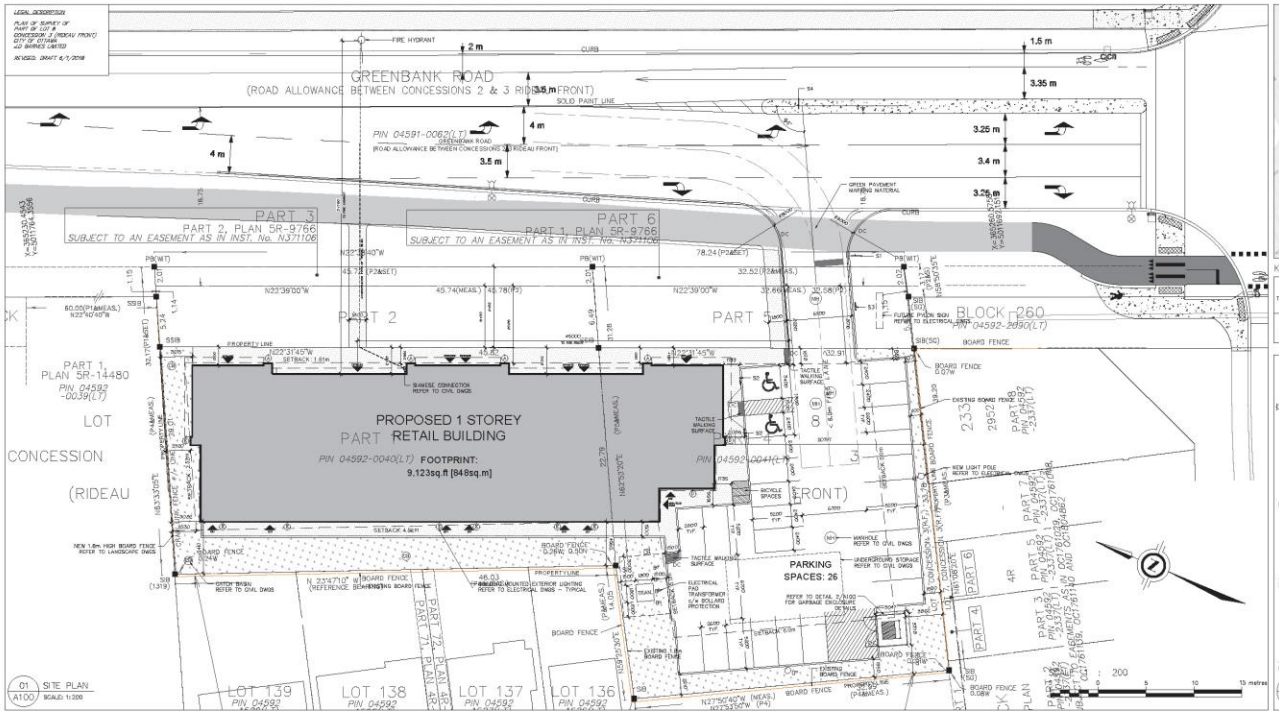
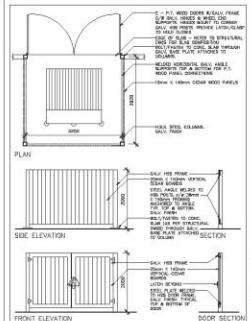


KEYPLAN

APPROVED ☐ REFUSED ☐

THIS _____ DAY OF _____ 20__

DON HERWIERE, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



02 GARBAGE ENCLOSURE
A100 SCALE: 1:64

CLIENT NAME

NOTES:

1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, LOCAL FIRE AND BY-LAWS.

2. ADDITIONAL DRAWINGS MAY BE REQUIRED FOR CLARIFICATION OF ABOVE PROPOSED DESIGN OR WHERE DEEMED NECESSARY BY THE CONSTRUCTION MANAGER. ALL DRAWINGS MUST BE SEALED WITH PLANS FOR CONSTRUCTION ISSUED.

DO NOT SCALE DRAWINGS.

4. ALL SUB-CONTRACTORS TO TAKE THEIR OWN SITE MEASUREMENTS. NO RESPONSIBILITY FOR THE ACCURACY.

5. ARCHITECT DRAWING ANY DEFECTS TO BE ANY ERRORS AND OR OMISSIONS PRIOR TO START OF WORK.

LEGEND:

LANDSCAPE (SOD)

SIDEWALK

PROPERTY LINES

REQUIRED SETBACKS

CLIENTS:
JACK CAPITAL
2151 STRANDHERD DRIVE, UNIT 4
OTTAWA, ON K2G 4R9
T: 613.322.6009

RAM SALVARIEGHAN
107 MEANDERING BROOK DR.
OTTAWA, ON K1T 0B7
T: 613.322.0183

SHALLTON MARR
1000 SHALLTON DR.
BOG-MOKE ON
K0A 1C0
T: 613.789.9539

LANDSCAPE ARCHITECT & PLANNER:
FOTENN PLANNING & DESIGN
223 McLEOD STREET,
OTTAWA, ON K2P 0Z8
T: 613.730.5709

CIVIL ENGINEER:
DSEL - DAVID SCHAEFFER ENGINEERING LTD.
1150 IDEA ROAD, UNIT 103
OTTAWA, ON K2S 1E8
T: 613.836.0856 EXT. 532

MEC ENGINEERING:
QUADRANT ENGINEERING LIMITED
2283 ST.LAURENT BLVD. UNIT 203
OTTAWA, ON K1G 5A2
T: 613.567.1487

SURVEYOR:
IQ SURVEYS LIMITED
3430 DON REID DRIVE, SUITE 204,
OTTAWA, ON K1V 1E1
T: 613.731.7244

SEAL: NORTH ARROW:

08	2020.12.11	ISSUED FOR REVIEW
07	2020.12.14	ISSUED FOR REVIEW
06	2019.12.11	ISSUED FOR SPC RESUBMISSION
05	2019.10.15	ISSUED FOR CONSTRUCTION
04	2019.08.13	RE-ISSUED FOR SPC
03	2019.12.14	ISSUED FOR SITE PLAN CONTROL
02	2018.12.12	PRELIMINARY REVIEW
01	2018.11.12	PRELIMINARY REVIEW
No.	DATE	REVISION

S.J. LAWRENCE ARCHITECT INCORPORATED
34 CRANDAR STREET
WESTGATE
OTTAWA, ONTARIO
K2G 4R7
T: 613(729-7420
F: 613(729-7070
info@sjlarchitect.com

LAWRENCE ARCHITECT INCORPORATED

THIS DRAWING IS THE SOLE PROPERTY OF S.J. LAWRENCE ARCHITECT INCORPORATED

PROJECT:
GREENBANK DEVELOPMENT

PART OF LOT 2 & CONCESSION 2 (RIDEAU FRONT) CITY OF OTTAWA
AD BARNES LIMITED

DRAWN BY: AJ. / M.D.
CHECKED BY: S.J.L.
DATE: 2020.02.11
PROJECT NO.: 2019.06.24
SCALE: AS SHOWN
SHEET NUMBER: A100

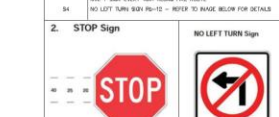
APPLICATION PLAN NO: D07-12-19-0116 D07-12-19-0089

PLAN #

SIGN LEGEND

SYMBOL	DESCRIPTION
S1	STOP SIGN – REFER TO IMAGE BELOW FOR DETAILS
S3	HANDICAP PARKING STALL
S3	FIRE ROUTE SIGN (AS PER DETAIL) – MIN. 1 SIGN EVERY 45m ALONG FIRE ROUTE
S4	NO LEFT TURN SIGN Rb-12 – REFER TO IMAGE BELOW FOR DETAILS

2. STOP Sign



NO LEFT TURN Sign

Rb-1	60 cm x 60 cm	Rb-12	60 cm x 60 cm
Rb-101	75 cm x 75 cm	Face	N/A
Rb-101	100 cm x 100 cm	Colour	Interdictory Symbol – Red Reflection
Face	Highway Gothic C		Legend & Border – Black
Colour	Legend & Border – White Reflection		Background – White Reflection
	Background – Red Reflection		

CONSTRUCTION NOTES

1. PRIVATE SOILS REPORT TO INSPECTOR AT TIME OF INSPECTION STATES MIN. BEARING CAPACITY OF SOIL.
2. STRUCTURAL INFORMATION INCLUDED IN ASSEMBLY & CONSTRUCTION NOTES ARE SUPERSEDED BY STRUCTURAL NOTES. REFER TO STRUCTURAL NOTES, FOOTING SCHEDULES & DETAILS FOR CONCRETE WALL / FOOTING REINFORCING.
3. LAP & SEAL ALL JOINTS IN POLYETHYLENE VAPOUR BARRIER.
4. ALL PLYWOOD, OSB, GYPSUM BOARD, ETC. TO BE PRIMED AND PAINTED FOR PAINT OR SPECIFIED INTERIOR FINISH. PRIMING OF GYPSUM BOARD SHEETS IS NOT ACCEPTABLE.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS, WASHROOM CEILINGS & WASHROOM WALLS. CEMENT BOARD TO BE USE ON ALL TUB SURRO & SHOWER ENCLOSURES. BACKING TO BE PROVIDED FOR ALL WALLMOUNT, WASHROOM ACCESSORIES, HAND RAILINGS, ETC. REFER TO ARCHITECTURAL PLANS.
25. ALL PENETRATIONS THROUGH FIREWATED WALLS (PARTY WALLS, CORRIDOR WALLS, ETC) MUST BE SEALED TIGHT WITH A COMBINATION OF JOINT COMPOUND AND FIRE CAULK TO ENSURE A CONTINUOUS FIRE RATING.
26. THICKEN WALLS AS REQUIRED TO ACCOMMODATE ELECTRICAL PANELS & MECHANICAL ITEMS. CONTRACTOR TO CONFIRM CODE COMPLIANCE WITH ARCHITECT BEFORE SITE WORK BEGINS.
27. FOR ASSEMBLIES INDICATED AS TO CONFORM TO A LISTED U.L.C.A. RATING MATERIALS WITHIN ASSEMBLY MUST BE SAME AS THOSE USED FOR THE TESTED ASSEMBLY. ALL MATERIAL SHALL BE LABELLED WITH U.L.C.A. IDENTIFICATION.
30. ALL GYPSUM BOARD IS TO EXTEND TO FULL HEIGHT OF PARTITION U.N.O.

DRAWING SYMBOLS

REFERENCE BUBBLE: A (DRAWING NUMBER) / A100 (SHEET NUMBER)

INTERIOR ELEVATION BUBBLE: 1 (DRAWING NUMBER) / E 100 (SHEET NUMBER)

ROOM LABEL: MECH. (ROOM NAME) / 100 (ROOM NUMBER)

DOOR LABEL: 116.1 — DOOR NUMBER

WINDOW LABEL: 02 — (B) = BASEMENT, (G) = GROUND FLOOR, (S) = SECOND FLOOR, # = WINDOW NUMBER

CONSTRUCTION ASSEMBLY LABEL: WE — (W) = EXTERIOR WALL, (P) = INTERIOR WALL, (R) = ROOF, (F) = ASSEMBLY NUMBER

CEILING ELEVATIONS: 114 — CEILING FINISH HEIGHT

GRID REFERENCE: 4 — GRID DESTINATION

ELEVATION HEIGHT: 174.25 — ELEVATION HEIGHT

LIST OF ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ASSY	ASSEMBLY
BD	BOARD
BG	BUILDING GRADE
BLDG	BUILDING
CB	CATCH BASIN
CG	CENTRE OF GRAVITY
CJ	CONTROL JOINT
CL	CENTRE LINE
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CR	CURB
CR	CARD READER
CT	CERAMIC TILE
DIM	DIMENSION
DO	HANDICAP DOOR OPERATOR
DN	DOWN
ELECT	ELECTRICAL
ELEV	ELEVATOR
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EP	ELECTRICAL PANEL
EQ	EQUAL
EX	EXISTING
EXP	EXPOSED
FD	FLOOR DRAIN
FA	FIRE ALARM
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FHC	FIRE HOSE
FL	FLOOR
FRR	FIRE RESISTANCE RATED
GB	GRAB BAR (BLACKING)
GL	GLASS
GYP	GYPSUM WALLBOARD
HM	HOLLOW METAL
HWT	HOT WATER TANK
LAV	LAVATORY
LTG	LIGHTING
MAG	MAGNAUM
MECH	MECHANICAL
MC	MEDICINE CABINET
MIN	MINIMUM
NBC	NATIONAL BUILDING CODE
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTRE
OH	OVERHEAD
PL	PLATE
PLAM	PLASTIC LAMINATE
PSF	PRESSED STEEL FRAME
PVC	POLY VINYL CHLORIDE
RCP	REFLECTIVE CEILING PLAN
RD	ROOF DRAIN
REINF	REINFORCED
REQD	REQUIRED
RM	ROOM
SIM	SIMILAR
SS	STAINLESS STEEL
T/O	TOP OF
U.N.O.	UNLESS NOTED
VCT	VINYL COMPOSITION TILE
VESTIB	VESTIBULE
WC	WATER CLOSET

ZONING

EXISTING ZONING: DR – DEVELOPMENT RESERVE ZONE TO LE[XXX]

	REQUIRED	PROPOSED
MIN. FRONT YARD SETBACK	1.6m	1.61m
MIN. REAR YARD SETBACK	4.5m	4.56–5.4m
MIN. INTERIOR YARD SETBACK	5m	2.52m
MAX. BUILDING HEIGHT	18.0m	≤8.6m
MIN. LOT AREA	N/A	2,228m2
MAX LOT COVERAGE	N/A	38%
LANDSCAPE AREA	15%	18%
MIN. WIDTH OF LANDSCAPE AREA		
ABUTTING A STREET	1.0m	1.09m
ALL OTHER CASES	1.0m	<1m
MIN. LOT WIDTH	N/A	75.7m

LEGEND

A — EXTERIOR WALL MOUNTED LIGHT SCONCE

B — EXTERIOR SOFFIT LIGHT

C — EXTERIOR WALL MOUNTED LIGHT PACK

UNIT PAVER – TYPE 1
REFER TO LANDSCAPE PLAN

AUTOMOBILE PARKING SUMMARY

REQUIRED PARKING

OFFICE UNITS	2.4 PARKING SPACES PER 100m2
OFFICE USES	2 PER 100m2
RETAIL USES	3.4 PARKING SPACES PER 100m2
RESTAURANT	10 PER 100m2
TOTAL (BASED ON RETAIL)	848m2 (EXCLUDING SERVICE ROOM)/100 X 3.4 = 28 REQUIRED PARKING SPACES

PROVIDED PARKING

		UNDERGROUND	ABOVE GROUND
REGULAR SPACES	MIN. 2.6m x 5.2m	–	18
REDUCED SIZE SPACES	MIN. 2.4m x 5.2m	–	8
ACCESSIBLE SPACES	TYPE A & B	–	2
TOTAL	= 28 PROVIDED PARKING SPACES		

BICYCLE PARKING SUMMARY

REQUIRED PARKING

RETAIL USE	1 SPACE PER 250m2 REQUIRED = 848/250 = 3.37 (3)	
TOTAL	= 3 REQUIRED BICYCLE SPACES	

		UNDERGROUND	ABOVE GROUND
HORIZONTAL SPACES	MIN. 0.6m x 1.8m	–	3
VERTICAL SPACES	MIN. 0.5m x 1.5m	–	–
TOTAL	= 3		

SHEET INDEX:

A100 – SITE PLAN & NOTES
A200 – GROUND FLOOR PLAN
A400 – ELEVATIONS

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Lily Xu at 11:47 am, Mar 25, 2020