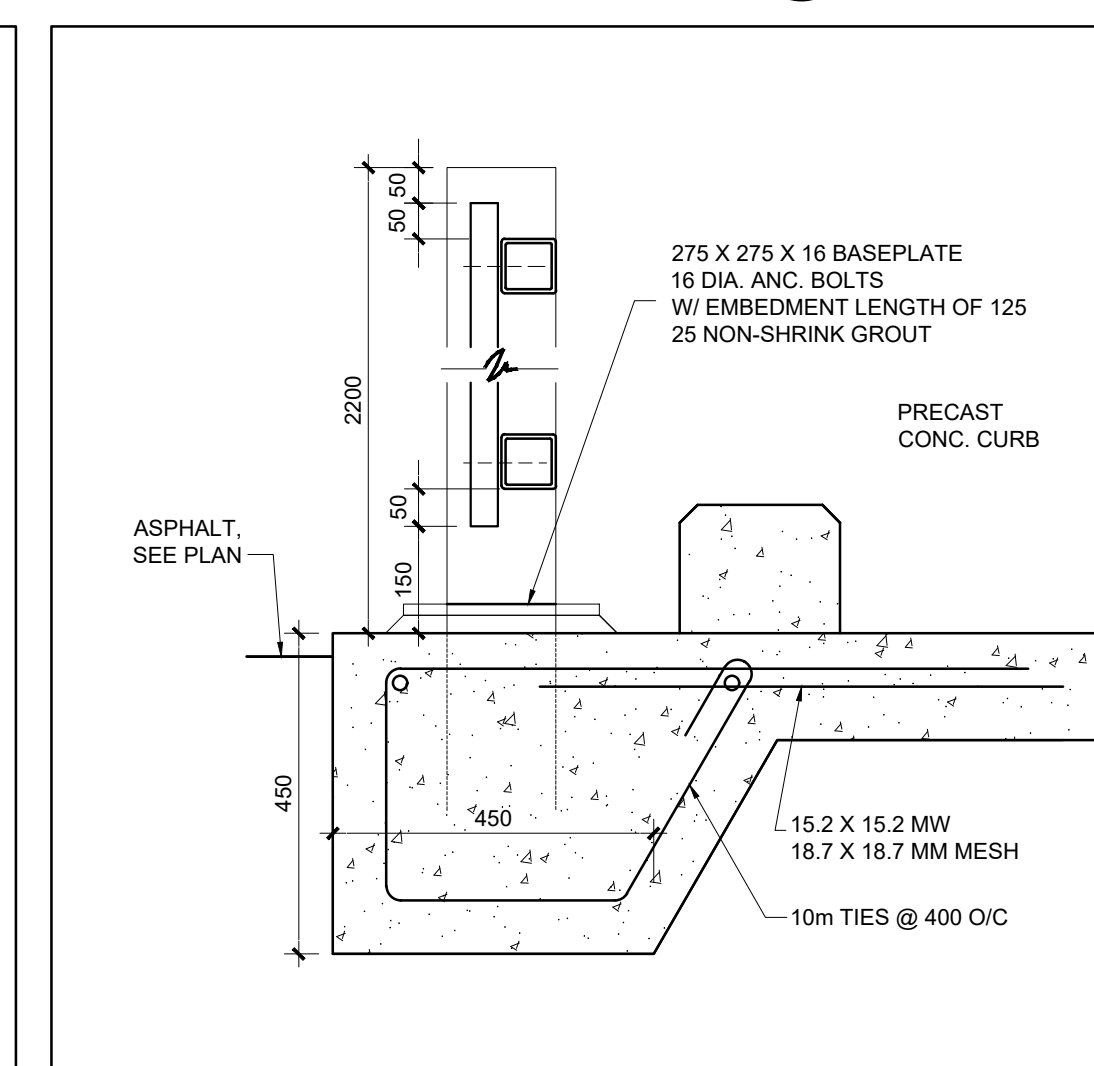
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A-002 SCALE 1:10



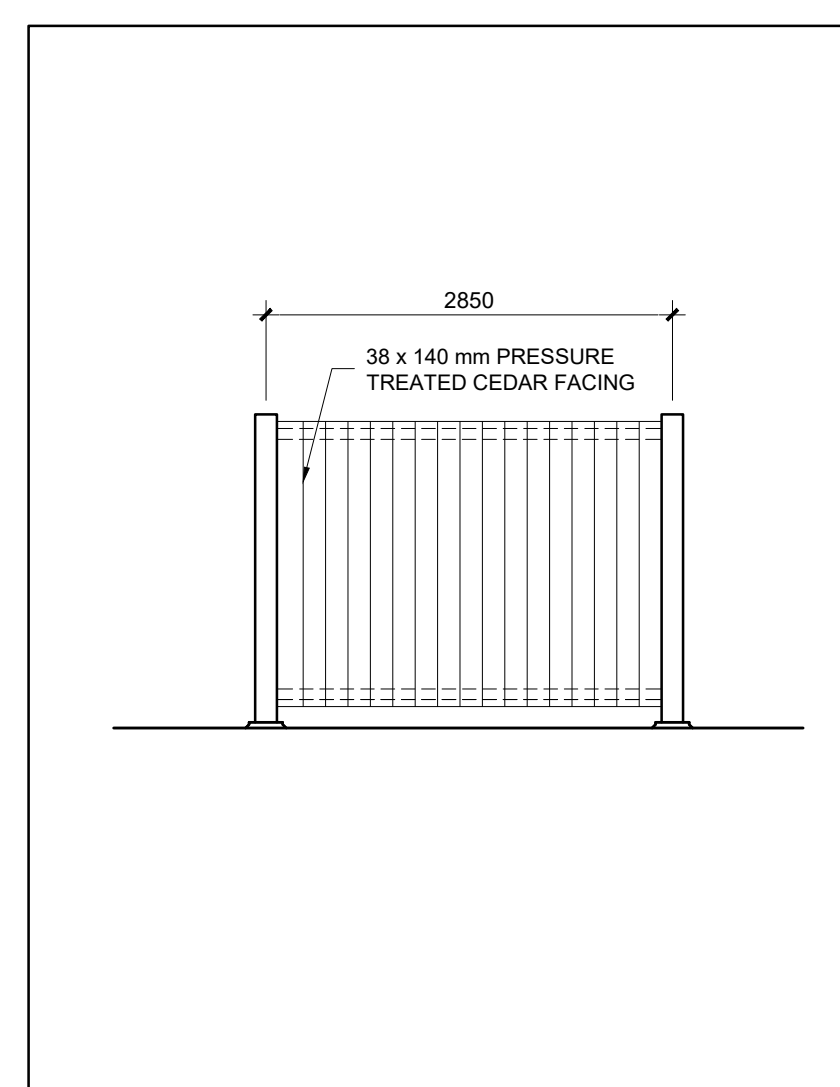
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A-002 SCALE 1:20



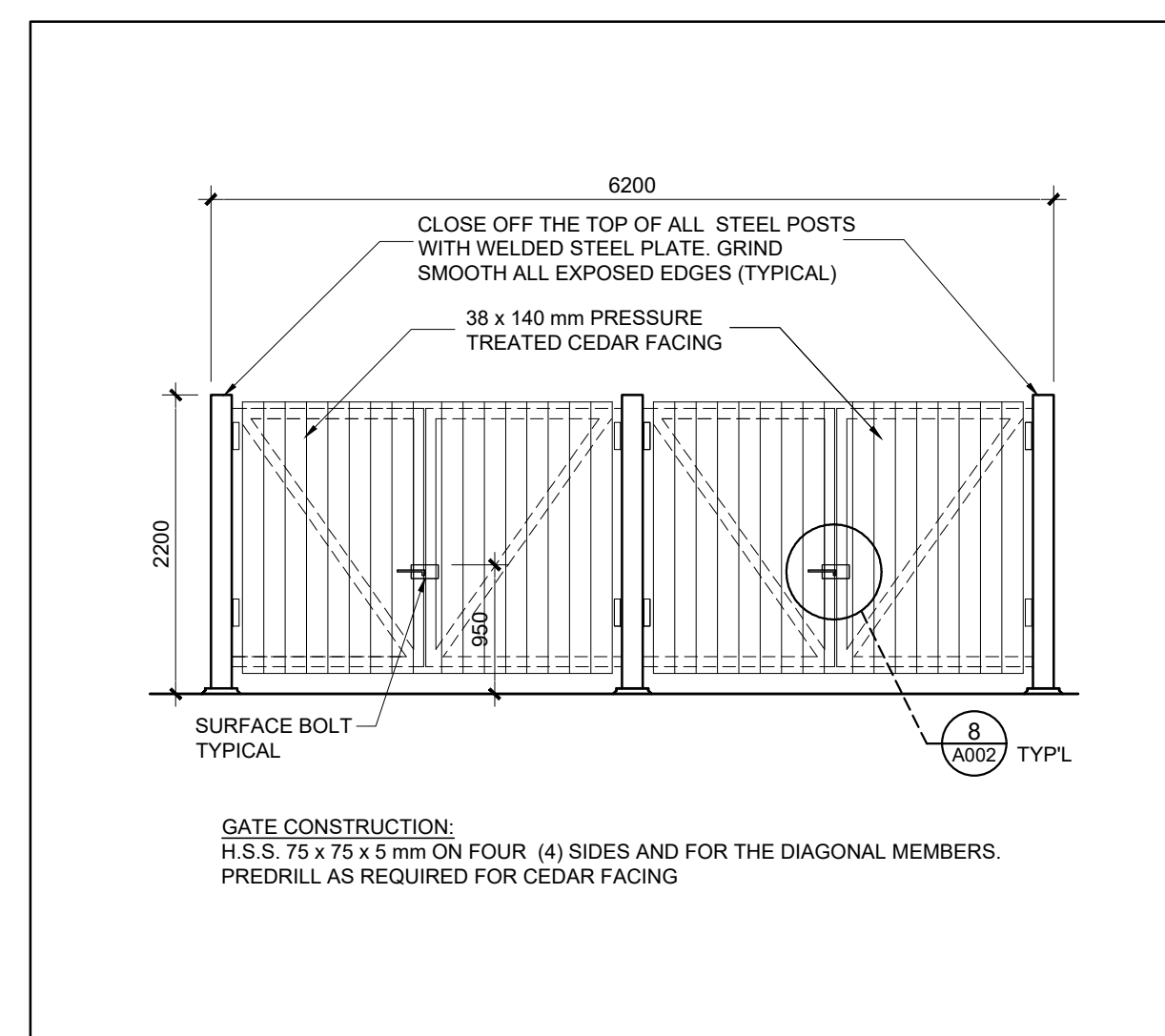
5 SECTION DETAIL  
A-002 SCALE 1:10



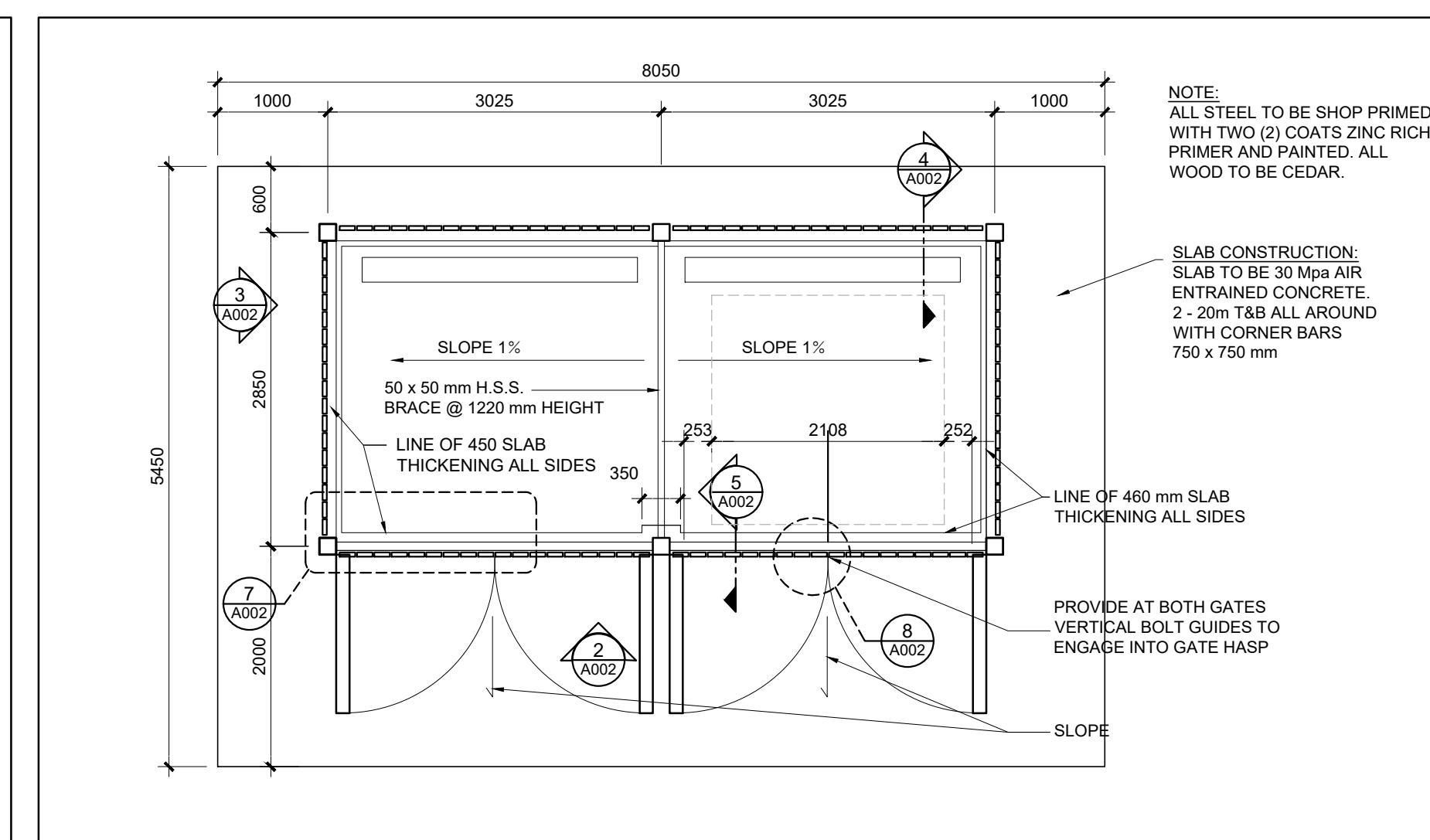
4 SECTION DETAIL  
A-002 SCALE 1:10



3 GARBAGE ENCLOSURE SIDE ELEVATION  
A-002 SCALE 1:50



2 GARBAGE ENCLOSURE ELEVATION  
A-002 SCALE 1:50



1 GARBAGE ENCLOSURE PLAN  
A-002 SCALE 1:50

no.	revision	date
4		
3		
2		
1	ISSUED FOR SITE PLAN CONTROL	18 Sept. 2020

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project  
**Purolator**  
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1400 UPPER CANADA STREET,  
KANATA, ONTARIO

construction north seal

drawing title  
**GARBAGE ENCLOSURE DETAILS**

scale AS SHOWN	drawn by J. J.
date Jan. 2020	checked by N.R.
project number 19-519	drawing number <b>A-002</b>
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision	

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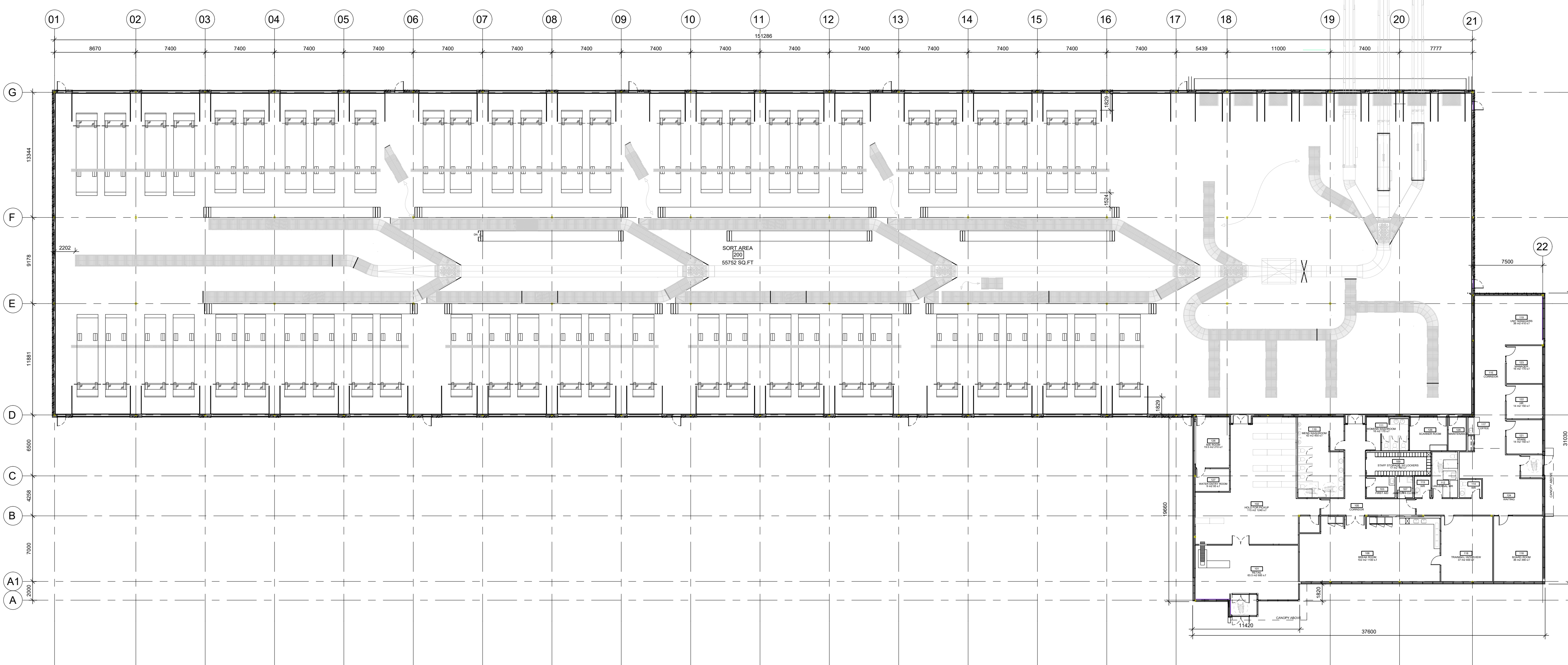
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**PUROLATOR  
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1400 UPPER CANADA STREET,  
KANATA, ONTARIO

construction north

seal

drawing title <b>FLOOR PLAN</b>	
scale AS SHOWN	drawn by J. J.
date Jan. 2020	checked by N.R.
project number 19-519	drawing number <b>A-101</b>
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision	



**1 FLOOR PLAN**  
A-101 SCALE 1:250



no.	revision	date
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project  
**PURULATOR  
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KANATA, ONTARIO

<p>construction north</p>	<p>seal</p>
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drawing title <b>ELEVATIONS</b>	
scale AS SHOWN	drawn by J. J.
date Jan. 2020	checked by N.R.
project number 19-519	drawing number <b>A-201</b>
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision	

PLAN NO.: #XXXX

CITY'S FILE NO.: D07 - 12 - 18 - XXXX

