

THIS DRAWING IS NOT INTENDED FOR REPRODUCTION

LOCATION



22 sims ave.
OTTAWA ONTARIO
CANADA

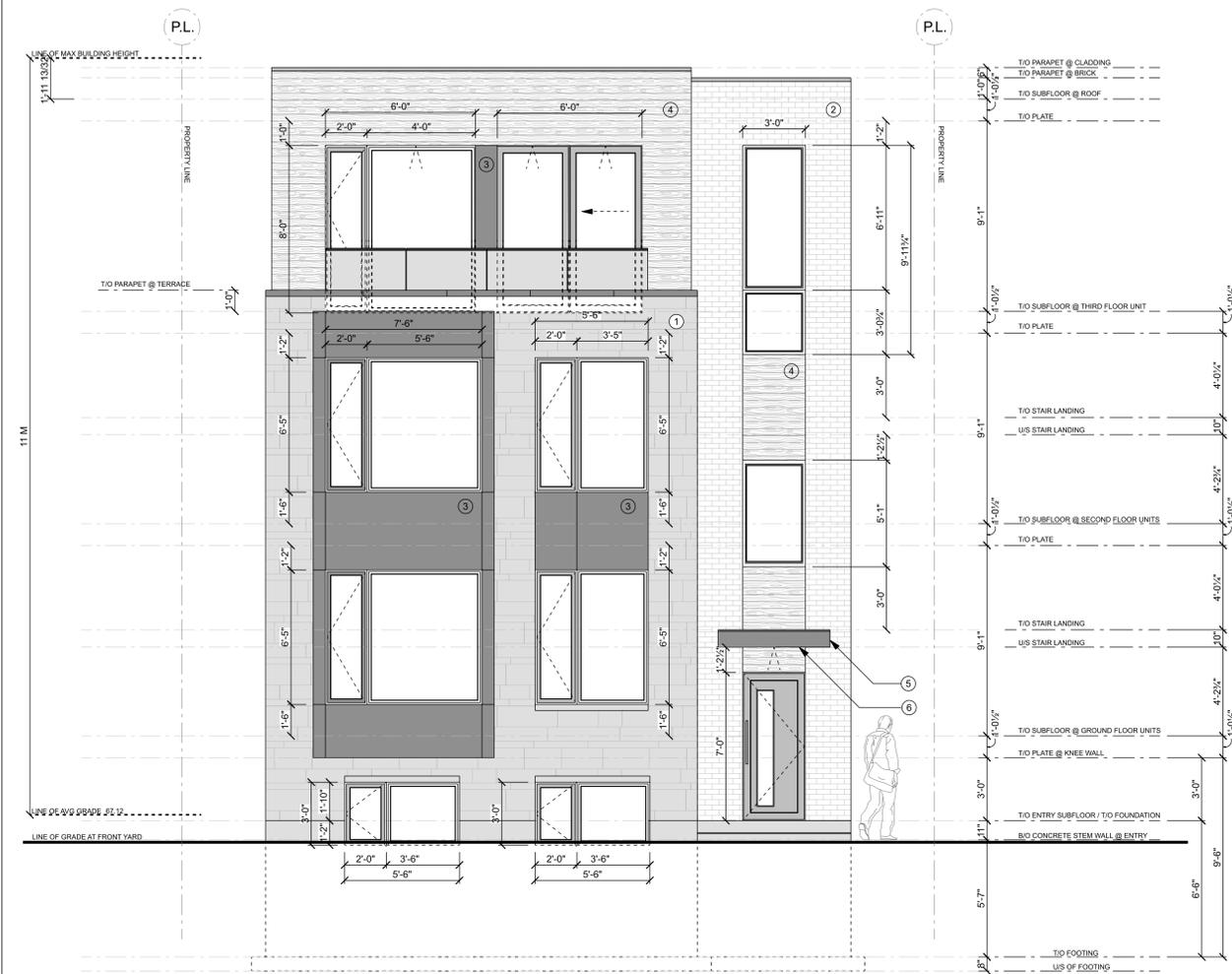
DISCLAIMER

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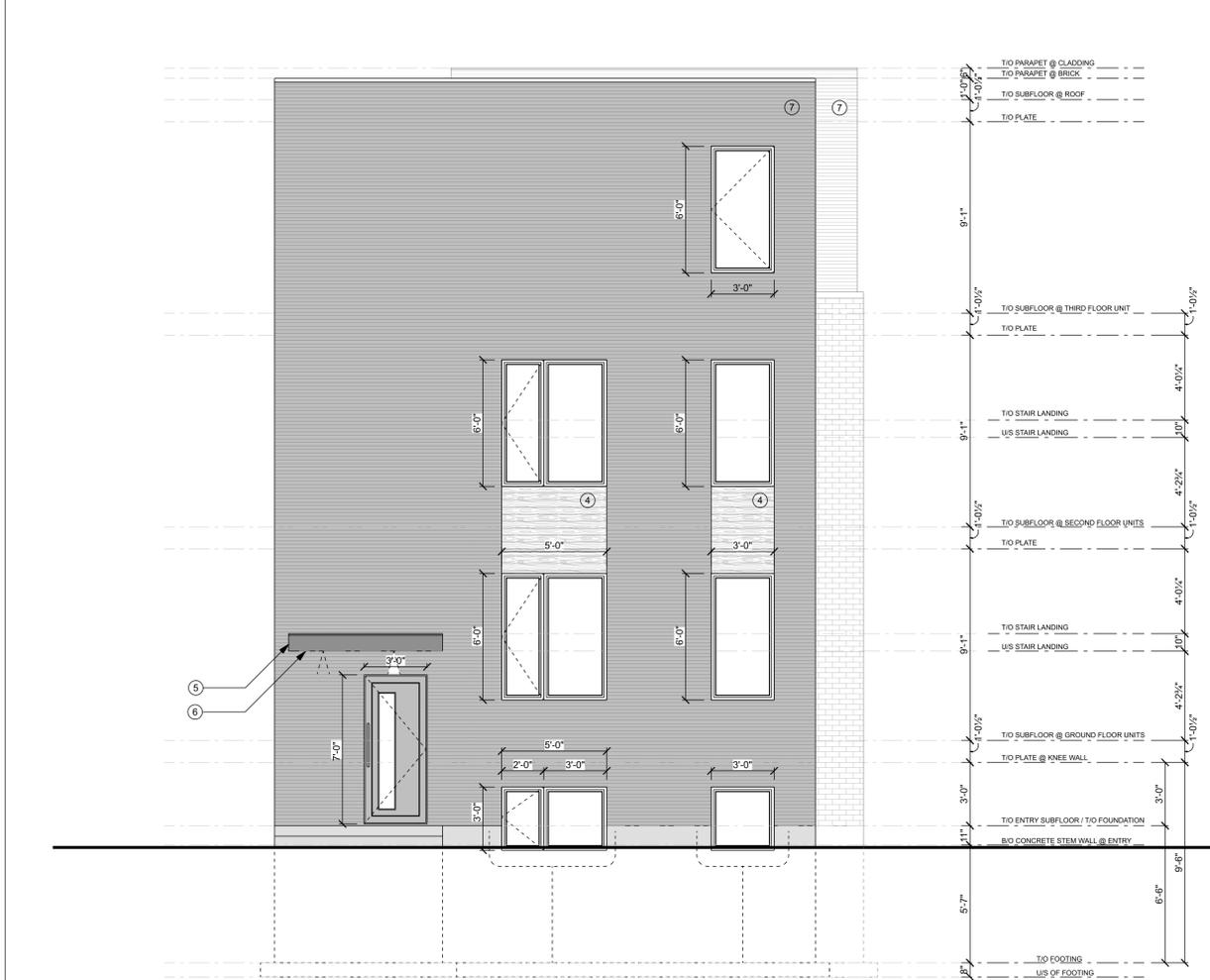
DRAWING NOTES

- ① PERMACON MONDRIAN STONE (RANGE SCANDINAVIA GREY)
- ② PERMACON MELVILLE SLIK BRICK (VINTAGE BROWN)
- ③ JAMES HARDIE CEMENT BOARD PANEL (IRON GREY)
- ④ JAMES HARDIE PLANK SIDING - BEADED SMOOTH (IRON GREY)
- ⑤ METAL FLASHING TO BE HEAVY GAUGE AND MATCH HARDIE BOARD
- ⑥ T&G CEDAR SOFFIT STAINED AND SEALED
- ⑦ CORRUGATED METAL CLADDING (SLATE)

Committee of Adjustment
 Received | Reçu le
 2023-04-13
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



REFERENCE IMAGES

revisions	
4	
3	
2	
1	issued for client comments
no.	description
	date

DEVELOPER / BUILDER
 HYBRID URBAN HOMES

STRUCTURAL ENGINEERING
 T.B.D.

DRAWING INFORMATION
 FRONT AND REAR ELEVATIONS
 SCALE: 1/4" = 1'-0"

drawn by	checked by	drawing no.
J.S.	D.B.	A5
project no.		2022 - 07

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OTTAWA ONTARIO
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revisions

no.	description	date
4		
3		
2		
1	issued for client comments	march 19 2023

DEVELOPER / BUILDER

HYBRID URBAN HOMES



STRUCTURAL ENGINEERING

T.B.D.

DRAWING INFORMATION

RIGHT AND LEFT ELEVATIONS
SCALE: 1/4" = 1'-0"

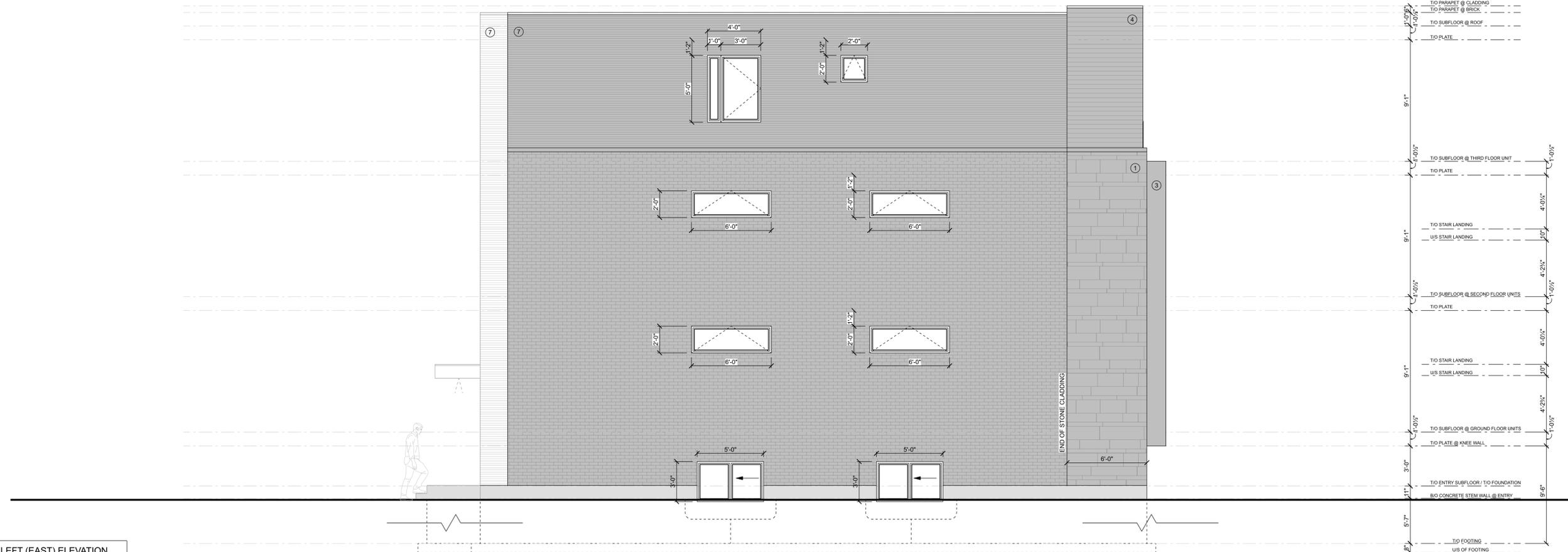
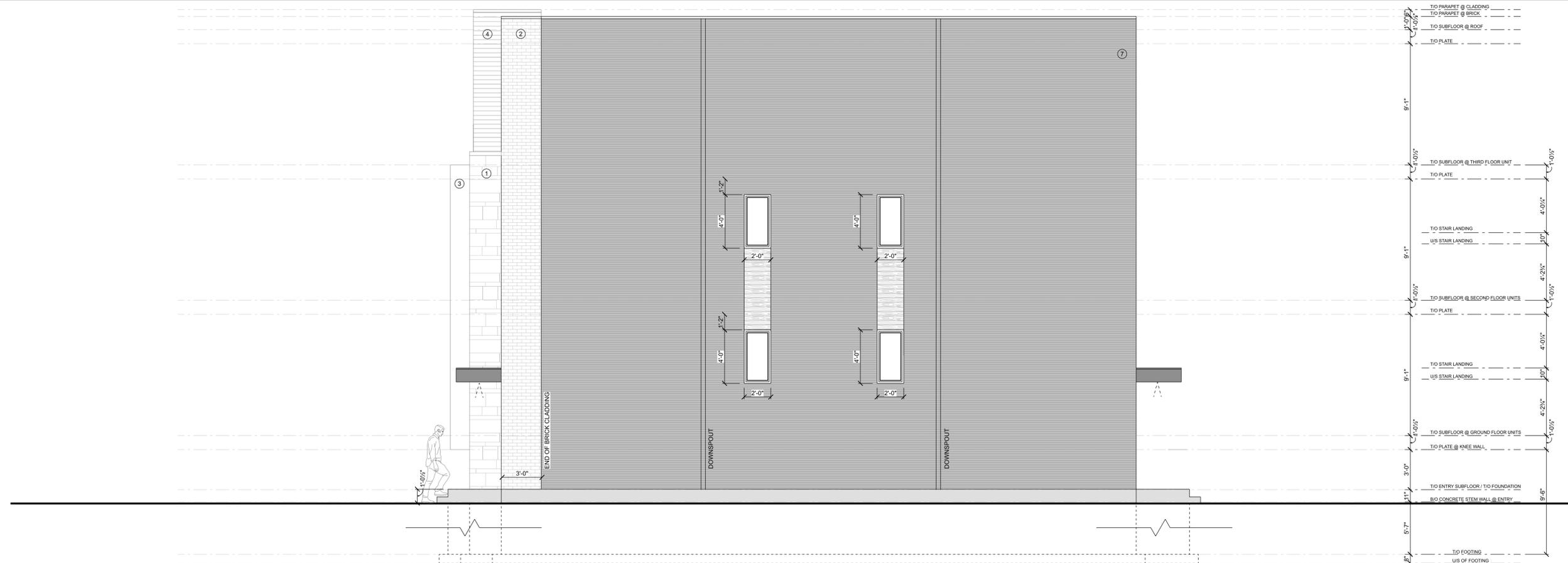
drawn by checked by drawing no.

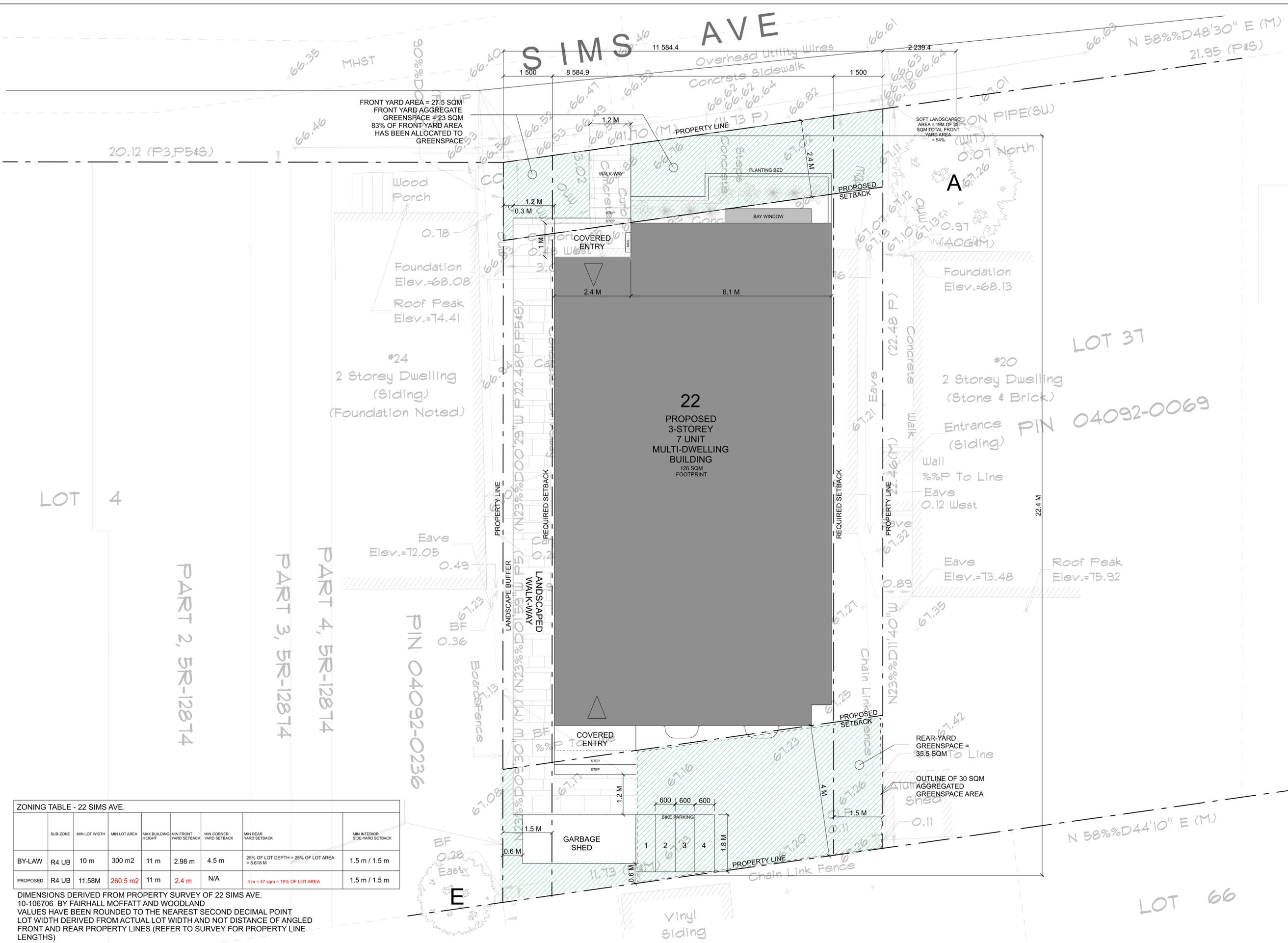
J.S. D.B.

project no.

2022 - 07

A5





ZONING TABLE - 22 SIMS AVE.

	SUB-ZONE	MIN LOT WIDTH	MIN LOT AREA	MAX BUILDING HEIGHT	MIN FRONT YARD SETBACK	MIN CORNER YARD SETBACK	MIN REAR YARD SETBACK	MIN INTERIOR SIDE-YARD SETBACK
BY-LAW	R4 UB	10 m	300 m ²	11 m	2.98 m	4.5 m	25% OF LOT DEPTH = 25% OF LOT AREA = 5.618 M	1.5 m / 1.5 m
PROPOSED	R4 UB	11.58M	260.5 m ²	11 m	2.4 m	N/A	4 m = 47 sqm = 18% OF LOT AREA	1.5 m / 1.5 m

DIMENSIONS DERIVED FROM PROPERTY SURVEY OF 22 SIMS AVE. 10-106706 BY FAIRHALL MOFFATT AND WOODLAND VALUES HAVE BEEN ROUNDED TO THE NEAREST SECOND DECIMAL POINT LOT WIDTH DERIVED FROM ACTUAL LOT WIDTH AND NOT DISTANCE OF ANGLED FRONT AND REAR PROPERTY LINES (REFER TO SURVEY FOR PROPERTY LINE LENGTHS)

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 LOCATION
22 sims ave.
 OTTAWA ONTARIO CANADA

DISCLAIMER
 THIS DRAWING IS EXCLUSIVE PROPERTY OF JUSTIN SEGUIN DESIGNS. THE DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED.
 Justin Seguin Designs
 Architectural - Interior Design

DRAWING NOTES
 SITE PLAN TO BE VIEWED IN CONJUNCTION WITH TREE INFILL REPORT PROVIDED BY MANOTICK TREE
 EXISTING AVG GRADE = 67.12
 X 0.00 VALUES = EXISTING GRADE NUMBER

revisions

no.	description	date
4		
3	revised as per planning comments	march 20 2023
2	revised as per planning comments	march 1 2023
1	issued for client review	feb 7 2023

DEVELOPER / BUILDER
 hybrid urban homes

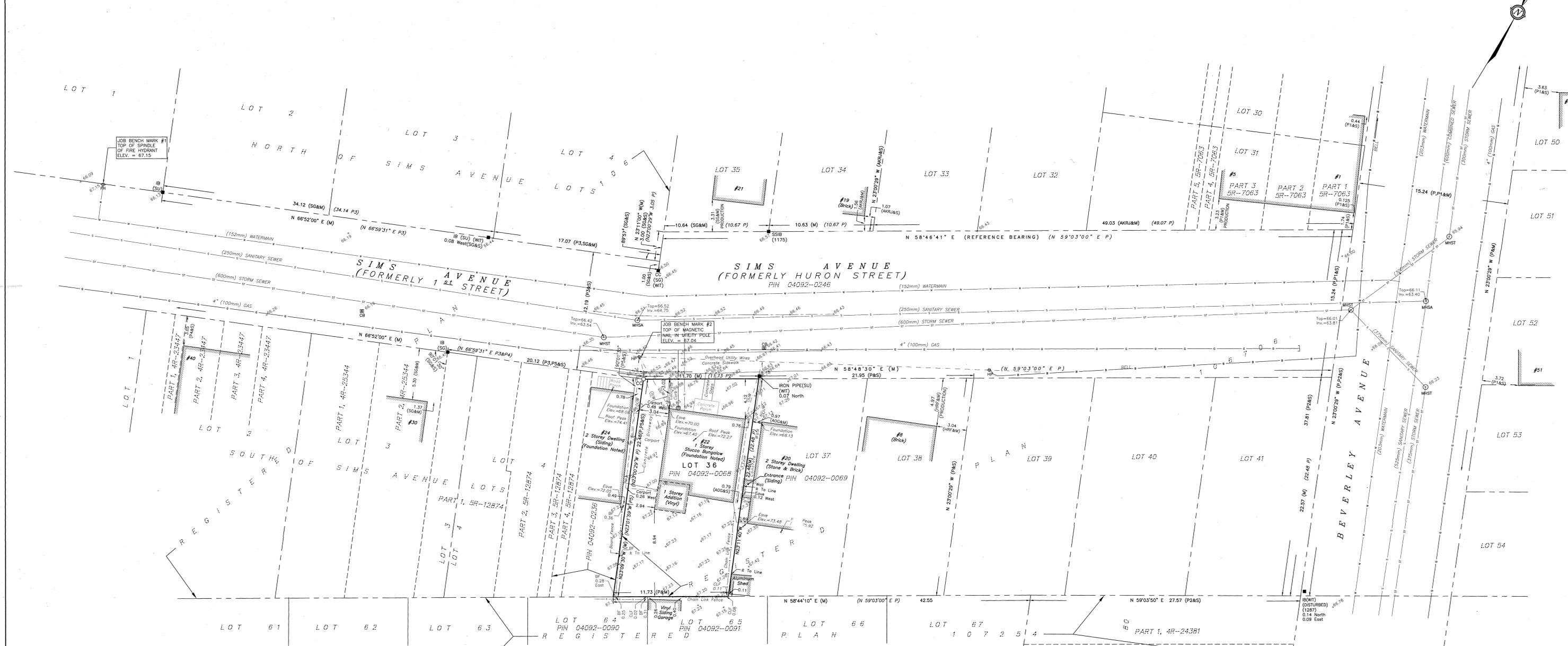
PLANNING FIRM
 jd planning
 (613) 812-1726
 jessica@jdplan.ca

DRAWING INFORMATION
 PROPOSED SITE PLAN
 SCALE = 1:50

drawn by J.S. checked by J.S. drawing no. A1
 project no. 2023 - 02

METRIC
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S REAL PROPERTY REPORT - PART 1
TOPOGRAPHIC PLAN OF SURVEY OF
LOT 36
REGISTERED PLAN 106706
CITY OF OTTAWA
SCALE 1 : 150
0 1 2 3 4 5 10 15 metres
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS



ELEVATION NOTES
1. ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CGVD28).
2. ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
3. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THEIR RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITY NOTES
1. THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
2. UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE BASED ON AN ACTUAL "FIELD LOCATE" BY THE RESPECTIVE UTILITY AGENCIES OR HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:
a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
3. BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF SIMS AVENUE, AS SHOWN ON PLAN SR-7063 HAVING A BEARING OF N 58°46'41" E.

SURVEYOR'S REAL PROPERTY REPORT - PART 2
REPORT SUMMARY

DESCRIPTION OF LAND
LOT 36, REGISTERED PLAN 106706, CITY OF OTTAWA AS IN ALL OF PIN 040920068.
REGISTERED EASEMENTS
NONE REGISTERED
REMARKS
NOTE LOCATIONS OF FENCES AND BUILDINGS.
ZONING
COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR THERMULTECH DESIGN & HYBRID URBAN DEVELOPMENT INC. THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JANUARY 25, 2021.
DATE: 2021/02/16
JOHN H. GUTRI
ONTARIO LAND SURVEYOR

Fairhall Moffatt & Woodland
L I T T L E S
OWNED LAND SURVEYORS
100-500 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 581-2280 FAX: (613) 581-1445
www.fmw.on.ca

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2163826

THIS PLAN IS NOT VALID UNLESS IT IS AN EMPRESSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1058, SECTION 29 (2).
JOB No. A B 1 0 1 0 0
E 365381, N 5029022
REFERENCE No. 10-106706

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- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - SSIB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - CC - CUT CROSS
 - (P) - REGISTERED PLAN 106706
 - (P1) - PLAN SR-7063
 - (P2) - PLAN 4R-24381
 - (P3) - REGISTERED PLAN 106
 - (P4) - PLAN 4R-23447
 - (P5) - PLAN SR-12874
 - (S) - SET
 - (M) - MEASURED
 - (SU) - SOURCE UNKNOWN
 - (WT) - WITNESS
 - OWW - OVERHEAD UTILITY WIRES
 - (1287) - FARLEY, SMITH & MURRAY SURVEYING LTD., O.L.S.
 - (1175) - H. A. KEN SHIPMAN SURVEYING LTD., O.L.S.
 - (SC) - STANTEC GEOMATICS LTD., O.L.S. (REF. 12-108 PROD. 161614137-102)
 - (AGC) - ANNS, O'SULLIVAN, VOLLEBEK LTD., O.L.S. (REF. 106706-6)
 - (AKRU) - ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., O.L.S. (REF. 815-85)
 - (HRF) - FARLEY & MARTIN LTD., O.L.S. (PLAN OF LOT 38, REGISTERED PLAN 106706 DATED APRIL 28, 1983)
 - PIN - PROPERTY IDENTIFIER NUMBER
 - MH - MANHOLE
 - CB - CATCH BASIN
 - UP - UTILITY POLE
 - ⊥ - GUY WIRE AND ANCHOR
 - FH - FIRE HYDRANT
 - W - WATERMAIN
 - S - SANITARY SEWER
 - C - COMBINED SEWER
 - UB - UNDERGROUND BELL
 - G - GAS MAIN
 - ST - STORM SEWER
 - SS - SANITARY SEWER
 - CS - COMBINED SEWER
 - CURB - CURB