ONTARIO BUILDING CODE (OBC) CONFORMITY MATRIX PARTS 3 AND 9							OBC REFERENCES	
1	Project Description: 1410/1412 Stittsville Main Street Stittsville, Ontario Residential apartment building		New:	YES	Part 11: NO		Part 3: NO	Part 9: YES
			Addition:	NO			2.1.1	
			Alteration:	NO				
			Change of use:	NO				9.10.1.3
2	MAJOR OCCUPANCY(S)						3.1.2.1.(1)	9.10.2
3	Building Area (m2):	Existing: 0.00	New: 306.00	Total: 306.00			1.1.3.2	1.1.3.2
4	Gross Area (m2):	Existing: 0.00	New: 1288.00	Total: 1288.00			1.1.3.2	1.1.3.2
5	Number of Storeys:	Above grade: 3	Below grade: 1				3.2.1.1 et 1.1.3.2	2.1.1.3
6	Height of Building (m):	11.7						2.1.1.3
7	Number of Streets/Access Routes:	1					3.2.2.10 & 3.2.5.5	
8	Building Classification:	C					3.2.2.20-83	9.10.4
9	Sprinkler System Proposed:	Not required					3.2.2.20-83, 3.2.1.5, 3.2.2.17	9.10.8
10	Standpipe required:	NO					3.2.9	
11	Fire Alarm required:	NO					3.2.4	9.10.7.2
12	Water Service/Supply is Adequate:	NO					3.2.5.7, 3.2.5.8	
13	High Building:	NO					3.2.6	
14	Permitted Construction:	Combustible					3.2.2.20-83	9.10.6
	Actual Construction:	Combustible						
15	Mezzanine(s: Area (m2):						3.2.1.1.(3)-(8)	9.10.4.1
16	Occupant load based on:	building design					3.1.1.6	9.9.1.3
	Basement:	Occupancy: C		Load:	10 Persons			
	Level 1:	Occupancy: C		Load:	10 Persons			
	Level 2:	Occupancy: C		Load:	10 Persons			
	Level 3:	Occupancy: C		Load:	10 Persons			
17	Barrier-free Design:	YES	Explain:				3.8	9.5.2
18	Hazardous Substances:	NO					3.3.1.2.(1) et 3.3.1.19(1)	9.10.1.3
19	REQUIRED FIRE RESISTANCE RATING (FRR)						3.2.2.20-83 et 3.2.1.4	9.10.8, 9.10.9
	Horizontal Assemblies FRR (Hours)		Listed Design No. or Description (SG-2)					
	Floors: Combustible	Hours: 0.75						
	Roof:	Hours: --						
	Mezzanine:	Hours: 0.75						
	FRR of Supporting Members		Listed Design No. or Description (SG-2)					
	Floors:	Hours: 0.75						
	Roof:	Hours: --						
	Mezzanine:	Hours: 0.75						
20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS						3.2.3	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.
NorthEast	29.58	16.9	<Select>	100	less than 100	N/A		incombustible	incombustible
SouthEast	35.12	7.9	<Select>	92.4	less than 92.4	N/A		incombustible	incombustible
SouthWest	29.58	40.5	<Select>	100	less than 100	N/A		incombustible	incombustible
NorthWest	303.476	1.5	<Select>	2.3	1.8	N/A		incombustible	incombustible

21	EXIT REQUIREMENTS								3.4.2.1, 3.4.3.2B, 3.4.6.16	

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	Pushbar requirement
1	2	1100mm	1100mm	900mm	900mm	45m	45m	NO
2	2	1100mm	1100mm	900mm	900mm	45m	45m	NO
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				
B00	CORRIDOR	25.9 m²	LEVEL 0	COMMON
B01	1 BEDROOM	51.8 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
		308.5 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	56.8 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	44.7 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	40.8 m²
104	1 BED + DEN BF	55.7 m²
		177.8 m²
LEVEL 2		
201	1 BED	44.9 m²
202	STUDIO	36.5 m²
203	1 BED	40.8 m²
204	1 BED + DEN	50.6 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	40.8 m²
304	1 BED + DEN	50.9 m²
305	1 BED BF	41.8 m²
		214.9 m²
Grand total: 18		784.5 m²

SITE CONTEXT

LEGEND

SURFACES

- GRASS
- RIVERSTONE
- CONCRETE PAVERS
- POURED CONCRETE
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED

LINES

- PROPERTY LINE
- SETBACK LINE
- CL — CL STREET CENTER LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES
- BUS LINE

VEGETATION

- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

SYMBOLS

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UP — UTILITY POLE
- FH — FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DC — DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- XX.XXm — EXISTING GRADE ELEVATION
- XX.XXm — PROPOSED GRADE ELEVATION
- LOT CORNERS

PARKING

- 5.7 m / 2.6 m — BIKE PARKING H: HORIZONTAL 0.6M x 1.8M V: VERTICAL 0.5M x 1.5M S: STACKED 0.37M x 1.8M
- 5200 / 2600 — CAR PARKING R: RESIDENTIAL V: VISITOR
- 5200 / 3900 — BF PARKING R: RESIDENTIAL V: VISITOR
- 5200 / 3900 / 2400 — BF PARKING (TYPE A) R: RESIDENTIAL V: VISITOR
- 5200 / 3900 / 2400 — BF PARKING (TYPE B) R: RESIDENTIAL V: VISITOR

PROJECT INFORMATION

SITE SUMMARY

ADDRESS	1410 Stittsville Main St, Stittsville, ON
CURRENT ZONING	TM9 H[15]
SITE AREA	1408.60 m²
PROPOSED USE	Residential (Part 9)
BUILDING AREA	306.00 m²

ZONING SUMMARY

	REQUIRED	PROPOSED
LOT AREA	NA	1409.53 m²
LOT WIDTH	NA	20.00 m
LOT DEPTH	NA	70.50 m
MAX. BUILDING HEIGHT	4 Storeys/15m	12.8 m
MAX. PARAPET HEIGHT	NA	0.30 m
MIN. BUILDING HEIGHT	6.7 m	12.8 m
for 20m from Front Lot Line		
SET BACKS :		
- FRONT YARD	2.00 m*(min.)* 3.00 m*(max.)*	2.30 m
- INTERIOR SIDE YARD (1)	1.20 m*(min.)*	7.30 m
- INTERIOR SIDE YARD (2)	1.20 m*(min.)*	1.50 m
- REAR YARD	3.00 m*(min.)*	40.50 m
MIN LANDSCAPED AREA	*NA*	372.54 m²
LAND COVERAGE	*NA*	0.22

VEHICULAR PARKING

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

*INCLUDED IN PARKING COUNT

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 (0.062 y^3 / unit)	1.116	

AMENITY AREA

	REQUIRED	PROPOSED
PRIVATE	54.00 m²	94.49 m²
COMMUNAL	54.00 m²	57.00 m²

BUILDING SUMMARY

UNITS	GFA - OBC	GFA - CITY
18	885.89 m²	592.70 m²

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.

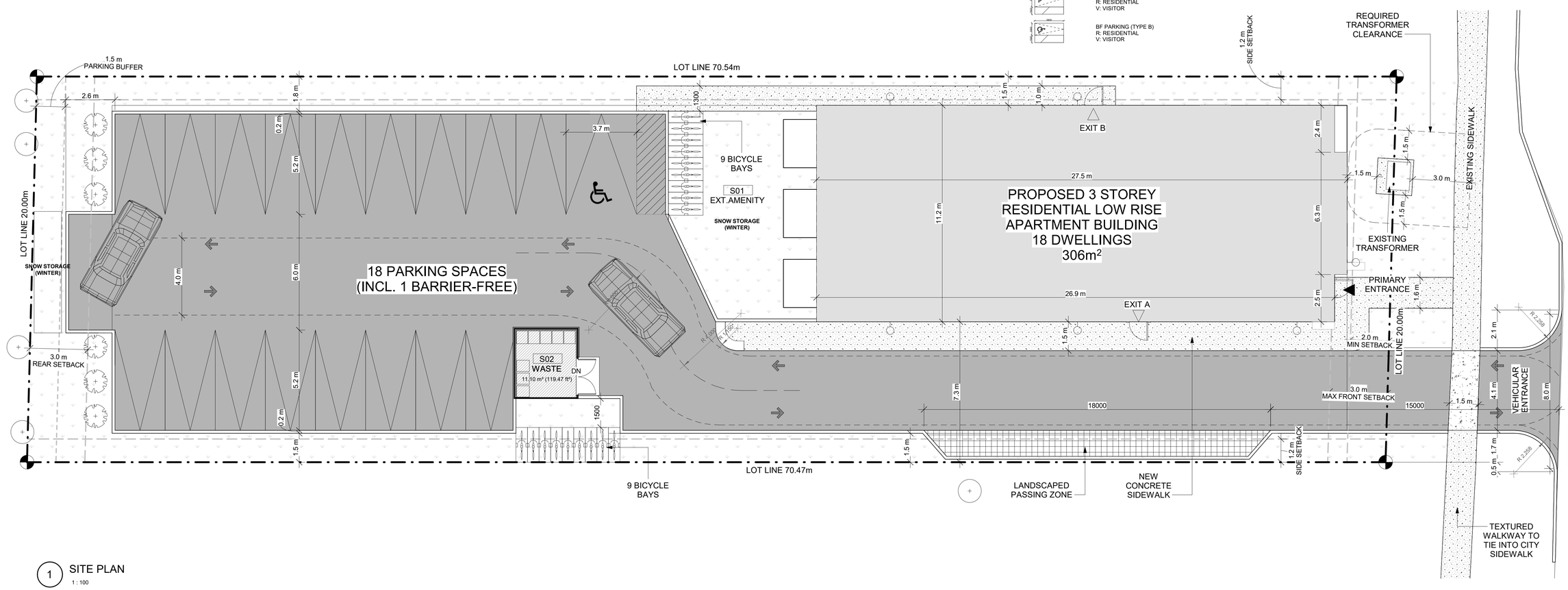
NOTE-F :
- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

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

N

0m 0.5m 1m 2m 4m



1 SITE PLAN
1 : 100

ROSSMANN ARCHITECTURE
88 Saint-Joseph Boulevard, Gatineau QC J8Y 3W5
Tel : 819-600-1555

NOT FOR CONSTRUCTION / PAS POUR CONSTRUCTION

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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :

CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

rev.	description	date
1.10	SPC SUBMISSION	2024-08-02
1.7	SITE COORDINATION	2024-06-18
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

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

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 :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**1**

DWG NO. / NO. DESSIN :

A050

REVISION NO. / NO. DE RÉVISION : 1.10