

Committee of Adjustment
Received | Reçu le
2023-03-13
City of Ottawa | Ville d'Ottawa
Comité de dérogation

FIVE-UNIT DWELLING 5 5 6 R i v e r d a l e A v e n u e **OTTAWA**

Architectural Proposal for Building Permit Application January 5th, 2023

PROPERTY AND STAKEHOLDERS INFORMATION

Development address:
556 Riverdale Avenue
Ottawa ON K1S 1S5

Owner / Client:
556 RIVERDALE AVE INC.
34 Glencairn Avenue
Ottawa ON K1S 1M6
1 (613) 923 3483
luca_dia@yahoo.com

client _____
556 Riverdale Inc.
34, Glencairn Ave.
Ottawa, ON K1S 1M6

architecture _____

ITTUE

307-2325, rue du Centre
Montréal QC H3K1J6
1 (514) 636-0864
www.ittue.com

revision _____
0 2022/01/01 Site Plan Control
1 2022/12/19 Building Permit Application
2 2023/01/05 Building Permit Application

project _____
Interior transformation
556, Riverdale Ave.
Ottawa ON K1S 1S5

number _____
013

title _____

General Info

List of Drawings

scale _____ by _____
n/a **ft**

issued for _____
Building Permit

date _____
2023/01/05

sheet ______revision _____

A01

²

LIST OF DRAWINGS

#	Name	Rev	Date
n/a	Cover Page	0	2022/04/25
A01	General Info / List of Drawings	0	2022/04/25
A09	Site Plan	0	2022/04/25
A10	Basement	0	2022/04/25
A11	First Floor	0	2022/04/25
A12	Second Floor	0	2022/04/25
A13	Third Floor	0	2022/04/25
A14	Roof	0	2022/04/25
A21	East Elevation	0	2022/04/25
A22	West Elevation	0	2022/04/25
A23	North Elevation	0	2022/04/25
A24	South Elevation	0	2022/04/25



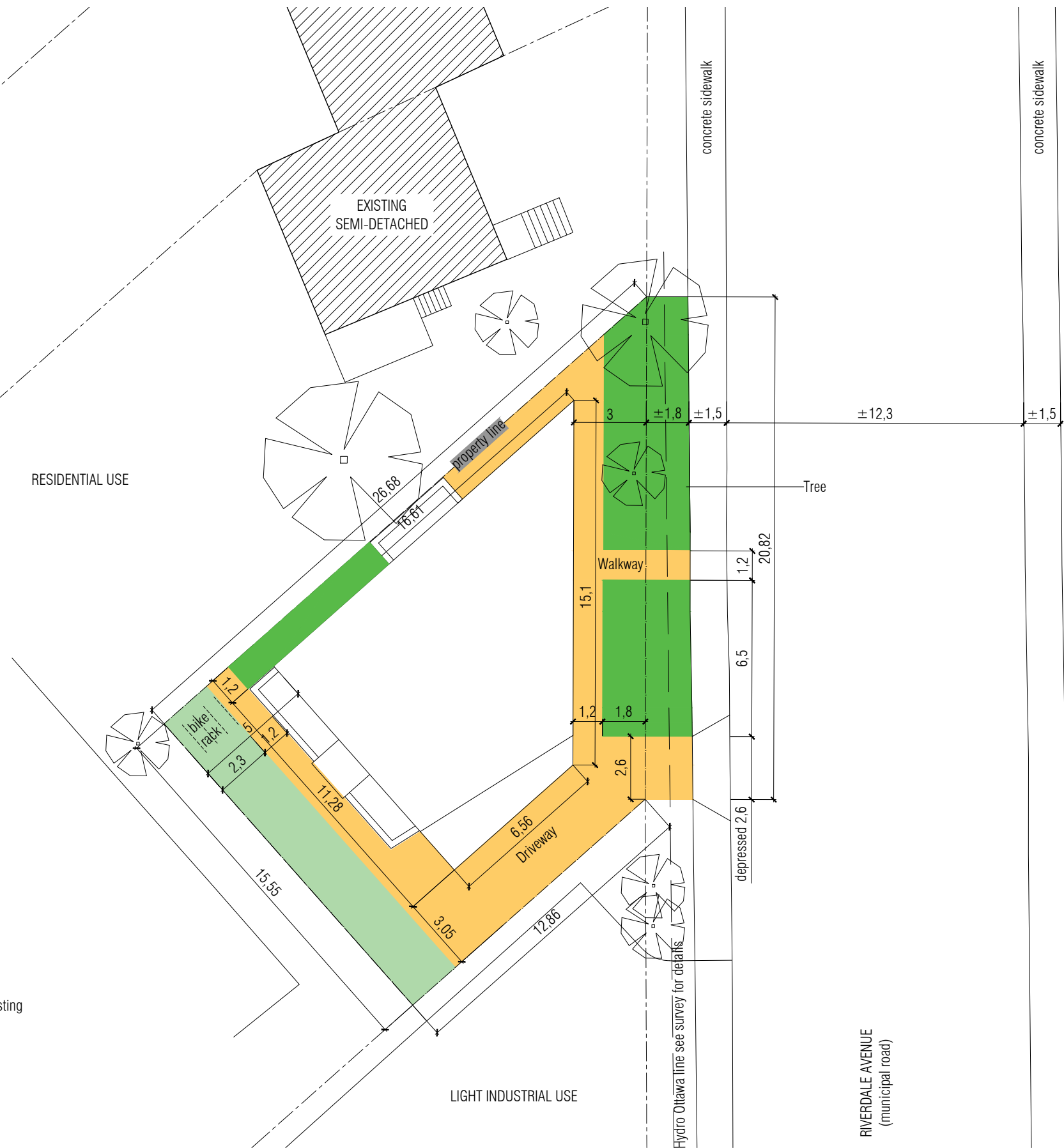
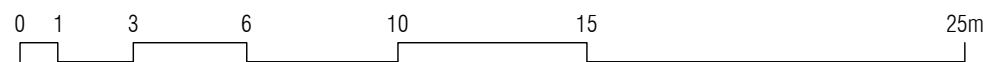
RESIDENTIAL USE

EXISTING SEMI-DETACHED

EXISTING DETACHED HOUSE

LIGHT INDUSTRIAL USE

- SOFT LANDSCAPING (LAWN) - existing
- PAVERS - existing
- GRASS-PAVERS - existing



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number **013**

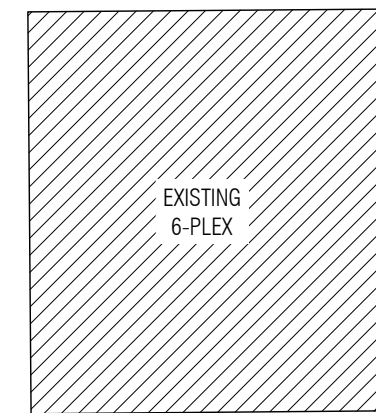
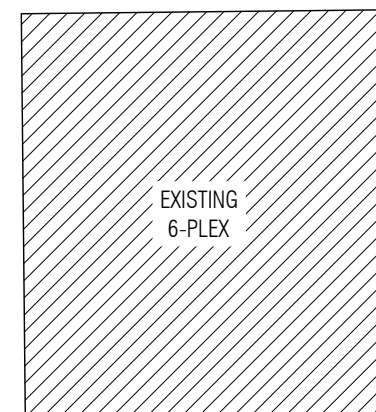
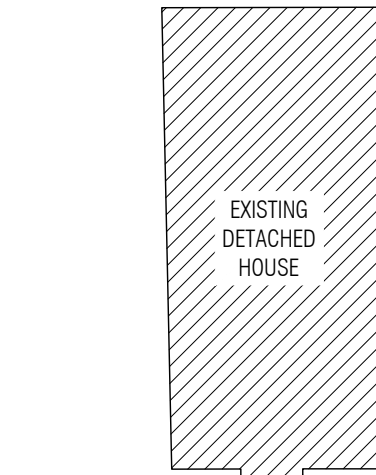
title **Site plan**

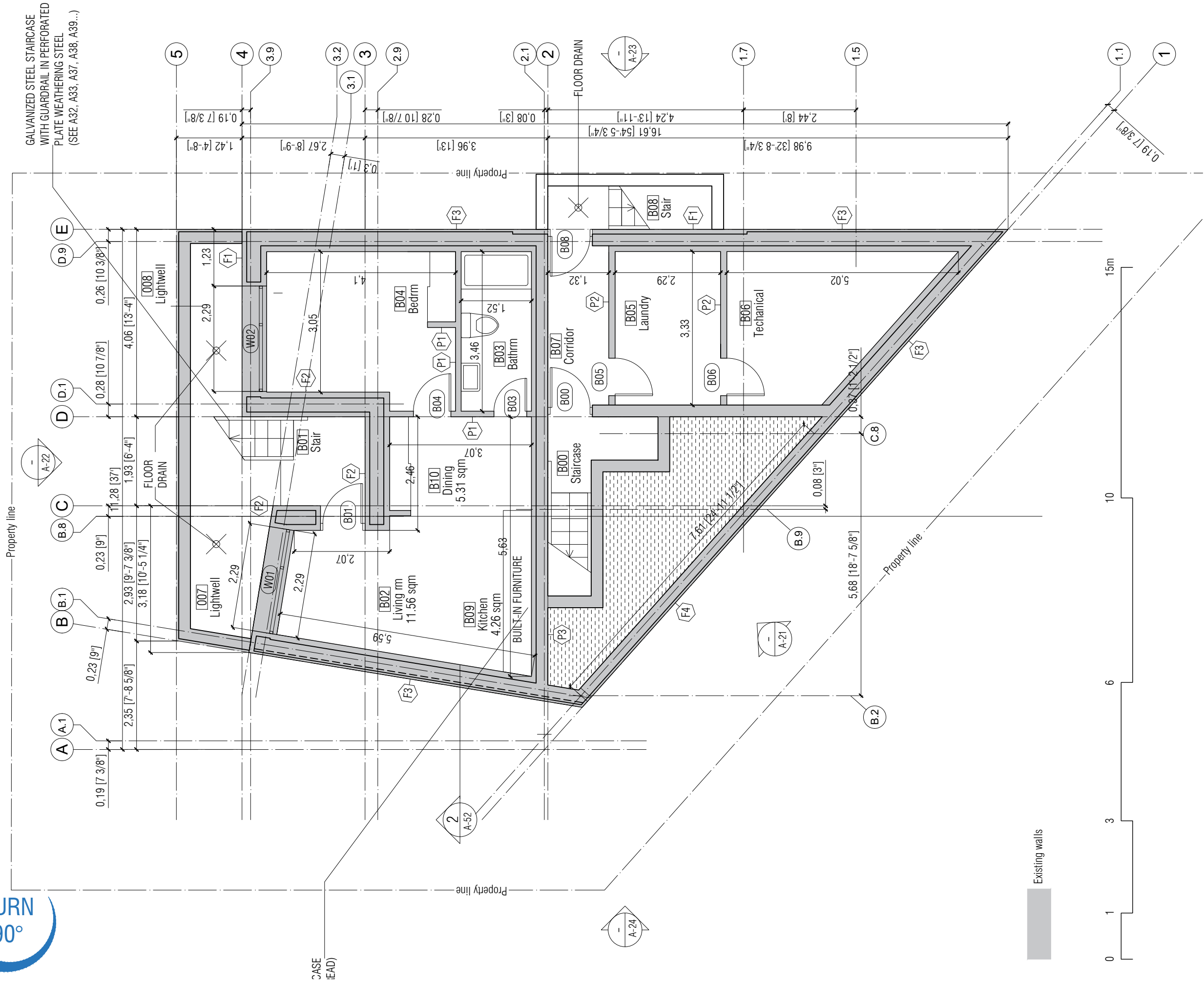
scale **1:200** by **ft**

issued for **Building Permit**

date **2023/01/05**

sheet **A09** revision **2**





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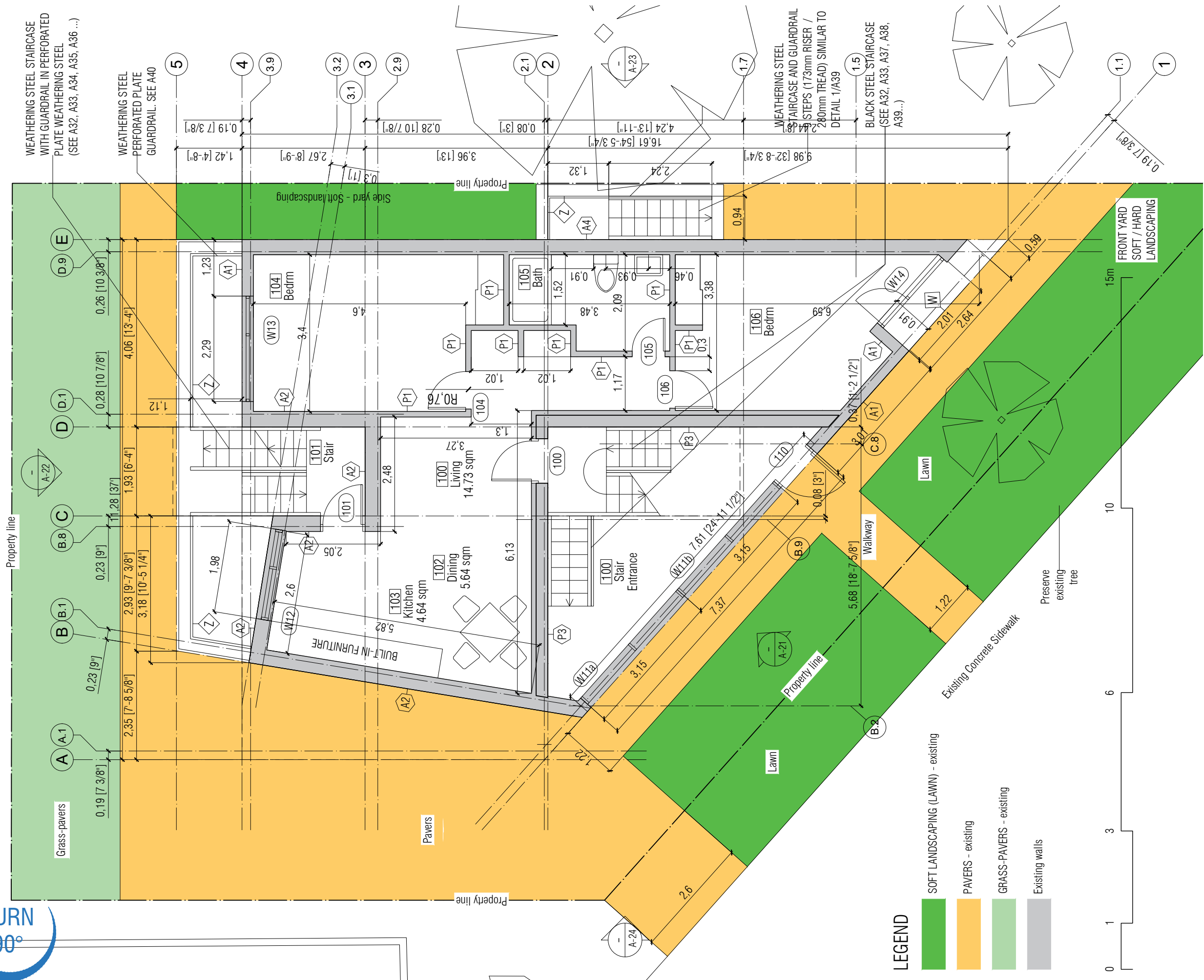
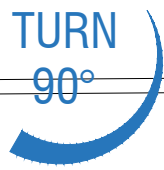
number _____
013
 title _____
Basement

scale _____ by _____
1:80 **ft**
 issued for _____
Building Permit
 date _____
2023/01/05

sheet _____ revision _____
A10 **2**

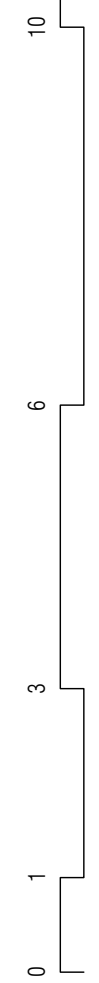


Existing walls



LEGEND

- SOFT LANDSCAPING (LAWN) - existing
- PAVERS - existing
- GRASS-PAVERS - existing
- Existing walls



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title _____

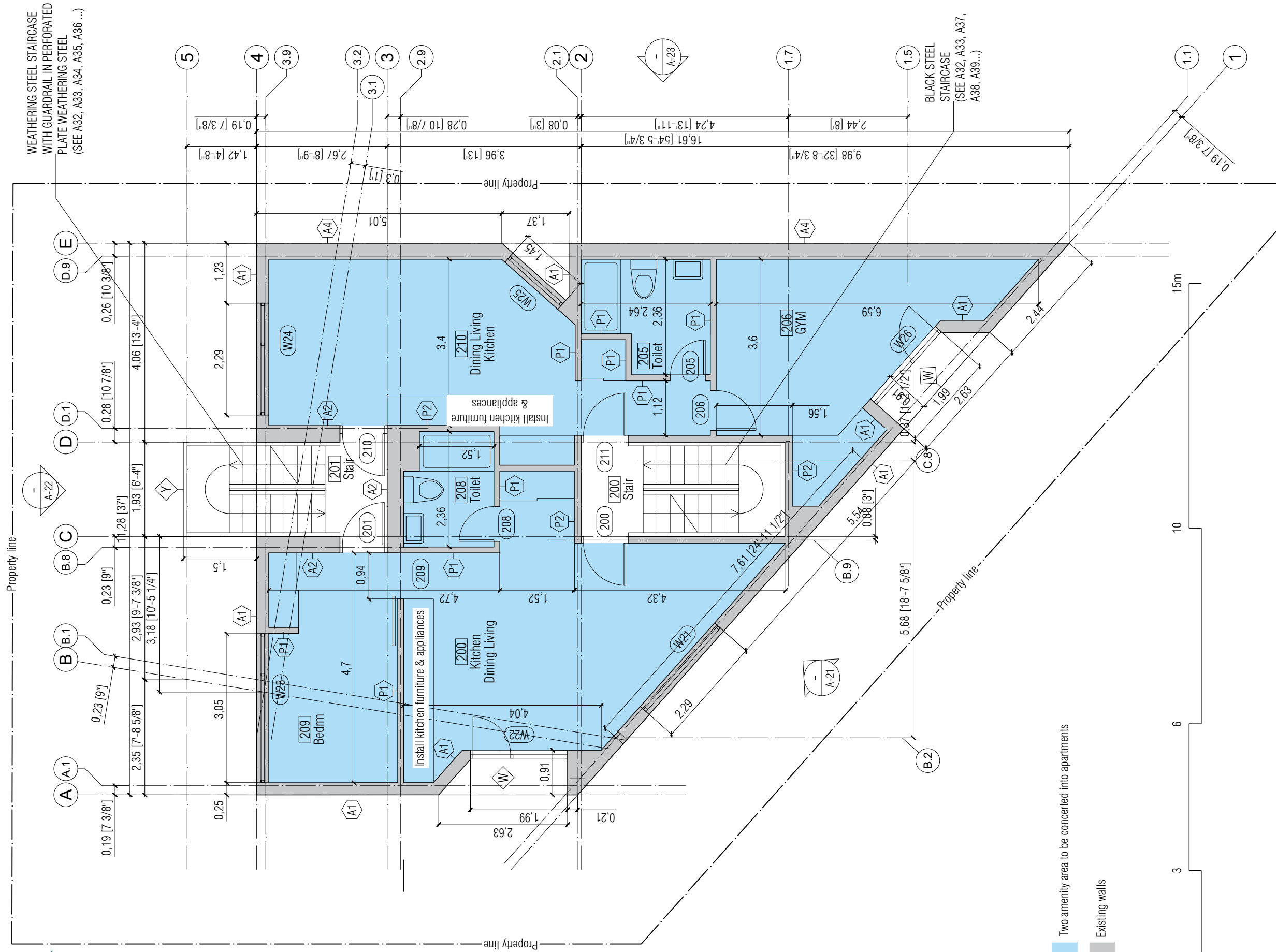
First Floor

scale _____ by _____
1:80 by **ft**

issued for _____
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2023/01/05

sheet _____ revision _____
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LEGEND

- Two amenity area to be converted into apartments
- Existing walls



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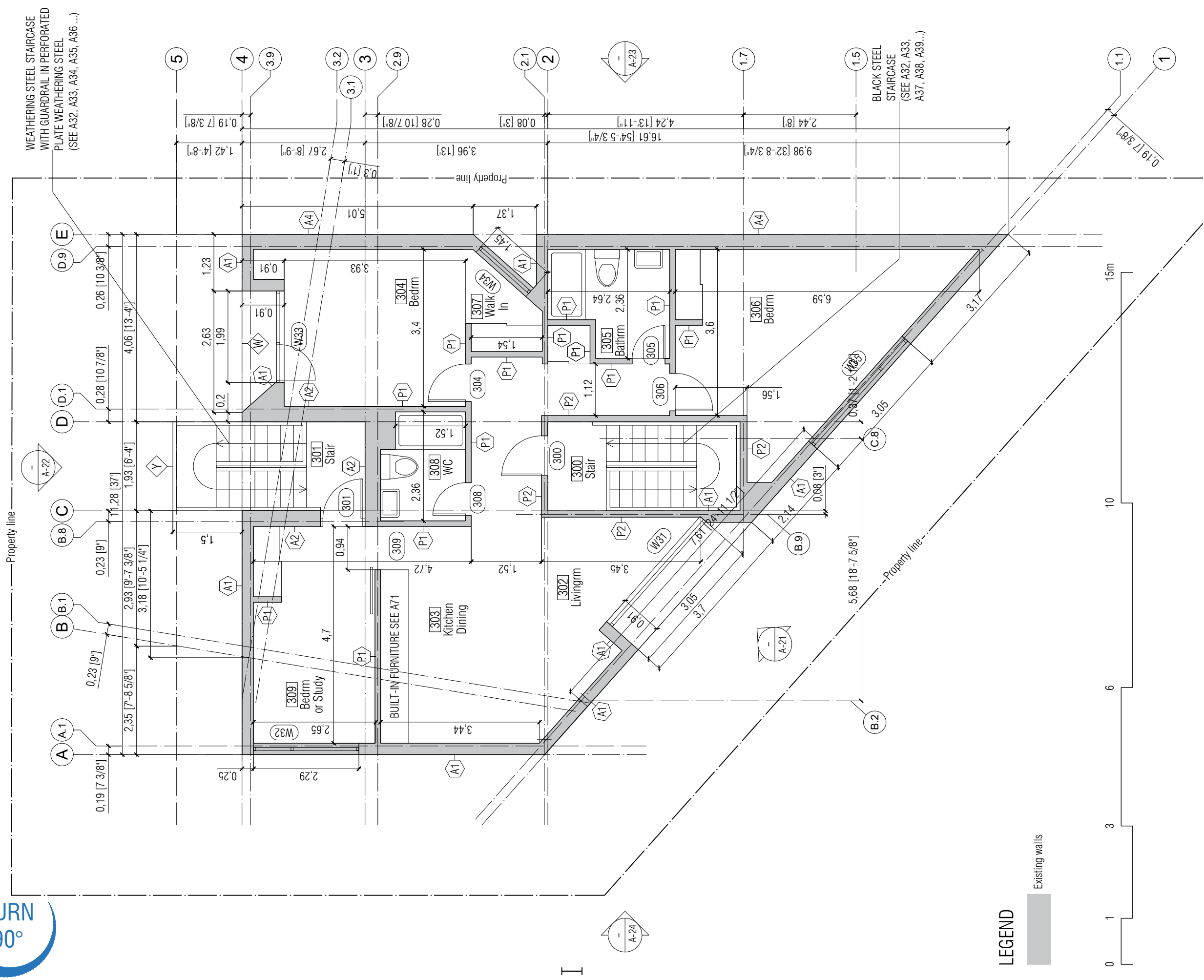
number _____
013
 title _____
Second Floor

scale _____ by _____
1:80 **ft**

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Building Permit

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sheet _____ revision _____
A12 **2**



LEGEND



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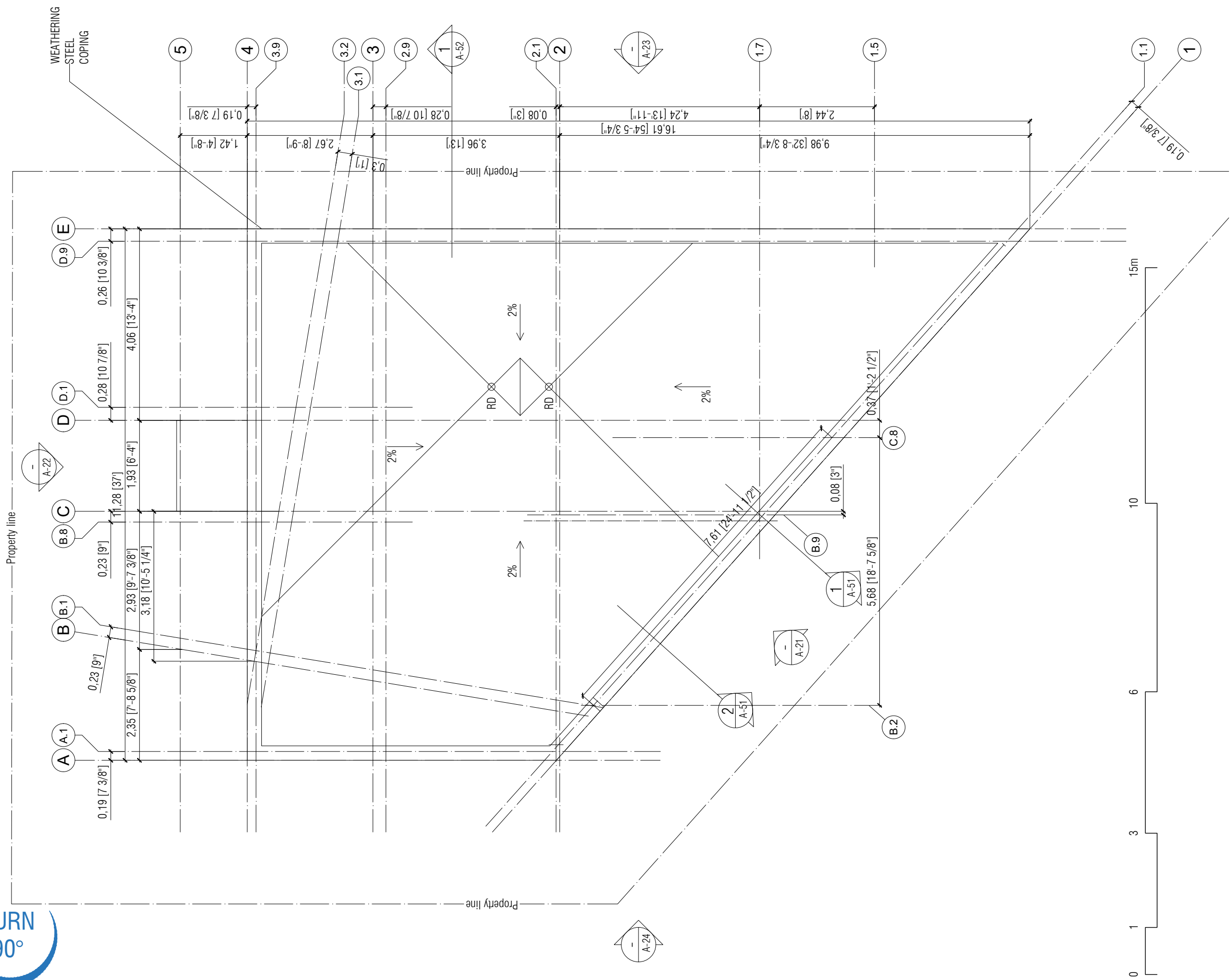
number
013
 title
Third Floor

scale
1:80 by **ft**

issued for
Building Permit

date
2023/01/05

sheet
A13 revision **2**



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number _____
013
 title _____
Roof

scale _____ by _____
1:80 **ft**

issued for _____
Building Permit

date _____
2023/01/05

sheet _____ revision _____
A14 **2**



EXPOSED BUILDING FACES

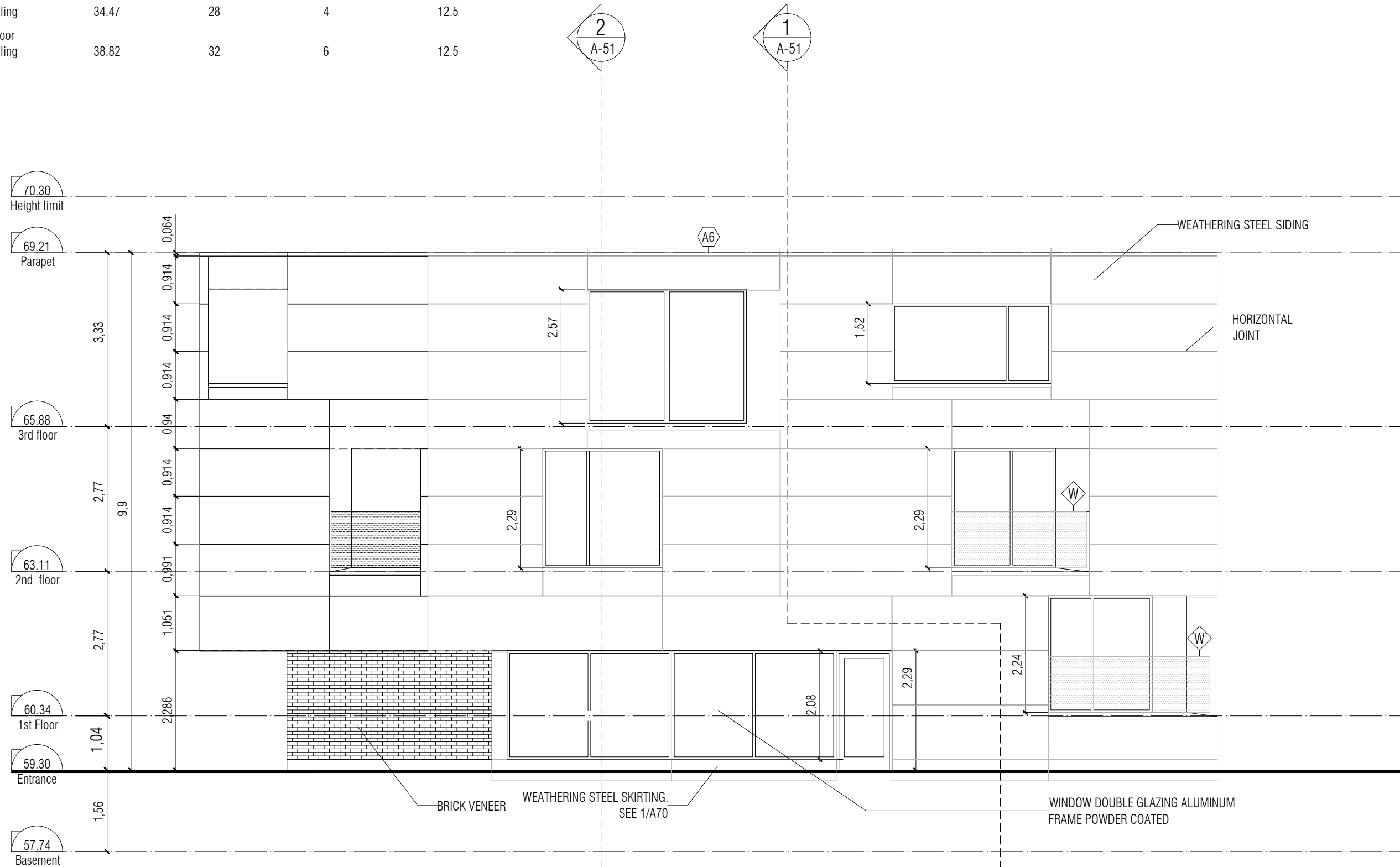
1. fire compartment	2. area (sq m)	3. unprotected openings (%)	4. required limiting distance (m)	5. actual limiting distance (m)
grade level entrance hall	26.82	66	6	12.5
basement service rooms	2.94	0	0	12.5
basement + 1 st floor dwelling	9.68	47	3	13.25
2 nd floor dwelling	34.47	28	4	12.5
3 rd floor dwelling	38.82	32	6	12.5

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Interior transformation
 556, Riverdale Ave.
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number _____
013

title _____
East Elevation

scale _____ by _____
1/80 **ft**

issued for _____
Building Permit

date _____
2023/01/05

sheet _____ revision _____
A21 **2**

EXPOSED BUILDING FACES

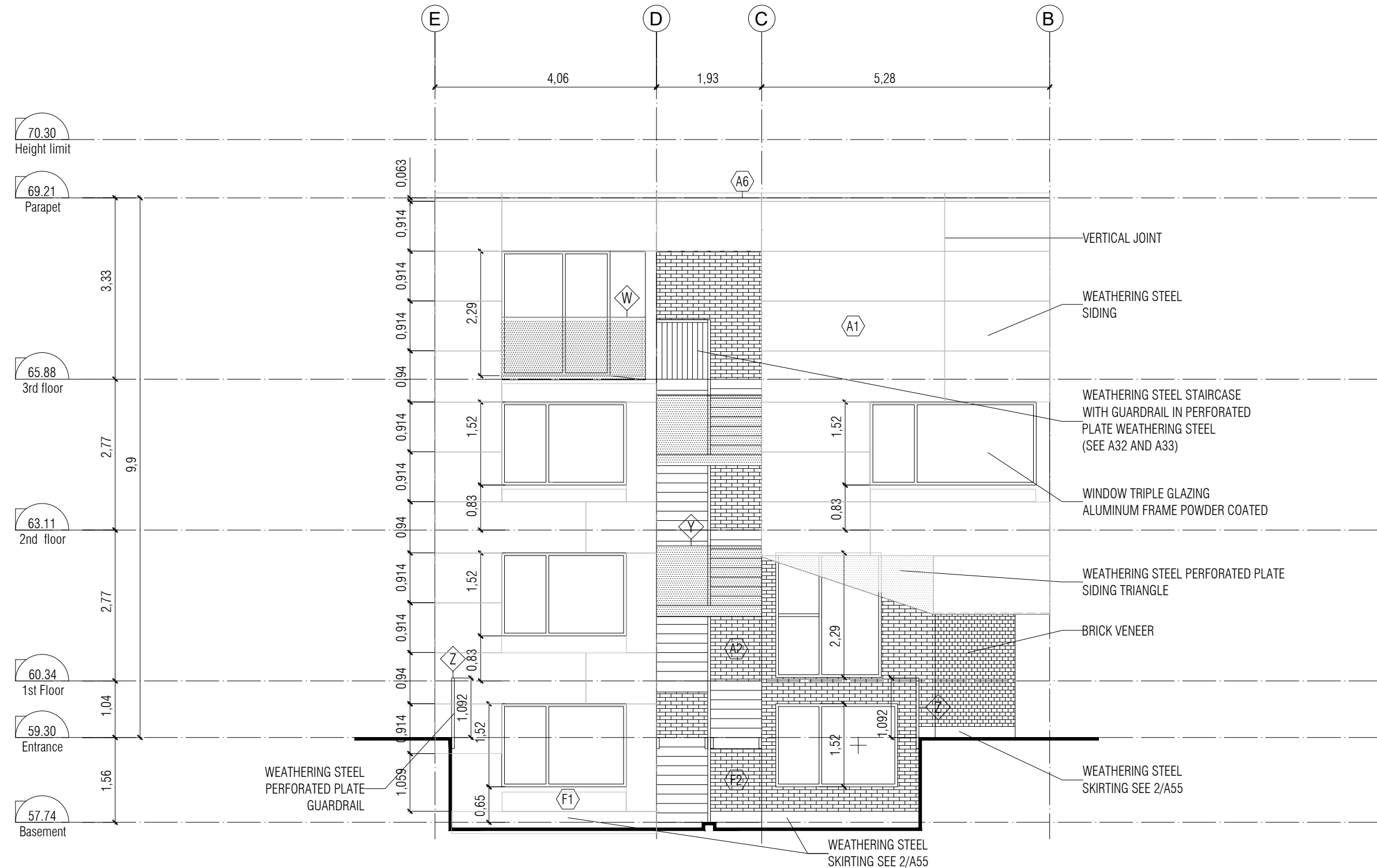
1. fire compartment	2. area (sq m)	3. unprotected openings (%)	4. required limiting distance (m)	5. actual limiting distance (m)
basement + 1 st floor dwelling	29.80	35	4	5
2 nd floor dwelling	25.74	32	4	5
3 rd floor dwelling	29.00	15	2.5	5.75

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Interior transformation
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number _____
013

title _____
West Elevation

scale _____ by _____
1:80 **ft**

issued for _____
Building Permit

date _____
2023/01/05

sheet _____ revision _____

A22

2

EXPOSED BUILDING FACES

1. fire compartment	2. area (sq m)	3. unprotected openings (%)	4. required limiting distance (m)	5. actual limiting distance (m)
basement service rooms	6.34	7.8	1.2	1.22
basement+1 st floor dwelling	41.92	0	0	1.22
2 nd floor dwelling	37.69	6.5	1.2	1.22
3 rd floor dwelling	42.45	5.8	1.2	1.22

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Interior transformation
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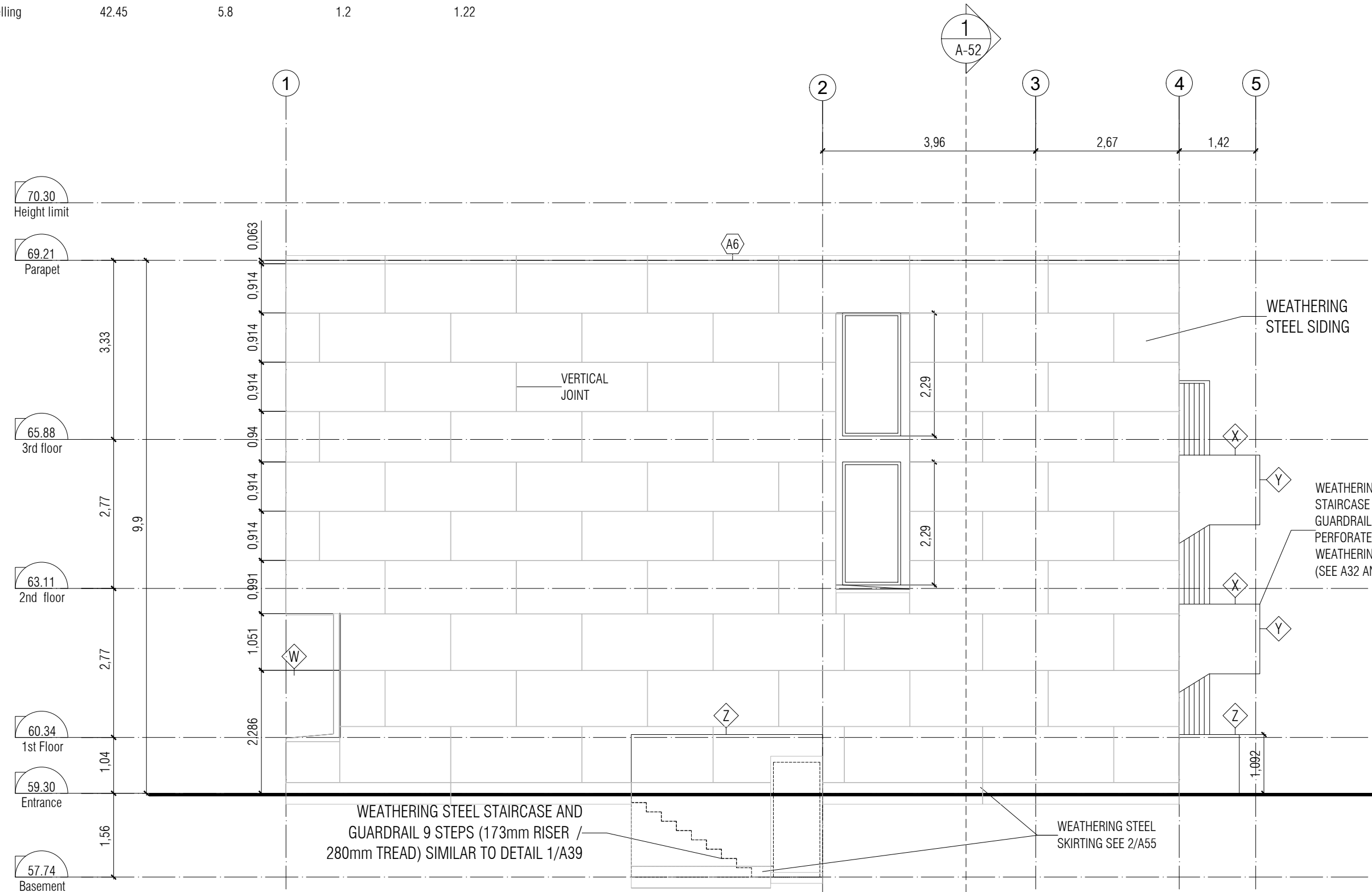
title
North Elevation

scale
1:80 by **ft**

issued for
Building Permit

date
2023/01/05

sheet
A23 revision **2**



EXPOSED BUILDING FACES

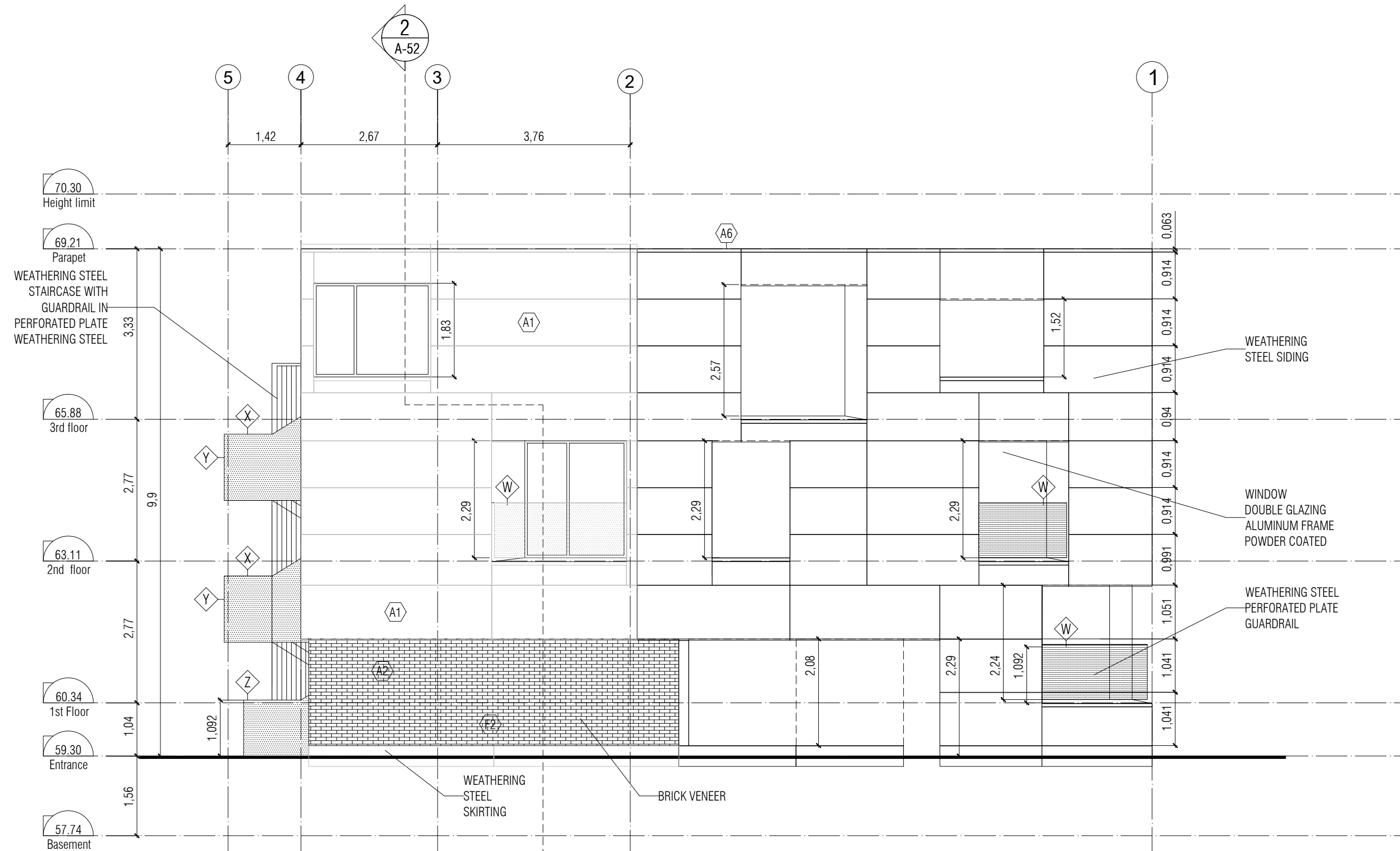
1. fire compartment	2. area (sq m)	3. unprotected openings (%)	4. required limiting distance (m)	5. actual limiting distance (m)
basement + 1 st floor dwelling	19.88	0	0	3.75
2 nd floor dwelling	15.09	30	3	3.8
3 rd floor dwelling	17.00	24	3	3.05

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number _____
013

title _____
South Elevation

scale _____ by _____
1:80 **ft**

issued for _____
Building Permit

date _____
2023/01/05

sheet _____ revision _____
A24 **2**

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number _____
013

title _____
Section

scale _____ by _____
1:80 **ft**

issued for _____
Building Permit

date _____
2023/01/05

sheet _____ revision _____
A25 **2**

