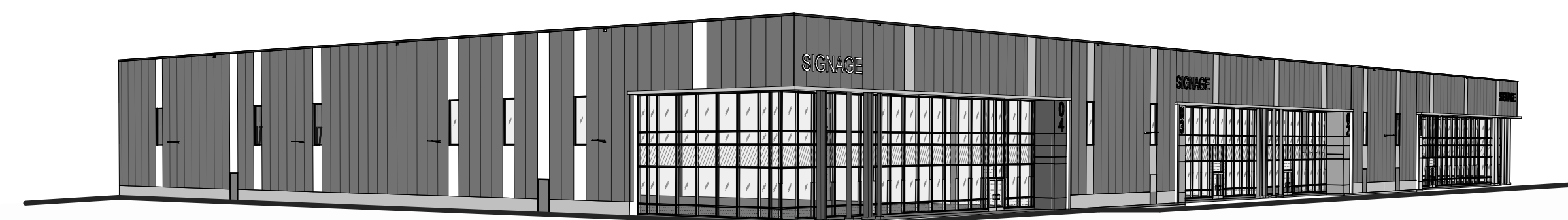


NATIONAL CAPITAL BUSINESS PARK - SITE 2 4120 RUSSELL RD

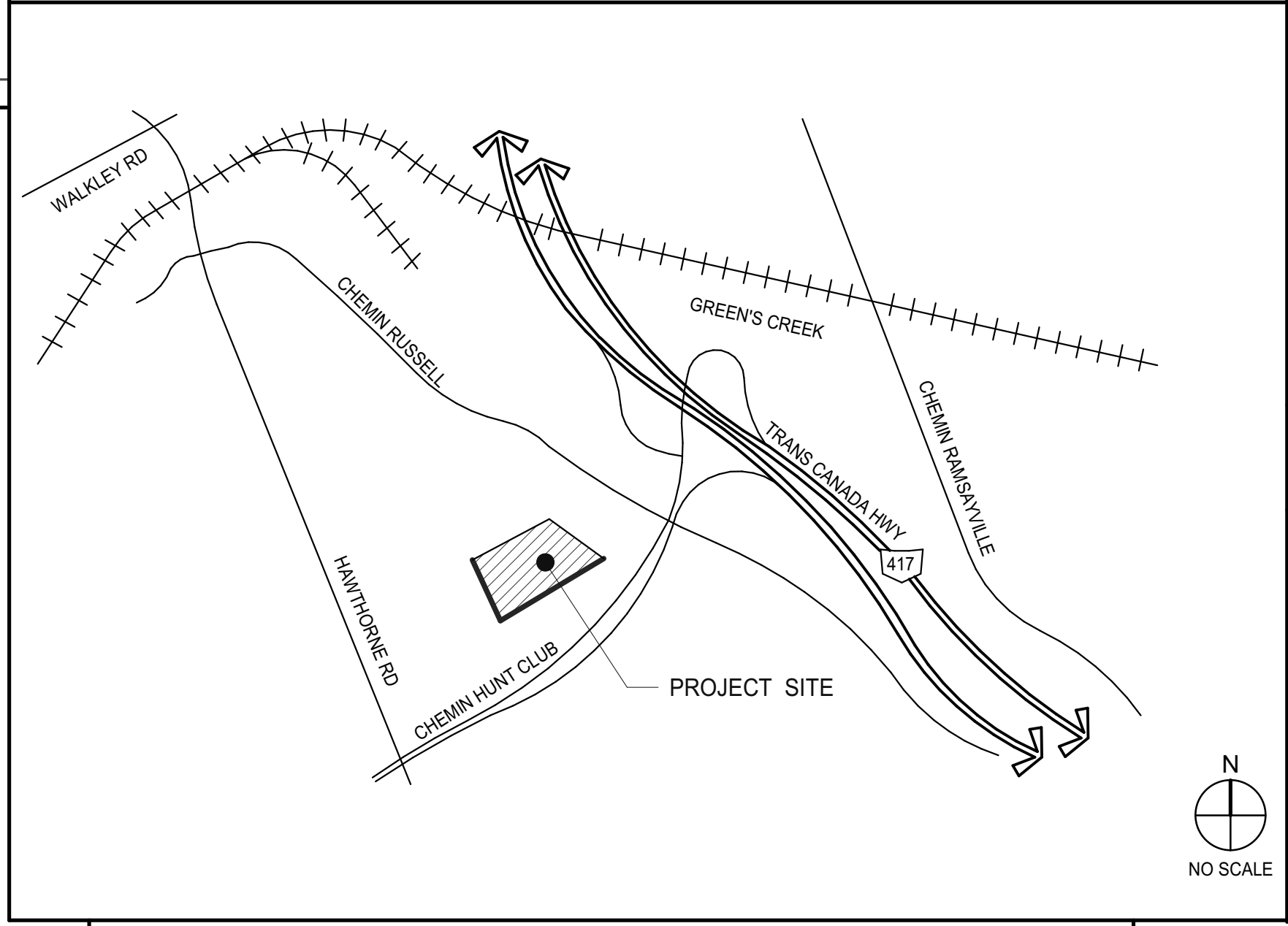
BUILDING D2

1100 & 1200 Last Mile Dr.
Ottawa, ON, CANADA



OBC MATRIX		BUILDING CODE REFERENCE: REFERENCES ARE TO DIVISION B UNLESS NOTED. (A) FOR DIVISION A OR (C) FOR DIVISION C.	
NAME OF PRACTICE: WARE MALCOMB (A BUSINESS NAME OF WMA INC.) CERTIFICATE OF PRACTICE NUMBER: 3619 NAME OF PROJECT: NATIONAL CAPITAL - BUILDINGS D1 & D2 LOCATION: OTTAWA, ONTARIO			
ITEM 1 PROJECT DESCRIPTION: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> PART 11 <input type="checkbox"/> PART 3 <input type="checkbox"/> PART 9 INDUSTRIAL SHELL BUILDING <input type="checkbox"/> ADDITION 11.1 TO 11.4 1.1.2 (A) 1.1.2 (A) & 9.10.1.3 <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ALTERATION			
2 MAJOR OCCUPANCY(S) GROUP F, DIVISION 2; GROUP D (SUBSIDIARY)		3.1.2.1.(1) 9.10.2	
3 BUILDING AREA (sq.m.) NEW: 13,756.86 TOTAL: 13,756.86		1.4.1.2 (A) 1.4.1.2 (A)	
4 GROSS AREA (sq.m.) NEW: 13,756.86 TOTAL: 13,756.86		1.4.1.2 (A) 1.4.1.2 (A)	
5 NUMBER OF STOREYS ABOVE GRADE: 1 BELOW GRADE: N/A		1.4.1.2 (A) & 3.2.1.1 1.4.1.2 (A) & 9.10.4	
6 NUMBER OF STREETS / FIRE FIGHTER ACCESS: 2		3.2.2.10 & 3.2.5.5 9.10.20	
7 BUILDING CLASSIFICATION(S) 3.2.2.67 GROUP F, DIVISION 2, ANY HEIGHT, ANY AREAM SPRINKLERED		3.2.2.20-83 9.10.2	
8 SPRINKLER SYSTEM PROPOSED <input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED		3.2.2.20-83 9.10.8.2 3.2.1.5 3.2.2.17 INDEX INDEX	
9 STANDPIPE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.2.9 N/A	
10 FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.2.4 9.10.18	
11 WATER SERVICE / SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		3.2.5.7 N/A	
12 HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.2.6 N/A	
13 CONSTRUCTION RESTRICTIONS <input type="checkbox"/> COMBUSTIBLE PERMITTED <input checked="" type="checkbox"/> NON-COMBUSTIBLE REQUIRED <input type="checkbox"/> BOTH ACTUAL CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH		3.2.2.20-83 9.10.6	
14 MEZZANINE(S) AREA m2 XX		3.2.1.1.(3)-(8) 9.10.4.1	
15 OCCUPANT LOAD BASED ON <input type="checkbox"/> m2 / PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING		3.1.17 9.9.1.3	
16 BARRIER-FREE DESIGN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		3.8 9.5.2	
17 HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.3.1.2 & 3.3.1.19 9.10.1.3 (4)	
18 REQUIRED FIRE RESISTANCE RATING (FRR)		3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9	
19 SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS		3.2.3 9.10.14	

VICINITY MAP



OWNER

AVENUE31

NATIONAL CAPITAL BUSINESS PARK INC.
222 SOMERSET ST W #401,
OTTAWA, ON K2P 2G3

MICHEL PILON
PH: (613) 903-7331

OWNER'S CONSULTANTS

CIVIL

LRL ENGINEERING
5430 CANOTEK RD
OTTAWA, ON K1J 9G2

AMR SALEM
613-842-3434
ASALEM@LRL.CA

LANDSCAPING

JBLA, INC.
3332 CARLING AVE
OTTAWA, ON K2H 5A8

JAMES LENNOX
613-725-1688
LENNOX@JBLA.CA

SHEET INDEX

ARCHITECTURAL

A0.1	D2 TITLE SHEET
A1.0	OVERALL SITE PLAN
A2.1	D2 FLOOR PLAN
A3.1	D2 ROOF PLAN
A4.1	D2 EXTERIOR ELEVATIONS
A5.0	D2 BUILDING SECTIONS

ARCHITECTURAL SHEET COUNT: 6

GENERAL CONTRACTOR

COMPANY NAME

VCL CONSTRUCTION
101-240 TERENCE MATTHEWS CRESCENT
KANATA, ON K2M 2C4

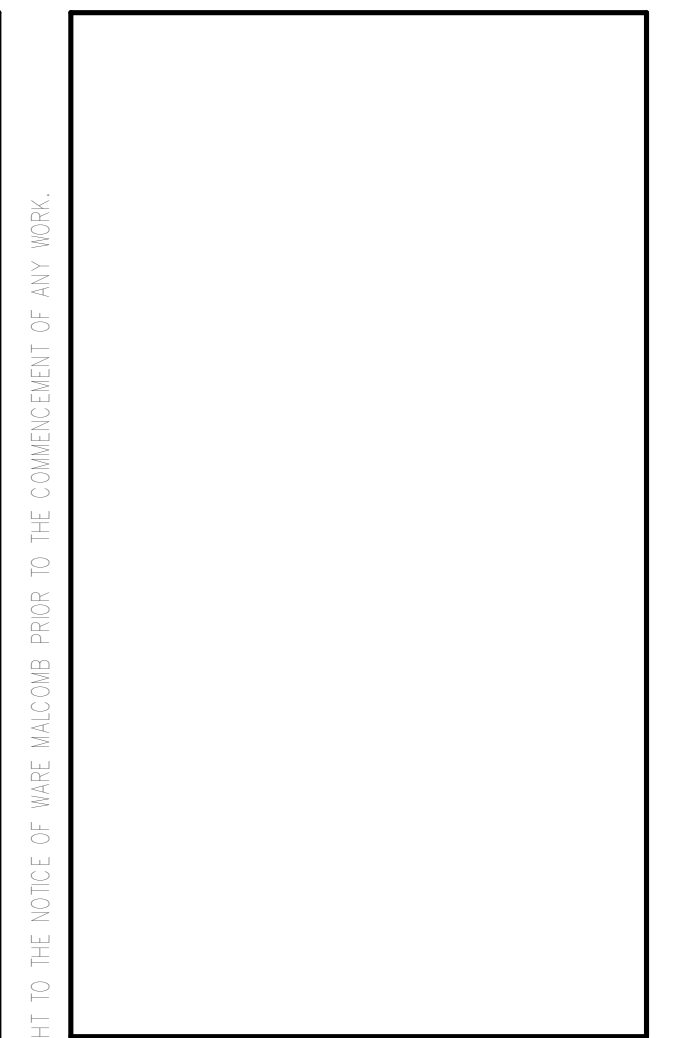
MARK DALTON
PH: (613)-592-1114 x 203
FAX: (613)-592-2550

ARCHITECT

WARE MALCOMB

180 BASS PRO MILLS DR #103
VAUGHAN, ONTARIO, CANADA L4K 5W4

JOHN HOLLAND
P 905.760.1221
F 905.248.3344
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WARE MALCOMB
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interiors p 905.760.1221
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civil engineering a business name of WMA Inc.



NATIONAL CAPITAL BUSINESS PARK - SITE 2 4120 RUSSELL RD

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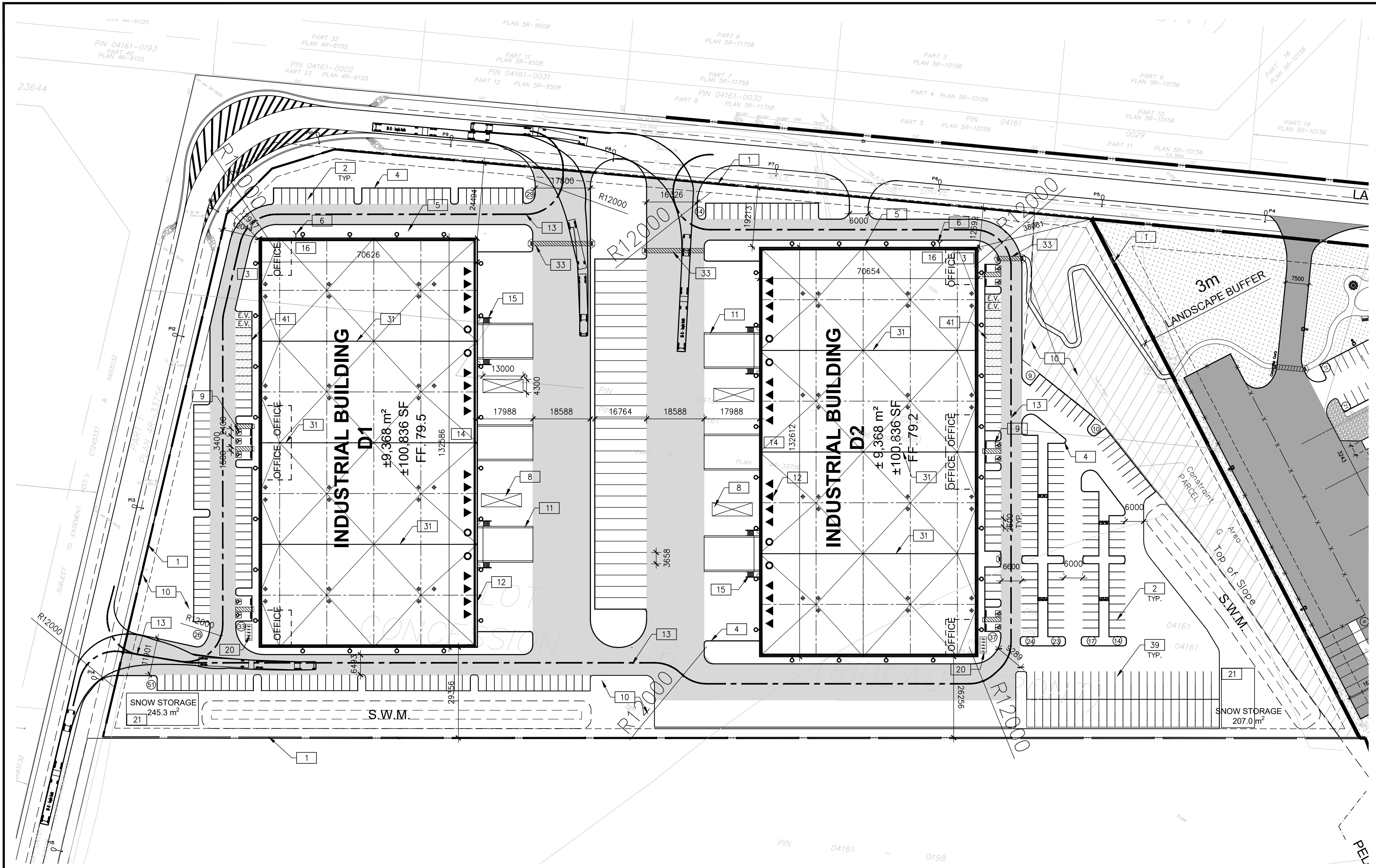
D2 TITLE SHEET

DATE	ISSUED	REMARKS
2022-12-0		

PA/PM:	F.D.R
DRAWN BY:	A.D.
JOB NO.:	TOR21-0035-00

SHEET

A0.1



SITE PLAN
SCALE: 1:750
CONSTRUCTION NORTH TRUE NORTH

TOR21-0007-00 NATIONAL CAPITAL - BUILDINGS D1 & D2		
SITE STATISTICS		
ZONING	IH/AG	
GROSS SITE AREA	61,146.80m ²	
Zone Permitted Use (OTTAWA ZONING BY-LAW NO. 2008-250)		
Proposed Use	Warehouse	
Regulations (Part 11: Industrial Zones)		
	Proposed	Required
Min. Front Yard Building Setback (m)	12.0 m	7.5 m
Min. Side Yard Building Setback (m)	12.7 m	7.5 m
Min. Interior Side Yard Building Setback (m)	26.3 m	7.5 m
Min. Corner Side Yard Building Setback (m)	12.9 m	7.5 m
Min. Rear Yard Building Setback (m)	26.2 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. Landscape 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		
BLDG D1		
Office Area	504.00m ²	
Warehouse Area	8,864.00m ²	
BLDG D2		
Office Area	504.00m ²	
Warehouse Area	8,864.00m ²	
TOTAL BUILDING GFA	18,736.00m²	
PARKING REQUIREMENT		
BLDG D1	PROPOSED	REQUIRED
Warehouse GFA @ 0.8 Spaces per 100m ² , first 5000m ²	139	58
Warehouse GFA @ 0.4 Spaces per 100m ² , above 5000m ²		
BLDG D2		
Warehouse GFA @ 0.8 Spaces per 100m ² , first 5000m ²	148	58
Warehouse GFA @ 0.4 Spaces per 100m ² , above 5000m ²		
TOTAL SITE PARKING SPACES	287	116
Barrier Free Parking Spaces	11	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 2000m ² , Office: 1 per 250m ²)	20	13
Loading Space Dimensions	3.5m X 9.0m	
Oversized Loading Space Dimensions	4.3m X 13.0m	
No. Of Loading Spaces	32	2
No. Of Oversized Loading Spaces	4	2
Trailer Parking	31	
Tandem Van Parking	48	
DOCK STATISTICS	Proposed	
DOCK-HIGH DOORS	32	
OVER-HEAD DOORS	8	

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interiors p:905.760.1221
graphics f:905.248.3344
civil engineering a business name of WMA Inc.



**NATIONAL CAPITAL
BUSINESS PARK - SITE 2**
4120 RUSSELL RD
1100 & 1200 LAST MILE DR.

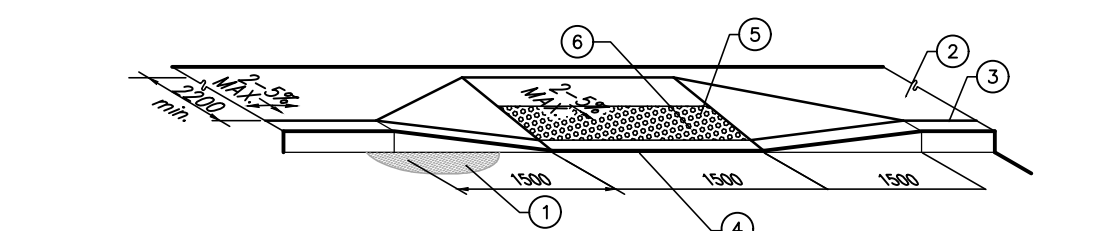
LEGAL DESCRIPTION:
PLAN OF SURVEY OF PART OF LOT 5 CONCESSION 6 (Rideau Front) (GEOGRAPHIC TOWNSHIP OF Gloucester) TOWN OF OTTAWA

SITE SURVEY INFORMATION:
INFORMATION ON THIS PLAN WAS TAKEN FROM THE SURVEY PLAN PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK 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.

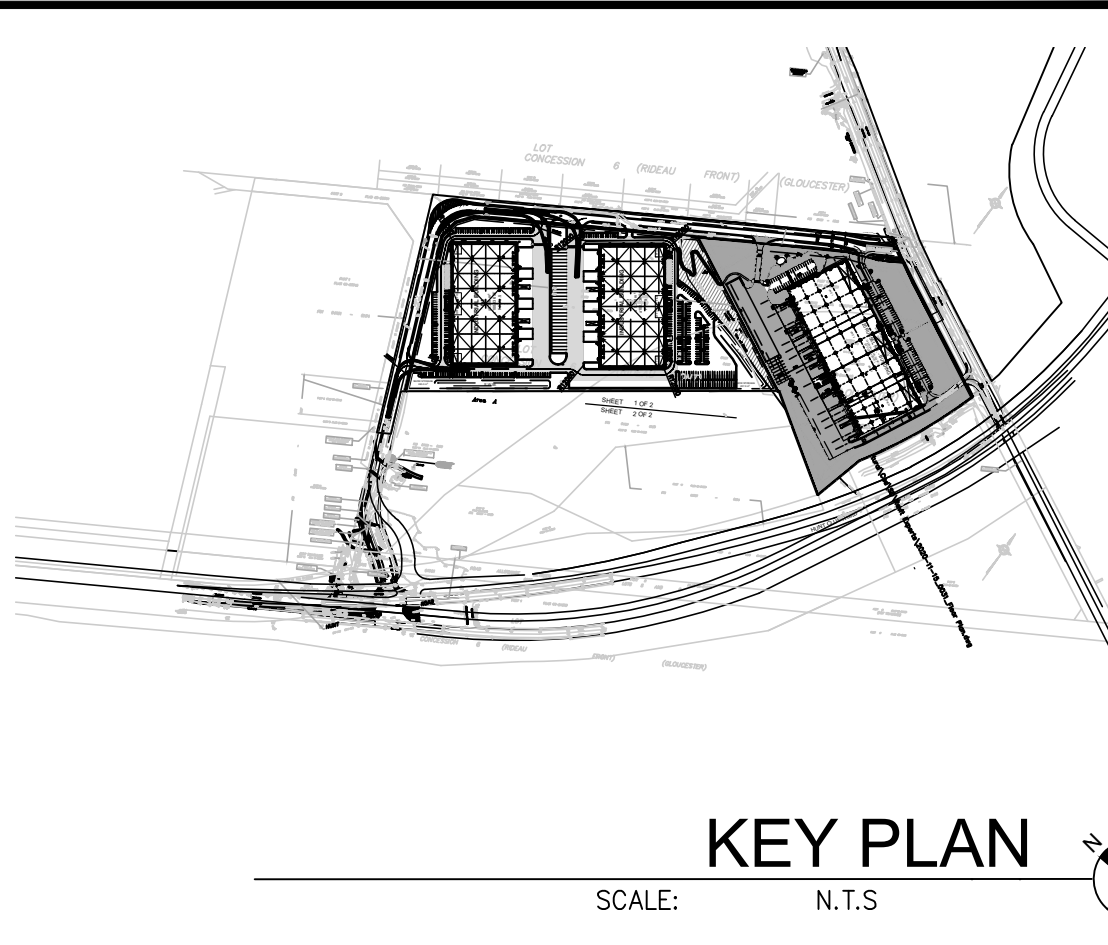
- SITE PLAN NOTES**
- PROPERTY LINE
 - 2600x5200mm PARKING STALL, PAINTED PARKING STRIPING PER CITY OF OTTAWA ZONING BY-LAW NO. 2008-250
 - PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
 - 150mm WIDE CURB TYPICAL
 - SIDEWALK - SEE LANDSCAPE DWGS FOR CONSTRUCTION DETAILS
 - FIRE DEPARTMENT/SIAMESE CONNECTION
 - PROPOSED BUS STOP LOCATION
 - 13m x 4.3m OVERSIZED TRUCK LOADING SPACE
 - 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.
 - 12.0m x 3.5m 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.
 - SITE FENCING
 - AUTOMATIC VEHICLE GATE
 - GALV. BICYCLE RACKS - SEE LANDSCAPE DRAWINGS
 - SNOW STORAGE AREA
 - PROPOSED 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, TYP.
 - EMPLOYMENT AMENITY SPACE - REFER TO LANDSCAPE DRAWINGS
 - EV CHARGING PARKING SPACE
 - CONCRETE DOLLY PAD
 - FUTURE TENANT DEMISING WALL. SUBJECT TO TENANT FIT UP
 - CONCRETE APRON
 - PAINTED LINES PEDESTRIAN CROSSING
 - STEEL BOLLARD
 - PROPOSED RETAINING WALL - REFER TO CIVIL DRAWINGS
 - HV PADMOUNT TRANSFORMER
 - ASPHALT RAMP BOUNDED BY RETAINING WALLS WITH GUARDRAILS WHERE GRADE CHANGE IS MORE THAN 600mm - REFER TO CIVIL DWGS
 - CANOPY PROJECTION
 - TANDEM VAN PARKING SPACES
 - PYLON SIGNAGE
 - FUTURE EV PARKING STALLS (10)
 - FUTURE BUS PAD
 - ASPHALT PAD
 - IN GROUND EARTH-BIN GARBAGE RECEPTACLES WITH SCREENING
 - TRUCK LOADING DOCK (TYP.)
 - HIGH PRESSURE GAS STATIONS - REFER TO MECHANICAL DWGS
 - STANDARD BARRIER CURB WITH CONC PAD UNDER STAIRS.
 - PIPE STORAGE AREA WITH FENCING.
 - COMPACTOR PAD

- SITE LEGEND**
- NEW HEAVY DUTY PAVEMENT (HATCHED)
 - NEW LANDSCAPED AREA (HATCHED)
 - PAINTED DIAGONAL LINES WHERE INDICATED
 - FUTURE EV PARKING STALLS
 - 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
 - CONCRETE SIDEWALK
 - ASPHALT PATHWAY
 - STONE DUST PATHWAY
 - MH DENOTES MANHOLE
 - PROPOSED CATCHBASIN
 - TACTILE INDICATORS AT DEPRESSED CURB
 - BICYCLE RACK
 - MAN DOOR
 - DOCK HIGH TRUCK DOOR
 - GRADE LEVEL TRUCK DOOR
 - FIRE ROUTE SIGNS



- 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 A VEHICULAR WAY (0mm CURB FACE)

ACCESSIBLE CURB RAMP
SCALE: N.T.S



KEY PLAN
SCALE: N.T.S

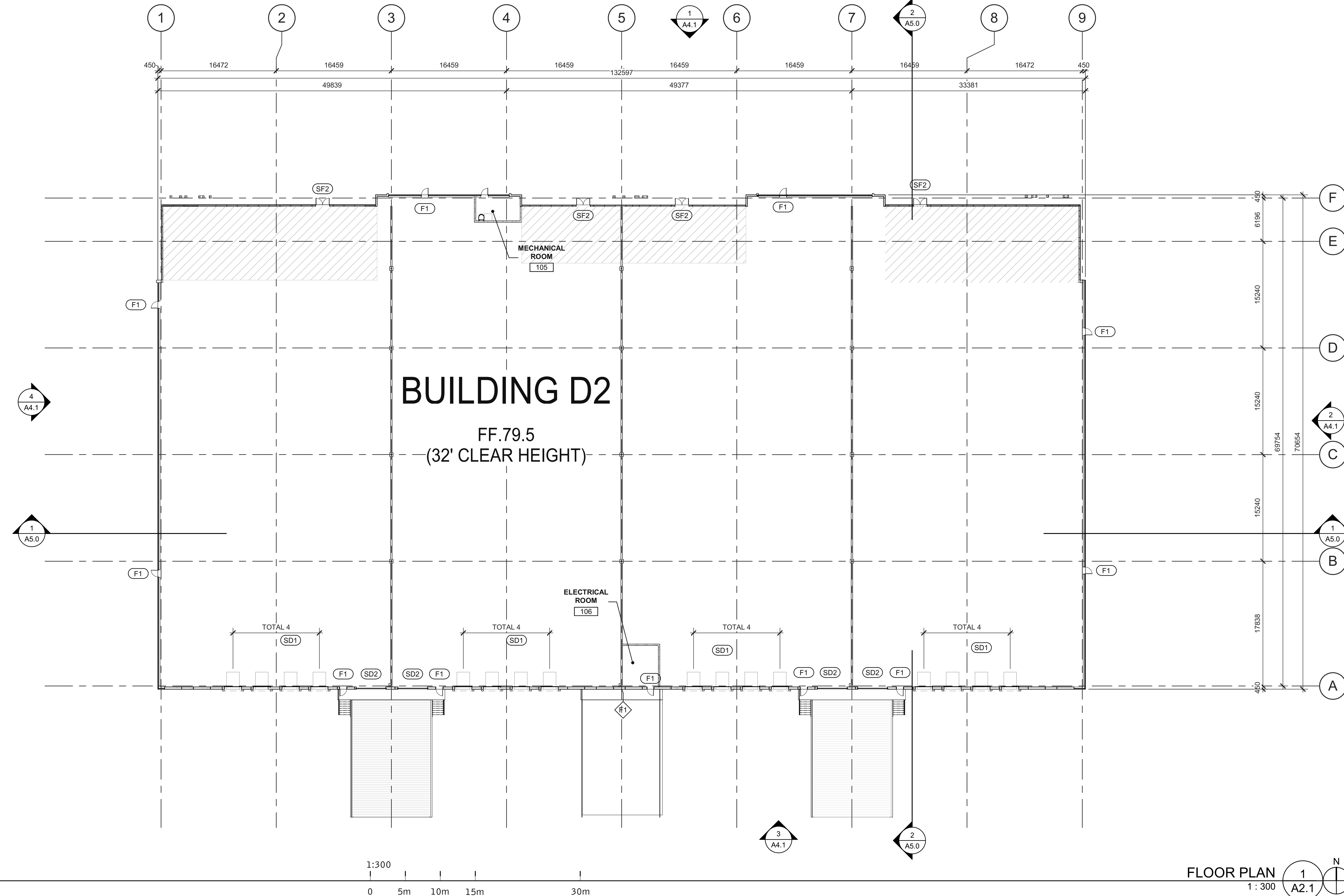
OVERALL SITE PLAN

DATE	REMARKS
1 2022-08-30	ISSUED FOR SPA

PA / PM:	HW/JH
DRAWN BY:	HW
JOB NO.:	TOR21-0035-00

SHEET
A1.0

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FLOOR PLAN 1:300

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a business name of WMA Inc.



**NATIONAL CAPITAL
BUSINESS PARK - SITE 2
4120 RUSSELL RD**

1100 & 1200 Last Mile Dr.
Ottawa, ON, CANADA

DOOR TYPES

<p>(SF2) ALUMINUM STOREFRONT</p> <p>(SF2) 1930mm x 2135mm (PAIR) CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE) FRAME: MANUFACTURER</p> <p>HARDWARE: 2 SETS PIVOT SET 2 SETS INTER PIVOT 1 EA EXIT DEVICE 1 EA MORTISE CYLINDER 2 SETS OFFSET PULL 2 EA OH CLOSER 1 EA THRESHOLD 1 EA DECAL</p> <p>NOTE: WEATHERSEAL BY DOOR MANUFACTURER</p>	<p>(F1) HOLLOW METAL</p> <p>(F1) 965mm x 2135mm PAINTED INSULATED HOLLOW METAL DOOR FRAME: PAINTED HOLLOW METAL</p> <p>HARDWARE: 3 EA HINGES 1 EA EXIT DEVICE 1 EA CYLINDER 1 EA CLOSER 1 EA PERIMETER SEAL 1 EA BOTTOM DRIP 1 EA THRESHOLD 1 EA LOCK GUARD 1 EA HVY DUTY FLOOR STOP</p>	<p>(SD1) SECTIONAL O.H. DOOR</p> <p>(SD2) 2745mm x 3050mm DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.</p> <p>(SD2) 3660mm x 4270mm SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH</p> <p>HARDWARE: 1 EA SLIDE BOLT 1 EA PAD LOCK</p>
---	---	---

DOOR NOTES

BUTT HINGES:
SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL.
ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.

VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL
STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

LEGENDS

PROPOSED FUTURE OFFICE AREA

WALLS
REFER TO ASSEMBLIES PAGE A0.3 FOR MORE SPECIFICS ON WALL TYPES AND CONSTRUCTION

- ALUMINUM CURTAINWALL (W1)
- PRECAST CONCRETE WALL (W2)
- ALUMINUM COMPOSITE METAL PANEL (W3)
- INSULATED METAL PANEL (W4)
- CONCRETE MASONRY WALL (W5)
- 2 HR DEMISING WALL (W6)

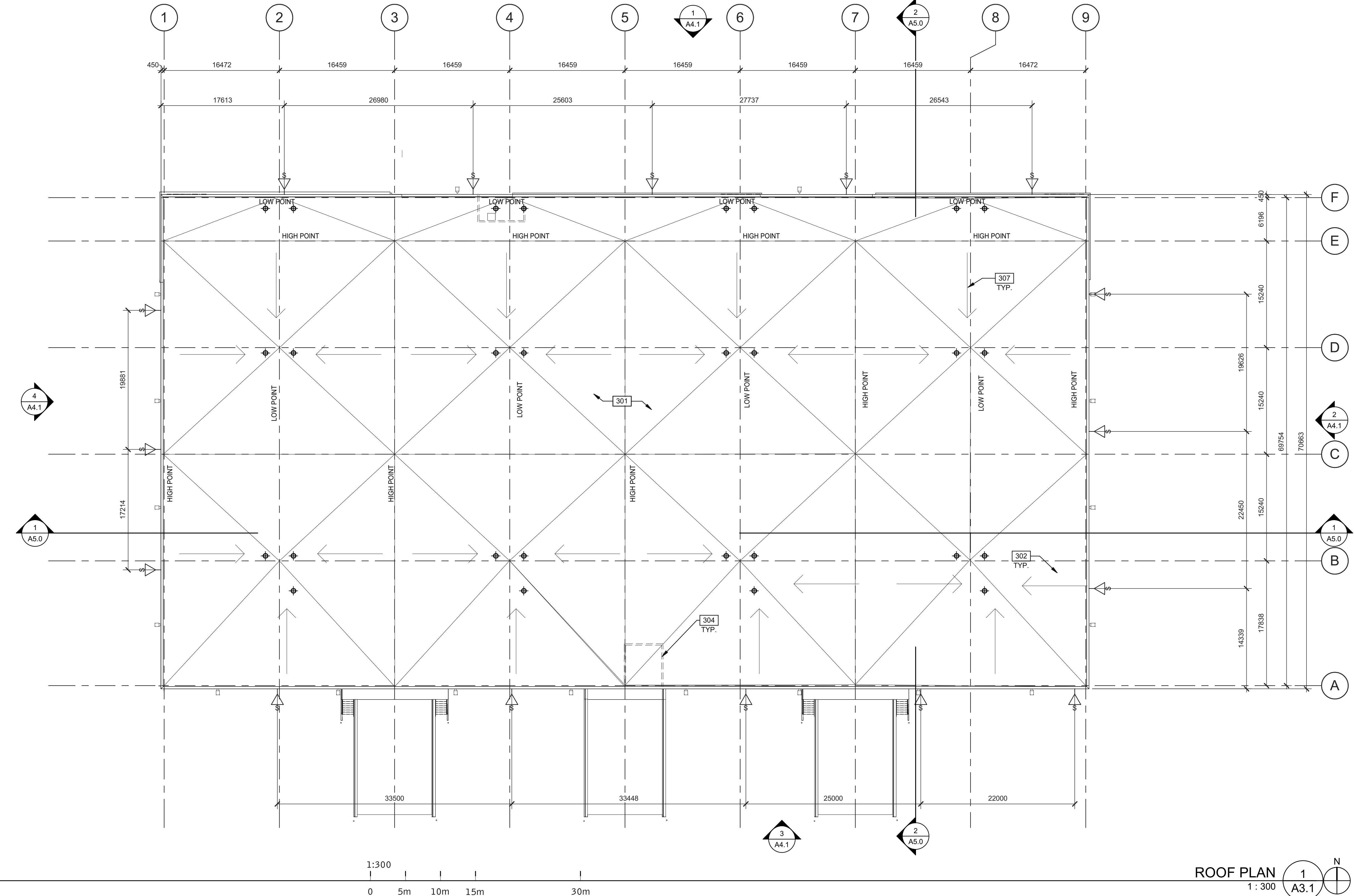
KEYNOTES

D2 FLOOR PLAN

DATE	REMARKS

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DRAWN BY:	A.D.
JOB NO.:	TOR21-0035-00

SHEET
A2.1



ROOF PLAN 1 A3.1

LEGEND

- FLOW LINE TO DRAIN.
- ROOF DRAIN - SEE MECHANICAL DRAWINGS.
- ROOF SCUPPER LOCATION - SEE ELEVATIONS.
- OUTLINE OF WALL BELOW.
- EXTERIOR LIGHTS

KEYNOTES

- 301 ROOFING SYSTEM R1 - SEE ASSEMBLY TYPE SHEET A0.3.
- 302 ROOF DRAINS - SEE MECHANICAL DWGS.
- 304 LINE OF WALL BELOW.
- 307 PROVIDE MIN. 2% SLOPE TO ROOF DRAIN.

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**NATIONAL CAPITAL
 BUSINESS PARK - SITE 2
 4120 RUSSELL RD**

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 Ottawa, ON, CANADA

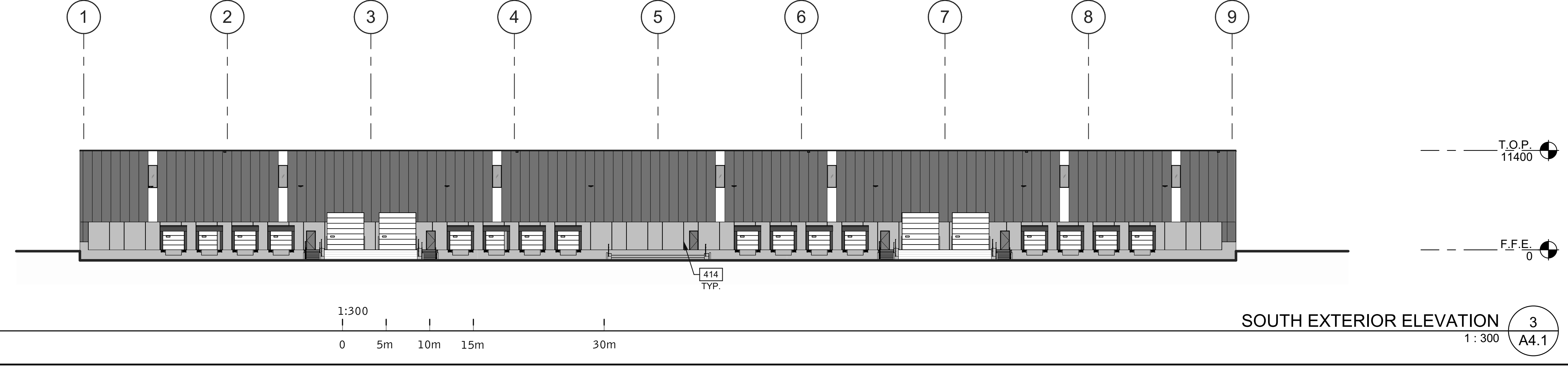
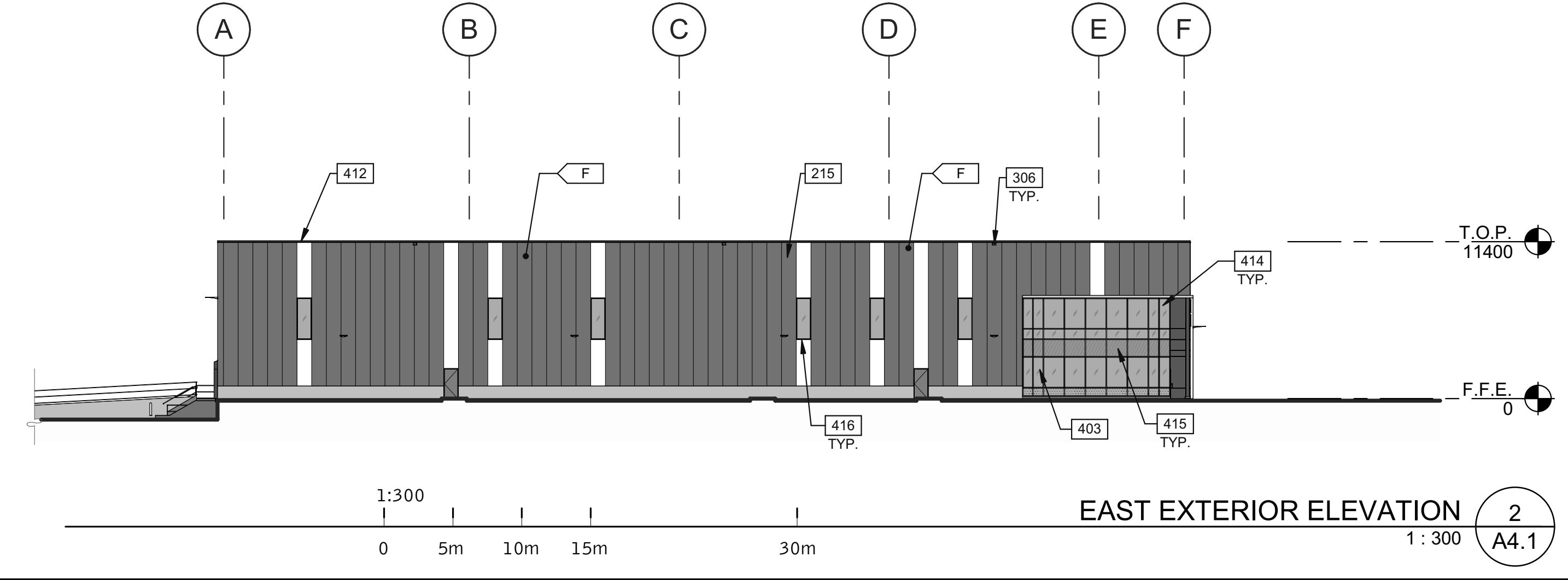
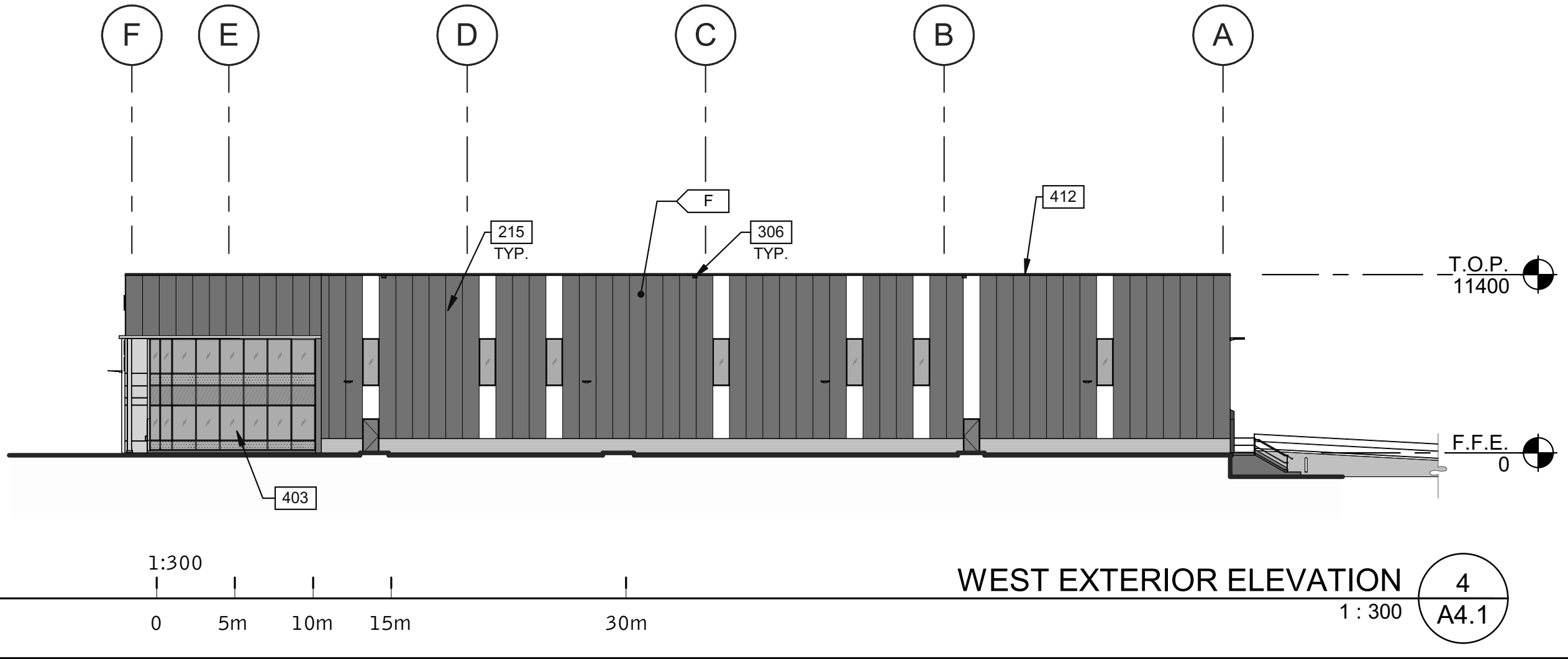
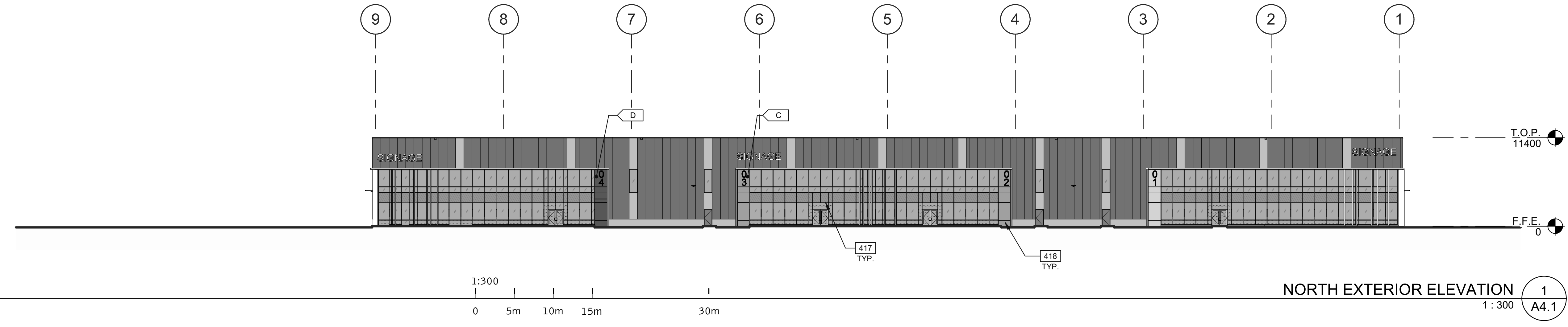
D2 ROOF PLAN		DATE	ISSUED	REMARKS
1	2022-12-0			

PA/PM:	F.D.R.
DRAWN BY:	A.D.
JOB NO.:	TOR21-0035-00

SHEET
A3.1

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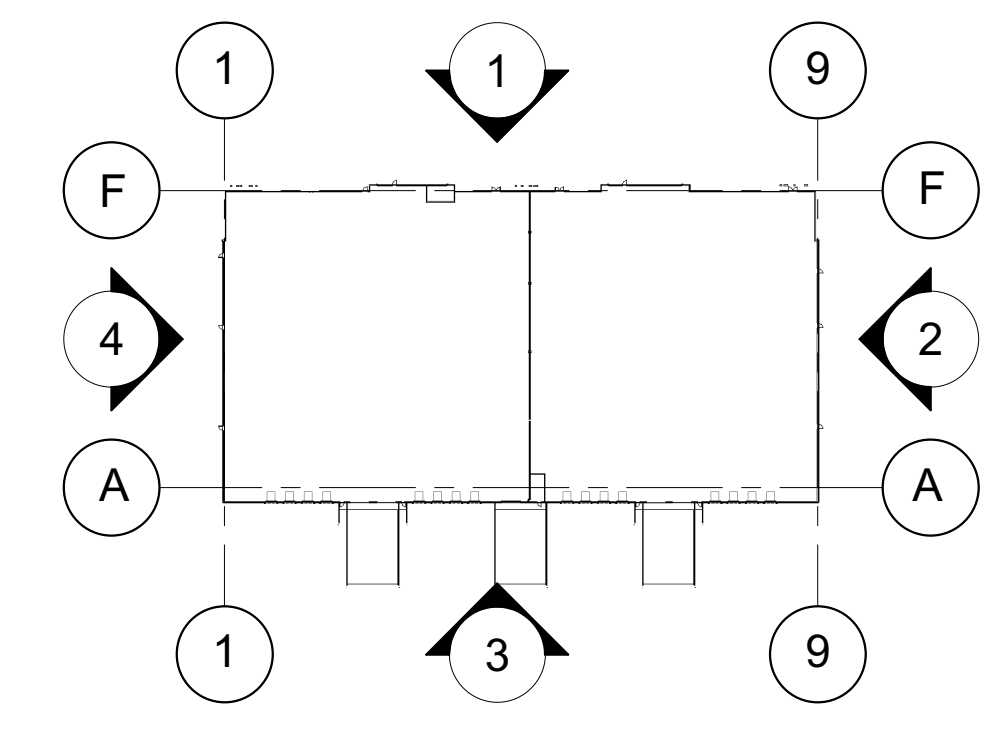
LEGEND

GLASS:		COLOURS:	
	VISION GLASS		PAINTED PRECAST PANEL - COLOR TBD
	SPANDREL GLASS		COLOUR TBD
	TEMPERED GLASS		COLOUR TBD
			COLOUR TBD
			PAINTED PRECAST PANEL 2 - COLOR TBD
			INSULATED METAL PANEL - PEWTER

KEYNOTES

- 215 INSULATED METAL PANEL SYSTEM ABOVE 914mm PRECAST CONCRETE KNEE WALL - SEE ELEVATIONS.
- 306 OVERFLOW SCUPPER.
- 403 CURTAIN WALL GLAZING SYSTEM WITH TINTED VISION GLASS - SOLARGRAY + SN68 (3) CLEAR - AND BIRD-FRIENDLY FRIT. TYPICAL FOR ALL GLAZING EXCEPT SPANDREL PANELS.
- 412 ROOF LINE BEYOND.
- 414 50mm PRECAST CONCRETE REVEAL - SEE 8/A8.3.
- 415 SPANDREL PANEL WITH BIRD-FRIENDLY FRIT - SHERWIN WILLIAMS 7074 SOFTWARE.
- 416 ALUMINUM FIN/CORIAN FIN ATTACHED TO MULLION. CUSTOM COLOUR ACM - TO MATCH CORPORATE BRANDING COLOURS.
- 417 MATTE CHARCOAL MULLIONS (OPTION PRICE BLACK ANODIZED).
- 418 ACM PANELS.

KEY PLAN



WARE MALCOMB
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architecture 180 bass pro mills drive, suite 103
planning vaughan, ontario, L4K 5W4
interiors p 905.760.1221
graphics f 905.248.3344
civil engineering a business name of WMA Inc.



**NATIONAL CAPITAL
BUSINESS PARK - SITE 2
4120 RUSSELL RD**

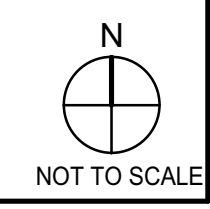
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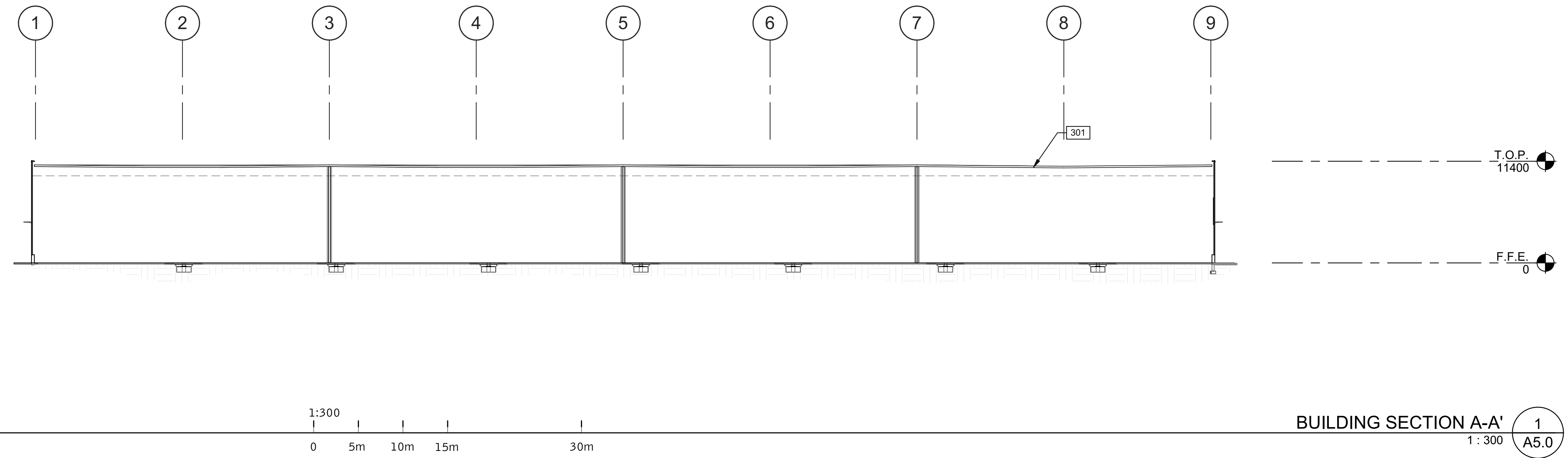
D2 EXTERIOR ELEVATIONS

DATE	REMARKS

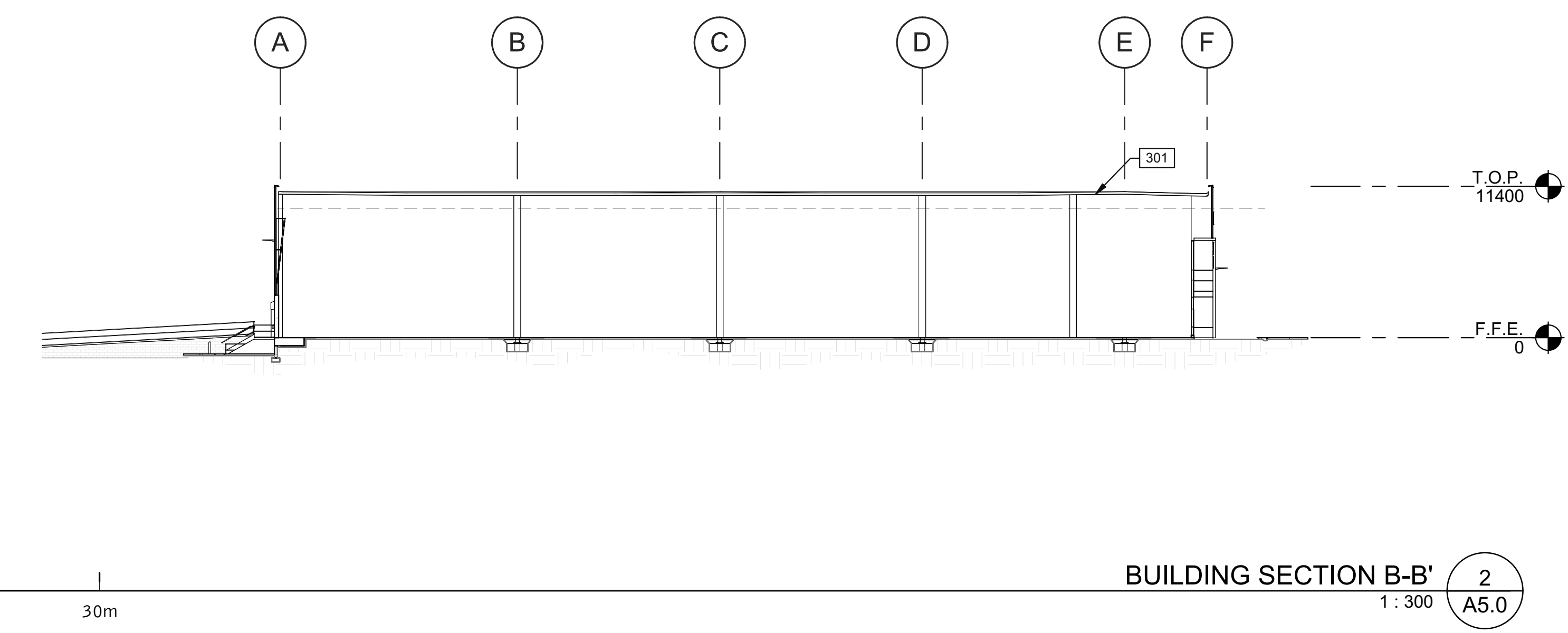
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DRAWN BY:	A.D.
JOB NO.:	TOR21-0035-00

SHEET
A4.1





BUILDING SECTION A-A' 1
1 : 300 A5.0

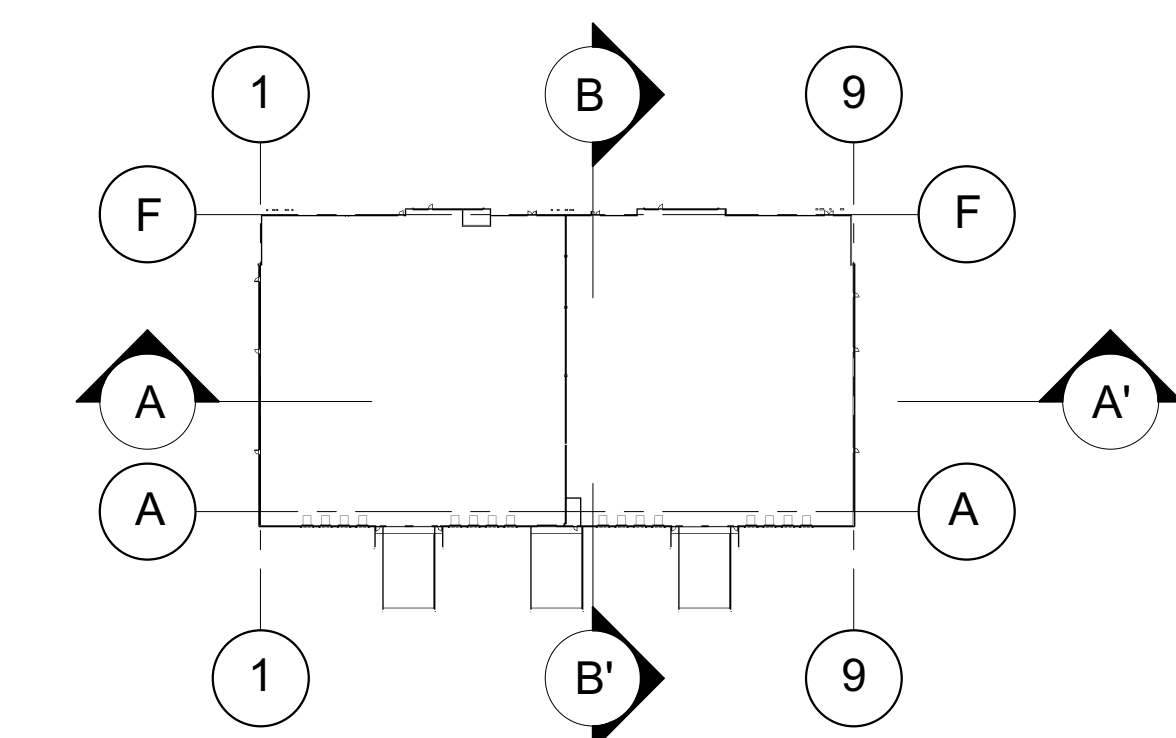


BUILDING SECTION B-B' 2
1 : 300 A5.0

KEYNOTES

301 ROOFING SYSTEM R1 - SEE ASSEMBLY TYPE SHEET A0.3.

KEY PLAN



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D2 BUILDING SECTIONS		DATE	ISSUED	REMARKS
1	2022-12-0			

PA/PM:	F.D.R.
DRAWN BY:	A.D.
JOB NO.:	TOR21-0035-00

SHEET
A5.0

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