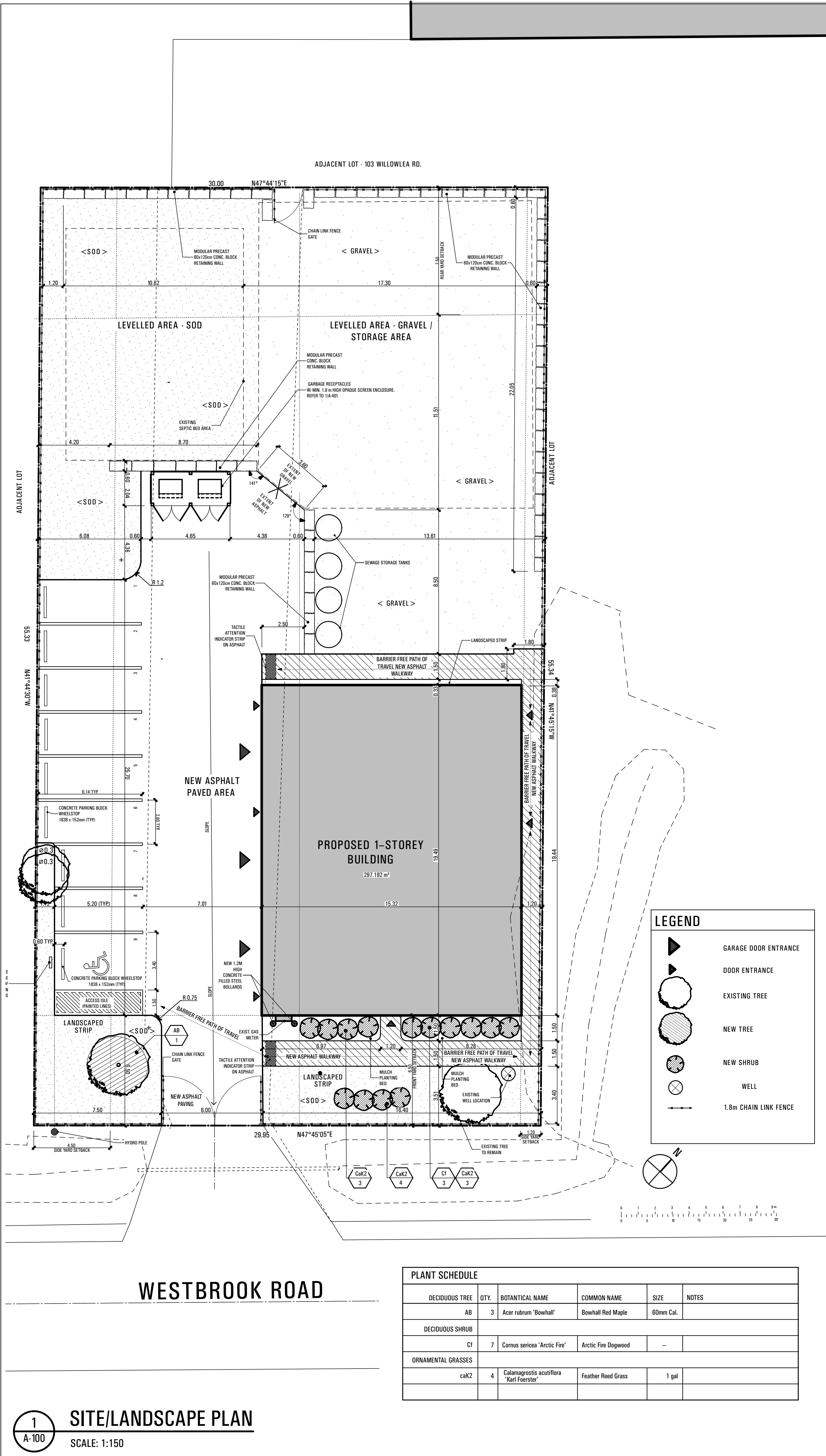
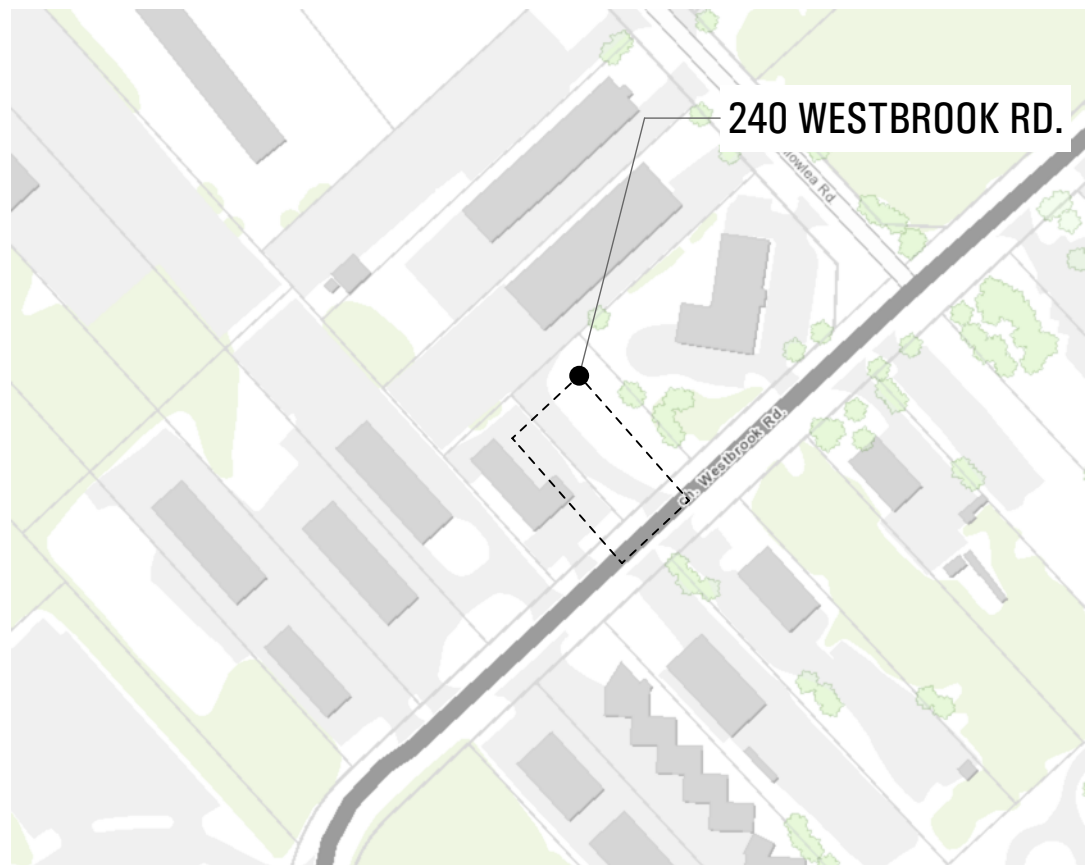




PROPERTY INFORMATION / SITE STATISTICS:		
ZONING:	RG4	
SITE AREA:	1,661m ² *	
EXISTING		POST-DEVELOPMENT
BUILDING FOOTPRINT	N/A	296m ²
BUILDING G.F.A.	N/A	376.21m ²
LOT COVERAGE	N/A	18%
No. OF BUILDINGS	0	1



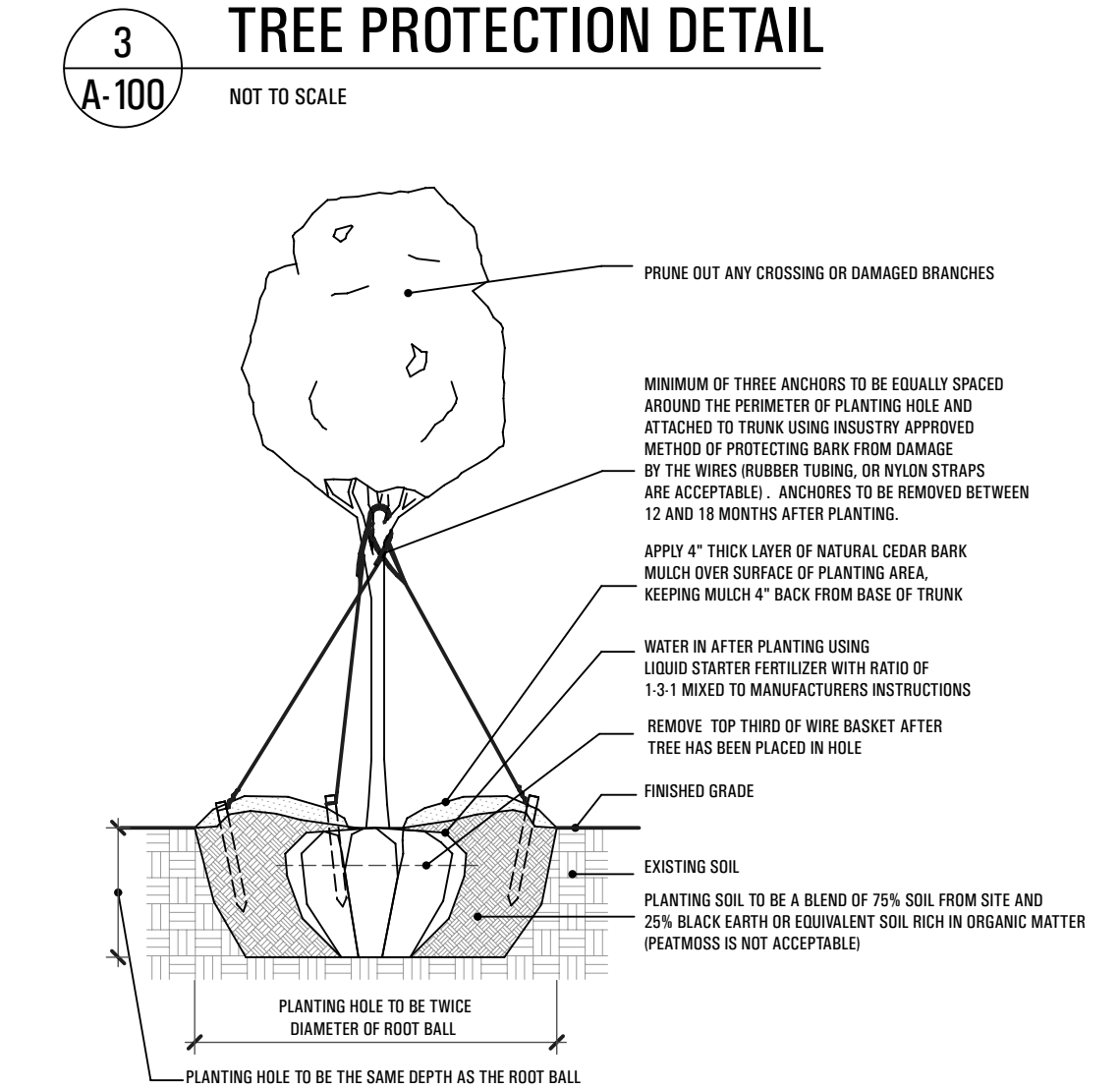
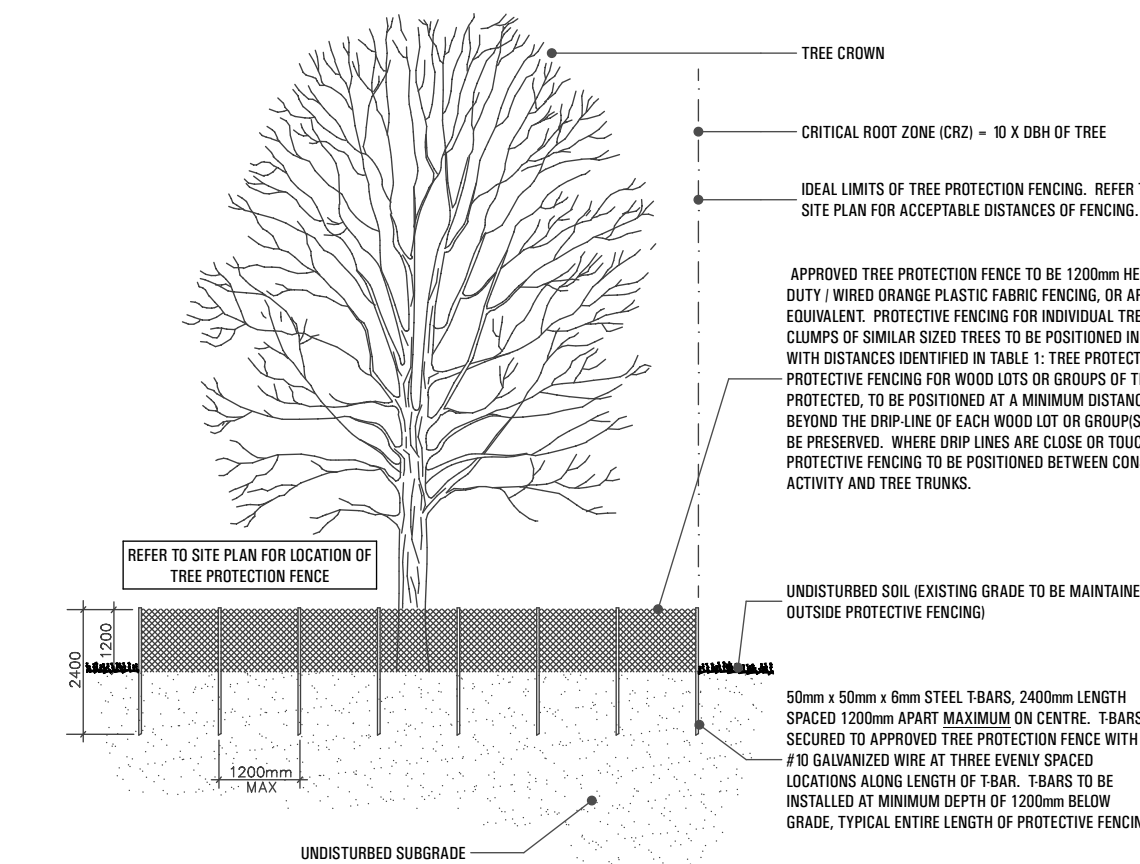
2 KEY PLAN
A-100
NOT TO SCALE

ZONING INFORMATION

	REQUIRED	PROVIDED	REMARKS
PROPERTY ZONING	RG4		
PERMITTED USE	LIGHT INDUSTRIAL / WAREHOUSE		
MIN. LOT WIDTH	30 m	29.95 m*	
MIN. LOT AREA	1800 m ²	1,861 m ² *	
MAX LOT COVERAGE	50%	18%	
MAX. BLDG. HEIGHT	15 m	8.77 m	
MIN. FRONT YARD SETBACK	12 m	6.5 m*	
MIN. REAR YARD SETBACK	7.5 m	29.4 m	
MIN. INT. SIDEYARD SETBACK	4.5 m	1.2 m* (EAST SIDEYARD)	
PARKING	0.8 PER 100m ² BLDG G.F.A. 7		
VISITOR PARKING	0	0	
TOTAL PARKING		7	*(MINOR VARIANCE GRANTED)

DRAWING INDEX

A-100	SITE/LANDSCAPE PLAN, PROJECT INFORMATION
A-101	FOUNDATION PLAN / TYPICAL ASSEMBLIES
A-102	GROUND FLOOR PLAN
A-103	ROOF PLAN
A-201	BUILDING SECTIONS
A-301	EAST AND WEST ELEVATIONS
A-302	NORTH AND SOUTH ELEVATIONS
A-303	INTERIOR ELEVATIONS - UNIVERSAL WASHROOMS
A-401	DETAILS - GARBAGE ENCLOSURE
A-402	DETAILS / DOOR AND WINDOW SCHEDULE



OBC MATRIX																																																																																			
ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9						OBC REFERENCE																																																																												
1	PROJECT DESCRIPTION: ☒ NEW ☐ ADDITION ☐ PART 11 ☐ PART 3 ☒ PART 9 ☐ CHANGE OF USE ☐ ALTERATION						2.1.1 9.10.1.3																																																																												
2	MAJOR OCCUPANCIES: LOW HAZARD INDUSTRIAL (F3)						3.1.2.1.(1)		9.10.2																																																																										
3	BUILDING AREA (m²) EXISTING 0, NEW 298, TOTAL 298						1.1.3.2		1.1.3.2																																																																										
4	GROSS AREA (m²) EXISTING 0, NEW 298, TOTAL 298						1.1.3.2		1.1.3.2																																																																										
5	NUMBER OF STOREYS ABOVE GRADE 1, BELOW GRADE 0						3.2.1.1 & 1.1.3.2		2.1.1.3																																																																										
6	HEIGHT OF BUILDING (m) 8.77						2.1.1.3																																																																												
7	NUMBER OF STREETS/ACCESS ROUTES 1						3.2.2.10 & 3.2.5.5																																																																												
8	BUILDING CLASSIFICATION GROUP F - DIVISION 2						3.2.2.20 -.83		9.10.2																																																																										
9	SPRINKLER SYSTEM PROPOSED EXISTING: ☐ ENTIRE BUILDING ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☒ NOT REQUIRED						3.2.2.20 -.83 3.2.1.5 3.2.2.17		9.10.8																																																																										
10	STANDPIPE REQUIRED ☒ YES ☒ NO						3.2.9																																																																												
11	FIRE ALARM REQUIRED ☒ YES ☒ NO						3.2.4 9.10.18.2																																																																												
12	WATER SERVICE/SUPPLY IS ADEQUATE ☒ YES ☒ NO																																																																																		
13	HIGH BUILDING ☐ YES ☒ NO						3.2.6																																																																												
14	PERMITTED CONSTRUCTION ☒ COMBUSTIBLE ACTUAL CONSTRUCTION ☒ COMBUSTIBLE ☒ NON-COMBUSTIBLE ☒ NON-COMBUSTIBLE						3.2.2.20 -.83		9.10.6																																																																										
15	MEZZANINE(S) AREA m² N/A						3.2.1.1.(3)-(8) 9.10.4.1																																																																												
16	OCCUPANT LOAD BASED ON ☒ m² /PERSON ☐ DESIGN OF BUILDING OCCUPANCY F2, LOAD 14 PERSONS						3.1.1.6 3.1.17.1		9.9.1.3																																																																										
17	BARRIER-FREE DESIGN ☐ YES ☒ NO						3.8		9.5.2																																																																										
18	HAZARDOUS SUBSTANCES ☐ YES ☒ NO						3.3.1.2.(1) & 3.3.1.19(1)		9.10.1.3																																																																										
19	REQUIRED FIRE RESISTANCE RATING (FRR) HORIZONTAL ASSEMBLIES FRR (HOURS) FLOORS 0.75 HOURS ROOF 0 HOURS FRR OF SUPPORTING MEMBERS FLOORS 0.75 HOURS ROOF 0 HOURS LISTED DESIGN NO. OR DESCRIPTION (SG-2) LISTED DESIGN NO. OR DESCRIPTION (SG-2)						3.1.3.1, 3.2.2.20-.83 & 3.2.1.4		9.10.8 9.10.9																																																																										
20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS						3.2.3		9.10.14																																																																										
	<table><tr><th></th><th>WALL</th><th>AREA OF EBF (m²)</th><th>L.D. (m)</th><th>L/H OR H/L</th><th>PERMITTED MAX % OF OPENINGS</th><th>PROPOSED % OF OPENINGS</th><th>FRR (HOURS)</th><th>LISTED DESIGN OR DESCRIPTION</th><th>COMB CONST</th><th>COMB. CONST. NON-COMB. CLADDING</th><th>NON-COMB CONST</th></tr><tr><td></td><td>NORTH</td><td>117</td><td>29.4</td><td>-</td><td>100</td><td>0</td><td>1</td><td>n/a</td><td>YES</td><td>-</td><td>-</td></tr><tr><td></td><td>SOUTH</td><td>117</td><td>6.5</td><td>-</td><td>11</td><td>0</td><td>2</td><td>n/a</td><td>-</td><td>YES</td><td>-</td></tr><tr><td></td><td>EAST</td><td>154.7</td><td>1.2</td><td>-</td><td>4</td><td>2.25</td><td>2</td><td>n/a</td><td>-</td><td>-</td><td>YES</td></tr><tr><td></td><td>WEST</td><td>140.26</td><td>13.4</td><td>-</td><td>87.95</td><td>35.5</td><td>1</td><td>n/a</td><td>YES</td><td>-</td><td>-</td></tr><tr><td>21</td><td>OTHER</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>											WALL	AREA OF EBF (m²)	L.D. (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB CONST	COMB. CONST. NON-COMB. CLADDING	NON-COMB CONST		NORTH	117	29.4	-	100	0	1	n/a	YES	-	-		SOUTH	117	6.5	-	11	0	2	n/a	-	YES	-		EAST	154.7	1.2	-	4	2.25	2	n/a	-	-	YES		WEST	140.26	13.4	-	87.95	35.5	1	n/a	YES	-	-	21	OTHER											
	WALL	AREA OF EBF (m²)	L.D. (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB CONST	COMB. CONST. NON-COMB. CLADDING	NON-COMB CONST																																																																								
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BUILDING PERMIT APPLICATION NO. A22-008325

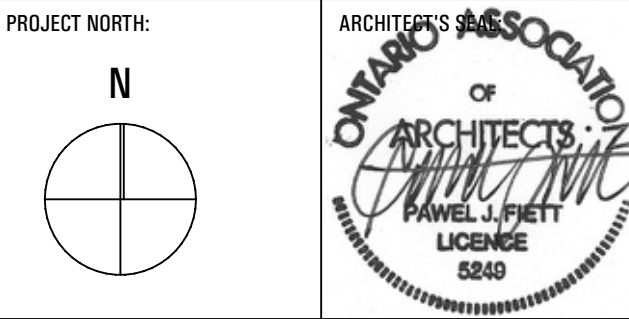
ATELIER 292 ARCHITECT INC.
292 main street
ottawa ontario k1s 1e1 canada
tel 613 / 231.2245 fax 613 / 234.3176
www.atelier292.com

- GENERAL NOTES:
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO MANUFACTURING OR CONSTRUCTION.
 - DO NOT SCALE DRAWINGS.
 - ALL WORK SHALL COMPLY WITH THE LOCAL BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
 - THIS DRAWING SET IS THE EXCLUSIVE PROPERTY OF ATELIER 292 ARCHITECT INC. COPYRIGHT RESERVED.

IMPORTANT NOTE:

THE CONTRACTOR SHALL NOT MAKE ANY CHANGES OR MODIFICATIONS WITHOUT ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR ASSUMES FULL LEGAL AND CONTRACTUAL LIABILITY FOR ANY UNAUTHORIZED CHANGES. THE CONTRACTOR MAY BE REQUIRED TO CORRECT THEM AT HIS OWN COST.

2024-08-02	UPDATED SITE CONDITIONS
2023-01-31	CONSTRUCTION
2023-01-12	REVISION TO BUILDING PERMIT R1
2022-12-22	REVISION TO BUILDING PERMIT
2022-05-03	CO-ORDINATION w/ STRUCTURAL / SURVEY
2022-02-03	REVISION - TOP OF WALL HEIGHT
2022-01-26	REVISION - REMOVE FLOOR DRAINS
2022-01-05	BUILDING PERMIT COMMENTS
2021-05-21	BUILDING PERMIT COMMENTS
2021-03-12	BUILDING PERMIT COMMENTS
2020-11-20	BUILDING PERMIT
2020-07-10	REVIEW 99%
2020-04-14	PRELIMINARY SITE DESIGN
DATE	ISSUED FOR



PROJECT NAME:
NEW COMMERCIAL DEVELOPMENT
240 WESTBROOK ROAD
OTTAWA, ONTARIO

DRAWING NAME:
SITE/LANDSCAPE PLAN, PROJECT INFORMATION

DATE: 2024-08-02
PROJECT NO.: 2028
DRAWN BY: GDV
CHECKED BY: PJF
DRAWING NO.:

A-100