

BUILDING CODE ANALYSIS

PROPOSED ADDITION:

- LOT AREA: 2 213.43m2.
- EXISTING BUILDING AREA: 442.6m2.
- PROPOSED ADDITION BUILDING AREA : 358.1m2
- TOTAL BUILDING AREA AFTER ADDITION: 800.7m2.
- TOTAL MEZZANINE AREA: 79.79m2
- TOTAL FLOORS AREA: 880.5m2
- 1 STOREY BUILDING FACING 1 STREET.
- USE: LIGHT INDUSTRIAL, GROUP "F" DIV. 3. .
- PARTS 3 AND 11 OF OBC 2012
- NON COMBUSTIBLE CONSTRUCTION.
- CLASSIFICATION: 3.2.2.82
- NO F.R.R REQUIRED FOR MEZZANINES AND ROOFS AND THEIR STRUCTURAL VERTICAL COMPONENTS IF OF NON-COMBUSTIBLE CONSTRUCTION.
- SPRINKLERS: NOT REQUIRED.
- FIRE ALARM SYSTEM: NOT REQUIRED.
- NO F.R.R. REQUIRED FOR THE EXISTING AND PROPOSED ROOF AND THEIR STRUCTURAL VERTICAL ASSEMBLIES.
- 2 EXITS REQUIRED FOR EXISTING BUILDING AND 2 MORE EXITS REQUIRED FOR PROPOSED ADDITION.
- TRAVEL DISTANCE: 30m MAX.
- NUMBER OF PERSONS: 10 MAX.
- PLUMBING EQUIPMENTS: 1 EXISTING BARRIER-FREE WASHROOM WITH ELECTRO-MECHANICAL VENTILATION.
- BARRIER FREE PATH OF TRAVEL: APPLICABLE TO THE FIRST FLOOR ONLY AS PER SECTION 3.8.

GROSS FLOOR AREA (WITHOUT EXTERIOR WALLS)

1st floor area :403.25m² + mezzanine area :75m² + Addition: 344m²

AREA (C) OF SCHEDULE A1 ZONING TABLE 203, BY-LAW NO.2016-249

PARKING TYPE	RATE	UNIT	PARKING REQUIRED
Warehouse (TABLE 101-N95)	0.4 STALL PER 100m2 OF GFA	766.14 m2	3.06 Stalls
Offices (Table 101-N59) Area "X"	1 STALL PER 100m2 OF GFA	50.25 m2	0.5 Stall
TOTAL OF REQUIRED PARKING STALLS			4 Stalls
5 EXISTING PARKING INCLUDING 1 BARRIER FREE STALL			

ZONING MECHANISMS : TABLE 203 - IL ZONE PROVISIONS

DESCRIPTION	REQUIREMENTS	EXISTING PROVIDED
MINIMUM LOT AREA	2000m ²	2213.43m ²
MINIMUM LOT WIDTH	No min.	30.10m
FRONT YARD	7.5m	12.1m
MINIMUM INTERIOR SIDE YARD SETBACK (EAST) : EXISTING: 3.90 m Required 7.5m (min) Half-rule 5.7m	7.5m	3.9m (existing East) 5.7m (Proposed East) 8.5m (existing West) 11.6m (Proposed West)
MINIMUM REAR YARD	7.5m	7.5m
MAXIMUM BUILDING HEIGHT	11m	11m

BYCICLCE PARKING SPACE TABLE

PARKING TYPE	RATE	UNIT	PARKING REQUIRED
WAREHOUSE	1 per 2000m ² of GFA		None Required
TOTAL PROVIDED			0

LEGEND

- 1

EX. CONCRETE CURB.
- 2

CONCRETE WALKWAY / SLAB.
- 3

EX. DEPRESSED SIDEWALK.
- 4

EXIST. LANE MARKING.
- 5

EX. BARRIER FREE PARKING SPACE
- 6

EXISTING BARRIER FREE PARKING SPACE POST

7

EXISTING ASPHALT.

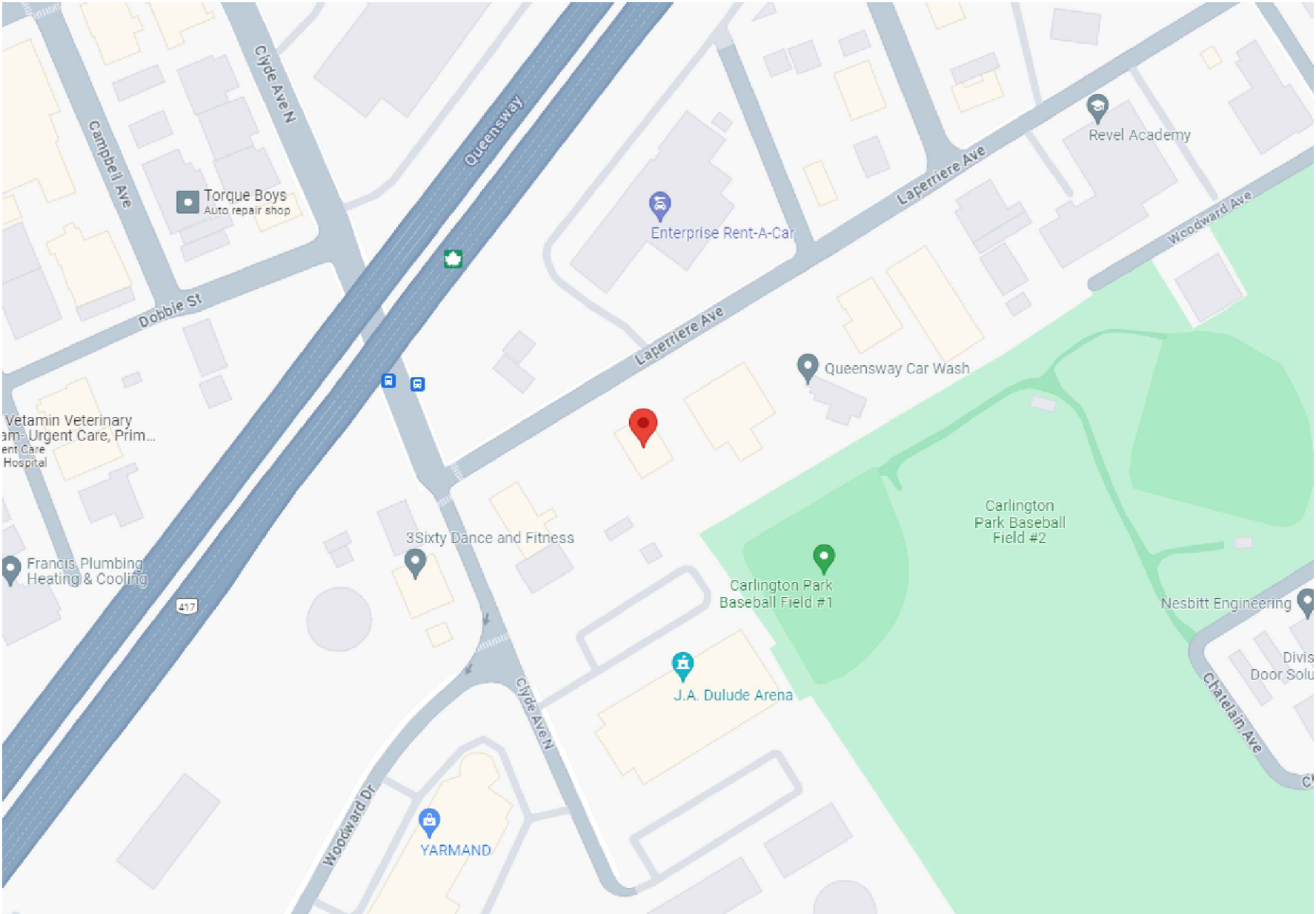
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GRASS.

9

NOT APPLICABLE

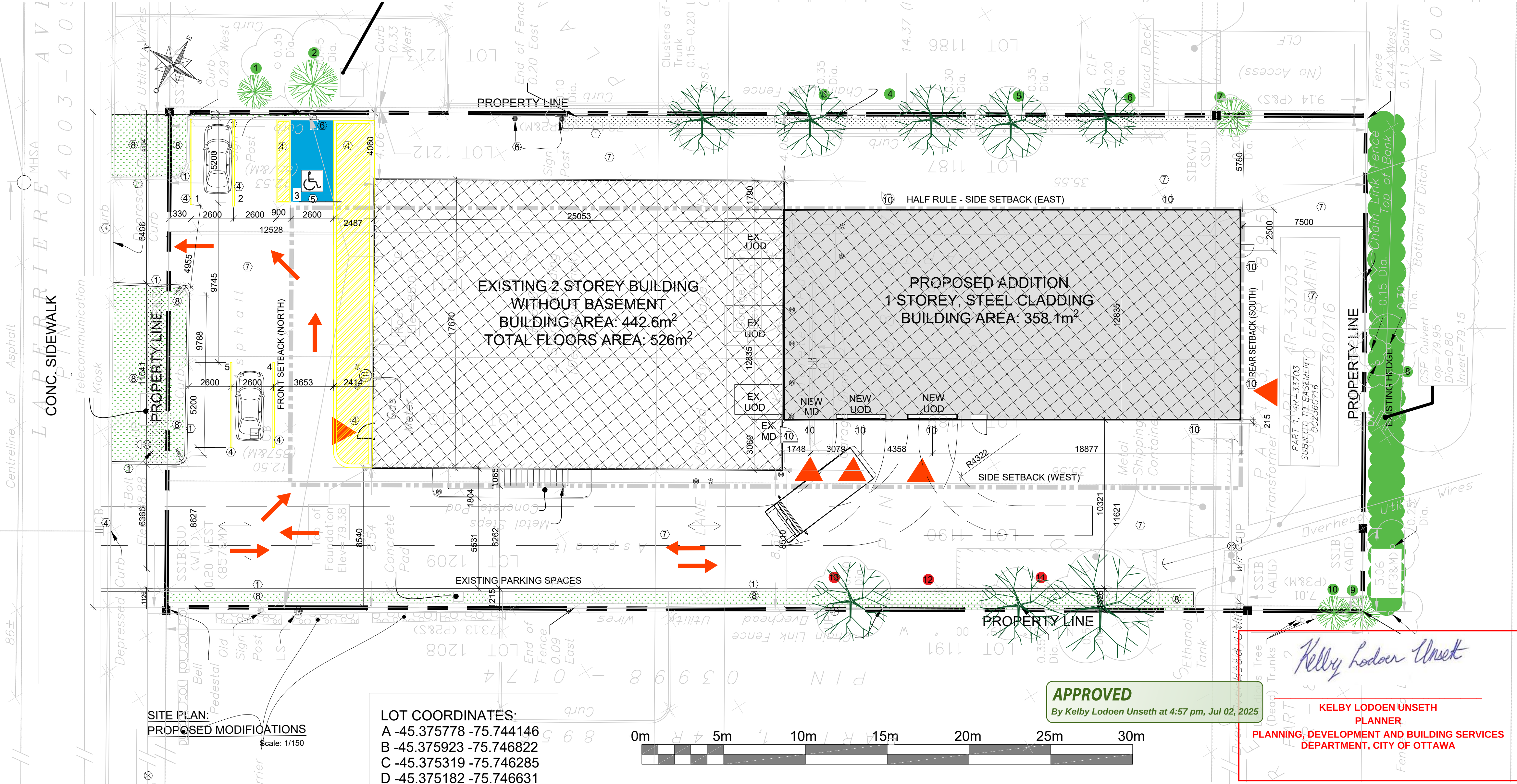
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WALL MOUNTED LIGHTING ON BUILDING

KEY PLAN:



PERSPECTIVE NORTH-WEST VIEW:



LOT COORDINATES:
A -45.375778 -75.744146
B -45.375923 -75.746822
C -45.375319 -75.746285
D -45.375182 -75.746631

APPROVED
By Kelly Lodoen Unseth at 4:57 pm, Jul 02, 2025

KELLY LODOEN UNSETH
PLANNER
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

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No	DATE	DESCRIPTION	App.	No	DATE	DESCRIPTION	App.
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				1.2	2024.10.28	PRELIMINARY	P.T.

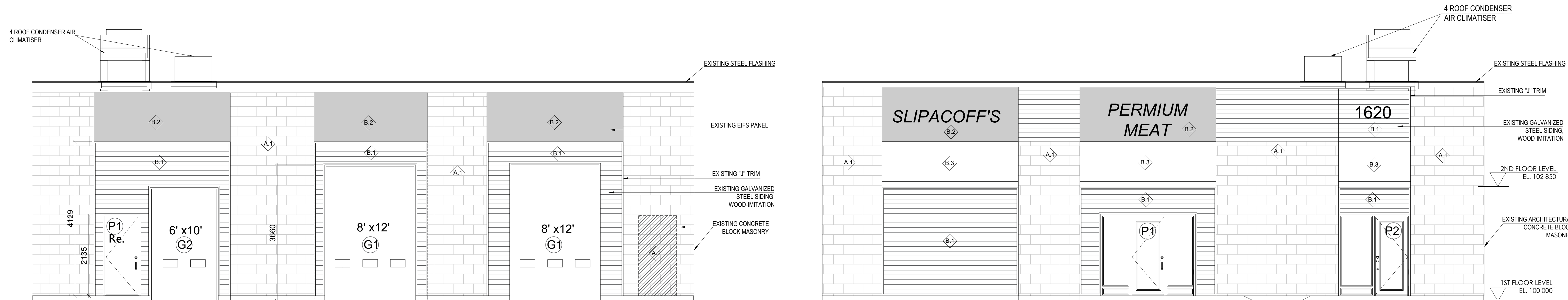
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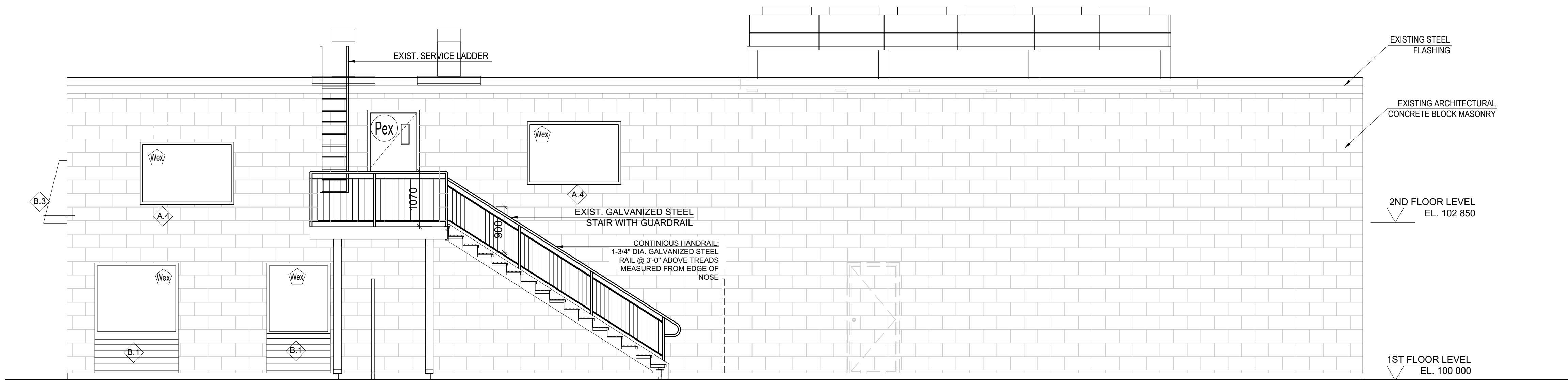


Project			
SLIPACOFFS PREMIUM MEATS 1620 LAPERRIERE AVE. OTTAWA, ON			
Title SITE PLAN: EXISTING CONDITION AND PROPOSED ADDITION		Scale: 1:150	
Date : 2024-06-26	Drawn by: R.C	Sheet: 1 of 13	
Revision: 1.2	Approved by: P.Tabet	Drawing #	A-100

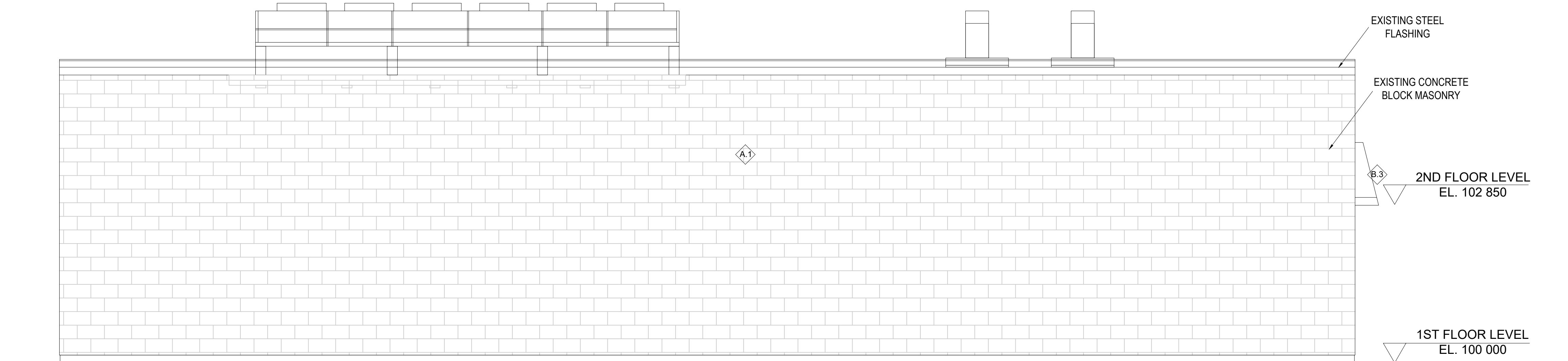


SOUTH-EAST ELEVATION
Scale 1:50

NORTH-WEST ELEVATION
Scale 1:50



SOUTH-WEST ELEVATION
Scale 1:50



NORTH-EAST ELEVATION
Scale 1:50

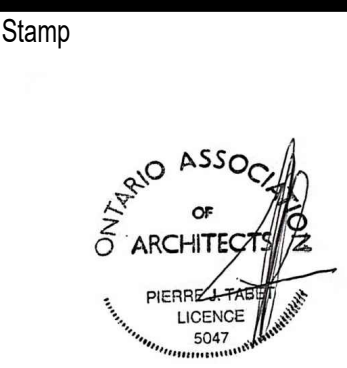
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	EXISTING ARCHITECTURAL CONCRETE BLOCK MASONRY		EXISTING WEEPING TILE @ 800mm C.C..
	EXISTING GALVANIZED STEEL SIDING, WOOD-IMITATION.		EXISTING ARCHITECTURAL CONCRETE BLOCK
	EXISTING EIFS PANEL		EXISTING EIFS
	PROPOSED PRE-PAINTED GALVANIZED STEEL WALL PANEL. REGENT GREY COLOR.		EXISTING GALVANIZED STEEL SIDING WOOD-IMITATION.
			EXISTING BLACK FABRIC AWNING.

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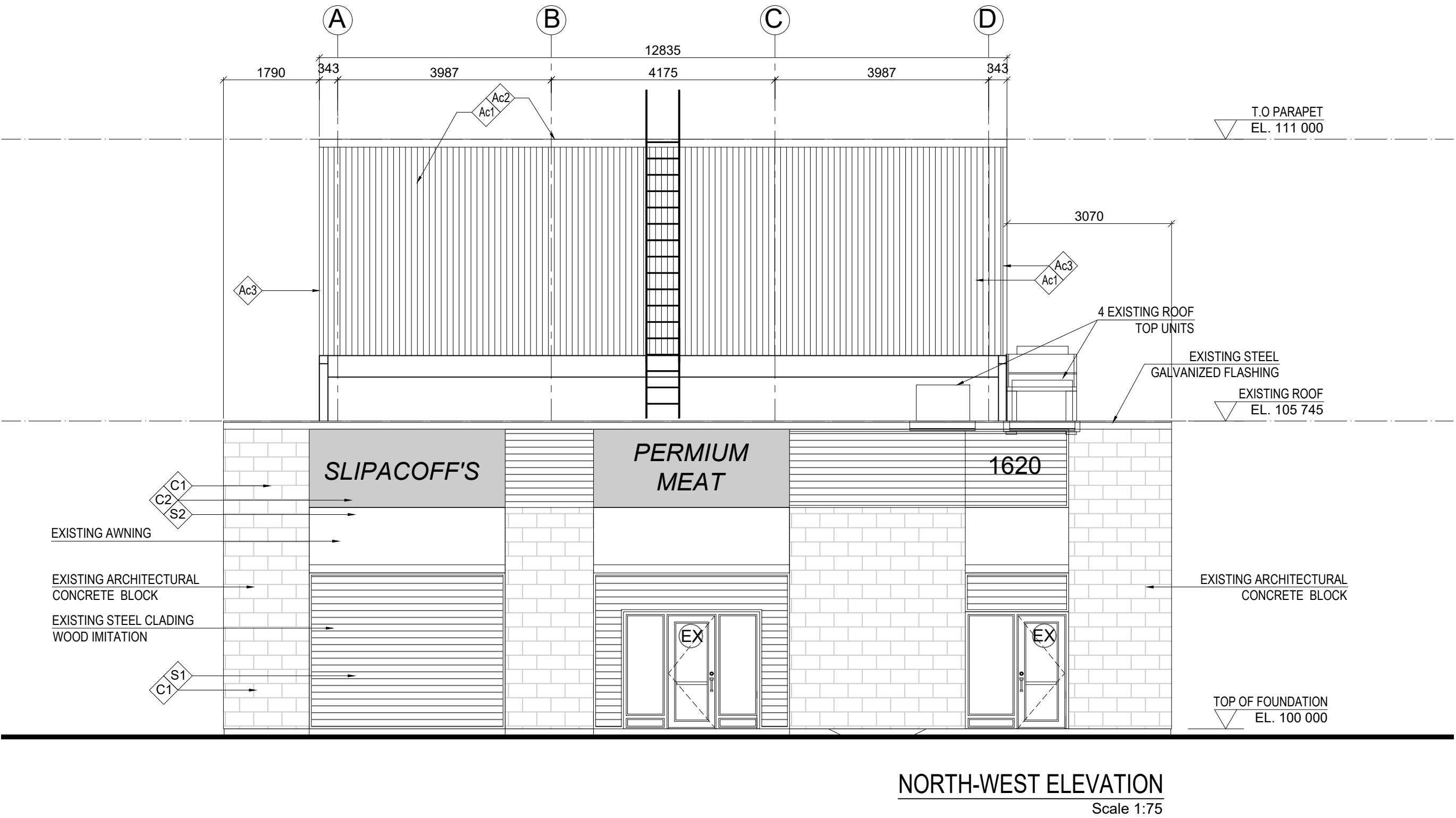
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Project			
SLIPACOFFS PREMIUM MEATS 1620 LAPERRIERE AVE. OTTAWA, ON			
Title EXISTING ELEVATIONS : AS BUILT CONDITION		Scale: 1:75	
Date : 2024-06-26	Drawn by: R.C	Sheet: 2 of 13	
Revision: 1.2	Approved by: P.Tabet		A-200ex

Item	OBC Data Matrix Parts 3 & 9 2012	OBC Reference
1	Project Description: ☐ New ☒ Addition ☐ Alteration ☐ Change of Use ☐ Part 10 ☐ Part 11 ☒ Part 3 ☐ Part 9	2.1.1. 9.10.1.3.
2	Major Occupancy(s): GROUP F DIV"3"	3.1.2.1.(1)
3	Building Area (sq.m.) 800.7 m2 (Existing: 442.6m2 / addition: 358.1m2)	1.1.3.2.
4	Gross Area (sq.m.) 880.5 m2 (79.79m2 mezzanine + 800.7m2 1st floor)	1.1.3.2.
5	Number of Storeys: Above grade 1 Below grade 0	2.1.1.3.
6	Height of building (m.) 11 m	2.1.1.3.
7	Number of Streets/Access Routes: 1	3.2.2.10. & 3.2.5.5
8	Building Classification: 3.2.2.82	3.2.2.20.-83.
9	Sprinkler System Proposed: ☐ Entire building ☐ Addition only ☐ In lieu or roof rating ☒ Not required	9.10.8.
10	Standpipe required: ☐ Yes ☒ No	3.2.9.
11	Fire Alarm required: ☐ Yes ☒ No	3.2.4.
12	Water Service/Supply is Adequate: ☒ Yes ☐ No	
13	High building: ☐ Yes ☒ No	3.2.6.
14	Permitted Construction: ☐ Combustible ☒ Non-combustible ☐ Both	3.2.2.20.-83.
15	Mezzanine(s) Area (sq.m.) 79.79m2	3.2.1.1.(3)-(8)
16	Occupant load based on: ☐ sq.m./person ☒ design of building Occupancy LIGHT INDUSTRIAL Load 10 persons	9.9.1.3.

17	Barrier-free Design: ☒ Yes ☐ No (Explain) _____							3.8.		9.5.2.		
18	Hazardous Substance: ☐ Yes ☒ No							3.3.12.(f)&3.3.18.(f)		9.10.1.3.		
19	Required Fire Resistance Rating (F.R.R.)		Horizontal Assemblies				Listed Design No. or Description (SG-2)	3.2.2.20.-83. & 3.2.1.4.		9.10.8. 9.10.9.		
F.R.R. (Hours)												
Floors N/A Hours												
Roof 0 Hours												
Mezzanine 0 Hours												
F.R.R. of Supporting Members												
Floors N/A Hours												
Roof 0 Hours												
Mezzanine 0 Hours												
20	Spatial Separation - Construction of Exterior Walls							3.2.3.		9.10.14.		
	Wall	Area of EBF (sq.m.)	L.D. (m.)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	F.R.R. (Hours)	Listed Design or Description	Comb. Const.	Non-C. Const.	Comb. Cladding	Non-C. Cladding
	NORTH	N/A	N/A		N/A	0%	0			X		X
	SOUTH	132	7.5		37%	0%	0			X		X
	EAST	291	5.7		15%	0%	0			X		X
	WEST	299	11.43		36%	0%	0			X		X
21	Other - As per 3.2.3.11. Exposing building faces need not to be protected when of uncombustible construction Combustible Insulation is permitted in roof and wall compositions as per 3.1.5.3 and 3.1.5.12											



- EXISTING ARCHITECTURAL CONCRETE BLOCK MASONRY
- EXISTING GALVANIZED STEEL SIDING, WOOD-IMITATION.
- EXISTING EIFS PANEL
- PROPOSED PRE-PAINTED GALVANIZED STEEL WALL PANEL. REGENT GREY COLOR.
- Ac0

PROPOSED PRE-PAINTED GALVANIZED STEEL FLASHING BY MANUFACTURER, REGENT GREY COLOR.
- Ac1

PROPOSED PRE-PAINTED GALVANIZED STEEL WALL PANEL. REGENT GREY COLOR.
- Ac2

PROPOSED PRE-PAINTED GALVANIZED STEEL FLASHING CAL. 26, REGENT CHARCOAL COLOR.
- Ac3

PROPOSED PRE-PAINTED GALVANIZED STEEL CORNER TRIM, CAL. 26, REGENT GREY COLOR.
- C0

EXISTING WEEPING TILE @ 800mm C.C..
- C1

EXISTING ARCHITECTURAL CONCRETE BLOCK
- C2

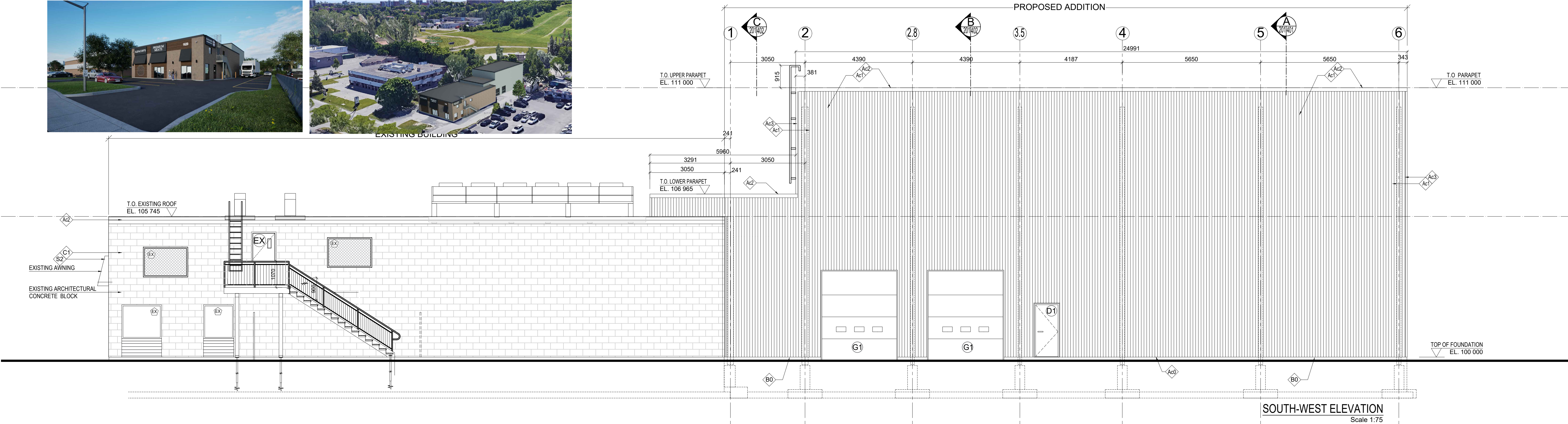
EXISTING EIFS
- S1

EXISTING GALVANIZED STEEL SIDING WOOD-IMITATION.
- S2

EXISTING BLACK FABRIC AWNING.



EXISTING BUILDING



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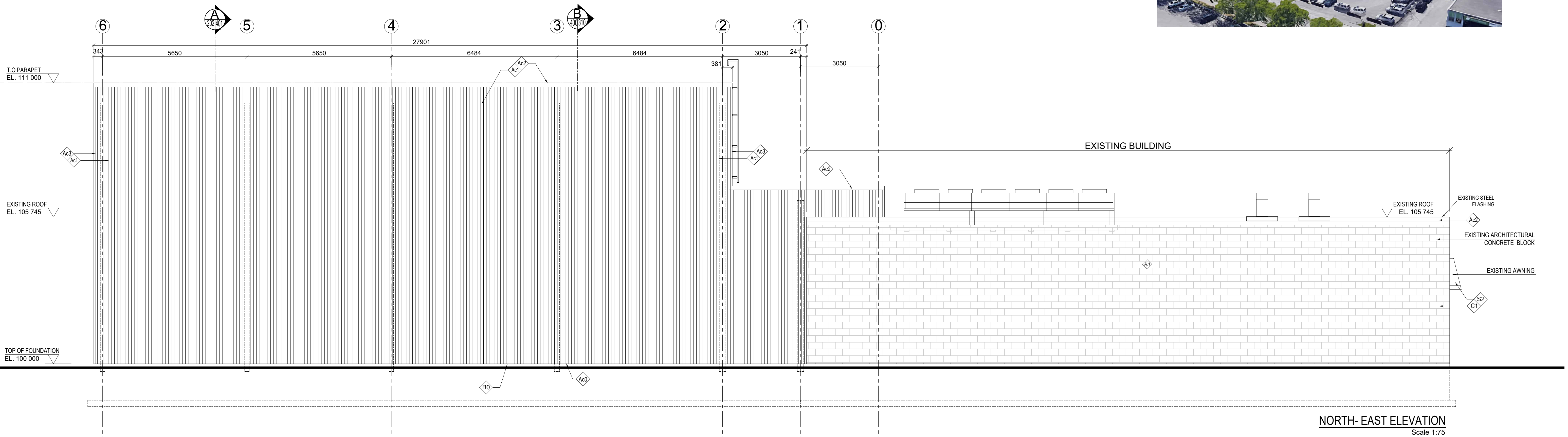
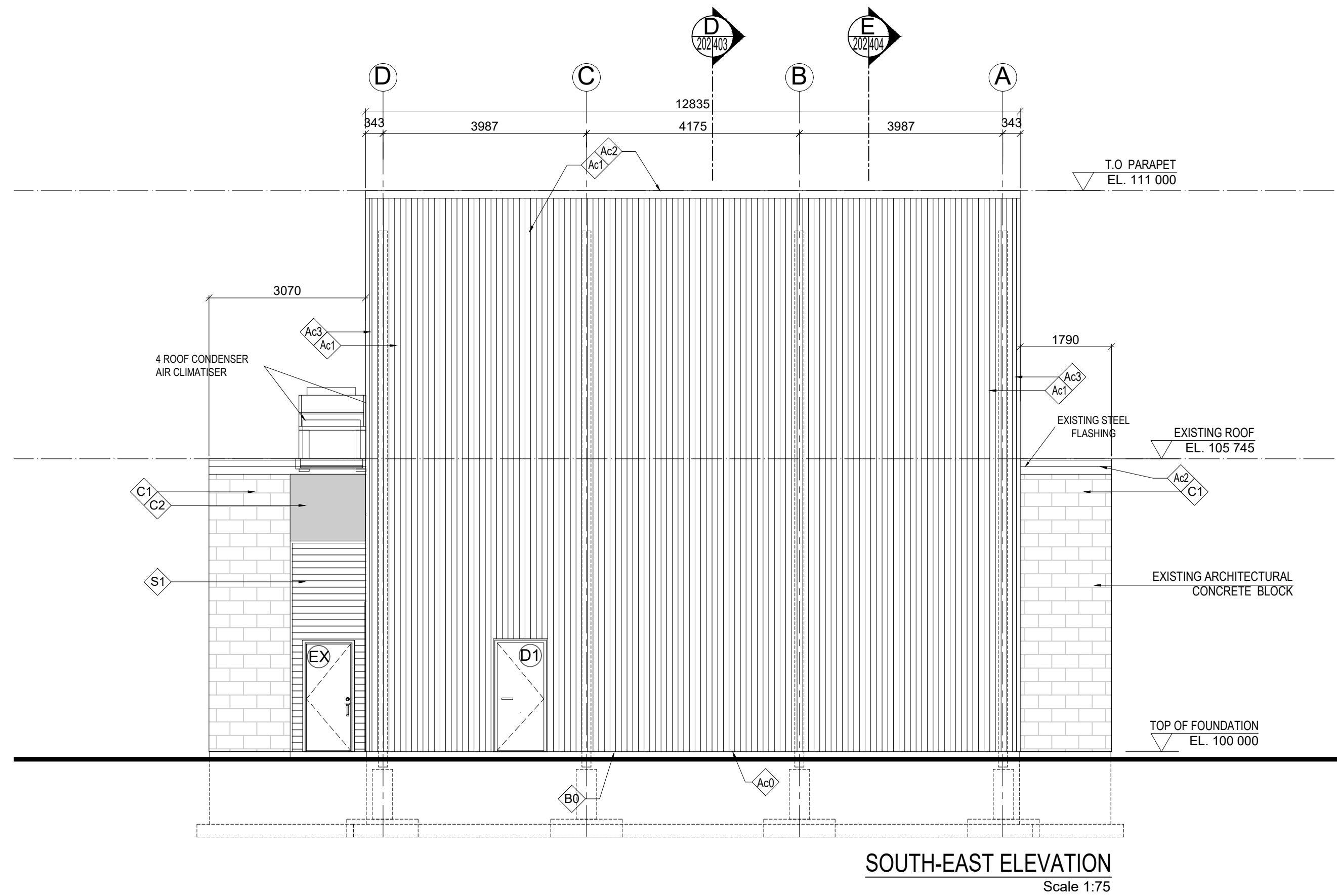
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Title NORTH-WEST & SOUTH WEST ELEVATIONS: EXISTING BUILDING AND PROPOSED ADDITION		Scale: 1:75	Drawing # A-201
Date : 2024 -06-26	Drawn by: R.C	Sheet: 3 of 13	
Revision: 1.2	Approved by: P.Tabet		

- EXISTING ARCHITECTURAL
CONCRETE BLOCK MASONRY
- EXISTING GALVANIZED STEEL
SIDING, WOOD-IMITATION.
- EXISTING EIFS PANEL
- PROPOSED PRE-PAINTED
GALVANIZED STEEL WALL PANEL.
REGENT GREY COLOR.

- PROPOSED PRE-PAINTED GALVANIZED STEEL FLASHING
BY MANUFACTURER, REGENT GREY COLOR.
- PROPOSED PRE-PAINTED GALVANIZED
STEEL WALL PANEL. REGENT GREY COLOR.
- PROPOSED PRE-PAINTED GALVANIZED STEEL FLASHING
CAL. 26, REGENT CHARCOAL COLOR.
- PROPOSED PRE-PAINTED GALVANIZED STEEL CORNER
TRIM, CAL. 26, REGENT GREY COLOR.
- EXISTING WEEPING TILE @ 800mm C.C..
- EXISTING ARCHITECTURAL CONCRETE BLOCK
- EXISTING EIFS
- EXISTING GALVANIZED STEEL SIDING WOOD-IMITATION.
- EXISTING BLACK FABRIC AWNING.

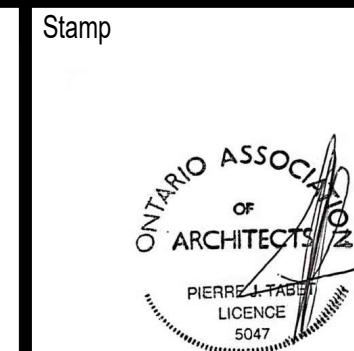


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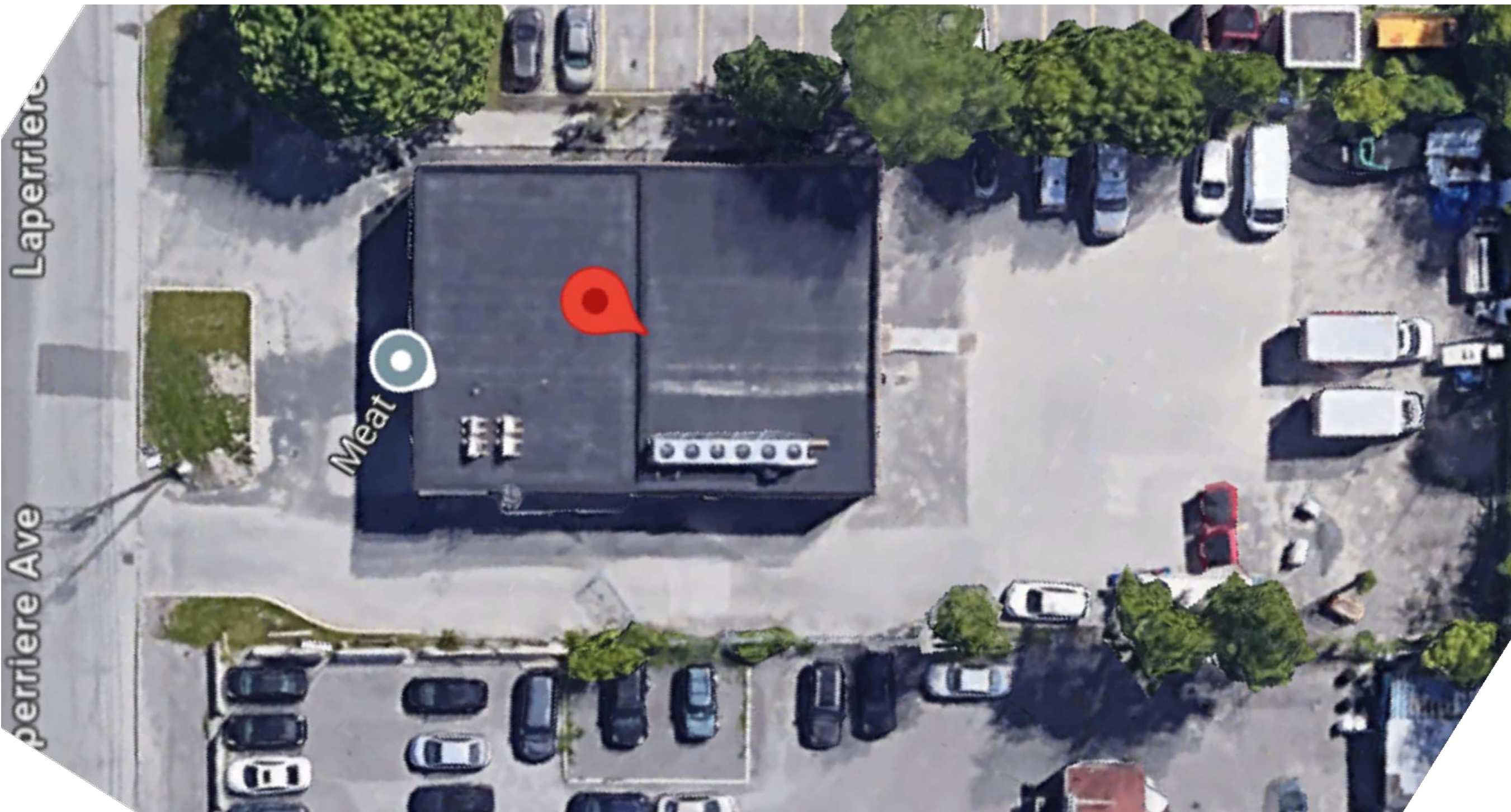
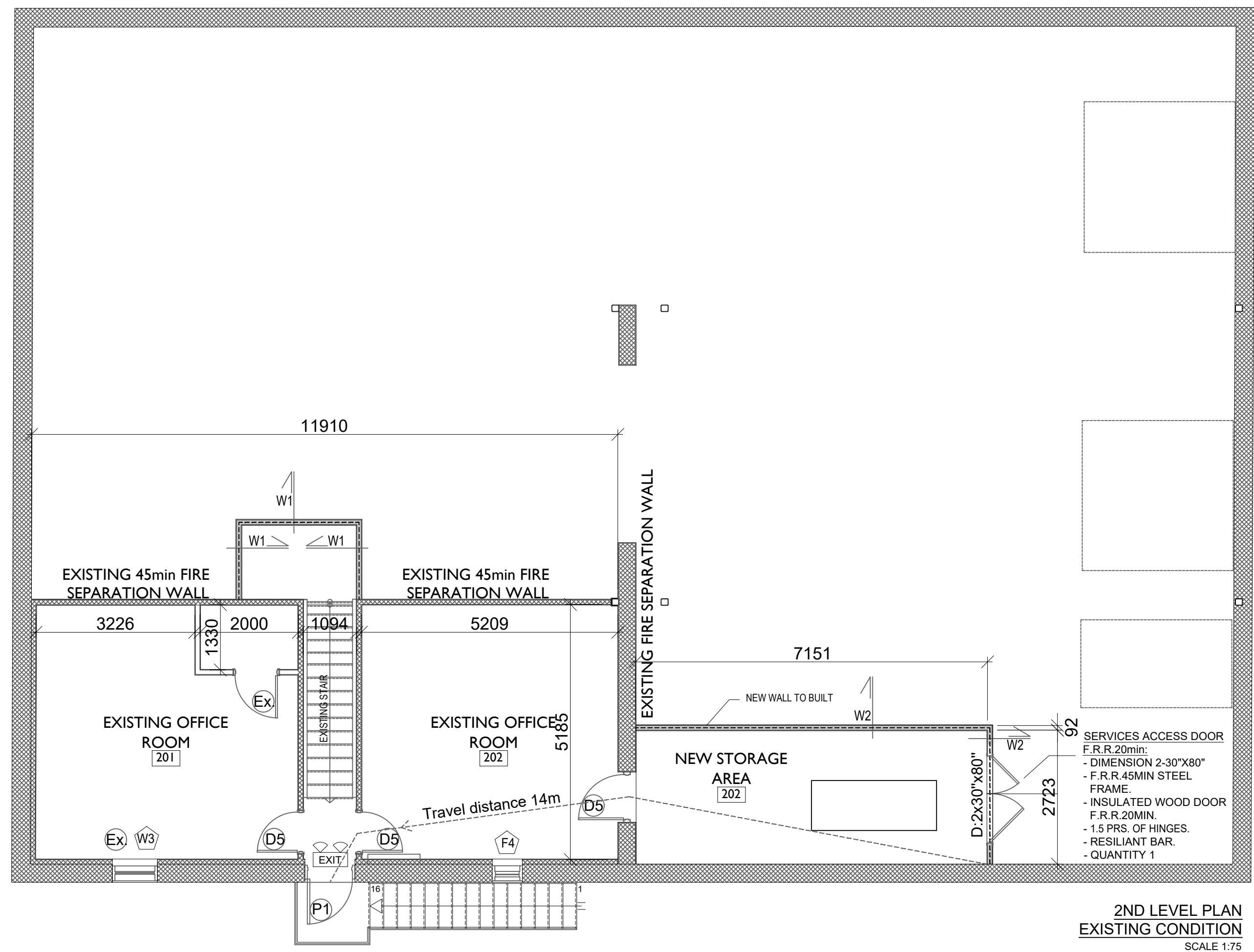
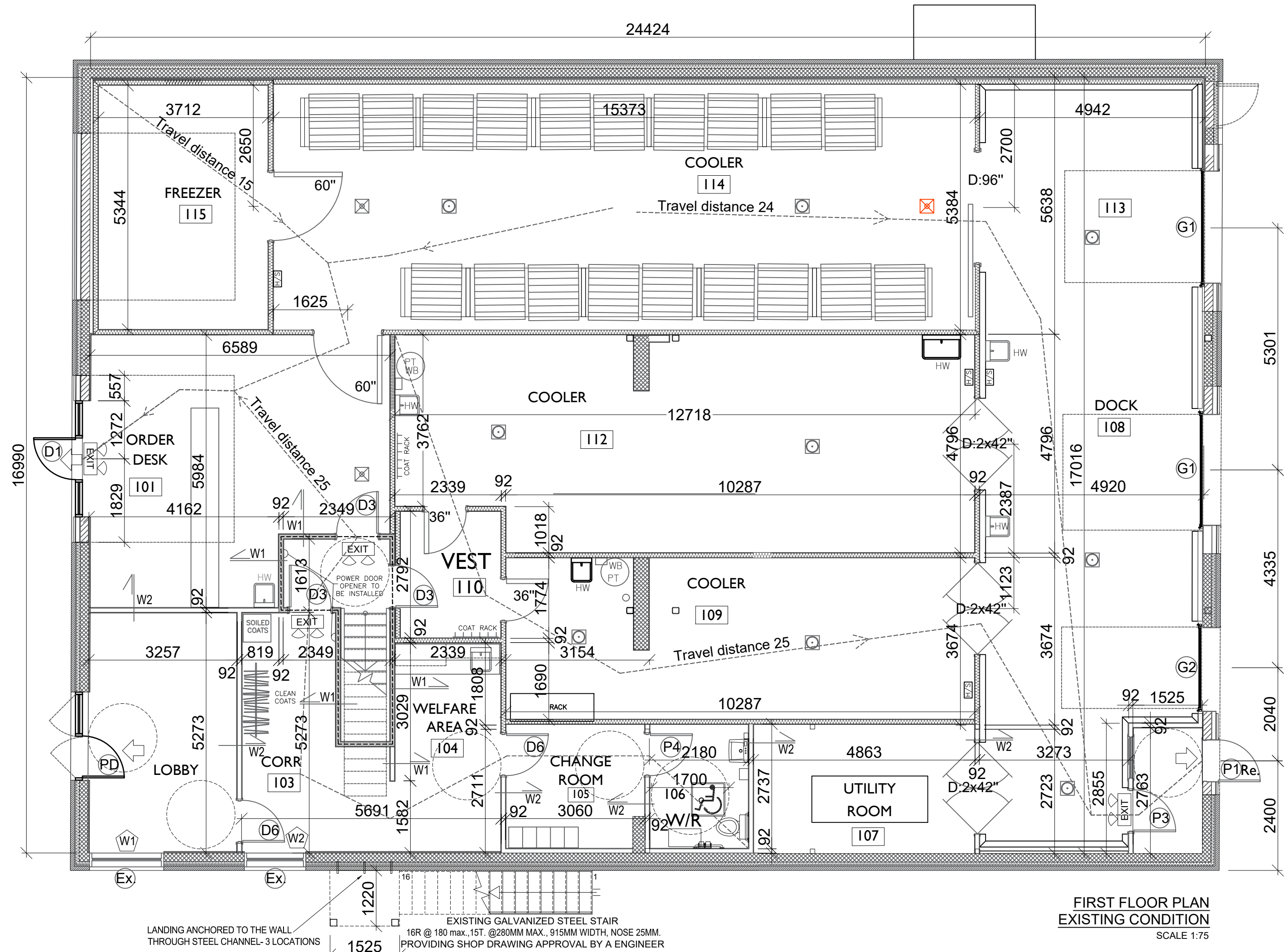
Project			
SLIPACOFFS PREMIUM MEATS 1620 LAPERRIERE AVE. OTTAWA, ON			
Title NORTH-EAST & SOUTH-EAST ELEVATIONS : EXISTING BUILDING AND PROPOSED ADDITION		Scale: 1:75	
Date : 2024-06-26	Drawn by: R.C	Sheet: 4 of 13	
Revision: 1.2	Approved by: P.Tabet	Drawing #	A-202

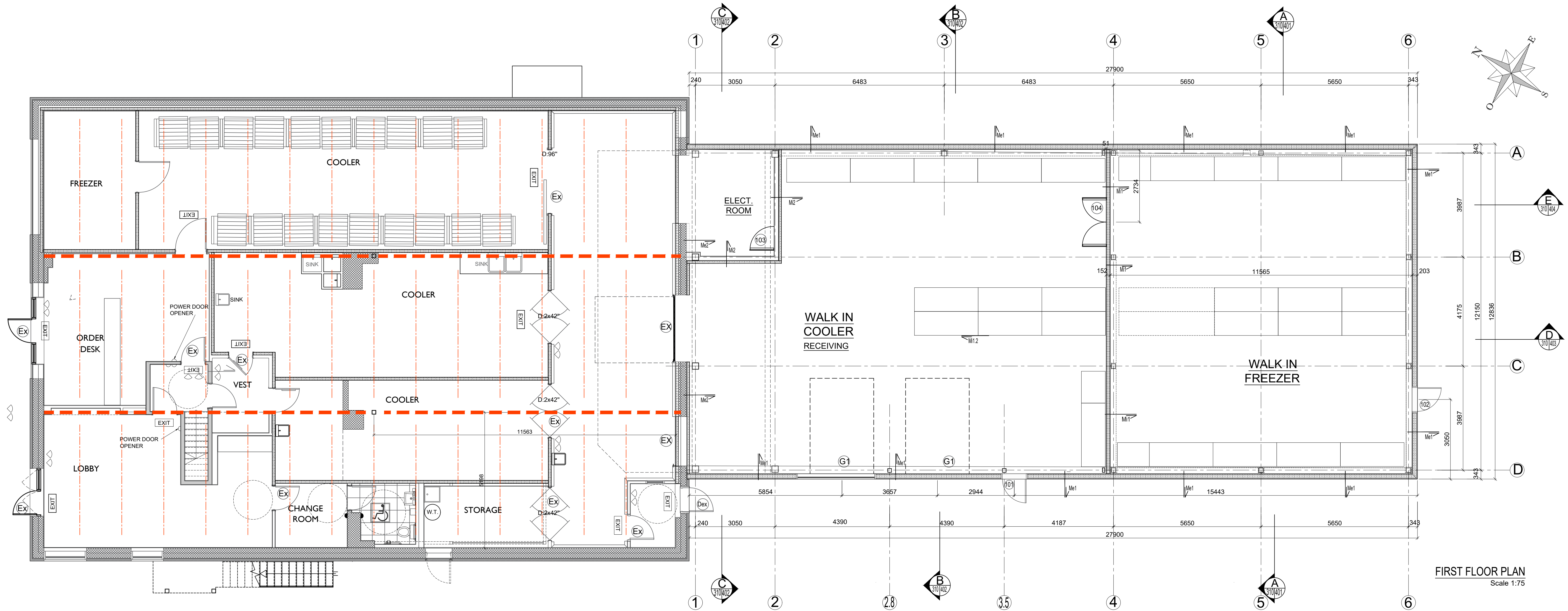
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Title

FLOOR PLANS:
EXISTING CONDITIONS

Project #	Scale	Date
	1/75	2024.06.26
Revision	Sheet	Drawing #
1.2	5 of 13	A-300ex





WALLS SCHEDULE		
DESIGNATION	EXTERIOR WALLS	
	Me1	- 254mm NOROC WALL PANEL INSULATED W/ MINERAL WOOL - PLYWOOD 16mm - STEEL STUD 92mm @ 400mm C.C. - PLYWOOD 16mm
	Me1.1	- 254mm NOROC WALL PANEL INSULATED W/ MINERAL WOOL - AIR SPACE - PLYWOOD 16mm - STEEL STUD 92mm @ 400mm C.C. - PLYWOOD 16mm
	Me2	- PROPOSED 203mm NOREX WALL PANEL INSULATED W/ POLYISOCYANURATE - EXISTING WALL ASSEMBLY: - REMOVE EXIST. ARCH. BLOC VENEER. - PROVIDE 25mm AIR SPAC. - EXISTING RIGID INSULATION. - EXIST. CONCRETE BLOC BEARING WALL - AIR SPACE - EXISTING INSULATED WALL PANEL.
	INTERIOR WALLS	
	M11 (FREEZER)	- NOREX INSULATED WALL PANEL LOCATED BETWEEN WALK-IN COOLER AND FREEZER - POLYISOCYANURATE - PRE-PAINTED GALVANIZED STEEL WRAPPING
	M12.1 (ELECT RM)	- NOREX INSULATED WALL PANEL LOCATED BETWEEN WALK-IN COOLER AND ELECT. RM. - POLYISOCYANURATE - PRE-PAINTED GALVANIZED STEEL WRAPPING. - AIR SPACE. - 13mm PLYWOOD. - 152mm STEEL STUD @ 400mm O.C. - 16mm PLYWOOD.

DOORS SCHEDULE			
Scale 1:50			
EXIT DOOR WAREHOUSE (D1) - INSULATED STEEL DOOR Ga.16. - INSULATED STEEL FRAME Ga.16 - 3 HINGES - ENTRANCE LOCK - BRUSHED ALUMINUM LEVER HANDLE OUTSIDE - PUSH PADDLE INSIDE - ALUMINUM SILL - WEATHER-STRIP - PROVIDE SHOP DWGS FOR APPROVAL - QUANTITY: 2.	WALK-IN FREEZER DOUBLE DOOR (D2) - INSULATED DOUBLE STEEL DOOR. - F.R.R.: 0 min. - POLYURETHANE CORE - 4 HINGES - PASSAGE LOCKS - PUSH PUDDLES INSIDE - BRUSHED ALUMINUM LEVER HANDLES - WEATHER STRIP - PROVIDE SHOP DWGS FOR APPROVAL - QUANTITY: 1.	ELECTRICAL ROOM DOOR (D3) - F.R.R.: 0 min. - INSULATED STEEL COOLER DOOR. - POLYURETHANE CORE - 2 HINGES. - STORAGE LOCK. - BRUSHED ALUMINUM LEVER HANDLES - WEATHER STRIP - PROVIDE SHOP DWGS FOR APPROVAL - QUANTITY: 1	RECEIVING GARAGE DOOR (G1) - HOT-GALVANIZED STEEL CAL. 26. - FIXED POLYESTER-BASED PAINT GREY COLOR - WOOD GRAIN FINISH ON BOTH SIDES. - THERMAL RESISTANCE FACTOR R16. - PROVIDE SHOP DWGS FOR APPROVAL. - QUANTITY: 2.

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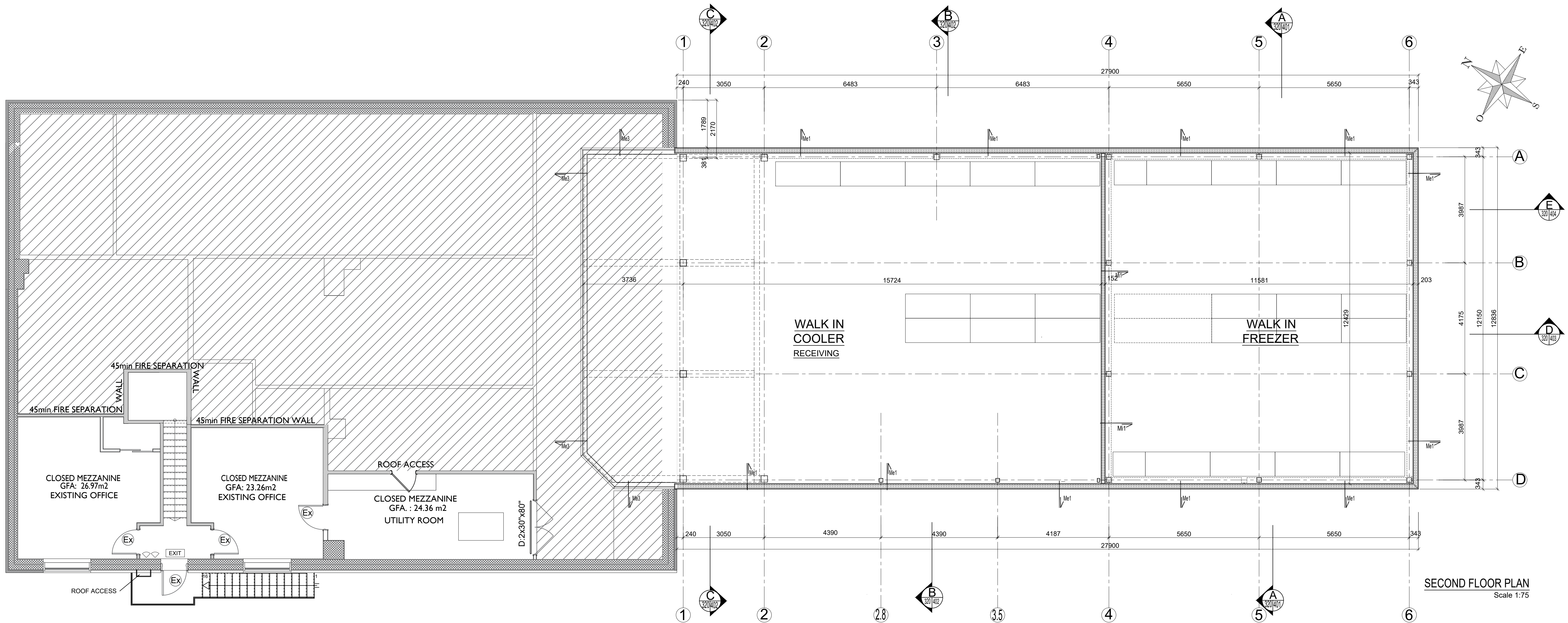
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Title FIRST FLOOR PLAN: EXISTING CONDITION AND PROPOSED ADDITION		Scale: 1:75	Drawing # A-310
Date : 2024-06-26	Drawn by: R.C	Sheet: 6 of 13	
Revision: 1.2	Approved by: P.Tabet		

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			WALLS SCHEDULE	
DESIGNATION	EXTERIOR WALLS		INTERIOR WALLS	
	Me1		Me1 (FREEZER)	
	Me1.1		Me1.1 (ELECT RM)	
	Me2			

EXIT DOOR WAREHOUSE - INSULATED STEEL DOOR Ga. 16. - INSULATED STEEL FRAME Ga. 16 - 3 HINGES. - ENTRANCE LOCK - BRUSHED ALUMINUM LEVER HANDLE OUTSIDE - PUSH PADDLE INSIDE - ALUMINUM SILL - WEATHER-STRIP - PROVIDE SHOP DWGS FOR APPROVAL - QUANTITY: 2.	WALK-IN FREEZER DOUBLE DOOR. F.R.R: 0 min. - INSULATED DOUBLE STEEL DOOR. - POLYURETHANE CORE - 4 HINGES. - PASSAGE LOCKS - PUSH PUDDLES INSIDE - BRUSHED ALUMINUM LEVER HANDLES - WEATHER STRIP - PROVIDE SHOP DWGS FOR APPROVAL. QUANTITY: 1.	ELECTRICAL ROOM DOOR F.R.R: 0 min. - INSULATED STEEL COOLER DOOR. - POLYURETHANE CORE - 2 HINGES. - STORAGE LOCK. - BRUSHED ALUMINUM LEVER HANDLES. - WEATHER STRIP - PROVIDE SHOP DWGS FOR APPROVAL. - QUANTITY: 1	RECEIVING GARAGE DOOR -HOT-GALVANIZED STEEL CAL. 26. -FIXED POLYESTER-BASED PAINT -GREY COLOR -WOOD GRAIN FINISH ON BOTH SIDES. -THERMAL RESISTANCE FACTOR R16. - PROVIDE SHOP DWGS FOR APPROVAL. - QUANTITY: 2.
DOORS SCHEDULE Scale 1:50			

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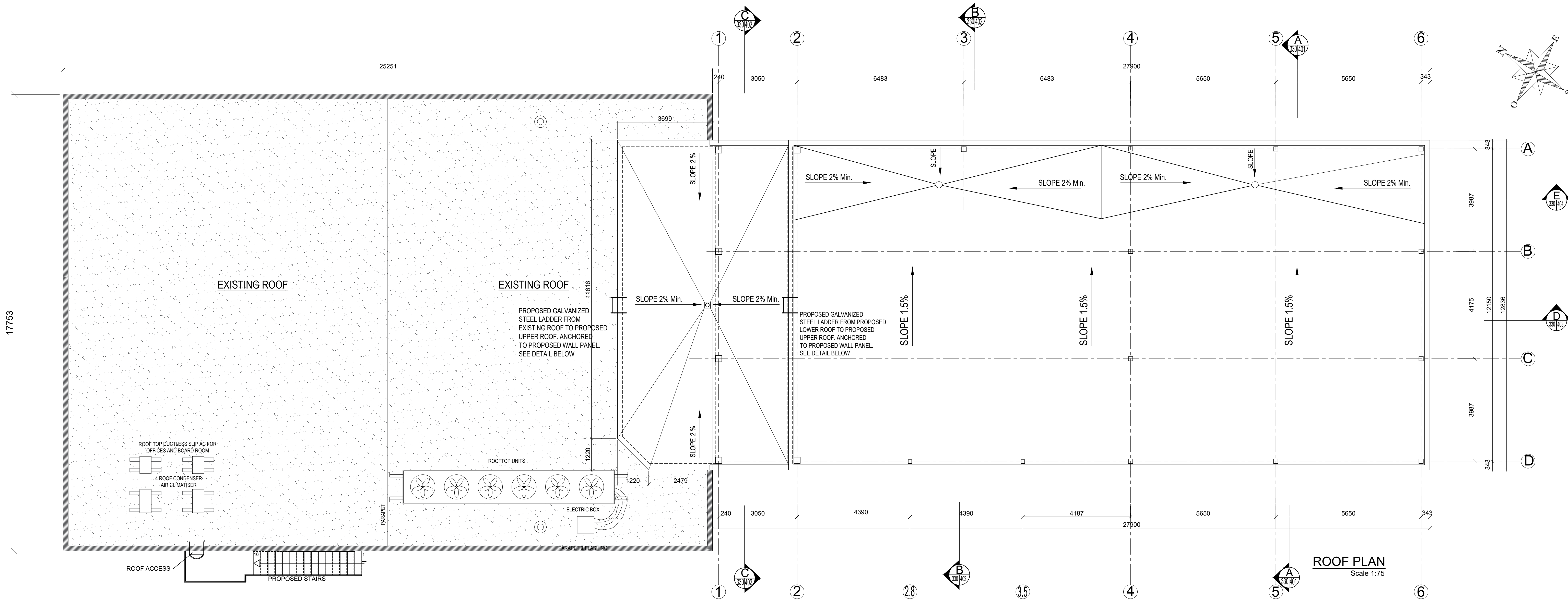
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Project

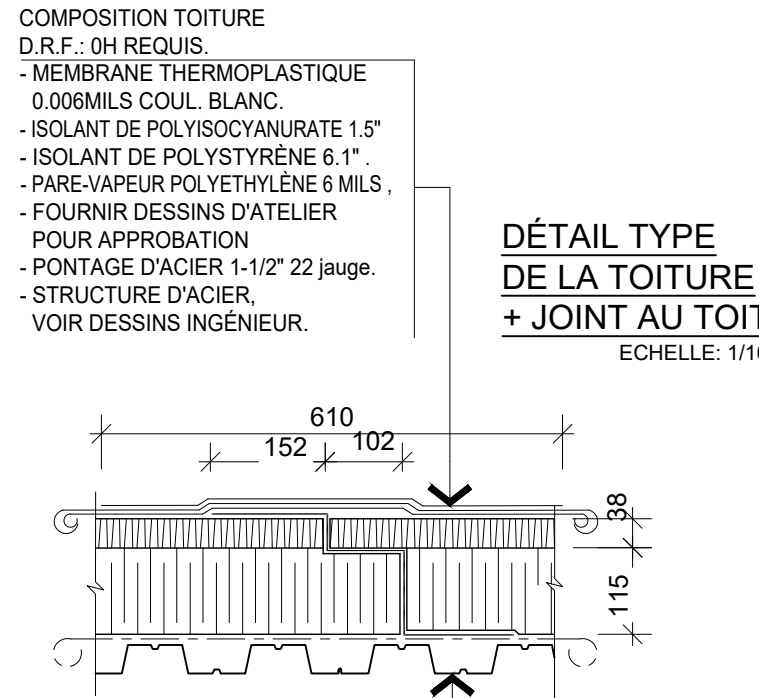
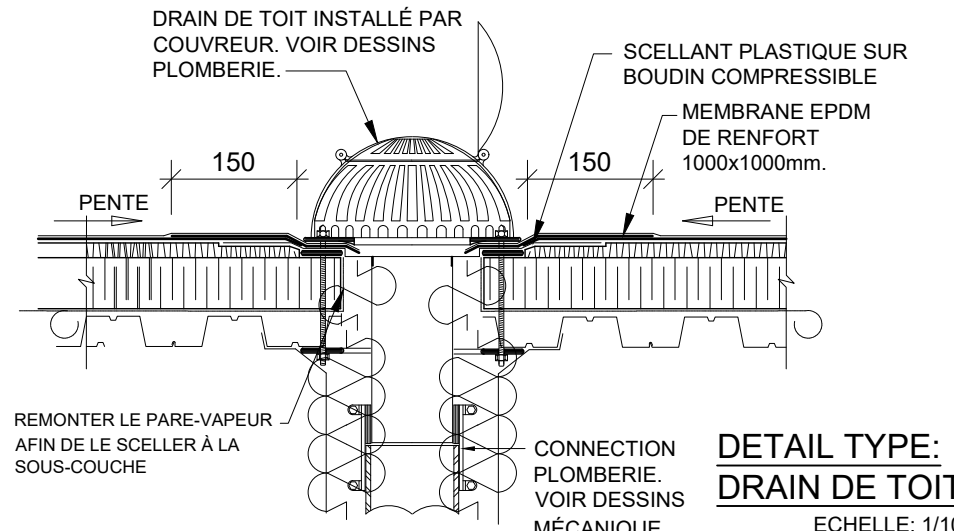
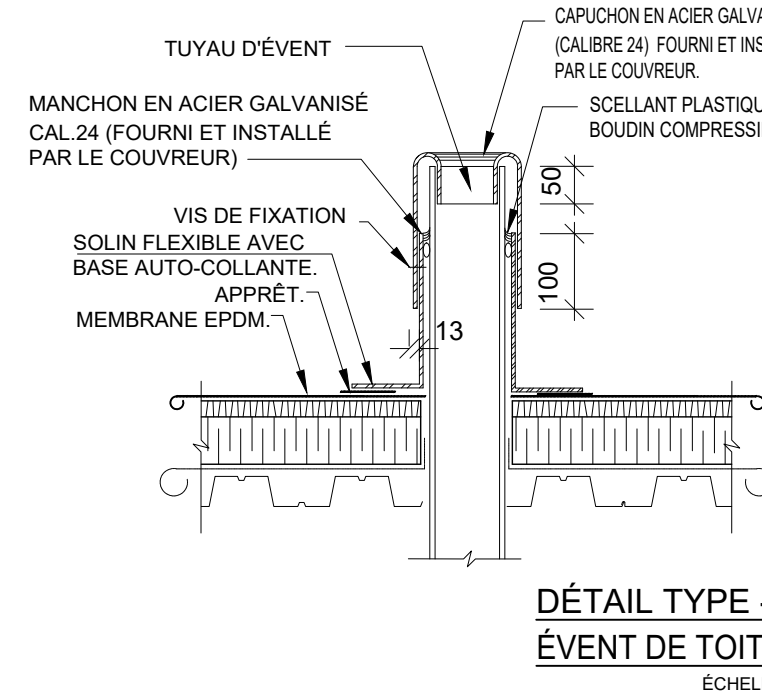
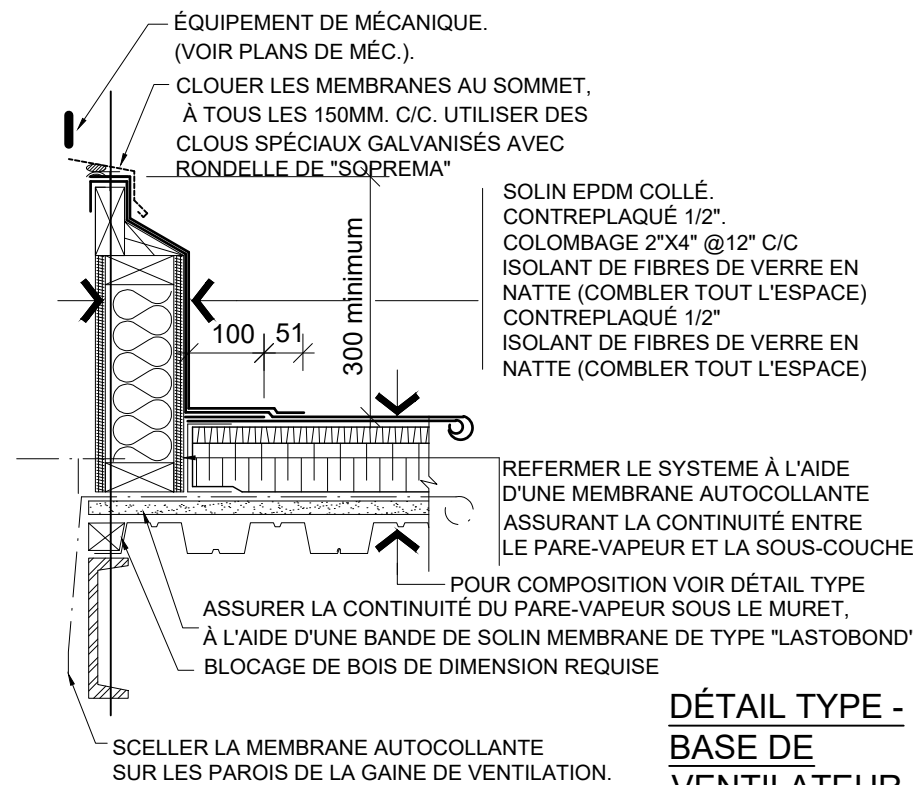
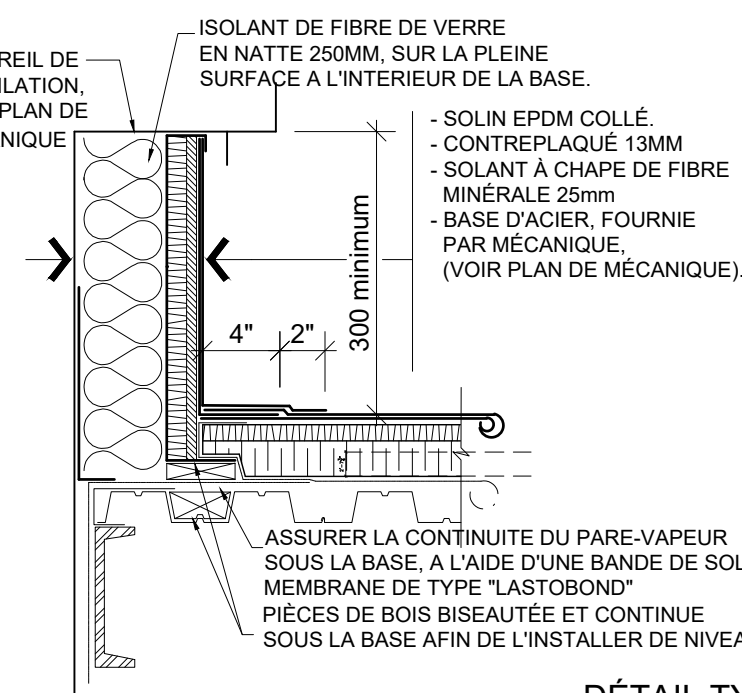
SLIPACOFFS PREMIUM MEATS
1620 LAPERRIERE AVE. OTTAWA, ON

Title	SECOND FLOOR PLAN: EXISTING CONDITION AND PROPOSED ADDITION.	Scale:	1:75
Date	2024-06-26	Drawn by:	R.C
Revision:	1.2	Approved by:	P.Tabet
Drawing #	A-320	Sheet	7 of 13

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ROOF PLAN
Scale 1:75

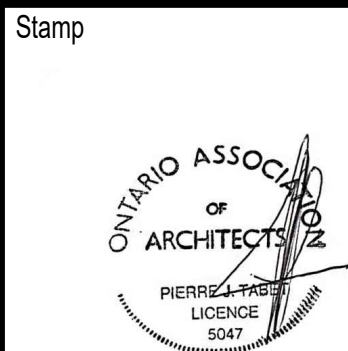


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				1.2	2024.10.28	PRELIMINARY	P.T.

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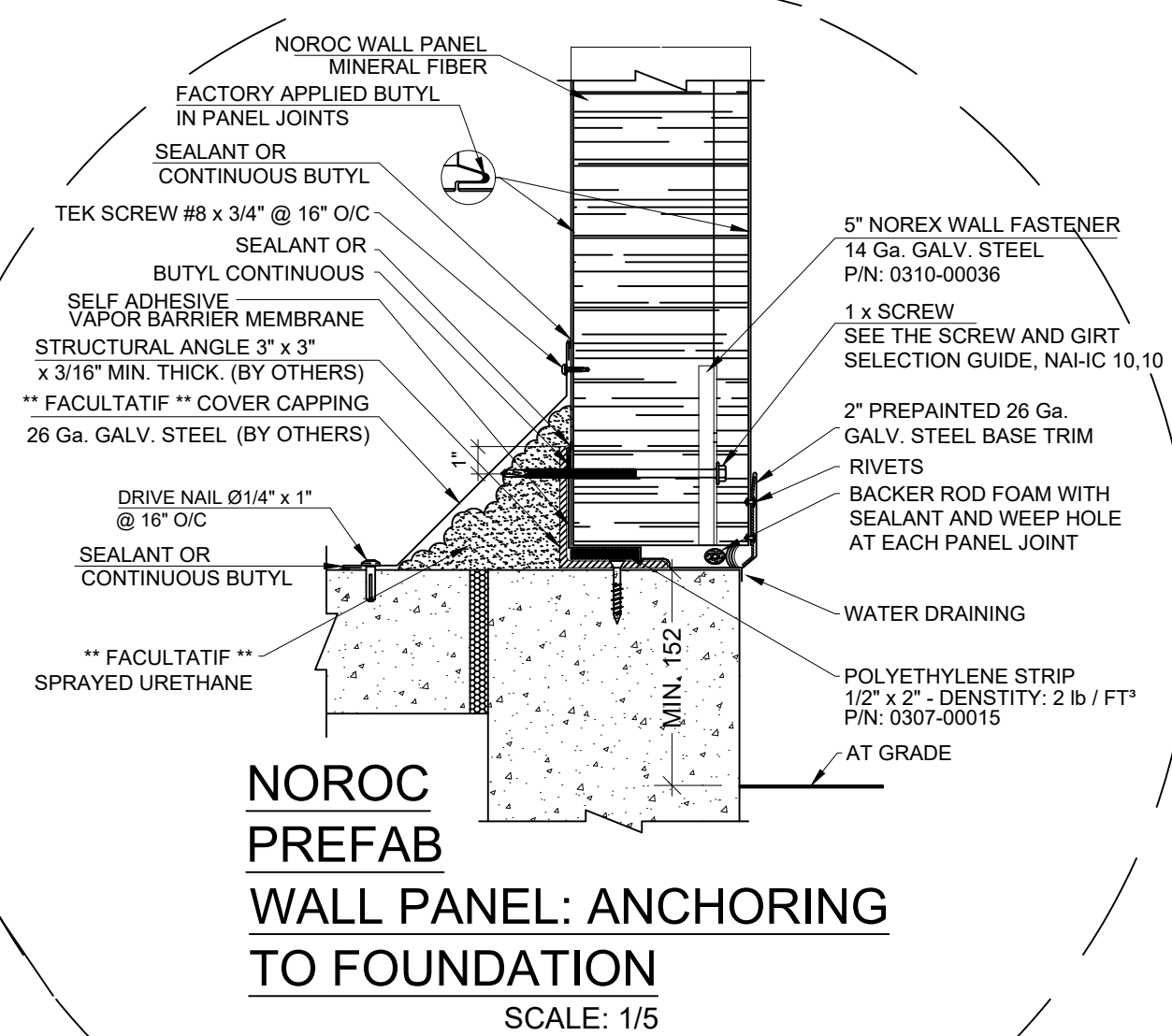
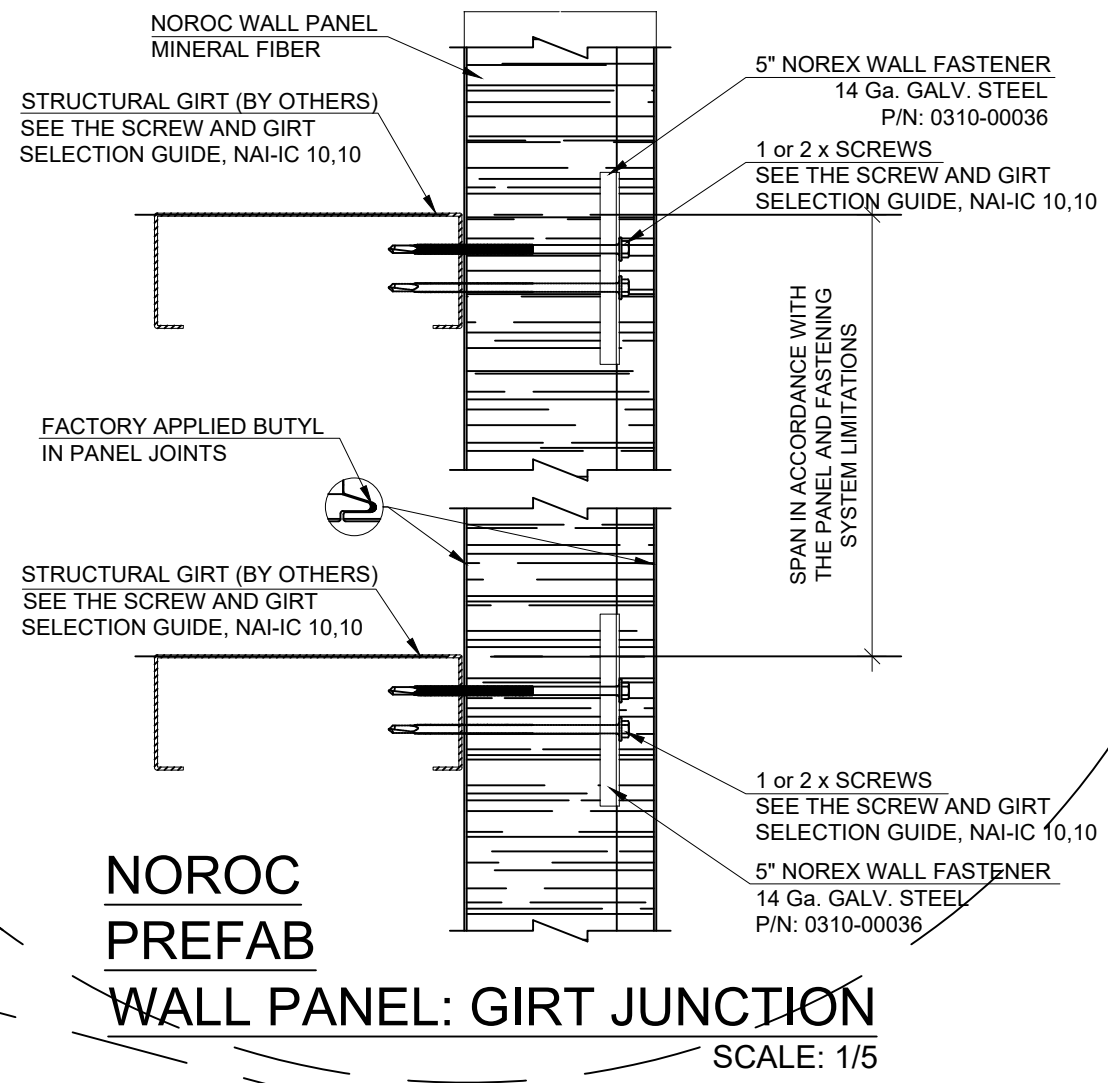
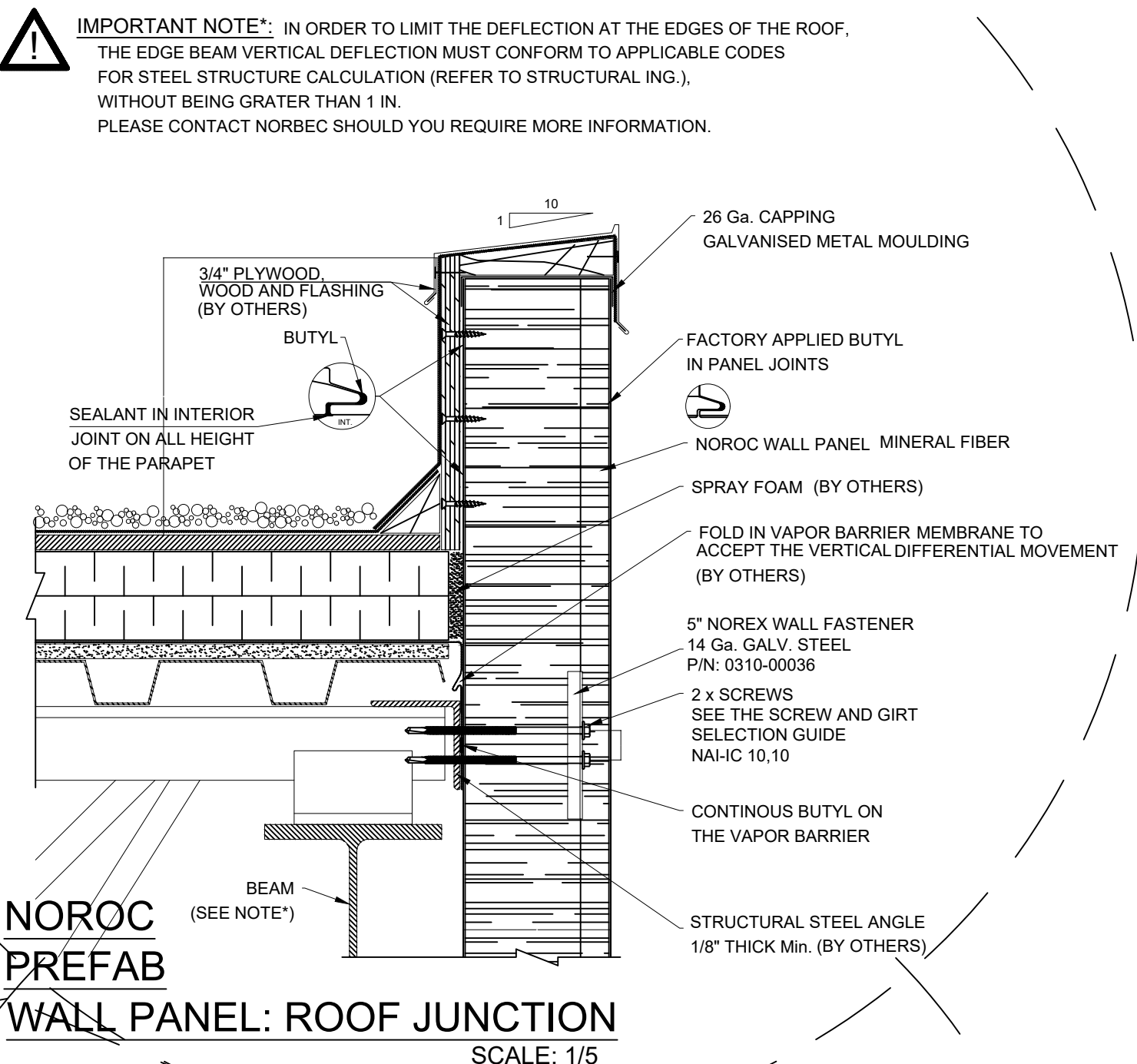
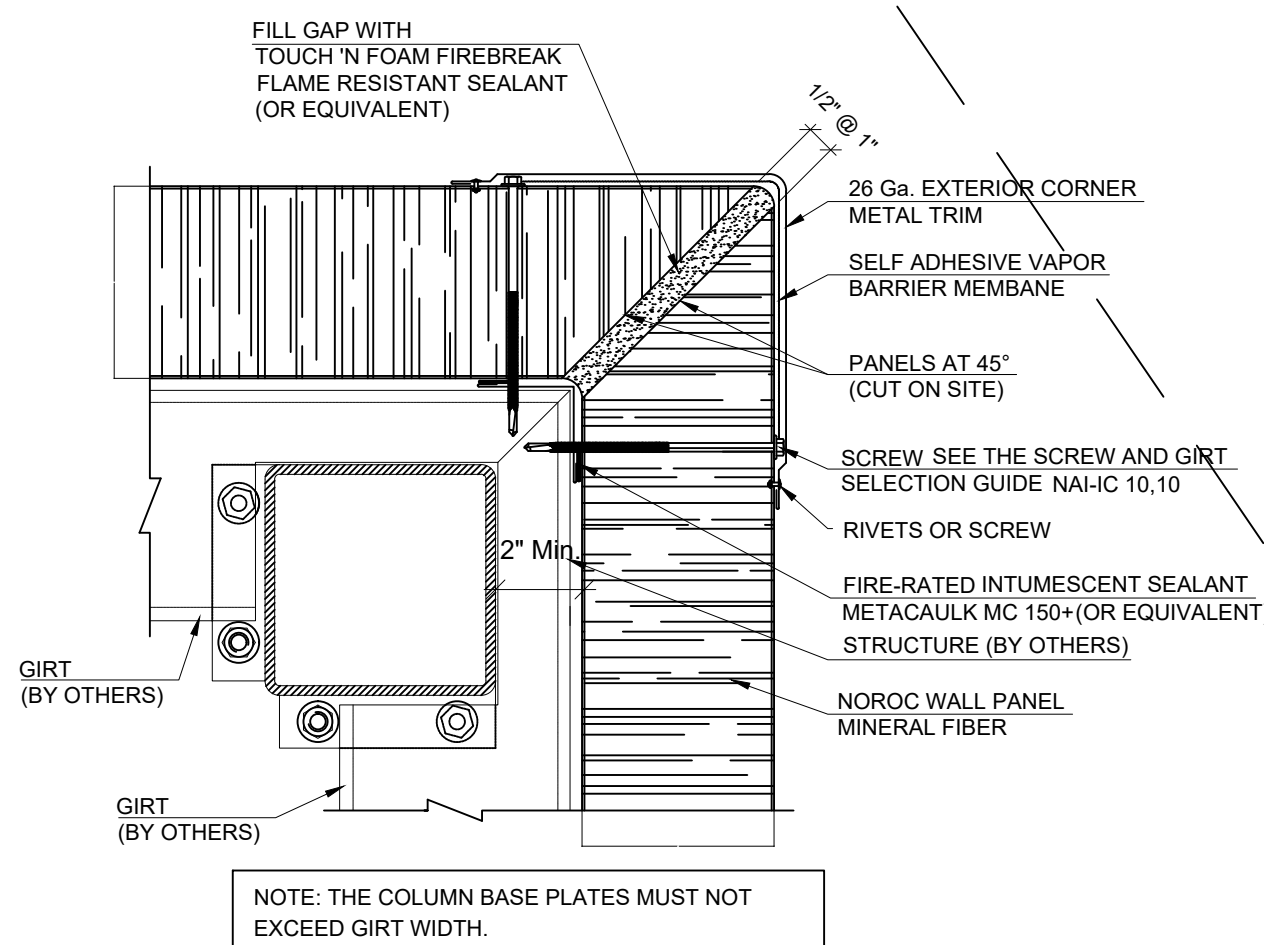
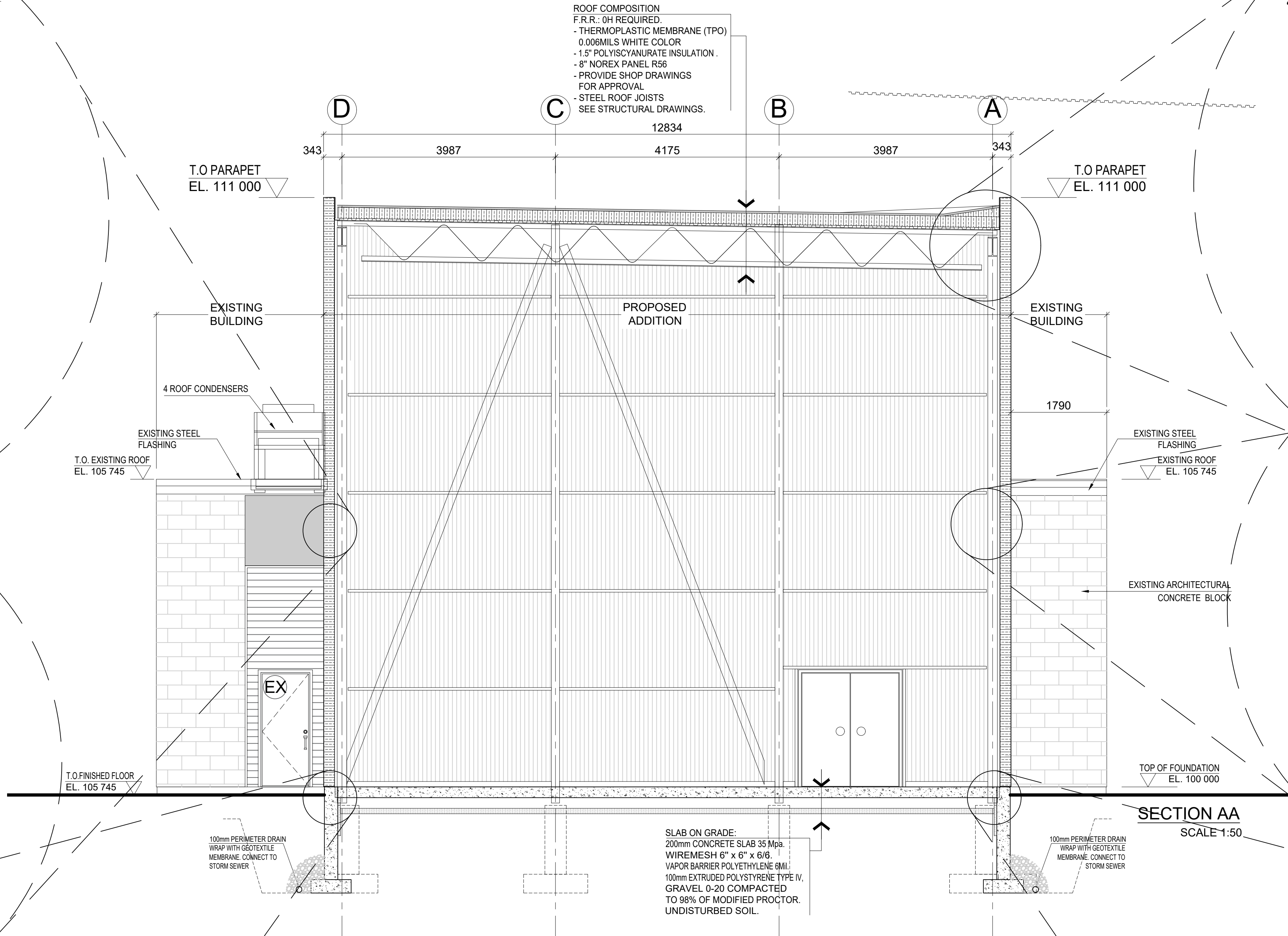
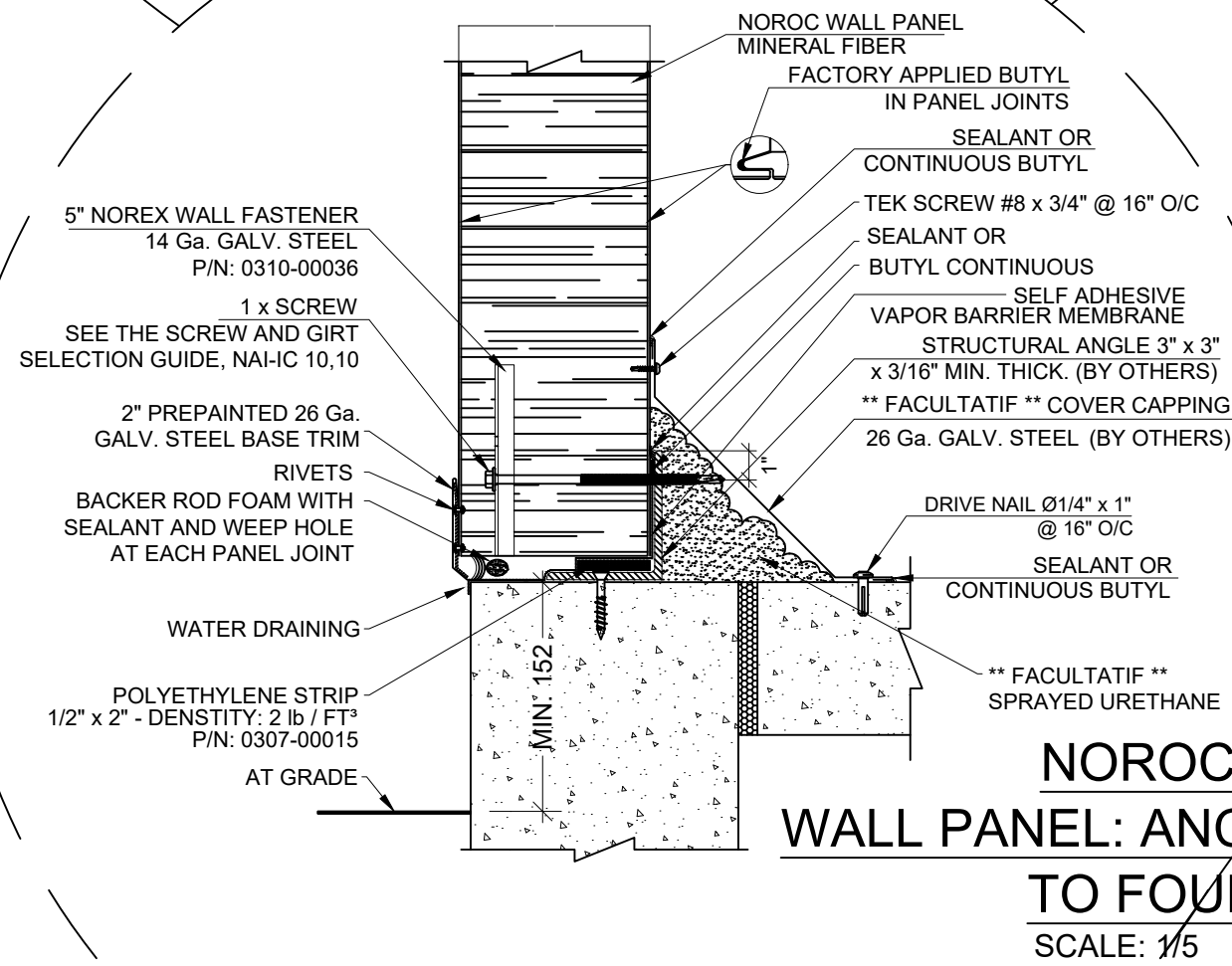
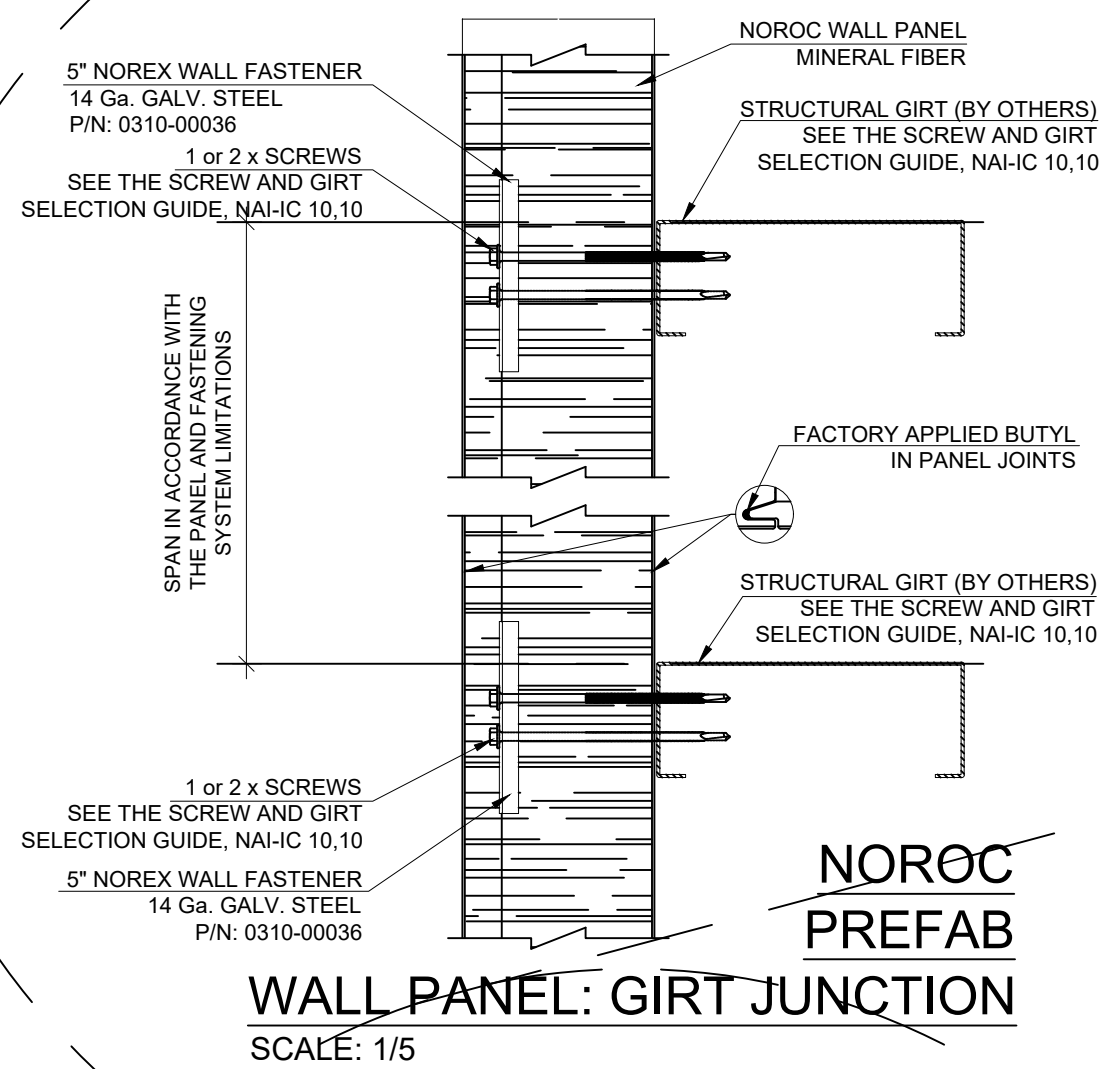
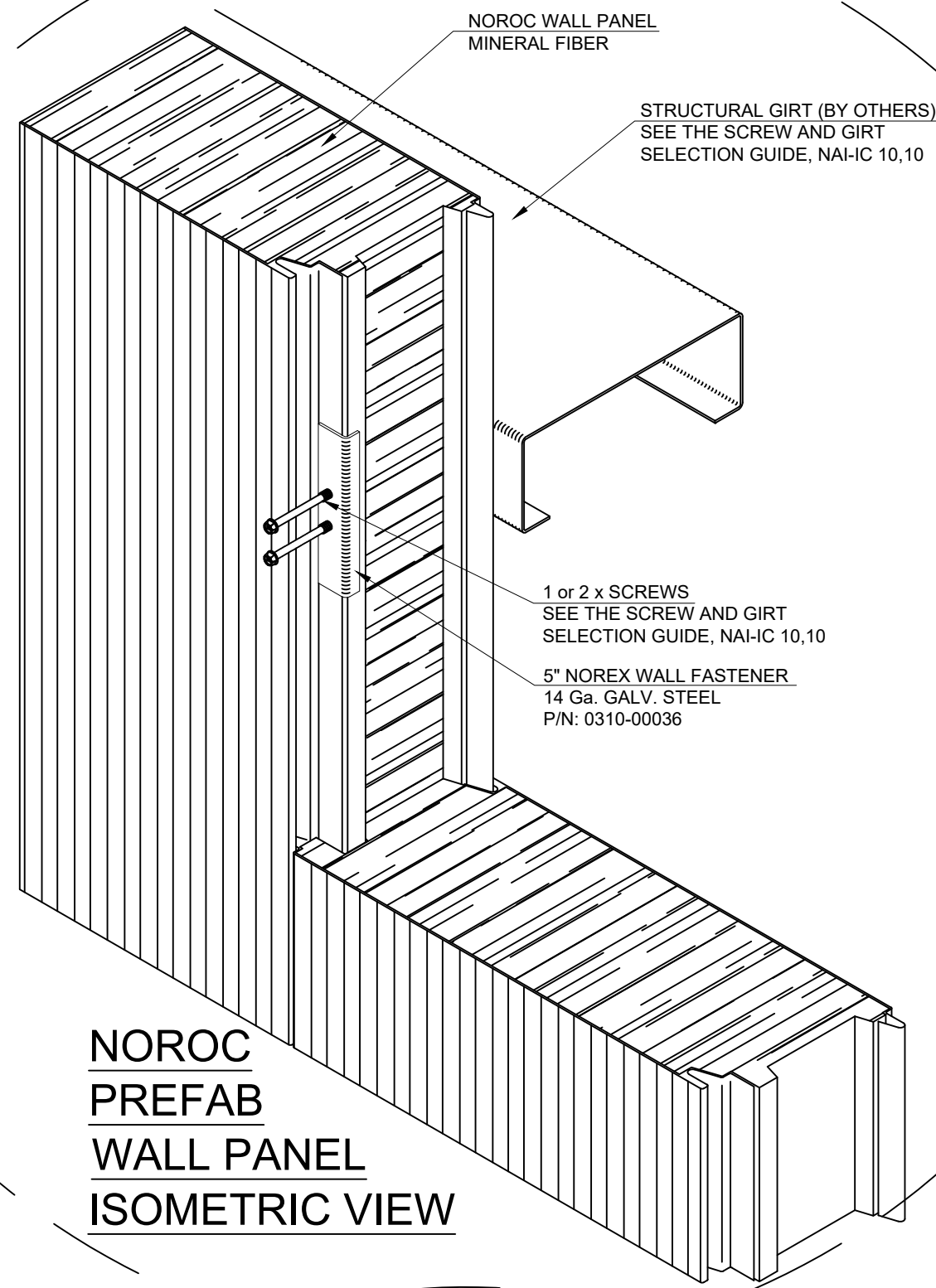
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Title ROOF PLAN: EXISTING CONDITION AND PROPOSED ADDITION- ROOFING DETAILS.		Scale:	1:75
		Sheet:	8 of 13
		Drawing #	A-330
Date : 2024-06-26	Drawn by: R.C		
Revision: 1.2	Approved by: P.Tabet		

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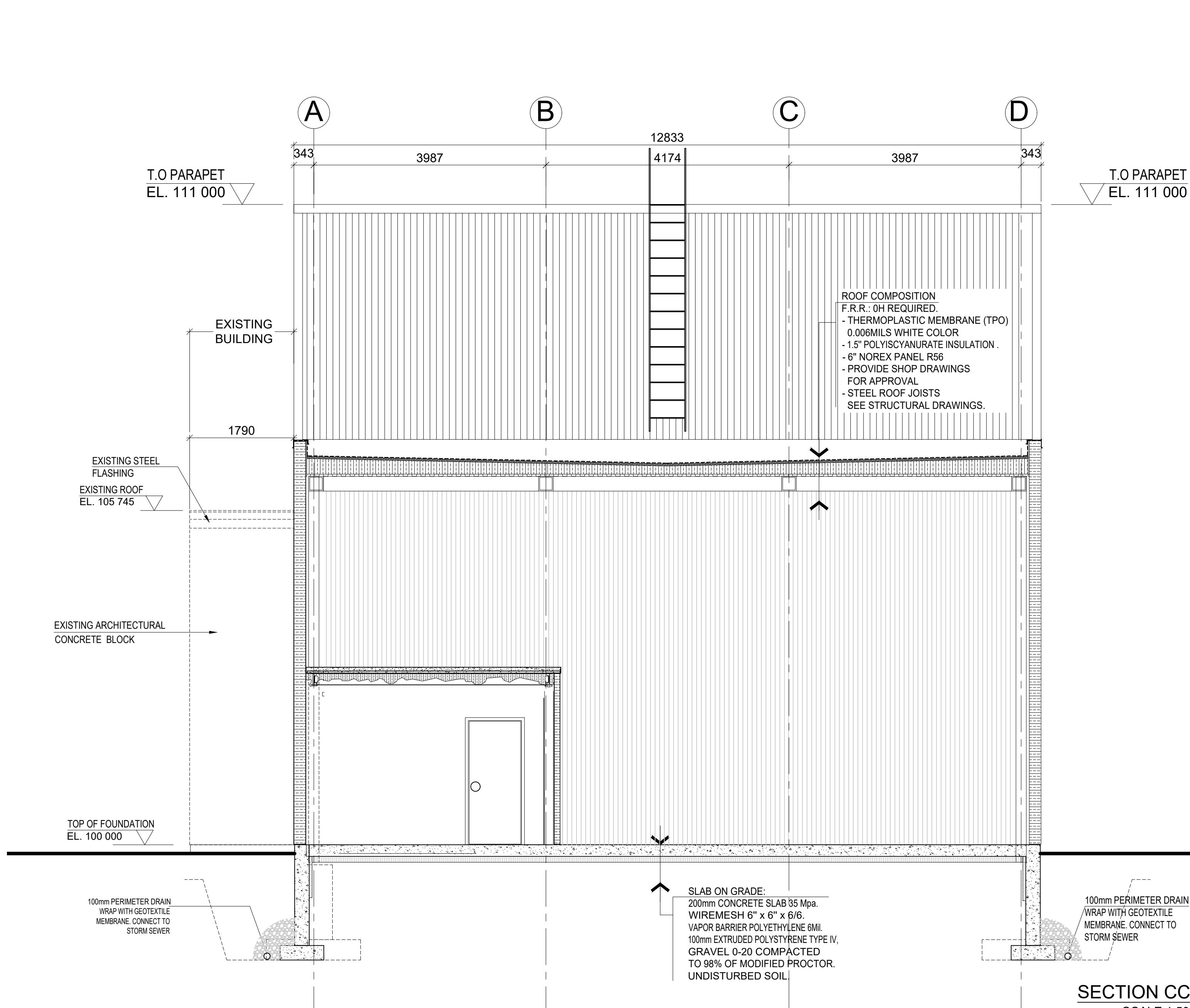
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SLIPACOFFS PREMIUM MEATS
1620 LAPERRIERE AVE. OTTAWA, ON

Title
BUILDING SECTIONS

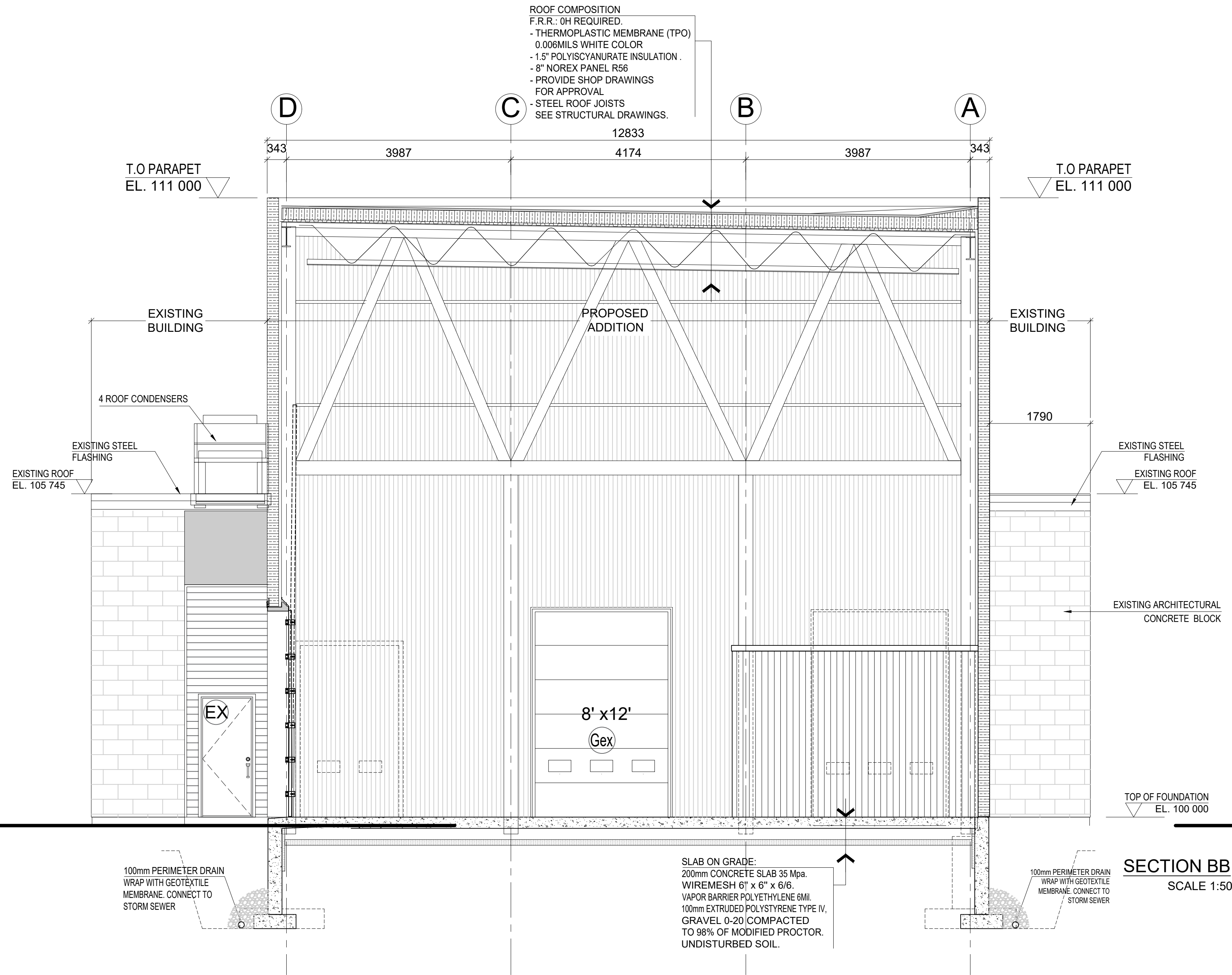
Date : 2024-06-26
Revision: 1.2

Drawn by: R.C
Approved by: P.Tabet

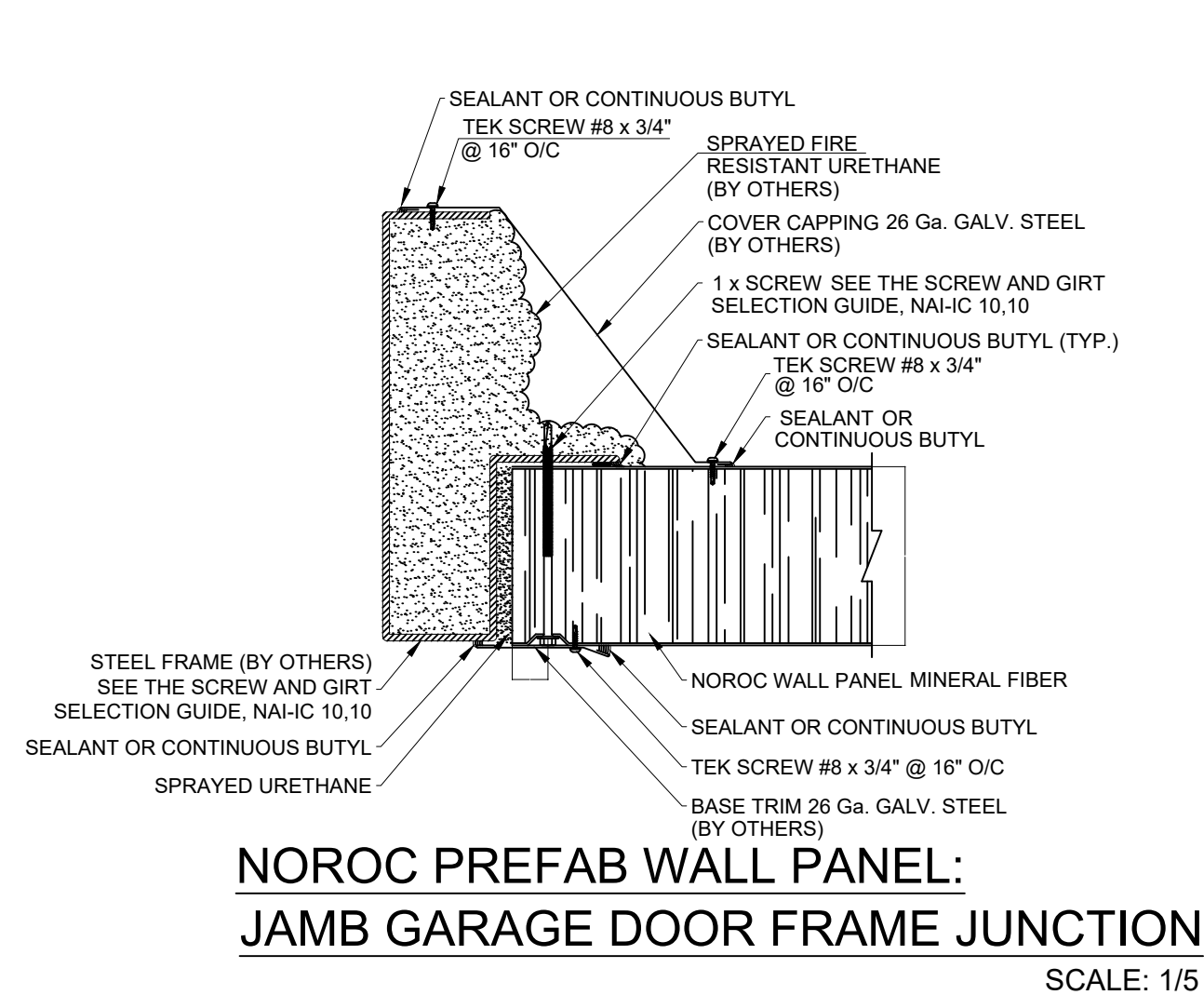
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Sheet: 8 / 9
Drawing #
A-401



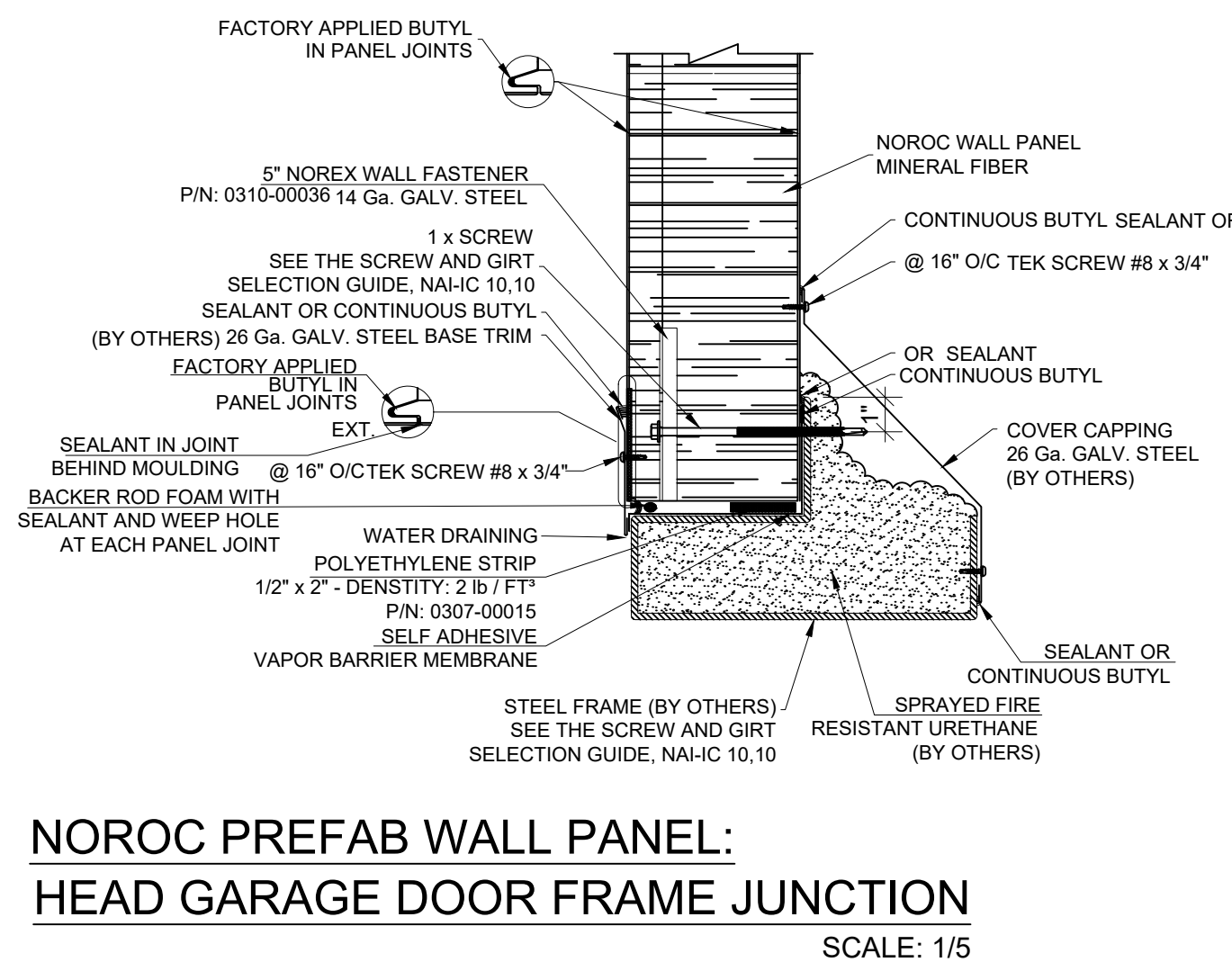
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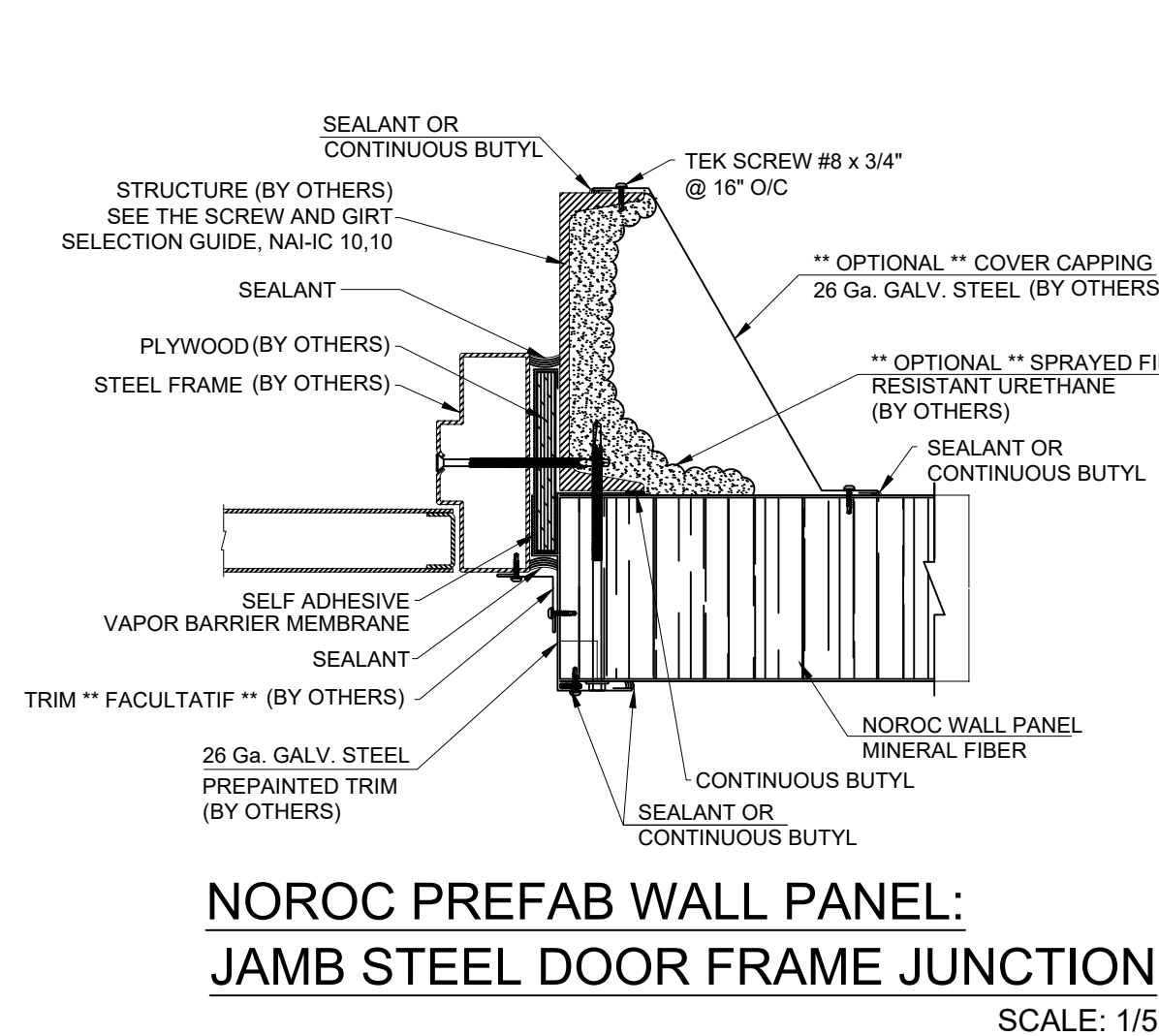
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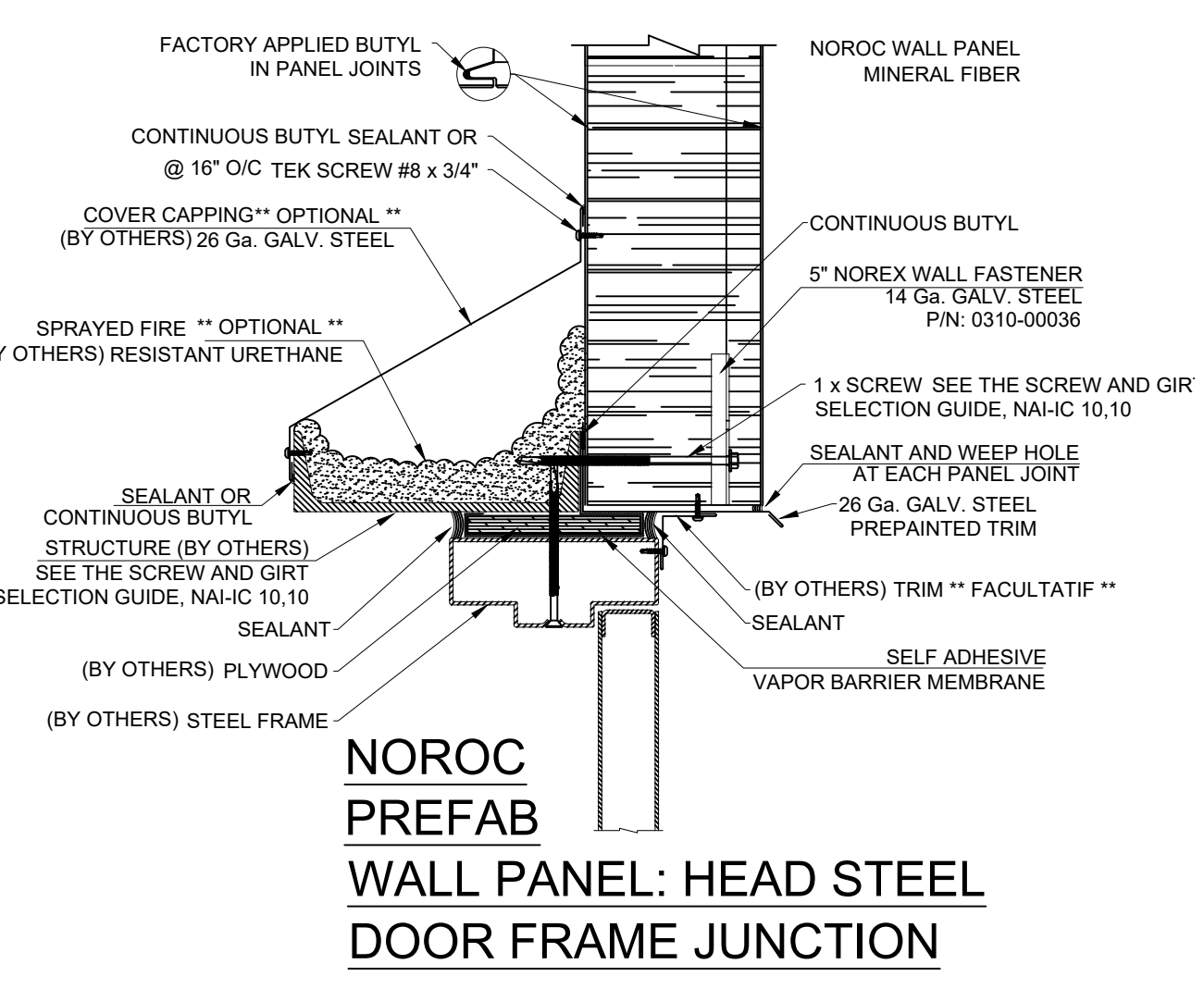
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JAMB GARAGE DOOR FRAME JUNCTION
SCALE: 1/5



NOROC PREFAB WALL PANEL:
HEAD GARAGE DOOR FRAME JUNCTION
SCALE: 1/5



NOROC PREFAB WALL PANEL:
JAMB STEEL DOOR FRAME JUNCTION
SCALE: 1/5



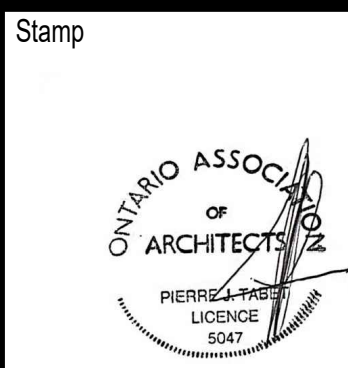
NOROC
PREFAB
WALL PANEL: HEAD STEEL
DOOR FRAME JUNCTION

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No	DATE	DESCRIPTION	App.	No	DATE	DESCRIPTION	App.
1.0	2024.06.26	PRELIMINARY	P.T.	1.1	2024.10.15	CLIENT APPROVAL	P.T.
				1.2	2024.10.28	PRELIMINARY	P.T.

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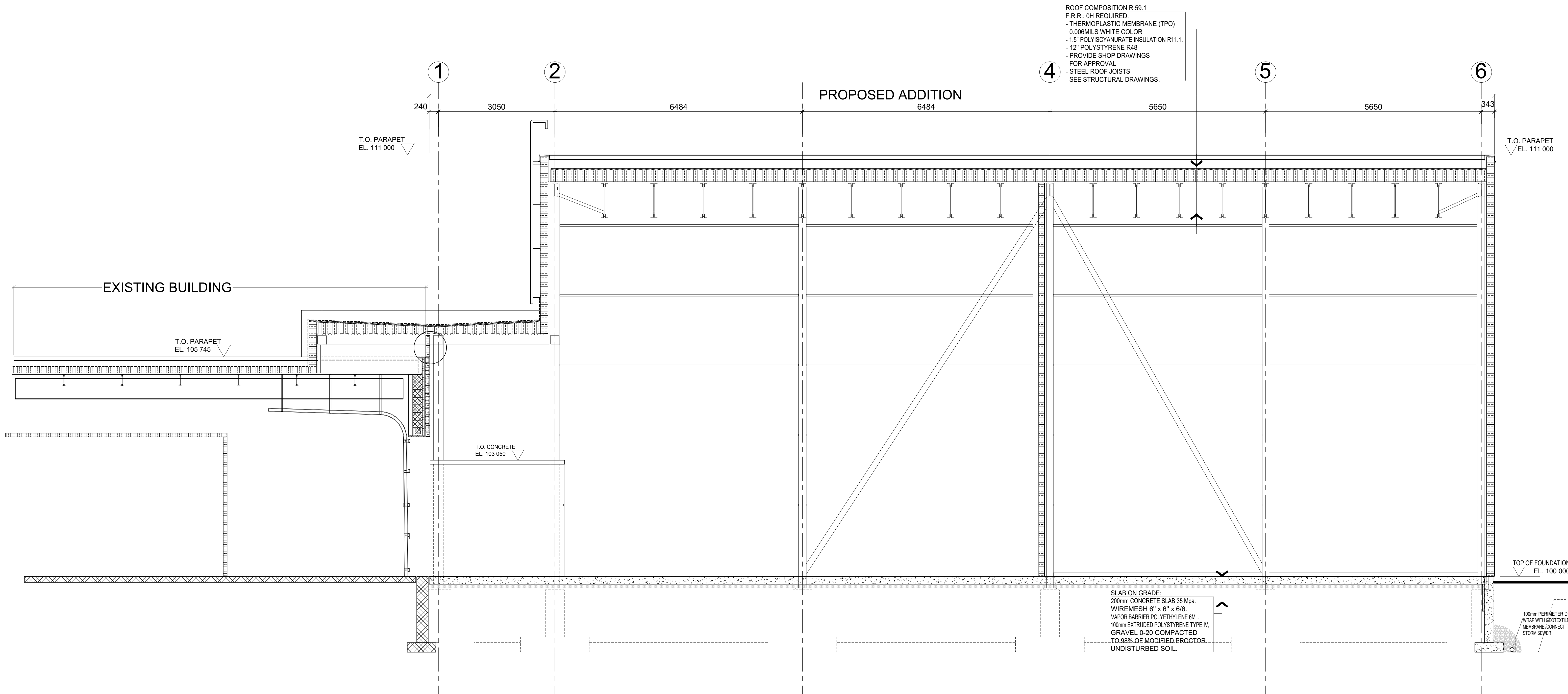
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Title BUILDING SECTIONS		Scale: 1:50	
Date : 2024-06-26	Drawn by: R.C	Sheet: 7 / 9	13
Revision: 1.2	Approved by: P.Tabet	Drawing # A-402	

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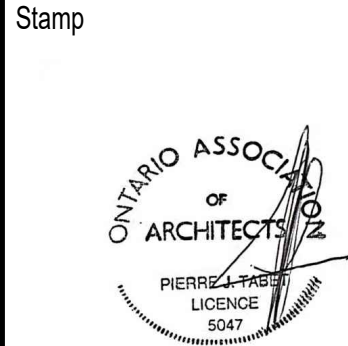
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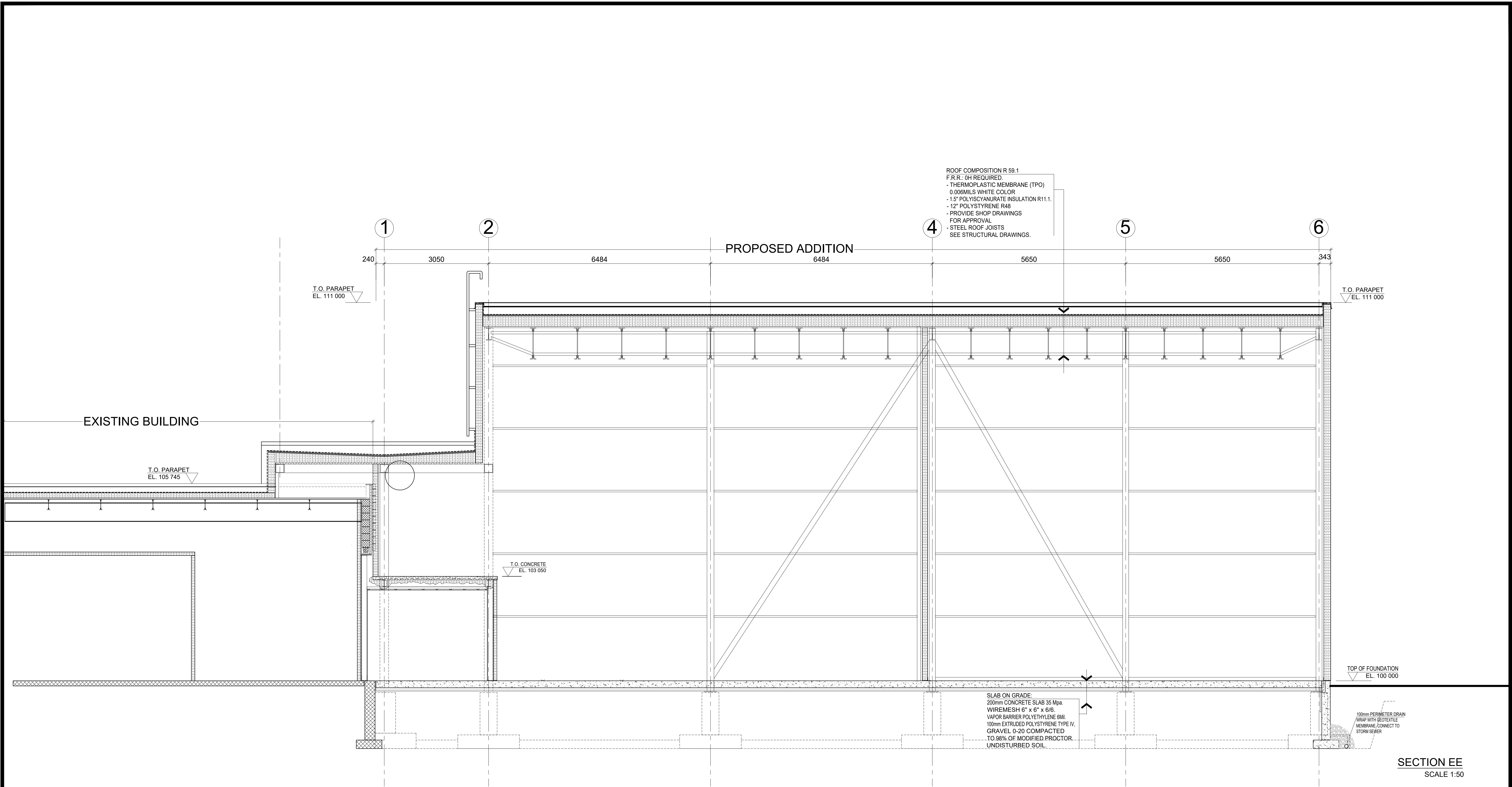
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Title SECTION DD		Scale: 1/50	Sheet: 9 of 13 A-403
Date : 2024-06-26	Drawn by: R.C	Drawing #	
Revision: 1.2	Approved by: P.Tabet		

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1.0	2024.06.26	PRELIMINARY	P.T.	1.1	2024.10.15	CLIENT APPROVAL	P.T.
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Title

SECTION DD

Date : 2024-06-26

Drawn by: R.C

Revision: 1.2

Approved by: P.Tabet

Scale: 1/50

Sheet: 9 of 13

Drawing # **A-404**

Project		
SLIPACOFFS PREMIUM MEATS 1620 LAFERRIERE AVE. OTTAWA, ON		
Title	SPECIFICATIONS AND INSTALLATION DETAILS.	Scale: N/A Sheet: 13 of
Date : 2024 -06-26	Drawn by: R.C	Drawing # A-50
Revision: 1.2	Approved by: P.Tabet	