

2012 ONTARIO BUILDING CODE (OBC) CONFORMITY MATRIX PARTS 3 AND 9										OBC REFERENCES	
1	Project Description: 1412/1411 Stittsville Main Street Stittsville, Ontario K2S 1V7	Now: Addition Alteration Change of use:	YES NO NO NO	Part 11: NO						Part 3: NO	Part 9: YES
2	MAJOR OCCUPANCY(S)									9.10.1.1 (i)	9.10.1.2
3	Building Area (m ²)	Existing	0.00	New	855.00	Total	855.00			9.10.1.2	9.10.1.2
4	Gross Area (m ²)	Existing	0.00	New	915.00	Total	915.00			9.10.1.2	9.10.1.2
5	Number of Storeys	Existing	3	Below grade	1					9.10.1.2	9.10.1.2
6	Height of Building (m)	Existing	11.0							9.10.1.2	9.10.1.2
7	Number of Streets/Access Routes	Existing	1							9.10.1.2	9.10.1.2
8	Building Classification:	Existing	C							9.10.1.2	9.10.1.2
9	Seismic System Proposed:	Existing	Not required							9.10.1.2	9.10.1.2
10	Handicap required:	Existing	NO							9.10.1.2	9.10.1.2
11	Fire Alarm required:	Existing	YES							9.10.1.2	9.10.1.2
12	Water Service/Supply is Adequate:	Existing	YES							9.10.1.2	9.10.1.2
13	High Building:	Existing	NO							9.10.1.2	9.10.1.2
14	Permitted Construction:	Existing	Combustible							9.10.1.2	9.10.1.2
15	Actual Construction:	Existing	Combustible							9.10.1.2	9.10.1.2
16	Maximum Area (m ²)	Existing	n/a							9.10.1.2	9.10.1.2
17	Occupant load based on:	Existing	building design							9.10.1.2	9.10.1.2
18	Basement:	Existing	Occupancy: 2 per bedroom	Load:	10 Persons					9.10.1.2	9.10.1.2
19	Barrier-Free Design:	Existing	YES	Explain:	percentage (10) provided					9.10.1.2	9.10.1.2
20	Hazardous Substances:	Existing	NO							9.10.1.2	9.10.1.2
21	REQUIRED FIRE RESISTANCE RATING (FRR)									9.10.1.2	9.10.1.2
	Horizontal Assembly FRR (Hours)	Existing	0.75	United Design No. or Description (S6-2)						9.10.1.2	9.10.1.2
	Floors: Combustible	Existing	0.75							9.10.1.2	9.10.1.2
	Floors: Non-combustible	Existing	0.75							9.10.1.2	9.10.1.2
	Floors: FRR of Supporting Members	Existing	0.75	United Design No. or Description (S6-2)						9.10.1.2	9.10.1.2
	Floors: Roof	Existing	0.75							9.10.1.2	9.10.1.2
	Roof: Membrane	Existing	0.75							9.10.1.2	9.10.1.2
22	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS									9.10.1.2	9.10.1.2
	Wall	Area of EBF (m ²)	L.D. (m)	L/H or n/a	Permitted Max. % of Opening	Proposed % of Opening	FRR	Listed Design or Description	Non-comb. Cladding	Non-comb. Glazing	Non-comb. Glazing
	NorthEast	29.58	16.3	n/a	100.00%	43.57%	N/A	9.10.1.4.5	combustible	combustible	combustible
	SouthEast	35.991	7	n/a	88.31%	17.34%	45 mm	9.10.1.4.5	combustible	combustible	combustible
	SouthWest	29.58	40.4	n/a	100.00%	41.02%	N/A	9.10.1.4.5	combustible	combustible	combustible
	NorthWest	35.991	1.6	n/a	10.20%	8.40%	1 hour	9.10.1.4.5	combustible	combustible	combustible
23	EXIT REQUIREMENTS									9.10.1.2	9.10.1.2
	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	Pusher requirement		
	B1	2	1100mm	1100mm	900mm	800mm	30m	30m	NO		
	1-3	2	1100mm	1100mm	900mm	800mm	30m	30m	NO		

BOMA Area Schedule				
Number	Name	Area	Level	Occupancy
LOBBY				
S01	EXT AMENITY	64.7 m ²	LOBBY	AMENITY
S02	WASTE	11.1 m ²	LOBBY	AMENITY
		75.8 m ²		
SEMI-BASEMENT				
B01	CORRIDOR	20.6 m ²	SEMI-BASEMENT	COMMON
B01	STUDIO	34.4 m ²	SEMI-BASEMENT	INTERIOR
B02	2 BED + DEN	77.1 m ²	SEMI-BASEMENT	INTERIOR
B03	STUDIO	34.4 m ²	SEMI-BASEMENT	INTERIOR
B04	2 BED + DEN BF	81.6 m ²	SEMI-BASEMENT	INTERIOR
B05	MECHANICAL	28.3 m ²	SEMI-BASEMENT	INTERIOR
S-A	STAIRCASE A	12.5 m ²	SEMI-BASEMENT	STAIR
S-B	STAIRCASE B	12.5 m ²	SEMI-BASEMENT	STAIR
		301.6 m ²		
LEVEL 1				
100	CORRIDOR	22.5 m ²	LEVEL 1	COMMON
101	STUDIO	34.3 m ²	LEVEL 1	INTERIOR
102	2 BED + DEN	78.0 m ²	LEVEL 1	INTERIOR
102 - A	BALCONY	4.3 m ²	LEVEL 1	EXTERIOR
102 - B	BALCONY	4.3 m ²	LEVEL 1	EXTERIOR
102 - C	BALCONY	4.3 m ²	LEVEL 1	EXTERIOR
103	STUDIO	34.3 m ²	LEVEL 1	INTERIOR
104	2 BED + DEN BF	82.6 m ²	LEVEL 1	COMMON
104 - B	BALCONY	1.6 m ²	LEVEL 1	EXTERIOR
105	LOBBY	27.0 m ²	LEVEL 1	COMMON
S-A	STAIRCASE A	12.6 m ²	LEVEL 1	STAIR
S-B	STAIRCASE B	12.7 m ²	LEVEL 1	STAIR
		319.8 m ²		
LEVEL 2				
200	CORRIDOR	11.4 m ²	LEVEL 2	COMMON
201	1 BED	49.7 m ²	LEVEL 2	INTERIOR
201 - B	BALCONY	4.3 m ²	LEVEL 2	EXTERIOR
202	STUDIO	48.3 m ²	LEVEL 2	INTERIOR
202 - B	BALCONY	4.3 m ²	LEVEL 2	EXTERIOR
203	1 BED	49.7 m ²	LEVEL 2	INTERIOR
203 - B	BALCONY	4.3 m ²	LEVEL 2	EXTERIOR
204	1 BED BF	57.2 m ²	LEVEL 2	INTERIOR
204 - B	BALCONY	4.2 m ²	LEVEL 2	EXTERIOR
205	1 BED + DEN	57.9 m ²	LEVEL 2	INTERIOR
205 - B	BALCONY	4.2 m ²	LEVEL 2	EXTERIOR
S-A	STAIRCASE A	12.8 m ²	LEVEL 2	STAIR
S-B	STAIRCASE B	12.7 m ²	LEVEL 2	STAIR
		320.9 m ²		
LEVEL 3				
300	CORRIDOR	11.4 m ²	LEVEL 3	COMMON
301	1 BED + DEN	49.7 m ²	LEVEL 3	INTERIOR
301 - B	BALCONY	4.3 m ²	LEVEL 3	EXTERIOR
302	STUDIO	48.3 m ²	LEVEL 3	INTERIOR
302 - B	BALCONY	4.3 m ²	LEVEL 3	EXTERIOR
303	1 BED + DEN	49.7 m ²	LEVEL 3	INTERIOR
303 - B	BALCONY	4.3 m ²	LEVEL 3	EXTERIOR
304	1 BED BF	57.2 m ²	LEVEL 3	INTERIOR
304 - B	BALCONY	4.2 m ²	LEVEL 3	EXTERIOR
305	1 BED + DEN	57.9 m ²	LEVEL 3	INTERIOR
305 - B	BALCONY	4.2 m ²	LEVEL 3	EXTERIOR
S-A	STAIRCASE A	12.8 m ²	LEVEL 3	STAIR
S-B	STAIRCASE B	12.7 m ²	LEVEL 3	STAIR
		320.9 m ²		
Grand total: 48				
		1,338.9 m ²		

Area Schedule (NET)		
Number	Name	Area
SEMI-BASEMENT		
B01	STUDIO	29.4 m ²
B02	2 BED + DEN	66.8 m ²
B03	STUDIO	29.4 m ²
B04	2 BED + DEN BF	72.9 m ²
		198.4 m ²
LEVEL 1		
101	STUDIO	29.9 m ²
102	2 BED + DEN	67.9 m ²
103	STUDIO	29.9 m ²
104	2 BED + DEN BF	74.0 m ²
		201.8 m ²
LEVEL 2		
201	1 BED	42.7 m ²
202	STUDIO	43.1 m ²
203	1 BED	42.7 m ²
204	1 BED + DEN	51.8 m ²
205	1 BED BF	51.1 m ²
		231.3 m ²
LEVEL 3		
301	1 BED	42.7 m ²
302	STUDIO	43.1 m ²
303	1 BED	42.7 m ²
304	1 BED + DEN	51.8 m ²
305	1 BED BF	51.1 m ²
		231.3 m ²
		862.8 m ²
Grand total: 18		

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
	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
	UTILITY POLE
	FIRE HYDRANT
	CATCH BASIN / MANHOLE
	DEPRESSED CURB
	LANDSCAPE LIGHT
	LIGHT POLE
	WALL MOUNTED LIGHT
	EXISTING GRADE ELEVATION
	PROPOSED GRADE ELEVATION
	LOT CORNERS
	BIKE PARKING
	CAR PARKING
	BF PARKING
	BF PARKING (TYPE A)
	BF PARKING (TYPE B)

PROJECT INFORMATION

SITE SUMMARY

ADDRESS	1410 Stittsville Main St, Stittsville, ON
CURRENT ZONING	TMR H1(1)
SITE AREA	1408.60 m ²
PROPOSED USE	Residential (Part 9)
BUILDING AREA	306.00 m ²

ZONING SUMMARY

	REQUIRED	PROPOSED
LOT AREA	NA	1409.53 m ²
LOT WIDTH	NA	20.00 m
LOT DEPTH	NA	70.50 m
MAX. BUILDING HEIGHT	NA	4 Storeys/15m
MAX. PARAPET HEIGHT	NA	0.30 m
MIN. BUILDING HEIGHT	NA	0.7 m

SET BACKS -

- FRONT YARD	2.00 m (min.)	2.30 m
- INTERIOR SIDE YARD (1)	1.20 m (min.)	7.00 m
- INTERIOR SIDE YARD (2)	1.20 m (min.)	1.80 m
- REAR YARD	3.00 m (min.)	40.30 m

MIN LANDSCAPED AREA

NA	339.41 m ²
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LAND COVERAGE

NA	0.22
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VEHICULAR PARKING

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

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 (0.016 y ³ / unit)	0.324	240L x 1
ORGANICS (0.082 y ³ / unit)	1.116	240L x 1

AMENITY AREA

	REQUIRED	PROPOSED
PRIVATE	54.00 m ²	56.65 m ²
COMMUNAL	54.00 m ²	64.73 m ²

BUILDING SUMMARY

	UNITS	GFA - OBC	GFA - CITY
18		961.50 m ²	868.90 m ²

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



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