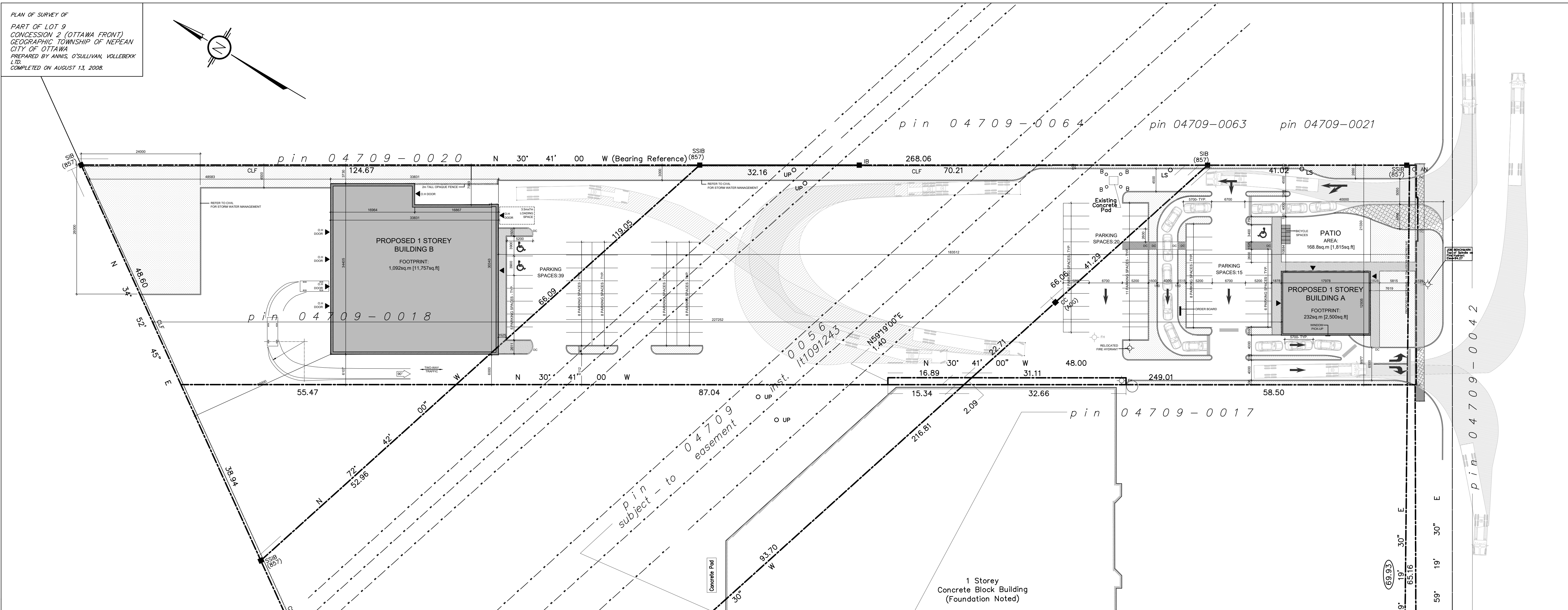
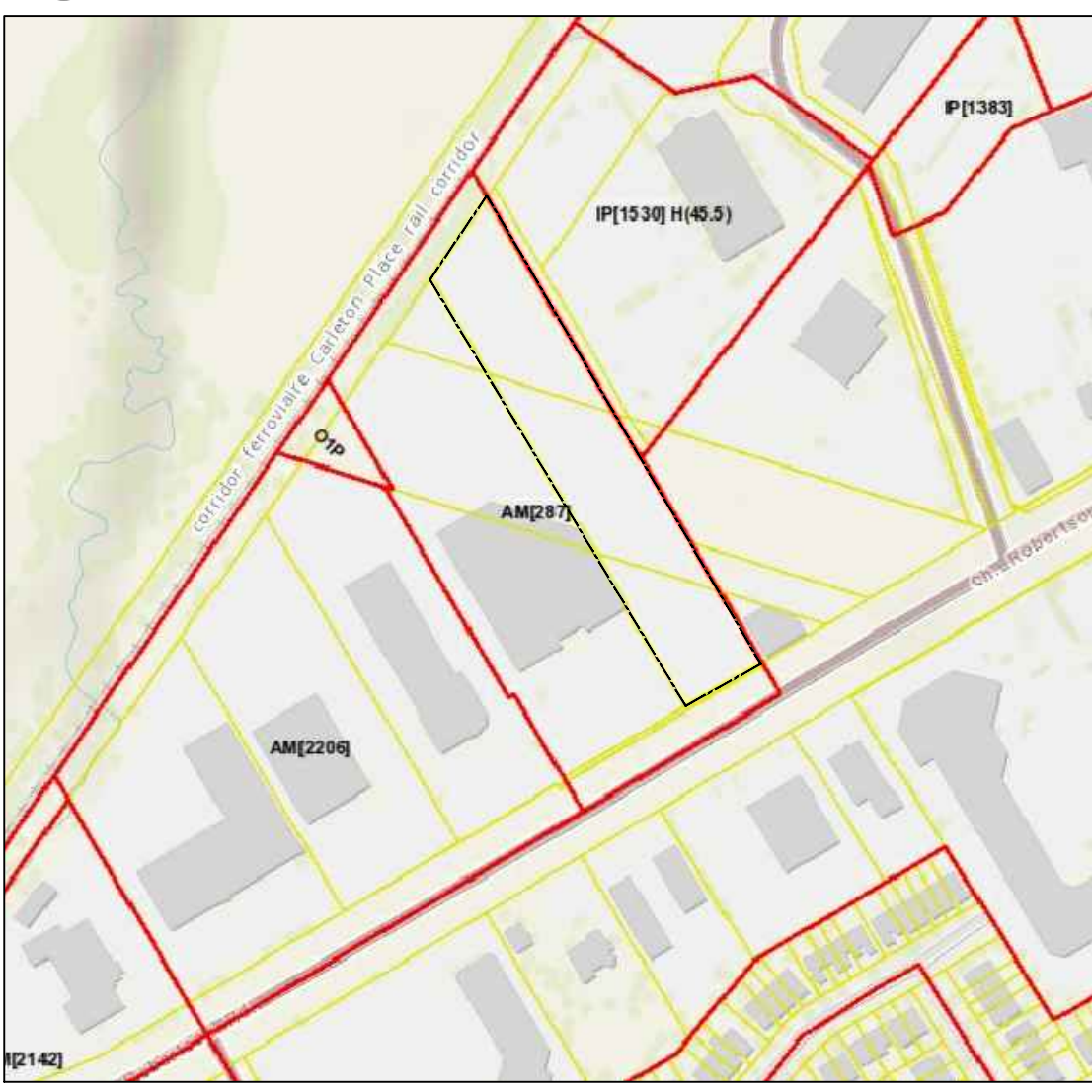


NOTES:
 1. ALL WORK TO BE ACCORDANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO.
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 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO.



01 SITE PLAN
 A100 SCALE: 1:300



APPROVED REFUSED

THIS _____ DAY OF _____ 20____

DERRICK MOODIE
 MANAGER, DEVELOPMENT REVIEW – WEST PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

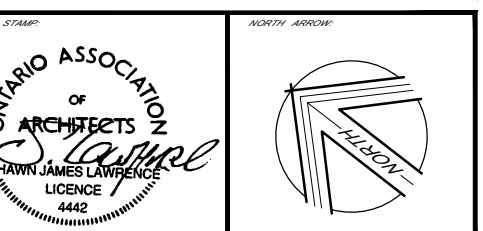
Item	Industrial/Retail Complex- 2165 Robertson Road, Ottawa, ON	OBC Reference
1	Project Description: <input type="checkbox"/> New <input type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 <input type="checkbox"/> Addition <input type="checkbox"/> Alteration 11.1 to 11.4 1.1.2. [A] 1.1.2. [A] & 9.10.1.3.	
2	Major Occupancy (s) Primary: E (Retail) Secondary: F3 (Storage) 3.1.2.1. (1) 9.10.2.	
3	Building Area (m ²) Existing 0m ² New 1,092m ² Total 1,092m ² 1.4.1.2. [A] 1.1.1.2. [A]	
4	Gross Area (m ²) Existing 0m ² New 1,092m ² Total 1,092m ² 1.4.1.2. [A] 1.1.1.2. [A]	
5	Number of Storeys Above Grade 1 Below Grade 0 1.4.1.2. [A] & 3.2.1.1. 1.1.1.2. [A] & 9.10.4.	
6	Height of Building (m) +/- 8.4m 3.2.2.10. & 3.2.5. 9.10.20.	
7	Number of Streets/ Fire Fighter Access 1 3.2.2.20. -.83 9.10.2.	
8	Building Classification 3.2.2.79. 3.2.2.61 9.10.2.	
9	Sprinkler System Proposed <input type="checkbox"/> Entire Building 3.2.2.20. -.83 9.10.8.2. <input type="checkbox"/> Selected Compartments 3.2.1.5. <input type="checkbox"/> Selected Floor Areas 3.2.2.17. <input type="checkbox"/> Basement <input type="checkbox"/> In lieu of roof rating INDEX	
10	Standpipe Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.9. N/A	
11	Fire Alarm Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.4. 9.10.18.	
12	Water Service/ Supply is adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.2.5.7. N/A	
13	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.6. N/A	
14	Permitted Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible 3.2.2.20. -.83 9.10.6. Actual Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible	
15	Mezzanine(s) Area (m ²) N/A 3.2.1.1. (3)-(8) 9.10.4.1.	
16	Occupant load based on <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Design of building 3.1.1.7.1. 9.9.1.3. 1 st Floor: Occupancy Load 43 Persons Group "F3" AREA = 933.3sq.m / 28 = 33 PEOPLE Group "D/E" AREA = 158.7sq.m / 14 = 11 PEOPLE TOTAL PEOPLE = 44 PEOPLE THEREFORE 2 MALE, 2 FEMALE W/C ARE REQUIRED.	
17	Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.8. 9.5.2.	
18	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.3.1.2. & 3.3.1.19 9.10.1.3. (4)	
19	Required Fire Resistance Rating (FRR) Horizontal Assemblies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.2.20. .83 & 3.2.1.4. 9.10.8. 9.10.9. Listed Design No. or Description (SG-2) Floors 0 Hour No Rating required for non-combustible construction. Roof 0 Hours Fire separation required. Mezzanine 0 Hours FRR of Supporting Members Listed Design No. or Description (SG-2) Floors 0 Hour No Rating required for non-combustible construction. Roof 0 Hours Fire separation required. Mezzanine 0 Hours	
20	Spatial Separation 3.2.3. 9.10.14. Wall Area of EBF (m ²) L.D. (m) L/H or H/L Permitted Max % of openings FRR (Hours) Listed Design or Description Construction Cladding Comb. NonComb. Comb. NonComb.	

Item	Restaurant- 2165 Robertson Road, Ottawa, ON	OBC Reference
1	Project Description: <input type="checkbox"/> New <input type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input checked="" type="checkbox"/> Part 9 <input type="checkbox"/> Addition <input type="checkbox"/> Alteration 11.1 to 11.4 1.1.2. [A] 1.1.2. [A] & 9.10.1.3.	
2	Major Occupancy (s) Primary: E (Restaurant for 30 people) 3.1.2.1. (1) 9.10.2.	
3	Building Area (m ²) Existing 0m ² New 232m ² Total 232m ² 1.4.1.2. [A] 1.1.1.2. [A]	
4	Gross Area (m ²) Existing 0m ² New 232m ² Total 232m ² 1.4.1.2. [A] 1.1.1.2. [A]	
5	Number of Storeys Above Grade 1 Below Grade 0 1.4.1.2. [A] & 3.2.1.1. 1.1.1.2. [A] & 9.10.4.	
6	Height of Building (m) +/- 5m 3.2.2.10. & 3.2.5. 9.10.20.	
7	Number of Streets/ Fire Fighter Access 1 3.2.2.20. -.83 9.10.2.	
8	Building Classification 3.2.2.61 3.2.2.20. -.83 9.10.2.	
9	Sprinkler System Proposed <input type="checkbox"/> Entire Building 3.2.2.20. -.83 9.10.8.2. <input type="checkbox"/> Selected Compartments 3.2.1.5. <input type="checkbox"/> Selected Floor Areas 3.2.2.17. <input type="checkbox"/> Basement <input type="checkbox"/> In lieu of roof rating INDEX	
10	Standpipe Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.9. N/A	
11	Fire Alarm Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.4. 9.10.18.	
12	Water Service/ Supply is adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.2.5.7. N/A	
13	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.6. N/A	
14	Permitted Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible 3.2.2.20. -.83 9.10.6. Actual Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible	
15	Mezzanine(s) Area (m ²) N/A 3.2.1.1. (3)-(8) 9.10.4.1.	
16	Occupant load based on <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Design of building 3.1.1.7.1. 9.9.1.3. 1 st Floor: Occupancy Load 30 Persons Group "E" AREA = 30 PEOPLE THEREFORE 1 MALE, 1 FEMALE W/C ARE REQUIRED. PROVIDE 1 UNIVERSAL W/C & 1 UNISEX.	
17	Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.8. 9.5.2.	
18	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.3.1.2. & 3.3.1.19 9.10.1.3. (4)	
19	Required Fire Resistance Rating (FRR) Horizontal Assemblies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.2.20. .83 & 3.2.1.4. 9.10.8. 9.10.9. Listed Design No. or Description (SG-2) Floors 3/4 Hour Fire Separation Roof 0 Hours Mezzanine 0 Hours FRR of Supporting Members Listed Design No. or Description (SG-2) Floors 3/4 Hour Fire Separation Roof 0 Hours Mezzanine 0 Hours	
20	Spatial Separation 3.2.3. 9.10.14. Wall Area of EBF (m ²) L.D. (m) L/H or H/L Permitted Max % of openings FRR (Hours) Listed Design or Description Construction Cladding Comb. NonComb. Comb. NonComb.	

REFERENCE BUBBLE	MECH.	DOOR LABEL	WINDOW LABEL	CONSTRUCTION ASSEMBLY LABEL	CEILING ELEVATIONS	GRID REFERENCE	ELEVATION HEIGHT
A100	MECH. ROOM NAME	116.1	(B) = BASEMENT (G) = GROUND FLOOR (S) = SECOND FLOOR # = WINDOW NUMBER	(W) = EXTERIOR WALL (I) = INTERIOR WALL (F) = ROOF (R) = ROOF	(114)	4	174.25

OCCUPANCY & BUILDING AREAS	LIST OF ABBREVIATIONS
BUILDING A E OCCUPANCY (RESTAURANT/TAKE-OUT) 232sq.m	ACT ACOUSTIC CEILING TILE AFF ABOVE FINISHED FLOOR ALUM ALUMINUM ARCH ARCHITECTURAL ASSY ASSEMBLY BD BOARD BIG BUILDING GRADE BLC BUILDING LEVEL CB CATCH BASIN CC CENTRE TO CENTRE CJ CONTROL JOINT CL CURTAIN WALL CLR CEILING LINE CLC CLEAR COLUMN CONC CONCRETE CPT CARPET CR CORE READER CT CERAMIC TILE CW CURTAIN WALL DIM DIMENSIONS DIM HANDICAP DOOR OPERATOR EL ELEVATION ELEC ELECTRICAL ELECT ELECTRICAL EIFS FINISH SYSTEM EP EQUAL EQ EQUIPMENT SCUPPER ES EXISTING EXP EXPOSED EXT EXTERIOR FA FIRE ALARM FD FLOOR DRAIN FDR FIRE EXTINGUISHER CABINET FHC FIRE HOSE CABINET FIN FINISH FLOOR FLOOR FRR FIRE RESISTANCE RATED GL GLASS OR GLAZING GB GRAB BAR GYP GYPSUM WALLBOARD HM HOLLOW METAL HW HOT WATER TANK INT INTERIOR JT JOINT LTC LIGHTING MAX MAXIMUM MECH MECHANICAL MIN MINIMUM NRC NATIONAL BUILDING CODE NUMBER N/S NOT TO SCALE O/C ON CENTRE OVERHEAD OH OVERHEAD OH OH PLAM PLASTIC LAMINATE PSF TOP OF STEEL FRAME PVC POLY VINYL CHLORIDE RCP REFLECTIVE CEILING PLAN ROOF ROOF REINF REINFORCED RWD RAIN WATER LEADER SHOWER SHOWER SIM SIMILAR SS STAINLESS STEEL TYP TYPICAL U/S UNDERLIE VCT VINYL COMPOSITION TILE VEST VESTIBULE WC WATER CLOSET

ZONING	EXISTING ZONING	REQUIRED	PROPOSED BUILDING A	PROPOSED BUILDING B
LOT AREA (MIN)	AM [287] ARTERIAL MAINSTREET ZONE	NO MINIMUM	11,392sq.m	11,392sq.m
LOT WIDTH (MIN)		NO MINIMUM	44.24m	44.24m
FRONT YARD SETBACK (MIN)		NO MINIMUM	7.62m	183.5m
INTERIOR YARD SETBACK (MIN)		NO MINIMUM	21.3m/9.98m	3.73m/6.0m
REAR YARD SETBACK (MIN)		NO MINIMUM	227.3m	30.0m
BUILDING HEIGHT (MAX)		30m, OR 9 STOREYS	±5m	±8.4m
WIDTH OF LANDSCAPE AREA AROUND PARKING LOT (MIN)		ABUTTING A STREET: 3m NOT ABUTTING A STREET: 1.5m	1.5m	1.5m
LANDSCAPE AREA (MIN)		15% OF THE AREA OF ANY PARKING LOT (1,833sq.m PARKING AREA)	6.2m (FRONT)	275sq.m REQUIRED 1,562sq.m PROVIDED = 19 SPACES REQUIRED.
PARKING (AREA C)		RESTAURANT USE: 10/100sq.m WITH DRIVE-THROUGH CAN BE REDUCED BY 20% RETAIL USE: 3.4/100sq.m OF GFA	24 = 2.3 x 10.8 23.2 REDUCED BY 20% = 19 SPACES PROVIDED. 35 PROVIDED	34 = 3.7 x 9.2 34 = 37 SPACES PROVIDED. 39 PROVIDED
BICYCLE PARKING		1/250sq.m OF GFA	PROVIDED	4 BICYCLE SPACES REQUIRED. 4 PROVIDED
DRIVE-THROUGH		FOR RESTAURANT: 7 QUEUING SPACES BEFORE/AT ORDER BOARD AND A MIN. TOTAL OF 11 SPACES	PROVIDED	N/A
LOADING SPACE (TABLE 113A)		FOR LIGHT INDUSTRIAL USE, GFA 1000-1999sq.m: 1 FOR RETAIL STORE, GFA 350-1999sq.m: 1	N/A	1 REQUIRED 6 PROVIDED
LOADING SPACE ACCESS		DRIVEWAY: -3.5m (SINGLE TRAFFIC LANE) -6m (DOUBLE TRAFFIC LANE) AISLE: -11m (LESS THAN 45 DEGREE ANGLE) -14m (45-60 DEGREE ANGLE) -17m (60-90 DEGREE ANGLE)	5.23m (SINGLE TRAFFIC LANE)	6m PROVIDED
LOADING SPACE LOCATION		-NOT IN REQUIRED FRONT YARD -MUST BE SCREENED BY MIN. 2m OPAQUE SCREEN.	N/A	SCREEN PROVIDED
LOADING SPACE DIMENSIONS		3.5 x 7m, VERTICAL CLEARANCE OF 4.2m.	N/A	PROVIDED



NO.	DATE	REVISION
20		
19		
18		
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12		
11		
10		
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08		
07		
06	2018-12-13	ISSUED FOR SITE PLAN CONTROL
05	2018-12-10	ISSUED FOR FINAL COORDINATION
04	2018-12-04	ISSUED FOR FINAL COORDINATION
03	2018-11-05	ISSUED FOR REVIEW
02	2018-10-26	ISSUED FOR REVIEW
01	2018-09-05	ISSUED FOR REVIEW



DATE	BY	FOR
2018-09-05	S.J.L.	DESIGN
2018-09-05	S.J.L.	REVISION
AS NOTED		2018-12-13

ROBERTSON RD. DEVELOPMENT
 2165 ROBERTSON ROAD
 OTTAWA, ON.

SITE PLAN
 (REFER TO CIVIL, LANDSCAPE, & MAE PLANS FOR FURTHER INFORMATION)