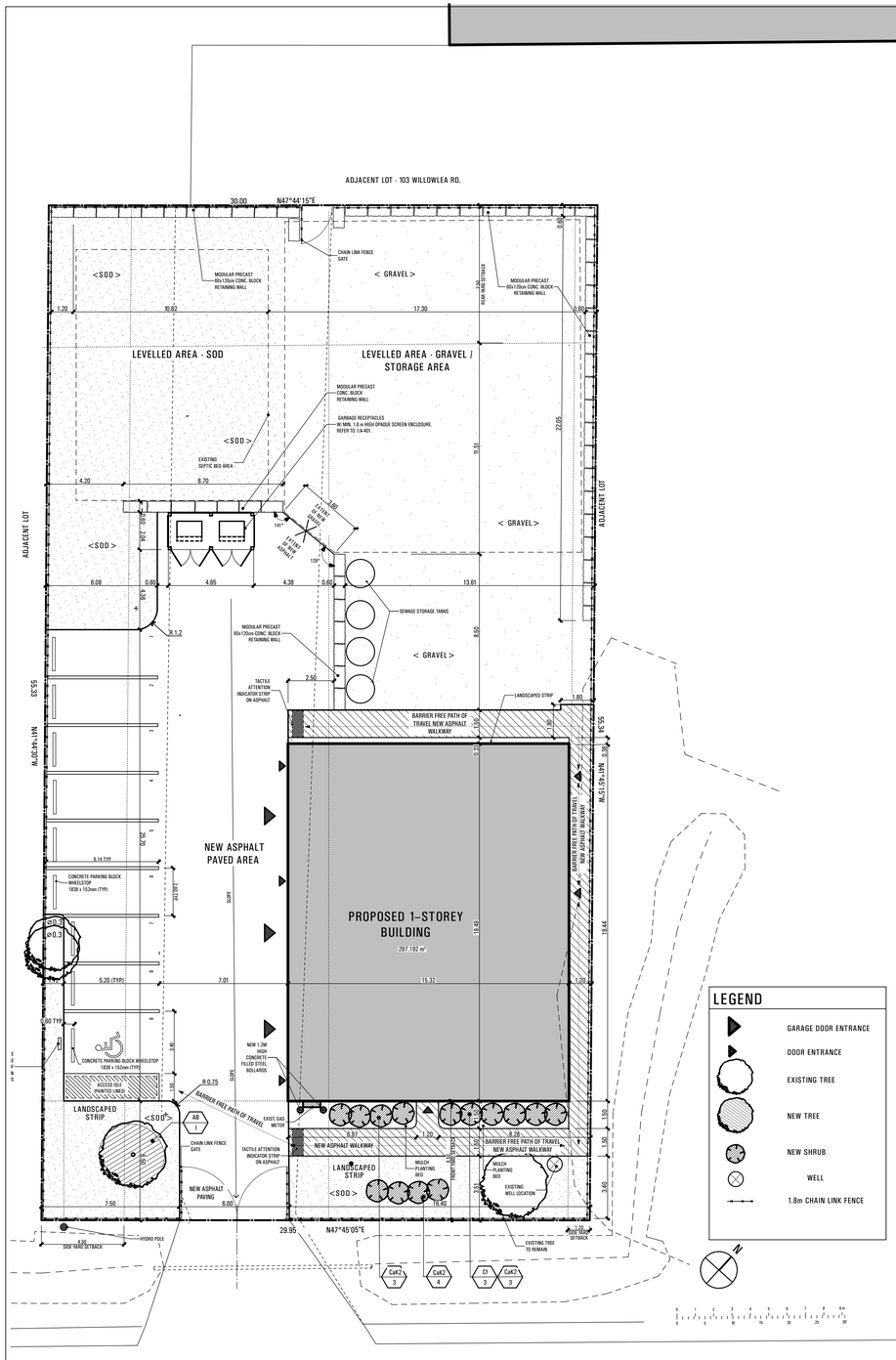


SITE/LANDSCAPE PLAN

1 / A-100

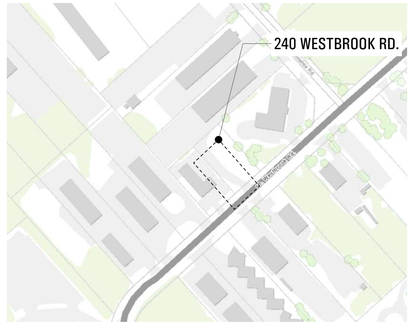
SCALE: 1:150

PLANT SCHEDULE					
DECIDUOUS TREE	QTY.	BOTANTICAL NAME	COMMON NAME	SIZE	NOTES
AB	3	Acer rubrum 'Bowhall'	Bowhall Red Maple	60mm Cal.	
DECIDUOUS SHRUB					
Cf	7	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	–	
ORNAMENTAL GRASSES					
caK2	4	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	

PROPERTY INFORMATION / SITE STATISTICS:

ZONING:	RG4
SITE AREA:	1,661m²*

	EXISTING	POST-DEVELOPMENT
BUILDING FOOTPRINT	N/A	296m²
BUILDING G.F.A.	N/A	376.21m²
LOT COVERAGE	N/A	18%
No. OF BUILDINGS	0	1



KEY PLAN

2 / A-100

NOT TO SCALE

LEGAL DESCRIPTION:	PART OF BLOCK 3 REGISTERED PLAN M-300 Pl.N. 04536-0284 CITY OF OTTAWA
PROPERTY OWNER:	V. SANTAGUIDA CONSTRUCTION COMPANY LTD 1767 FISHER AVE OTTAWA, ONTARIO, K2C 1Y1
ARCHITECT:	ATELIER 292 ARCHITECT INC. 292 MAIN STREET OTTAWA, ONTARIO, K1S 1E1 PHONE: (613) 231-2245, FAX: (613) 234-3176
STRUCTURAL AND CIVIL ENGINEER:	McINTOSH PERRY 115 WALGREEN ROAD. R.R. 3 CARP, ONTARIO, K0A 1L0 PHONE: (613) 836-2184, FAX: (613) 836-3742
M&E ENGINEER:	JRP ENGINEERING 9 HOLGATE COURT KANATA, ONTARIO, K2K 1B4 PHONE: (613) 627-2462, FAX: (866)878-0888

ZONING INFORMATION

	REQUIRED	PROVIDED	REMARKS
PROPERTY ZONING	RG4		
PERMITTED USE	LIGHT INDUSTRIAL / WAREHOUSE		
MIN. LOT WIDTH	30 m	29.95 m*	
MIN. LOT AREA	1800 m²	1,661 m² *	
MAX LOT COVERAGE	50%	18%	
MAX. BLDG. HEIGHT	15 m	8.77 m	
MIN. FRONT YARD SETBACK	12 m	6.5 m*	
MIN. REAR YARD SETBACK	7.5 m	29.4 m	
MIN. INT. SIDEYARD SETBACK	4.5 m	1.2 m* (EAST SIDEYARD)	
PARKING	0.8 PER 100m² BLDG G.F.A. 7		
VISITOR PARKING	0	0	*(MINOR VARIANCE
TOTAL PARKING		7	GRANTED)

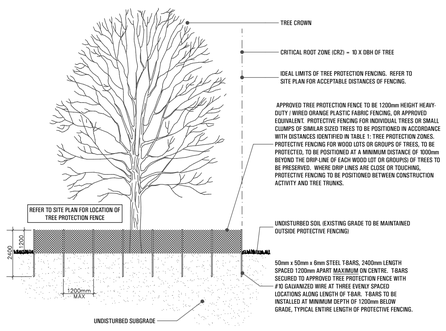
DRAWING INDEX

A-100	SITE/LANDSCAPE PLAN, PROJECT INFORMATION
A-101	FOUNDATION PLAN / TYPICAL ASSEMBLIES
A-102	GROUND FLOOR PLAN
A-103	ROOF PLAN
A-201	BUILDING SECTIONS
A-301	EAST AND WEST ELEVATIONS
A-302	NORTH AND SOUTH ELEVATIONS
A-303	INTERIOR ELEVATIONS - UNIVERSAL WASHROOMS
A-401	DETAILS - GARBAGE ENCLOSURE
A-402	DETAILS / DOOR AND WINDOW SCHEDULE

OBC MATRIX

ITEM			OBC REFERENCE	
1	PROJECT DESCRIPTION: [X] NEW [ ] ADDITION [ ] CHANGE OF USE [ ] ALTERATION	[ ] PART 11	[ ] PART 3	[X] PART 9 2.1.1 9.10.1.3
2	MAJOR OCCUPANCIES: LOW HAZARD INDUSTRIAL (F3)		3.1.2.1.(1)	9.10.2
3	BUILDING AREA (m²) EXISTING 0 NEW 298 TOTAL 298		1.1.3.2	1.1.3.2
4	GROSS AREA (m²) EXISTING 0 NEW 298 TOTAL 298		1.1.3.2	1.1.3.2
5	NUMBER OF STOREYS ABOVE GRADE 1 BELOW GRADE 0		3.2.1.1 & 1.1.3.2	2.1.1.3
6	HEIGHT OF BUILDING (m) 8.77			2.1.1.3
7	NUMBER OF STREETS/ACCESS ROUTES 1		3.2.2.10 & 3.2.5.5	
8	BUILDING CLASSIFICATION GROUP F - DIVISION 2		3.2.2.20 - .83	9.10.2
9	SPRINKLER SYSTEM PROPOSED EXISTING: [ ] ENTIRE BUILDING [ ] BASEMENT ONLY [ ] IN LIEU OF ROOF RATING [X] NOT REQUIRED		3.2.2.20 - .83 3.2.1.5 3.2.2.17	9.10.8
10	STANDPIPE REQUIRED	[ ] YES [X] NO	3.2.9	
11	FIRE ALARM REQUIRED	[ ] YES [X] NO	3.2.4	9.10.18.2
12	WATER SERVICE/SUPPLY IS ADEQUATE	[X] YES [ ] NO		
13	HIGH BUILDING	[ ] YES [X] NO	3.2.6	
14	PERMITTED CONSTRUCTION [X] COMBUSTIBLE [X] NON-COMBUSTIBLE ACTUAL CONSTRUCTION [X] COMBUSTIBLE [X] NON-COMBUSTIBLE		3.2.2.20 - .83	9.10.6
15	MEZZANINE(S) AREA m² N/A		3.2.1.1. (3)-(8)	9.10.4.1
16	OCCUPANT LOAD BASED ON [X] m² /PERSON OCCUPANCY F2 [ ] DESIGN OF BUILDING LOAD 14 PERSONS		3.1.1.6 3.1.17.1	9.9.1.3
17	BARRIER-FREE DESIGN	[ ] YES [X] NO	3.8	9.5.2
18	HAZARDOUS SUBSTANCES	[ ] YES [X] NO	3.3.1.2.(1) & 3.3.1.19(1)	9.10.1.3
19	REQUIRED FIRE RESISTANCE RATING (FRR) — HORIZONTAL ASSEMBLIES FRR (HOURS): FLOORS 0.75 HOURS; ROOF 0 HOURS	LISTED DESIGN NO. OR DESCRIPTION (SG-2)	3.1.3.1, 3.2.2.20-.83 & 3.2.1.4	9.10.8 9.10.9
	FRR OF SUPPORTING MEMBERS: FLOORS 0.75 HOURS; ROOF 0 HOURS	LISTED DESIGN NO. OR DESCRIPTION (SG-2)		
20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS		3.2.3	9.10.14

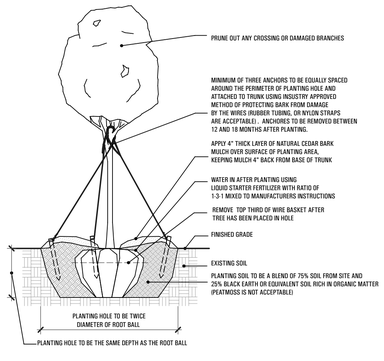
	WALL	AREA OF EBF (m²)	L.D. (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB CONST	COMB. CONSTR. NON-COMB. CLADDING	NON-COMB CONST
	NORTH	117	29.4	-	100	0	1	n/a	YES	-	-
	SOUTH	117	6.5	-	11	0	2	n/a	-	YES	-
	EAST	154.7	1.2	-	4	2.25	2	n/a	-	-	YES
	WEST	140.28	13.4	-	67.95	35.5	1	n/a	YES	-	-
21	OTHER										



TREE PROTECTION DETAIL

3 / A-100

NOT TO SCALE



TREE PLANTING DETAIL

4 / A-100

NOT TO SCALE

ATELIER 292 ARCHITECT INC.

292 main street
ottawa ontario k1s 1e1 canada
tel:613/231.2245 fax:613/234.3176
www.atelier292.com

GENERAL NOTES:

- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO MANUFACTURING OR CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- ALL WORK SHALL COMPLY WITH THE LOCAL BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- THIS DRAWING SET IS THE EXCLUSIVE PROPERTY OF ATELIER 292 ARCHITECT INC. COPYRIGHT RESERVED.

IMPORTANT NOTE:

THE CONTRACTOR SHALL NOT MAKE ANY CHANGES OR MODIFICATIONS WITHOUT ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR ASSUMES FULL LEGAL AND CONTRACTUAL LIABILITY FOR ANY UNAUTHORIZED CHANGES. THE CONTRACTOR MAY BE REQUIRED TO CORRECT THEM AT HIS OWN COST.

DATE	ISSUED FOR
2024-08-02	UPDATED SITE CONDITIONS
2023-01-31	CONSTRUCTION
2023-01-12	REVISION TO BUILDING PERMIT R1
2022-12-22	REVISION TO BUILDING PERMIT
2022-05-03	CO-ORDINATION w/ STRUCTURAL / SURVEY
2022-02-03	REVISION - TOP OF WALL HEIGHT
2022-01-26	REVISION - REMOVE FLOOR DRAINS
2022-01-05	BUILDING PERMIT COMMENTS
2021-05-21	BUILDING PERMIT COMMENTS
2021-03-12	BUILDING PERMIT COMMENTS
2020-11-20	BUILDING PERMIT
2020-07-10	REVIEW 99%
2020-04-14	PRELIMINARY SITE DESIGN

PROJECT NORTH: N

ARCHITECT'S SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — PAWEL J. PJETT — LICENSE 5249

PROJECT NAME:

NEW COMMERCIAL DEVELOPMENT
240 WESTBROOK ROAD
OTTAWA, ONTARIO

DRAWING NAME:

SITE/LANDSCAPE PLAN, PROJECT INFORMATION

BUILDING PERMIT APPLICATION NO. A22-008325

DATE:	2024-08-02
PROJECT NO.:	2028
DRAWN BY:	GDV
CHECKED BY:	PJF
DRAWING NO.:	A-100