



Committee of Adjustment

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2024-10-02

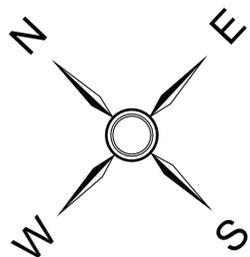
City of Ottawa | Ville d'Ottawa
Comité de dérogation



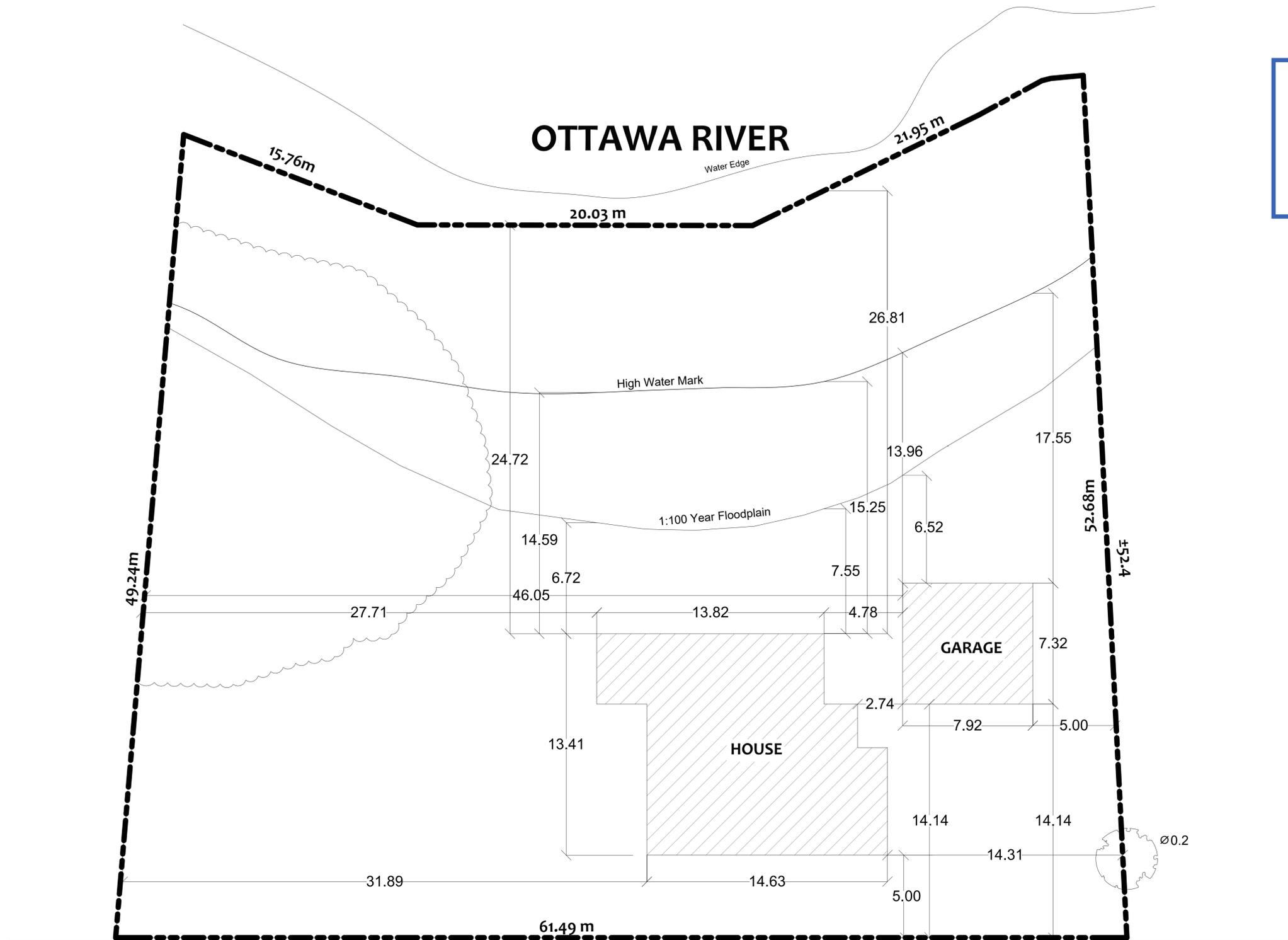
FARMER RESIDENCE -Satellite image

2450 Sixth Line Rd B, Dunrobin, ON K0A 1T0

NOT TO SCALE



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ROAD

 **PAUL & TAMMY RESIDENCE**
Dunrobin, Ontario
Site Plan
SCALE: 3/32" = 1'-0" (1:128) (36x24) S-1

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A1 - GROUND FLOOR PLAN

A2 - ELEVATIONS & DOOR & WINDOW SCHEDULE

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Paul & Tammy Residence

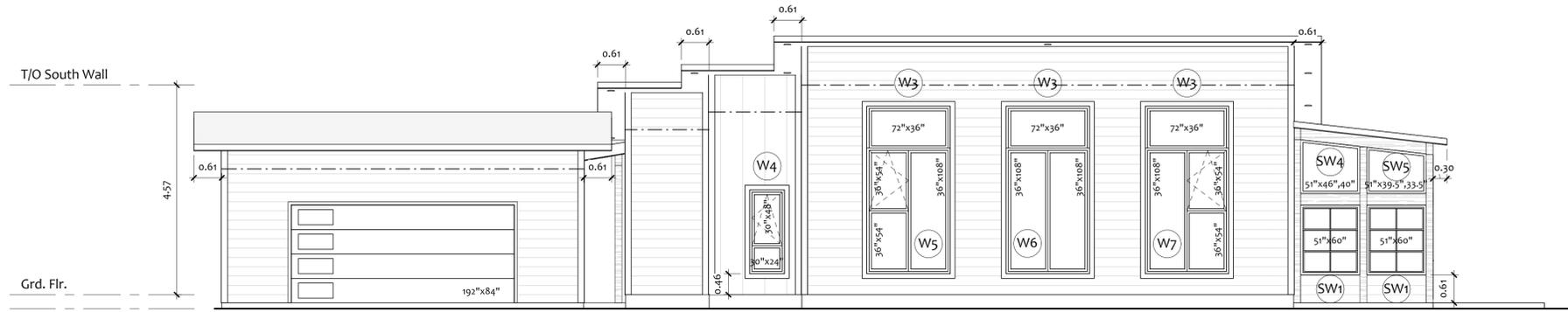
Dunrobin, Ontario

FINISHED AREAS:

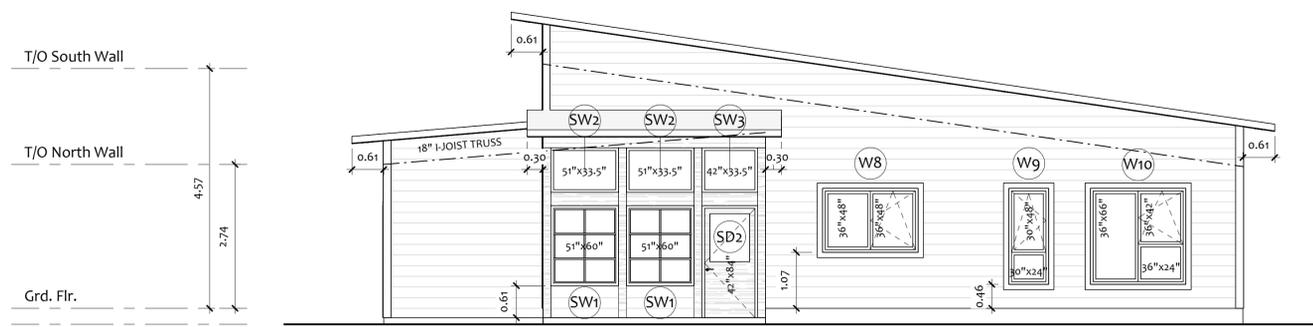
GROUND FLOOR:	1,882.67 sq.ft.
ENTRY PORCH:	84.00 sq.ft.
SCREENED PORCH:	140.00sq.ft.
DECK:	112.00sq.ft.
GARAGE:	624.00 sq.ft.



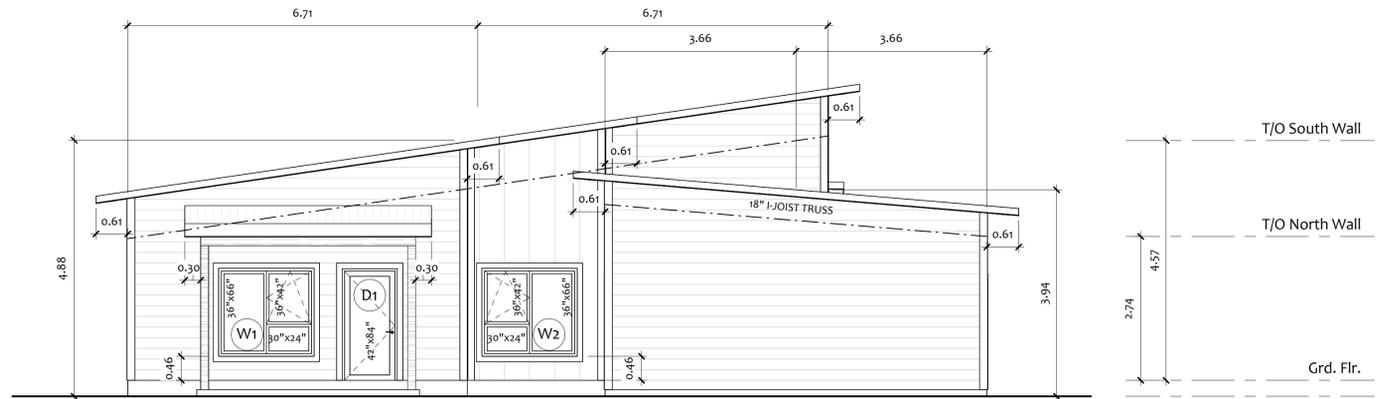
3D CONCEPTUAL RENDERINGS
FINAL CONSTRUCTION/MATERIAL COLORS MAY VARY



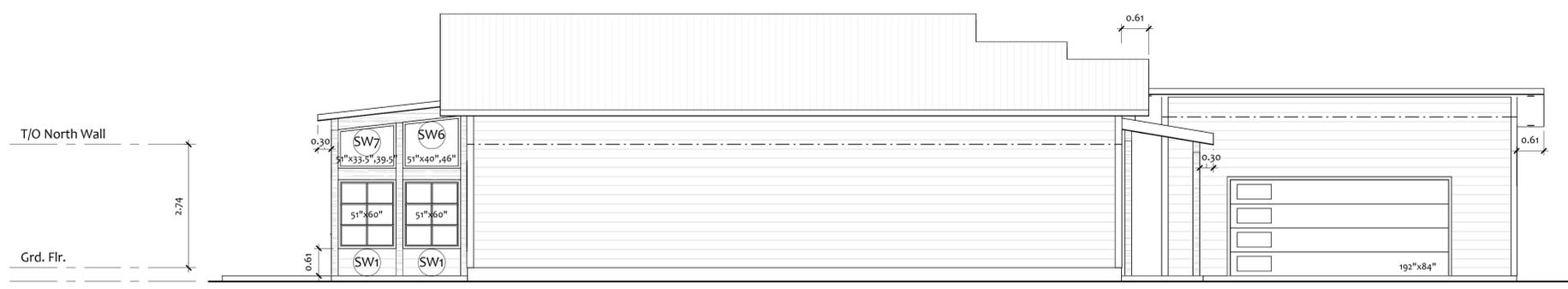
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION

WINDOW SCHEDULE

NUMBER	SIZE (WxH)	LOCATION	TYPE	SIDE
SW1	51"x60"	SCREENED PORCH	WEATHERMASTER SYSTEM	SW, NW, NE
SW2	51"x34"	SCREENED PORCH	FIXED	NW
SW3	42"x34"	SCREENED PORCH	FIXED	NW
SW4	51"x46", 40"	SCREENED PORCH	FIXED	NE
SW5	51"x39.5", 33.5"	SCREENED PORCH	FIXED	NE
SW6	51"x40", 46"	SCREENED PORCH	FIXED	SW
SW7	51"x33.5", 39.5"	SCREENED PORCH	FIXED	SW
W1	72"x66"	BEDROOM 2	FIXED / TILT & TURN	SE
W2	72"x66"	BEDROOM 3	FIXED / TILT & TURN	SE
W3	72"x36"	LIVING AREA	FIXED	NE
W4	30"x72"	BEDROOM 3	FIXED / TILT & TURN	NE
W5	72"x108"	LIVING AREA	FIXED / TILT & TURN	NE
W6	72"x108"	LIVING AREA	FIXED	NE
W7	72"x108"	LIVING AREA	FIXED / TILT & TURN	NE
W8	72"x48"	KITCHEN	FIXED / TILT & TURN	NW
W9	30"x72"	ENSUITE	FIXED / TILT & TURN	NW
W10	72"x72"	MASTER BEDROOM	FIXED / TILT & TURN	NW

EXTERIOR DOOR SCHEDULE

NUMBER	SIZE (WxH)	TYPE	SIDE
D1	42"x84"	ENTRY DOOR	SE
D2	42"x84"	ENTRY DOOR (FULL GLASS)	NW
SD2	42"x84"	ENTRY DOOR (HALF GLASS)	NW



PAUL & TAMMY RESIDENCE

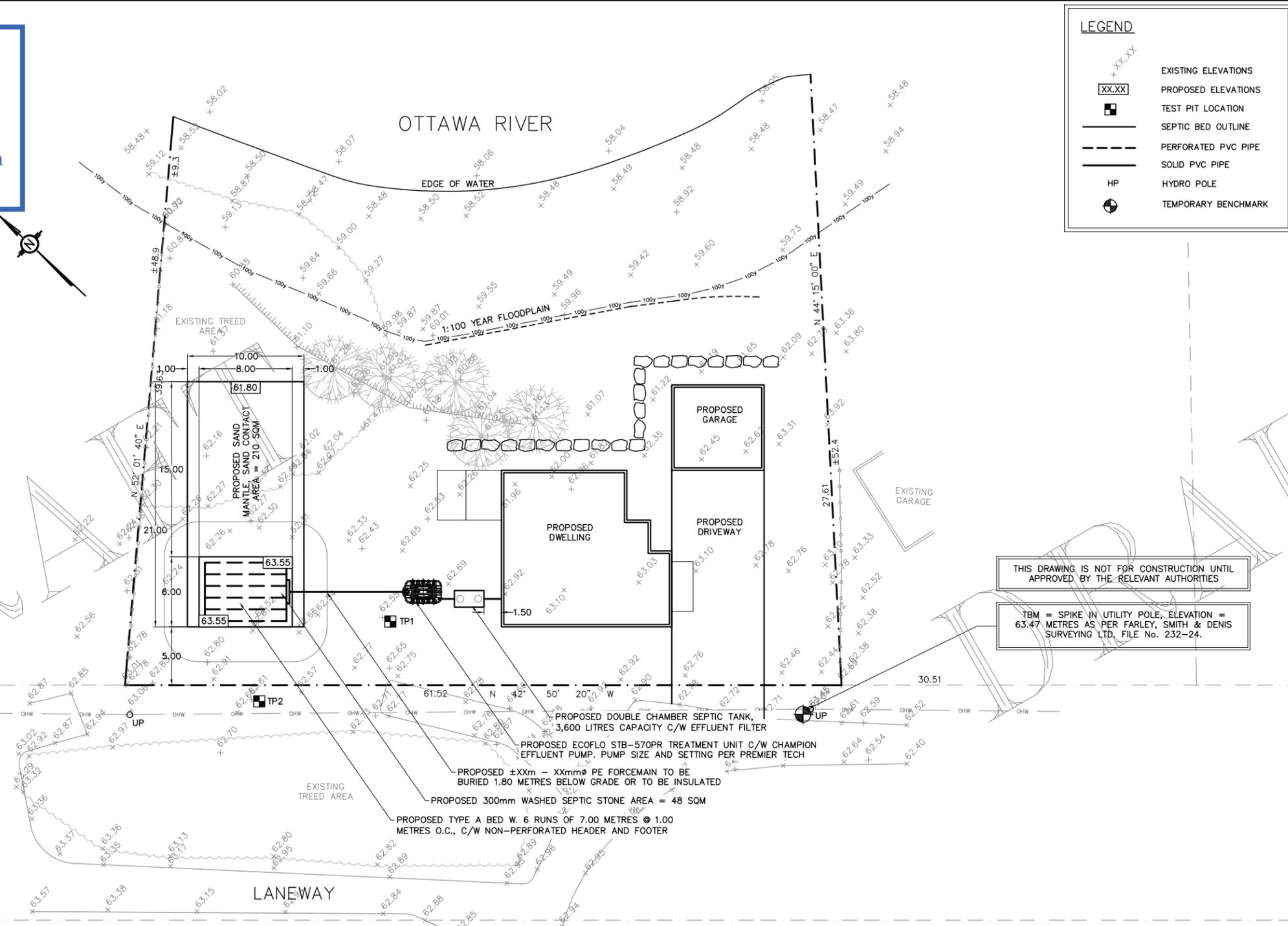
Dunrobin, Ontario

Elevations

SCALE: 3/16" = 1'-0" (1:64) (36x24)

A-2

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LEGEND

+XX.XX	EXISTING ELEVATIONS
XX.XX	PROPOSED ELEVATIONS
■	TEST PIT LOCATION
—	SEPTIC BED OUTLINE
- - -	PERFORATED PVC PIPE
—	SOLID PVC PIPE
HP	HYDRO POLE
⊙	TEMPORARY BENCHMARK

DRAWING NUMBER: 240860-SD

- CONSTRUCTION NOTES:**
- All dimensions and elevations are in metres. Do not scale drawing.
 - This drawing is not a legal survey, a utility plan or a site plan and is for septic purposes only.
 - TBM = XXXXX
 - 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.
 - This drawing is not for construction until approved by the relevant authorities.
 - Contractor is responsible for location and protection of utilities.
 - The sewage system envelope (leaching bed) as identified on the drawing must be maintained free of the deposit or disposal of any materials, structures, or equipment other than the material or equipment required for the construction of the leaching bed within the sewage system envelope.
 - Topsoil rootmat (organics) to be removed from bed area and exposed subgrade. No wheeled vehicles to be allowed in leaching bed area.
 - Percolation rate of any imported sand for bed to be 6 to 8 min/cm, with < 5% passing the #200 (0.080 mm) sieve.
 - Stone layer to be washed septic stone, free of fine material, with gradation conforming to OBC Table 8.7.3.3.A.
 - The septic system leaching bed is to be graded to provide positive drainage away from the septic system and treated with 75 to 100 mm permeable topsoil and seed. Grass growth is to be established.
 - The following are not to be connected to the septic system: Water softener; swimming pool or filter system backwash; sump pump discharge.
 - Septic system to be installed in accordance with the OBC.
 - Septic tank to meet criteria described in the OBC.
 - No silty clay or clayey or silty material to be placed around or over leaching bed.
 - All changes to this design must be verified and approved by Kollaard Associates Incorporated.
 - Minimum clearance from treatment unit to;
 - * structure = 1.5m
 - * property line = 3m
 - * drilled well = 15m
 - Minimum clearance from distribution piping to;
 - * structure = Xm
 - * property line = Xm
 - * drilled well = XXm

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL APPROVED BY THE RELEVANT AUTHORITIES

TBM = SPIKE IN UTILITY POLE, ELEVATION = 63.47 METRES AS PER FARLEY, SMITH & DENIS SURVEYING LTD. FILE No. 232-24.

REV.	NAME	DATE	DESCRIPTION

Kollaard Associates
Engineers
(613) 860-0923
210 PRESCOTT STREET
PO BOX 189
KEMPTVILLE ONTARIO
K0G 1J0
FAX (613) 258-0475
www.kollaard.ca
Info@kollaard.ca

CLIENT:
PAUL FARMER & TAMMY MASON

DRAWING:
PROPOSED SEPTIC DESIGN PLAN

LOCATION:
2450D SIXTH LINE ROAD
R.PLAN 5R-13128, PART 7
LOT 24, CONC. 8,
KANATA (MARCH),
CITY OF OTTAWA, ONTARIO

DESIGNED BY: PV DATE: OCT 4, 2024

DRAWN BY: PV SCALE: 1:400

KOLLAARD FILE NUMBER: 240860