

2012 ONTARIO BUILDING CODE (OBC) CONFORMITY MATRIX PARTS 3 AND 9										OBC REFERENCES	
1	Project Description: 1412/1414 Stittsville Main Street Stittsville, Ontario K2S 1V7	Now:	YES	Part 11: NO						Part 3: NO	Part 9: YES
		Addition:	NO	Part 11: NO						Part 9: YES	
		Alteration:	NO								9.10.1.3
		Change of use:	NO								9.10.1.3
MAJOR OCCUPANCY(S)											
2	Building Area (m2)	Existing	0.00	New	855.00	Total:	305.00				
3	Gross Area (m2)	Existing	0.00	New	915.00	Total:	915.00				
4	Number of Storeys	Above grade:		3	Below grade:	1					
5	Height of Building (m)	21.0									
6	Number of Streets/Access Routes:										
7	Building Classification:	C									
8	Sprinkler System Proposed:	Not required									
9	Handicapped required:	NO									
10	Fire Alarm required:	YES									
11	Water Service/Supply is Adequate:	YES									
12	High Building:	NO									
13	Permitted Construction:	Combustible									
14	Actual Construction:	Combustible									
15	Maximum(s) Area (m2)	n/a									
16	Occupant load based on:	Building design									
17	Basement:	Occupancy:	2 per bedroom		Load:	10 Persons					
		Occupancy:	2 per bedroom		Load:	30 Persons					
		Barrier-Free Design:	YES		Explain:	percentage (10 provided)					
		Hazardous Substances:	NO								
19	REQUIRED FIRE RESISTANCE RATING (FRR)										2.2.9
	Horizontal Assemblies FRR (Hours)					Listed Design No. or Description (S6-2)					9.8
	Floors:	Combustible	Hours: 0.75								9.10.1.3
	Roof:	Combustible	Hours: n/a								9.10.1.3
	Mezzanine:	Combustible	Hours: 0.75								9.10.1.3
	FRR of Supporting Members					Listed Design No. or Description (S6-2)					9.10.8, 9.10.9
	Floors:	Combustible	Hours: 0.75								9.10.1.3
	Roof:	Combustible	Hours: n/a								9.10.1.3
	Mezzanine:	Combustible	Hours: 0.75								9.10.1.3
	20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS									
Wall		Area of EBF (m ²)	L.D. (m)	L/H or n/a	Permitted Max. % of Openings	Proposed % of Openings	FRR	Listed Design or Description	Non-comb. Cladding	Non-comb. Constr.	
NorthEast		29.58	16.3	n/a	100.00%	43.57%	N/A	9.10.14.5	combustible	combustible	
SouthEast		35.991	7	n/a	88.31%	17.34%	45 min.	9.10.14.5	combustible	combustible	
SouthWest		29.58	40.4	n/a	100.00%	41.02%	N/A	9.10.14.5	combustible	combustible	
NorthWest		35.991	1.6	n/a	10.20%	8.45%	1 hour	9.10.14.5	combustible	combustible	
EXIT REQUIREMENTS										3.4.2.1, 3.4.3.28, 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		
B1		2	1100mm	1100mm	900mm	850mm	30m	30m	NO		
1-3		2	1100mm	1100mm	900mm	850mm	30m	30m	NO		



PROPOSED BICYCLE SHELTER

- NOTE 1: DEPRESSED CURBS TO CONFORM TO O.B.C. 3.8.3.2.(3) HAVING:
- A RUNNING SLOPE BETWEEN 1:10 AND 1:12;
 - A WIDTH OF 1.5m WIDE EXCLUSIVE OF FLARES;
 - A SLIP-RESISTANT SURFACE WITH DETECTABLE WARNING SURFACE AND SMOOTH TRANSITION TO ADJACENT SURFACES;
 - FLARED SIDES WITH A SLOPE NOT MORE THAN 1:10

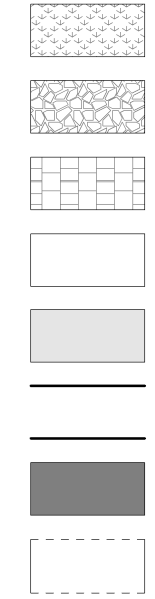
BOMA Area Schedule				
Number	Name	Area	Level	Occupancy
GRADE LEVEL				
S01	EXT AMENITY	54.6 m ²	GRADE LEVEL	AMENITY
S02	WASTE	11.1 m ²	GRADE LEVEL	AMENITY
		65.7 m ²		
SEMI-BASEMENT				
B00	CORRIDOR	20.8 m ²	SEMI-BASEMENT	COMMON
B01	1 BEDROOM	49.9 m ²	SEMI-BASEMENT	INTERIOR
B02	STUDIO	48.3 m ²	SEMI-BASEMENT	INTERIOR
B03	1 BED	49.9 m ²	SEMI-BASEMENT	INTERIOR
B04	2 BED BF	82.7 m ²	SEMI-BASEMENT	INTERIOR
B05	MECHANICAL	28.8 m ²	SEMI-BASEMENT	INTERIOR
S-A	STAIRCASE A	12.7 m ²	SEMI-BASEMENT	STAIR
S-B	STAIRCASE B	12.8 m ²	SEMI-BASEMENT	STAIR
		305.6 m ²		
LEVEL 1				
100	CORRIDOR	22.5 m ²	LEVEL 1	COMMON
101	1 BED	49.9 m ²	LEVEL 1	INTERIOR
101-B	BALCONY	4.3 m ²	LEVEL 1	EXTERIOR
102	STUDIO	48.7 m ²	LEVEL 1	INTERIOR
102-B	BALCONY	4.3 m ²	LEVEL 1	EXTERIOR
103	1 BED	49.4 m ²	LEVEL 1	INTERIOR
103-B	BALCONY	4.3 m ²	LEVEL 1	EXTERIOR
104	2 BED BF	82.7 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	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		1,332.8 m ²		

Area Schedule (NET)		
Number	Name	Area
SEMI-BASEMENT		
B01	1 BED	42.7 m ²
B02	STUDIO	43.1 m ²
B03	1 BED	42.7 m ²
B04	2 BED BF	74.9 m ²
		203.4 m ²
LEVEL 1		
101	1 BED	42.7 m ²
102	STUDIO	43.1 m ²
103	1 BED	42.7 m ²
104	2 BED BF	74.5 m ²
		202.9 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
		868.9 m ²
Grand total: 18		

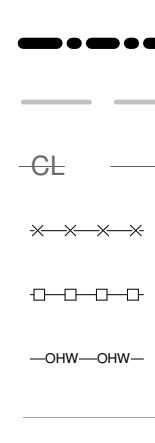
SITE CONTEXT

LEGEND

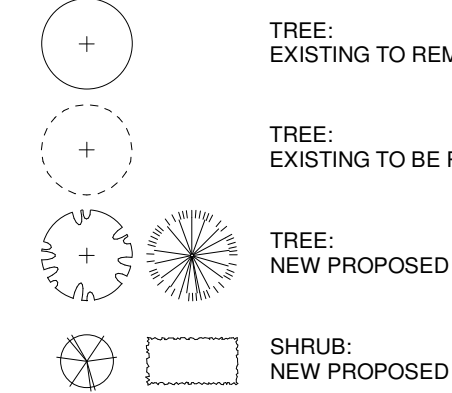
SURFACES



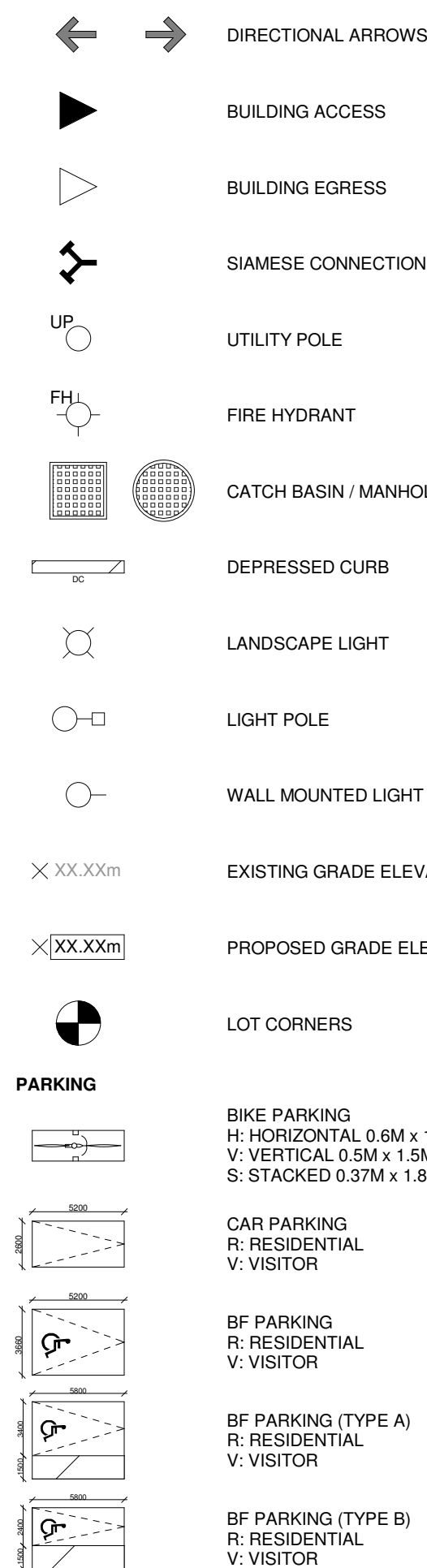
LINES



VEGETATION



SYMBOLS



PROJECT INFORMATION

SITE SUMMARY

ADDRESS: 1410 Stittsville Main St, Stittsville, ON
CURRENT ZONING: TMR H1(1)
SITE AREA: 1408.60 m²
PROPOSED USE: Residential (Part 9)
BUILDING AREA: 306.00 m²

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	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	12.8 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

MIN LANDSCAPED AREA	NA	372.54 m ²
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LAND COVERAGE

LAND COVERAGE	NA	0.22
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VEHICULAR PARKING

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

	REQUIRED	PROPOSED
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MIN PARKING SPACES	9	18
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WASTE CONTAINERS

	REQUIRED	PROPOSED
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GARBAGE (0.11 y ³ / unit)	1.98	360L x 3
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FIBRE (0.062 y ³ / unit)	1.116	360L x 4
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ORGANICS (0.082 y ³ / unit)	0.324	240L x 1
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AMENITY AREA

	REQUIRED	PROPOSED
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PRIVATE	54.00 m ²	56.65 m ²
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COMMUNAL	54.00 m ²	54.68 m ²
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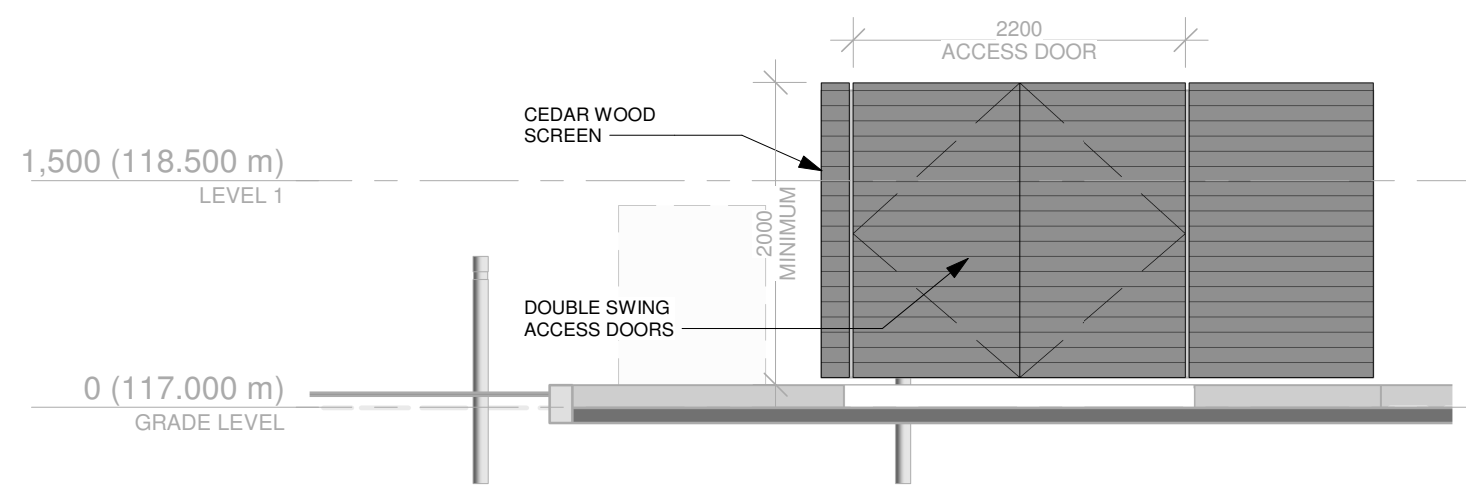
BUILDING SUMMARY

	UNITS	GFA - OBC	GFA - CITY
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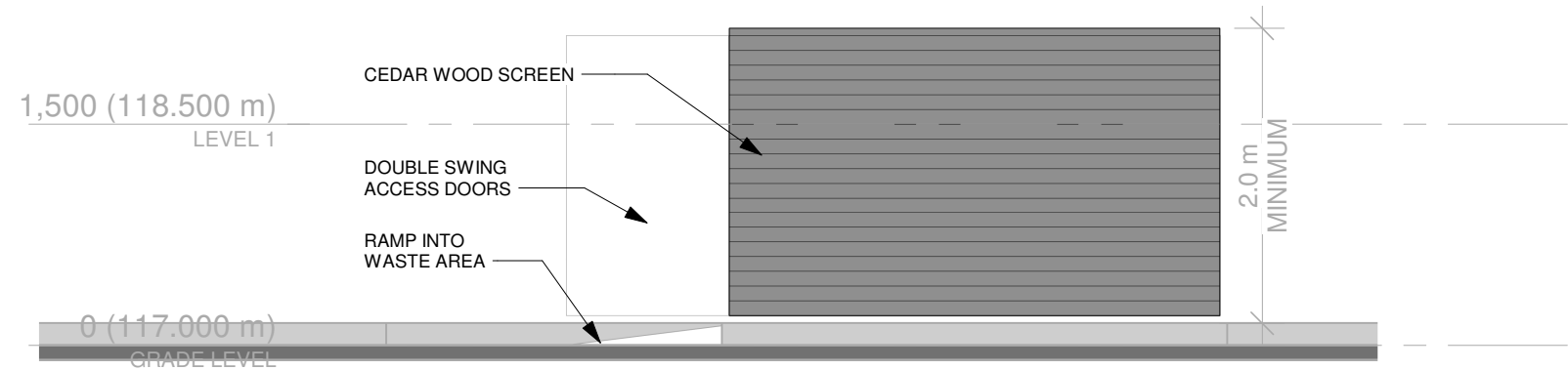
18	961.50 m ²	868.90 m ²
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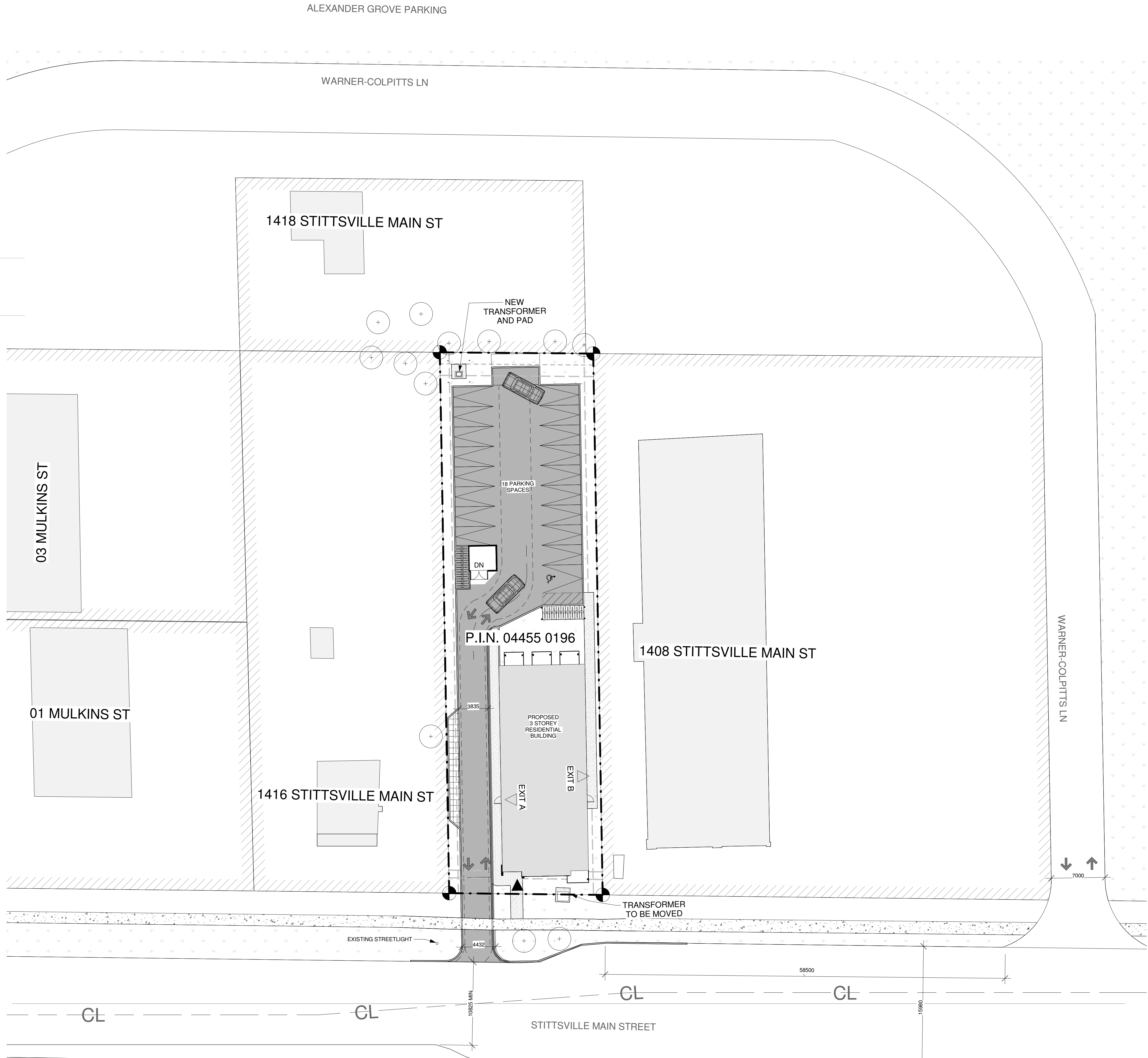
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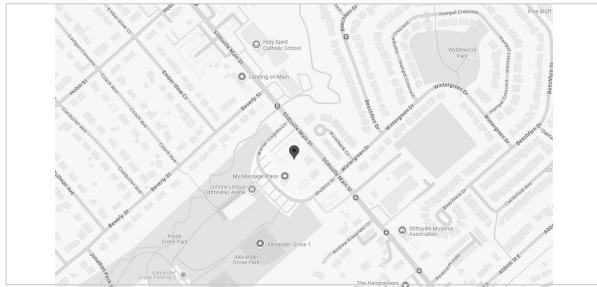
2 WASTE ELEVATION - FRONT ELEVATION
A051 1 : 50



3 WASTE AREA - SIDE ELEVATION
A051 1 : 50



1 COMPLEX SITE PLAN
1 : 250



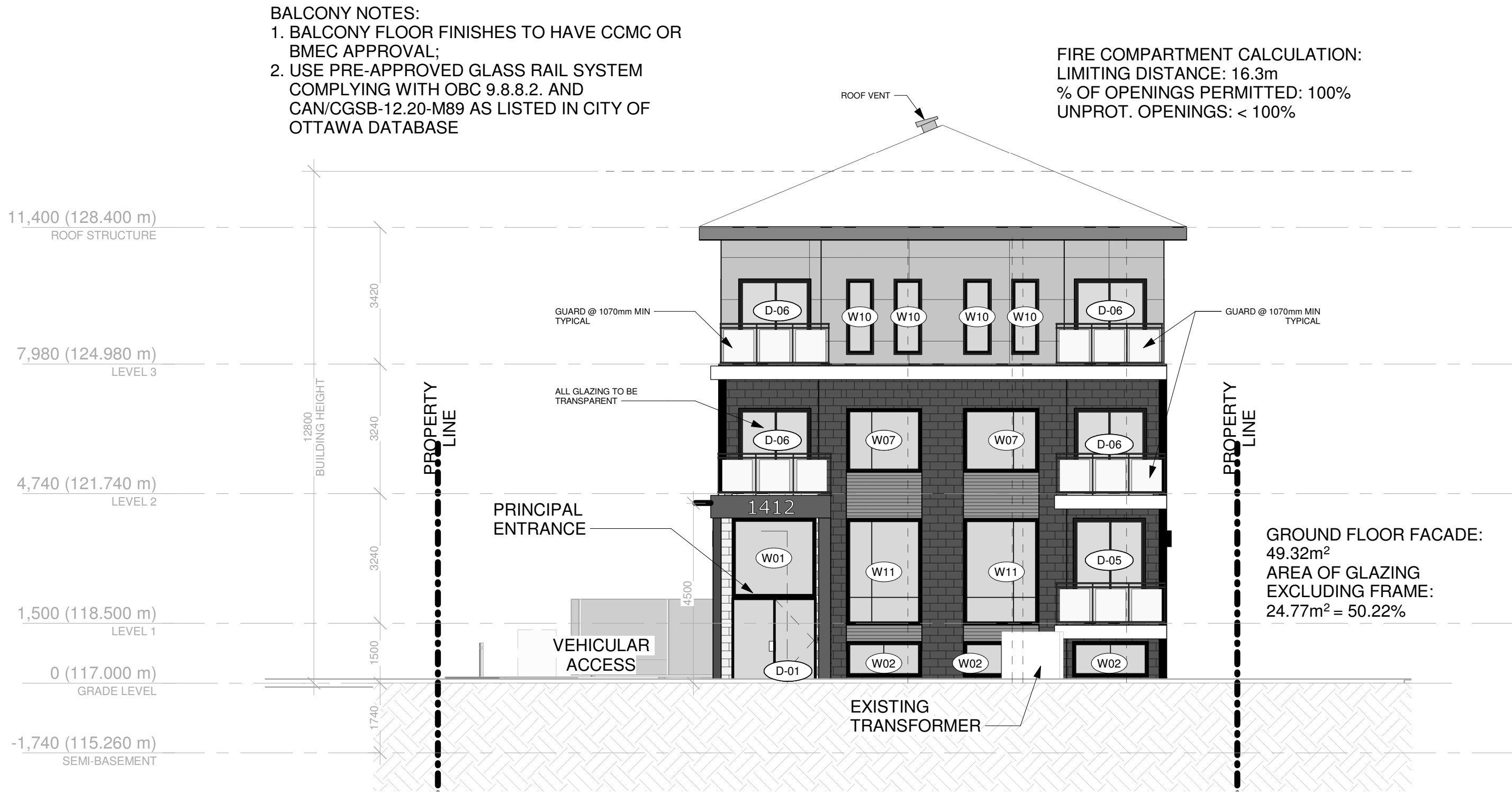
1.8	SPA REVISION 2	2025-07-24
1.5	ISSUED FOR COOR.	2025-05-26
1.0	SPA REVISIONS	2025-03-22
1.1	ISSUED FOR PERMIT	2025-03-27
rev.	description	date

1412 Stittsville Main

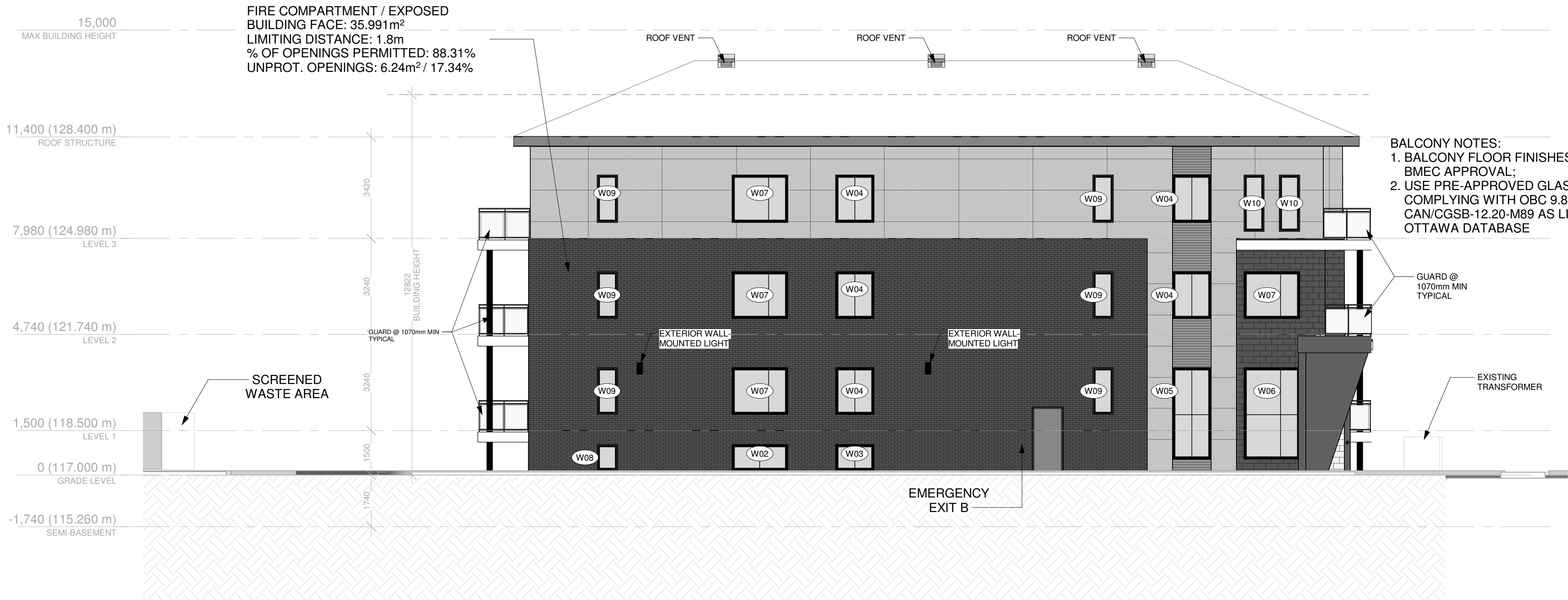
COMPLEX SITE PLAN

PROJECT NO. / NO. DE PROJET :	24002
DATE :	2025-05-26
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	LaG
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	DD
DWG NO. / NO. DESSIN :	A051

1 NORTHEAST ELEVATION - STITTSVILLE MAIN (FRONT)
A200 1 : 100



2 SOUTHEAST ELEVATION (LEFT)
A200 1 : 100



ENVELOPE MATERIAL LEGEND :

- LEXA STONE BY "PERMACON"
COLOUR: "ROCKLAND BLACK"
- LEXA STONE BY "PERMACON"
COLOUR: "CAMEO BEIGE"
- MELVILLE SLIK BRICK BY "PERMACON"
COLOUR: "RANGE MARGAUX BEIGE"
- HORIZONTAL PLANK CLADDING BY "LONGBOARD"
COLOUR: "DARK FIR"
- FIBRE CEMENT PANEL SIDING BY "DCC SOLUTIONS"
COLOUR: WHITE
- TRANSPARENT GLAZING

- GENERAL BALCONY NOTES:**
1. BALCONY FLOOR FINISHES TO HAVE CCMC OR BMEC APPROVAL;
2. USE PRE-APPROVED GLASS RAIL SYSTEM COMPLYING WITH OBC 9.8.8.2. AND CAN/CGSB-12.20-M89 AS LISTED IN CITY OF OTTAWA DATABASE



Suite L450 - 323 Coventry Road, Ottawa ON K1K 3X6
Tel : 613-416-6228

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PROJECT TEAM / ÉQUIPE DU PROJET :

Planner - G9 Planning & Design
Unit C - 43 Eccles St, Ottawa, ON K1R 6S3
613-850-8345

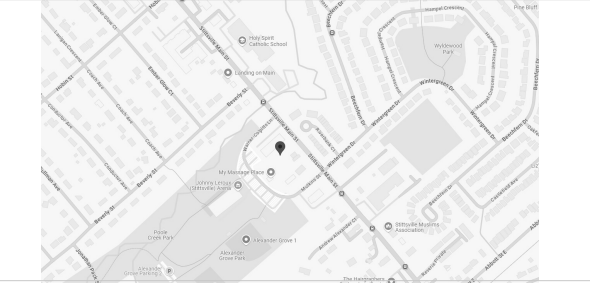
Civil Engineering - Talham Engineering
5335 Carotek Rd, Ottawa, ON K1J 9L4
613-747-3636

Structural - D+M Structural Ltd.
Suite 110 - 333 Preston St, Ottawa, ON K1S 5N4
613-651-9490

Mechanical & Electrical - Mrlton Ltd.
#31 - 2000 Thurston Dr, Ottawa, ON K1G 4K7
613-722-5486

Landscaping - Levstek Consulting Inc.
240 Grandview Rd, Nepean, ON K2H 8A9
613-829-5318

KEY PLAN / PLAN CLÉ :



CLIENT :



Tel : (613) 617-4550

1.8	SPA REVISION 2	2025-07-24
1.7	PERMIT REVISION 2	2025-07-04
1.5	ISSUED FOR COOR.	2025-05-26
1.0	SPA REVISIONS	2025-03-22
1.1	ISSUED FOR PERMIT	2025-03-27
rev.	description	date

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 :	24002
DATE :	2025-05-26
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	LaG
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	DD
DWG NO. / NO. DESSIN :	

A200

REVISION NO. / NO. DE RÉVISION : 1.8

ENVELOPE MATERIAL LEGEND :

- LEXA STONE BY "PERMACON"
COLOUR: "ROCKLAND BLACK"
- LEXA STONE BY "PERMACON"
COLOUR: "CAMEO BEIGE"
- MELVILLE SLIK BRICK BY "PERMACON"
COLOUR: "RANGE MARGAUX BEIGE"
- HORIZONTAL PLANK CLADDING
BY "LONGBOARD"
COLOUR: "DARK FIR"
- FIBRE CEMENT PANEL SIDING
BY "DCC SOLUTIONS"
COLOUR: WHITE
- TRANSPARENT GLAZING

GENERAL BALCONY NOTES:
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OR BMCC APPROVAL;
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COMPLYING WITH OBC 9.8.8.2. AND
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PROJECT TEAM / ÉQUIPE DU PROJET :

Planner - G9 Planning & Design
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613-850-8345

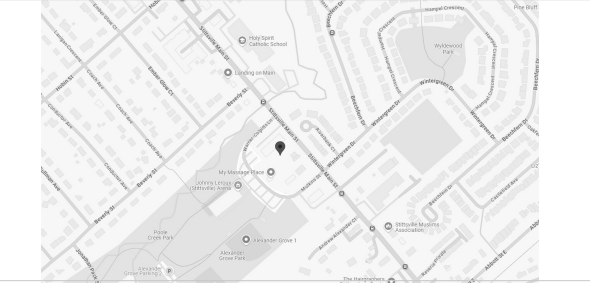
Civil Engineering - Talham Engineering
5335 Canotek Rd, Ottawa, ON K1J 9L4
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Tel : (613) 617-4550

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1.7	PERMIT REVISION 2	2025-07-04
1.5	ISSUED FOR COOR.	2025-05-26
1.0	SPA REVISIONS	2025-03-22
1.1	ISSUED FOR PERMIT	2025-03-27
rev.	description	date

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

ELEVATIONS - S/W & NW

DRAWING INFORMATION / INFORMATION DU DESSIN :

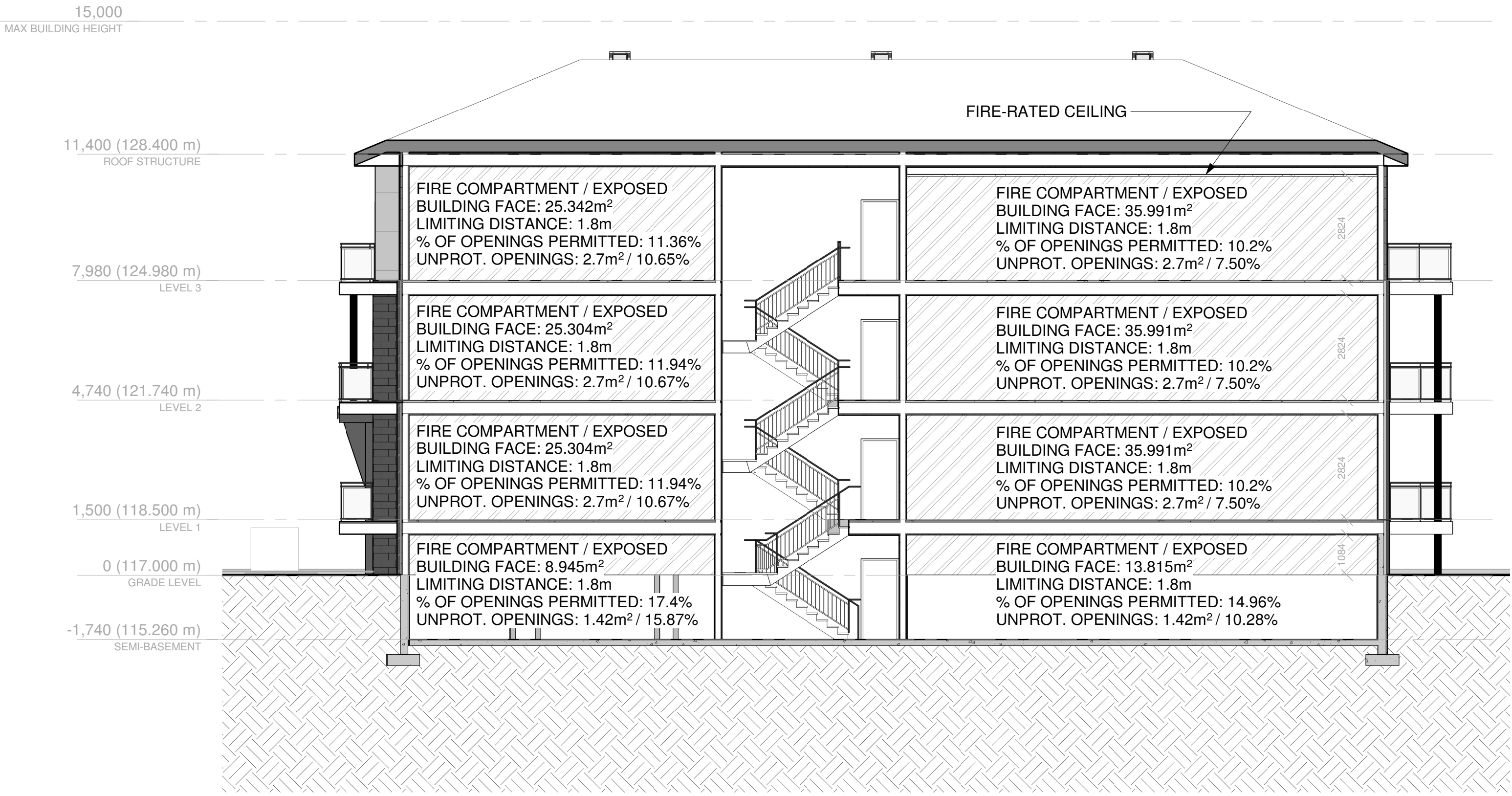
PROJECT NO. / NO. DE PROJET :	24002
DATE :	2025-05-26
DRAWN BY / DESSINÉ PAR :	LaG
REVIEWED BY / VÉRIFIÉ PAR :	LaG
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	DD
DWG NO. / NO. DESSIN :	

A201

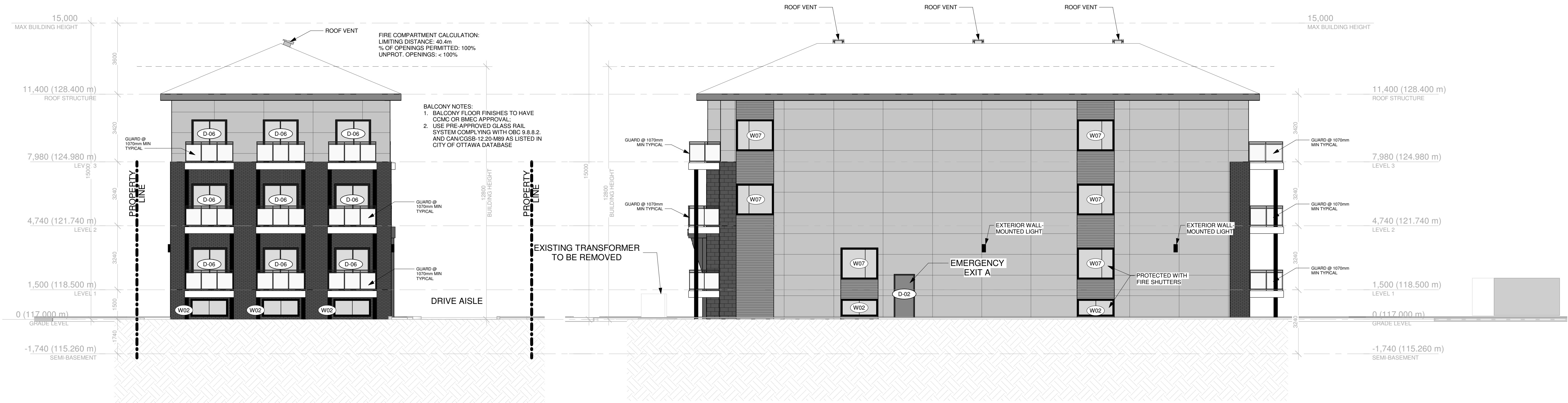
REVISION NO. / NO. DE RÉVISION :

1.8

PLAN No. 19298



3 FIRE COMPARTMENTS - NORTH-WEST SECTION
A201 1 : 100



1 SOUTHWEST ELEVATION
A201 1 : 100

2 NORTHWEST ELEVATION (RIGHT)
A201 1 : 100