

SITE SURVEY INFORMATION:
 INFORMATION ON THIS PLAN WAS
 TAKEN FROM THE SURVEY PLAN
 PREPARED BY ANNIS, O'SULLIVAN,
 VOLLEBEKK Ltd DATED 2022-11-18

LEGAL DESCRIPTION:
 PLAN OF SURVEY OF
 PART OF BLOCK A
 REGISTERED PLAN 4M-121
 AND
 PART OF LOTS 24 AND 25
 CONCESSION 3 (OTTAWA FRONT)
 (GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
 CITY OF OTTAWA

OTW21-0002-00

SITE STATISTICS

ZONING	IH/IL
GROSS SITE AREA	84,452 SM
PROJECT LIMIT AREA	37,191 SM

Zone Permitted Use (OTTAWA ZONING BY-LAW NO. 2008-250)

Proposed Use Warehouse

Regulations (Part 11: Industrial Zones)

	Proposed	Required IH (IL)
Min. Front Yard Building Setback (m)	18.66 m	7.5 m
Min. Interior Side Yard Building Set back (m)	12.29 m	7.5 m
Min.Rear Yard Building Setback (m)	N/A	7.5 m
Min.Landscape Front Yard Setback (m)	4.72 m	3 m
Min.Landscape Side Yard Setback (m)	3.15 m	3 m
Min.Landscape Rear Yard Setback (m)	N/A	3 m
Max. Floor Space Index	0.12	2
Max. Building Height	12 m	22 m (18m)

BUILDING FLOOR AREA

Building 2		
Warehouse Area	9,684.40m ²	
Office Area	880.00m ²	
TOTAL BUILDING GFA	10,564.40m²	

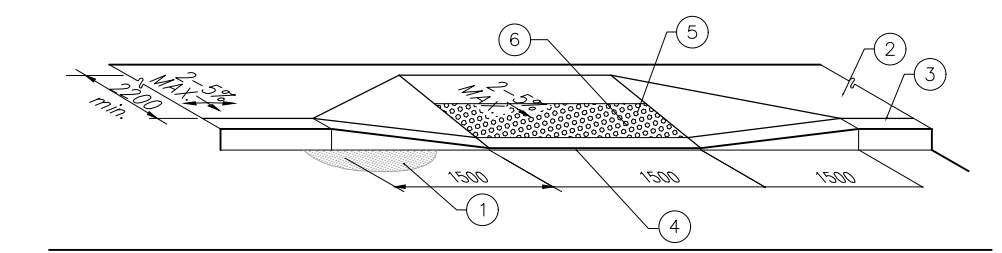
PARKING REQUIREMENT

	PROPOSED	REQUIRED
Warehouse GFA @ 0.8 Spaces per 100m ² , first 5000m ²	99	63
Warehouse GFA @ 0.4 Spaces per 100m ² , above 5000m ²	99	63
Total No. of Parking Spaces	99	63
Barrier Free Parking Spaces	10	5

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)	10 9
Loading Space Dimensions	3.5m X 9.0m
Oversized Loading Space Dimensions	4.3m X 13.0m
No. Of Loading Spaces	35 2
No. Of Oversized Loading Spaces	2 2
Trailer Parking	26 N/A

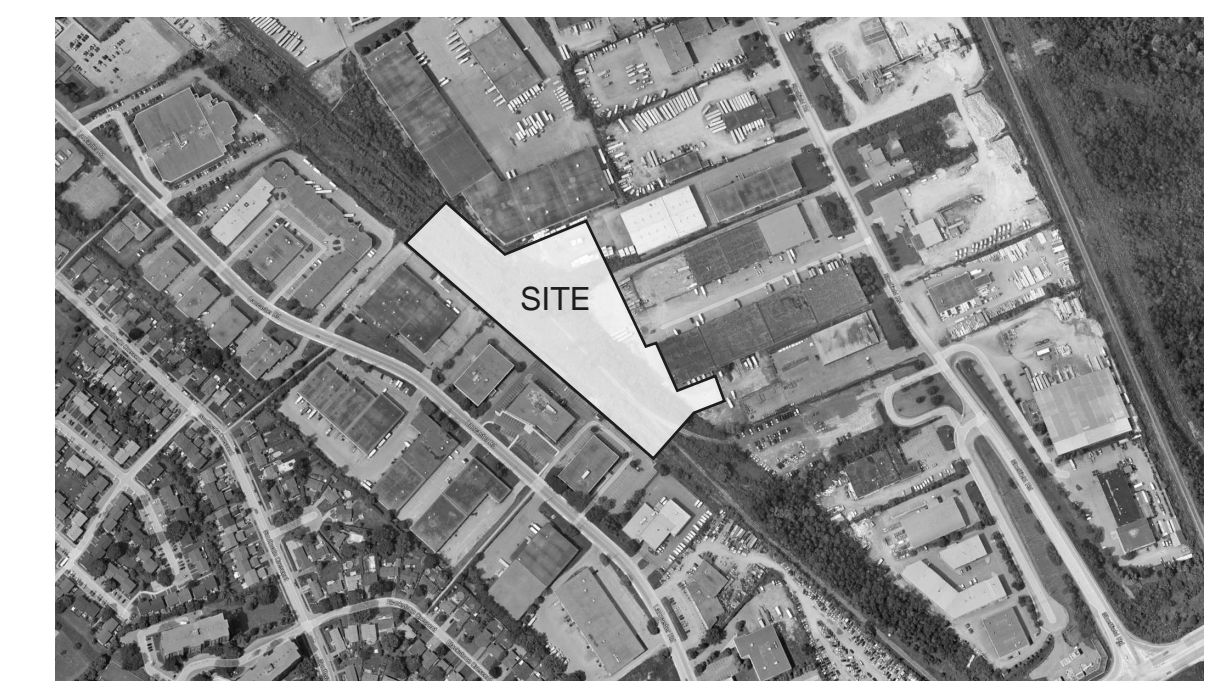
DOCK STATISTICS

DOCK-HIGH DOORS	Proposed 35
OVER-HEAD DOORS	6

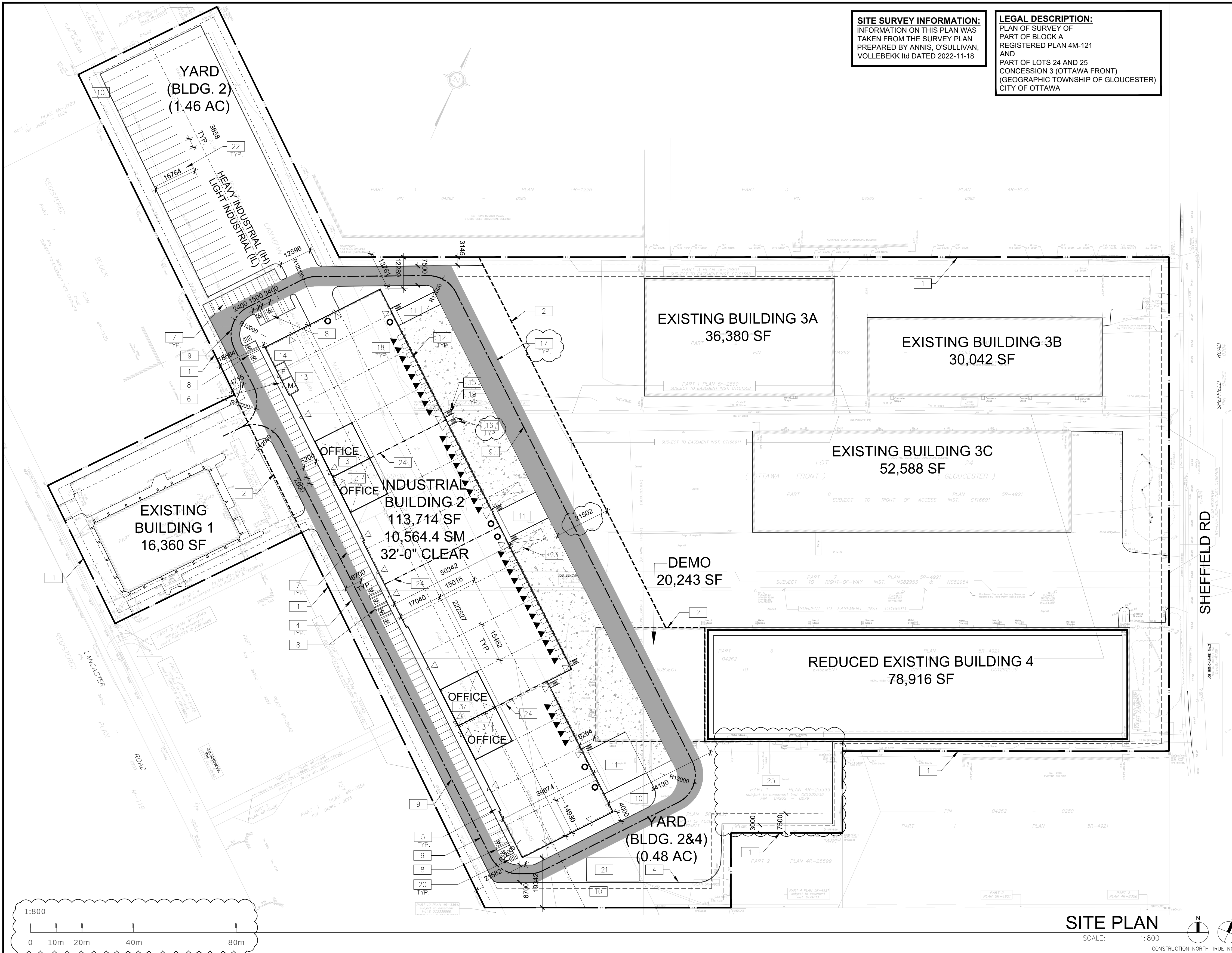


- PAVEMENT
- ACCESSIBLE ROUTE OF PEDESTRIAN TRAVEL 2200mm MIN. (UNLESS OTHERWISE NOTED ON PLANS)
- TOP FACE OF CURB
- DEPRESSED CURB
- TRUNCATED DOMES WITH A HEIGHT OF 4.5-5.5mm, BASE DIAMETER OF 21-25mm, REGULAR SPACING PATTERN AT 55-65mm ON CENTRE
- A MINIMUM 600mm WIDE SECTION DETECTABLE WARNING SURFACE SHALL BE PROVIDED WHEN FLAT TRAVEL SURFACE ADJACENT TO A VEHICULAR WAY (0mm CURB FACE)

ACCESSIBLE CURB RAMP
 SCALE: N.T.S



KEY PLAN
 SCALE: N.T.S



- SITE PLAN NOTES**
- PROPERTY LINE
 - PROJECT LIMIT LINE
 - 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
 - 2600x5200mm PARKING STALL, PAINTED PARKING STRIPING PER CITY OF OTTAWA ZONING BY-LAW NO. 2008-250
 - 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.
 - FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS (---)
 - LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
 - DRIVE-IN RAMP BOUNDED BY RETAINING WALLS WITH GUARDRAILS WHERE GRADE CHANGE IS MORE THAN 600mm - REFER TO CIVIL DWGS
 - 12.0m x 3.5m TRUCK LOADING SPACE (TYP.)
 - PROPOSED LOCATION OF MECHANICAL RM
 - PROPOSED LOCATION OF ELECTRICAL RM
 - GALVANIZED STEEL GUARDRAIL WITH HANDRAIL
 - STEEL BOLLARD
 - SHADED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE OR TRACTOR TRUCK ACCESS.
 - TRUCK LOADING DOCK (TYP.)
 - EXTERIOR GALVANIZED STEEL STAIRS
 - GALV. BICYCLE RACKS - SEE LANDSCAPE DRAWINGS
 - SNOW STORAGE AREA
 - TRUCK TRAILER PARKING
 - 3m x 4.3m OVERSIZED TRUCK LOADING SPACE
 - FUTURE TENANT DEMISING WALL, SUBJECT TO TENANT FIT UP
 - EXISTING TRUCK CURB BEHIND BUILDING 4 TO BE REPAVED.

- SITE LEGEND**
- NEW HEAVY DUTY PAVEMENT (HATCHED)
 - NEW LANDSCAPED AREA (HATCHED)
 - NEW RIVER STONE AREA (HATCHED)
 - PAINTED DIAGONAL LINES WHERE INDICATED
 - FUTURE EV PARKING STALLS
 - PROPERTY LINE
 - SITE BOUNDARY LINE
 - GAS METER LOCATION
 - FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
 - EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
 - PROPOSED FIRE HYDRANT
 - LIGHT POLE
 - WALL MOUNTED LIGHT
 - MH DENOTES MANHOLE
 - PROPOSED CATCHBASIN
 - TACTILE INDICATORS AT DEPRESSED CURB
 - BICYCLE RACK (1800 x 600 PER BIKE)
 - MAN DOOR
 - DOCK HIGH TRUCK DOOR
 - GRADE LEVEL TRUCK DOOR
 - FIRE ROUTE SIGNS
 - PYLON SIGNAGE
 - CONCRETE SIDEWALK
 - ASPHALT PATHWAY
 - STONE DUST PATHWAY

WARE MALCOMB

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ARCHITECTURE
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 INTERIORS

BRANDING
 BUILDING MEASUREMENT

ONTARIO ASSOCIATION
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RICHCRAFT

SHEFFIELD INDUSTRIAL BUILDING
 2760-2770 SHEFFIELD RD.
 OTTAWA
 ON K1B 3V9, CANADA.

SITE PLAN

DATE	REMARKS
1 2023-05-17	ISSUED FOR SPA
2 2023-08-31	REISSUED FOR SPA

PA/PM:	J. HOLLAND
DRAWN BY.:	
JOB NO.:	OTW21-0002-00

SHEET
A100