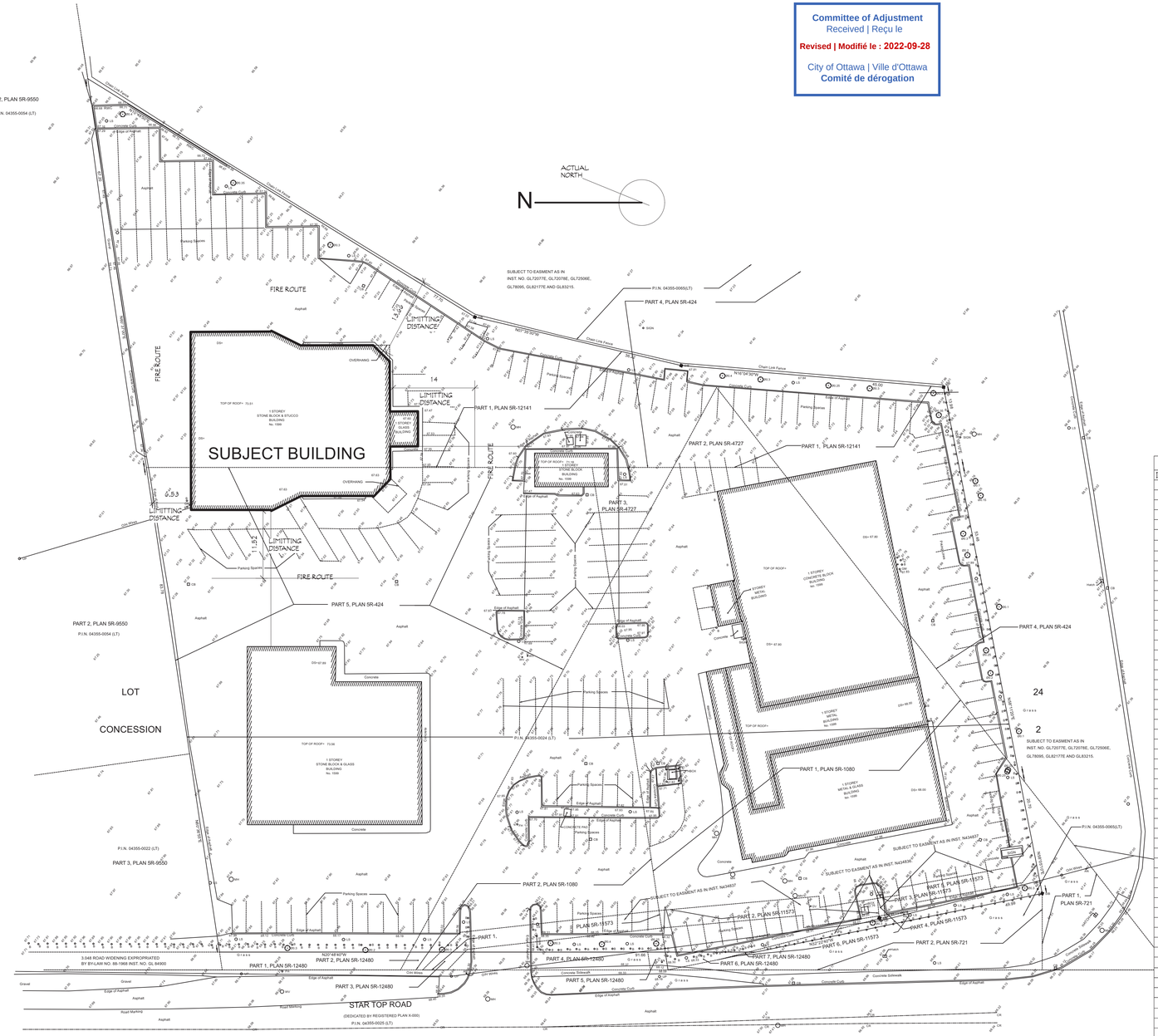

TOPOGRAPHIC SURVEY OF
LOT PART OF LOT 24
CONCESSION 2 (OTTAWA FRONT)
CITY OF GLOCESTER
(REGIONAL MUNICIPALITY OF OTTAWA-CARLETON)

SCALE 1 : 250

1 0 5 10 15 20 25 metres

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ONTARIO LAND SURVEYORS
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SITE PLAN

SCALE 1:400

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2022-09-28
City of Ottawa | Ville d'Ottawa
Comité de dérogation

N

KEY PLAN

NTS

	ONTARIO BUILDING CODE MATRIX				
ITEM					
1	PROJECT DESCRIPTION	417 Body shop			
	OBC REFERENCE				
	PART 3 y/n	Y			
	PART 9 y/n				
	PART 11 y/n	N			
	new				
	addition				
	alteration	y			
	change of use				
2	MAJOR OCCUPANCIES	F2			
3	BUILDING AREA (M2)				
	existing	958.6 x			
	new	0			
	Total	935			
4	GROSS AREA (m2)				
	existing	958.6			
	new(above grade)	0			
	Total	935			
5	No. OF STORIES				
	Above Grade	1			
	Below Grade	0			
6	HEIGHT OF BUILDING- M	5.9			
7	NUMBER STREETS / ACCESS ROUTES	3			
8	BUILDING CLASSIFICATION	3.2.2.71			
9	SPRINKLER SYSTEM PROPOSED y/n	N		As we have overlapping units 4th floor not 3.2.2.44 (non-sprink)	
	entire building				
	basement only				
	in lieu of roof rating				
	not required				
10	STANDPIPE REQUIRED y/n	N			
11	FIRE ALARM REQUIRED y/n	N			
12	WATER SUPPLY IS ADEQUATE y/n	Y			
13	HIGH BUILDING y/n	N			
14	CONSTRUCTION				
	combustible				
	non-combustible				
	both	Y			
15	MEZZANINE AREA m2	NA			
16	TOTAL OCCUPANT LOAD- persons	20			
	based on m2/person	N			
	design of building	Y			
17	BARRIER-FREE DESIGN y/n/explain	Y			
18	HAZARDOUS SUBSTANCES y/n	N			
19	REQUIRED FIRE RESISTANCE RATINGS(frr)				
	Horiz. Separations		Listed Design No./desc		
	floor (hours)	NA			
	Roof (hours)	0			
	Mezzanine (hours)	NA			
	Supporting Members	NA			
	floor (hours)	NA			
	Roof (hours)	0			
	Mezzanine (hours)	NA			
20	SPATIAL SEPARATIONS				
	NORTH- WALL	NORTH- WALL		EAST- WALL	EAST- WALL
	Area of EBF (m2) LARGEST COMPARTMENT	173		Area of EBF (m2)	194
	LD (m)	6.55		LD (m)	13.66
	L/H or H/L	1.6		L/H or H/L	1.6
	Permitted Max % openings	EX		Permitted Max % openings	EX
	Proposed % of openings	EX		Proposed % of openings	EX
	FRR (hours)			FRR (hours)	
	Listed Design/Description			Listed Design/Description	
	Comb Constr			Comb Constr	
	Comb. Constr, Nonc Cladding			Comb. Constr, Nonc Cladding	
	Non-comb constr	Y		Non-comb constr	Y
	SOUTH- WALL	SOUTH- WALL		WEST- WALL	WEST- WALL
	Area of EBF (m2) LARGEST COMPARTMENT	173		Area of EBF (m2)	194
	LD (m)	14		LD (m)	11.52
	L/H or H/L	1.6		L/H or H/L	1.6
	Permitted Max % openings	EX		Permitted Max % openings	EX
	Proposed % of openings	EX		Proposed % of openings	EX
	FRR (hours)			FRR (hours)	
	Listed Design/Description			Listed Design/Description	
	Comb Constr			Comb Constr	
	Comb. Constr, Nonc Cladding			Comb. Constr, Nonc Cladding	
	Non-comb constr	Y		Non-comb constr	Y

REVISION

NO.	DESCRIPTION:	DATE:
1.	ISSUED FOR BUILDING PERMIT APPLICATION)	14 FEB 2022

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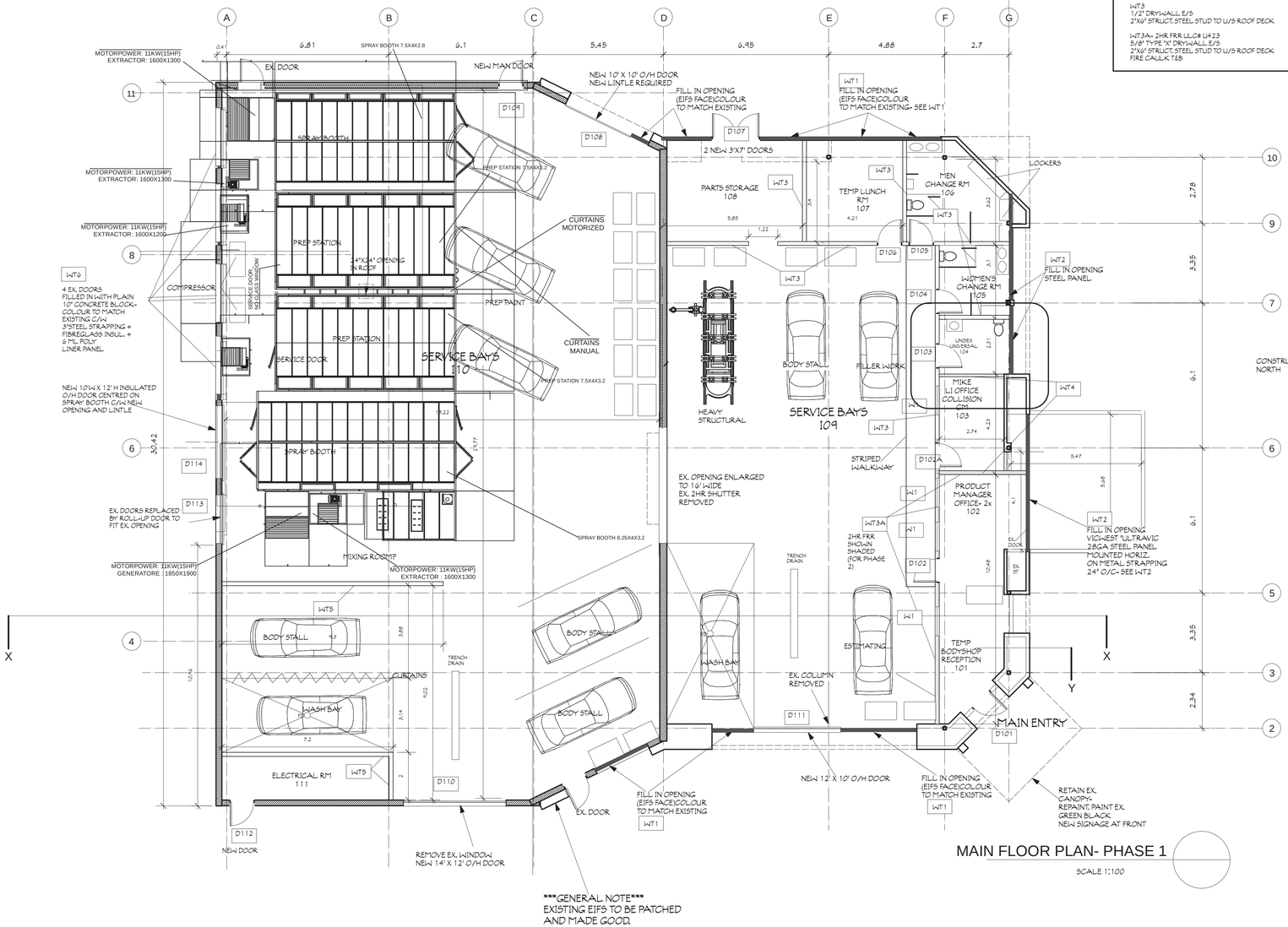
Project title:
417 INFINITI RENOVATION
1599 STAR TOP RD,
OTTAWA, ONTARIO

Sheet Title:
SITE PLAN

Design: TF
Drawn: TF
Date: 16 DEC 2021
Scale: AS NOTED
Dwg. no. A0.1



MAIN FLOOR PLAN- PHASE 1

SCALE 1:100

GENERAL NOTE
EXISTING EIFS TO BE PATCHED AND MADE GOOD.

WT1
FILL-IN PANELS
EIFS COLOUR TO MATCH EXISTING
ACRYLIC FINISH C/W FIBREGLASS REINF.
2" EPS SELF-DRAINING TYPE (RAIN SCREEN)
MOISTURE BARRIER
1/2" GLASSWELD
2X6" STRUCT. STEEL STUDS
6" FIBREGLASS BATT INSUL.
6MIL. POLY
1/2" DRYWALL, TAPED AND SANDED
FULLY CAULK ALL JOINTS TO EXISTING.

WT2
FILL IN OPENING
VICWEST "ULTRAVIC" OR SIM
28GA STEEL PANEL
MOUNTED HORIZ.
ON METAL STRAPPING
24" O/C
TYVEK HOUSE WRAP
1/2" GLASSWELD SHEATHING
2X6" STRUCT. STEEL STUDS
6" FIBREGLASS BATT INSUL.
6MIL. POLY
1/2" DRYWALL, TAPED AND SANDED
FULLY CAULK ALL JOINTS TO EXISTING.

WT3
1/2" DRYWALL E/S
2"X6" STRUCT. STEEL STUD TO U/S ROOF DECK

WT3A- 2HR FRR UL© U423
5/8" TYPE 'X' DRYWALL E/S
2"X6" STRUCT. STEEL STUD TO U/S ROOF DECK
FIRE CAULK T&B

WT4
1/2" DRYWALL E/S
2" X 4" STEEL STUD 12" ABOVE SUSPENDED CEILING

WT5
6" STRUCT METAL STUD WALL
ON 6" CONC CURB
LINER PANEL E/S
TO U/S ROOF DECK
ALL JOINTS CAULKED

WT6
4 EX. DOORS
FILLED IN WITH PLAIN
10" CONCRETE BLOCK-
COLOUR TO MATCH
EXISTING C/W
3/5"STEEL STRAPPING +
FIBREGLASS INSUL. +
6 MIL POLY
LINER PANEL

WALL SCHEDULE

REVISION

NO.	DESCRIPTION:	DATE:
1.	ISSUED FOR BUILDING PERMIT APPLICATION	14 FEB 2022

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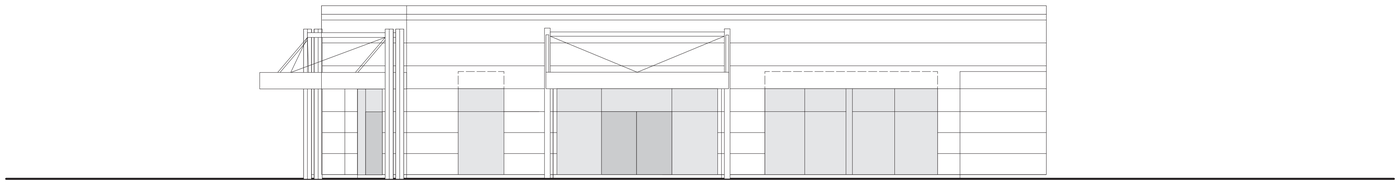
Project title:
417 INFINITI RENOVATION
1599 STAR TOP RD,
OTTAWA, ONTARIO

Sheet Title:
MAIN FLOOR PLAN- PHASE 1 plus equipment

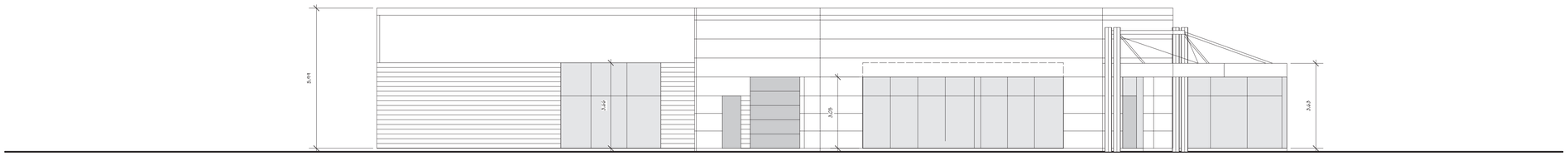
Design: TF
Drawn: TF
Date: 16 DEC 2021
Scale: AS NOTED

Dwg. no.
A1.04



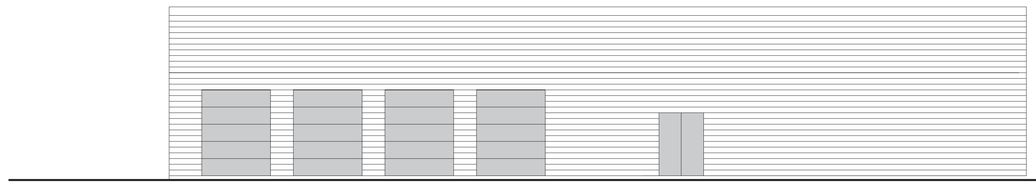
SOUTH ELEVATION

SCALE 1:100



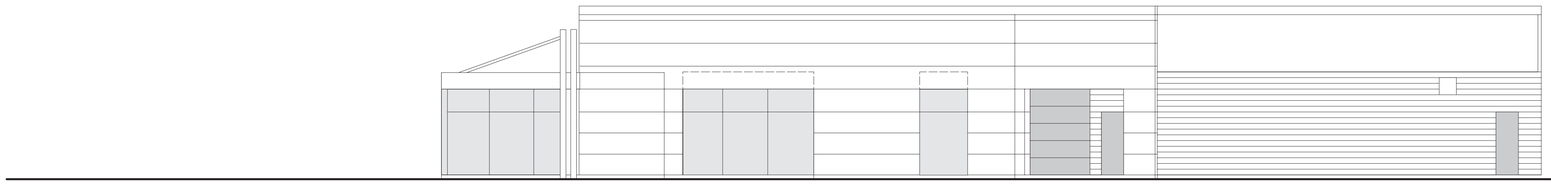
WEST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

REVISION

NO.	DESCRIPTION:	DATE:
1.	ISSUED FOR BUILDING PERMIT APPLICATION	14 FEB 2022

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Project title:
417 INFINITI RENOVATION
1599 STAR TOP RD,
OTTAWA, ONTARIO

Sheet Title:
EXISTING ELEVATIONS

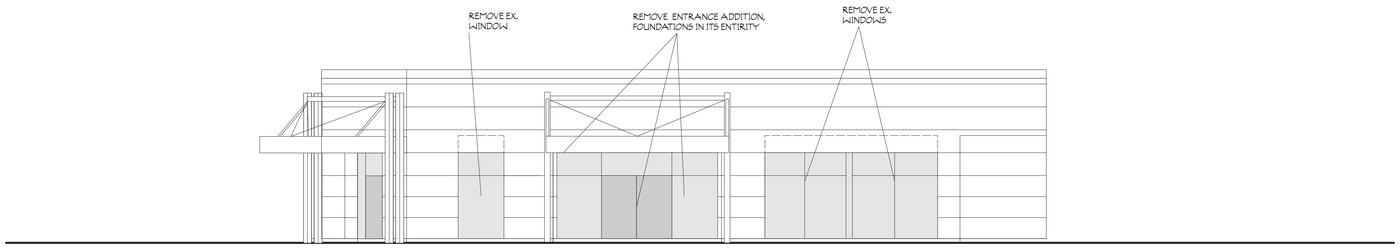
Design: TF

Drawn: TF

Date: 16 DEC 2021

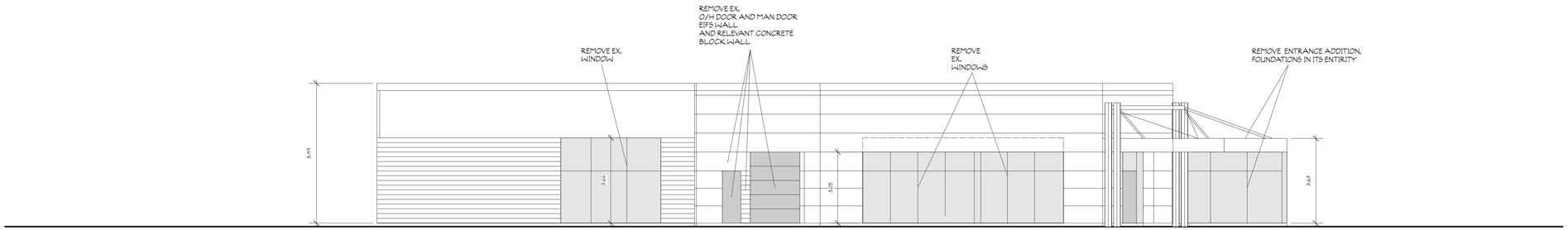
Scale: AS NOTED

Dwg. no.
A2.01



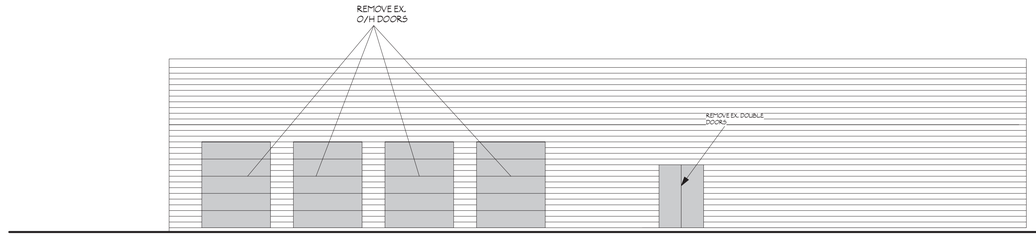
SOUTH ELEVATION

SCALE 1:100



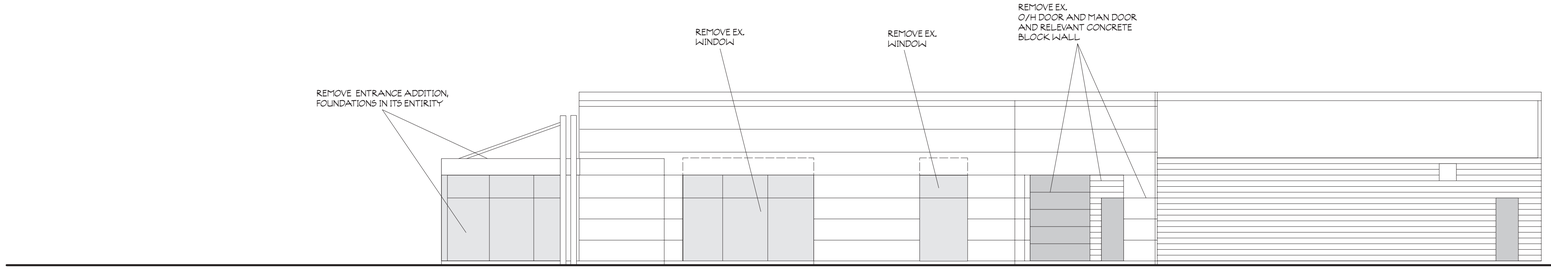
WEST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

REVISION

NO.	DESCRIPTION:	DATE:
1.	ISSUED FOR BUILDING PERMIT APPLICATION	14 FEB 2022

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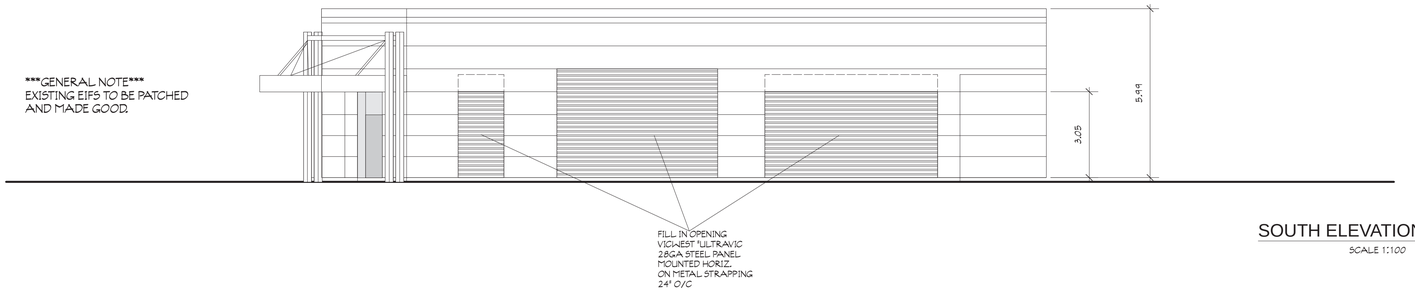
Project title:
417 INFINITI
RENOVATION
1599 STAR TOP RD,
OTTAWA, ONTARIO

Sheet Title:
EXISTING ELEVATIONS
DEMOLITION

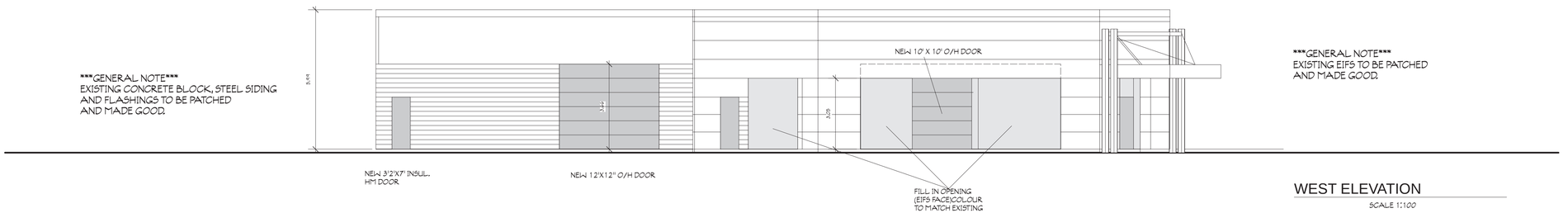
Design: TF
Drawn: TF
Date: 16 DEC 2021
Scale: AS NOTED

Dwg. no.
A2.02



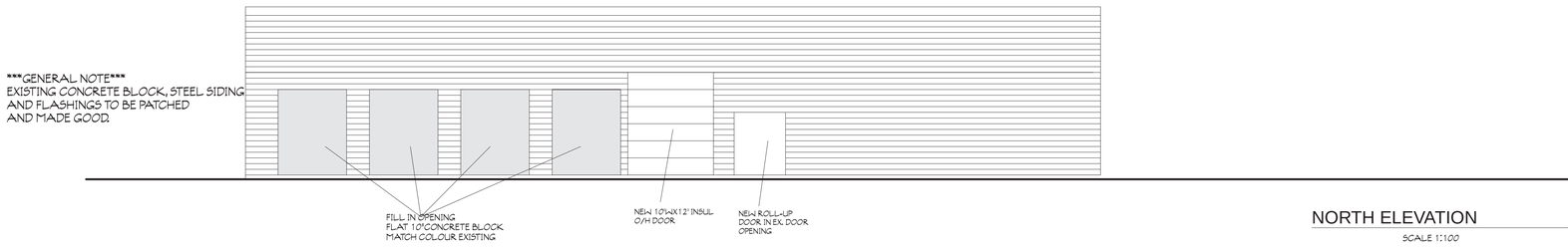
SOUTH ELEVATION

SCALE 1:100



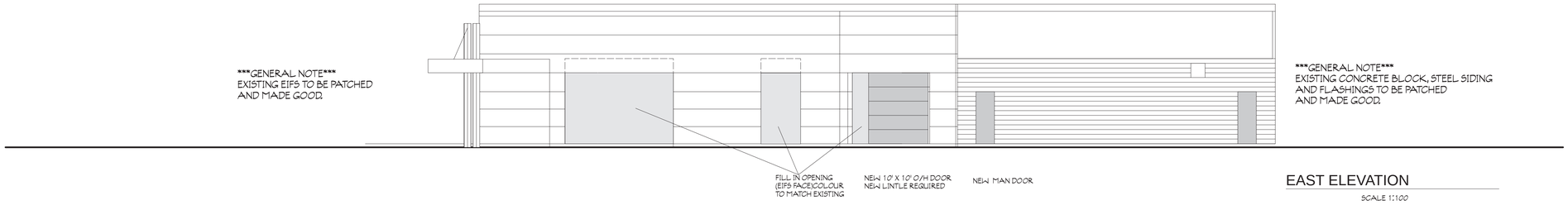
WEST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

REVISION

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1.	ISSUED FOR BUILDING PERMIT APPLICATION	14 FEB 2022

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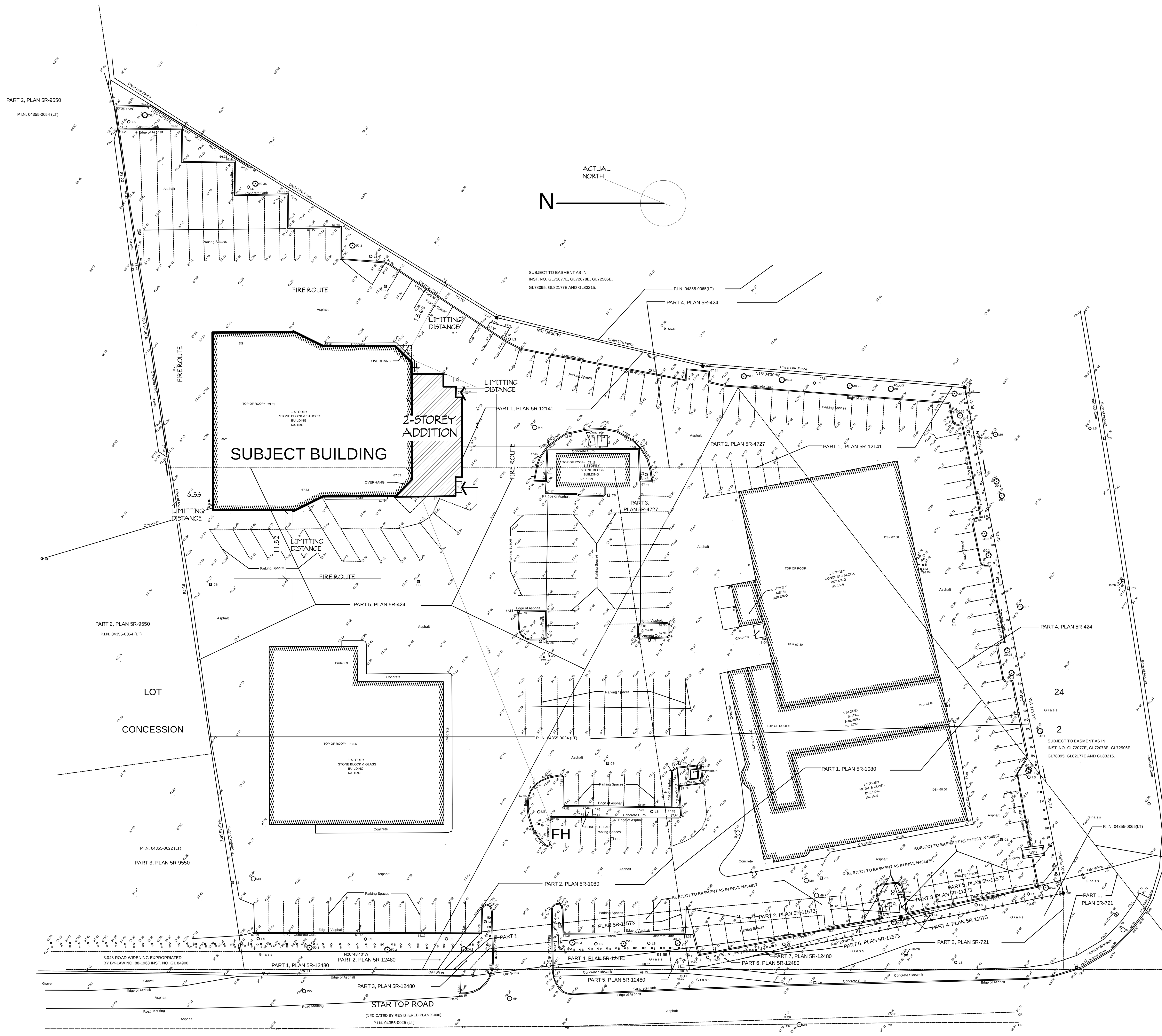
Project title:
417 INFINITI
RENOVATION
1599 STAR TOP RD.
OTTAWA, ONTARIO

Sheet Title:
NEW ELEVATIONS

Design: TF
Drawn: TF
Date: 16 DEC 2021
Scale: AS NOTED

Dwg. no.
A2.03



TOPOGRAPHIC SURVEY OF
LOT PART OF LOT 24
CONCESSION 2 (OTTAWA FRONT)
CITY OF GLOCESTER
(REGIONAL MUNICIPALITY OF OTTAWA-CARLETON)
SCALE 1 : 250

ALEX MARTON LTD.
ONTARIO LAND SURVEYORS

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SITE PLAN

SCALE 1:400

KEY PLAN

N

NTS

	ONTARIO BUILDING CODE MATRIX				
ITEM					
1	PROJECT DESCRIPTION	417 Body shop			
	OBC REFERENCE				
	PART 3 y/n	Y			
	PART 9 y/n				
	PART 11 y/n	N			
	new				
	addition				
	alteration	y			
	change of use				
2	MAJOR OCCUPANCIES	F2			
3	BUILDING AREA (M2)				
	existing	958.6	x		
	new	0			
	Total	935			
4	GROSS AREA (m2)				
	existing	958.6			
	new(above grade)	0			
	Total	935			
5	No. OF STORIES				
	Above Grade	1			
	Below Grade	0			
6	HEIGHT OF BUILDING- M	5.9			
7	NUMBER STREETS/ ACCESS ROUTES	3			
8	BUILDING CLASSIFICATION	3.2.2.71			
9	SPRINKLER SYSTEM PROPOSED y/n	N		As we have overlapping units 4th floor not 3.2.2.44 (non-sprinkl)	
	entire building				
	basement only				
	in lieu of roof rating				
	not required				
10	STANDPIPE REQUIRED y/n	N			
11	FIRE ALARM REQUIRED y/n	N			
12	WATER SUPPLY IS ADEQUATE y/n	Y			
13	HIGH BUILDING y/n	N			
14	CONSTRUCTION				
	combustible				
	non-combustible				
	both	Y			
15	MEZZANINE AREA m2	NA			
16	TOTAL OCCUPANT LOAD- persons	20			
	based on m2/person	N			
	design of building	Y			
17	BARRIER-FREE DESIGN y/n/explain	Y			
18	HAZARDOUS SUBSTANCES y/n	N			
19	REQUIRED FIRE RESISTANCE RATINGS(frr)				
	Horiz. Separations		Listed Design No./desc		
	floor (hours)	NA			
	Roof (hours)	0			
	Mezzanine (hours)	NA			
	Supporting Members	NA			
	floor (hours)	NA			
	Roof (hours)	0			
	Mezzanine (hours)	NA			
20	SPATIAL SEPARATIONS				
	NORTH- WALL	NORTH- WALL		EAST- WALL	EAST- WALL
	Area of EBF (m2) LARGEST COMPARTMENT	173		Area of EBF (m2)	194
	LD (m)	6.55		LD (m)	13.66
	L/H or H/L	1:6		L/H or H/L	1:6
	Permitted Max % openings	EX		Permitted Max % openings	EX
	Proposed % of openings	EX		Proposed % of openings	EX
	FRR (hours)			FRR (hours)	
	Listed Design/Description			Listed Design/Description	
	Comb Constr			Comb Constr	
	Comb. Constr, Nonc Cladding			Comb. Constr, Nonc Cladding	
	Non-comb constr	Y		Non-comb constr	Y
	SOUTH- WALL	SOUTH- WALL		WEST- WALL	WEST- WALL
	Area of EBF (m2) LARGEST COMPARTMENT	173		Area of EBF (m2)	194
	LD (m)	14		LD (m)	11.52
	L/H or H/L	1:6		L/H or H/L	1:6
	Permitted Max % openings	EX		Permitted Max % openings	EX
	Proposed % of openings	EX		Proposed % of openings	EX
	FRR (hours)			FRR (hours)	
	Listed Design/Description			Listed Design/Description	
	Comb Constr			Comb Constr	
	Comb. Constr, Nonc Cladding			Comb. Constr, Nonc Cladding	
	Non-comb constr	Y		Non-comb constr	Y

REVISION

NO.	DESCRIPTION:	DATE:
1.	ISSUED FOR BUILDING PERMIT APPLICATION	14 FEB 2022

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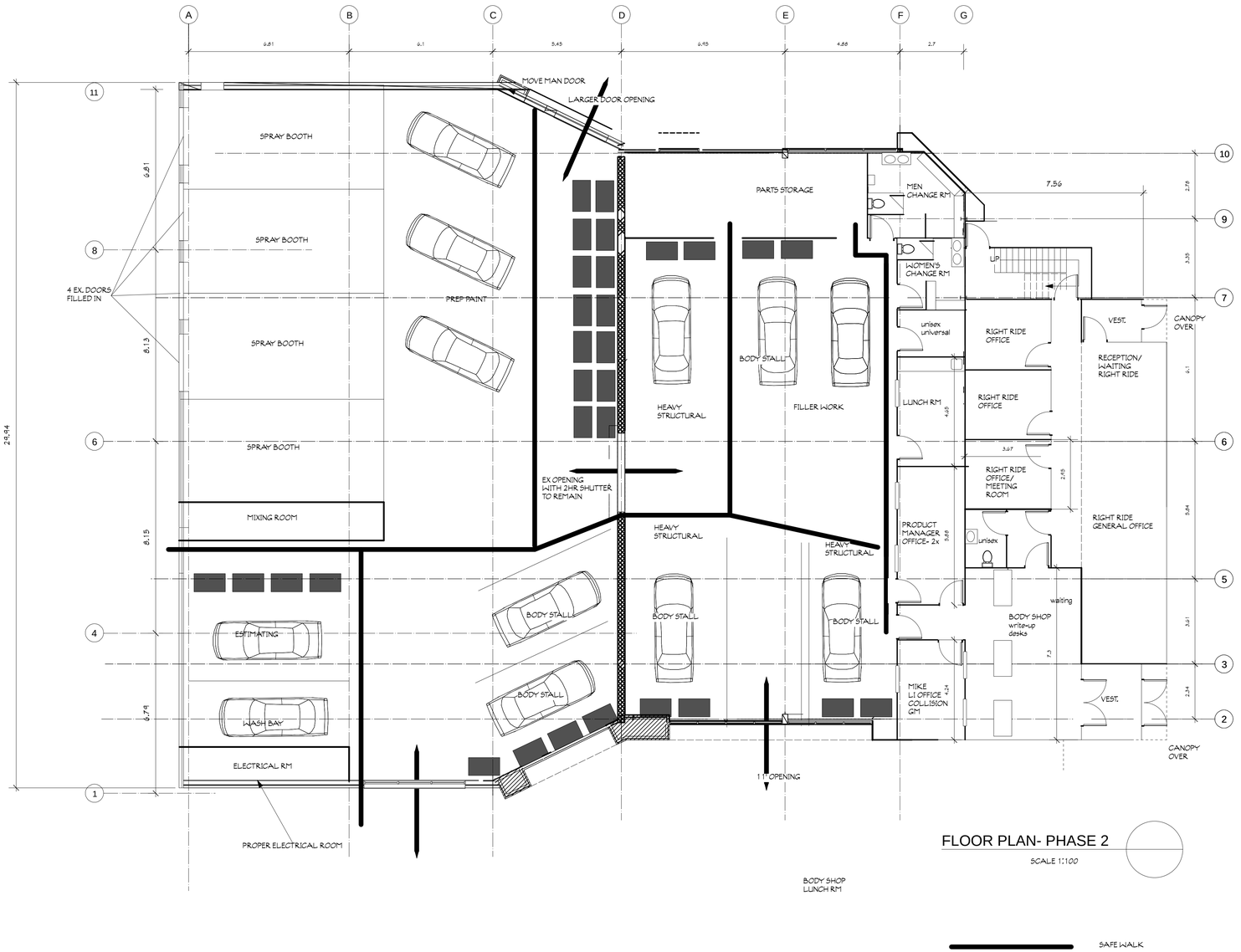
Project title:
417 INFINITI RENOVATION
1599 STAR TOP RD,
OTTAWA, ONTARIO

Sheet Title:
SITE PLAN

Design: TF
Drawn: TF
Date: 16 DEC 2021
Scale: AS NOTED
Dwg. no. A0.1



FLOOR PLAN- PHASE 2

SCALE 1:100

SAFE WALK

REVISION

NO.	DESCRIPTION:	DATE:
1.	ISSUED FOR BUILDING PERMIT APPLICATION	14 FEB 2022

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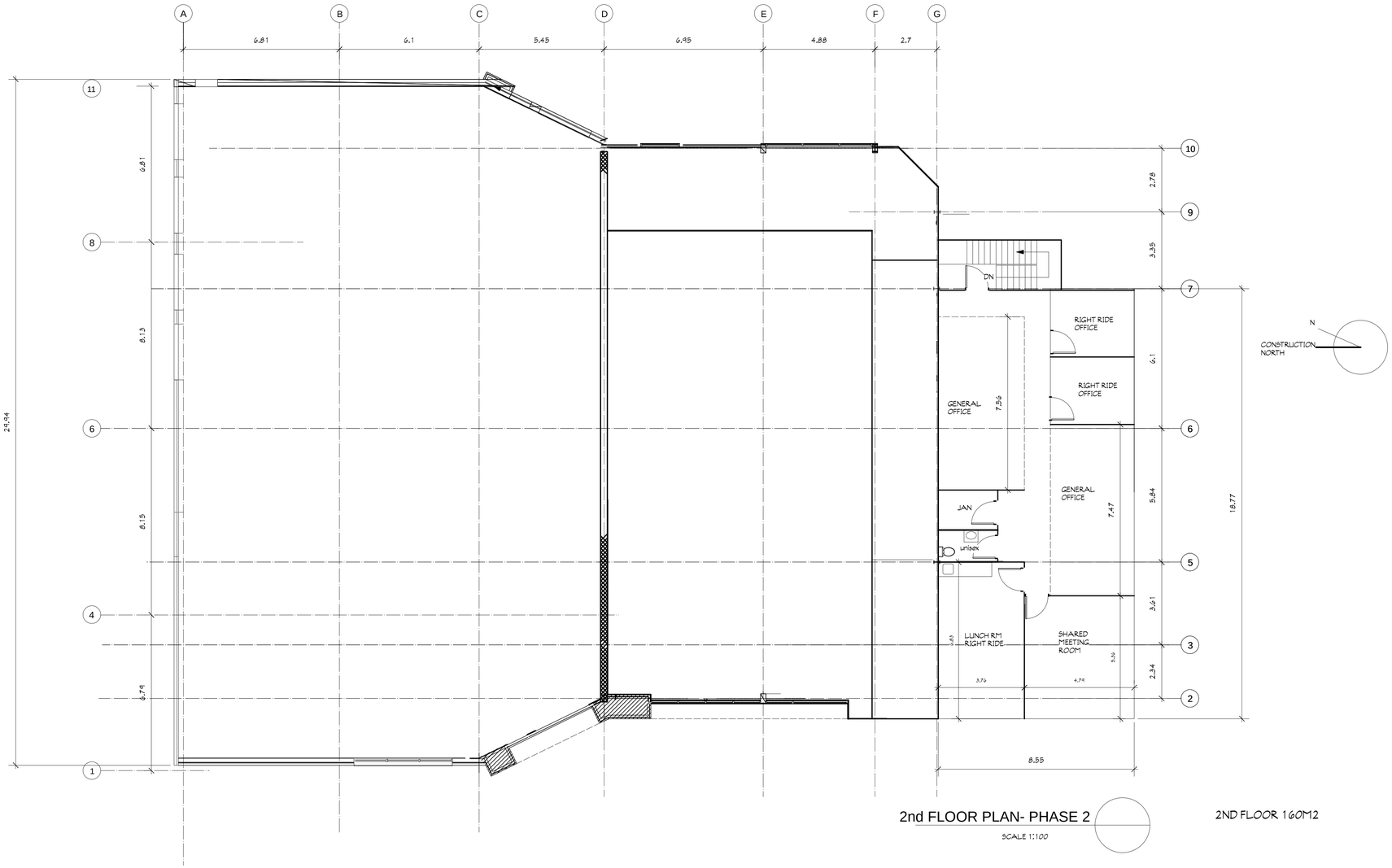
Project title:
417 INFINITI RENOVATION
1599 STAR TOP RD,
OTTAWA, ONTARIO

Sheet Title:
MAIN FLOOR PLAN- PHASE 2

Design: TF
Drawn: TF
Date: 16 DEC 2021
Scale: AS NOTED
Dwg. no. AXXX



2nd FLOOR PLAN- PHASE 2

SCALE 1:100

2ND FLOOR 160M2

REVISION

NO.	DESCRIPTION:	DATE:
1.	ISSUED FOR BUILDING PERMIT APPLICATION]	14 FEB 2022

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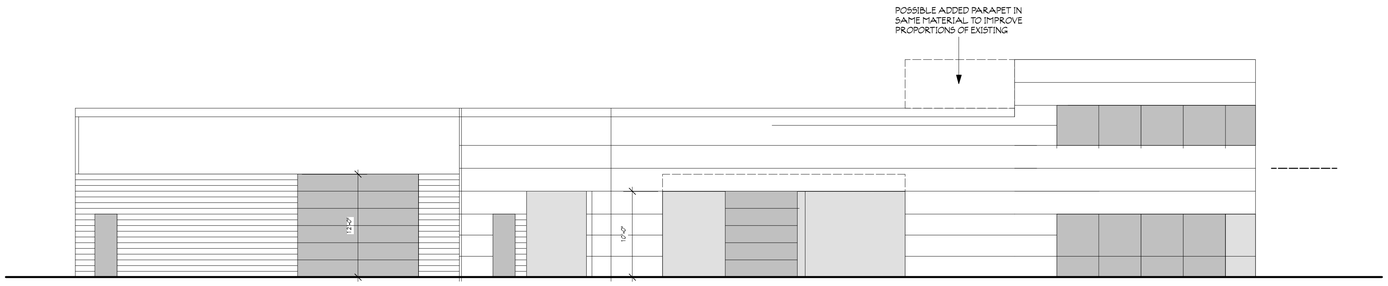
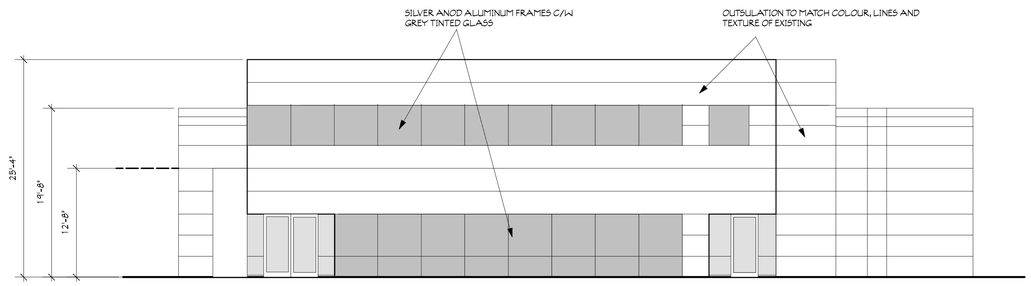
Project title:
417 INFINITI RENOVATION
1599 STAR TOP RD.
OTTAWA, ONTARIO

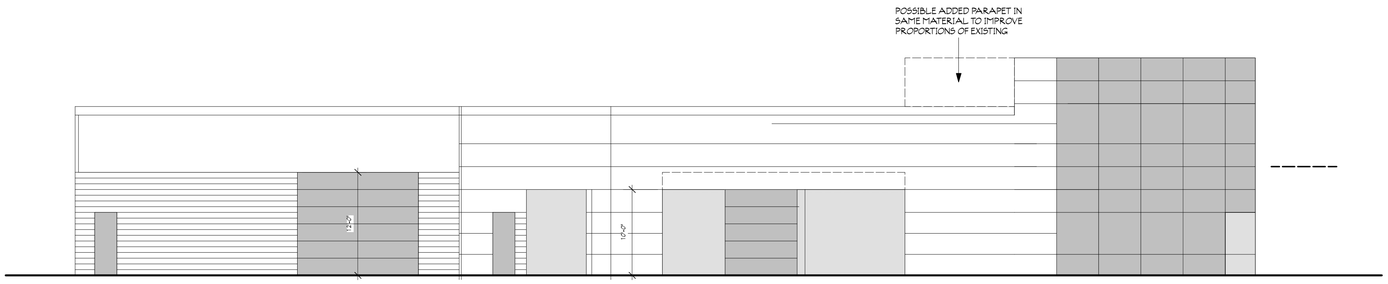
Sheet Title:
2nd FLOOR PLAN- PHASE 2

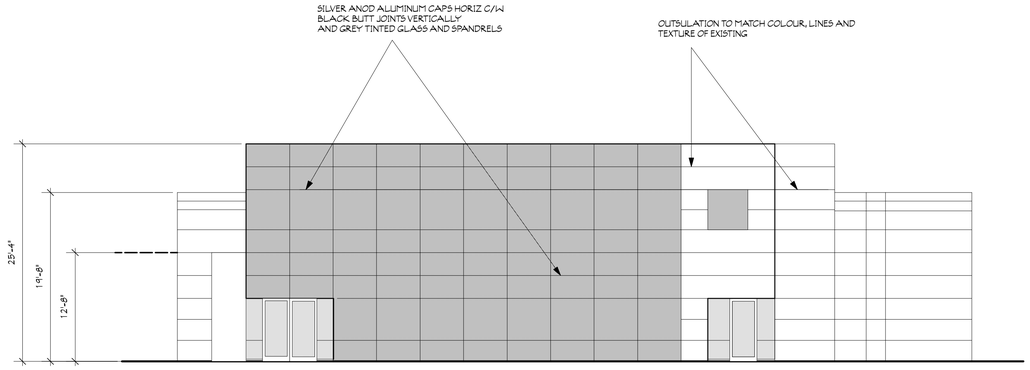
Design: TF
Drawn: TF
Date: 16 DEC 2021
Scale: AS NOTED
Dwg. no. AXXX





OPTION "A"





OPTION "B"

TOPOGRAPHIC SURVEY OF

LOT PART OF LOT 24
CONCESSION 2 (OTTAWA FRONT)
CITY OF GLOCESTER

(REGIONAL MUNICIPALITY OF OTTAWA–CARLETON)

SCALE 1 : 250

1 0 2 5 10 15 20 25 metres

ALEX MARTON LTD.
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METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK OBSERVATIONS.

LEGEND

MH	DENOTES	MANHOLE
CB	-	CATCH BASIN
WV	-	WATER VALVE
GM	-	GAS METER
LS	-	LIGHT STANDARD
B	-	BOLLARD
FH	-	FIRE HYDRANT
HBOX	-	HYDRO BOX
UP	-	UTILITY POLE
RWC	-	CONCRETE RETAINING WALL
INST.	-	INSTRUMENT
DS	-	DOOR SILL
CR	-	CENTERLINE
AN	-	ANCHOR
O/H	-	OVERHEAD
PIN	-	PROPERTY IDENTIFIER NUMBER
#	-	DIAMETER
⊙	-	DECIDUOUS TREE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD OBSERVATIONS REPRESENTED ON THIS PLAN WERE COMPLETED ON THE 8TH DAY OF OCTOBER, 2021.

OCTOBER 26, 2021
DATE

ALEX MARTON
ONTARIO LAND SURVEYOR

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

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PARTY CHIEF: F.W.	FILE NAME: 2021-442.DWG
DRAWN : J.H.	PLOT SCALE: 1: 250
CHECKED : A.M.	PROJECT No. 2021-442

417
COLLISION CENTRE

WE MAKE THE DIFFERENCE

Google Plan identifying Buildings reference in Cover Letter