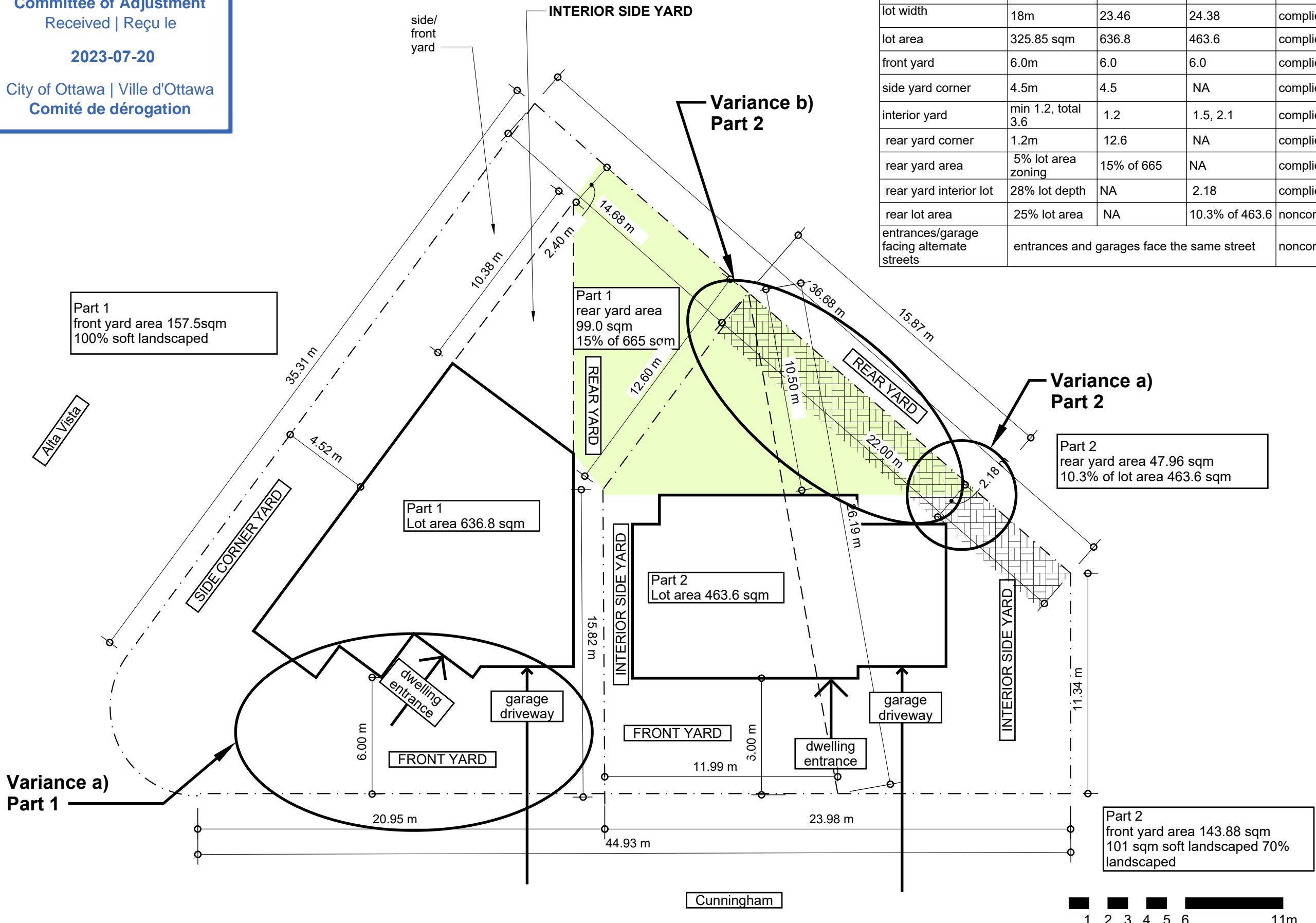


Committee of Adjustment
Received | Reçu le
2023-07-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation

zoning R1GG				
	bylaw	part 1	part 2	comment
lot width	18m	23.46	24.38	complies
lot area	325.85 sqm	636.8	463.6	complies
front yard	6.0m	6.0	6.0	complies
side yard corner	4.5m	4.5	NA	complies
interior yard	min 1.2, total 3.6	1.2	1.5, 2.1	complies
rear yard corner	1.2m	12.6	NA	complies
rear yard area	5% lot area zoning	15% of 665	NA	complies
rear yard interior lot	28% lot depth	NA	2.18	complies
rear lot area	25% lot area	NA	10.3% of 463.6	noncompliant
entrances/garage facing alternate streets	entrances and garages face the same street			noncompliant



M

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Modulink & Design
Planning & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT
Scale

PROJECT
2175 Alta Vista

ISSUE
DRAWN BY
CJ PROJECT NO.
2023

July 19, 2023
Page 1



Notes & Legend

- Denotes
- " Survey Monument Planted
 - " Survey Monument Found
 - SIB " Standard Iron Bar
 - SSIB " Short Standard Iron Bar
 - IB " Iron Bar
 - IB \emptyset " Round Iron Bar
 - SSIB* " Short Standard Iron Bar
 - IB* " Iron Bar
 - (WIT) " Witness
 - (BC) " Beginning of Curve
 - (NT) " Non-Tangential
 - Meas. " Measured
 - (AOG) " Annis, O'Sullivan, Vollebakk Ltd.
 - (P1) " Registered Plan 452
 - (P2) " (AOG) Plan dated March 15, 2022
 - (DI) " Instrument N679775
 - ⊙ " Deciduous Tree
 - ⊙ " Coniferous Tree
 - ⊙ " Diameter
 - ⊙ " Utility Pole
 - ⊙ AN " Anchor
 - OHW — " Overhead Wires
 - CLF " Chain Link Fence
 - BF " Board Fence
 - SRW " Stone Retaining Wall
 - C/L " Centreline

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

Committee of Adjustment
 Received | Reçu le
2023-07-20
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: _____

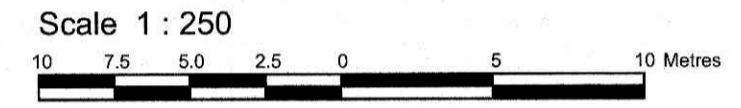
 T. HARTWICK
 ONTARIO LAND SURVEYOR

PLAN 4R-
 RECEIVED AND DEPOSITED
 DATE: _____

 REPRESENTATIVE FOR
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.

SCHEDULE				
AREA (Sq.m.)	PART	LOT	CONCESSION	PIN
636.8	1	PART OF 18	CONCESSION JUNCTION GORE	ALL OF 04197-0036
463.6	2			

PLAN OF SURVEY OF
PART OF LOT 18
JUNCTION GORE
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the ___ day of _____, 2022.

 Date T. Hartwick
 Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999938.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N44°02'02"W and are referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°36'40" counter-clockwise was applied to bearings on plans P1 and P2.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680105 and 01918434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

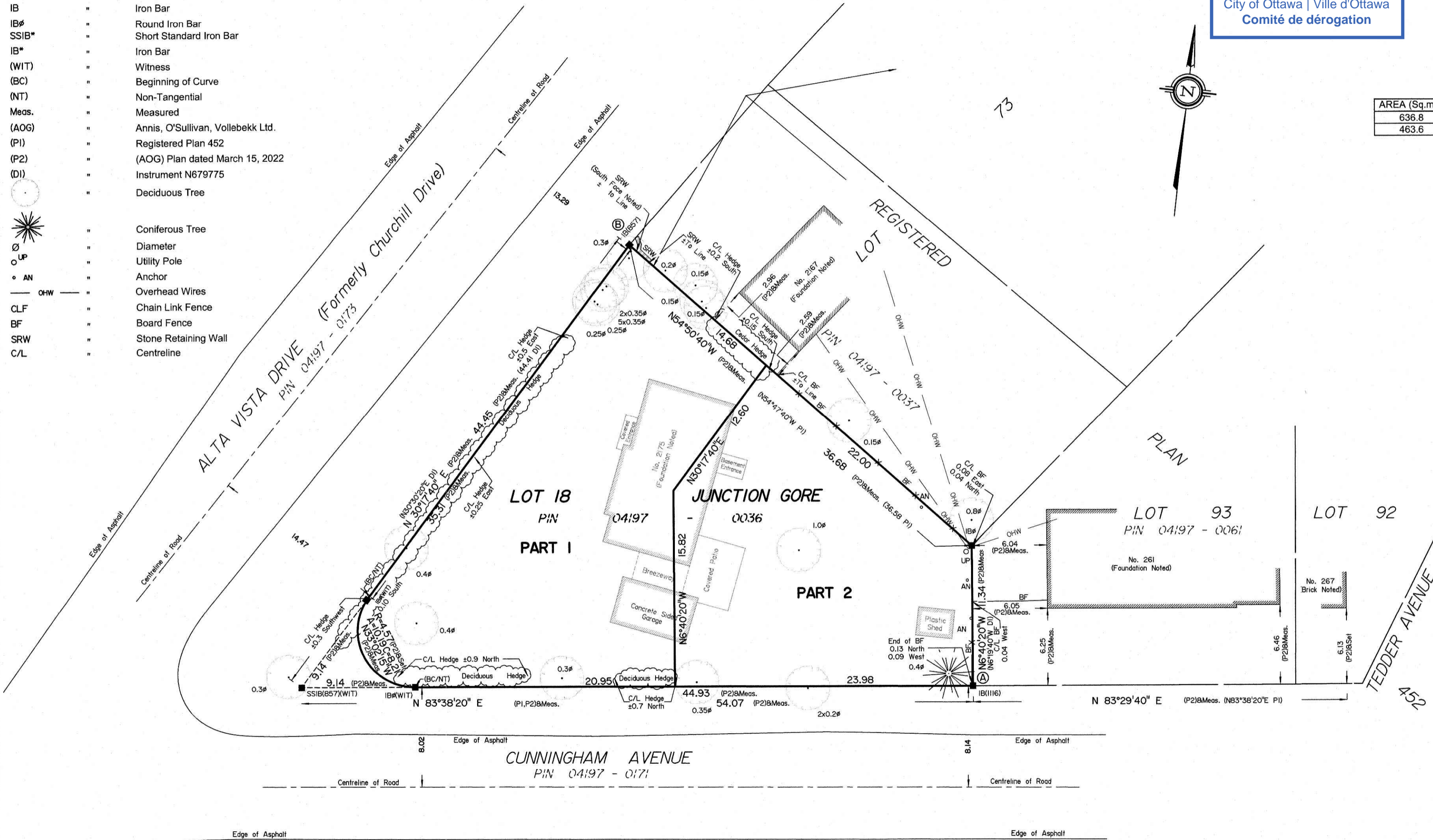
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680105	Northing	5024915.16	Easting	373971.65
.019198434761	Northing	5036178.12	Easting	372436.11
.Point A	Northing	5028032.22	Easting	370417.70
.Point B	Northing	5028064.61	Easting	370386.39

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

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. 22946-22 Title Const P1/L116 JG R DI





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 K1J 7G7

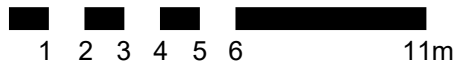
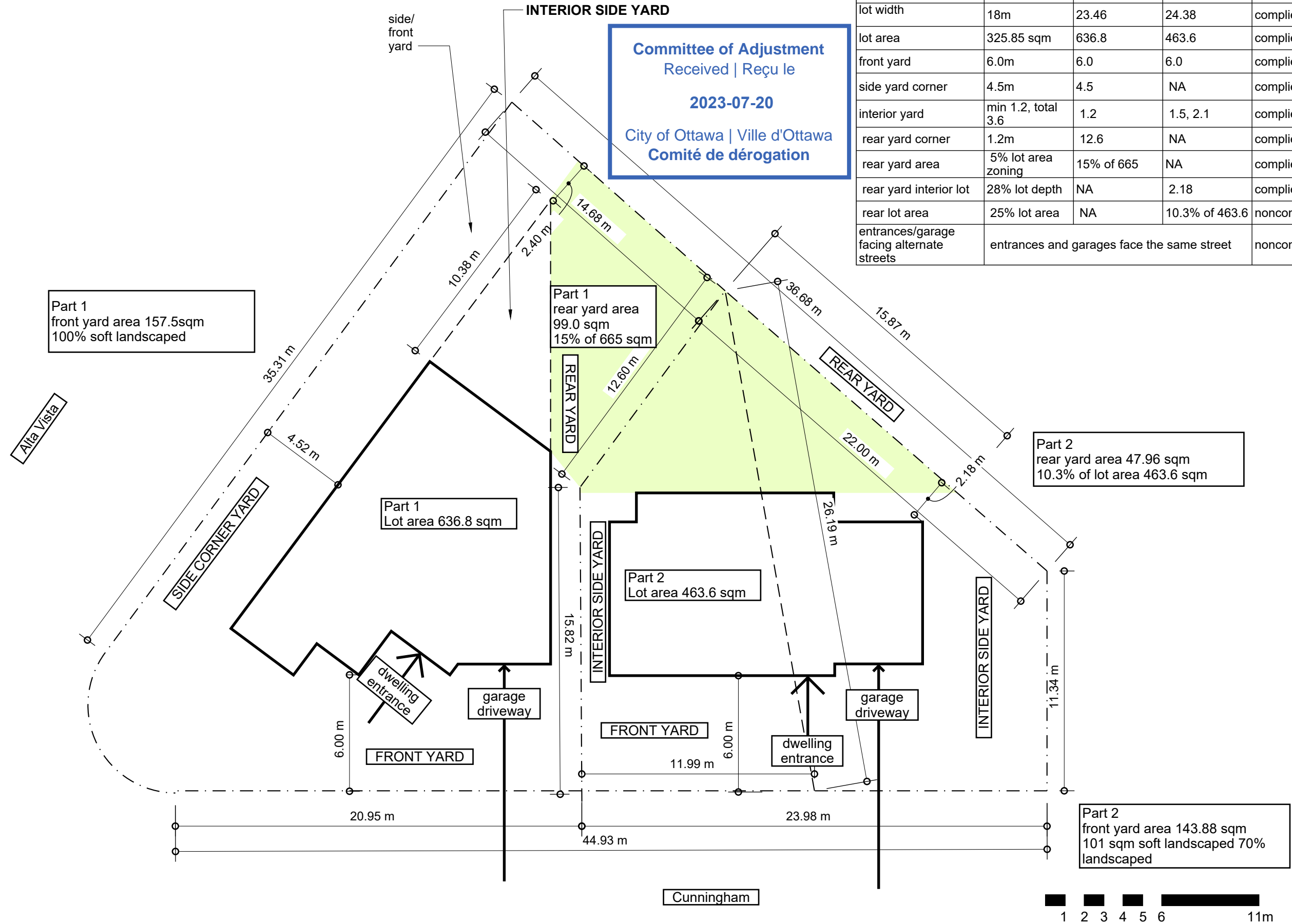
CLIENT
 PROJECT 2175 Alta Vista
 ISSUE
 DRAWN BY CJ
 PROJECT NO. 2023
 Scale

July 5, 2023
 Page 1

A.01

zoning R1GG				
	bylaw	part 1	part 2	comment
lot width	18m	23.46	24.38	complies
lot area	325.85 sqm	636.8	463.6	complies
front yard	6.0m	6.0	6.0	complies
side yard corner	4.5m	4.5	NA	complies
interior yard	min 1.2, total 3.6	1.2	1.5, 2.1	complies
rear yard corner	1.2m	12.6	NA	complies
rear yard area	5% lot area zoning	15% of 665	NA	complies
rear yard interior lot	28% lot depth	NA	2.18	complies
rear lot area	25% lot area	NA	10.3% of 463.6	noncompliant
entrances/garage facing alternate streets	entrances and garages face the same street			noncompliant

Committee of Adjustment
 Received | Reçu le
2023-07-20
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



Notes & Legend

—□—	Denotes	Survey Monument Planted	∅	Diameter
—■—	"	Survey Monument Found	+65.00	Location of Elevations
SIB	"	Standard Iron Bar	+65.00	Top of Concrete Curb Elevation
SSIB	"	Short Standard Iron Bar	C/L	Centreline
IB	"	Iron Bar	—	Property Line
IB#	"	Round Iron Bar	⊙	Deciduous Tree
SSIB*	"	Short Standard Iron Bar	⊙	Coniferous Tree
IB*	"	Iron Bar	△ S	Sign
(WIT)	"	Witness		
(BC)	"	Beginning of Curve		
(NT)	"	Non-Tangential		
Meas.	"	Measured		
(AOG)	"	Annis, O'Sullivan, Vollebakk Ltd.		
(PI)	"	Registered Plan 452		
(P2)	"	(857) Plan dated December 18, 2014		
(P3)	"	(857) Plan dated July 17, 1974		
(DI)	"	Instrument N679775		
⊙ FH	"	Fire Hydrant		
⊙ WV	"	Water Valve		
⊙ MH-ST	"	Maintenance Hole (Storm Sewer)		
⊙ MH-S	"	Maintenance Hole (Sanitary)		
⊙ MH	"	Maintenance Hole (Unidentified)		
⊙ VC	"	Valve Chamber (Watermain)		
— OHW —	"	Overhead Wires		
□ CB	"	Catch Basin		
⊙ PO-M	"	Metal Pole		
⊙ GM	"	Gas Meter		
⊙ UP	"	Utility Pole		
• AN	"	Anchor		
□ AC	"	Air Conditioner		
CLF	"	Chain Link Fence		
BF	"	Board Fence		
SRW	"	Stone Retaining Wall		
T/G	"	Top of Grate		

TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 18
JUNCTION GORE
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Committee of Adjustment
 Received | Reçu le
2023-07-20
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

Scale 1 : 200

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 8th day of March, 2022.

March 15/22 Date
 T. Hartwick
 Ontario Land Surveyor

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
V-22627

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

Bearings are astronomic, and referred to the northerly limit of Cunningham Avenue shown hereon, having a bearing of N84°15'00"E as shown on (857) Plan dated December 18, 2014.

ELEVATION NOTES

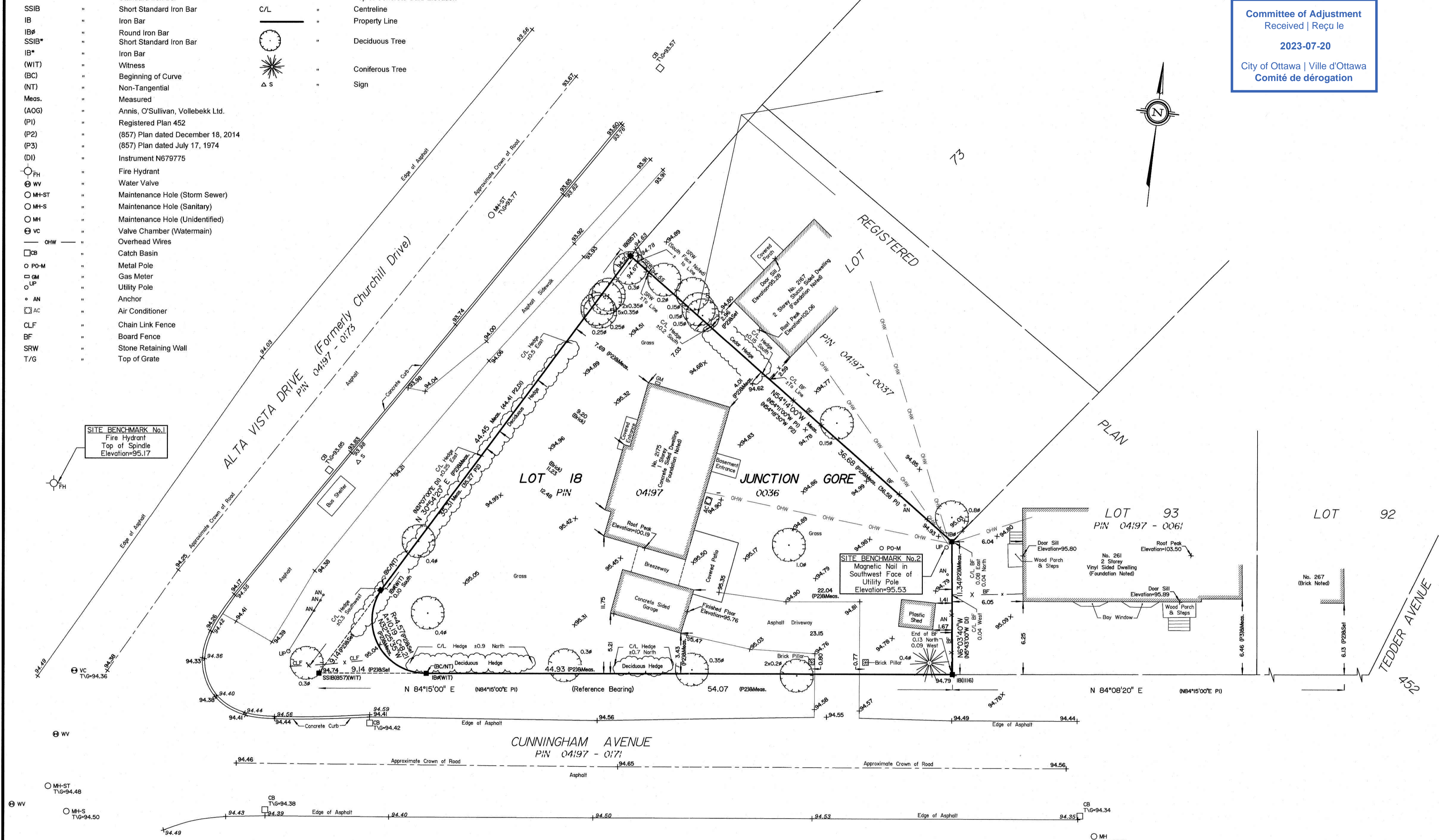
- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

- 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.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

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ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: Nepean@aovtl.com
 Ontario Land Surveyors Job No. 22585-22 TopoConst. PHL-IB JG POS 03 DG



SITE PLAN OF SURVEY LOT 36 AND PART OF LOT 37, REGISTERED PLAN 342 AND PART OF LOT 38, REGISTERED PLAN 342 AND PART OF LOT 3, JUNCTION GORE, GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA				
UPDATE				
LEGEND				
NEW CONIFEROUS TREE	EX. TREE TO BE REMOVED			
DEMOTES SOFT LANDSCAPING	EXISTING BUILDING FOOTPRINT			
DEMOTES HARD LANDSCAPING	PROPOSED HOME/COMB. HAND. LANDSCAPING			
PROPOSED ASPHALT DRIVEWAY	PROPOSED ASPHALT DRIVEWAY			
PROPOSED WOOD DECK/BALCONY	PROPOSED WOOD DECK/BALCONY			
CAR PARKING SPACE (ASPHALT)	CAR PARKING SPACE (ASPHALT)			
BIKE PARKING (ASPHALT)	BIKE PARKING (ASPHALT)			
WASTE COLLECTION AREA	WASTE COLLECTION AREA			
WASTE STORAGE AREA	WASTE STORAGE AREA			
PROPOSED EXISTING ENTRY/EXIT	PROPOSED EXISTING ENTRY/EXIT			
TEMPORARY PROTECTION FENCE	TEMPORARY PROTECTION FENCE			
EX. UTILITY POLE	EX. UTILITY POLE			
EX. CHAINED LINKBOARD FENCE	EX. CHAINED LINKBOARD FENCE			
PROPERTY LINE	PROPERTY LINE			
WASTE COLLECTION LEGEND				
1 - 4 X 4 FT. GREEN BIN CONTAINERS CAN BE STORED UNDER REAR BALCONIES				
2 - 4 X 4 FT. BLUE BIN CONTAINERS CAN BE STORED UNDER REAR BALCONIES				
3 - 4 X 4 FT. BLACK BIN CONTAINERS CAN BE STORED UNDER REAR BALCONIES				
4 - 4 X 4 FT. WASTE CONTAINERS CAN BE STORED UNDER REAR BALCONIES				
EXISTING PLANTING MATERIAL				
CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDUOUS TREES				
CONIFEROUS TREES				
SHRUBS				
NEW PLANTING MATERIAL				
TREE CONSERVATION NOTES				
1. EXIST. FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES.				
2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE.				
3. DO NOT EXCAVATE ANY SOILS NOTICED POSITIVE TO ANY TREE.				
4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL.				
5. TUNNEL OR BORE WHEN DRIVING WITHIN THE CRZ OF A TREE.				
6. DO NOT DAMAGE THE ROOT SYSTEM TRUNK OR BRANCHES OF ANY TREE.				
7. DO NOT CHANGE THE ROOT SYSTEM TRUNK OR BRANCHES OF ANY TREE.				
8. DISCLOSE THAT EXISTING TREES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE CANOPY.				
9. THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 30 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH x 30 CM.				
10. TREE PROTECTION FENCE (TPF) TO BE DIRECTED BEFORE AND THROUGHOUT BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8M HIGH 1.8M WOOD POSTING (SEE DIAGRAM BELOW).				

ALTA VISTA DRIVE (Formerly Churchill Drive)

CUNNINGHAM AVENUE

1 SITE PLAN
A1 SCALE 1/8" = 1'-0"

CB TG=94.38

Edge of Asphalt

2 LOT LOCATION MAP
SCALE N.T.S.

Committee of Adjustment
Received | Reçu le
2023-07-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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 to meet 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 ALL APPLICABLE REGULATIONS AND BYLAWS HAVING JURISDICTION
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND BYLAWS HAVING JURISDICTION
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES AND OMISSIONS TO THE ARCHITECT/DESIGNER
COPYRIGHT RESERVED

GENERAL NOTES:

2175 ALTA VISTA AVENUE
SCOPE OF WORK: 2 NEW SINGLE DETACHED DWELLINGS

CONSULTANTS			
STRUCTURAL	MECHANICAL	ELECTRICAL	MECH/E
4	CONSTR. SET 2		0000000
3	REVISIONS TO FINAL		0000000
2	ZONING REVIEW		0000000
1	PRELIMINARY		0426222
NO.	REVISION/ISSUE	DATE	

PROJECT: 2175 ALTA VISTA DRIVE
NEW SINGLE DETACHED
2175 ALTA VISTA DR.
OTTAWA, ON - 613 000-0004

DRAWING NAME: SITE PLAN AND NOTES

BY	F.M.	SHEET
		A1

DATE: APRIL 5, 2022
SCALE: AS NOTED

ALTA VISTA DRIVE (Formerly Churchill Drive)



CUNNINGHAM AVENUE

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/DRAWER
 COPYRIGHT RESERVED

GENERAL NOTES:

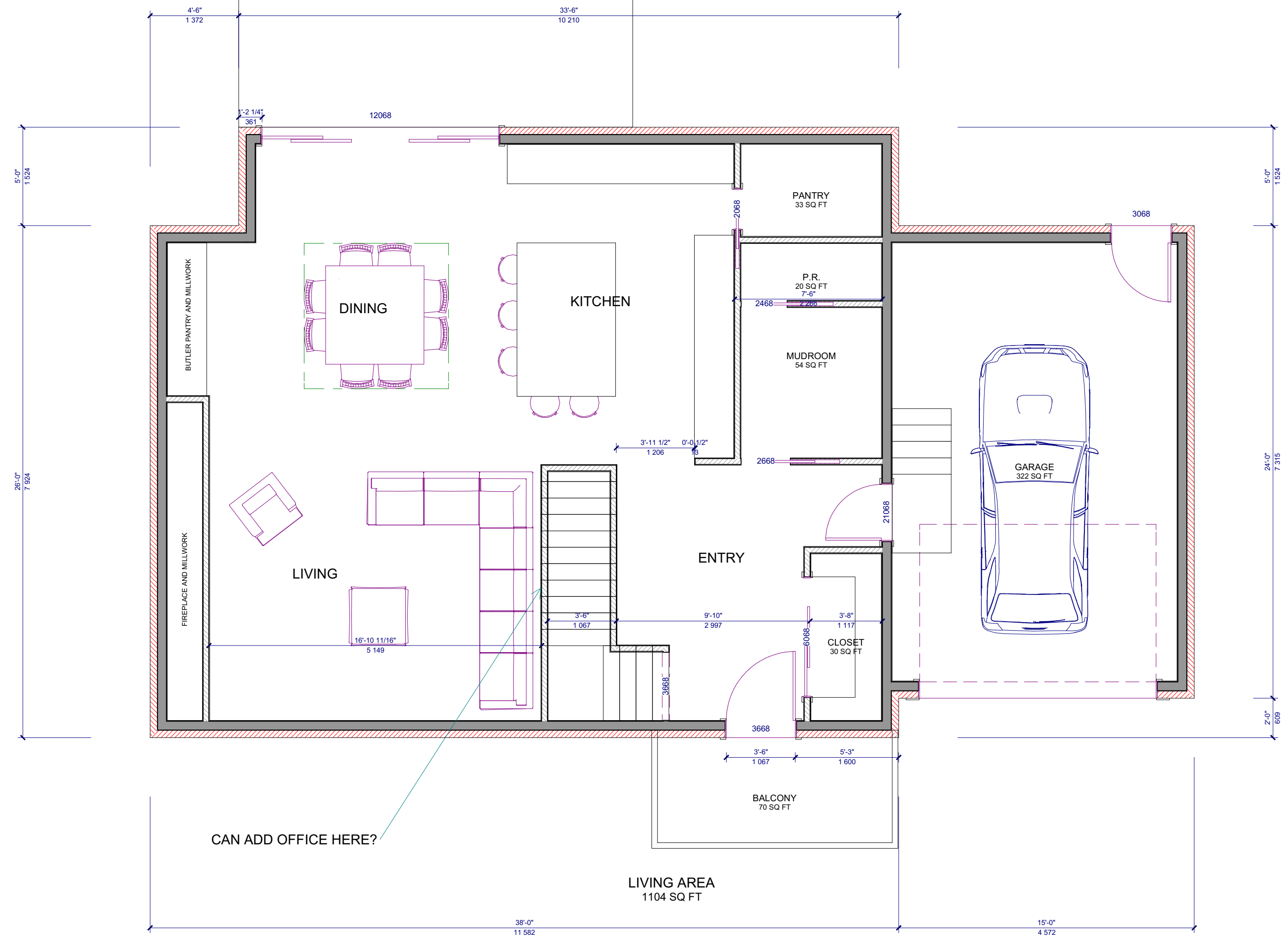
2175 ALTA VISTA AVENUE
 SCOPE OF WORK: 2 NEW SINGLE DETACH DWELLINGS

NO.	REVISION/ISSUE	DATE
4	CONSTR. SET 2	00/00/00
3	REVISIONS TO FINAL	00/00/00
2	ZONING REVIEW	06/09/22
1	PRELIMINARY	04/26/22

PROJECT: 2175 ALTA VISTA DRIVE
 NEW SINGLE DETACHED
 2175 ALTA VISTA DR.
 OTTAWA, ON — 613 000-0004

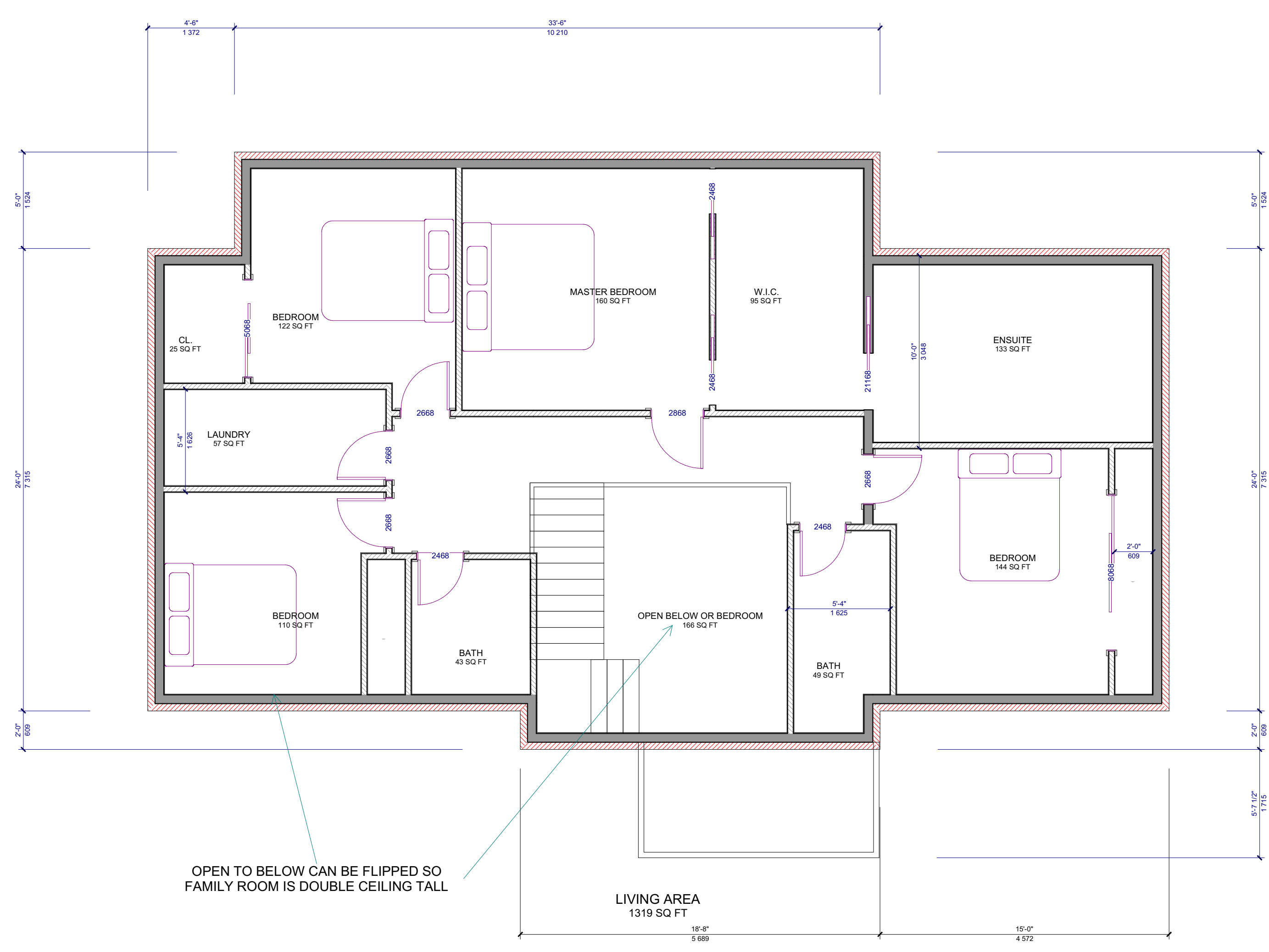
DRAWING NAME:
 ZONING STUDY

DATE: APRIL 5, 2022	SHEET: A2
SCALE: AS NOTED	



FIRST FLOOR PLAN

1 FIRST FLOOR PLAN
A3 SCALE 3/16" = 1'-0"



SECOND FLOOR PLAN

2 SECOND FLOOR PLAN
A3 SCALE 3/16" = 1'-0"

PART 2 LOT BUILDING

2175 ALTA VISTA AVENUE
SCOPE OF WORK: 2 NEW SINGLE DETACH DWELLINGS

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
COPYRIGHT RESERVED

GENERAL NOTES:

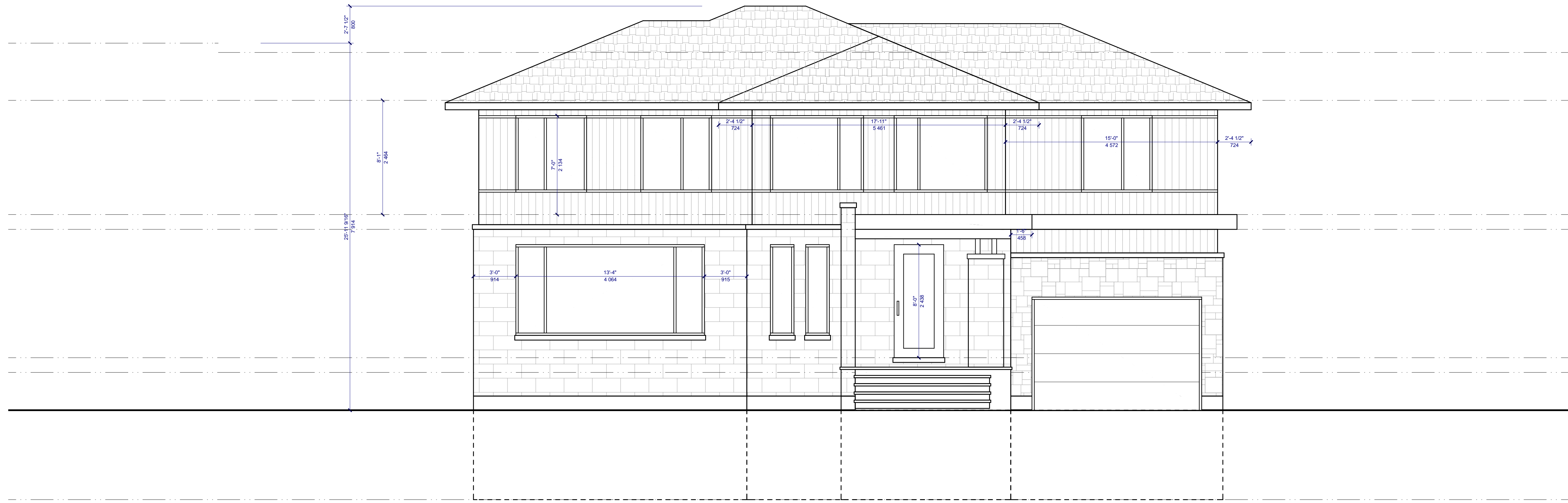
4	CONST SET 2	0000000
3	REVISIONS TO FINAL	0000000
2	ZONING REVIEW	0000000
1	PRELIMINARY	04/25/22
NO.	REVISION/ISSUE	DATE

CONSULTANTS:
STRUCTURAL: WELAS & ASSOCIATES
MECHANICAL:
ELECTRICAL:

PROJECT: 2175 ALTA VISTA DRIVE
NEW SINGLE DETACHED
2175 ALTA VISTA DR.
OTTAWA, ON - - - 613-000-0004

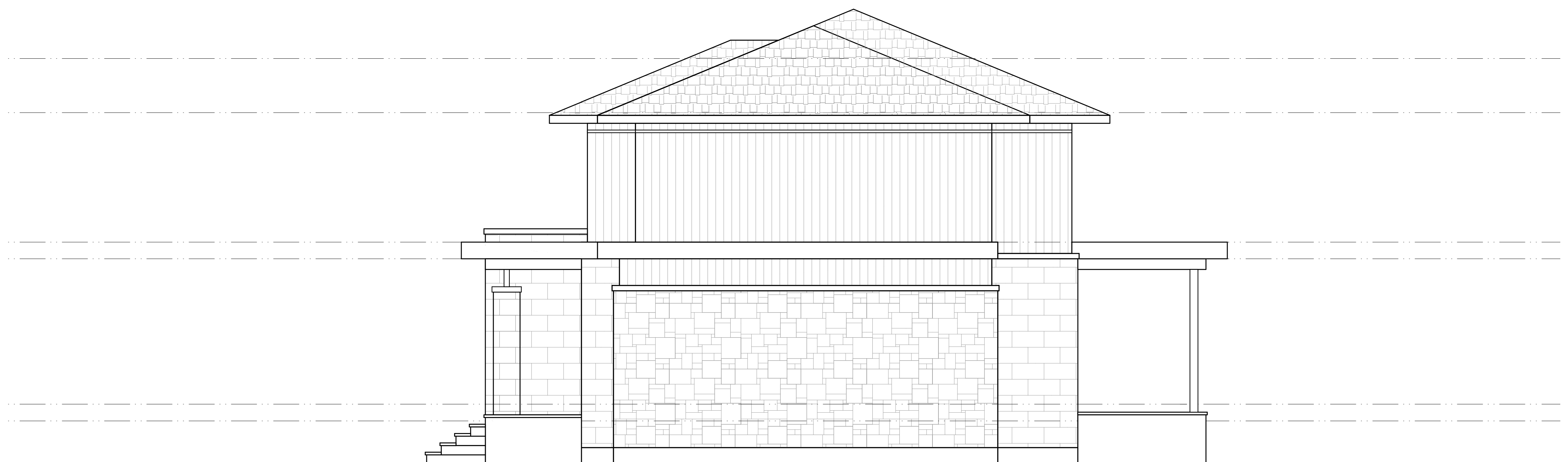
DRAWING NAME:
SECOND FLOOR & ROOF PLAN

DRAWN BY: F.M. SHEET: A3
DATE: APRIL 5, 2022
SCALE: AS NOTED



1 SOUTH ELEVATION
 A4 SCALE 1/4" = 1'-0"

PART 2 LOT BUILDING



2 EAST ELEVATION
 A4 SCALE 1/4" = 1'-0"

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 PARPING 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" x 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

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

NOTES:

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

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

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

4. COPYRIGHT RESERVED

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 DISCREPANCIES AND OMISSIONS TO THE ARCHITECT/DESIGNER

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GENERAL NOTES

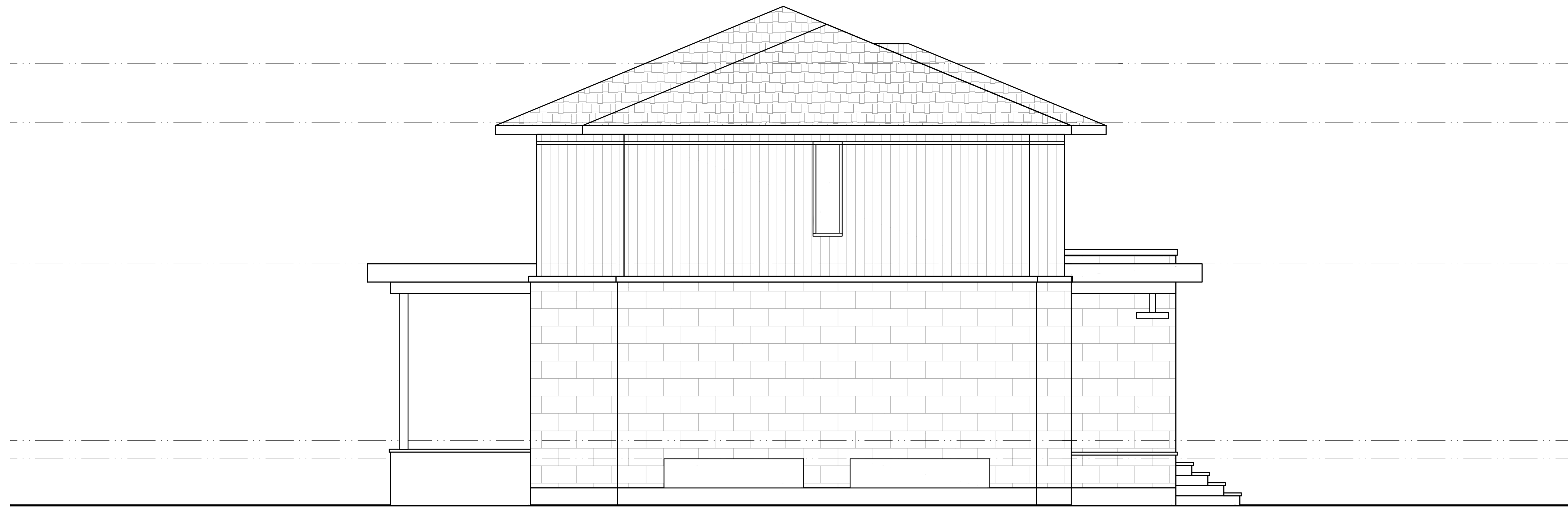
2175 ALTA VISTA AVENUE
 SCOPE OF WORK: 2 NEW SINGLE DETACH DWELLINGS

CONSULTANTS:	
STRUCTURAL:	WELAS & ASSOCIATES
MECHANICAL:	
ELECTRICAL:	
NO. REVISION/ISSUE DATE	
4	CONST. SET 2 000000
3	REVISIONS TO FINAL 000000
2	ZONING REVIEW 000000
1	PRELIMINARY 042022
PROJECT: 2175 ALTA VISTA DRIVE NEW SINGLE DETACHED 2175 ALTA VISTA DR. OTTAWA, ON - 613 000-0004	
DRAWING NAME: ELEVATIONS	
DRAWN BY: F.M.	SHEET: A4
DATE: APRIL 5, 2022	SCALE: AS NOTED



1 NORTH ELEVATION
A5 SCALE 1/4" = 1'-0"

PART 2 LOT BUILDING



2 WEST ELEVATION
A5 SCALE 1/4" = 1'-0"

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 PARING 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" x 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

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

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.

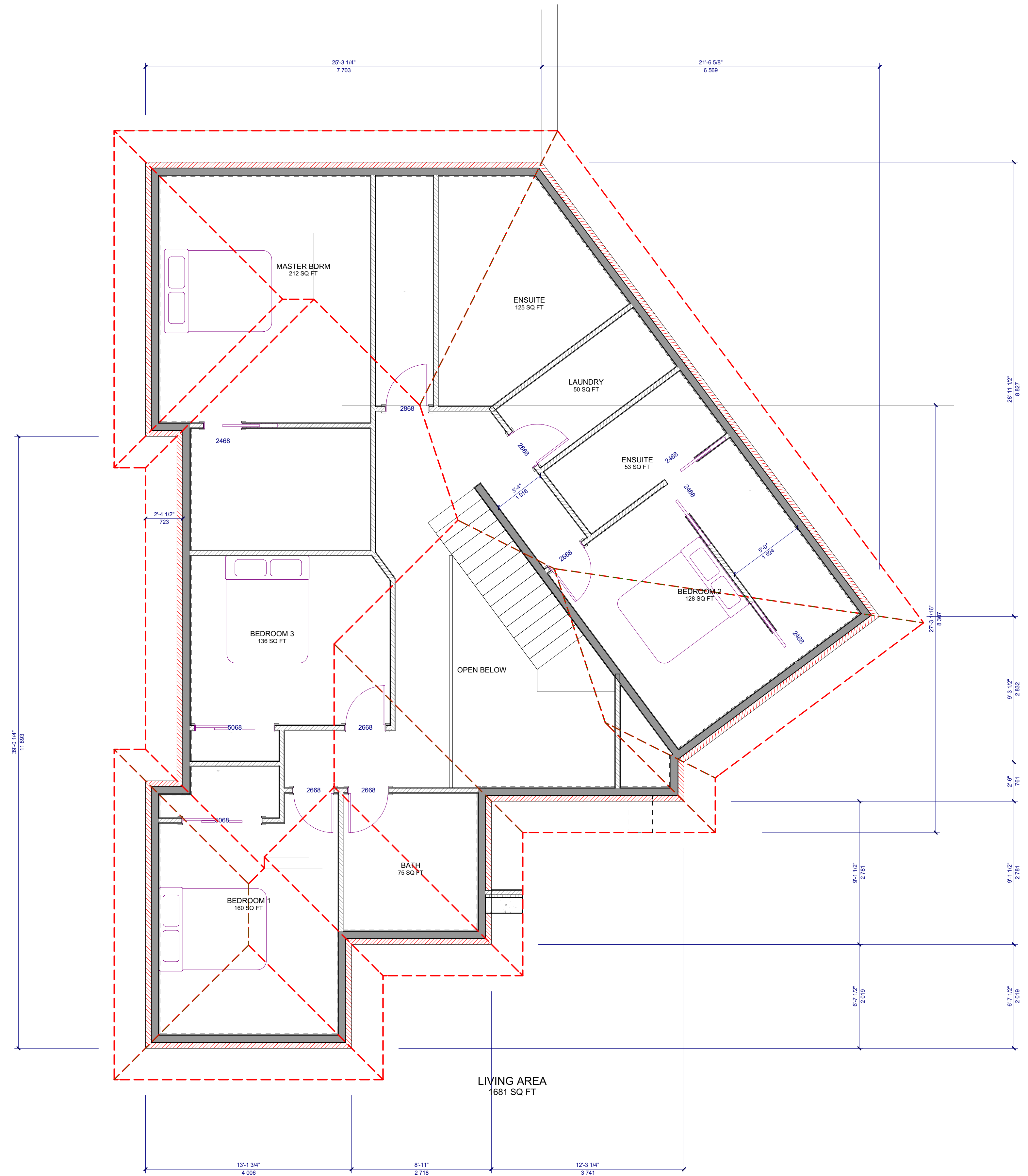
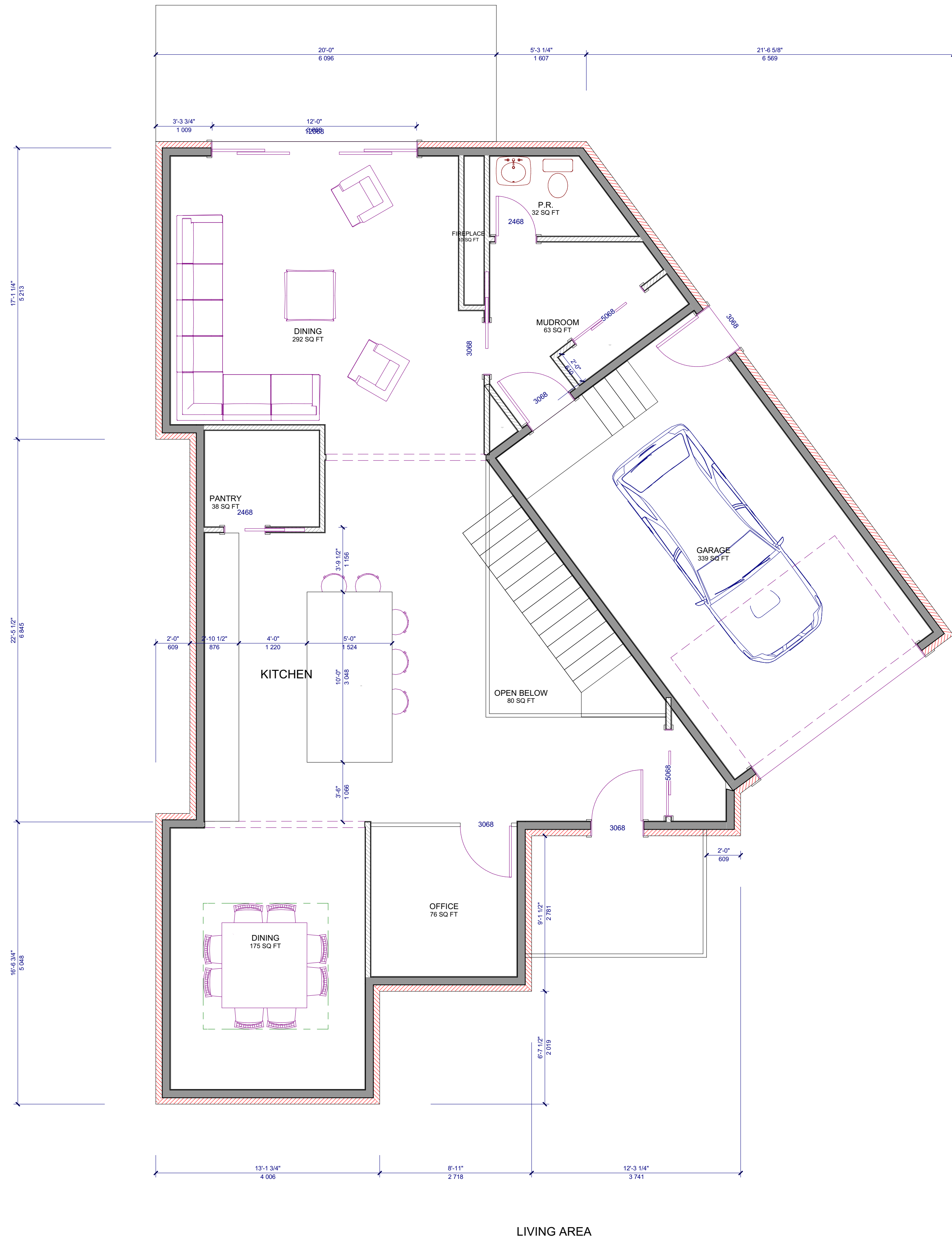
RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON-SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

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GENERAL NOTES

2175 ALTA VISTA AVENUE
SCOPE OF WORK: 2 NEW SINGLE DETACH DWELLINGS

CONSULTANTS			
STRUCTURAL - WELAS & ASSOCIATES			
MECHANICAL -			
ELECTRICAL -			
MECH.			
4	CONST. SET 2	0000000	
3	REVISIONS TO FINAL	0000000	
2	ZONING REVIEW	06/09/22	
1	PRELIMINARY	04/26/22	
NO.	REVISION/ISSUE	DATE	
PROJECT: 2175 ALTA VISTA DRIVE NEW SINGLE DETACHED 2175 ALTA VISTA DR. OTTAWA, ON - - - 613 000-0004			
DRAWING NAME: SECTIONS & DETAILS			
DRAWN BY:	F.M.	SHEET:	A5
DATE:	APRIL 5, 2022	SCALE:	AS NOTED

PART 1 LOT BUILDING



AZUL DESIGNS - BCIN# 115400
2277 PROSPECT AVENUE
OTTAWA, ON K1H 7G2
FERNANDO MATOS - BCIN# 22431
613-884-4425

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GENERAL NOTES

2175 ALTA VISTA AVENUE
SCOPE OF WORK: 2 NEW SINGLE DETACH DWELLINGS

NO.	REVISION/ISSUE	DATE
4	CONSTR SET 2	0000000
3	REVISIONS TO FINAL	0000000
2	WORKING REVIEW	0000000
1	PRELIMINARY	04/25/22

CONSULTANTS:
STRUCTURAL - WELLS & ASSOCIATES
MECHANICAL -
ELECTRICAL -

PROJECT: 2175 ALTA VISTA DRIVE
NEW SINGLE DETACHED
2175 ALTA VISTA DR.
OTTAWA, ON - - - 613 000-0004

DRAWING NAME:		FLOOR PLANS
BY:	F.M.	SHEET:
DATE:	APRIL 5, 2022	A6
SCALE:	AS NOTED	

PART 1 LOT BUILDING



1 SOUTH ELEVATION
A7 SCALE 1/4" = 1'-0"



2 EAST ELEVATION
A7 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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GENERAL NOTES:

2175 ALTA VISTA AVENUE
SCOPE OF WORK: 2NEW SINGLE DETACH DWELLINGS

4	CONST. SET 2	0000000
3	REVISIONS TO FINAL	0000000
2	ZONING REVIEW	0000000
1	PRELIMINARY	04/26/22

PROJECT: 2175 ALTA VISTA DRIVE
NEW SINGLE DETACHED
2175 ALTA VISTA DR.
OTTAWA, ON - ... 613.000.0004

DRAWING NAME:
ELEVATIONS

DATE:	APRIL 5, 2022
SCALE:	AS NOTED

A7

PART 1 LOT BUILDING



1 NORTH ELEVATION
A8 SCALE 1/4" = 1'-0"



2 WEST ELEVATION
A8 SCALE 1/4" = 1'-0"

AZUL DESIGNS - BCIN# 115400
2277 PROSPECT AVENUE
OTTAWA, ON K1H 7G2
FERNANDO MATOS - BCIN# 22431
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GENERAL NOTES

2175 ALTA VISTA AVENUE
SCOPE OF WORK: 2NEW SINGLE DETACH DWELLINGS

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

NO.	REVISION/ISSUE	DATE
4	CONST SET 2	000000
3	REVISIONS TO FINAL	000000
2	ZONING REVIEW	06/09/22
1	PRELIMINARY	04/26/22

PROJECT: 2175 ALTA VISTA DRIVE
NEW SINGLE DETACHED
2175 ALTA VISTA DR.
OTTAWA, ON - 613 000-0004

DRAWING NAME:
ELEVATIONS

BY	F.M.	SHEET
DATE	APRIL 5, 2022	A8
SCALE	AS NOTED	