

Committee of Adjustment
Received | Regu le
2024-06-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

LOT 15
REGISTERED PLAN 466
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 150
0 1.5 3 6 9 12 15 metres

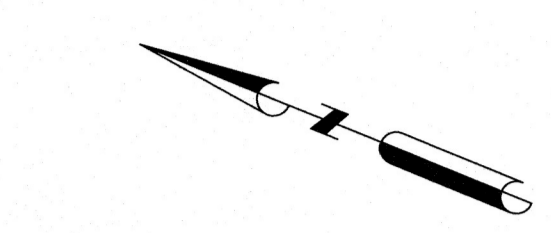
Metric Note
Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99993.

Bearing Note
Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

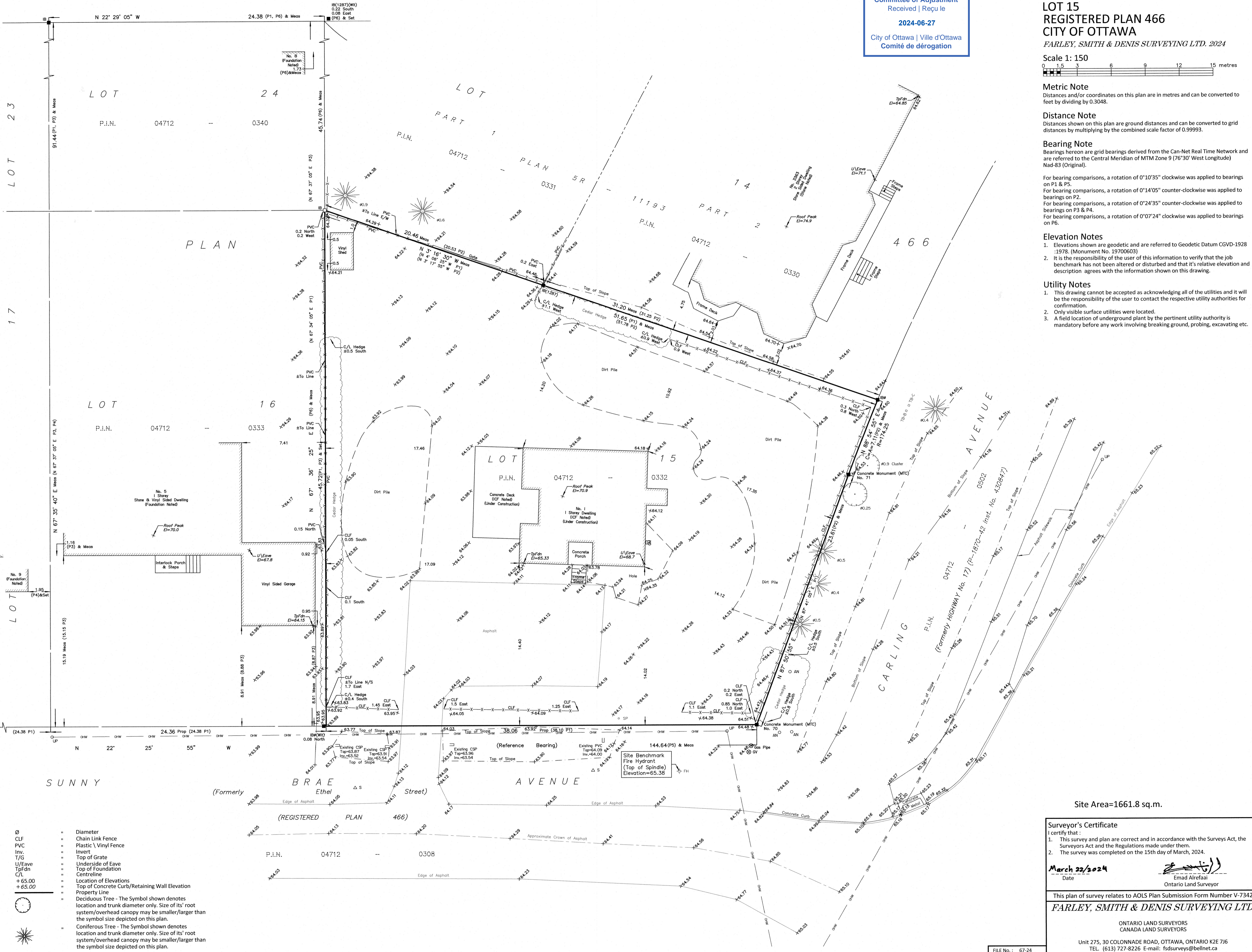
Elevation Notes
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1978 (Monument No. 19700603).
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes
1. 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.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



REGISTERED

PLAN



Notes & Legend table with symbols for monuments, fences, utilities, and trees.

Site Area=1661.8 sq.m.

Surveyor's Certificate section containing a declaration of accuracy, date (March 22, 2024), signature of Emad Alrefaai, and contact information for Farley, Smith & Denis Surveying Ltd.

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-07-11
City of Ottawa | Ville d'Ottawa
Comité de dérogation



OTTAWA CARLETON CONSTRUCTION
GROUP LTD. - BCIN# 112782
337 SUNNYSIDE AVE, SUITE 101,
OTTAWA, ON K1S 0R9

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 2012
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 DESIGNER.
COPYRIGHT RESERVED
GENERAL NOTES:

1 SUNNY BRAE AVENUE

ONE STOREY SINGLE DETACHED DWELLING



TREE CONSERVATION NOTES

- ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES;
- DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE;
- DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
- DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL;
- TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE;
- DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE;
- ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY;
- THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM.
- TREE PROTECTION FENCE (PTF) TO BE ERRECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

SITE NOTES

NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES
EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY
ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL
ALL MEASUREMENTS ARE METRIC (ACCOMPANYING IMPERIAL MEAS. MAY APPEAR)
EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED UNLESS OTHERWISE NOTED BY THE CIVIL ENGINEER
SNOW ACCUMULATION TO BE REMOVED OFF SITE IMMEDIATELY AS NEEDED

variance b

variance a

variance c

variance d

1 SITE PLAN
SCALE: 1:100

SUNNY BRAE AVENUE

CARLING AVENUE

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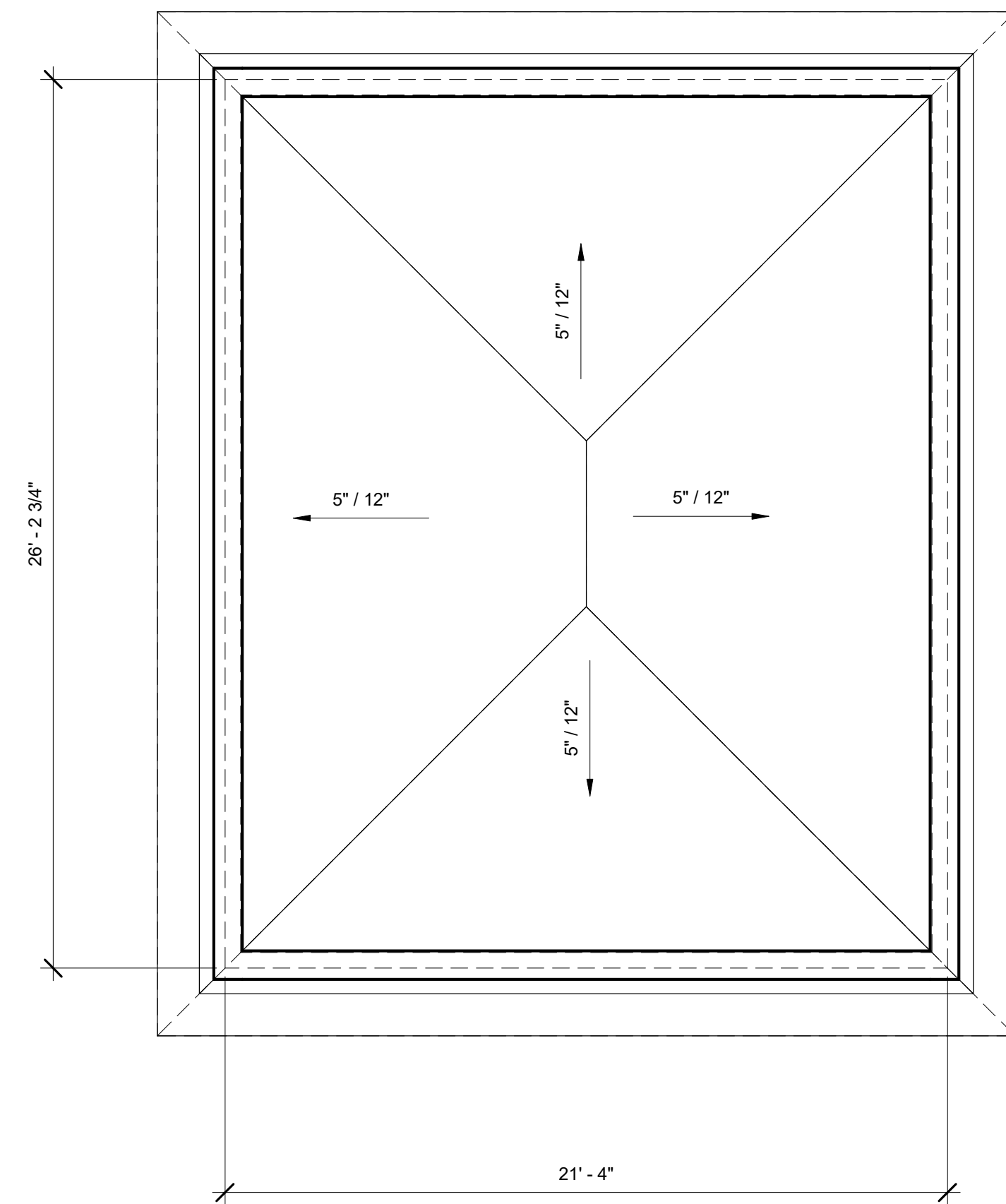
PROJECT:
1 SUNNY BRAE AVENUE
1 SUNNY BRAE AVENUE
OTTAWA, ON K1H 8J0

SITE PLAN

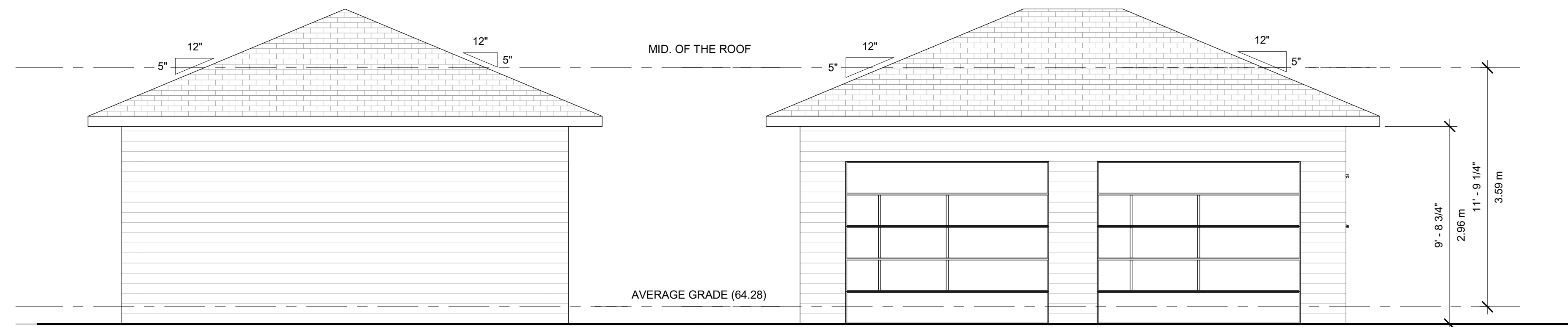
DRAWN BY: SHEET:
DATE: FEB 14, 2024
SCALE: AS NOTED **A0**

1 SUNNY BRAE AVENUE
ONE STOREY SINGLE DETACHED DWELLING

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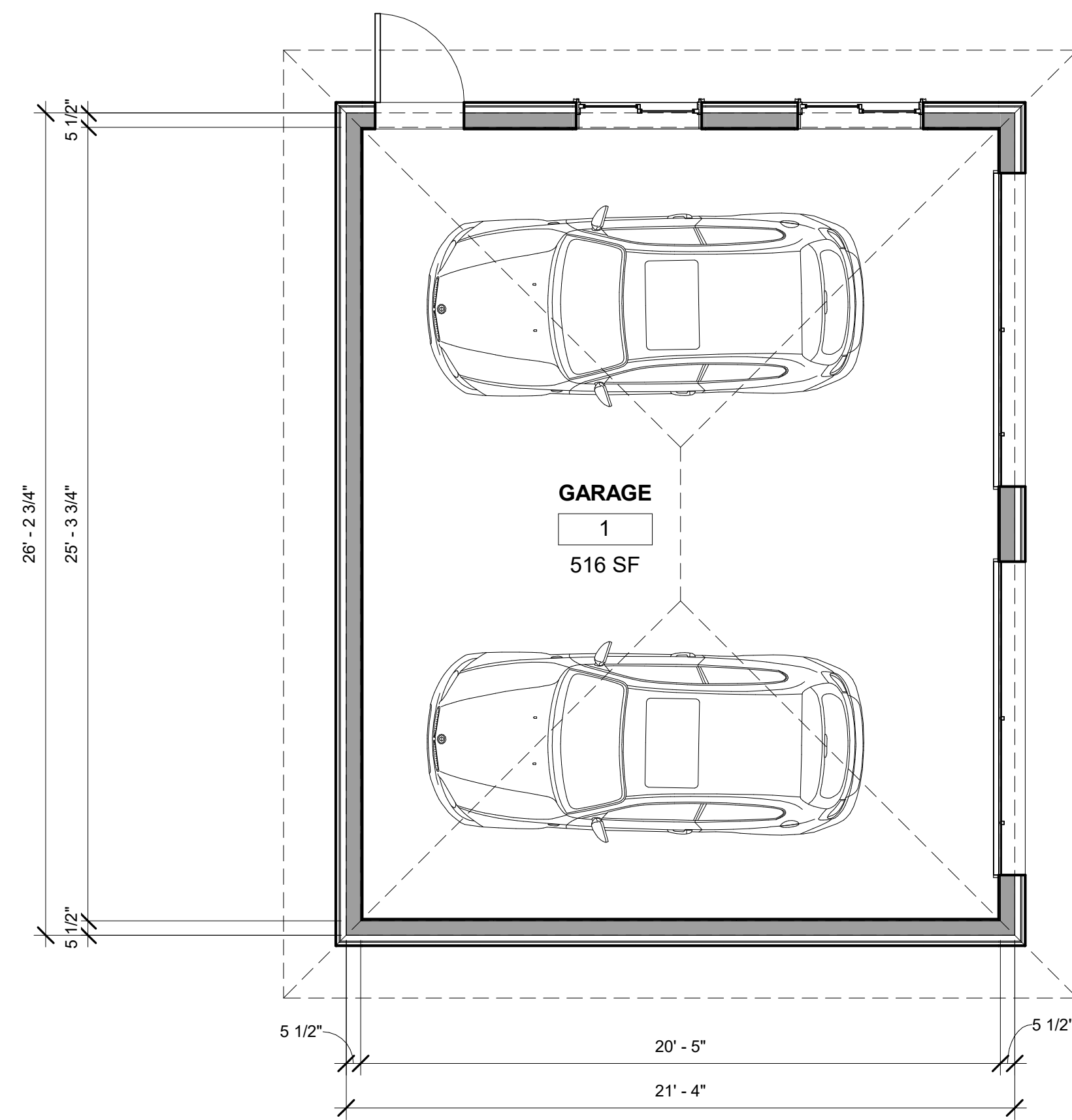


5 ROOF
1/4" = 1'-0"

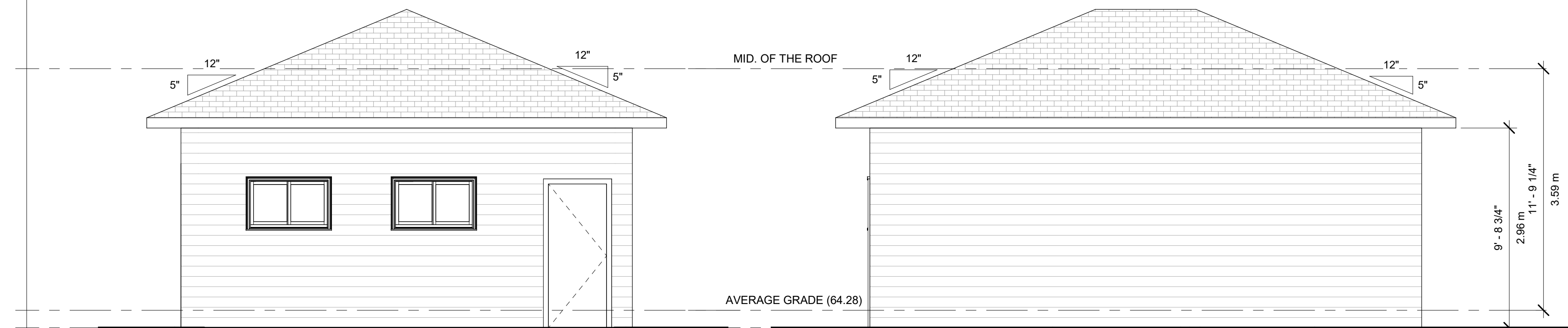


3 Side (West) Elevation
1/4" = 1'-0"

2 Front (South) Elevation
1/4" = 1'-0"



1 GROUND FLOOR Copy 1
1/4" = 1'-0"



6 Side (East) Elevation
1/4" = 1'-0"

4 Rear (North) Elevation
1/4" = 1'-0"

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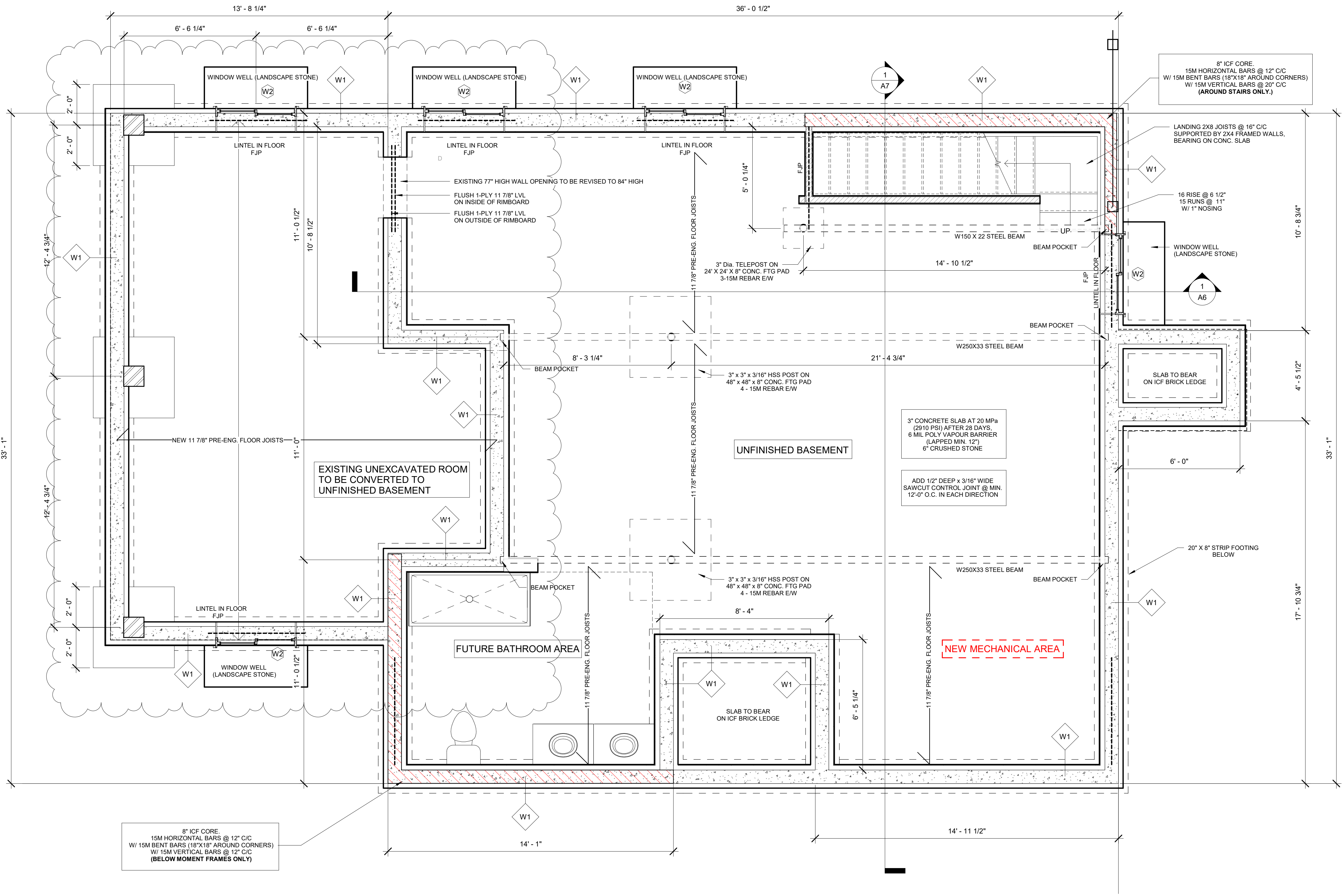


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 613-884-4425

QUALIFICATION INFO
 SMALL BUILDINGS
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RESPONSIBILITIES:
 DO NOT SCALE DRAWINGS
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 917
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 COPYRIGHT RESERVED
 GENERAL NOTES:



8" ICF CORE
 15M HORIZONTAL BARS @ 12" C/C
 W/ 15M BENT BARS (18"X18" AROUND CORNERS)
 W/ 15M VERTICAL BARS @ 12" C/C
 (BELOW MOMENT FRAMES ONLY)

3" CONCRETE SLAB AT 20 MPa
 (2810 PSI) AFTER 28 DAYS,
 6 MIL. POLY VAPOUR BARRIER
 (LAPPED MIN. 12")
 6" CRUSHED STONE
 ADD 1/2" DEEP x 3/16" WIDE
 SAWCUT CONTROL JOINT @ MIN.
 12'-0" O.C. IN EACH DIRECTION

8" ICF CORE
 15M HORIZONTAL BARS @ 12" C/C
 W/ 15M BENT BARS (18"X18" AROUND CORNERS)
 W/ 15M VERTICAL BARS @ 20" C/C
 (AROUND STAIRS ONLY)

1 BASEMENT
 3/8" = 1'-0"

1 SUNNY BRAE AVENUE
 ONE STOREY SINGLE DETACHED DWELLING

CONSULTANTS
 STRUCTURAL -
 MECHANICAL -
 ELECTRICAL -

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1	ISSUED FOR PERMIT REV.	02/21/24
NO.	REVISION/ISSUE	DATE

PROJECT:
1 SUNNY BRAE AVENUE
 1 SUNNY BRAE AVENUE
 OTTAWA, ON K2H 8G

BASEMENT

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 SCALE: AS NOTED

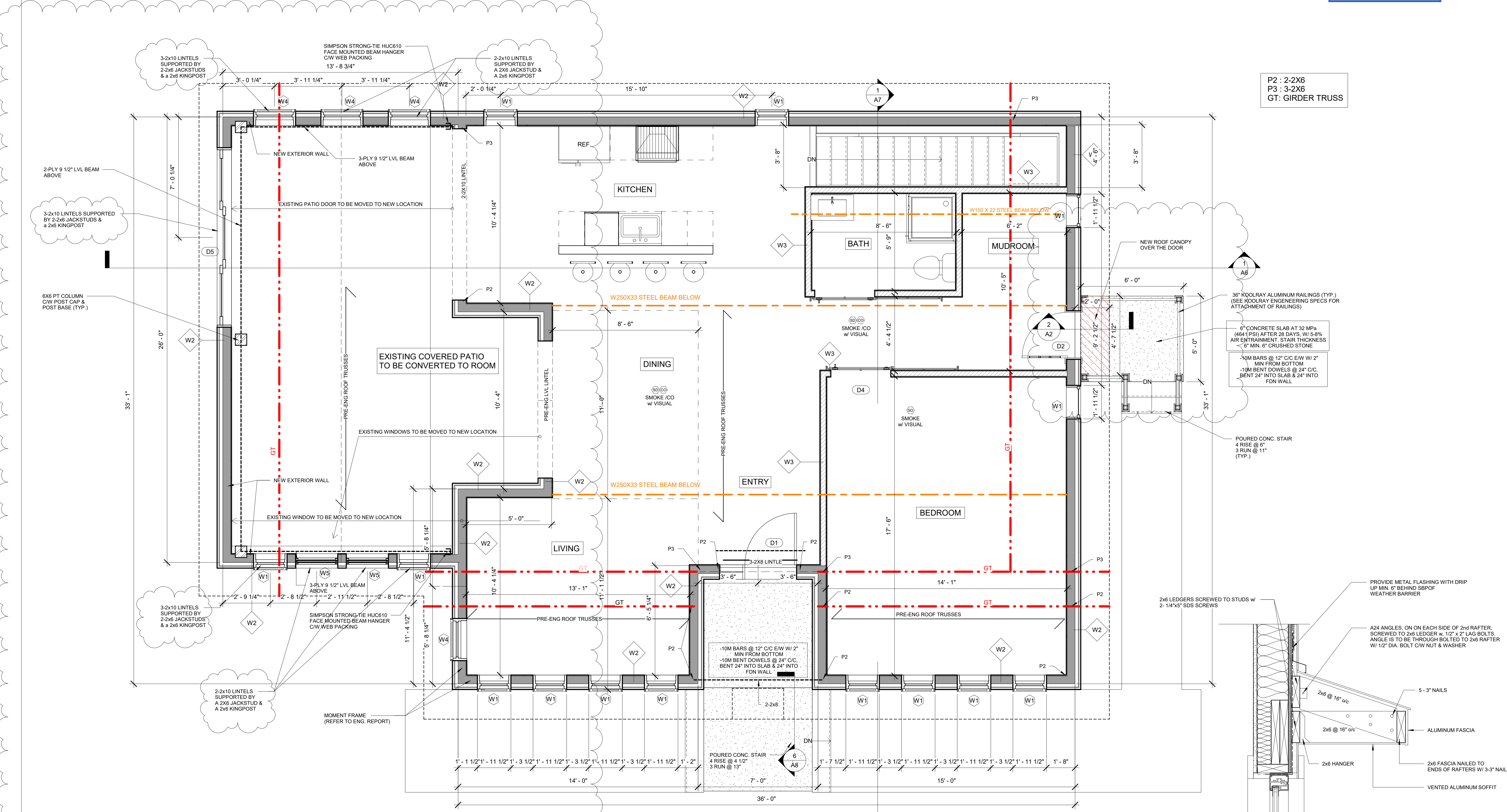
A1

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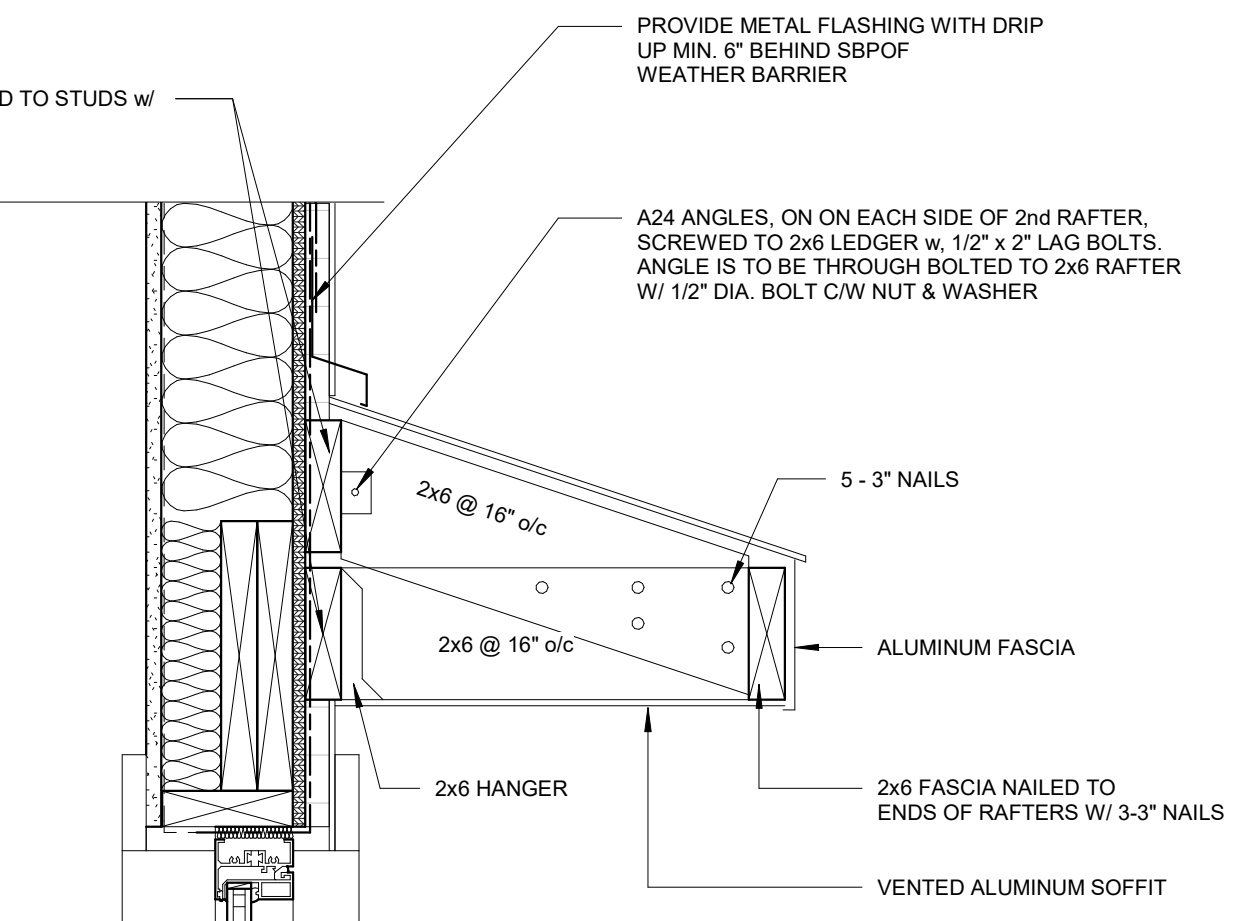
GENERAL NOTES:



P2 : 2-2X6
P3 : 3-2X6
GT : GIRDER TRUSS

30" KOOLRAY ALUMINUM RAILINGS (TYP.)
(SEE KOOLRAY ENGINEERING SPECS FOR ATTACHMENT OF RAILINGS)
6" CONCRETE SLAB AT 32 MPa (4641 PSI) AFTER 28 DAYS, W/ 5-8% AIR ENTRAINMENT, STAIR THICKNESS 6" MIN. 6" CRUSHED STONE
-10M BARS @ 12" C/C E/W W/ 2" MIN FROM BOTTOM
-10M BENT DOWELS @ 24" C/C, BENT 24" INTO SLAB & 24" INTO FDN WALL

POURED CONC. STAIR
4 RISE @ 6"
3 RUN @ 11"
(TYP.)



Section a
1 1/2" = 1'-0"

1 GROUND FLOOR
3/8" = 1'-0"

1 SUNNY BRAE AVENUE
ONE STOREY SINGLE DETACHED DWELLING

NO.	REVISION/ISSUE	DATE
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PROJECT:
1 SUNNY BRAE AVENUE
1 SUNNY BRAE AVENUE
OTTAWA, ON K2H 8J0

GROUND FLOOR

DRAWN BY: SHEET:
DATE: FEB 14, 2024
SCALE: AS NOTED

A2

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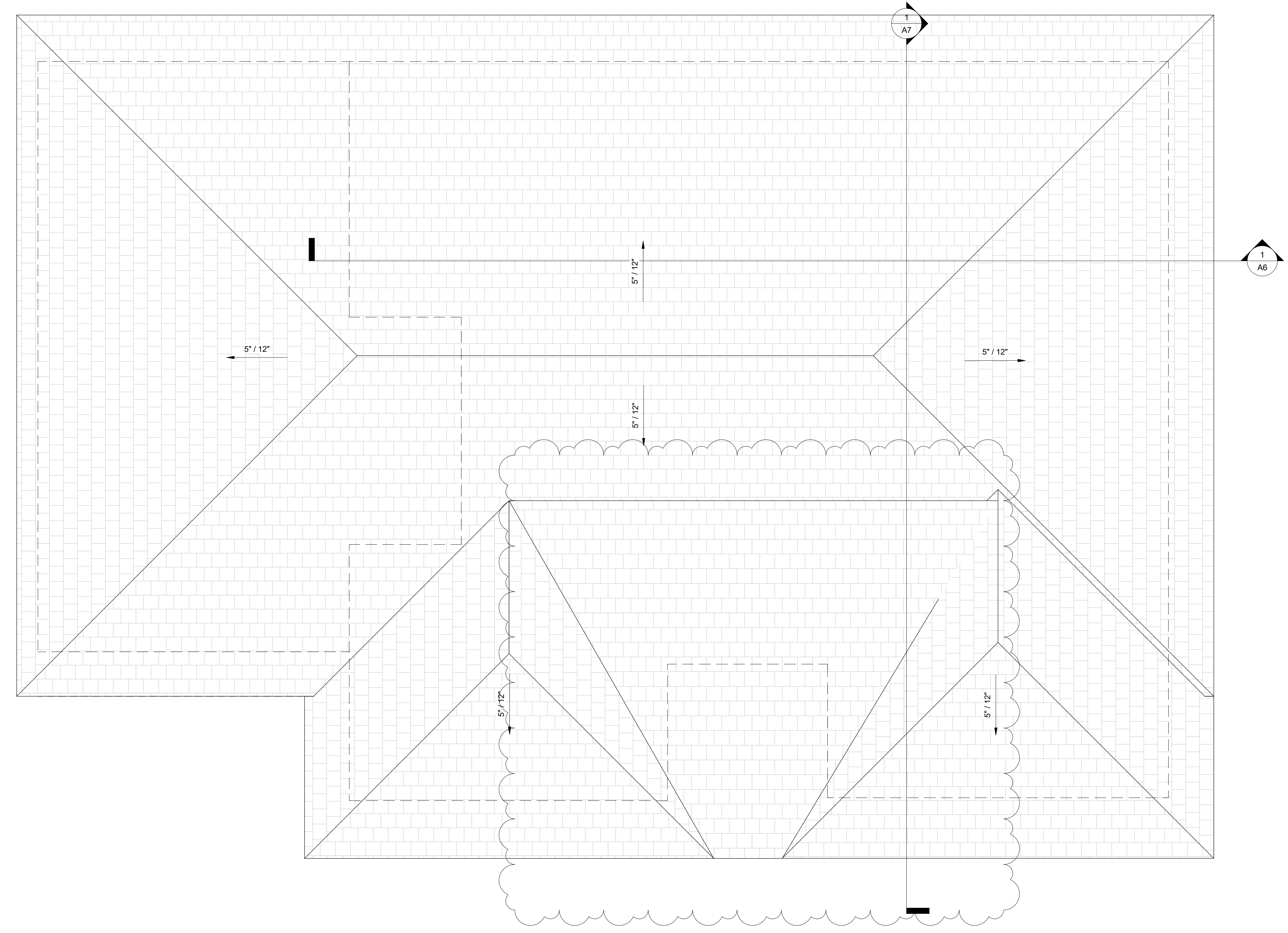
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GENERAL NOTES:
 COPYRIGHT RESERVED



① ROOF
 3/8" = 1'-0"

1 SUNNY BRAE AVENUE
 ONE STOREY SINGLE DETACHED DWELLING

CONSULTANTS
 STRUCTURAL -
 MECHANICAL -
 ELECTRICAL -

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1	ISSUED FOR PERMIT REV.	02/21/24

PROJECT:
1 SUNNY BRAE AVENUE
 1 SUNNY BRAE AVENUE
 OTTAWA, ON K2H 8H3

ROOF PLAN

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A3

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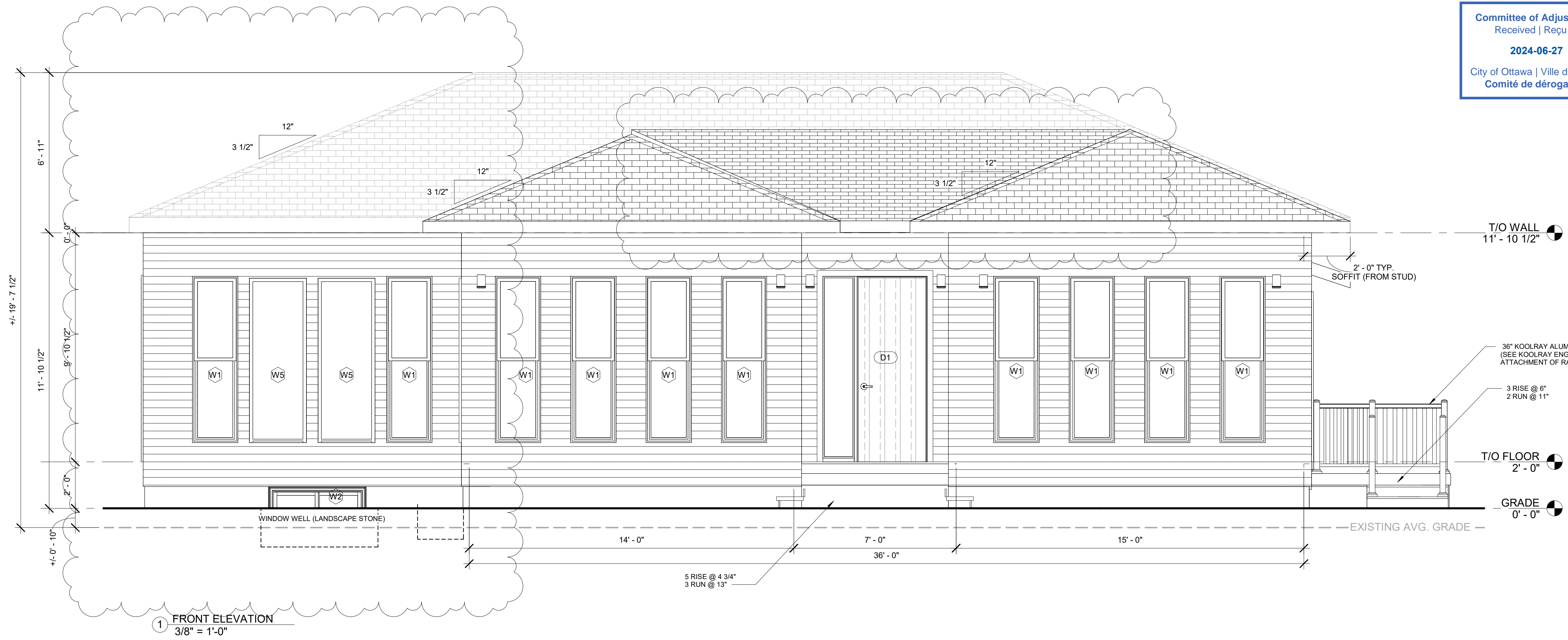


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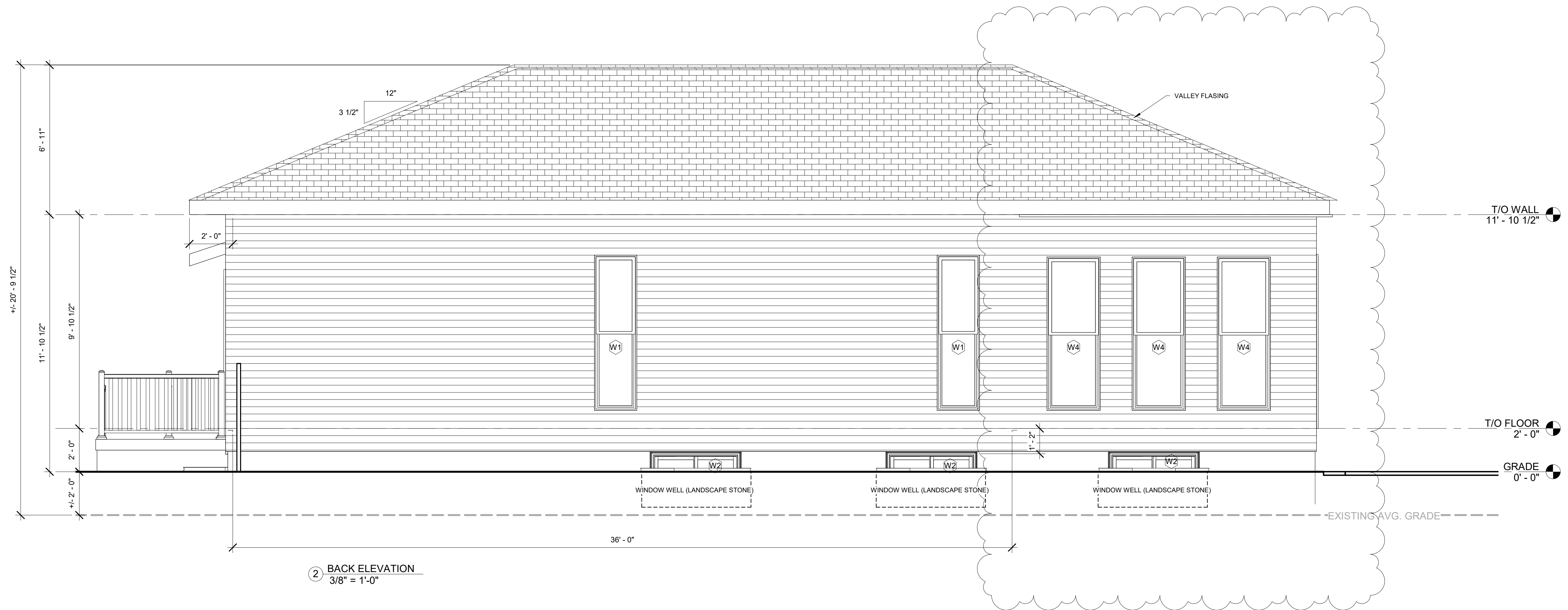
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GENERAL NOTES:



① FRONT ELEVATION
3/8" = 1'-0"



② BACK ELEVATION
3/8" = 1'-0"

1 SUNNY BRAE AVENUE
ONE STOREY SINGLE DETACHED DWELLING

CONSULTANTS	
STRUCTURAL -	MECHANICAL -
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PROJECT:
1 SUNNY BRAE AVENUE
1 SUNNY BRAE AVENUE
OTTAWA, ON K2H 8J3

ELEVATIONS

DRAWN BY: SHEET:
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SCALE: AS NOTED **A4**

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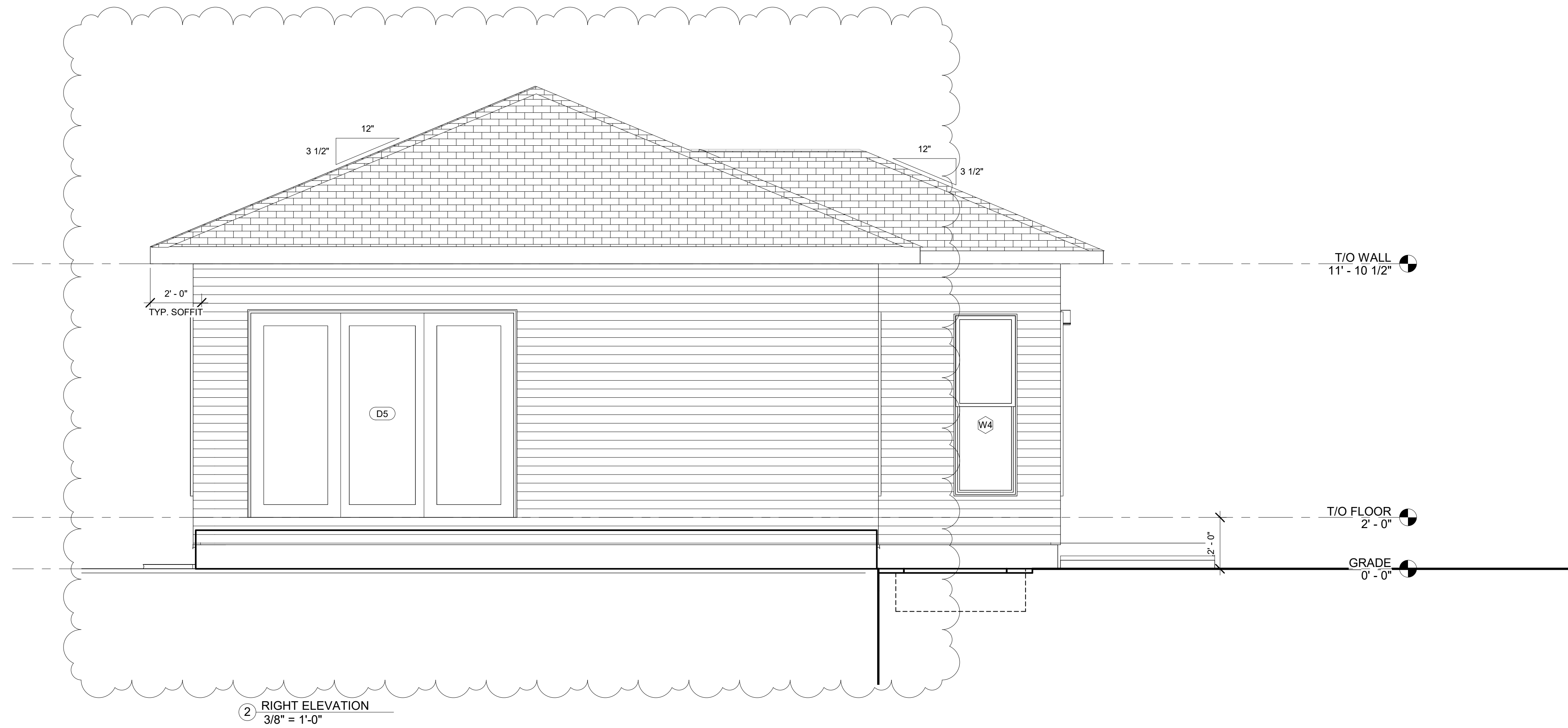
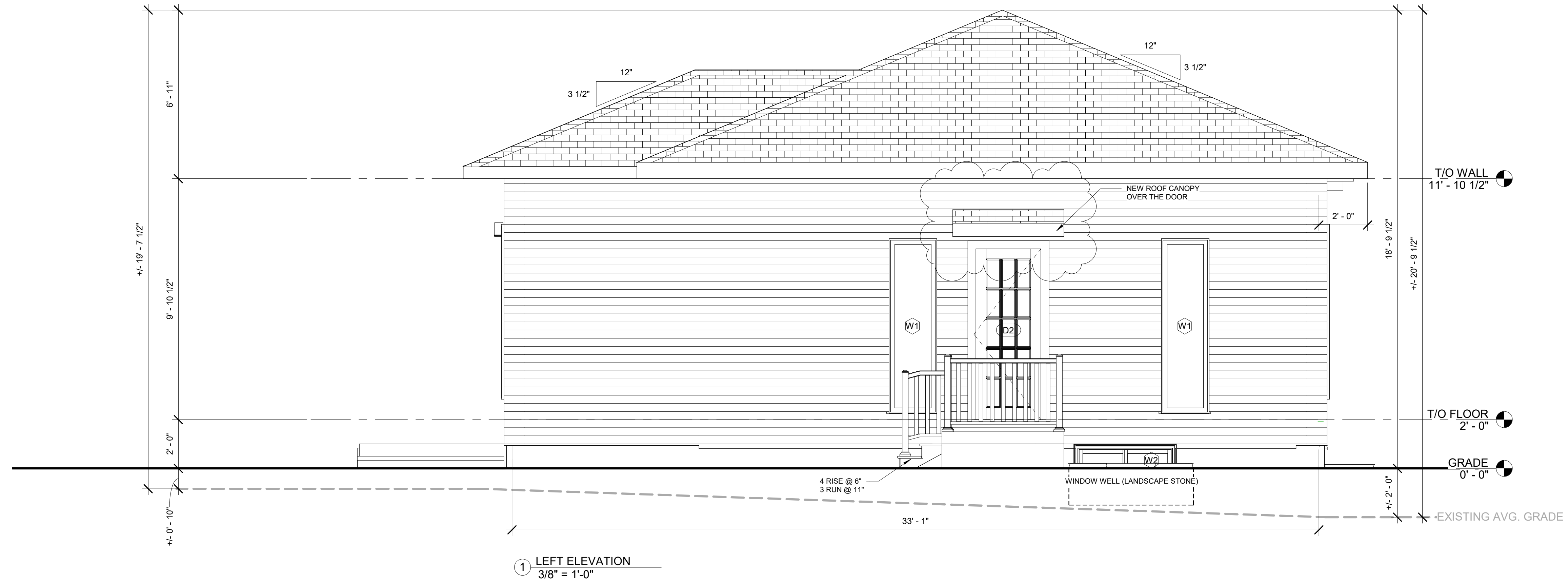
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GENERAL NOTES:



1 SUNNY BRAE AVENUE
ONE STOREY SINGLE DETACHED DWELLING

CONSULTANTS
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

NO.	REVISION/ISSUE	DATE
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PROJECT:
1 SUNNY BRAE AVENUE
1 SUNNY BRAE AVENUE
OTTAWA, ON K2H 8H3

ELEVATIONS

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A5

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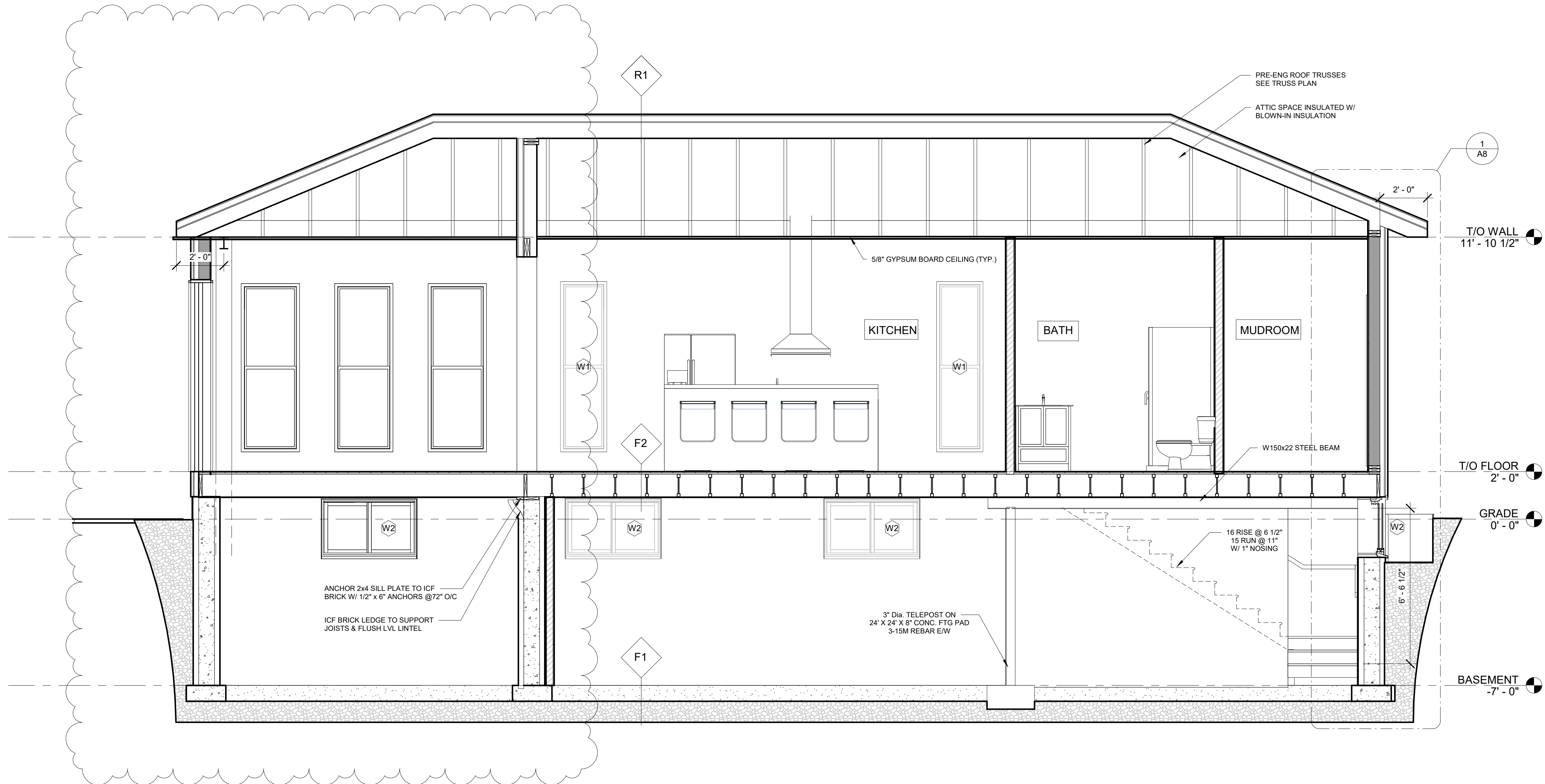
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GENERAL NOTES:



1 BUILDING SECTION - RIGHT TO LEFT
3/8" = 1'-0"

1 SUNNY BRAE AVENUE
ONE STOREY SINGLE DETACHED DWELLING

CONSULTANTS
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

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PROJECT:
1 SUNNY BRAE AVENUE
1 SUNNY BRAE AVENUE
OTTAWA, ON K2H 8J0

SECTION

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DATE: FEB 14, 2024
SCALE: AS NOTED

A6

Committee of Adjustment
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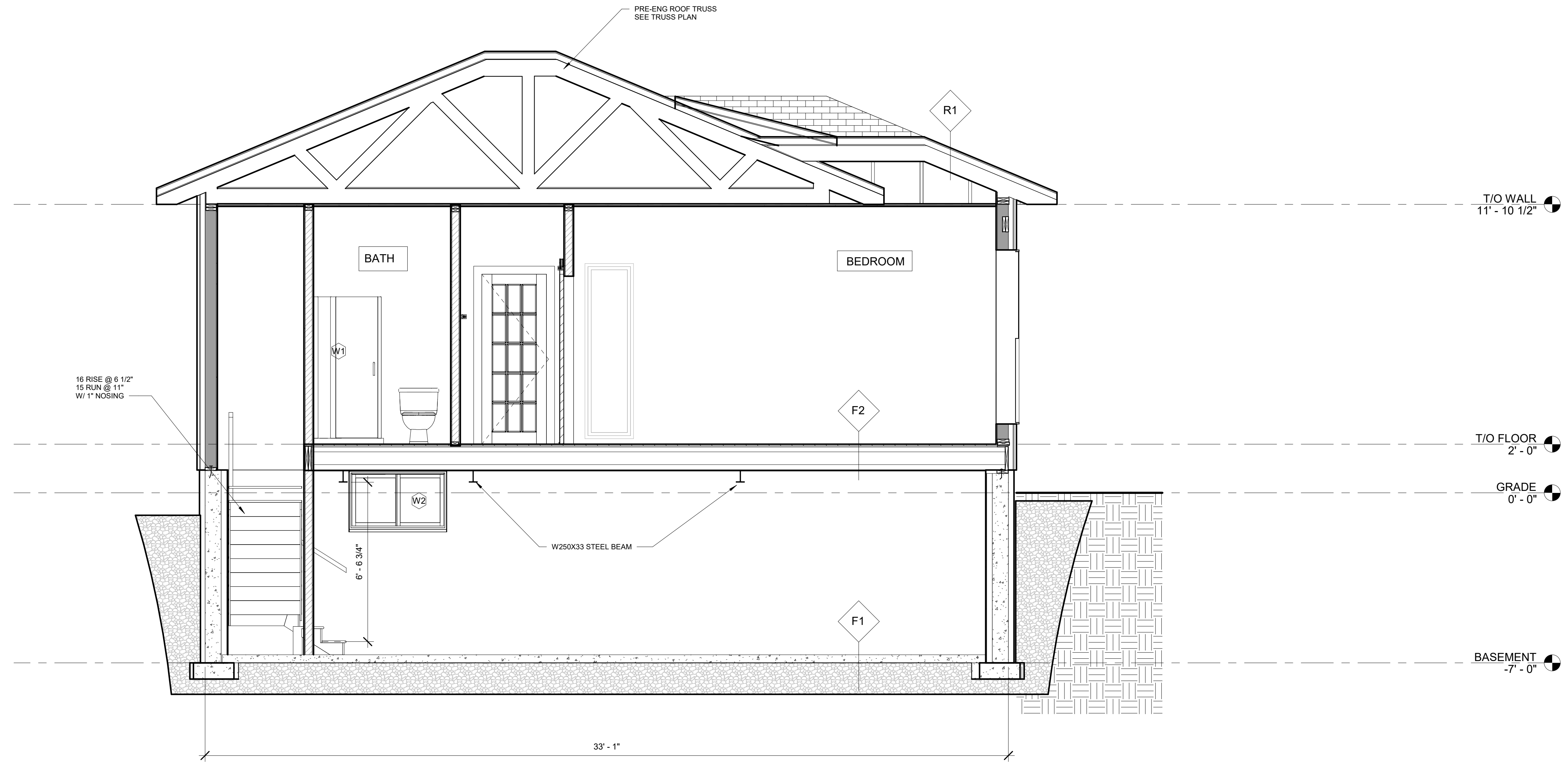
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GENERAL NOTES:



① BUILDING SECTION - FRONT TO BACK
3/8" = 1'-0"

1 SUNNY BRAE AVENUE
ONE STOREY SINGLE DETACHED DWELLING

CONSULTANTS

STRUCTURAL -
MECHANICAL -
ELECTRICAL -

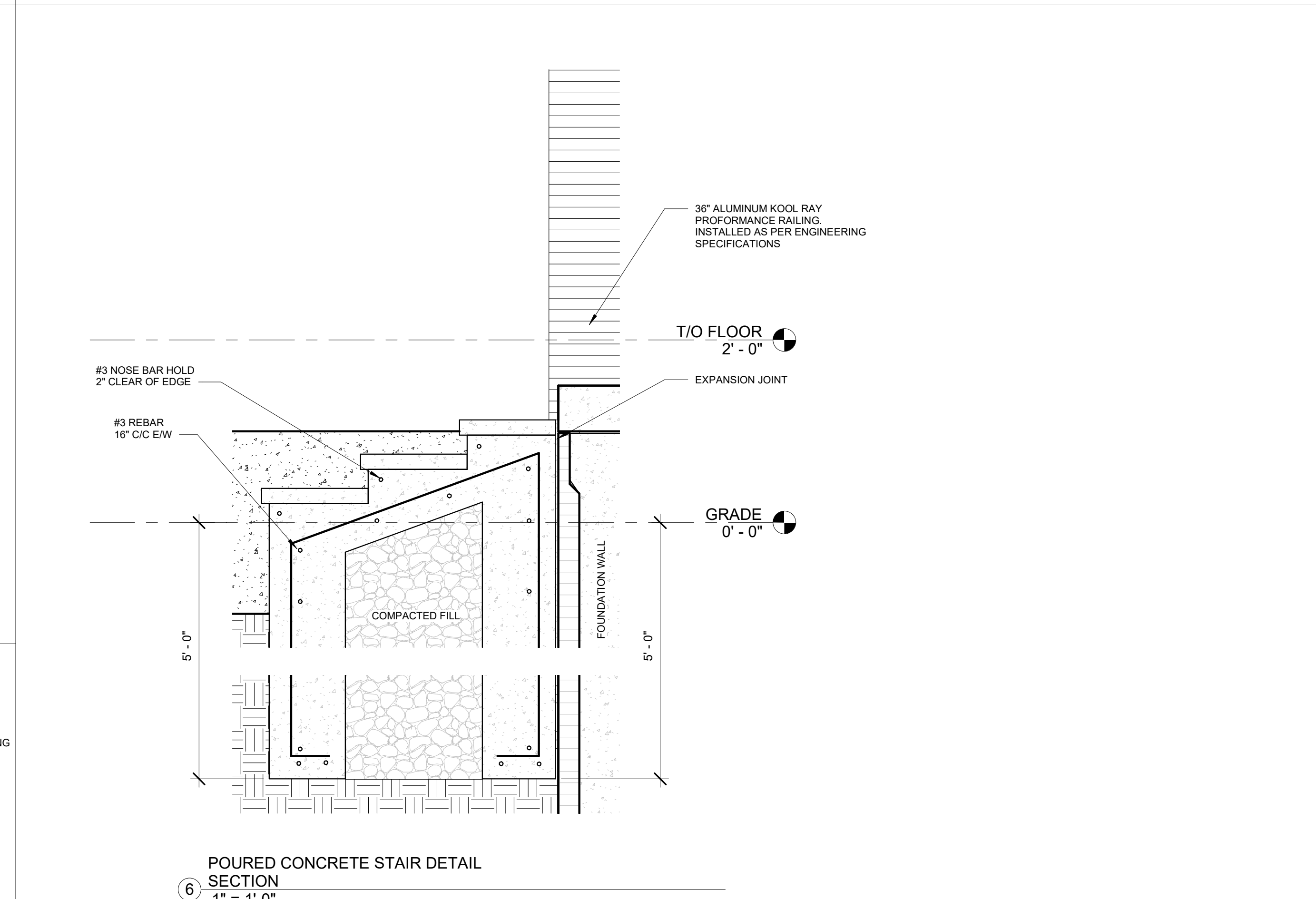
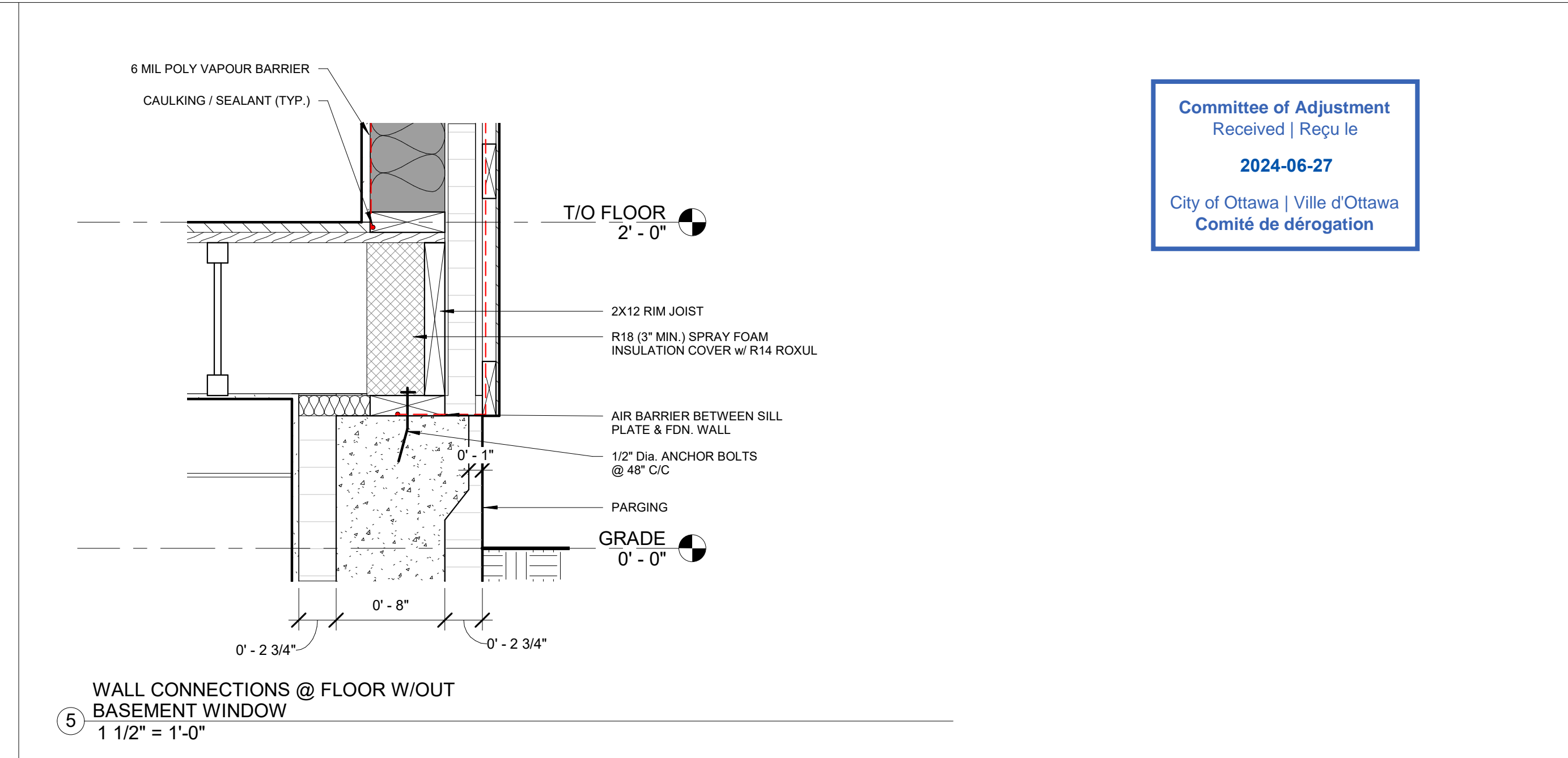
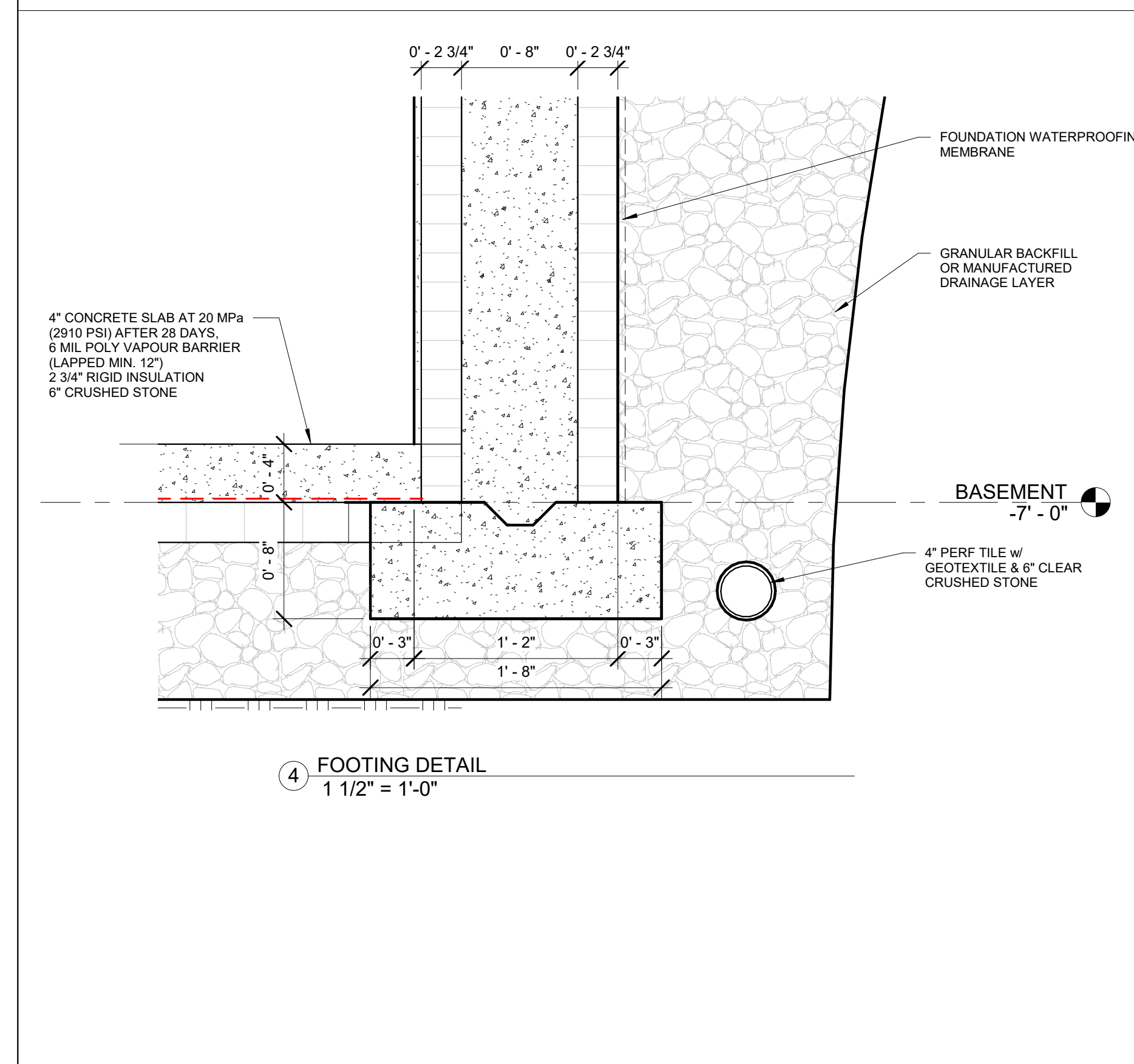
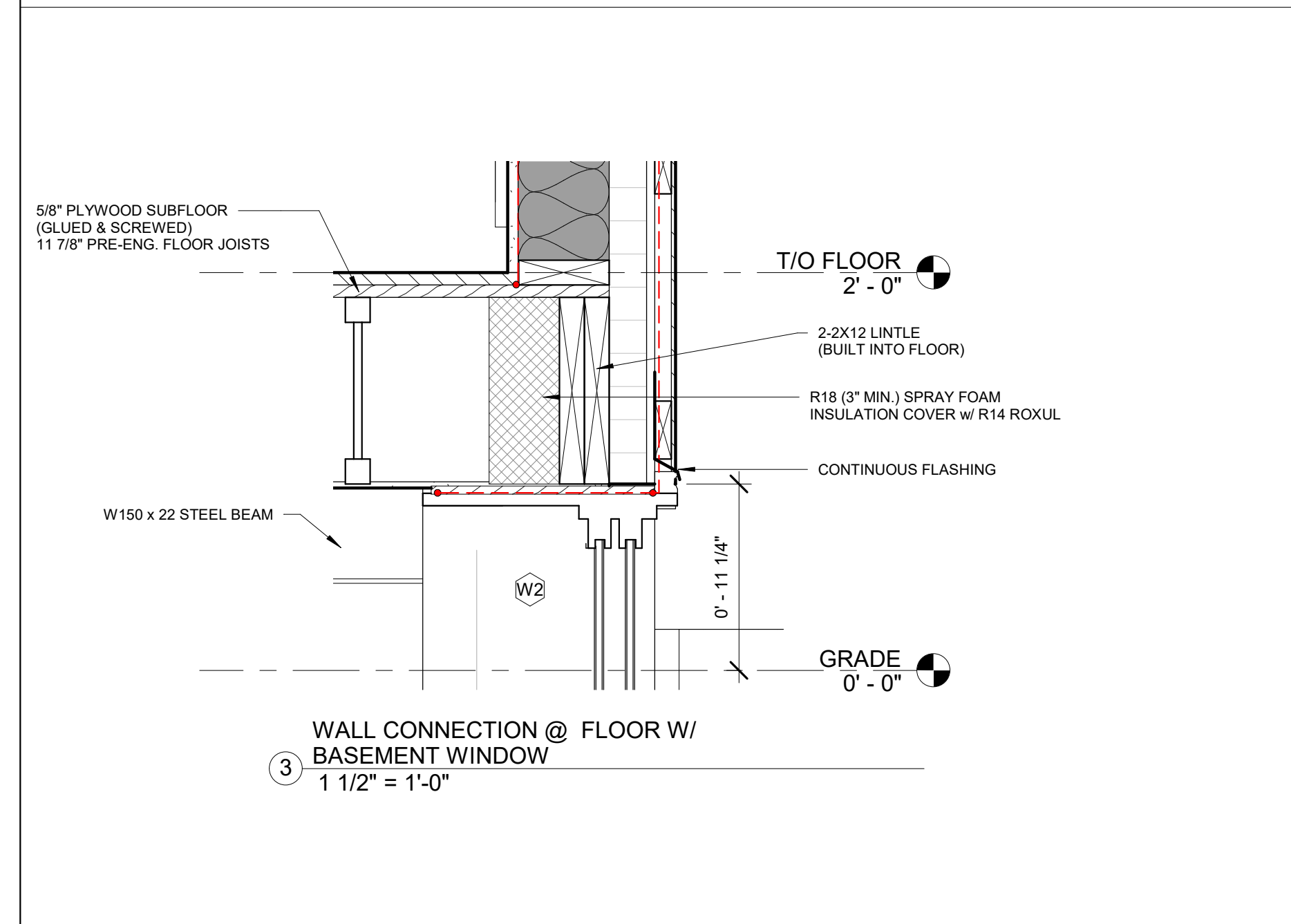
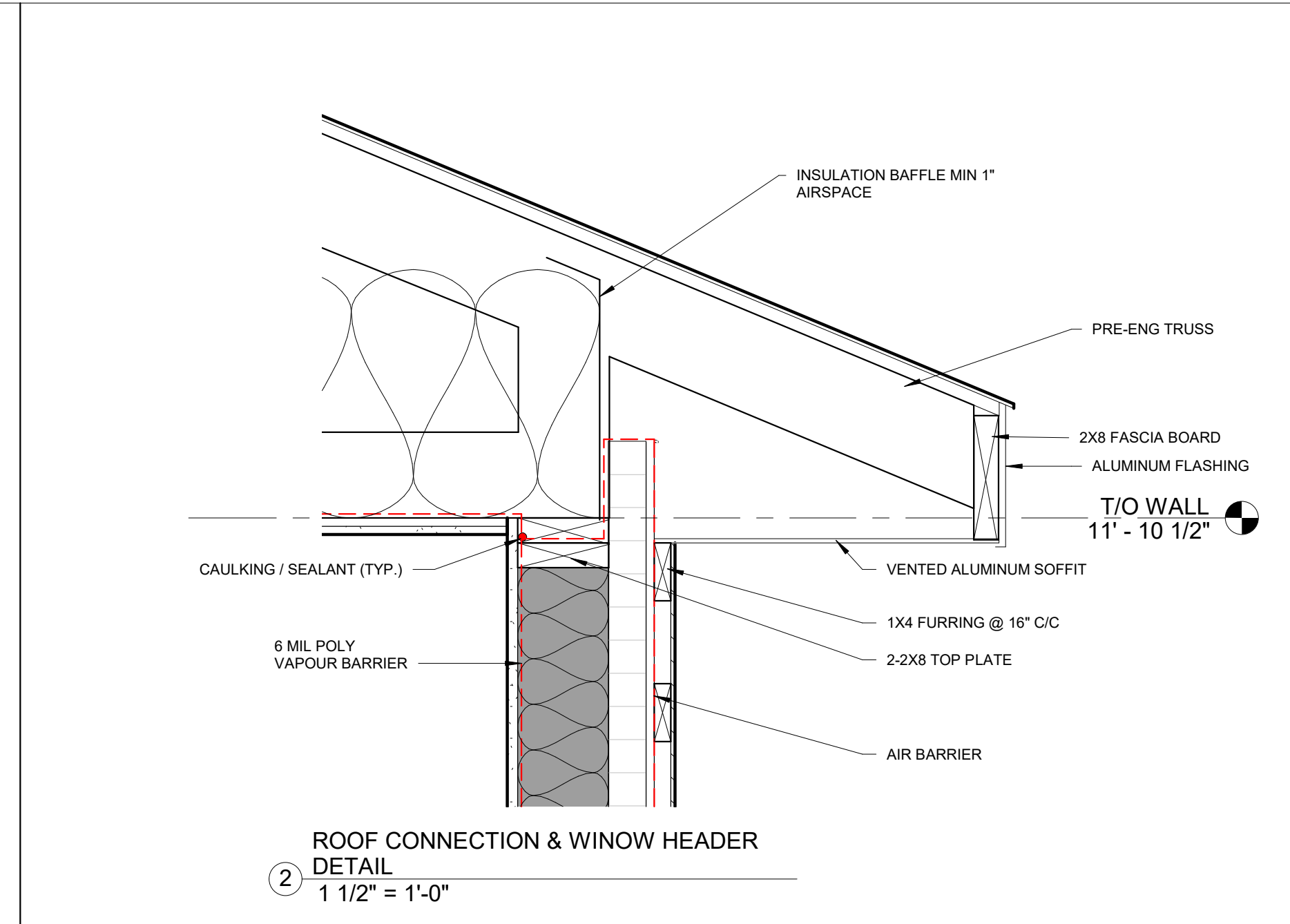
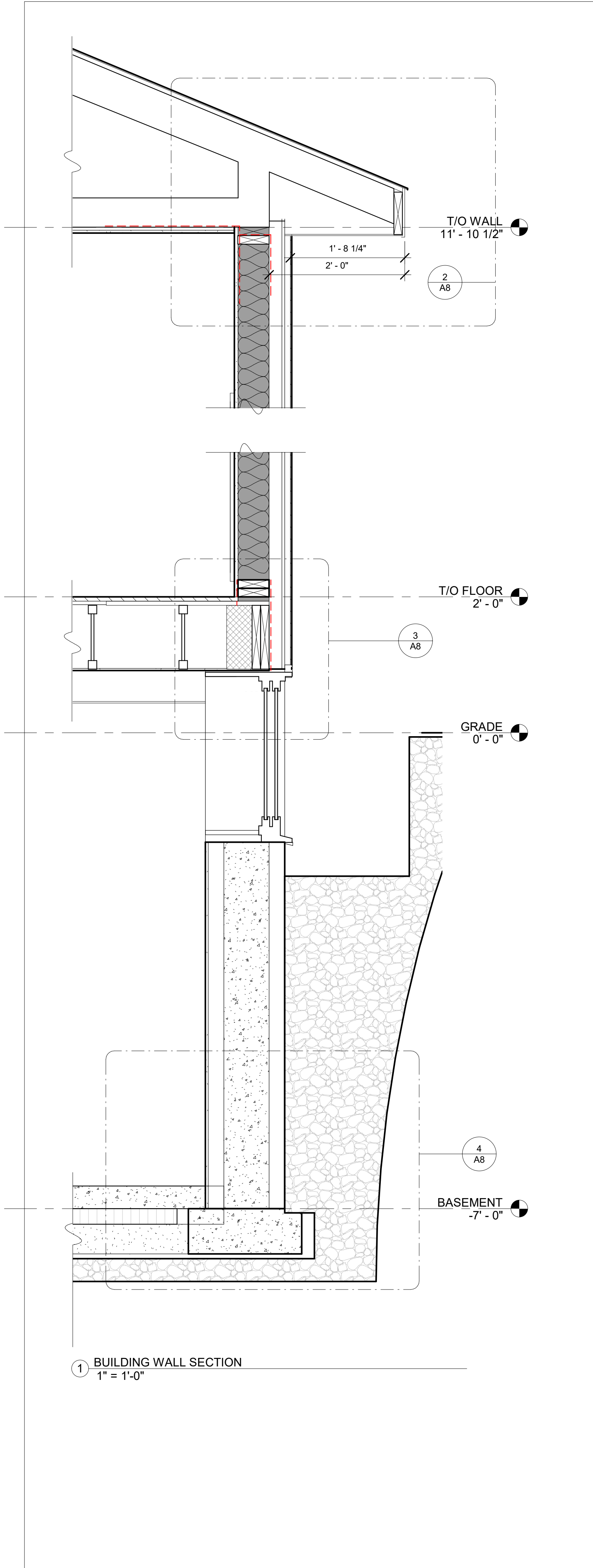
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1	ISSUED FOR PERMIT REV. 02/21/24	

PROJECT:
1 SUNNY BRAE AVENUE
1 SUNNY BRAE AVENUE
OTTAWA, ON K2H 8H0

SECTION

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A7



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GENERAL NOTES:

1 SUNNY BRAE AVENUE
ONE STOREY SINGLE DETACHED DWELLING

CONSULTANTS

STRUCTURAL -		
MECHANICAL -		
ELECTRICAL -		MDY

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1	ISSUED FOR PERMIT REV.	02/21/24

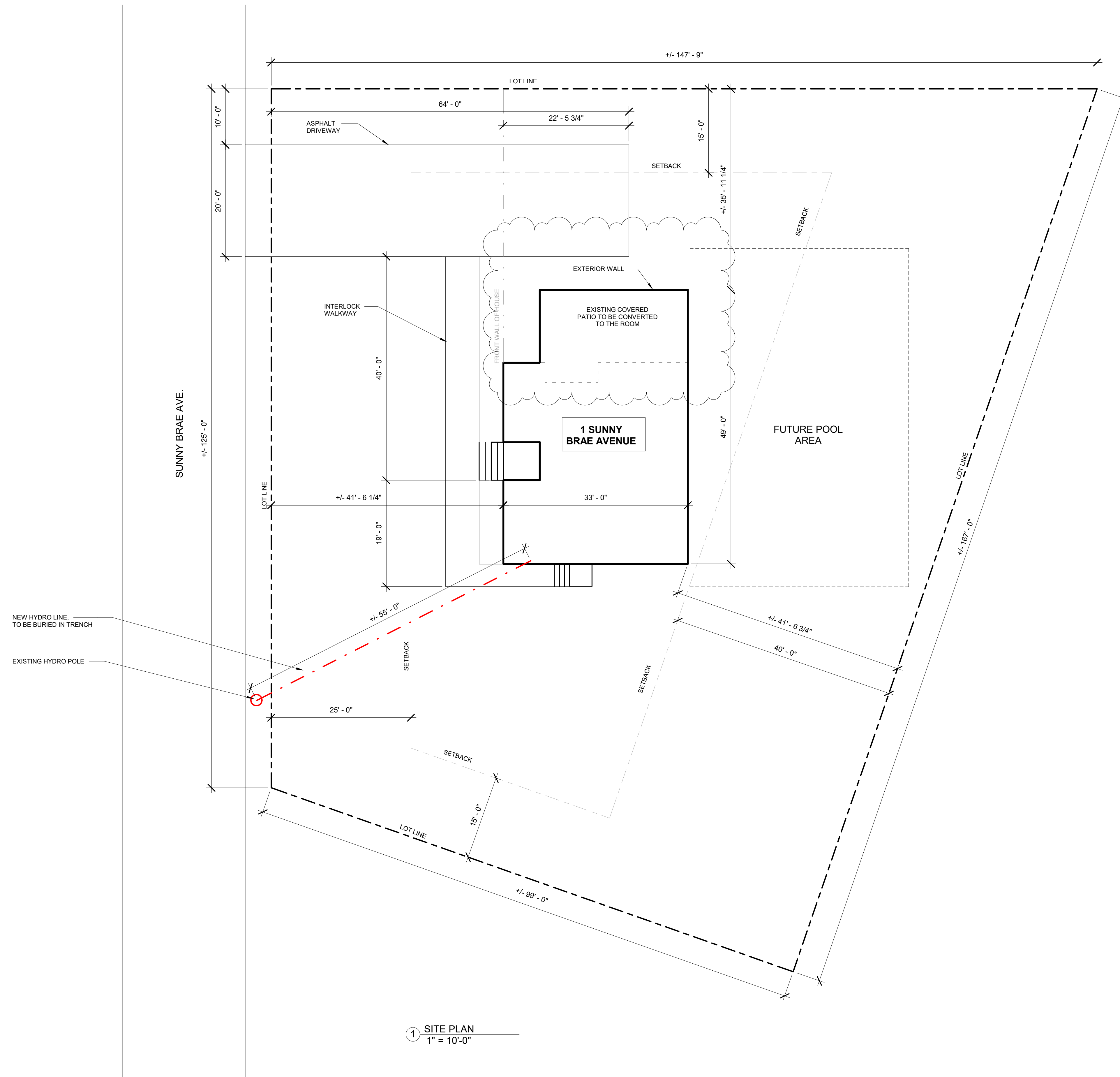
PROJECT:
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1 SUNNY BRAE AVENUE
OTTAWA, ON K2H 8J0

WALL SECTIONS & DETAILS

DRAWN BY: SHEET:
DATE: FEB 14, 2024
SCALE: AS NOTED

A8

NOTE: GRASS OR SOD SHALL BE LAID IN ANY
AREA WHERE MATERIAL IS UNSPECIFIED.



1 SITE PLAN
1" = 10'-0"

1 SUNNY BRAE AVENUE
ONE STOREY SINGLE DETACHED DWELLING

CONSULTANTS
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

NO.	REVISION/ISSUE	DATE
1	ISSUED FOR PERMIT REV.	02/21/24

PROJECT:
1 SUNNY BRAE AVENUE
1 SUNNY BRAE AVENUE
OTTAWA, ON K1H 8H0

SITE PLAN

DRAWN BY: SHEET:
DATE: FEB 14, 2024
SCALE: AS NOTED

A9

Committee of Adjustment
Received | Reçu le
2024-06-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

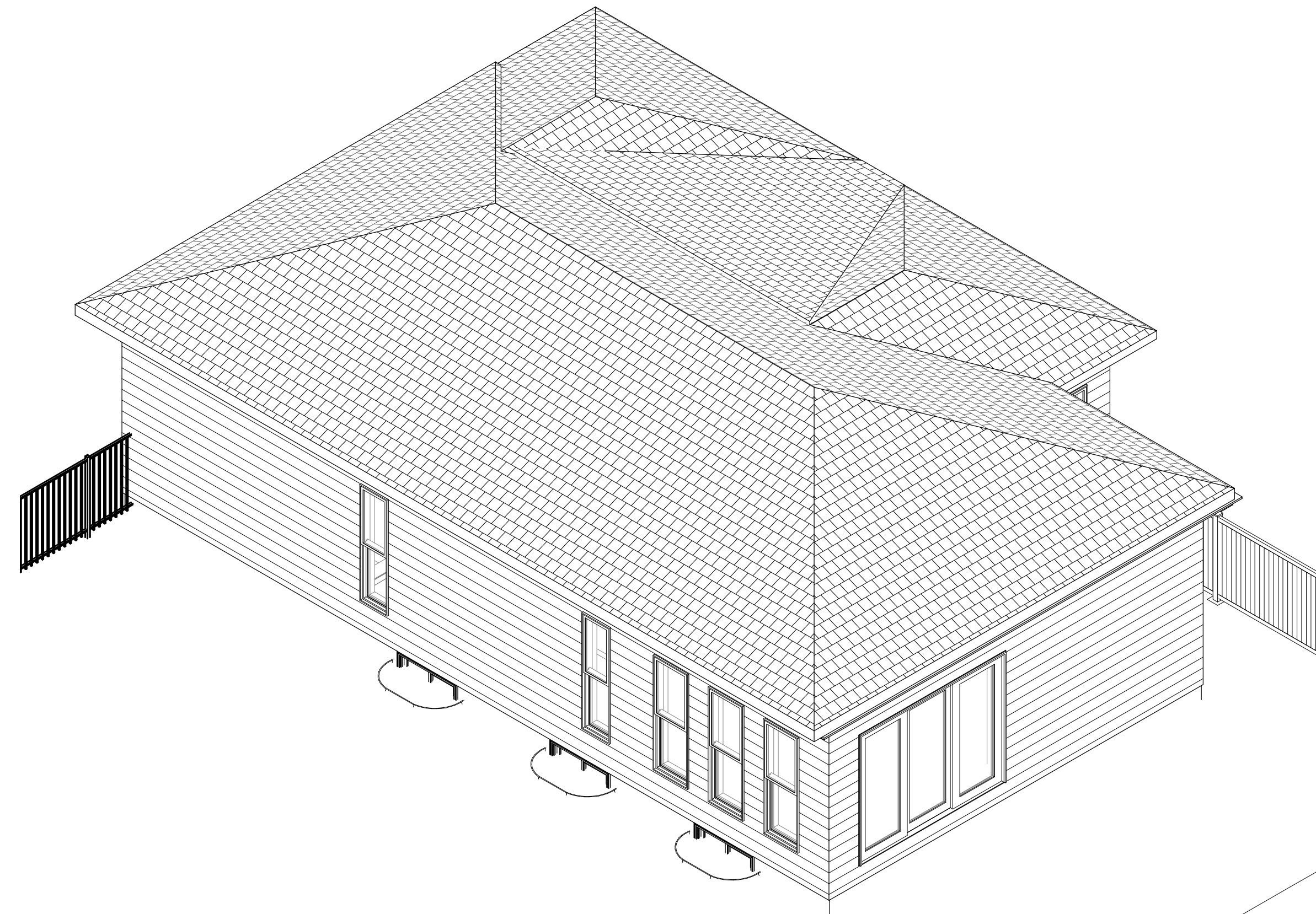
OTTAWA CARLETON CONSTRUCTION
GROUP LTD. - BCIN# 112782
337 SUNNYSIDE AVE, SUITE 101,
OTTAWA, ON K1S 0R9

FERNANDO MATOS - BCIN# 22431
613-884-4425

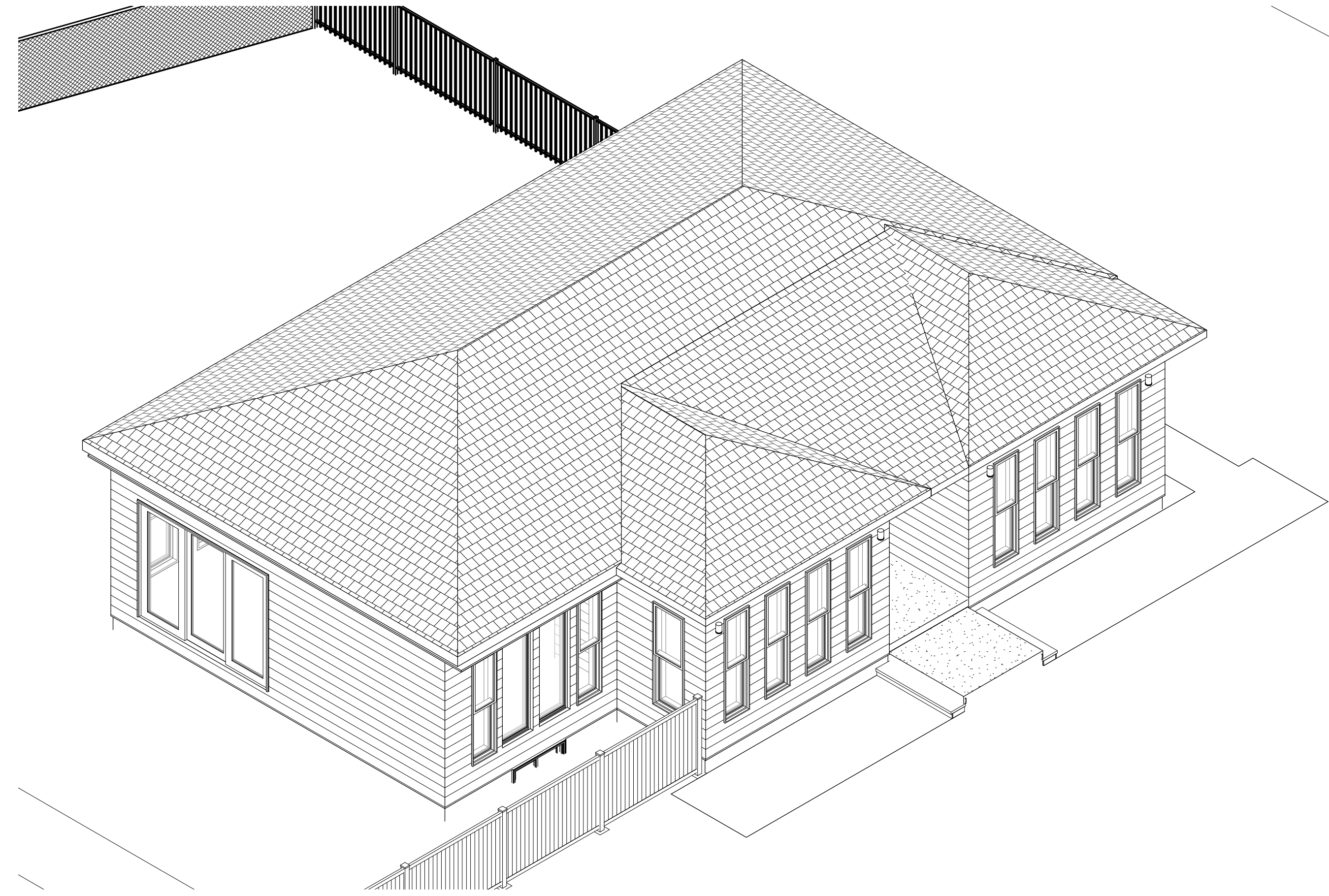
QUALIFICATION INFO
SMALL BUILDINGS
The undersigned has reviewed and takes
responsibility for this design, and has the
qualifications and meets the requirements
set out in the Ontario Building Code to be
a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN
ACCORDANCE WITH THE ONTARIO BUILDING
CODE 2012
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 DESIGNER.
COPYRIGHT RESERVED

GENERAL NOTES:



1 3D-1



2 3D-2

1 SUNNY BRAE AVENUE
ONE STOREY SINGLE DETACHED DWELLING

CONSULTANTS
STRUCTURAL -
MECHANICAL -
ELECTRICAL -

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3		
2		
1		

PROJECT:
1 SUNNY BRAE AVENUE
1 SUNNY BRAE AVENUE
OTTAWA, ON K2H 8H3

3D VIEWS

DRAWN BY: SHEET:
DATE: FEB 14, 2024
SCALE: AS NOTED