

LEGAL DESCRIPTION  
 509 ROOSEVELT AVENUE  
 RPLAN 235  
 PART OF LOT 20  
 OTTAWA ON  
 ZONING: R3R [2687]  
 FRONT YARD SETBACK: 6.0m  
 REAR YARD SETBACK: 25% LOT DEPTH (7.5m MAX.)

INT. SIDE YARD SETBACK (DRIVEWAY): 1.5 m  
 INT. SIDE YARD SETBACK: 1.2 m (2.4 TOTAL)  
 MAXIMUM HEIGHT: 8.0 m

MIN. LOT AREA: 360.0 m<sup>2</sup>  
 MIN. LOT WIDTH: 12.0 m

SITE INFORMATION:  
 LOT AREA: 572.2 m<sup>2</sup>  
 TOTAL BUILDING AREA: 110.9 m<sup>2</sup>  
 LOT COVERAGE: 19.3 %

**Committee of Adjustment**  
 Received | Reçu le  
**2023-01-04**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**Site Plan**  
 scale: 1" = 15'-0"

**ROOSEVELT AVENUE**



(613) 277 7306

**GENERAL NOTES:**  
 1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHOULD BE REPORTED TO NIELS LUETTGE.  
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.  
 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.  
 4. DO NOT SCALE DRAWINGS.

**POST SCHEDULE**  
 P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST  
 8500 POUND CAP. (MIN.)  
 P2 - 2-2"x6" OR 3-2"x4"  
 P3 - 3-2"x6" OR 5-2"x4"  
 P4 - 4-2"x6" OR 3-2"x8"  
 P5 - 5-2"x6" OR 4-2"x8"  
 P6 - HSS 3"x3"x.188" C/W 5"x3/8"x8" B.P. & C.P.  
 P7 - HSS 4"x4"x.188" C/W 6"x3/8"x10" B.P. & C.P.

**BRICK LINTELS**

OPENINGS UP TO	L SIZE
5'-0"	L 3 1/2"x3 1/2"x5/16"
7'-0"	L 4"x3 1/2"x5/16"
8'-0"	L 5"x3 1/2"x5/16"
9'-0"	L 5"x3 1/2"x3/8"
10'-0"	L 6"x4"x3/8"

6"min. BEARING EACH END

No.	DATE	DESCRIPTION	INIT.
7.			
6.			
5.			
4.	05.07.2022	ADD CARPORT	NL
3.	26.05.2022	STRUCTURAL ADJUSTMENTS	NL
2.	18.05.2022	ADD STRUCTURAL	NL
1.	25.03.2022	ISSUE FOR PERMIT	NL

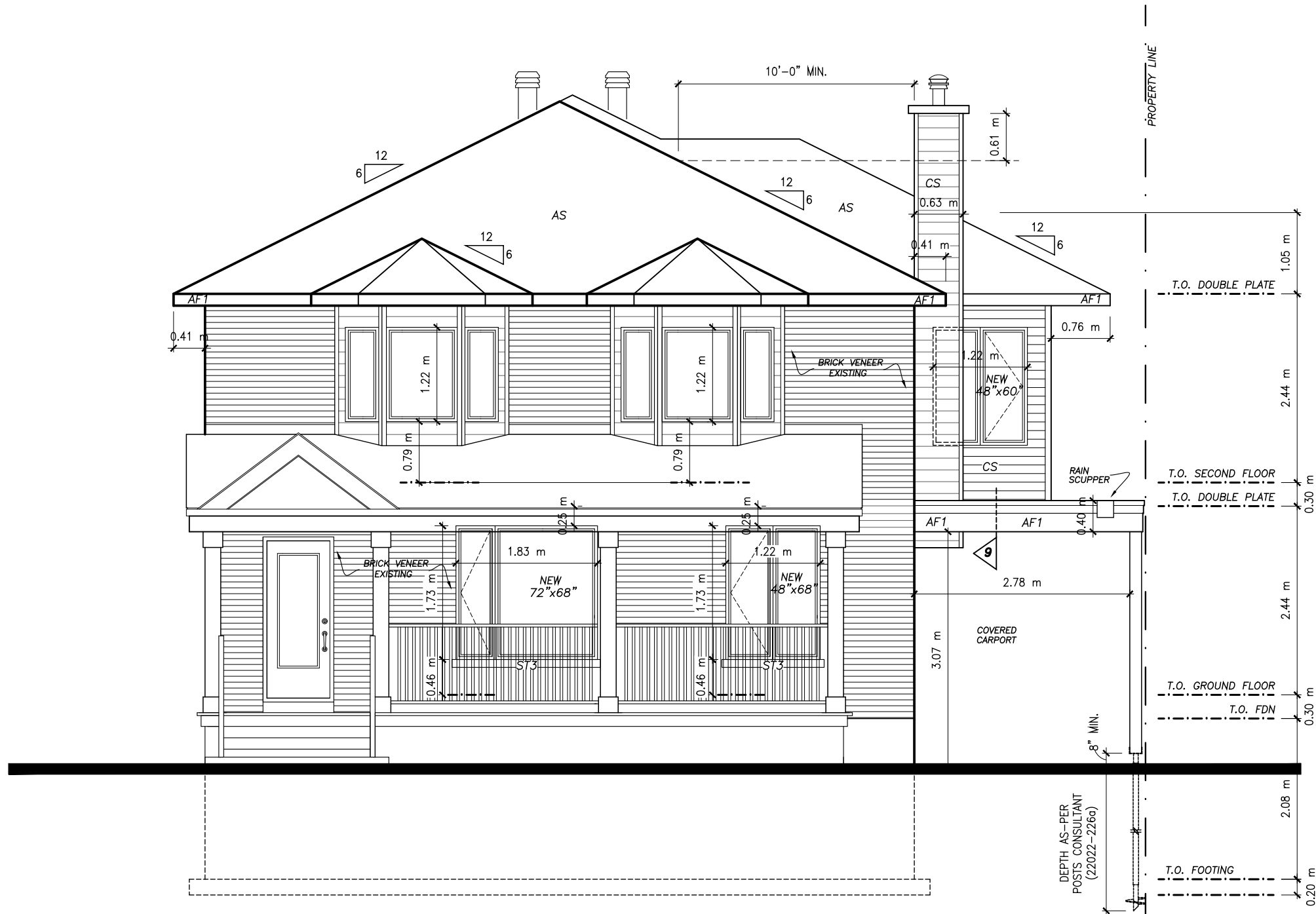
REVISIONS	
A	A - DETAIL NUMBER
B	B - SHEET NUMBER (DETAIL REQUIRED)
C	C - SHEET NUMBER (DETAIL LOCATION)

SEAL

DRAWING TITLE  
**SITE PLAN**

CLIENT  
 509 ROOSEVELT AVE.,  
 OTTAWA, ON  
 K2A 1Z9

DATE JAN 7 2022	SHEET No. <b>A0</b>
SCALE AS NOTED	
DRAWN BY: NL	
CHECKED	



# FRONT ELEVATION

scale: 3/16"=1'-0"

EXTERIOR FINISH LEGEND			
CS	COMPOSITE SIDING	PS	PINE SOFFIT (T&G)
BV	EXISTING BRICK VENEER	F	METAL FLASHING
ST3	PRECAST SILL	DC	METAL DRIP CAP (TYPICAL)
STS	4" PRECAST SURROUND (SMOOTH)	GL	GLAZING
AF1	ALUMINUM FACIA 6" FLUSH PROFILE	P	PARGING
VS	VENTED ALUM. SOFFIT	AS	ASPHALT SHINGLE

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 P4 - 4-2"x6" OR 3-2"x8"  
 P5 - 5-2"x6" OR 4-2"x8"  
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 5'-0" L 3 1/2"x3 1/2"x5/16"  
 7'-0" L 4"x3 1/2"x5/16"  
 8'-0" L 5"x3 1/2"x5/16"  
 9'-0" L 5"x3 1/2"x3/8"  
 10'-0" L 6"x4"x3/8"  
 6"min. BEARING EACH END

No.	DATE	DESCRIPTION	INIT.
7.			
6.			
5.	09.28.2022	HELICAL PILE LOCATE	NL
4.	05.07.2022	ADD CARPORT	NL
3.	26.05.2022	STRUCTURAL ADJUSTMENTS	NL
2.	18.06.2022	ADD STRUCTURAL	NL
1.	25.03.2022	ISSUE FOR PERMIT	NL

REVISIONS	
A	DETAIL NUMBER
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SEAL

DRAWING TITLE  
**FRONT ELEVATION**

CLIENT  
 509 ROOSEVELT AVE.,  
 OTTAWA, ON  
 K2A 1Z9

DATE  
 JAN 7 2022

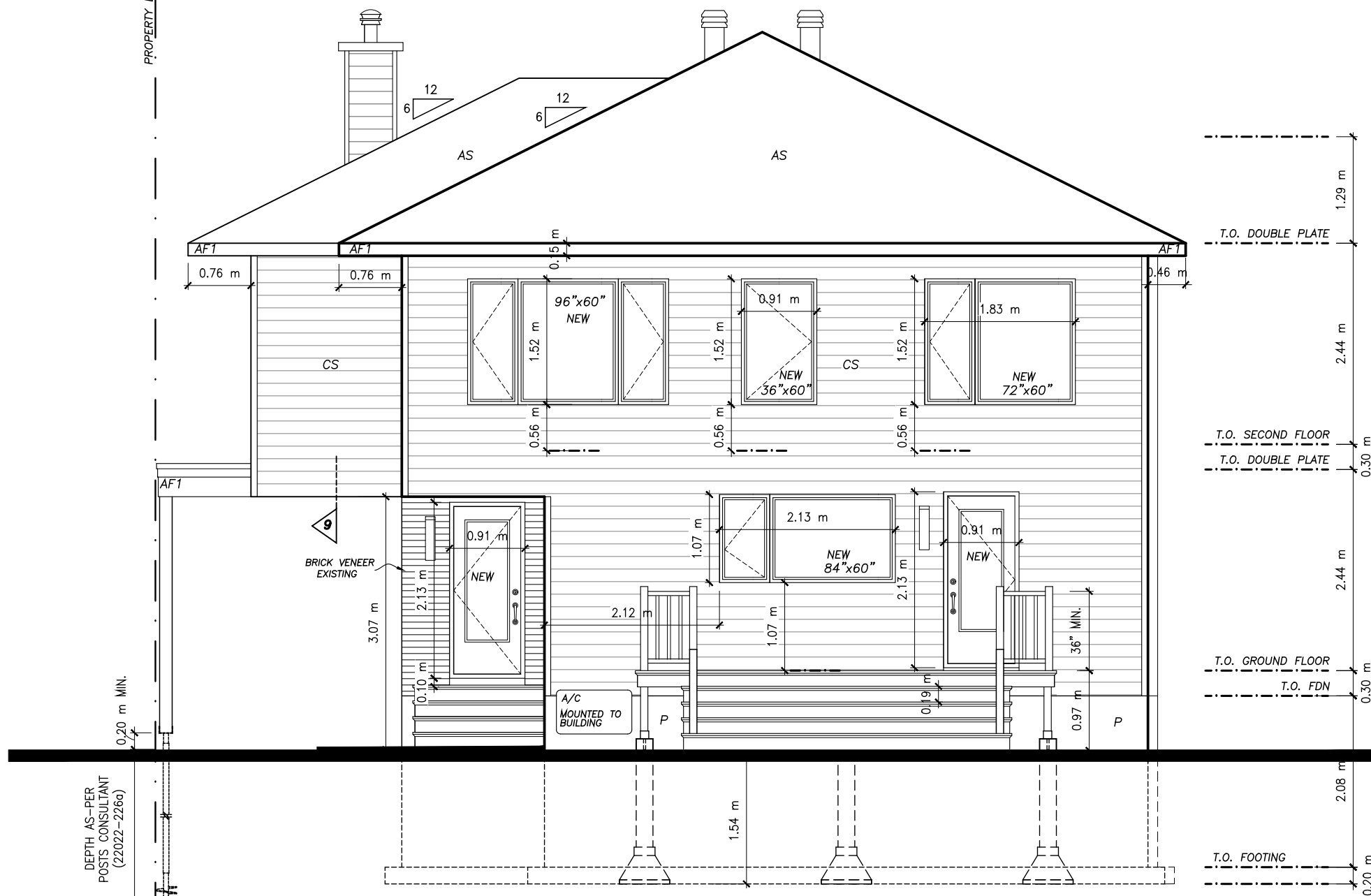
SCALE  
 AS NOTED

DRAWN BY:  
 NL

CHECKED

SHEET No.  
**A5**

PROPERTY LINE



# REAR ELEVATION

scale: 3/16"=1'-0"

EXTERIOR FINISH LEGEND			
CS	COMPOSITE SIDING	PS	PINE SOFFIT (T&G)
BV	EXISTING BRICK VENEER	F	METAL FLASHING
ST3	PRECAST SILL	DC	METAL DRIP CAP (TYPICAL)
STS	4" PRECAST SURROUND (SMOOTH)	GL	GLAZING
AF1	ALUMINUM FACIA 6" FLUSH PROFILE	P	PARGING
VS	VENTED ALUM. SOFFIT	AS	ASPHALT SHINGLE

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 OPENINGS UP TO L SIZE  
 5'-0" L 3 1/2"x3 1/2"x5/16"  
 7'-0" L 4"x3 1/2"x5/16"  
 8'-0" L 5"x3 1/2"x5/16"  
 9'-0" L 5"x3 1/2"x3/8"  
 10'-0" L 6"x4"x3/8"  
 6"min. BEARING EACH END

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REVISIONS	
A	- DETAIL NUMBER
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SEAL

DRAWING TITLE  
**REAR ELEVATION**

CLIENT  
 509 ROOSEVELT AVE.,  
 OTTAWA, ON  
 K2A 1Z9

DATE  
 JAN 7 2022

SCALE  
 AS NOTED

DRAWN BY:  
 NL

CHECKED

SHEET No.  
**A6**

(613) 277 7306

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8500 POUND CAP. (MIN.)

P2 - 2-2"x6" OR 3-2"x4"

P3 - 3-2"x6" OR 5-2"x4"

P4 - 4-2"x6" OR 3-2"x8"

P5 - 5-2"x6" OR 4-2"x8"

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**BRICK LINTELS**

OPENINGS UP TO

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4	05.07.2022	ADD CARPORT	NL
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**REVISIONS**

A	DETAIL NUMBER
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C	SHEET NUMBER (DETAIL LOCATION)

SEAL

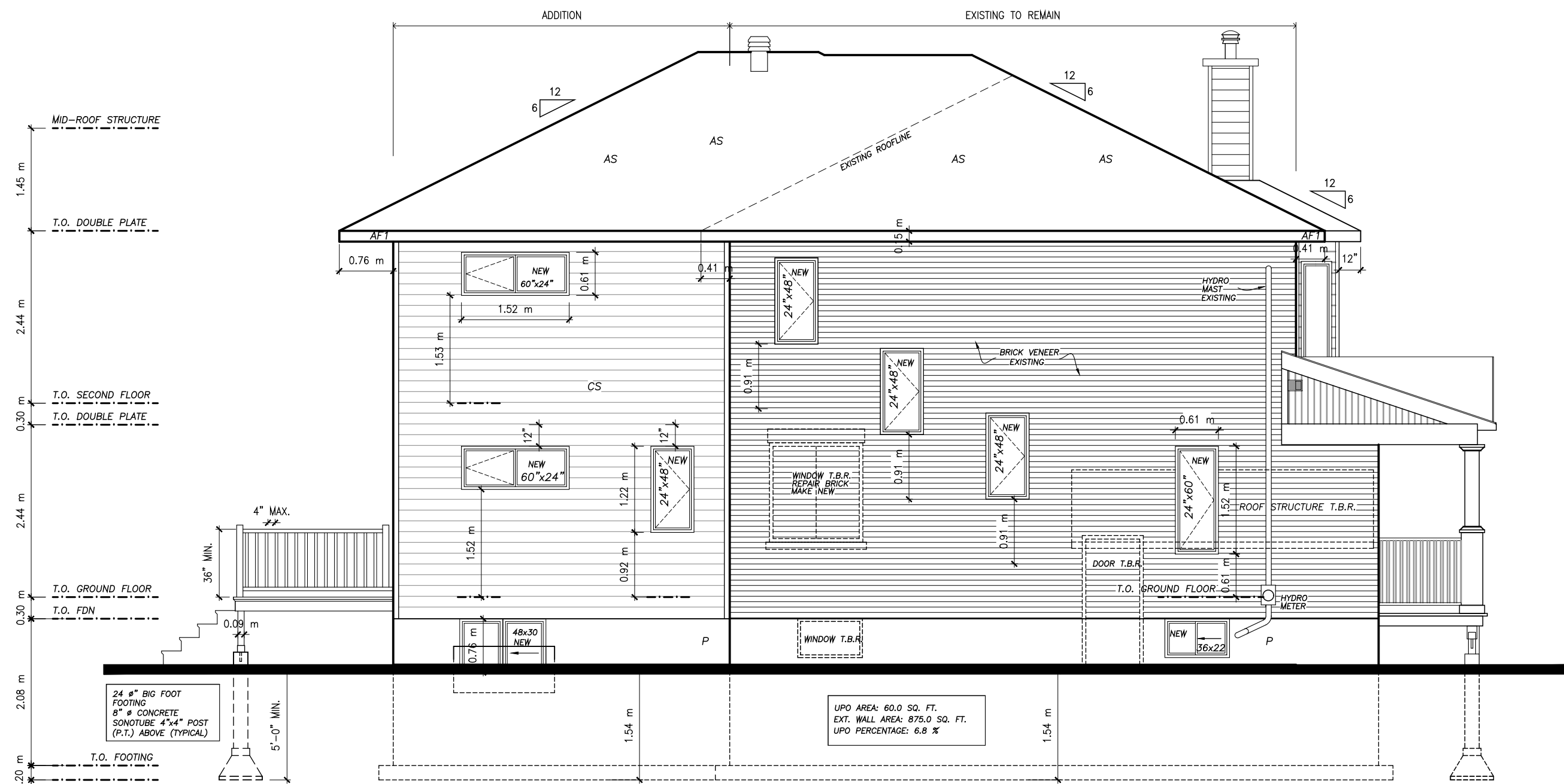
DRAWING TITLE

LEFT SIDE ELEVATION

CLIENT

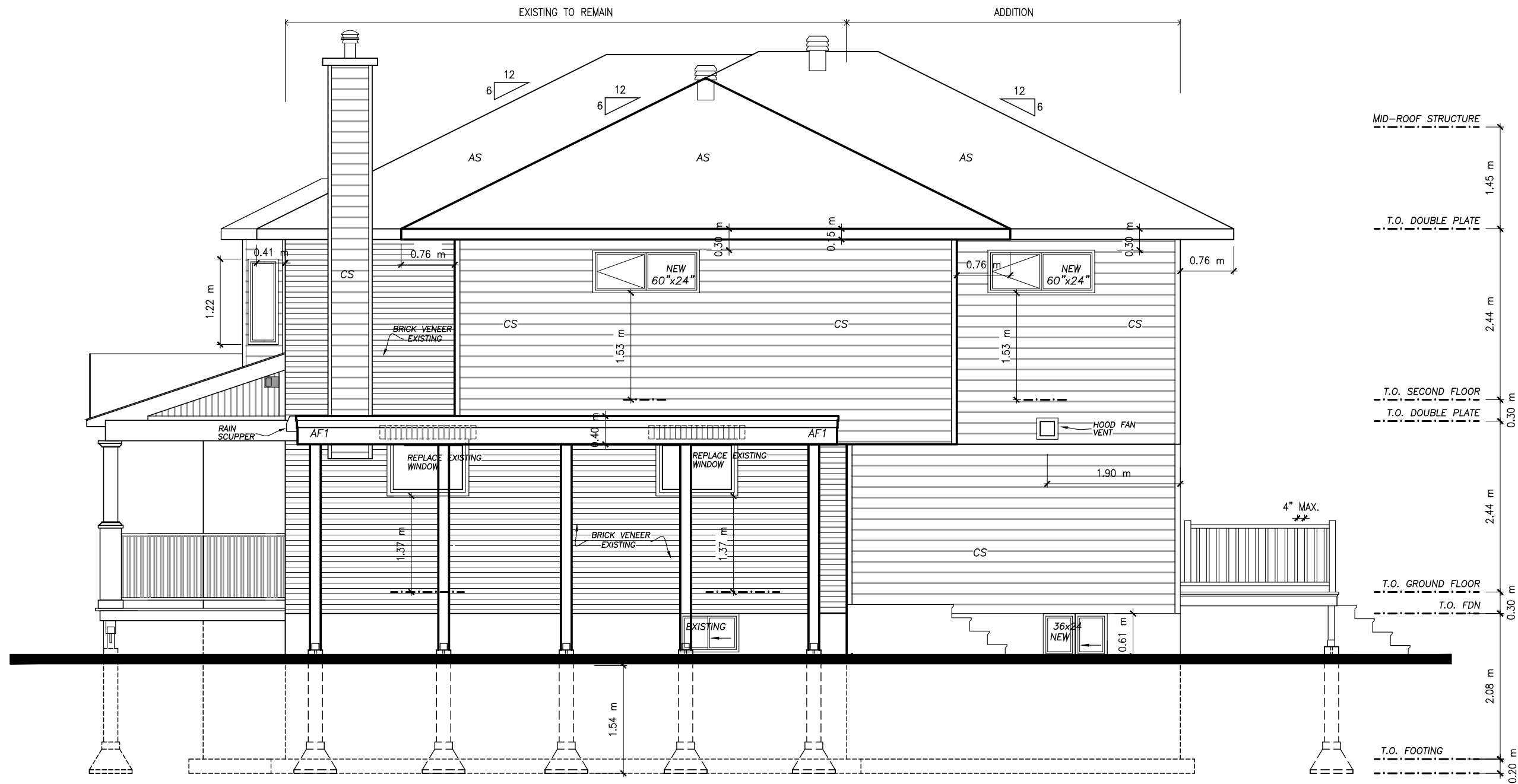
509 ROOSEVELT AVE.,  
OTTAWA, ON  
K2A 1Z9

DATE	JAN 7 2022	SHEET No.	<b>A7</b>
SCALE	AS NOTED		
DRAWN BY:	NL		
CHECKED			



# LEFT SIDE ELEVATION

scale: 3/16"=1'-0"



# RIGHT SIDE ELEVATION

scale: 3/16"=1'-0"

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### BRICK LINTELS

- |                         |                       |
|-------------------------|-----------------------|
| OPENINGS UP TO          | L SIZE                |
| 5'-0"                   | L 3 1/2"x3 1/2"x5/16" |
| 7'-0"                   | L 4"x3 1/2"x5/16"     |
| 8'-0"                   | L 5"x3 1/2"x5/16"     |
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| 6"min. BEARING EACH END |                       |

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REVISIONS			
A			
B			
C			

SEAL

T.O. SECOND FLOOR  
T.O. DOUBLE PLATE  
T.O. GROUND FLOOR  
T.O. FDN  
T.O. FOOTING

7.			
6.			
5.			
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No.	DATE	DESCRIPTION	INIT.

DRAWING TITLE  
**RIGHT SIDE ELEVATION**

CLIENT  
509 ROOSEVELT AVE.,  
OTTAWA, ON  
K2A 1Z9

DATE JAN 7 2022	SHEET No.
SCALE AS NOTED	<b>A8</b>
DRAWN BY: NL	
CHECKED	