

**BUILDING CODE ANALYSIS**

- 5 STOREYS MIXED USE BUILDING WITH BASEMENT FACING 1 STREET
- PARTS 3 OF OBC 2017, USE: GROUP "E", "D", "C" & "F"
- CLASSIFICATION: 3.2.2.43. Group C, up to 4 Storeys, Sprinklered
- 3.2.2.51. Group D, up to 4 Storeys, Sprinklered
- 3.2.2.57. Group E, up to 4 Storeys, Sprinklered
- 3.2.2.74. Group F, Division 3, up to 4 Storeys
- NON-COMBUSTIBLE CONSTRUCTION.
- OCCUPANCY: BASEMENT - CAR PARK, 1ST FLOOR - PHARMACY AND MEDICAL FACILITY, UPPER FLOORS - RESIDENTIAL
- BUILDING AREA: 566.97 / 4913.7 sq.ft.
- GROSS FLOOR AREA: BASEMENT 586.9 m<sup>2</sup>, 1ST FLOOR 456.5 m<sup>2</sup>, TYPICAL FLOORS 206.4 m<sup>2</sup>, 616.6 m<sup>2</sup> (4 FLOORS) 1ST FLOOR 400 m<sup>2</sup>.
- TOTAL GROSS FLOOR AREA: 3509.8 m<sup>2</sup> / 3779.2 sq.ft.
- FIRST FLOOR FIRE SEPARATION: 2HR FR, FIRE RESISTANCE REQUIRED CW VERTICAL STRUCTURAL COMPONENTS.
- SECOND FLOOR FIRE SEPARATION: 2HR FIRE RESISTANCE RATING REQUIRED BETWEEN GROUPS "E" AND GROUP "D" CW VERTICAL STRUCTURAL COMPONENTS.
- FIRE SEPARATION RATING FOR TYPICAL FLOORS: 1HR FR, FIRE RESISTANCE REQUIRED CW VERTICAL STRUCTURAL COMPONENTS.
- 3HR FR, 50 STC REQUIRED BETWEEN PUBLIC CORRIDOR AND THE RESIDENTIAL UNITS.
- 1HR FIRE RESISTANCE AND 55 STC REQUIRED BETWEEN ELEVATOR AND THE RESIDENTIAL UNITS.
- FIRE RESISTANCE FOR ROOF: NOT REQUIRED FOR NON-COMBUSTIBLE CONST.
- PLUMBING EQUIPMENTS: 1 WASHROOM FOR RESIDENTIAL UNIT REQUIRED AND ONE PUBLIC HANDICAP 2 WASHROOM PROPOSED FOR FIRST FLOOR RETAIL AND MEDICAL FACILITY THAT INCLUDE 1 FOR HANDICAPS. 2 STANDARD WASHROOM ARE PROPOSED FOR EMPLOYEES ONLY.
- BARRIER FREE PATH OF TRAVEL PROVIDED FOR ALL FLOORS ACCORDING TO SECTION 3.8.

BASEMENT GROSS FLOOR AREA : 586.9 M2  
 COMMERCIAL GROSS FLOOR AREA : 456.5 M2  
 (CLINIC NET AREA: 200 M2) (PHARMACY NET AREA : 169.2 M2)  
 RESIDENTIAL GROSS FLOOR AREA : 2 066.4 M2

GROSS FLOOR AREA OF RESIDENTIAL SUITES

SUITE 201, 301, 401	SUITE 203, 303, 403	SUITE 205, 305, 405	SUITE 501
76.3M2	77.6M2	69.0M2	187.1M2
SUITE 202, 302, 402	SUITE 204, 304, 404	SUITE 206, 306, 406	SUITE 502
76.3M2	64.15M2	80.7M2	173.5M2

AREA (C) OF SCHEDULE A1 ZONING BY-LAW NO. 2008-250

PARKING TYPE	RATE	UNIT	PARKING REQUIRED
DWELLING UNITS IN MIXED-USE BUILDING (TABLE 10.4-15)	1 Stall/dwelling unit	20 units	20 Stalls
VISITOR PARKING (TABLE 10.2)	0.2 Stalls/dwelling unit	20 units	4 Stalls
MEDICAL FACILITY (table 10.1-15.1)	4 Stalls/1500m <sup>2</sup> of GFA	200 m <sup>2</sup>	8 Stalls
RETAIL USE (PHARMACY)	3.4 Stalls/100m <sup>2</sup>	175 m <sup>2</sup>	6 Stalls
10% REDUCTION AS PER SEC. 10.1.0.	-10%	20 units	-2 Stalls
SHARED PARKING REDUCTION (BASED ON RESULTING TABLE 10.2)	25% of visitor parking	-	-2 Stalls
24 PARKING SPACES PROVIDED IN THE BASE BUILDING INCLUDE 2 ACCESSIBLE	-	-	-

ZONING MECHANISMS - LAM ZONE

DESCRIPTION	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	NO MINIMUM	1 524.64m <sup>2</sup>
MINIMUM LOT WIDTH	NO MINIMUM	1.975m
FRONT YARD AND CORNER SIDE YARD	NO MINIMUM	1st FLOOR: 3m Other Floors: 1.5m
MINIMUM INTERIOR SIDE YARD	NO MINIMUM	1.975m
MINIMUM REAR YARD	NO MINIMUM	5.6m
MAXIMUM BUILDING HEIGHT	25M	18.6m
MAXIMUM FLOOR SPACE INDEX	2 or 3.5 (depending on height)	-
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT ADJACENT TO A STREET	3m	3m
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT NOT ADJACENT TO A STREET	1.5m	1.5m

BY-CICLE PARKING SPACE TABLE

PARKING TYPE	RATE	UNIT	PARKING REQUIRED
MEDICAL FACILITY	1 per 100m <sup>2</sup> of GFA	200 m <sup>2</sup>	1 Space
RETAIL STORE (PHARMACY)	1 per 250m <sup>2</sup> of GFA	175 m <sup>2</sup>	1 Space
DWELLING UNITS IN A MIXED-USE BUILDING (TABLE 10.4-15)	0.5/dwelling unit	20 units	10 Space
TOTAL	-	-	12 Spaces

COLLECTION CONTAINER FOR LOW-RISE MULTI-UNIT RESIDENTIAL BUILDING:

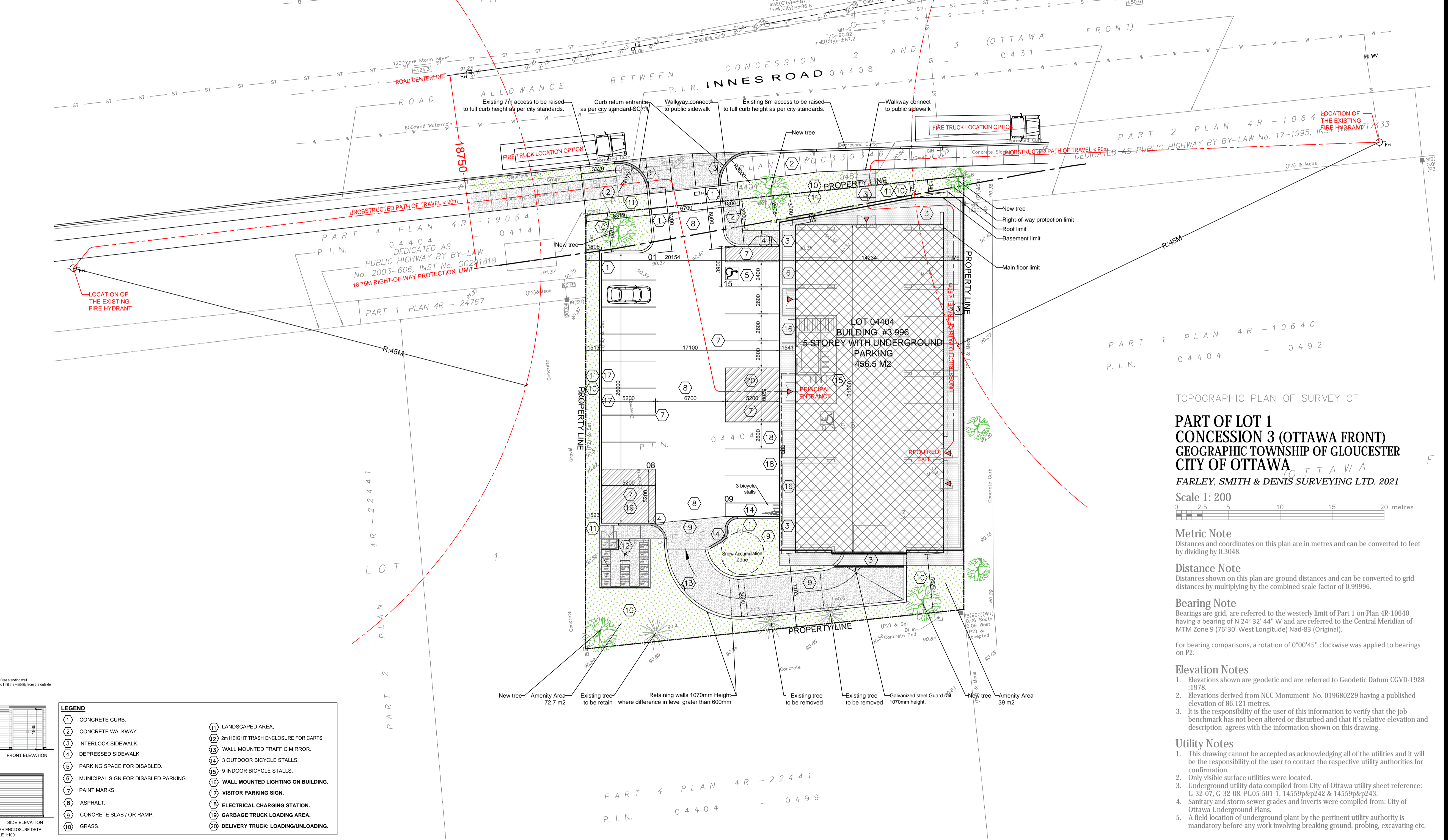
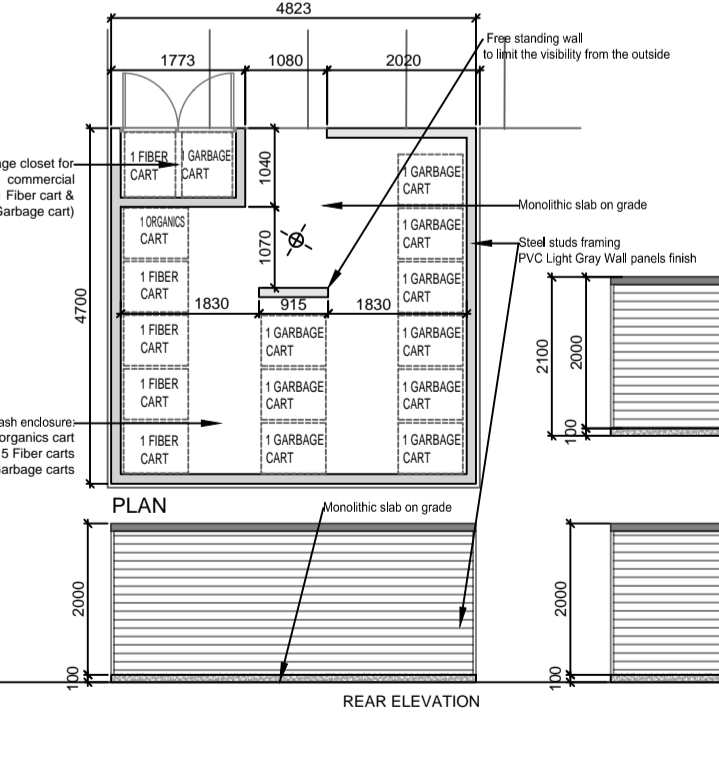
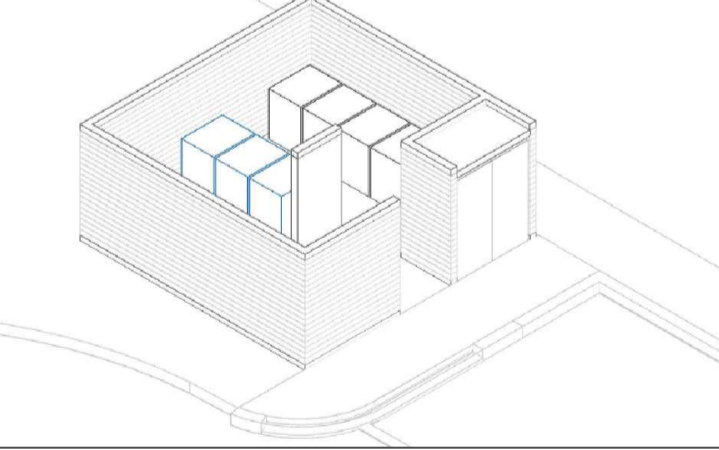
GARBAGE: 0.231 CUBIC YARD PER UNIT  
 0.231 x 20 units = 4.62 yd<sup>3</sup>

RECYCLING: 0.016 CUBIC YARDS PER UNIT FOR FCL  
 0.016 x 20 units = 0.36 yd<sup>3</sup> = 1 cart of 360L (W26.36" D 33.62" H46.5")

0.062 CUBIC YARD PER UNIT FOR FCL FIBRE CONTAINERS.  
 0.062 x 20 units = 1.24 yd<sup>3</sup> = 3 cart of 360L (W26.36" D 33.62" H46.5")

ORGANICS: 47L GREEN BIN FOR EACH DWELLING  
 240L GREEN CONTAINER PER 50 UNITS  
 = 1 X 240L cart (W24" D 27" H41.5")  
 10 sq.m. AREA FOR BULK ITEMS

20-UNIT: Garbage: 1 x 4 yard bin or 10 CARTS OF 360L  
 Fiber: 3x 360L carts, Glass metal plastic: 1 x 360L cart  
 Organics: 1 x 240L cart



- LEGEND**
- (1) CONCRETE CURB.
  - (2) CONCRETE WALKWAY.
  - (3) INTERLOCK SIDEWALK.
  - (4) DEPRESSED SIDEWALK.
  - (5) PARKING SPACE FOR DISABLED.
  - (6) MUNICIPAL SIGN FOR DISABLED PARKING.
  - (7) PAINT MARKS.
  - (8) ASPHALT.
  - (9) CONCRETE SLAB / OR RAMP.
  - (10) GRASS.
  - (11) LANDSCAPED AREA.
  - (12) 2m HEIGHT TRASH ENCLOSURE FOR CARTS.
  - (13) WALL MOUNTED TRAFFIC MIRROR.
  - (14) 3 OUTDOOR BICYCLE STALLS.
  - (15) 9 INDOOR BICYCLE STALLS.
  - (16) WALL MOUNTED LIGHTING ON BUILDING.
  - (17) VISITOR PARKING SIGN.
  - (18) ELECTRICAL CHARGING STATION.
  - (19) GARBAGE TRUCK LOADING AREA.
  - (20) DELIVERY TRUCK: LOADING/UNLOADING.

Boundary information derived from plan of survey prepared by FARLEY, SMITH & DENIS SURVEYING LTD. OLS, dated 21st day of December, 2020

TOPOGRAPHIC PLAN OF SURVEY OF  
**PART OF LOT 1  
 CONCESSION 3 (OTTAWA FRONT)  
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
 CITY OF OTTAWA**  
 FARLEY, SMITH & DENIS SURVEYING LTD. 2021  
 Scale 1: 200  
 0 2.5 5 10 15 20 metres

**Metric Note**  
 Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Distance Note**  
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99996.

**Bearing Note**  
 Bearings are grid, are referred to the westerly limit of Part 1 on Plan 4R-10640 having a bearing of N 24° 32' 44" W and are referred to the Central Meridian of NAD 83 (Original).

For bearing comparisons, a rotation of 0°00'45" clockwise was applied to bearings on P2.

**Elevation Notes**

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 -1978.
- Elevations derived from NCC Monument No. 019680229 having a published elevation of 86.121 metres.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

**Utility Notes**

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- Underground utility data compiled from City of Ottawa utility sheet reference: G-32-07, G-32-08, PG05-501-1, 14559p&p242 & 14559p&p243.
- Sanitary and storm sewer grades and inverts were compiled from: City of Ottawa Underground Plans.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ISSUED FOR				REVISION			
No	DATE	DESCRIPTION	App.	No	DATE	DESCRIPTION	App.
	2021.11.23	SITE PLAN CONTROL APPLICATION	P.T.				

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Stamps

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Project <b>ORLEANS RESIDENTIAL &amp; MEDICAL FACILITY</b>		3996 INNES RD, OTTAWA ON.	
Title <b>PROPOSED SITE PLAN</b>	Scale: <b>Scale: 1:200</b>	Sheet:	
Date: 2021/11/23	Drawn / A. Aldu.	Drawing No. <b>A-100</b>	
Revision: 0	Verify / P.Tabet		