

**GENERAL NOTES**

DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. COPYRIGHT FOR THE DESIGN & DRAWINGS PREPARED BY OR ON BEHALF OF CANTERRA DESIGN & CONSULTING INC. AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF CANTERRA DESIGN & CONSULTING INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF CANTERRA DESIGN & CONSULTING INC.

IT IS THE INTENT OF THE DESIGNER THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING CODES & AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.

ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

ALL CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE CODES & BY-LAWS, & DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.

ALL APPROPRIATE TRADES SHALL CHECK & VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK, & SHALL REPORT ALL DISCREPANCIES IN THE DRAWINGS AND EXISTING CONDITIONS TO THE GENERAL CONTRACTOR PRIOR TO COMMENCING WORK.

Information as per the O.B.C., Schedule 1, Designer Information  
 Construction Lines  
 phone (613) 853-4853  
 Firm BCIN: 105621  
 Brian J. Sindall  
 Individual BCIN: 22145

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of the Ontario Building Code, I am qualified and the firm is registered in the appropriate classes and categories.

**ASSOCIATION OF ARCHITECTURAL TECHNOLOGISTS**  
 Brian J. Sindall, M.A.A.T.O. 10-18752  
 (original signature appears in coloured ink)

**EXTERIOR FINISH SCHEDULE**

- CONTRACTOR SHALL PROVIDE SAMPLES FOR CLIENTS APPROVAL
- ALL COLOUR FINISHES AS PER CLIENTS APPROVAL
- STUCCO APPLICATION AS PER MANUFACTURERS SPEC'S
- PROVIDE COLOUR SAMPLES FOR CLIENT APPROVAL

AS ASPHALT SHINGLES  
 BV BRICK VENEER  
 CB CEMENT BOARD PANEL  
 CP CEMENT PARQUING  
 GS PRE-FINISHED GALVALUME VERTICAL SIDING  
 MF PRE-FINISHED METAL FASCIA (STEPPED PROFILE)  
 ML PRE-FINISHED METAL FLASHING  
 MS PRE-FINISHED VENTED METAL SOFFIT  
 SC STONE CLADDING (SMOOTH FACED)

**PROFESSIONAL ENGINEER**  
 F.M. TREVISSAN  
 100136551  
 April 15th, 2020  
 PROVINCE OF ONTARIO

COLD FORMED STRUCTURAL STEEL ONLY

City of Ottawa  
 Building Services Branch  
 MAY 28 2020  
 Zoning Reviewed  
 [Signature]

Committee of Adjustment  
 Received | Reçu le  
 2023-05-05  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

REVISION AS PER CITY PERMIT COMMENTS	13/04/2020
ISSUED FOR PERMIT	06/02/2020
ISSUED FOR STRUCTURAL REVIEW/PRICING	22/01/2020
NO. REVISION	(dd/mm/yyyy)

PROJECT: **Proposed Triplex (3 Unit Dwelling)**  
 149 Willow St.  
 Ottawa, ON  
 K1R 6W2, Registered Plan No. 62

DEVELOPER: **ROOF OVER HEAD**  
 197 Preston St.  
 Ottawa, Ontario  
 K1R 7P8  
 T: 613-227-3448  
 WWW.roofoverhead.ca

**CANTERRA DESIGN + BUILD**

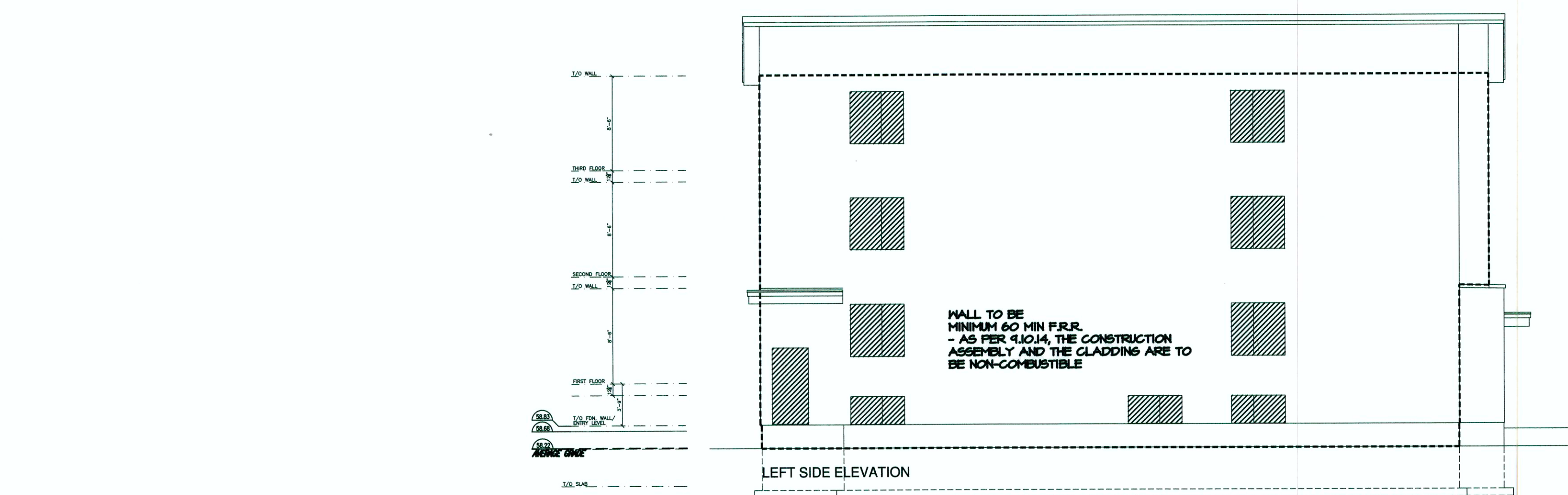
T: 613 825 5675  
 E: info@canterradesign.com  
 W: CANTERRADESIGN.COM

INDIVIDUAL BCIN:  
 FIRM BCIN:  
 DATE:  
 SIGNATURE:  
 I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of the O.B.C. I am qualified, & the firm is registered in the appropriate classes/categories.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE DESIGN CONSULTANT

SCALE: AS NOTED  
 DATE: AS NOTED  
 DRAWN BY: C. ZACCONI  
 SHEET NO. 1 OF 7

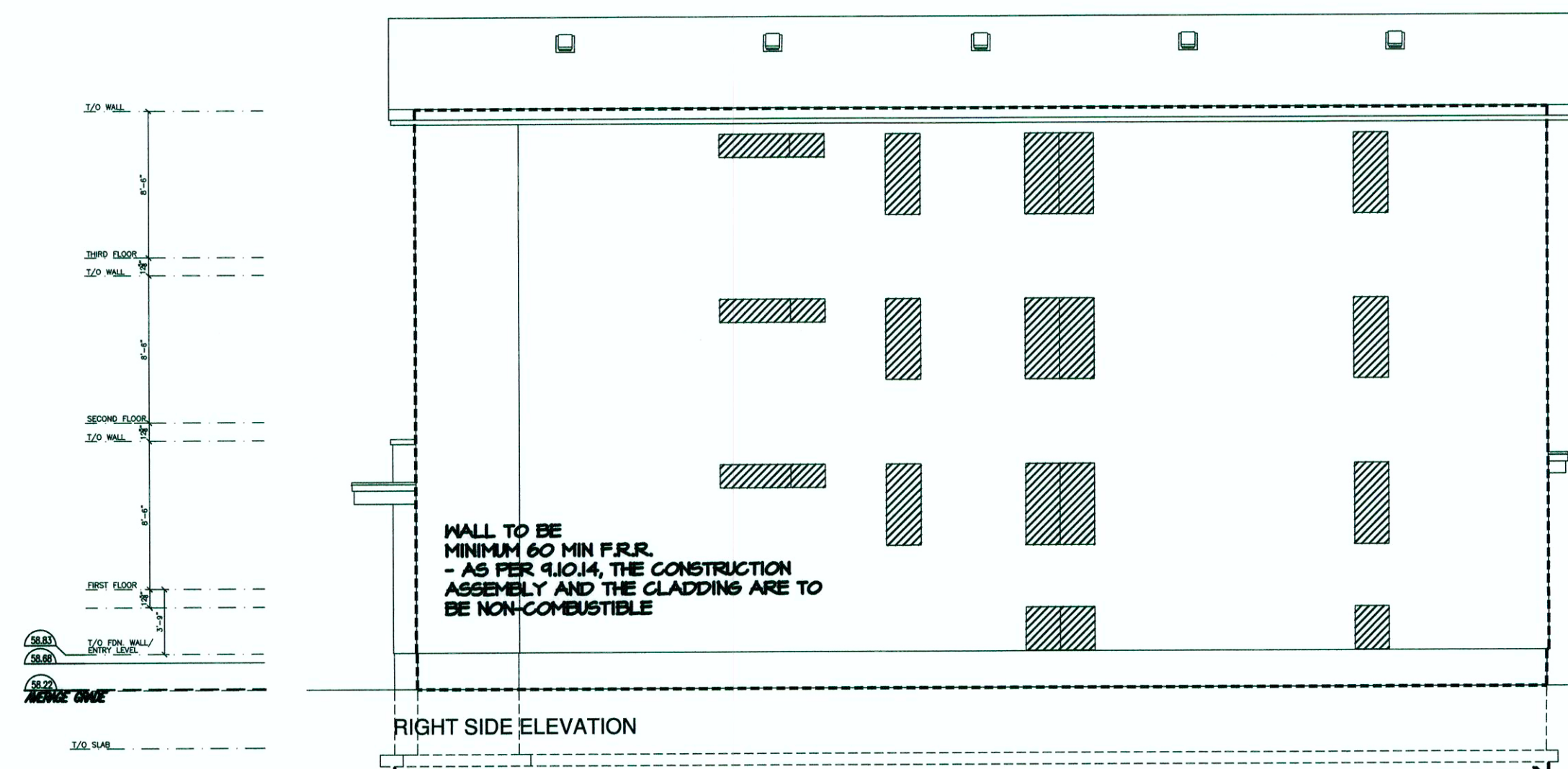
DRAWING NO. **A4**



**LIMITING DISTANCE DIAGRAM - LEFT SIDE**

NOTE: MEASUREMENTS ARE TAKEN TO OUTSIDE OF WINDOW FRAME

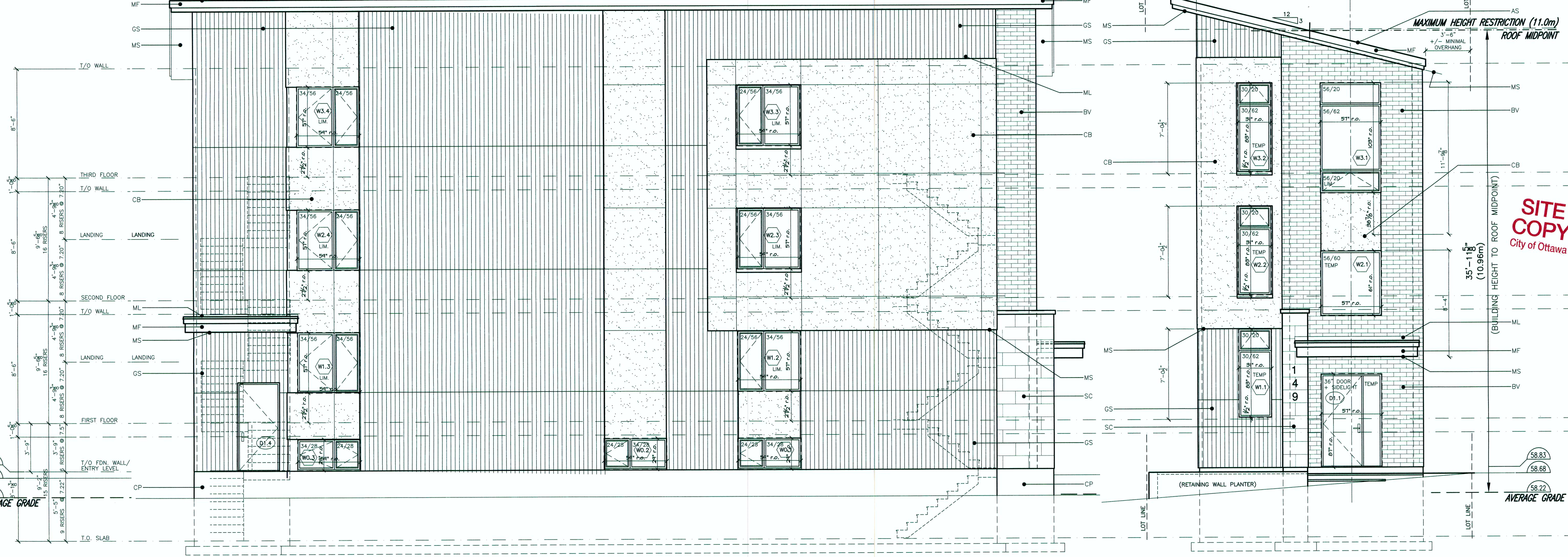
AREA OF WALL	2151 SQ. FT. 199.2 SQ. M.
FIRE RESISTANCE RATING	60 minutes
NON-COMBUSTIBLE CONSTRUCTION	NON-COMBUSTIBLE CONSTRUCTION AND CLADDING REQUIRED (THERE ARE MORE THAN TWO DWELLINGS)
PERMITTED PERCENTAGE OF GLAZED OPENINGS AS PER TABLE 4.10.14.4	9% - (ROW 9, COLUMN 6)
CALCULATION OF PERMITTED AREA OF GLAZED OPENINGS	193.6 SQ. FT. 17.98 SQ. M.
PROPOSED AREA OF GLAZED OPENINGS	193.5 SQ. FT. <b>9.0% PROVIDED</b>



**LIMITING DISTANCE DIAGRAM - RIGHT SIDE**

NOTE: MEASUREMENTS ARE TAKEN TO OUTSIDE OF WINDOW FRAME

AREA OF WALL	2188 SQ. FT. 203.2 SQ. M.
FIRE RESISTANCE RATING	60 minutes
NON-COMBUSTIBLE CONSTRUCTION	NON-COMBUSTIBLE CONSTRUCTION AND CLADDING REQUIRED (THERE ARE MORE THAN TWO DWELLINGS)
PERMITTED PERCENTAGE OF GLAZED OPENINGS AS PER TABLE 4.10.14.4	7% - (ROW 9, COLUMN 2)
CALCULATION OF PERMITTED AREA OF GLAZED OPENINGS	153.2 SQ. FT. 14.23 SQ. M.
PROPOSED AREA OF GLAZED OPENINGS	151.3 SQ. FT. <b>6.9% PROVIDED</b>



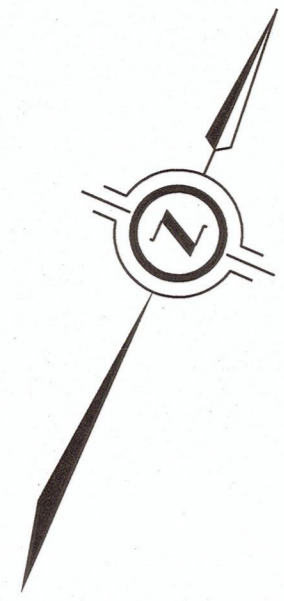
**1 LEFT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

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

City of Ottawa  
 Building Services Branch  
 MAY 28 2020  
 Building Code Reviewed  
 [Signature]

City of Ottawa  
 BCSB  
 110 Laurier Ave.  
 MAY 26 2020





POPLAR STREET  
(PER REGISTERED PLAN No. 62)

SURVEYOR'S REAL PROPERTY REPORT  
PART 1 - PLAN SHOWING  
**PART OF LOT 14**  
**REGISTERED PLAN No. 62**  
CITY OF OTTAWA

SCALE 1 : 150  
2.5 0 2.5 5 10 metres

J.D. BARNES LIMITED  
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**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**PART 2 - SURVEY REPORT**

- DESCRIPTION  
PART OF LOT 14, REGISTERED PLAN No. 62, BEING PIN 04108-0184(LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
SUBJECT TO 3.05m RIGHT OF WAY PER INST. No. N350770 & N377808  
SUBJECT TO 3.05m RIGHT OF WAY PER INST. No. CR567251 & CR667071
- BOUNDARY FEATURES  
NOTE LOCATION OF BOARD FENCE AND THE OVERHANG OF THE ADJACENT HOUSE ALONG EASTERLY LIMIT OF SUBJECT PROPERTY.

Committee of Adjustment  
Received | Reçu le

2023-05-05

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**NOTES**

BEARINGS ARE WITH GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD83 (CSRS)(2010).

DISTANCES ARE GROUND

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS NOTED OTHERWISE.  
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- OU DENOTES ORIGIN UNKNOWN
- IB DENOTES IRON BAR
- IBØ DENOTES ROUND IRON BAR
- PB DENOTES PLASTIC BAR
- CPW DENOTES CONCRETE PIN AND WASHER
- WT DENOTES WITNESS
- MEAS DENOTES MEASURED
- JDB DENOTES J.D. BARNES LIMITED
- FSD DENOTES FARLEY, SMITH & DENNIS SURVEYING LTD.
- OU DENOTES ORIGIN UNKNOWN
- RP DENOTES REGISTERED PLAN No. 62
- P DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FAIRHALL MOFFATT & WOODLAND, DATED APRIL 12, 2007
- P1 DENOTES PLAN 4R-17690
- P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY H.A.KEN SHIPMAN SURVEYING LTD. DATED AUGUST 21, 2018
- P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LTD., DATED MAY 9, 2019
- P4 DENOTES BUILDING LOCATION SURVEY BY E.F. LYN COLE, O.L.S. DATED FEBRUARY 22, 1988
- 857 DENOTES FAIRHALL MOFFATT & WOODLAND LIMITED
- 647 DENOTES FARLEY, SMITH & DENNIS SURVEYING LTD.
- 1287 DENOTES PETER GRENVILLE SMITH, O.L.S.
- HKS DENOTES H.A.KEN SHIPMAN SURVEYING LTD.
- OVH DENOTES OVERHANG
- Prop DENOTES PROPORTION
- D DENOTES INSTRUMENT No. CR567251
- D1 DENOTES INSTRUMENT No. N432098
- ALUM DENOTES ALUMINIUM
- RET DENOTES RETAINING
- INST. DENOTES INSTRUMENT

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.



**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON JULY 7, 2020.

JULY 9, 2020  
DATE

*George Zervos*  
GEORGE ZERVOS  
ONTARIO LAND SURVEYOR

**J.D. BARNES LIMITED**  
SURVEYING MAPPING GIS  
LAND INFORMATION SPECIALISTS  
2490 DON REID DRIVE, SUITE 204, OTTAWA, ON K1H 1E1  
T: (613) 731-7244 F: (613) 731-8955 www.jdbarnes.com

DRAWN BY: LH/RP	CHECKED BY: GZ	REFERENCE NO.:	19-10-033-01
FILE: G:\19-10-033\00\SRPR\19-10-033-SRPR.dgn		DATED: 07/09/20	PLOTTED: 7/9/2020

PRESTON STREET  
(PER REGISTERED PLAN No. 62)

PART 5, PLAN 24572

REGISTERED

PLAN

No. 62

WILLOW STREET  
(PER REGISTERED PLAN No. 62)  
PIN 04108-0299(LT)

PART 1  
PLAN 4R-17690

PREPARED FOR: ANTHONY CAVA

POPLAR STREET  
(PER REGISTERED PLAN No. 62)

**Committee of Adjustment**  
Received | Reçu le  
**2023-05-05**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**ZONING CHARACTERISTICS:**  
APPLICABLE ZONING: RESIDENTIAL, FOURTH-DENSITY, SUBZONE 'UB' [^\_R4UB]

**LEGAL DESCRIPTION:**  
NO. 149, LOT 14 - REGISTERED PLAN 62, PIN 04108-0184

**PHYSICAL CHARACTERISTICS:**  
LOT WIDTH: [7.62 m]  
LOT DEPTH: [32.73 m]  
LOT AREA: [249.40 m<sup>2</sup>]  
LOT COVER: EXST: 40.24% PROP: \*SAME\*

**SUBZONE PROVISIONS (T.162A BY-LAW 2021-211, UNLESS NOTED):**

<b>SUBZONE:</b>	^ R4UB	
<b>DWELLING TYPE:</b>	APARTMENT, LOW-RISE (4-UNIT)	
<b>MIN. LOT WIDTH:</b>	REQ'D: [10.00 m]	PRV'D: [7.62 m]
<b>MIN. LOT AREA:</b>	REQ'D: [300.00 m <sup>2</sup> ]	PRV'D: [249.40 m <sup>2</sup> ]
<b>BUILDING HEIGHT:</b>	REQ'D: [11.00 m]	PRV'D: [11.0 m]
<b>REQ'D. FRONT YARD*:</b>	REQ'D: [-1.65m / 4.50m]	PRV'D: [2.61 m]
<b>REQ'D. REAR YARD:</b>	REQ'D: [9.819 m]	PRV'D: [9.82 m]
<b>REQ'D INT. S/Y:</b>	REQ'D: [1.50 m]	PRV'D: [1.20 / 1.21 m]

**SOFT LANDSCAPING PROVISIONS:**

**REQ'D R/Y SFT. LANDSCAP.:**  
...REQ'D: LOT AREA <360 m<sup>2</sup>: 35.00 m<sup>2</sup>  
...MIN. AREA OF 25 m<sup>2</sup> w/ LONGER DIM. <= 2x SHORTER DIM  
...PRV'D: 42.96 m<sup>2</sup> (AS PART OF AMENITY SPACE)

**REQ'D F/Y SFT. LANDSCAP.:**  
...REQ'D: FRONT YARD AREA = 34.29 m<sup>2</sup> \* (30%) = 10.28 m<sup>2</sup>  
...PRV'D: 8.98 m<sup>2</sup> (26%)

**PARKING & WALKWAY DESIGN:**

**R4UB REQ'D PARKING STALLS:**  
...REQ'D: ON LOTS <450.00 m<sup>2</sup> IN AREA: 0 STALLS  
...PRV'D: 1 REGULAR STALL, SIZED (2.60 m x 5.20 m) @ REAR YARD

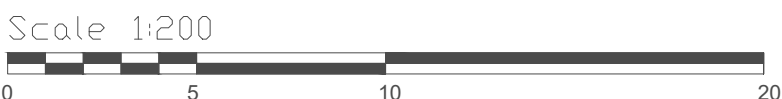
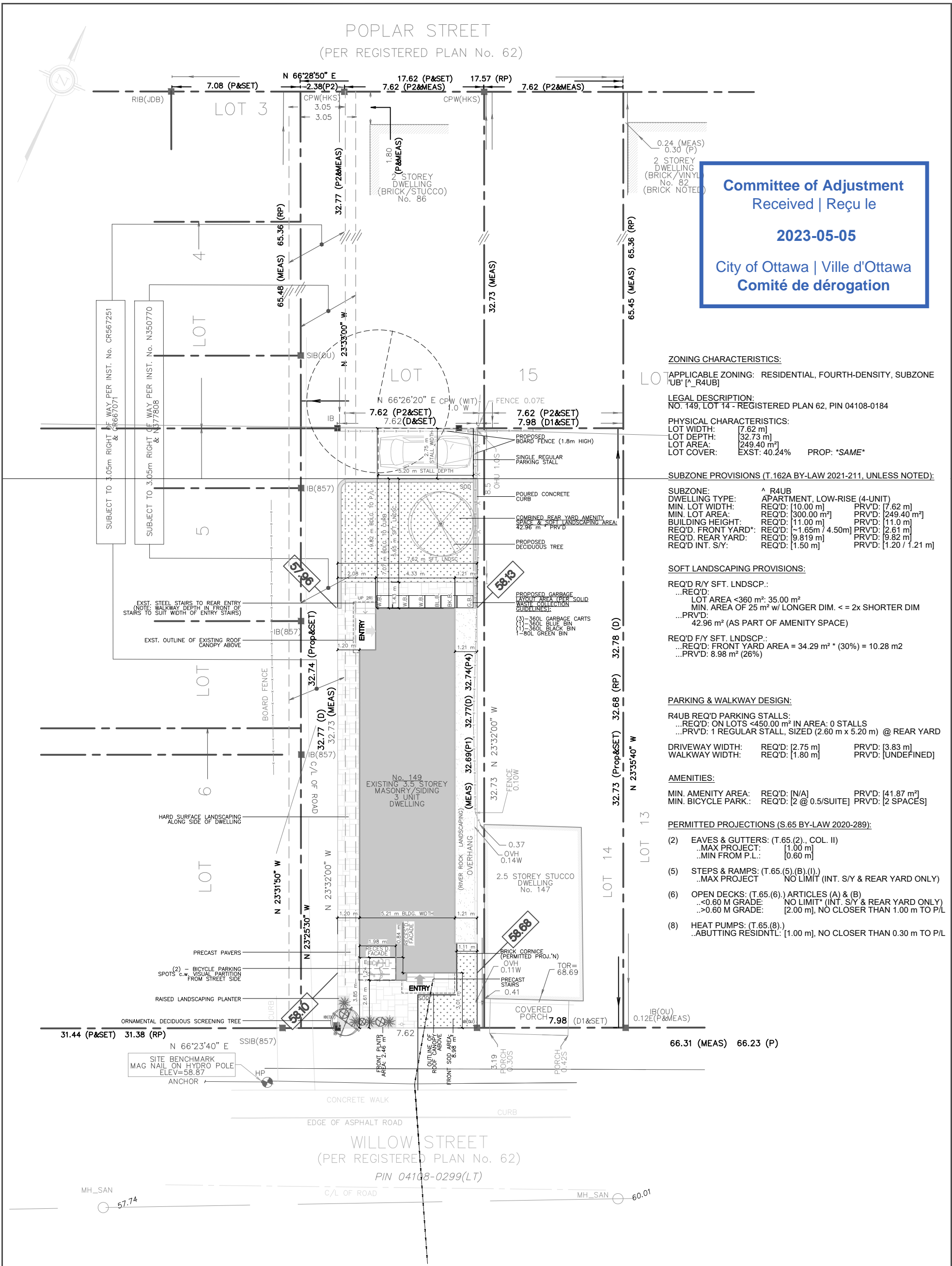
**DRIVEWAY WIDTH:** REQ'D: [2.75 m] PRV'D: [3.83 m]  
**WALKWAY WIDTH:** REQ'D: [1.80 m] PRV'D: [UNDEFINED]

**AMENITIES:**

**MIN. AMENITY AREA:** REQ'D: [N/A] PRV'D: [41.87 m<sup>2</sup>]  
**MIN. BICYCLE PARK:** REQ'D: [2 @ 0.5/SUITE] PRV'D: [2 SPACES]

**PERMITTED PROJECTIONS (S.65 BY-LAW 2020-289):**

- (2) EAVES & GUTTERS: (T.65.(2)., COL. II)  
...MAX PROJECT: [1.00 m]  
...MIN FROM P.L.: [0.60 m]
- (5) STEPS & RAMPS: (T.65.(5).(B).(I).)  
...MAX PROJECT NO LIMIT (INT. S/Y & REAR YARD ONLY)
- (6) OPEN DECKS: (T.65.(6).) ARTICLES (A) & (B)  
...<0.60 M GRADE: NO LIMIT\* (INT. S/Y & REAR YARD ONLY)  
...>0.60 M GRADE: [2.00 m], NO CLOSER THAN 1.00 m TO P/L
- (8) HEAT PUMPS: (T.65.(8).)  
...ABUTTING RESIDENT: [1.00 m], NO CLOSER THAN 0.30 m TO P/L



SITE PLAN COMPILED FROM TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOT 14 REGISTERED PLAN No. 62 PREPARED BY J.D. BARNES LIMITED O.L.S. CITY OF OTTAWA

**NOTE:**  
\*\* REVISION DATED 12/11/19 (3) ARE AS PER CITY PLANNER COMMENTS

Average Grade calculation	
58.68	
58.10	
58.13	
57.96	
<b>58.22</b>	= AVERAGE GRADE

**PROJECT:**  
**PROPOSED SECONDARY DWELLING UNIT (LOW-RISE APARTMENT 4-UNIT DWELLING):**  
149 WILLOW STREET,  
OTTAWA, ON, K1R 6W2

**DATE:** (DD/MM/YY)  
24/01/23

**SCALE:**  
1:200

**DRAWN BY:**  
B. SINDALL

