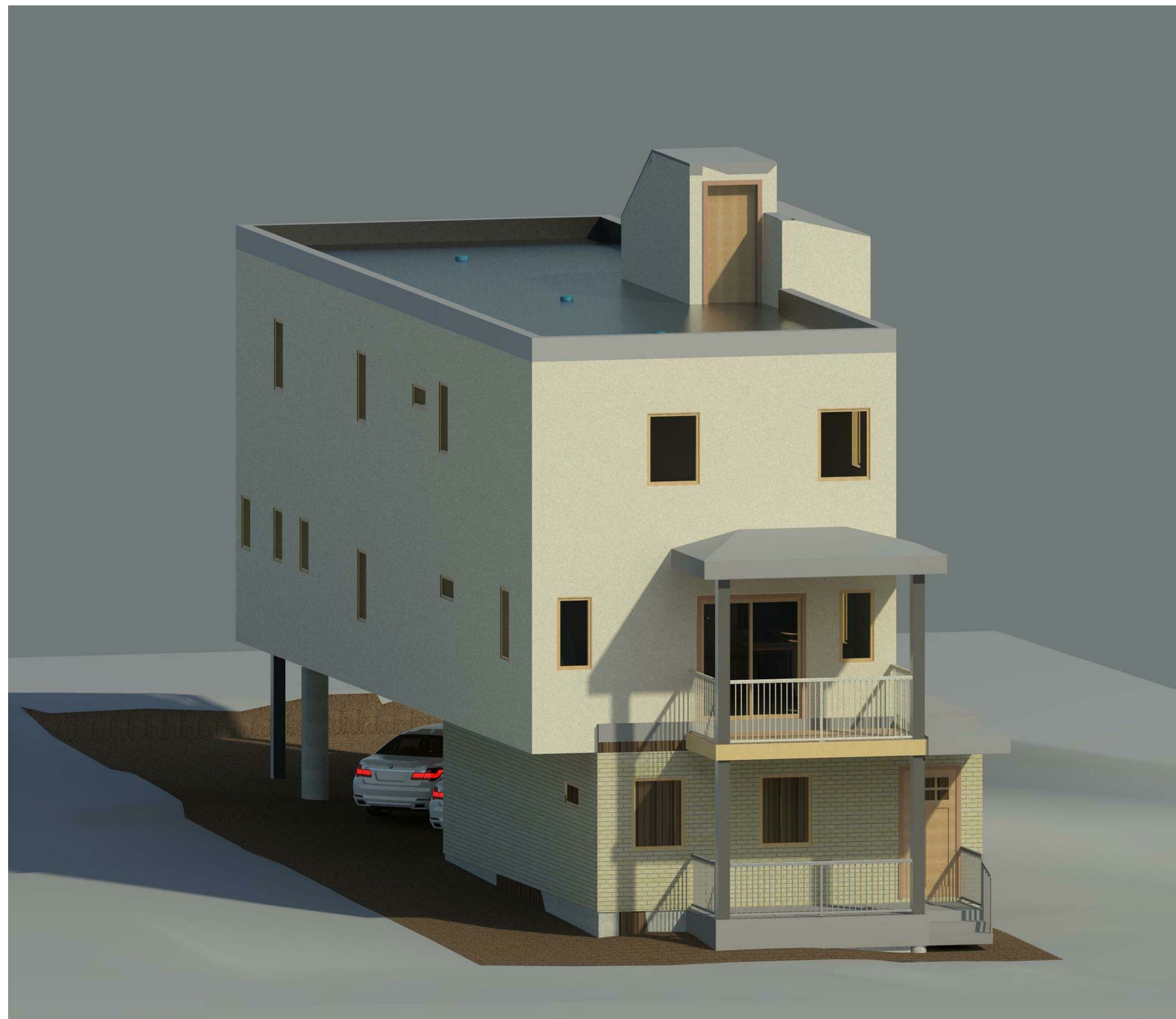


This document is presented in the language it was provided.
 Ce document est présenté dans la langue dans laquelle il a été fourni.

Proposed New 3 Storey Building at 9 Ladouceur Street, Ottawa, ON

Committee of Adjustment
 Received | Reçu le
 2023-07-24
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

| Sheet List | |
|--------------|------------------------|
| Sheet Number | Sheet Name |
| 000 | Cover |
| A001 | General Notes & Legend |
| A102 | Basement & 1st |
| A103 | Floors 2 & 3 |
| A104 | Roof Plans |
| A202 | EBF & FRR |
| A206 | Elevations |
| A301 | Sections 1 |
| A302 | Sections 2 |
| A303 | Stair Sections |
| A501 | Details 1 |
| A502 | Details 2 |
| A510 | Exterior Stair Details |
| A601 | Wall Legend |
| A602 | Wall Schedule |
| A603 | Door Schedule |
| A604 | Window Schedule |
| A605 | Ceiling Legend |
| A801 | Joist Layout 1 |
| A802 | Joist Layout 2 |
| S801 | Steel Stud Design |
| X701 | Foundation |
| L101 | Lot Grading |



Notes:

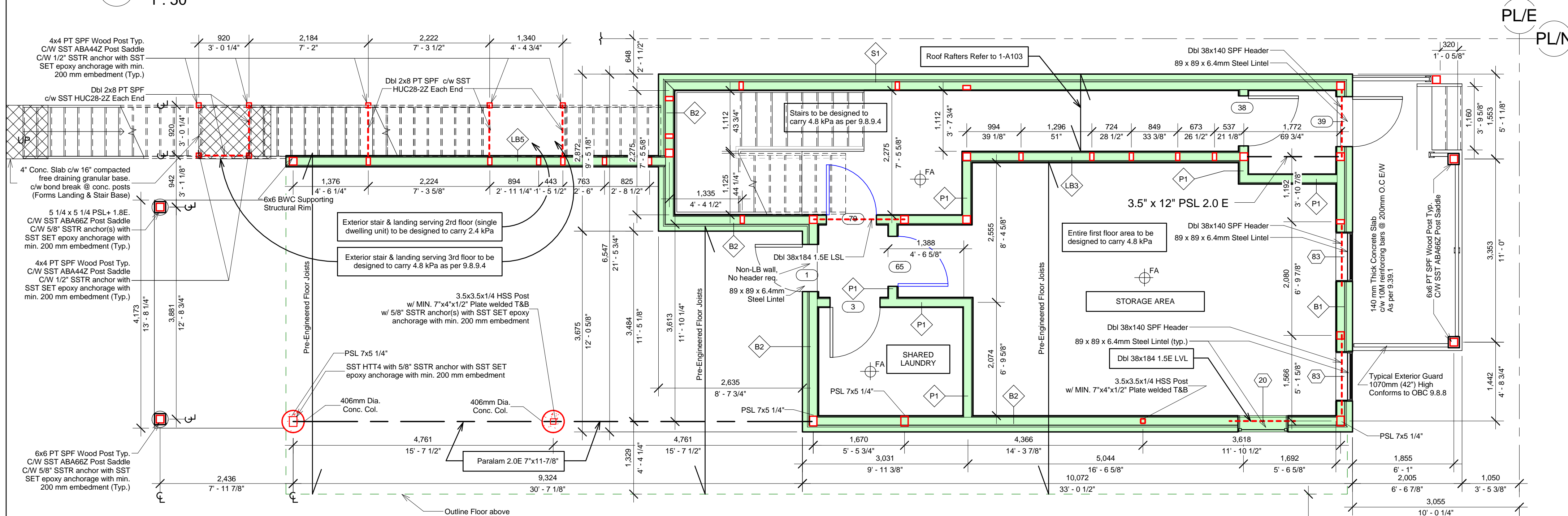
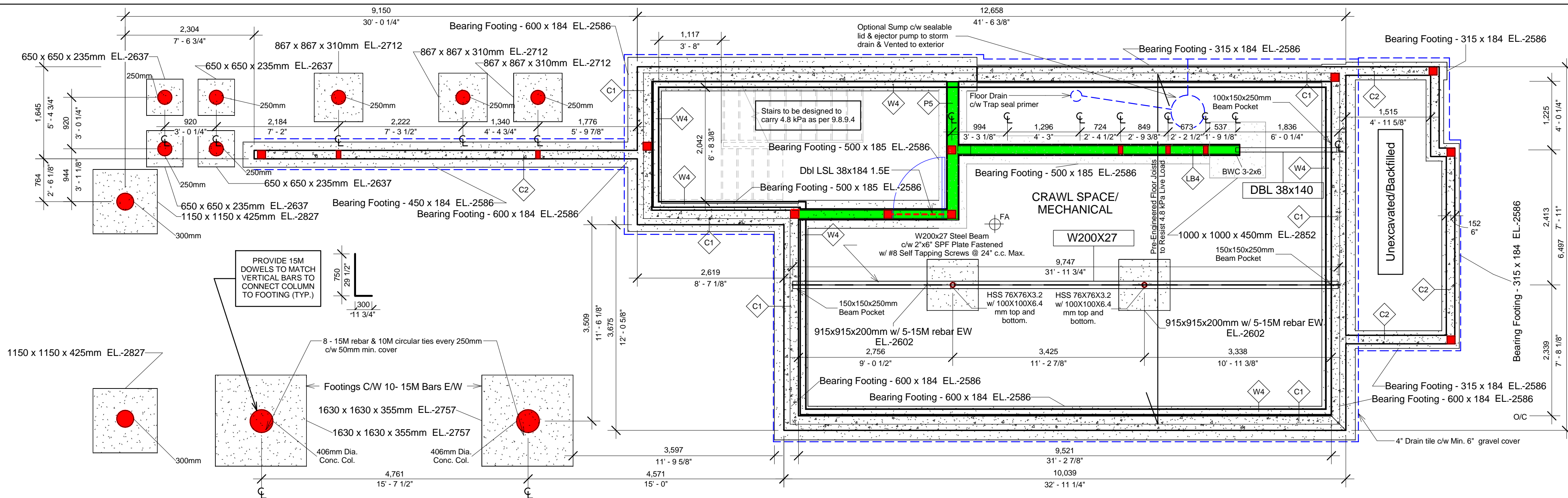
Seal: _____
 Scope: _____

T Design
 T-Design.ca
 Project # 15-001

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

Marco Rayes
 9 Ladouceur St.

Cover
 000
 Scale: 1 : 1



Notes:

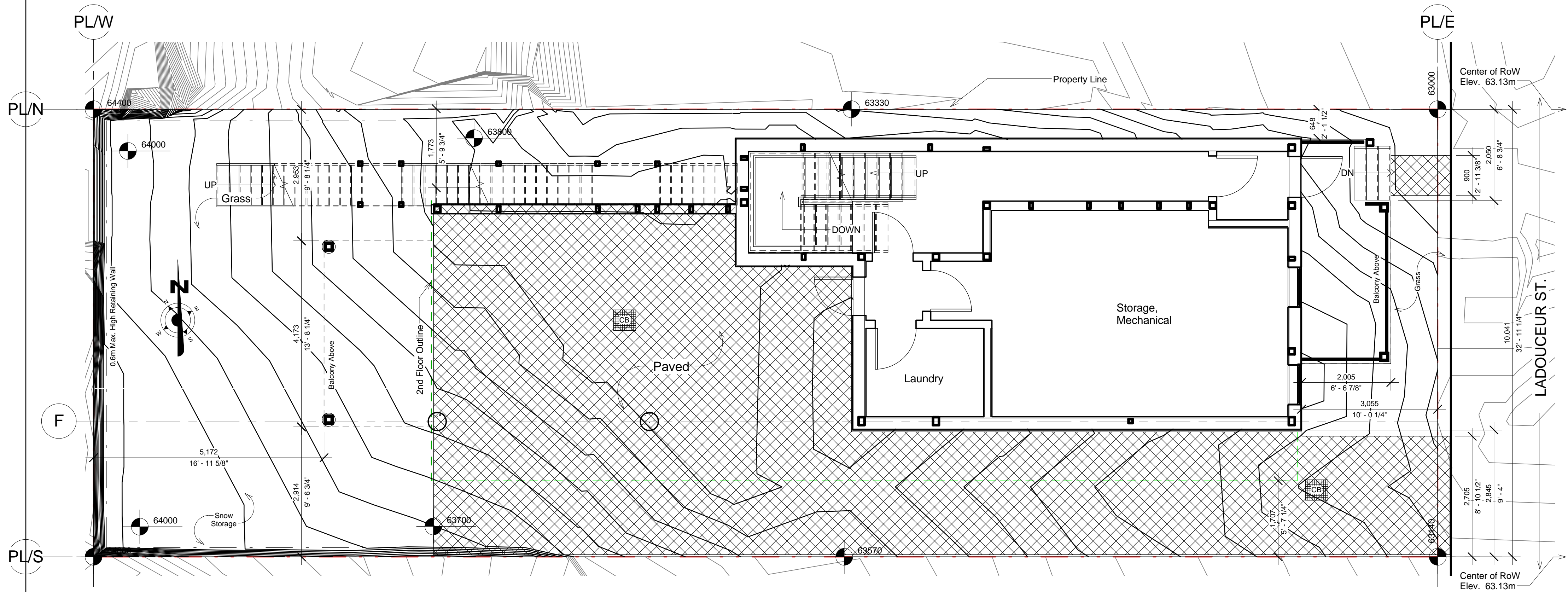
Seal: _____
 Scope: _____

T Design
 T-Design.ca
 Project # 15-001

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |

Marco Rayes
 9 Ladouceur St.

Basement & 1st
A102
 Scale: 1 : 50



1 Site
1 : 60

Notes:

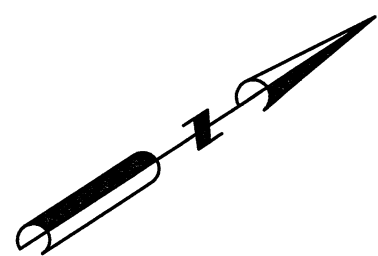
Seal: _____
Scope: _____

T Design
T-Design.ca
Project # 15-001

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |

Marco Rayes
9 Ladouceur St.

General Site Plan
V101
Scale: 1 : 60

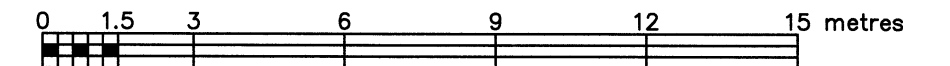


SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

THE EAST HALF OF LOT 64
REGISTERED PLAN 57
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD
2015

Scale 1: 150



METRIC NOTE

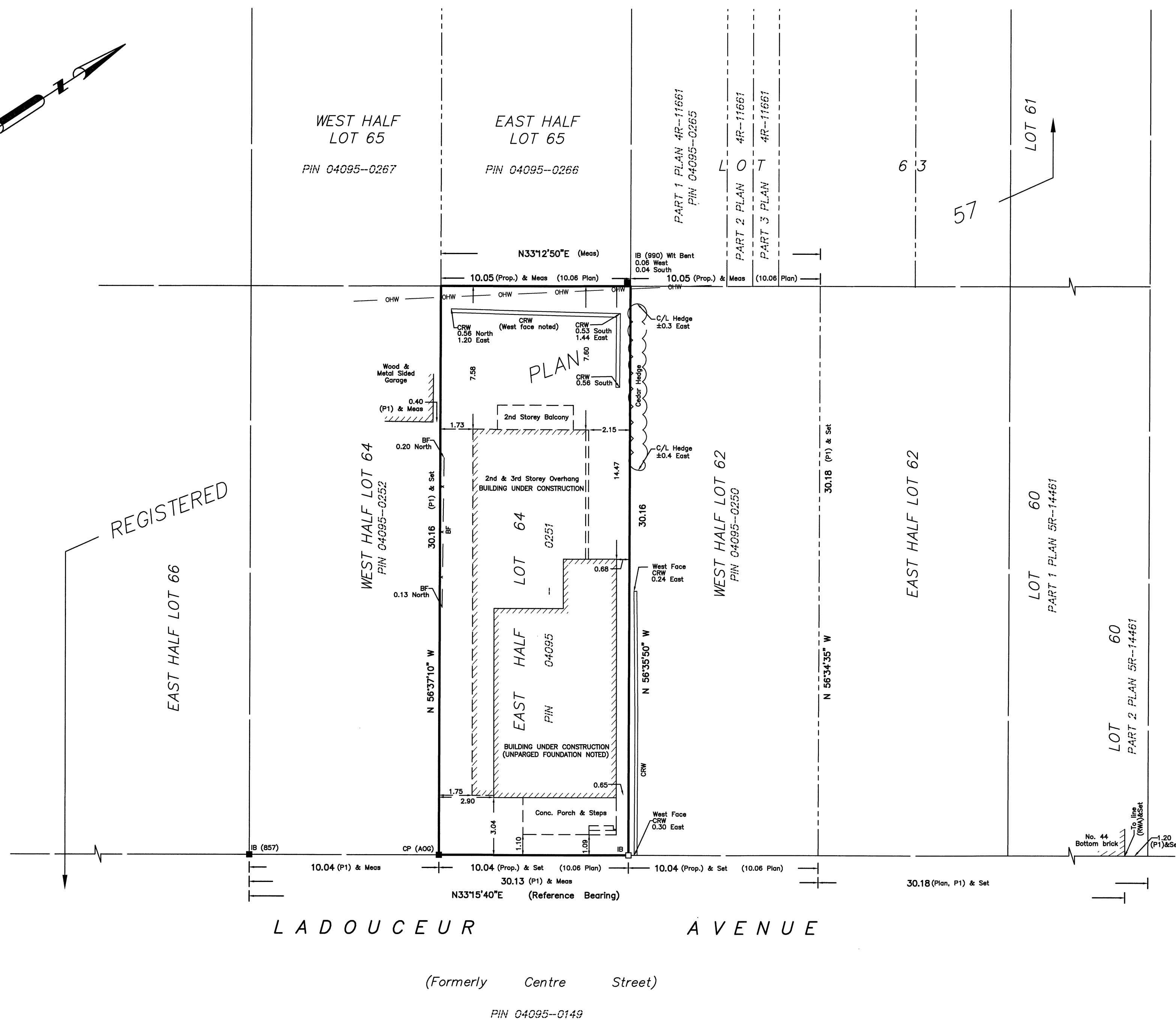
DISTANCES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF LADOUCEUR AVENUE HAVING A BEARING OF N 33° 15' 40" E AS SHOWN ON PLAN 5R-14461.

Notes & Legend

| | | |
|----------|---------|--|
| □ | Denotes | Survey Monument Planted |
| ■ | " | Survey Monument Found |
| IB | " | Iron Bar |
| CP | " | Concrete Pin |
| (Plan) | " | REGISTERED PLAN 57 |
| 1692/FSD | " | FARLEY, SMITH & DENIS SURVEYING LTD. |
| (P1) | " | Plan by (AOG) Dated July 3, 1997 |
| (P2) | " | Plan by (857) Dated May 23, 1989 |
| (P3) | " | Plan by (725) Dated September 15, 1987 |
| (725) | " | R.W. ARNETT O.L.S. |
| 990/JGP | " | J.G. PAYETTE O.L.S. |
| AOG | " | ANNIS, O'SULLIVAN & VOLLEBEKK LTD. |
| (Wit) | " | Witness |
| Meas | " | Measured |
| o UP | " | Utility Pole |
| BF | " | Board Fence |
| BRW | " | Block/Brick Retaining Wall |
| CRW | " | Concrete Retaining Wall |
| C/L | " | Centreline |



PART 2

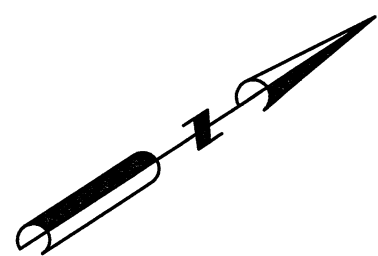
- REGISTERED RIGHTS-OF-WAY/EASEMENTS**
No rights-of-way or easements were found to be registered against the subject property.
- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**
Compliance is not certified by this report.
- ADDITIONAL REMARKS**
The building ties are to the untargeted concrete foundation walls. Note position of fence, retaining walls & hedge.

THIS REPORT WAS PREPARED FOR:
Marco Reyes ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

| | |
|---|---|
| <p>Surveyor's Certificate</p> <p>I certify that:</p> <ol style="list-style-type: none"> 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 the 23 day of February, 2016. <p>MARCH 03, 2016 Date</p> <p><i>Ronald A. Denis</i> Ronald A. Denis Ontario Land Surveyor</p> | <p>ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 1960567</p> <p>THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).</p> |
|---|---|

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL. (613) 727-8226 FAX. (613) 727-1826

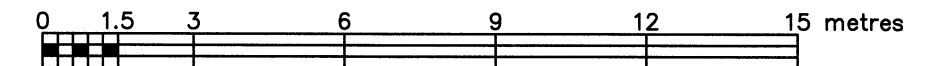


SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

THE EAST HALF OF LOT 64
REGISTERED PLAN 57
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD
2015

Scale 1: 150



METRIC NOTE

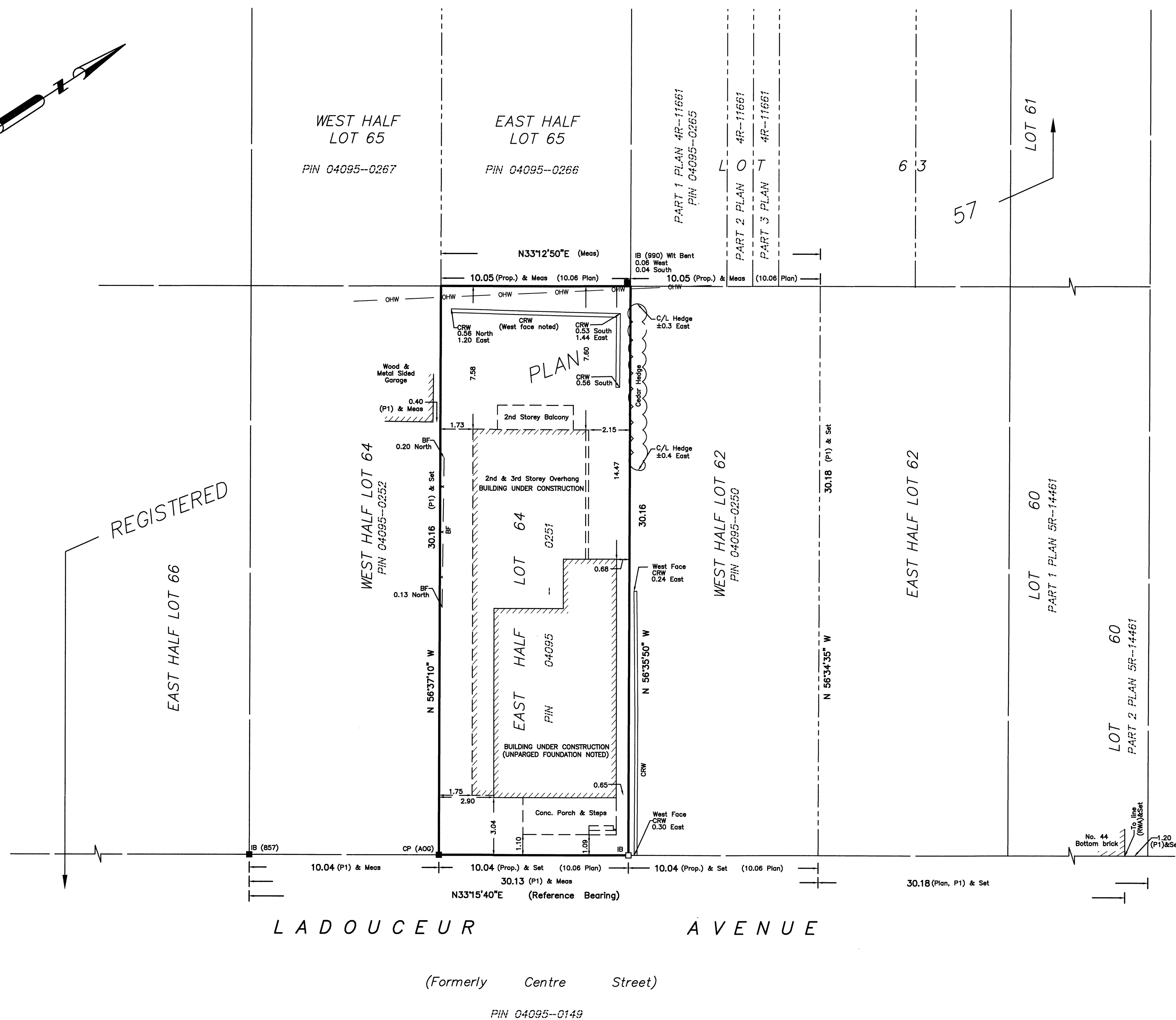
DISTANCES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF LADOUCEUR AVENUE HAVING A BEARING OF N 33° 15' 40" E AS SHOWN ON PLAN 5R-14461.

Notes & Legend

| | | |
|----------|---------|--|
| □ | Denotes | Survey Monument Planted |
| ■ | " | Survey Monument Found |
| IB | " | Iron Bar |
| CP | " | Concrete Pin |
| (Plan) | " | REGISTERED PLAN 57 |
| 1692/FSD | " | FARLEY, SMITH & DENIS SURVEYING LTD. |
| (P1) | " | Plan by (AOG) Dated July 3, 1997 |
| (P2) | " | Plan by (857) Dated May 23, 1989 |
| (P3) | " | Plan by (725) Dated September 15, 1987 |
| (725) | " | R.W. ARNETT O.L.S. |
| 990/JGP | " | J.G. PAYETTE O.L.S. |
| AOG | " | ANNIS, O'SULLIVAN & VOLLEBEKK LTD. |
| (Wit) | " | Witness |
| Meas | " | Measured |
| o UP | " | Utility Pole |
| BF | " | Board Fence |
| BRW | " | Block/Brick Retaining Wall |
| CRW | " | Concrete Retaining Wall |
| C/L | " | Centreline |



PART 2

- REGISTERED RIGHTS-OF-WAY/EASEMENTS**
No rights-of-way or easements were found to be registered against the subject property.
- COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**
Compliance is not certified by this report.
- ADDITIONAL REMARKS**
The building ties are to the untargeted concrete foundation walls. Note position of fence, retaining walls & hedge.

THIS REPORT WAS PREPARED FOR:
Marco Reyes ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

| | |
|---|---|
| <p>Surveyor's Certificate</p> <p>I certify that:</p> <ol style="list-style-type: none"> 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 the 23 day of February, 2016. <p>MARCH 03, 2016 Date</p> <p><i>Ronald A. Denis</i> Ronald A. Denis Ontario Land Surveyor</p> | <p>ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 1960567</p> <p>THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).</p> |
|---|---|

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL. (613) 727-8226 FAX. (613) 727-1826