

ZONING DATA - IP-13 ZONE

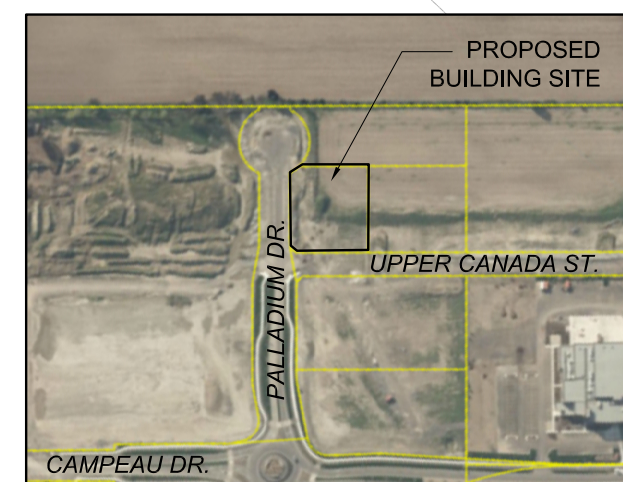
SETBACKS:	REQUIRED	PROVIDED
FRONT YARD:	6.0	6.0
SIDE YARD:	4.0	37.749
CORNER SIDE YARD:	6.0	10.717
REAR YARD:	6.0	6.0
LOT AREA:	4856 m ²	
GROSS FLOOR AREA:	1974 m ²	
BUILDING FOOTPRINT:	1088 m ²	
LANDSCAPED AREA:	1606 m ²	
% LANDSCAPED AREA:	33%	
PARKING AREA:	2549 m ²	
LANDSCAPED PORTION:	387 m ²	
% LANDSCAPED AREA:	15%	

PARKING REQUIRED:

MEDICAL SPACE:	4.0 / 100 m ² of GFA
PERSONAL SERVICE BUS:	3.4 / 100 m ² of GFA
OFFICE SPACE:	2.4 / 100 m ² of GFA
RATE BASED ON MEDICAL:	79 (4 X 1,974 / 100)
PARKING PROVIDED:	84 SPACES

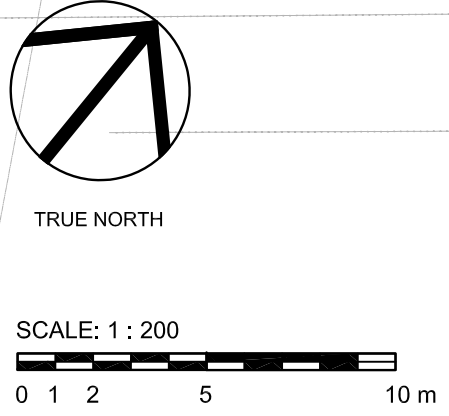
(PARKING CONTINUED)

HANDICAP PARKING REQUIRED:	1 REQUIRED	2017-301, SEC. 111 / A.D.S. SEC. 3.1.2
FOR 20 - 99 CARS:		
HANDICAP PARKING PROVIDED:	4 SPACES TOTAL (2 TYPE A / 2 TYPE B)	
BICYCLE PARKING REQUIRED:	1 / 1,000 m ² of GFA = 2 SPACES	
BICYCLE PARKING PROVIDED:	10 SPACES	

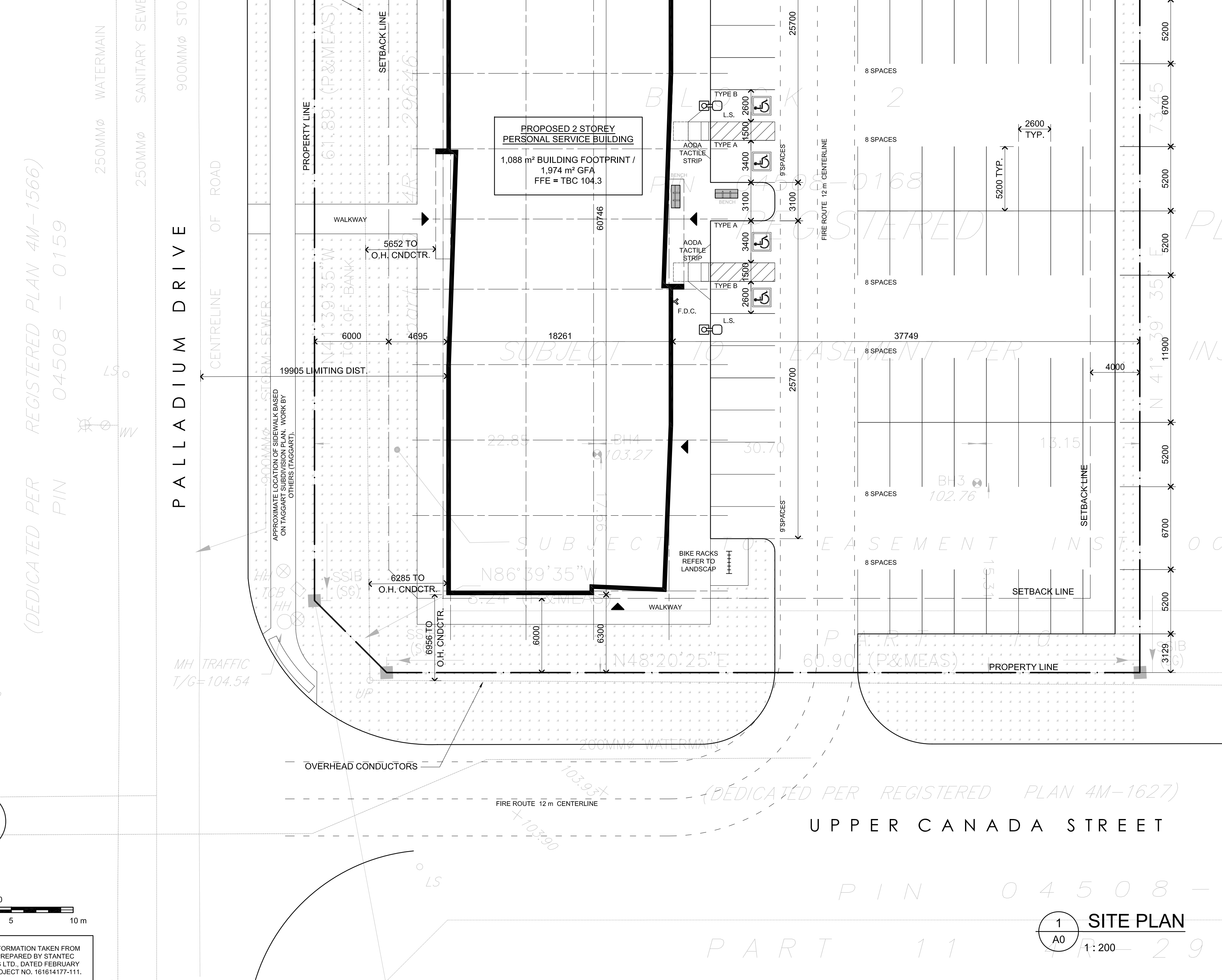


KEY PLAN - N.T.S.

ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX PART 3 OR 9	BC REFERENCE
1.	PROJECT DESCRIPTION: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	1.1.2, [A] 1.1.2 [A] & 9.10.1.3.
2.	MAJOR OCCUPANCY(S): D	9.10.2.
3.	BUILDING AREA (m ²): EXIST.: 0 m ² NEW: 1,088 m ² TOTAL: 1,088 m ²	1.4.1.2, [A] 1.4.1.2, [A]
4.	GROSS AREA: EXIST.: 0 m ² NEW: 1,974 m ² TOTAL: 1,974 m ²	1.4.1.2, [A] 1.4.1.2, [A]
5.	NUMBER OF STOREYS: ABOVE GRADE: 2 BELOW GRADE: 0	1.4.1.2, [A] & 3.2.1.1. 1.4.1.2, [A] & 9.10.4.
6.	NUMBER OF STREETS/FIRE FIGHTER ACCESS: 2	3.2.2.10. & 3.2.5. 9.10.20.
7.	BUILDING CLASSIFICATION: 3.2.2.56, GROUP D, UP TO 2 STYS., 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 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	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 checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMB. PERMITTED ACTUAL CONSTRUCTION: <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE	3.2.2.20.-83, 9.10.6.
14.	IMPORTANCE CATEGORY: <input type="checkbox"/> LOW <input type="checkbox"/> MED. <input type="checkbox"/> HIGH <input type="checkbox"/> POST-DISASTER SITE CLASS (A,B,C,D,E FROM GEOTECHNICAL REPORT) EARTHQUAKE IMPORTANCE FACTOR (I _e) ACCELERATION BASED COEFFICIENT (F _a) 5% SPECTRAL RESPONSE ACCELERATION S _i (0.2) SEISMIC HAZARD INDEX DESIGN FOR SEISMIC REQUIRED FOR CATEGORIES 6 - 21, TABLE 4.1.1.18. (EQUAL OR ABOVE 0.355) (YES OR NO)	4.1.2.1.(3) & 5.2.2.1.(2) 9.4.1.1., 4.1.2.1.(3), 5.2.2.1.(2) 4.1.8.4 4.1.8.4, 4.1.8.5, 4.1.8.4.B 4.1.8.4, 4.1.8.5, 4.1.8.4.B 4.1.8.4.(1), & SB-1, T.1.2. 4.1.8.18.(1) 4.1.8.18.(2) 4.1.8.18.(2), 9.20.1.2., 9.31.4.2.(3)
15.	MEZZANINE(S) AREA m ² : (NOT APPLICABLE)	3.2.1.1.(3)(8) 9.10.4.1.
16.	OCCUPANT LOAD BASED ON: <input checked="" type="checkbox"/> m ² /PERSON <input type="checkbox"/> DESIGN OF BUILDING GROUND FLOOR 100 (BASED ON 9.3 m ² /PERS.) SECOND FLOOR 100 (BASED ON 9.3 m ² /PERS.) TOTAL OCCUPANCY FOR BUILDING = 200 PERSONS	3.1.17. 9.9.1.3.
17.	BARRIER-FREE DESIGN: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (NOT REQUIRED)	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 LISTED DESIGN NO. OR DESCRIPTION (SG-2) FLOORS: 0 MINUTES REFER TO DRAWINGS ROOF: N/A N/A MEZZANINE: N/A N/A FRR OF SUPPORTING MEMBERS (HOURS) LISTED DESIGN NO. OR DESCRIPTION (SG-2) FLOORS: 0 MINUTES REFER TO DRAWINGS ROOF: N/A N/A MEZZANINE: N/A N/A	3.2.2.20.-83, & 3.2.1.4. 9.10.8, 9.10.9.
20.	SPATIAL SEPARATION WALL AREA OF EBF (m ²) L.D. (m) LH OR HL PERMITTED MAX. % OF OPENINGS PROPOSED % OF OPENINGS FRR (HRS.) LISTED DESIGN OR DESCRIPT. COMB. CONST. COMB. CONST. NON-COMB. CLADDING NON-COMB. CONST.	3.2.3. 9.10.14
21.	PLUMBING FIXTURE REQUIREMENTS MALE/FEMALE COUNT @ 50%/50%, EXCEPT AS NOTED OTHERWISE OCCUPANT LOAD BC TABLE NO. FIXTURES REQUIRED FIXTURES PROVIDED	3.7.4.7. 3 M / 3 F 3 M / 3 F 3.7.4.7.



SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY STANTEC GEOMATICS LTD., DATED FEBRUARY 19, 2019, PROJECT NO. 16161417-111.



CLIENT :
GOVAN BROWN,
31-2000 THURSTON DRIVE,
OTTAWA, ON K1G 4K7
613-231-7878

OWNER :
2635939 ONTARIO INC.

rev. / issue	description	date
01	ISSUED FOR SITE PLAN CONTROL	12 MAR. 2020

THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND PROMPTLY REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONSULTANT BEFORE WORK COMMENCES.

ALL WORK IS TO FOLLOW THE OBC 2012 AND ANY OTHER APPLICABLE CODES AND REGULATIONS.

DO NOT SCALE DRAWINGS.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS A BUILDING PERMIT IN RESPECT OF THIS PROJECT HAS BEEN GRANTED BY AUTHORITIES AND THEY ARE ISSUED FOR CONSTRUCTION.

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professional stamp project north

Kristopher D. Benes, OAA, MRAIC, LEED AP

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architecture | interiors | concepts

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project

PANORAMA WELLNESS CENTRE
3280 PALLADIUM DRIVE, OTTAWA

drawing

CONCEPT SITE PLAN

drawn	KDB	date	JANUARY 2020
approved	KDB	revision	1
project no.	2002	scale	AS SHOWN
drawing no.			

1 SITE PLAN
A0 1:200

A0