



August 28, 2024

Elite Property Developments Inc.
10 Brad's Court
Stittsville, Ontario K2S 1V2

E-mail: tracygoulet@hotmail.ca

Attention: Tracy Goulet
Director

Re: Noise Impact Study of the Proposed Residential Development
1412 Stittsville Main Street, Ottawa, Ontario
Pinchin File: 346098

Pinchin Ltd. (Pinchin) was retained by Elite Property Developments Inc. (Client) to prepare a noise impact study report for its proposed residential development (Development) at 1412 Stittsville Main Street, Ottawa, Ontario. This report has been prepared to satisfy the review comments included in a Pre-Consultation Report dated March 4, 2024. The file number is PC2024-0052.

The proposed Development will include the construction of a 3-storey residential apartment building with 18 units and parking spaces.

Figure 1, Appendix B shows the locations of the proposed Development, onsite receptors and nearby road. Additional drawings showing the site plan, floor and elevation plans are included in Appendix C.

1.0 NOISE CRITERIA

In this study, noise criteria outlined in the City of Ottawa's Environmental Noise Control Guidelines (ENCG) [1] and the Ontario Ministry of Environment, Conservation and Parks (MECP) Publication NPC-300 [2] were adopted. The applicable noise criteria for this proposed development are described as follows:

1.1 Outdoor Noise Criteria

The daytime noise criterion for outdoor living areas (OLAs) is 55 dBA for road and rail noise sources. Where it is not technically, economically, or administratively feasible to meet the 55 dBA limit, up to 60 dBA is permissible with warning clauses. Where the daytime sound level is greater than 60 dBA, control measures are required to reduce the sound level to 60 dBA or less.

The site plans show that there is an external amenity space at the rear of the building on ground level. In addition, there are balconies for selected units. However, since all balconies are less than 4 m in depth, they are not considered as OLAs.



1.2 External Building Façade Criteria

Where the sound levels at the exterior of the building facades exceed 55 dBA at living/dining room windows during daytime hours and 50 dBA at bedroom windows during nighttime periods, the unit must be provided with forced air heating with provision for central air conditioning. Where the sound levels exceed by more than 10 dB (i.e. 65 dBA at living/dining room windows and 60 dBA at bedroom windows), central air conditioning must be incorporated into the building design prior to occupancy. Upgraded window glazing construction may be required and warning clauses are applicable as well.

It should be noted that in high and medium density residential developments, other forms of mechanical ventilation may be available. Ventilation methods other than central air conditioning are acceptable for high and medium density residential developments, subject to the following conditions:

- the noise produced by the proposed ventilation system in the space served does not exceed 40 dBA;
- the ventilation system complies with all national, provincial and municipal standards and codes;
- the ventilation system is designed by a heating and ventilation professional; and
- the ventilation system enables the windows and exterior doors to remain closed.

1.3 Noise Criteria for Stationary Sources

The Development is located in a residential neighbourhood. Stittsville Main Street is located to the east of the site. To the west of the site is a community arena (Johnny Leroux (Stittsville) Arena). A review of aerial photos indicates that the mechanical equipment (e.g. cooling tower) is located to the west side of the arena building. The distance from the arena's mechanical equipment to the proposed building is approximately 200 m. Since the setback distance is greater than the required 100 m setback for stationary sources, it is our opinion that, the assessment of stationary noise sources is not required. Hence, this study focuses on the traffic noise impact from Stittsville Main Street.

2.0 POINT OF RECEPTION DESCRIPTION

To evaluate the noise impact from road traffic on the Development, two (2) onsite noise sensitive receptors (ON-R1 and ON-OLA) were selected from the Development's most affected locations. Receptor ON-R1 represents the 3rd floor windows facing Stittsville Main Street. Receptor ON-OLA represents an outdoor living area in the rear yard of the building.



The following table lists the selected receptor details:

Point of Reception ID	Point of Reception Location	Point of Reception Height, m
ON_R1	Northeast Façade, 3rd Floor Windows	9.5
ON_OLA	Outdoor Living Area, Rear Yard on Ground Level	1.5

Locations of the selected receptors are shown in Figure 1, Appendix B.

3.0 NOISE IMPACT ASSESSMENT

3.1 Noise Impact from Transportation Source on the Development

A review of aerial photos showed that there is one roadway (Stittsville Main Street) located to the east of the proposed Development. Stittsville Main Street is classified as an urban arterial road per the “Official Plan Consolidation for the City of Ottawa”.

The AADT volume for Stittsville Main Street was taken from Table 1, Appendix B of the ENCG. Details of traffic data and vehicle breakdowns are provided in Table 1, Appendix A.

The predicted sound levels at the proposed development due to road traffic were calculated using the MECP program STAMSON, Version 5.04 [3]. STAMSON uses the traffic volumes for the road and basic topographical information for the site in its calculations. Details of calculation results are provided in Table 2, Appendix A and Appendix D.

3.2 Noise Control Measures

The predicted traffic noise impacts range from 60 dBA to 68 dBA at the plane of windows (ON-R1). The predicted levels indicate that the units should be designed with the installation of central air conditioning. Warning clause Type D and Generic Warning Clause from ENCG are required to be included in agreements of offers of purchase and sale, lease/rental agreements and condominium declarations. Details of the warning clauses are included in Appendix E.

The prediction result at the outdoor living area (ON-OLA) is well below the guideline limit. As such, noise control measures and warning clauses are not required.

The traffic noise impact and control measures are provided in Table 3, Appendix A.

It was confirmed by the Client that each suite would be equipped with a Packaged Terminal Air Conditioner (PTAC) unit. The unit will be able to provide both heating and cooling to each suite. It is our opinion that, the proposed PTAC units meet the City’s and MECP ventilation requirements.



To determine if building component upgrades are required, a sample calculation was performed. The results are provided in Table 4, Appendix A. The calculation results show that no special construction requirements on building components (i.e. windows, doors and walls) are warranted. Constructions meeting the Ontario Building Code (OBC) would be sufficient to provide the required sound attenuation.

3.3 Noise Impact from the Development on Nearby Sensitive Receptors

It was confirmed by the Client that the potential mechanical equipment would include an HVAC unit in the basement mechanical room. Each suite will have their own Packaged Terminal Air Conditioners (PTAC) unit for heating / cooling, as well as kitchen and bathroom exhaust fans. There is no other large outdoor mechanical equipment like generator and cooling tower. Hence, it is our opinion that, the proposed mechanical equipment will have insignificant noise impact on external noise sensitive receptors.

With regards to the outdoor PTAC units, it is suggested that the locations and installation should be done to comply with the noise criteria as outlined in NPC-216 [4]. The intention is to minimize the noise impact on external sensitive receptors.

4.0 CONCLUSIONS

A detailed noise impact assessment of the proposed Development was completed by modelling the noise impacts from road traffic on the Development. The assessment shows that the traffic noise impact on the Development meets the NPC-300 noise criteria, with the proposed installation of air conditioning systems. In addition, warning clause Type D and Generic Warning Clause from ENCG are required. It is also suggested that the installation of outdoor air conditioning devices should comply with the noise criteria outlined in NPC-216.

5.0 TERMS AND LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.



Noise Impact Study of the Proposed Residential Development

1412 Stittsville Main Street, Ottawa, Ontario

Elite Property Developments Inc.

August 28, 2024

Pinchin File: 346098

FINAL

6.0 CLOSURE

Should you have any questions or concerns regarding the contents of this study, please contact the undersigned.

Sincerely,

Pinchin Ltd.

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7.0 REFERENCES

1. City of Ottawa, Environmental Noise Control Guidelines: Introduction and Glossary, January 2016.
2. Ministry of the Environment Publication NPC-300, "Environmental Noise Guideline Stationary and Transportation Sources – Approval and Planning", August 2013.
3. Ministry of the Environment's STAMSON/STEAM Computer Programme, (Version 5.04)
4. Ministry of the Environment Publication NPC-216, "Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices", September 1994.

\\pinchin.com\Miss\Job\346000s\0346098.000 ElitePty,1412StittsvilleMainSt,ERC,NOISE\Deliverables\346098 Noise Study 1412 Stittsville Main St Ottawa Elite Property Aug 28, 2024.docx

Template: Master Noise Impact Study Letter, ERC, March 5, 2020

APPENDIX A
Tables
(4 Pages)

Table 1 - Summary of Traffic Data and Projections

	Stittsville Main St.	Notes
AADT - Ultimate	15000	Table B1, City of Ottawa Environmental Noise Control Guidelines (ENCG)
Day Split	92%	92 / 8 %, City of Ottawa (ENCG)
Cars, 24 Hours	13200	88%, City of Ottawa (ENCG)
Medium Trucks, 24 Hours	1050	7%, City of Ottawa (ENCG)
Heavy Trucks, 24 Hours	750	5%, City of Ottawa (ENCG)

Table 2 - Road Traffic Noise Prediction Results

Point of Reception ID	Point of Reception Location	Point of Reception Height, m	Daytime Sound Level, dBA ^[1]	Nighttime Sound Level, dBA ^[2]
ON-R1	Northeast Façade, 3rd Floor Windows	9.5	68	60
ON-OLA	Outdoor Living Area, Rear Yard on Ground Level	1.5	45	-

Notes

- 1. The daytime/evening period is from 7 am to 11 pm.
- 2. The nighttime period is from 11 pm to 7 am.

Table 3: Summary of Noise Control Measures

Point of Reception ID [1]	Façade/Location Description [2]	Predicted Unmitigated Sound Level at Most Affected Facades (Leq, dBA) [3]		Approximate Distance to Road, m [4]	Exterior Window STC Requirements [5]	Ventilation Requirements [6]	Wall Requirements [7]	Approximate Barrier Height [8]	Warning Clauses [9]
		Daytime (16 hr)	Nighttime (8 hr)						
ON-R1	Northeast Façade, 3rd Floor Windows	68	60	18.0	OBC	Central AC	OBC	n/a	Type D
ON-OLA	Outdoor Living Area, Rear Yard on Ground Level	45	-	48.5	-	-	-	n/a	n/a

- Notes:
- [1]

See Figure 1 for receptor locations.
- [2]

See floor plans for receptor locations.
- [3]

STAMSON predicted sound levels at the planes of windows or outdoor living areas in dBA.
- [4]

The distance is measured from the façade to the centerline of the road.
- [5]

The windows are specified in pane-gap-pane for double glazing or pane-gap-pane-gap-pane for triple glazing.
OBC - the window should be designed to meet the Ontario Building Code requirements.
- [6]

Provision - the dwelling should be designed with a provision for the installation of central air conditioning in the future, at the occupant's discretion.
Central AC - installation of central air conditioning should be implemented.
- [7]

OBC - the wall should be designed and constructed to meet the Ontario Building Code requirements.
- [8]

Acoustic barriers for outdoor living areas on the roof.
- [9]

For details on warning clauses, see Appendix E.

Table 4: Predicted Noise Levels and Control Measures

Room/Facade Reference Number 305
Room Location 3rd Floor
Room Type Living Room
Floor Area, m2 23.6

	Windows - Day	Windows - Night	Wall, 24-hour	Notes
Predicted Outdoor Sound Level, dBA	68	60	66	GB_W72.te
Calculation Adjustment, dBA	0.0	0.0	0.0	
Indoor Room Level, dBA	45	45	45	NPC-300 Table C-9, Road Traffic [1]
CMHC Room Target, dBA	40	40	40	CMHC Table 1, 24-Hour Criteria [2]
Criteria Adjustment, dBA	-5	-5	-5	CMHC-MOE
Adjusted Outdoor Sound Level, dBA	63	55	61	Used in Determining AIF
(Window, Wall) Area, m2	5.9	5.9	28.5	Based on Floor Plans
(Window, Wall)/Floor Ratio, %	25%	25%	121%	
Number of Components	3	3	3	2 Sided Walls, 1 Sided Windows
Acoustic Insulation Factor (AIF)	30	22	28	CMHC: Table 6.1
Approximate Sound Transmission Class (STC)	30	22	-	CMHC: Tables D2, 6.3
Sample Window/Door Configuration	OBC	OBC	OBC	The Worst Case Requirement Is Displayed
Air Conditioning	Central AC	Central AC	-	Central AC Required
Warning Clause	Type D	Type D	-	

APPENDIX B

Figure

(1 Page)



APPENDIX C
Additional Drawings
(15 Pages)



23105

1412 Stittsville Main

RELEASE 1 - 66% CO-ORDINATION

2024-06-28

Version 1 A

Project version note

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Architecture

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NOT FOR CONSTRUCTION / PAS
POUR CONSTRUCTION



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COMMON ABBREVIATIONS:

ABOVE FINISHED FLOOR	A.F.F.
ALTERNATE	ALT.
ALUMINUM	ALUM.
AIR BARRIER	A.B.
APPROXIMATE	APPROX.
ARCHITECTURAL	ARCH.
BENCH MARK	B.M.
BORE HOLE	B.H.
BUILDING(S)	BLDG.
CATCH BASIN	C.B.
CARD READER	C.R.
CENTER LINE	C.L.
COLUMN	COL.
COMMERCIAL	COMM.
COMPLETE WITH	c.w.
CONCRETE	CONC.
CONSTRUCTION	CONSTR.
CONTROL JOINT	C/J
COORDINATE	COORD.
DEPTH	DEPT.
DIMENSION	DIM.
DOUBLE HUNG	D/H
DISHWASHER	D/W
DOWN	DN.
DOOR OPERATOR	D.O.
DRAWING	DWG.
ELECTRICAL	ELEC.
EQUAL	EQ.
EQUIPMENT	EQUIP.
EXISTING	EXIST.
FINISHED FLOOR LEVEL	F.F.L.
FINISH	FIN.
FIRE HOSE CABINET	F.H.C.
FIRE HYDRANT	F.H.
FLOOR	FLR.
FLOOR DRAIN	F.D.
FOOTING	FTG.
FOUNDATION	FDN.
GALVANIZED	GALV.
GAUGE	GA.
GLASS	GL.
GEORGIAN WIRE GLASS	G.W.G.
GEOTECHNICAL	GEOTECH.
GROSS FLOOR AREA	GFA.
GYPSUM	GYP.
HOLLOW METAL	H.M.
HOLLOW STRUCTURAL STEEL	HSS
INSULATION	INSUL.
JOIST	JST.
LAMINATED	LAM.
MECHANICAL	MECH.
NOT APPLICABLE	N/A
NOT IN CONTRACT	N.I.C.
NOT TO SCALE	N.T.S.
NUMBER	NO or #
ON CENTER	o/c
OPEN WEB STEEL JOIST	O.W.S.J.
POLYETHYLENE	POLY.
POLYSTYRENE	PSTY.
PREFABRICATED	PREFAB.
QUANTITY	QTY.
REFERENCE	REF.
REINFORCED	REINF.
REQUIRED	REQD.
ROOF DRAIN	R.D.
ROOM	RM.
SCHEDULE	SCH.
SPECIFICATION	SPEC.
SQUARE(S)	SO.
STAINLESS STEEL	S.S.
STANDARD	STD.
STRUCTURE	STRUC.
SUSPENDED	SUSP.
TELEPHONE	TEL.
TEMPORARY	TEMP.
TEMPERED GLASS	T.G.
TOP & BOTTOM	T&B.
TOP OF CONCRETE	T/O/C
TOP OF FOOTING	T/F
TOP OF SLAB	T/O/S
TOP OF WALL	T/W
TOP OF	T/O
TYPICAL	TYP.
UNDERSIDE	U/S
UNLESS NOTED	U.N.
VAPOUR BARRIER	V.B.
VAPOUR PERMEABLE	V.P.
VERTICAL	VERT.
VESTIBULE	VEST.
VOLUME	VOL.
WASHROOM	W.R.

EXTERIOR FINISHES

MASONRY		Architectural Block 1 - 100x200x400mm Permacon: Block Noble, finish: Polished Colour: Silver mother-of-pearl	
		Architectural Block 1 - 100x200x400mm Permacon: Block Noble, finish: Polished Colour: Silver mother-of-pearl	
HOLLOW MORTAR JOINT			
EXPOSURE GASKET: Sealant			
MORTAR			
			Betomix Plus Architectural Block Mortar, Colour: 15139 S30 - Silver Gray
METAL COATING			
	Solar Collector Wall Corrugated 1/2, Black (QC 8262)		
	Corrugated Ideal Roofing: Corrugated Black (QC 8262)		
	Metal siding Ideal Roofing: Urban Accent 8" Charcoal (QC 8306)		
	Aluminum Panel Alutech Architectural: "Maratech Red" by Duralnar (UC10667XL/3XMR86899P)		
	Alutech Aluminum Panel Architectural: Natural Anodized		
	Aluminum Panel Alutech Architectural: Spike Pattern 3.2mm anti-slip aluminum diamond core		
	Shutters See Mechanics Colour: Black (QC 8262)		
FLASHING			
	METAL FLASHING 1 Ideal Roofing: Black Prepainted Steel (QC 8262)		
	ALUMINUM FLASHING 2 Natural Anodized		
	METAL FLASHING 3 Ideal Roofing: Charcoal Prepainted Steel (QC 8306)		
	METAL FLASHING 4 Ideal Roofing: Red Prepainted Steel (QC 8250)		
	METAL FLASHING 5 Ideal Roofing: White Prepainted Steel (QC 8317)		
CURTAIN WALL			
	THERMOS Light		TYMPANIA PANEL White
OPENING SHUTTER Type "Phantom"			
	PRESS COVER - Natural Anodized Vertical Mullions, 25mm thick		
	PRESS COVER - Horizontal mullions Structural sealant		
NOTES			

FLOOR FINISHES

COATINGS			
	COATING ON CONCRETE 1: Sierra - Epoxy Filler SPE-2 Color		
	COATING ON CONCRETE 2: Epoxy flooring with non-slip aggregates (quote section 09963)		
CERAMIC			
	Ceramic Tiles 1: TILE BRAND - COLOR & SERIES #PRODUCT CODE - HEIGHTmm X WIDTH mm		
	Ceramic Tiles 2: TILE BRAND - COLOR & SERIES #PRODUCT CODE - HEIGHTmm X WIDTH mm		
	Ceramic Tiles 3: TILE BRAND - COLOR & SERIES #PRODUCT CODE - HEIGHTmm X WIDTH mm		
	Ceramic Tiles 4: TILE BRAND - COLOR & SERIES #PRODUCT CODE - HEIGHTmm X WIDTH mm		
WALL CERAMIC			
	Wall Ceramic Tiles 1: TILE BRAND - COLOR & SERIES #PRODUCT CODE - HEIGHTmm X WIDTH mm		
	WALL CERAMIC TILES 2: TILE BRAND - COLOR & SERIES #PRODUCT CODE - HEIGHTmm X WIDTH mm		
	WALL CERAMIC TILES 3: TILE BRAND - COLOR & SERIES #PRODUCT CODE - HEIGHTmm X WIDTH mm		
GALVANIZED STEEL			
	GRATINGS: (Drying Tower)		
RUBBER			
	MULTI-PURPOSE RUBBER TILE: #PRODUCT CODE - WIDTH mm X HEIGHT mm (Rubber baseboard in this room)		
BASEBOARD			
	CERAMIC PLINTH 1: With chosen, dimensions: WIDTH mm x HEIGHT mm)		
	CERAMIC PLINTH 2: With chosen, dimensions: WIDTH mm x HEIGHT mm)		
	CERAMIC SKIRTING 3: #PRODUCT CODE - WIDTH mm X HEIGHTmm on a Height of 4"		
	VINYL SKIRTING 4: JOHNSONITE RWDC-63 Burnt Umber B		
GROUT			
		CERAMIC GROUT FLEXITILE LTD Colour: 688 Pewter Gray	
		COULIS POUR CÉRAMIQUE: FLEXITILE LTD, Couleur 651 Snow White	
		COULIS POUR CÉRAMIQUE: FLEXITILE LTD, Couleur 688 Pewter Gray	
NOTES			

CEILING FINISH

CEILING TILES	
	ACOUSTIC TILES 1 Armstrong, Fire Rated - # 1755 WH (White) 610 x 1220mm OR CGC Radar #2310 Coordinate wefts with electricity.
	ACOUSTIC TILES 2 Armstrong, Perforated Ceramaguard - #607 WH (White) 610 x 1220mm OR CGC Radar Ceramic #56645 Coordinate wefts with electricity.
GYPSUM	
	CERAMIC TILES 1: CERA GRES - Antiga porcelain series # E - 05 (300 mm X 300 mm) Color Gray
COATINGS	
	APPARENT STRUCTURE 1 Painting (SP-2 system) color
	FIRE RETARDANT PROTECTION On visible structure
	FIRE RETARDANT PROTECTION On structure with suspended ceiling (Doors, beams and bridging)
	FIRE RETARDANT PROTECTION On structure with suspended ceiling (Doors, beams and bridging)
UNDER FACE	
	CORRUGATED Ideal Roofing: Corrugated Black (QC 8262)
	ALUMINUM PANEL Alutech Architectural: "Maratech Red" by Duralnar (UC10607XL/3XMR86869P)
	PAREMENT METALLIQUE VIC WEST Ideal Roofing: Accent Urbain 8" Fusain (QC 8306)
	PANNEAU D'ALUMINIUM Alutech Architectural: Anodise Naturel
NOTES	

FURNITURE FINISHES AND BATHROOM PARTITIONS

PLASTIC LAMINATE	
	Plastic Laminate 1: (Window Board) ARBORITE P-623MX Brushed Aluminum
	Plastic laminate 2: (Countertop) WILSONART 1861K-55 Tuscan Limestone
	Plastic laminate 3: (w.c. counter) ARBORITE P-334 BC Sahara Storm
	Plastic Laminate 4: (Counter Dispatch) WILSONART 1595-K Black
MELAMINE	
	Melamine 1: (Door, drawer, exposed cabinet and interior shelf) BRAND & FINISH
	Melamine 2: (Door, drawer, exposed cabinet and interior shelf) BRAND & FINISH
	Melamine 3: (Bottoms of hidden pedestals and frame of drawers) BRAND & FINISH
	Melamine 4: Door, drawer, exposed cabinet, not apparent and shelf int. - BRAND & FINISH
	Melamine 5: Door, drawer - divider) BRAND & FINISH

TOILET PARTITIONS

	Toilet partition 1: Solid laminate finished: WILSONART D495K-16 Coffee Bean
--	---

NOTE ON FURNITURE FINISHES

NOTE M1:

NOTE M2:

NOTE M3:

NOTE M4:

NOTE M5:

NOTE M6:

PAINT FINISHES

NOTE: View quote for paint systems

WALLS	
	Paint 1: (Main color except offices) BRAND, SERIES & COLOR
	Painting 2: (Main color rooms 06, 08, 09 12 and 16) BRAND, SERIES & COLOR
	Paint 3: (Accent color) BRAND, SERIES & COLOR
	Paint 4: (Local accent colors 06, 08, 09, 12 and 16) BRAND, SERIES & COLOR
	Paint 5: (Garage and training accent color) BRAND, SERIES & COLOR
	Paint 6: (Accent color) BRAND, SERIES & COLOR
CEILINGS AND BOXES	
	Paint 7: (Apparent structure color) BRAND, SERIES & COLOR
	Paint 8: (Gypsum Color) BRAND, SERIES & COLOR
	Paint 9: (Gypsum color) BRAND, SERIES & COLOR

FRAMES, DOORS AND WINDOWS

	Paint 10: (interior door frame color) BRAND, SERIES & COLOR
	Painting 11: (Steel interior door color) BRAND, SERIES & COLOR
	Painting 12: (Frame and exterior door color) BRAND, SERIES & COLOR
	Painting 13: Lower Color BRAND, SERIES & COLOR
FLOOR PAINT	
	Painting 14: (Garage floor color) Duochem - BRAND, SERIES & COLOR
	Painting 15: (Garage floor line color) Duochem - BRAND, SERIES & COLOR
	Paint 16: (Service room floor color) Sierra (Liquid Flooring) BRAND, SERIES & COLOR
AUTRES	
	Painting 17: (Bollard interior and exterior) BRAND, SERIES & COLOR
	Painting 18: (Metalwork - stairs) BRAND, SERIES & COLOR
	Painting 19: (Steel counter) BRAND, SERIES & COLOR

NOTES - PEINTURE

P1: Unless otherwise indicated and except for accent colors, paint all elements according to their assigned color number in the paint and varnish color list.

P2: Unless otherwise indicated, all walls will be colored except in the following rooms: 06, 08, 09, 12 and 16.

P3: Unless otherwise indicated, all walls in rooms 06, 08, 09, 12 and 16 will be colored.

P4: Unless otherwise specified, all exterior steel frames and doors will be color painted.

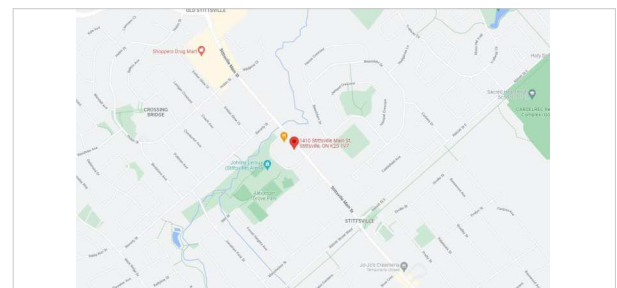
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Tel : 819-600-1555

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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :



CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

1.6	33% COORDINATION	2024-05-28
1.5	33% COORDINATION	2024-04-19
1.3	33% COORDINATION	2024-01-25
1.2	33% COORDINATION	2024-01-17
1.1	33% COORDINATION	2023-11-20
1.0	33% COORDINATION	2023-11-24
rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

LEGENDS

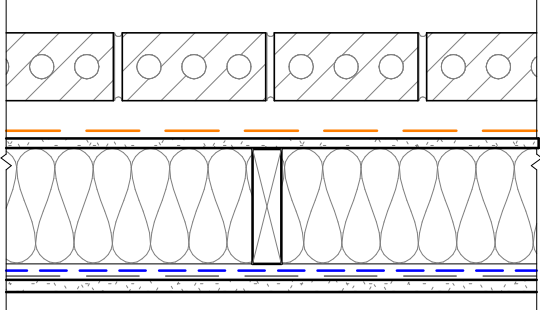
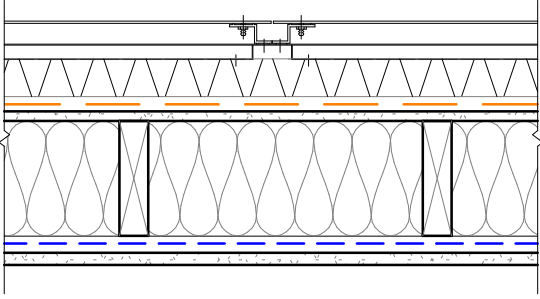
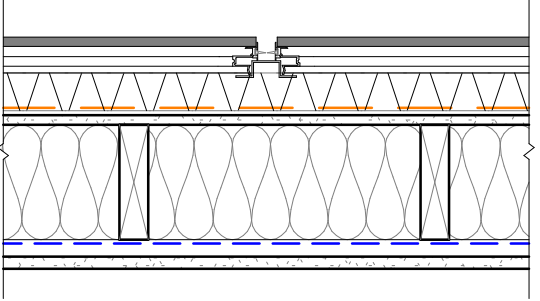
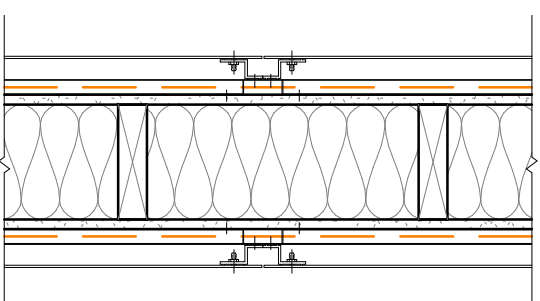
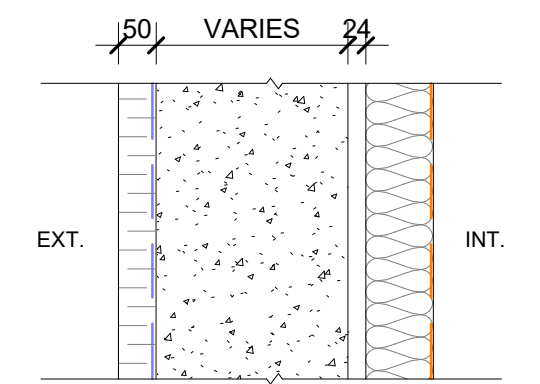
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INFORMATION DU DESSIN :

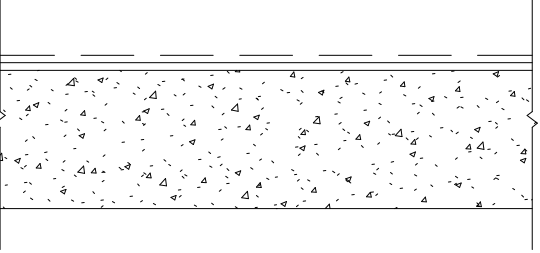
PROJECT NO. / NO. DE PROJET :	23105
DATE :	2023-11-24
DRAWN BY / DESSINÉ PAR :	Author
REVIEWED BY / VÉRIFIÉ PAR :	Checker
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	

A002

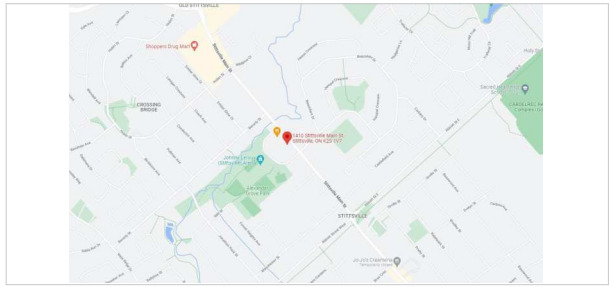
REVISION NO. / NO. DE RÉVISION :

1.6

EXTERIOR WALLS					
TYPE	CONSTRUCTION	DESCRIPTION			NOTES:
EW01		MASONRY WALL - BRICK 92mm - AIR SPACE 25mm - THERMAL INSULATION: 25mm SPRAY URETHANE (AIR BARRIER) - EXTERIOR SUPPORT PANEL 12.7mm, SEALED JOINTS - WOOD STUDS: 152mm @ 400 c / c min - THERMAL INSULATION: FIBERGLASS, FILL THE CAVITY - POLYETHYLENE VAPOR BARRIER MEMBRANE - OMEGA FURRING CHANNEL 22mm @ 600mm c / c - TYPE-X GYPSUM PANEL 15.9mm	RSI (min) RSI ITS DFR	3.4 5.62	- PROVIDE THE FIRE-RESISTANT COMPARTMENT SHEETS OF THE URETHANE INSULATION SPRAYED BEHIND THE BRICK, WHICH MUST BE INSTALLED SO AS TO HAVE A MAXIMUM OF 20m HORIZONTAL DISTANCE AND 3m VERTICAL DISTANCE BETWEEN THEM.
EW02		ALUMINUM PANEL WALL - 3mm ALUMINUM PANEL (SUCH AS PP-400 FROM PANFAB: 32mm) - OMEGA-TYPE FUR IN GALV STEEL: 19mm AT ALL JOINTS - "Z" BAR IN GALV STEEL ADJUST, WITH THERMAL BREAKAGE @ 600mm C / C MAX. - THERMAL INSULATION: SEMI-RIGID 50mm - AIR BARRIER MEMBRANE - EXTERIOR SUPPORT PANEL 12.7mm - WOOD STUDS: 152mm @ 400 c / c - THERMAL INSULATION: FIBERGLASS, FILL THE CAVITY - POLYETHYLENE VAPOR BARRIER MEMBRANE - OMEGA FURRING CHANNEL 22mm @ 600mm c / c - TYPE-X GYPSUM PANEL 15.9mm	RSI (min) RSI ITS DFR	3.4 5.19	
EW03		CEMENT PANEL SIDING WALL - FIBER CEMENT PANEL: 12mm - COATING SUPPORT SYSTEM - OMEGA TYPE FUR: 22mm, VERTICAL, IN GALV: AT ALL JOINTS - "Z" BAR: 50mm HORIZONTAL, GALV: ADJUST WITH THERMAL BREAKAGE @ 600mm c / c MAX. - THERMAL INSULATION: SEMI-RIGID, 50mm - AIR BARRIER MEMBRANE - EXTERIOR SUPPORT PANEL: 12.7mm - WOOD STUDS: 152mm @ 400 c / c - THERMAL INSULATION: FIBERGLASS, FILL THE CAVITY - POLYETHYLENE VAPOR BARRIER MEMBRANE - OMEGA FURRING CHANNEL 22mm @ 600mm c / c - TYPE-X GYPSUM PANEL 15.9mm	RSI (min) RSI ITS DFR	3.4 5.63	
EW04		BALCONY DIVIDER WALL - 3mm ALUMINUM PANEL (SUCH AS PP-400 FROM PANFAB: 32mm) - OMEGA-TYPE FUR IN GALV STEEL: 19mm AT ALL JOINTS - AIR BARRIER MEMBRANE - EXTERIOR SUPPORT PANEL: 12.7mm - WOOD STUDS: 152mm @ 400 c / c - EXTERIOR SUPPORT PANEL: 12.7mm - AIR BARRIER MEMBRANE - OMEGA FURRING CHANNEL IN GALV STEEL: 19mm AT ALL JOINTS - 3mm ALUMINUM PANEL (SUCH AS PP-400 FROM PANFAB: 32mm)	RSI (min) RSI ITS DFR		
F02		FOUNDATION WALL EXT. / EXT. Hrs R.A.F - STC n/a - CAST-IN-PLACE CONCRETE WALL WITH REBAR (SEE STRUCT. ENG.)	RSI (min) RSI ITS DFR UL/ULC		NOTE-1 : ENSURE ALL DAMP PROOFING IS INSTALLED ON EXTERIOR WALL FACE, WHERE SOIL IS IN CONTACT WITH CONCRETE WALL.

FLOORS					
TYPE	CONSTRUCTION	DESCRIPTION			NOTES:
FL01		TYPICAL HOUSING FLOOR - FINISHING COATING (SEE FINISH PLANS) - SOUNDPROOFING MEMBRANE - CONCRETE SLAB (SEE STRUCTURE)	RSI (min) RSI ITS DFR UL/ULC	N/A	

KEY PLAN / PLAN CLÉ :



CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

1.9	66% COORDINATION	2024-06-26
1.0	33% COORDINATION	2023-11-24
rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

EXTERIOR ASSEMBLIES

DRAWING INFORMATION /
INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	23105
DATE :	12/17/20
DRAWN BY / DESSINÉ PAR :	Author
REVIEWED BY / VÉRIFIÉ PAR :	Checker
SCALE / ÉCHELLE :	1 : 10
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	

A020

REVISION NO. / NO. DE RÉVISION :

1.9

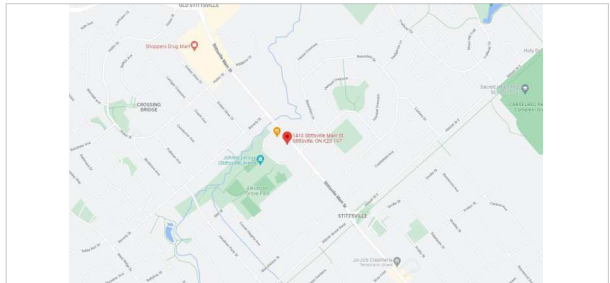
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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :



CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

1.9	66% COORDINATION	2024-06-26
1.0	33% COORDINATION	2023-11-24
rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

INTERIORASSEMBLIES

DRAWING INFORMATION /
INFORMATION DU DESSIN :

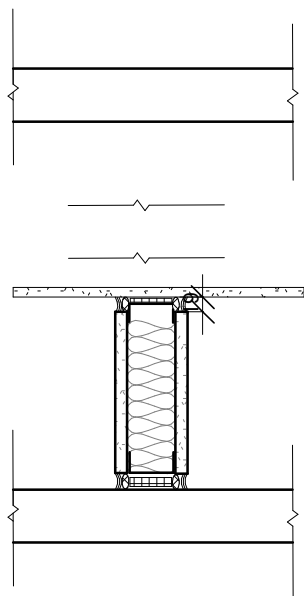
PROJECT NO. / NO. DE PROJET :	23105
DATE :	12/17/20
DRAWN BY / DESSINÉ PAR :	Author
REVIEWED BY / VÉRIFIÉ PAR :	Checker
SCALE / ÉCHELLE :	1 : 10
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	

A022

REVISION NO. / NO. DE RÉVISION :

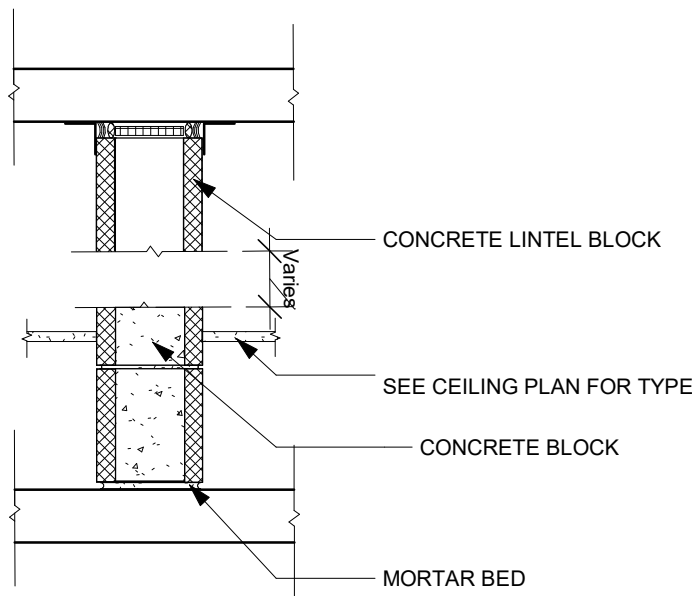
1.9

			DIMENSIONS		INSTALLATION							
TYPE	CONSTRUCTION	DESCRIPTION	SIZE	WALL	INSULATION + SCELLANT (I)			SEALANT/ SCELLANT (S)			NOTES	
					FSTC	FRR	TESTS FRR	FSTC	FRR	TESTS FRR		
W07		- GYPSUM BOARD 13mm [1/2"] - WOOD STUD @ 406mm [16"] O/C - GYPSUM BOARD 13mm [1/2"]	.1	64 mm	[2 1/2"]	90 mm	[3 9/16"]					
			.2	89 mm	[3 1/2"]	115 mm	[4 1/2"]	32	30			
			.3	140 mm	[5 1/2"]	166 mm	[6 9/16"]					
			.4	184 mm	[7 1/4"]	210 mm	[8 1/4"]					
W06		- GYPSUM BOARD 16mm [5/8"] - TYPE-X - WOOD STUD @ 406mm [16"] O/C - GYPSUM BOARD 16mm [5/8"] - TYPE-X	.1	64 mm	[2 1/2"]	96 mm	[3 3/4"]					
			.2	89 mm	[3 1/2"]	121 mm	[4 3/4"]	36	60			
			.3	140 mm	[5 1/2"]	172 mm	[6 3/4"]					
			.4	184 mm	[7 1/4"]	216 mm	[8 1/2"]					
W08		- GYPSUM BOARD 16mm [5/8"] - TYPE-X - WOOD STUD @ 406mm [16"] O/C	.1	64 mm	[2 1/2"]	96 mm	[3 3/4"]					
			.2	89 mm	[3 1/2"]	121 mm	[4 3/4"]	36	60			
			.3	140 mm	[5 1/2"]	172 mm	[6 3/4"]					
			.4	184 mm	[7 1/4"]	216 mm	[8 1/2"]					
W09		- GYPSUM BOARD 16mm [5/8"] - TYPE-X - WOOD STUD @ 406mm [16"] O/C - AIR - WOOD STUD @ 406mm [16"] O/C - GYPSUM BOARD 16mm [5/8"] - TYPE-X - GYPSUM BOARD 16mm [5/8"] - TYPE-X	.1	64 mm	[2 1/2"]	96 mm	[3 3/4"]					
			.2	89 mm	[3 1/2"]	121 mm	[4 3/4"]	36	60			
			.3	140 mm	[5 1/2"]	172 mm	[6 3/4"]					
			.4	184 mm	[7 1/4"]	216 mm	[8 1/2"]					



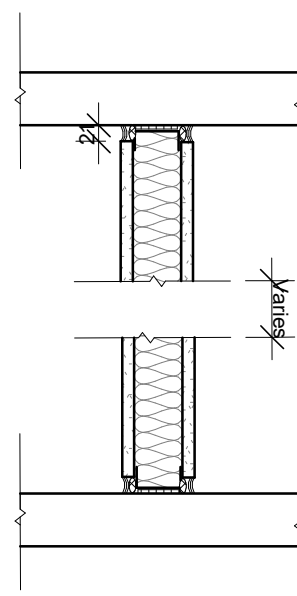
TOP CEILING (B)

- INSTALLATION BI - ISOLÉ ET SCELLÉ (I)
- BS INSTALLATION - SEALED (S)
- INSTALLATION B - NOT SEALED OR INSULATED



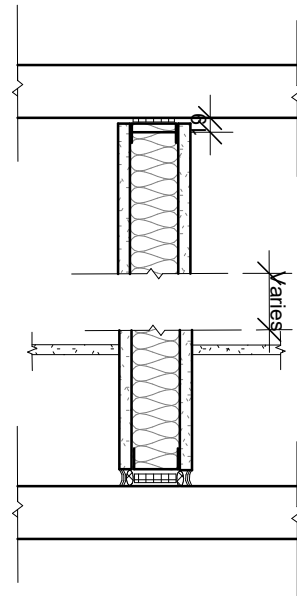
WALL (D)

INSTALLATION D - NOT SEALED OR INSULATED



SLAB TO SLAB (A)

- AI INSTALLATION - (I) INSULATED AND SEALED
- INSTALLATION AS - (S) SEALED WITHOUT INSULATION
- INSTALLATION A - PAS SCELLÉ OU ISOLE



TOP CEILING (B)

- INSTALLATION BI - ISOLÉ ET SCELLÉ (I)
- BS INSTALLATION - SEALED (S)
- INSTALLATION B - NOT SEALED OR INSULATED

SOUNDPROOFING CUSHION
BETWEEN BEAM AND STRUCTURE
CONTINUOUS ACOUSTIC SEALANT
/FIRE RETARDANT GASKET
PERIMETER 16mm THICK

INSTALLATION D - NOT SEALED OR INSULATED

General Notes :

- A. In all situations where a gypsum wall meets an exterior wall, run a continuous joint of sealant, concealed behind the gypsum board, along the entire length of the junction between the two surfaces.
- B. Stagger electrical junction boxes 24" c/c. Avoid installing them back to back at all times.
- C. Refer to engineers' documents for exact load-bearing wall specifications.
- D. For partitions with a fire-resistance rating: seal around the perimeter, as well as all ducts passing through them, with a continuous joint of fire-retardant sealant
- E. For all acoustic partitions: seal around the perimeter, as well as all through ducts, with a continuous joint of acoustic sealant.

ONTARIO BUILDING CODE (OBC) CONFORMITY MATRIX PARTS 3 AND 9										OBC REFERENCES			
1	Project Description: 1412/1412 Stittsville Main Street Stittsville, Ontario Residential apartment building	New						YES	Part 1:	NO	Part 9:	YES	
		Addition						NO					
		Alteration						NO					
2		Change of use						NO					
MAJOR OCCUPANCY(IES)												9.1.2.1(i)	9.19.1.2
3	Building Area (m2):	Existing:	0.00	New:	306.00	Total:	306.00					9.1.2.1.2	
4	Gross Area (m2):	Existing:	0.00	New:	1208.00	Total:	1208.00					9.1.2.1.4	
5	Number of Storeys:	Above grade:	3	Below grade:	1							9.1.2.1.4(i), 9.1.2.1.2	
6	Height of Building (m):		11.7									9.1.2.1.4	
7	Number of Storeys/Access Routes:		3									9.1.2.1.4(i), 9.1.2.1.2	
8	Building Classification:		C									9.1.2.1.4(i), 9.1.2.1.2	
9	Sprinkler System Proposed:	Not required										9.1.2.1.4(i), 9.1.2.1.2	
10	Standpipe required:	NO										9.1.2.1.4	
11	Fire Alarm required:	NO										9.1.2.1.4	
12	Water Service/Supply is Adequate:	NO										9.1.2.1.4(i), 9.1.2.1.2	
13	High Building:	NO										9.1.2.1.4	
14	Permitted Construction:	Combustible										9.1.2.1.4(i)	
15	Actual Construction:	Combustible										9.1.2.1.4(i)	
16	Mechanical Area (m2):	building design										9.1.2.1.4(i), 9.1.2.1.2	
17	Occupant Load based on:	building design										9.1.2.1.4(i), 9.1.2.1.2	
18	Basement:	Occupancy: C		Load:	10 Persons							9.1.2.1.4(i), 9.1.2.1.2	
		Occupancy: C		Load:	10 Persons							9.1.2.1.4(i), 9.1.2.1.2	
		Occupancy: C		Load:	10 Persons							9.1.2.1.4(i), 9.1.2.1.2	
19	Hazardous Substances:	YES						Explain:				9.1.2.1.4(i), 9.1.2.1.2	
20	Hazardous Substances:	NO										9.1.2.1.4(i), 9.1.2.1.2	
REQUIRED FIRE RESISTANCE RATING (FRR)												9.1.2.1.4(i), 9.1.2.1.2	9.19.1.3
Listed Design No. or Description (56-2)												9.1.2.1.4(i), 9.1.2.1.2	9.19.1.3
Horizontal Assemblies FRR (Hours)												9.1.2.1.4(i), 9.1.2.1.2	9.19.1.3
Floors: 0.75												9.1.2.1.4(i), 9.1.2.1.2	9.19.1.3
Roof: 0.75												9.1.2.1.4(i), 9.1.2.1.2	9.19.1.3
Mechanism: 0.75												9.1.2.1.4(i), 9.1.2.1.2	9.19.1.3
FRR of Supporting Members												9.1.2.1.4(i), 9.1.2.1.2	9.19.1.3
Floors: 0.75												9.1.2.1.4(i), 9.1.2.1.2	9.19.1.3
Roof: 0.75												9.1.2.1.4(i), 9.1.2.1.2	9.19.1.3
Mechanism: 0.75												9.1.2.1.4(i), 9.1.2.1.2	9.19.1.3
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS												9.1.2.1.4(i), 9.1.2.1.2	9.19.1.4
21	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.			
22	North/East	29.58	16.3	<Select>	100	less than 100	N/A	incombustible	incombustible	incombustible	9.1.2.1.4(i), 9.1.2.1.2		
23	South/East	35.12	7.3	<Select>	92.4	less than 92.4	N/A	incombustible	incombustible	incombustible	9.1.2.1.4(i), 9.1.2.1.2		
24	South/West	29.58	40.5	<Select>	100	less than 100	N/A	incombustible	incombustible	incombustible	9.1.2.1.4(i), 9.1.2.1.2		
25	North/West	303.476	1.5	<Select>	7	5.8	N/A	incombustible	incombustible	incombustible	9.1.2.1.4(i), 9.1.2.1.2		
EXIT REQUIREMENTS												9.4.2.1, 9.4.3.18, 9.4.6.16	
26	Level	Minimum number of exits required	Minimum corridor width	Minimum stair width	Minimum door opening width	Maximum distance of travel	Maximum exit distance	Pushbar requirement					
27	1	2	1100mm	1100mm	900mm	900mm	45m	45m	NO				
28	2	2	1100mm	1100mm	900mm	900mm	45m	45m	NO				
29	3	2	1100mm	1100mm	900mm	900mm	45m	45m	NO				

BOMA Area Schedule				
Number	Name	Area	Level	Occupancy
GRADE LEVEL				
S01	EXT AMENITY	Not Enclosed	GRADE LEVEL	AMENITY
S02	WASTE	11.1 m²	GRADE LEVEL	AMENITY
		11.1 m²		
LEVEL 0				
B04	CORRIDOR	25.9 m²	LEVEL 0	COMMON
B01	1 BEDROOM	51.7 m²	LEVEL 0	INTERIOR
B02	STUDIO	41.3 m²	LEVEL 0	INTERIOR
B03	1 BED	48.2 m²	LEVEL 0	INTERIOR
B04	1 BED+DEN BF	63.1 m²	LEVEL 0	INTERIOR
B05	MECHANICAL	38.3 m²	LEVEL 0	INTERIOR
S-A	STAIRCASE A	13.0 m²	LEVEL 0	STAIR
S-B	STAIRCASE B	12.8 m²	LEVEL 0	STAIR
		294.4 m²		
LEVEL 1				
100	CORRIDOR	28.2 m²	LEVEL 1	COMMON
101	1 BED	51.7 m²	LEVEL 1	INTERIOR
101-B	BALCONY	4.3 m²	LEVEL 1	EXTERIOR
102	STUDIO	41.3 m²	LEVEL 1	INTERIOR
102-B	BALCONY	4.4 m²	LEVEL 1	EXTERIOR
103	1 BED	48.1 m²	LEVEL 1	INTERIOR
103-B	BALCONY	4.3 m²	LEVEL 1	EXTERIOR
104	1 BED+DEN BF	63.0 m²	LEVEL 1	COMMON
104-B	BALCONY	1.6 m²	LEVEL 1	EXTERIOR
105	LOBBY	35.9 m²	LEVEL 1	COMMON
S-A	STAIRCASE A	12.9 m²	LEVEL 1	STAIR
S-B	STAIRCASE B	12.8 m²	LEVEL 1	STAIR
		368.5 m²		
LEVEL 2				
200	CORRIDOR	22.6 m²	LEVEL 2	COMMON
201	1 BED	51.7 m²	LEVEL 2	INTERIOR
201-B	BALCONY	4.3 m²	LEVEL 2	EXTERIOR
202	STUDIO	41.3 m²	LEVEL 2	INTERIOR
202-B	BALCONY	4.3 m²	LEVEL 2	EXTERIOR
203	1 BED	48.1 m²	LEVEL 2	INTERIOR
203-B	BALCONY	4.3 m²	LEVEL 2	EXTERIOR
204	1 BED + DEN	56.9 m²	LEVEL 2	INTERIOR
204-B	1 BEDROOM	5.1 m²	LEVEL 2	EXTERIOR
205	1 BED BF	47.7 m²	LEVEL 2	INTERIOR
205-B	BALCONY	4.5 m²	LEVEL 2	EXTERIOR
S-A	STAIRCASE A	12.9 m²	LEVEL 2	STAIR
S-B	STAIRCASE B	12.8 m²	LEVEL 2	STAIR
		316.4 m²		
LEVEL 3				
300	CORRIDOR	22.6 m²	LEVEL 3	COMMON
301	1 BED+DEN	51.7 m²	LEVEL 3	INTERIOR
301-B	BALCONY	4.3 m²	LEVEL 3	EXTERIOR
302	STUDIO	41.3 m²	LEVEL 3	INTERIOR
302-B	BALCONY	4.3 m²	LEVEL 3	EXTERIOR
303	1 BED+DEN	48.1 m²	LEVEL 3	INTERIOR
303-B	1 BEDROOM	4.4 m²	LEVEL 3	EXTERIOR
304	1 BED + DEN	56.7 m²	LEVEL 3	INTERIOR
304-B	BALCONY	4.4 m²	LEVEL 3	EXTERIOR
305	1 BED	47.9 m²	LEVEL 3	INTERIOR
305-B	1 BEDROOM	5.4 m²	LEVEL 3	EXTERIOR
S-A	STAIRCASE A	12.9 m²	LEVEL 3	STAIR
S-B	STAIRCASE B	12.8 m²	LEVEL 3	STAIR
		316.8 m²		
Grand total: 48				
		1,247.1 m²		

Area Schedule (NET)		
Number	Name	Area
LEVEL 0		
B01	1 BED	44.9 m²
B02	STUDIO	36.5 m²
B03	1 BED	40.6 m²
B04	1 BED + DEN BF	55.5 m²
		177.2 m²
LEVEL 1		
101	1 BED	44.9 m²
102	STUDIO	36.5 m²
103	1 BED	40.6 m²
104	1 BED + DEN BF	41.7 m²
		177.8 m²
LEVEL 2		
201	1 BED	44.9 m²
202	STUDIO	36.5 m²
203	1 BED	40.6 m²
204	1 BED + DEN	50.9 m²
205	1 BED BF	41.7 m²
		214.4 m²
LEVEL 3		
301	1 BED	44.9 m²
302	STUDIO	36.5 m²
303	1 BED	40.6 m²
304	1 BED + DEN	50.9 m²
305	1 BED BF	41.8 m²
		214.9 m²
		784.5 m²
Grand total: 18		

SITE CONTEXT

LEGEND

SURFACES

SYMBOLS

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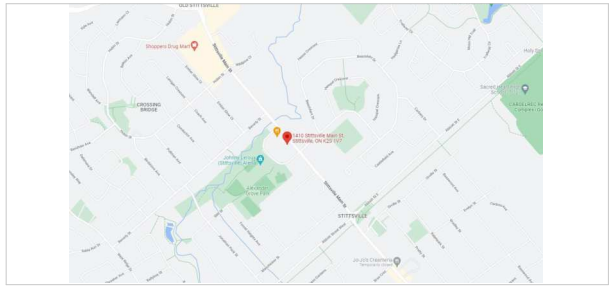
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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :



CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

1.7	SITE COORDINATION	2024-06-18
1.6	33% COORDINATION	2024-05-28
rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

COMPLEX SITE PLAN

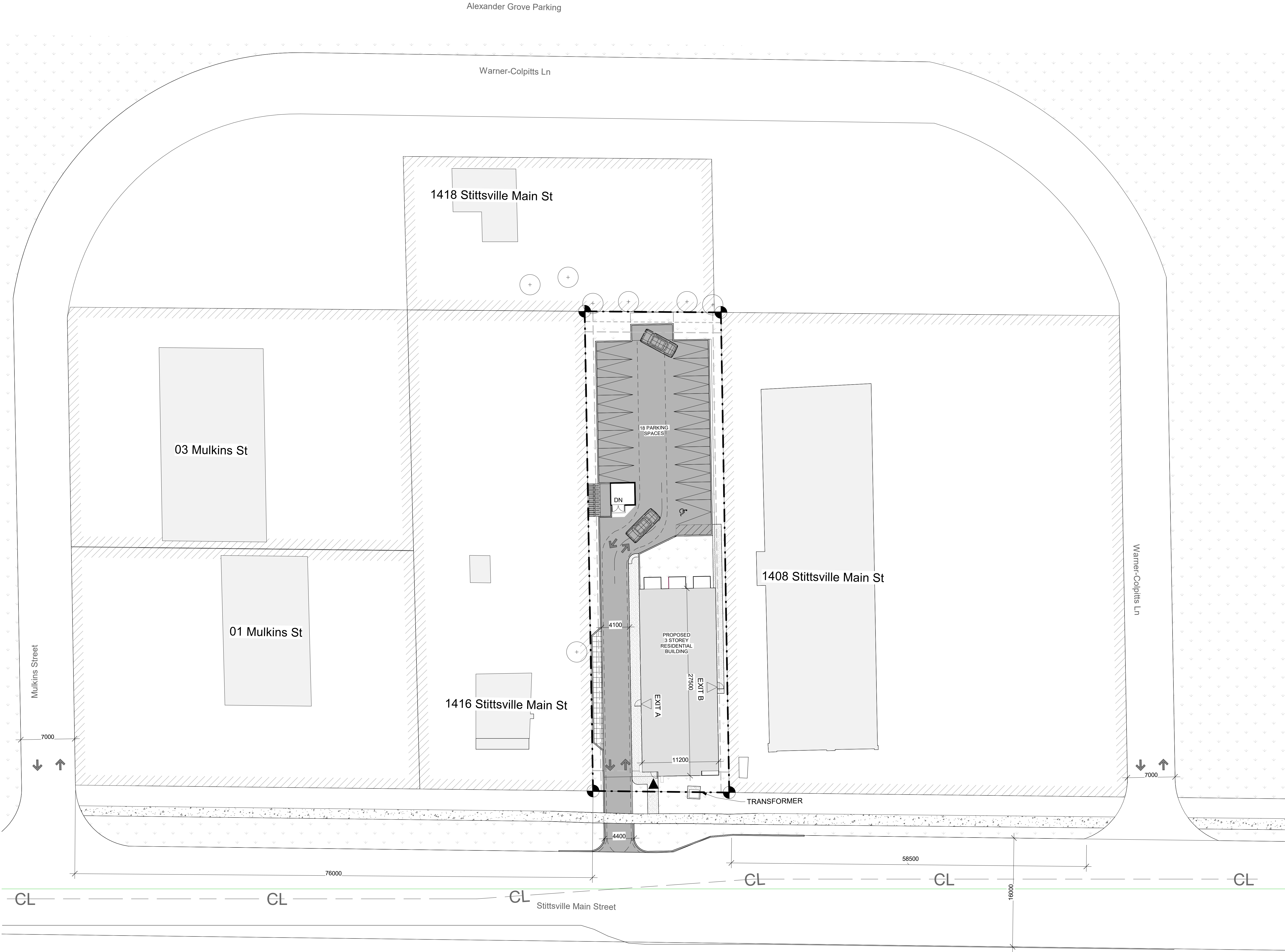
DRAWING INFORMATION /
INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	23105
DATE :	2023-11-24
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	P.P.
SCALE / ÉCHELLE :	1 : 250
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	

A051

REVISION NO. / NO. DE RÉVISION :

1.7



1 COMPLEX SITE PLAN
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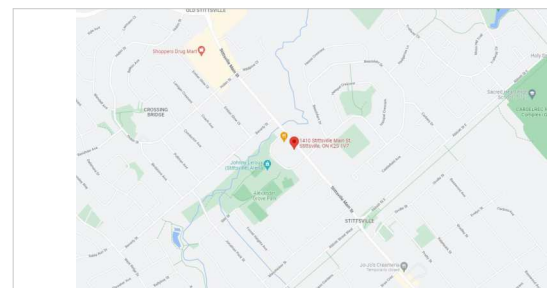
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Tel : (613) 617-4550

1.9	66% COORDINATION	2024-06-26
1.6	33% COORDINATION	2024-05-28
rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

FIRE SEPARATION PLANS

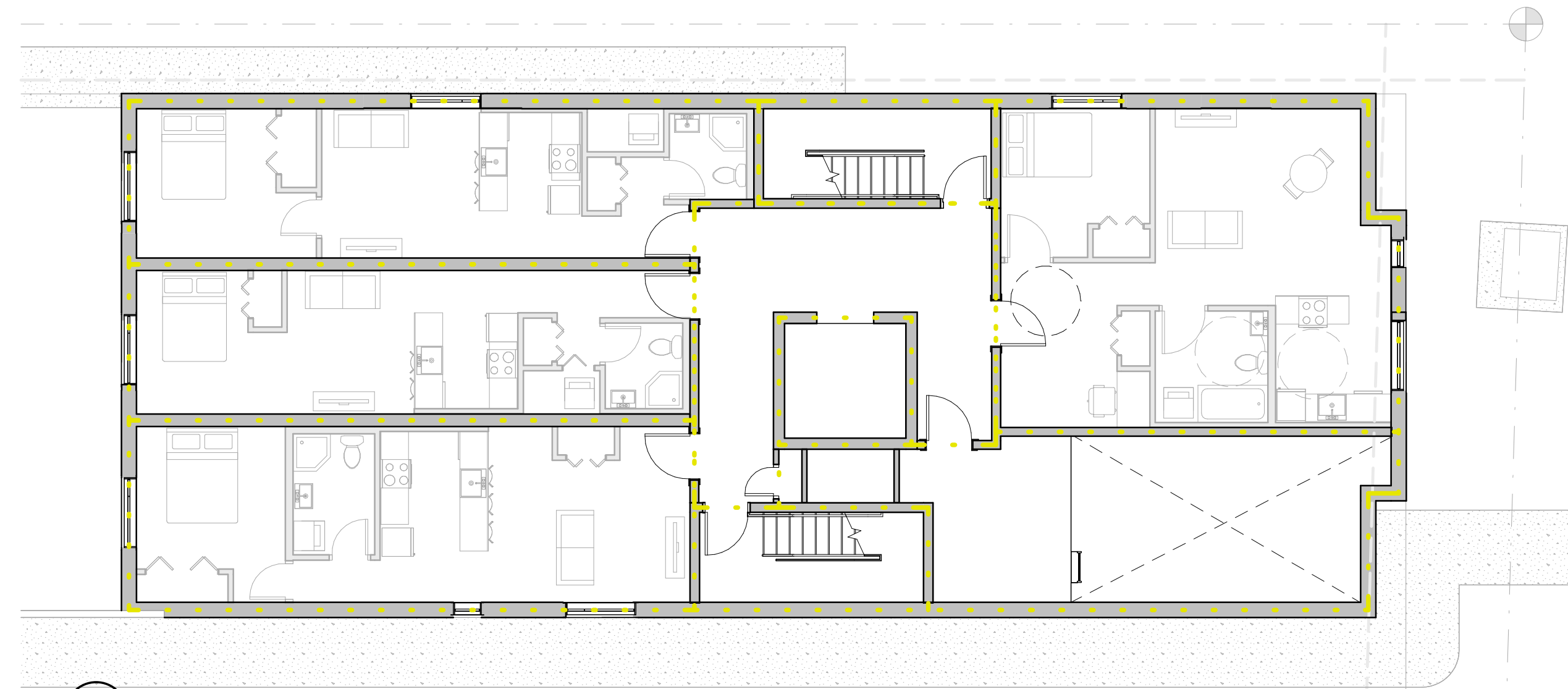
DRAWING INFORMATION /
INFORMATION DU DESSIN :

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DATE :	08/28/20
DRAWN BY / DESSINÉ PAR :	Author
REVIEWED BY / VÉRIFIÉ PAR :	Checker
SCALE / ÉCHELLE :	1 : 100
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	

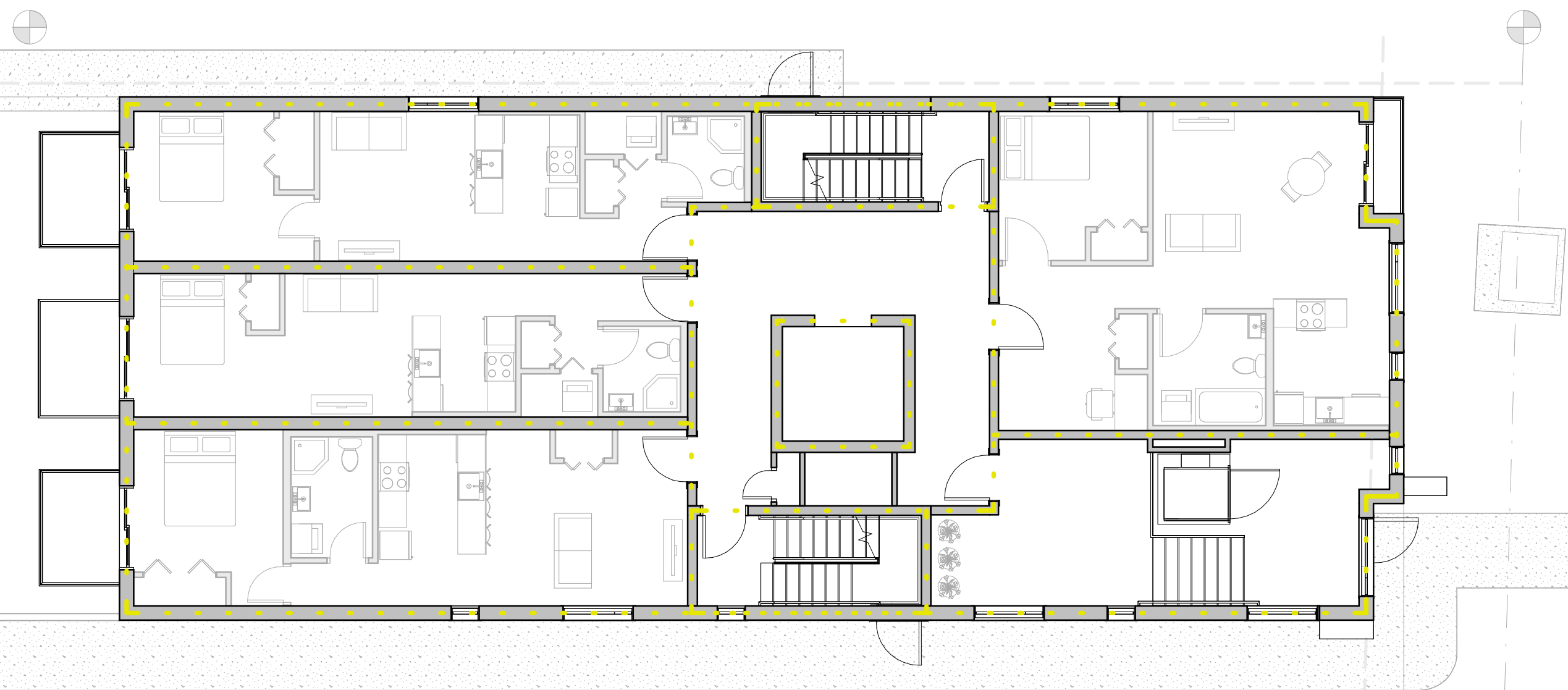
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REVISION NO. / NO. DE RÉVISION :

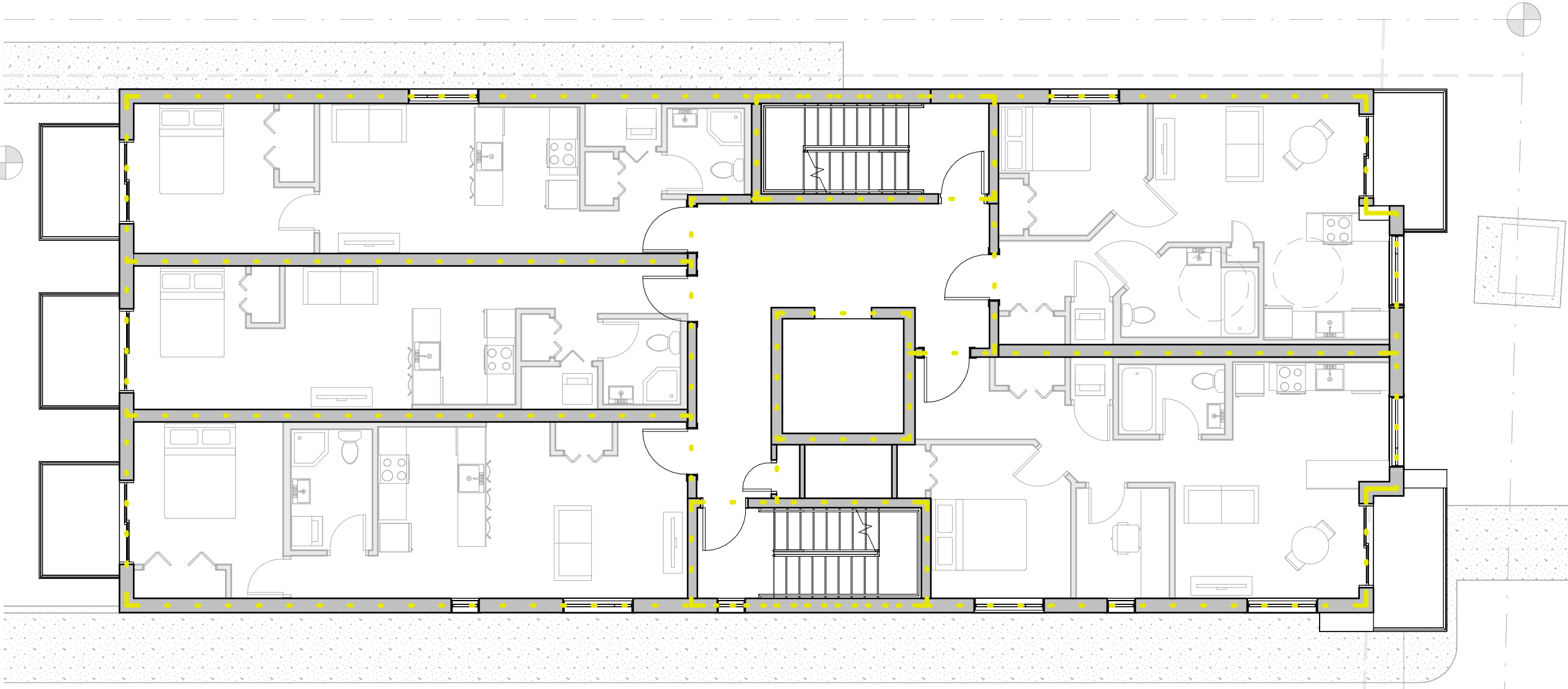
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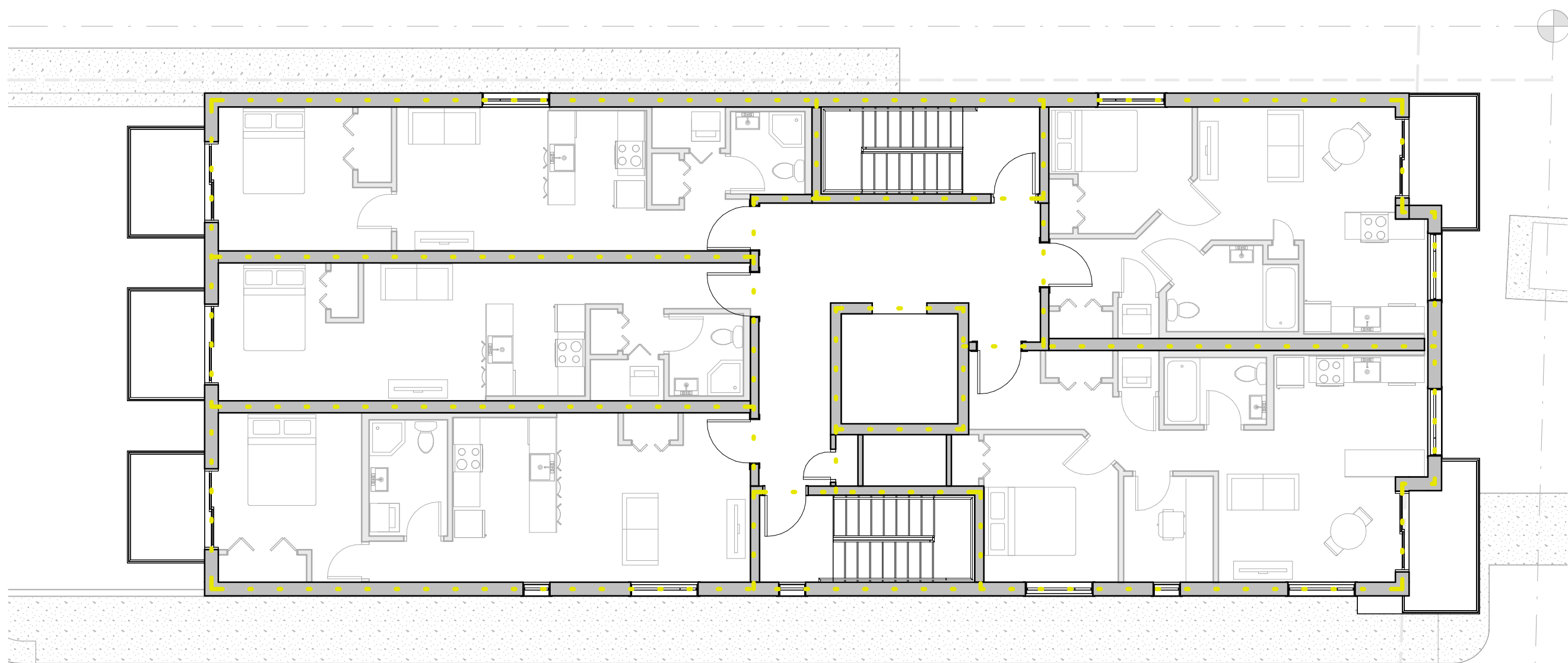
2 SEMI-BASEMENT FLOOR PLAN
1 : 100



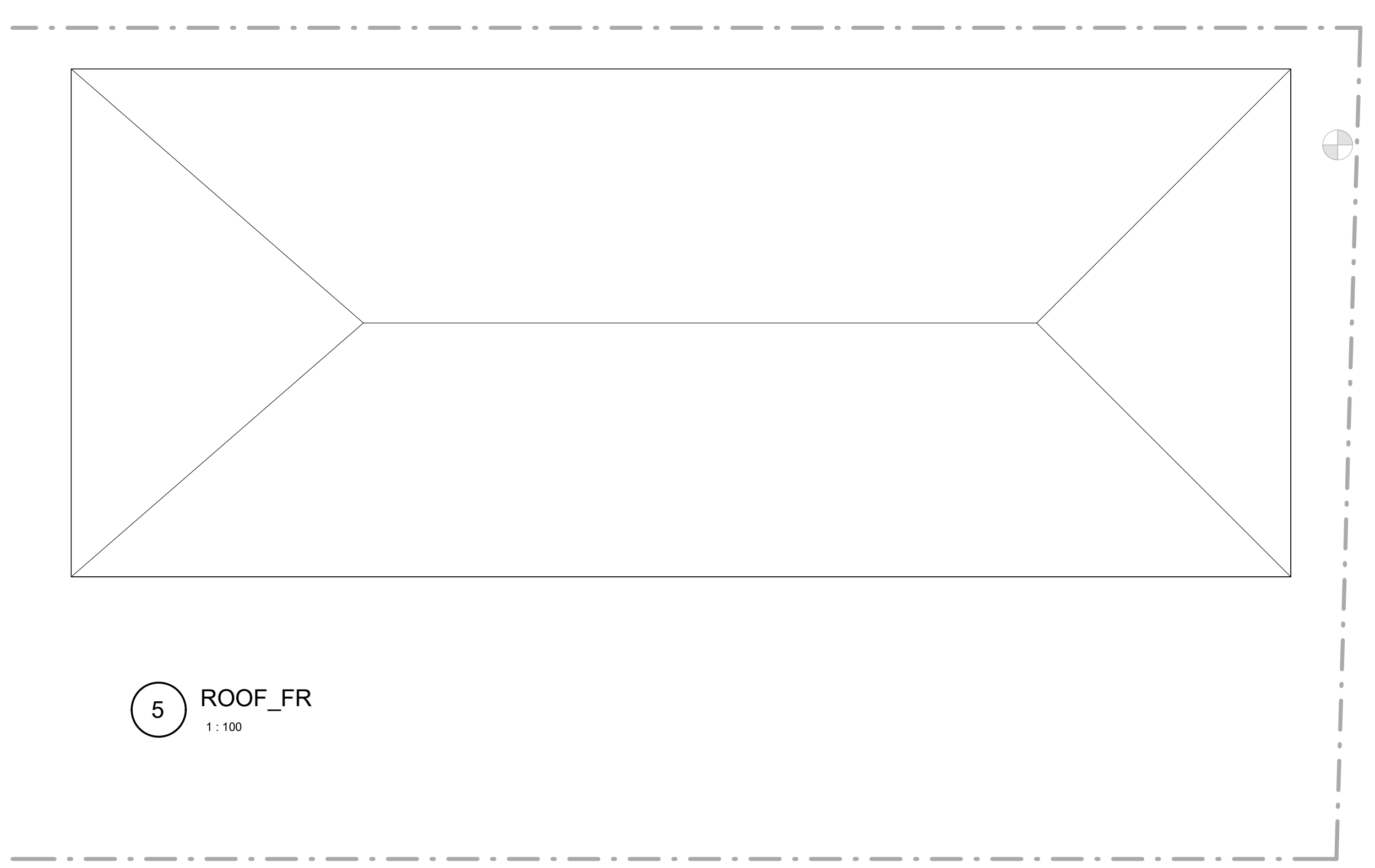
1 GROUND FLOOR PLAN
1 : 100



3 SECOND FLOOR PLAN
1 : 100



4 THIRD FLOOR PLAN-FR
1 : 100



5 ROOF_FR
1 : 100

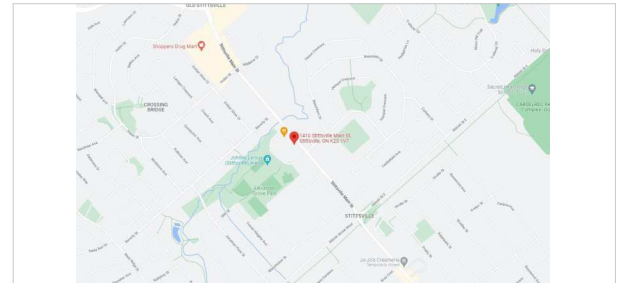
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1.9	66% COORDINATION	2024-06-26
1.6	33% COORDINATION	2024-05-28
1.5	33% COORDINATION	2024-04-19
1.3	33% COORDINATION	2024-01-25
1.2	33% COORDINATION	2024-01-17
1.1	33% COORDINATION	2023-11-20
1.0	33% COORDINATION	2023-11-24
rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

SEMI-BASEMENT FLOOR PLAN

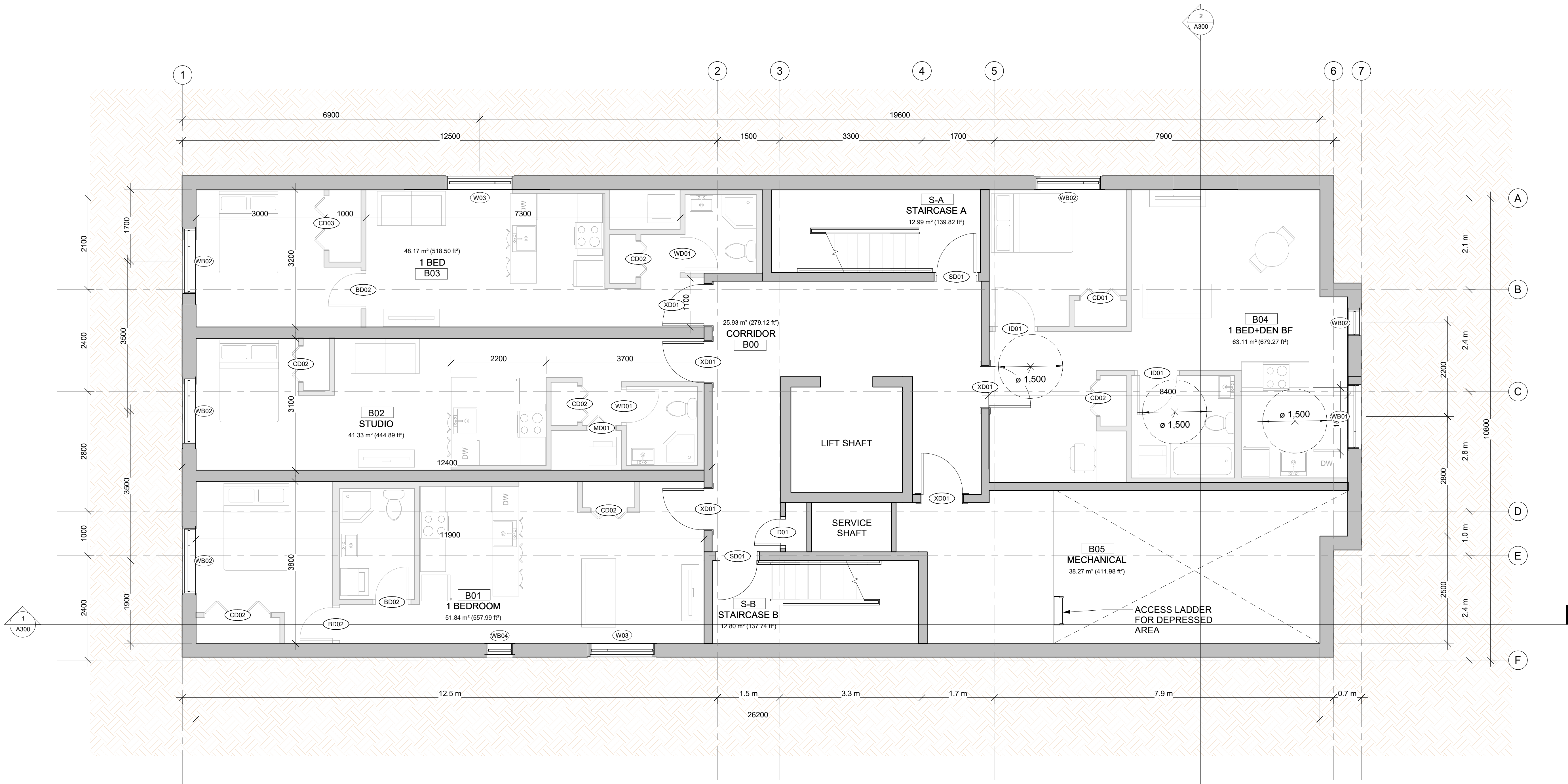
DRAWING INFORMATION /
INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	23105
DATE :	2023-11-24
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	P.P.
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	

A100

REVISION NO. / NO. DE RÉVISION :

1.9



1 SEMI-BASEMENT FLOOR PLAN

1 : 50

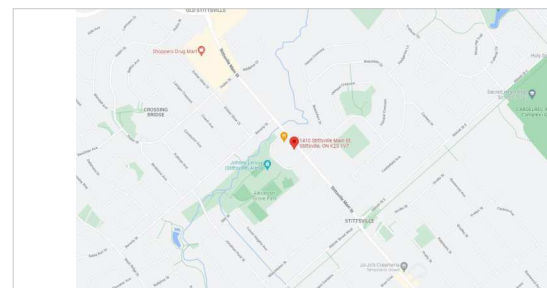
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1.9	66% COORDINATION	2024-06-26
1.6	33% COORDINATION	2024-05-28
1.5	33% COORDINATION	2024-04-19
1.4	33% COORDINATION	2024-03-15
1.3	33% COORDINATION	2024-01-25
1.2	33% COORDINATION	2024-01-17
1.1	33% COORDINATION	2023-11-20
1.0	33% COORDINATION	2023-11-24
rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

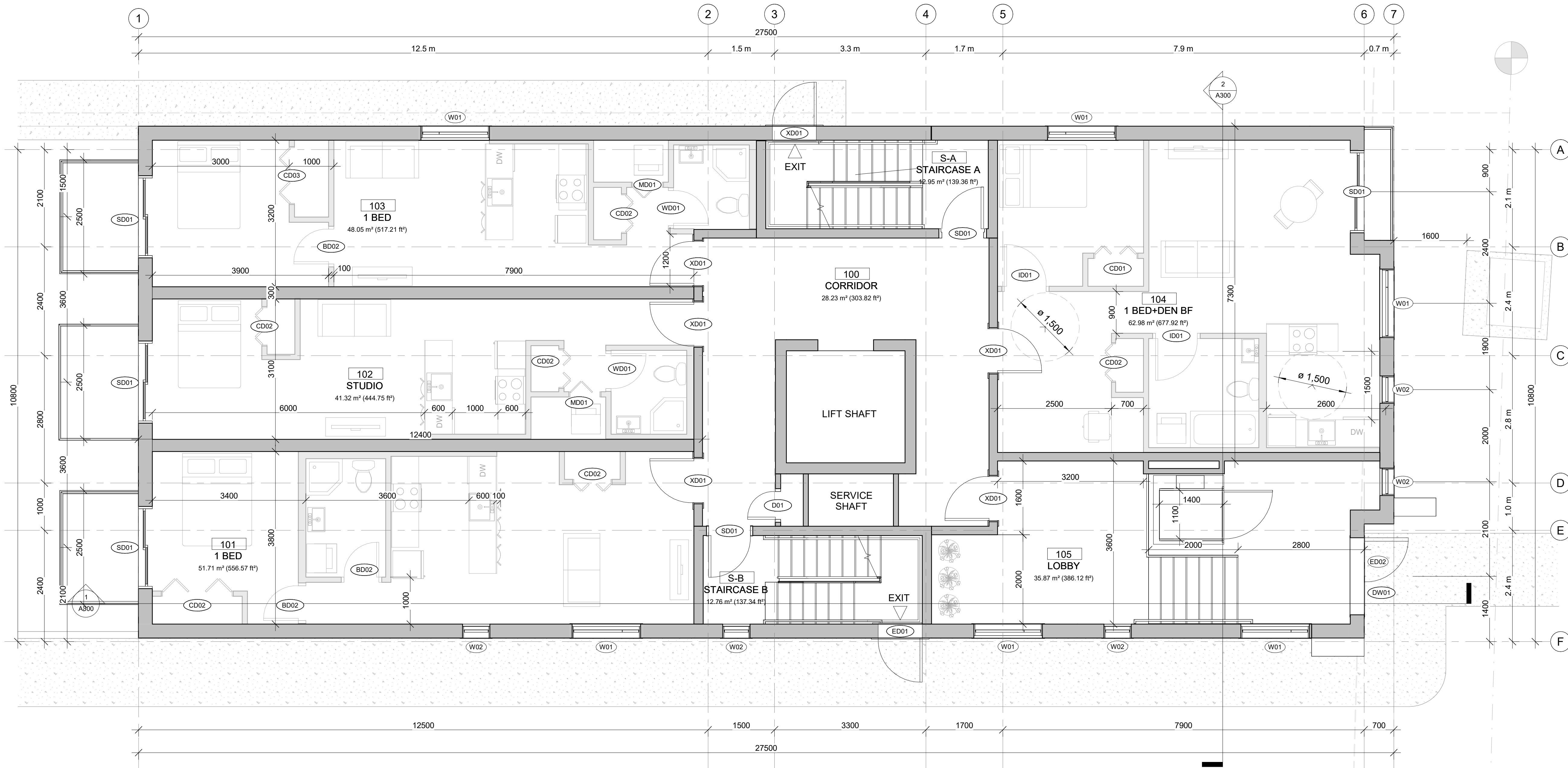
GROUND FLOOR PLAN

DRAWING INFORMATION /
INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	23105
DATE :	2023-11-24
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	P.P.
SCALE / ÉCHELLE :	1 : 50
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	A101

REVISION NO. / NO. DE RÉVISION :

1.9



1 GROUND FLOOR PLAN

1 : 50

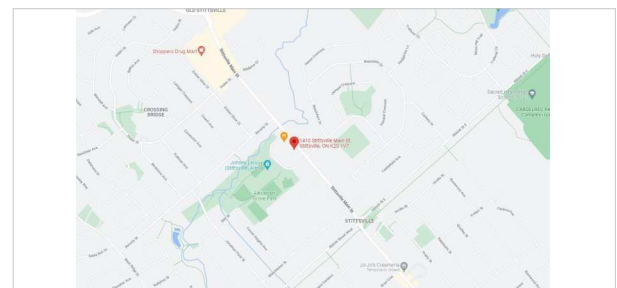
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1.9	66% COORDINATION	2024-06-26
1.6	33% COORDINATION	2024-05-28
1.5	33% COORDINATION	2024-04-19
1.4	33% COORDINATION	2024-03-15
1.3	33% COORDINATION	2024-01-25
1.2	33% COORDINATION	2024-01-17
1.1	33% COORDINATION	2023-11-20
1.0	33% COORDINATION	2023-11-24
rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

SECOND FLOOR PLAN

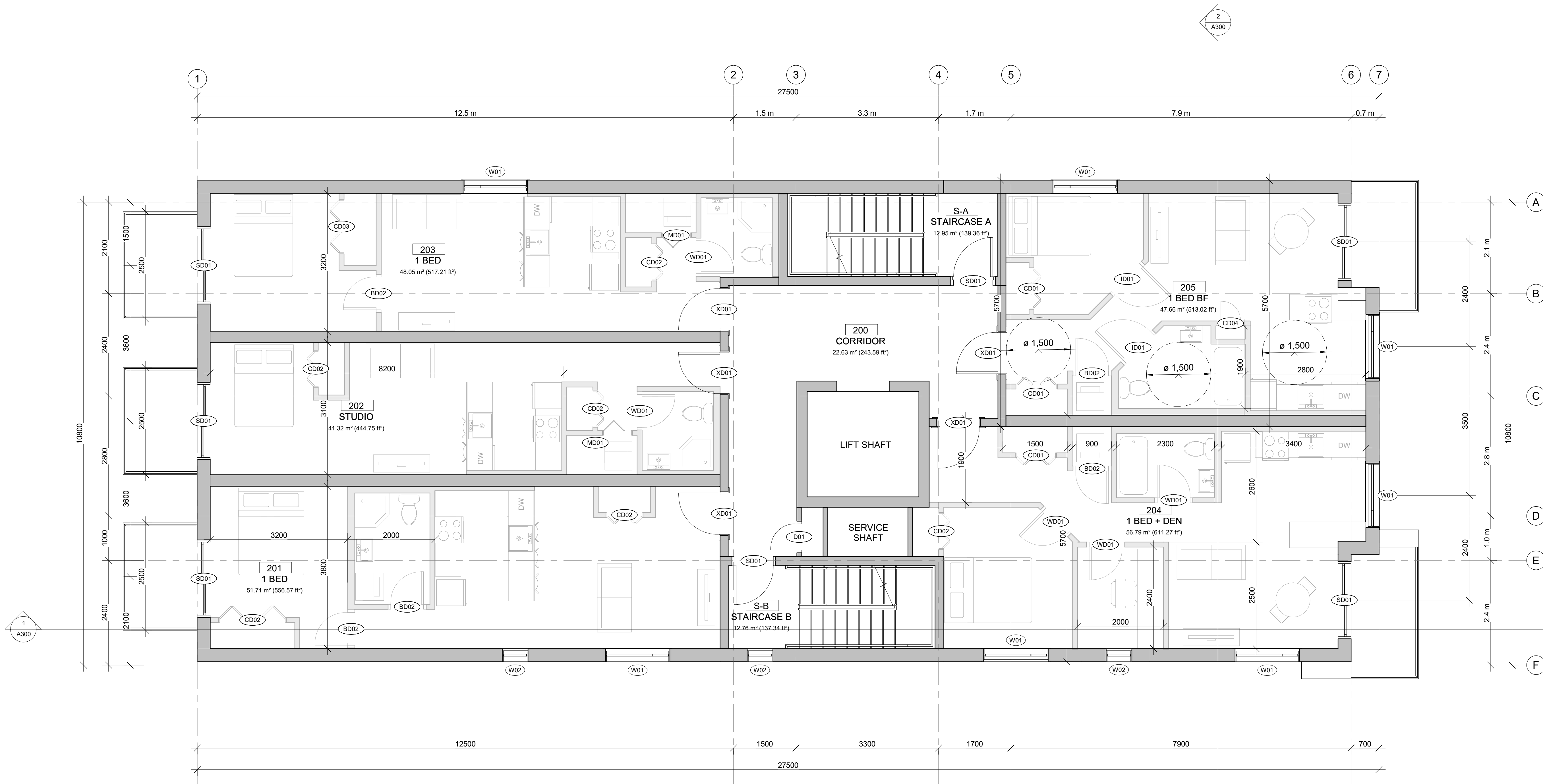
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INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	23105
DATE :	2023-11-24
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	P.P.
SCALE / ÉCHELLE :	1 : 50
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	

A102

REVISION NO. / NO. DE RÉVISION :

1.9



1 SECOND FLOOR PLAN

1 : 50

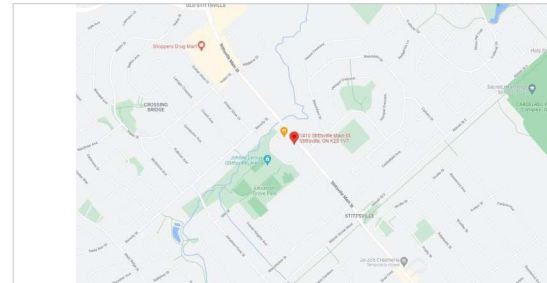
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1.9	66% COORDINATION	2024-06-26
1.6	33% COORDINATION	2024-05-28
1.5	33% COORDINATION	2024-04-19
1.4	33% COORDINATION	2024-03-15
1.3	33% COORDINATION	2024-01-25
1.2	33% COORDINATION	2024-01-17
1.1	33% COORDINATION	2023-11-20
1.0	33% COORDINATION	2023-11-24
rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

THIRD FLOOR PLAN

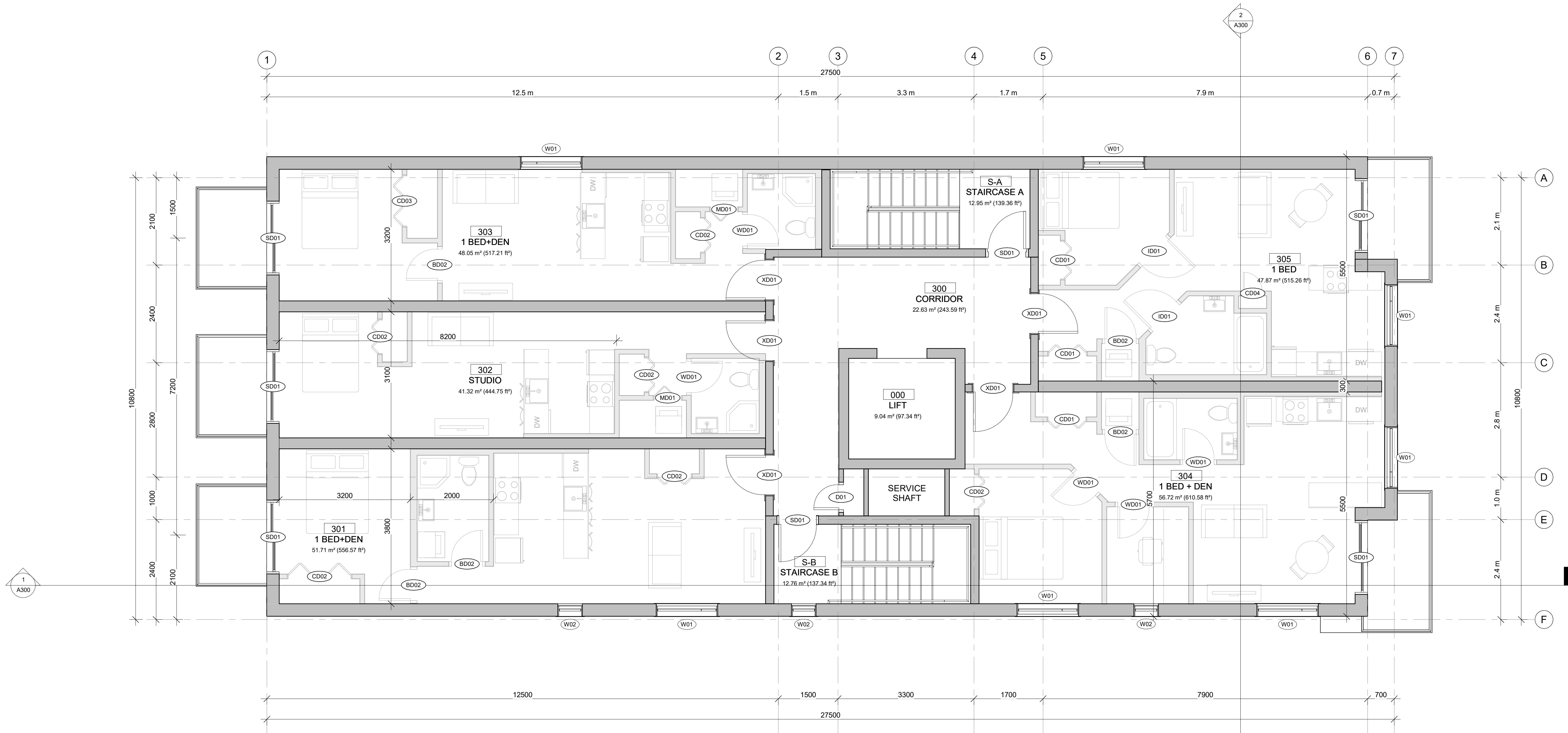
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INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	23105
DATE :	2023-11-24
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	P.P.
SCALE / ÉCHELLE :	1 : 50
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	

A103

REVISION NO. / NO. DE RÉVISION :

1.9



1 FLOOR LEVEL 3
1 : 50

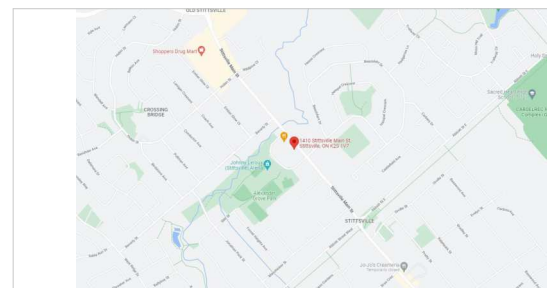
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PROJECT TEAM / ÉQUIPE DU PROJET :

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Tel : (613) 617-4550

1.9	66% COORDINATION	2024-06-26
1.6	33% COORDINATION	2024-05-28
1.5	33% COORDINATION	2024-04-19
1.3	33% COORDINATION	2024-01-25
1.2	33% COORDINATION	2024-01-17
1.1	33% COORDINATION	2023-11-20
1.0	33% COORDINATION	2023-11-24
rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

ROOF PLAN

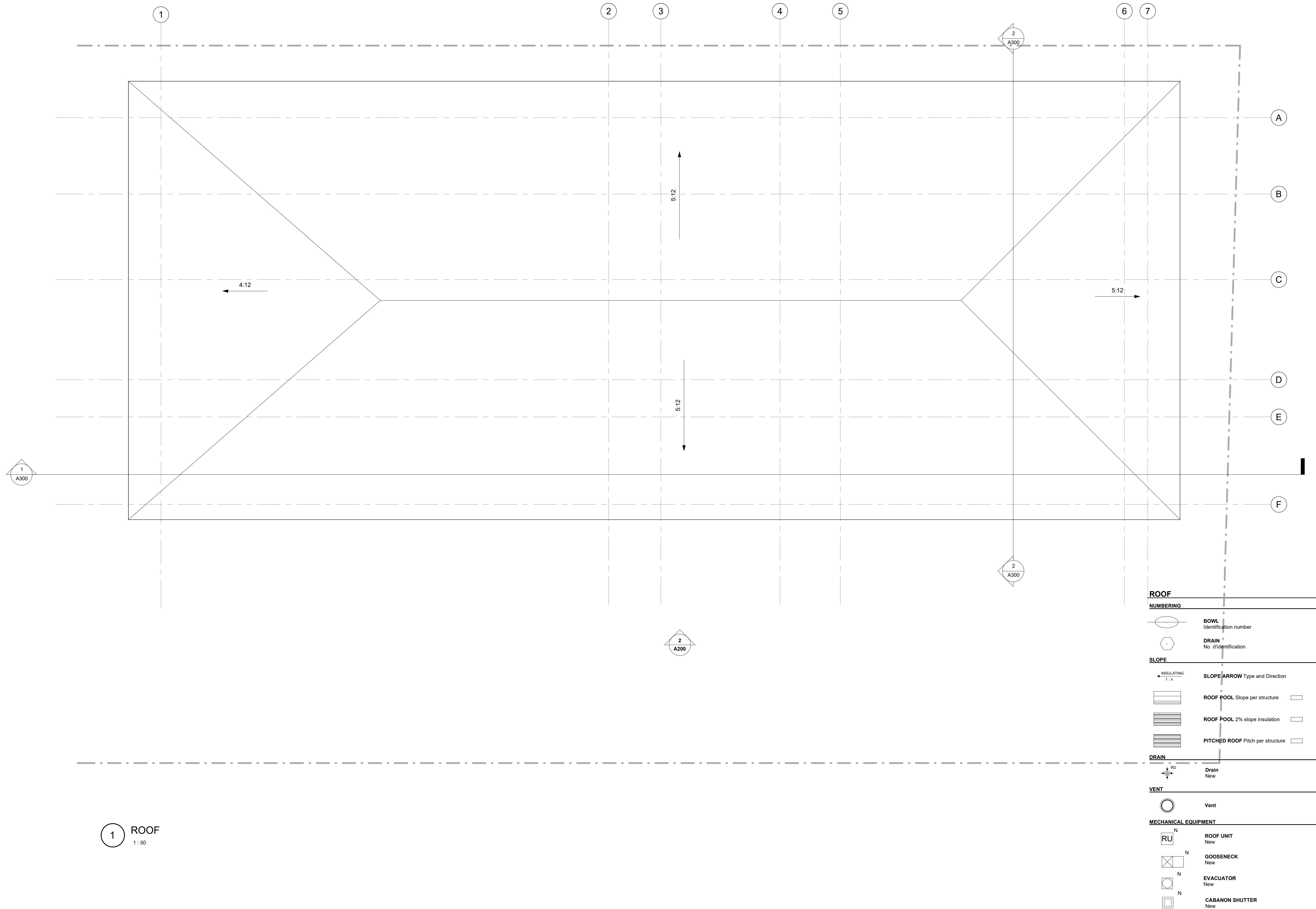
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PROJECT NO. / NO. DE PROJET :	23105
DATE :	2023-11-24
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	P.P.
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	

A110

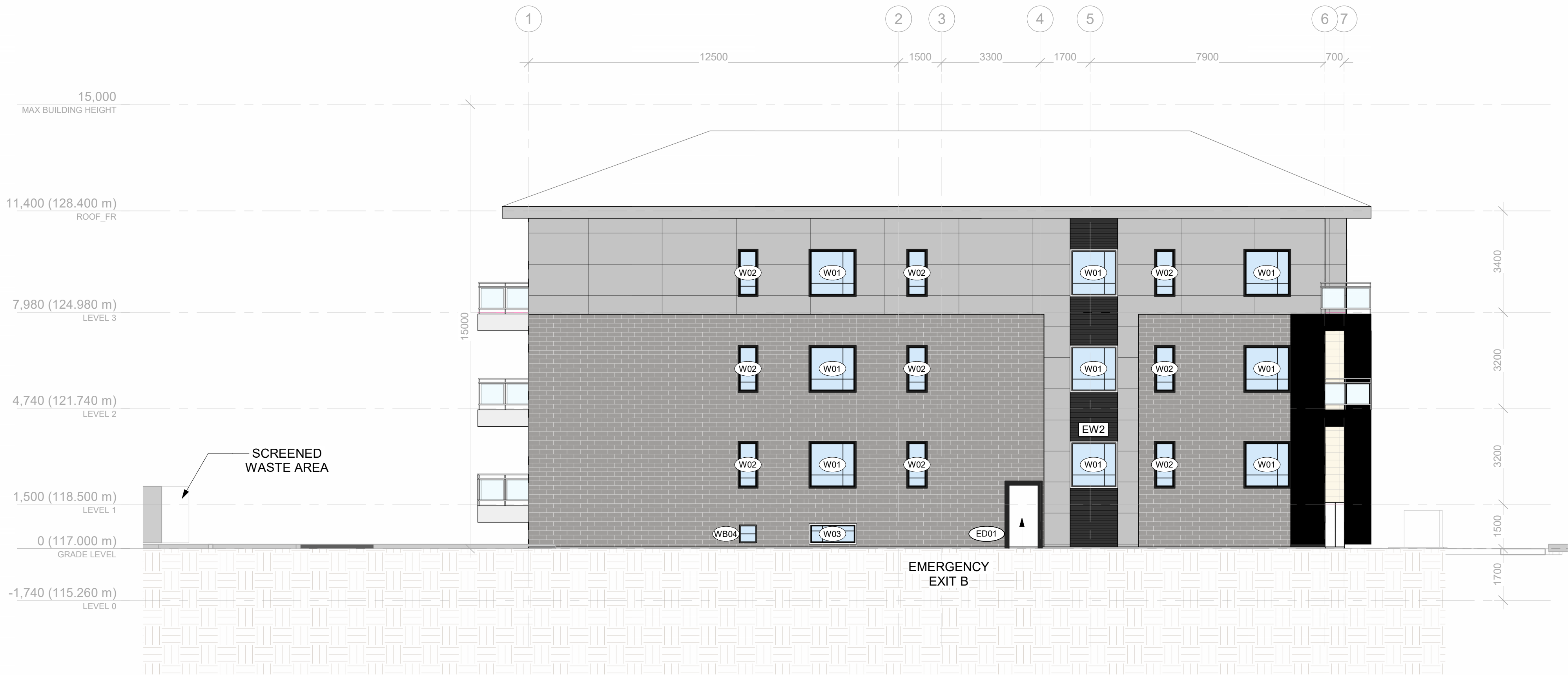
REVISION NO. / NO. DE RÉVISION :

1.9





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



2 SOUTHEAST ELEVATION (LEFT)
1 : 100

ENVELOPE MATERIAL LEGEND :

- BRICK
- CREAMY ASHLAR STONE
- HORIZONTAL METAL SIDING
- FIBRE CEMENT PANELS

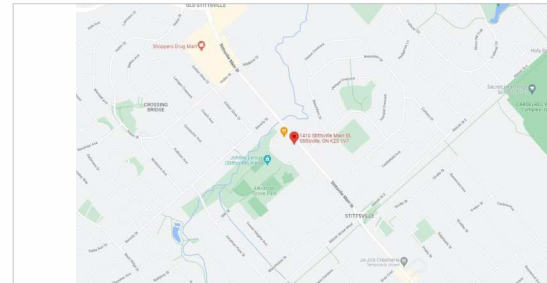
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Tel : (613) 617-4550

1.9	66% COORDINATION	2024-06-26
1.6	33% COORDINATION	2024-05-28
1.5	33% COORDINATION	2024-04-19
1.3	33% COORDINATION	2024-01-25
1.2	33% COORDINATION	2024-01-17
1.1	33% COORDINATION	2023-11-20
1.0	33% COORDINATION	2023-11-24
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 :

PROJECT NO. / NO. DE PROJET :	23105
DATE :	2023-11-24
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	P.P.
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	

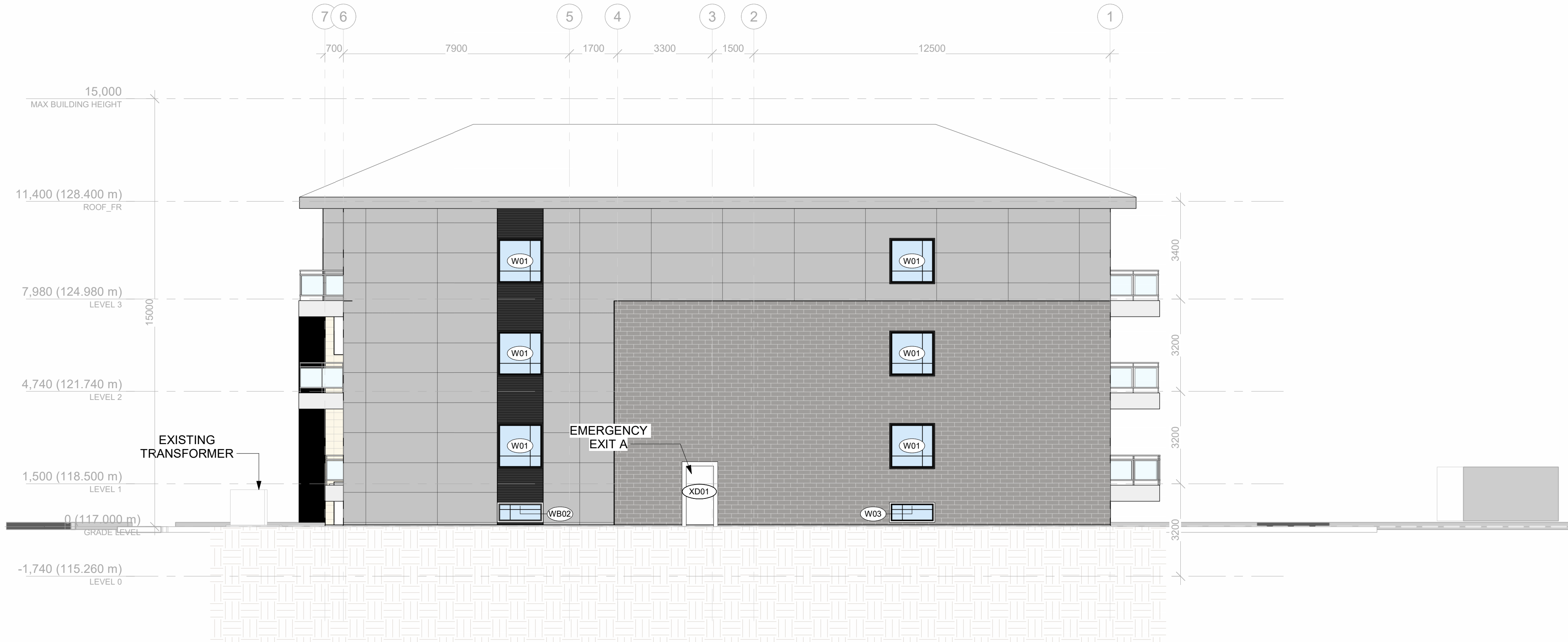
A200

REVISION NO. / NO. DE RÉVISION :

1.9



1 SOUTHWEST ELEVATION
1:100



2 NORTHWEST ELEVATION (RIGHT)
1:100

ENVELOPE MATERIAL LEGEND :

- BRICK
- CREAMY ASHLAR STONE
- HORIZONTAL METAL SIDING
- FIBRE CEMENT PANELS

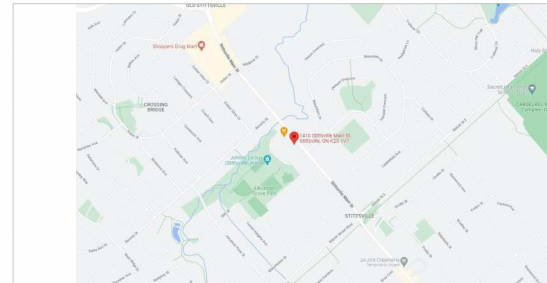
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1.9	66% COORDINATION	2024-06-26
1.6	33% COORDINATION	2024-05-28
1.5	33% COORDINATION	2024-04-19
1.3	33% COORDINATION	2024-01-25
1.2	33% COORDINATION	2024-01-17
1.1	33% COORDINATION	2023-11-20
1.0	33% COORDINATION	2023-11-24
rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

ELEVATIONS -
SOUTHWEST &
NORTHWEST

DRAWING INFORMATION /
INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	23105
DATE :	2023-11-24
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	P.P.
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	

A201

REVISION NO. / NO. DE RÉVISION :

1.9

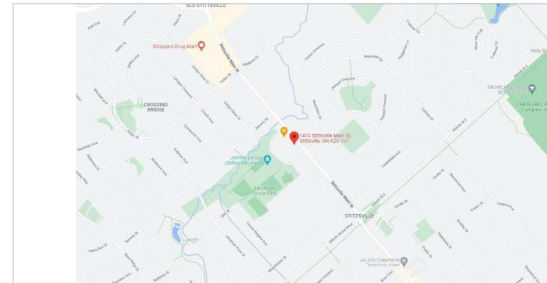
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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :



CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

1.9	66% COORDINATION	2024-06-26
1.6	33% COORDINATION	2024-05-28
1.5	33% COORDINATION	2024-04-19
1.3	33% COORDINATION	2024-01-25
1.2	33% COORDINATION	2024-01-17
1.1	33% COORDINATION	2023-11-20
1.0	33% COORDINATION	2023-11-24
rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

GENERAL CROSS SECTIONS

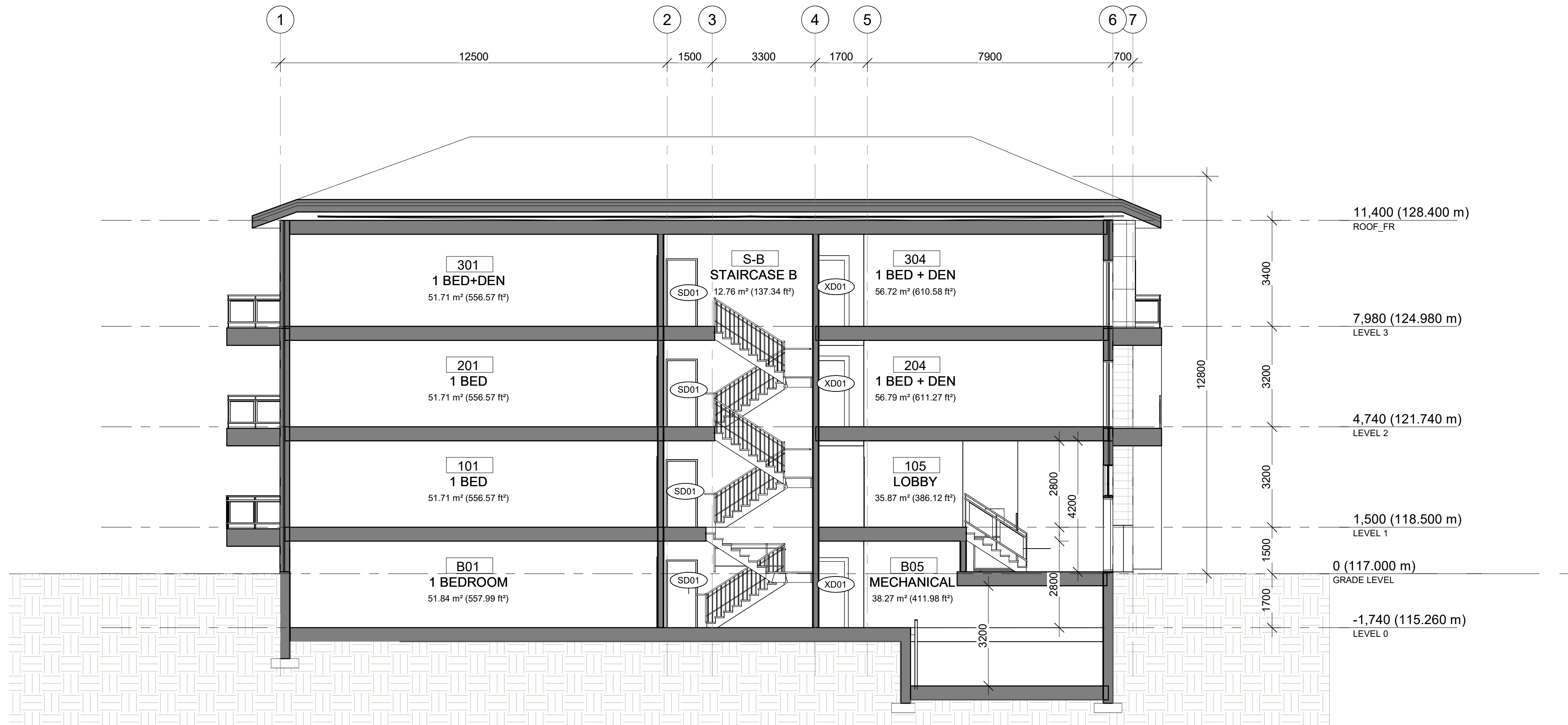
DRAWING INFORMATION /
INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	23105
DATE :	2023-11-24
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	P.P.
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	

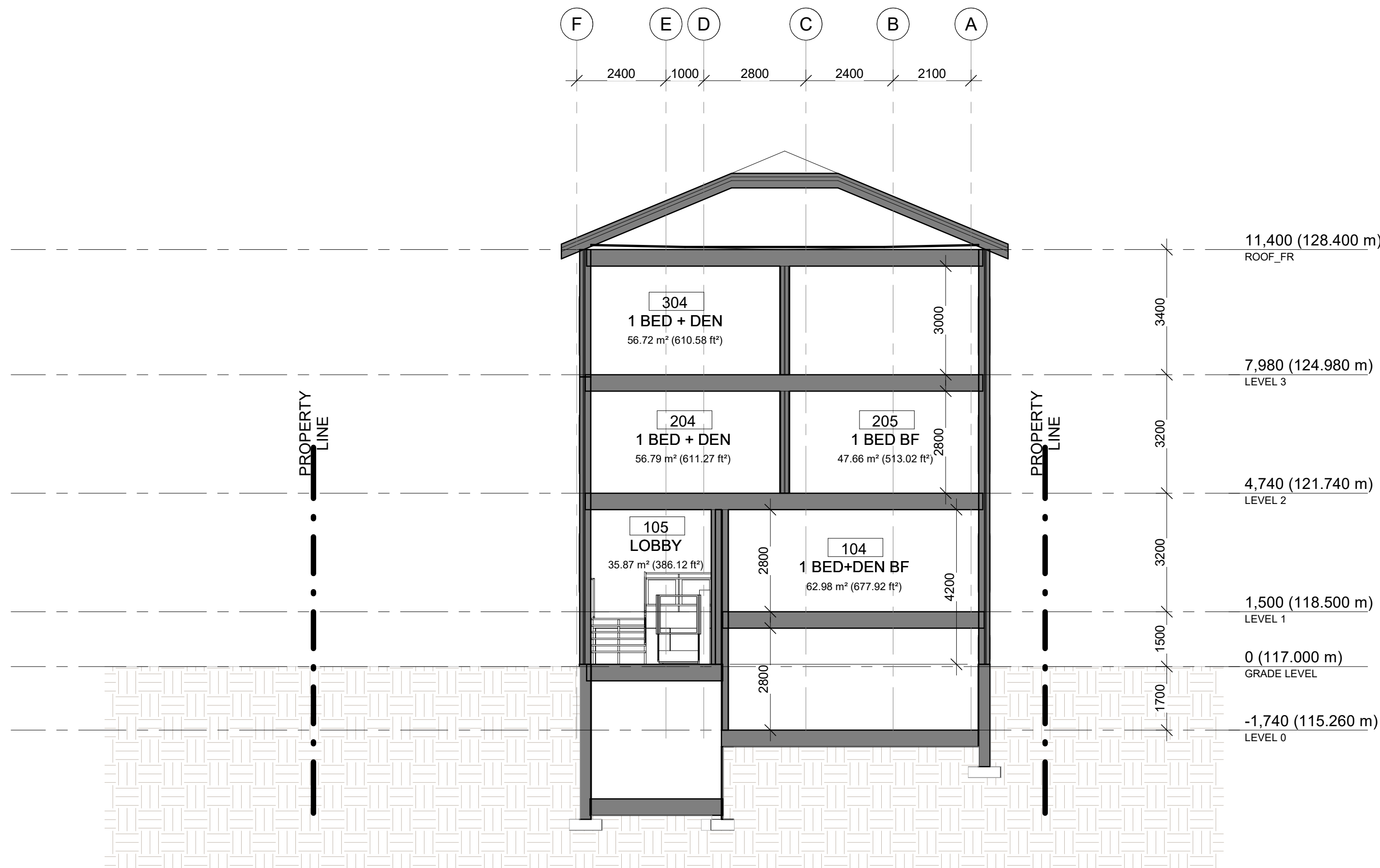
A300

REVISION NO. / NO. DE RÉVISION :

1.9



1 BUILDING SECTION - A
1 : 100



2 BUILDING SECTION - B
1 : 100

APPENDIX D
STAMSON Calculations
(4 Pages)

STAMSON 5.0 NORMAL REPORT Date: 16-08-2024 10:35:04
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: main.te Time Period: Day/Night 16/8 hours
Description: Predicted Traffic Noise Impact at Receptor ON-R1

Road data, segment # 1: Stittsville (day/night)

Car traffic volume : 12144/1056 veh/TimePeriod *
Medium truck volume : 966/84 veh/TimePeriod *
Heavy truck volume : 690/60 veh/TimePeriod *
Posted speed limit : 50 km/h
Road gradient : 0 %
Road pavement : 1 (Typical asphalt or concrete)

* Refers to calculated road volumes based on the following input:

24 hr Traffic Volume (AADT or SADT): 15000
Percentage of Annual Growth : 0.00
Number of Years of Growth : 0.00
Medium Truck % of Total Volume : 7.00
Heavy Truck % of Total Volume : 5.00
Day (16 hrs) % of Total Volume : 92.00

Data for Segment # 1: Stittsville (day/night)

Angle1 Angle2 : -90.00 deg 90.00 deg
Wood depth : 0 (No woods.)
No of house rows : 0 / 0
Surface : 2 (Reflective ground surface)
Receiver source distance : 18.00 / 18.00 m
Receiver height : 9.50 / 9.50 m
Topography : 1 (Flat/gentle slope; no barrier)
Reference angle : 0.00

Results segment # 1: Stittsville (day)

Source height = 1.50 m

ROAD (0.00 + 67.69 + 0.00) = 67.69 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj
--------	--------	-------	--------	-------	-------	-------	-------	-------	-------

SubLeq

-90 90 0.00 68.48 0.00 -0.79 0.00 0.00 0.00 0.00
67.69

Segment Leq : 67.69 dBA

Total Leq All Segments: 67.69 dBA

Results segment # 1: Stittsville (night)

Source height = 1.50 m

ROAD (0.00 + 60.09 + 0.00) = 60.09 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj
--------	--------	-------	--------	-------	-------	-------	-------	-------	-------

SubLeq									
--------	--	--	--	--	--	--	--	--	--

-90	90	0.00	60.88	0.00	-0.79	0.00	0.00	0.00	0.00
60.09									

Segment Leq : 60.09 dBA

Total Leq All Segments: 60.09 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 67.69
(NIGHT): 60.09

STAMSON 5.0 NORMAL REPORT Date: 16-08-2024 10:34:06
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: mainola.te Time Period: Day/Night 16/8 hours
Description: Predicted Traffic Noise Impact at Receptor ON-OLA

Road data, segment # 1: Stittsville (day/night)

Car traffic volume : 12144/1056 veh/TimePeriod *
Medium truck volume : 966/84 veh/TimePeriod *
Heavy truck volume : 690/60 veh/TimePeriod *
Posted speed limit : 50 km/h
Road gradient : 0 %
Road pavement : 1 (Typical asphalt or concrete)

* Refers to calculated road volumes based on the following input:

24 hr Traffic Volume (AADT or SADT): 15000
Percentage of Annual Growth : 0.00
Number of Years of Growth : 0.00
Medium Truck % of Total Volume : 7.00
Heavy Truck % of Total Volume : 5.00
Day (16 hrs) % of Total Volume : 92.00

Data for Segment # 1: Stittsville (day/night)

Angle1 Angle2 : -90.00 deg 90.00 deg
Wood depth : 0 (No woods.)
No of house rows : 0 / 0
Surface : 2 (Reflective ground surface)
Receiver source distance : 48.50 / 48.50 m
Receiver height : 1.50 / 1.50 m
Topography : 2 (Flat/gentle slope; with barrier)
Barrier angle1 : -90.00 deg Angle2 : 90.00 deg
Barrier height : 11.40 m
Barrier receiver distance : 3.00 / 3.00 m
Source elevation : 0.00 m
Receiver elevation : 0.00 m
Barrier elevation : 0.00 m
Reference angle : 0.00

Results segment # 1: Stittsville (day)

Source height = 1.50 m

Barrier height for grazing incidence

Source ! Receiver ! Barrier ! Elevation of
Height (m) ! Height (m) ! Height (m) ! Barrier Top (m)
-----+-----+-----+-----
1.50 ! 1.50 ! 1.50 ! 1.50

ROAD (0.00 + 44.77 + 0.00) = 44.77 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj
--------	--------	-------	--------	-------	-------	-------	-------	-------	-------

SubLeq

-90	90	0.00	68.48	0.00	-5.10	0.00	0.00	0.00	-18.62
-----	----	------	-------	------	-------	------	------	------	--------

Segment Leq : 44.77 dBA

Total Leq All Segments: 44.77 dBA

Results segment # 1: Stittsville (night)

Source height = 1.50 m

Barrier height for grazing incidence

Source Height (m)	Receiver Height (m)	Barrier Height (m)	Elevation of Barrier Top (m)
1.50	1.50	1.50	1.50

ROAD (0.00 + 37.17 + 0.00) = 37.17 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj
--------	--------	-------	--------	-------	-------	-------	-------	-------	-------

SubLeq

-90	90	0.00	60.88	0.00	-5.10	0.00	0.00	0.00	-18.62
-----	----	------	-------	------	-------	------	------	------	--------

Segment Leq : 37.17 dBA

Total Leq All Segments: 37.17 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 44.77

(NIGHT): 37.17

APPENDIX E
Warning Clause
(1 Page)

Warning Clause Type D – From MECP NPC-300

“This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.”

Generic Warning Clause from ENCG:

Purchasers/tenants are advised that sound levels due to increasing road/rail/Light Rail/transitway traffic will interfere with outdoor activities as the sound levels exceed the sound level limits of the City and the Ministry of the Environment.

To help address the need for sound attenuation this development includes:

- multi-pane glass;

To ensure that provincial sound level limits are not exceeded it is important to maintain these sound attenuation features.

This dwelling unit has been supplied with a central air conditioning system and other measures which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of the Environment.