SPATIAL SEPARATION CALCULATION

MAX. AREA OF EXPOSING BLDNG FACE EAST (Group C) : 1578 SQ.FT
LIMITING DISTANCE : 37'-8 3/4" (11.5m)
AREA OF ALLOWABLE U.P.O : 1294 SQ.FT
AREA OF PROPOSED U.P.O : 545 SQ.FT
% ALLOWABLE U.P.O : 82%
% PROPOSED U.P.O : 34.5%
REQUIRED CONSTRUCTION
(FRR:CONSTRUCTION:CLADDING):
-45min:COMBUSTIBLE:COMBUSTIBLE-

SPATIAL SEPARATION CALCULATION

MAX. AREA OF EXPOSING BLDNG FACE EAST (Group E) : 210 SQ.FT
LIMITING DISTANCE : 37'-8 3/4" (11.5m)
AREA OF ALLOWABLE U.P.O : 210 SQ.FT
AREA OF PROPOSED U.P.O : 120 SQ.FT
% ALLOWABLE U.P.O : 100%
% PROPOSED U.P.O : 57.14%
REQUIRED CONSTRUCTION
(FRR:CONSTRUCTION:CLADDING):
-45min:COMBUSTIBLE:COMBUSTIBLE-

SPATIAL SEPARATION CALCULATION

MAX. AREA OF EXPOSING BLDNG FACE NORTH (N1 (Group C)) : 172 SQ.FT
LIMITING DISTANCE : 6'-4" (1.93m)
AREA OF ALLOWABLE U.P.O : 34.4 SQ.FT
AREA OF PROPOSED U.P.O : 31.6 SQ.FT
% ALLOWABLE U.P.O : 20%
% PROPOSED U.P.O : 18.4%
REQUIRED CONSTRUCTION
(FRR:CONSTRUCTION:CLADDING):
-1HR:COMBUSTIBLE:NONCOMBUSTIBLE-

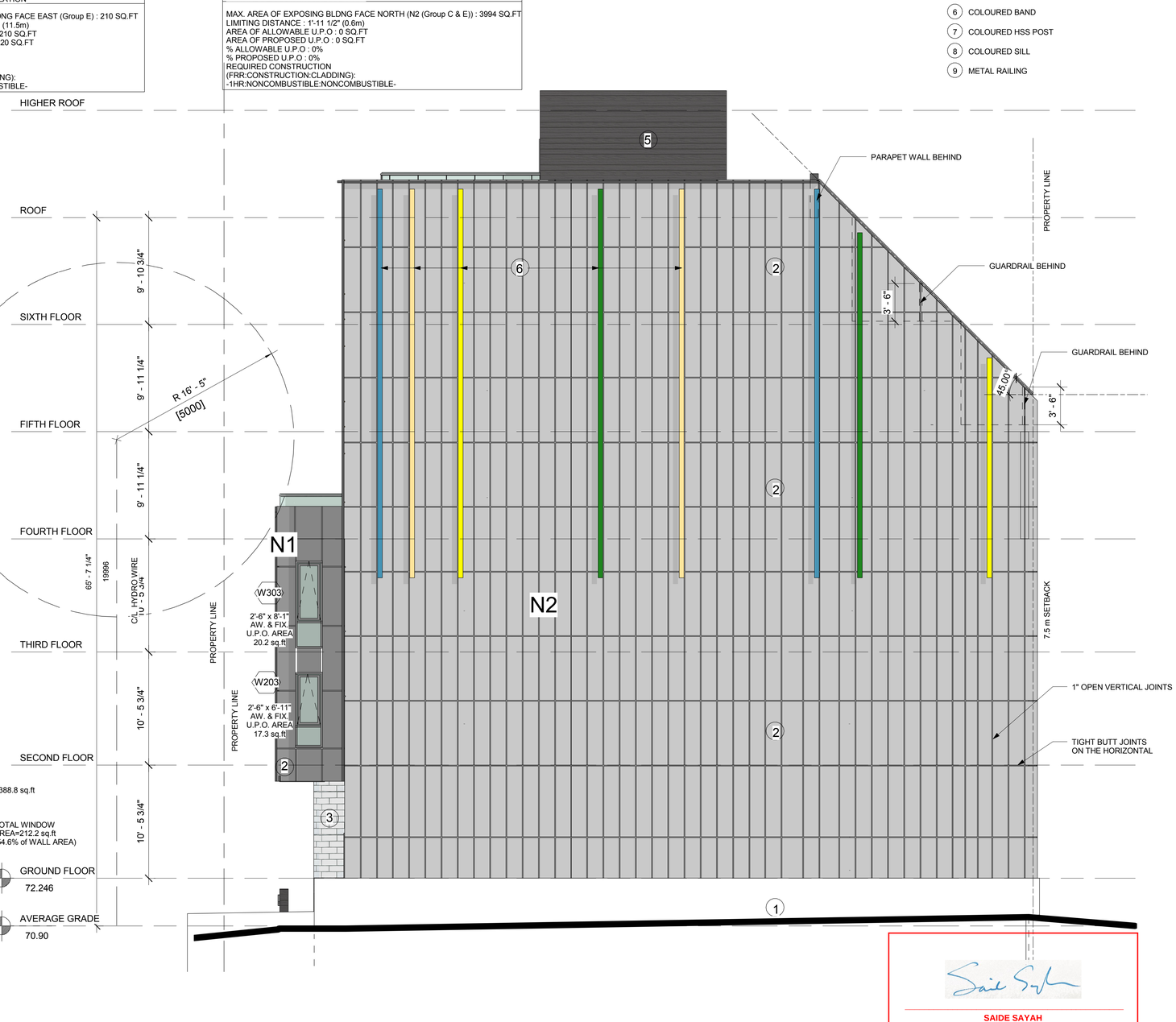
SPATIAL SEPARATION CALCULATION

MAX. AREA OF EXPOSING BLDNG FACE NORTH (N2 (Group C & E)) : 3994 SQ.FT
LIMITING DISTANCE : 1'-11 1/2" (0.6m)
AREA OF ALLOWABLE U.P.O : 0 SQ.FT
AREA OF PROPOSED U.P.O : 0 SQ.FT
% ALLOWABLE U.P.O : 0%
% PROPOSED U.P.O : 0%
REQUIRED CONSTRUCTION
(FRR:CONSTRUCTION:CLADDING):
-1HR:NONCOMBUSTIBLE:NONCOMBUSTIBLE-

MATERIAL LEGEND

1. CEMENT PARGING TO 4" BELOW GRADE
2. LIGHT GREY CEMENT BOARD
3. LIGHT GREY BRICK
4. DARK GREY METAL PANEL
5. DARK GREY CEMENT BOARD LAP SIDING
6. COLOURED BAND
7. COLOURED HSS POST
8. COLOURED SILL
9. METAL RAILING

2 FRONT (EAST) ELEVATION
3/16" = 1'-0"



1 SIDE (NORTH) ELEVATION
3/16" = 1'-0"

SAIDE SAYAH
MANAGER, CENTRAL BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Saide Sayah at 3:52 pm, Apr 22, 2020

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Sam Cox
613.562.7808
sam.cox@unpoised.com

RESPONSIBILITIES:
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ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

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GENERAL NOTES:

394 BRONSON AVE.
6 STOREY
MID RISE MIXED USE BUILDING

CONSULTANTS:
STRUCTURAL: -
MECHANICAL: -
ELECTRICAL: -

MID/Y

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3	ISSUED FOR SITE PLAN APPLICATION	03/04/2020
2	ISSUED FOR REVISIONS	07/06/2018
1	ISSUED FOR REVISIONS	06/14/2017

PROJECT:
394 BRONSON AVE.
OTTAWA, ON K1R 6J6

ELEVATIONS

DRAWN BY: L.T.
DATE: DEC. 17, 2018
SCALE: AS NOTED
SHEET: A9

D07-12-18-0126

16901

SPATIAL SEPARATION CALCULATION

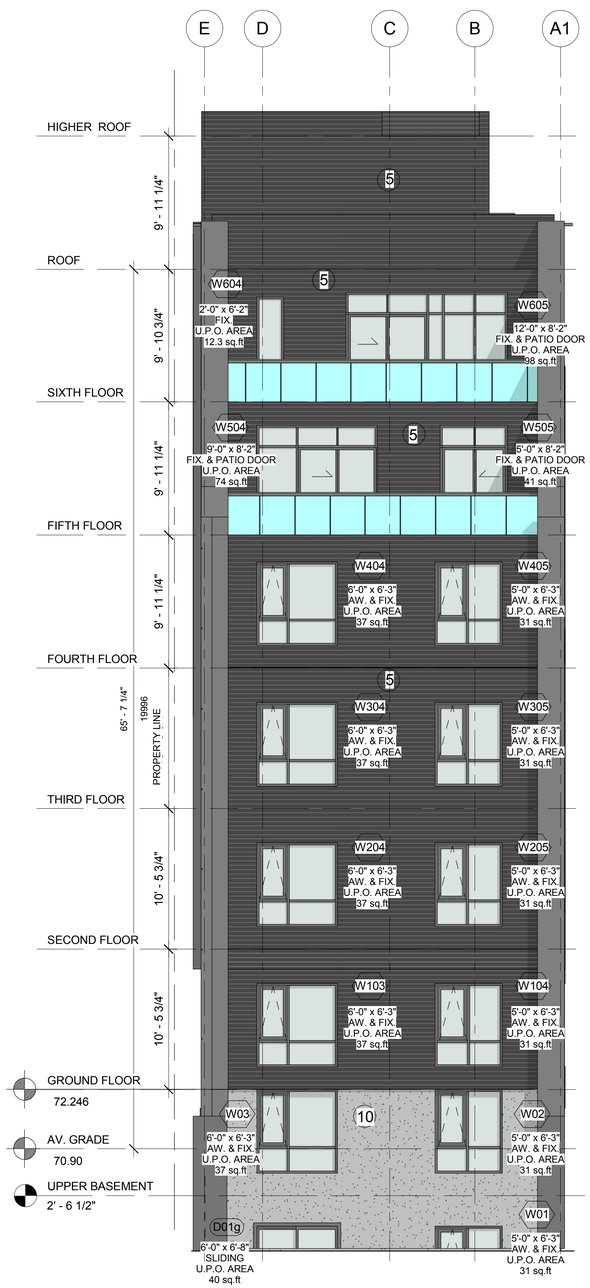
MAX. AREA OF EXPOSING BLDNG FACE WEST (Group C) : 1741 SQ.FT
LIMITING DISTANCE : 24'-9" (7.54m)
AREA OF ALLOWABLE U.P.O : 1149 SQ.FT
AREA OF PROPOSED U.P.O : 600.3 SQ.FT
% ALLOWABLE U.P.O : 66%
% PROPOSED U.P.O : 34.48%
REQUIRED CONSTRUCTION
(FRR:CONSTRUCTION:CLADDING):
-45min:COMBUSTIBLE:COMBUSTIBLE-

SPATIAL SEPARATION CALCULATION

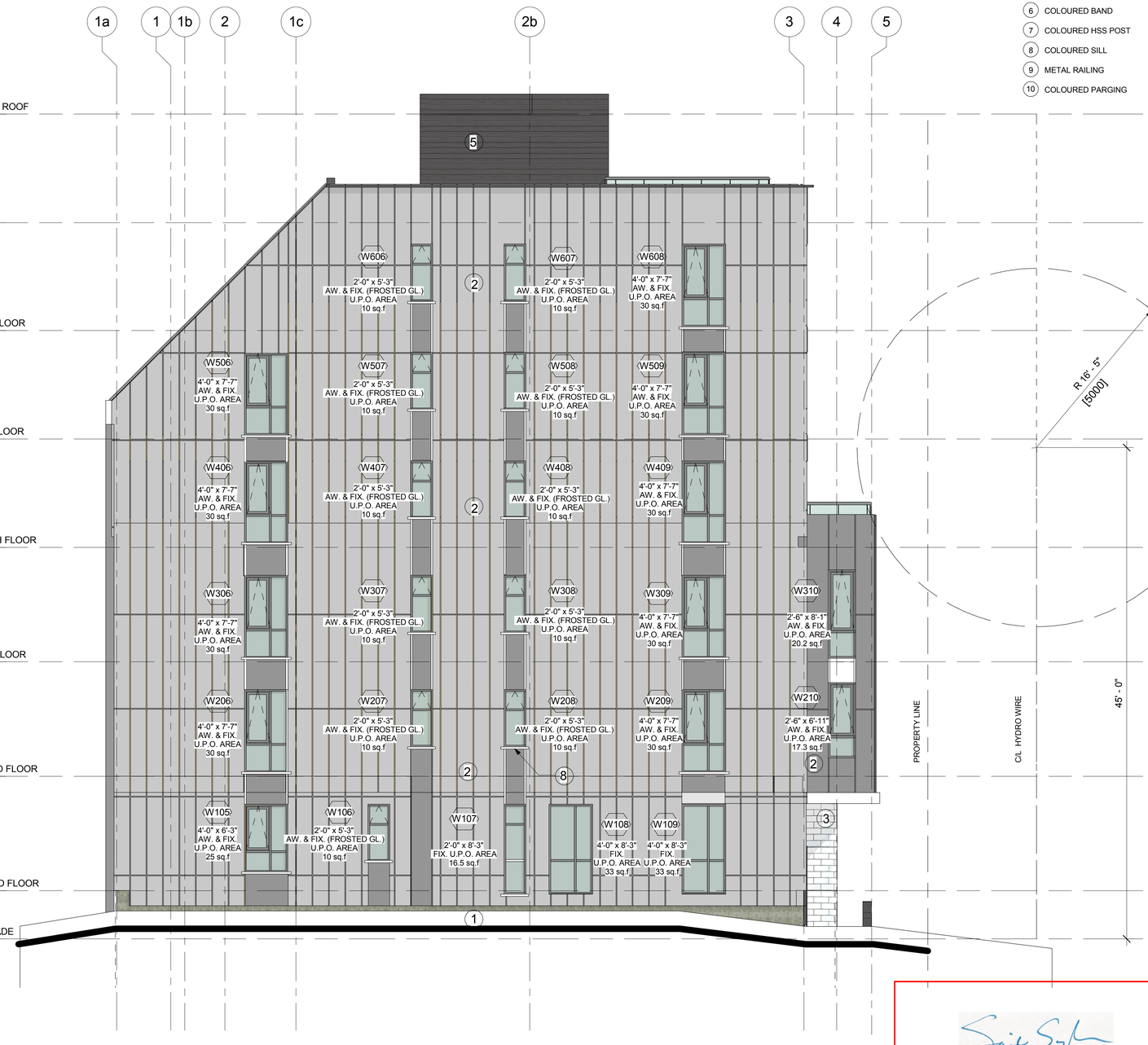
MAX. AREA OF EXPOSING BLDNG FACE SOUTH (Group C) : 4150 SQ.FT
LIMITING DISTANCE : 4'-0" (1.225m)
AREA OF ALLOWABLE U.P.O : 581 SQ.FT
AREA OF PROPOSED U.P.O : 540.6 SQ.FT
% ALLOWABLE U.P.O : 14%
% PROPOSED U.P.O : 13.03%
REQUIRED CONSTRUCTION
(FRR:CONSTRUCTION:CLADDING):
-1HR:COMBUSTIBLE:NONCOMBUSTIBLE-

MATERIAL LEGEND

1. CEMENT PARGING TO 4" BELOW GRADE
2. LIGHT GREY CEMENT BOARD
3. LIGHT GREY BRICK
4. DARK GREY METAL PANEL
5. DARK GREY CEMENT BOARD LAP SIDING
6. COLOURED BAND
7. COLOURED HSS POST
8. COLOURED SILL
9. METAL RAILING
10. COLOURED PARGING



1 REAR (WEST) ELEVATION
3/16" = 1'-0"



2 SIDE (SOUTH) ELEVATION
3/16" = 1'-0"

SAIDE SAYAH
MANAGER, CENTRAL BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Saide Sayah at 3:51 pm, Apr 22, 2020

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GENERAL NOTES:

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6 STOREY
MID RISE MIXED USE BUILDING

CONSULTANTS:
STRUCTURAL: -
MECHANICAL: -
ELECTRICAL: -

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3	ISSUED FOR SITE PLAN APPLICATION	03/04/2020
2	ISSUED FOR REVISIONS	07/06/2019
1	ISSUED FOR REVISIONS	06/14/2017

PROJECT:
394 BRONSON AVE..
OTTAWA, ON K1R 6J6

ELEVATIONS

DRAWN BY: L.T.
DATE: DEC. 17, 2018
SCALE: AS NOTED
SHEET: A10

D07-12-18-0126
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