SITE PLAN OF SURVEY LOT 36 AND PART OF LOT 37, REGISTERED PLAN 341 AND PART OF LOT 349, REGISTERED PLAN 342 AND PART OF LOT 9, JUCTION GORE, GEOGRAPHIC TONWSHIP OF GLOUCESTER, CITY OF OTTAWA

UPDATE

ZONING

R3M

LOT INFO

	REQUIRED	136A PROPOSED	136B PROPOSED
LOT WIDTH.:	12.0	10.04m	10.04m
LOT AREA.:	360	260.2 m2	269.8 m2
HEIGHT:	8m	8.44m	8.44m
FRONT YARD:	6.0m	5.02[illegible]	5.02m
REAR YARD:	6.48m	6.56[illegible]	6.56m
INTERIOR YARD:	1.2m	1.22[illegible]	1.22m
AMENITY AREA:	n/a		
PARKING SPACES:	2	2	2
BIKE SPACES:	0	0	
M.L.C.:	NO MAX.		

BUILDING AREAS

BASEMENT AREA:	-	85.0[illegible]	[illegible]5.0m2
FIRST FLOOR AREA:	-	85.0[illegible]2	85.0m2
SECOND FLOOR AREA:	-	87.4[illegible]2	87.4m2
STORAGE:	-	0.0m2	0.0[illegible]
GARAGE:	-	-	
EXITS (ALL FLOORS):	-	38.2m2	[illegible]8.2m2
TOTAL LIVING:	-	257[illegible]	[illegible]57.4m2
TOTAL ALL AREAS:	-	295[illegible]	[illegible]95.6m2

PROPOSED SITE DEVELOPMENT INFO.

NEW GROSS FLOOR AREA:	85.0m2	[illegible]m2
EX. GROSS FLOOR AREA:	172.[illegible]	172.[illegible]2
NUMBER OF UNITS:	3 U[illegible]S	3 UN[illegible]
PARKING SPACES:	2	2
MAXIMUM BUILDING HEIGHT:	8.4[illegible]	8.44m
PROPOSED STOREYS:	2	2
LOT COVERAGE:	38.[illegible]	[illegible]
SOFT LANDSCAPING COVERAGE:	41.1%	42.8%

SURVEY INFO

SURVEY INFO TAKEN FROM
LOT 36 AND PART OF LOT 37 REGISTERE[illegible] PLAN 34[illegible] AND PART OF LOT 349, REGISTERED PLAN 342 AND [illegible]
GORE
CITY OF OTTAWA.
PREPARED BY:
H.A.KEN SHIPMAN SURVEYING LTD.
APRIL 8, 2013

SITE LEGEND

- EX. TREE TO BE REMOVED
- NEW CONIFEROUS TREE
- DENOTES SOFT LANDSCAPING
- DENOTES HARD LANDSCAPING
- EXISTING BUILDING FOOTPRINT
- PROPOSED HONEYCOMB HARD LANDSCAPING
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WOOD DECKS/ BALCONIES
- CAR PARKING SPACE (ASPHALT)
- BYCYCLE PARKING (ASPAHLT)
- WASTE COLLECTION AREA
- SNOW STORAGE AREA
- PROPOSED/EXISTING ENTRY/EXIT
- PF — TEMPORARY PROTECTION FENCE
- U.P. EX. UTILITY POLE
- EX. CHAINED LINK/BOARD FENCE
- PROPERTY LINE

WASTE COLLECTION LEGEND

GB	- 4 x 47L GREEN BIN CONTAINERS CAN BE STORED UNDER REAR BALCONIES
BB	- 4 x 47L BLUE BOX CONTAINERS CAN BE STORED UNDER REAR BALCONIES
B	- 4 x 47L BLACK BOX CONTAINERS CAN BE STORED UNDER REAR BALCONIES
G	- 4 x120L WASTE CONTAINERS CAN BE STORED UNDER REAR BALCONIES

SITE NOTES

NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES

EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY

ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL

ALL MEASUREMENTS ARE IMPERIAL AND [METRIC]

EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED

EXISTING PLANTING MATERIAL

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDOUS TREES				
CONIFEROUS TREES				
SHRUBS				

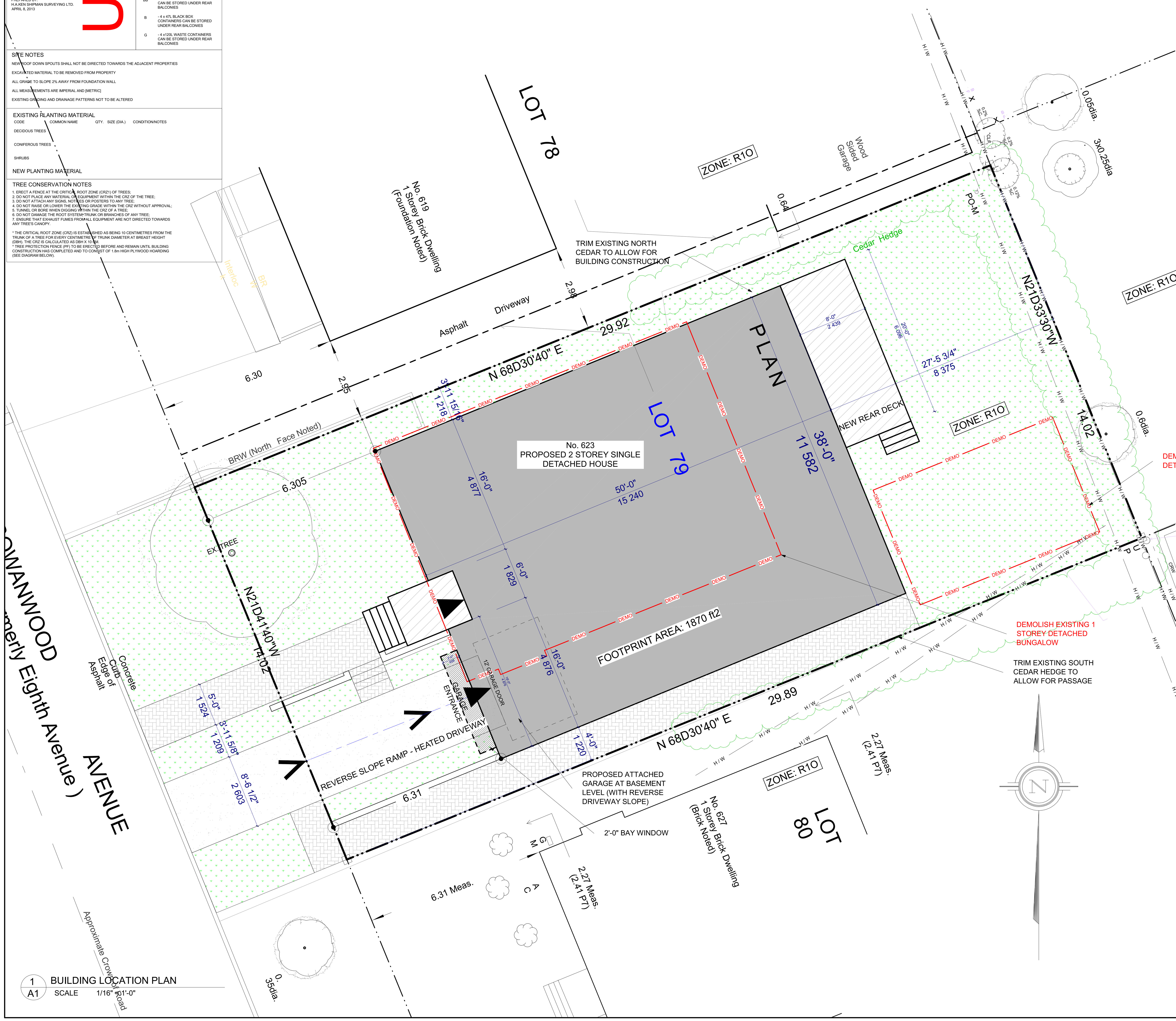
NEW PLANTING MATERIAL

TREE CONSERVATION NOTES

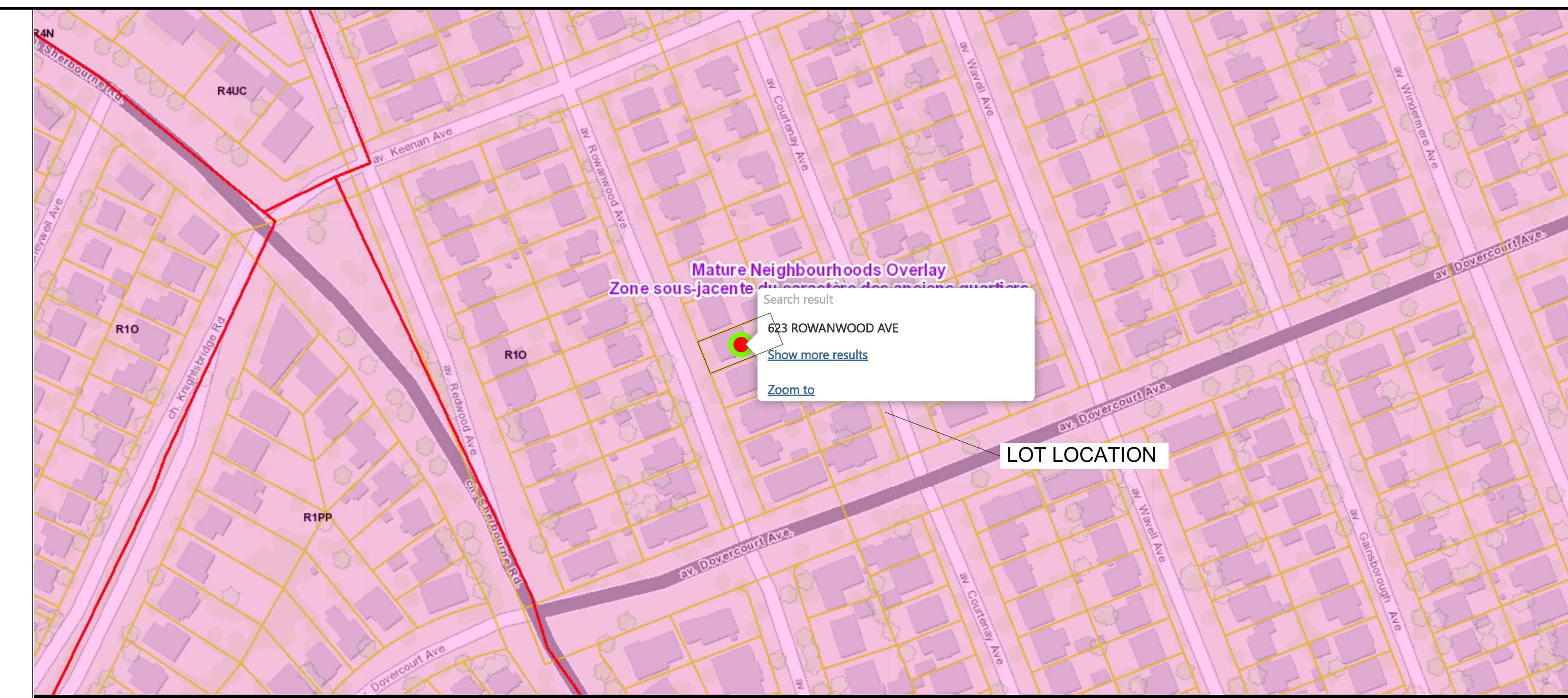
1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ1) OF TREES;
2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE;
3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL;
5. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE;
6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE;
7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.

* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM.
* TREE PROTECTION FENCE (PF) TO BE ERECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

Committee of Adjustment
Received | Reçu le
2022-10-19
City of Ottawa | Ville d'Ottawa
Comité de dérogation



1 / A1 BUILDING LOCATION PLAN
SCALE 1/16" = 1'-0"



2 / A1 LOT LOCATION MAP
SCALE N.T.S.

ZONE1 - COMPLIANCE PACKAGE FOR SPACE HEATING EQUIPMENT WITH AFUE > 90%:

SB-12 TABLE 3.1.1.2.A (IP),
FORMING PART OF SENTENCE 3.1.1.2 (1)

DEGREE-DAYS FOR OTTAWA: 4600
ZONE 1: LESS THAN 5000 DEGREE-DAYS

COMPLIANCE PACKAGE 'A1'

BULDING COMPONENT	MINIMUM REQUIREMENTS (NOMINAL)	PROPOSED REQUIREMENTS (NOMINAL)
CEILING WITH ATTIC SPACE	R60	R60
CEILING w/o ATTIC SPACE	R31	---
EXPOSED FLOORS	R31	---
WALLS ABOVE GRADE	R22	R22
BASEMENT WALLS	R12+R10ci	R12+R10ci
EDGE OF SLAB	-	-
WINDOWS AND SLIDING GLASS DOORS (ER)	25	25
SPACE HEATING EQUIP. MINIMUM AFUE	96%	96%
HRV MINIMUM EFFICIENCY (SRE)	75%	75%
DOMESTIC H.W. HEATER MIMIMUM EF	0.80	0.80
SKYLIGHTS (MAX. U)	0.49	0.49
DWHR 2 SHOWERS MIN.	42%	42%

ALL OTHER COMPONENTS DO NOT APPLY TO THIS PROJECT

WINDOW TO WALL RATIO FOR SB-12 COMPLIANCE

WEST ELEVATION
AREA OF COMPARTMENT: 796 SQ. FT.
AREA OF GLAZING: 147.6 SQ. FT.

EAST ELEVATION
AREA OF COMPARTMENT: 1170 SQ. FT.
AREA OF GLAZING: 277.5 SQ. FT

NORTH ELEVATION
AREA OF COMPARTMENT: 735 SQ. FT.
AREA OF GLAZING: 71.7 SQ. FT.

SOUTH ELEVATION
AREA OF COMPARTMENT: 735 SQ. FT.
AREA OF GLAZING: 53.8 SQ. FT.

OTHER ELEVATIONS
AREA OF COMPARTMENT: 0 SQ. FT.
AREA OF GLAZING: 0 SQ. FT.

TOTAL
AREA OF ALL COMPARTMENTS: 3436 SQ. FT.
AREA OF ALL GLAZING: 550.6 SQ. FT.

RATIO OF GLAZING/WALL: 16.0%

CONSTRUCTION NOTES

(A) TYPICAL 8" FOUNDATION WALL ASSEMBLY

- AIR GAP MEMBRANE DRAINAGE LAYER (DELTA-MS CCMC 12788-R)
- CEMENT PARGING ABOVE GRADE TO MIN. 3" BELOW GRADE
- MIN. 2 COATS, BELOW GRADE BITUMINOUS DAMPROOFING
- 8" POURED CONCRETE WALL, 20 MPa (2900 PSI) MIN. STRENGTH AFTER 28 DAYS
- 2-15M CONTINUOUS REBARS (w/ 16" LAPS) - TOP & BOTTOM (OPENINGS EXCEEDING 1.2m IN WIDTH ARE TO BE REINFORCED AS PER NOTE ON PAGE 2)
  2-15M L-BARS (24"x24") - TOP & BOTTOM OF ALL WALL CORNERS/JUNCTIONS
  2-15M REBARS BELOW WINDOW OPENINGS (EXTEND 12" PAST EITHER SIDE OF OPENING)
- 15 LBS BUILDING PAPER FROM SLAB TO GRADE (WRAP AROUND 2x4 STUD WALL AT BOTTOM)
- 2x4 STUD WALL @ 16" o/c c/w 3.5" c/w FIBREGLASS INSULATION (R12)
- 2" RIGID BOARD INSULATION (R5)
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 1/2" GYPSUM BOARD - TAPED & SANDED
- PAINT FINISH

(A*) - PROVIDE JUST 8" POURED CONCRETE WALL @ EXTERIOR GARAGE WALLS NOT ADJACENT TO INTERIOR SPACES

(B) TYPICAL EXT CORRUGATED METAL or CEMENT PANELING FINISH @ NEW WALLS

- HORIZONTAL METAL SIDING
or
(B*) - CEMENT PANELING
  ALL SIDINGS INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
- 1x3 STRAPPING @ 16" o/c IF REQUIRED
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED w/ TAPE
- 1" RIGID BOARD INSULATION (R5)
- 7/16" OSB SHEATHING
- 2x6 STUD WALL @ 16" o/c, 5.5" (R22) FIBREGLASS BATT INSUL.
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 1/2" GYPSUM BOARD TAPED AND SANDED
- PAINT FINISH

(C) TYPICAL EXTERIOR WALL ASSEMBLY @ BRICK/STONE VENEER

- 3 5/8"x2 1/4"x7 5/8" CLAY MODULAR BRICK VENEER, 7/8"x7"x0.03" GALVANIZED METAL TIES @ 16" HOR. AND 24" VERT.. WEEP HOLES @ 2'-7" c/w BASE AND THROUGH WALL FLASHING AS REQUIRED
- 1" AIR SPACE
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED w/ TAPE
- 1" RIGID BOARD INSULATION (R5)
- 7/16" O.S.B. SHEATHING
- 2x6 STUD WALL @ 16" o/c c/w 5.5" (R22) FIBREGLASS INSULATION (C*)
- 2x4 STUD WALL @ 16" AT EXTERIOR GARAGE WALLS ONLY
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 1/2" GYPSUM BOARD
- PAINT FINISH (EXCEPT EXTERIOR GARAGE WALLS) (C*)

(D) TYPICAL 4" INTERIOR NON-LOAD BEARING WALL ASSEMBLY

- PAINT FINISH
- 1/2" GYPSUM BOARD
- 2x4 STUD WALL @ 16" o/c
- 1/2" GYPSUM BOARD
- PAINT FINISH

(E) TYPICAL 6" INTERIOR LOAD BEARING WALL ASSEMBLY

- PAINT FINISH
- 1/2" GYPSUM BOARD
- 2x6 STUD WALL @ 16" o/c c/w MID-SPAN BLOCKING
- 1/2" GYPSUM BOARD
- PAINT FINISH

(F) TYPICAL 6" INTERIOR LOAD BEARING WALL ASSEMBLY

- PAINT FINISH (OUTSIDE)
- 1/2" GYPSUM BOARD
- 2x6 STUD WALL @ 16" o/c c/ w 5.5" FIBREGLASS INSULATION (R22)
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 1/2" GYPSUM BOARD
- PAINT FINISH (INSIDE)

(G) TYPICAL FLOOR ASSEMBLY

- FINISH FLOOR (NOT SHOWN)
- 3/8" SUBFLOOR UNDER CERAMIC TILE FLOOR FINISH
- 3/4" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED
- 16" PRE-ENGINEERED FLOOR JOISTS @ 16" o/c - REFER TO MANUFACTURER'S SPECS FOR SIZE & SPACING
- 1x3 STRAPPING @ 16" o/c - IF FLOOR SPACING IS GREATER THAN 16" or INSTALLING GYPSUM BOARD CEILING
- 1/2" GYPSUM BOARD - TAPED & SANDED (WHEN REQUIRED)
- PAINT FINISH (WHEN REQUIRED)

(H) PORCH SLAB CONSTRUCTION

- 6" POURED CONCRETE SLAB, SEALED, MIN. STRENGTH 32 MPA (4600 PSI) CURED AFTER 28 DAYS W/ 7% AIR ENTRAINMENT C/W WIRE MESH REINFORCEMENT (4x4-W4.0/4.0 WWM). FLOOR TO SLOPE 1/8" FOR EVERY FOOT AWAY FROM HOUSE - BROOM FINISH
- 8" CRUSHED STONE COMPACTED TO 95 MPD
- COMPACTED SAND FILL
- UNDISTURBED SOIL

(I) BASEMENT SLAB CONSTRUCTION

- 3" POURED CONCRETE SLAB, SEALED, MIN. STRENGTH 25 MPA (3600 PSI) CURED AFTER 28 DAYS W/ 7% AIR ENTRAINMENT - SMOOTH FINISH
- 6 mil POLYETHYLENE VAPOUR BARRIER
- 8" CRUSHED STONE COMPACTED TO 95 MPD
- UNDISTURBED SOIL

(J) GARAGE SLAB CONSTRUCTION

- 4" POURED CONCRETE SLAB, SEALED, MIN. STRENGTH 32 MPA (4600 PSI) CURED AFTER 28 DAYS W/ 7% AIR ENTRAINMENT C/W WIRE MESH REINFORCEMENT(4x4-W4.0/4.0 WWM). FLOOR TO SLOPE 1/8" FOR EVERY FOOT TOWARDS GARAGE DOORS - BROOM FINISH
- 8" CRUSHED STONE COMPACTED TO 95 MPD
- COMPACTED SAND FILL
- UNDISTURBED SOIL

(K) TYPICAL ROOF ASSEMBLY

- 25 OR 30 YR. SELF SEALING ARCHITECTURAL ASPHALT SHINGLES
- 15 LBS ASPHALT ROOF FELT
- ICE & WATER SHIELD 60" UP FROM FASCIA BOARD
- 7/16" OSB SHEATHING W/ 'H' CLIPS
- PRE-ENGINEERED ROOF TRUSSES @ 24" o/c
- FIBERGLASS BATT INSULATION OR BLOWN IN CELLULOSE R60 MIN.
- INSULATION DEPRESSORS TO PROVIDE 2 1/2" OF CLEAR AIR FLOW ON ALL ROOF SLOPES
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 1x3 STRAPPING @ 16" o/c
- 1/2" GYPSUM BOARD - TAPED & SANDED
- PAINT FINISH

(L) 1HR. MIN. FRR PARTY WALL

- PAINT FINISH
- 5/8" "TYPE X" GYPSUM BOARD - TAPED & SANDED
- 2x6 STUD WALL @ 16" o/c c/w 4" FIBREGLASS INSULATION
- 1" AIRSPACE
- 2x6 STUD WALL @ 16" o/c c/w 4" FIBREGLASS INSULATION
- 5/8" "TYPE X' GYPSUM BOARD - TAPED & SANDED
- PAINT FINISH

(M) 1HR. MIN. FRR PARTY WALL @ BASEMENT LEVEL

- 8" POURED CONCRETE WALL, 20 MPa (2900 PSI) MIN. STRENGTH AFTER 28 DAYS
FULL HEIGHT - NO KNEE WALL
- 2-15M CONTINUOUS REBARS (w/ 16" LAPS) - TOP & BOTTOM
  2-15M L-BARS (24"x24") - TOP & BOTTOM OF ALL WALL CORNERS/ JUNCTIONS
  2-15M REBARS BELOW WINDOW OPENINGS (EXTEND 12" PAST EITHER SIDE OF OPENING)
- 15 LBS BUILDING PAPER FROM SLAB TO GRADE (WRAP AROUND 2x4 STUD WALL AT BOTTOM)
- 2x3 STUD WALL @ 16" o/c c/w 2.5" RIGID INSULATION (R15) - BOTH SIDES
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP. (BOTH SIDES)
- 1/2" GYPSUM BOARD - TAPED & SANDED (BOTH SIDES)
- PAINT FINISH (BOTH SIDES)

(N) TYPICAL FLOOR ASSEMBLY @ NEW CANTILEVER

- FINISH FLOOR (NOT SHOWN)
- 3/8" SUBFLOOR UNDER CERAMIC TILE FLOOR FINISH
- 3/4" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED
- 6 MIL POLYETHYLENE VB CONFORM TO CGSB 51.34 TYP
- 11 7/8" P.E. FLOOR JOISTS @ 16" o/c (SUPPLIER TO PROVIDE FLOOR JOIST LAYOUT AND SPECS)
- FILL ENTIRE CAVITY w/ FIBERGLASS INSULATION (R31)
- 2x6 CAVITY @ 24" o/c PERPENDICULAR
- FILL ENTIRE CAVITY w/ FIBERGLASS INSULATION (R20)
- 1/2" PLYWOOD SHEATHING
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE
- 1/2" T&G PINE BOARD FINISH (STAINED) or PERFORATED ALUMINUM SOFFIT

(O) TYPICAL FLOOR ASSEMBLY @ GARAGE CEILING

- FINISH FLOOR (NOT SHOWN)
- 3/8" SUBFLOOR UNDER CERAMIC TILE FLOOR FINISH
- 3/4" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 11 7/8" PRE-ENGINEERED FLOOR JOISTS @ 16" o/c - REFER TO MANUFACTURER'S SPECS FOR SIZE & SPACING
- FLOOR CAVITY FILLED WITH FIBERGLASS INSULATION, (R30 MINIMUM)
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED w/ TAPE
- 1x3 STRAPPING @ 16" o/c - IF FLOOR SPACING IS GREATER THAN 16" AND INSTALLING GYPSUM BOARD CEILING
- 1/2" GYPSUM BOARD - TAPED & SANDED
- PAINT FINISH (WHEN REQUIRED)

OPTIONAL OR IF RUNNING PLUMBING/HEATING LINES IN FLOOR ABOVE

- FINISH FLOOR (NOT SHOWN)
- 3/8" SUBFLOOR UNDER CERAMIC TILE FLOOR FINISH
- 3/4" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED
- 11 7/8" PRE-ENGINEERED FLOOR JOISTS @ 16" or 19.2" o/c - REFER TO MANUFACTURER'S SPECS FOR SIZE & SPACING
- FLOOR CAVITY FILLED WITH FIBERGLASS INSULATION
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- SUSPEND A 2x6 GRID @ 16" o/c 12" BELOW FLOOR JOISTS
- FILL SUSPENDED FLOOR CAVITY WITH FIBERGLASS INSULATION, (R30 MINIMUM)
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED w/ TAPE
- 1x3 STRAPPING @ 16" o/c - IF FLOOR SPACING IS GREATER THAN 16" AND INSTALLING GYPSUM BOARD CEILING
- 1/2" GYPSUM BOARD - TAPED & SANDED

(P) FLAT CANOPY CONSTRUCTION

- SBS MODIFIED BITUMINOUS ROOFING MEMBRANE AS PER MANUFACTURER'S SPECS
- 5/8" EXTERIOR GRADE PLYWOOD
- 1x3 BLOCKING TO SLOPE AWAY FROM WALL
- 2x10 WOOD JOISTS @ 16" o/c
- 1x3 STRAPPING @ 16" o/c
- 1x4 T&G STAINED CEDAR BOARDS

- PRE-FIN. METAL OVER 2x4 ON 2x8 FASCIA

AZUL DESIGNS - BCIN#: 115400
2277 PROSPECT AVENUE
OTTAWA, ON. K1H-7G2

FERNANDO MATOS - BCIN#: 22431
613-884-4425

QUALIFICATION INFO
SMALL BUILDINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:

DO NOT SCALE DRAWINGS

ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

GENERAL NOTES:

623 ROWANWOOD AVENUE
SCOPE OF WORK: NEW SINGLE DETACH DWELLING

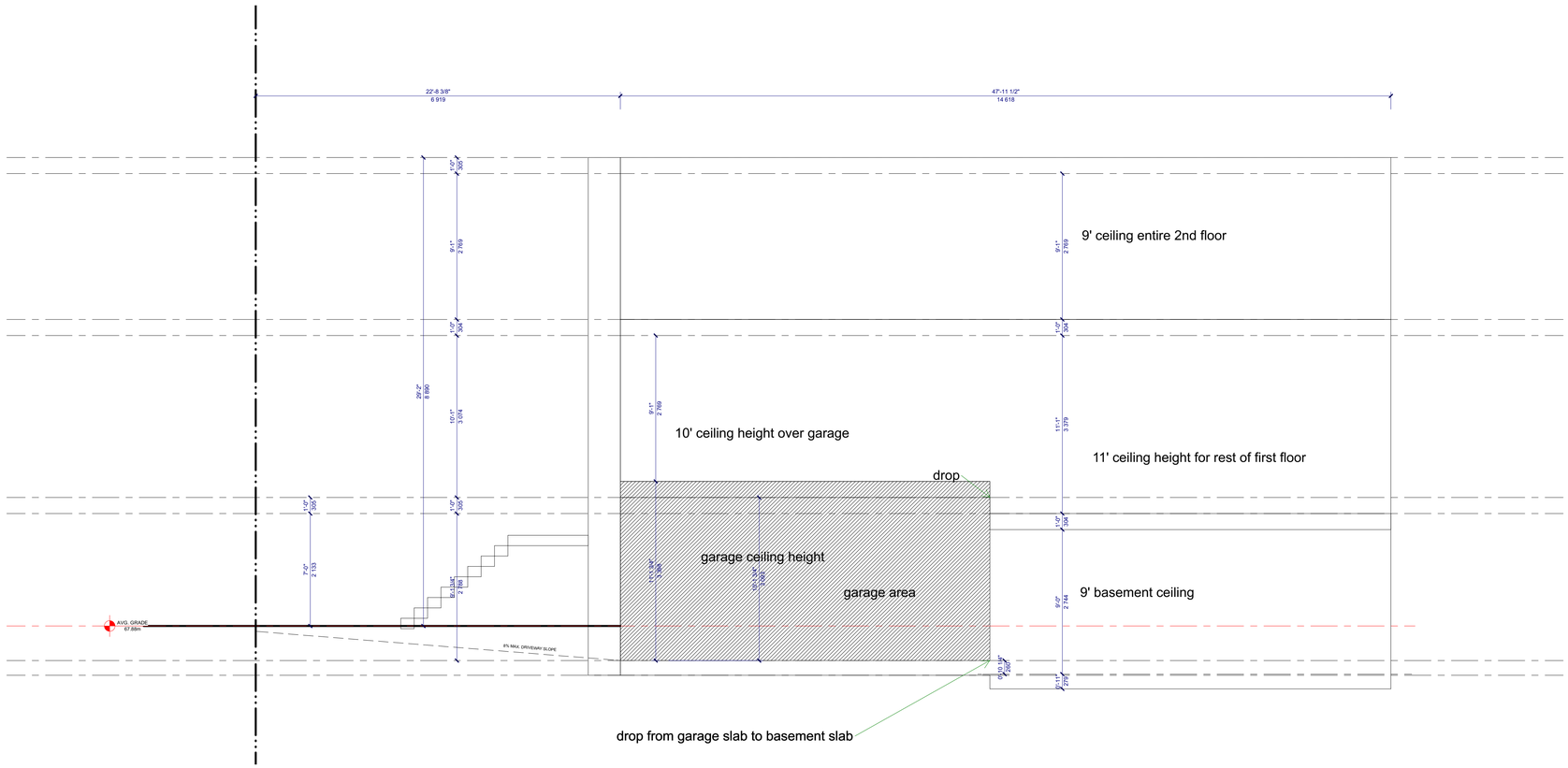
CONSULTANTS:
STRUCTURAL - W.ELIAS & ASSOCIATES
MECHANICAL -
ELECTRICAL -

NO.	REVISION/ISSUE	DATE M/D/Y
4	CONST. SET 2	00/00/00
3	REVISIONS TO FINAL	00/00/00
2	FINAL	00/00/00
1	PRELIMINARIES	09/01/22

PROJECT: **623 ROWANWOOD AVENUE**
NEW SINGLE DETACHED
623 ROWANWOOD AVE.
OTTAWA, ON K2A 3E3
613 000-0004

DRAWING NAME:
SITE PLAN AND NOTES

DRAWN BY: F.M.	SHEET: A1
DATE: JUNE 30, 2022	
SCALE: AS NOTED	



1 / A2 BASEMENT FLOOR PLAN
SCALE 3/16" = 1'-0"

AZUL DESIGNS - BCIN#: 115400
2277 PROSPECT AVENUE
OTTAWA, ON. K1H-7G2

FERNANDO MATOS - BCIN#: 22431
613-884-4425

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GENERAL NOTES:

623 ROWANWOOD AVENUE

SCOPE OF WORK: NEW SINGLE DETACH DWELLING

CONSULTANTS:
STRUCTURAL: - W.ELIAS & ASSOCIATES
MECHANICAL: -
ELECTRICAL: -

M/D/Y

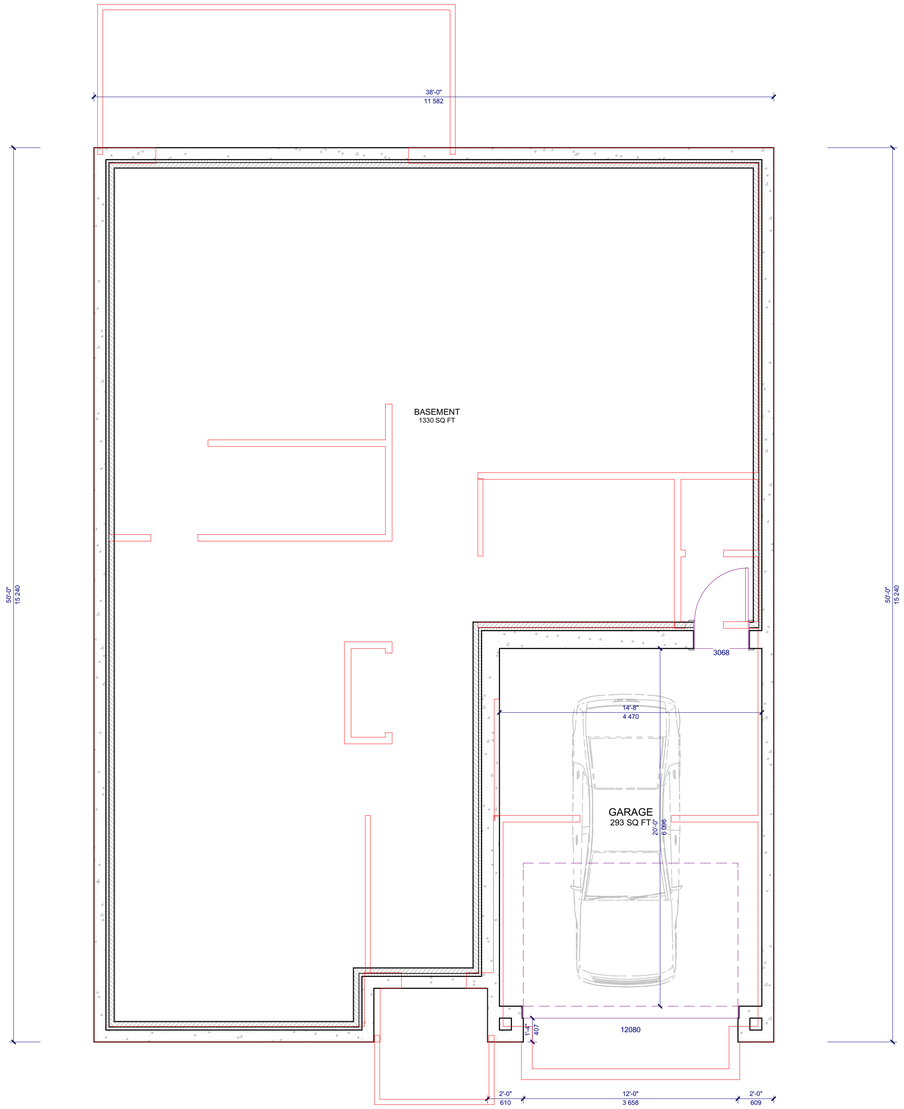
NO.	REVISION/ISSUE	DATE
4	CONST. SET 2	00/00/00
3	REVISIONS TO FINAL	00/00/00
2	FINAL	00/00/00
1	PRELIMINARIES	09/01/22

PROJECT: **623 ROWANWOOD AVENUE**
NEW SINGLE DETACHED
623 ROWANWOOD AVE,
OTTAWA, ON K2A 3E3
613.000-0004

DRAWING NAME:
BUILDING SECTION SKETCH

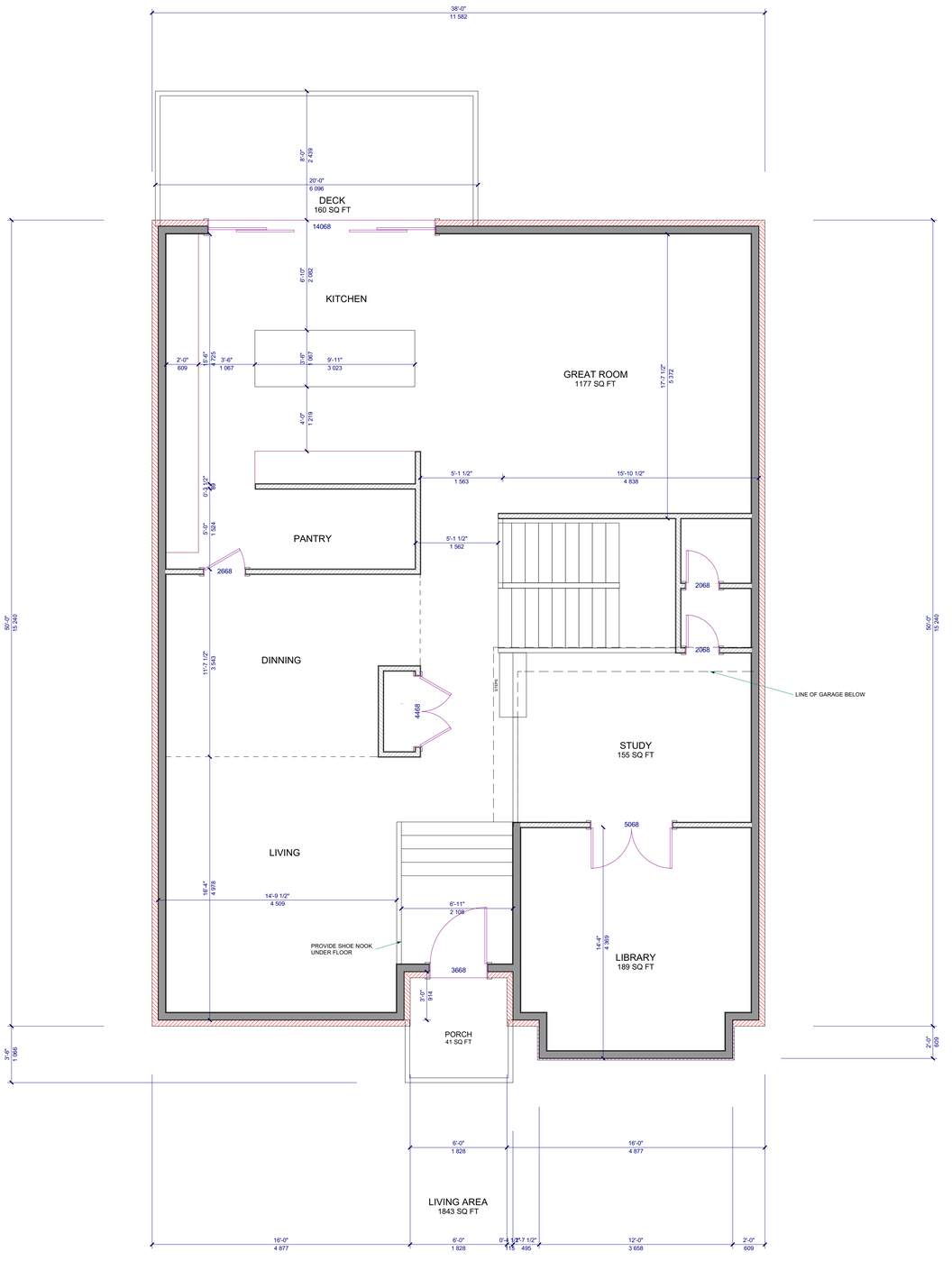
DRAWN BY: F.M.
DATE: JUNE 30, 2022
SCALE: AS NOTED
SHEET: A2

ELECTRICAL & PLUMBING
LEGEND ON PAGE A-



LIVING AREA
1550 SQ FT

1 BASEMENT FLOOR PLAN
A3 SCALE 1/4" = 1'-0"



2 FIRST FLOOR PLAN
A3 SCALE 1/4" = 1'-0"

AZUL DESIGNS - BCIN#: 115400
2277 PROSPECT AVENUE
OTTAWA, ON. K1H-7G2

FERNANDO MATOS - BCIN#: 22431
613-884-4425

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IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

GENERAL NOTES:

623 ROWANWOOD AVENUE

SCOPE OF WORK: NEW SINGLE DETACH DWELLING

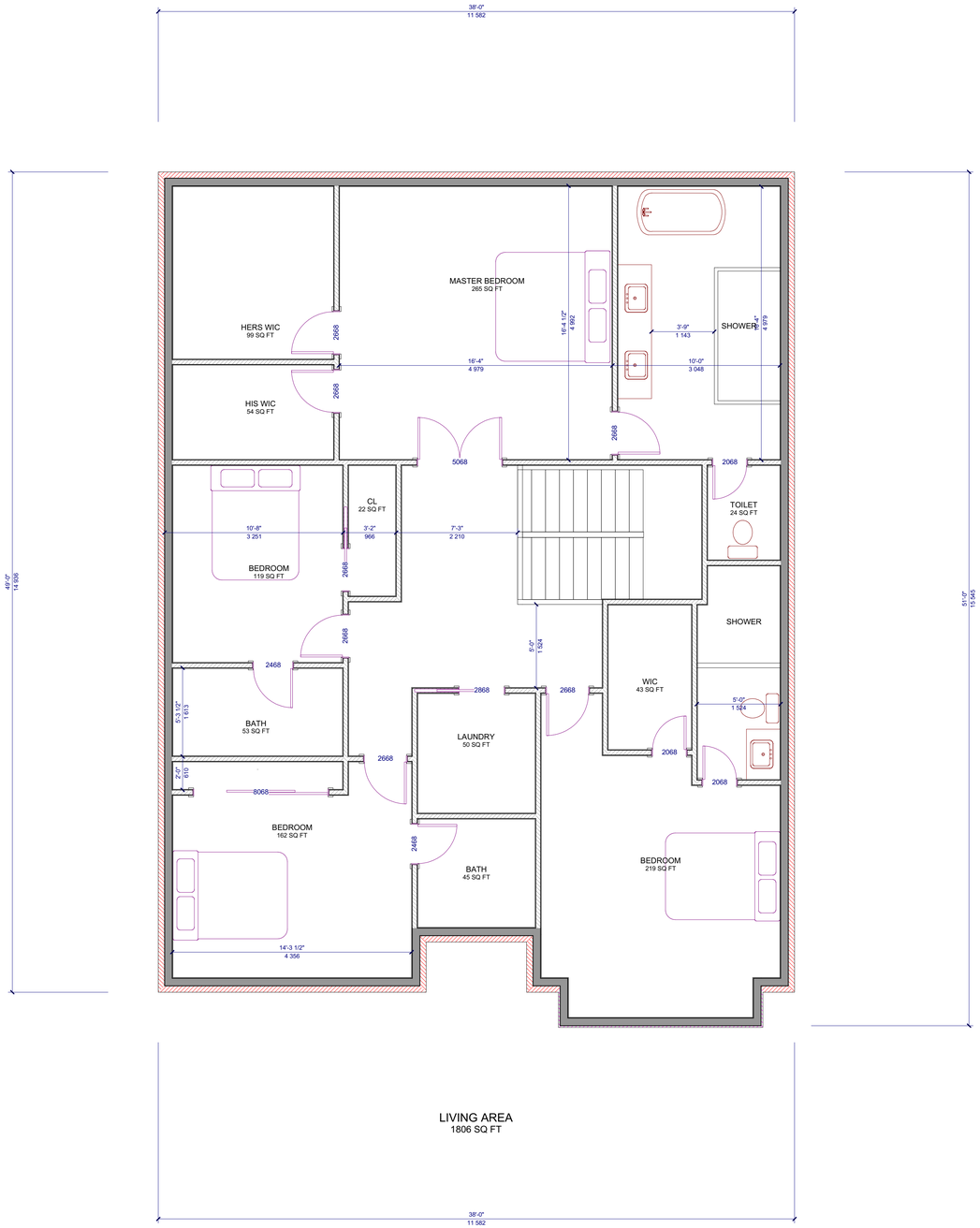
CONSULTANTS:
STRUCTURAL :- W.ELIAS & ASSOCIATES
MECHANICAL :-
ELECTRICAL :-

NO.	REVISION/ISSUE	DATE
		M/D/Y
4	CONST. SET 2	00/00/00
3	REVISIONS TO FINAL	00/00/00
2	FINAL	00/00/00
1	PRELIMINARIES	09/01/22

PROJECT:
623 ROWANWOOD AVENUE
NEW SINGLE DETACHED
623 ROWANWOOD AVE.
OTTAWA, ON K2A 3E3
613 000-0004

DRAWING NAME:
FLOOR PLANS
SKETCH

DRAWN BY: F.M.
SHEET: A3
DATE: JUNE 30, 2022
SCALE: AS NOTED



2 / A4 SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

AZUL DESIGNS - BCIN#: 115400
2277 PROSPECT AVENUE
OTTAWA, ON. K1H-7G2

FERNANDO MATOS - BCIN#: 22431
613-884-4425

QUALIFICATION INFO
SMALL BUILDINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:

DO NOT SCALE DRAWINGS

ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

GENERAL NOTES:

623 ROWANWOOD AVENUE

SCOPE OF WORK: NEW SINGLE DETACH DWELLING

CONSULTANTS:
STRUCTURAL: - W.ELIAS & ASSOCIATES
MECHANICAL: -
ELECTRICAL: -

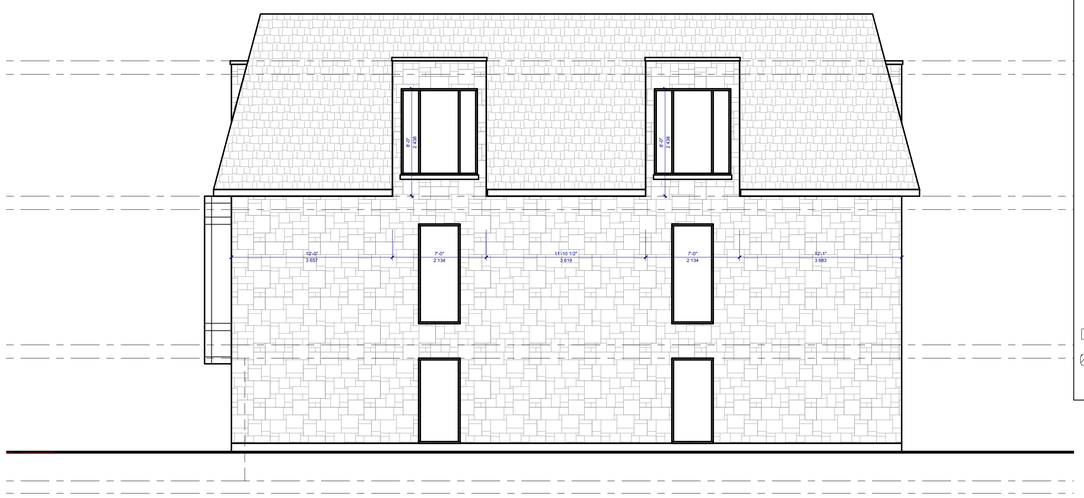
NO.	REVISION/ISSUE	DATE
		M/D/Y
4	CONST. SET 2	00/00/00
3	REVISIONS TO FINAL	00/00/00
2	FINAL	00/00/00
1	PRELIMINARIES	09/01/22

PROJECT:
623 ROWANWOOD AVENUE
NEW SINGLE DETACHED
623 ROWANWOOD AVE,
OTTAWA, ON K2A 3E3
613.000-0004

DRAWING NAME:
FLOOR PLANS
SKETCH

DRAWN BY: F.M.
SHEET: A4
DATE: JUNE 30, 2022
SCALE: AS NOTED

1 A4 WEST ELEVATION
SCALE 3/16" = 1'-0"



2 A4 WEST ELEVATION
SCALE 3/16" = 1'-0"

277.5 ft2

197.0 M2

ALL GUARD RAIL AND STEP CONSTRUCTION AS PER SS SB-7 (EB-2, EC-4, ED-1) AND OBC 9.8.

MATERIAL LEGEND & NOTES

1. FIBRE CEMENT PANELING FINISH (SPEC. B*)
2. STONE VENEER EXTERIOR FINISH (SPEC. C)
3. HORZ. STEEL SIDING - WOOD FINISH (SPEC. B)
4. VERT. CORRUGATED STEEL SIDING (SPEC. B)
5. FIBRE CEMENT PANELS SIDING
6. ALUMINUM PANELS SIDING or ALUMINUM STOCK EXT.
7. 4" or 5" PRE-CAST CONC. SILL
8. ALUMINUM STOCK CLAD FASCIA
9. CEMENT PARGING TO 4" BELOW GRADE
10. DRAIN TO BE CONNECTED TO WEEPING TILE
11. ASPHALT SHINGLES
12. GLASS & METAL GUARDRAIL
13. 5" WIDE PRE-CAST CONC. SURROUND
14. ALUM. CLAD POST
15. 5" RAISED EIFS SURROUND
16. 6" DOUBLE RAISED EIFS FREIZE (4"+ 2")
17. 12" WIDE PRE-CAST CONC. BAND (PROFILE T.B.D.)
18. CONCRETE STEPS
19. CORRUGATED STEEL WINDOW WELL

12" WIDE RAISED EIFS BAND

SOLDIER BRICK COURSE

10.4 SQ.FT. GLAZING AREA USED TO CALCULATE FOR SB-12

~~10.4 SQ.FT.~~ TOTAL WALL AREA USED TO CALCULATE FOR SB-12

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GENERAL NOTES:

623 ROWANWOOD AVENUE

SCOPE OF WORK: NEW SINGLE DETACH DWELLING

CONSULTANTS:
STRUCTURAL - W.ELIAS & ASSOCIATES
MECHANICAL -
ELECTRICAL -

M/D/Y

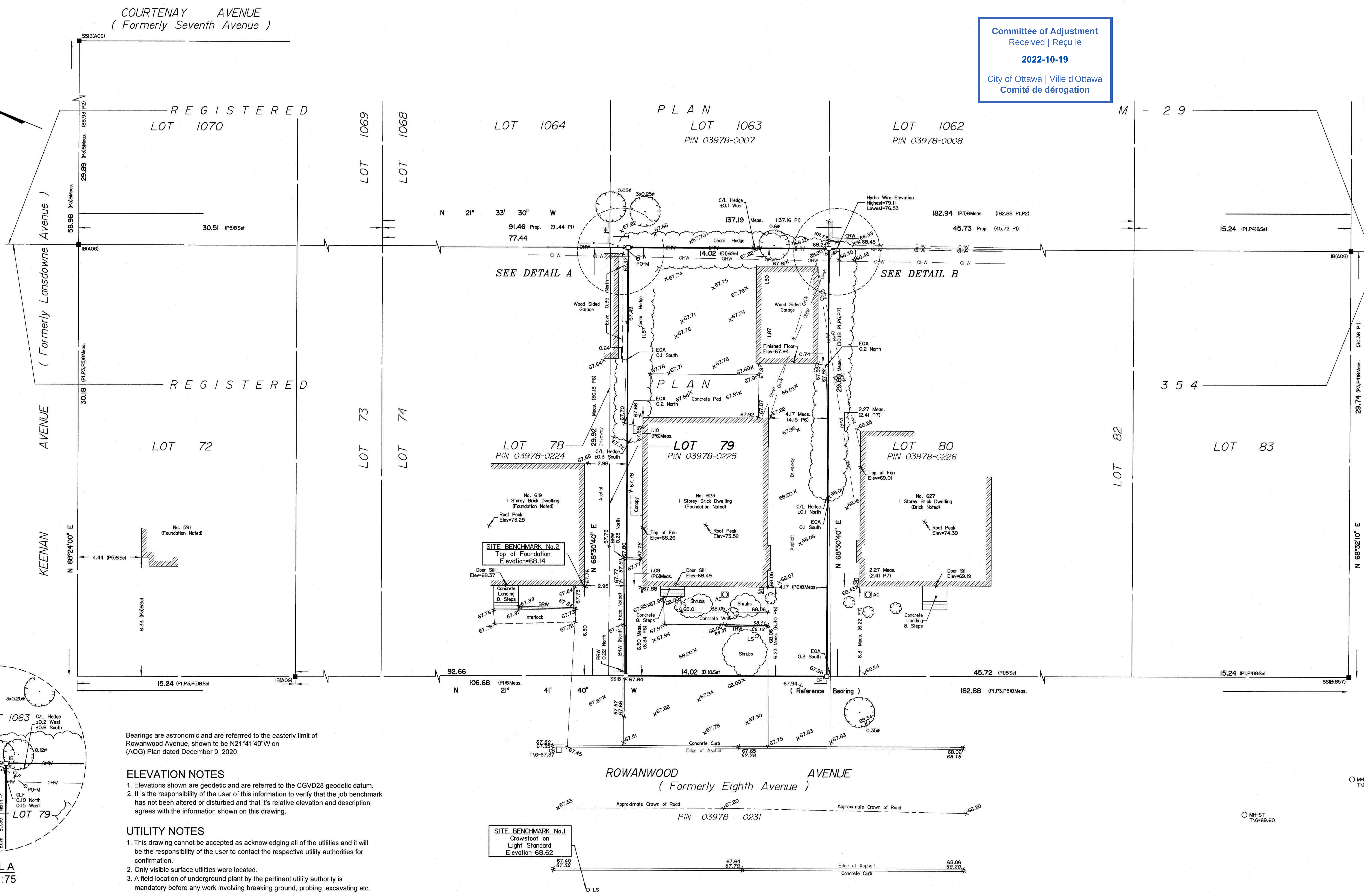
NO.	REVISION/ISSUE	DATE
4	CONST. SET 2	00/00/00
3	REVISIONS TO FINAL	00/00/00
2	FINAL	00/00/00
1	PRELIMINARIES	09/01/22

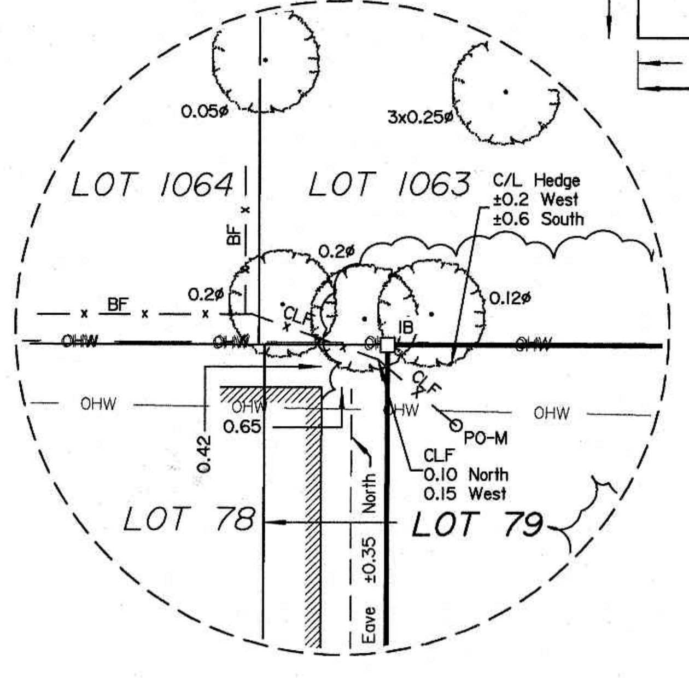
PROJECT:
623 ROWANWOOD AVENUE
NEW SINGLE DETACHED
623 ROWANWOOD AVE,
OTTAWA, ON K2A 3E3
613.000-0004

DRAWING NAME:
ELEVATIONS
SKETCH

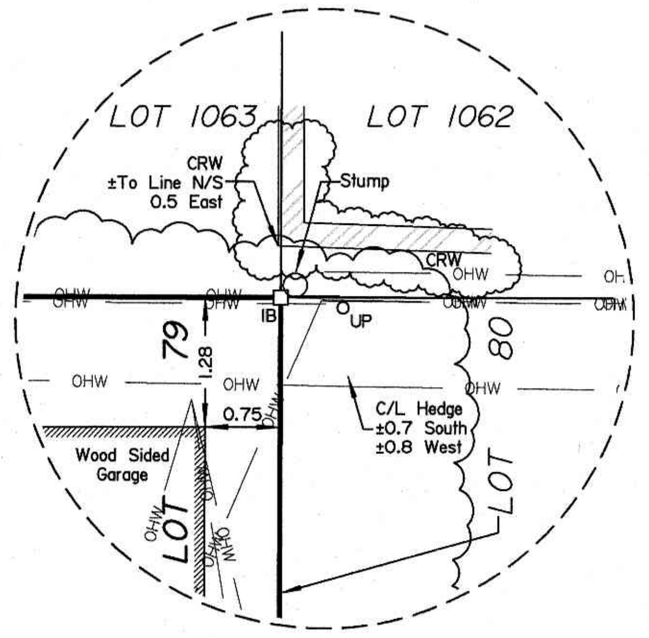
DRAWN BY: F.M.
SHEET: A5
DATE: JUNE 30, 2022
SCALE: AS NOTED

Committee of Adjustment
Received | Reçu le
2022-10-19
City of Ottawa | Ville d'Ottawa
Comité de dérogation





DETAIL A
Scale 1:75



DETAIL B
Scale 1:75

Bearings are astronomic and are referrred to the easterly limit of Rowanwood Avenue, shown to be N21°41'40"W on (AOG) Plan dated December 9, 2020.

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 79
REGISTERED PLAN 354
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 Metres

Metric

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 23rd day of February, 2022.

Mar 1/22
Date

T. Hartwick
Ontario Land Surveyor

Notes & Legend

—□—	Denotes	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CP	"	Concrete Pin
(WIT)	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
Meas.	"	Measured
Prop.	"	Proportioned
(P1)	"	Registered Plan 354
(P2)	"	Registered Plan M-29
(P3)	"	(AOG) Plan dated December 9, 2020
(P4)	"	(1692) Plan dated April 26, 2021
(P5)	"	(AOG) Plan dated September 11, 1996
(P6)	"	(647) Plan dated October 14, 1980
(P7)	"	(671) Plan dated August 29, 1967
(D1)	"	Instrument N709515
Ø	"	Diameter
+ 65.00	"	Location of Elevations
+ 65.00	"	Top of Concrete Curb / Wall Elevation
Fdn	"	Foundation
C/L	"	Centreline
———	"	Property Line
— OHW —	"	Overhead Wires
o UP	"	Utility Pole
	"	Deciduous Tree
	"	Coniferous Tree
	"	Shrubs
O MH-ST	"	Maintenance Hole (Storm Sewer)
O MH-S	"	Maintenance Hole (Sanitary)
EOA	"	Edge of Asphalt
BRW	"	Brick Retaining Wall
TRW	"	Timber Retaining Wall
CLF	"	Chain Link Fence
BF	"	Board Fence
T/G	"	Top of Grate
O PO–M	"	Metal Pole
O UP	"	Utility Pole
O LS	"	Light Standard
▭ GM	"	Gas Meter
▢ AC	"	Air Conditioner

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-22600

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors

Job No. 22596-22 RGolipour PrtLt79 RP354 POS D2 | DG