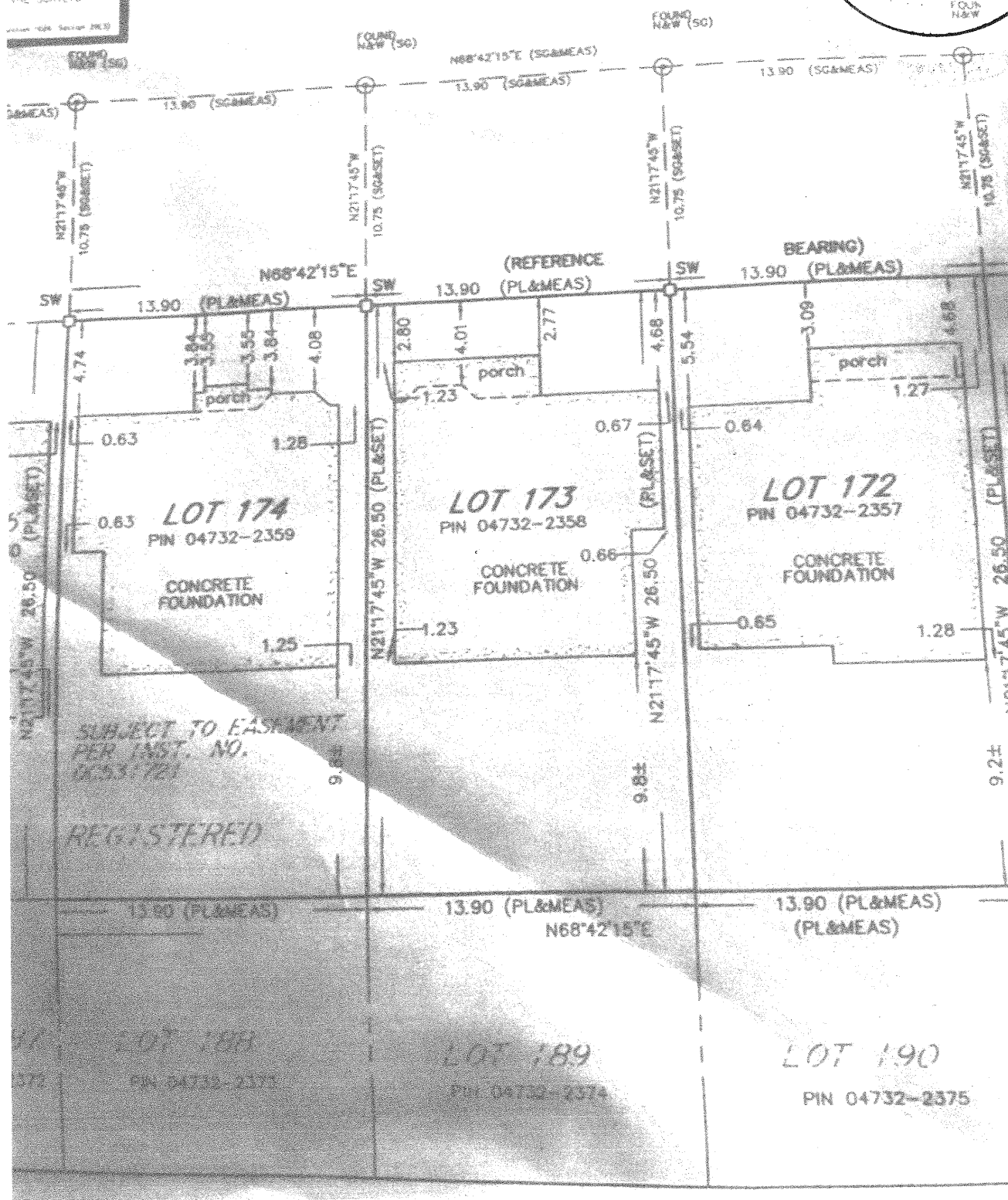
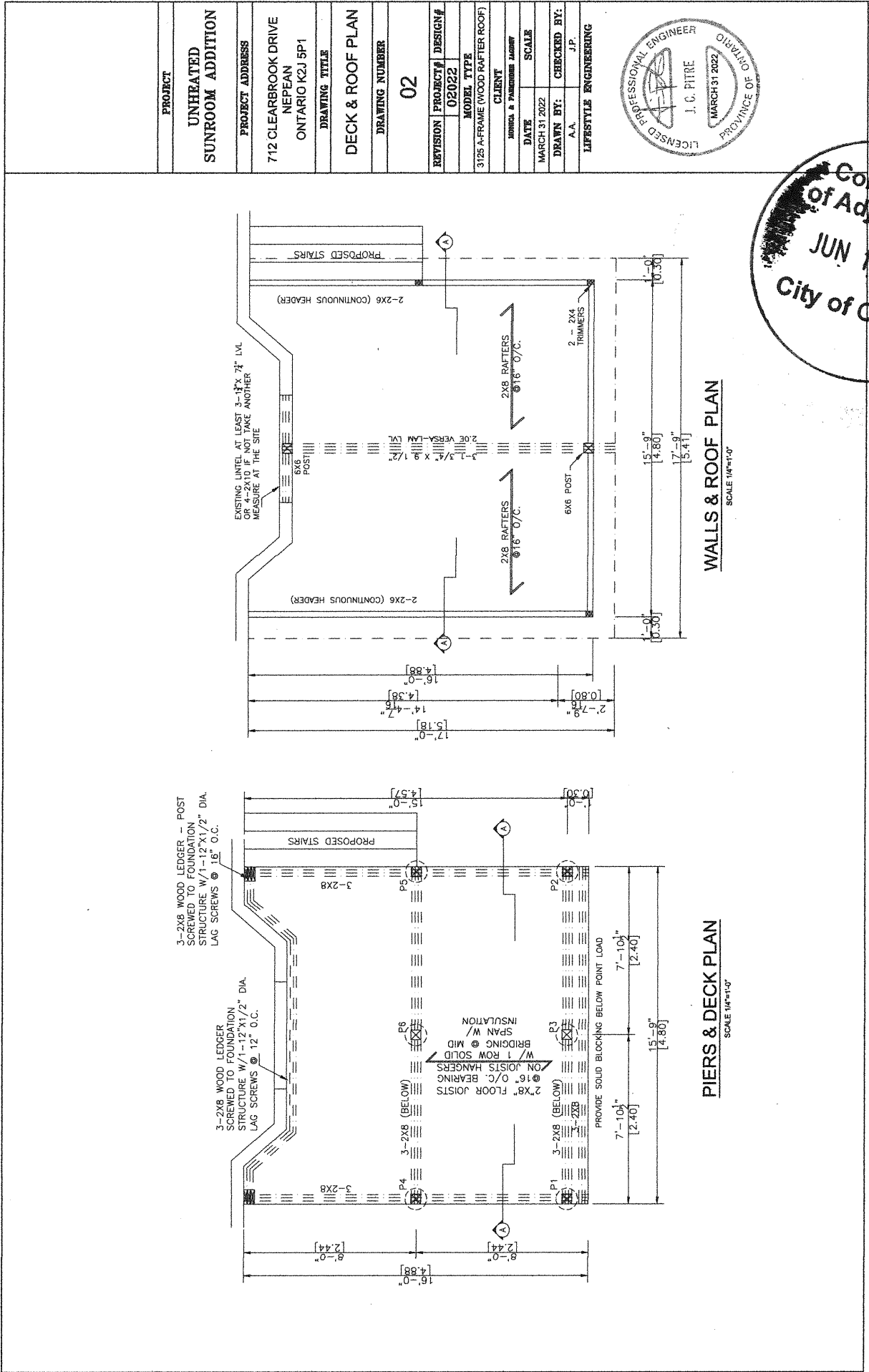


www.elsevier.com/locate/jbiotec

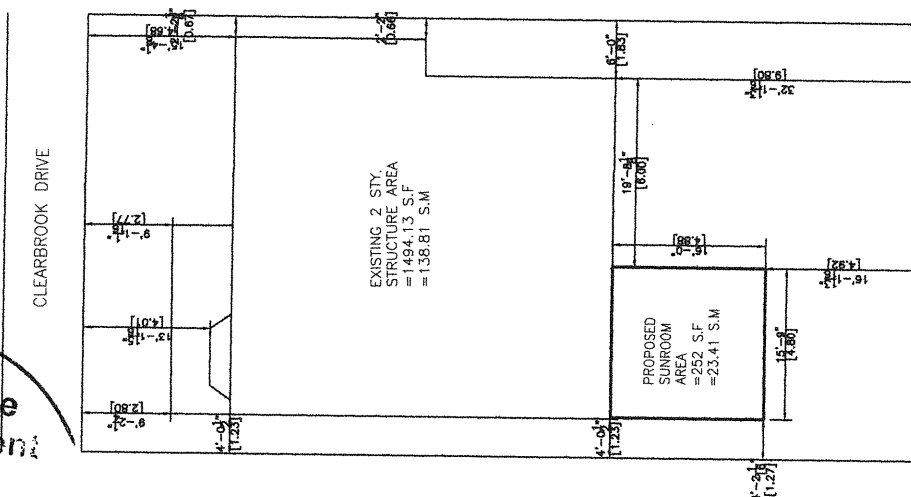
Committee
of Adjustment
JUN 17 2022
City of Ottawa
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4. (1). STAIRS RISER DIMENSIONS SHALL CONFORM TO ARTICLES 9.8.4.2 AND 9.8.4.3 OF THE 2012 OBC WHICH STIPULATES THAT RISERS DESIGNED FOR PRIVATE USE MUST HAVE A MAXIMUM RISE OF NO MORE THAN 200 mm OR A MINIMUM RISE OF NO LESS THAN 125 mm AND A MAXIMUM RUN OF NO MORE THAN 355 mm OR A MINIMUM RUN OF NO MORE THAN 255 mm AND A MAXIMUM TREAD DEPTH OF 355 mm OR A MINIMUM TREAD DEPTH OF NO LESS THAN 235 mm.
4. (2). REQUIRED EXIT STAIRS SHALL HAVE A WIDTH, MEASURED BETWEEN WALL FACES OR GUARDS, OF NOT LESS THAN 900 mm AS PER ARTICLE 9.8.2.1 OF THE 2012 OBC.
5. THE WIDTH OF THE LANDING IF REQUIRED SHALL BE NOT LESS THAN THE GREATER REQUIRED STAIR WIDTH WHERE ONE OR MORE OF THE STAIR WIDTHS DO NOT EXCEED THEIR RESPECTIVE REQUIRED WIDTHS, OR NOT LESS THAN THE LESSER ACTUAL STAIR WIDTH WHERE ALL OF THE WIDTHS OF THE STAIRS EXCEED THEIR RESPECTIVE REQUIRED WIDTHS AS PER ARTICLES 9.8.6.2 AND 9.8.6.3 OF THE 2012 OBC.
6. ALL HAND-RAILS, AND GUARDS SHALL BE BUILT AS PER OBC 2012 AND SUPPLEMENTARY STANDARD SB-7. EXTERIOR HANDRAIL AND GUARDS TO BE AT LEAST 900 mm OR 36" MEASURED VERTICALLY ABOVE THE NOSING OF ANY TREAD AND/OR PLATFORM NOT MORE THAN 1800 mm OR 5'-11" ABOVE THE FINISHED GROUND AS PER SUBSECTIONS 9.8.7 AND 9.8.8 OF 2012 OBC; ALL PICKET AND/OR GUARD SPACING MUST BE NO MORE THAN 100 mm OR 4" APART AS PER ARTICLE 9.8.8.5 OF THE 2012 OBC; ALL BALUSTERS TO BE SPACED NO MORE THAN 1200 mm OR 48" APART.
7. TO CARRY RAINWATER AWAY FROM THE SUNROOM, DOWNSPOUTS WILL BE INSTALLED AT THE OUTSIDE CORNERS OF ROOM IN ACCORDANCE TO ARTICLES 9.26.18.2, 7.3.3.7, AND 5.6.2.2 OF THE 2012 OBC.
8. ALL ADDITIONAL ASPECTS OF THE PROJECT WILL BE INSTALLED ACCORDING TO TABCOB DETAILS AND COMPLY WITH THE REQUIREMENTS STIPULATED BY THE 2012 OBC, INCLUDING DOORS (TO SECTION 9.6.); WINDOWS (TO SECTION 9.7.); SKYLIGHTS (TO SUBSECTION 9.7.7.); GLASSES (TO SUBSECTION 9.7.3.); WOOD FRAME CONNECTIONS, DECK FARMING, STICK BUILT WALLS AND SUBFLOORING (TO SUBSECTION 9.23.14); BUILT-UP BEAMS (TO ARTICLE 9.23.8.3.); BUILT-UP COLUMNS (TO ARTICLE 9.17.4.2); ROOFING (TO SECTION 9.26.); ROOF DRAINS AND DOWNSPOUTS (TO SUBSECTION 9.28.18.); FLASHING (TO SUBSECTIONS 9.20.13 & 9.26.3 & 9.28.4); CLADDING (TO SECTION 9.27.); CAULKING (TO SUBSECTION 9.27.4.); INTERIOR FINISHING (TO SUBSECTION 9.28.); FLOORING (TO SECTION 9.30.); STAIRS, RAMPS, HANDRAILS AND GUARDS (TO SECTION 9.8.); LIGHTING FIXTURES (TO SECTION 9.34.).

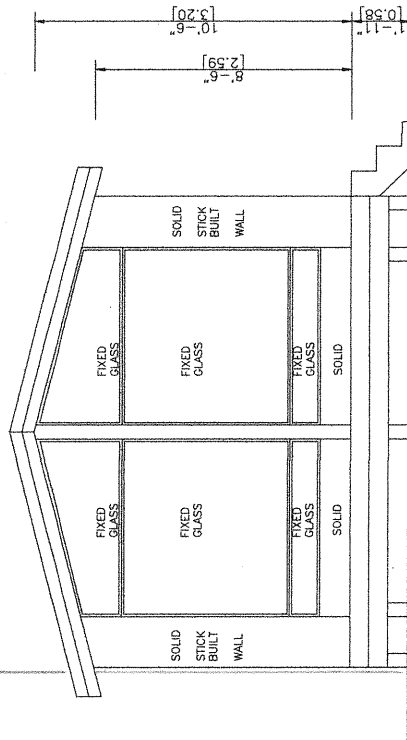
LOT AREA	368.31	m ²	3984.46	ft ²
TOTAL EXISTING FLOOR AREA	138.81	m ²	1494.13	ft ²
PROPOSED SUNROOM AREA	23.41	m ²	252.00	ft ²
TOTAL EXISTING AND PROPOSED FLOOR AREA	162.22	m ²	1746.13	ft ²
TOTAL LOT COVERAGE	~44.04	%		



A diagram showing a vector labeled 'Z' pointing towards a point labeled 'Z'.

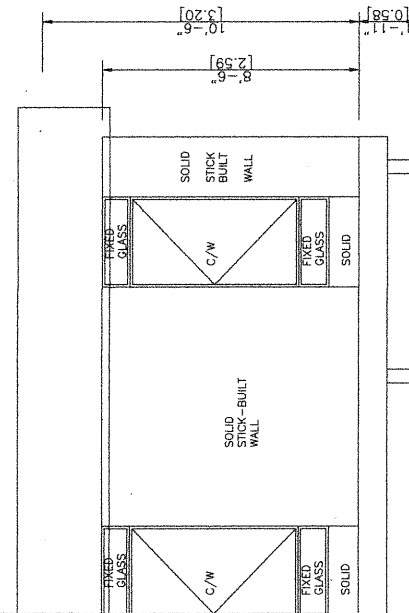
THIS SITE PLAN IS
DRAWN PER THE OWNER
INFORMATION

SITE PLAN
SCALE = 1:150



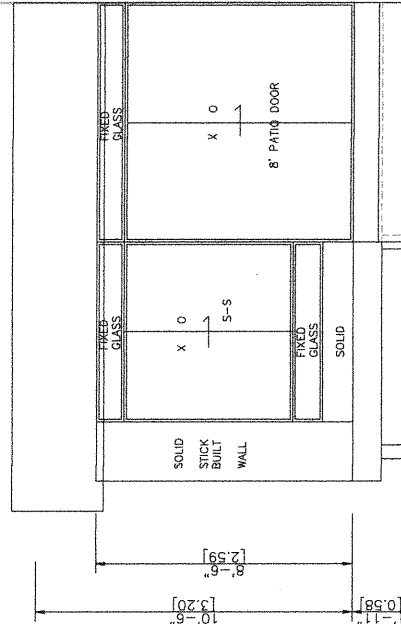
FRONT ELEVATION

SCALE 1/4"=1'-0"



LEFT ELEVATION

SCALE 1/4"=1'-0"

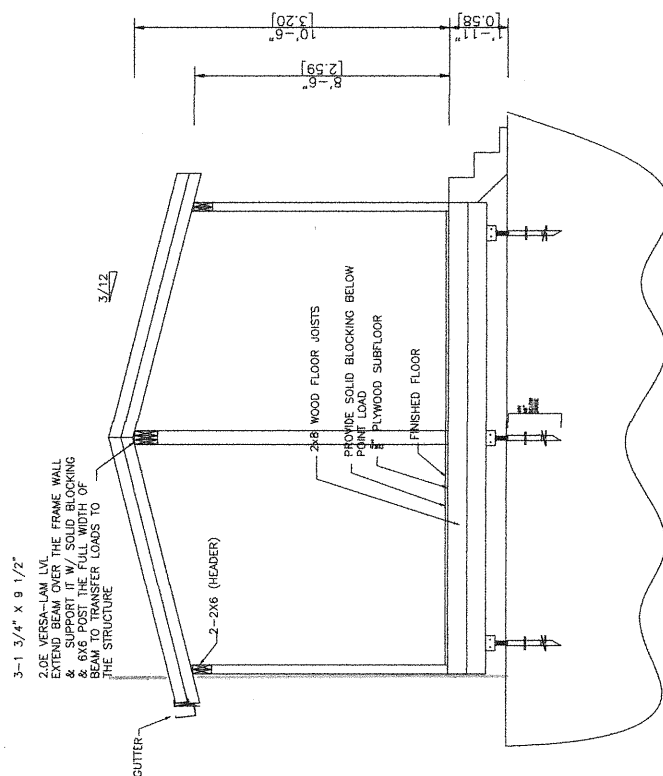


RIGHT ELEVATION

SCALE 1/4"=1'-0"

PROJECT	
UNHEATED SUNROOM ADDITION	
PROJECT ADDRESS	
712 CLEARBROOK DRIVE NEPEAN ONTARIO K2J 5P1	
DRAWING TITLE	
ELEVATIONS	
DRAWING NUMBER	
03	
REVISION	PROJECT# DESIGN#
	02022
MODEL TYPE	
3125 A-FRAME (WOOD RAFTER ROOF)	
CLIENT	
SHERRA & PARTNERS INC.	
DATE	SCALE
MARCH 31 2022	
DRAWN BY:	CHECKED BY:
A.A.	J.P.
LIFESTYLE ENGINEERING	

Committee
of Adjustment
JUN 17 2022
City of Ottawa



A-A SECTION
SCALE= 1/4"=1'-0"

SNOW ACCUMULATION
REFER TO ATTACHED CALCULATION

REFER TO ATTACHED CALCULATION

PROJECT

UNHEATED
SUNROOM ADDITION

PROJECT ADDRESS

712 CLEARBROOK DRIVE
NEPEAN
ONTARIO K2J 5P1

DRAWING TITLE

A-A SECTION & SNOW ACCUMULATION

DRAWING NUMBER

04

REVISION	PROJECT#	DESIGN#
	02022	

MODEL TYPE
3125 A-FRAME (WOOD RAFTER ROOF)

CLIENT

ROMSA & PARTNERI JAGRETT

DATE	SCALE
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MARCH 31 2022

RAWN BY:	CHECKED BY:
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h.A.

LIFESTYLE ENGINEERING

