

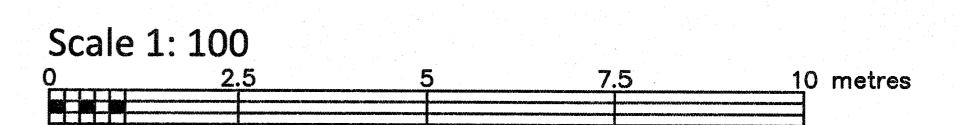
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Committee of Adjustment
Reçu | Reçu le
2023-07-26
City of Ottawa | Ville d'Ottawa
Comité de dérogation

TOPOGRAPHIC PLAN OF SURVEY OF

LOT 55
REGISTERED PLAN 364
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023



Metric Note
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

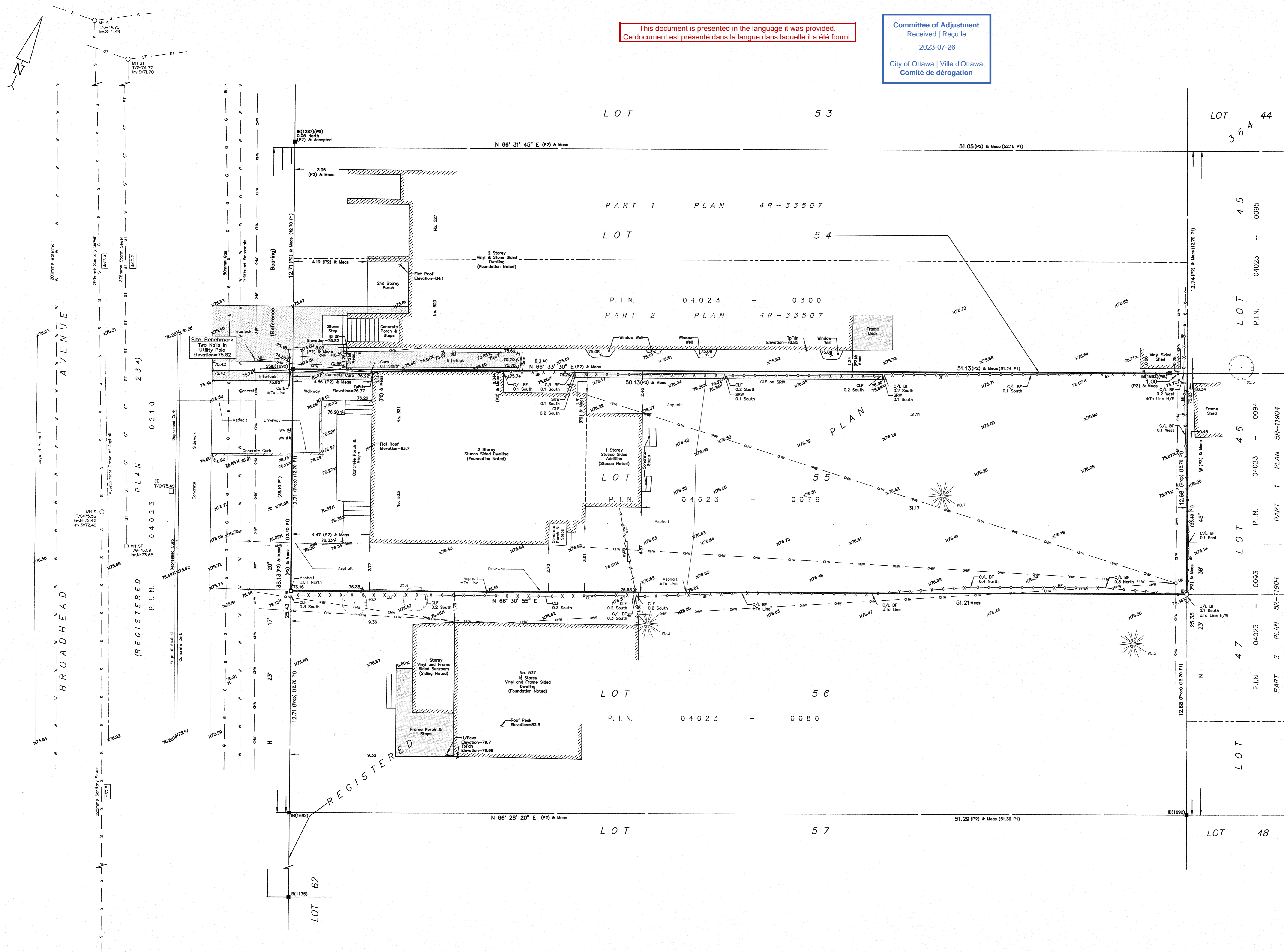
Bearing Note
Bearings are grid, are referred to the Eastern limit of Broadhead Avenue having a bearing of N 23° 17' 20" W as shown on a Plan 4R-33507 and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

Elevation Notes
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 19680092)
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

Utility Notes
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference: F-05-01, F-05-04, 6941p&p06-02, 17385p&p29 & 17385p&p30.
4. Sanitary and storm sewer grades and inverts were derived from: Field measurement.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

- Notes & Legend
- Denotes
 - Survey Monument Planted
 - Survey Monument Found
 - Standard Iron Bar
 - Short Standard Iron Bar
 - Iron Bar
 - Witness
 - Measured
 - Registered Plan 364
 - Plan by (1692) dated August 6, 2020 (File No. 262-20)
 - Maintenance Hole (Storm)
 - Maintenance Hole (Sanitary)
 - Underground Storm Sewer
 - Underground Sanitary Sewer
 - Underground Gas
 - Underground Water
 - Overhead Gas
 - Overhead Wires
 - Utility Pole
 - Water Valve
 - Water Stand Post
 - Gas Valve
 - Gas Meter
 - Air Conditioner
 - Diameter
 - Chain Link Fence
 - Board Fence
 - Stone Retaining Wall
 - Invert
 - T/G
 - Top of Grate
 - U/Eave
 - Underside of Eave
 - Top of Foundation
 - Centreline
 - North/South
 - East/West
 - E/W
 - +65.00
 - +65.00
 - Property Line
 - Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
 - Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Site Area=649.8 sq.m.



WARNING NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2023.

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 the 12th day of June, 2023.

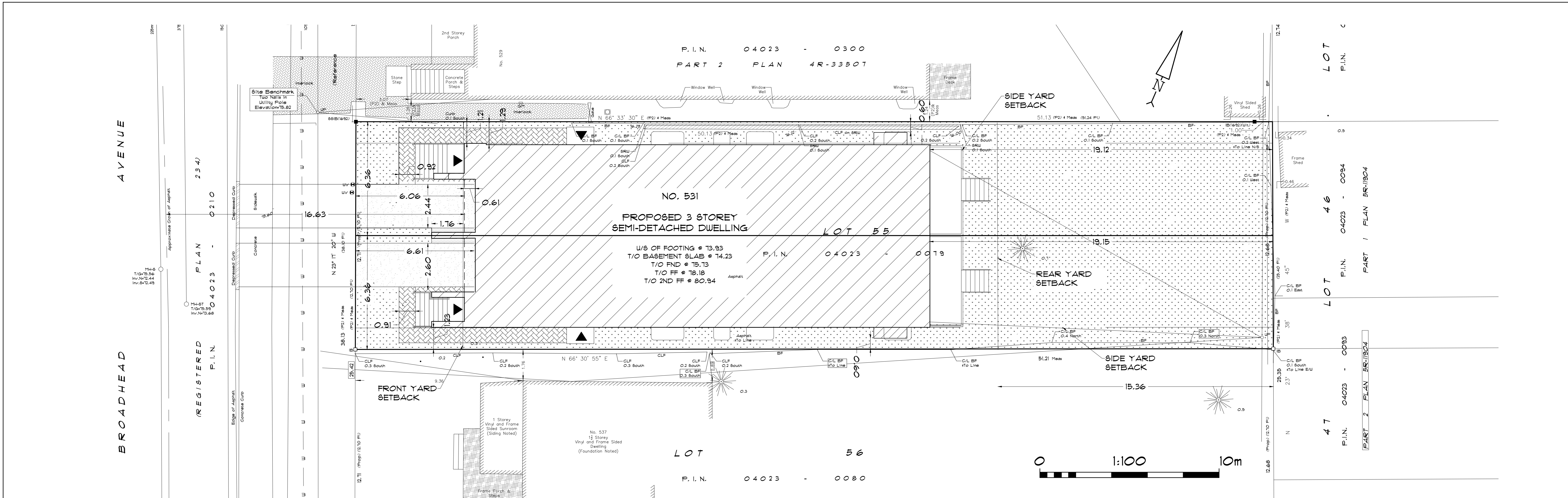
June 29/2023
Date
Emad Alrefaai
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-48429
FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca

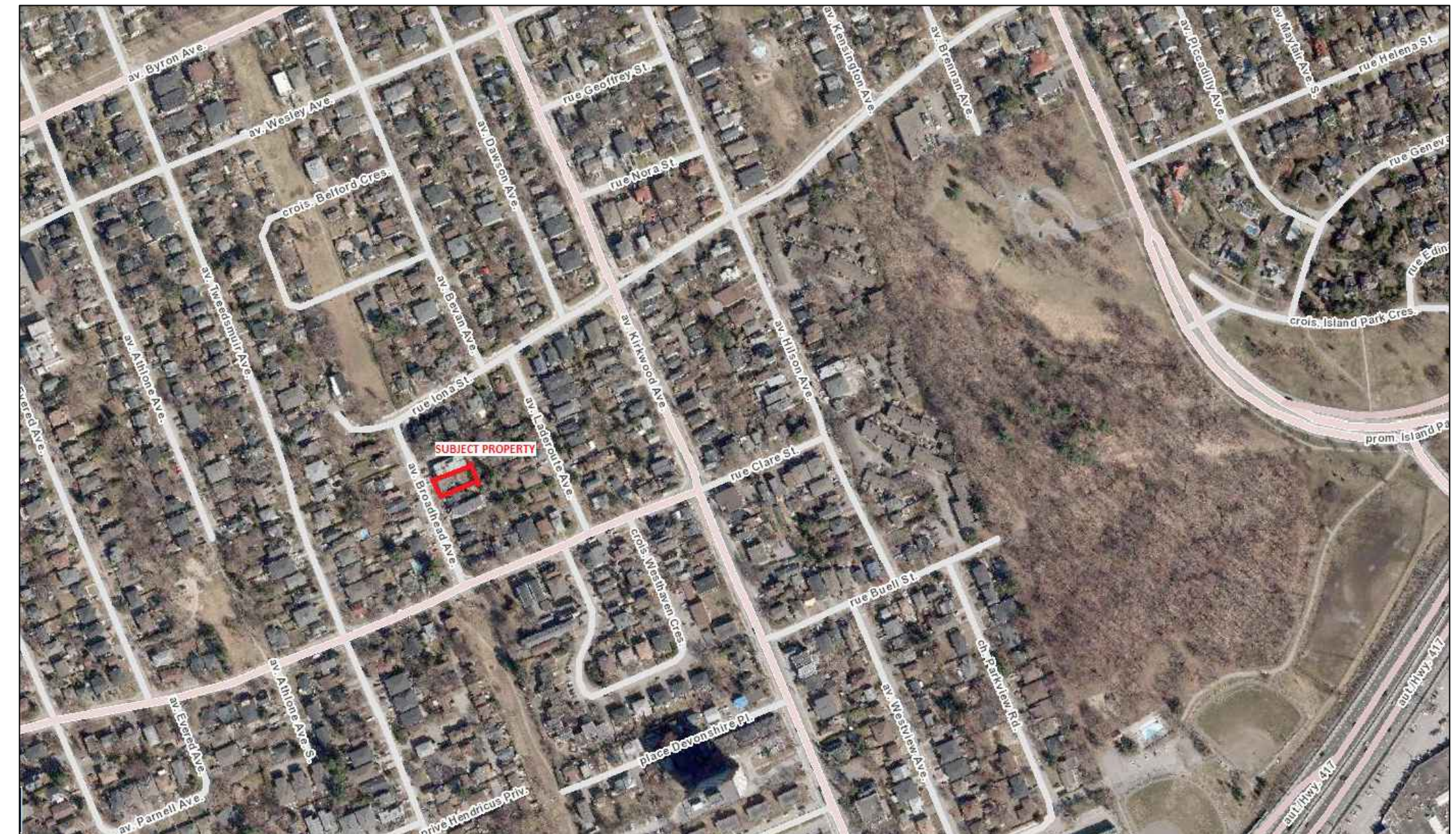
FILE No.: 193-23



1 SITE PLAN
A.1 SCALE: 1:100

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2 LOCATION PLAN
A.1 SCALE: NTS

LEGEND:

- SOFT LANDSCAPE
- PAVERS
- ASPHALT
- RIVERSTONE
- FENCE

ZONING INFORMATION

	R3R	PROPOSED PART 1	PROPOSED PART 2
PRINCIPAL DWELLING TYPE	SEMI-DETACHED		
MINIMUM LOT WIDTH	6 m	6.36 m	6.36 m
MINIMUM LOT AREA	180 m	325.18 m	325.69 m
MAXIMUM BUILDING HEIGHT	8m	7.94m	7.94m
MINIMUM FRONT YARD SETBACK	6 m	6.06 m	6.06 m
MINIMUM CORNER SIDE YARD SETBACK	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK	30% of lot depth (not comprise at least 25% of the area of the lot)	81.17 m x 30% = 24.35	81.17 x 30% = 24.35
MINIMUM INTERIOR SIDE YARD SETBACK	1.2	1.24	1.23
FRONT YARD LANDSCAPING	30% (FRONT YARD AREA = 407.04 sq.ft.)	30.1% (22.93 sq.ft.)	30.1% (22.93 sq.ft.)

NOTES:
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LEGEND:

- EXTERIOR DOOR & WINDOW TAG
- DOOR TAG
- EXTERIOR WALL TYPE
- INTERIOR PARTITION WALL TYPE
- FLOOR TYPE
- ROOF TYPE
- FOST TYPE
- FAD FOOTING TYPE
- WALL FOOTING TYPE
- SMOKE/CARBON MONOXIDE DETECTOR PER CBC 9.10.18 & 9.33.4



BELL ASSOCIATES ARCHITECTURE
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VERSION NO. 1

SEAL:

NOTES:
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NO.	ITEM	DATE
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3	ISSUED FOR PERMIT	04.07.23
2	ISSUED FOR CONSULTANTS	27.06.23
1	ISSUED FOR DISCUSSION	09.06.23
	NO. ITEM	DD.MM.YY
	REVISIONS	DATE

PROJECT
**SEMI-DETACHED DWELLING
531 BROADHEAD AVE
OTTAWA, ONTARIO K1Z 5R9**

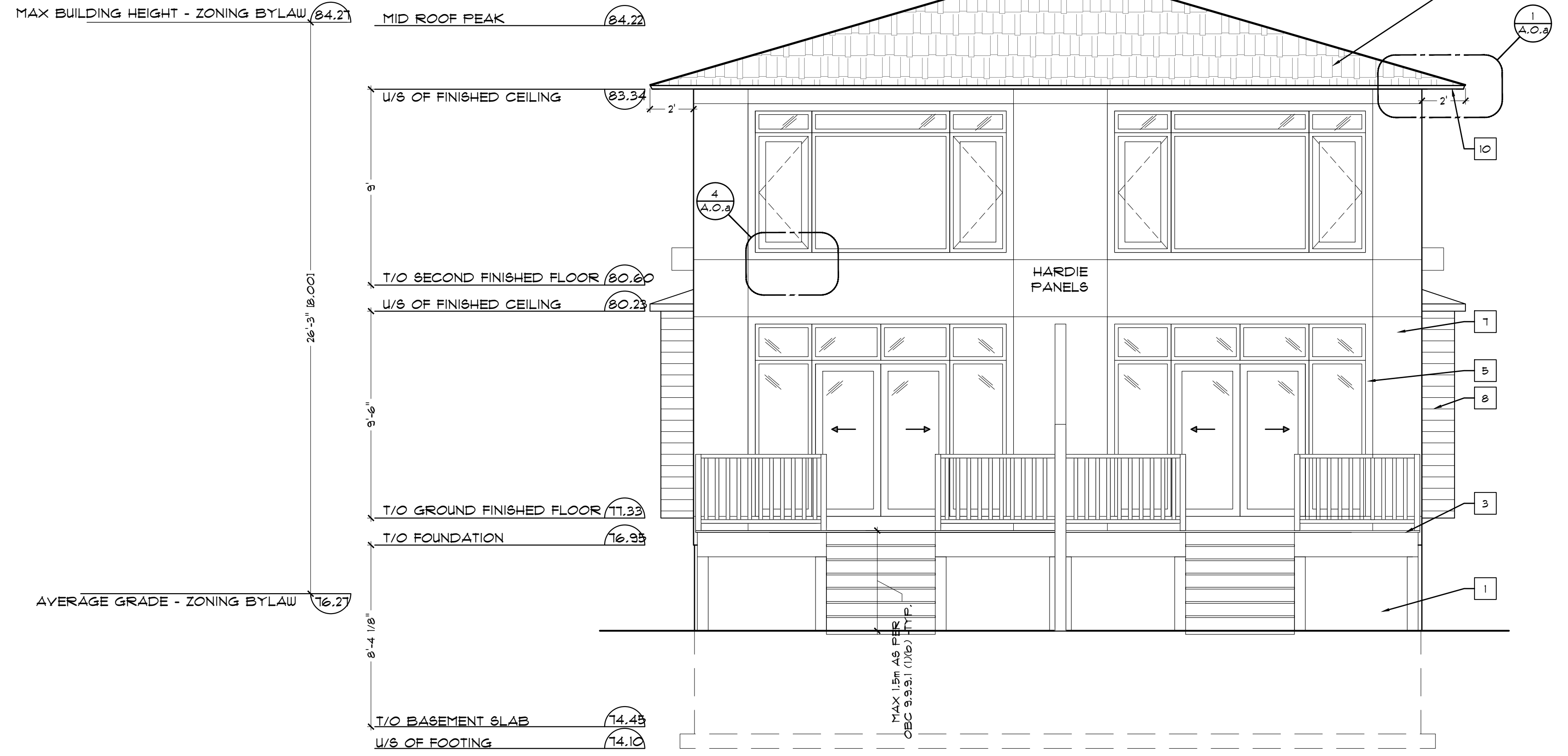
CLIENT
**HAZEM ABDELNAIEM
OTTAWA, ONTARIO K1Z 5R9**

DRAWING
SITE PLAN

SCALE: AS NOTED
DRAWN BY: HS
DATE: MAY 2023
CHKD BY: JCB
APPRD BY: JCB
PROJECT NO.: 223-10
SHEET NO.: A.1



MAX BUILDING HEIGHT - ZONING BYLAW (84.21)



1 WEST ELEVATION
A.7 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND:

ITEM #	ITEM DESCRIPTION
1	PARGING ON ALL EXPOSED CONCRETE TO 6" BELOW GRADE
2	REINFORCED CONCRETE PORCH FLOOR (SMOOTH FINISH)
3	PRESSURE TREATED WOOD DECK, STAIRS & SUPPORTING STRUCTURE
4	MASONRY STONE C.W. MASONRY TIES & WEeping HOLES AS PER O.B.C. 9.20.13.8
5	4" PRE-FINISHED TRIM (COLOUR TO BE APPROVED BY DESIGNER)
6	TEMPERED GLASS GUARD INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
7	PRE-FINISHED PANEL C.W. ALL TRIMS, CLOSURES AND FITTINGS, INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS (COLOUR TO BE APPROVED BY DESIGNER)
8	PRE-FINISHED HORIZONTAL SIDING C.W. ALL TRIMS, CLOSURES AND FITTINGS, INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS (COLOUR TO BE APPROVED BY DESIGNER)
9	4" MASONRY LINTEL
10	PRE-FINISHED ALUMINUM FASCIA & VENTED ALUM. SOFFIT
11	ROOF/ATTIC VENTILATION: 'MAXIMUM' ROOF TOP VENT OR EQ. IN ACCORDANCE WITH O.B.C.2012 SECTION 9.19.1
12	ASPHALT SHINGLES 35 YEAR ARCHITECTURAL SERIES

2 EAST ELEVATION
A.7 SCALE: 1/4" = 1'-0"

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LEGEND:

1	EXTERIOR DOOR & WINDOW TAG
CD	DOOR TAG
W	EXTERIOR WALL TYPE
PI	INTERIOR PARTITION WALL TYPE
F1	FLOOR TYPE
R1	ROOF TYPE
F1	FOOT TYPE
F1	FAD FOOTING TYPE
WF1	WALL FOOTING TYPE
CD	SMOKE/CARBON MONOXIDE DETECTOR PER OBC 9.10.19 & 9.33.4

NILESTONE
CONSTRUCTION LTD.

BELL
+ ASSOCIATES
ARCHITECTURE

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VERSION NO.

1

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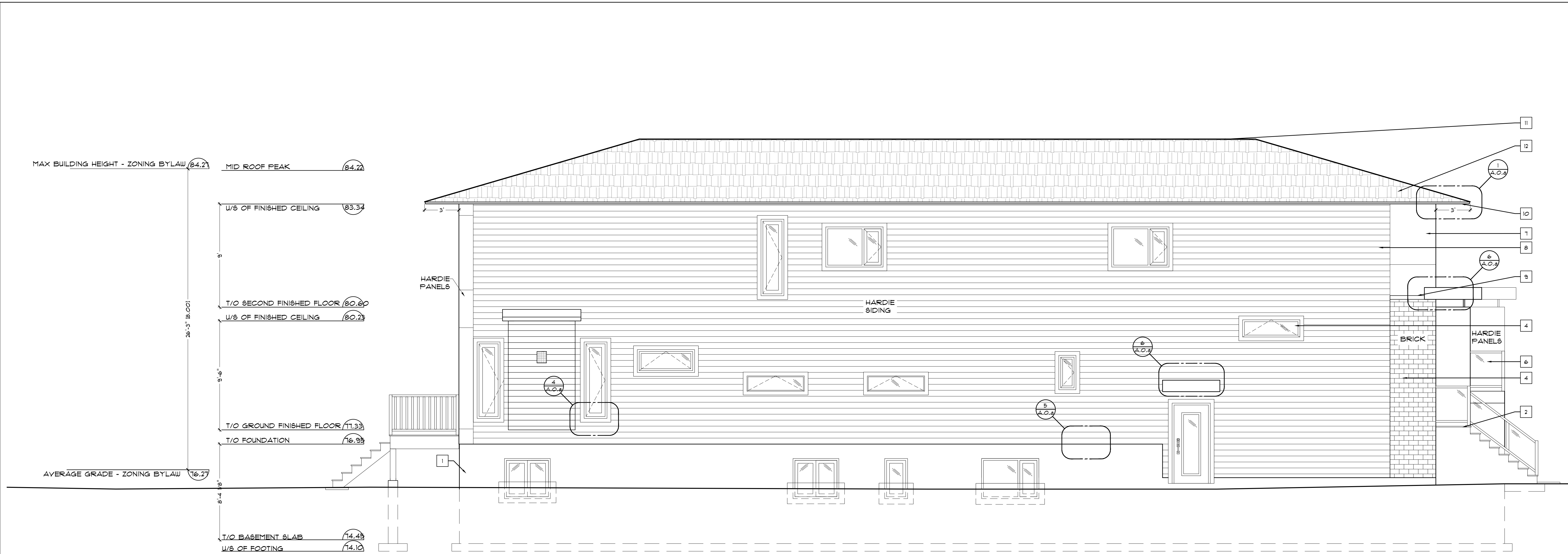
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PROJECT
**SEMI-DETACHED DWELLING
531 BROADHEAD AVE
OTTAWA, ONTARIO K1Z 5R9**

CLIENT
**HAZEM ABDELNAIEM
OTTAWA, ONTARIO K1Z 5R9**

DRAWING
FRONT AND REAR ELEVATIONS

SCALE AS NOTED
DRAWN BY HS
DATE MAY 2023
CHKD BY JCB
APPRD BY JCB
PROJECT NO. 223-10
SHEET NO.
A.7



1 NORTH ELEVATION
A.8 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND:

ITEM	ITEM DESCRIPTION
1	PAVING ON ALL EXPOSED CONCRETE TO 8" BELOW GRADE
2	REINFORCED CONCRETE PORCH FLOOR (SMOOTH FINISH)
3	PRESSURE TREATED WOOD DECK, STAIRS & SUPPORTING STRUCTURE
4	MASONRY STONE C.W. MASONRY TIES & WEEPING HOLES AS PER O.B.C. 9.20.13.8
5	4" PRE-FINISHED TRIM (COLOUR TO BE APPROVED BY DESIGNER)
6	TEMPERED GLASS GUARD INSTALLED AS PER MANUFACTURERS SPECIFICATIONS
7	PRE-FINISHED PANEL C.W. ALL TRIMS, CLOSURES AND FITTINGS, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS (COLOUR TO BE APPROVED BY DESIGNER)
8	PRE-FINISHED HORIZONTAL SIDING C.W. ALL TRIMS, CLOSURES AND FITTINGS, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS (COLOUR TO BE APPROVED BY DESIGNER)
9	4" MASONRY LINTEL
10	PRE-FINISHED ALUMINUM FASCIA & VENTED ALUM. SOFFIT
11	ROOF/ATTIC VENTILATION: "MAXIMUM" ROOF TOP VENT OR EQ. IN ACCORDANCE WITH O.B.C.2012 SECTION 9.19.1
12	ASPHALT SHINGLES 35 YEAR ARCHITECTURAL SERIES

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LEGEND:

(D)	EXTERIOR DOOR & WINDOW TAG
(D)	DOOR TAG
(W)	EXTERIOR WALL TYPE
(PI)	INTERIOR PARTITION WALL TYPE
(FI)	FLOOR TYPE
(R)	ROOF TYPE
(F)	FOOT TYPE
(F1)	FAD FOOTING TYPE
(WF)	WALL FOOTING TYPE
(C)	SMOKE/CARBON MONOXIDE DETECTOR PER OBC 9.10.19 & 9.33.4



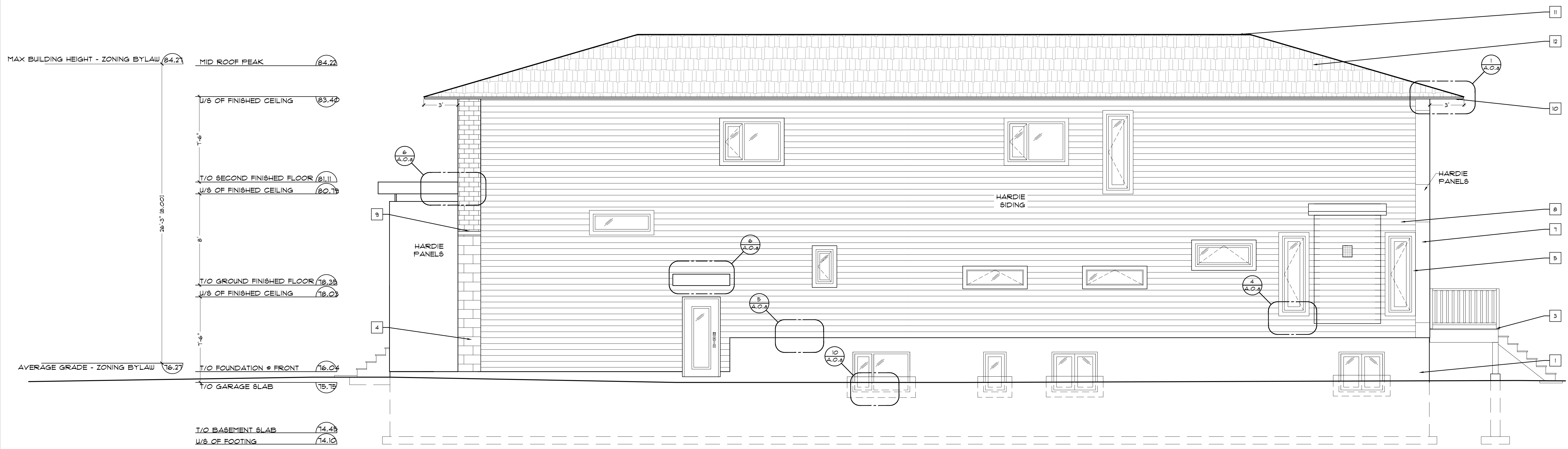
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VERSION NO.	1
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1	ISSUED FOR DISCUSSION	09.06.23
	NO. ITEM	DD.MM.YY
	REVISIONS	DATE

PROJECT	SCALE	A8 NOTED
SEMI-DETACHED DWELLING 551 BROADHEAD AVE OTTAWA, ONTARIO K1Z 5R9	DRAWN BY	HS
	DATE	MAY 2023
	CHKD BY	JCB
CLIENT	APPRD BY	JCB
HAZEM ABDELNAIEM OTTAWA, ONTARIO K1Z 5R9	PROJECT NO.	223-10
	SHEET NO.	A.8
DRAWING		
LEFT ELEVATION		



1 SOUTH ELEVATION
A.9
 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND:

ITEM #	ITEM DESCRIPTION
1	FARGING ON ALL EXPOSED CONCRETE TO 8" BELOW GRADE
2	REINFORCED CONCRETE PORCH FLOOR (SMOOTH FINISH)
3	PRESSURE TREATED WOOD DECK, STAIRS & SUPPORTING STRUCTURE
4	MASONRY STONE C.W. MASONRY TIES & WEEPING HOLES AS PER O.B.C. 9.20.13.8
5	4" PRE-FINISHED TRIM (COLOUR TO BE APPROVED BY DESIGNER)
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(F2)	FAD FOOTING TYPE
(WF1)	WALL FOOTING TYPE
(C)	SMOKE/CARBON MONOXIDE DETECTOR PER OBC 9.10.19 & 9.33.4



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PROJECT	SCALE	A8 NOTED
SEMI-DETACHED DWELLING 531 BROADHEAD AVE OTTAWA, ONTARIO K1Z 5R9	DRAWN BY	HS
	DATE	MAY 2023
	CHECKED BY	JCB
CLIENT	APPRD BY	JCB
HAZEM ABDELNAIEM OTTAWA, ONTARIO K1Z 5R9	PROJECT NO.	223-10
	SHEET NO.	A.9
DRAWING		RIGHT ELEVATION