PERMITTED C	CONTRUCTION & SP	ACIAL SEPARATIO	N SCHEDU	LE				
ELEVATION	UNPROTECTED OPENINGS	EXPOSED BUILDING FACE	RATIO	SETBACK	MAX EBO 9.10.14.4(1)(a)	MAX EBO 9.10.14.4(1)(c)	MAX RATIO 9.10.14.4(1)(c)	CONSTRUCTION
FRONT	48.83 m²	123.42 m²	39.56%	14.22 m	67.88 m²	202.21 m <sup>2</sup>	55%	COMBUSTABLE CONSTRUCTION & CLADDING PERMITTED, 45 MIN FRR MIN
LEFT	11.38 m²	214.47 m²	5.30%	1.20 m	15.01 m²	1.44 m²	7%	NON-COMBUSTABLE CONSTRUCTION & CLADDING REQ'D, 1 HR FRR
REAR	52.95 m²	123.42 m²	42.90%	7.50 m	23.45 m²	56.25 m²	19%	COMBUSTABLE CONSTRUCTION PERMITTED, NON-COMBUSTABLE CLADDING REQ'D, 1 HR FRR MIN
RIGHT	15.61 m²	214.47 m²	7.28%	1.20 m	15.01 m²	1.44 m²	7%	NON-COMBUSTABLE CONSTRUCTION & CLADDING REQ'D, 1 HR FRR
TOTAL	128.76 m²	675.78 m²	19.05%					

NOTE:
• FOR REAR ELEVATION REFER TO A2.3 FOR LIMITING DISTANCE CALC WITH

ACCESSORY BUILDING (UNIT 002/102) VS REMAINING EBO
• FOR RIGHT ELEVATION REFER TO A2.4 FOR LIMITING DISTANCE CALC BY FIRE COMPARTMENT AS PER 9.10.14.2.1.(ii)



MATERIALS

BRICK VANEER CONCRETE PARDGING

CMP HARDIEPLANK SIDING BY JAMES HARDIE

GZG 42" GLASS GAURD MBM METAL FRAMED BALCONY C/W WIRE SUPPORT @ 2ND AND 3RD FLOOR

MF+MS METAL FLASHING/EAVESTROUGH, & METAL

MLR METAL ROOFING

MTL METAL SIDING OSG 60" HIGH OPAQUE SCREEN GUARD

## j. guy monette architecture and urban design

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ottawa, on, K1Y 1Y8 guymonette@rogers.com

4.1	FEB 25 2025
3.0	DEC 26 2024
2.1	DEC 17 2024
1.0	DEC 16 2024
No	DATE
	3.0 2.1 1.0



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370 ATHLONE AVE OTTAWA, ON

PROPOSED 16 UNIT APARTMENT

#### **EAST ELEVATION**

DESIGNED:	JASON GRANT-HENLEY

DRAWN: CHLOE CREW APPROVED: GUY MONETTE

FOR SITE PLAN CONTROL

FILE NUMBER: D07-12-24-0114 SCALE: 3/8" = 1'-0" PLAN NUMBER: #19203

ELEVATION	UNPROTECTED OPENINGS	EXPOSED BUILDING FACE	RATIO	SETBACK	MAX EBO 9.10.14.4(1)(a)	MAX EBO 9.10.14.4(1)(c)	MAX RATIO 9.10.14.4(1)(c)	CONSTRUCTION
FRONT	48.83 m²	123.42 m²	39.56%	14.22 m	67.88 m²	202.21 m <sup>2</sup>	55%	COMBUSTABLE CONSTRUCTION & CLADDING PERMITTED, 45 MIN FRR MIN
LEFT	11.38 m²	214.47 m²	5.30%	1.20 m	15.01 m²	1.44 m²	7%	NON-COMBUSTABLE CONSTRUCTION & CLADDING REQ'D, 1 HR FRR
REAR	52.95 m²	123.42 m²	42.90%	7.50 m	23.45 m²	56.25 m²	19%	COMBUSTABLE CONSTRUCTION PERMITTED, NON-COMBUSTABLE CLADDING REQ'D, 1 HR FRR MIN
RIGHT	15.61 m²	214.47 m²	7.28%	1.20 m	15.01 m²	1.44 m²	7%	NON-COMBUSTABLE CONSTRUCTION & CLADDING REQ'D, 1 HR FRR

NOTE:
• FOR REAR ELEVATION REFER TO A2.3 FOR LIMITING DISTANCE CALC WITH ACCESSORY BUILDING (UNIT 002/102) VS REMAINING EBO
• FOR RIGHT ELEVATION REFER TO A2.4 FOR LIMITING DISTANCE CALC BY FIRE

ROOF HIGH POINT

ROOF SHEATHING

THIRD PLATE
75.42 m

THIRD FLOOR
12.68 M
SECOND PLATE
12.36 M

SECOND FLOOR
69.61 m
GROUND PLATE
69.29 m

BASEMENT 63.65 m

0/5 FTG 63.04 m MECH ROOM 62.74 m

T/O SUNKEN FTG 62.43 m

ELEVATION	UNPROTECTED OPENINGS	EXPOSED BUILDING FACE	RATIO	SETBACK	MAX EBO 9.10.14.4(1)(a)	MAX EBO 9.10.14.4(1)(c)	MAX RATIO 9.10.14.4(1)(c)	CONSTRUCTION
FRONT	48.83 m²	123.42 m²	39.56%	14.22 m	67.88 m²	202.21 m <sup>2</sup>	55%	COMBUSTABLE CONSTRUCTION & CLADDING PERMITTED, 45 MIN FRR MIN
LEFT	11.38 m²	214.47 m²	5.30%	1.20 m	15.01 m²	1.44 m²	7%	NON-COMBUSTABLE CONSTRUCTION & CLADDING REQ'D, 1 HR FRR
REAR	52.95 m²	123.42 m²	42.90%	7.50 m	23.45 m²	56.25 m <sup>2</sup>	19%	COMBUSTABLE CONSTRUCTION PERMITTED, NON-COMBUSTABLE CLADDING REQ'D, 1 HR FRR MIN
RIGHT	15.61 m²	214.47 m²	7.28%	1.20 m	15.01 m²	1.44 m²	7%	NON-COMBUSTABLE CONSTRUCTION & CLADDING REQ'D, 1 HR FRR

M2.9

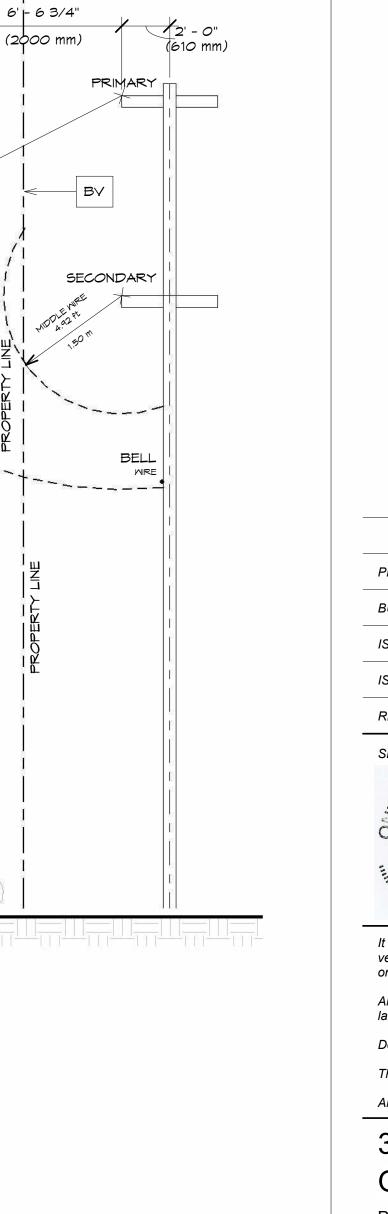
W3.13

M2.12

M1.12

W1.11

GZG \



j. guy monette architecture and urban design 308a fairmont ave. ottawa, on, K1Y 1Y8 guymonette@rogers.com 613.859.6483

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	<u>L</u> F	PERMIT: CITY COMMENTS	4.1	FEB 25 2025
		BUILDING PERMIT APPLICATION	3.0	DEC 26 2024
		ISSUED FOR FINAL REVIEW	2.1	DEC 17 2024
	f f	ISSUED FOR MECH REVIEW	1.0	DEC 16 2024
		REVISION	No	DATE
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		All Contractors must comply with all p laws.	ertinent	codes and by-
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		370 ATHLONE A	4VE	
		OTTAWA, ON		
		PROPOSED 16 UNIT APAR	TMEN	T

**SOUTH ELEVATION** 

DESIGNED: JASON GRANT-HENLEY

DRAWN: CHLOE CREW APPROVED: GUY MONETTE SCALE: 1/4" = 1'-0"

FOR SITE PLAN CONTROL

FILE NUMBER: D07-12-24-0114 PLAN NUMBER: #19203

MATERIALS BRICK VANEER CONCRETE PARDGING HARDIEPLANK SIDING BY JAMES HARDIE GZG 42" GLASS GAURD METAL FRAMED BALCONY C/W WIRE SUPPORT @ 2ND AND 3RD FLOOR MF+MS METAL FLASHING/EAVESTROUGH, & METAL SOFFIT MLR METAL ROOFING MTL METAL SIDING OSG 60" HIGH OPAQUE SCREEN GUARD

ELEVATION	UNPROTECTED OPENINGS	EXPOSED BUILDING FACE	RATIO	SETBACK	MAX EBO 9.10.14.4(1)(a)	MAX EBO 9.10.14.4(1)(c)	MAX RATIO 9.10.14.4(1)(c)	CONSTRUCTION
FRONT	48.83 m²	123.42 m²	39.56%	14.22 m	67.88 m²	202.21 m <sup>2</sup>	55%	COMBUSTABLE CONSTRUCTION & CLADDING PERMITTED, 45 MIN FRR MIN
LEFT	11.38 m²	214.47 m²	5.30%	1.20 m	15.01 m²	1.44 m²	7%	NON-COMBUSTABLE CONSTRUCTION & CLADDING REQ'D, 1 HR FRR
REAR	52.95 m²	123.42 m²	42.90%	7.50 m	23.45 m²	56.25 m²	19%	COMBUSTABLE CONSTRUCTION PERMITTED, NON-COMBUSTABLE CLADDING REQ'D, 1 HR FRR MIN
RIGHT	15.61 m²	214.47 m²	7.28%	1.20 m	15.01 m²	1.44 m²	7%	NON-COMBUSTABLE CONSTRUCTION & CLADDING REQ'D, 1 HR FRR

NOTE:
• FOR REAR ELEVATION REFER TO A2.3 FOR LIMITING DISTANCE CALC WITH ACCESSORY BUILDING (UNIT 002/102) VS REMAINING EBO

• FOR RIGHT ELEVATION REFER TO A2.4 FOR LIMITING DISTANCE CALC BY FIRE

COMPARTMENT AS PER 9.10.14.2.1.(ii) ROOF PARAPET MTL THIRD PLATE 75.42 m M3.8 BY D3.3 D3.2 GZG THIRD FLOOR 72.68 m MBM REMAINING LIMITING DISTANCE CALCULATION
BY TOAL AREA / 9.10.14.2.(b)(i)
OVERALL EBO: 123.42m<sup>2</sup>
EBO: 98.47m<sup>2</sup> M2.7 M2.8 SETBACK: 7.50m

MAX OPENING AS PER 9.10.14.4.1.(a): 19% (18.70m²)

MAX OPENING AS PER 9.10.14.4.1.(c): 56.25m²

PROVIDED: 40.43m² D2.2 ( D2.3 ) <del>╎</del>╌┍┝╎┑┍╬╫╼╼╤┯┈╾╾╾╾┵┈┈<del>╸╸╸╸╻╻</del>╬╗╬┆┥╫┲╩┽╅ UNIT 002 LIMITING DISTANCE CALCULATION
BY FIRE COMPARTMENT / 9.10.14.2.(b)(ii)
(OVERLAP WITH ACCESSORY BUILDING)
EBO: 16.14m² SETBACK: 3.05m MAX OPENING AS PER 9.10.14.4.1.(a): 30% (4.84m²)
MAX OPENING AS PER 9.10.14.4.1.(c): 9.30m²
PROVIDED: 8.02m² D1.2 D1.3 GROUND FLOOR \_\_\_\_\_\_\_ UNIT 002 LIMITING DISTANCE CALCULATION
BY FIRE COMPARTMENT / 9.10.14.2.(b)(ii)
(OVERLAP WITH ACCESSORY BUILDING)
EBO: 8.52m²
SETBACK: 3.05m
MAX OPENING AS PER 9.10.14.4.1.(a): 55% (4.68m²)
MAX OPENING AS PER 9.10.14.4.1.(c): 9.30m²
PROVIDED: 4.64m² AVG EX GRADE 65.28 m PROVIDED: 4.64m<sup>2</sup> BASEMENT 63.65 m INTERLOCKING STONE BLOCK WINDOW WELL (22" DEEP FROM FND WALL) C/W 4"Ø DRAIN CONNECTION VERTICALLY TO WEEPING TILE. TYP ALL MINDOM MELLS

MATERIALS

BRICK VANEER CONCRETE PARDGING

HARDIEPLANK SIDING BY JAMES HARDIE

42" GLASS GAURD METAL FRAMED BALCONY C/W WIRE SUPPORT @ 2ND AND 3RD FLOOR

MF+MS METAL FLASHING/EAVESTROUGH, & METAL SOFFIT

MLR METAL ROOFING

MTL METAL SIDING OSG 60" HIGH OPAQUE SCREEN GUARD

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ISSUED FOR FINAL REVIEW  2.1 DEC 17 2024  ISSUED FOR MECH REVIEW  1.0 DEC 16 2024	PERMIT: CITY COMMENTS	4.1	FEB 25 2025
ISSUED FOR MECH REVIEW 1.0 DEC 16 2024	BUILDING PERMIT APPLICATION	3.0	DEC 26 2024
	ISSUED FOR FINAL REVIEW	2.1	DEC 17 2024
REVISION No DATE	ISSUED FOR MECH REVIEW	1.0	DEC 16 2024
	REVISION	No	DATE

SEAL



It is the responsibility of the appropriate Contractor to check and verify all dimensions on site and report all errors and/or omissions to the Architect.

All Contractors must comply with all pertinent codes and by-

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370 ATHLONE AVE OTTAWA, ON

PROPOSED 16 UNIT APARTMENT

#### **WEST ELEVATION**

DESIGNED: JASON GRANT-HENLEY

DRAWN: CHLOE CREW APPROVED: GUY MONETTE

SCALE: 3/8" = 1'-0"

FOR SITE PLAN CONTROL

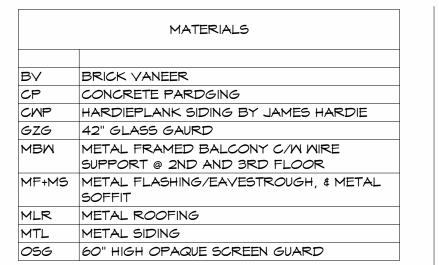
FILE NUMBER: D07-12-24-0114 PLAN NUMBER: #19203

ELEVATION	UNPROTECTED OPENINGS	EXPOSED BUILDING FACE	RATIO	SETBACK	MAX EBO 9.10.14.4(1)(a)	MAX EBO 9.10.14.4(1)(c)	MAX RATIO 9.10.14.4(1)(c)	CONSTRUCTION
FRONT	48.83 m²	123.42 m²	39.56%	14.22 m	67.88 m²	202.21 m²	55%	COMBUSTABLE CONSTRUCTION & CLADDING PERMITTED, 45 MIN FRR MIN
LEFT	11.38 m²	214.47 m <sup>2</sup>	5.30%	1.20 m	15.01 m²	1.44 m²	7%	NON-COMBUSTABLE CONSTRUCTION & CLADDING REQ'D, 1 HR FRR
REAR	52.95 m²	123.42 m²	42.90%	7.50 m	23.45 m <sup>2</sup>	56.25 m²	19%	COMBUSTABLE CONSTRUCTION PERMITTED, NON-COMBUSTABLE CLADDING REQ'D, 1 HR FRR MIN
RIGHT	15.61 m²	214.47 m <sup>2</sup>	7.28%	1.20 m	15.01 m²	1.44 m²	7%	NON-COMBUSTABLE CONSTRUCTION & CLADDING REQ'D, 1 HR FRR

TOTAL 128.76 m² 675.78 m² 19.05%

NOTE:

• FOR REAR ELEVATION REFER TO A2.3 FOR LIMITING DISTANCE CALC WITH ACCESSORY BUILDING (UNIT 002/102) VS REMAINING EBO
• FOR RIGHT ELEVATION REFER TO A2.4 FOR LIMITING DISTANCE CALC BY FIRE COMPARTMENT AS PER 9.10.14.2.1.(ii)



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	J	H	G	FE	DC	В	A		
2' - 0" (610 mm) 6' - 6 3(4"  (2000 mm)  16.40 ft  5.00 m    UNIT 301 LIMITING DISTANCE CALCULATION   BY FIRE COMPARTMENT / 9.10.14.2.(b)(ii)   EBO: 25.29m²   SETBACK: 1.50m   MAX OPENING AS PER 9.10.14.4.1.(a): 9% (2.27m²)   MAX OPENING AS PER 9.10.14.4.1.(c): 2.25m²   PROVIDED: 2.00m²	M3.3	BV	M3.4  W3.4  W3.4	N3.5	MTL	N3.6	M3.7	UNIT 302 LIMITING DISTANCE CALCULATION BY FIRE COMPARTMENT / 9.10.14.2.(b)(ii) EBO: 32.78m² SETBACK: 1.50m MAX OPENING AS PER 9.10.14.4.1.(a): 8% (2.62m²) MAX OPENING AS PER 9.10.14.4.1.(c): 2.25m² PROVIDED: 2.60m²	ROOF HIGH POINT 16.07 m
BELL WIRE  JUNIT 201 LIMITING DISTANCE CALCULATION BY FIRE COMPARTMENT / 9.10.14.2.(b)(ii) EBO: 28.77m² SETBACK: 1.50m MAX OPENING AS PER 9.10.14.4.1.(a): 9% (2.58m²) MAX OPENING AS PER 9.10.14.4.1.(c): 2.25m² PROVIDED: 2.00m²		M2.3				N2.5	W2.6	UNIT 202 LIMITING DISTANCE CALCULATION BY FIRE COMPARTMENT / 9.10.14.2.(b)(ii) EBO: 29.56m² SETBACK: 1.50m MAX OPENING AS PER 9.10.14.4.1.(a): 9% (2.66m²) MAX OPENING AS PER 9.10.14.4.1.(c): 2.25m² PROVIDED: 2.00m²	72.68 m
WINIT 201 LIMITING DISTANCE CALCULATION BY FIRE COMPARTMENT / 9.10.14.2.(b)(ii) EBO: 23.14m² SETBACK: 1.50m MAX OPENING AS PER 9.10.14.4.1.(a): 9% (2.08m²) PROVIDED: 2.00m²  CP	MI.2	MI.3	C/L OF FIRE SEPARATION	10 N N N N N N N N N N N N N N N N N N N		W0.3	M1.6	UNIT 102 LIMITING DISTANCE CALCULATION BY FIRE COMPARTMENT / 9.10.14.2.(b)(ii) EBO: 35.15m² SETBACK: 1.50m MAX OPENING AS PER 9.10.14.4.1.(a): 8% (2.81m²) MAX OPENING AS PER 9.10.14.4.1.(c): 2.25m² PROVIDED: 2.75m²	GROUND FLOOR  GR
(1860 mm)  UNIT 201 LIMITING DISTANCE CALCULATION BY FIRE COMPARTMENT / 9.10.14.2.(b)(ii) EBO: 9.84m <sup>2</sup> SETBACK: 1.50m MAX OPENING AS PER 9.10.14.4.1.(a): 12% (1.18m <sup>2</sup> ) MAX OPENING AS PER 9.10.14.4.1.(c): 2.25m <sup>2</sup> PROVIDED: 1.10m <sup>2</sup>			ly Si	4				نــــــــــــــــــــــــــــــــــــ	AVG EX GRADE 65.28 m  (30

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REVISION	No	DATE
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370 ATHLONE AVE OTTAWA, ON

PROPOSED 16 UNIT APARTMENT

#### **NORTH ELEVATION**

DESIGNED:	JASON GRANT-HENLEY
DRAWN:	CHLOE CREW

APPROVED: GUY MONETTE

SCALE: 1/4" = 1'-0"

FOR SITE PLAN CONTROL

FILE NUMBER: D07-12-24-0114 PLAN NUMBER: #19203