



TRUE NDR

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2023-09-14
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

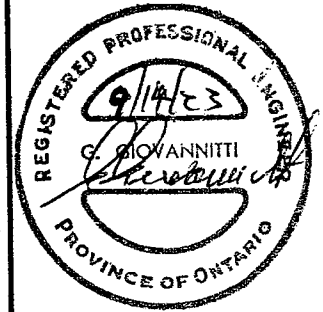
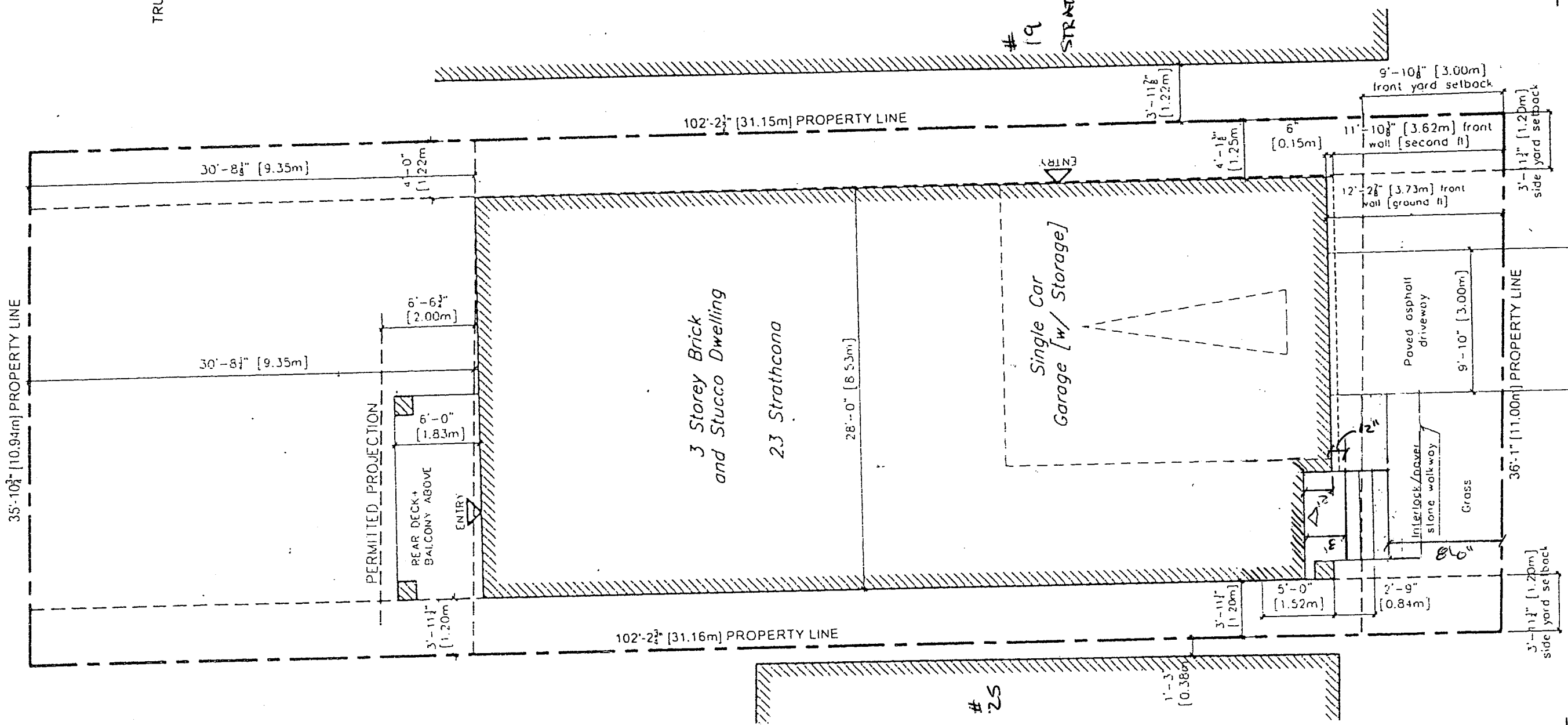
ZONE R3P [1474]		
	REQUIRED	PROVIDED
MIN. LOT WIDTH	9.0m	11.0m
MIN. LOT AREA	270.0m ²	341.6m ²
MAX BUILDING HEIGHT	11.0m	10.6m
MIN. FRONT YARD	3.0m	3.62m
MIN. REAR YARD	9.35m	9.35m
MIN. INT SIDE YARD	TOTAL 1.8m MIN 0.6m	1.2m
MIN. INT SIDE YARD	TOTAL 1.8m MIN 0.6m	1.2m

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DIMENSIONS BETWEEN INTERIOR
 WALLS ARE FROM STUD TO STUD
 UNLESS NOTED OTHERWISE

 DO NOT SCALE DRAWINGS



1 9/14/23 REVISED

NO.	DATE	REVISION

PROJECT TITLE:
 23 STRATHCONA AVE

DRAWING TITLE:
 SITE PLAN

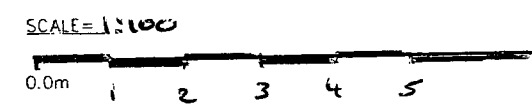
DRAWN BY:
 A. BOUTERAKOS

DATE:
 04/03/2023

SCALE:
 AS INDICATED

DRAWING NUMBER:

1 SITE PLAN
A1



C1/1

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19/14/23 *Revised*

NO.	DATE	REVISION

PROJECT TITLE:
23 STRATHCONA AVE

DRAWING TITLE:
BASEMENT
GROUND FLOOR

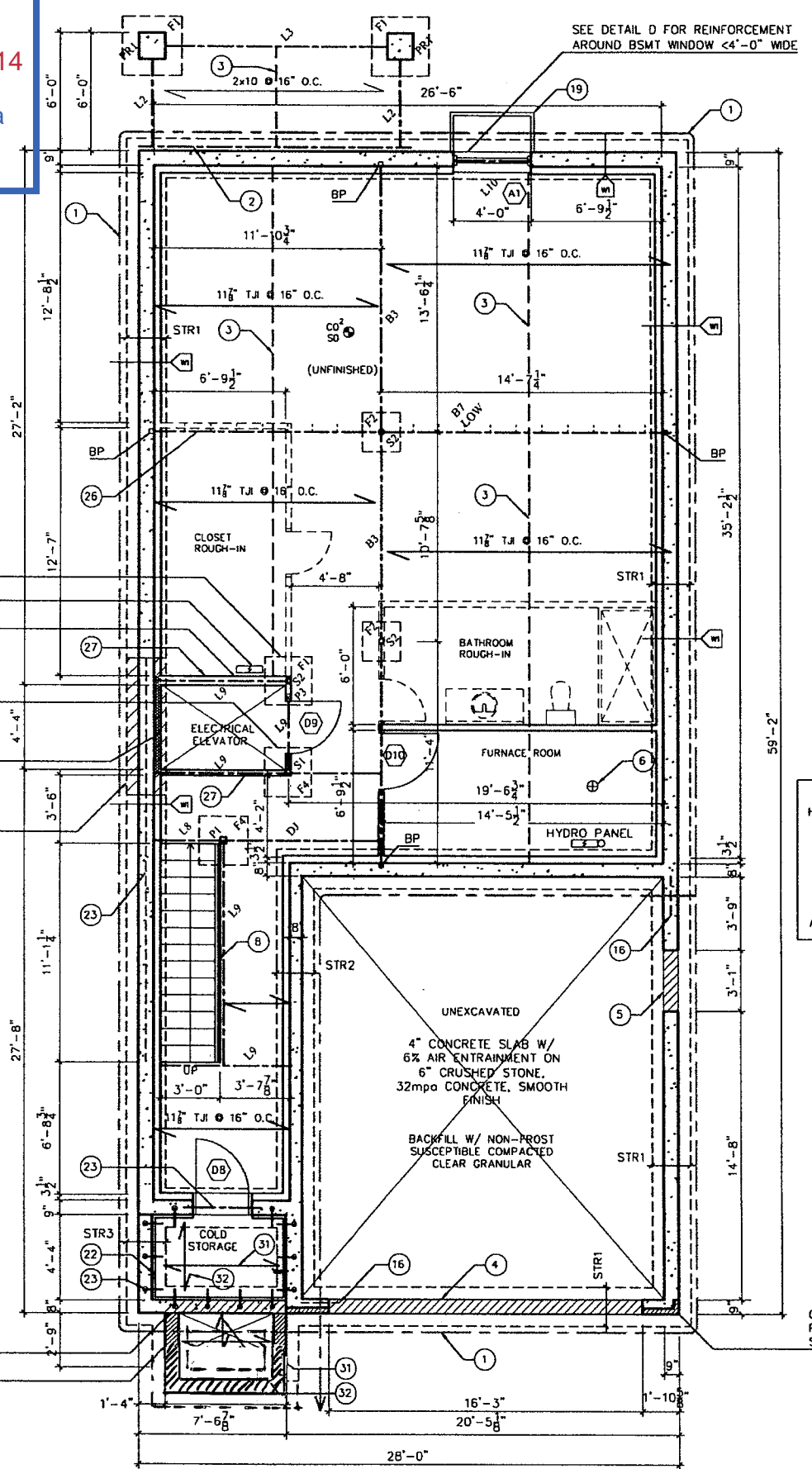
DRAWN BY:
A. BOUTERAKOS

DATE:
04/03/2023

SCALE:
AS INDICATED

DRAWING NUMBER:

A1/12

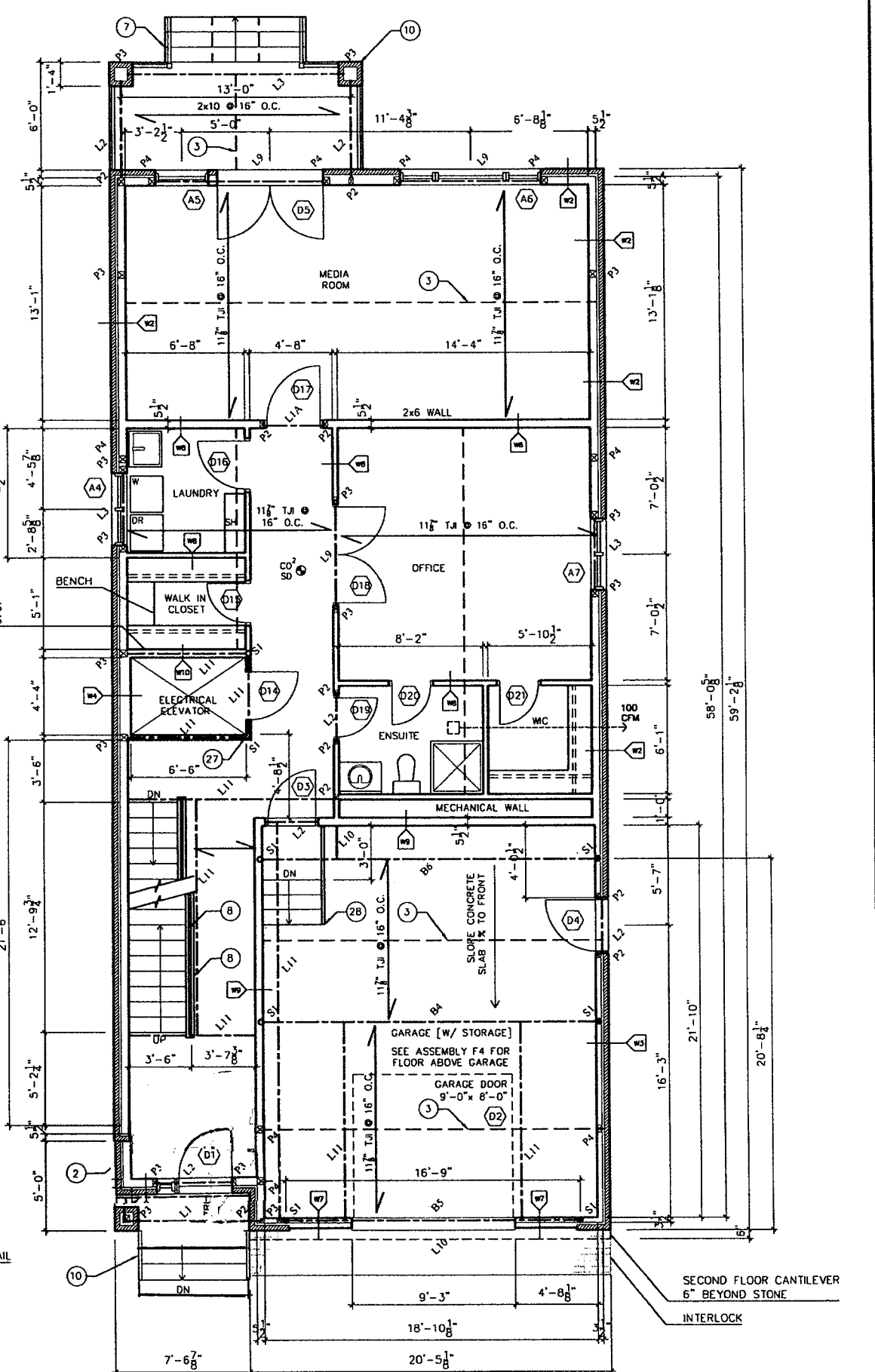


1 BASEMENT SCALE: 1/8"=1'-0"

WHEN FRAMING HOISTWAY RUN LASER FROM BASEMENT TO TOP FLOOR RATHER THAN EACH FLOOR INDEPENDANTLY

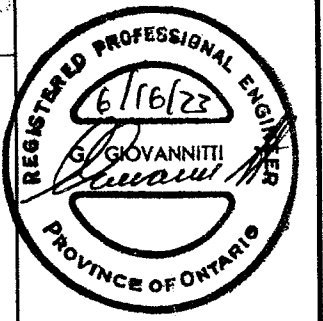
WOOD HANDLES AND STAIRS 36" WIDE

CHECK IN FOUNDATION FOR STONE VENEER SEE DWG A11 FOR DETAIL



2 GROUND FLOOR SCALE: 1/8"=1'-0"

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DATE	REVISION
06/16/2023	REVISED FOR CITY DEFICIENCY LETTER
06/12/2023	REVISED FOR CITY DEFICIENCY LETTER
06/07/2023	REVISED FOR CITY DEFICIENCY LETTER

DATE	REVISION
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PROJECT TITLE:
23 STRATHCONA AVE

WORK ORDER:
20-23

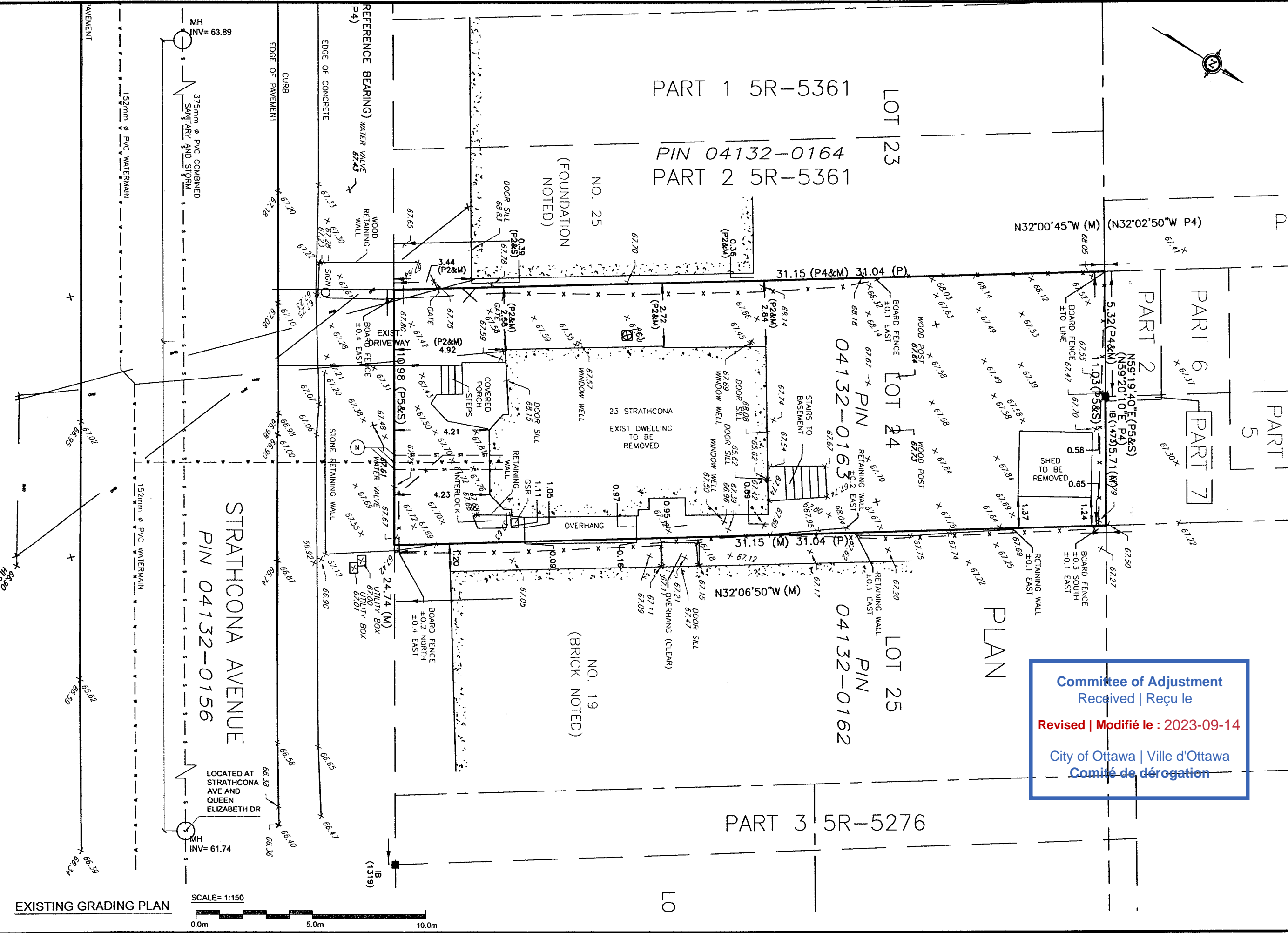
DRAWING TITLE:
EXISTING GRADING PLAN

DRAWN BY:
A. BOUTERAKOS

DATE:
04/18/2023

SCALE:
AS INDICATED

DRAWING NUMBER:
G1 / 3

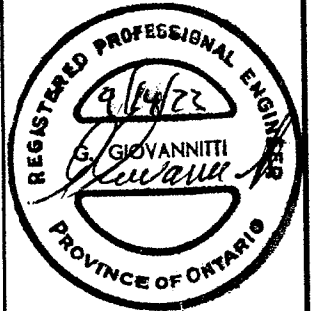


EXISTING GRADING PLAN



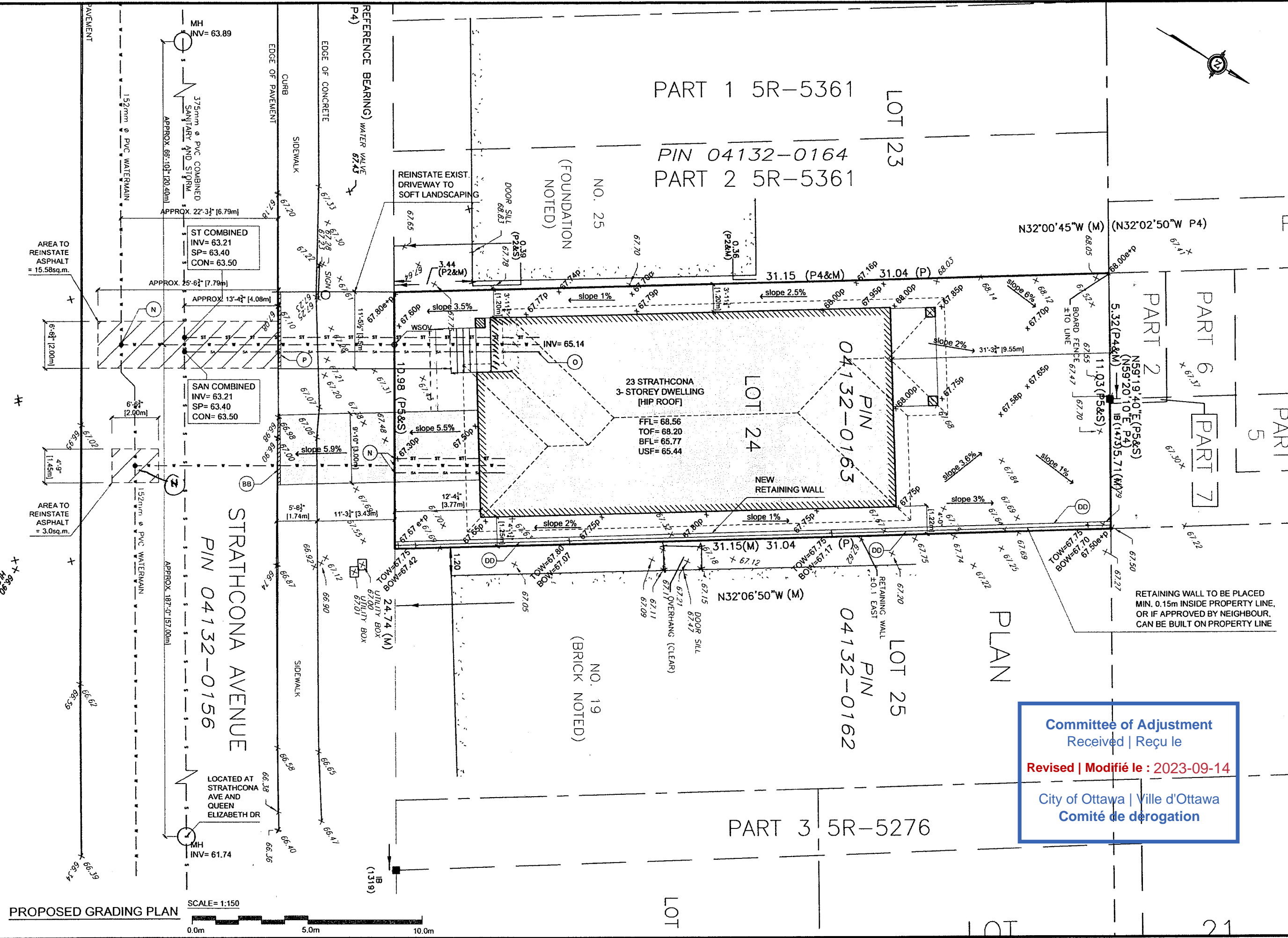
SCALE = 1:150

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DATE	REVISION
09/14/23	REUSED ENTRY
06/16/2023	REVISED FOR CITY DEFICIENCY LETTER
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06/07/2023	REVISED FOR CITY DEFICIENCY LETTER

DATE	REVISION
PROJECT TITLE: 23 STRATHCONA AVE	
WORK ORDER: 20-23	
DRAWING TITLE: PROPOSED GRADING PLAN	
DRAWN BY: A. BOUTERAKOS	
DATE: 04/18/2023	
SCALE: AS INDICATED	
DRAWING NUMBER: G2 / 3	



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PROPOSED GRADING PLAN
 SCALE= 1:150
 0.0m 5.0m 10.0m

LEGEND

x 100.00	Existing elevation
x 100.00 e+p	Existing and proposed elevation
x 100.00 p	proposed elevation
x 100.00 p	final new grade at house
FH	Fire hydrant
CON	Connection invert
S/P	Springline invert
C/L	Centre line of road
WW/WSOV	Water shut off valve
DS	Down spout
HP	Hydropole
CB	Catch basin
MH	Manhole
SUMP	Sump pump to storm via a 1-1/2" ABS flexible pipe w/ backflow preventor at pump. See Note "L"
-S-	375mm (14 3/4") dia PVC Combined Sanitary and Storm
-SA-	125mm (5") dia SDR28 PVC Sanitary @ 1% min. slope with backflow preventor
-ST-	100mm (4") dia SDR28 PVC Storm, @ 1% min. slope with backflow preventor in basement
-W-	3/4" (20mm) dia type K flexible copper pipe
UP	Utility Pole
FD	Floor drain w/ 100mm (4") dia SDR28 PVC to be laid beside but NOT connected to the weeping
FFL	Finished floor level
TOF	Top of foundation wall
USF	Underside of footing
TOW	Top of wall
BOW	Bottom of wall
TOS	Top of swale
BOS	Bottom of swale
O/H	Overhead Hydro Line
H/P	Hydro Pole
BFV	Back Flow Valve

LOT 24, REGISTERED PLAN 53786
Grading plan based on topographic plan prepared by Stantec Geomatics LTD, March 2023

GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED TO COMPLETE THE WORKS AND ENSURE PROPER CONNECTIONS ARE MADE TO EXISTING MUNICIPAL SERVICES.
- THE GRADING PLAN AS PROPOSED IS UNDER THE DIRECTION OF THE OWNER/AGENT AND THEY ASSUME FULL RESPONSIBILITY OF THE DEVELOPMENT AS PROPOSED.
- THE OWNER/AGENT ASSUME FULL RESPONSIBILITY FOR SCOPE AND ACCURACY OF THE INFORMATION SHOWN.
- THE CONTRACTOR SHALL CONFIRM THEY ARE WORKING WITH APPROPRIATE PLANS.
- CONFIRM ALL DIMENSIONS ON DRAWING WITH ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH WORK. REPORT INCONSISTENCIES BEFORE PROCEEDING.
- ALL WORK AND MATERIAL ARE TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS AND BY-LAWS.
- ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK.

IF APPLICABLE:

- A) ALL TREES ON STREET RIGHT-OF-WAY TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE 'MUNICIPAL TREES AND NATURAL AREA PROTECTION BY-LAWS' AND THE 'URBAN TREES CONSERVATION BY-LAW' AS MENDED TIME TO TIME.
- B) DISCHARGE OF EAVESTROUGH SHALL BE 1.5m FROM ALL PROPERTY LINES AND NOT DIRECTED TOWARDS ADJACENT LANDS. PROVIDE SPLASH PAD FOR ALL DS WITHIN 1.5m OF THE PROPERTY LINE
- C) ALL ROOF DRAINAGE TO BE DIRECTED TOWARDS STREET.
- D) ENSURE MINIMUM 1.5m SOIL COVERAGE BETWEEN USF AND SURROUNDING GRADES OR PROVIDE RIGID FOAM INSULATION UNDER FOOTING FOR FROST PROTECTION, IF REQUIRED.
- E) PROVIDE PERIMETER SUB-DRAIN ALONG FOOTINGS AND CONNECT TO THE NEW STORM SERVICE.
- F) CONFIRMATION OF EXISTENCE AND AS-BUILT INVERTS TO BE DETERMINED PRIOR TO EXCAVATING PROPOSED UNDERSIDE OF FOOTINGS.
- G) NO EXCESS DRAINAGE DURING AND AFTER CONSTRUCTION WILL BE DIRECTED TOWARDS ADJACENT PROPERTIES
- H) NO ALTERATION TO EXISTING GRADES AND DRAINAGE PATTERNS ON PROPERTY LINE.
- I) PROVIDE 0.3m CLEARANCE BETWEEN WATERMAIN, STORM AND SANITARY LATERALS (TO BE DETERMINED ON SITE)
- J) ANY SERVICES THROUGH AN ENTRANCEWAY AND GARAGE SHALL BE SLEEVED.
- K) NEW SANITARY LATERALS REQUIRE MIN 0.3m CLEARANCE TO EXISTING CATCH BASIN LEAD.
- L) PROVIDE NEW WATER SHUT OFF VALVE ON PROPERTY LINE.
- M) MAX 2 - 22.5 DEGREE BENDS ON PROPERTY FOR NEW LATERALS. NO BENDS ON CITY RIGHT OF WAY.
- N) EXISTING WATER, SEWER LATERALS ARE TO BE ABANDONED. WATER SERVICE TO BE BLANKED AT THE MAIN AND THE SEWER LATERALS ARE TO BE CAPPED AT THE PROPERTY LINE.
- O) ALL NEW SEWER LATERALS TO BUILDING TO HAVE BACK WATER VALES INSTALLED AS PER CITY REFERENCE S14, S14.1, S14.2 FOR BACK WATER VALVES
- P) EXISTING DEPRESSED CURB AND SIDEWALK ARE TO BE REINSTATED TO FULL HEIGHT AS PER CITY STANDARDS SC1.4 AND MATCH EXISTING SURROUNDINGS
- Q) ALL PERMEABLE MATERIAL IS TO BE AS PER CITY STANDARD SC27.
- R) ANY TREES ON CITY PROPERTY TO BE REMOVED REQUIRE A DISTINCTIVE TREE PERMIT
- S) NEW SERVICES TO BE A MIN. 10x TREE DIAMETER AWAY FROM TREE TRUNK
- T) PROVIDE EXISTING CONCRETE BOX TO HOLD DOWN INLET NEAR PROPERTY LINE. REATTACH EXISTING METAL GRILL PLATE
- U) *REMOVED*
- V) SERVICES WITHIN 2.4m OF CB TO BE INSULATED. USE RIGID HIGH DENSITY INSULATION. SEE CITY DWG W23
- W) NO PIPE SHALL BE LAID 1.0m PARALLEL TO THE BUILDING FOUNDATION
- X) *REMOVED*
- Y) PROVIDE PVC SLEEVING UNDER THE PORCH AND STEPS FOR ALL SERVICES. SEE CONCRETE SLEEVE DETAIL
- Z) UNDERSIDE OF FOOTING MUST NOT BEAR ON SERVICES. PROVIDE PVC SLEEVES
- AA) WATER SERVICE LATERAL TO BE INSULATED AS PER CITY OF OTTAWA STANDARD W22 FOR MINIMUM COVER AND W23 FOR PROXIMITY TO THE MANHOLES/CATCH BASINS
- BB) NEW DEPRESSED CURB TO CITY STANDARDS
- CC) PROVIDE CONCRETE COVER 5" Ø CONDUIT INSIDE TO PROVIDE WATER SUPPLY UNDER DRIVEWAY. COVER CONCRETE W/ 2" SM RIGID INSULATION
- DD) NEW CHAINLINK FENCE 48" HIGH, POSTS @ 48" O.C. PLACED ON NEW RETAINING WALL, W/ WELDED POST BASE AND BOLT END TO WALL W/ 4- 1/2" Ø TAPCONS 3" DP

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23 STRATHCONA AVE

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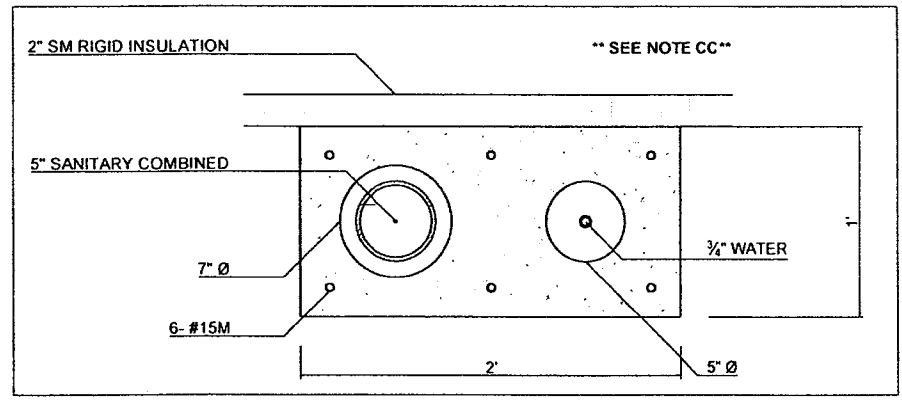
DRAWING TITLE:
GRADING NOTES

DRAWN BY:
A. BOUTERAKOS

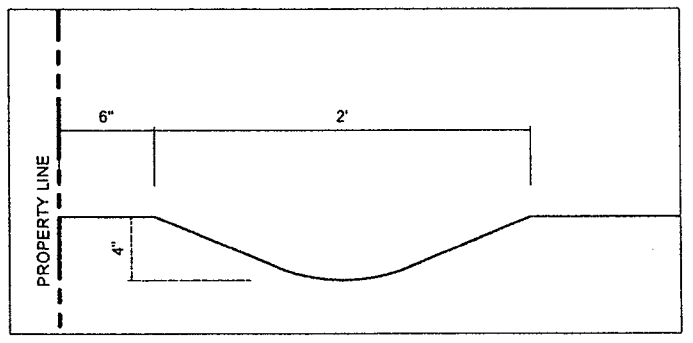
DATE:
04/18/2023

SCALE:
AS INDICATED

DRAWING NUMBER:
G3 / 3



CONCRETE SLEEVE DETAIL SCALE: 1"=1'-0"



TYPICAL SWALE SCALE: 1"=1'-0"

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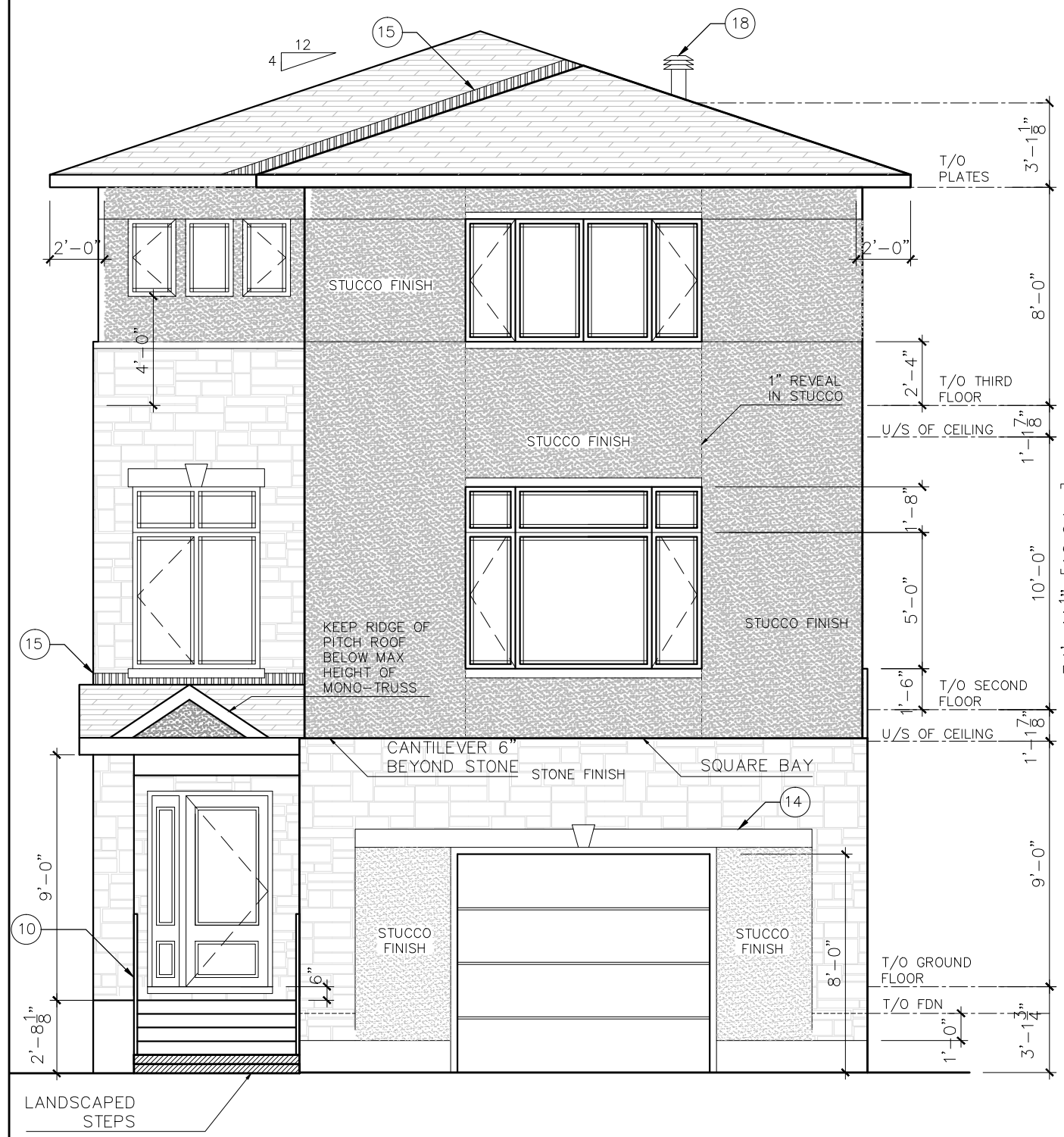
**ALL SUTCCO TO BE 2-PART ACRYLIC STUCCO SYSTEM
 ADEX-RS CCMC 12913-R
 2" EPS-GD INSULATION SUBSTRATE W/
 DRAINAGE CHANNELS R56 (MIN R4)**

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



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

NO.	DATE	REVISION

PROJECT TITLE:
23 STRATHCONA AVE

DRAWING TITLE:
 ELEVATIONS

DRAWN BY:
 A. BOUTERAKOS

DATE:
 04/03/2023

SCALE:
 AS INDICATED

DRAWING NUMBER:
 A4₁₂

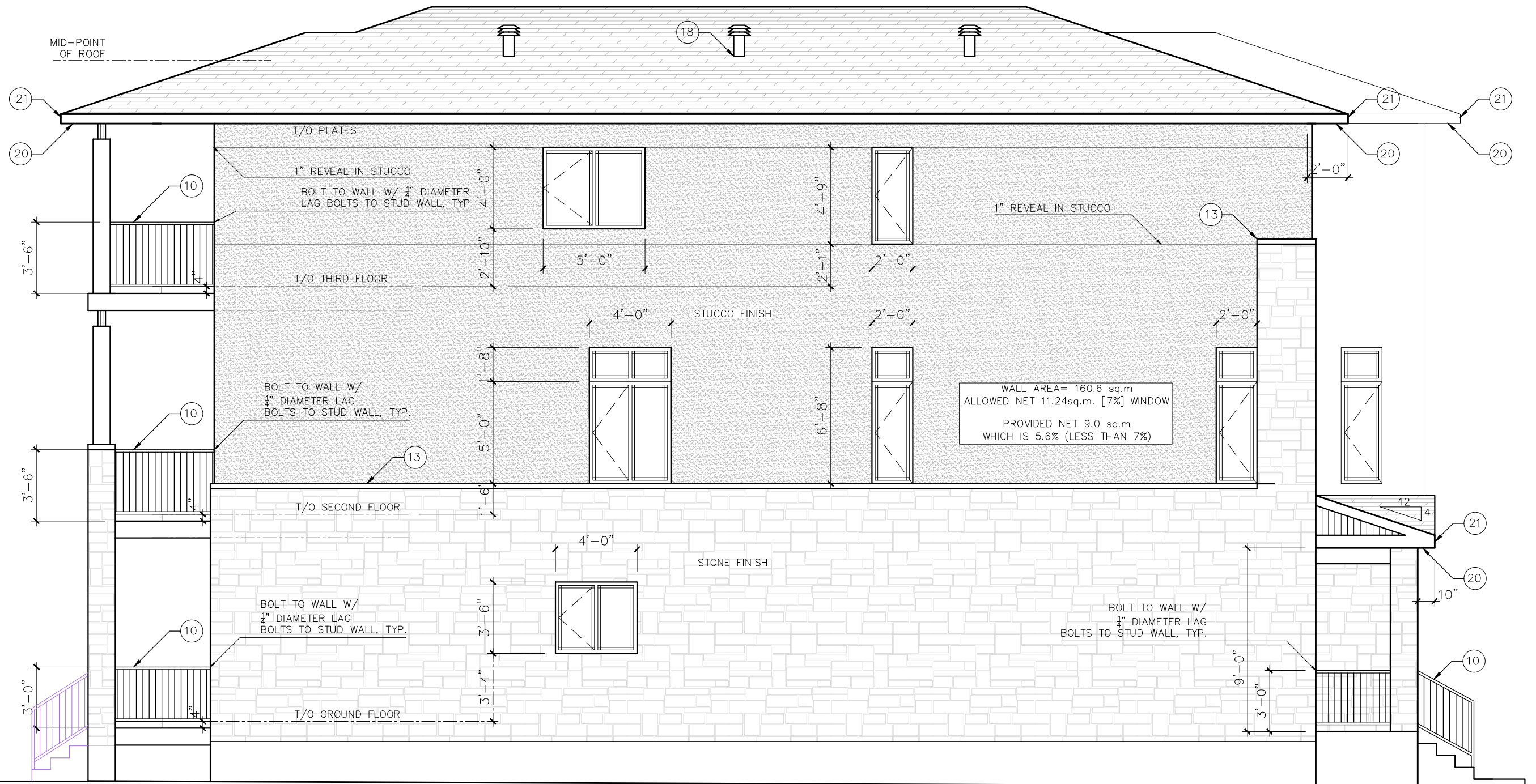
ALL SUTCCO TO BE 2-PART ACRYLIC STUCCO SYSTEM ADEX-RS CCMC 12913-R 2" EPS-GD INSULATION SUBSTRATE W/ DRAINAGE CHANNELS R56 (MIN R4)

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WALL AREA= 160.6 sq.m
ALLOWED NET 11.24sq.m. [7%] WINDOW
PROVIDED NET 9.0 sq.m
WHICH IS 5.6% (LESS THAN 7%)

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

NO.	DATE	REVISION
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PROJECT TITLE:
23 STRATHCONA AVE

DRAWING TITLE:
ELEVATIONS

DRAWN BY:
A. BOUTERAKOS

DATE:
04/03/2023

SCALE:
AS INDICATED

DRAWING NUMBER:
A5/12

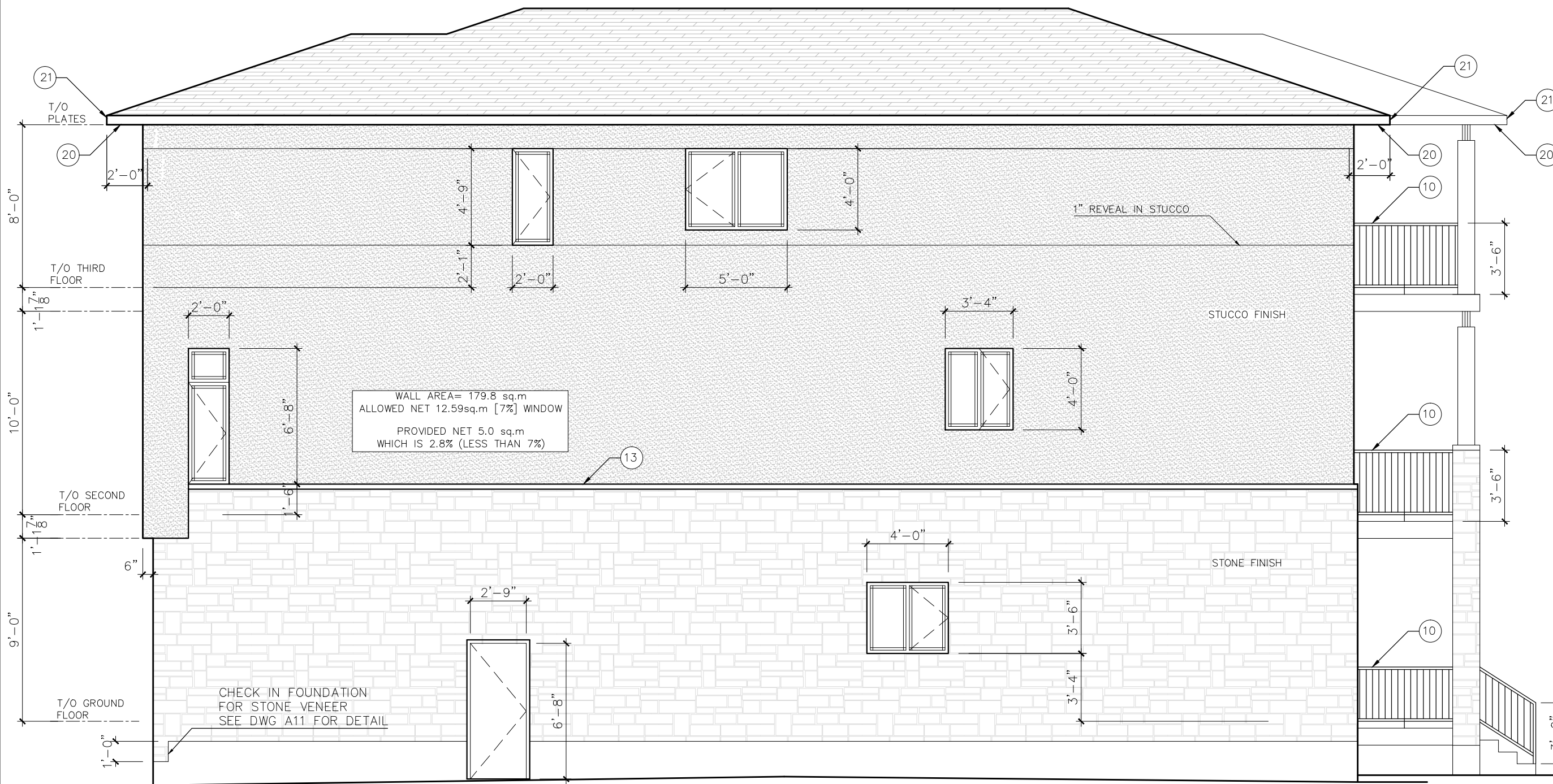
**ALL STUCCO TO BE 2-PART ACRYLIC STUCCO SYSTEM
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 2" EPS-GD INSULATION SUBSTRATE W/
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23 STRATHCONA AVE

DRAWING TITLE:
 ELEVATIONS

DRAWN BY:
 A. BOUTERAKOS

DATE:
 04/03/2023

SCALE:
 AS INDICATED

DRAWING NUMBER:
A6/12

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