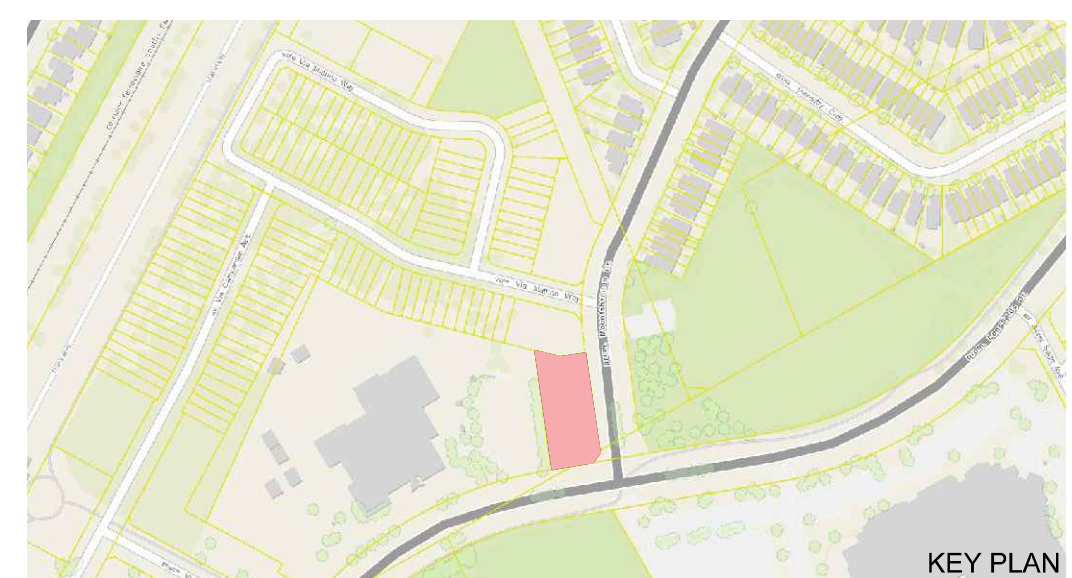
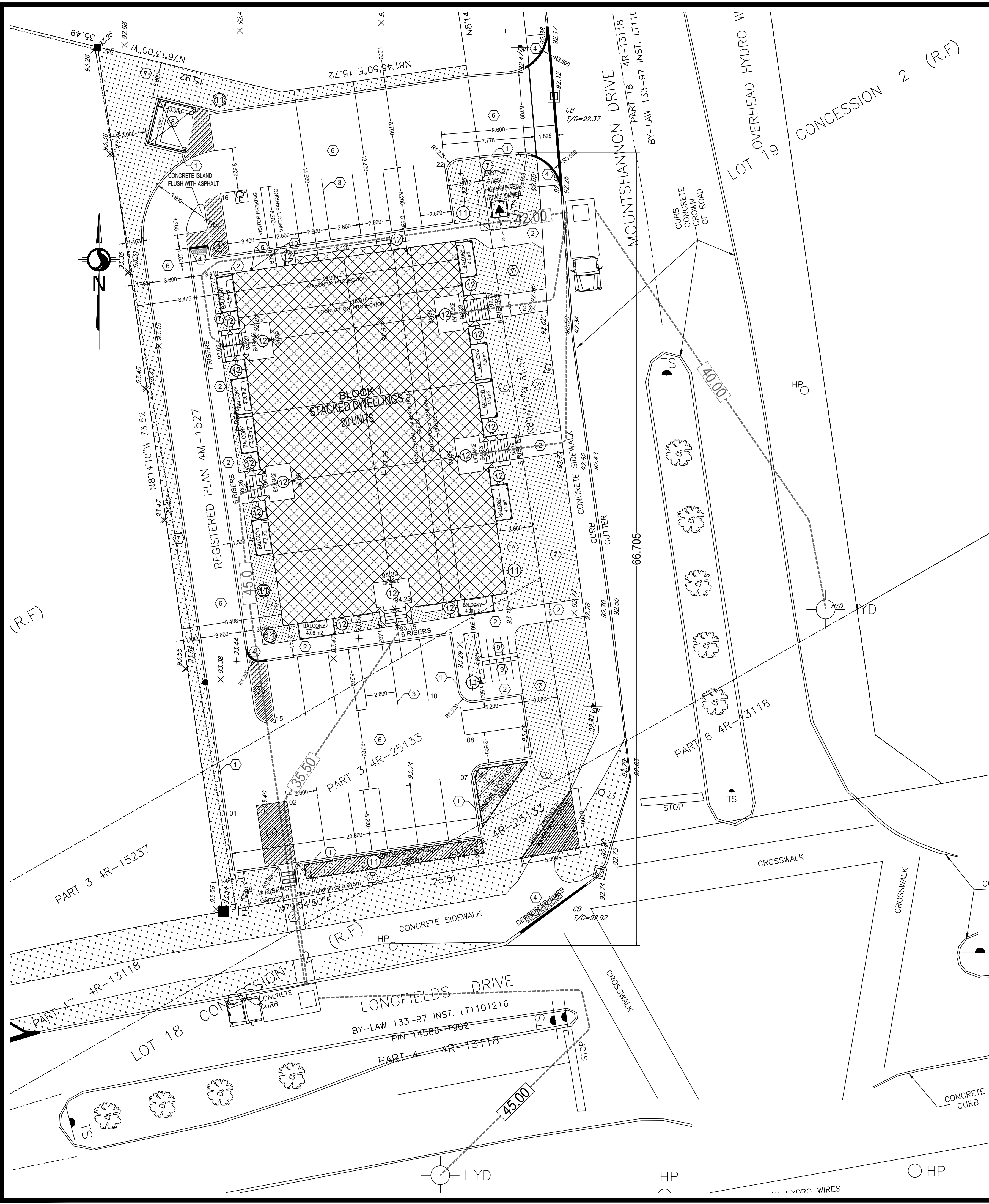


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**BUILDING CODE ANALYSIS**

- 3 STOREYS RESEIDENTIAL USE BUILDING WITH BASEMENT
- 20 STACKED DWELLING UNITS
- FACING 2 STREETS
- BUILDING AREA: 569.8 m<sup>2</sup>
- GROSS FLOOR AREA: 2279.2 m<sup>2</sup>
- USE: GROUP GROUP "C"
- CLASSIFICATION: 9.10.8.1
- PARTS 9 OF OBC 2012.
- COMBUSTIBLE CONSTRUCTION.
- SECOND FLOOR FIRE SEPARATION: 3/4HR REQUIRED CW VERTICAL STRUCTURAL COMPONENTS
- UPPER DWELLING STAIRWAY ENTRANCE/EXIT ENCLOSURES FIRE SEPARATION: 3/4HR REQUIRED CW VERTICAL STRUCTURAL COMPONENTS
- FIRE RESISTANCE FOR ROOF: NOT REQUIRED
- PLUMBING EQUIPMENTS:
  - 1 WASHROOM PER UNIT REQUIRED
  - 10% NATURAL LIGHTNING REQUIRED FOR LIVING ROOMS & DINNING ROOMS
  - 5% NATURAL LIGHTNING REQUIRED FOR BEDROOMS
  - BARRIER FREE PATH OF TRAVEL NOT REQUIRED ACCORDING.

**CURRENT ZONING BY LAW**

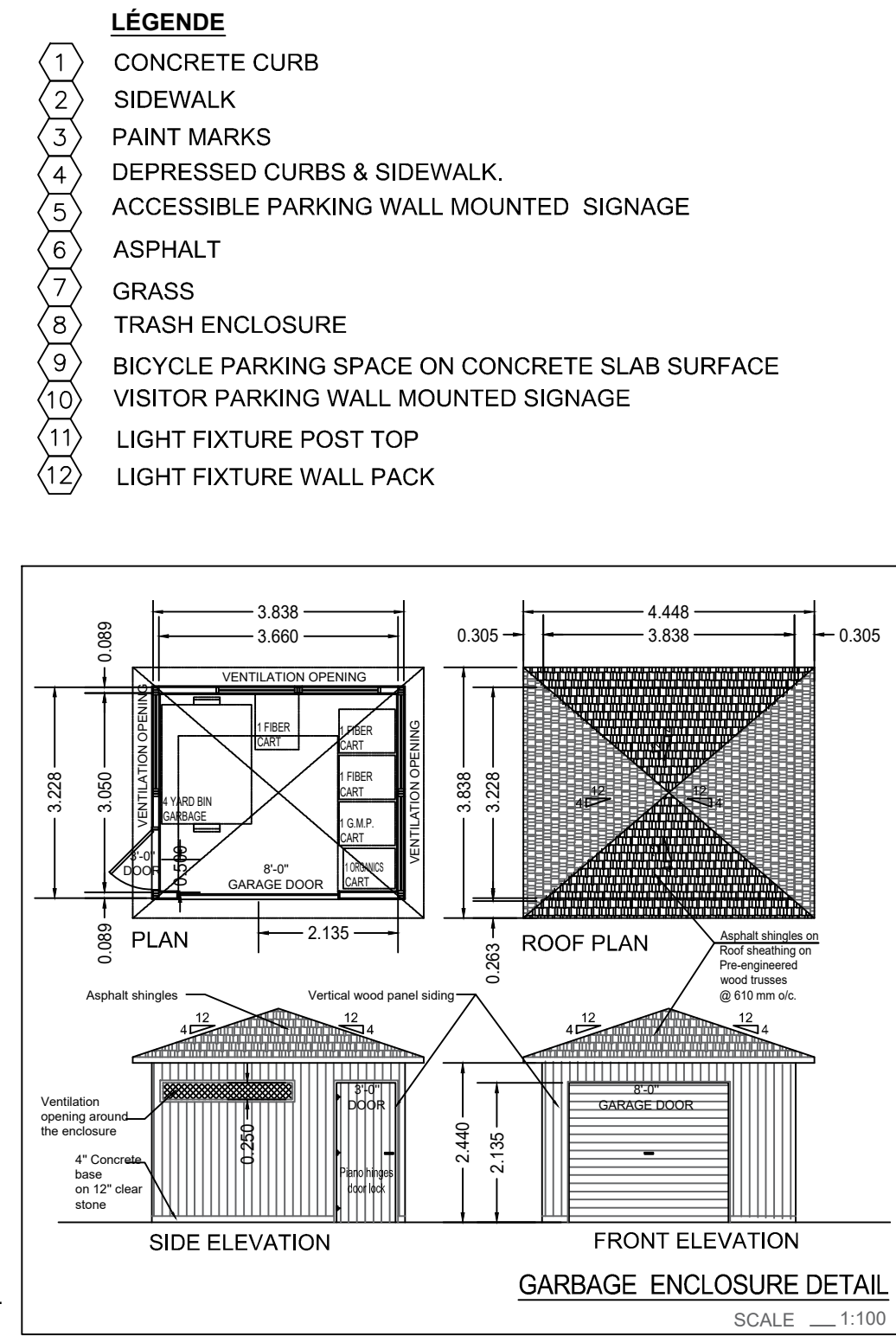
DESCRIPTION	PROPOSED	REQUIRED
LOT AREA	2076.97 m <sup>2</sup>	660
LOT FRONTAGE	30.5 m	22 m
LOT DEPTH	61.5 m	N/A
MAX. NUMBER OF DWELLING UNITS	20	20
FRONT SET BACK	22 m	3 m
CORNER SIDE YARD SETBACK	3 m	2 m R4A[2163]
INTERIOR SIDE YARD SETBACK	8.4 m	3 m
REAR SET BACK	13.9 m	7.5 m
REAR SET SETBACK BETWEEN UNITS	0	0
BUILDING AREA	569.8 m <sup>2</sup>	-
GROSS FLOOR AREA	2279.2 m <sup>2</sup>	-
BUILDING HEIGHT	11.807 m	11m
AMENITY AREA	-	0 R4A[2163]
MIN. LANDSCAPING BUFFER	2	2
PARKING SPACE	19	0.5 /UNIT- Rapid Transit
MIN. VISITOR PARKING & ACCESSIBLE PARKING	2+1	0.1 /UNIT- Rapid Transit
MIN. BICYCLE PARKING	10	0.5 /UNITS-TABLE 111A
AMENITY AREA	-	0
TOTAL PARKING LOT AREA	789 m <sup>2</sup>	-
LANDSCAPING PROVIDE FOR THE PARKING LOTS	315 m <sup>2</sup>	15% OF PARKING AREA(118.35 m <sup>2</sup> )
TOTAL SOFT & HARD LANDSCAPED AREA	634 m <sup>2</sup>	30% OF LOT AREA

**GRADE SCHEDULE**

T.O FIRST FLOOR: 94.39  
 T.O FOUNDATION: 93.30 / 100'-00"  
 T.O BASEMENT: 91.32  
 U.S. FOOTING: 90.96  
 AVERAGE GRADE: 93.005 (At the base of the main front yard facade wall).

**MINOR VARIANCE:**

- To permit a building height of 11.807m whereas the zoning requirement permits up to 11m.
- To permit parking in a provide/required front 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 1.463m for the western property line and 1m for the northern property line whereas exception 2163 requires 2m



**Ontario Building Code Data Matrix Parts 3 & 9**

Item	Project Description	OBC Reference
1	Project Description: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use	Part 10 Part 11 Part 3 Part 9
2	Major Occupancy(s): C	3.1.2.1.(1)
3	Building Area (sq. m.): 570.4 m <sup>2</sup>	1.1.3.2
4	Gross Area (sq. m.): 2234 m <sup>2</sup>	1.1.3.2
5	Number of Storeys: Above grade: 3 Below grade: 1	3.2.1.1. & 1.1.3.2
6	Height of building (m.): 12 m	2.1.1.3
7	Number of Streets/Access Routes: 2	3.2.2.10. & 3.2.5.5
8	Building Classification: 9.10.8.1	3.2.2.20.-83
9	Sprinkler System Proposed: <input type="checkbox"/> Entire building <input type="checkbox"/> Addition only <input type="checkbox"/> In lieu of roof rating <input type="checkbox"/> Not required	3.2.2.20.-83
10	Standpipe required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.1.5
11	Fire Alarm required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.2.17
12	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.9
13	High building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4
14	Permitted Construction: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.6
15	Mezzanine(s) Area (sq. m.): N/A	3.2.2.20.-83
16	Occupant load based on: <input type="checkbox"/> sq. m./person <input checked="" type="checkbox"/> design of building	3.2.1.1.(3)-(8)
17	Occupancy: 20 RESIDENTIAL CONDOS Load: 80 persons	3.1.1.6
18	Barrier-free Design: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain) According to 9.5.2.1.2	3.8
19	Hazardous Substance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2.(1) & 3.3.1.19.(1)
20	Required Fire Resistance Rating (F.R.R.)	3.2.2.20.-83. & 3.2.1.4
21	Spatial Separation - Construction of Exterior Walls	3.2.3

**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) 228-6452  
 FAX: (613) 228-3539, 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-CRAMPS TO INSTALL ALL RACKS EXCEPT:  
 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: APPROXIMATELY 14 LBS PER STATION.  
 8. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION, VISIT WWW.PROJECTMARKETPLACE.COM, REFERENCE NUMBER 317-002-1006.

Revision	Description	By	Appd.	YY.MM.DD
6	Visitor Parking Location	A.A.	P.T.	20.07.14
5	4th Submission	A.A.	P.T.	19.09.15
4	3rd Submission	A.A.	P.T.	19.08.13
3	2nd Submission Comments	A.A.	P.T.	19.06.28
2	1st Submission Comments	A.A.	P.T.	19.05.13

Stamp  
 ONTARIO ASSOCIATION OF ARCHITECTS  
 PIERRE J. TABEL  
 LICENCE 5347

Project  
**MATTINO HOMES**  
 20 CONDO UNITS BUILDING  
 BLOCK 1  
 285 MOUNTSHANNON DRIVE,  
 OTTAWA, ON

Title  
**SITE PLAN**

Project #	Scale	Date
0	1:175	2023-09-05
Revision	Sheet	Drawing #
0	1 of 1	A-100

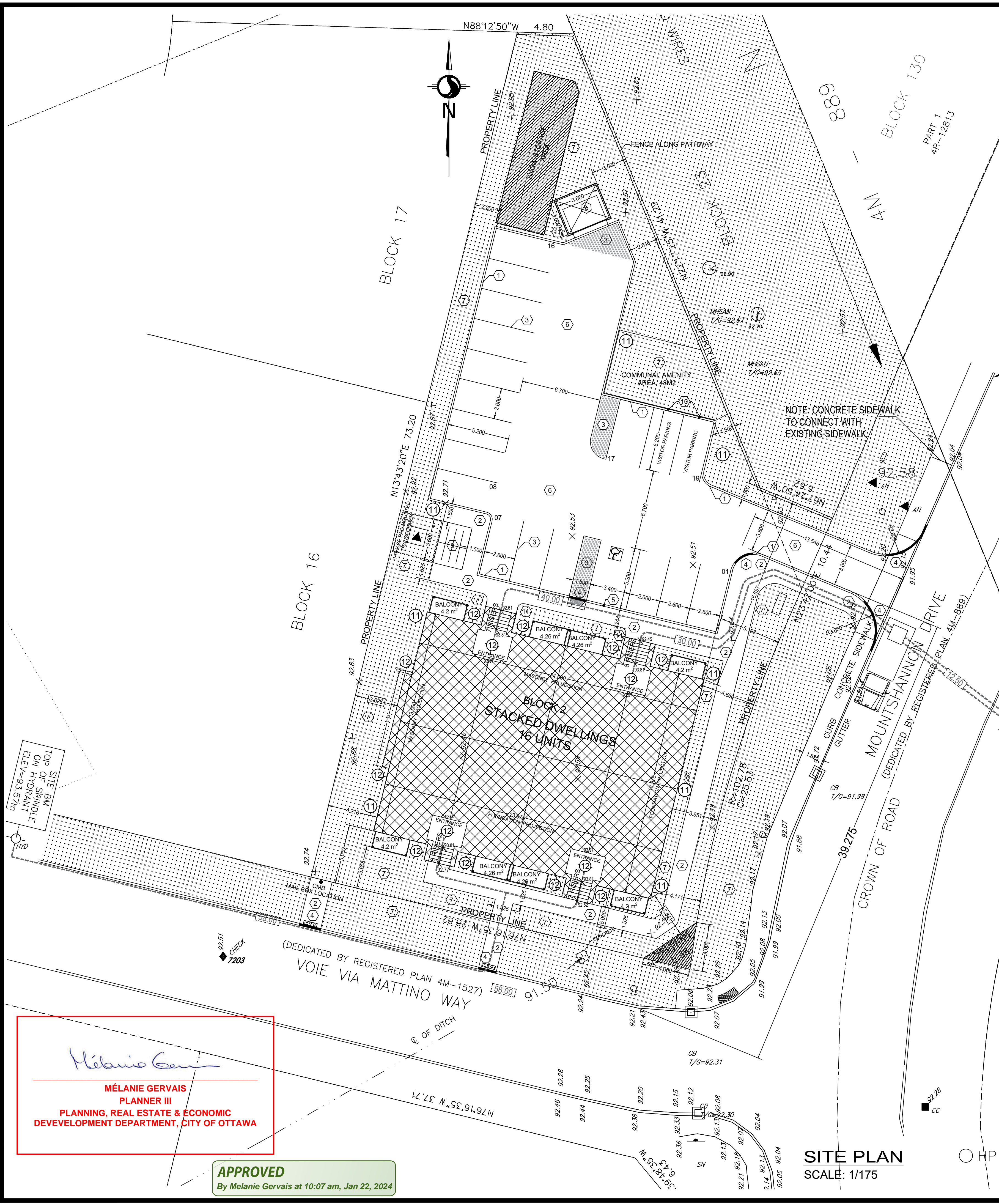
Mélanie Gervais  
**MÉLANIE GERVAIS**  
 PLANNER III  
 PLANNING, REAL ESTATE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Melanie Gervais at 10:06 am, Jan 22, 2024

**SITE PLAN**  
 SCALE: 1/175



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**BUILDING CODE ANALYSIS**

- 3 STOREYS RESEIDENTIAL USE BUILDING WITH BASEMENT
- 16 STACKED DWELLING UNITS
- FACING 2 STREETS
- BUILDING AREA: 456m<sup>2</sup>
- GROSS FLOOR AREA: 1824 m<sup>2</sup>
- USE: GROUP GROUP "C"
- CLASSIFICATION: 9.10.8.1
- PARTS 9 OF OBC 2012
- COMBUSTIBLE CONSTRUCTION
- SECOND FLOOR FIRE SEPARATION 3/4HR REQUIRED O/W VERTICAL STRUCTURAL COMPONENTS
- UPPER DWELLING STAIRWAY ENTRANCE/EXIT ENCLOSURES FIRE SEPARATION: 3/4HR REQUIRED O/W 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.

**CURRENT ZONING BY LAW**

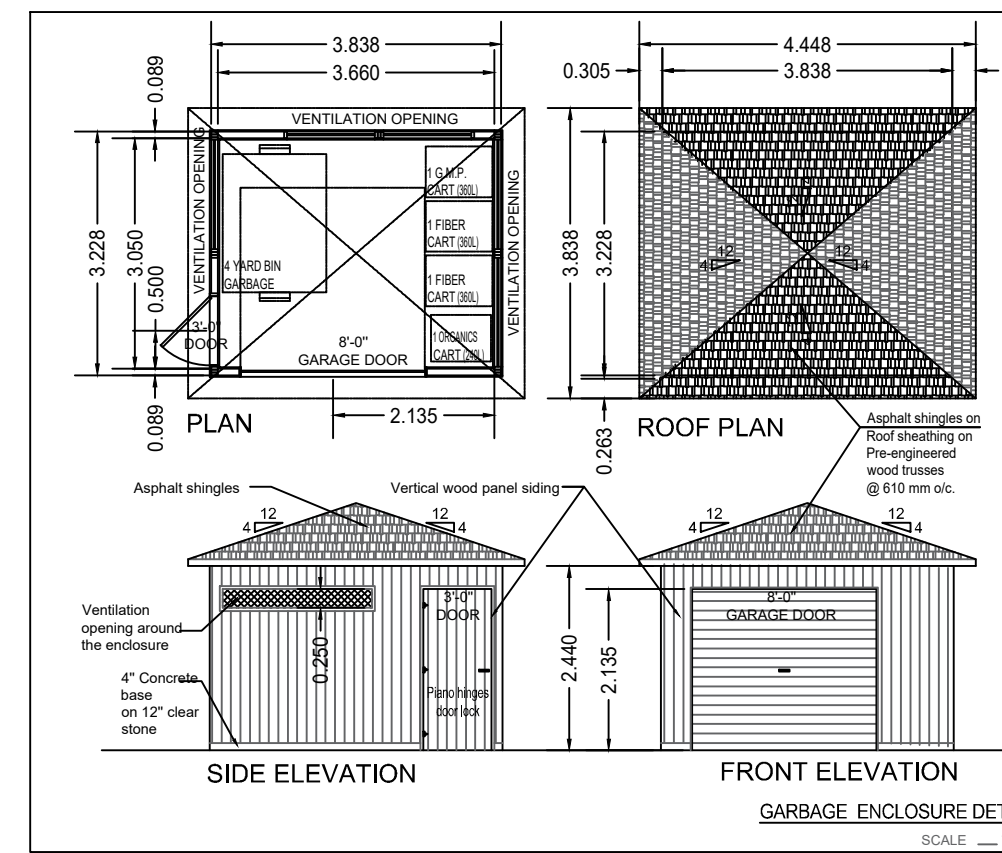
DESCRIPTION	PROPOSED	REQUIRED
LOT AREA	1894.6 m <sup>2</sup>	660
LOT FRONTAGE	32 m	22 m
LOT DEPTH	72.7m	N/A
MAX. NUMBER OF DWELLING UNITS	16	16 R4(2162)
FRONT SET BACK	5 m	3 m
CORNER SIDE YARD SETBACK	3.9 m	2 m
INTERIOR SIDE YARD SETBACK	3.6 m	3 m
REAR SET BACK	16.6 m	7.5 m
REAR SET BACK BETWEEN UNITS	0	0
BUILDING AREA	456m <sup>2</sup>	-
GROSS FLOOR AREA	1824 m <sup>2</sup>	-
BUILDING HEIGHT	11.665 m	11m
AMENITY AREA	-	0
MIN. LANDSCAPING BUFFER	3	3
PARKING SPACE	16	0.5 /UNIT-Rapid Transit
MIN. VISITOR PARKING & ACCESSIBLE PARKING	2+1	0.1 /UNIT-Rapid Transit
AMENITY AREA	48m <sup>2</sup> +60m <sup>2</sup>	96m <sup>2</sup>
TOTAL PARKING LOT AREA	533 m <sup>2</sup>	-
LANDSCAPING PROVIDE FOR THE PARKING LOTS	334.5 m <sup>2</sup>	15% OF PARKING AREA(80 m <sup>2</sup> )
TOTAL SOFT & HARD LANDSCAPED AREA	800 m <sup>2</sup>	30% OF LOT AREA

**GRADE SCHEDULE**

T.O. FIRST FLOOR: 93.97  
 T.O. FOUNDATION: 92.88/ 100'-00"  
 T.O. BASEMENT: 90.92  
 U.S. FOOTING: 90.56  
 AVERAGE GRADE: 92.73 (At the base of a main front yard facade wall).

**MINOR VARIANCE:**  
 -To permit a building height of 11.665m whereas the zoning requirement permits up to 11m.

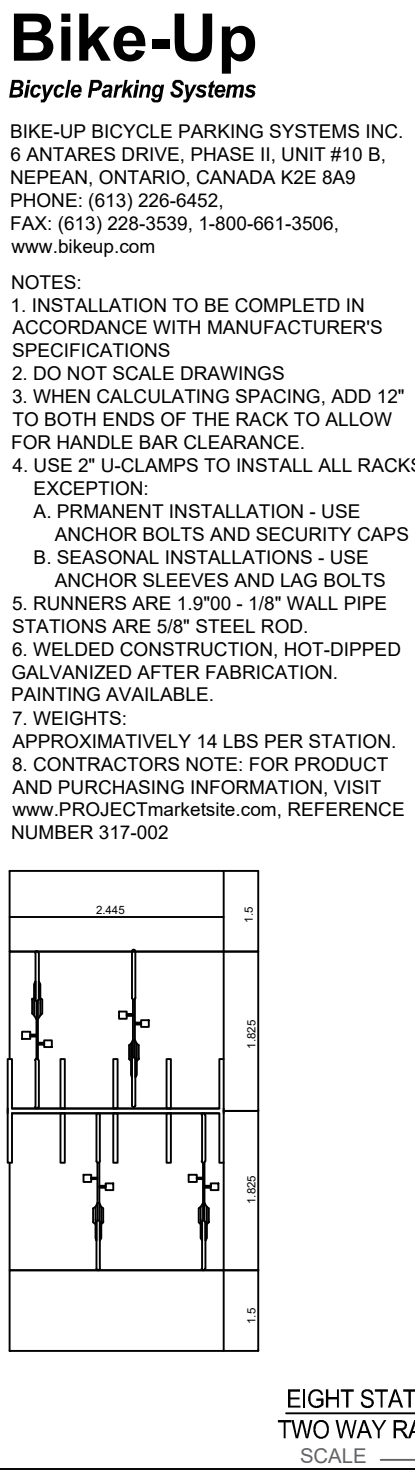
- LÉGENDE**
- CONCRETE CURB
  - SIDEWALK
  - PAINT MARKS
  - DEPRESSED CURBS & SIDEWALK.
  - ACCESSIBLE PARKING WALL MOUNTED SIGNAGE
  - ASPHALT
  - GRASS
  - TRASH ENCLOSURE
  - BICYCLE PARKING SPACE ON CONCRETE SLAB SURFACE
  - VISITOR PARKING WALL MOUNTED SIGNAGE
  - LIGHT FIXTURE POST TOP
  - LIGHT FIXTURE WALL PACK



6	Visitor Parking Location	A.A.	P.T.	20.07.14
5	4th Submission	A.A.	P.T.	19.09.15
3	3rd Submission	A.A.	P.T.	19.08.13
2	2nd Submission Comments	A.A.	P.T.	19.06.28
1	1st Submission Comments	A.A.	P.T.	19.05.13
Revision		By	Appd.	YY.MM.DD
6				
5				
4				
3	BUILDING PERMIT UPDATE	A.A.	P.T.	23.09.05
2	BUILDING PERMIT	A.A.	P.T.	20.02.27
1	PRE-APPLICATION DOC.	A.A.	P.T.	18.12.11
Issued		By	Appd.	YY.MM.DD

**Item Ontario Building Code Data Matrix Parts 3 & 9 OBC Reference**

Item	Project Description	Part 10	Part 11	Part 3	Part 9							
1	Project Description: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use			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.) 456.8 m <sup>2</sup>			1.1.3.2	1.1.3.2							
4	Gross Area (sq.m.) 1785.6 m <sup>2</sup>			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: <input type="checkbox"/> Entire building <input type="checkbox"/> Addition only <input checked="" type="checkbox"/> In lieu of roof rating <input checked="" type="checkbox"/> Not required			3.2.1.5, 3.2.2.17								
10	Standpipe required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			3.2.9								
11	Fire Alarm required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			3.2.4	9.10.17.2							
12	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			3.2.6								
13	High building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			3.2.6								
14	Permitted Construction: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> 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: <input type="checkbox"/> sq.m./person <input checked="" type="checkbox"/> design of building			3.1.1.6	9.9.1.3							
17	Hazardous Substance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			3.3.1.2.(1) & 3.3.1.19.(1)	9.10.1.3							
18	Barrier-free Design: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain) According to 9.5.2.1.2)			3.8	9.5.2							
19	Required Fire Resistance Rating (F.R.R.)	Horizontal Assemblies F.R.R. (Hours)	Listed Design No. or Description (SG-2)	3.2.2.20-.83 & 3.2.1.4	9.10.8, 9.10.9							
		Floors 3/4 Hours	SB-3 (F19d)									
		Roof 0 Hours										
		Mezzanine - Hours										
		F.R.R. of Supporting Members	Listed Design No. or Description (SG-2)									
		Floors 3/4 Hours	SB-3 (EW1a)									
		Roof 0 Hours										
		Mezzanine 0 Hours										
20	Spatial Separation - Construction of Exterior Walls	Wall Area of EBF (sq.m.)	L.D. (m.)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	F.R.R. (Hours)	Listed Design or Description	Comb. Const.	Non-C. Const.	Comb. Cladding	Non-C. Cladding
		32.4	32.4	100%	37%	-	-	-	X	X	X	X
		32.4	16.69	100%	37%	-	-	-	X	X	X	X
		52.6	-	100%	6.8%	-	-	-	X	X	X	X
		52.6	4.2	27%	6.8%	3/4H	-	-	X	X	X	X
21	Other - Describe											



Mélanie Gervais  
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Melanie Gervais at 10:07 am, Jan 22, 2024

**SITE PLAN**  
 SCALE: 1/175

Stamp  
  
 PIERRE J. TABEL  
 LICENCE  
 5347

Project  
**MATTINO HOMES**  
 16 CONDO UNITS BUILDING  
 BLOCK 2  
 255 MOUNTSHANNON DRIVE,  
 OTTAWA, ON

Title  
**SITE PLAN**

Project #	Scale	Date
Revision	Sheet	Drawing #
0	1 of 1	A-100