

NATIONAL CAPITAL BUSINESS PARK BUILDING A1
4055 RUSSELL RD.
OTTAWA, ON K1G 6Y4

ISSUED FOR SITE PLAN AMENDMENT

2025-12-19

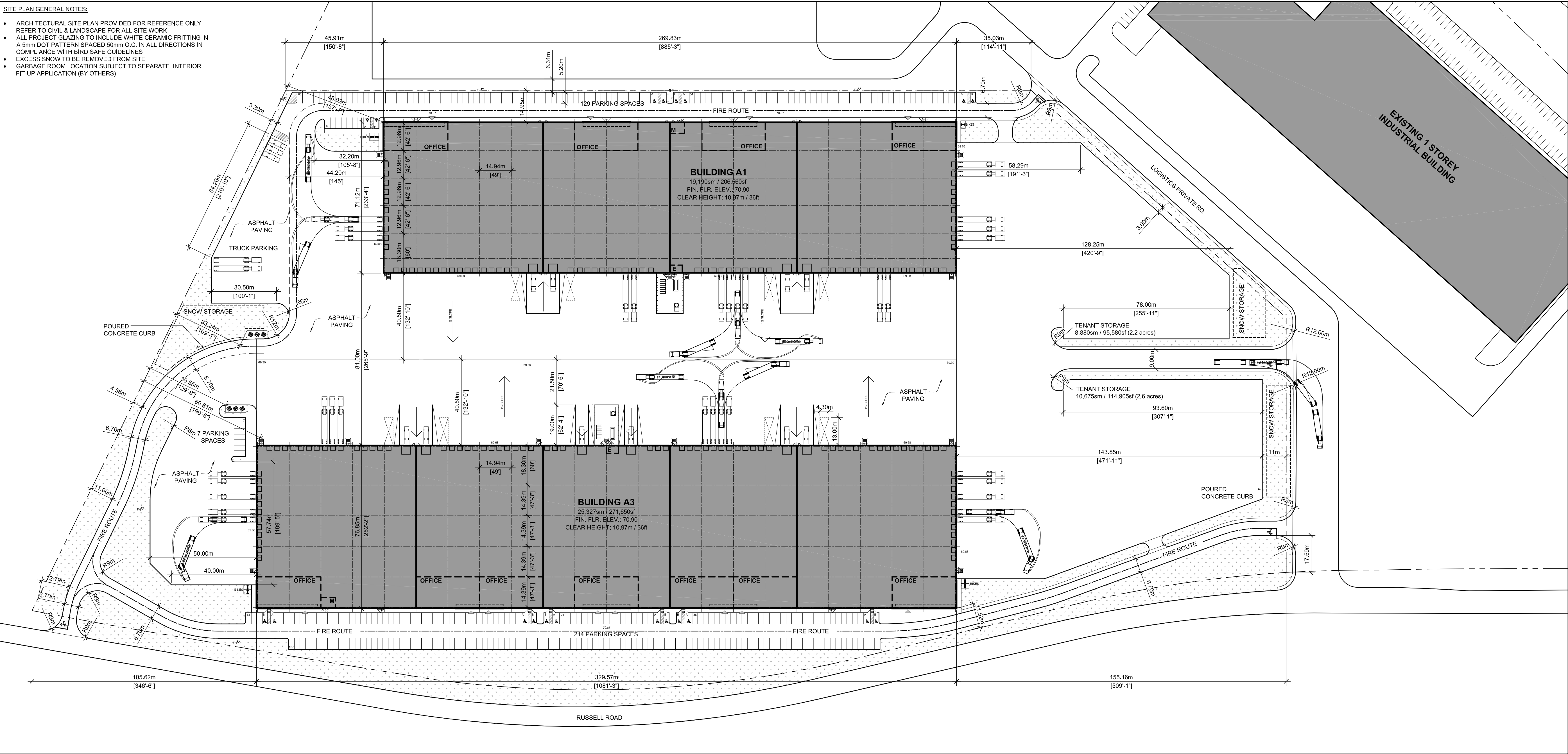
ARCHITECTURAL

SPA-01	LOCATION PLAN, ZONING REVIEW & SITE PLAN
A101	GROUND FLOOR & ROOF PLANS
A201	EXTERIOR ELEVATIONS

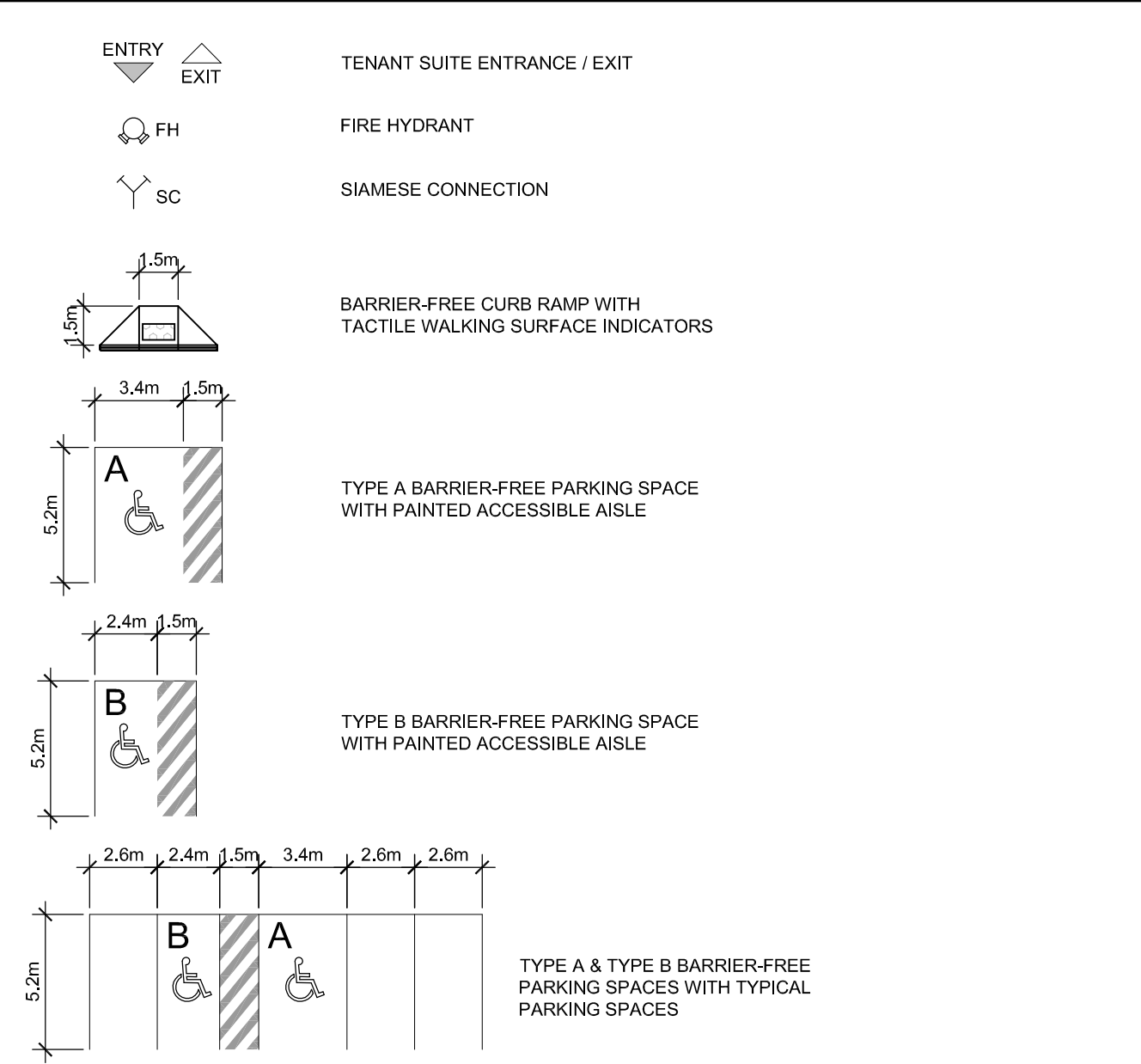
P:\Projects_2025\25-199\3000 Design Documents\3300 Drawings\3351 ACAD\NCBP Building A1 & A3 - Site Plan.dwg, 2025-12-19

SITE PLAN GENERAL NOTES:

- ARCHITECTURAL SITE PLAN PROVIDED FOR REFERENCE ONLY. REFER TO CIVIL & LANDSCAPE FOR ALL SITE WORK
- ALL PROJECT GLAZING TO INCLUDE WHITE CERAMIC FRITTING IN A 5mm DOT PATTERN SPACED 50mm O.C. IN ALL DIRECTIONS IN COMPLIANCE WITH BIRD SAFE GUIDELINES
- EXCESS SNOW TO BE REMOVED FROM SITE
- GARBAGE ROOM LOCATION SUBJECT TO SEPARATE INTERIOR FIT-UP APPLICATION (BY OTHERS)



04 SITE PLAN
SPA-01 SCALE: 1:1000



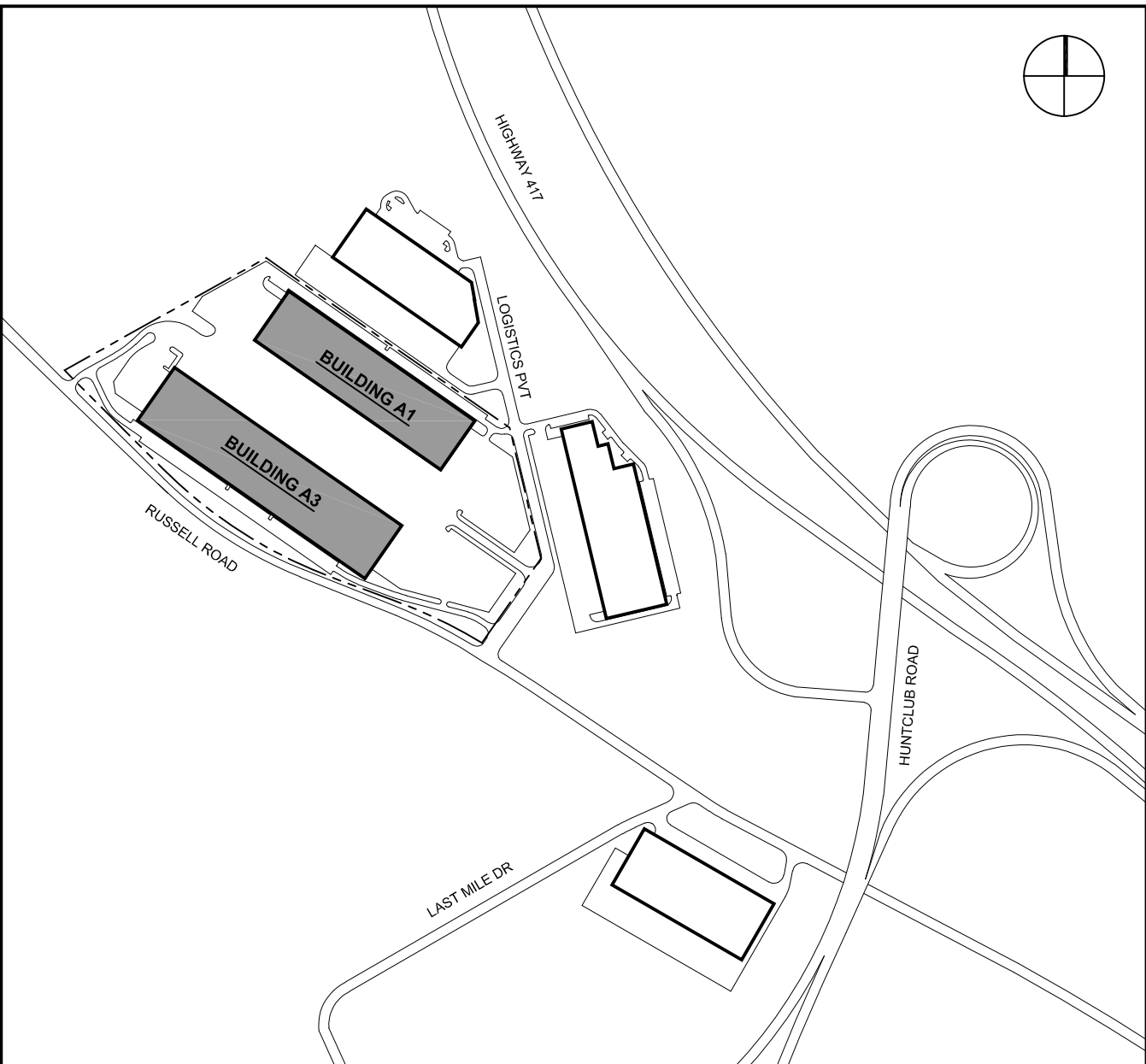
03 DRAWING LEGEND
SPA-01 SCALE:

ZONING MECHANISM: ZONING BY-LAW 2008-250 CONSOLIDATION	REQUIRED / PERMITTED	PROVIDED
ZONING: IH HEAVY INDUSTRIAL ZONE	WAREHOUSE (N85) HEAVY INDUSTRIAL LIMITED COMMERCIAL TRUCK TRANSPORT	WAREHOUSE (N85) HEAVY INDUSTRIAL (N42)
MINIMUM LOT AREA	0.4HA	13.31HA / 32.88 ACRES
MINIMUM LOT WIDTH	no minimum	IRREGULAR LOT SHAPE
MINIMUM FRONT YARD	7.5m	COMPLIANT WITH ZONING
MINIMUM CORNER SIDE YARD	7.5m	COMPLIANT WITH ZONING
MINIMUM INTERIOR YARD SETBACK	15m (abutting R or I zone) 7.5m	COMPLIANT WITH ZONING
MINIMUM REAR YARD	15m (abutting R or I zone) 7.5m	COMPLIANT WITH ZONING
MAXIMUM FLOOR SPACE INDEX	2	0.33 COMPLIANT WITH ZONING
MAXIMUM BUILDING HEIGHT	22m	BUILDING A1: 12.8m BUILDING A3: 12.8m
MINIMUM LANDSCAPE BUFFER WIDTH	7.5m (abutting R or I zone) 3m TYPICAL	COMPLIANT WITH ZONING

02 SITE DATA AND ZONING INFORMATION
SPA-01 SCALE:

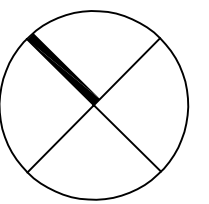
ZONING MECHANISM: ZONING BY-LAW 2008-250 CONSOLIDATION	REQUIRED	PROVIDED
PARKING, TYPICAL - SECTION 101 AREA C WAREHOUSE (N85) OR HEAVY INDUSTRIAL USE (N42): 0.8 SPACES PER 100sqm FOR FIRST 5,000sqm 0.4 SPACES PER 100sqm AFTER FIRST 5,000sqm	BUILDING A1: 19,190sqm BUILDING A3: 25,327sqm	92 TYPICAL 2 TYPE A ACCESSIBLE 3 TYPE B ACCESSIBLE
PARKING, BARRIER FREE - SECTION 112 (BYLAW 2017-301)	BUILDING A1: 19,190sqm BUILDING A3: 25,327sqm	121 TYPICAL 2 TYPE A ACCESSIBLE 3 TYPE B ACCESSIBLE
BICYCLE PARKING - SECTION 111 WAREHOUSE / HEAVY INDUSTRIAL 1 SPACE PER 2000sqm	BUILDING A1: 19,190sqm BUILDING A3: 25,327sqm	10 TYPICAL 13 TYPICAL
LOADING SPACE - SECTION 113 WAREHOUSE / HEAVY INDUSTRIAL	BUILDING A1: 19,190sqm BUILDING A3: 25,327sqm	2 SPACES 3 SPACES
4 OVERSIZED 13.4m X 4.3m		4 OVERSIZED 13.4m X 4.3m

- BUILDING CLASSIFICATION:**
- 3.2.2.76 GROUP F, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED
- NON-COMBUSTIBLE CONSTRUCTION REQUIRED
 - FLOOR ASSEMBLIES SHALL HAVE A MIN 2hr FIRE RESISTANCE RATING
 - MEZZANINES SHALL HAVE A MIN 1hr FIRE RESISTANCE RATING
 - LOAD BEARING WALLS AND COLUMNS SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN SUPPORTED ASSEMBLIES
- 3.2.2.79 SPATIAL SEPARATION - TABLE 3.2.3.1.E
- 15m MINIMUM SPATIAL SEPARATION FOR 100% AREA OF UNPROTECTED OPENINGS (EBF > 200m²)
 - 5m SPATIAL SEPARATION FOR 100% AREA OF UNPROTECTED OPENINGS WHEN FACING A STREET
- 3.4.2.5 LOCATION OF EXITS
- 45m MAXIMUM TRAVEL DISTANCE IF FLOOR AREA IS SPRINKLERED OR PERIMETER EXITS SPACED MAX 60m ALONG PERIMETER OF FLOOR AREA



01 LOCATION PLAN
SPA-01 SCALE: NTS

North



Revisions

No.	By	Description	Date
05	ERM	REVISED FOR COORDINATION	2025-11-19
06	ERM	REVISED FOR COORDINATION	2025-11-26
07	ERM	REVISED FOR COORDINATION	2025-11-28
08	ERM	REVISED FOR COORDINATION	2025-12-02
09	ERM	REVISED FOR COORDINATION	2025-12-09
10	ERM	REVISED FOR COORDINATION	2025-12-10
11	ERM	ISSUED FOR SITE PLAN AMENDMENT	2025-12-19

Project

NATIONAL CAPITAL
BUSINESS PARK
BUILDINGS A1 & A3

4055 RUSSELL RD, OTTAWA

Drawing

LOCATION PLAN,
ZONING REVIEW &
SITE PLAN

Scale

AS NOTED

Drawn

ERM

Checked

ERM

Project No.

25-199

Date

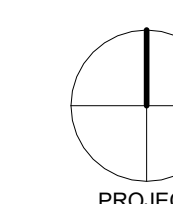
NOV 2025

Drawing No.

SPA-01



North



Revisions

[illegible]

Project

NATIONAL CAPITAL
BUSINESS PARK
BUILDING A1

4055 RUSSELL RD.
OTTAWA, ON K1G 6Y4

Drawing

GROUND FLOOR & ROOF PLANS

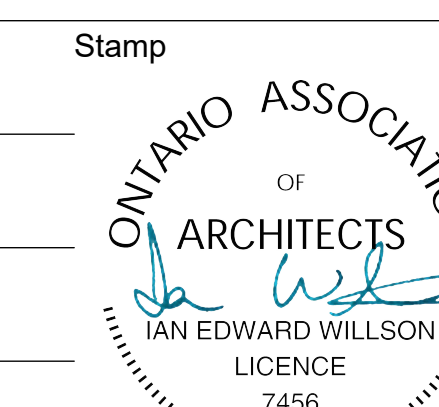
Scale 1 : 500 Stamp

Drawn

Checked
ERM

Project No.
25-199

Date DEC 2025

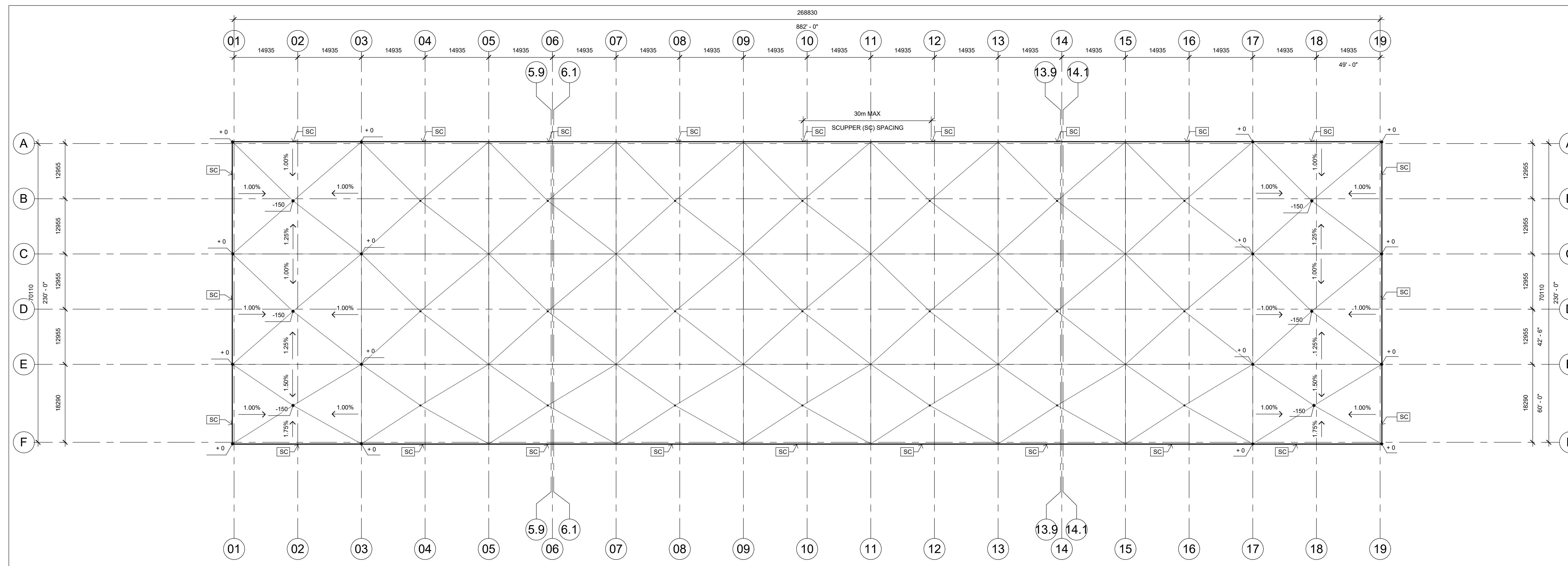


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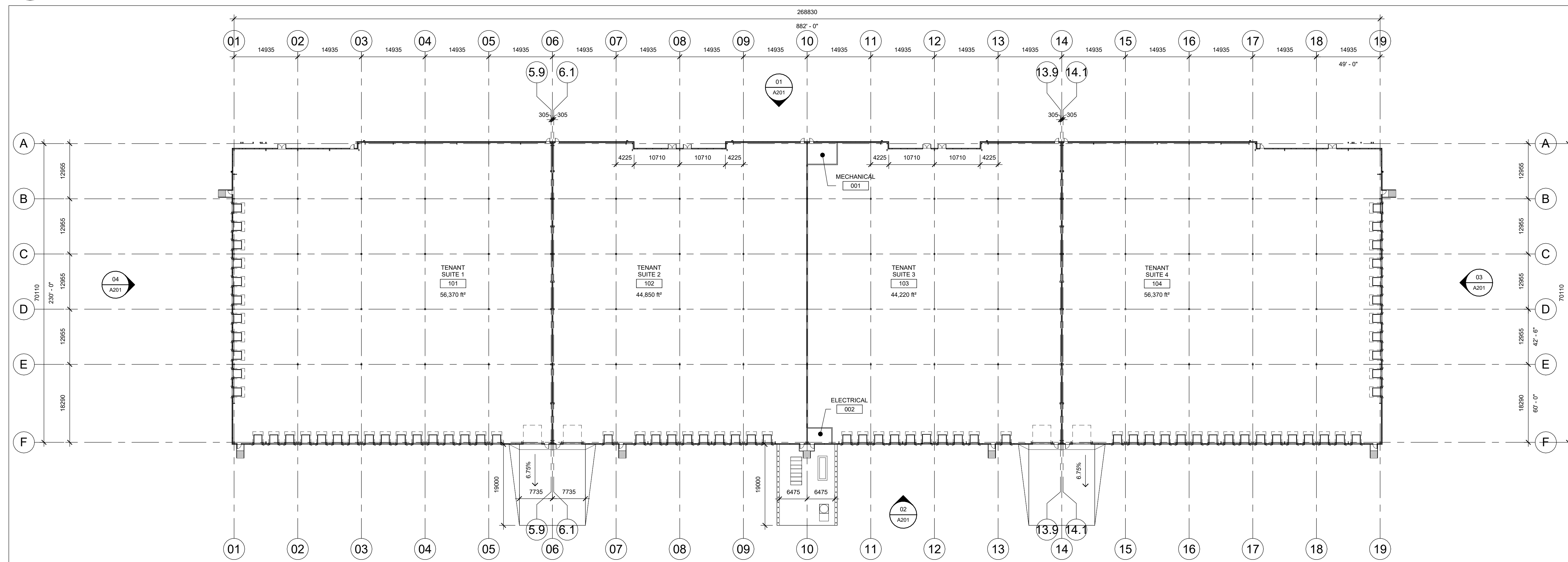
Drawing No.

A101

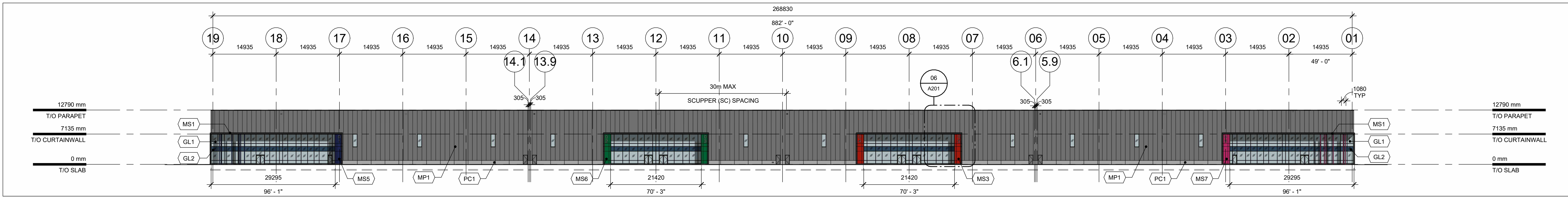
2025 12 10 2:15:34 PM



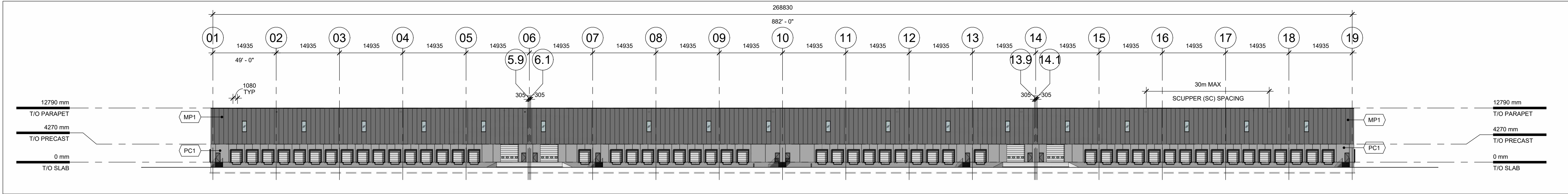
02 ROOF PLAN
A101 Scale: 1 : 500



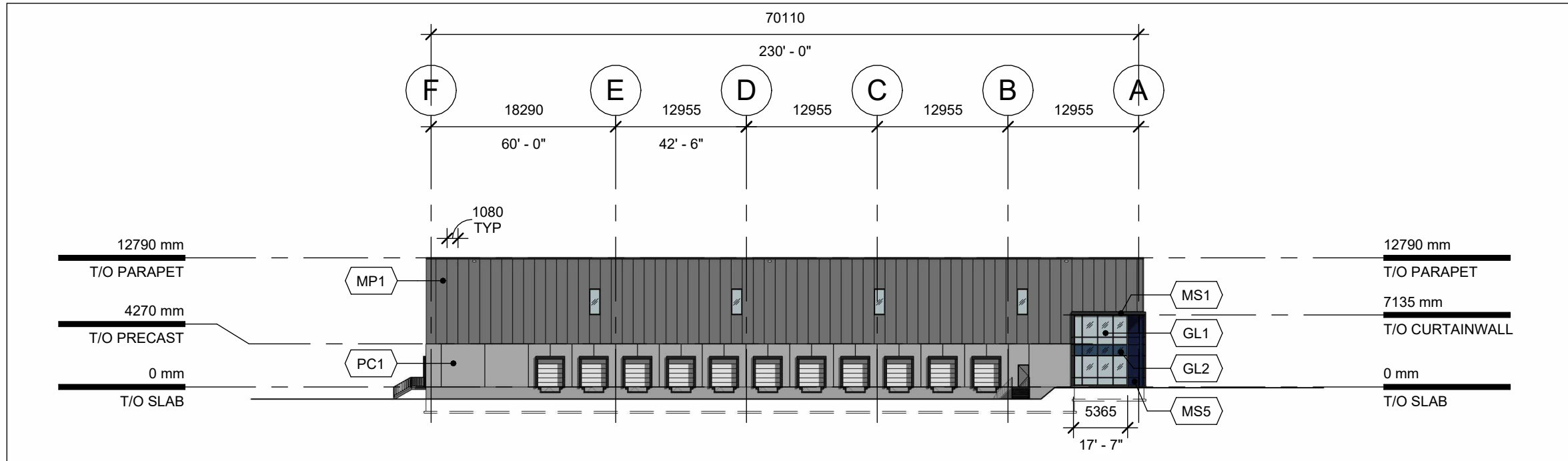
01 GROUND LEVEL FLOOR PLAN
A101 Scale: 1 : 500



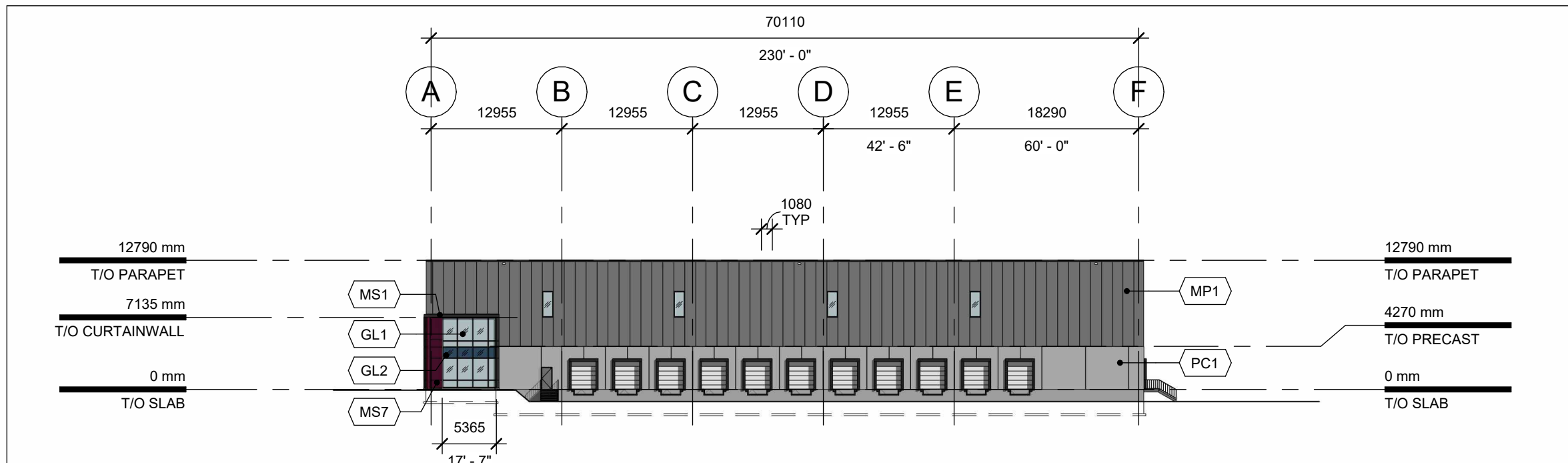
01 NORTH ELEVATION
A201 Scale: 1 : 500



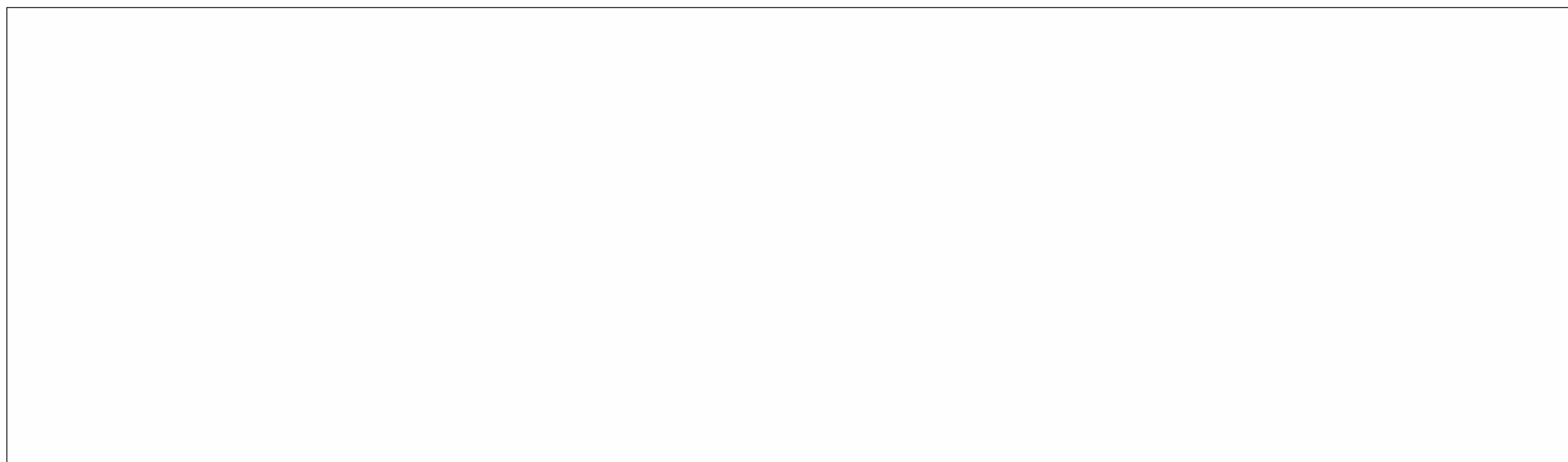
02 SOUTH ELEVATION
A201 Scale: 1 : 500



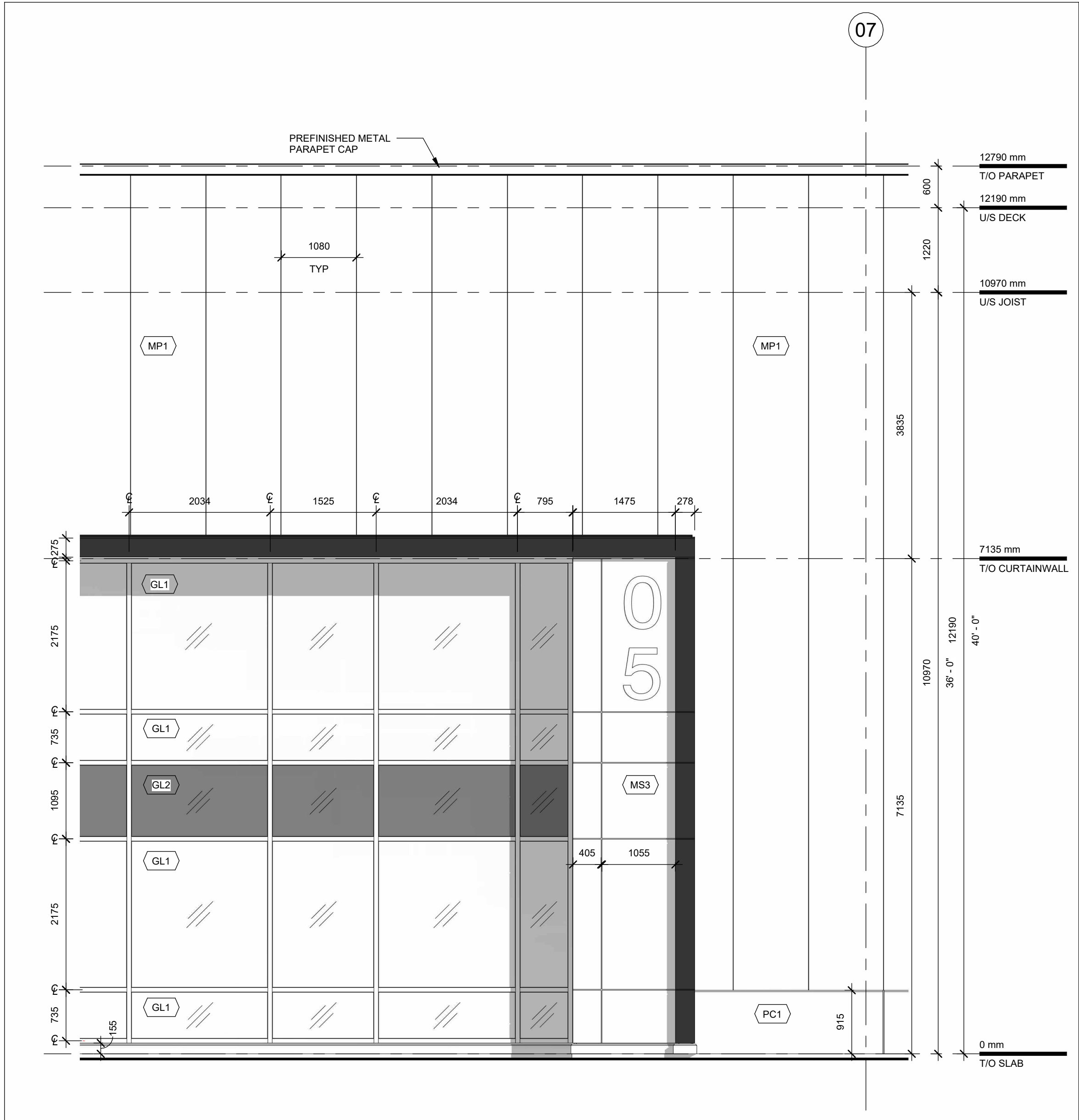
03 EAST ELEVATION
A201 Scale: 1 : 500



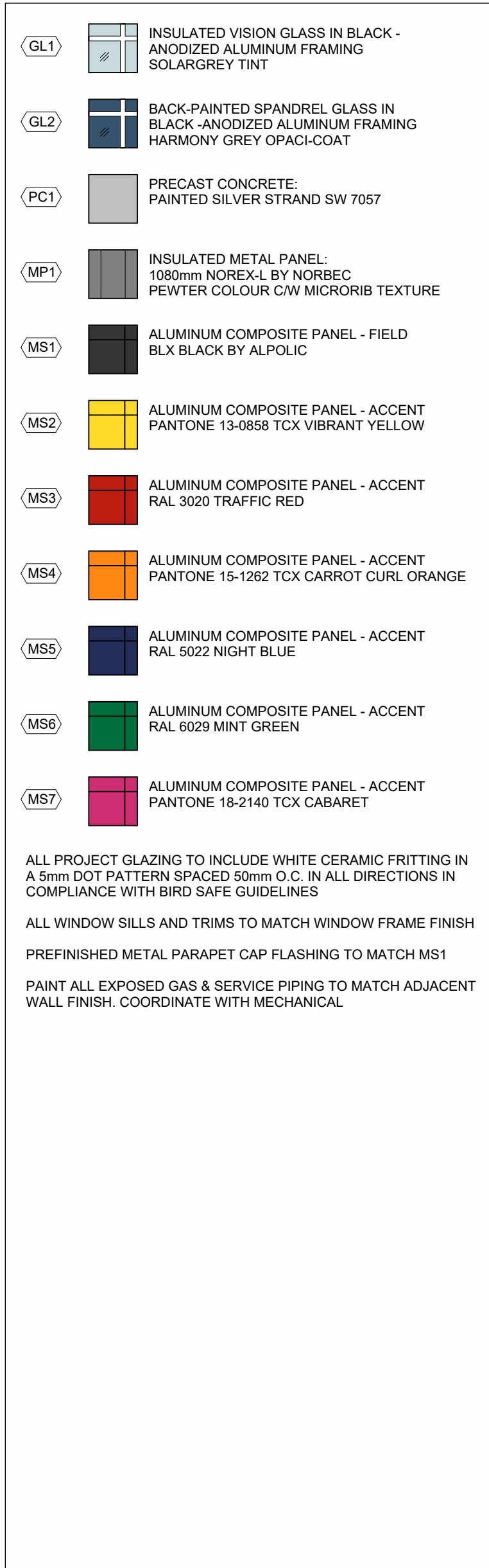
04 WEST ELEVATION
A201 Scale: 1 : 500



05 RESERVED
A201 Scale: N/A



06 NORTH ELEVATION DETAIL - TYPICAL SUITE ENTRANCE
A201 Scale: 1 : 50



07 MATERIAL LEGEND
A201 Scale: N/A

North

Revisions

Revision Number	Description	Date
1	ISSUED FOR COORDINATION	2025-12-02
2	ISSUED FOR COORDINATION	2025-12-09
3	ISSUED FOR SITE PLAN AMENDMENT	2025-12-19

Project

NATIONAL CAPITAL
BUSINESS PARK
BUILDING A1

4055 RUSSELL RD.
OTTAWA, ON K1G 6Y4

Drawing

EXTERIOR ELEVATIONS

Scale As indicated

Drawn ERM

Checked ERM

Project No. 25-199

Date DEC 2025

Stamp



Drawing No.

A201