

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

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK, DIMENSIONED AS SHOWN
- LANDSCAPE SETBACK, DIMENSIONED AS SHOWN
- PROPOSED ENTRANCE / EXIT DOOR
- ▶ PRIMARY ENTRANCE DOOR
- ▶ PROPOSED OVERHEAD DOOR
- FIRE ROUTE: C/W REQUIRED SIGNAGE AS PER MUNICIPAL REQUIREMENTS
- PAINTED PEDESTRIAN WALKWAY
- SEMI-PERMANENT PRE-CAST CONCRETE JERSEY BARRIER, COORDINATE WITH CIVIL DRAWINGS
- NEW PAINTED PAVEMENT MARKINGS, REFER TO SITE GRAPHICS DETAILS.
- NEW PAINTED TRAFFIC CONTROL MARKING.
- NEW PAINTED PARKING ISLAND, COORDINATE WITH OTHER DISCIPLINES.
- NEW SPEED BUMP, FINAL POSITION TO BE CONFIRMED BY TENANT.
- NEW LANDSCAPED AREA, REFER TO LANDSCAPE DRAWINGS
- NEW TACTILE STRIP, REFER TO CIVIL.
- NEW ASPHALT, REFER TO CIVIL.
- RAISED CONCRETE SIDEWALK AND BARRIER CURB, REFER TO CIVIL.
- NEW CHAIN LINK FENCE, REFER TO CIVIL.

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

1. PARKING STALL, QUEUING STALL, AND LOADING STALL LINES SHALL BE IDENTIFIED WITH 102 MM (4") WIDE WHITE PAINTED LINE.
2. BARRIER FREE ACCESSIBLE PARKING STALLS SHALL BE IDENTIFIED WITH APPROPRIATE SYMBOL DESIGNATION AND IN ACCORDANCE WITH THE OWNER REQUIREMENTS AND AUTHORITIES HAVING JURISDICTION.
3. REFER TO SITE SIGNAGE AND SITE GRAPHIC DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS FOR PAVEMENT GRAPHIC AND PEDESTRIAN CROSS WALKS.
4. 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.	13.89m
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%



PROJECT
DYT3 GEN 3.1 BTS,
OTTAWA, ONTARIO
2625 SHEFFIELD ROAD

CLIENT
CHOICE PROPERTIES REIT
700-22 ST. CLAIR AVENUE EAST
TORONTO, ONTARIO, M4T 2S5
416 593 5057 tel.

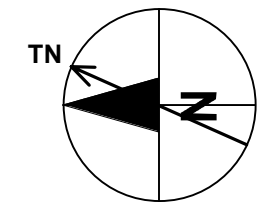
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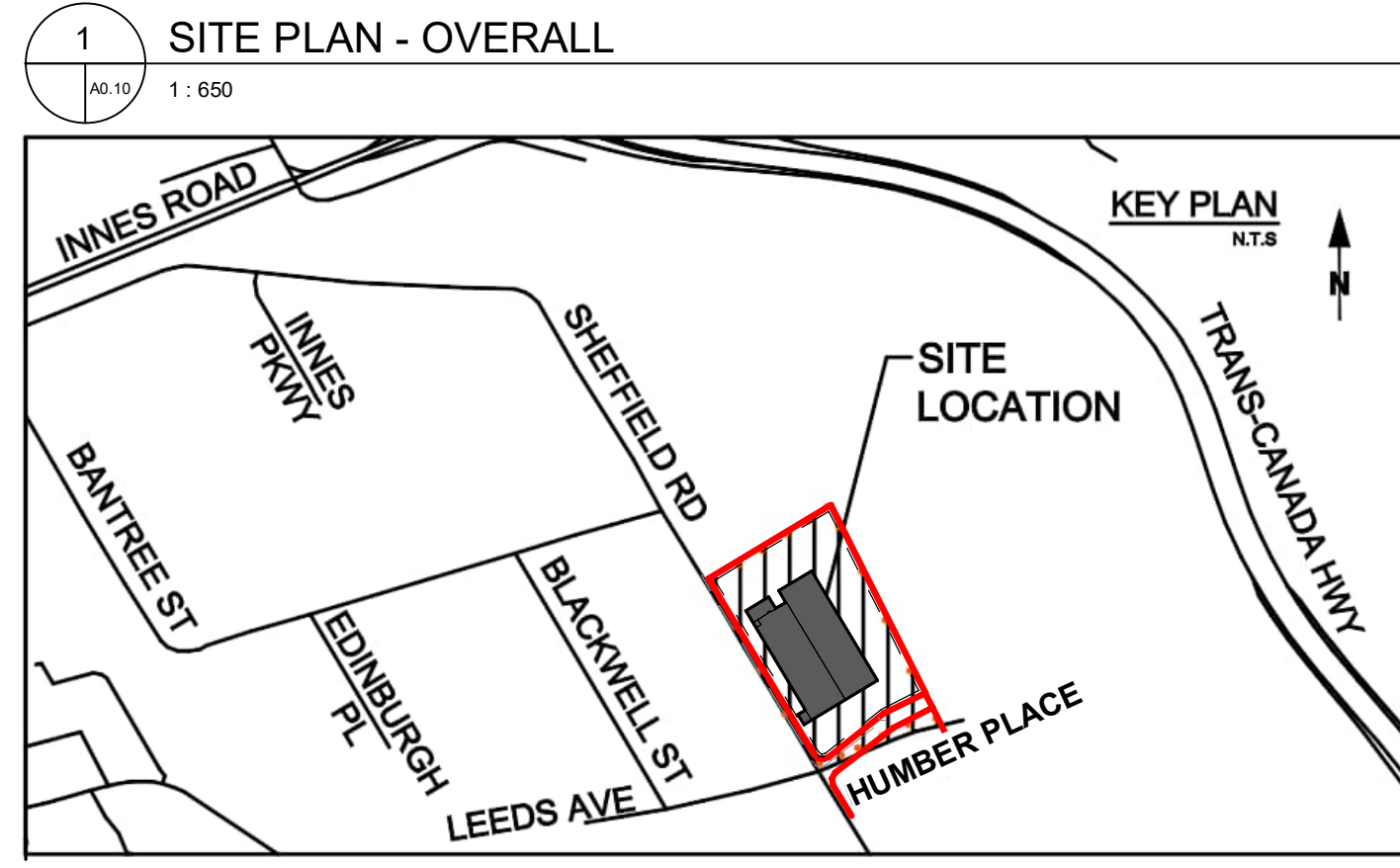
REGISTRATION



ISSUE/REVISION

NO.	DATE	DESCRIPTION
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0	2022-08-30	LANDLORD REVIEW - SPA SET

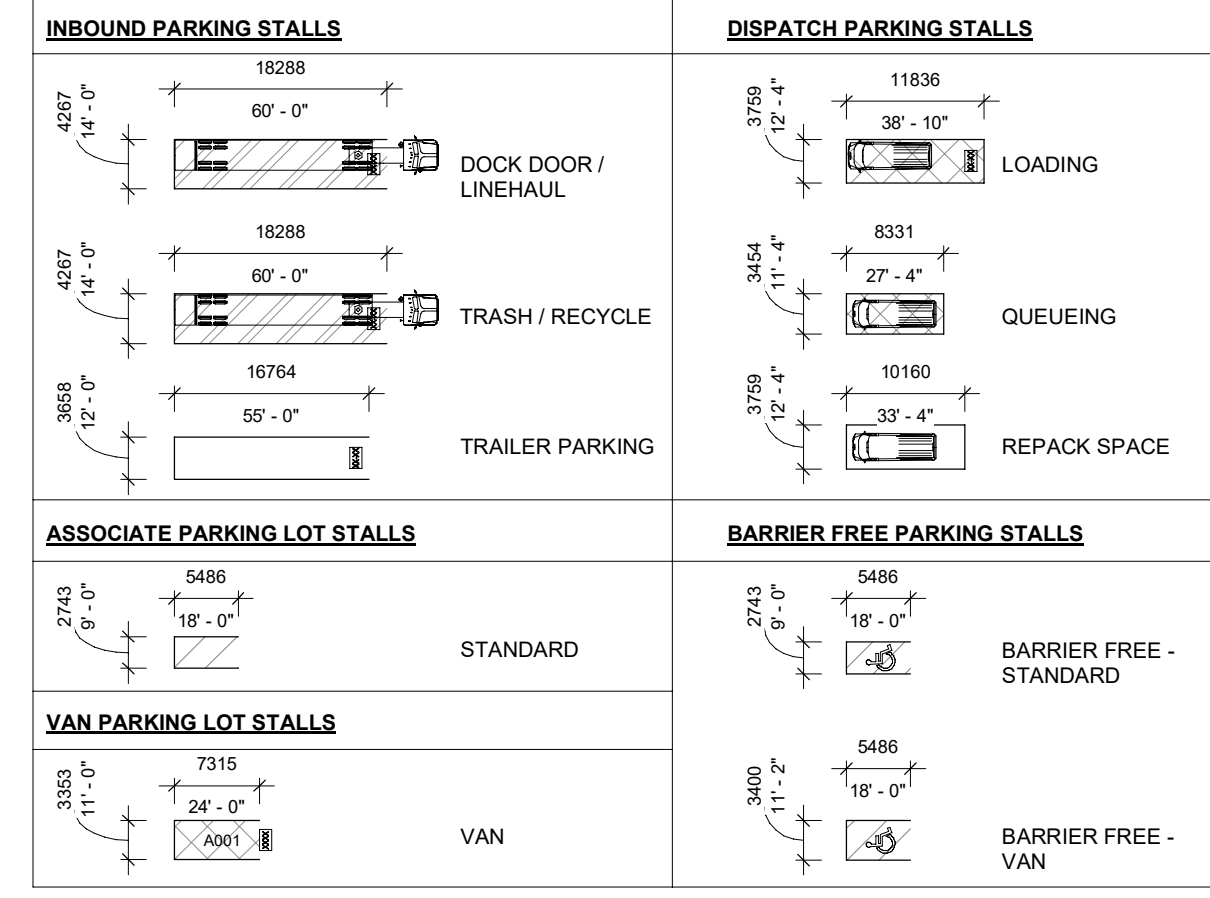
KEY PLAN



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	LOADING	VAN LOADING - 11.6m x 3.7m (38'-3" x 12'-3")	60
INTERIOR	STAGING	VAN STAGING - 8.2m x 3.4m (27'-0" x 11'-0")	60
INTERIOR: 165	VAN	VAN - 8.2m x 3.4m (27'-0" x 11'-0")	45

PARKING LEGEND



NOT FOR CONSTRUCTION

PROJECT NUMBER
60648725

SHEET TITLE
SITE PLAN

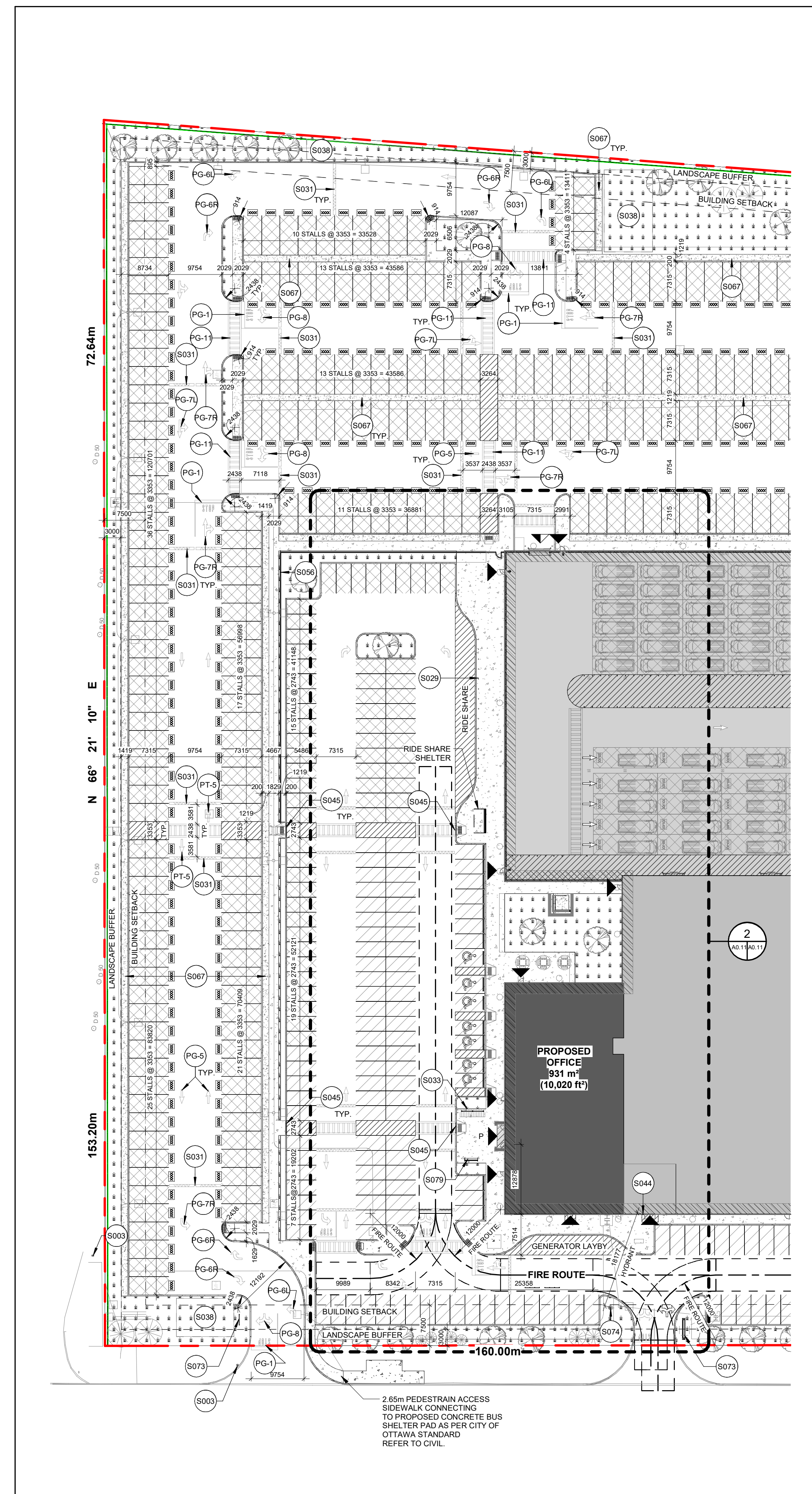
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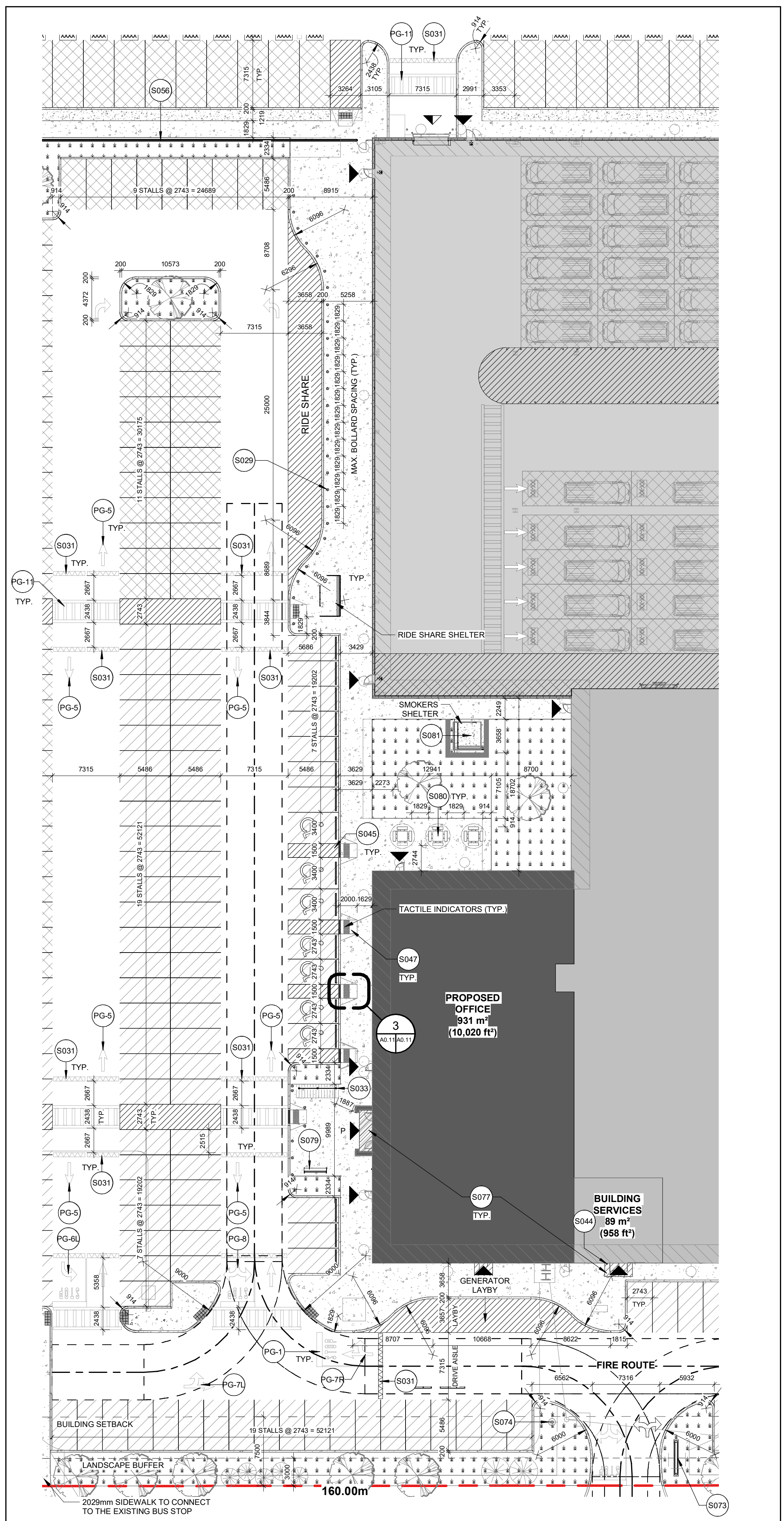
Lily Xu

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

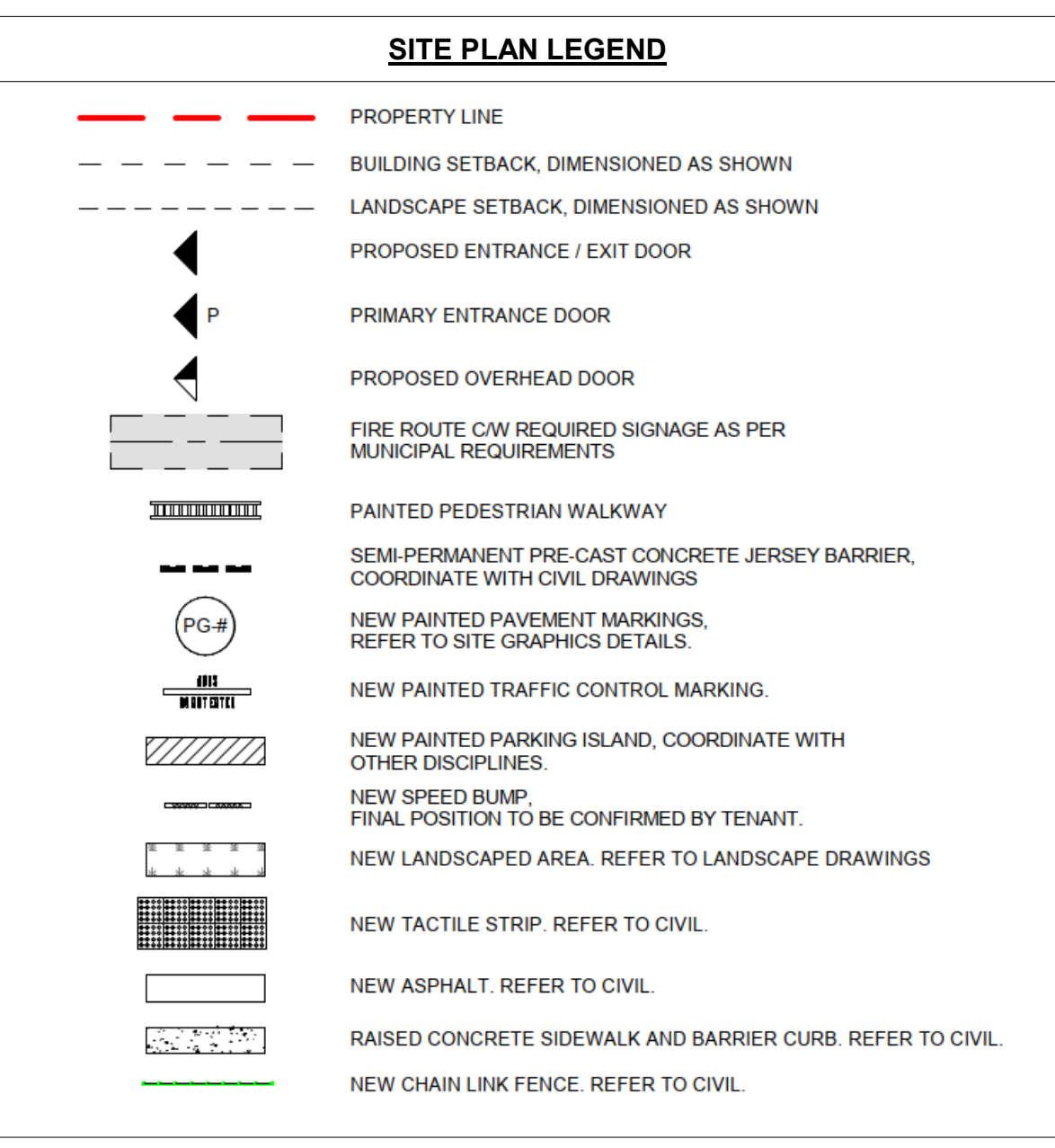
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By Lily Xu at 4:16 pm, Jun 19, 2023



1 PARTIAL SITE PLAN
 1: 500



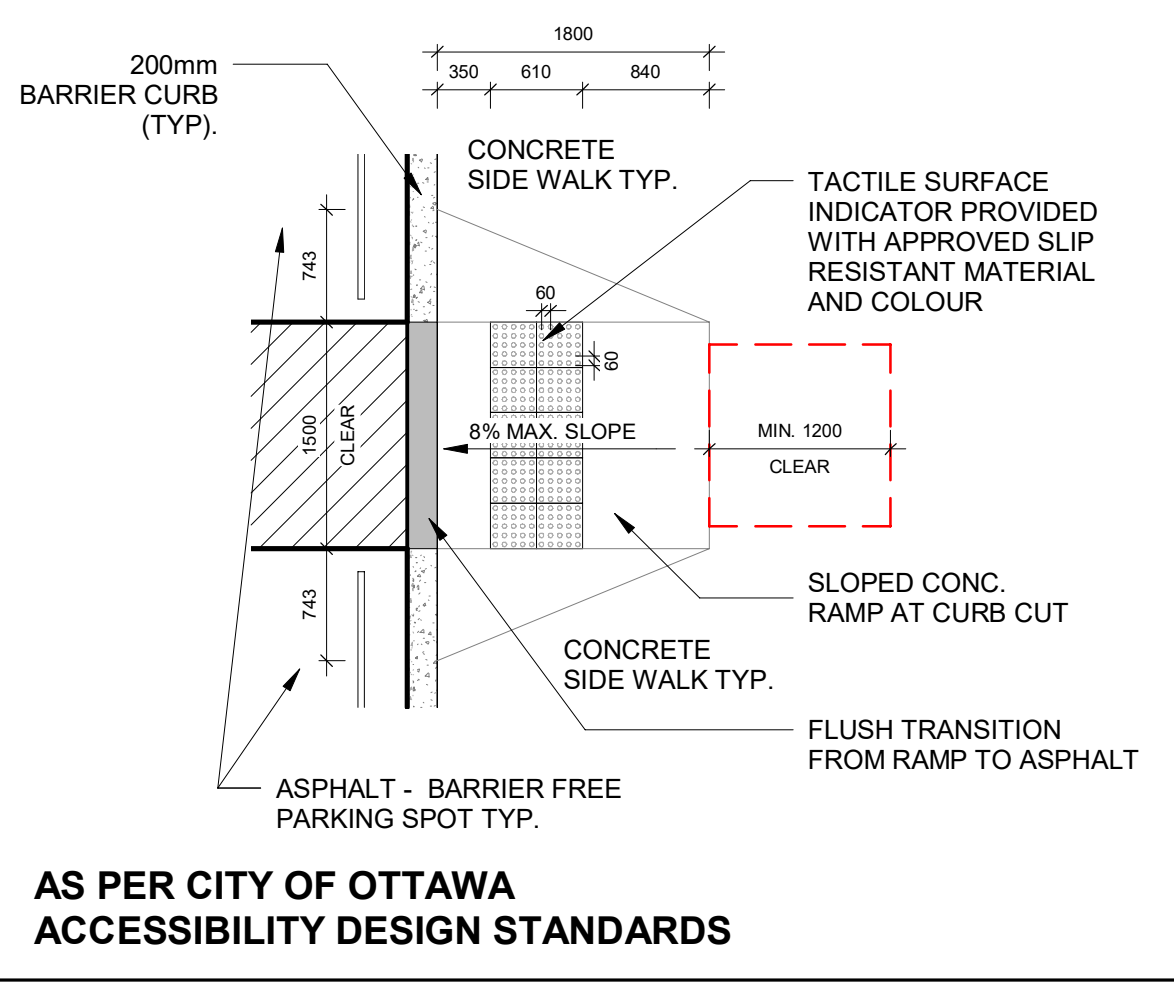
2 SITE PLAN - ENLARGED
 1: 300



TAG	DESCRIPTION
S003	EXISTING HYDRANT TO REMAIN.
S029	NEW EXTERIOR 203mm (8") DIA. PAINTED STEEL BOLLARD WITH CONCRETE FILL, TYPICAL AS SHOWN. REFER TO STRUCTURAL.
S031	NEW ASPHALT SPEED BUMP. PER OWNER STANDARDS. TYPICAL AS SHOWN. REFER TO CIVIL.
S033	NEW BIKE RACK. SUPPLIED AND INSTALLED BY GC. BOLTED DOWN TO CONCRETE USING MANUFACTURER SPECIFIED FASTENERS. TYPICAL AS SHOWN.
S038	PROPOSED AREA FOR SNOW STORAGE.
S044	NEW SIAMESE CONNECTION. REFER TO MECHANICAL.
S045	PROVIDE NEW CURB DEPRESSION. REFER TO CIVIL. REFER TO DETAIL 3/A0.13, TYP. AT ALL PEDESTRIAN SIDEWALK TRANSITIONS.
S047	NEW BARRIER FREE RAMP. COORDINATE WITH ALL DISCIPLINES.
S056	NEW 2440mm(8") HIGH CHAIN LINK FENCE. BLACK, C/W 3 STRAND BARB WIRE AT THE TOP. ALL BOUNDARY FENCING TO BE PLACED ON PROPERTY LINE, SHOWN OFFSET FOR CLARITY. IN ALL INSTANCES WHERE RETAINING WALLS ARE PROVIDED, CONTRACTOR TO JOG FENCING TO PROVIDED CAP FENCING.
S067	1.2m (4'-0") WIDE CONCRETE PAD FOR FUTURE EV CHARGING EQUIPMENT. FLUSH WITH TOP OF CURB OR ASPHALT. COORDINATE WITH OTHER DISCIPLINES.
S073	MONUMENT OR PYLON SIGN. REFER TO EXTERIOR SIGNAGE SHEETS
S074	NEW HYDRANT. REFER TO CIVIL DRAWINGS.
S077	PROVIDE FROST SLAB TO MATCH EXISTING ADJACENT DOOR THRESHOLD. REFER TO CIVIL.
S079	NEW BENCH. SUPPLIED AND INSTALLED BY GC. REFER TO SPECIFICATIONS.
S080	NEW PICNIC TABLE. SUPPLIED AND INSTALLED BY GC. REFER TO SPECIFICATIONS.
S081	NEW CONCRETE PAD. REFER TO STRUCTURAL.

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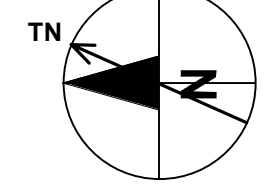
3 TYPICAL CURB RAMP DESIGN - PLAN
 1: 50

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0	2022-08-30	LANDLORD REVIEW - SPA SET
1/R	DATE	DESCRIPTION

PROJECT NUMBER

60648725

SHEET TITLE

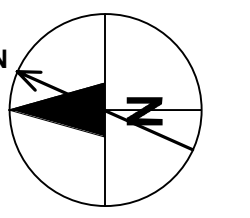
SITE PLAN - ENLARGED - NORTH

SHEET NUMBER

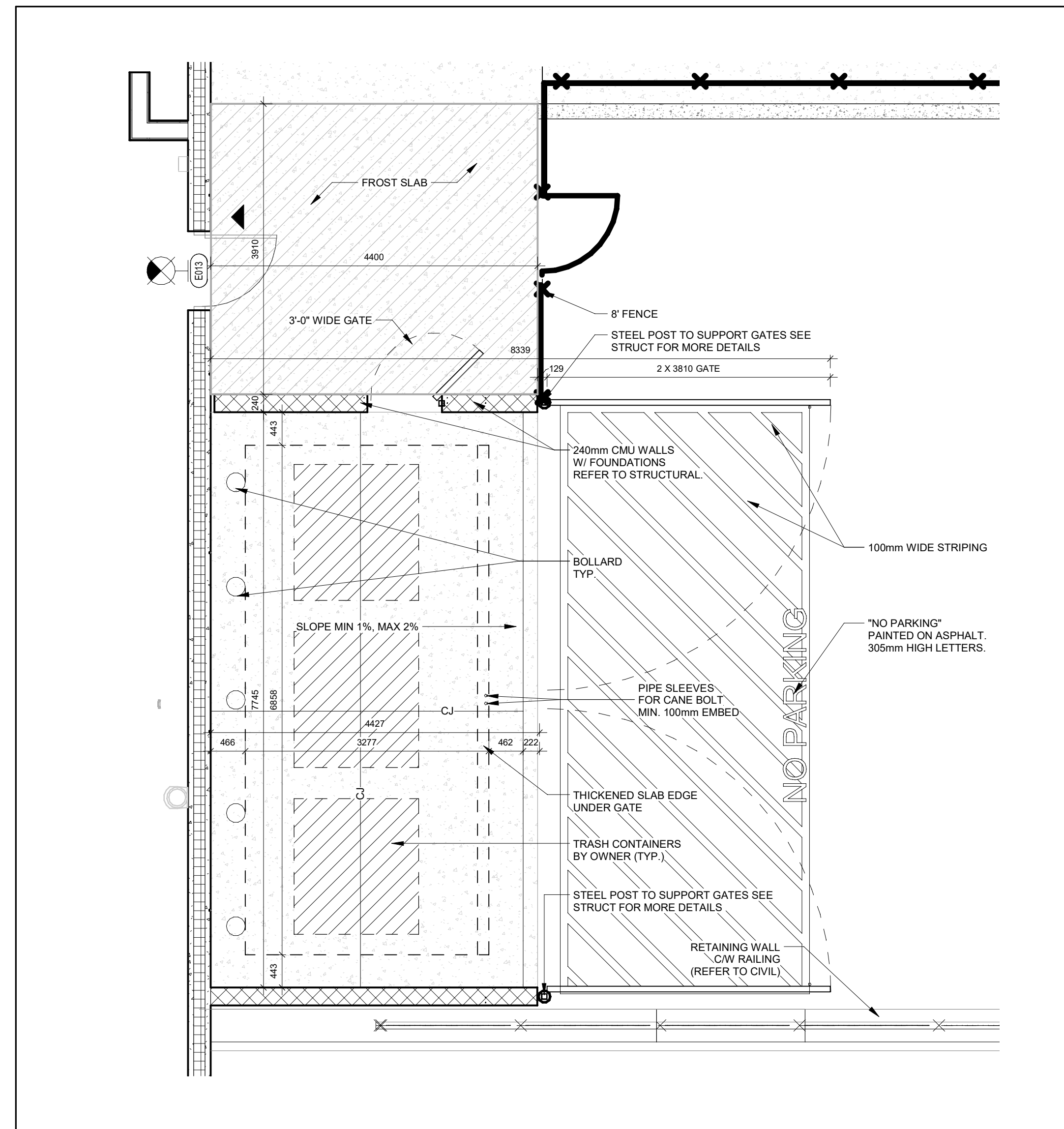
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PLAN NO: 18547

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I/R	DATE	DESCRIPTION



2 SITE PLAN - ENLARGED - TRASH ENCLOSURE

1:50

KEYNOTE LEGEND

TAG	DESCRIPTION
S003	EXISTING HYDRANT TO REMAIN.
S031	NEW ASPHALT SPEED BUMP. PER OWNER STANDARDS. TYPICAL AS SHOWN. REFER TO CIVIL.
S038	PROPOSED AREA FOR SNOW STORAGE.
S054	NEW CONCRETE CURBING. REFER TO CIVIL DRAWINGS.
S056	NEW 2440mm(8') HIGH CHAIN LINK FENCE, BLACK, C/W 3 STRAND BARS WIRE AT THE TOP. ALL BOUNDARY FENCING TO BE PLACED ON PROPERTY LINE, SHOWN OFFSET FOR CLARITY. IN ALL INSTANCES WHERE RETAINING WALLS ARE PROVIDED, CONTRACTOR TO JOG FENCING TO PROVIDED GAP FENCING.
S067	1.2m (4'-0") WIDE CONCRETE PAD FOR FUTURE EV CHARGING EQUIPMENT. FLUSH WITH TOP OF CURB OR ASPHALT. COORDINATE WITH OTHER DISCIPLINES.
S073	MONUMENT OR PYLON SIGN. REFER TO EXTERIOR SIGNAGE SHEETS.

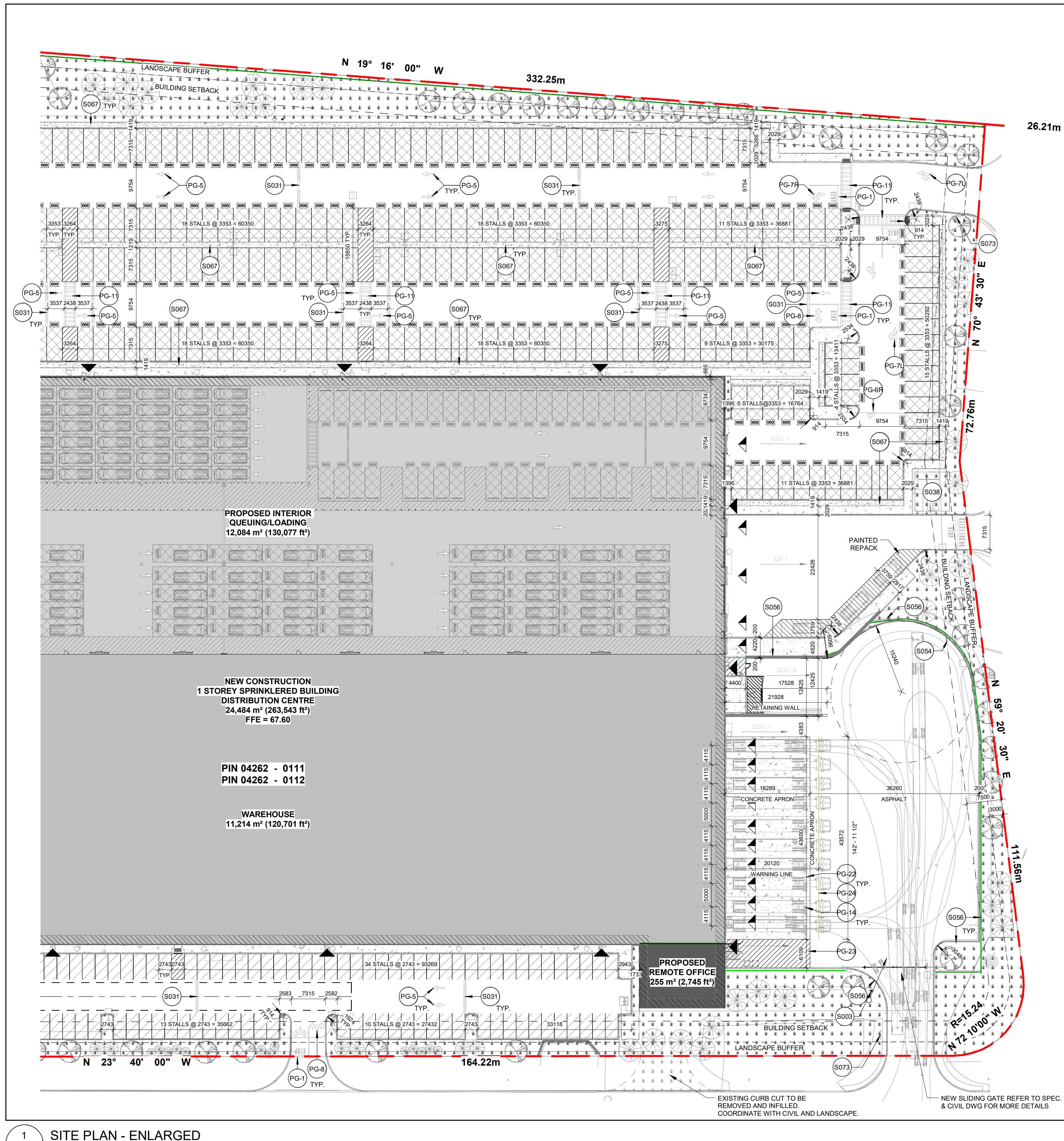
SITE PLAN LEGEND

	PROPERTY LINE
	BUILDING SETBACK, DIMENSIONED AS SHOWN
	LANDSCAPE SETBACK, DIMENSIONED AS SHOWN
	PROPOSED ENTRANCE / EXIT DOOR
	PRIMARY ENTRANCE DOOR
	PROPOSED OVERHEAD DOOR
	FIRE ROUTE C/W REQUIRED SIGNAGE AS PER MUNICIPAL REQUIREMENTS
	PAINTED PEDESTRIAN WALKWAY
	SEMI-PERMANENT PRE-CAST CONCRETE JERSEY BARRIER, COORDINATE WITH CIVIL DRAWINGS
	NEW PAINTED PAVEMENT MARKINGS, REFER TO SITE GRAPHICS DETAILS.
	NEW PAINTED TRAFFIC CONTROL MARKING.
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	NEW SPEED BUMP. FINAL POSITION TO BE CONFIRMED BY TENANT.
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	RAISED CONCRETE SIDEWALK AND BARRIER CURB. REFER TO CIVIL.
	NEW CHAIN LINK FENCE. REFER TO CIVIL.

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

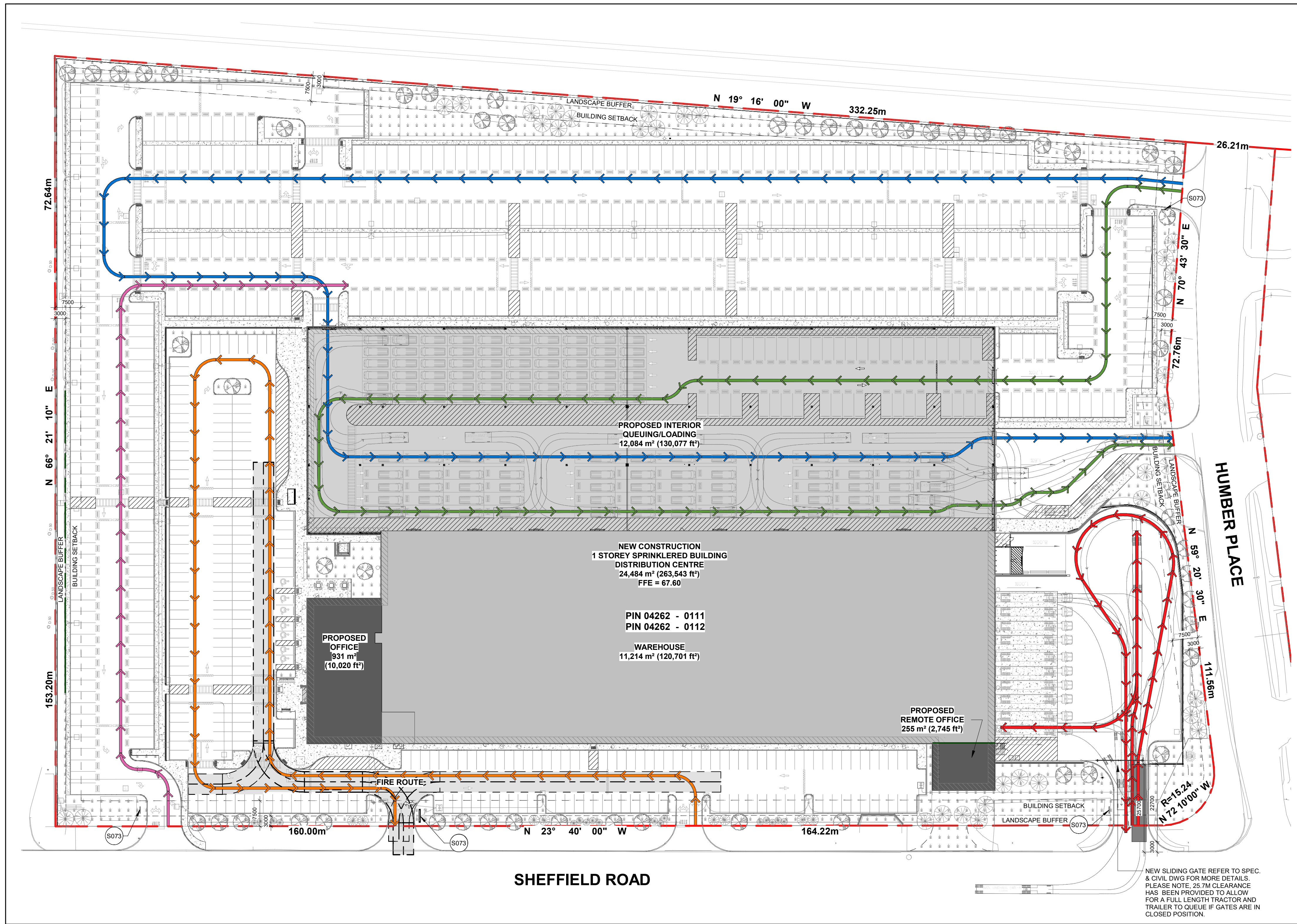
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 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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1 SITE PLAN - ENLARGED

1:500



DRAWING LEGEND

- ASSOCIATE TRAFFIC FLOW DIRECTION
- DSP / FLEX TRAFFIC FLOW DIRECTION
- DSP / FLEX RETURN TRAFFIC FLOW DIRECTION
- TRUCK TRAFFIC FLOW DIRECTION
- VAN PERSONAL TRAFFIC FLOW DIRECTION
- DENOTES MUNICIPAL PROPERTY LINE
- DENOTES REQUIRED BUILDING SETBACK
- DENOTES REQUIRED LANDSCAPE SETBACK
- PROPOSED FIRE ROUTE BASED ON PROVINCIAL BUILDING CODE AND MUNICIPAL REQUIREMENTS
- PEDESTRIAN PATH OF TRAVEL
- SEMI-PERMANENT BARRIER SYSTEM
- TRAFFIC CONTROL MARKINGS
- SPEED BUMP AND SPEED HUMP

KEYNOTE LEGEND

TAG	DESCRIPTION
S073	MONUMENT OR PYLON SIGN, REFER TO EXTERIOR SIGNAGE SHEETS



PROJECT
DYT3 GEN 3.1 BTS,
OTTAWA, ONTARIO
2625 SHEFFIELD ROAD

CLIENT
CHOICE PROPERTIES REIT
700-22 ST. CLAIR AVENUE EAST
TORONTO, ONTARIO, M4T 2S5
647 533 5057 tel.

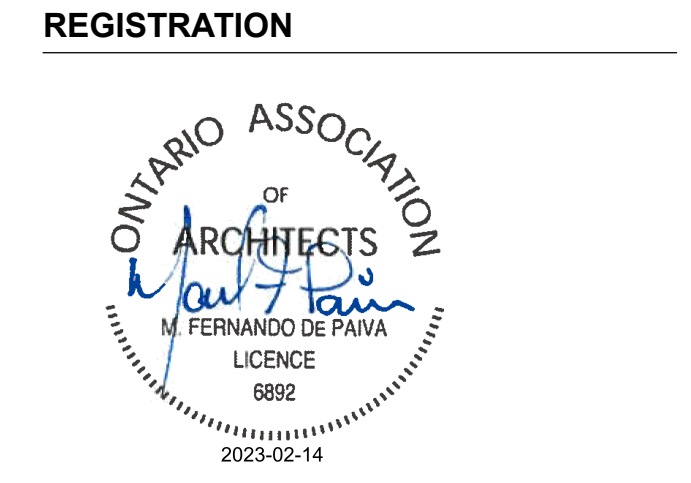
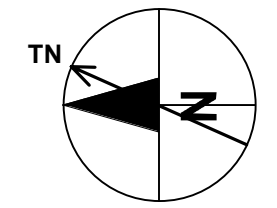
CONSULTANT
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1 SITE PLAN - TRAFFIC FLOW
1:650

APPROVED
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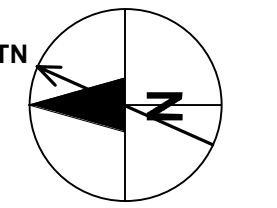
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PLANNING, INFRASTRUCTURE & ECONOMIC
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PROJECT NUMBER
60648725

SHEET TITLE
SITE PLAN - TRAFFIC FLOW

SHEET NUMBER
A0.13



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KEY PLAN

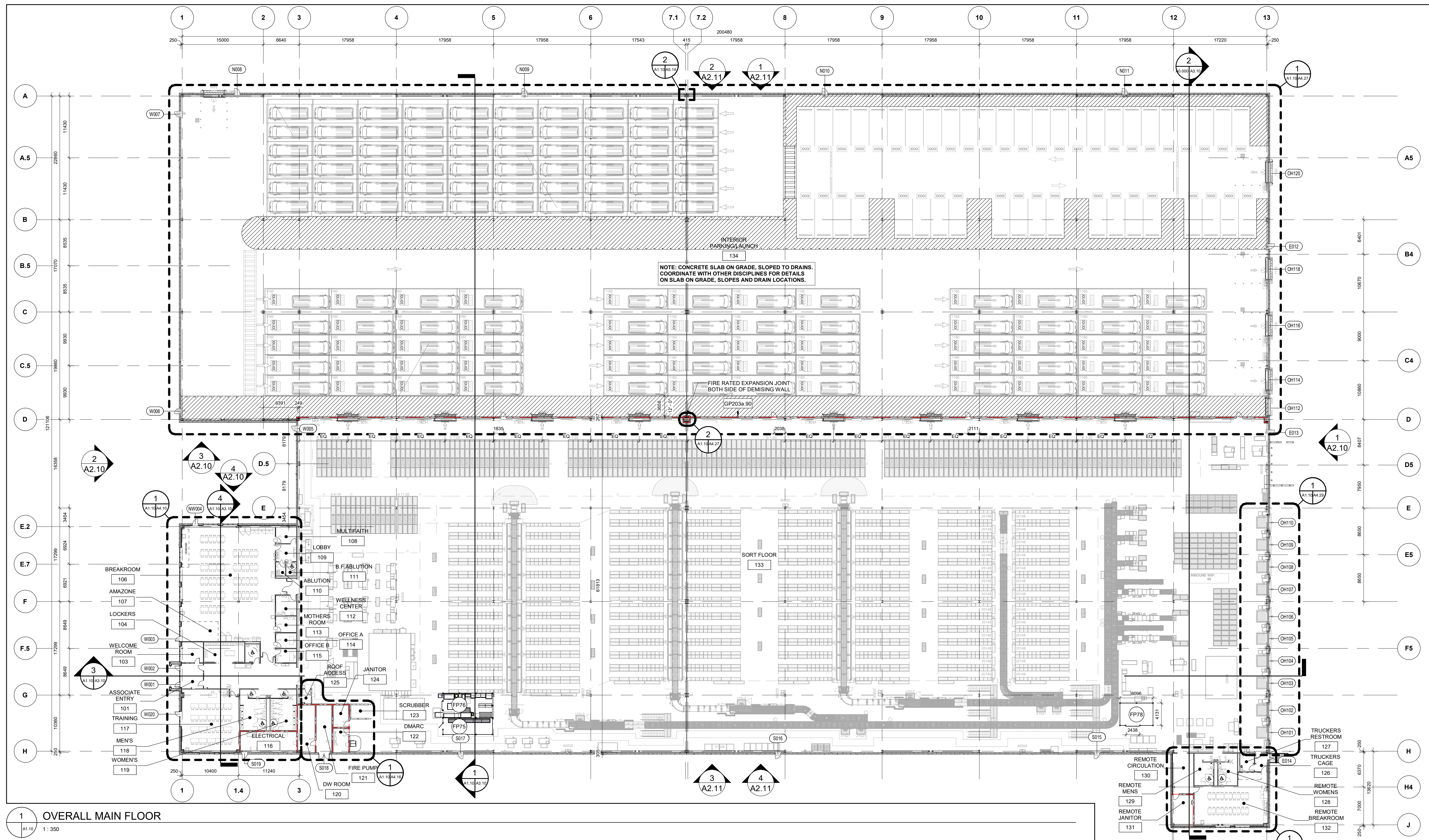


PROJECT NUMBER
60648725
SHEET TITLE
MAIN FLOOR PLAN

SHEET NUMBER
A1.10

NOT FOR CONSTRUCTION

Project Management Initials: Designer: Designer Checked: Checker Approved: Approver ARCH'D 24' x 36'



- ### 1 OVERALL MAIN FLOOR
- A1.10 1:350
- GENERAL NOTES:**
- DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION.
 - INSTALL FIRE EXTINGUISHER(S) MOUNTED AND LOCATED TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITION OF NFPA-10.
 - G.C. TO PROVIDE CHAIN LINK FENCING AROUND MODULE 2168. FINAL LOCATION OF MODULE TO BE CONFIRMED WITH TENANT.
 - ALL INTERIOR PARTITIONS TO BE THROUGH CEILING GRID TO 150mm ABOVE CEILING.
 - ALL WORK SHALL BE ERRECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT UNLESS NOTED OTHERWISE.
 - ALL EXPOSED GYPSUM BOARD EDGES TO HAVE VINYL OR METAL EDGE TRIM.
 - ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PROVIDE LEVEL 4 FINISH UNLESS NOTED OTHERWISE.
 - GYPSUM WALLBOARD AT BOTH SIDES OF ALL PARTITIONS WITH PLUMBING ROUGH-INS (IE WASHROOMS, JANITOR'S CLOSETS, ETC.) SHALL BE MOISTURE RESISTANT.
 - METAL STUDS AT PARTITIONS TO RECEIVE CERAMIC TILE ARE TO BE 20 GAUGE (MINIMUM) @ 406 O.C. (MAXIMUM). REFER TO THE FINISHES PLANS FOR TILE LOCATIONS.
 - THE CONTRACTOR SHALL ESTABLISH A SINGLE FLOOR ELEVATION THAT IS TO BE USED TO SET THE TOP OF ALL DOORS SUCH THAT THE TOP OF ALL DOORS OF THE SAME HEIGHT WILL ALIGN REGARDLESS OF VARIATIONS IN THE FLOOR SLAB OR FINISHED FLOOR THICKNESS.
 - THERE SHALL BE NO EXPOSED PIPE, CONDUIT, DUCTS, VENTS, ETC. IN THE OFFICE BLOCK AREA. ALL SUCH LINES SHALL BE CONCEALED, OR FURRED AND FINISHED UNLESS OTHERWISE NOTED AS EXPOSED CONSTRUCTION ON THE DRAWING.
 - DOOR AND CASED OPENINGS WITHOUT LOCATION DIMENSIONS OR DETAILS ARE TO BE 100 mm FROM ADJACENT WALL AT HINGE SIDE OF DOOR OR CENTERED BETWEEN WALLS.
 - G.C. SHALL BE RESPONSIBLE FOR PROVIDING ALL BLOCKING FOR ALL WALL AND CEILING MOUNTED ITEMS, INCLUDING HARDWARE, LIGHT FIXTURES, GRAB BARS, CASEWORK, AND ALL TENANT-PROVIDED ITEMS. PROVIDE SHEET METAL REINFORCING (200 mm HORIZONTALLY MOUNTED STRIP OF 20 GA. GALVANIZED SHEET METAL) CONCEALED IN PARTITIONS WHERE WALL OR CEILING MOUNTED ITEM IS INDICATED ON DRAWINGS. ALL CONCEALED LUMBER AND BLOCKING TO BE FIRE TREATED, WHERE BLOCKING OR ADDITIONAL STUDS ARE REQUIRED AT EXISTINGS PARTITIONS, THEY ARE TO BE PATCHED AND REPAIRED.
 - OFFICE BLOCK DOOR NUMBERS LOCATED ON ENLARGED PLANS.
 - PAINIT ALL EXTERIOR STAIRS' HANDRAILS AND GUARDRAILS BLACK.
 - PROVIDE LOCKABLE/TAMPERPROOF COVERS AT ALL THERMOSTATS.
 - THE TENANT WILL AWARD SEPARATE CONTRACTS FOR THE PERFORMANCE OF CERTAIN CONSTRUCTION OPERATIONS AT THE SITE. THESE OPERATIONS WILL BE CONDUCTED SIMULTANEOUSLY WITH WORK UNDER THIS CONTRACT. OWNER/TENANT'S VENDORS/SUPPLIERS/INSTALLERS SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR WORK. THESE CONTRACTS INCLUDE THE FOLLOWING:
 - M.ECHANIZED CONVEYOR SYSTEM
 - MATERIAL HANDLING EQUIPMENT (MHE)
 - OFFICE FURNITURE
 - INTERIOR FLOOR STRIPING
 - WAREHOUSE STORAGE ID SIGNAGE
 - COLUMN PROTECTORS
 - A.V. EQUIPMENT
 - R.OOF-TOP SOLAR PANELS

- LEGEND:**
- NOTE:
ALL EXTERIOR AND INTERIOR DIMENSIONS ARE TO THE FACE OF STRUCTURE UNLESS OTHERWISE NOTED.
- 0 HOUR FIRE RESISTANCE RATING
 - 45 MIN. FIRE RESISTANCE RATING
 - 1 HOUR FIRE RESISTANCE RATING
 - 1.5 HOUR FIRE RESISTANCE RATING
 - * DOORS W/ AUTOMATIC DOOR OPERATORS INDICATES ACTIVE LEAF
 - △ BARRIER FREE PUSH BUTTON
 - FD FLOOR DRAIN
 - FFD FUNNEL FLOOR DRAIN
 - CO CLEAN OUT
 - RD ROOF DRAIN
 - RWL RAIN WATER LEADER
 - FE FIRE EXTINGUISHER
 - FEC FIRE EXTINGUISHER IN CABINET, RECESSED

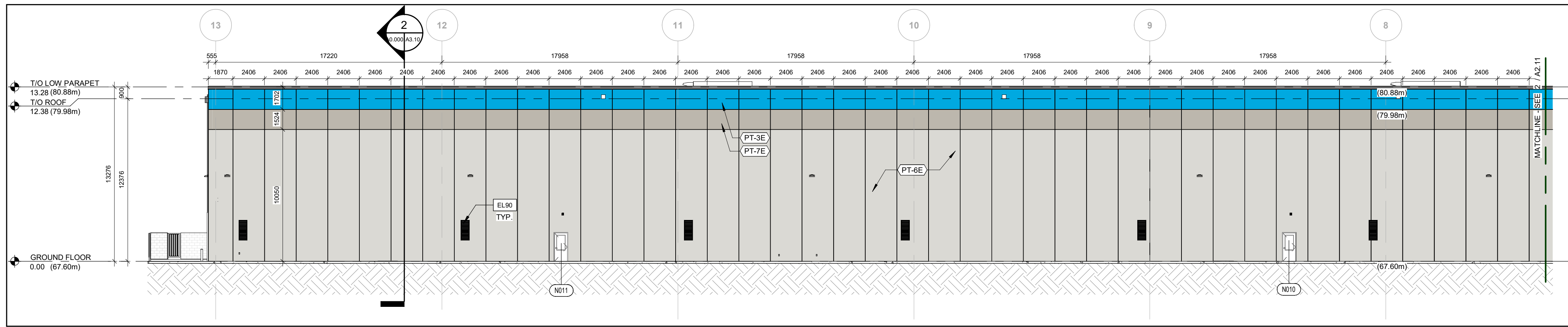
TAG	DESCRIPTION
FP75	NEW 2438mm (8'-0") HIGH CHAIN LINK FENCE CW 1219 (4'-0") GATE, PER CLIENT REQUIREMENTS AS INDICATED IN MODULE 22286
FP76	NEW 2438mm (8'-0") HIGH CHAIN LINK FENCE CW 1524 (5'-0") GATE, PER CLIENT REQUIREMENTS AS INDICATED IN MODULE 2168
FP78	

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

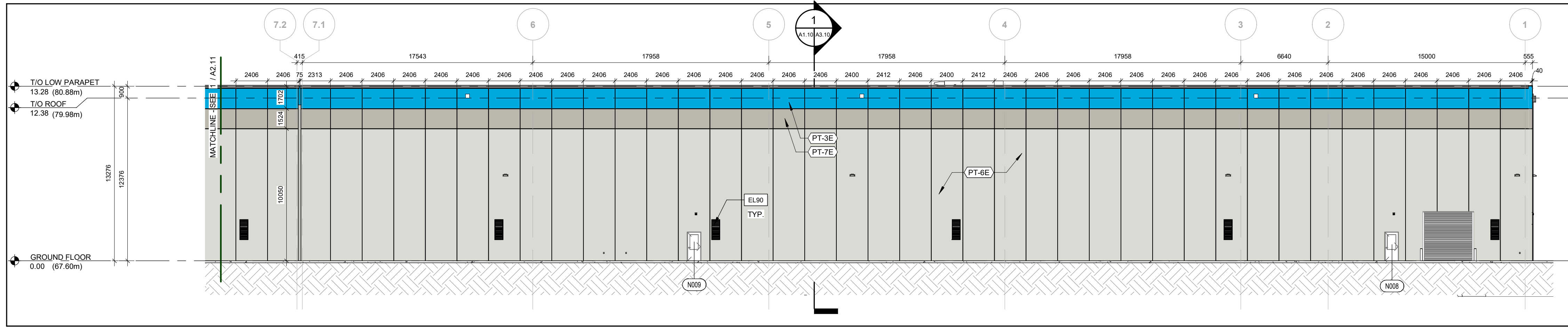
Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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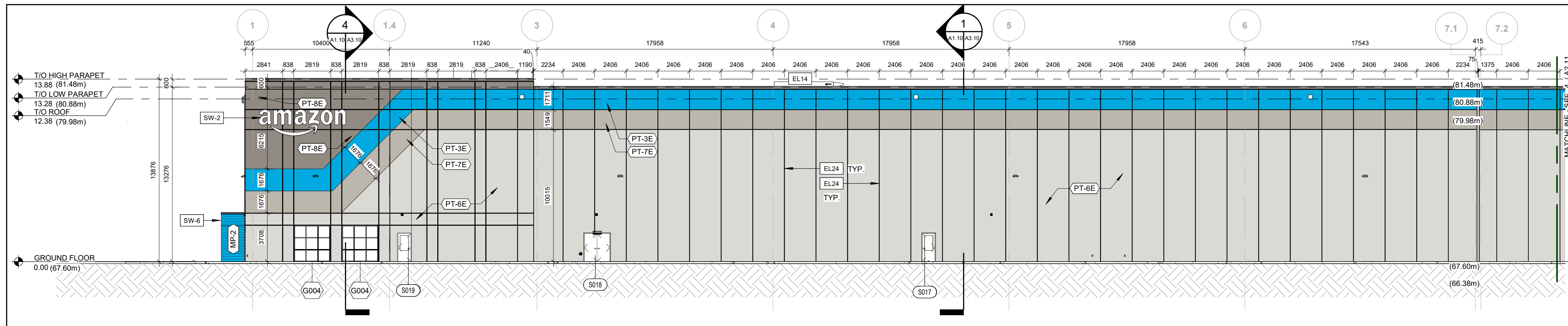
PLAN NO: 18547



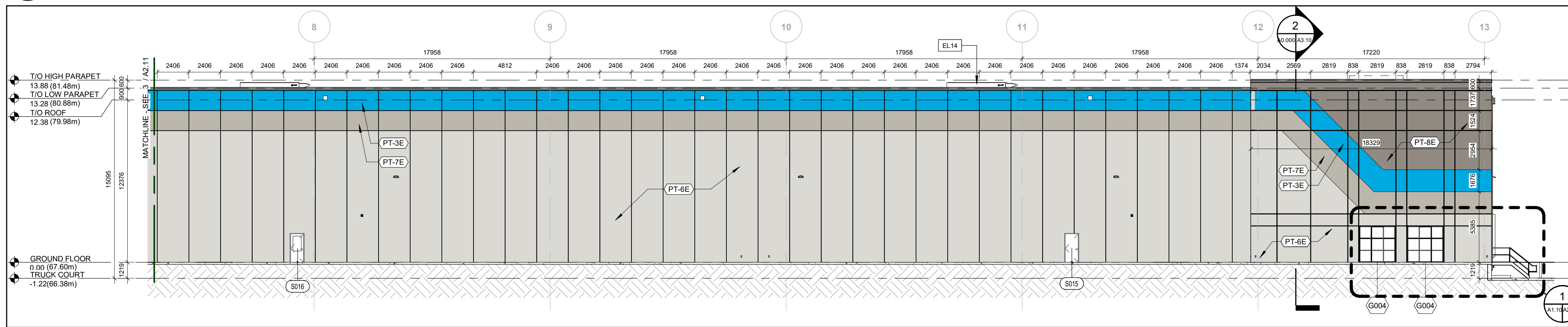
1 PARTIAL EAST ELEVATION 01
 A1.10 / A2.11 1:200



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 TENENT 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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 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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



PROJECT
DYT3 GEN 3.1 BTS,
OTTAWA, ONTARIO
 2625 SHEFFIELD ROAD

CLIENT
CHOICE PROPERTIES REIT
 700-22 ST. CLAIR AVENUE EAST
 TORONTO, ONTARIO, M4T 2S5
 647 533 5057 tel.

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 50 Sportsworld Crossing Road, Suite 290
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 519 650 5313 tel 519 650 3424 fax
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REGISTRATION



ISSUE/REVISION

NO	DATE	DESCRIPTION
6	2023-01-24	ISSUED FOR BUILDING PERMIT
5	2023-02-02	REISSUED FOR SPA
4	2022-11-23	ISSUED FOR BID
3	2022-10-14	LANDLORD REVIEW - BUILDING PERMIT
2	2022-10-07	ISSUED FOR SPA
1	2022-09-08	ISSUED FOR CLIENT REVIEW
0	2022-08-30	LANDLORD REVIEW - SPA SET
I/R	DATE	DESCRIPTION

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	
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

NOT FOR CONSTRUCTION

PROJECT NUMBER

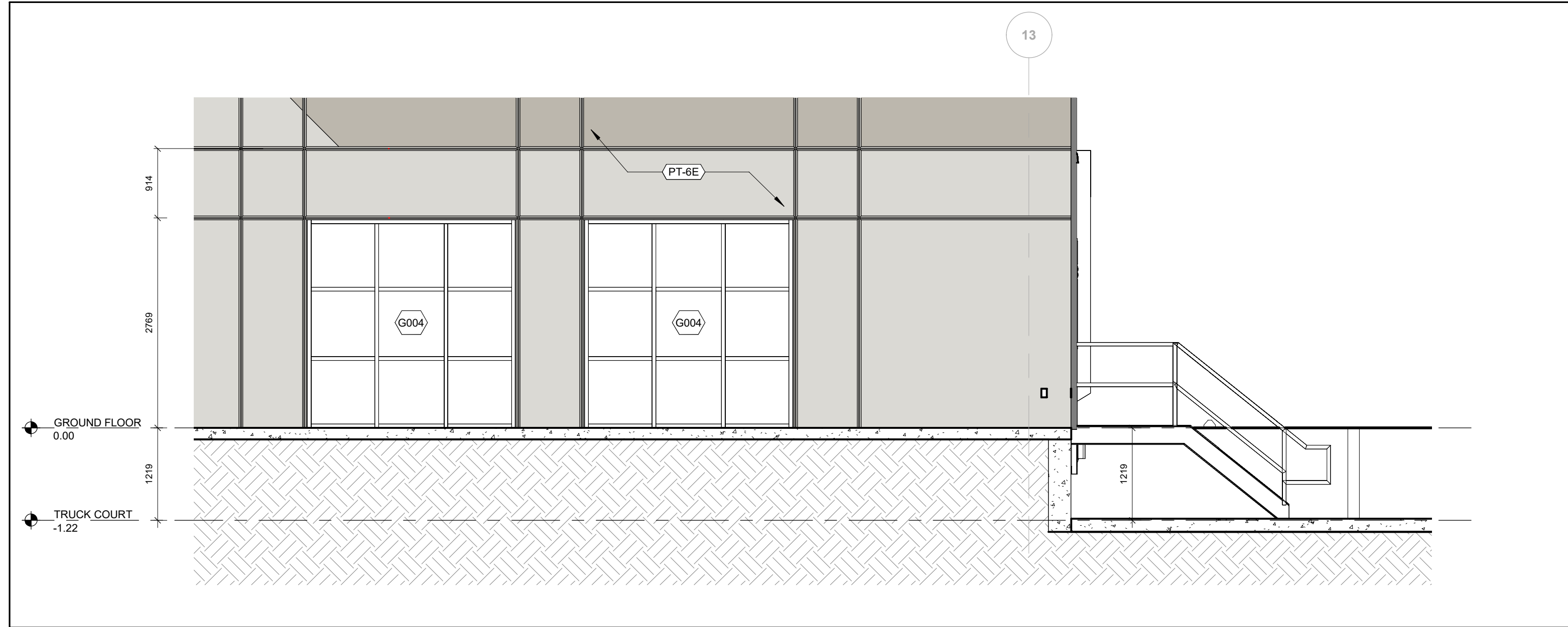
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SHEET TITLE

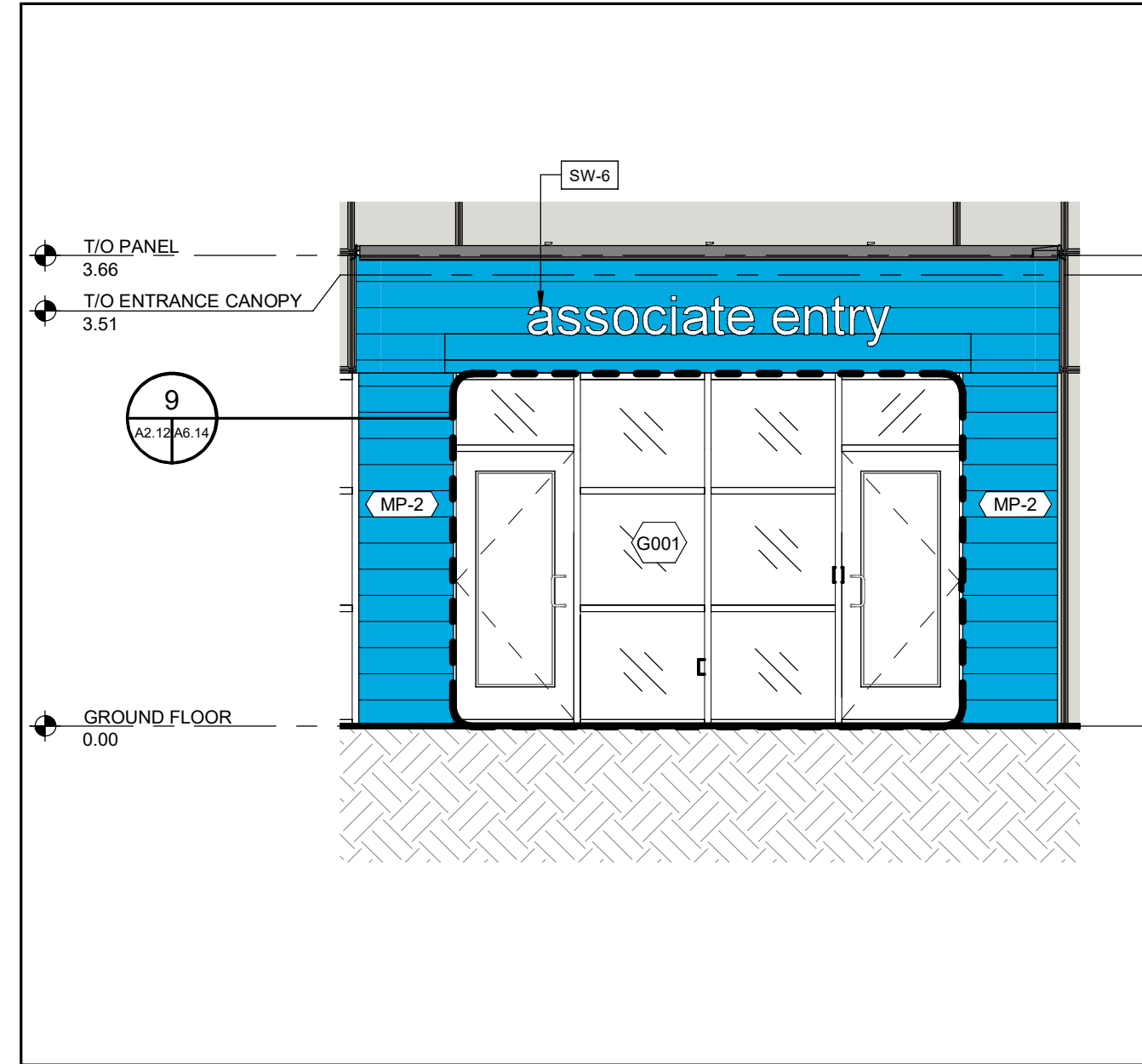
BUILDING ELEVATIONS

SHEET NUMBER

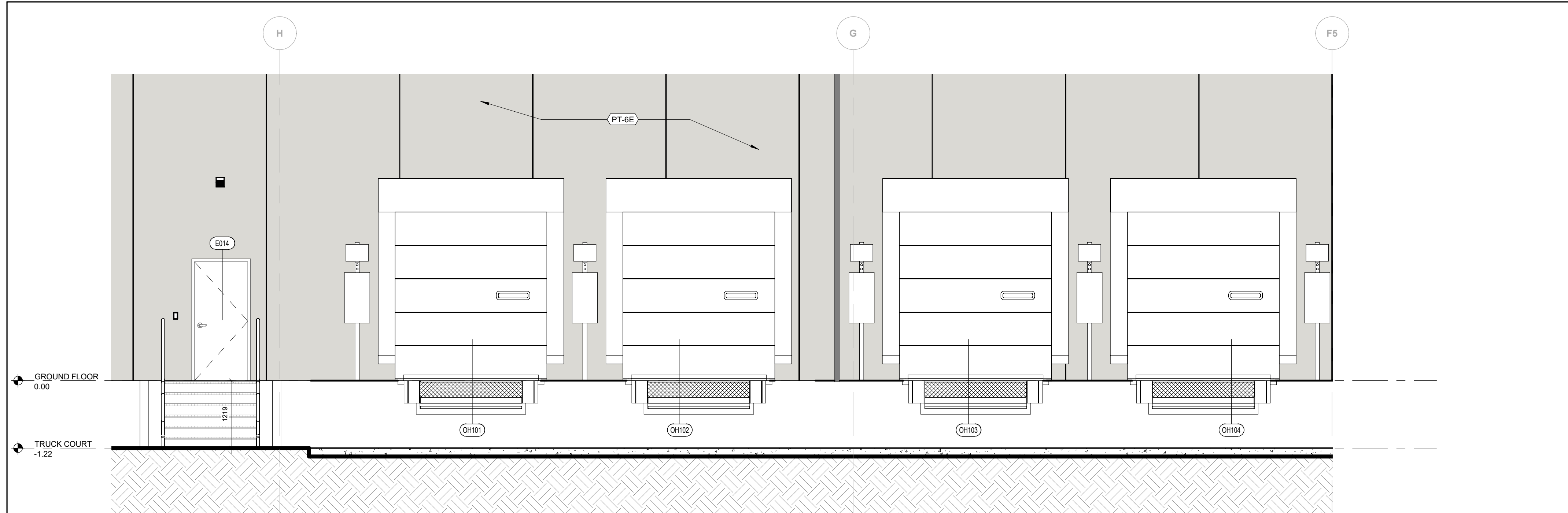
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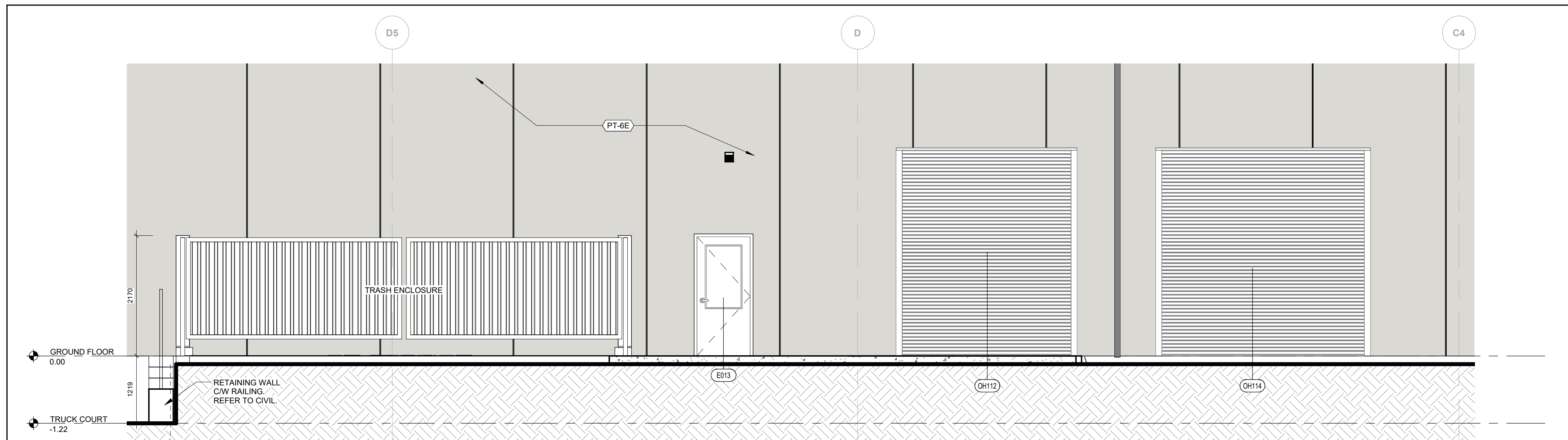
1 WEST ELEVATION REAR OFFICE
A1:10 A2:12 1:50



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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PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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

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REGISTRATION



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

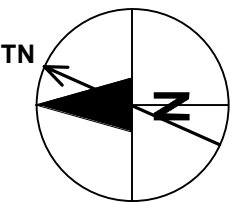
NOT FOR CONSTRUCTION

PROJECT NUMBER
60648725
SHEET TITLE
ENLARGED ELEVATIONS

SHEET NUMBER
A2.12

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ISSUE/REVISION

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0	2022-09-08	ISSUED FOR CLIENT REVIEW
I/R	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT NUMBER

60648725

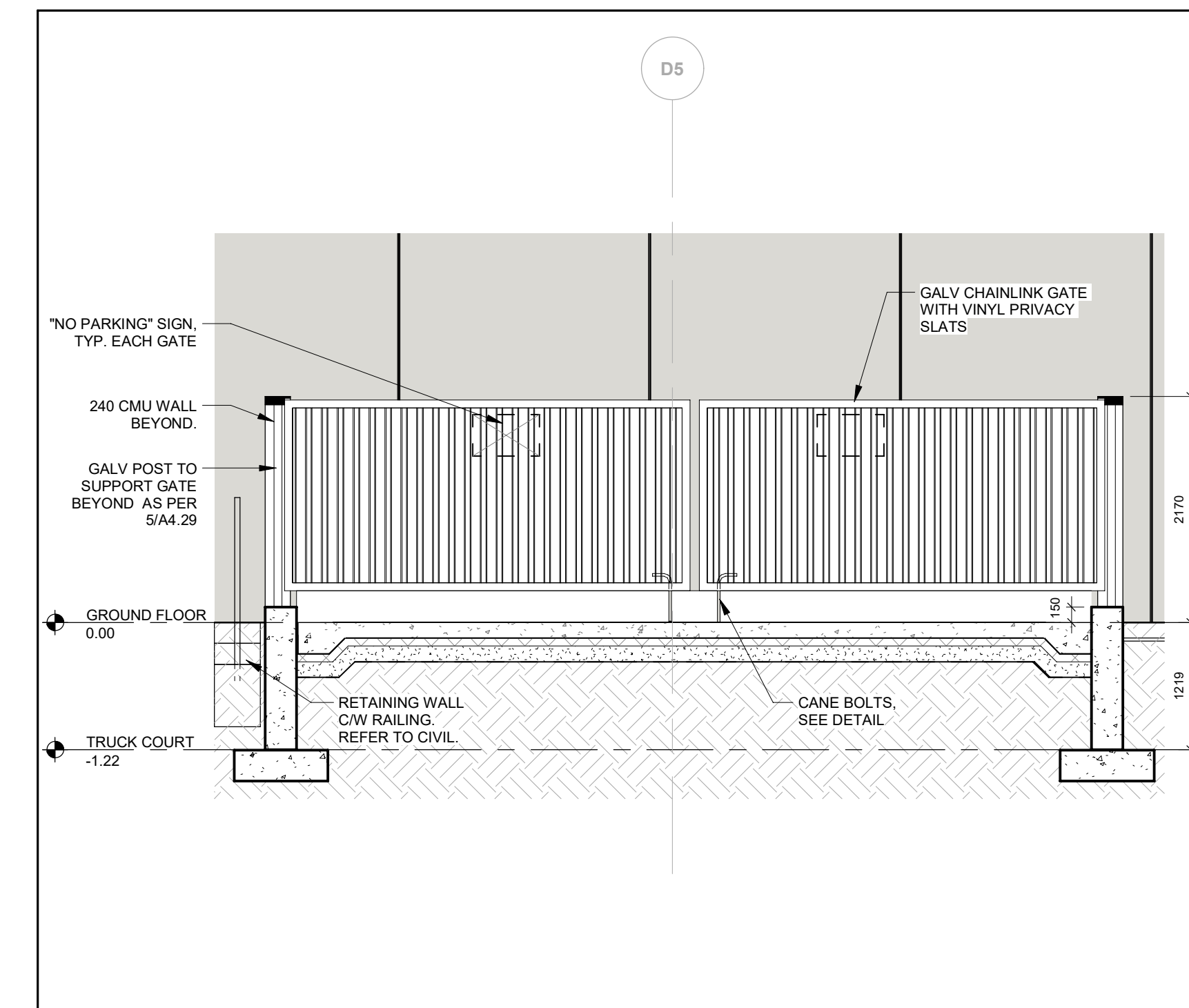
SHEET TITLE

LOADING DOCKS / TRASH - ENLARGED PLAN AND ELEVATIONS

SHEET NUMBER

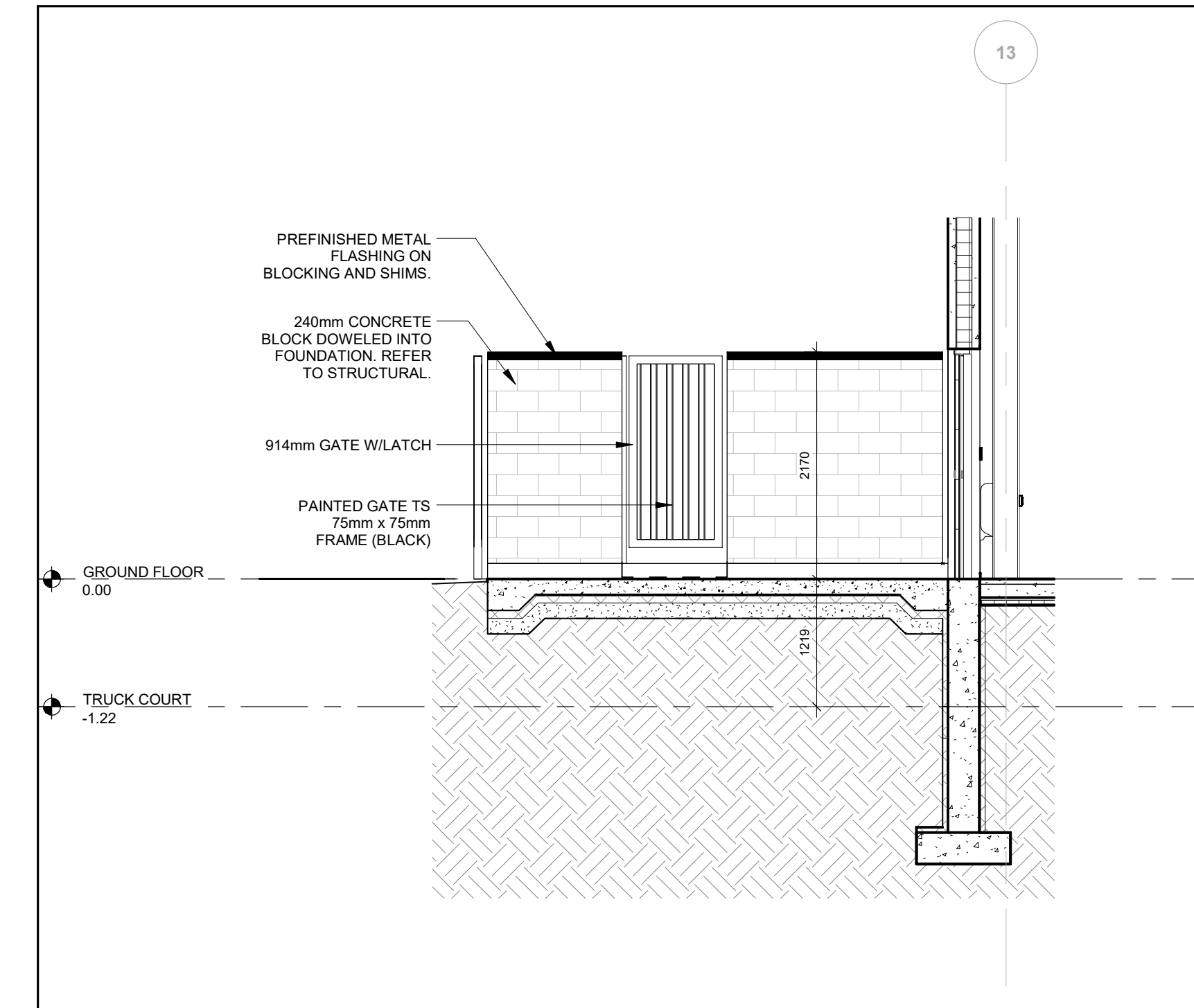
A4.29

PLAN NO: 18547



3 FRONT ELEVATION - TRASH ENCLOSURE

A4.29 1:50

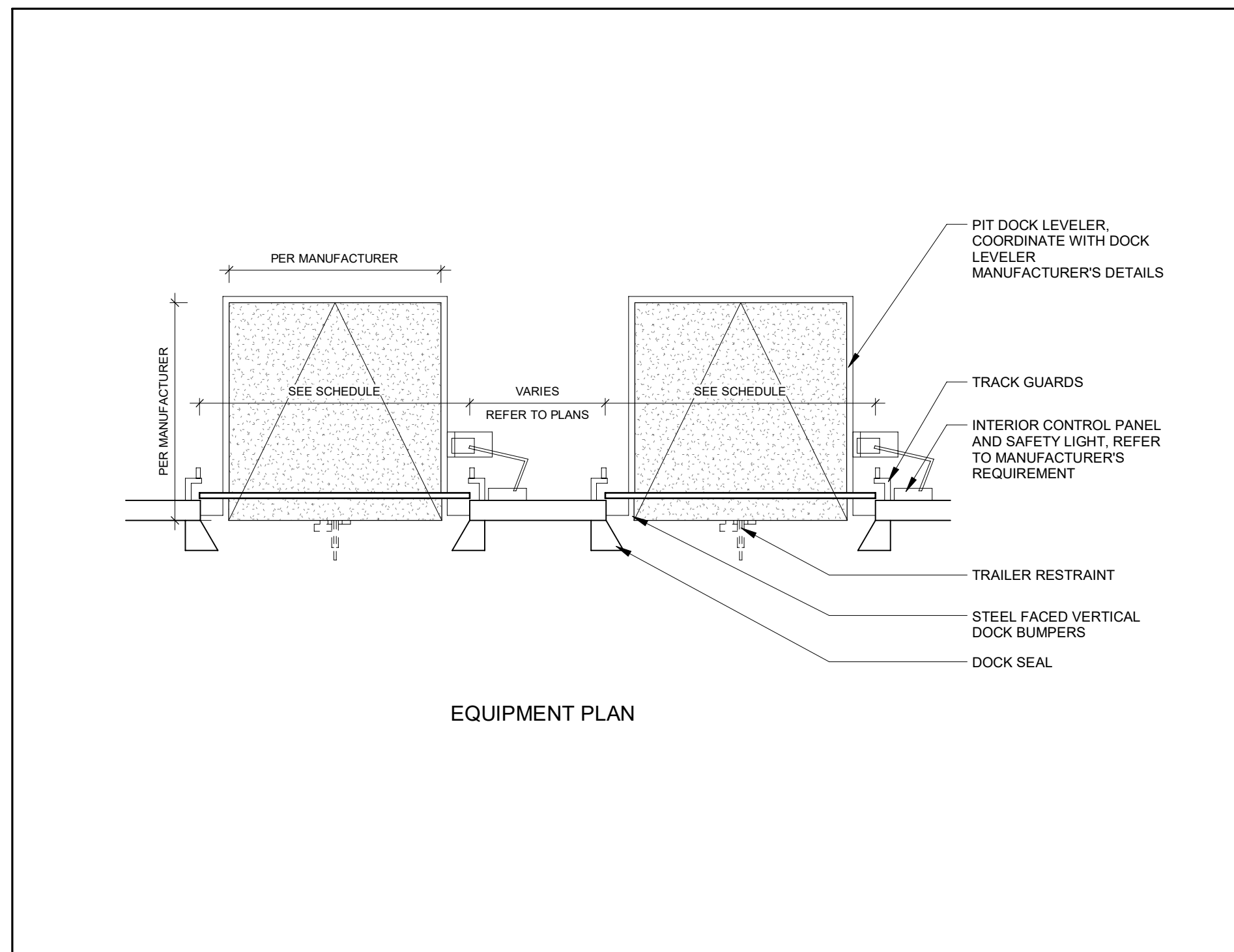


4 SIDE ELEVATION - TRASH ENCLOSURE

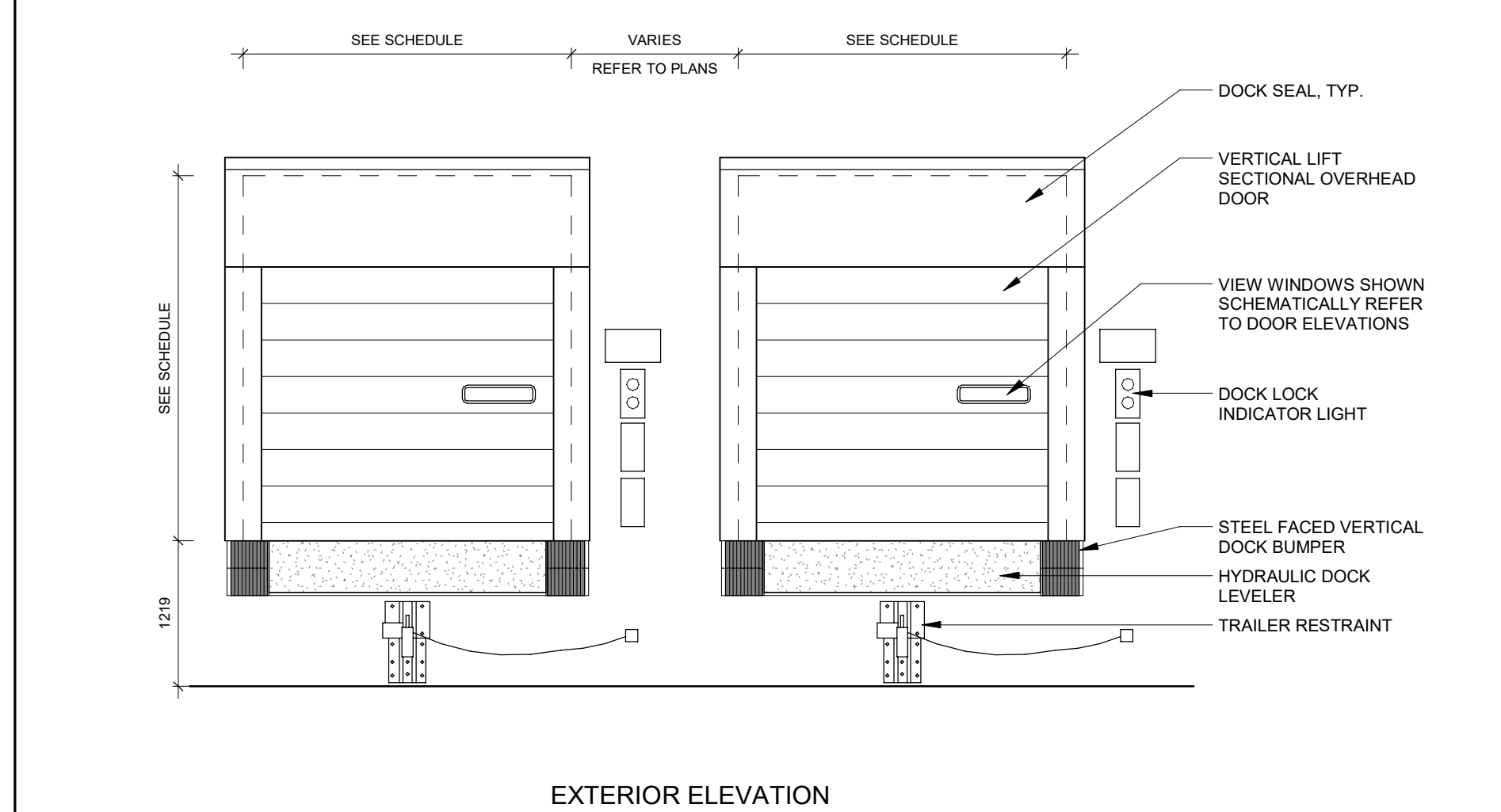
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KEYNOTE LEGEND	
TAG	DESCRIPTION

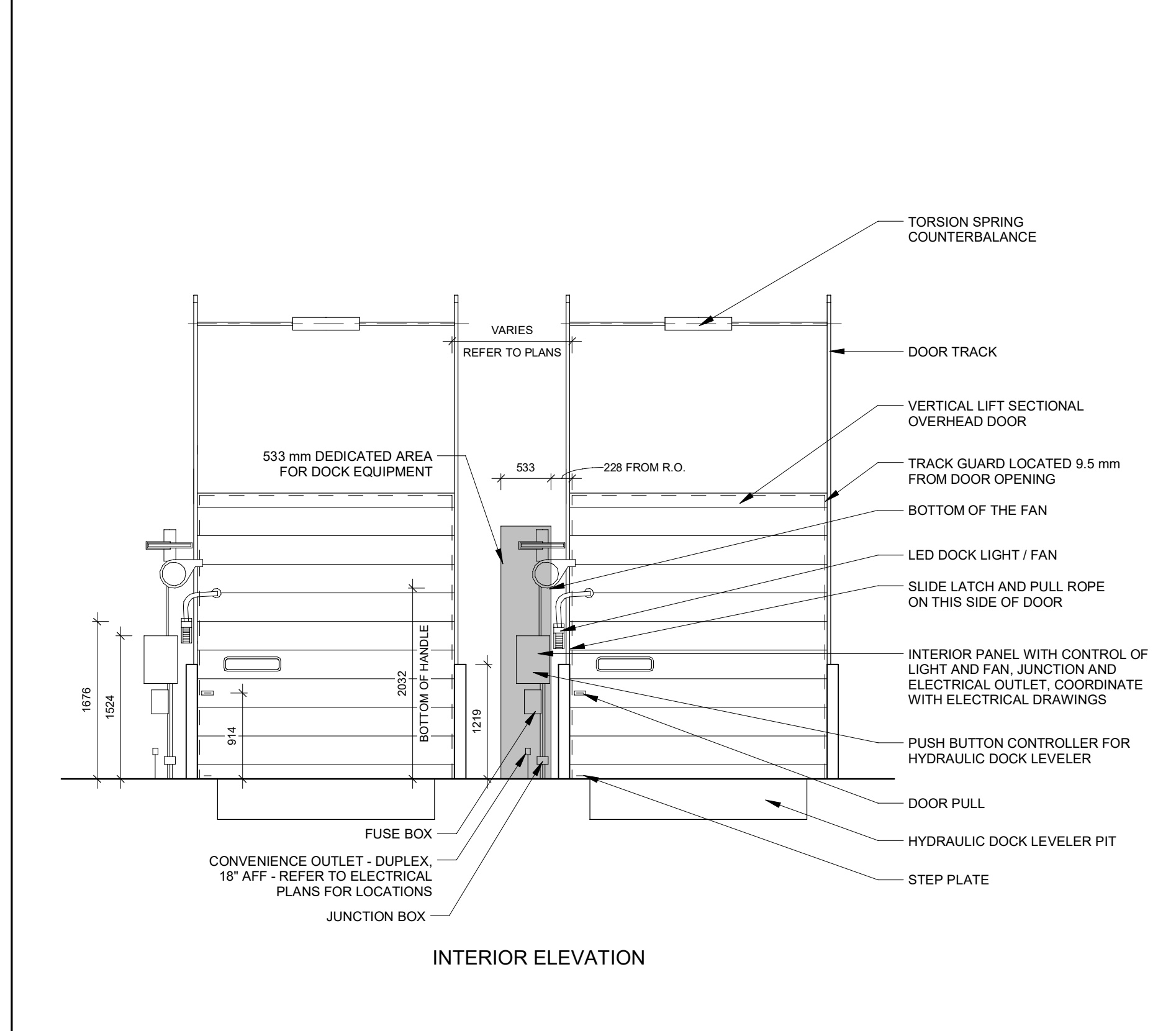
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA
APPROVED
 By Lily Xu at 4:18 pm, Jun 19, 2023



EQUIPMENT PLAN



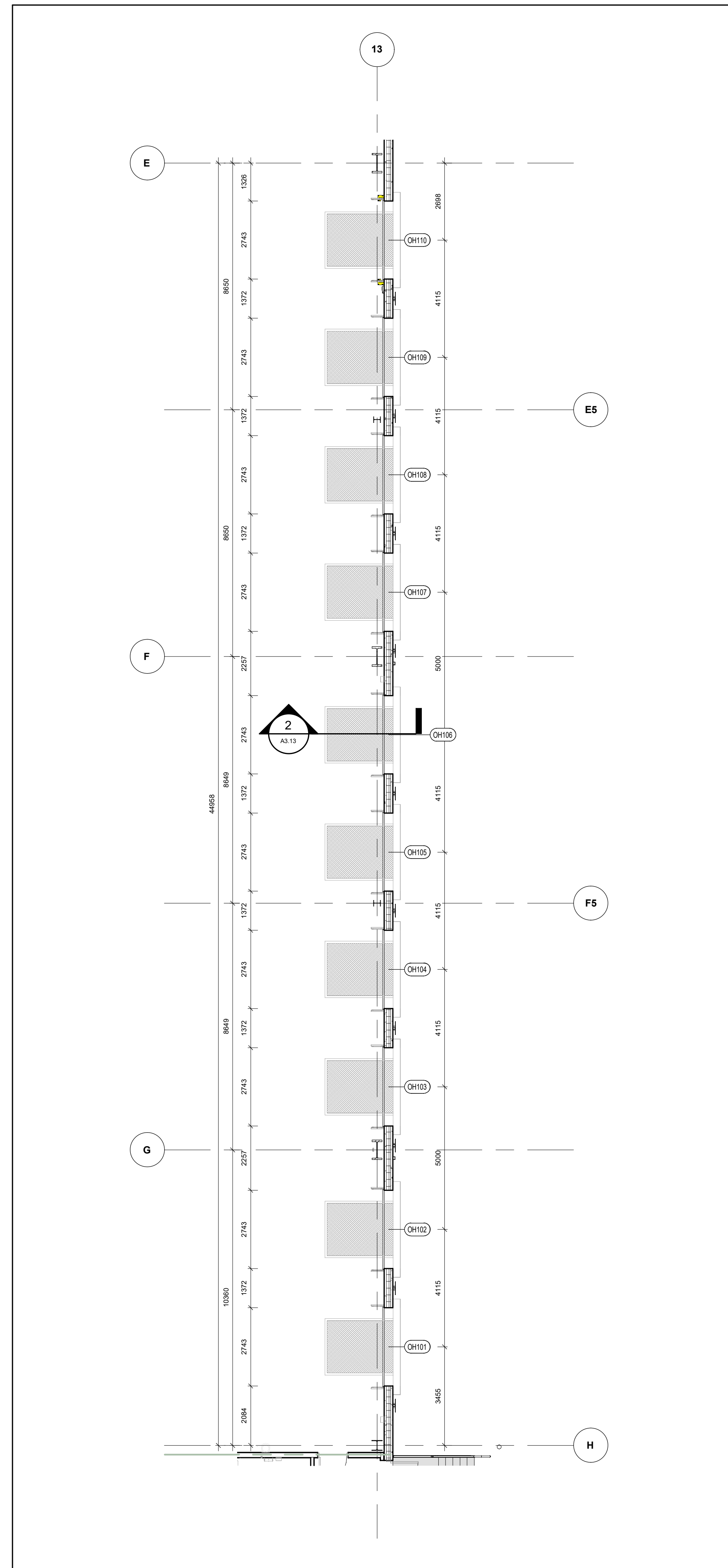
EXTERIOR ELEVATION



INTERIOR ELEVATION

2 SECTIONAL DOOR AND RELATED LOADING DOCK EQUIPMENT

A4.29 1:50

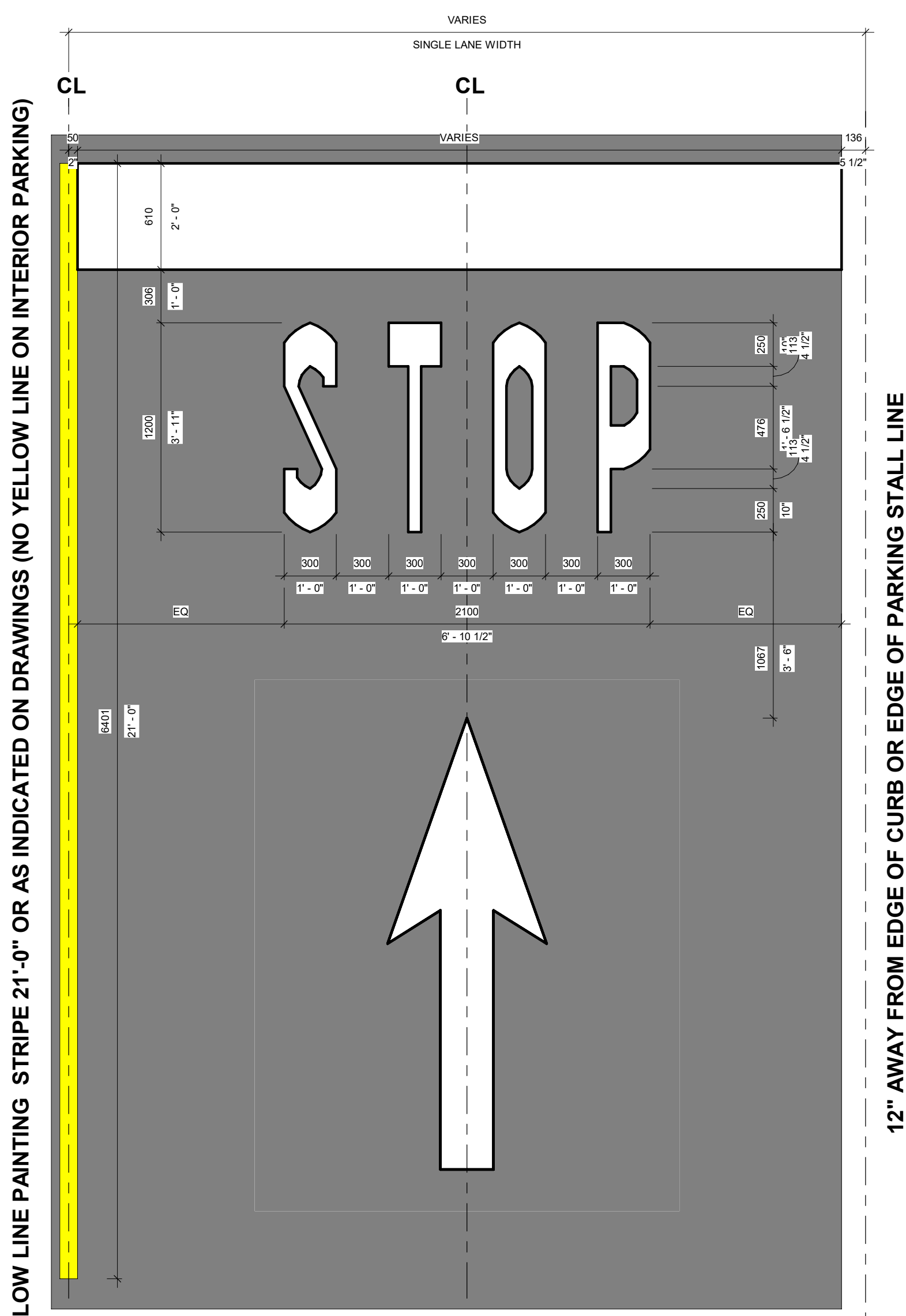


1 ENLARGED - DOCK DOORS

A1.10 A4.29 1:100

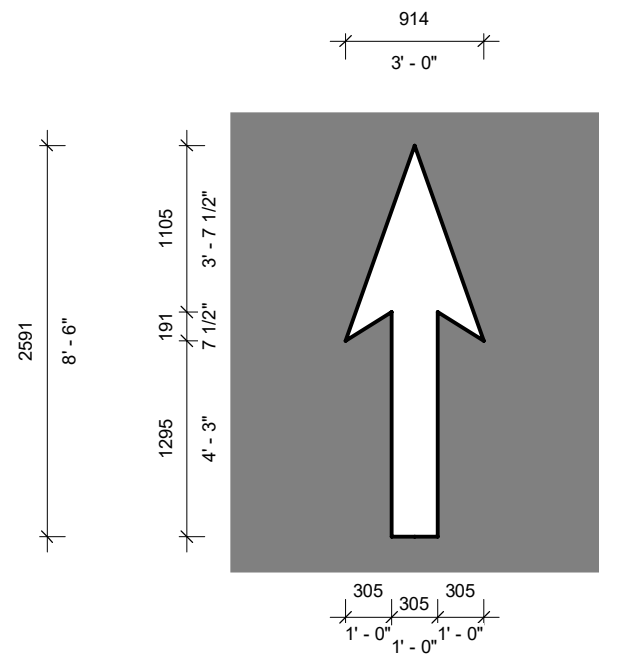
Project Management Initials: Designer: Designer Checked: Checker Approved: Approver ARCHD 24' x 36'

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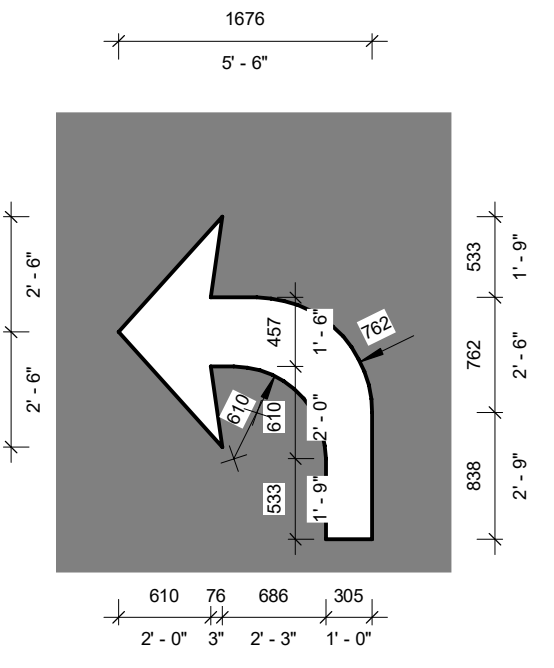
PG-1
 SIZE: VARIES
 USE: USED AT ALL STOP SIGN (S-1 OR S-1b) LOCATIONS
 SUBSTRATE: PAVEMENT
 IMAGE: REFLECTIVE LONG LIFE EPOXY STRIPE WITH THERMOPLASTIC LETTERING AND ARROW, WHERE APPLICABLE.
 COLOURS: C1 WHITE
 NOTES: REFER TO PG-5 TO PG-9 AS PER THE ARROW INDICATED ON DRAWINGS. LETTERS STENCILED TO "OTM CITY STREETS - MINIMUM SIZE"

PG-1



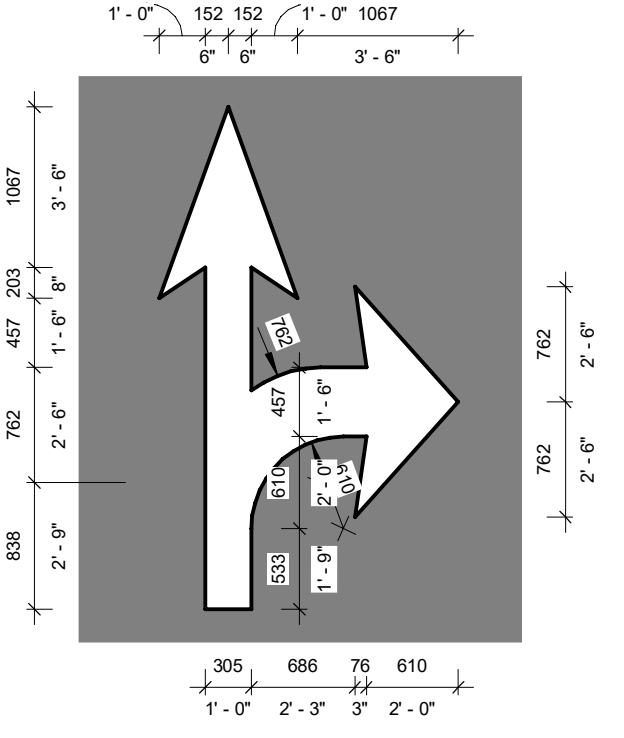
PG-5
 SIZE: 2438mm (8') x 3048 (10')
 USE: USED TO DIRECT TRAFFIC AT ONE-WAY DRIVE AISLES
 SUBSTRATE: PAVEMENT
 IMAGE: HOT APPLIED THERMOPLASTIC GRAPHIC
 COLOURS: C1 WHITE, C3 YELLOW
 NOTES: COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED. GRAY INDICATES ASPHALT

PG-5



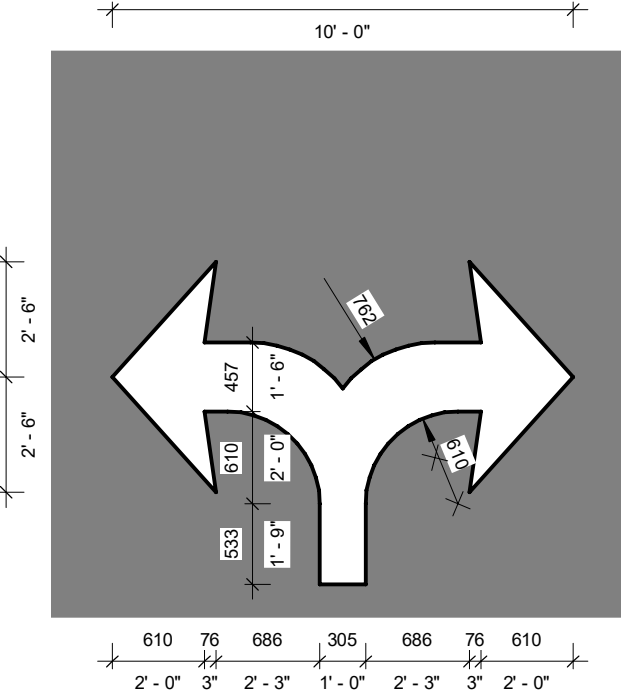
PG-6L (PG-6R OPP.)
 SIZE: 2438mm (8') x 2438mm (8')
 USE: USED TO INDICATE LEFT (OR RIGHT) TURNING LANES
 SUBSTRATE: PAVEMENT
 IMAGE: HOT APPLIED THERMOPLASTIC GRAPHIC
 COLOURS: C1 WHITE, C3 YELLOW
 NOTES: COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED. GRAY INDICATES ASPHALT

PG-6(L)/PG-6(R)



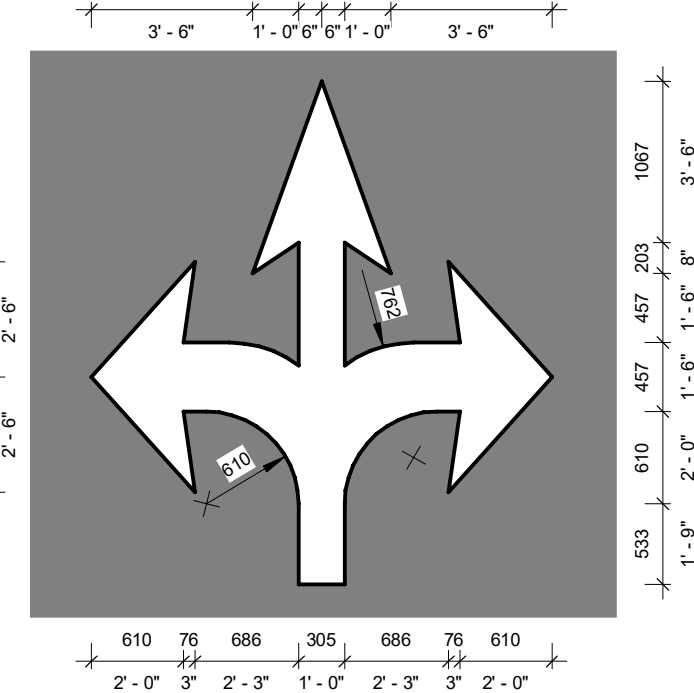
PG-7R (PG-7L OPP.)
 SIZE: 2438mm (8') x 3658 (12')
 USE: USED TO INDICATE STRAIGHT OR RIGHT (OR LEFT) TURNING LANES
 SUBSTRATE: PAVEMENT
 IMAGE: HOT APPLIED THERMOPLASTIC GRAPHIC
 COLOURS: C1 WHITE, C3 YELLOW
 NOTES: COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED. GRAY INDICATES ASPHALT

PG-7(L)/PG-7(R)



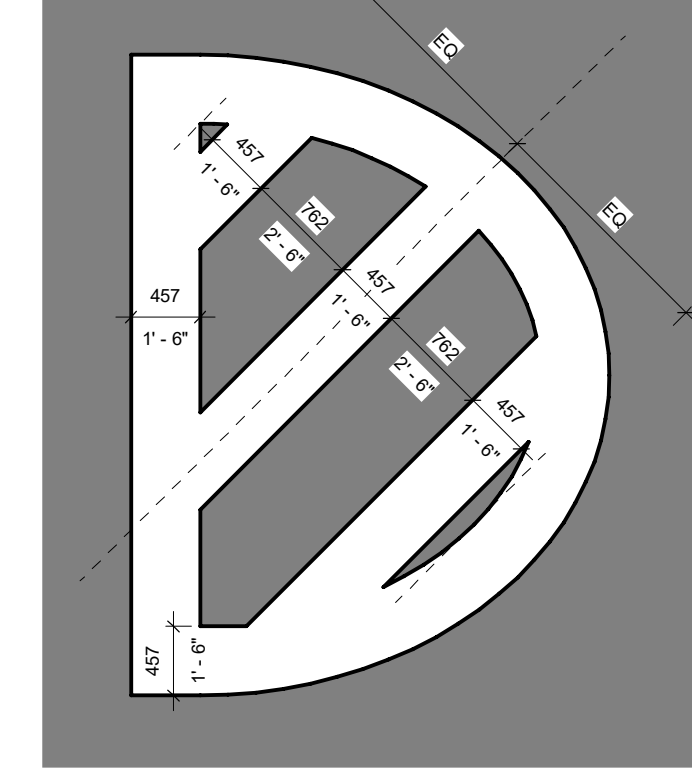
PG-8
 SIZE: 3048 (10') x 2438mm (8')
 USE: USE TO INDICATE LEFT OR RIGHT TURNING LANES
 SUBSTRATE: PAVEMENT
 IMAGE: HOT APPLIED THERMOPLASTIC GRAPHIC
 COLOURS: C1 WHITE, C3 YELLOW
 NOTES: COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED. GRAY INDICATES ASPHALT

PG-8



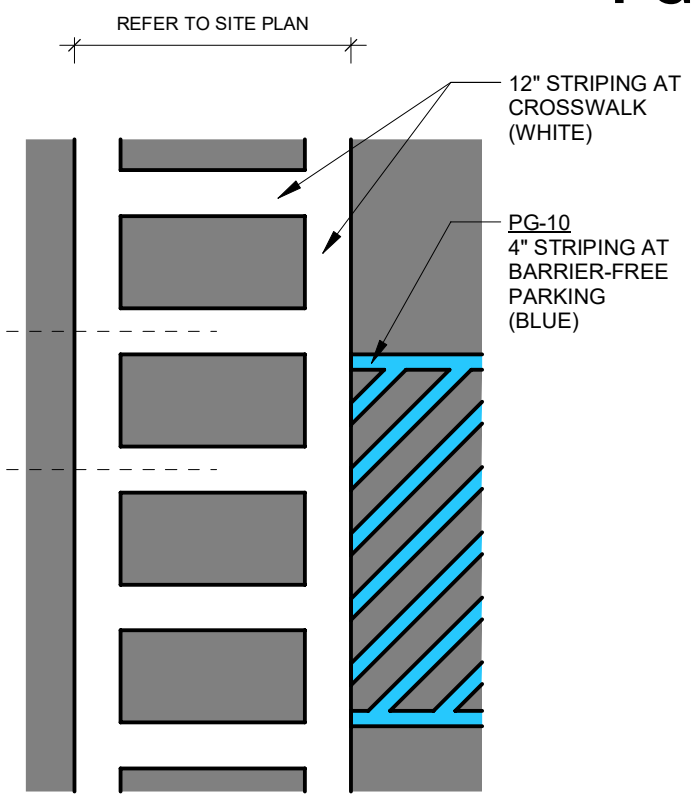
PG-9
 SIZE: 3048 (10') x 3658 (12')
 USE: USE TO INDICATE LEFT, STRAIGHT OR RIGHT TURNING LANES
 SUBSTRATE: PAVEMENT
 IMAGE: HOT APPLIED THERMOPLASTIC GRAPHIC
 COLOURS: C1 WHITE, C3 YELLOW
 NOTES: COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED. GRAY INDICATES ASPHALT

PG-9



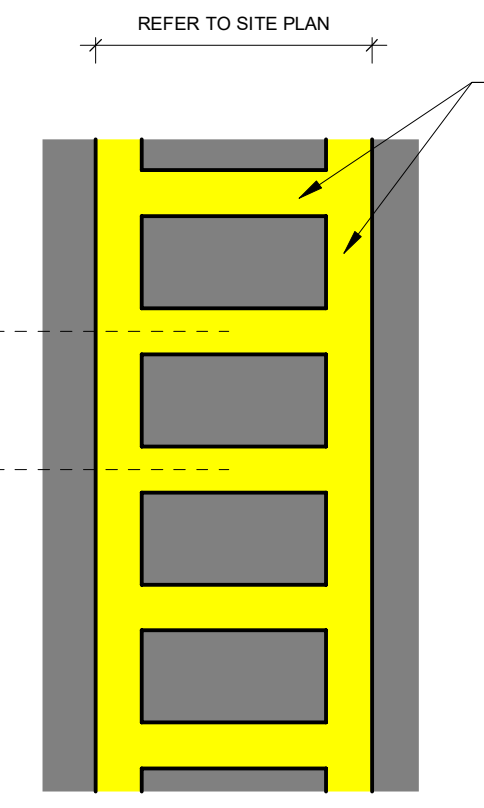
PG-10
 SIZE: 457mm (18") STRIPING OUTLINE AND FILL AT 45 DEGREES
 USE: USED TO PROHIBIT VEHICLE TRAVEL AND PARKING. INCLUDED AT EMERGENCY EXITS INTO THE PARKING LOT AT ALL PARKING SPACES THAT IMPEDE DIRECT ACCESS TO THE THOROUGHFARE. TYPICAL AT TDR ENTRY
 SUBSTRATE: PAVEMENT
 IMAGE: REFLECTIVE LONG LIFE EPOXY STRIPE
 COLOURS: C1 WHITE, C3 YELLOW, C8 ACCESSIBLE BLUE
 NOTES: YELLOW AT NO TRAFFIC, ACCESSIBLE BLUE AT ACCESSIBLE PARKING SPACES, AND WHITE AT VENDOR PARKING. GRAY INDICATES ASPHALT

PG-10



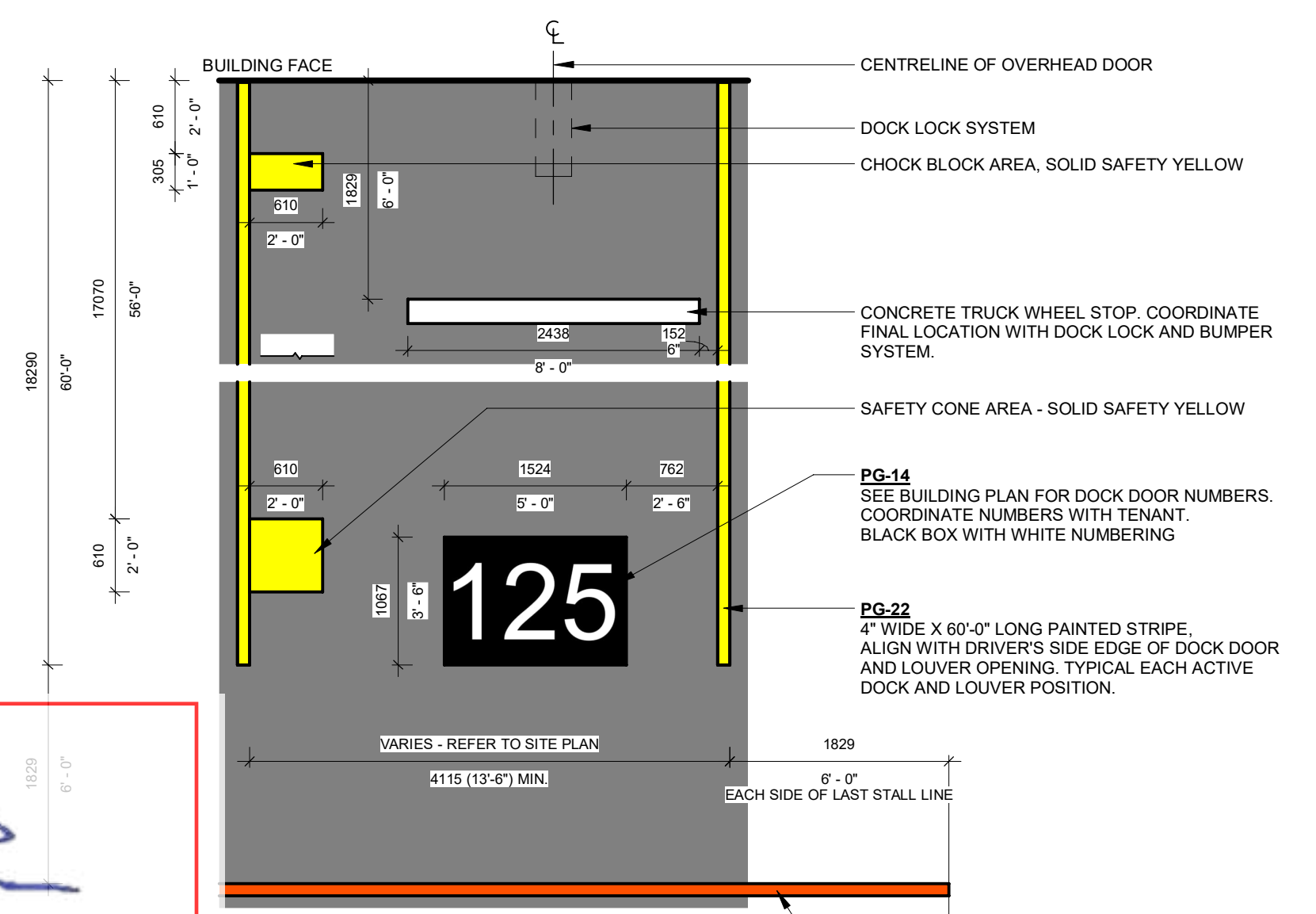
PG-11
 SIZE: 304mm (12") STRIPING OUTLINE AND HATCH FILL AT 914mm (3'-0") O.C. SEE PLAN FOR LENGTH AND WIDTH OF CROSSWALK
 USE: USE TO INDICATE PEDESTRIAN CROSSING
 SUBSTRATE: PAVEMENT
 IMAGE: REFLECTIVE LONG LIFE EPOXY STRIPE
 COLOURS: C1 WHITE ON ASPHALT, C3 YELLOW ON CONCRETE
 NOTES: GRAY INDICATES ASPHALT

PG-11



PG-12
 SIZE: 304mm (12") STRIPING OUTLINE AND HATCH FILL AT 914mm (3'-0") O.C. SEE PLAN FOR LENGTH AND WIDTH OF CROSSWALK
 USE: USE TO DIRECT DRIVER ENTRANCE IN DOCK FIELD. POSITION IN TRUCK COURT TO CORRESPOND WITH THE LOCATION OF THE TRUCKERS LOUNGE AND TRUCKERS ENTRY POINTS.
 SUBSTRATE: PAVEMENT
 IMAGE: REFLECTIVE LONG LIFE EPOXY STRIPE
 COLOURS: C3 YELLOW
 NOTES: GRAY INDICATES ASPHALT

PG-12



PG-14/PG-22/PG-24

PG-14
 SIZE: 1524mm (5'-0") x 1067mm (3'-6"), 609mm (2'-0") TALL LETTERING
 USE: USE TO LABEL TRAILER SPACES. TYPICAL FOR ALL TRUCK DOCK SPACES
 SUBSTRATE: PAVEMENT
 IMAGE: REFLECTIVE LONG LIFE EPOXY STRIPE, THERMOPLASTIC NUMBERING AND BOX
 COLOURS: C1 WHITE, C2 BLACK, C3 YELLOW
 NOTES: COORDINATE DOCK DOOR NUMBERS WITH TENANT. GRAY INDICATES ASPHALT

PG-22
 SIZE: 102mm (4") x 1828mm (60'-0")
 USE: USED TO IDENTIFY DOCK PARKING. TYPICAL AT EACH ACTIVE DOCK AND LOUVER POSITION.
 SUBSTRATE: PAVEMENT
 IMAGE: REFLECTIVE LONG LIFE EPOXY STRIPE
 COLOURS: C3 YELLOW
 NOTES: ALIGN STRIPE WITH DRIVER'S SIDE EDGE OF DOCK DOOR OR LOUVER OPENING. GRAY INDICATES ASPHALT

PG-24
 SIZE: 102mm (4") WIDE STRIPE
 USE: USED TO IDENTIFY WARNING LINE FOR TRAILER SPACES. 20116MM (66'-0") AWAY FROM BUILDING WALL AT DOCK DOOR PARKING, AND 1828mm (6'-0") AWAY FROM THE FAR END OF THE DOCK PARKING SPACES.
 SUBSTRATE: PAVEMENT
 IMAGE: REFLECTIVE LONG LIFE EPOXY STRIPE
 COLOURS: C11 ORANGE
 NOTES: GRAY INDICATES ASPHALT

LILY XU, MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW SOUTH
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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

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ISSUE/REVISION

NO.	DATE	DESCRIPTION
4	2023-02-02	REISSUED FOR SPA
3	2022-11-23	ISSUED FOR BID
2	2022-10-14	LANDLORD REVIEW - BUILDING PERMIT
1	2022-10-07	ISSUED FOR SPA
0	2022-09-08	ISSUED FOR CLIENT REVIEW
I/R	DATE	DESCRIPTION

PROJECT NUMBER

60648725

SHEET TITLE

SITE DETAILS - PAVEMENT GRAPHICS

SHEET NUMBER

A5.18a

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SITE DETAILS - PAVEMENT GRAPHICS

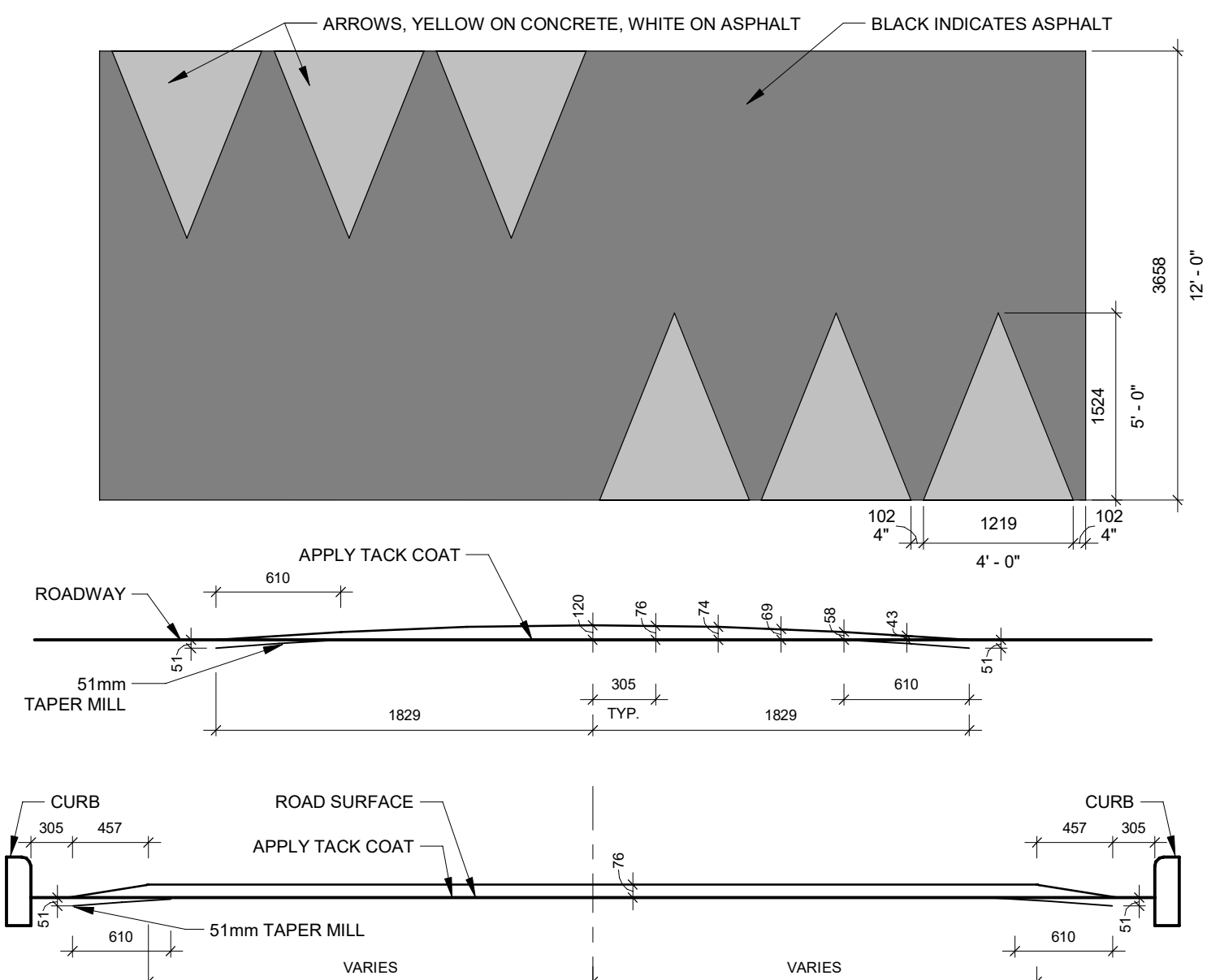
SHEET NUMBER

A5.18b

PLAN NO: 18547

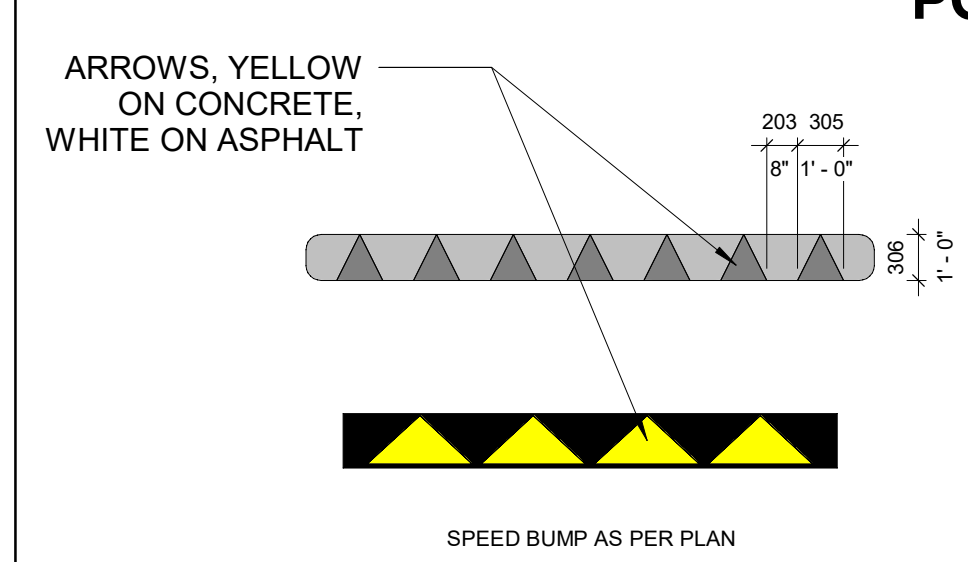
NOT FOR CONSTRUCTION

PG-15



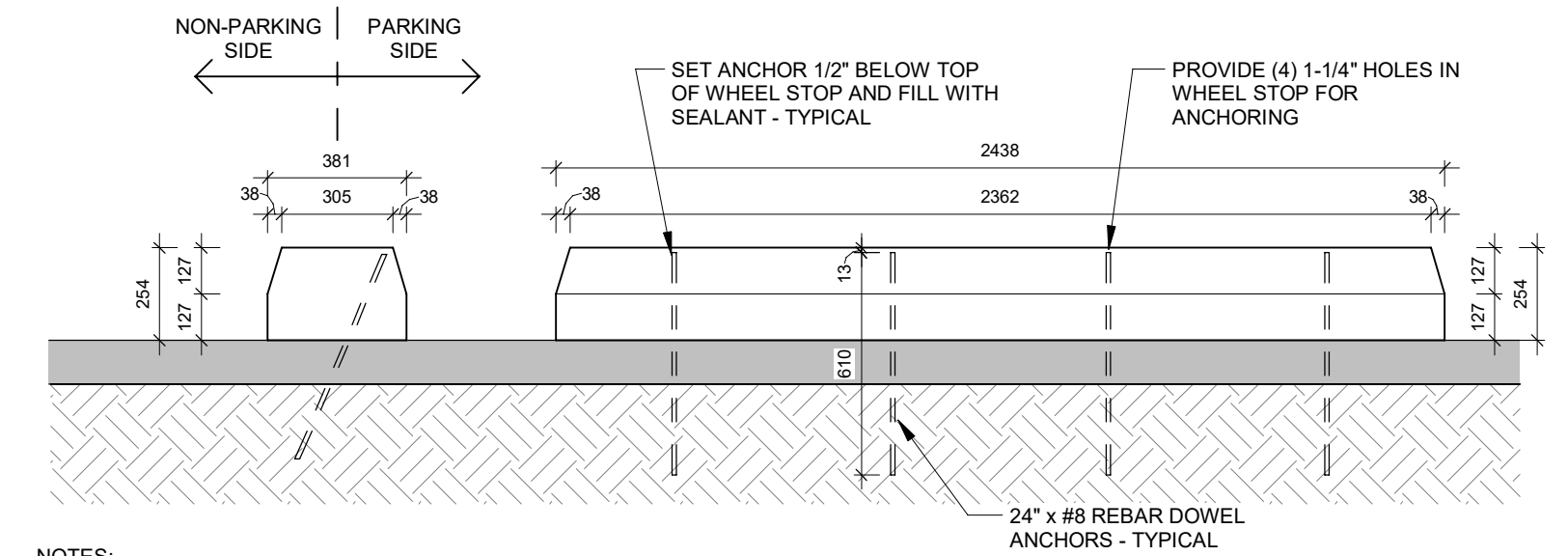
PG-15
SIZE: VARIES
USE: USED TO CONTROL SPEED AT OUTLYING DRIVE AISLES
SUBSTRATE: PAVEMENT
IMAGE: REFLECTIVE LONG LIFE EPOXY AWWORS
COLOURS: C1 WHITE, C3 YELLOW
NOTES: REMOVABLE HEAVY DUTY RUBBER SPEED HUMPS NOT ALLOWED. BLACK INDICATES ASPHALT

PG-16



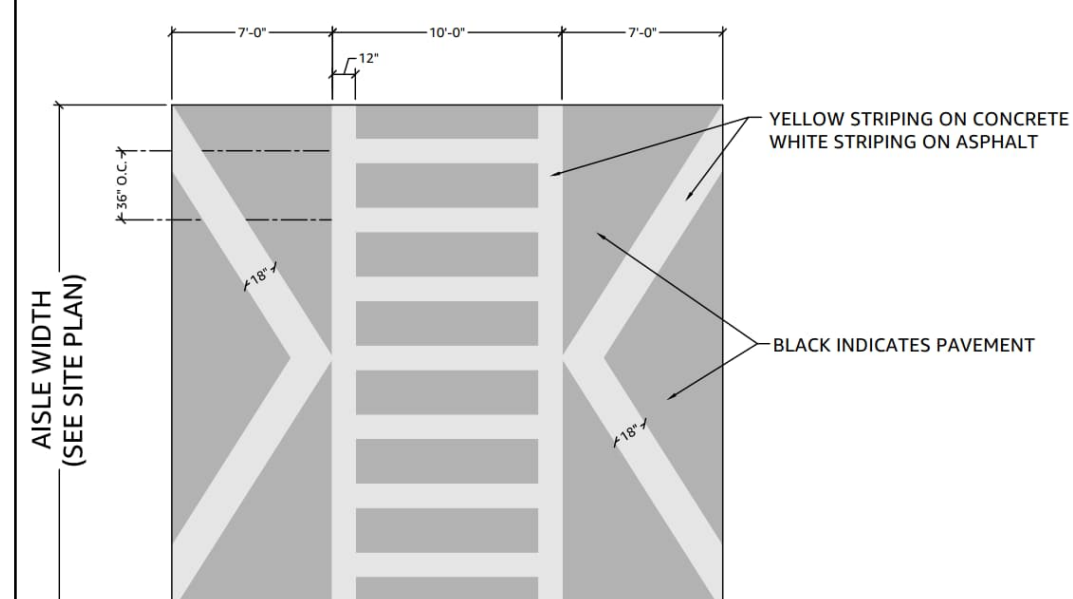
PG-16
SIZE: 304mm (12") HEIGHT. REFER TO SPECIFICATIONS AND PLANS FOR WIDTH DIMENSIONS AND QUANTITY
USE: USED TO CONTROL SPEED AT INTERIOR DRIVE AISLES. ASPHALT SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED BUMPS ARE TO BE USED IN INTERIOR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

CONCRETE TRUCK WHEEL STOP



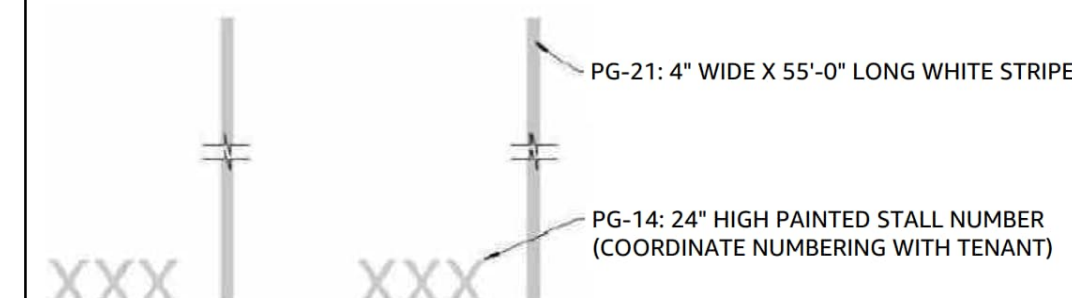
NOTES:
 1. CONCRETE WHEEL STOPS TO BE PAINTED SAFETY YELLOW.
 2. WHEEL STOPS ARE NOT REQUIRED AT DOCK DOORS
 LOCATIONS THAT HAVE DOCKSEAL/CUSHION SYSTEMS.
 3. IF PARKING SLIP CURB IS 8 IN OR HIGHER WITH STANDOFF DISTANCE OF 6 FT OR MORE FROM OBJECTS SUCH AS FENCES THEN WHEEL STOPS ARE NOT REQUIRED.

PG-20



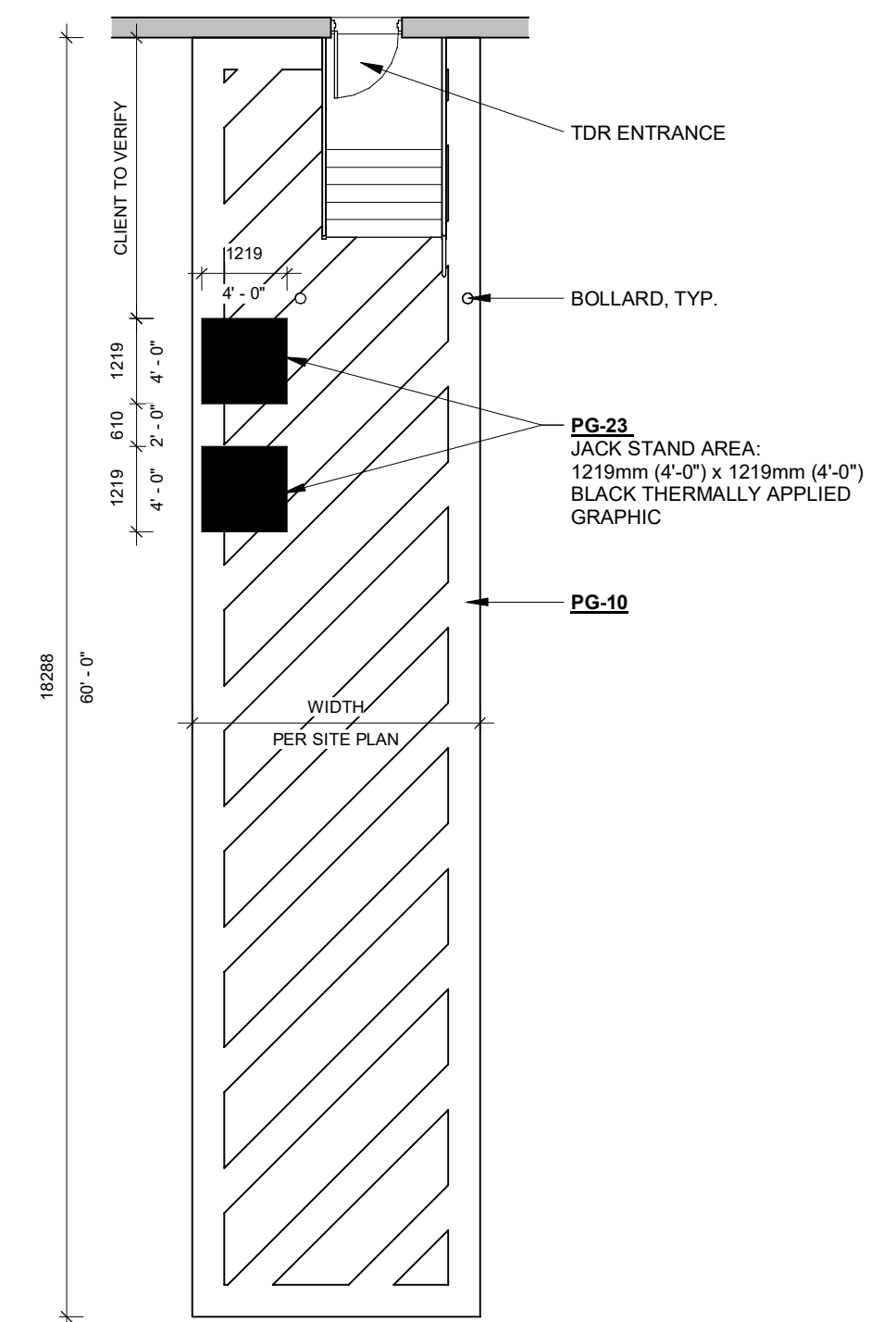
PG-20
SIZE: 304mm (12") HEIGHT. REFER TO SPECIFICATIONS AND PLANS FOR WIDTH DIMENSIONS AND QUANTITY
USE: USED TO INDICATE CROSSWALKS AT HIGH TRAFFIC AREAS
SUBSTRATE: PAVEMENT
IMAGE: REFLECTIVE LONG LIFE EPOXY ARROWS
COLOURS: C1 WHITE, C3 YELLOW
NOTES: STRIPING APPLIED ON RAISED PEDESTRIAN TABLE. GRAY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

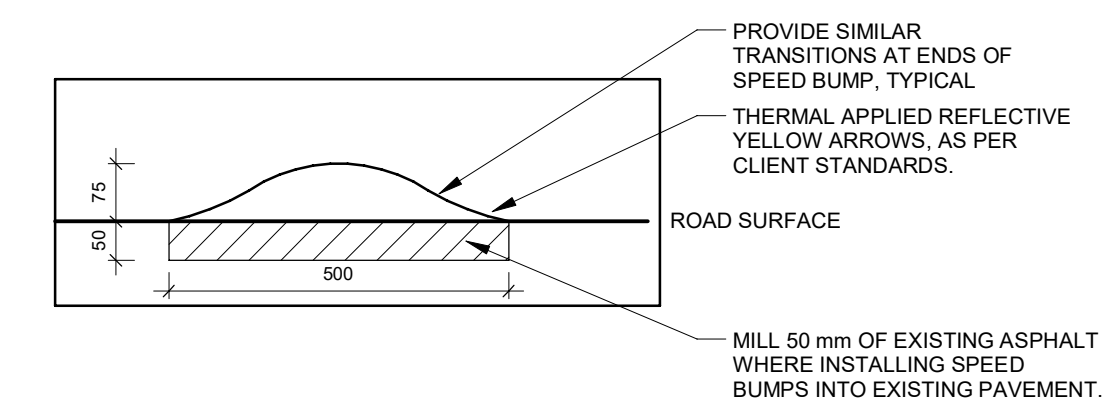
PG-23



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

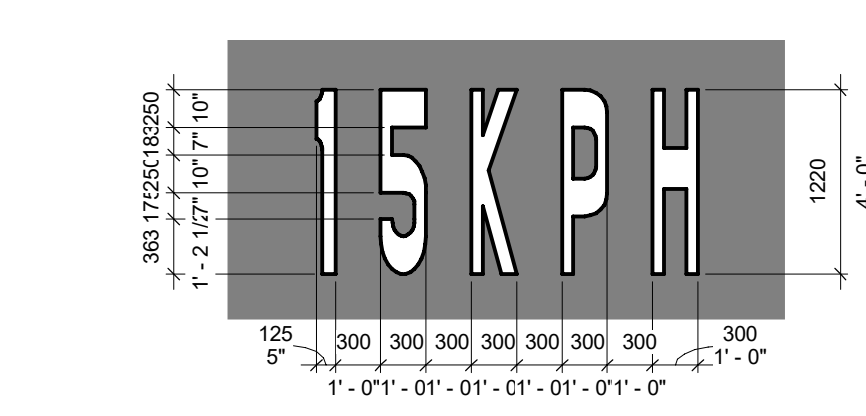
PG-23
SIZE: 1219mm (48") x 1219mm (48")
USE: USED TO IDENTIFY JACK STAND LOCATIONS
SUBSTRATE: PAVEMENT
IMAGE: REFLECTIVE LONG LIFE EPOXY SQUARE
COLOURS: C2 BLACK

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



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

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