

BUILDING CLASSIFICATION	GROUP D, UP TO 6 STORIES, NON COMBUSTIBLE, SPRINKLERED	322.51
SPRINKLERS	WILL BE SPRINKLERED	322.51
STANDPIPE SYSTEM	NOT REQUIRED	32.9
FIRE ALARM SYSTEM	REQUIRED	324.1
WATER SERVICE/SUPPLY ADEQUATE	YES	325.7
HIGH BUILDING	NO	32.6
CONSTRUCTION RESTRICTIONS	NONCOMBUSTIBLE	322.51
ACTUAL CONSTRUCTION	NONCOMBUSTIBLE	322.51
MEZZANINES	NONE	321.1 (3)-6

NEW BUILDING	BY LWA 2008-450
MAIN BUILDING FOOTPRINT AREA	1,263.42 SM
BASEMENT GROSS FLOOR AREA	2,322.81 SM
GROUND FLOOR	
FLOOR AREA GROSS	1,376.73 SM
LESS REQUIRED AREA	256.63 SM
FLOOR GROSS FOR ZONING CALCULATIONS	1,311.13 SM
SECOND FLOOR	
FLOOR AREA GROSS	1,696.06 SM
LESS REQUIRED AREA	229.46 SM
FLOOR GROSS FOR ZONING CALCULATIONS	1,373.40 SM
PENTHOUSE FLOOR GROSS AREA	17.20 SM
LESS AREA NOT REQUIRED TO BE CALCULATED IN GFA FOR PARKING	2,820.10 SM
GROUND + SECOND FLOOR GROSS AREAS FOR ZONING CALCULATIONS	2,696.53 SM

ITEM	BY-LAW 2008-220	PROVIDED
ZONE	IP 9 (11/4)	-
MIN. LOT AREA	5,395.28 SM	4,000 SM
MIN. LOT FRONTAGE	45 M	66.87 SM
MAX. LOT COVERAGE	45 %	30.95 %
REQ. FRONT EXTERIOR SIDE YARD SETBACK	12 M	22.15 M
REQ. REAR YARD SETBACK	7.5 M	10.94 M
REQ. SIDE YARD SETBACK	7.5 M	7.75 M
MAX. HEIGHT	22.0 M	-
BUILDING		
MAIN ROOF	-	9.4 M
PORCH/USE	-	12.7 M
FLOOR SPACE INDEX	N/A	N/A
PARKING REQUIREMENTS SPACES	74	101 (50 Surface Parking 51 Underground Parking)
DISABLED PARKING SPACES	5	10 (5 Surface Parking + 5 Underground Parking) 7 (2 underground Parking 1 Type A + 1 Type B)
TOTAL PARKING SPACES	79	106
BICYCLES (1 PER 250 SM)	13	2 (1 for Bicycle Locker) + 5 (for Bicycle Rack)
LOADING SPACES	1	23 (1 x 3.0 M)
LANDSCAPING COVERAGE (MIN.)	15 %	1.33 (1,540.22 SM)
LANDSCAPING (WIDTHS)		
FRONT	3.0 M	3.0 M
OTHER	1.5 M	1.5 M

	WALL	AREA OF EBF ¹	L.D. (METRES)	REPAIRED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS (SCHED. SM)	F.R.R. (MINS.)	DESIGN						
	NORTH	335.24	10.43	100	41 (137.59)	N/A	-						
	SOUTH	343.08	22.13	100	43 (146.60)	N/A	-						
	EAST	359.89	21.59	100	45 (148.88)	N/A	-						
	WEST	359.89	7.75	65	36 (126.11)	45	NON-COMBUSTIBLE CONSTRUCTION						
PLUMBING FIXTURE													
WATERMETER													
MALE/FEMALE @ 50%/50% - WASHROOM COUNTS FOR FLOORS ARE BASED ON ENTIRE FLOOR BEING OFFICE SPACE.													
FLOOR	OCCUPANCY ³	AREA / RATE	OCCUPANT LOAD PER SEX	BUILDING CODE	FIXTURES REQUIRED	FIXTURES PROVIDED							
GROUND	OFFICES	N/A	140 / 2 = 70	3 / 4.7	M	F	M	F	M	F	U		
SECOND	OFFICES	N/A	164 / 2 = 74	3 / 4.7			4	4	2	4	4	2	2

PARKING REQUIRED BY B1 PLAM 2008-2026:

GROSS FLOOR AREA \times 2.4 / 100 SQ. M. = 74 TOTAL PARKING SPACES

TYPICAL REGULAR PARKING STALL DIMENSIONS - 2.6 M (W) \times 5.2 M (L)

BARRIER-FREE PARKING CITY OF OTTAWA - TYPE 'A' STALL DIMENSIONS - 3.40 M (W) \times 5.2 M (L)

BARRIER-FREE PARKING CITY OF OTTAWA - TYPE 'B' STALL DIMENSIONS - 2.40 M (W) \times 5.2 M (L)

SURFACE DRIVING AISLE WIDTH (2-WAY) - 6.7 M

UNDERGROUND PARKING GARAGE DRIVING AISLE WIDTH (2-WAY) - 8.0 M

[illegible]

APPROVED
Derrick Moodle at 10:51 am, Jun 24, 2019

Derrick Moodle

DERRICK MOODIE
MANAGER

Not for circulation
outside of
60393
K&R and S&B

P & R

PYE & RICHARDS ARCHITECTS INC.
200-604 MARKET STREET
OTTAWA, ONTARIO K1Z 6B8
TEL: 613 724-7790
FAX: 613 724-1289
EMAIL: info@pyeandrichards.com
WWW: www.pyeandrichards.com

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