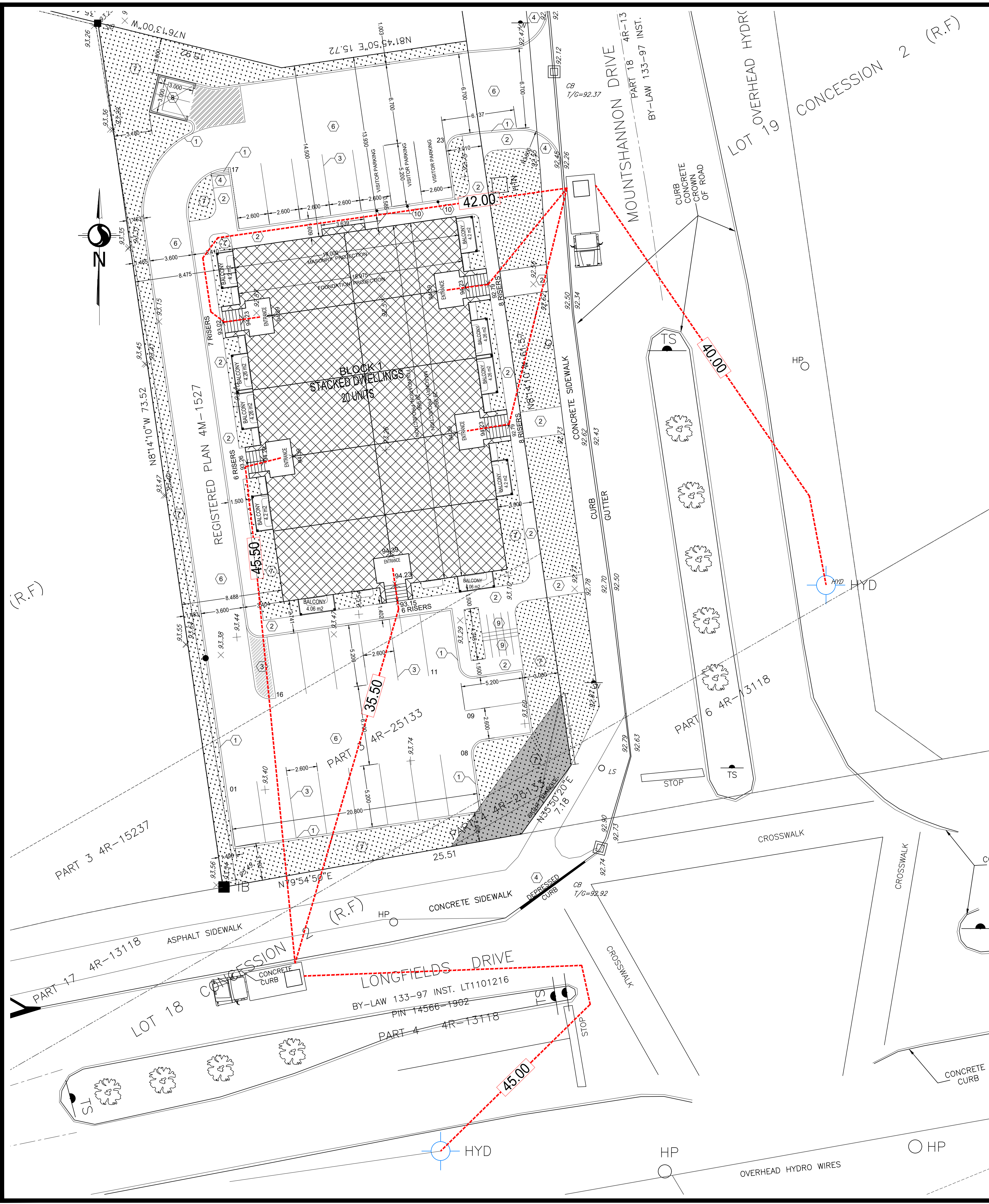




CURRENT ZONING BY LAW		
DESCRIPTION	PROPOSED	REQUIRED
LOT AREA	2076.97 m²	660
LOT FRONTAGE	30.5 m	22 m
LOT DEPTH	61.5 m	N/A
MAX. NUMBER OF DWELLING UNITS	20	20
FRONT SET BACK	22 m	3 m
CORNER SIDE YARD SETBACK	3 m	2 m R4A(2163)
INTERIOR SIDE YARD SETBACK	8.4 m	3 m
REAR SET BACK	13.9 m	7.5 m
REAR SET BACK BETWEEN UNITS	0	0
BUILDING AREA	569.8 m²	-
GROSS FLOOR AREA	2279.2 m²	-
BUILDING HEIGHT	12 m	11m
AMENITY AREA	-	0 R4A(2163)
MIN. LANDSCAPING BUFFER	2	2
PARKING SPACE	20	0.5 /UNIT- Rapid Transit
MIN. VISITOR PARKING	3	0.1 /UNIT- Rapid Transit
MIN. BICYCLE PARKING	10	0.5 /UNITS-TABLE 111A
AMENITY AREA	-	0
TOTAL PARKING LOT AREA	789 m²	-
LANDSCAPING PROVIDE FOR THE PARKING LOTS	315 m²	15% OF PARKING AREA(118.35 m²)
TOTAL SOFT & HARD LANDSCAPED AREA	634 m²	30% OF LOT AREA

GRADE SCHEDULE
AVERAGE GRADE: 92.90.
T.O. FOUNDATION: 93.30/ 100.000
T.O. FIRST FLOOR: 94.39, T.O. BASEMENT: 91.367
T.O. SECOND FLOOR: 97.529, T.O. THIRD FLOOR: 100.603
T.O. ROOF PLATE :103.073, T.O. MID-ROOF: 104.880

MINOR VARIANCE:
-To permit a building height of 12m whereas the zoning requirement permits up to 11m.
-To permit parking in a provide/required front yard, in a provided/required corner side yard and in the extension of a required and provided corner side yard into a rear yard where section 109 (3) (a) does not permit it.
-To permit a reduced landscape buffer for a parking lot abutting a street of 2.5m whereas Table 110 requires 3m (adjacent to Longfields).
-To permit a reduced landscape buffer for a parking lot not abutting a street of 1m for the northern property line whereas Table 110 requires 1.5m.
-To permit a reduced landscape buffer for stacked dwellings of 1.46m western property line and 1m for the northern property line whereas exception 2163 requires 2m.

Item Ontario Building Code Data Matrix Parts 3 & 9										OBC Reference			
1	Project Description:		☒ New ☐ Addition ☐ Alteration ☐ Change of Use		☐ Part 10 ☐ Part 11		☐ Part 3 ☐ Part 9		2.1.1. 9.10.1.3				
2	Major Occupancy(s):		C				3.1.2.1.(1)		9.10.2				
3	Building Area (sq.m.)		570.4 m2				1.1.3.2		1.1.3.2				
4	Gross Area (sq.m.)		2234 m2				1.1.3.2		1.1.3.2				
5	Number of Storeys:		Above grade 3 Below grade 1				3.2.1.1 & 1.1.3.2		2.1.1.3				
6	Height of building (m)		12 m				3.2.2.10 & 3.2.5.5		2.1.1.3				
7	Number of Streets/Access Routes:		2				3.2.2.20-83		9.10.4				
8	Building Classification:		9.10.8.1				3.2.2.20-83		9.10.8				
9	Sprinkler System Proposed:		☐ Entire building ☐ Addition only ☐ In lieu of roof rating ☒ Not required				3.2.1.5 3.2.2.17						
10	Standpipe required:		☐ Yes ☒ No				3.2.9						
11	Fire Alarm required:		☐ Yes ☒ No				3.2.4		9.10.17.2				
12	Water Service/Supply is Adequate:		☒ Yes ☐ No				3.2.6						
13	High building:		☐ Yes ☒ No				3.2.6						
14	Permitted Construction:		☒ Combustible ☐ Non-combustible ☐ Both				3.2.2.20-83		9.10.6				
15	Mezzanine(s) Area (sq.m.)		N/A				3.2.1.1.(3)-(8)		9.10.4.1				
16	Occupant load based on: ☐ sq.m./person ☒ design of building		20 RESIDENTIAL CONDOS		Load 80 persons		3.1.1.6		9.9.1.3				
17	Barrier-free Design:		☐ Yes ☒ No (Explain) According to 9.5.2.1.2				3.8		9.5.2				
18	Hazardous Substance:		☐ Yes ☒ No				3.3.1.2.(1) & 3.3.1.19.(1)		9.10.1.3				
19	Required Fire Resistance Rating (F.R.R.)		Horizontal Assemblies F.R.R. (Hours) Floors 3/4 Roof 0 Mezzanine - F.R.R. of Supporting Members Floors 3/4 Roof 0 Mezzanine 0		Listed Design No. or Description (SG-2) SB-3 (F19d) Listed Design No. or Description (SG-2) SB-3 (EW1a)		3.2.2.20-83 & 3.2.1.4		9.10.8 9.10.9				
20	Spatial Separation - Construction of Exterior Walls		Area of EBF (sq.m.) L.D. (m.) L/H or H/L Permitted Max. % of Openings Proposed % of Openings F.R.R. (Hours)		32.4 8.475 100% 37% 100% 37%		3.2.3. Listed Design or Description Comb. Const. Non-C. Const. Comb. Cladding Non-C. Cladding		9.10.14. X X X X X X				
21	Other - Describe												

Bike-Up
Bicycle Parking Systems

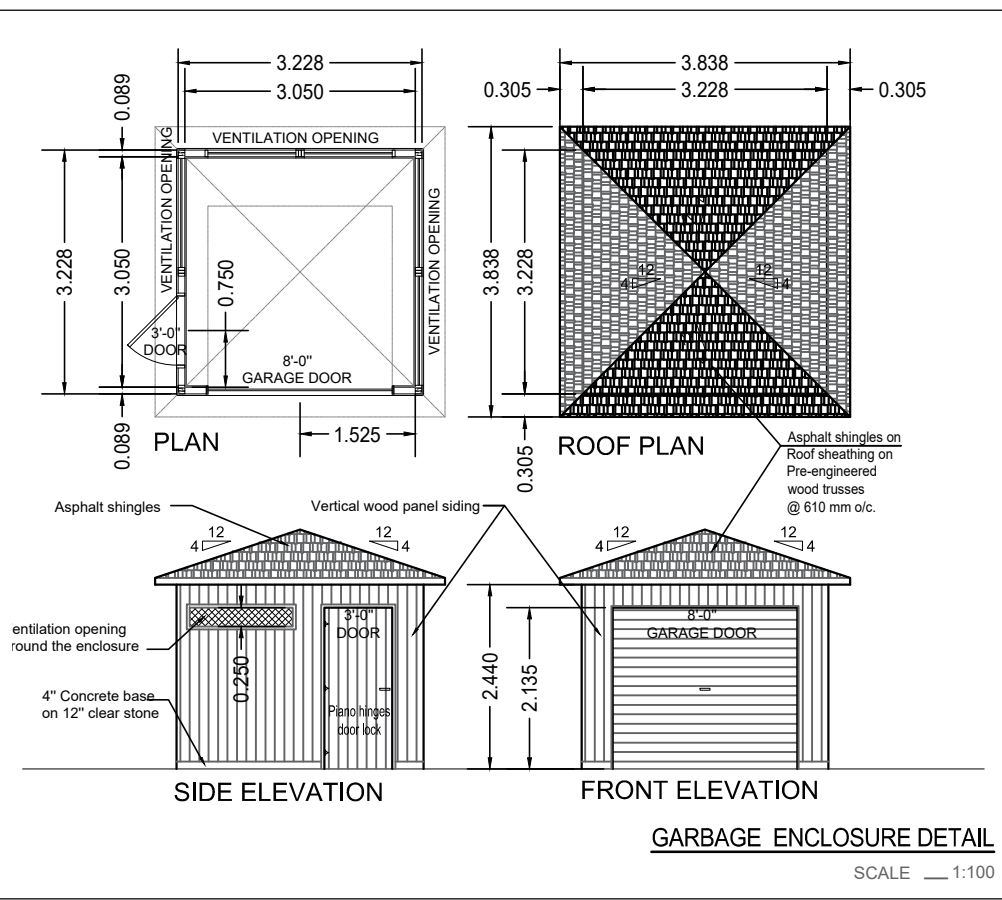
BIKE-UP BICYCLE PARKING SYSTEMS INC.
6 ANTARES DRIVE, PHASE II, UNIT #10 B,
NEPEAN, ONTARIO, CANADA K2E 8A9
PHONE: (613) 226-6452
FAX: (613) 226-3559, 1-800-661-3506,
www.bikeup.com

NOTES:
1. INSTALLATION TO BE COMPLETED IN
ACCORDANCE WITH MANUFACTURER'S
SPECIFICATIONS
2. DO NOT SCALE DRAWINGS
3. WHEN CALCULATING SPACING, ADD 12"
TO BOTH ENDS OF THE RACK TO ALLOW
FOR HANDLE BAR CLEARANCE.
4. USE 2" U-CLAMPS TO INSTALL ALL RACKS
EXCEPTION:
A. PERMANENT INSTALLATION - USE
ANCHOR BOLTS AND SECURITY CAPS
B. SEASONAL INSTALLATIONS - USE
ANCHOR SLEEVES AND LAG BOLTS
5. RUNNERS ARE 1"00 - 1"8" WALL PIPE
STATIONS ARE 5/8" STEEL ROD.
6. WELDED CONSTRUCTION, HOT-DIPPED
GALVANIZED AFTER FABRICATION.
PAINTING AVAILABLE.
7. WEIGHTS:
APPROXIMATIVELY 14 LBS PER STATION.
8. CONTRACTORS NOTE: FOR PRODUCT
AND PURCHASING INFORMATION, VISIT
www.PROJECTmarketsite.com. REFERENCE
NUMBER 317-002
1/09

FIVE STATION
TWO WAY RACK
SCALE: 1/8"

- BUILDING CODE ANALYSIS**
- 3 STOREYS RESEIDENTIAL USE BUILDING WITH BASEMENT
 - 20 STACKED DWELLING UNITS
 - FACING 2 STREETS
 - BUILDING AREA: 569.8 m²
 - GROSS FLOOR AREA: 2279 m²
 - USE: GROUP GROUP "C"
 - CLASSIFICATION: 9.10.8.1
 - PARTS 9 OF OBC 2012
 - COMBUSTIBLE CONSTRUCTION
 - SECOND FLOOR FIRE SEPARATION: 34HR REQUIRED QW VERTICAL STRUCTURAL COMPONENTS
 - UPPER DWELLING STAIRWAY ENTRANCE/EXIT ENCLOSURES FIRE SEPARATION: 34HR REQUIRED QW VERTICAL STRUCTURAL COMPONENTS
 - FIRE RESISTANCE FOR ROOF: NOT REQUIRED
 - PLUMBING EQUIPMENTS
 - 1 WASHROOM PER UNIT REQUIRED
 - 10% NATURAL LIGHTNING REQUIRED FOR LIVING ROOMS & DINING ROOMS
 - 5% NATURAL LIGHTNING REQUIRED FOR BEDROOMS
 - BARRIER FREE PATH OF TRAVEL NOT REQUIRED ACCORDING.

- LÉGENDE**
- CONCRETE CURB
 - SIDEWALK
 - PAINT MARKS
 - DEPRESSED SIDEWALK.
 - ACCESSIBLE PARKING VERTICAL SIGNAGE
 - ASPHALT
 - GRASS
 - TRASH ENCLOSURE, SCREENED FROM VIEW BY AN OPAQUE SCREEN WITH TWO METRES HEIGHT.
 - BICYCLE PARKING SPACE ON CONCRETE SLAB SURFACE
 - VISITOR PARKING VERTICAL SIGNAGE



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6									
5									
4									
3									
2									
1	CITY COMMENTS	A.A.	P.T.	19.05.13					
Revision		By	Appd.	YY.MM.DD					
6									
5									
4									
3									
2									
1	PRE-APPLICATION DOC.	A.A.	P.T.	18.12.11					
Issued		By	Appd.	YY.MM.DD					

Project
MATTINO HOMES
20 CONDO UNITS BUILDING
BLOCK 1
285 MOUNTSHANNON DRIVE,
OTTAWA, ON
Title
SITE PLAN

Project #	Scale	Date
Revision	Sheet	Drawing #
1	01	A-100

SITE PLAN
SCALE: 1/175