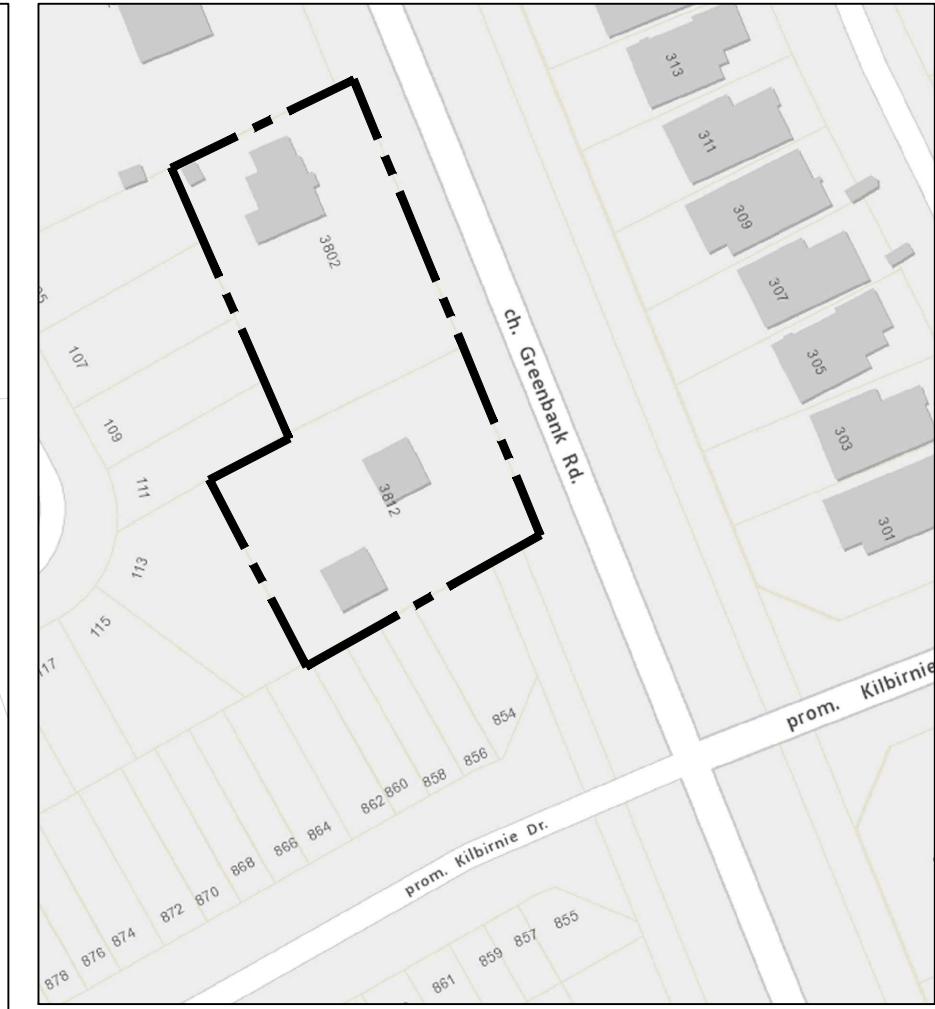
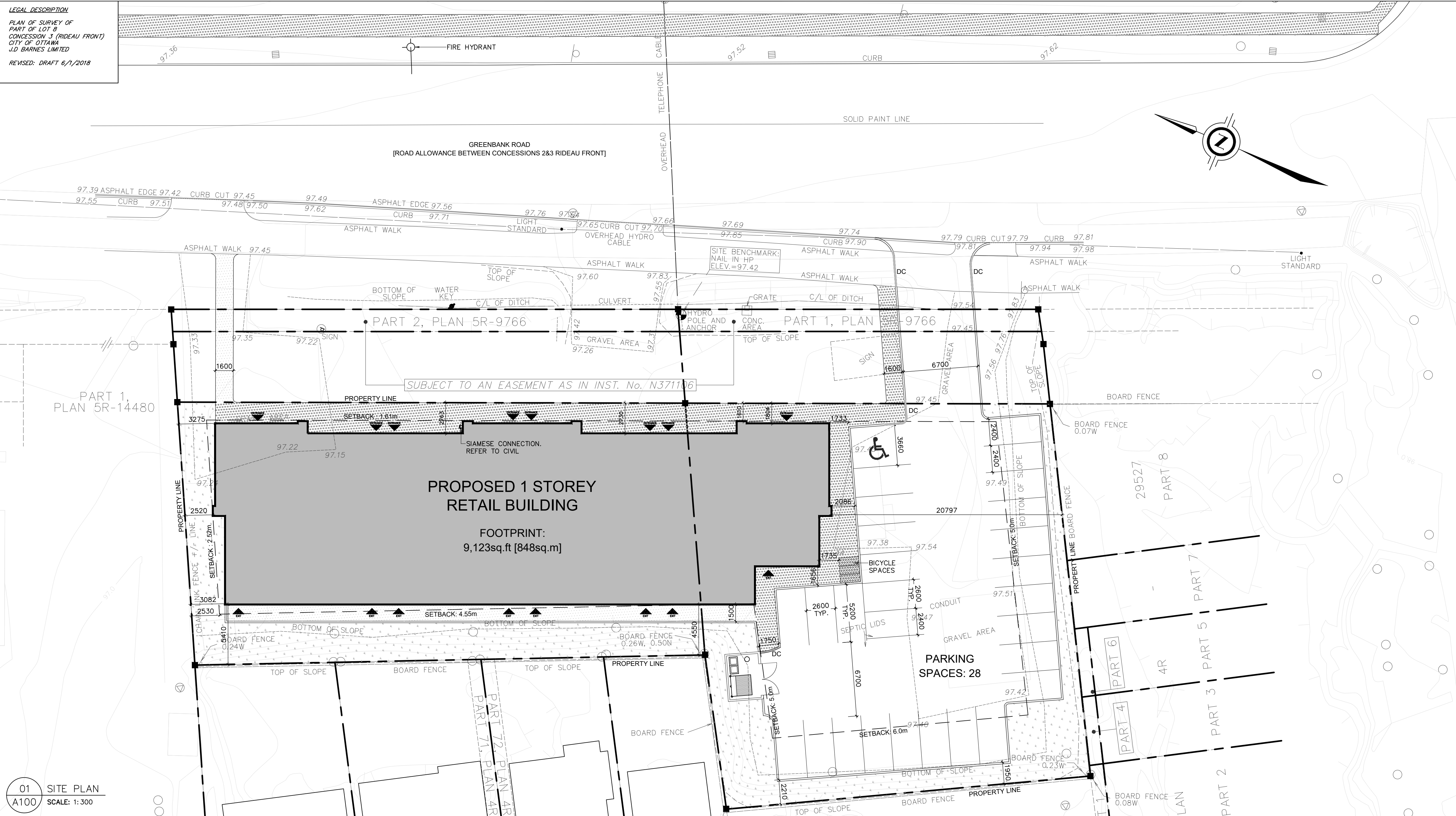


LEGAL DESCRIPTION
 PLAN OF SURVEY OF
 PART OF LOT 9
 CONCESSION 3 (RIDEAU FRONT)
 CITY OF OTTAWA
 J.D. BARNES LIMITED
 REVISED DRAFT 6/1/2018



01 SITE PLAN
 A100 SCALE: 1:300

NOTES
 1. ALL WORK SHALL BE ACCORDANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROVINCE OF ONTARIO.
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LEGEND
 LANDSCAPE
 SIDEWALK
 PROPERTY LINES
 REQUIRED SETBACKS

Item	Project Name and Address-Ontario Building Data Matrix Part #	OBC Reference
1	Project Description: <input checked="" type="checkbox"/> New <input type="checkbox"/> Part 11 <input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Alteration 11.1 to 11.4 1.1.2. [A] 1.1.2. [A] 9.10.1.3.	
2	Major Occupancy (s) Group "D" & "E"	3.1.2.1. (1) 9.10.2.
3	Building Area (m ²) Existing 0 New 848m ² Total 848m ²	1.4.1.2. [A] 1.1.1.2. [A]
4	Gross Area (m ²) Existing 0 New 848m ² Total 848m ²	1.4.1.2. [A] 1.1.1.2. [A]
5	Number of Storeys Above Grade 0 Below Grade 0	1.4.1.2. [A] & 3.2.1.1. 1.1.1.2. [A] & 9.10.4.
6	Height of Building (m) 6.6m	
7	Number of Streets/ Fire Fighter Access 1	3.2.2.10. & 3.2.5. 9.10.20.
8	Building Classification 3.2.2.62 GROUP E	3.2.2.20. - .83 9.10.2.
9	Sprinkler System Proposed <input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input type="checkbox"/> Basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> Not Required	3.2.2.20. - .83 3.2.1.5. 3.2.2.17. INDEX INDEX
10	Standpipe Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9. N/A
11	Fire Alarm Required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4. 9.10.18.
12	Water Service/ Supply is adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7. N/A
13	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6. N/A
14	Permitted Construction <input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible	3.2.2.20. - .83 9.10.6.
15	Actual Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible	
16	Mezzanine(s) Area (m ²) N/A	3.2.1.1. (3)-(8) 9.10.4.1.
17	Occupant load based on <input checked="" type="checkbox"/> m ² /person <input type="checkbox"/> Design of building 1 st Floor: Occupancy Group "D" & "E" Load 0 Persons	3.1.1.7. 9.9.1.3.
18	Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Ground Floor Only)	3.8. 9.5.2.
19	Hazardous Substances <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.3.1.2. & 3.3.1.19 9.10.1.3. (4)
20	Required Fire Resistance Rating (FRR) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.2.20. .83 & 3.2.1.4. 9.10.9.
21	Horizontal Assemblies FRR (Hours) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22	Listed Design No. or Description (SB-2)	
23	Fire Separation	
24	FRR of Supporting Members <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
25	Listed Design No. or Description (SG-2)	
26	Fire Separation	
27	FRR of Members <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
28	Listed Design No. or Description (SG-2)	
29	Fire Separation	
30	Spatial Separation - Construction of Exterior Walls	3.2.3. 9.10.14.
31	Wall Area of EBF (m ²)	
32	L.D. (m)	
33	L/H or H/L	
34	Permitted Max % of openings	
35	FRR (Hours)	
36	Listed Design or Description	
37	Construction	
38	Cladding	
39	Comb.	
40	NonComb.	
41	Comb.	
42	NonComb.	
43	North	
44	South	
45	East	
46	West	

CONSTRUCTION NOTES

- PROVIDE SOILS REPORT TO INSPECTOR AT TIME OF INSPECTION NOTED MIN. BEARING CAPACITY 75 KPa.
- STRUCTURAL INFORMATION INCLUDED IN ASSEMBLY & CONSTRUCTION NOTES ARE SUPERSEDED BY STRUCTURAL NOTES. REFER TO STRUCTURAL NOTES, FOOTING SCHEDULES & DETAILS FOR CONCRETE WALL / FOOTING REINFORCING.
- JOISTS TO BE DESIGNED BY SUPPLIER. JOIST SUPPLIER TO PROVIDE SHOP DRAWINGS INDICATING LAYOUT AND SPACING.
- FILL BEAM POCKET CAVITIES AT TOP OF FOUNDATION WALL WITH NON-SHRINK GROUT.
- REFER TO DRAWINGS FOR THICKNESS OF POURED CONCRETE FOUNDATION WALLS.
- PROVIDE BRICK OR STONE TIES & WEAP VENT HOLES AS PER OBC 9.20.13.
- PROVIDE FILTER CLOTH OVER WEAVING TIE.
- PROVIDE CEMENT PACKING TO 8" BELOW GRADE. ALL EXPOSED CONCRETE FOUNDATION WALLS.
- PROVIDE TYPE S ROLL ROOFING ISOLATION MEMBRANE BETWEEN CONCRETE BELOW GRADE & WOOD FRAMING OR BATT INSULATION.
- INTERIOR FRAMED WALLS USE 3" 916" OC, UNLESS NOTED OTHERWISE.
- EXTERIOR FRAMED WALLS USE 6" 916" OC, UNLESS NOTED OTHERWISE.
- TAPE & SEAL ALL JOINTS IN TYVEK AIR / MOISTURE BARRIER. PROVIDE AIR SEAL TO ALL OPENINGS IN ACCORDANCE WITH DETAILS 2/2023.
- LAP & SEAL ALL JOINTS IN POLYETHYLENE VAPOUR BARRIER.
- ALL GYPSUM BOARD WALLS & CEILING TO BE TAPED & SANDED FOR PAINT OR SPECIFIED INTERIOR FINISH. PHENOLIC GYPSUM BOARD SHEETS IS NOT ACCEPTABLE.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS, WASHROOM, CEILING & WASHROOM WALLS. CEMENT BOARD TO BE USED ON ALL TUB DECKS & SHOWER ENCLOSURES.
- PROVIDE 5/8" PLYWOOD UNDERLAY WITH 1/8" CAPS WHERE CERAMIC TILE IS TO BE INSTALLED AS PER OBC.
- CERAMIC TILE ON ALL TUB AREAS WALLS TO UNDERSIDE OF BULKHEAD.
- ALL TOILETS MUST HAVE A MAXIMUM 6 LITRES / FLUSH CAPACITY.
- ALL BATHROOM / POWDER ROOM EXHAUST FANS MUST VENT TO EXTERIOR.
- BACKING TO BE PROVIDED FOR ALL MILLWORK, WASHROOM ACCESSORIES, HAND RAILINGS, ETC. & TO BE COORDINATED ON SITE.
- PROVIDE ALL CLOSETS WITH MIN. ONE (1) FULL WIDTH SHELF 12" DEEP & ONE (1) FULL WIDTH ROD.
- ALL ATTIC ACCESS HATCHES MUST BE INSULATED.
- DRYER VENT MUST EXHAUST TO EXTERIOR.
- ALL INTERIOR GUARDRAILS MUST BE MIN. 42" HIGH.
- ALL STAIR HANDRAILS MUST BE MINIMUM 3"-0" & MAXIMUM 3"-2" ABOVE THE STAIR.
- ALL PENETRATIONS THROUGH FIRE-RATED 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.
- THICKEN WALLS AS REQUIRED TO ACCOMMODATE ELECTRICAL PANELS & MECHANICAL ITEMS. CONTRACTOR TO CONFIRM CODE COMPLIANCE WITH ARCHITECT BEFORE SITE WORK BEGINS.
- FOR ASSEMBLIES REQUIRING TO CONFORM TO A LISTED ULC/UL RATING, MATERIALS WITHIN THE ASSEMBLY SHALL BE EXACTLY AS PER THE TESTED ASSEMBLY. ALL MATERIAL SHALL BE LABELED WITH ULC/UL IDENTIFICATION.
- ALL ELECTRICAL SWITCHES ARE TO BE LOCATED BETWEEN 4"-8" FROM THE ENTRANCE DOOR TO A ROOM. LOCATE STUDS TO ACCOMMODATE THE LOCATION OF SWITCHES SHOWN ON DRAWINGS AND SUIT THE APPROVED SUITE MOU-C-UP.
- PROVIDE SCUPPERS AT EDGES OF ROOF WHERE OVER FLOW CONTROL ROOF DRAINS ARE SPECIFIED.
- ALL FIRE DAMPER INSTALLATION TO BE PER MANUFACTURER INSTRUCTIONS - HVAC CONTRACTOR TO COORDINATE ON SITE WITH DRYWALL/FRAMING CONTRACTOR TO ENSURE INSTALLATION INSTRUCTIONS ARE FOLLOWED EXACTLY.
- ANY WASHROOM WALLS ADJACENT TO LIVING SPACES/PUBLIC AREAS ARE TO HAVE SOUND ATTENUATING BATT INSULATION -ULC APPROVED- IN THE JUDT CAVITIES (TO FILL CAVITY).
- ALL GYPSUM BOARD IS TO EXTEND TO FULL HEIGHT OF PARTITION U.N.O.

DRAWING SYMBOLS

REFERENCE BUBBLE
 A100 - DRAWING NUMBER
 1 - SHEET NUMBER

INTERIOR ELEVATION BUBBLE
 2 - DRAWING NUMBER
 1010 - SHEET NUMBER

ROOM LABEL
 MECH. - ROOM NAME
 100 - ROOM NUMBER

DOOR LABEL
 116.1 - DOOR NUMBER

WINDOW LABEL
 (B) = BASEMENT
 (G) = GROUND FLOOR
 (S) = SECOND FLOOR
 # = WINDOW NUMBER

CONSTRUCTION ASSEMBLY LABEL
 (W) = EXTERIOR WALL
 (I) = INTERIOR WALL
 (F) = ROOF
 (R) = ROOF
 # = ASSEMBLY NUMBER

CEILING ELEVATIONS
 114 - CEILING FINISH HEIGHT

GRID REFERENCE
 4 - GRID DESTINATION

ELEVATION HEIGHT
 174.25 - ELEVATION HEIGHT

LIST OF ABBREVIATIONS

ACT ACUSTIC CEILING TILE
 AFF ABOVE FINISHED FLOOR
 ALUM ALUMINUM
 ARCH ARCHITECTURAL
 ASSY ASSEMBLY
 BOARD BOARD
 BG BUILDING GRADE
 BLDG BUILDING
 CB CATCH BASIN
 CC CENTRE TO CENTRE
 C/CJ CENTRE TO JOINT
 CLG CEILING LINE
 CLR CLEAR
 CLM COLUMN
 CONC CONCRETE
 OPT CARD READER
 CR CERAMIC TILE
 CTO DIMENSIONS
 DHO HANDICAP DOOR OPERATOR
 DM DIMENSIONS
 ELEC ELEVATION
 ELEV ELECTRICAL
 EXC EXTERIOR INSULATION FINISH SYSTEM
 EP ELECTRICAL PANEL
 EP EXPOSED
 EXP EXTERIOR
 FA FIRE ALARM
 FLD FLOOR DRAIN
 FFC FIRE EXTINGUISHER CABINET
 FHC FIRE HOSE CABINET
 FINISH FINISH
 FL FLOOR
 FRR FIRE RESISTANCE RATED
 GLASS OR GLAZING GLASS OR GLAZING
 GRAB BAR GRAB BAR
 GYP GYPSUM WALLBOARD
 HM HOLLOW METAL
 HW HOT WATER TANK
 INT INTERIOR
 LTO MAXIMUM
 MECH MECHANICAL
 MC MINIMUM
 MIN NATIONAL BUILDING CODE
 NO NUMBER
 NTS NOT TO SCALE
 OC ON CENTRE
 OH OVERHEAD
 PAINT PAINT
 PLAM PLASTIC LAMINATE
 PFC PRESSED STEEL FRAME
 PVC POLY VINYL CHLORIDE
 RFD REFLECTIVE CEILING PLAN
 ROOF ROOF DRAIN
 REINF REINFORCED
 REQ REQUIRED
 SH SHOWER
 SIM SIMILAR
 SS STAINLESS STEEL
 TJD TOP OF
 TYP TYPICAL
 U/S UNDERSIDE
 VGT VINYL COMPOSITION TILE
 VEST VESTIBULE
 WC WATER CLOSET

ZONING

EXISTING ZONING	DR - DEVELOPMENT RESERVE ZONE	REQUIRED	PROPOSED
MIN. FRONT YARD SETBACK		3m	1.61m
MIN. REAR YARD SETBACK		7.5m	4.5-5.4m
MIN. INTERIOR YARD SETBACK		5m	2.52m
MAX. BUILDING HEIGHT		18.0m	±6.6m
MAX. LOT COVERAGE		N/A	38%
MAX. FLOOR SPACE INDEX		?	?
MIN. WIDTH OF LANDSCAPE AREA		?	?
ABUTTING A STREET		9m	1.5m
ALL OTHER CASES		NA	-
MIN. LOT WIDTH		NA	78.7m

LEGEND

A - EXTERIOR WALL MOUNTED LIGHT SCENCE
 B - EXTERIOR SOFFIT LIGHT
 C - EXTERIOR WALL MOUNTED LIGHT PAK
 UNIT PAVEN - TYPE 1 REFER TO LANDSCAPE PLAN

AUTOMOBILE PARKING SUMMARY

REQUIRED PARKING	OFFICE UNITS	DAYCARE	RESTAURANT	RESTAURANT
	2.4 PARKING SPACES PER 100m ²	2 PER 100m ²	3.4 PARKING SPACES PER 100m ²	10 PER 100m ²
TOTAL (BASED ON RETAIL)	818m ² (EXCLUDING SERVICE ROOM)/100 X 3.4			
	= 28 REQUIRED PARKING SPACES			

PROVIDED PARKING

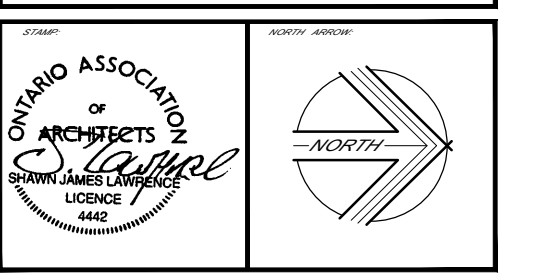
REGULAR SPACES	MIN. 2.6m x 5.2m	UNDERGROUND	ABOVE GROUND
			24
REDUCED SIZE SPACES	MIN. 2.4m x 5.2m		3
ACCESSIBLE SPACES	MIN. 3.6m x 5.2m		1
TOTAL			= 28 PROVIDED PARKING SPACES

BICYCLE PARKING SUMMARY

REQUIRED PARKING	RETAIL USE	UNDERGROUND	ABOVE GROUND
	1 SPACE PER 250m ²		
	REQUIRED = 848/250 = 3.39 (3)		
TOTAL			= 3 REQUIRED BICYCLE SPACES

LEGEND

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



NO.	DATE	DESCRIPTION
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
09		
08		
07		
06		
05		
04		
03	2018-12-14	ISSUED FOR SITE PLAN CONTROL
02	2018-12-12	PRELIMINARY REVIEW
01	2018-11-12	PRELIMINARY REVIEW

SL LAWRENCE ARCHITECT INCORPORATED
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DATE: 2018-11-08
 DRAWN BY: S.J.L.
 CHECKED BY: S.J.L.
 AS NOTED: 2018-12-14

GREENBANK DEVELOPMENT
 3812 GREENBANK OTTAWA, ON.

SITE PLAN
 (REFER TO CIVIL, LANDSCAPE, & MAE PLANS FOR FURTHER INFORMATION)

A100

APPLICATION NUMBER: 00 1 000 1 000 XX 1 000 1 000