

**BUILDING CODE ANALYSIS  
PROPOSED ADDITION:**

- LOT AREA: 2 213.43m<sup>2</sup>.
- EXISTING BUILDING AREA: 443.58m<sup>2</sup>.
- EXISTING TOTAL FLOORS AREA: 526m<sup>2</sup>
- PROPOSED ADDITIONS BUILDING AREA : 368.16m<sup>2</sup>
- TOTAL BUILDING AREA AFTER ADDITION: 817.74m<sup>2</sup>.
- 2 STOREY BUILDING FACING 1 STREET.
- USE: LIGHT INDUSTRIAL, GROUP "F" DIV. 3. .
- PARTS 3 AND 11 OF OBC 2012
- COMBUSTIBLE AND NON COMBUSTIBLE CONSTRUCTION.
- CLASSIFICATION: 3.2.2.78
- FLOOR ASSEMBLIES SHALL BE FIRE SEPARATION AND IF COMBUSTIBLE CONSTRUCTION IT SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45min.
- NO F.R.R REQUIRED FOR MEZZANINES AND ROOFS AND THEIR STRUCTURAL VERTICAL COMPONENTS.
- SPRINKLERS: NOT REQUIRED.
- FIRE ALARM SYSTEM: NOT REQUIRED.
- F.R.R. 45mm REQUIRED FOR EXISTING 1ST FLOOR FIRE SEPARATION AND ITS LOAD BEARING WALLS ASSEMBLIES, ARCHES AND COLUMNS.
- NO F.R.R. REQUIRED FOR THE EXISTING AND PROPOSED ROOF AND THEIR STRUCTURAL VERTICAL ASSEMBLIES.
- 2 EXITS MINIMUM REQUIRED FOR EACH FLOOR.
- TRAVEL DISTANCE: 30m MAX.
- NUMBER OF PERSONS: 19.
- PLUMBING EQUIPMENTS: 2 EXISTING WASHROOMS 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 :443.58m<sup>2</sup> + 2nd Floor Area :83.14m<sup>2</sup> + Addition: 368.16m<sup>2</sup>

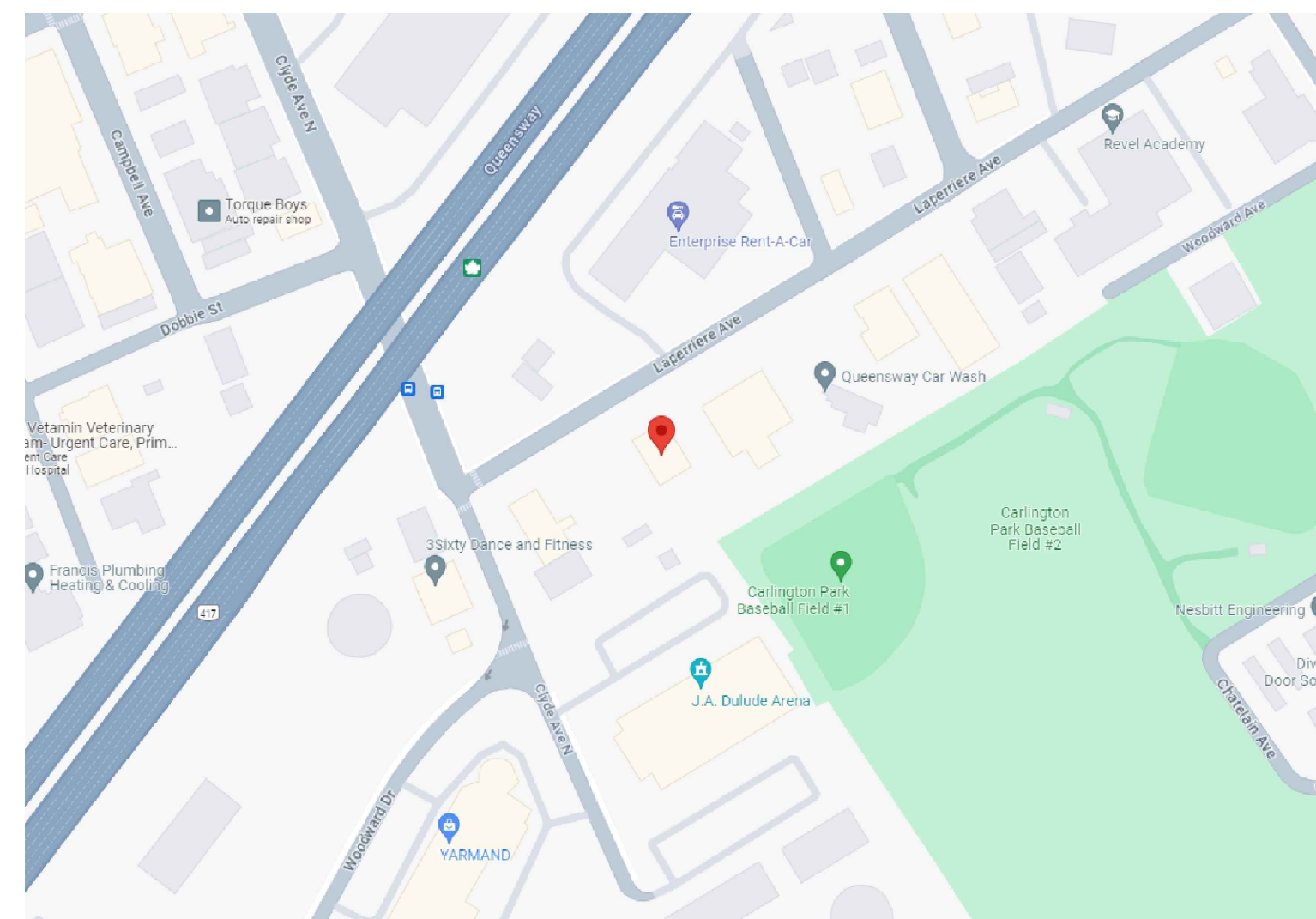
**AREA (C) OF SCHEDULE A1 ZONING TABLE 203, BY-LAW NO.2016-249**

PARKING TYPE	RATE	UNIT	PARKING REQUIRED
Warehouse ( TABLE 101-N95)	0.4 STALL PER 100m <sup>2</sup> OF GFA	1163.37 m <sup>2</sup>	4.65 Stalls
TOTAL OF REQUIRED PARKING STALLS			4.65 Stalls
8 EXISTING PARKING STALLS + 7 NEW PROPOSED STALLS = 15 TOTAL			

ZONING MECHANISMS: TABLE 203 - II. ZONE PROVISIONS		
CONSTRUCTION PERMIT FOR A NEW INDUSTRIAL BUILDING		
DESCRIPTION	PROPOSED	REQUIRED
LOT AREA ( MIN)	2213.44 m <sup>2</sup>	N/A
FRONT SETBACK ( MIN)	12.52 m	7.5 m
SIDE SETBACK - EAST ( MIN)	EXISTING: 4.06m HALF RULE: 5.78m	7.50 m
SIDE SETBACK - WEST ( MIN)	11.43 m	7.50 m
REAR SETBACK ( MIN)	7.50 m	7.50 m
BUILDING HEIGHT ( MIN./MAX)	1 FLOOR ( 11m)	1/2 (1)c
BUILDING AREA ( MIN)	817.74m <sup>2</sup>	/
TOTAL FLOOR AREA ( MIN)	894.88m <sup>2</sup>	/
FRONT WALL WIDTH ( MIN)	17.60 m	/
MAXIMUM LOT COVERAGE ( MAX)	0.40	0.65

BYCICLE PARKING SPACE TABLE			
PARKING TYPE	RATE	UNIT	PARKING REQUIRED
WAREHOUSE	1 per 2000m <sup>2</sup> of GFA		None Required
TOTAL PROVIDED			0

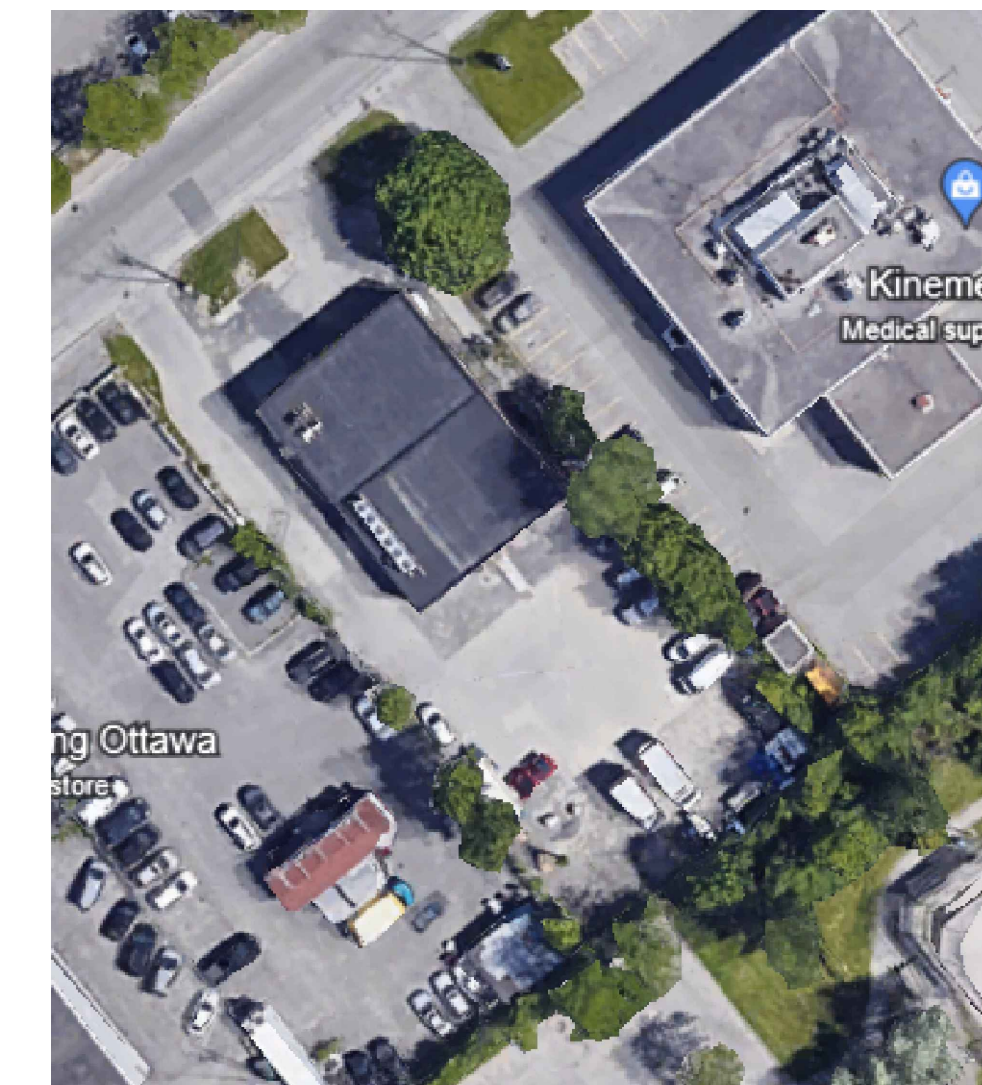
LEGEND	
① EX. CONCRETE CURB.	⑤-4 BARRIER FREE PATH OF TRAVEL
② CONCRETE WALKWAY / SLAB.	⑥ EX. ASPHALT.
③ EX. STONE PAVEMENT / WALKWAY.	⑦ GRASS.
④ EX. DEPRESSED SIDEWALK.	⑧ LANDSCAPED AREA.
⑤ EX. PARKING SPACE	⑨ 3 OUTDOOR BICYCLE STALLS
⑥ PARKING LANE MARKING	⑩ WALL MOUNTED LIGHTING ON BUILDING
⑦ BARRIER FREE PARKING SPACE	⑪ OUTDOOR PATIO
⑧ BARRIER FREE PARKING POST	⑫ BICYCLE RACK
● TREES TO BE REMOVED	● TREES TO REMAIN



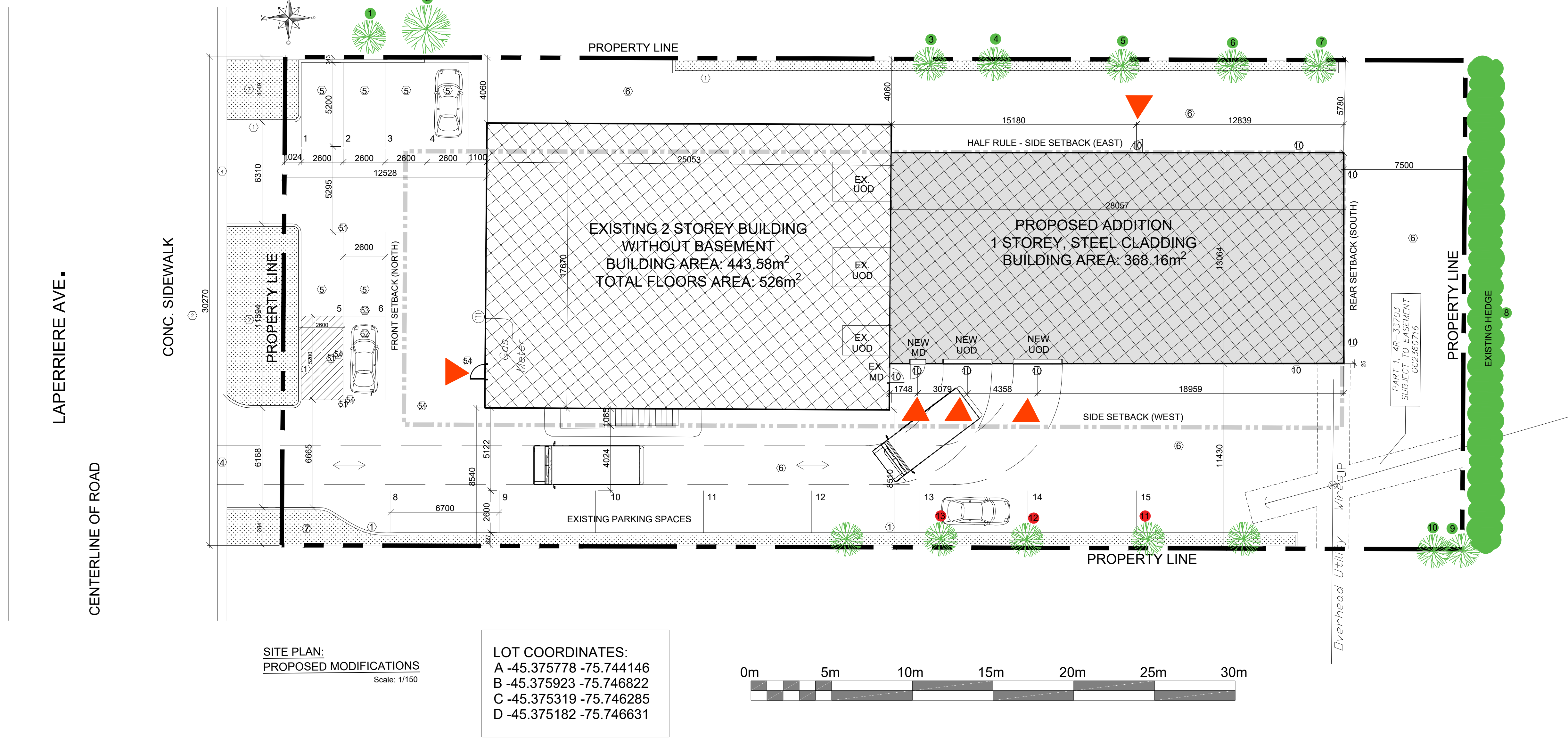
KEY PLAN:



PERSPECTIVE NORTH-WEST VIEW:



SATELLITE VIEW:



SITE PLAN:  
PROPOSED MODIFICATIONS  
Scale: 1/150

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

ISSUED FOR				REVISION			
No	DATE	DESCRIPTION	App. P.T.	No	DATE	DESCRIPTION	App.
01	2024.08.01	SITE PLAN CONTROL APPROVAL					

**PT**abet  
architecte Inc.

2232 rue Saint-Louis,  
Gatineau QC J8T 5L6  
t.: 819.568.3994  
c.: 613.797.5375  
pierretobearchitecte.com

Copyright Reserved  
The Contractor shall verify and be responsible for all dimensions. Do not scale the drawing - any errors or omissions shall be reported to Pierre Tabet architect without delay. The Copyrights to all designs and drawings are the property of Pierre Tabet Architect. Reproduction or use for any purpose other than that authorized by Pierre Tabet Architect is forbidden.

Stamp

ONTARIO ASSOCIATION  
OF ARCHITECTS  
PIERRE J. TABEL  
LICENCE  
5047

Project  
**SLIPACOFFS PREMIUM MEATS**  
1620 LAPERRIERE AVE. OTTAWA, ON

Title  
**PROPOSED SITE PLAN**

Date: 2024-06-26  
Draw by: R.C  
Issued: 1  
App by: P.Tabet

Scale: 1:150  
Sheet: 1/7  
Drawing #  
**A100**