

AVERAGE GRADE CALCULATIONS
 87.75m
 87.52m
 87.86m
 87.54m
 87.28m

drop from garage slab to basement slab

NOT TO SCALE
 ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED
 TO BE CONSIDERED AS APPROXIMATE
 THE ARCHITECT HAS REVIEWED AND APPROVED THE CONSTRUCTION DOCUMENTS FOR THE PROJECT AND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT'S PERFORMANCE OR THE PROJECT'S COMPLETION DATE.

RESPONSIBILITIES
 ARCHITECT: ARCHITECTURAL DESIGN AND CONSTRUCTION DOCUMENTS
 ENGINEER: STRUCTURAL DESIGN AND CONSTRUCTION DOCUMENTS
 MECHANICAL/ELECTRICAL/PLUMBING ENGINEER: MECHANICAL, ELECTRICAL AND PLUMBING DESIGN AND CONSTRUCTION DOCUMENTS
 LANDSCAPE ARCHITECT: LANDSCAPE DESIGN AND CONSTRUCTION DOCUMENTS
 CIVIL ENGINEER: CIVIL DESIGN AND CONSTRUCTION DOCUMENTS
 GEOTECHNICAL ENGINEER: GEOTECHNICAL DESIGN AND CONSTRUCTION DOCUMENTS
 ENVIRONMENTAL ENGINEER: ENVIRONMENTAL DESIGN AND CONSTRUCTION DOCUMENTS
 HISTORIC PRESERVATION ARCHITECT: HISTORIC PRESERVATION DESIGN AND CONSTRUCTION DOCUMENTS
 INTERIOR DESIGNER: INTERIOR DESIGN AND CONSTRUCTION DOCUMENTS
 SPECIALIST: SPECIALIST DESIGN AND CONSTRUCTION DOCUMENTS

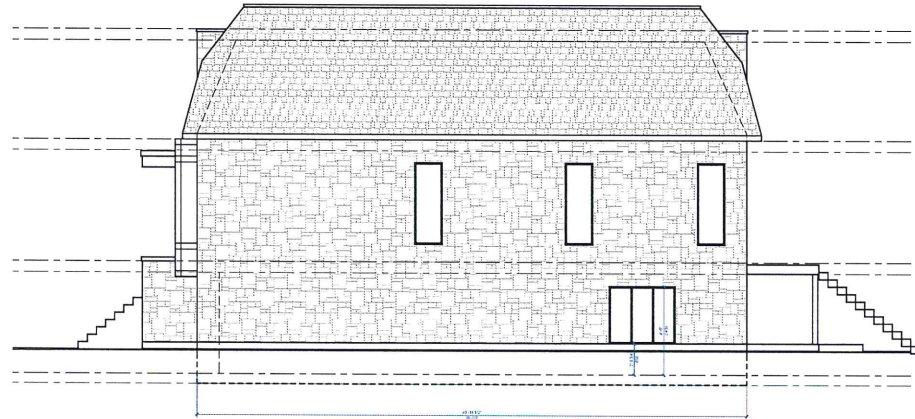
623 ROWANWOOD AVENUE
 SCOPE OF WORK: NEW SINGLE DETACH DWELLING

NO.	REVISION	DATE
1	ISSUED SET	2022
2	REVISED SET	2022
3	REVISED SET	2022
4	REVISED SET	2022

623 ROWANWOOD AVENUE
 NEW SINGLE DETACHED
 121 ROWANWOOD AVE.
 OLYMPIA, WASHINGTON 98513
 BUILDING SECTION
 SKETCH



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



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



1 EAST ELEVATION
SCALE 3/16" = 1'-0"



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

ALL GUARD RAIL AND STEP
CONSTRUCTION TO BE PER 98.03.01
(S.B.3, S.C.4, ED-11 AND OBC 8.8)

- MATERIAL LEGEND & NOTES**
- ① FIBRE CEMENT PANELING FINISH (SPEC. B*)
 - ② STONE VENEER EXTERIOR FINISH (SPEC. C)
 - ③ HORIZ. STEEL SIDING - WOOD FINISH (SPEC. B)
 - ④ VERT. CORRUGATED STEEL SIDING (SPEC. B)
 - ⑤ FIBRE CEMENT PANELS SIDING
 - ⑥ ALUMINUM PANELS SIDING w/ ALUMINUM STOCK EXT.
 - ⑦ 4" x 8" PRE-CAST CONC. BILD.
 - ⑧ ALUMINUM STOCK CLAD FABRICA
 - ⑨ CEMENT PAINTING TO 4" BELOW GRADE
 - ⑩ GRASS TO BE CONNECTED TO NEIGHBORS FILE
 - ⑪ ASPHALT SHINGLES
 - ⑫ GLASS & METAL ELEMENTAL
 - ⑬ 8" WIDE PRE-CAST CONC. SURROUND
 - ⑭ ALUM. CLAD POST
 - ⑮ 2" RAISED EPS SURROUND
 - ⑯ 2" DOUBLE RAISED EPS FINISH (4" x 2")
 - ⑰ 12" WIDE PRE-CAST CONC. BAND (SPEC. B.3.1)
 - ⑱ CONCRETE STEPS
 - ⑲ CORRUGATED STEEL WINDOW WELLS
 - ⑳ 12" WIDE RAISED EPS BAND
 - ㉑ SOLDIER BRICK COURSE
- GLAZING AREA USED TO CALCULATE FOR SB-12
- TOP OF RAIL AND STEP CONSTRUCTION TO BE PER 98.03.01 (S.B.3, S.C.4, ED-11 AND OBC 8.8)
- GLAZING AREA USED TO CALCULATE FOR SB-12

ARCHITECT: SCOTT & SCOTT
2077 PROSPECT AVENUE
OTTAWA, ON K1N 9J7
DRAWING NO.: SCOTT-2014-11-14-1423
DATE: 11/14/2014

RESPONSIBILITIES:
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE PERMITTED BUILDING CODE. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL, PROVINCIAL AND FEDERAL REGULATIONS AND STANDARDS.

IF THIS DRAWING IS TO BE USED FOR ANY OTHER PROJECT, THE ARCHITECT'S AND ENGINEER'S LIABILITY IS LIMITED TO THE PROJECT AND DRAWING INDICATED ON THIS DRAWING. ANY OTHER PROJECTS SHALL BE THE RESPONSIBILITY OF THE CLIENT/OWNER. CONSULT ARCHITECT'S AND ENGINEER'S SEPARATE NOTES.

623 ROWANWOOD AVENUE
SCOPE OF WORK: NEW SINGLE DETACHED DWELLING

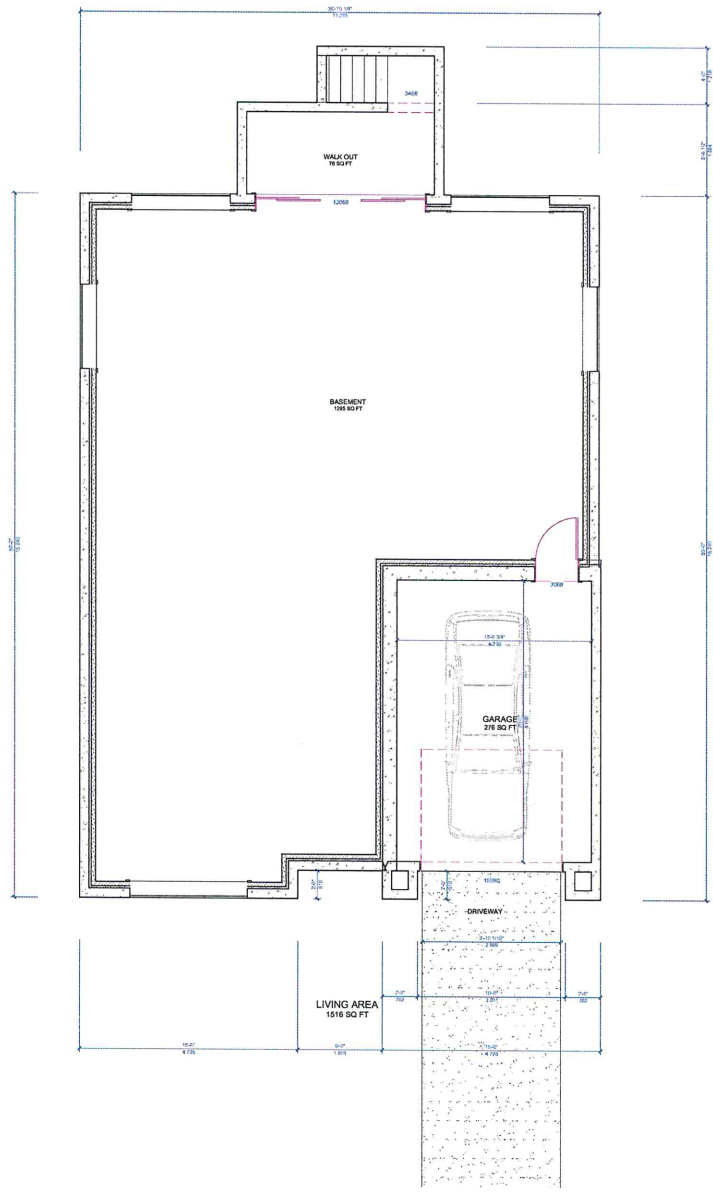
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49	REVISED FOR PERMITS	2014-11-14
50	REVISED FOR PERMITS	2014-11-14

623 ROWANWOOD AVENUE
NEW SINGLE DETACHED
DWELLING
OTTAWA, ON K1N 9J7
416-300-0000

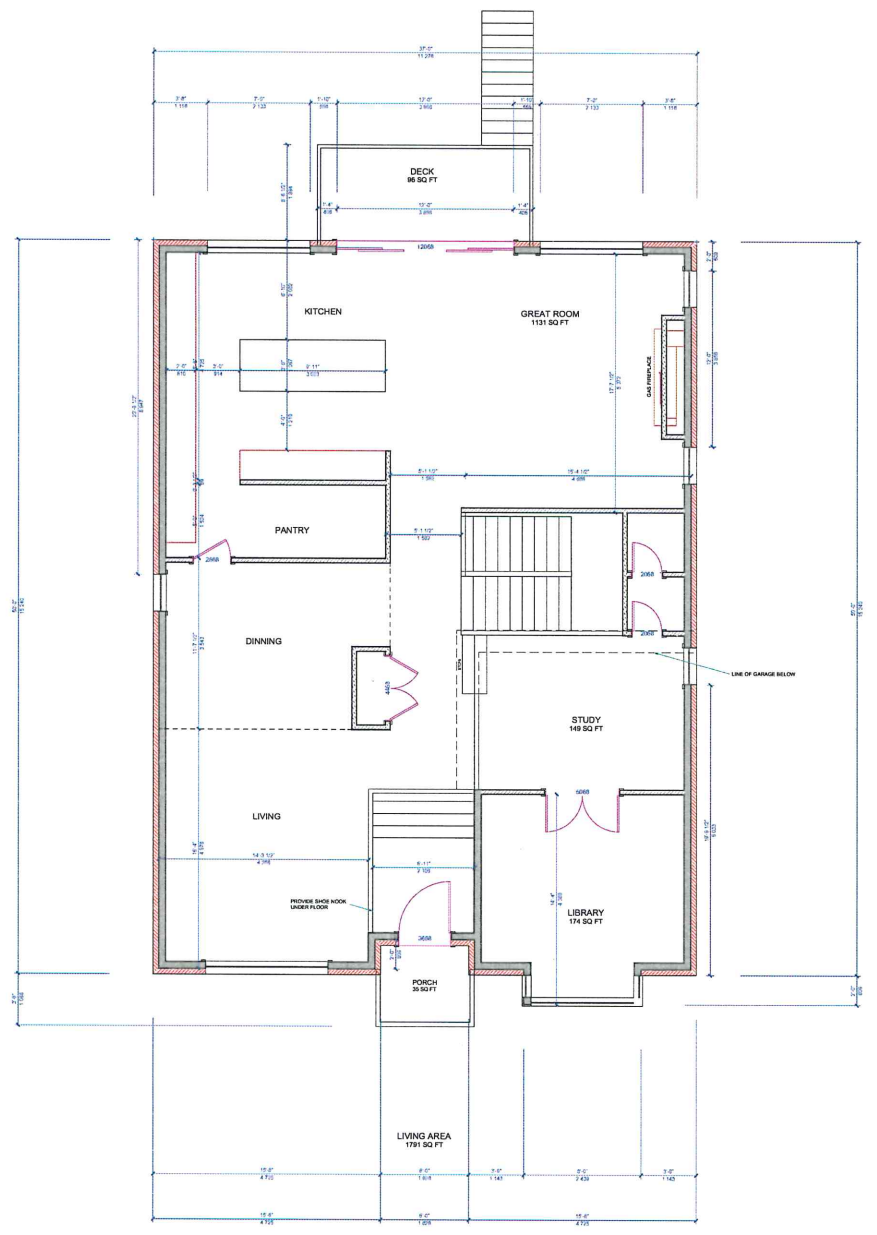
ELEVATIONS SKETCH

DATE: 11/14/2014
TIME: 11:14 AM
SCALE: AS NOTED

ELECTRICAL & PLUMBING
LEGEND ON PAGE A-



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



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

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK (IPC/IMC).
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK (IPC/IMC).

RESPONSIBILITY
DESIGNER: [Name]
OWNER: [Name]
DATE: [Date]

623 ROWANWOOD AVENUE
SCOPE OF WORK: NEW SINGLE DETACHED DWELLING

NO.	DESCRIPTION	DATE
1	CONCEPT	2022
2	PRELIMINARY	2022
3	FINAL	2022

623 ROWANWOOD AVENUE
NEW SINGLE DETACHED DWELLING
DATE: JUNE 20, 2022
SCALE: AS NOTED

A3

COURTENAY AVENUE
(Formerly Seventh Avenue)

REGISTERED
LOT 1070

LOT 1069

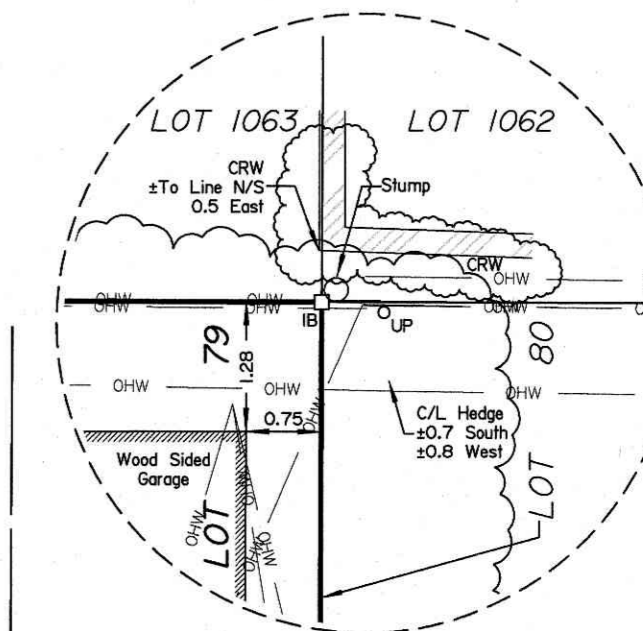
LOT 1068

LOT 1064

PLAN
LOT 1063
PIN 03978-0007

LOT 1062
PIN 03978-0008

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



TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 79
REGISTERED PLAN 354
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150
0 1.5 3.0 4.5 6.0 7.5 9.0 10.5 12.0 13.5 15.0 16.5 18.0 19.5 21.0 22.5 24.0 25.5 27.0 28.5 30.0 31.5 33.0 34.5 36.0 37.5 39.0 40.5 42.0 43.5 45.0 46.5 48.0 49.5 51.0 52.5 54.0 55.5 57.0 58.5 60.0 61.5 63.0 64.5 66.0 67.5 69.0 70.5 72.0 73.5 75.0 76.5 78.0 79.5 81.0 82.5 84.0 85.5 87.0 88.5 90.0 91.5 93.0 94.5 96.0 97.5 99.0 100.5 102.0 103.5 105.0 106.5 108.0 109.5 111.0 112.5 114.0 115.5 117.0 118.5 120.0 121.5 123.0 124.5 126.0 127.5 129.0 130.5 132.0 133.5 135.0 136.5 138.0 139.5 141.0 142.5 144.0 145.5 147.0 148.5 150.0 151.5 153.0 154.5 156.0 157.5 159.0 160.5 162.0 163.5 165.0 166.5 168.0 169.5 171.0 172.5 174.0 175.5 177.0 178.5 180.0 181.5 183.0 184.5 186.0 187.5 189.0 190.5 192.0 193.5 195.0 196.5 198.0 199.5 201.0 202.5 204.0 205.5 207.0 208.5 210.0 211.5 213.0 214.5 216.0 217.5 219.0 220.5 222.0 223.5 225.0 226.5 228.0 229.5 231.0 232.5 234.0 235.5 237.0 238.5 240.0 241.5 243.0 244.5 246.0 247.5 249.0 250.5 252.0 253.5 255.0 256.5 258.0 259.5 261.0 262.5 264.0 265.5 267.0 268.5 270.0 271.5 273.0 274.5 276.0 277.5 279.0 280.5 282.0 283.5 285.0 286.5 288.0 289.5 291.0 292.5 294.0 295.5 297.0 298.5 300.0 301.5 303.0 304.5 306.0 307.5 309.0 310.5 312.0 313.5 315.0 316.5 318.0 319.5 321.0 322.5 324.0 325.5 327.0 328.5 330.0 331.5 333.0 334.5 336.0 337.5 339.0 340.5 342.0 343.5 345.0 346.5 348.0 349.5 351.0 352.5 354.0 355.5 357.0 358.5 360.0 361.5 363.0 364.5 366.0 367.5 369.0 370.5 372.0 373.5 375.0 376.5 378.0 379.5 381.0 382.5 384.0 385.5 387.0 388.5 390.0 391.5 393.0 394.5 396.0 397.5 399.0 400.5 402.0 403.5 405.0 406.5 408.0 409.5 411.0 412.5 414.0 415.5 417.0 418.5 420.0 421.5 423.0 424.5 426.0 427.5 429.0 430.5 432.0 433.5 435.0 436.5 438.0 439.5 441.0 442.5 444.0 445.5 447.0 448.5 450.0 451.5 453.0 454.5 456.0 457.5 459.0 460.5 462.0 463.5 465.0 466.5 468.0 469.5 471.0 472.5 474.0 475.5 477.0 478.5 480.0 481.5 483.0 484.5 486.0 487.5 489.0 490.5 492.0 493.5 495.0 496.5 498.0 499.5 501.0 502.5 504.0 505.5 507.0 508.5 510.0 511.5 513.0 514.5 516.0 517.5 519.0 520.5 522.0 523.5 525.0 526.5 528.0 529.5 531.0 532.5 534.0 535.5 537.0 538.5 540.0 541.5 543.0 544.5 546.0 547.5 549.0 550.5 552.0 553.5 555.0 556.5 558.0 559.5 561.0 562.5 564.0 565.5 567.0 568.5 570.0 571.5 573.0 574.5 576.0 577.5 579.0 580.5 582.0 583.5 585.0 586.5 588.0 589.5 591.0 592.5 594.0 595.5 597.0 598.5 600.0 601.5 603.0 604.5 606.0 607.5 609.0 610.5 612.0 613.5 615.0 616.5 618.0 619.5 621.0 622.5 624.0 625.5 627.0 628.5 630.0 631.5 633.0 634.5 636.0 637.5 639.0 640.5 642.0 643.5 645.0 646.5 648.0 649.5 651.0 652.5 654.0 655.5 657.0 658.5 660.0 661.5 663.0 664.5 666.0 667.5 669.0 670.5 672.0 673.5 675.0 676.5 678.0 679.5 681.0 682.5 684.0 685.5 687.0 688.5 690.0 691.5 693.0 694.5 696.0 697.5 699.0 700.5 702.0 703.5 705.0 706.5 708.0 709.5 711.0 712.5 714.0 715.5 717.0 718.5 720.0 721.5 723.0 724.5 726.0 727.5 729.0 730.5 732.0 733.5 735.0 736.5 738.0 739.5 741.0 742.5 744.0 745.5 747.0 748.5 750.0 751.5 753.0 754.5 756.0 757.5 759.0 760.5 762.0 763.5 765.0 766.5 768.0 769.5 771.0 772.5 774.0 775.5 777.0 778.5 780.0 781.5 783.0 784.5 786.0 787.5 789.0 790.5 792.0 793.5 795.0 796.5 798.0 799.5 801.0 802.5 804.0 805.5 807.0 808.5 810.0 811.5 813.0 814.5 816.0 817.5 819.0 820.5 822.0 823.5 825.0 826.5 828.0 829.5 831.0 832.5 834.0 835.5 837.0 838.5 840.0 841.5 843.0 844.5 846.0 847.5 849.0 850.5 852.0 853.5 855.0 856.5 858.0 859.5 861.0 862.5 864.0 865.5 867.0 868.5 870.0 871.5 873.0 874.5 876.0 877.5 879.0 880.5 882.0 883.5 885.0 886.5 888.0 889.5 891.0 892.5 894.0 895.5 897.0 898.5 900.0 901.5 903.0 904.5 906.0 907.5 909.0 910.5 912.0 913.5 915.0 916.5 918.0 919.5 921.0 922.5 924.0 925.5 927.0 928.5 930.0 931.5 933.0 934.5 936.0 937.5 939.0 940.5 942.0 943.5 945.0 946.5 948.0 949.5 951.0 952.5 954.0 955.5 957.0 958.5 960.0 961.5 963.0 964.5 966.0 967.5 969.0 970.5 972.0 973.5 975.0 976.5 978.0 979.5 981.0 982.5 984.0 985.5 987.0 988.5 990.0 991.5 993.0 994.5 996.0 997.5 999.0 1000.5

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, Vollebek Ltd.
- Meas. " Measured
- Prop. " Proportioned
- (P1) " Registered Plan 354
- (P2) " Registered Plan M-29
- (P3) " (AOG) Plan dated December 9, 2020
- (P4) " (1892) 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
- UP " Utility Pole
- " Deciduous Tree
- " Coniferous Tree
- " Shrubs
- MH-ST " Maintenance Hole (Storm Sewer)
- 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
- PO-M " Metal Pole
- UP " Utility Pole
- 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).

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14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: nepean@aosvl.com

Ontario Land Surveyors Job No. 22596-22 R01qpor_PHL179 RP354 PGS 02

