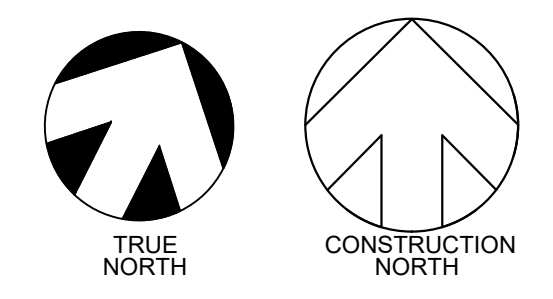


SITE STATISTICS

ITEM	ZONING BYLAW REQUIREMENTS		PROPOSAL
	IL - Light Industrial	IL - Light Industrial	
ZONING CATEGORY	2000	6,582	
LOT AREA (sqm)	N/A	22.6	
LOT WIDTH (m)	N/A	1,496.4	
GROUND FLOOR AREA (sqm)	65%	22.6%	
LOT COVERAGE (max.)	7.5	18.0	
FRONT YD. (m) (min.)	3.5	53.8	
REAR YD. (m) (min.)	7.5	13.4	
INT. SIDE YARD - WEST (m) (min.)	7.5	7.5	
INT. SIDE YARD - EAST (m) (min.)	94.8	95	
NUMBER OF PARKING SPACES TOTAL	26.6	46.2	
Phase of Assembly Parking (Percentage of building net including Sanitary)	7	4	
NUMBER OF ACCESSIBLE PARKING SPACES (4% of req'd.)	47	16	
NUMBER OF COMPACT CAR PARKING SPACES (50% max of req'd.)	2.6 x 5.2	2.6 x 5.2	
STANDARD PARKING STALL DIMENSIONS (m)	2.4 x 4.6	2.6 x 4.6	
COMPACT CAR PARKING STALL DIMENSIONS (m)	3.4 x 5.2	3.4 x 5.2	
ACCESSIBLE PARKING DIMENSIONS - TYPE A (m)	2.4 x 5.2	2.4 x 5.2	
ACCESSIBLE PARKING DIMENSIONS - TYPE B (m)	1.5 x 5.2	1.5 x 5.2	
ACCESSIBLE ADJACENT ACCESS ISLE DIM. (m)	20% MIN.	30.5% (2.004m)	
PERCENTAGE OF LOT LANDSCAPED	18.0	8.5	
BUILDING HEIGHT (m)	N/A	3.065	
ASPHALT AREA (sqm)			

TOPOGRAPHICAL PLAN OF SURVEY

PART OF LOT 1
CONCESSION 5 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.
Plan Amended September 7, 2017 to illustrate additional services.



OWNERS

OWNERS NAME: The
Cornerstone House of
Refuge Apostolic Church
(CHORAC)
ADDRESS:
1196 Wellington St. West,
Ottawa, ON, K1Y 2Z5
(613) PHONE #: 725-1432

APPLICANT

REINDERS + LAW LTD.
64 ONTARIO STREET NORTH,
MILTON ON L9T 2T1
P (905)457-1618
F (905)457-8852

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED FIRE ROUTE (USING HEAVY DUTY PAVING)
- LIGHT DUTY PAVING
- CONCRETE PAD OR SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE CURB WITH CURB CUT OR DEPRESSED CURB
- NEW BUILDING AREA (FOOTPRINT)
- PRINCIPAL BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE OR EGRESSSES
- FIRE ROUTE SIGNS
- BARRIER FREE SIGNS (RB93)
- COMPACT CAR SIGN
- BARRIER FREE LOGO (PAVED ON ASPHALT)
- TACTILE STRIPS ON CONCRETE OR ASPHALT SURFACES (AODA COMPLIANT)
- PROPOSED CATCHBASIN AND STRUCTURE
- PROPOSED DOUBLE CATCHBASIN AND STRUCTURE
- PROPOSED MANHOLE
- EXISTING CATCHBASIN AND MANHOLE
- PROPOSED CATCHBASIN AND MANHOLE
- FIRE HYDRANT (EXISTING)

FIRM NAME: REINDERS + LAW LTD.
CERTIFICATE OF PRACTICE NUMBER: 6141
BON NUMBER: 28113
64 ONTARIO STREET NORTH
MILTON, ON L9T 2T1
(905) 457-1618
email@reinders.ca
CONTACT: KYLE REINDERS, OAA
NAME OF PROJECT: CHORAC OTTAWA
LOCATION: 2375 ST. LAURENT BLVD, OTTAWA, ON

ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX PART 3 OR 9		OBC REFERENCE	
	NEW	ALTERATION	1.1.2 [A]	1.1.2 [A] & 9.10.1.3
1	PROJECT DESCRIPTION:	NEW	1.1.2 [A]	1.1.2 [A] & 9.10.1.3
2	MAJOR OCCUPANCY(S):	A2 PLACE OF WORSHIP	3.1.2.1(i)	9.10.2
3	BUILDING AREA (m ²):	EXISTING: NEW: 1,498.4	1.4.1.2 [A]	1.4.1.2 [A]
4	GROSS AREA (m ²):	EXISTING: NEW: 1,498.4	1.4.1.2 [A]	1.4.1.2 [A]
5	NUMBER OF STOREYS:	ABOVE GRADE: BELOW GRADE: 0	1.4.1.2 [A] & 3.2.1.1	1.4.1.2 [A] & 9.10.4
6	NUMBER OF STREETS/FIRE FIGHTER ACCESS:	1	3.2.2.10 & 3.2.5.5	9.10.20
7	BUILDING CLASSIFICATION:	3.2.2.25	3.2.2.20 - 83	9.10.2
8	SPRINKLER SYSTEM PROPOSED:	ENTIRE BUILDING: SELECTED COMPARTMENTS: SELECTED FLOOR AREAS: BASEMENT ONLY: NOT REQUIRED	3.2.2.20 - 83 3.2.1.5 3.2.2.17 INDEX	9.10.8.2 9.10.8 INDEX
9	STANDPIPE REQUIRED:	YES NO	3.2.9	N / A
10	FIRE ALARM REQUIRED:	YES NO	3.2.4	9.10.18
11	WATER SERVICE/SUPPLY IS ADEQUATE:	YES NO	3.2.5.7	N / A
12	HIGH BUILDING:	YES NO	3.2.6	N / A
13	PERMITTED CONSTRUCTION:	COMBUSTIBLE PERMITTED: NON-COMBUSTIBLE REQUIRED: BOTH	3.2.2.20 - 83	9.10.6
14	MEZZANINE(S) AREA (m ²):	N/A	3.2.1.1(i) - (8)	9.10.4.1
15	OCCUPANT LOAD BASED ON:	m ² / PERSON: DESIGN OF BUILDING	3.1.17	9.8.1.3
16	BARRIER-FREE DESIGN:	YES NO (EXPLAIN)	3.8	9.5.2
17	HAZARDOUS SUBSTANCES:	YES NO	3.3.1.2 & 3.3.1.19	9.10.1.3 (4)
18	REQUIRED FIRE RESISTANCE RATING (FRR)	FLOORS: NR ROOF: NR MEZZANINE: N/A FRR OF SUPPORTING MEMBERS: NR	LISTED DESIGN No. OR DESCRIPTION (SC-2) 3.2.2.20 - 83 & 3.2.1.4	9.10.8 9.10.9
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	WALL AREA OF EBF (m ²): L.D. (m): L/H OR H/L: PERMITTED MAX. % OF OPENINGS: PROPOSED % OF OPENINGS: FRR (HOURS): LISTED DESIGN OR DESCRIPTION: COMB. CONST.: COMB. CLADDING: NON-COMB. CONST.:	3.2.3 3.10.14	9.10.14
20	PLUMBING FIXTURES:		3.7.4.3	9.5.9.1
21	OTHER - DESCRIBE			

PAVEMENT

FOR PAVEMENT AREAS SUBJECT TO CARS AND LIGHT TRUCKS, THE PAVEMENT SHOULD CONSIST OF:
40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE OVER
55mm SUPERPAVE 19.0 BINDER COURSE OVER
150mm OPSS GRANULAR A BASE OVER
40mm OPSS GRANULAR B, TYPE II SUB-BASE OVER (50mm OR 100mm MINUS CRUSHED STONE)
NON-WOVEN GEOTEXTILE FABRIC (4 oz./sq. yd.) SUCH AS TERRAFIX 270R OR THRACE-LING 130EX OR APPROVED ALTERNATIVE

FOR PAVEMENT AREAS SUBJECT TO HEAVY TRUCK LOADING, THE PAVEMENT SHOULD CONSIST OF:
40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE OVER
80mm SUPERPAVE 19.0 BINDER COURSE OVER
150mm OPSS GRANULAR A OVER
50mm OPSS GRANULAR B, TYPE II SUB-BASE OVER (50mm OR 100mm MINUS CRUSHED STONE)
NON-WOVEN GEOTEXTILE FABRIC (4 oz./sq. yd.) SUCH AS TERRAFIX 270R OR THRACE-LING 130EX OR APPROVED ALTERNATIVE

no.	revisions	date	INIT.
3	RE-ISSUED FOR SPA	2023-01-27	KR
2	RE-ISSUED FOR SPA	2022-12-09	KR
1	RE-ISSUED FOR SPA	2022-10-24	KR
0	ISSUED FOR SITE PLAN APPROVAL	2022-02-28	KR

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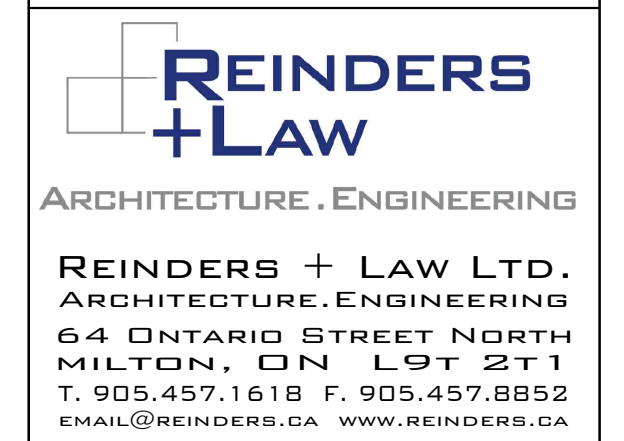
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date plotted 2022-02-28 plot scale 1:1



drawn SH
designed KR
reviewed KR
date 2022-02-28
scale 1:300

project
CHORAC OTTAWA
2375 ST. LAURENT BLVD
OTTAWA, ON

drawing
ARCHITECTURAL SITE PLAN
PLAN #: 18738
FILE #: D07-12-22-0061



drawing no. 20037_SP1
rev. no. 3