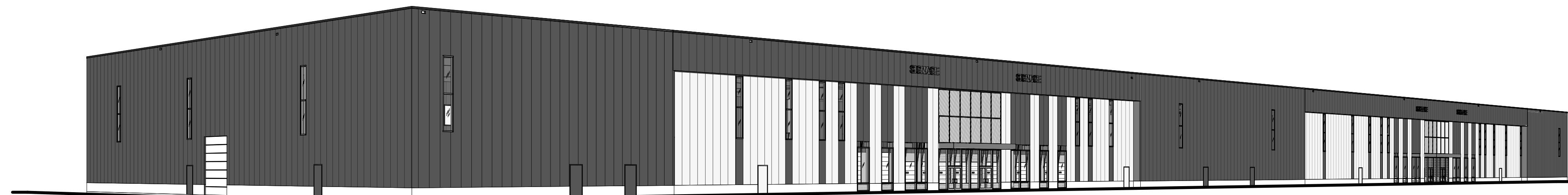


OBC MATRIX

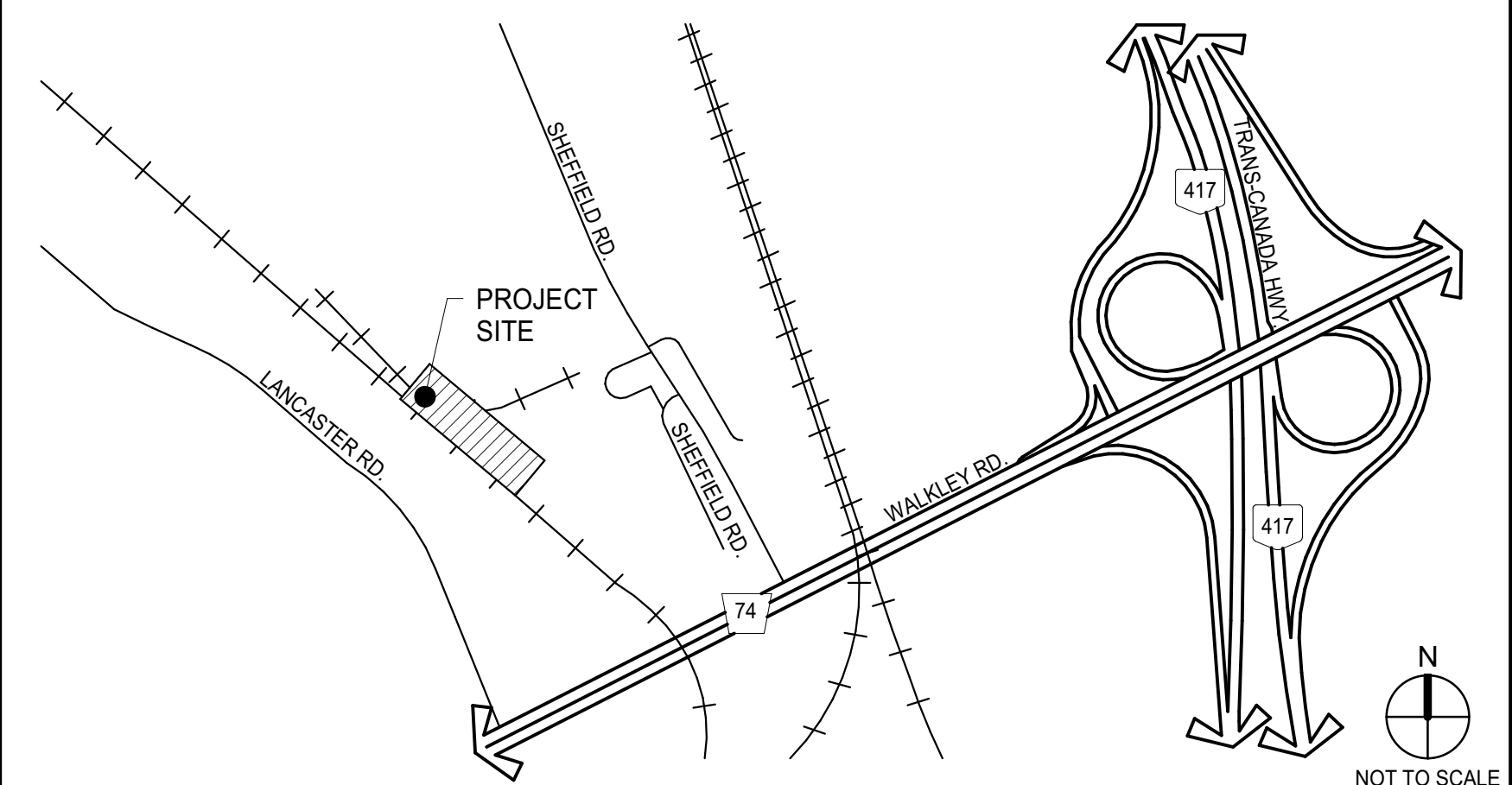
NAME OF PRACTICE: WARE MALCOMB (A BUSINESS NAME OF WMA INC.) CERTIFICATE OF PRACTICE NUMBER: 3619 NAME OF PROJECT: 2760-2770 SHEFFIELD ROAD LOCATION: 2760 SHEFFIELD RD. OTTAWA ON K1B 3V9, CANADA.		BUILDING CODE REFERENCE: REFERENCES ARE TO DIVISION B UNLESS NOTED. (A) FOR DIVISION A OR (C) FOR DIVISION C.	
ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 OR 9		
1	PROJECT DESCRIPTION: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> PART 11 <input type="checkbox"/> PART 3 <input type="checkbox"/> PART 9 <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: 10,564.4 SM TOTAL: 10,564.4 SM	1.4.1.2 (A)	1.4.1.2 (A)
4	GROSS AREA (sq.m.) NEW: 10,564.4 SM TOTAL: 10,564.4 SM	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: 3	3.2.2.10 & 3.2.5.5	9.10.20
7	BUILDING CLASSIFICATION(S) 3.2.2.67 GROUP F, DIV 2, ANY HEIGHT, ANY AREA 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 3.2.1.5 3.2.2.17 INDEX	9.10.8.2 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 N/A	3.2.1.1.(3)-(8)	9.10.4.1
15	OCCUPANT LOAD BASED ON <input type="checkbox"/> m2 / PERSON <input type="checkbox"/> DESIGN OF BUILDING 1ST FLOOR: OCCUPANCY: F2/D LOAD (PERSONS): <300 2ND FLOOR: XX OCCUPANCY: XX LOAD (PERSONS): XX	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) HORIZONTAL ASSEMBLIES FRR (HOURS) FLOORS: 2 HOURS ROOF: - HOURS MEZZANINE: 1 HOURS FRR OF SUPPORTING MEMBERS FLOORS: 2 HOURS ROOF: - HOURS MEZZANINE: 1 HOURS	LISTED DESIGN No. OR DESCRIPTION (SG-2) 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
	WALL AREA OF EBF (sq. m.) LD. (m) LH OR HL PERMITTED MAX. % OF OPENINGS PROPOSED % OF OPENINGS FRR (HOURS) LISTED DESIGN No. OR DESCRIP. COMB. CONSTR. COMB. CONSTR. NONC. CLADDING NON-COMB. CONSTRUCTION		
	NORTH 2537 >15 - - - - -		
	SOUTH 2537 >15 - - - - -		
	EAST 574 >15 - - - - -		
	WEST 574 13.76 - 89% - - - - -		
20	PLUMBING FIXTURE REQUIREMENTS FEMALE/MALE COUNT AT XX % MALE/ XX % FEMALE UNLESS NOTED OTHERWISE PART 3 PART 9 TBD		TOTAL SHEETS 6
21	OTHERS (DESCRIBE)		

SHEFFIELD INDUSTRIAL BUILDING

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



VICINITY MAP



OWNER

RICHCRAFT PROPERTIES INC.
2280 ST. LAURENT BLVD.
SUITE 201
OTTAWA, ON K1G 4K1

PRIMARY CONTACT: KEVIN YEMM
PH: (613) 739-7111 EXT. 132
EMAIL: KYEMM@RICHCRAFT.COM

OWNER'S CONSULTANTS

ENVIRONMENTAL CONSULTANT
PATERSON GROUP
9 AURIGA DRIVE,
OTTAWA, ONTARIO K2E 7T9

PRIMARY CONTACT: MARK S. D'ARCY
PH: (613) 226-7381 EXT. 207
EMAIL: mdarcy@patersongroup.ca

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LANDSCAPE ARCHITECT
NAK DESIGN STRATEGIES
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PRIMARY CONTACT: PAT GAUVREAU
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EMAIL: pgauvreau@nak-design.com

SHEET INDEX

ARCHITECTURAL

G010	TITLE SHEET
A100	SITE PLAN
A120	FLOOR PLAN
A190	ROOF PLAN
A210	EXTERIOR ELEVATIONS
A310	BUILDING SECTIONS
ARCHITECTURAL SHEET COUNT: 6	

ARCHITECT

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1420 BLAIR TOWERS PLACE,
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ALTERNATE CONTACT: HARRISON WERNER
PH: (905) 760-1221 EXT. 2145
EMAIL: hwerner@waremalcomb.com

GEOTECHNICAL ENGINEER
PATERSON GROUP
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PRIMARY CONTACT: SCOTT DENNIS
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CIVIL ENGINEER
WARE MALCOMB
180 BASS PRO MILLS DR#103,
VAUGHAN, ONTARIO L4K 0G9,

PRIMARY CONTACT: DAVID NEWSON
PH: dnevson@waremalcomb.com
EMAIL: (905) 760-1221 EXT. 2128

WARE MALCOMB
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Gloucester, Ontario, Canada K1J 9L8
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ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

ONTARIO ASSOCIATION
OF
ARCHITECTS
JOHN P. HOLLAND
LICENCE
8849

RICHCRAFT

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

TITLE SHEET

DATE	REMARKS
1 2023-05-17	ISSUED FOR SPA

PA/PM:	J. HOLLAND
DRAWN BY.:	D.P. / E.C.
JOB NO.:	OTW21-0002-00

SHEET
G010

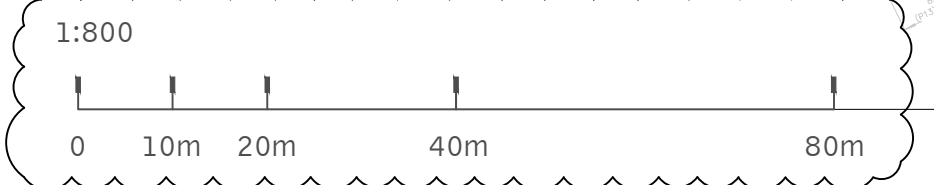
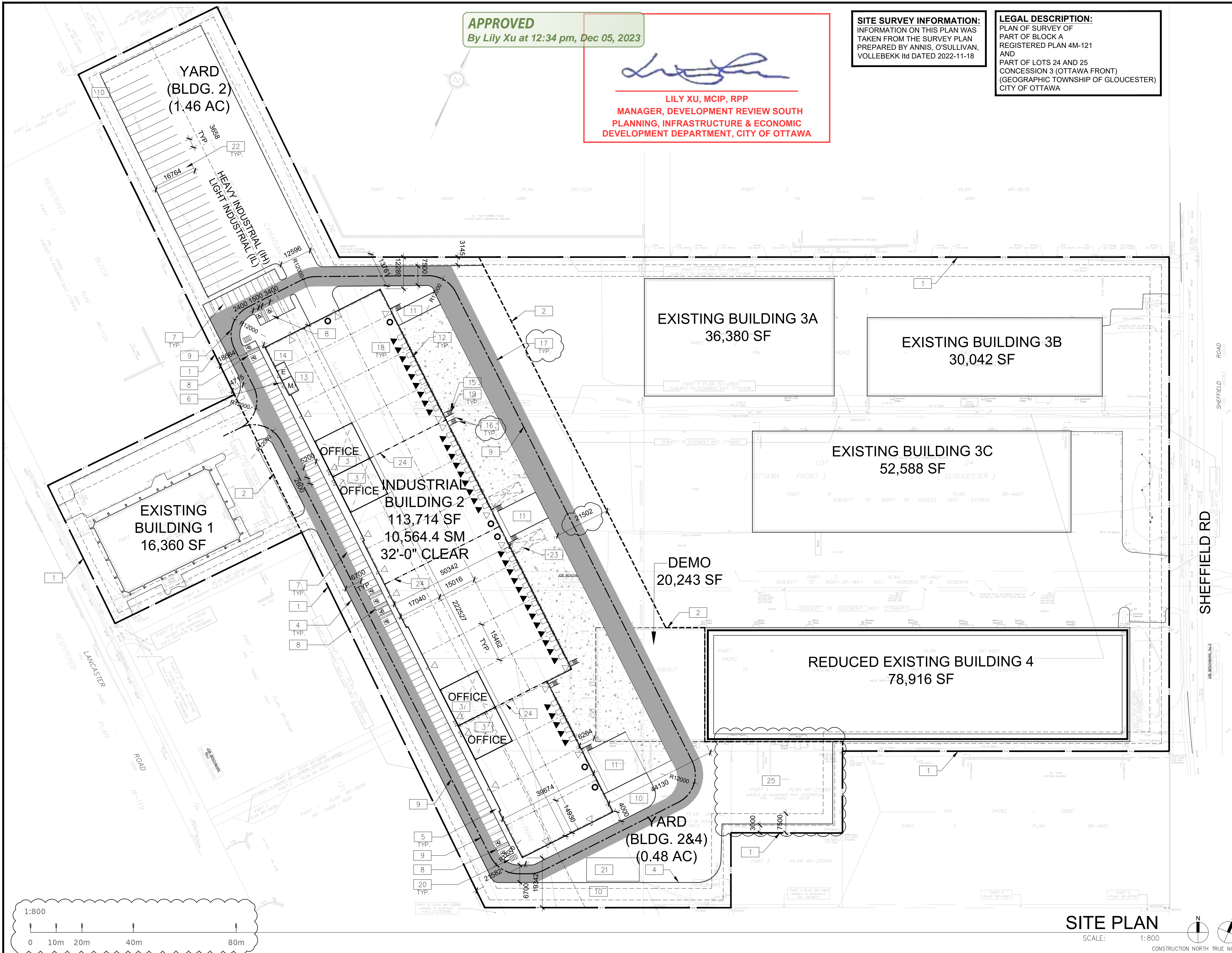
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APPROVED
By Lily Xu at 12:34 pm, Dec 05, 2023

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

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



SITE PLAN NOTES

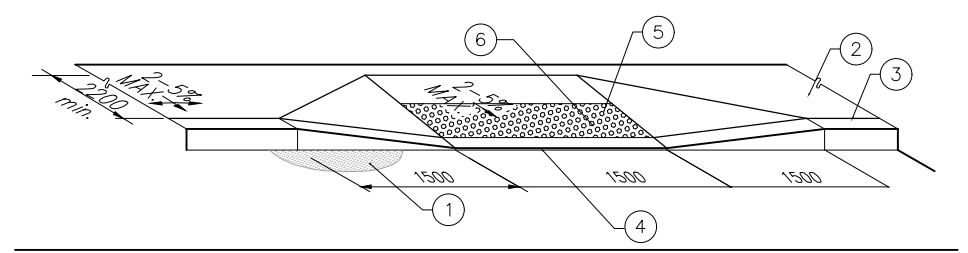
- 1 PROPERTY LINE
- 2 PROJECT LIMIT LINE
- 3 PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 4 150mm WIDE CURB TYPICAL
- 5 SIDEWALK - SEE LANDSCAPE DWGS FOR CONSTRUCTION DETAILS
- 6 FIRE DEPARTMENT/SIAMESE CONNECTION
- 7 2600x5200mm PARKING STALL, PAINTED PARKING STRIPING PER CITY OF OTTAWA ZONING BY-LAW NO. 2008-250
- 8 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.
- 9 FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS (---)
- 10 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- 11 DRIVE-IN RAMP BOUNDED BY RETAINING WALLS WITH GUARDRAILS WHERE GRADE CHANGE IS MORE THAN 600mm - REFER TO CIVIL DWGS
- 12 12.0mX3.5m TRUCK LOADING SPACE (TYP.)
- 13 PROPOSED LOCATION OF MECHANICAL RM

- 14 PROPOSED LOCATION OF ELECTRICAL RM
- 15 GALVANIZED STEEL GUARDRAIL WITH HANDRAIL
- 16 STEEL BOLLARD
- 17 SHADED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRING FIRE OR TRACTOR TRUCK ACCESS.
- 18 TRUCK LOADING DOCK (TYP.)
- 19 EXTERIOR GALVANIZED STEEL STAIRS
- 20 GALV. BICYCLE RACKS - SEE LANDSCAPE DRAWINGS
- 21 SNOW STORAGE AREA
- 22 TRUCK TRAILER PARKING
- 23 3mX4.3m OVERSIZED TRUCK LOADING SPACE
- 24 FUTURE TENANT DEMISING WALL. SUBJECT TO TENANT FIT UP
- 25 EXISTING TRUCK CURB BEHIND BUILDING 4 TO BE REPAVED.

SITE LEGEND

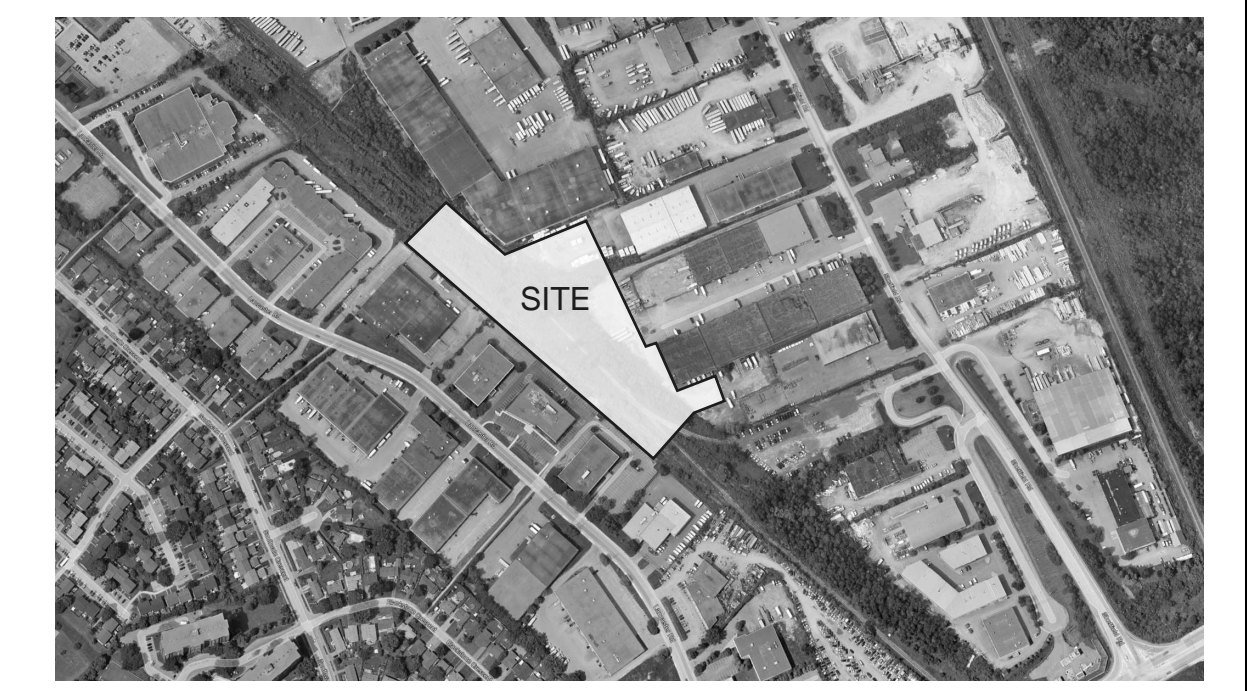
- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- NEW RIVER STONE AREA (HATCHED)
- PAINTED DIAGONAL LINES WHERE INDICATED
- FUTURE EV PARKING STALLS
- PROPERTY LINE
- SITE BOUNDARY LINE
- GAS METER LOCATION.
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE 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

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		
Total No. of Parking Spaces	99	63
Barrier Free Parking Spaces	10	5
Parking Stall Dimensions		
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		
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		
Loading Space Dimensions	4.3m X 9.0m	
Oversized Loading Space Dimensions		
Oversized Loading Space Dimensions	3.5m X 9.0m	
No. Of Loading Spaces	35	2
No. Of Oversized Loading Spaces	2	2
Trailer Parking	26	N/A
DOCK STATISTICS		
Proposed		
DOCK-HIGH DOORS	35	
OVER-HEAD DOORS	6	



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

ACCESSIBLE CURB RAMP
SCALE: N.T.S.



KEY PLAN
SCALE: N.T.S.

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JOHN P. HOLLAND
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8649

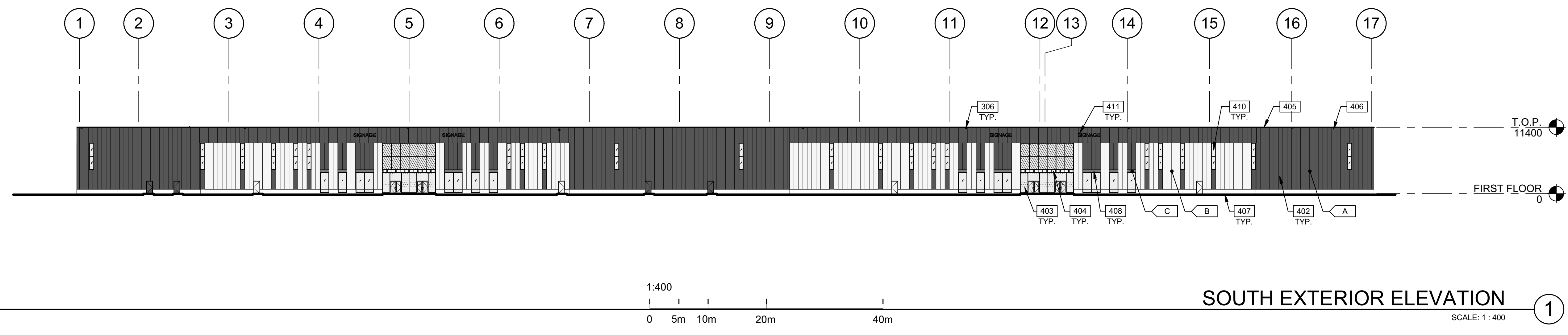
RICHCRAFT

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

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

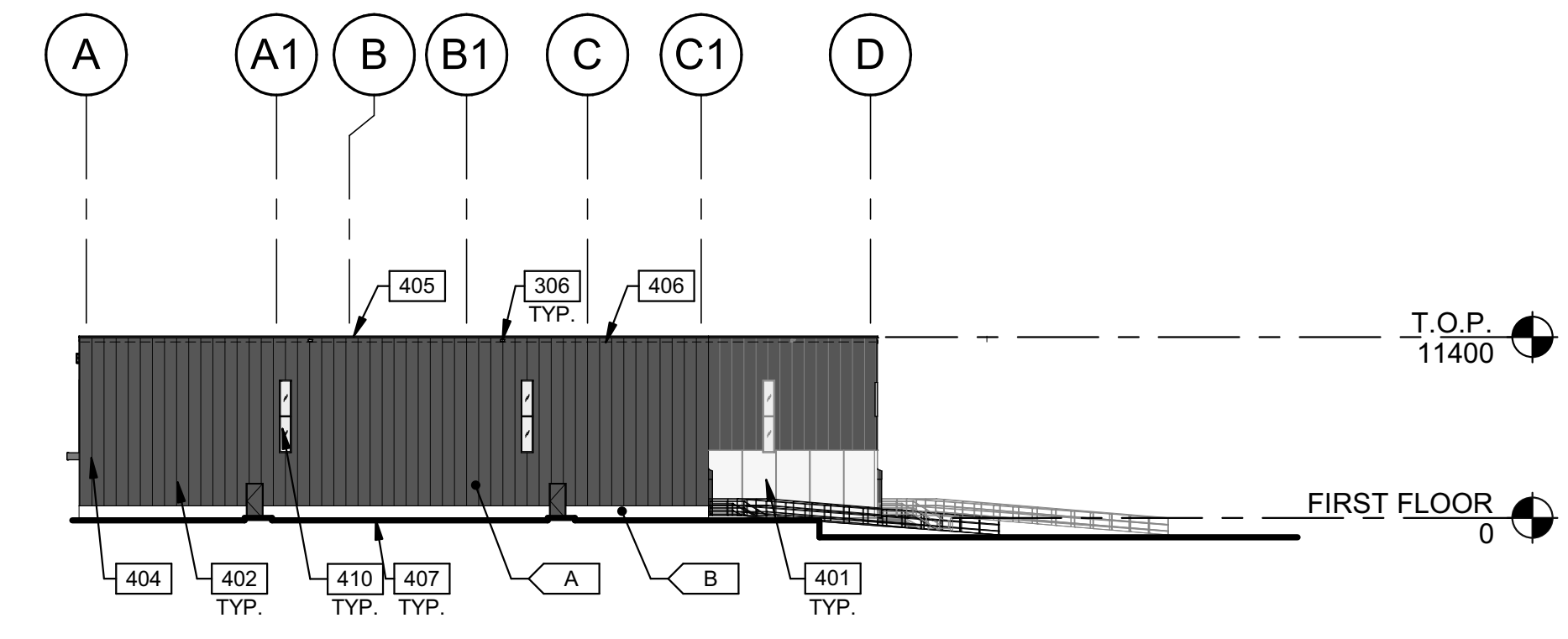
PAVPM:	J. HOLLAND
DRAWN BY.:	
JOB NO.:	OTW21-0002-00

SHEET
A100



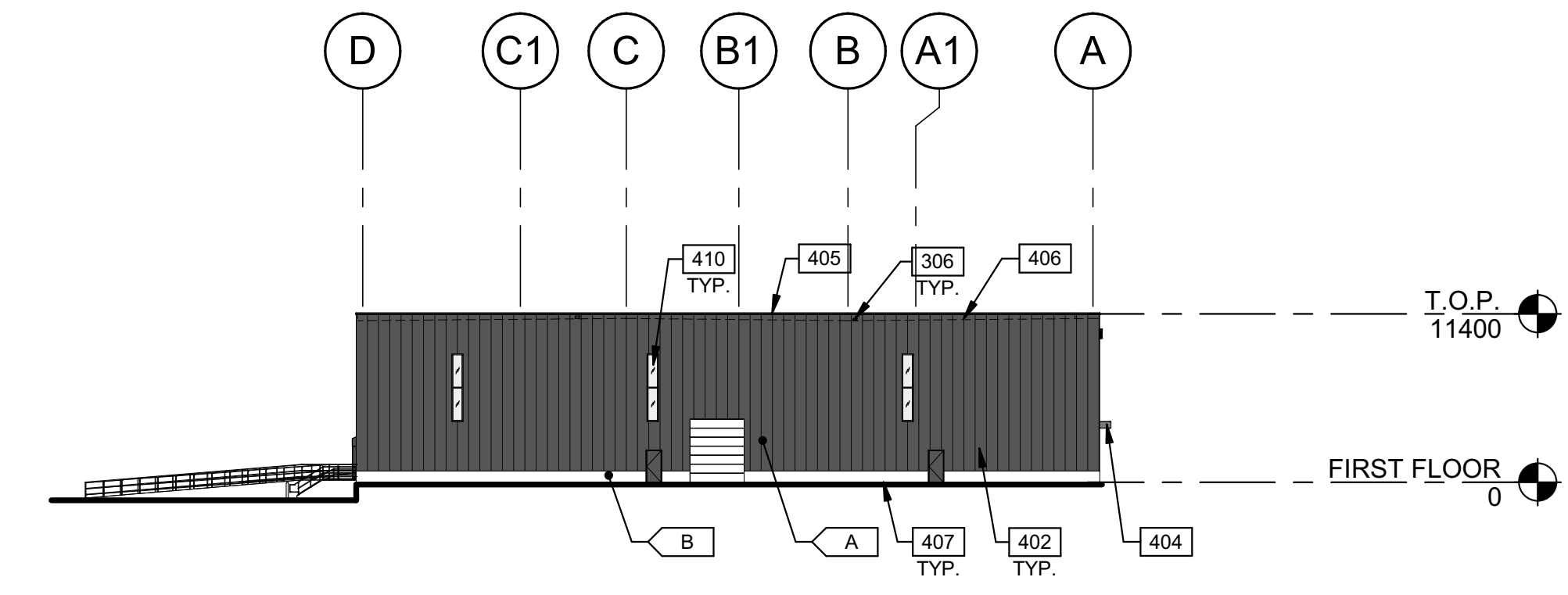
SOUTH EXTERIOR ELEVATION

SCALE: 1 : 400



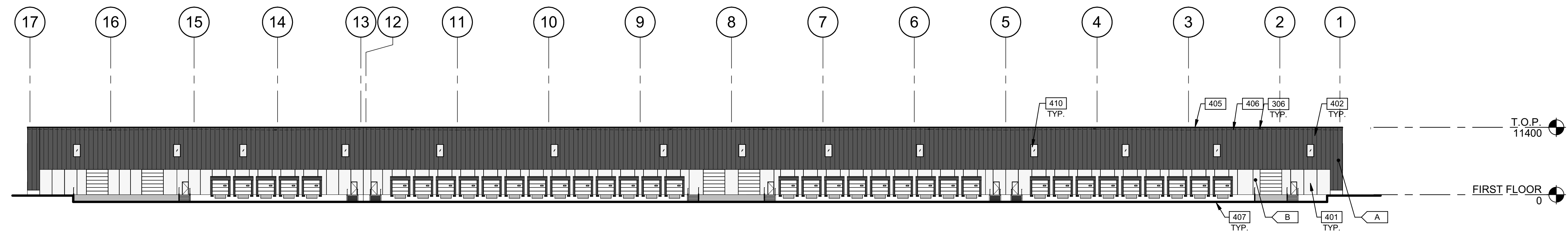
EAST EXTERIOR ELEVATION

SCALE: 1 : 400



WEST EXTERIOR ELEVATION

SCALE: 1 : 400



NORTH EXTERIOR ELEVATION

SCALE: 1 : 400

LEGENDS

- GLASS:**
- VISION GLASS
 - SPANDREL GLASS
 - TEMPERED GLASS

- COLOURS:**
- PROVIDE 1,828.8mm WIDE PAINT COLOUR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
- BASE COLOUR: BLACK
 - SECONDARY COLOUR: WHITE
 - ACCENT COLOUR: BRONZE

KEYNOTES

- 306 OVERFLOW SCUPPER.
- 401 PRECAST INSULATED CONCRETE WALL PANEL SYSTEM.
- 402 INSULATED METAL PANEL.
- 403 CURTAIN WALL GLAZING SYSTEM.
- 404 CANOPY WITH HSS PROFILE.
- 405 CONTINUOUS METAL CAP FLASHING, PAINTED TO MATCH ADJACENT WALL.
- 406 ROOF LINE BEYOND.
- 407 GRADE LINE VARIES.
- 408 ALUMINUM COMPOSITE METAL PANEL.
- 410 CLERESTORY WINDOW.
- 411 TENANT SIGNAGE.

APPROVED
By Lily Xu at 12:35 pm, Dec 05, 2023

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

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ONTARIO ASSOCIATION
OF
ARCHITECTS
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8649

RICH CRAFT

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

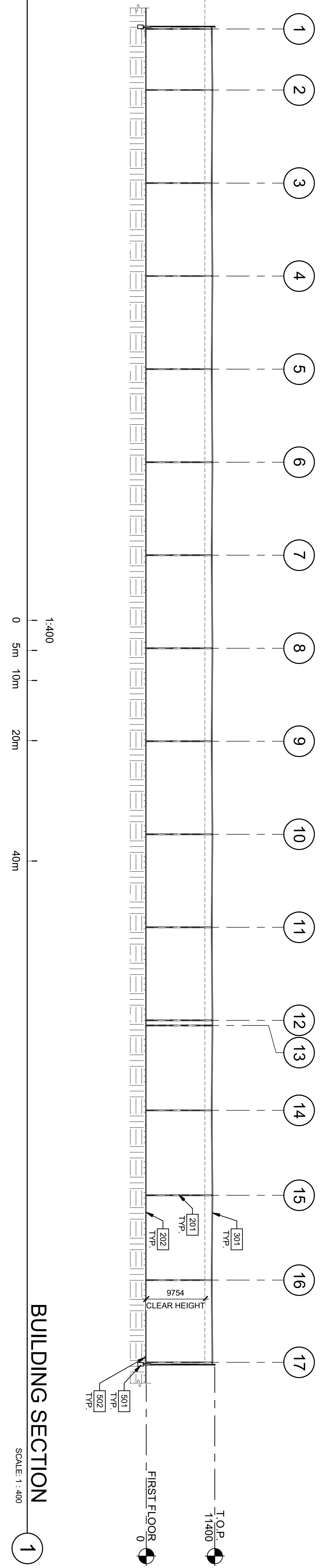
EXTERIOR ELEVATIONS

DATE	ISSUED FOR	REMARKS
1	2023-05-17	ISSUED FOR SPA

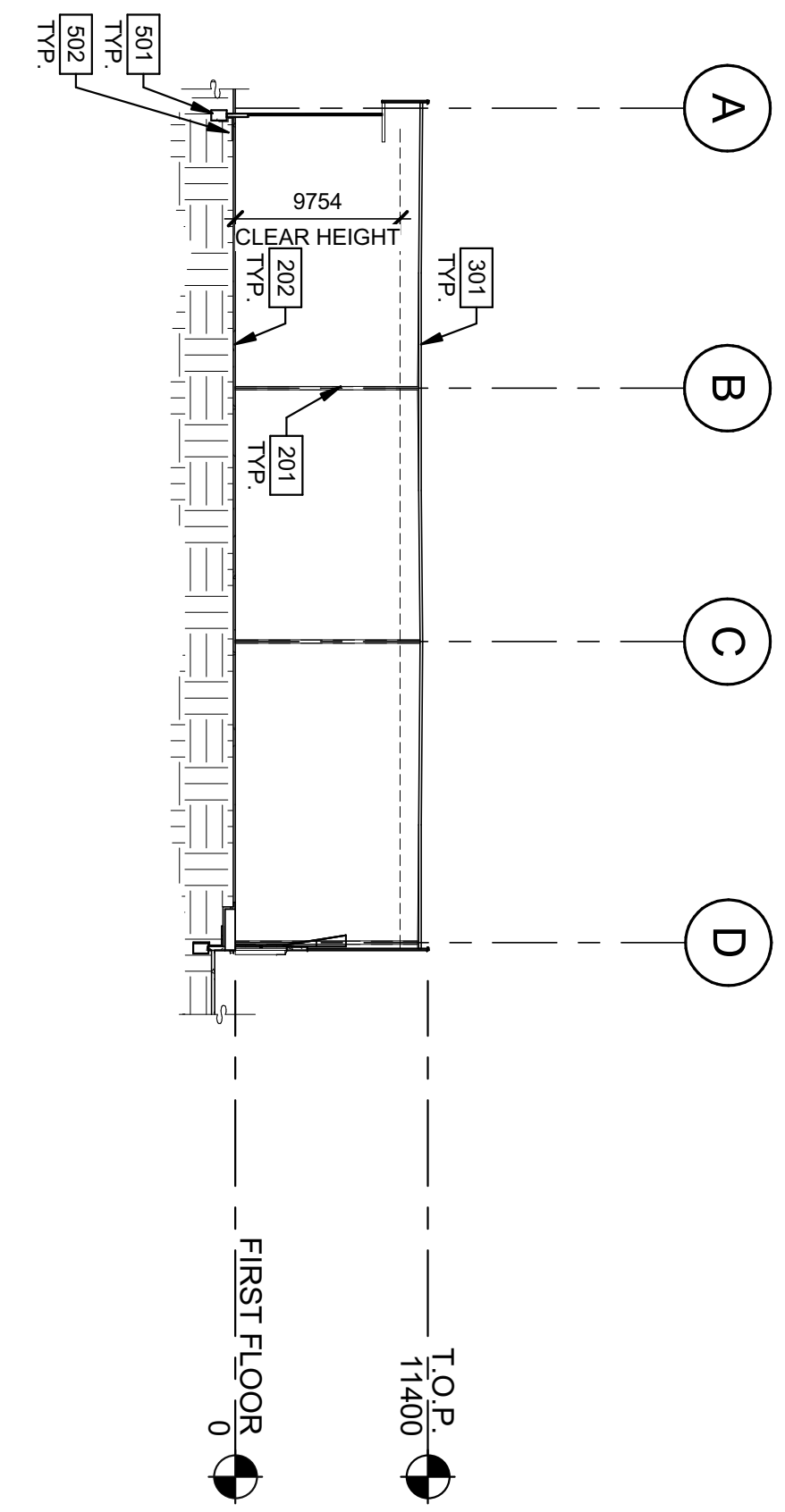
PA/PM:	J. HOLLAND
DRAWN BY.:	D.P. / E.C.
JOB NO.:	OTW21-0002-00

SHEET
A210

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BUILDING SECTION 1
SCALE: 1:400



BUILDING SECTION 2
SCALE: 1:400

- KEYNOTES**
- 201 STRUCTURAL STEEL COLUMN.
 - 202 CONCRETE SLAB.
 - 301 2-PLY MEMBRANE ON 6" POLYISO INSULATION.
 - 501 CONCRETE FOOTING.
 - 502 PROVIDE RIGID INSULATION AT FOOTINGS AND WALL PANELS BELOW SLAB.

BUILDING SECTIONS	
DATE	REMARKS
1 2023-05-17	ISSUED FOR SPA

PAP/PM:	J. HOLLAND
DRAWN BY:	D.P.J. E.C.
JOB NO.:	OTW/21-0002-00

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



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A310
SHEET