



1 FRONT ELEVATION - EAST
SCALE: 1/4" = 1'-0"



2 WINDOW SCHEDULE
NOT TO SCALE

WINDOW SCHEDULE NOTE: CONTRACTOR TO OBTAIN R.S.O. FROM SUPPLIER. REVIEW ALL ORIENTATION OF OPERABLE WINDOWS WITH THE OWNER BEFORE ORDERING. ALL ALUMINUM CLAD WINDOWS UNLESS NOTED.

TAG	FRAME SIZE (W X H)	TYPE & DESCRIPTION	LOCATIONS	NOTES:
W01	102" X 102"	CASEMENT	LIVING RM, DEN/OFFICE	
W02	24" X 102"	CASEMENT FIXED	FOYER	
W03	30" X 102"	CASEMENT	LIVING RM	
W04	96" X 235.5"	TEMPERED CASEMENT FIXED	STAIRWELL	
W05	73" X 102"	CASEMENT	FORMAL DINING	
W06	108" X 102"	CASEMENT	FAMILY RM.	
W07	96" X 84"	CASEMENT	KITCHEN	
W08	32" X 102"	CASEMENT	MUDROOM	
W09	90" X 78"	CASEMENT	BEDROOM 3 AND 4	
W10	24" X 60"	CASEMENT	BEDROOM 4, ENSUITE 4	
W11	24" X 60"	CASEMENT	DEN/STUDY	
W12	24" X 78"	CASEMENT	BEDROOM 2, ENSUITE 3	
W13	72" X 78"	CASEMENT, FIXED PICTURE WINDOW WITH MULLION	BEDROOM 2	
W14	24" X 60"	CASEMENT	UPPER HALL, ENSUITE 2	
W15	32" X 60"	CASEMENT	MASTER ENSUITE BATH	
W16	108" X 78"	CASEMENT	LAUNDRY, MASTER ENSUITE BATH	
W17	72" X 28"	HORIZONTAL SLIDER	UNFINISHED BASEMENT	

PROJECT DESCRIPTION:
THE PROPOSED PROJECT IS A TWO STORY SINGLE DETACHED DWELLING AND WILL BE BUILT IN THE HERITAGE CONSERVATION DISTRICT OF ROCKCLIFFE PARK.
IT INCLUDES THE DEMOLITION OF EXISTING TWO STORY SINGLE DETACHED HOUSE.
THE BUILDING DESIGN IS INSPIRED BY "FRENCH PROVINCIAL STYLE" OF ARCHITECTURE. THE DOUBLE MAIN ENTRY DOORS ARE CENTERED ON THE FRONT PORCH WITH TALL RECTANGULAR WINDOWS ON BOTH SIDES.
THE BUILDING HAS A SQUARE TWIN TOWERS AT THE FRONT FACADE TO EMPHASIZE BALANCE AND SYMMETRY WITH MANSARD PRE-FINISHED METAL ROOFING, COLOR SELECTION TO COMPLEMENT THE REST OF THE DESIGN ELEMENTS.
THE HIGH PITCHED HIP ROOF SLOPING DOWNWARD TO FOUR SIDES SHED THE RAINWATER AND SNOW FOR MINIMAL MAINTENANCE. THE MAIN ROOF IS PROPOSED TO HAVE 40 YEAR ASPHALT SHINGLE WITH A BARREL ROOF ABOVE THE MAIN ENTRY PORCH.
THE FRONT FACING ATTACHED GARAGE ANCHOR THE BUILDING TO ITS NARROW AND PIE-SHAPED LOT.
THE EXTERIOR IS PROPOSED TO HAVE LIMESTONE CLADDING THROUGHOUT WITH THE EXCEPTION OF THE GABLES, WINDOW SURROUNDS, AND DORMERS COVERED WITH NON-STRUCTURAL THIN VENEER LIMESTONE WITH THE SAME COLOR AND TEXTURE AS THE MAIN WALL CLADDING.
ALL EXTERIOR WINDOW AND DOOR TRIMS INCLUDING SILLS, BANDS, STRIPS, MOULDINGS ARE PRECAST UNLESS NOTED.
DECORATIVE LIMESTONE PILASTERS ARE ADDED IN THE BUILDING CORNERS AS SHOWN ON PLAN TO ADD WEIGHT OF THE BUILDING EXTERIOR.
DOOR AND WINDOW FRAMES ARE ALUMINUM CLAD WOOD (UNLESS NOTED). ALL WINDOWS ARE CASEMENT WITHOUT MUNTIN BARS EXCEPT WINDOW (W13), A FRONT FACING PICTURE WINDOW OF BEDROOM 2 (SEE WINDOW ELEVATION AND SCHEDULE).
THE FRONT FACING WINDOWS (W09) OF BEDROOMS 3 AND 4 HAVE DECORATIVE WROUGHT IRON BARS TO ADD ELEGANCE.
A LOW SLOPE ROOF IS PROPOSED AT THE REAR TO ACCOMMODATE FOR BALCONY OF THE MASTER BEDROOM. THE BALCONY HAS GLASS GUARD OVERLOOKING THE BACKYARD GARDEN. THIS CONTEMPORARY GLASS GUARD FEATURE WILL NOT HAVE A NEGATIVE EFFECT TO THE HERITAGE CHARACTER OF THE SURROUNDING DUE TO ITS LOCATION AND IS HIDDEN FROM VIEW.
THE 6400 SQUARE FOOT HOUSE WILL HAVE FOUR SPACIOUS BEDROOMS WITH ENSUITE BATHS AND WALK-IN-CLOSETS IN EVERY BEDROOMS IN THE SECOND FLOOR.
THE GROUND FLOOR HAS A FORMAL LIVING ROOM AND DINING ROOM, A SPACIOUS KITCHEN WHICH INCLUDES A WALK-IN-PANTRY AND A BREAKFAST NOOK ADJACENT TO THE OPEN FAMILY ROOM.
THE FRONT FACING ATTACHED GARAGE HAS 2 CAR PARKING AREA WITH A MUDROOM CONNECTING TO THE LIVING SPACE.
A FUTURE RESIDENTIAL ELEVATOR IS PROPOSED FOR ADDED CONVENIENCE TO TRAVEL FROM FLOOR LEVELS DUE IT'S HIGH CEILING INTERIORS.
THE BASEMENT IS UNFINISHED CONTAINING THE MECHANICAL ROOM AND FUTURE STORAGE AREAS.

EXTERIOR FINISHES AND NOTES:
1. ASPHALT SHINGLES THROUGHOUT MAIN ROOF
2. PRE-FINISHED METAL ROOFING FOR FRONT TOWERS
3. SMOOTH FIBER CEMENT FASCIA & SOFFIT COLOR BLACK
4. METAL CLAD MAIN ENTRY DOOR WITH GLASS INSERT
5. LIMESTONE CLADDING, INDIANA SMOOTH LIMESTONE (COLOR TO BE SELECTED)
6. THIN VENEER LIMESTONE WINDOW SURROUND (COLOR TO BE SELECTED)
7. WROUGHT IRON WINDOW ORNAMENT
8. LIMESTONE PILASTER WITH PRECAST CAP AND TRIM
9. OUTDOOR WALL LIGHT, COLOR BLACK
10. PRECAST WINDOW SILL
11. DECORATIVE DORMER WINDOW
12. THIN VENEER LIMESTONE GABLE ENDS AND DORMER (COLOR TO BE SELECTED)
13. BOTTOM OF WINDOW, 24" ABOVE FLOOR FINISH
14. FIXED GLAZING TRANSOM
15. INSULATED METAL OVERHEAD GARAGE DOOR
16. ROOF VENT
17. FRENCH DOOR
18. TEMPERED GLASS BALCONY GUARD
19. BRICK CHIMNEY (COLOR TO BE SELECTED)
20. CEMENT PARGING

GENERAL NOTES

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CONTRACTOR TO FOLLOW SUPPLIER'S LAYOUTS & SPECIFICATIONS OF ALL PRE-ENGINEERED JOISTS & TRUSSES.
CONTRACTOR TO CONDUCT SOIL BEARING CAPACITY TEST PRIOR TO POURING OF FOOTINGS, NOTE: ASSUMED 120 KPA SOIL BEARING CAPACITY.
MECHANICAL AND ELECTRICAL WORKS SHALL CONFORM TO PROVINCIAL AND MUNICIPAL CODES & BY-LAWS, AND ENGINEERING STANDARD PRACTICES.
DO NOT SCALE DRAWINGS E. O.&E.

00	AUG22-22	ISSUED FOR HCD REVIEW
00	JUL12-21	PRELIMINARY FOR REVIEW
No.	Date	Revision

SDG DESIGNS
ARCHITECTURAL BUILDING DESIGN

DESIGNER INFORMATION:
THE UNDERSIGNED HAS REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE AS A DESIGNER.

SJ Dolormente
SANTOS J.D. DOLORMENTE
INDIVIDUAL IBON: 21715
FIRM IBON: 40803, SDG DESIGNS

PROJECT:
PROPOSED 2 STOREY SINGLE DWELLING 14 CRESCENT RD. OTTAWA

DRAWING TITLE:
FRONT ELEVATION - EAST WINDOW SCHEDULE

DESIGNED: S.D.	DRAWN: S.D.	APPROVED:
SCALE: AS SHOWN	DATE: JULY 2021	SHEET NO: A4



1 REAR ELEVATION - WEST
SCALE: 1/4"=1'-0"

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WALL ASSEMBLIES:

FOUNDATION WALL:
 FW1 10" THICK POURED-IN-PLACE CONCRETE FOUNDATION WALL C/W 2-15M TOP AND BOTTOM HOPE DIMPLED DRAINAGE MEMBRANE (SYSTEM PLATON) FROM GRADE TO FOOTING, BITUMINOUS DAMPROOFING, CEMENT PARPING ON EXPOSED FOUNDATION WALL TO 8" BELOW GRADE.

MIN R10 - 2" CLOSED CELL FOAM INSULATION (CYNENE MD-C200)
 2" x 4" WOOD STUD FRAMING @ 16" O.C. MAX. BACK OF FRAMING 2" FROM FACE OF FOUNDATION CERTAINEED MEMBRANE AB & SMART VAPOUR RETARDER - LAP & SEAL ALL JOINTS
 1/2" GYPSUM BOARD (TAPED, SANDED & PAINT)

10" THICK POURED-IN-PLACE CONCRETE FOUNDATION WALL C/W 2-15M TOP AND BOTTOM HOPE DIMPLED DRAINAGE MEMBRANE (SYSTEM PLATON) FROM GRADE TO FOOTING, BITUMINOUS DAMPROOFING, CEMENT PARPING ON EXPOSED FOUNDATION WALL TO 8" BELOW GRADE.

8" THICK POURED-IN-PLACE CONCRETE FOUNDATION WALL C/W 2-15M TOP AND BOTTOM HOPE DIMPLED DRAINAGE MEMBRANE (SYSTEM PLATON) FROM GRADE TO FOOTING, BITUMINOUS DAMPROOFING, CEMENT PARPING ON EXPOSED FOUNDATION WALL TO 8" BELOW GRADE.

EXTERIOR STONE WALL (INDIANA SMOOTH LIMESTONE)
 LIMESTONE MASONRY C/W WEEPS & TIES AS PER OBC 9.20, MIN 1" AIR SPACE, CONTINUOUS AIRWEATHER BARRIER (TYVEK) - LAP & SEAL ALL JOINTS, 2" EXTERIOR GRADE OSB SHEATHING 2x6 WOOD STUD FRAMING @ 16" O.C. MIN. R22 BATT INSULATION
 CONTINUOUS 6 MIL. POLY VAPOUR BARRIER - LAP & SEAL ALL JOINTS, 1/2" GYPSUM BOARD (TAPE, MUD, SAND & PAINT)

INTERIOR BEARING WALL:
 1/2" GYPSUM BOARD, 2x6 WOOD STUDS @ 16" O.C. 5-1/2" BATT INSULATION, 1/2" GYPSUM BOARD, SEAL ALL JOINTS FUME TIGHT BETWEEN FLOOR AND WALL AND BETWEEN WALL AND CEILING.

INTERIOR BEARING WALL AROUND FUTURE ELEVATOR:
 1/2" GYPSUM BOARD, 2x6 WOOD STUDS @ 16" O.C., 1/2" GYPSUM BOARD.

TYPICAL INTERIOR WALL:
 1/2" GYPSUM BOARD ON 2X4 OR 2x6 WOOD STUDS @ 16" O.C., 1/2" GYPSUM BOARD.
 REPLACE GYPSUM BOARD WITH CEMENT BOARD IN WET AREAS.

FLOOR ASSEMBLIES:

BASEMENT SLAB:
 F1 FLOOR FINISH, 4" POURED CONCRETE SLAB C/W 6x6x10 G4 W/M @ MID-DEPTH
 10" COMPACTED GRANULAR GRADE "A" - COMPACTED TO 95% MODIFIED PROCTOR UNDISTURBED SOIL OR COMPACTED SOIL

GARAGE SLAB:
 F2 4" POURED CONCRETE SLAB C/W 7% AIR ENTRAINMENT & 6x6x10 G4 W/M @ MID-DEPTH
 MIN 8" COMPACTED GRANULAR GRADE "A" - COMPACTED TO 95% MODIFIED PROCTOR UNDISTURBED SOIL OR COMPACTED FILL

PORCH SLAB AND STEPS:
 F3 32 MPa CONCRETE, 6" CONC. SLAB WITH 5-8% AIR ENTRAINMENT 10M BARS @ 10" O/C IN BOTH DIRECTIONS WITH THE BARS PLACED 2" FROM THE BOTTOM OF THE SLAB 10M BENT DOWELS @ 20" O/C BENT 24" INTO THE SLAB AND 24" INTO THE FDN. WALL SLAB SLOPING 1" TO EXTERIOR AWAY FROM THE BUILDING ENSURE THAT MATERIAL BELOW THE SLAB IS COMPACTED GRANULAR MATERIAL ENSURING SLAB NOT TO SETTLE OR HEAVE DUE TO FROST.

GROUND & SECOND FLOOR:
 F4 FLOOR FINISH, 5/8" TAG OSB SUBFLOOR (GLUED & SCREWED), 14" TRIFORCE OPEN WEB JOISTS SPACED AS PER SUPPLIER FLOOR LAYOUTS, 1X3 WOOD STRAPPING @ 16" O.C. MAX. 1/2" GYPSUM BOARD (TAPE, MUD, SAND & PAINT)

SECOND FLOOR OVER GARAGE:
 F5 FLOOR FINISH, 5/8" TAG OSB SUBFLOOR (GLUED & SCREWED), 14" TRIFORCE OPEN WEB JOISTS SPACED AS PER SUPPLIER FLOOR LAYOUTS, MIN R31 - 8 1/2" CLOSED CELL FOAM INSULATION (CYNENE MD-C-200), SUSPENDED 2x4" WOOD FRAMING @ 16" O.C. MAX. 1X3 WOOD STRAPPING @ 16" O.C. MAX. 1/2" GYPSUM BOARD (TAPE, MUD, SAND & PAINT)

NOTE: MIN R31 INSULATION REQUIRED UNDER ANY/ALL HVAC WORKS

SECOND FLOOR OVER FRONT ENTRY:
 F6 FLOOR FINISH, 5/8" TAG OSB SUBFLOOR (GLUED & SCREWED), 14" TRIFORCE OPEN WEB JOISTS SPACED AS PER SUPPLIER FLOOR LAYOUTS, MIN R31 - 8 1/2" CLOSED CELL FOAM INSULATION (CYNENE MD-C-200), SUSPENDED 2x4" WOOD FRAMING @ 16" O.C. MAX. 1X3 WOOD STRAPPING @ 16" O.C. MAX. SMOOTH FIBER CEMENT SOFFIT COLOR BLACK.

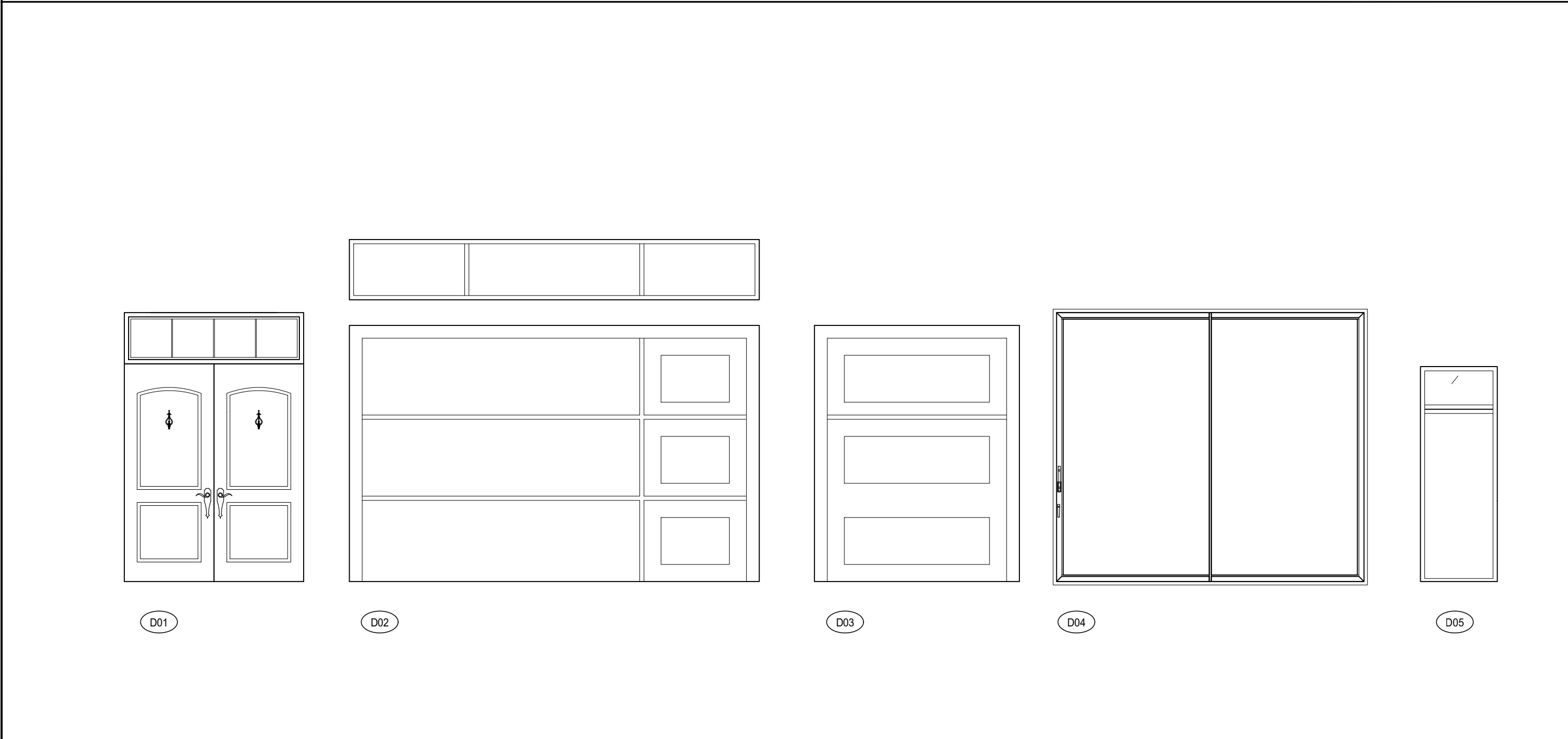
INTERMEDIATE STAIR LANDING:
 F7 FLOOR FINISH, 3/4" T & G PLYWOOD SUBFLOOR (GLUED & SCREWED), 2 x 8 WOOD FLOOR JOISTS @ 12" O.C. 1 x 3 WOOD STRAPPING @ 16" O.C. 1/2" GYPSUM BOARD.

ROOF ASSEMBLIES:

MAIN ROOF:
 R1 MIN. 40 YEAR ASPHALT SHINGLES, ICE & WATER SHIELD EAVE AND VALLEY PROTECTION.
 1/2" EXTERIOR GRADE OSB SHEATHING C/W 1" CLIPS, PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. C/W INSULATION Baffles, MIN. R60 BLOW-IN CELLULOSE INSULATION, CONTINUOUS VAPOUR BARRIER, 1X3 WOOD STRIPPING @ 16" O.C., 1/2" GYPSUM BOARD (TAPED, SANDED & PAINT).

FRONT ROOF OVER BEDROOM 3 & 4 ONLY:
 R2 PREFINISHED METAL ROOFING, ICE & WATER SHIELD EAVE AND VALLEY PROTECTION.
 1/2" EXTERIOR GRADE OSB SHEATHING C/W 1" CLIPS, PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. C/W INSULATION Baffles, MIN. R60 BLOW-IN CELLULOSE INSULATION, CONTINUOUS VAPOUR BARRIER, 1X3 WOOD STRIPPING @ 16" O.C., 1/2" GYPSUM BOARD (TAPED, SANDED & PAINT).

ROOF OVER FAMILY RM. AND KITCHEN: LOW SLOPE ROOF. NO ATTIC SPACE
 R3 2PLY MODIFIED BITUMEN ROOFING TORCH DOWN, 1/2" MFR. APPROVED PROTECTION BOARD, 3/4" EXTERIOR GRADE TAG OSB ROOF SHEATHING MIN. 2% SLOPE TO EXTERIOR. PRE-ENG 11-10" OPEN WEB JOISTS SPACED AS PER SUPPLIER'S LAYOUT. INSTALL ON DOUBLE TOP PLATE, SPRAY INSULATION (MIN R31) CONTINUOUS APPROVED VAPOUR BARRIER, 1X3 STRAPPING @ 16" O.C. 1/2" GYPSUM BOARD (TAPED, SANDED & PAINT).



2 EXTERIOR DOOR SCHEDULE
NOT TO SCALE

EXTERIOR DOOR SCHEDULE NOTE: CONTRACTOR TO OBTAIN ALL R.S.O. WITH THIS SUPPLIER. REVIEW FUNCTIONS & KEYING WITH OWNER BEFORE ORDERING. ALL DOOR FRAMES ARE ALUMINUM COLOR BLACK UNLESS NOTED.

TAG	TYPE & DESCRIPTION	SIZE (W X H)	HARDWARE	LOCATION	NOTES
D01	DOUBLE SWINGS METAL INSULATED WITH TRANSOM	2 - 42" X 102" PLUS 84" X 24" TRANSOM	LOCKSET, WEATHERSTRIP THRESHOLD	MAIN ENTRANCE	
D02	INSULATED METAL OVERHEAD GARAGE DOOR WITH TRANSOM	192" X 120" WITH 192" X 28" TRANSOM	WEATHERSTRIP, AUTOMATIC DOOR OPENER	GARAGE	
D03	INSULATED METAL OVERHEAD GARAGE DOOR WITH TRANSOM	96" X 120"	WEATHERSTRIP, AUTOMATIC DOOR OPENER	GARAGE	
D04	CALIFORNIA SLIDING GLASS DOOR	144" X 126"	LOCKSET, WEATHERSTRIP THRESHOLD	FAMILY ROOM, KITCHEN	
D05	INSULATED METAL SINGLE SWING FRENCH DOOR	36" X 102"	LOCKSET, WEATHERSTRIP THRESHOLD	MASTER BEDRM. BALCONY	

EXTERIOR FINISHES AND NOTES:

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- PREFINISHED METAL ROOFING FOR FRONT TOWERS
- SMOOTH FIBER CEMENT FASCIA & SOFFIT COLOR BLACK
- METAL CLAD MAIN ENTRY DOOR WITH GLASS INSERT
- LIMESTONE CLADDING, INDIANA SMOOTH LIMESTONE (COLOR TO BE SELECTED)
- THIN VENEER LIMESTONE WINDOW SURROUND (COLOR TO BE SELECTED)
- WROUGHT IRON WINDOW ORNAMENT
- LIMESTONE PILASTER WITH PRECAST CAP AND TRIM
- OUTDOOR WALL LIGHT, COLOR BLACK
- PRECAST WINDOW SILL
- DECORATIVE DORMER WINDOW
- THIN VENEER LIMESTONE GABLE ENDS AND DORMER (COLOR TO BE SELECTED)
- BOTTOM OF WINDOW, 24" ABOVE FLOOR FINISH
- FIXED GLAZINGS TRANSOM
- INSULATED METAL OVERHEAD GARAGE DOOR
- ROOF VENT
- FRENCH DOOR
- TEMPERED GLASS BALCONY GUARD
- BRICK CHIMNEY (COLOR TO BE SELECTED)
- CEMENT PARPING

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SDG DESIGNS
ARCHITECTURAL BUILDING DESIGN

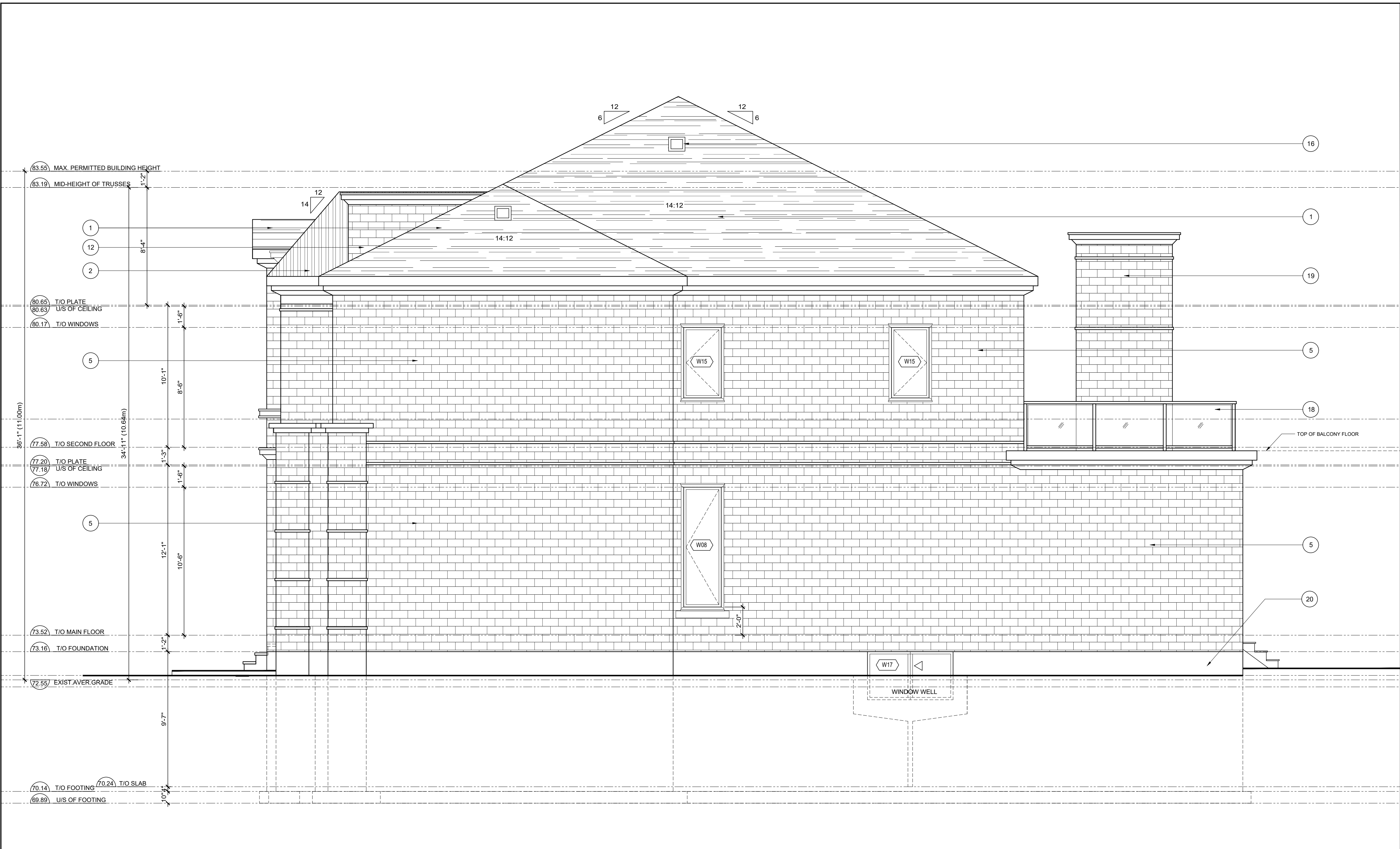
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S J Dolomite
 SANTOS J.D. DOLORMENTE
 INDIVIDUAL BORN: 21715
 FIRM BORN: 40803, SDG DESIGNS

PROJECT:
PROPOSED 2 STOREY SINGLE DWELLING
14 CRESCENT RD. OTTAWA

DRAWING TITLE:
REAR ELEVATION - WEST EXTERIOR DOOR SCHEDULE WALL, FLOOR, ROOF ASSEMBLIES

DESIGNED: S.D.	DRAWN: S.D.	APPROVED:
SCALE: AS SHOWN	SHEET NO:	
DATE: JULY 2021	A5	



1 RIGHT SIDE ELEVATION - NORTH
A6 SCALE: 1/4"=1'-0"

- EXTERIOR FINISHES AND NOTES:
1. ASPHALT SHINGLES THROUGHOUT MAIN ROOF
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SJ Dolormente
SANTOS J.D. DOLORMENTE
INDIVIDUAL BORN: 21715
FIRM BORN: 40802, SDG DESIGNS

PROJECT:
PROPOSED 2 STOREY
SINGLE DWELLING
14 CRESCENT RD. OTTAWA

DRAWING TITLE:
RIGHT SIDE ELEVATION - NORTH

DESIGNED: S.D.	DRAWN: S.D.	APPROVED:
SCALE: AS SHOWN	SHEET NO: A6	
DATE: JULY 2021		



1 LEFT SIDE ELEVATION - SOUTH
 A7 SCALE: 1/4"=1'-0"

- EXTERIOR FINISHES AND NOTES:
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 SANTOS J.D. DOLORMENTE
 INDIVIDUAL BCIN: 21715
 FIRM BCIN: 40803, SDG DESIGNS

PROJECT:
PROPOSED 2 STOREY SINGLE DWELLING
14 CRESCENT RD. OTTAWA

DRAWING TITLE:
LEFT SIDE ELEVATION - SOUTH

DESIGNED: S.D.	DRAWN: S.D.	APPROVED:
SCALE: AS SHOWN	SHEET NO: A7	
DATE: JULY 2021		