



SITE STATISTICS TABLE

ITEM	PROPOSED	REQUIRED
ZONING CATEGORY	RH/RH1(818)	RH/RH1(818)
GROSS LOT AREA (HECTARES)	38.97 ha (389,766 SM)	8,000 m ² MINIMUM (0.8 ha)
GROUND FLOOR AREA (SQ. M)	95,061.9	N/A
WAREHOUSE	75.5	
NORTH SMOKE SHELTER	94.6	
SOUTH SMOKE SHELTER	95,066	
GROSS FLOOR AREA (SQ. M)	24,598	N/A
LOT COVERAGE (NET)	108.27m	50% MAX.
FRONT YARD SETBACK (M)	64.02m	15.0m (West)
REAR YARD SETBACK (M)	101.18m (23,95%)	15.0m (North)
INT. SIDE YARD SETBACK (M)		10.0m (South)
LANDSCAPE COVERAGE		
PAVING AREA		
NUMBER OF HANDICAPPED PARKING SPACES	1006 STALLS	756 STALLS
0.8 space per 100 SM GFA		
NUMBER OF HANDICAPPED PARKING SPACES	22 STALLS	22 STALLS
NUMBER OF LOADING SPACES		
PARKING STALL DIMENSIONS (M)	2.74m X 5.48m	2.6m X 5.2m
HANDICAPPED PARKING STALL DIMENSIONS	A: 3.5m X 5.2m (TYP) B: 2.74m X 5.2m	A: 3.4m X 5.2m (TYP) B: 2.4m X 5.2m
BUILDING HEIGHT	13.45	15.00
GUARDBOUSE	3.00	
NORTH SMOKE SHELTER	5.70	
SOUTH SMOKE SHELTER	4.93	

GENERAL NOTES

- 1 PROPERTY LINE
- 2 2743x5488 PARKING STALL WITH PAINTED PARKING STRIPPIING
- 3 PRINCIPLE ENTRY
- 4 TYPICAL SHARED ACCESSIBLE PARKING STALLS WITH PAINTED PARKING STRIPPIING TO HAVE (2) TYPE B (3743x6221) STALLS WITH 1500mm PATH STRIP BETWEEN
- 5 150mm WIDE CONCRETE CURB CURB FACE PAINTED SAFETY YELLOW - REFER TO CIVIL DWGS
- 6 1500mm WIDE SIDEWALK TYPICAL U.N.O. REFER TO
- 7 TRUCK COURT ENTRY
- 8 TRUCK COURT ENTRY
- 9 TRAILER PARKING
- 10 FIRE DEPARTMENT CONNECTION / SIAWSE FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS - REFER TO CIVIL DWGS
- 11 REFER TO CIVIL DWGS
- 12 2400mm CHAIN LINK SECURITY 9-GAUGE GALVANIZED FENCE W/ 3 STRANDS BARBED WIRE ABOVE
- 13 CONCRETE APRON
- 14 LANDSCAPE AREA - SEE LANDSCAPE DWGS
- 15 EXTENDER GALVANIZED STEEL STAIRS W/ TUBE STEEL GANTRY
- 16 GAS METER - APPROXIMATE LOCATION
- 17 LOADING SPACE - L.S. (3.5m x 9m)
- 18 FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS
- 19 PROPOSED ELECTRICAL ROOM
- 20 PROPOSED SPRINKLER ROOM
- 21 CONCRETE DOLLY PAD
- 22 PATHWAY YELLOW PAINTED LINES
- 23 HATCHED AREA DENOTES HEAVY DUTY ASPHALT TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS - REFER TO CIVIL DWGS
- 24 RAMP GUARDRAIL - SEE DET. 5/A1.6
- 25 LINE OF ROOF ABOVE
- 26 SINGLE 5800Wx2400H GALVANIZED MANUAL SWING GATE WITH DROP ROD AND LOCKING HARDWARE
- 27 PROPOSED STOP SIGN LOCATION
- 28 TYPICAL CURB RAMP - SEE DET. 6/A1.6
- 29 FUTURE SECONDARY TRUCK ACCESS
- 30 PREFAB GUARDHOUSE WITH TRUCK QUEUING FLEXIBLE DELINEATOR POSTS & DEPRESSED CURB. POSTS TO BE 1200MM HIGH AND SPACED AT 1350MM ALONG CURB & MANUFACTURER'S RECOMMENDATIONS
- 31 FLEXIBLE DELINEATOR POSTS & DEPRESSED CURB. POSTS TO BE 1200MM HIGH AND SPACED AT 1350MM ALONG CURB & MANUFACTURER'S RECOMMENDATIONS
- 32 PUMP HOUSE
- 33 PUMP HOUSE
- 34 RESERVOIR
- 35 1800MM DEEP GRAVEL BED (TYP.)
- 36 PREFABRICATED SHELTER & DROP-OFF AREA. PROVIDE CONCRETE PAD BASE.
- 37 GRAVEL FIRE LANE
- 38 SANITARY PUMP STATION
- 39 SANITARY TREATMENT PLANT
- 40 STORMWATER RETENTION - REFER TO CIVIL DWGS
- 41 YETI SNOW REMOVAL
- 42 TYPICAL 1070 MM GUARDRAIL
- 43 CONCRETE STAIR
- 44 BF SIGNAGE AS PER CITY OF OTTAWA STANDARD
- 45 CURB DRAINAGE OUTLETS
- 46 PREFAB. PRECAST CURB
- 47 12000mm H ALUMINUM FLAG POLE WITH CONCRETE BASE - O.C. SHALL PROVIDE GROUND MOUNTED LIGHT FIXTURE AT POLE
- 48 (4270MM X 1325MM) TENANT Pylon SIGN UNDER SEPARATE PERMIT APPLICATION.
- 49 PROPOSED MANHOLE FOR ELECTRICAL. REFER TO ELECTRICAL DRAWINGS
- 50 PROPOSED TRANSFORMER. REFER TO ELECTRICAL DRAWINGS
- 51 PROPOSED GENERATOR. REFER TO ELECTRICAL DRAWINGS
- 52 PROPOSED PROPANE TANKS: (5) AT 1829 MM X 6706 MM.
- 53 CONCRETE PAD
- 54 CONCRETE SAFETY BOLLARD. REFER TO DETAIL 12/A12.3
- 55 1420MM X 2840MM MOTORCYCLE PARKING SPACE
- 56 SERVICE RAMP. SEE CIVIL DRAWINGS FOR SLOPE %
- 57 CONCRETE RETAINING WALL WITH GUARDRAIL. SEE GUARDRAIL DETAIL 5/A1.6. SEE TO STRUCTURAL DWGS.
- 58 1800MMx1500 CONCRETE SIDEWALK PAD. GRADING VARIES. REFER TO DETAILS 586/A1.1
- 59 1829MM WIDE PATHWAY WITH 305MM STRIPING OUTLINE AND 36" O.C. HATCH FILL. PAINT IS SAFETY YELLOW THERMAL STRIPS, VISIBLE AT NIGHT & NON-SLIP

SITE LEGEND

NEW HEAVY DUTY PAVEMENT (HATCHED)
REFER TO CIVIL DWGS

NEW LANDSCAPE AREA (HATCHED)
REFER TO LANDSCAPE DWGS

FIRE ACCESS ROUTE WITH 12.0M TURNING RADIUS

TRUCK LOADING DOCK DOOR

MAIN DOOR ENTRY

FIRE DEPT CONNECTION (REFER LOCATION WITH CIVIL DRAWINGS)

PROPOSED FIRE HYDRANT (REFER LOCATION WITH CIVIL DRAWINGS)

EXISTING FIRE HYDRANT (REFER LOCATION WITH CIVIL DRAWINGS)

D.C.

DEPRESSED CURB

PROPOSED MANHOLE

NEW STOP SIGN

HYDRO POLE - (REFER WITH ELECTRICAL)

PROPOSED LIGHTING POLE (REFER WITH ELECTRICAL DRAWINGS)

PROPOSED WALL MOUNTED LIGHTING (REFER WITH ELECTRICAL DRAWINGS)

PROPOSED LIGHTING POLE (REFER WITH ELECTRICAL DRAWINGS)

OVERALL SITE PLAN

SCALE: 1:2000

TRUE NORTH

CAUTION: IF THIS LINE IS NOT 0.1m IT IS A REDUCED PRINT

OVERALL SITE PLAN

DATE	REMARKS	DATE	REMARKS
16/03/2018	PRELIMINARY DESIGN PACKAGE		
09/04/2018	ISSUED FOR SPA		
15/04/2018	INTERIM REVIEW		
11/06/2018	ISSUED FOR PERMIT COORDINATION		
15/06/2018	SPA COMMENTS RESPONSE		
27/06/2018	ISSUED FOR PERMIT		
29/06/2018	ISSUED FOR SPA		

INDUSTRIAL BUILDING

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WARE MALCOMB
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a business name of WMA Inc.

A1.0

DATE	17/07/2018
BY	C.R.
NO.	17071-001-05

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16/03/2018	PRELIMINARY DESIGN PACKAGE
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