

1 SITE PLAN
1/16"=1'-0"



Committee of Adjustment
 Received | Reçu le
 2023-12-01
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

CERTIFICATION:
 FIRM BCIN #: 125428
 INDIVIDUAL BCIN #: 42234

Laura Hands Design Inc.
 27 MAITLAND STREET, PO BOX 511
 RICHMOND, ONTARIO K0A 2Z0
 PHONE: 613.838.2076
 EMAIL: laura@laurahandsdesign.ca

PROJECT
 ADDITION/RENOVATION
GALLA RESIDENCE
 7393 RIDEAU VALLEY DRIVE
 KARS, ONTARIO

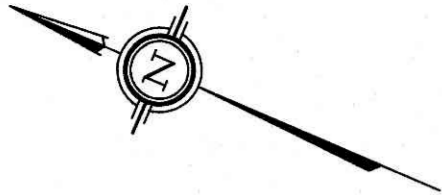
DRAWING
SITE PLAN

DATE
NOV 23/23
 SCALE
 1/16"=1'-0"

DRAWN BY
 L.H.
 CHECKED BY
 L.H.

PROJECT NO.
2313

DRAWING NO.
A-01



RIDEAU RIVER

FLOW

PIN 03910 - 0380 (R)

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PLAN OF SURVEY OF
PART OF LOT 35
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF
NORTH GOWER
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 250



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:
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
 - The survey was completed on the 3rd day of November, 2023.

Nov 14, 2023
Date

[Signature]
Jamie Leslie
Ontario Land Surveyor

Notes & Legend

Denotes	
	Survey Monument Planted
	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
IB ϕ	Round Iron Bar
SIB ϕ	Round Standard Iron Bar
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Plan 4R-10406
(P2)	Plan 4R-15086
PWF	Chain Link Fence
BF	Board Fence
ϕ	Diameter
C/L	Centreline
---	Property Line

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-60610

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

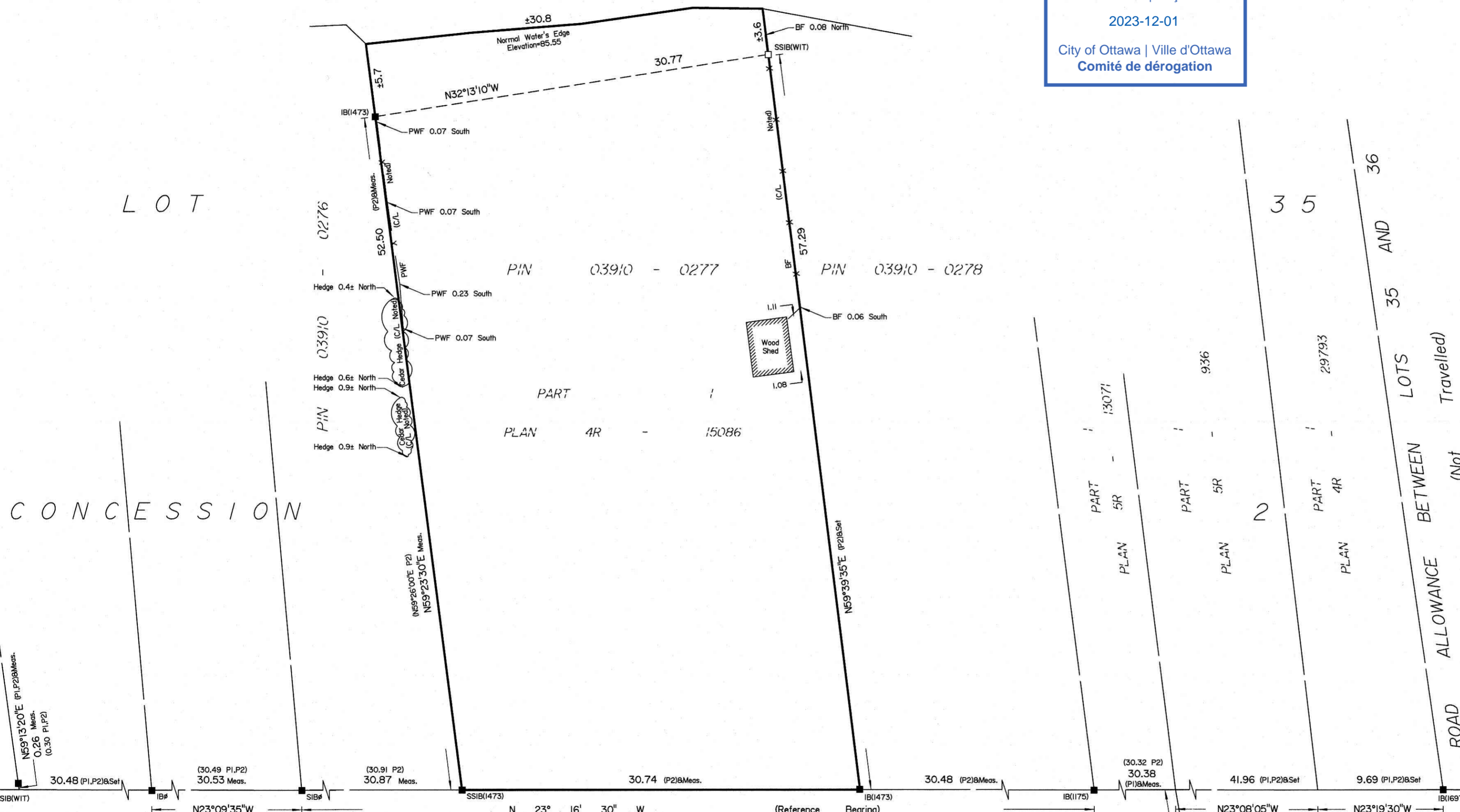
ELEVATION NOTES

- Elevations shown are geodetic and are derived from vertical control monument No. 48U589G, having an elevation of 87.262 m.
- 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.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (CSRS) (2010.0).

For comparison purposes, a rotation of 01°02'25" counter clockwise was applied to bearings on plan P1 and P2.

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ANNIS, O'SULLIVAN, VOLLEBEK 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. 24551-23 R&M Galla P/Lt 35 Con 2 NG O F ND



LOT
CONCESSION

RIDEAU VALLEY DRIVE (FORMERLY RIVER ROAD)
REGIONAL ROAD No. 13 (FORCED ROAD)
PIN 03910 - 0804
PART 1 PLAN 4R - 10406

Site Benchmark
Spike in Asphalt
Elevation=87.56

ROAD ALLOWANCE
BETWEEN LOTS
35 & 36
(UNFORCED)

ROAD ALLOWANCE
BETWEEN CONCESSIONS
2 AND 3
(UNFORCED)

Y:\2023\2451-23_Rocky\Miscell Galla_7389 Rideau Valley Dr & Property Lines_FINAL\2451-23 R&M Galla P/Lt 35 Con 2 NG O F.dwg

GENERAL NOTES:

- ALL CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE
- DO NOT SCALE DRAWINGS
- ANY DISCREPANCIES TO BE REVIEWED WITH LAURA HANDS DESIGN INC.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPRUCE #2 UNLESS NOTED OTHERWISE
- ALL WOOD LINTELS OVER EXTERIOR WALL OPENINGS TO BE SUPPORTED AT EACH END (ALL LINTELS ARE SIZED BY P. ENG.)
- ALL POSTS TO HAVE SOLID BEARING (SB) LOAD TRANSFER DIRECT TO FOUNDATION OR FOOTINGS
- DESIGN OF PRE-ENGINEERED TRUSSES BY TRUSS MANUFACTURER
- MINIMUM SOIL BEARING 75kPa
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH APPROVED ENGINEER'S & MANUFACTURER'S PLANS & SPECIFICATIONS.

LVL - ENG.'D (LAMINATED VENEER LUMBER)
 BUILT-UP WOOD BEAM
 (NB: ALL "LVLS" TO 2.0E/3100FD)

F.J.P. - REFER TO FLOOR JOIST LAYOUT
 R.T.L. - REFER TO ROOF TRUSS LAYOUT

————— CENTRE LINE = BEAM SPAN (FLOOR PLANS)

POSTS:

- 2"x6" WOOD STUD POST
- 2-2"x6" WOOD STUD POST
- 3-2"x6" WOOD STUD POST
- 4"x4" P.T. POST
- 8"x8" P.T. POST

BEAMS:

- B1 - 2-2"x8" P.T.
- B2 - 3-2"x10" P.T.

FLOOR JOISTS:

- J1 - 2"x8" P.T. @ 16" O.C.
- J2 - 2"x10" @ 12" O.C. C/W BRIDGING & STRAPPING
- J3 - 2"x10" P.T. @ 16" O.C.

LINTEL:

- L1 - 2-2"x10"
- L2 - 2-PLY 9 1/2" LVL

FOOTINGS & SONOTUBES:

F1 - 20"x20"x8 PAD FOOTING C/W 3-2"x4" POST AT STAIR LANDING

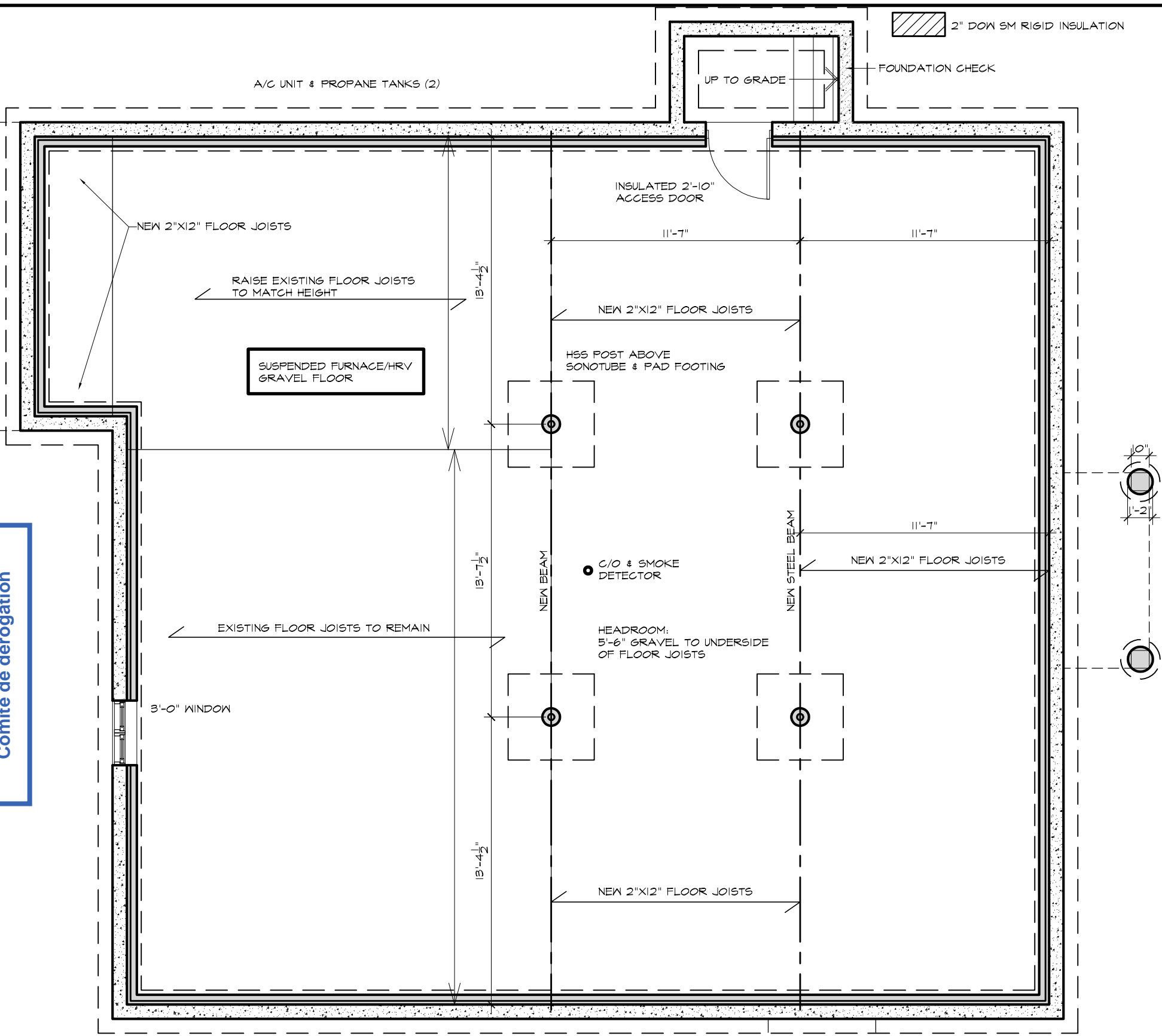
PERIMETER FOOTINGS TO BE 24"x8"
 STEPPED FOOTINGS AS PER 9.15.3.9. OBC 2012

FOOTINGS TO BE 5'-0" BELOW FINISHED GRADE OR FROST PROTECTION WILL BE REQUIRED.

LEDGERS:

LEDGER #1 - 2"x8" P.T. LEDGER SCREWED TO 2"x8" BACKING TO OSB RIMBOARD W/ 2-1/4"x5" SDS SCREWS @ 16" O.C.

LEDGER #2 - 2"x10" P.T. LEDGERS SCREWED TO 2"x10" BACKING TO OSB RIMBOARD W/ 2-1/4"x5" SDS SCREWS @ 16" O.C.



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 Received | Reçu le
 2023-09-29
 City of Ottawa | Ville d'Ottawa
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CERTIFICATION:
 FIRM BCIN #: 125928
 INDIVIDUAL BCIN #: 42234

1 PROPOSED FOUNDATION PLAN
 3/16"=1'-0"

LAURA HANDS DESIGN INC. 27 MAITLAND STREET, PO BOX 511 RICHMOND, ONTARIO K0A 2Z0 PHONE: 613.838.2076 EMAIL: laura@laurahandsdesign.ca	PROJECT RENOVATION/ADDITION GALLA RESIDENCE 7393 RIDEAU VALLEY DRIVE KARS, ONTARIO	DRAWING PROPOSED FOUNDATION PLAN	DATE AUG 21/23	DRAWN BY L.H.	PROJECT NO. 2313	DRAWING NO. A-1
			SCALE 3/16"=1'-0"	CHECKED BY L.H.		

EXISTING AREA: 1,364.585 S.F.
 ALLOWABLE ADDITION: 538.005 S.F.
 TOTAL ALLOWABLE AREA: 1,902.585 S.F.
 PROPOSED TOTAL AREA: 1,901.79 S.F.

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FINISHING SCHEDULE:

FLOORING:
 ENGINEERED HARDWOOD WIDE PLANK FLOORING TO BE GLUED & NAILED DOWN
 HARDWOOD TO BE IN THE FOLLOWING LOCATIONS:
 BEDROOMS, LIVING ROOM, KITCHEN, DINING ROOM HALLWAYS & ARCHED BARREL
 TILE TO BE IN THE FOLLOWING LOCATIONS:
 UTILITY ROOM, TWO BATHROOMS, POWDER ROOM, FRONT ENTRY WAY & LAUNDRY/MUDROOM

LIGHTING:
 REFER TO LIGHTING PLAN

ARCHED BARREL:
 XX

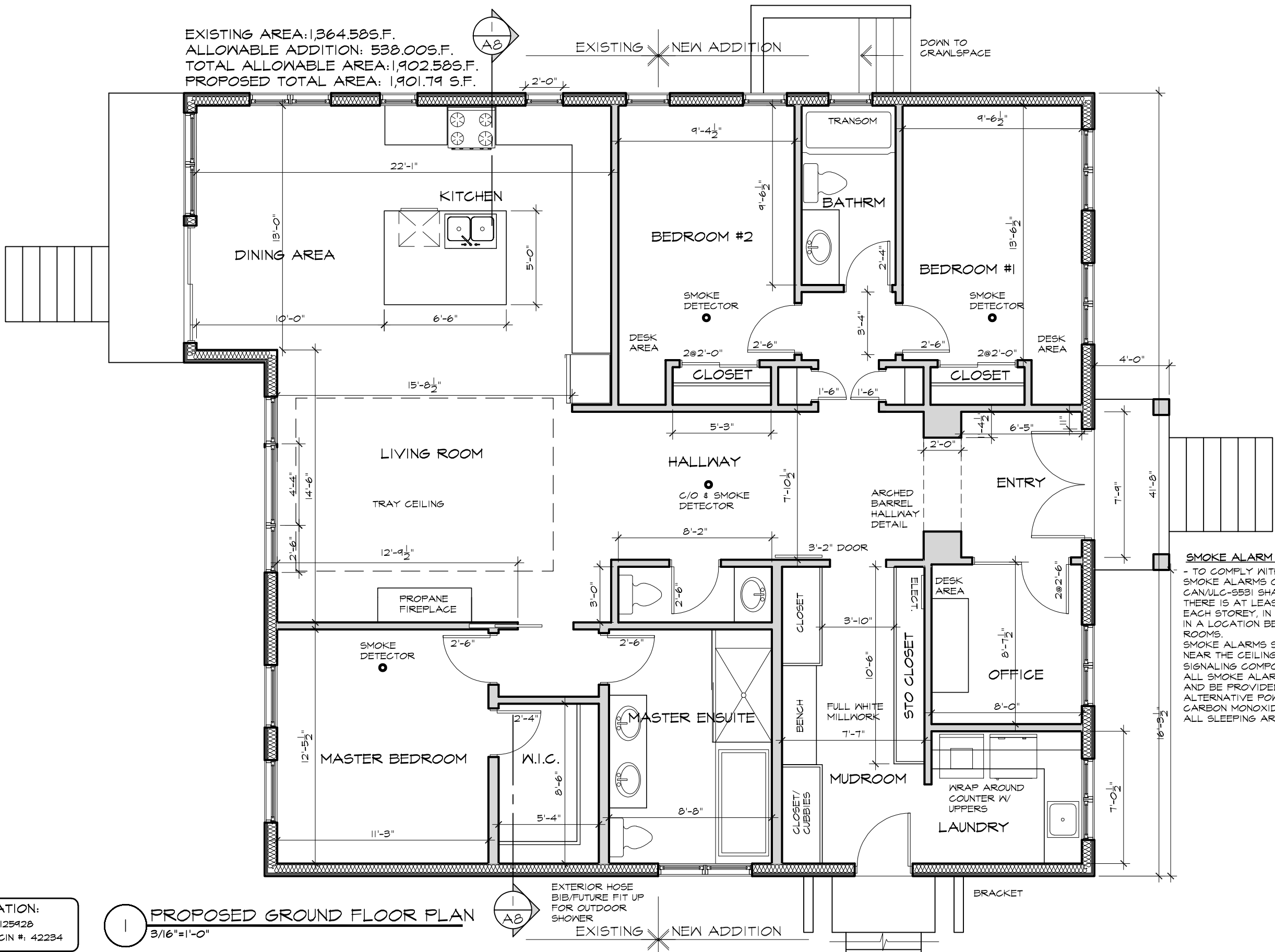
WINDOWS:
 SINGLE HUNG/CASEMENT REFER TO ELEVATIONS
 1" THICK WINDOW JAMB, 1/8" REVEAL W/ STANDARD 3.5" WINDOW TRIM ON THE INTERIOR

DOORS:
 XX

KITCHEN:
 REFER TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS FOR ALL KITCHEN RELATED MATERIALS & LAYOUT

SMOKE ALARM REQUIREMENT

- TO COMPLY WITH OBC 9.10.19 SMOKE ALARMS CONFORMING TO CAN/ULC-5531 SHALL BE INSTALLED SO THERE IS AT LEAST ONE SMOKE ALARM ON EACH STOREY, IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN THE SLEEPING ROOMS.
 SMOKE ALARMS SHALL BE INSTALL ON OR NEAR THE CEILING AND INCLUDE A VISUAL SIGNALING COMPONENT AS PER 9.10.19.3(3)
 ALL SMOKE ALARMS TO BE INTERCONNECTED AND BE PROVIDED WITH A BATTERY FOR ALTERNATIVE POWER.
 CARBON MONOXIDE DETECTOR REQUIRED AT ALL SLEEPING AREAS



PROPOSED GROUND FLOOR PLAN
 3/16"=1'-0"

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PROJECT
 RENOVATION/ADDITION
GALLA RESIDENCE
 7393 RIDEAU VALLEY DRIVE
 KARS, ONTARIO

DRAWING
PROPOSED GROUND FLOOR PLAN

DATE
 AUG 21/23

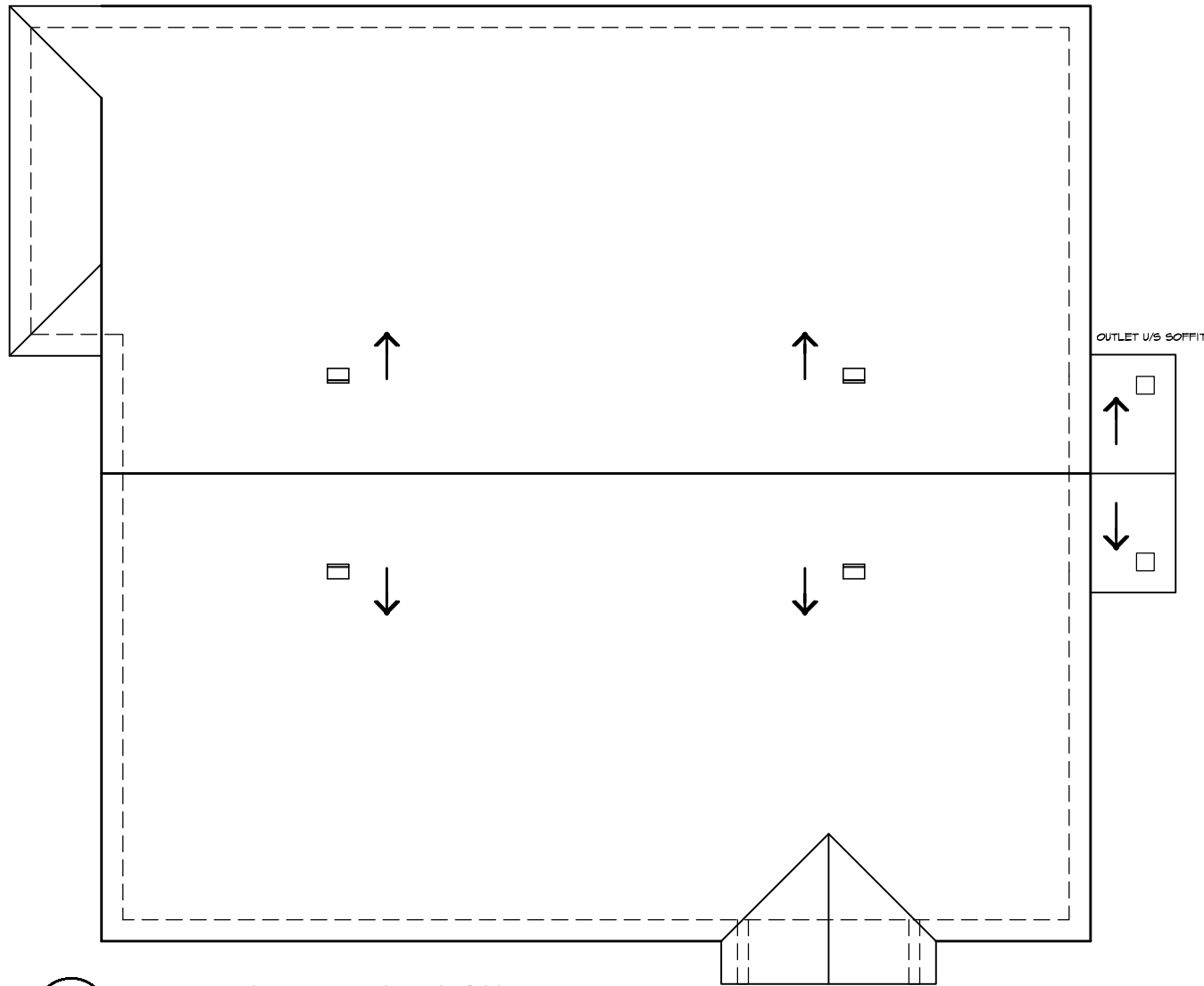
SCALE
 3/16"=1'-0"

DRAWN BY
 L.H.

CHECKED BY
 L.H.

PROJECT NO.
 2313

DRAWING NO.
 A-2



1 PROPOSED ROOF PLAN
1/8"=1'-0"

ROOF LEGEND:

- - - - - EXTERIOR WALLS BELOW
- DIRECTION OF ROOF SLOPE
- ROOF VENT AREA SHALL BE A MINIMUM 1/300 OF INSULATED CEILING AREA, UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF BUILDING 25% TOP 25% BOTTOM OBC 9.19.1.2.

ROOF NOTES:

- ALL ROOF SLOPES LABELED ON ELEVATIONS
- ALL CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE
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CONSTRUCTION NOTES:

1 POURED CONCRETE FOUNDATION WALL CONSTRUCTION

- 1/2" GYPSUM BOARD
- 6 MIL VAPOUR BARRIER SEALED (OBC 9.25.4.10(2))
- R13 BATT INSUL. FULL HEIGHT
- 2"x4" STUDS @ 16" O.C.
- R20 TO STUDS FOR CONTINUOUS INSULATION
- FELT CONST. PAPER INSIDE FACE OF FND. FROM TOP TO 24" BELOW GRADE
- 8" POURED CONCRETE FND. WALL (20 mpa) 2-15M BARS AT THE TOP & BOTTOM OF THE FOUNDATION WALLS C/W 15M BENT BARS AROUND THE CORNERS (18"x18")
- 1/2" ANCHOR BOLTS @ 48" O.C. & 2"x6" SILL PLATE W/ NEOPRENE GASKET SEAL
- DRAINAGE PLATON SYSTEM APPLIED TO OUTER FND. WALL FROM GRADE TO FOOTING.
- 24"x8" (U/N) POURED CONC. KEYED FOOTING (20mpa) TO REST ON UNDISTURBED SOIL (MIN. 75kpa-10.9psi BEARING)
- 4"dia. WEEPING TILE W/ FILTER FABRIC & 12" CRUSHED STONE OVER AROUND FOUNDATION FOOTING @ BASEMENT SLAB TO CONNECT TO EXISTING WEEPING TILE OR SUMP PIT/ PUMP OUT & AWAY EVENLY INTO GRADIENT OR ROADSIDE DITCH
- PARGING ABOVE FINISH GRADE

2 EXTERIOR WALL CONSTRUCTION @ EXISTING WALL

- VINYL SHAKER STYLE SIDING/PRESSURE TREATED WOOD BOARD AT ENTRY & BACK BAY WINDOW OR BOARD & BATTEN SIDING
- 1X3" HORIZONTAL STRAPPING @ 16" O.C.
- "TYVEK" BLDG. PAPER OR EQ.
- 7/16" OSB WALL SHEATHING
- PRE-FINISHED METAL FLASHING @ FOUNDATION
- EXISTING 2"x4" STUDS TO REMAIN, NEW 2"x6" STUDS BETWEEN EXISTING 2"x4" HORIZ. BRACING @ 48" O.C.
- R-22 BATT INSULATION
- 6 MIL. POLY VAPOUR BARRIER
- 1/2" DRYWALL

3 EXTERIOR WALL CONSTRUCTION @ NEW WALL

- VINYL SHAKER STYLE SIDING/PRESSURE TREATED WOOD BOARD AT ENTRY & BACK BAY WINDOW OR BOARD & BATTEN SIDING
- 1X3" HORIZONTAL STRAPPING @ 16" O.C.
- "TYVEK" BLDG. PAPER OR EQ.
- 7/16" OSB WALL SHEATHING
- PRE-FINISHED METAL FLASHING @ FOUNDATION
- 2"x6" STUDS @ 16" O.C. W/ HORIZ. GIRT BRACING @ 48" O.C.
- R-22 BATT INSULATION
- 6 MIL. POLY VAPOUR BARRIER
- 1/2" DRYWALL

4 INTERIOR WALL CONSTRUCTION

- 1/2" DRYWALL EACH SIDE OF 2"x4" STUDS @ 16" O.C. W/ HORIZ. GIRT BRACING @ 48" O.C.
- PROVIDE SOUND ATTENUATION BLANKETS IN ALL BATHROOM WALLS
- PROVIDE MOISTURE RESISTANT DRYWALL @ SHOWER AND TUB LOCATIONS
- PROVIDE REINFORCEMENT IN MAIN BATHROOM WALL TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS REFER TO DETAIL

5 CRAWLSPACE CONSTRUCTION

- 8" MIN. CLEAR STONE ON COMPACTED GRANULAR FILL

6 TYPICAL FLOOR JOIST CONSTRUCTION

- FINISHED FLOORING - SEE PLANS & SPECS. (HARDWOOD TO RUN PERP. TO FLOOR JOISTS)
- 3/4" T&G PLYWOOD SUBFLOOR, GLUE & SCREW
- 2"x12" FLOOR JOISTS
- 1"x4" STRAPPING @ 16" O.C.
- 1/2" GYPSUM BOARD CEILING

7 INSULATED ROOF CONSTRUCTION

- ASPHALT SHINGLES W/ BITUMINOUS EAWE PROTECTION TO 36" HORIZ. IN FROM EXT. WALL AROUND PERIM. & OVER VALLEY'S
- ASPHALT IMPREGNATED BUILDING PAPER OVER 1/2" PLYWOOD SHEATHING W/ "H"-CLIPS
- ENGINEERED ROOF TRUSSES @ 24" O.C. (SEE ROOF TRUSS LAYOUT)
- STYROFOAM BAFFLES @ PERIMETER VENTED PERFORATED ALUMINIUM SOFFIT
- R-50 INSULATION
- 1"x4" SPR.#2 STRAPPING @ 16" O.C.
- 6 MIL. POLY VAPOUR BARRIER ON WARM SIDE
- 1/2" DRYWALL

8 UN-INSULATED ROOF CONSTRUCTION

- ASPHALT SHINGLES W/ BITUMINOUS EAWE PROTECTION TO 36" HORIZ. IN FROM EXT. WALL AROUND PERIM. & OVER VALLEY'S
- ASPHALT IMPREGNATED BUILDING PAPER OVER 1/2" PLYWOOD SHEATHING W/ "H"-CLIPS
- ENGINEERED ROOF TRUSSES @ 24" O.C. (SEE ROOF TRUSS LAYOUT)
- VENTED PERFORATED ALUMINIUM SOFFIT

9 RAILINGS & STAIRS

- ALL GUARDS & RAILS TO CONFORM TO O.B.C. 9.8.8.8.(1) AND SB-7 SUPPLEMENTARY GUIDELINES
- NOTE: SITE CONFIRM ALL STAIR DIMENSIONS PRIOR TO STAIR CONSTRUCTION

STAIRS

GENERAL - MIN. - MAX.:

RISE	125mm	200mm
RUN	255mm	355mm

NOSING NOT TO EXCEED 25MM (9.8.4.6.)
HEIGHT OF HANDRAIL NOT LESS THAN 865MM AND NOT MORE THAN 965MM (9.8.7.4)
HANDRAIL TO HAVE 50MM CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND AND NOT PROJECT MORE THAN 100MM INTO THE REQUIRED WIDTH OF THE STAIR (9.8.7.5)
OPENINGS IN GUARDS NOT MORE THAN 100MM (9.8.8.5.)

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PROJECT
**RENOVATION/ADDITION
GALLA RESIDENCE**
7393 RIDEAU VALLEY DRIVE
KARS, ONTARIO

DRAWING
**PROPOSED ROOF PLAN
ROOF NOTES &
CONSTRUCTION NOTES**

DATE
AUG 21/23

SCALE
1/8"=1'-0"

DRAWN BY
L.H.

CHECKED BY
L.H.

PROJECT NO.
2313

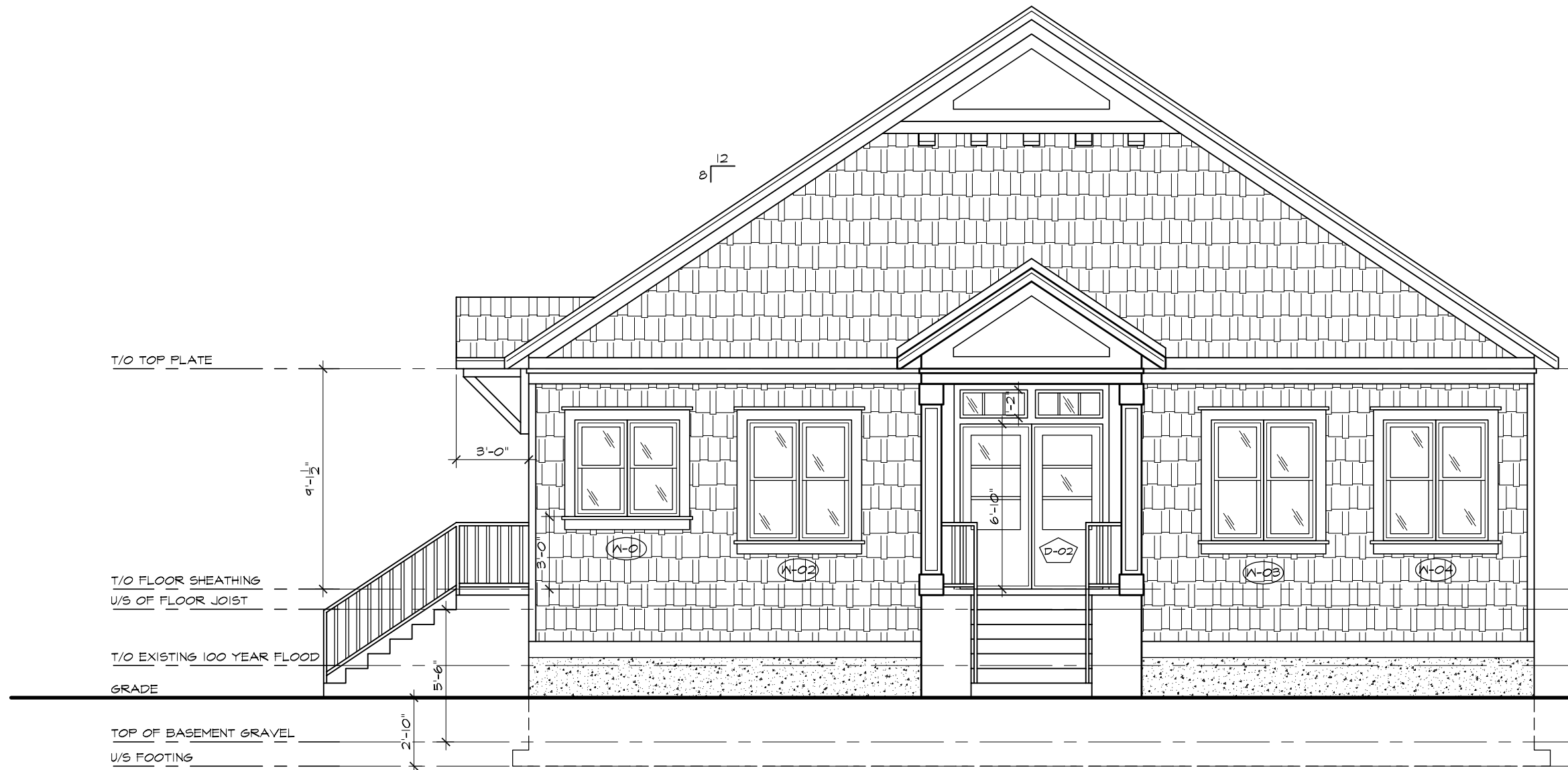
DRAWING NO.
A-3

GENERAL NOTES:

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ELEVATION SCHEDULE

- (A) - ASPHALT SHINGLES w/ BITUMINOUS EAVE PROTECTION
- (B) - ROOF VENTS & GABLE LOUVERS
- (C) - PRE FINISHED METAL FASCIA, EAVESTROUGH & VENTED ALUMINUM SOFFIT
- (D) - TRIM BELOW SOFFIT AS INDICATED ON ELEVATIONS, DETAIL TO BE PROVIDED
- (E) - VINYL SHAKER STYLE SIDING
- (F) - PRESSURE TREATED WOOD BOARD/BOARD & BATTEN, PAINTED
- (G) - PRE FINISHED METAL FLASHING ABOVE ALL WINDOWS & DOORS, & ROOF WALL CONNECTIONS
- (H) - WINDOW TRIM, DETAIL TO BE PROVIDED
- (J) - WOOD DECK, STAIRS & RAILING
- (K) - 10"X10" COLUMN, PAINTED
- (L) - PARGE ALL FOUNDATION
- (M) - AN EXTERIOR LIGHTING OUTLET WITH FIXTURE TO BE PROVIDED AT EVERY ENTRANCE CONTROLLED BY A WALL SWITCH LOCATED IN THE HOUSE
- (N) - OUTLET IN SOFFIT AT SIDE ENTRY OUTLET AT FRONT DOOR & REAR DOOR



1 PROPOSED ROAD SIDE ELEVATION
3/16"=1'-0"

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PROJECT
RENOVATION/ADDITION
GALLA RESIDENCE
7393 RIDEAU VALLEY DRIVE
KARS, ONTARIO

DRAWING
PROPOSED ROAD SIDE ELEVATION

DATE **AUG 21/23**
DRAWN BY **L.H.**
SCALE **3/16"=1'-0"**
CHECKED BY **L.H.**

PROJECT NO.
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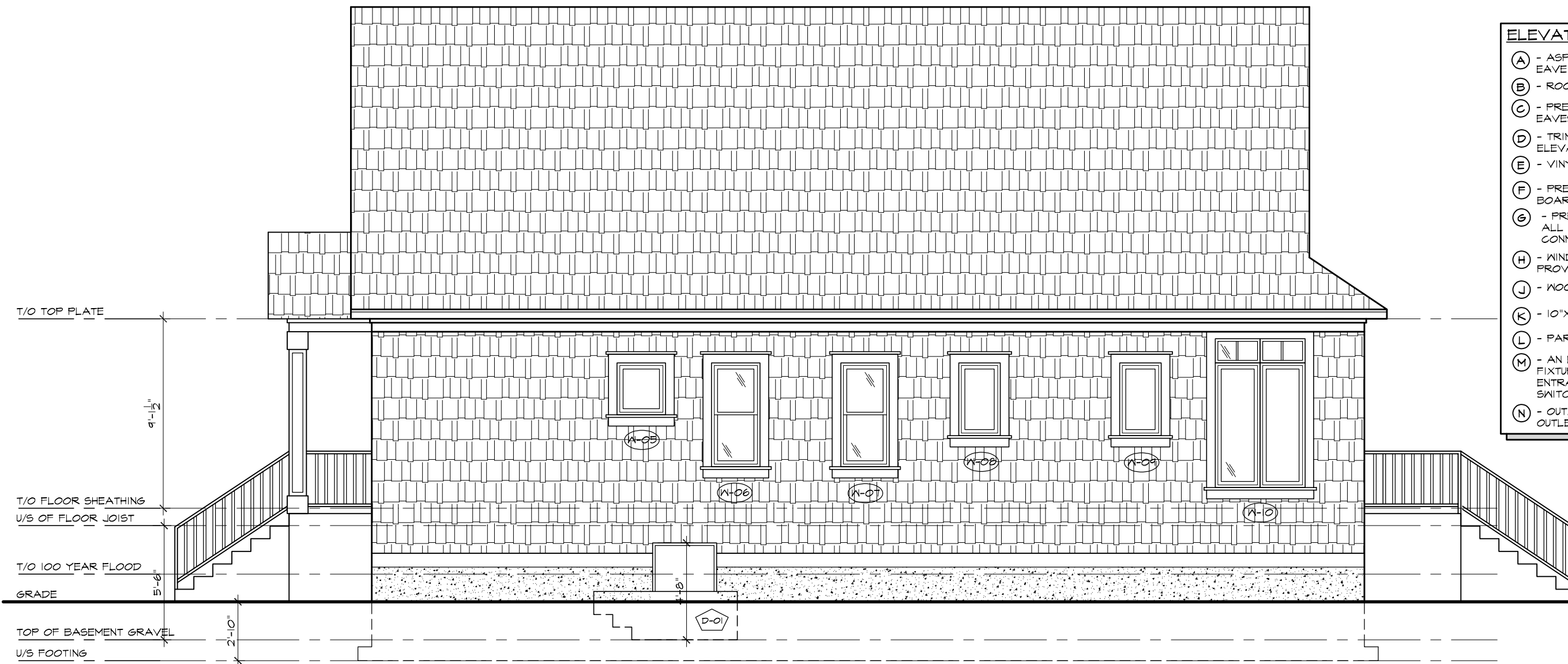
DRAWING NO.
A-4

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1 PROPOSED RIGHT SIDE ELEVATION
3/16"=1'-0"

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**RENOVATION/ADDITION
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7393 RIDEAU VALLEY DRIVE
KARS, ONTARIO

DRAWING
**PROPOSED
RIGHT SIDE ELEVATION**

DATE AUG 21/23	DRAWN BY L.H.
SCALE 3/16"=1'-0"	CHECKED BY L.H.

PROJECT NO.
2313

DRAWING NO.
A-5

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- (N) - OUTLET IN SOFFIT AT SIDE ENTRY OUTLET AT FRONT DOOR & REAR DOOR



1 PROPOSED RIVER SIDE ELEVATION
3/16"=1'-0"

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DRAWING
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RIVER SIDE ELEVATION**

DATE
AUG 21/23

DRAWN BY
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SCALE
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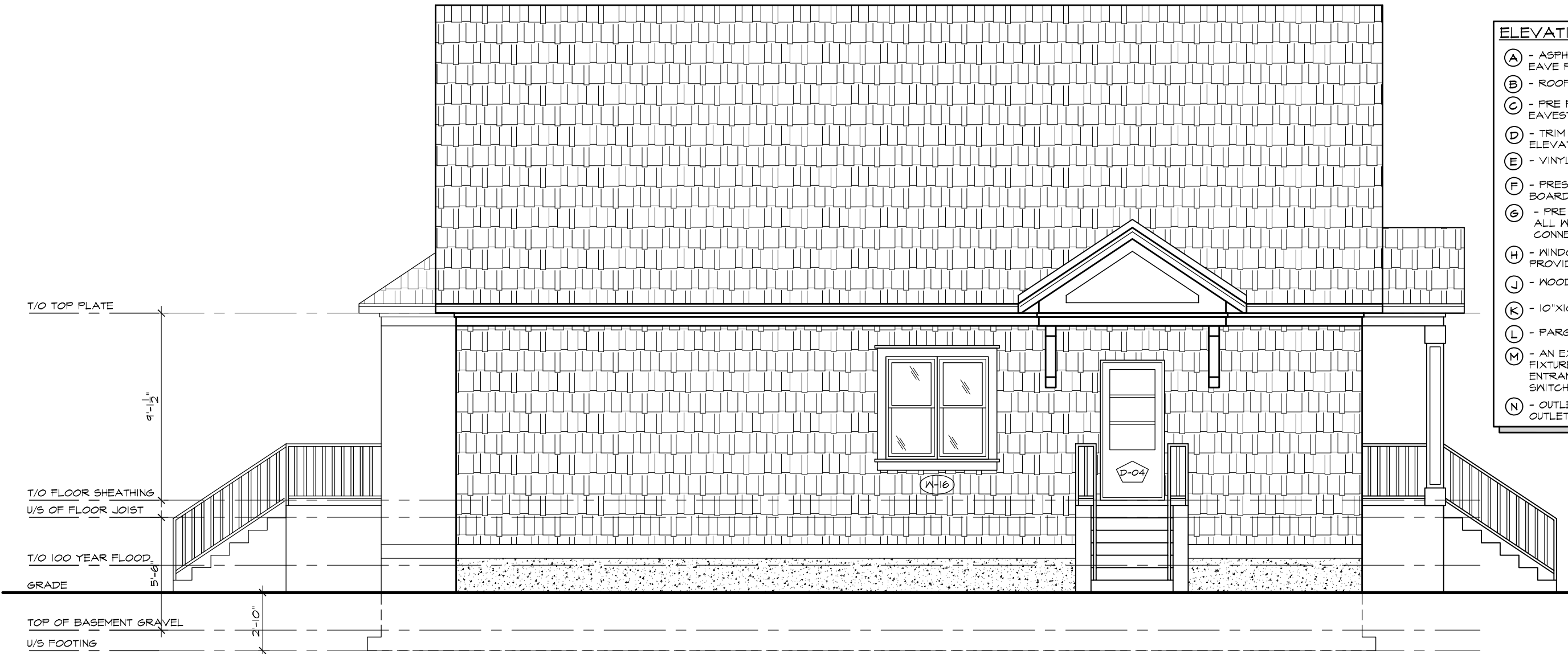
DRAWING NO.
A-6

GENERAL NOTES:

- ALL CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE
- DO NOT SCALE DRAWINGS
- ANY DISCREPANCIES TO BE REVIEWED WITH LAURA HANDS DESIGN INC.

ELEVATION SCHEDULE

- (A) - ASPHALT SHINGLES w/ BITUMINOUS EAVE PROTECTION
- (B) - ROOF VENTS & GABLE LOUVERS
- (C) - PRE FINISHED METAL FASCIA, EAVESTROUGH & VENTED ALUMINUM SOFFIT
- (D) - TRIM BELOW SOFFIT AS INDICATED ON ELEVATIONS, DETAIL TO BE PROVIDED
- (E) - VINYL SHAKER STYLE SIDING
- (F) - PRESSURE TREATED WOOD BOARD/BOARD & BATTEN, PAINTED
- (G) - PRE FINISHED METAL FLASHING ABOVE ALL WINDOWS & DOORS, & ROOF WALL CONNECTIONS
- (H) - WINDOW TRIM, DETAIL TO BE PROVIDED
- (J) - WOOD DECK, STAIRS & RAILING
- (K) - 10"X10" COLUMN, PAINTED
- (L) - PARGE ALL FOUNDATION
- (M) - AN EXTERIOR LIGHTING OUTLET WITH FIXTURE TO BE PROVIDED AT EVERY ENTRANCE CONTROLLED BY A WALL SWITCH LOCATED IN THE HOUSE
- (N) - OUTLET IN SOFFIT AT SIDE ENTRY OUTLET AT FRONT DOOR & REAR DOOR



1 **PROPOSED RIVER SIDE ELEVATION**
3/16"=1'-0"

CERTIFICATION:
FIRM BCIN #: 125928
INDIVIDUAL BCIN #: 42234

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PROJECT
RENOVATION/ADDITION
GALLA RESIDENCE
7393 RIDEAU VALLEY DRIVE
KARS, ONTARIO

DRAWING
PROPOSED
LEFT SIDE ELEVATION

DATE
AUG 21/23

DRAWN BY
L.H.

SCALE
3/16"=1'-0"

CHECKED BY
L.H.

PROJECT NO.
2313

DRAWING NO.
A-7