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.

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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.

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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.

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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

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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)

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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.

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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.

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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	-	

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APPENDIX B

Figure

(1 Page)

Figure 1 - Scaled Area Plan, Showing the Development and Onsite Receptors

N

Elite Property Developments Inc., 1412 Stittsville Main Street, Ottawa, Ontario

Pinchin Project: 346098

Drawn by:	WNL
Scale:	1:2,000
Date:	August 19, 2024

PINCHIN

APPENDIX C

Additional Drawings

(15 Pages)

23105
1412 Stittsville Main

RELEASE 1 - 66% CO-ORDINATION
2024-06-28

Version 1 A

Project version note

CONTENTS

Architecture

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NOT FOR CONSTRUCTION / PAS POUR CONSTRUCTION

ROSSMANN
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Drawn by / Dessiné par LaG

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	CONST.
CONTROL JOINT	C/J
COORDINATE	COORD.
DEPTH	DP.
DEPARTMENT	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)	SQ
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

MA 1 | SOL 5 — **Architectural Block 1 - 100x200x400mm**
Permacon: Block Noble, finish: Polished
Colour: Silver mother-of-pearl

MA 2 | SOL 3 — **Architectural Block 1 - 100x200x400mm**
Permacon: Block Noble, finish: Polished
Colour: Silver mother-of-pearl

HOLLOW MORTAR JOINT

EXPOSURE GASKET:
Sealant

MORTIER

MO 1 : MA 1 | MA 2 — **Betomix Plus Architectural Block Mortar, Colour:** 15139 S30 - Silver Gray

METAL COATING

MP 1 | SOL — **Solar Collector Wall**
Corrugated ¼, Black (QC 8262)

MP 2 | SOL 1 — **Corrugated**
Ideal Roofing: Corrugated Black (QC 8262)

MP 3 | SOL 4 — **Metal siding**
Ideal Roofing: Urban Accent 8"
Charcoal (QC 8306)

MP 4 | SOL 4 — **Aluminum Panel**
Alutech Architectural: "Maratech Red" by Duranar (UC10667XL*/3XMR86899P)

MP 5 | SOL 2 — **Alutech Aluminum Panel**
Architectural: Natural Anodized

MP 6 | SOL 2 — **Aluminum Panel**
Alutech Architectural: Spike Pattern
3.2mm anti-slip aluminum diamond core

MP 7 | SOL 1 — **Shutters**
See Mechanics
Colour: Black (QC 8262)

FLASHING

SOL 1 — **METAL FLASHING 1**
Ideal Roofing: Black Prepainted Steel (QC 8262)

SOL 2 — **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

SH. — **OPENING SHUTTER**
Type "Phantom"

C1 — **PRESS COVER -**
Natural Anodized Vertical Mullions,
25mm thick

C1 — **PRESS COVER -**
Horizontal mullions Structural sealant

NOTES

FLOOR FINISHES

COATINGS

CO 1 — **COATING ON CONCRETE 1:**
Sierra - Epoxy Filler SPE-2 Color

CO 2 — **COATING ON CONCRETE 2:**
Epoxy flooring with non-slip aggregates (quote section 099633)

CERAMIC

CR 1 — **Ceramic Tiles 1:**
TILE BRAND - COLOR & SERIES
#Product Code - HEIGHTmm X WIDTH mm

CR 2 — **Ceramic Tiles 2:**
TILE BRAND - COLOR & SERIES
#PRODUCT CODE - HEIGHTmm X WIDTH mm

CR 3 — **Ceramic Tiles 3:**
TILE BRAND - COLOR & SERIES
#PRODUCT CODE - HEIGHTmm X WIDTH mm

CR 4 — **Ceramic Tiles 4:**
TILE BRAND - COLOR & SERIES
#PRODUCT CODE - HEIGHTmm X WIDTH mm

WALL CERAMIC

CT 1 | CO 1 — **Wall Ceramic Tiles 1:**
TILE BRAND - COLOR & SERIES
#PRODUCT CODE - HEIGHTmm X WIDTH mm

CT 2 | CO 1 — **WALL CERAMIC TILES 2:**
TILE BRAND - COLOR & SERIES
#PRODUCT CODE - HEIGHTmm X WIDTH mm

CT 3 | CO 1 — **WALL CERAMIC TILES 3:**
TILE BRAND - COLOR & SERIES
#PRODUCT CODE - HEIGHTmm X WIDTH mm

GALVANIZED STEEL

GS 1 — **GRATINGS: (Drying Tower)**

RUBBER

CR 4 — **MULTI-PURPOSE RUBBER TILE:**
#PRODUCT CODE - WIDTH mm X HEIGHT mm
(Rubber baseboard in this room)

BASEBOARD

CL 1 — **CERAMIC PLINTH 1:** With chosen, dimensions:
WIDTH mm x HEIGHT mm)

CL 2 — **CERAMIC PLINTH 2:** With chosen, dimensions:
WIDTH mm x HEIGHT mm)

CL 3 — **CERAMIC SKIRTING 3:** #PRODUCT CODE -
WIDTH mm X HEIGHTmm on a Height of 4"

CL 4 — **VINYL SKIRTING 4:** JOHNSONITE RWDC-63
Burnt Umber B

GROUT

CG 2 — CR 1 | CR 2 | CR 3 | CR 4 — **CERAMIC GROUT**
FLEXTILE LTD
Colour: 688 Pewter Gray

CG 1 : CM 1 | CM 2 — **COULIS POUR CÉRAMIQUE :**
FLEXTILE LTD. Couleur 651 Snow White

CG 2 | CM 2 — **COULIS POUR CÉRAMIQUE:**
FLEXTILE LTD. Couleur 688 Pewter Grey

NOTES

CEILING FINISH

CEILING TILES

TA 1 — **ACOUSTIC TILES 1**
Armstrong, Fine Fissured - # 1755 WH (White)
610 x 1220mm OR CGC Radar #2310 Coordinate
wefts with electricity.

TA 2 — **ACOUSTIC TILES 2 Armstrong, Perforated**
Ceramaguard - #607 WH (White) 610 x 1220mm
OR CGC Radar Ceramic #56645 Coordinate wefts
with electricity.

GYPSUM

GP 1 — **CERAMIC TILES 1:**
CERA GRES - Antiga porcelain series
E - 05 (300 mm X 300 mm) Color Gray

COATINGS

SA 1 — **APPARENT STRUCTURE 1**
Painting (SP-2 system) color

SG 1 — **FIRE RETARDANT PROTECTION**
On visible structure

SG 2 — **FIRE RETARDANT PROTECTION**
On structure with suspended ceiling (Doors,
beams and bridging)

SG 3 — **FIRE RETARDANT PROTECTION**
On structure with suspended ceiling (Doors,
beams and bridging)

UNDER FACE

SF 1 — **CORRUGATED**
Ideal Roofing: Corrugated
Black (QC 8262)

SF 2 — **ALUMINUM PANEL**
Alutech Architectural: "Maratech Red" by
Duranar (UC10667XL*/ 3XMR86899P)

SF 3 — **PAREMENT METALLIQUE VIC WEST**
Ideal Roofing: Accent Urbain 8"
Fusain (QC 8306)

SF 4 — **PANNEAU D'ALUMINIUM**
Alutech Architectural: Anodise Naturel

NOTES

FURNITURE FINISHES AND BATHROOM PARTITIONS

PLASTIC LAMINATE

PL 1 — **Plastic Laminate 1:** (Window Board)
ARBORITE P-623MX Brushed Aluminum

PL 2 — **Plastic laminate 2:** (Countertop)
WILSONART 1861K-55 Tuscan Limestone

PL 3 — **Plastic laminate 3:** (w.c. counter)
ARBORITE P-334 BC Saraha Storm

PL 4 — **Plastic Laminate 4:**
(Counter Dispatcher)
WILSONART 1595-K
Black

MELAMINE

ME 1 — **Melamine 1:** (Door, drawer, exposed cabinet and
interior shelf) BRAND & FINISH

ME 2 — **Melamine 2:** (Door, drawer, exposed cabinet and
interior shelf)BRAND & FINISH

ME 3 — **Melamine 3:** (Bottoms of hidden pedestals and
frame of drawers)BRAND & FINISH

ME 4 — **Melamine 4:** Door, drawer, exposed cabinet,
not apparent and shelf int. - BRAND & FINISH

ME 5 — **Melamine 5:** Door, drawer - divider)
BRAND & FINISH

TOILET PARTITIONS

TP 1 — **Toilet partition 1:** Solid laminate finished:
WILSONART D495K-18 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

1 — **Paint 1:** (Main color except offices) BRAND,
SERIES & COLOR

2 — **Painting 2:** (Main color rooms 06, 08, 09 12 and 16)
BRAND, SERIES & COLOR

3 — **Paint 3: (Accent color)**
BRAND, SERIES & COLOR

4 — **Paint 4: (Local accent colors 06, 08, 09, 12 and**
16) BRAND, SERIES & COLOR

5 — **Paint 5: (Garage and training accent color)**
BRAND, SERIES & COLOR

6 — **Paint 6: (Accent color)**
BRAND, SERIES & COLOR

CEILINGS AND BOXES

7 — **Paint 7: (Apparent structure color)** BRAND,
SERIES & COLOR

8 — **Paint 8: (Gypsum Color)** BRAND, SERIES &
COLOR

9 — **Paint 9: (Gypsum color)** BRAND, SERIES &
COLOR

FRAMES, DOORS AND WINDOWS

10 — **Paint 10: (interior door frame color)**
BRAND, SERIES & COLOR

11 — **Painting 11: (Steel interior door color)**
BRAND, SERIES & COLOR

12 — **Painting 12: (Frame and exterior door color)**
BRAND, SERIES & COLOR

13 — **Painting 13: Louver Color)**
BRAND, SERIES & COLOR

FLOOR PAINT

14 — **Painting 14: (Garage floor color)**
Duochem - BRAND, SERIES & COLOR

15 — **Painting 15: (Garage floor line color)**
Duochem - BRAND, SERIES & COLOR

16 — **Paint 16: (Service room floor color)**
Sierra (Liquid Flooring)BRAND, SERIES &
COLOR

AUTRES

17 — **Painting 17: (Bollard interior and exterior)**
BRAND, SERIES & COLOR

18 — **Painting 18: (Metalwork - stairs)**
BRAND, SERIES & COLOR

19 — **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.

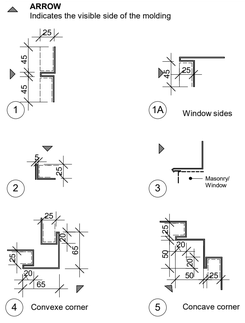
P2: Unless otherwise indicated, all walls will be colored except in the following rooms: 06, 08, 09, 12 and 16.

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.

MOLDING

ARROW
Indicates the visible side of the molding



NOTE - MOLDINGS

NOTE 1
Unless otherwise specified, all moldings are 24 gauge pre-painted steel.
Other moldings may be specified in the cuts and details of this project.

ROOF

NUMBERING

BOWL
Identification number

DRAIN
No. d'identification

SLOPE

INSULATING 1 : x — **SLOPE ARROW** Type and Direction

ROOF POOL Slope per structure

ROOF POOL 2% slope insulation

PITCHED ROOF Pitch per structure

DRAIN

RD — **Drain**
New

VENT

Vent

MECHANICAL EQUIPMENT

N RU — **ROOF UNIT**
New

N — **GOOSENECK**
New

N — **EVACUATOR**
New

N — **CABANON SHUTTER**
New

GENERAL ANNOTATION

GRID MARKER
Grid name
Grid line
AA

ELEVATION MARKER
Level line
Elevation (from ground floor)
Elevation (mm from sea level)
Level name
99000 (99.9 m)
Level 99

ELEVATION MARKER
View direction
Drawing reference number
Sheet reference number
00
A000

SECTION MARKER
Drawing reference number
Sheet reference number
View direction and extents
00
A000

CALLOUT MARKER
Drawing Reference Number
Sheet Reference Number
View extents
00
A000

FLOOR TAG
FLOOR TYPE — 1t
INSTALLATION TYPE — I 60 — FIRE RATING (MINUTES)

INTERIOR WALL TAG
WALL TYPE — P1.1
INSTALLATION TYPE — I 60 — FIRE RATING (MINUTES)

EXTERIOR WALL TAG
1t

ROOF TAG
1t

DOOR TAG
PU-04.4

WINDOW TAG
1t

GRID TAG
1

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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :

CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

rev.	description	date
1.6	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

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

LEGENDS

DRAWING INFORMATION / INFORMATION DU DESSIN :

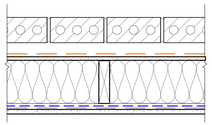
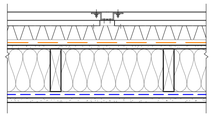
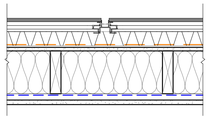
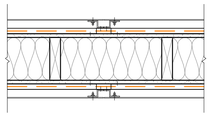
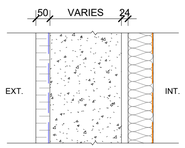
PROJECT NO. / NO. DE PROJET :	**23105**
DATE :	**2023-11-24**
DRAWN BY / DESSINÉ PAR :	**Author**
REVIEWED BY / VÉRIFIÉ PAR :	**Checker**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**1**

DWG NO. / NO. DESSIN :

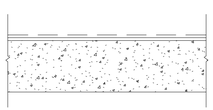
A002

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	

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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :

CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

rev.	description	date
1.9	66% COORDINATION	2024-06-26
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 :

EXTERIOR ASSEMBLIES

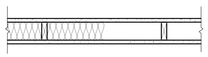
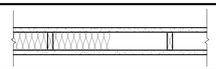
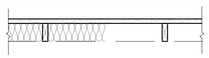
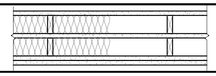
DRAWING INFORMATION / INFORMATION DU DESSIN :

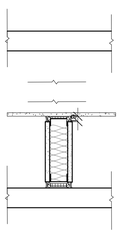
PROJECT NO. / NO. DE PROJET :	**23105**
DATE :	**12/17/20**
DRAWN BY / DESSINÉ PAR :	**Author**
REVIEWED BY / VÉRIFIÉ PAR :	**Checker**
SCALE / ÉCHELLE :	**1 : 10**
PROJECT PHASE / PHASE DU PROJET :	**1**

DWG NO. / NO. DESSIN :

A020

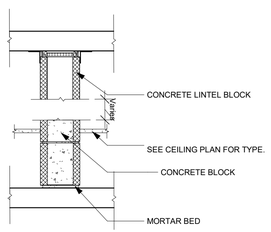
REVISION NO. / NO. DE RÉVISION : 1.9

TYPE	CONSTRUCTION	DESCRIPTION	DIMENSIONS SIZE	DIMENSIONS WALL	INSTALLATION INSULATION + SCELLANT (I) FSTC	FRR	TESTS FRR	SEALANT/ SCELLANT (S) FSTC	FRR	TESTS FRR	NOTES
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"]							



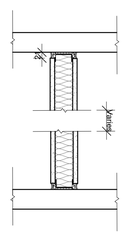
TOP CEILING (B)

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



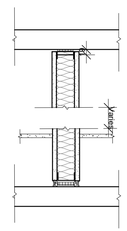
WALL (D)

INSTALLATION D - NOT SEALED OR INSULATED



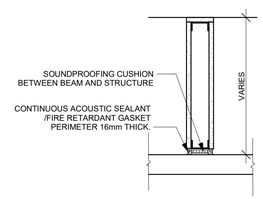
SLAB TO SLAB (A)

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



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

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.

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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :

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rev.	description	date
1.9	66% COORDINATION	2024-06-26
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 :

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

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	16.3	<Select>	100	less than 100	N/A		incombustible	incombustible
SouthEast	35.12	7.7	<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>	1.8	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
- OHW — OHW 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

- 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 / 3800 BF PARKING R: RESIDENTIAL V: VISITOR
- 5200 / 3800 / 2400 BF PARKING (TYPE A) R: RESIDENTIAL V: VISITOR
- 5200 / 3800 / 2400 / 3800 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 *for 20m from Front Lot Line*	6.7 m	11.7 m
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	19	15
MIN VISITOR PARKING SPACES	3	3
MIN ACCESSIBLE SPACES*	1	1

*INCLUDED IN PARKING COUNT

BICYCLE PARKING

	REQUIRED	PROPOSED
MIN PARKING SPACES	8	8

WASTE CONTAINERS

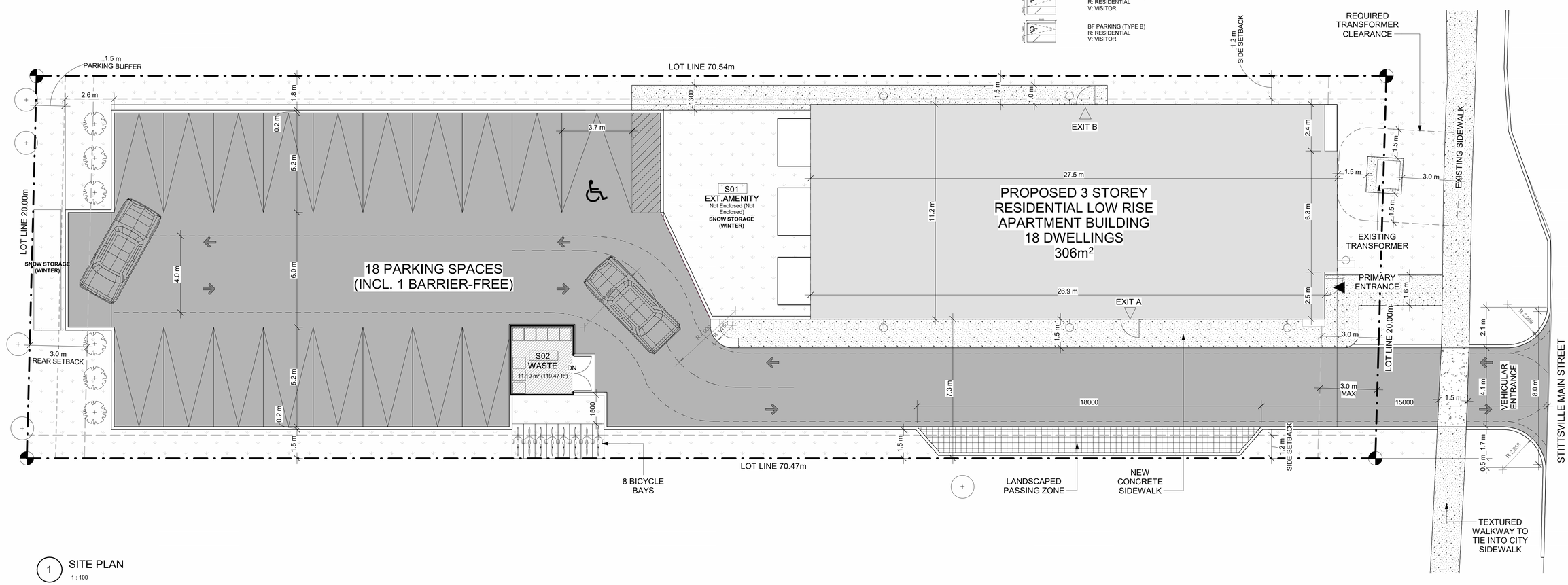
	REQUIRED	PROPOSED
GARBAGE (0.11 y³ / unit)	1.98	*360L x 3*
FIBRE (0.062 y³ / unit)	1.116	*360L x 4*
GMP (0.018 y³ / unit)	0.324	*240L x 1*
ORGANICS (0.062 y³ / unit)	1.116	*240L x 1*

AMENITY AREA

	REQUIRED	PROPOSED
PRIVATE	48.00 m²	94.49 m²
COMMUNAL	48.00 m²	65.40 m²

BUILDING SUMMARY

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



1 SITE PLAN
1 : 100

Autodesk Docs://23105 - 1412 Stittsville Main/23105_1412StittsvilleMain_DOCUMENTATION.rvt

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Tel : 819-600-1555

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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

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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :

CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

rev.	description	date
1.7	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

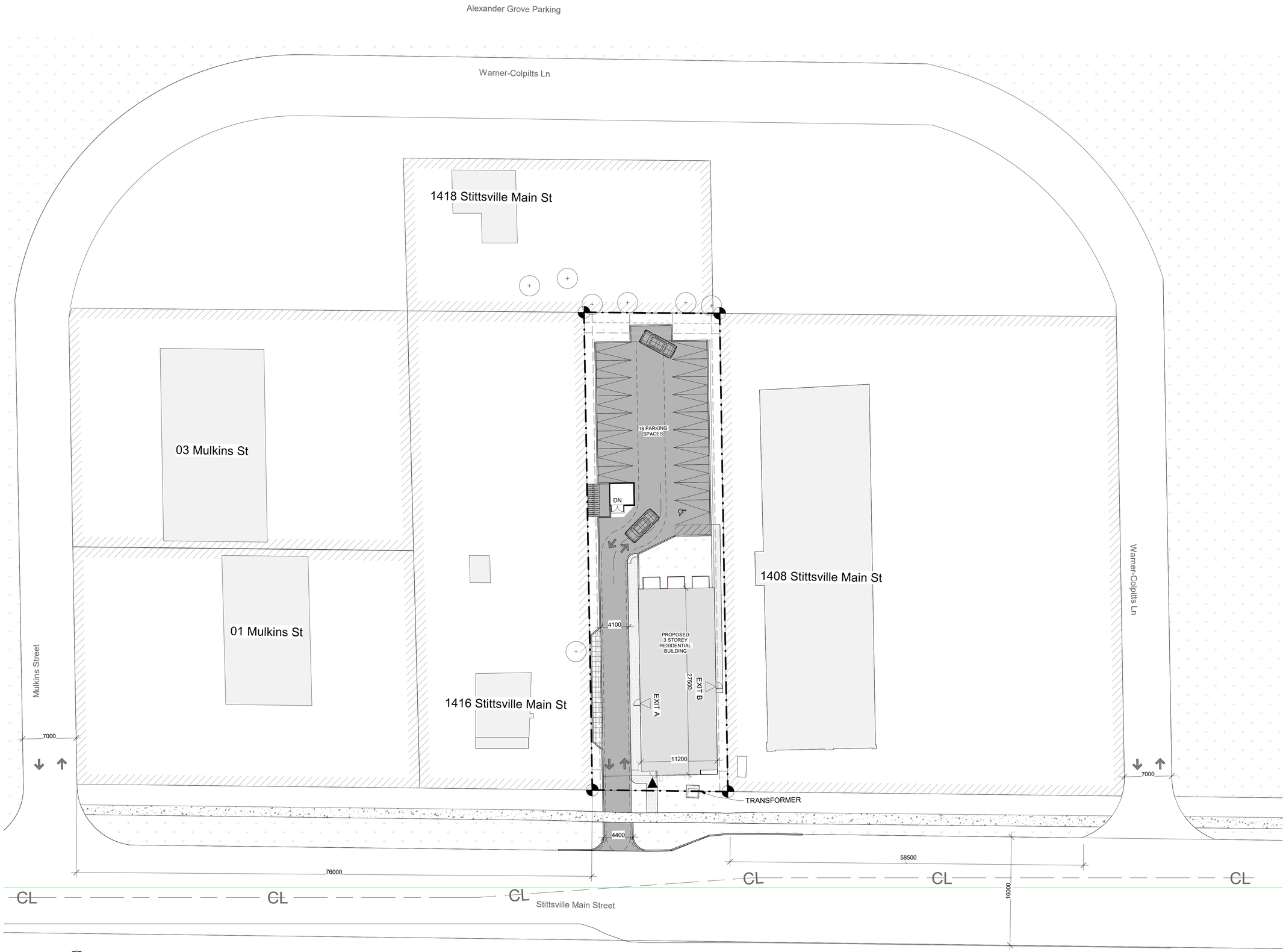
DRAWING INFORMATION / INFORMATION DU DESSIN :

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 : 1.7



1 COMPLEX SITE PLAN
1 : 250

Autodesk Docs://23105 - 1412 Stittsville Main/23105_1412StittsvilleMain_DOCUMENTATION.rvt

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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :

CLIENT :

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Tel : (613) 617-4550

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

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

COMPLEX SITE PLAN

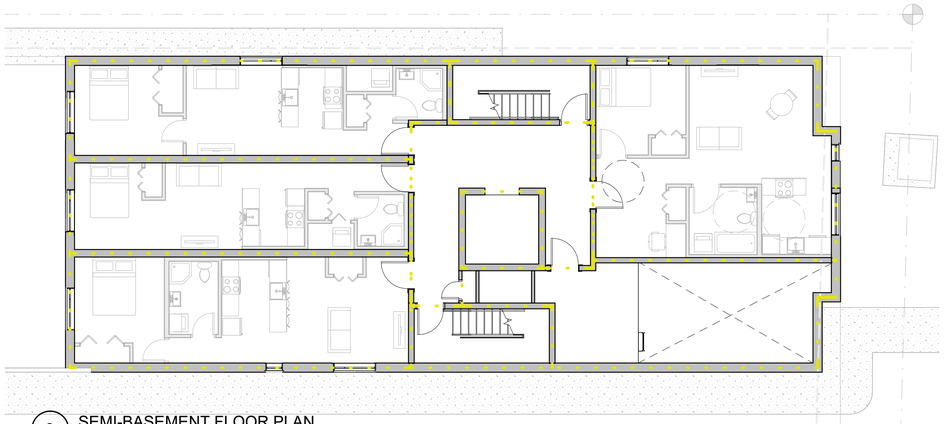
DRAWING INFORMATION / INFORMATION DU DESSIN :

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**

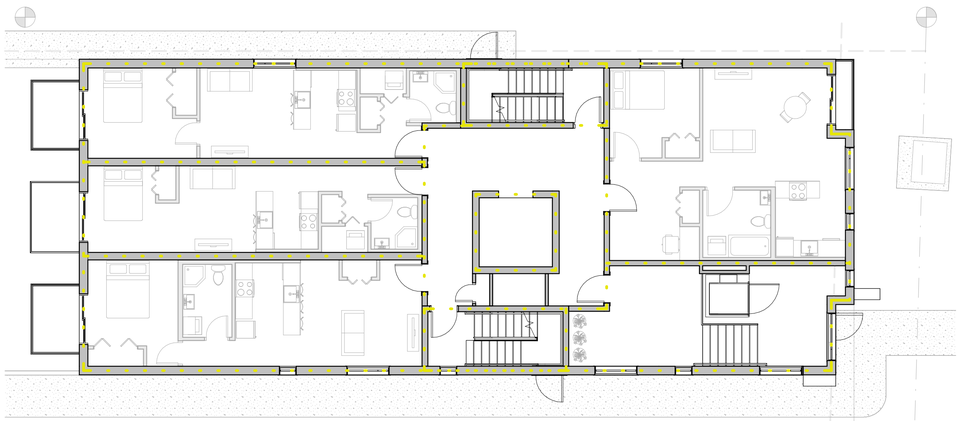
DWG NO. / NO. DESSIN :

A051

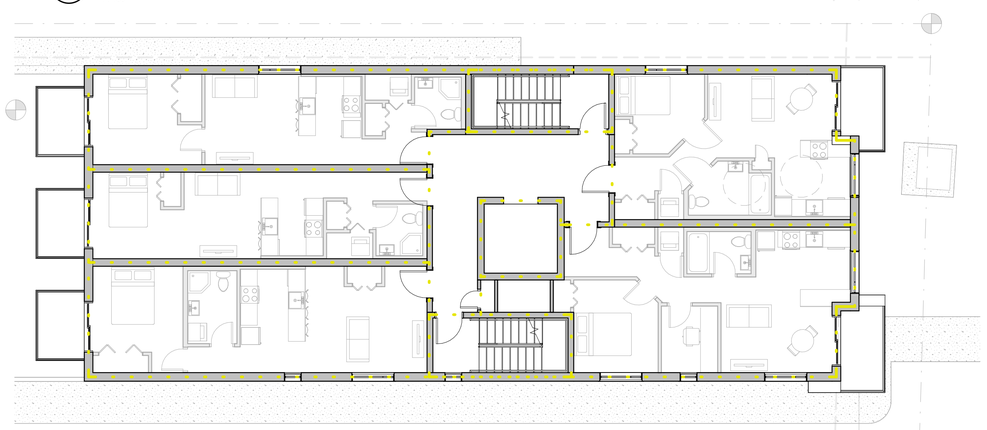
REVISION NO. / NO. DE RÉVISION : 1.7



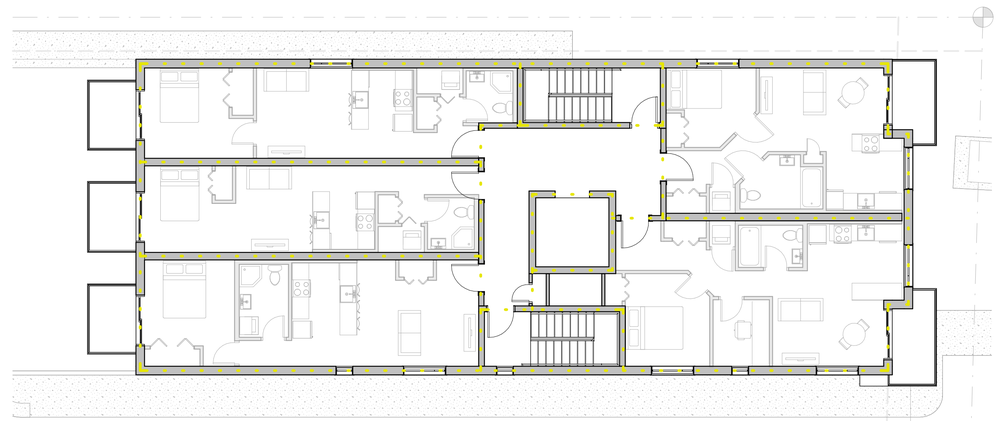
2 SEMI-BASEMENT FLOOR PLAN
1 : 100



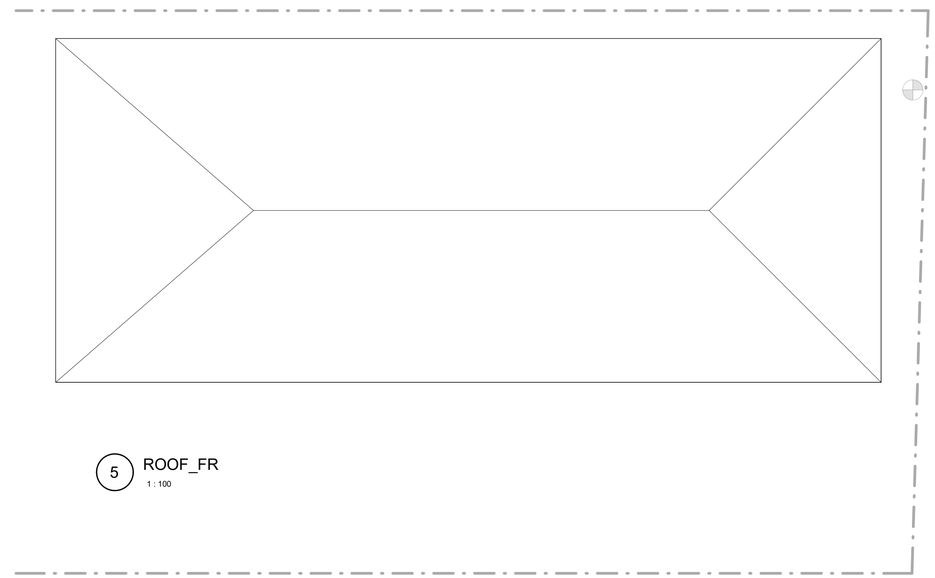
1 GROUND FLOOR PLAN
1 : 100



3 SECOND FLOOR PLAN
1 : 100



4 THIRD FLOOR PLAN-FR
1 : 100



5 ROOF_FR
1 : 100

FIRE RATING LEGEND

- 0 HR
- 45 MIN
- 1 HR
- 1.5 HR
- 2 HR
- 3 HR
- 4 HR

ALL STRUCTURAL ELEMENTS SUPPORTING A FLOOR MUST BE PROTECTED BY A PROJECTION APPLIED FLAME RETARDANT HAVING THE SAME DEGREE OF FIRE RISISTANCE AS THE FLOOR IT SUPPORTS. THIS INCLUDES THE COLUMNS, BEAMS AND STEEL BRIDGING UNLESS INDICATED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE STRUCTURAL ENGINEER'S DOCUMENTS AND ACCOUNTING FOR THE VARIOUS STRUCTURAL ELEMENTS.

COLUMN PROTECTION (SEE TYPE DETAILS)

- **1 HR**: (1) FIRE RETARDANT GYPSUM PANEL ON FURRING OR METAL STUDS
- **1.5 HR**: (2) FIRE RETARDANT GYPSUM PANEL ON FURRING OR METAL STUDS

* ALL THE DETAILS SHALL BE ACCORDING TO THE CERTIFIED "ULC" ASSEMBLY

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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :

CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

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

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

FIRE SEPARATION PLANS

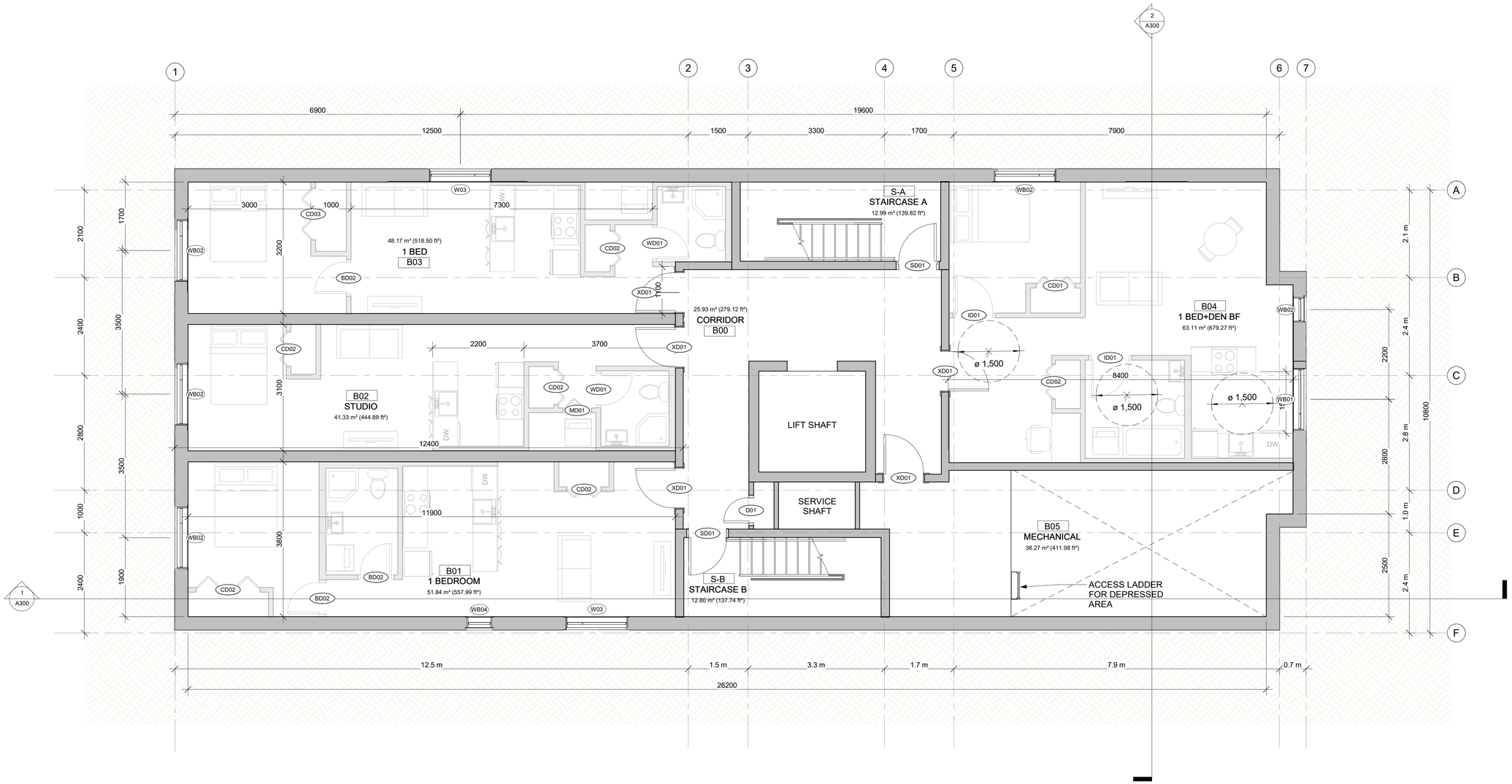
DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**23105**
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 :

A052

REVISION NO. / NO. DE RÉVISION : 1.9



1 SEMI-BASEMENT FLOOR PLAN
1 : 50

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rev.	description	date
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

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

SEMI-BASEMENT FLOOR PLAN

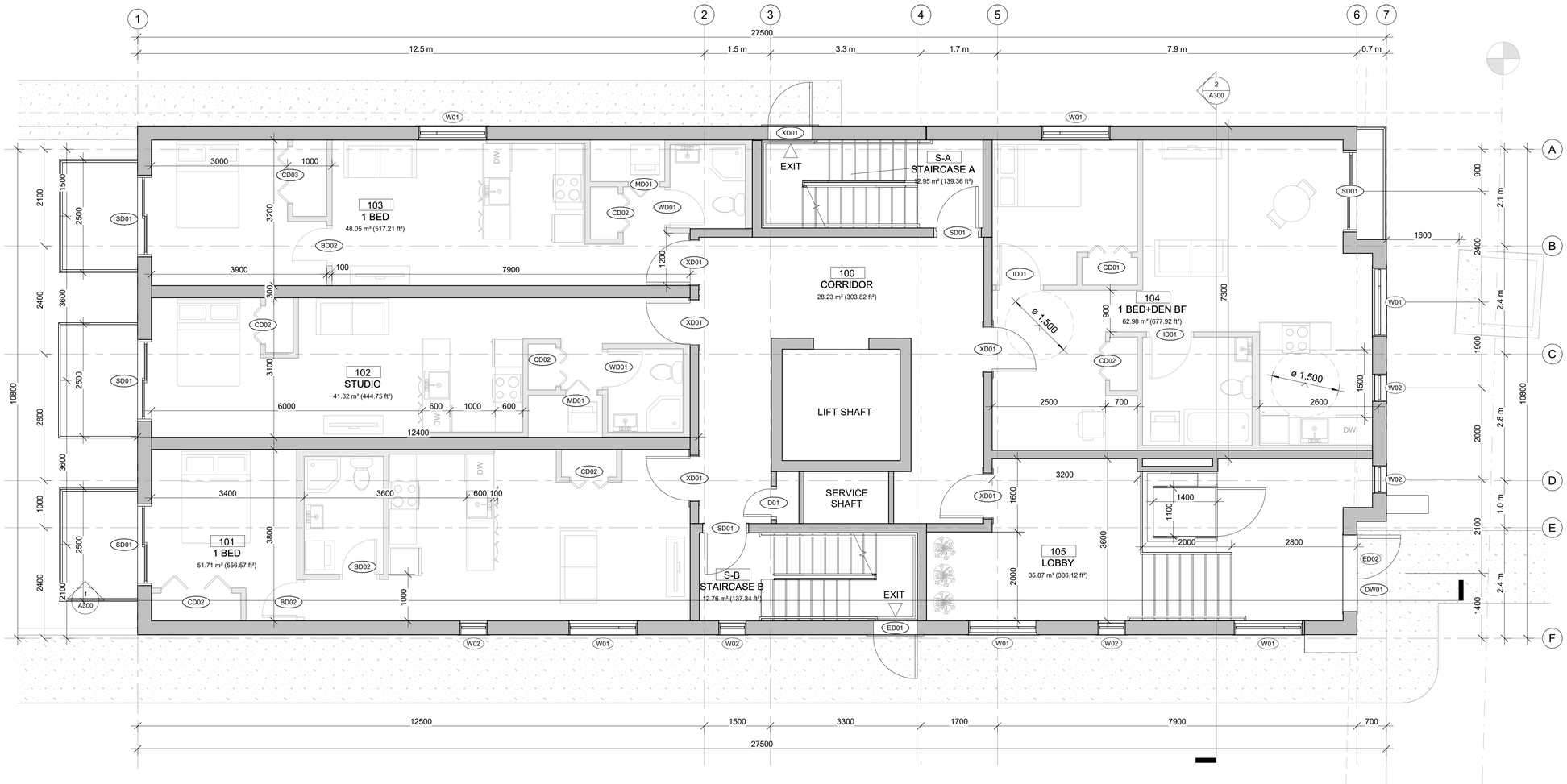
DRAWING INFORMATION / INFORMATION DU DESSIN :

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 GROUND FLOOR PLAN
1 : 50

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KEY PLAN / PLAN CLÉ :

CLIENT :

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Tel : (613) 617-4550

rev.	description	date
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

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

GROUND FLOOR PLAN

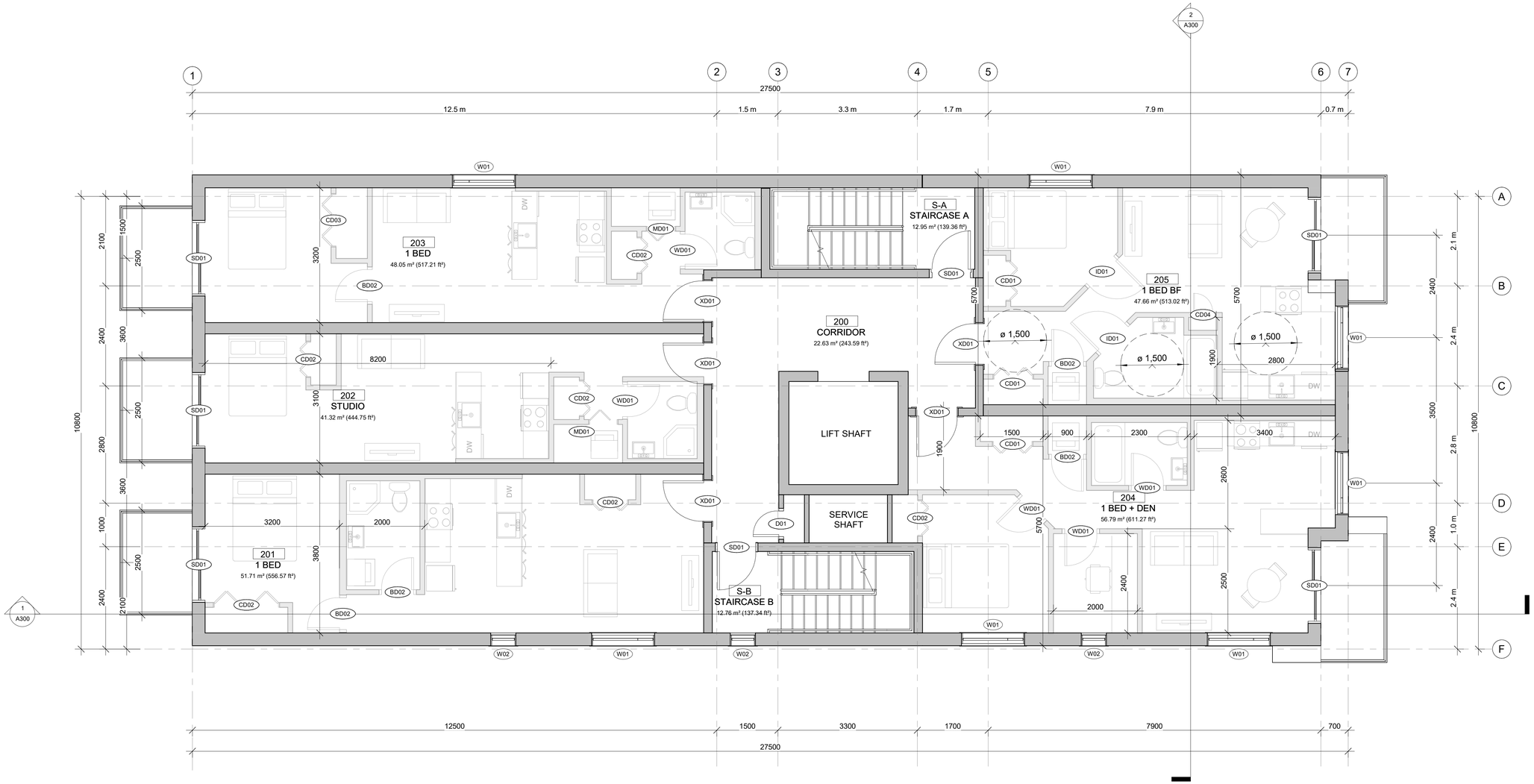
DRAWING INFORMATION / INFORMATION DU DESSIN :

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 SECOND FLOOR PLAN
1 : 50

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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

rev.	description	date
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

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

SECOND FLOOR PLAN

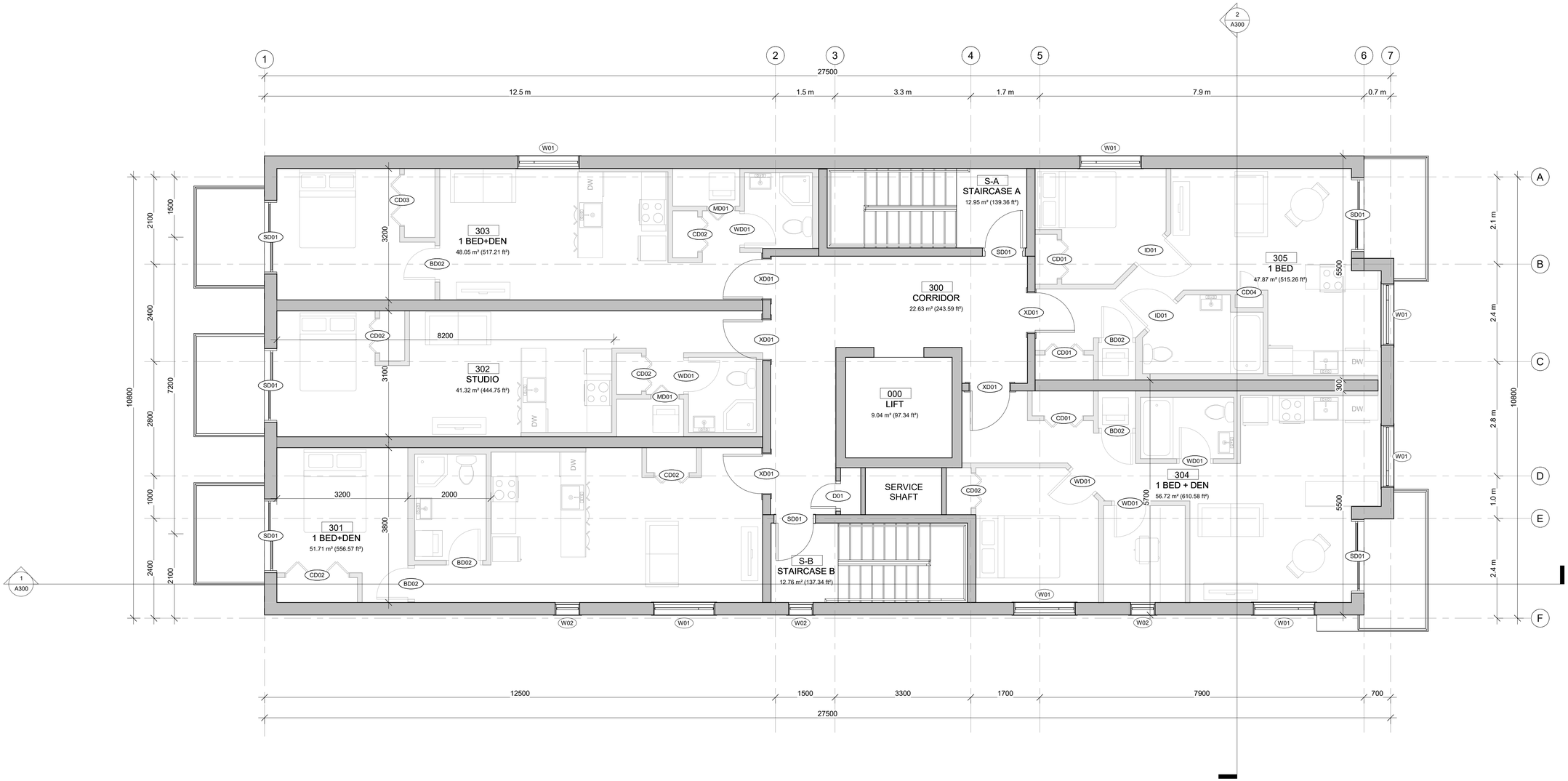
DRAWING INFORMATION / INFORMATION DU DESSIN :

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 :

A102

REVISION NO. / NO. DE RÉVISION : 1.9



1 FLOOR LEVEL 3
1 : 50

Autodesk Docs://23105 - 1412 Stittsville Main/23105_1412StittsvilleMain_DOCUMENTATION.rvt

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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :

CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

rev.	description	date
1.9	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

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

THIRD FLOOR PLAN

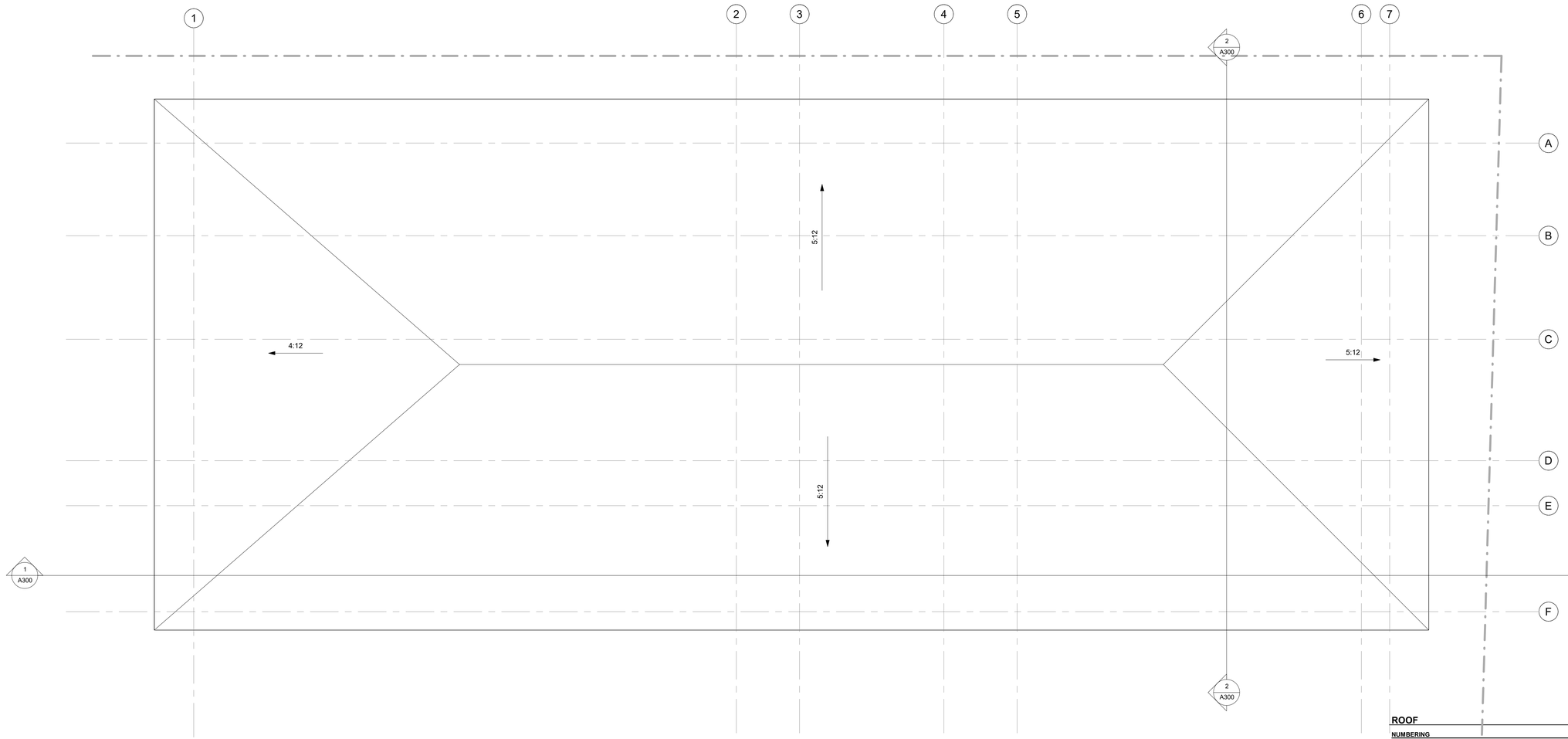
DRAWING INFORMATION / INFORMATION DU DESSIN :

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 :

A103

REVISION NO. / NO. DE RÉVISION : 1.9



1 ROOF
1 : 50

ROOF

NUMBERING

BOWL
Identification number

DRAIN
No. d'identification

SLOPE

INSULATING
1 : x

SLOPE ARROW Type and Direction

ROOF POOL Slope per structure

ROOF POOL 2% slope insulation

PITCHED ROOF Pitch per structure

DRAIN

RD

Drain
New

VENT

Vent

MECHANICAL EQUIPMENT

N
RU

ROOF UNIT
New

N

GOOSENECK
New

N

EVACUATOR
New

N

CABANON SHUTTER
New

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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :

CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

rev.	description	date
1.9	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

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

ROOF 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**

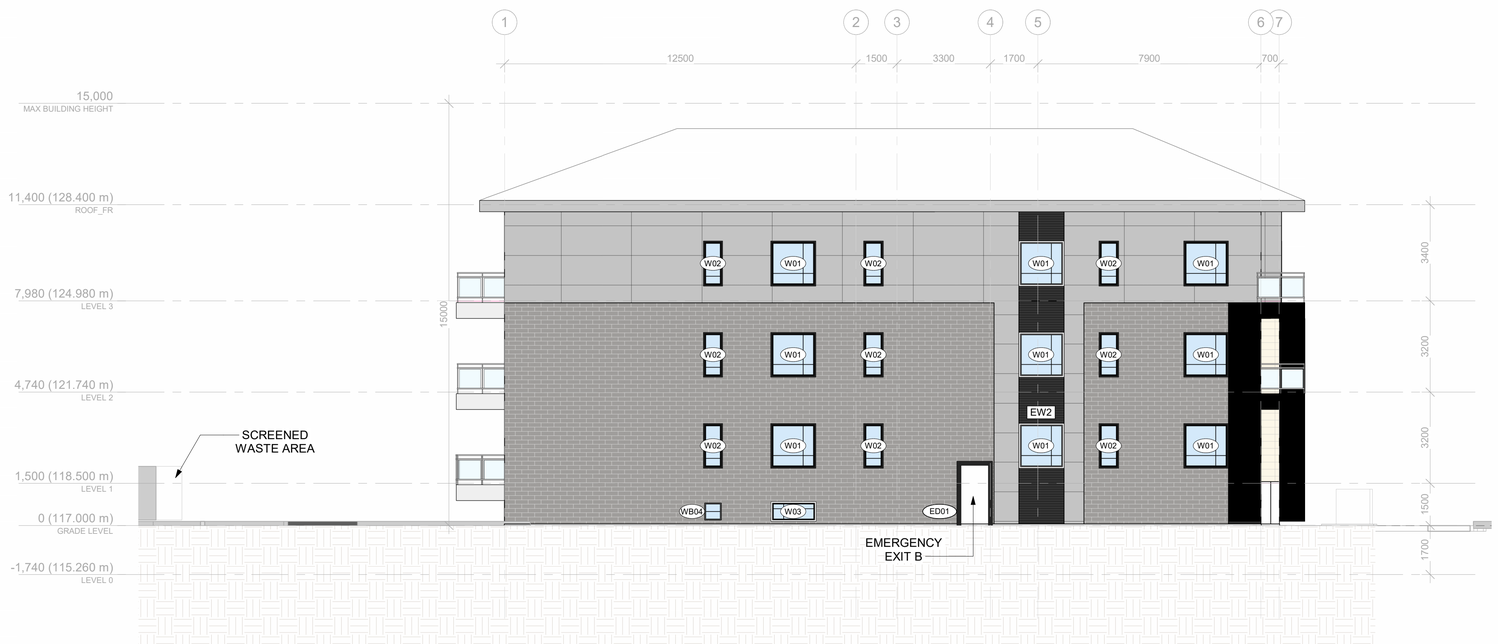
DWG NO. / NO. DESSIN :

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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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :

CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

rev.	description	date
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

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**

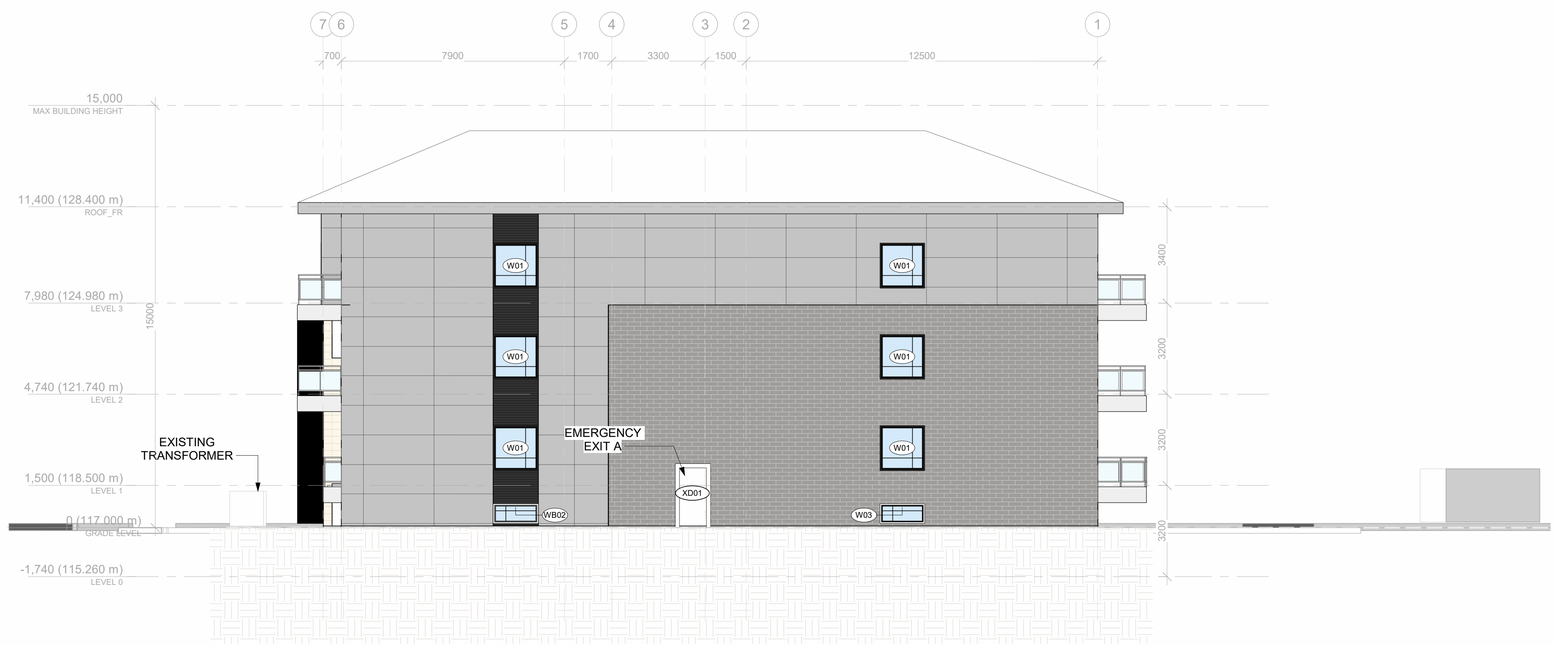
DWG NO. / NO. DESSIN :

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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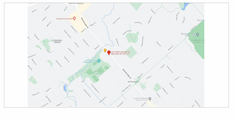
PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :



CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

rev.	description	date
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

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

ELEVATIONS - SOUTHWEST & NORTHWEST

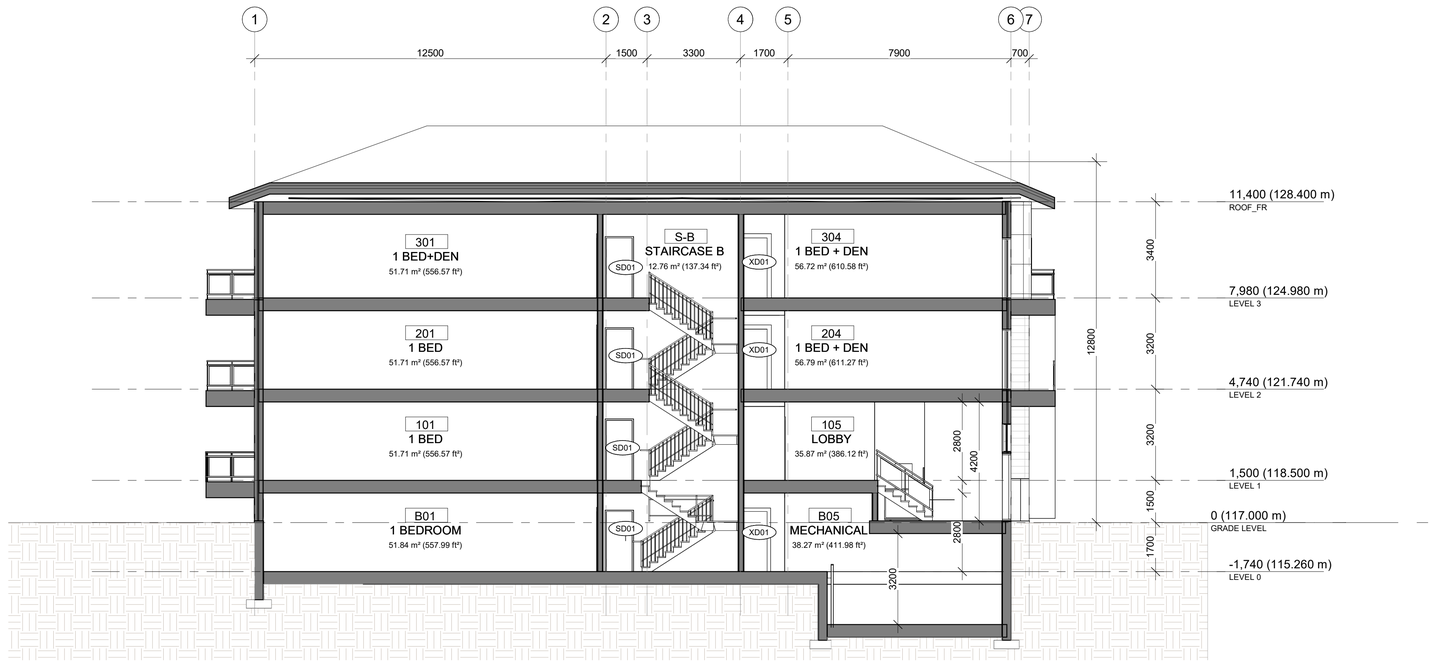
DRAWING INFORMATION / INFORMATION DU DESSIN :

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 :

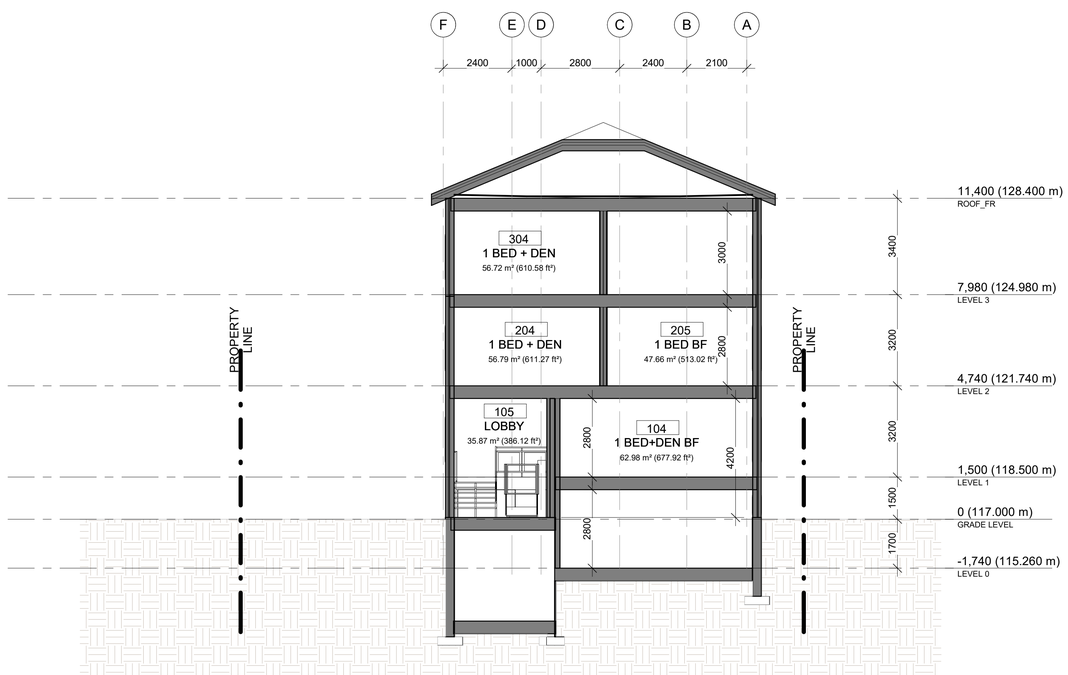
A201

REVISION NO. / NO. DE RÉVISION : 1.9



1 BUILDING SECTION - A

1 : 100



2 BUILDING SECTION - B

1 : 100

Autodesk Docs://23105 - 1412 Stittsville Main/23105_1412StittsvilleMain_DOCUMENTATION.rvt

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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :

CLIENT :

GOULET REAL PROPERTY

Tel : (613) 617-4550

rev.	description	date
1.9	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

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

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 Height (m)	Receiver Height (m)	Barrier Height (m)	Elevation of 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
44.77
--------------------------------------------------------------------------
---

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      ! Receiver    ! Barrier     ! Elevation of
Height  (m) ! Height  (m) ! Height  (m) ! 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
37.17
--------------------------------------------------------------------------
---

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.