

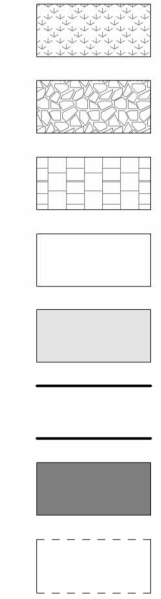
ONTARIO BUILDING CODE (OBC) CONFORMITY MATRIX PARTS 3 AND 9										OBC REFERENCES		
1	Project Description: 1412/1412 Stittsville Main Street Stittsville, Ontario K2S 1Y7					New:	YES	Part 1: NO		Part 3: YES	Part 9: NO	
						Addition:	NO					
						Alteration:	NO					
						MAJOR OCCUPANCY(S)					9.1.1.1.1	9.10.1.3
2	Building Area (m2)	Existing	0.00	New	305.00	Total	305.00			9.1.1.1.1	9.10.2	
3	Gross Area (m2)	Existing	0.00	New	915.00	Total	915.00			9.1.1.2	9.1.1.3	
5	Number of Storeys	Above grade:		3	Below grade:		1			9.1.1.4 et 9.1.3.2	9.1.1.3	
6	Height of Building (m)			12.3						9.1.1.5	9.1.1.3	
7	Number of Streets/Access Routes:			1						9.2.2.10 & 9.2.5.5		
8	Building Classification:	C					3.2.2.4.2			9.2.2.20-83	9.10.4	
9	Spider/Sprinkler System Proposed:	Not required								9.2.2.20-83	9.10.4	
10	Standpipes required:	NO								9.2.9		
11	Fire Alarm required:	NO								9.2.4	9.10.7.2	
12	Water service/Supply is Adequate:	YES								9.1.1.2, 9.2.2.8		
13	High Building:	NO								9.2.5		
14	Permitted Construction:	Combustible								9.2.2.20-83	9.10.4	
15	Actual Construction:	Combustible								9.2.2.20-83	9.10.4	
16	Measurement Area (m2)	n/a								9.2.1.1 (2)-(8)	9.10.4.1	
16	Occupant load based on:	Building design								9.1.1.6	9.10.1.3	
17	Basement:	Occupancy:	2 per bedroom		Load:	10 Persons				9.1.1.2 (2) et 9.1.1.10(i)	9.10.1.3	
		Above Grade:	Occupancy:	2 per bedroom		Load:	30 Persons			9.1.1.2 (2) et 9.1.1.10(i)	9.10.1.3	
17	Barrier-free Design:	YES			Explain:		passenger lift provided					
18	Hazardous Substances:	NO								9.8	9.5.2	
REQUIRED FIRE RESISTANCE RATING (FRR)												
19	Horizontal Assemblies FRR (Hours)				Listed Design No. or Description (D5-2)							
	Floors:	Combustible		Hours:	0.75							
	Roof:	n/a		Hours:	0.75							
20	Vertical Assemblies FRR (Hours)				Listed Design No. or Description (D5-2)							
	Floors:	Combustible		Hours:	0.75							
	Roof:	n/a		Hours:	0.75							
21	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS										9.1.3, 9.2.3.7	9.10.14
	Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR	Listed Design or Description	Non-comb. Cladding	Non-comb. Constr.		
	North/East	29.58	16.3	n/a	100.00%	43.57%	N/A	9.10.14.5	combustible	combustible		
22	South/East	35.99	7	n/a	88.31%	17.34%	45 min.	9.10.14.5	combustible	combustible		
	South/West	29.58	16.3	n/a	100.00%	41.02%	N/A	9.10.14.5	combustible	combustible		
	North/West	35.99	1.8	n/a	10.20%	6.95%	1 hour	9.10.14.5	noncombustible	combustible		
23	EXIT REQUIREMENTS										9.4.2.1, 9.4.3.2b, 9.4.6.16	
	Level	Minimum number of exits required	Minimum corridor width	Minimum ramp width	Minimum stair width	Minimum door opening width	Maximum distance of travel	Maximum exit distance	Public requirement			
	B1	2	1100mm	1100mm	900mm	850mm	45m	45m	NO			
24	B2	2	1100mm	1100mm	900mm	850mm	45m	45m	NO			

BOMA Area Schedule					Area Schedule (NET)		
Number	Name	Area	Level	Occupancy	Number	Name	Area
GRADE LEVEL							
S01	EXT AMENITY	54.7 m ²	GRADE LEVEL	AMENITY	B01	1 BED	42.7 m ²
S02	WASTE	11.1 m ²	GRADE LEVEL	AMENITY	B02	STUDIO	43.1 m ²
		65.8 m ²			B03	1 BED	42.7 m ²
					B04	2 BED BF	74.9 m ²
LEVEL 1							
100	CORRIDOR	22.5 m ²	LEVEL 1	COMMON	LEVEL 1		
101	1 BED	49.5 m ²	LEVEL 1	INTERIOR	203	STUDIO	43.1 m ²
101-B	BALCONY	4.3 m ²	LEVEL 1	EXTERIOR	202	1 BED	42.7 m ²
102	STUDIO	48.7 m ²	LEVEL 1	INTERIOR	203	1 BED	42.7 m ²
102-B	BALCONY	4.3 m ²	LEVEL 1	EXTERIOR	204	2 BED BF	74.5 m ²
103	1 BED	49.4 m ²	LEVEL 1	INTERIOR			202.9 m ²
103-B	BALCONY	4.3 m ²	LEVEL 1	EXTERIOR	LEVEL 2		
104	2 BED BF	82.7 m ²	LEVEL 1	COMMON	201	1 BED	42.7 m ²
104-B	BALCONY	1.6 m ²	LEVEL 1	EXTERIOR	202	STUDIO	43.1 m ²
105	LOBBY	27.0 m ²	LEVEL 1	COMMON	203	1 BED	42.7 m ²
S-A	STAIRCASE A	12.6 m ²	LEVEL 1	STAIR	204	1 BED + DEN	51.8 m ²
S-B	STAIRCASE B	12.7 m ²	LEVEL 1	STAIR	205	1 BED BF	51.1 m ²
		319.8 m ²					231.3 m ²
LEVEL 2							
200	CORRIDOR	11.4 m ²	LEVEL 2	COMMON	LEVEL 3		
201	1 BED	49.7 m ²	LEVEL 2	INTERIOR	301	1 BED	42.7 m ²
201-B	BALCONY	4.3 m ²	LEVEL 2	EXTERIOR	302	STUDIO	43.1 m ²
202	STUDIO	48.3 m ²	LEVEL 2	INTERIOR	303	1 BED	42.7 m ²
202-B	BALCONY	4.3 m ²	LEVEL 2	EXTERIOR	304	1 BED + DEN	51.8 m ²
203	1 BED	49.7 m ²	LEVEL 2	INTERIOR	305	1 BED BF	51.1 m ²
203-B	BALCONY	4.3 m ²	LEVEL 2	EXTERIOR			231.3 m ²
204	1 BED BF	57.2 m ²	LEVEL 2	INTERIOR			868.9 m ²
204-B	BALCONY	4.2 m ²	LEVEL 2	EXTERIOR	Grand total: 18		
205	1 BED + DEN	57.9 m ²	LEVEL 2	INTERIOR			
205-B	BALCONY	4.2 m ²	LEVEL 2	EXTERIOR			
S-A	STAIRCASE A	12.7 m ²	LEVEL 2	STAIR			
S-B	STAIRCASE B	12.7 m ²	LEVEL 2	STAIR			
		320.9 m ²					
LEVEL 3							
300	CORRIDOR	11.4 m ²	LEVEL 3	COMMON			
301	1 BED + DEN	49.7 m ²	LEVEL 3	INTERIOR			
301-B	BALCONY	4.3 m ²	LEVEL 3	EXTERIOR			
302	STUDIO	48.3 m ²	LEVEL 3	INTERIOR			
302-B	BALCONY	4.3 m ²	LEVEL 3	EXTERIOR			
303	1 BED + DEN	49.7 m ²	LEVEL 3	INTERIOR			
303-B	BALCONY	4.3 m ²	LEVEL 3	EXTERIOR			
304	1 BED	57.2 m ²	LEVEL 3	INTERIOR			
304-B	BALCONY	4.2 m ²	LEVEL 3	EXTERIOR			
305	1 BED + DEN	57.9 m ²	LEVEL 3	INTERIOR			
305-B	BALCONY	4.2 m ²	LEVEL 3	EXTERIOR			
S-A	STAIRCASE A	12.8 m ²	LEVEL 3	STAIR			
S-B	STAIRCASE B	12.7 m ²	LEVEL 3	STAIR			
		320.9 m ²					
SEMI-BASEMENT							
B00	CORRIDOR	20.6 m ²	SEMI-BASEMENT	COMMON			
B01	1 BEDROOM	49.8 m ²	SEMI-BASEMENT	INTERIOR			
B02	STUDIO	48.3 m ²	SEMI-BASEMENT	INTERIOR			
B03	1 BED	49.9 m ²	SEMI-BASEMENT	INTERIOR			
B04	2 BED BF	82.7 m ²	SEMI-BASEMENT	INTERIOR			
B05	MECHANICAL	28.8 m ²	SEMI-BASEMENT	INTERIOR			
S-A	STAIRCASE A	12.8 m ²	SEMI-BASEMENT	STAIR			
S-B	STAIRCASE B	12.7 m ²	SEMI-BASEMENT	STAIR			
		305.6 m ²					
Grand total: 48							
		1,332.9 m ²					

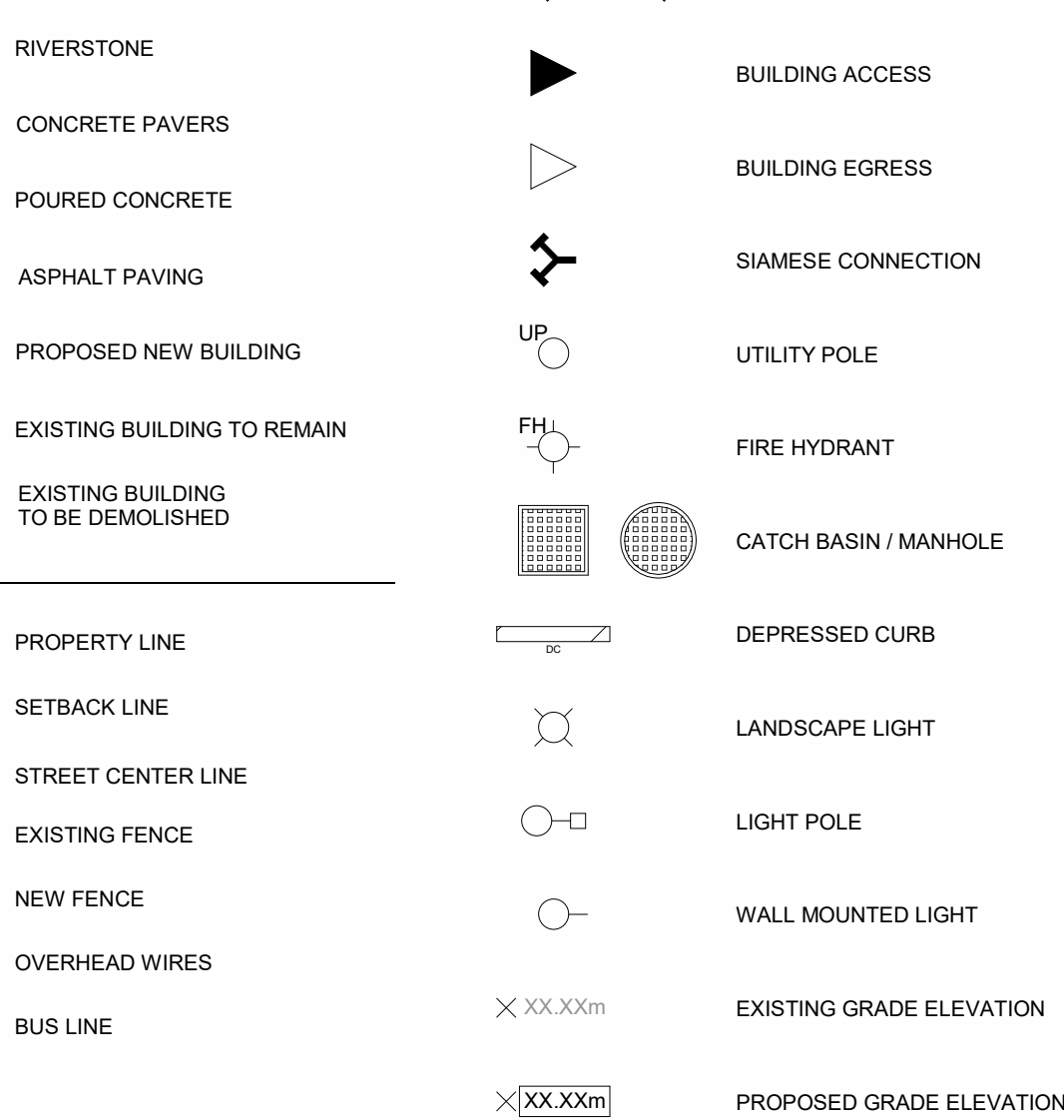
SITE CONTEXT

LEGEND

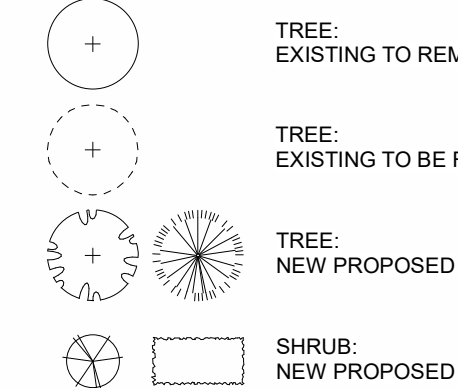
SURFACES



SYMBOLS



VEGETATION



PROJECT INFORMATION

SITE SUMMARY

ADDRESS	1410 Stittsville Main St, Stittsville, ON
CURRENT ZONING	TMR H1(1)
SITE AREA	1408.60 m ²
PROPOSED USE	Residential (Part 9)
BUILDING AREA	306.00 m ²

ZONING SUMMARY

	REQUIRED	PROPOSED
LOT AREA	NA	1409.53 m ²
LOT WIDTH	NA	20.00 m
LOT DEPTH	NA	70.50 m
MAX. BUILDING HEIGHT	NA	4 Storeys/15m
MAX. PARAPET HEIGHT	NA	0.30 m
MIN. BUILDING HEIGHT for 20m from Front Lot Line	NA	0.7 m
SET BACKS - FRONT YARD	2.00 m (min.)	2.30 m
- INTERIOR SIDE YARD (1)	1.20 m (min.)	7.00 m
- INTERIOR SIDE YARD (2)	1.20 m (min.)	1.80 m
- REAR YARD	3.00 m (min.)	40.30 m

MIN LANDSCAPED AREA

MIN LANDSCAPED AREA	NA	372.54 m ²
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LAND COVERAGE

LAND COVERAGE	NA	0.22
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VEHICULAR PARKING

	REQUIRED	PROPOSED
MIN PARKING SPACES	22	14
MIN VISITOR PARKING SPACES	4	4
MIN ACCESSIBLE SPACES*	1	1

BICYCLE PARKING

	REQUIRED	PROPOSED
MIN PARKING SPACES	9	18

WASTE CONTAINERS

	REQUIRED	PROPOSED
GARBAGE (0.11 y ³ / unit)	1.98	360L x 3
FIBRE (0.062 y ³ / unit)	1.116	360L x 4
GMP (0.018 y ³ / unit)	0.324	240L x 1
ORGANICS (0.082 y ³ / unit)	1.116	240L x 1

AMENITY AREA

	REQUIRED	PROPOSED
PRIVATE	54.00 m ²	56.65 m ²
COMMUNAL	54.00 m ²	54.68 m ²

BUILDING SUMMARY

	UNITS	GFA - OBC	GFA - CITY
18		961.50 m ²	868.90 m ²

GENERAL NOTES

NOTE-A :
• ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.

NOTE-B :
• ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.

NOTE-C :
• CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.

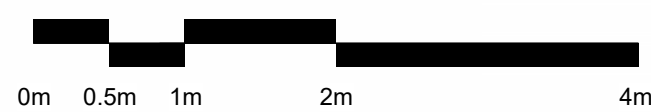
NOTE-D :
• REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.

NOTE-E :
• DO NOT SCALE DRAWINGS.

NOTE-F :
• ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SURVEY INFO

TOPOGRAPHIC SURVEY OF :
PART OF LOT 23
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF
GOULBOURN
CITY OF OTTAWA
FARLEY, SMITH & DENIS
SURVEYING LTD. 2022
FILE NO. : 651-21



Suite 1450 - 323 Coventry Road, Ottawa ON K1K 3X6
Tel : 613-416-6228

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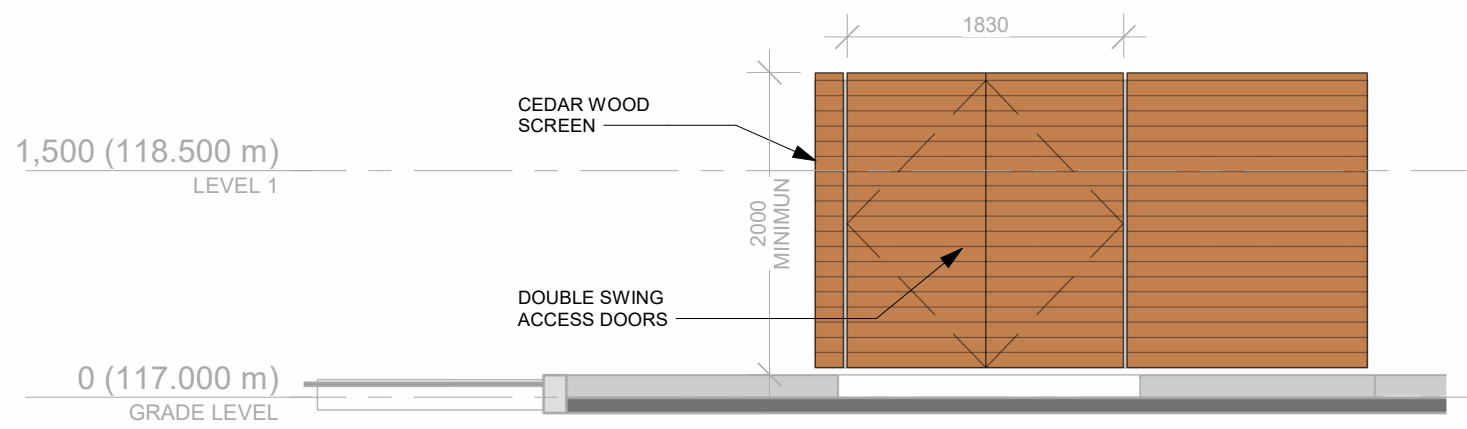
Planner - G9 Planning & Design
Unit C - 43 Eccles St, Ottawa, ON K1R 6S3
613-850-8345

Civil Engineering - Talham Engineering
5335 Carotek Rd, Ottawa, ON K1J 9L4
613-747-3636

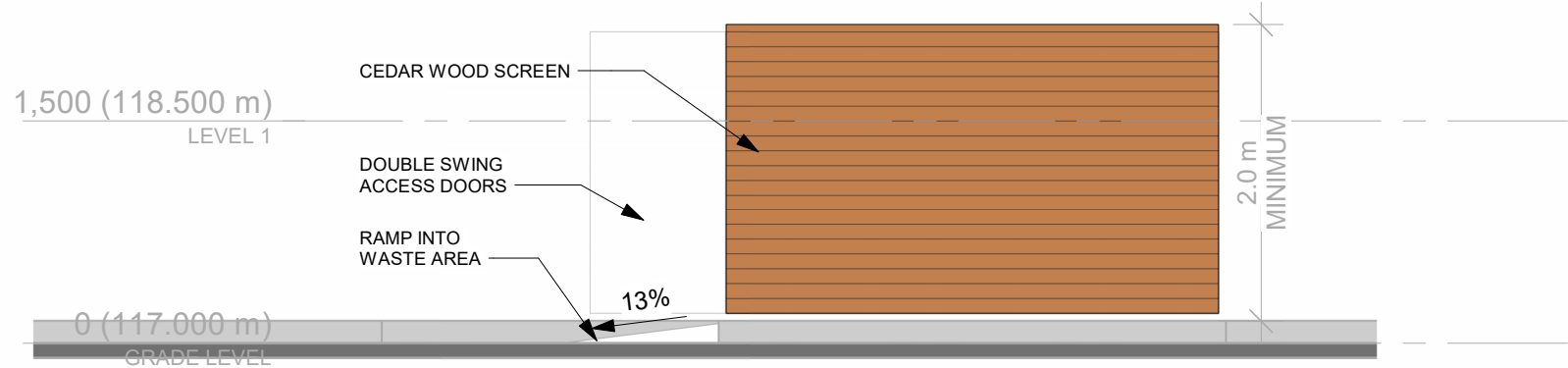
Structural - D+M Structural Ltd.
Suite 110 - 333 Preston St, Ottawa, ON K1S 5N4
613-651-9490

Mechanical & Electrical - Miron Ltd.
#31 - 2000 Thurston Dr, Ottawa, ON K1G 4K7
613-829-5486

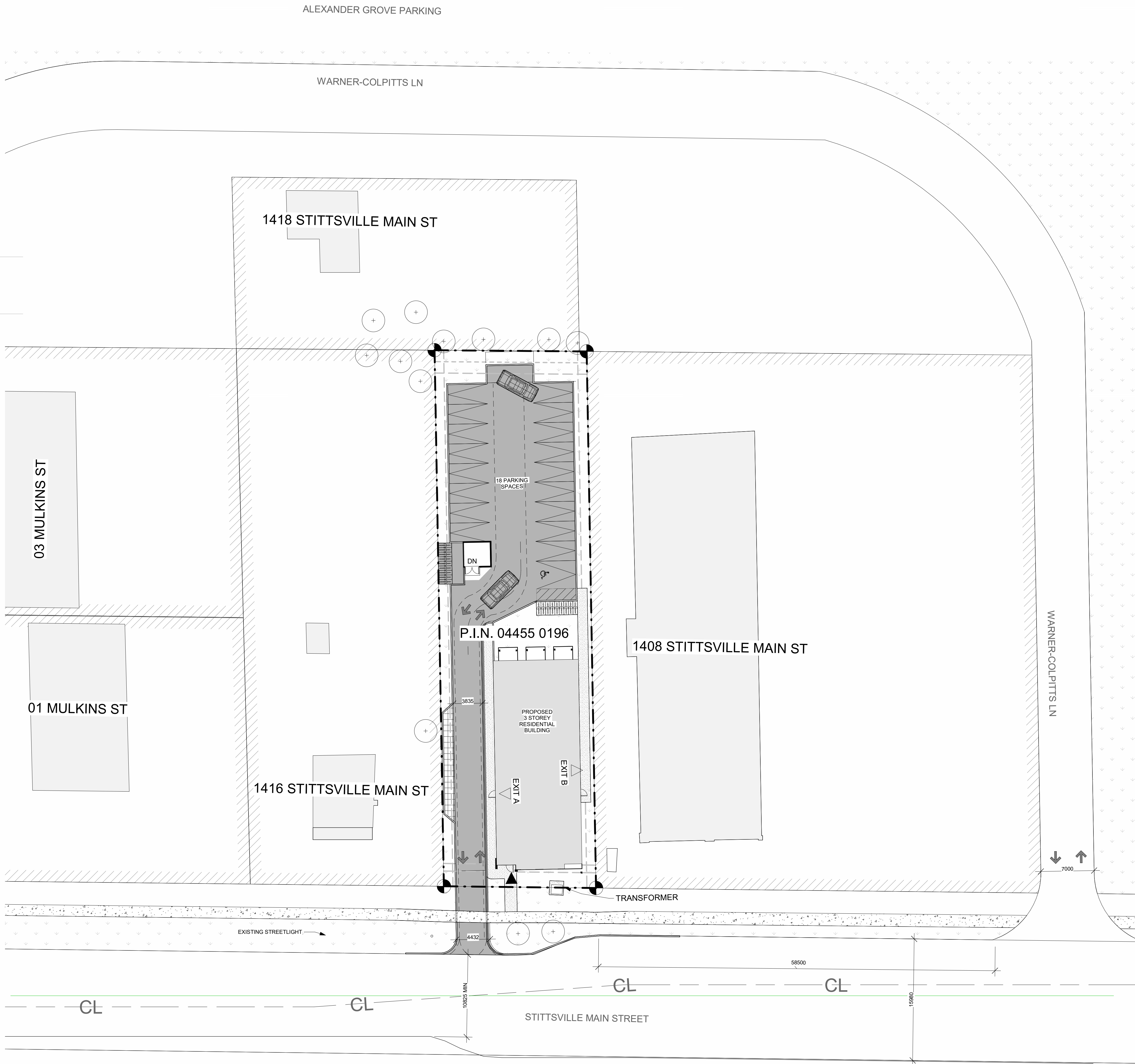
Landscape - Levstek Consulting Inc.
240 Grandview Rd, Nepean, ON K2H 8A9
613-829-5318



2 Waste Area - Front Elevation
A051 1 : 50



3 Waste Area - Side Elevation
A051 1 : 50



1 COMPLEX SITE PLAN
1 : 250

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613-850-8345

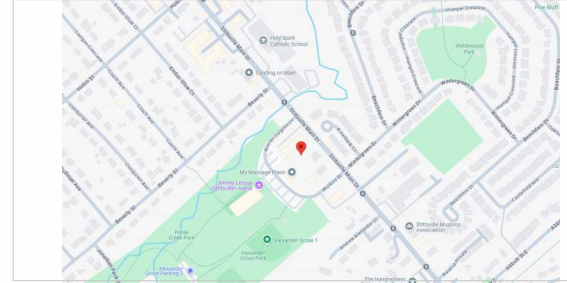
Civil Engineering - Talham Engineering
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613-747-3636

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613-651-9490

Mechanical & Electrical - Miron Ltd.
#31 - 2000 Thurston Dr, Ottawa, ON K1G 4K7
613-722-5486

Landscaping - Levstek Consulting Inc.
240 Grandview Rd, Nepean, ON K2H 8A9
613-829-5318

KEY PLAN / PLAN CLÉ :



CLIENT :



Tel : (613) 617-4550

1.1	SPA REVISIONS	2025-03-22
1.0	ISSUED FOR PERMIT	2025-03-26
rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

COMPLEX SITE PLAN

DRAWING INFORMATION /
INFORMATION DU DESSIN :

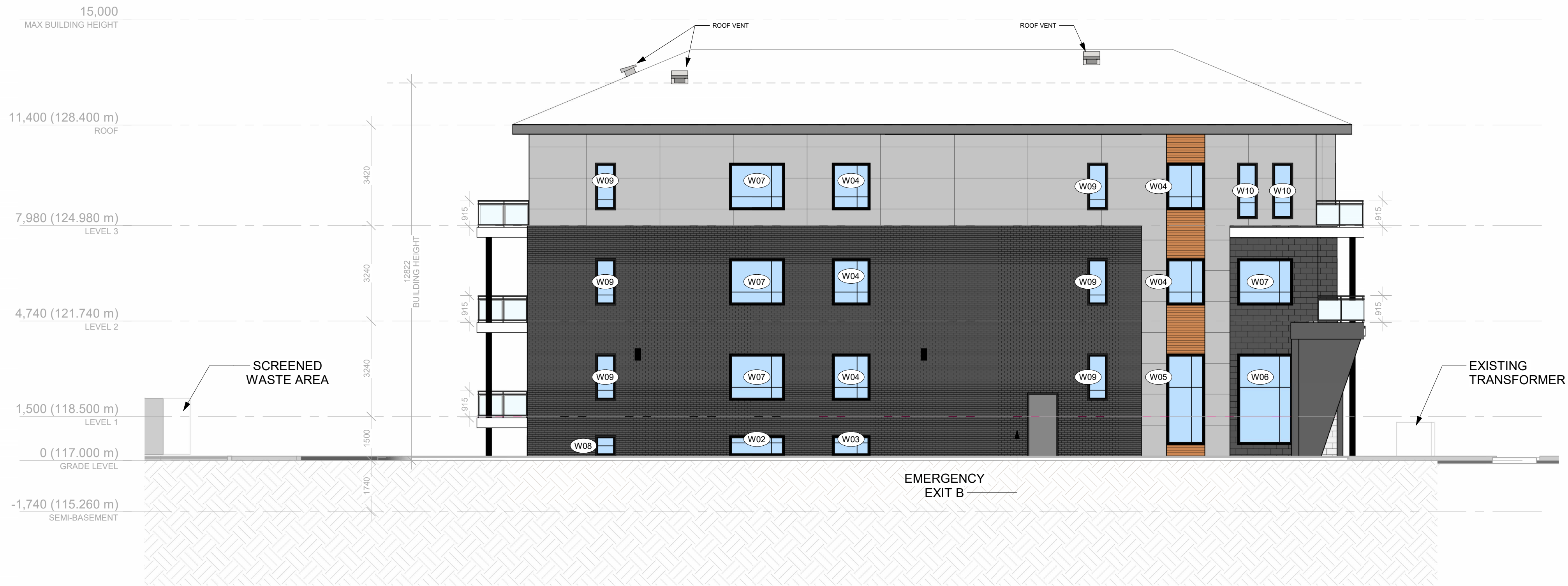
PROJECT NO. / NO. DE PROJET :	24002
DATE :	2025-03-26
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	LaG
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	DD
DWG NO. / NO. DESSIN :	A051

REVISION NO. / NO. DE RÉVISION :

1.1



1 NORTHEAST ELEVATION - STITTSVILLE MAIN (FRONT)
1 : 100



2 SOUTHEAST ELEVATION (LEFT)
1 : 100

ENVELOPE MATERIAL LEGEND :

- LEXA STONE BY "PERMACON"
COLOUR: "ROCKLAND BLACK"
- LEXA STONE BY "PERMACON"
COLOUR: "CAMEO BEIGE"
- MELVILLE SLIK BRICK BY "PERMACON"
COLOUR: "RANGE MARGAUX BEIGE"
- HORIZONTAL PLANK CLADDING
BY "LONGBOARD"
COLOUR: "DARK FIR"
- FIBRE CEMENT PANEL SIDING
BY "DCC SOLUTIONS"
COLOUR: WHITE
- TRANSPARENT GLAZING



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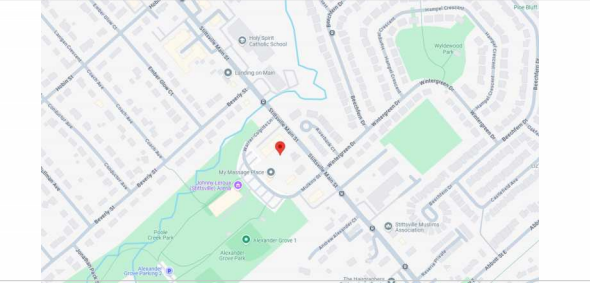
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KEY PLAN / PLAN CLÉ :



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rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN : ELEVATIONS - NORTHEAST & SOUTHEAST

DRAWING INFORMATION / INFORMATION DU DESSIN :

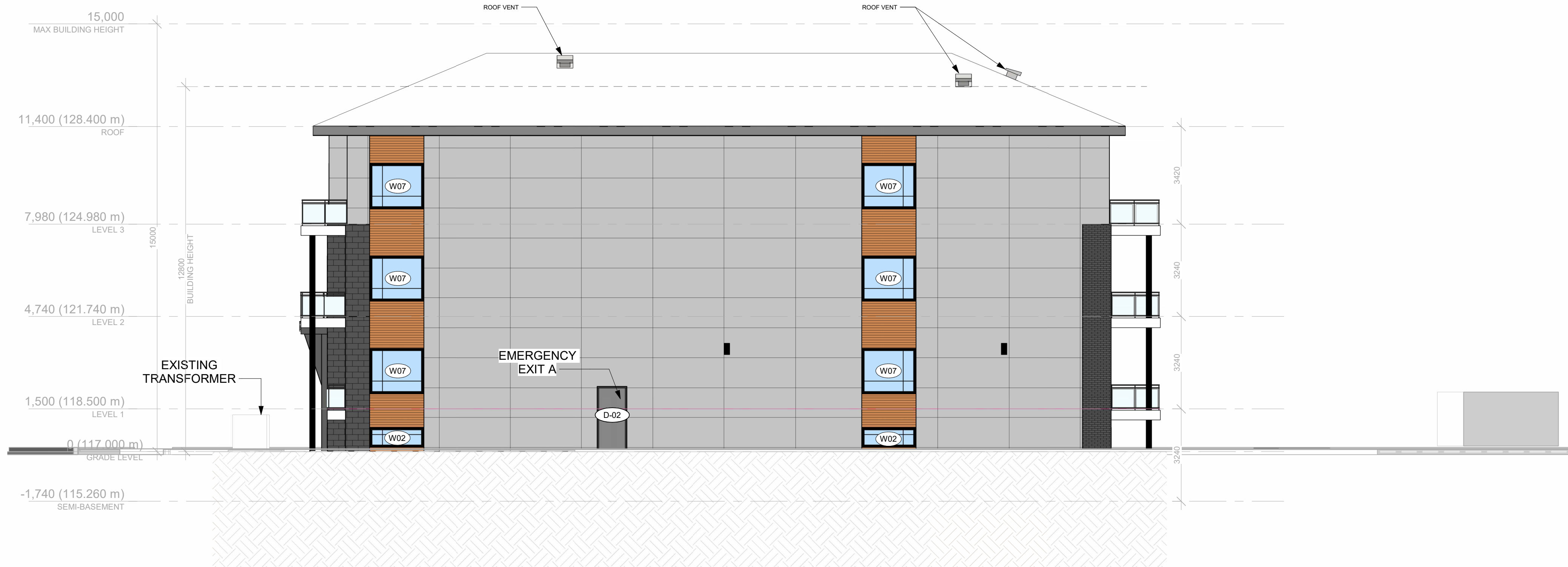
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DATE :	2025-03-26
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	LaG
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	DD
DWG NO. / NO. DESSIN :	

A200

REVISION NO. / NO. DE RÉVISION : 1.1



1 SOUTHWEST ELEVATION
1:100



2 NORTHWEST ELEVATION (RIGHT)
1:100

ENVELOPE MATERIAL LEGEND :

- LEXA STONE BY "PERMACON"
COLOUR: "ROCKLAND BLACK"
- LEXA STONE BY "PERMACON"
COLOUR: "CAMEO BEIGE"
- MELVILLE SLIK BRICK BY "PERMACON"
COLOUR: "RANGE MARGAUX BEIGE"
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COLOUR: WHITE
- TRANSPARENT GLAZING



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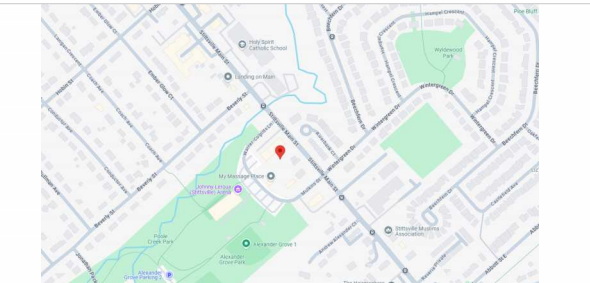
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KEY PLAN / PLAN CLÉ :



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PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

ELEVATIONS - S/W & NW

DRAWING INFORMATION / INFORMATION DU DESSIN :

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DATE :	2025-03-26
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	LaG
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	DD
DWG NO. / NO. DESSIN :	

A201

REVISION NO. / NO. DE RÉVISION : 1.1