

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from control monument No. 019680011 having an elevation of 68.675 metres.
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 its 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 E-G-18C
4. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



Committee of Adjustment
Received | Reçu le
2023-09-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF LOT 11
CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
PART OF THE BED OF THE OTTAWA RIVER
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.
 Scale 1 : 150
 Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 18th day of November, 2022.
 Date: Dec. 12, 2022
 E. H. Henweyer
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH
 SURVEY REPORT DATED: December 12, 2022

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to Robert Lander ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

Denotes	
—○—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(PI)	Plan 5R-14666
(P2)	Plan 4R-29614
(P3)	Plan 5R-11671
(P4)	Plan 4R-5644
— W —	Underground Water
— G —	Underground Gas
— OHW —	Overhead Wires
○ P	Utility Pole
○ vc	Valve Chamber (Watermain)
○	Deciduous Tree
★	Coniferous Tree
CLF	Chain Link Fence
BF	Board Fence
MF	Metal Fence
TOS	Top of Slope
BOS	Bottom of Slope
HM	Hydro Meter
∅	Diameter
CL	Centreline
WRW	Wooden Retaining Wall
CRW	Concrete Retaining Wall
+ 65.00	Location of Elevations
+ 66.00	Top of Concrete Curb / Wall Elevation
□ CB	Catch Basin
Calc	Calculated

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
 For bearing comparisons, a rotation of 0°01'05" clockwise was applied to bearings on plan 4R-29614

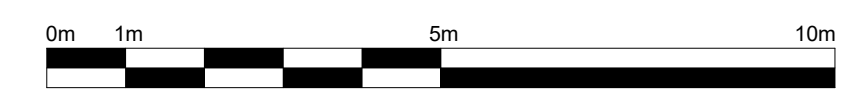
ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
V-40734
 THIS PLAN IS NOT VALID UNLESS
 IT IS AN EMBOSSED ORIGINAL
 COPY ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29 (3)



121 JAMES CUMMINGS AVE.
PROPOSED TWO STOREY
SINGLE FAMILY DWELLING

FFL	=	61.99 m
TOF	=	61.52 m
BFL	=	59.00 m
USF	=	58.57 m

1 SITE PLAN
 A00.04
 1/8" = 1'-0"



SITE PLAN LEGEND:

PROPERTY LINE	---
SETBACK LINE	---
SHORE LINE (58.61m)	---
100y FLOODPLAIN (60.65m)	---
BUILDING TO BE DEMOLISHED	---
EXISTING BUILDING FOOTPRINT	---
PROPOSED BUILDING FOOTPRINT	---
PRIMITED PROJECTIONS (ROOF LEVEL)	---
PRIMITED PROJECTIONS (2ND LEVEL)	---
PROPOSED BUILDING ENTRANCE	▲
EXISTING GRADE ELEVATION	###
PROPOSED GRADE ELEVATION	###


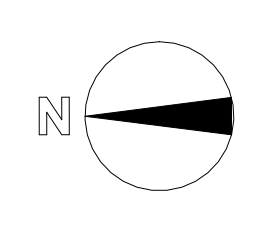
GENERAL NOTES:

- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
- DO NOT SCALE DRAWINGS.
- ALL WORK SHALL COMPLY WITH THE NATIONAL BUILDING CODE OF CANADA AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CHRISTOPHER SIMMONDS ARCHITECT INC. COPYRIGHT RESERVED.

DRAWING NOTES

- EXISTING SINGLE STOREY DWELLING TO BE DEMOLISHED.
- EXISTING TREE TO REMAIN, PROTECT DURING CONSTRUCTION.
- ASPHALT DRIVEWAY
- STONE PAVER TERRACE / WALKWAY
- EXISTING SHED TO BE DEMOLISHED
- EXTENT OF ROOF PROJECTION ABOVE SEPTIC FILED, REFER TO ENGINEERED SEPTIC DESIGN 230053-SD.
- EXISTING TREE TO BE REMOVED, REFER TO TREE INFORMATION REPORT.
- PROPOSED BIO-FILTERERS, REFER TO ENGINEERED SEPTIC DESIGN 230053-SD.
- EXISTING UTILITY POLE TO REMAIN, PROTECT DURING CONSTRUCTION.
- EXISTING UTILITY LINES TO BE DISCONNECTED AND REMOVED.
- NEW SOD / PLANTING / LANDSCAPING.
- EXISTING CATCH BASIN PIPING TO BE REMOVED.
- EXTENT OF CUT AND FILL OF 100 YEAR FLOOD PLANE, REFER TO CIVIL.
- PORTION OF EXISTING ROAD TO BE REMOVED AND REINSTATED TO ALLOCATE WATER MAIN CONNECTION, REFER TO CIVIL.
- NEW WATER MAIN ACCESS, REFER TO CIVIL.

No.	Description	Date
5	ISSUED FOR MINOR VARIANCE	2023.08.21
4	ISSUED FOR PERMIT	2023.06.30
3	STRUCTURAL REVIEW R1	2023.06.16
2	MECHANICAL COORDINATION R1	2023.06.05
1	CONSULTANT COORDINATION	2023.05.30

ARCHITECT'S SEAL:  TRUE NORTH: 

simmonds ARCHITECTURE
 340 Catherine Street
 Ottawa, ON K1R 1C4
 613.567.7888
 simmondsarch.com

PROJECT:
 LANDER RESIDENCE
 121 JAMES CUMMINGS AVE.
 NEPEAN, ON. K2H 8C9

DRAWING TITLE:
SITE PLAN

DATE:	2023.05.30	DRAWING NO.:	
SCALE:	As Indicated		
DRAWN BY:	BSD		
JOB NUMBER:	844-22		

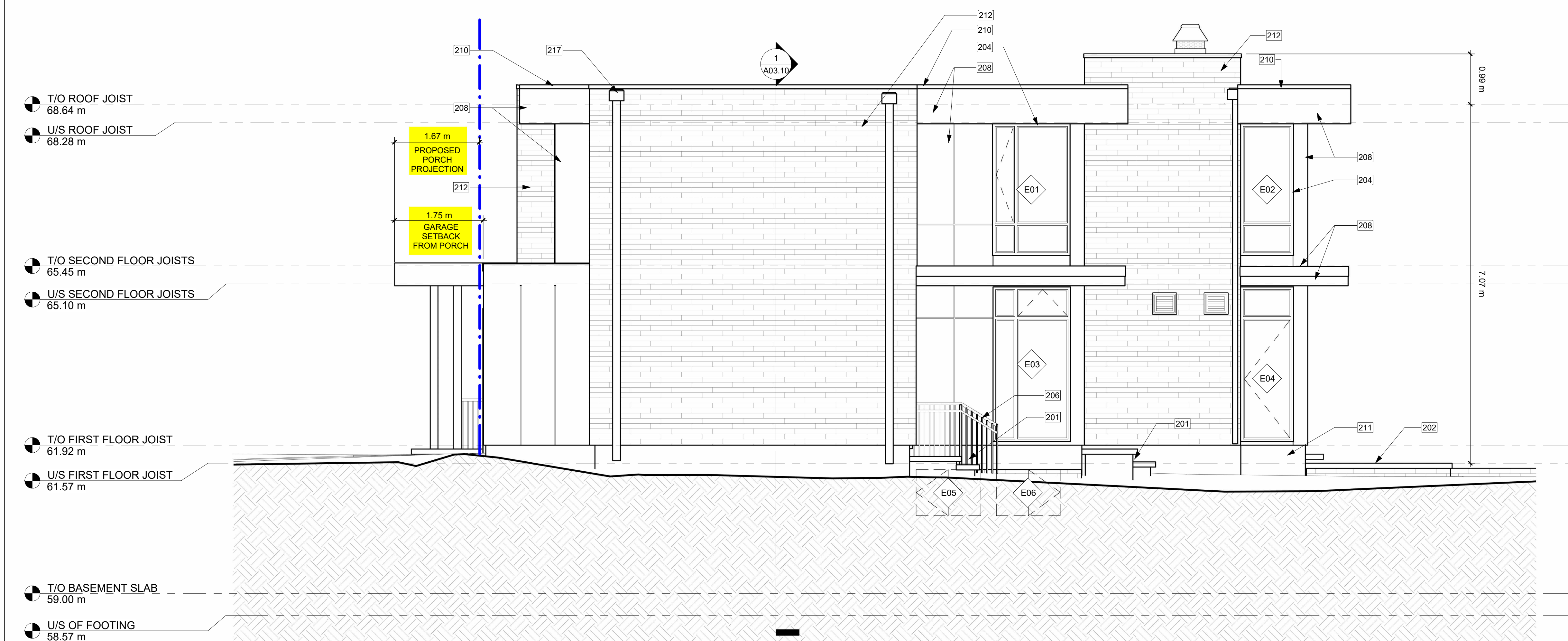
A00.03

DRAWING NOTES

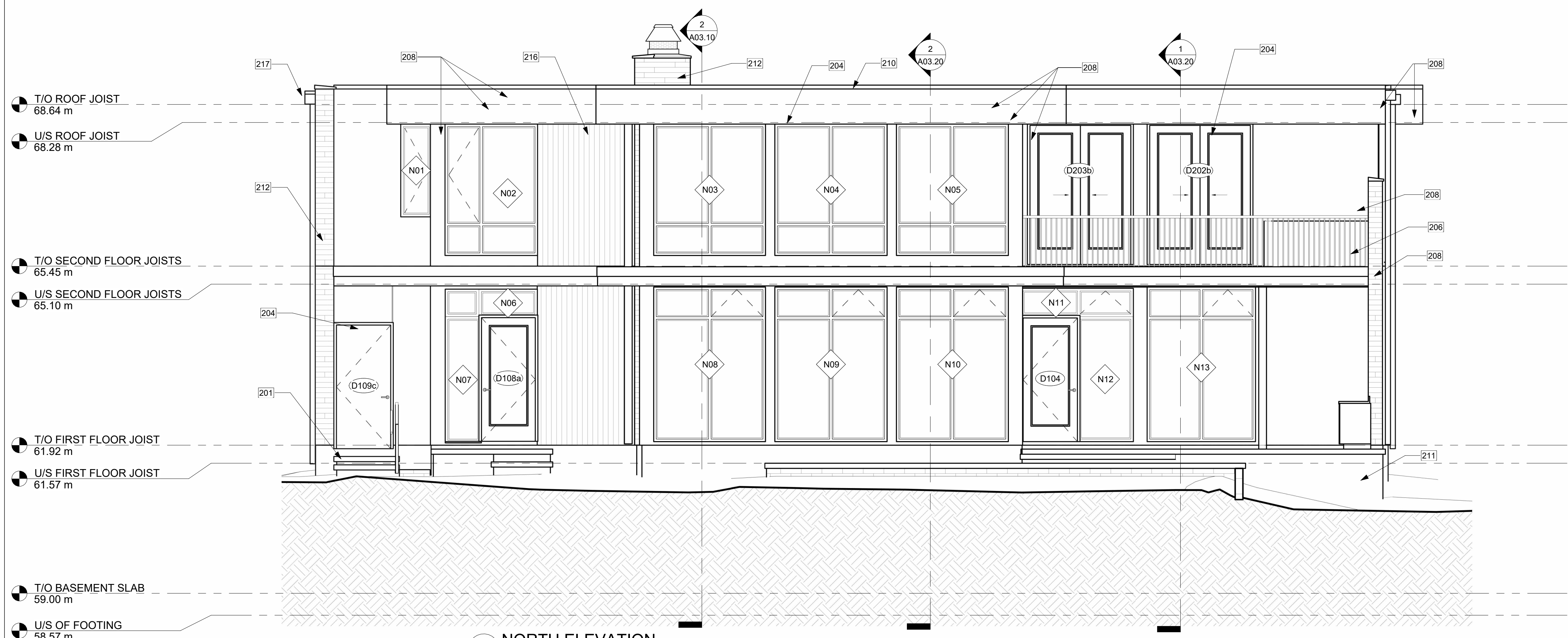
- 201 STONE STEPS
- 202 STONE PAVER TERRACE
- 204 PRE-FINISHED METAL FLASHING w/ DRIP EDGE
- 206 PRE-FINISHED METAL FLASHING w/ DRIP EDGE @ ALL FENESTRATION HEADS & SILLS
- 208 3'-6" HIGH GUARD CONSTRUCTED AS PER O.B.C. 9.8.8. AND SB-7 DETAILS EB-5, EA-5, & EC-1
- 210 PRE-FINISHED METAL CLADDING, REFER TO ASSEMBLY SCHEDULES.
- 211 CEMENT PARPING, REFER TO ASSEMBLY SCHEDULES.
- 212 STONE VENEER, REFER TO ASSEMBLY SCHEDULES.
- 216 VERTICAL WOOD CLADDING, REFER TO ASSEMBLY SCHEDULES.
- 217 PRE-FINISHED METAL SCUPPER c/w DOWNSPOUT DIRECTED AWAY FROM BUILDING.

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1 EAST ELEVATION
A02.10/ 1/4" = 1'-0"



2 NORTH ELEVATION
A02.10/ 1/4" = 1'-0"



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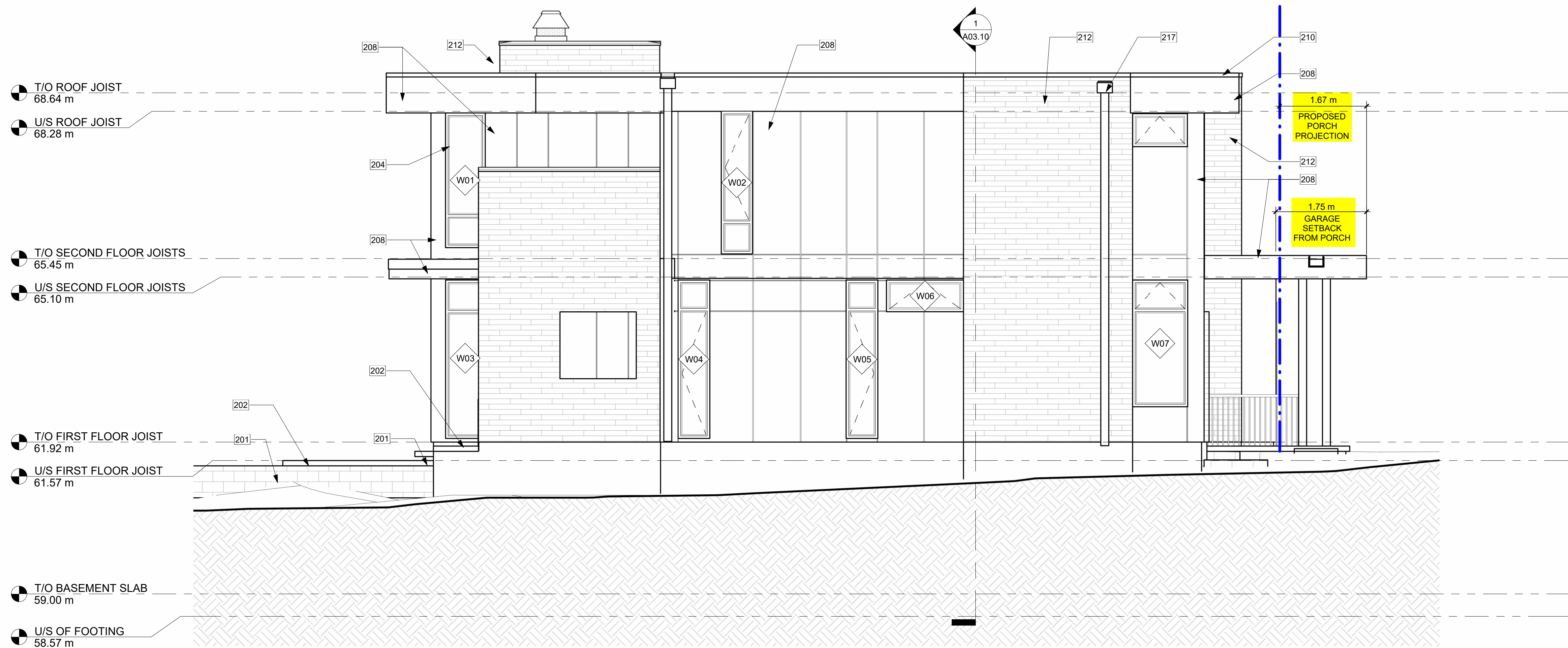
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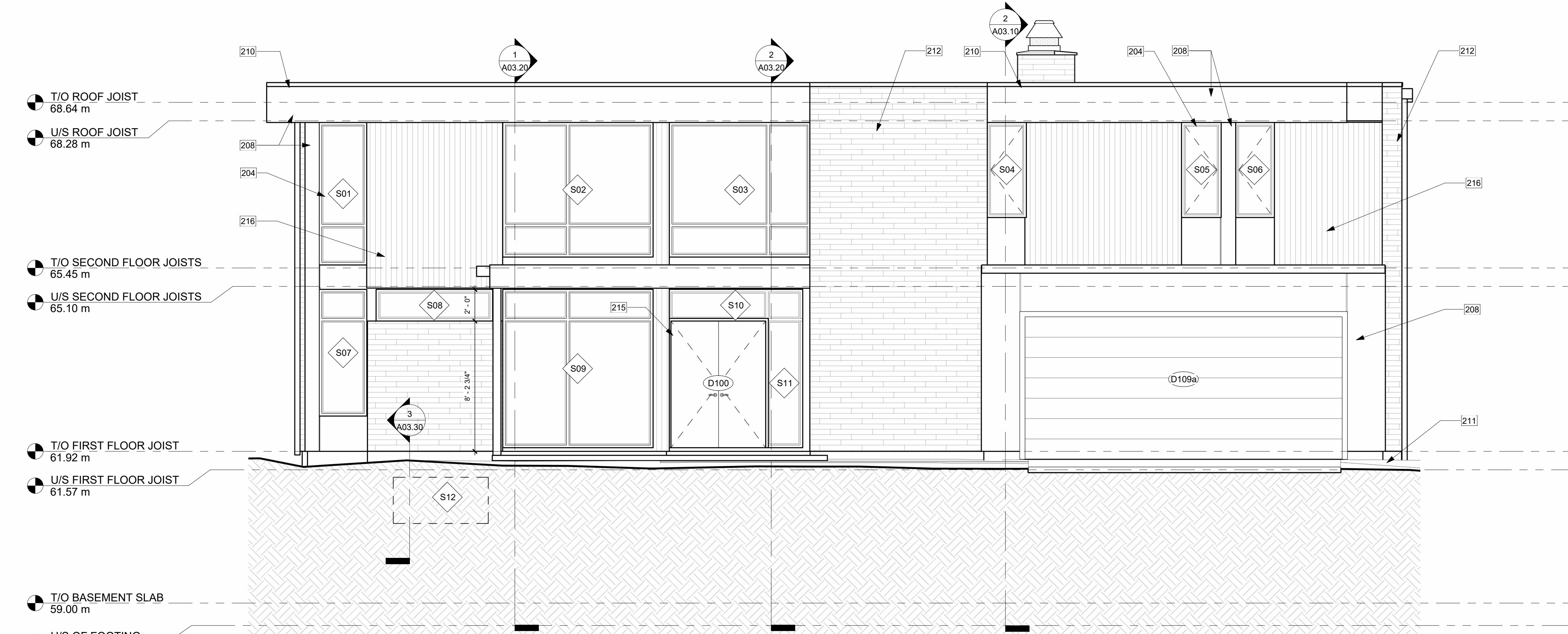
PROJECT:
LANDER RESIDENCE
121 JAMES CUMMINGS AVE.
NEPEAN, ON. K2H 8C9

DRAWING TITLE:
EAST & NORTH ELEVATION

DATE: 2023.05.30 DRAWING NO:
SCALE: 1/4" = 1'-0"
DRAWN BY: BSD
JOB NUMBER: 844-22 **A02.10**



1 WEST ELEVATION
A02.20/ 1/4" = 1'-0"



2 SOUTH ELEVATION
A02.20/ 1/4" = 1'-0"

DRAWING NOTES

- 201 STONE STEPS
- 202 STONE PAVER TERRACE
- 204 PRE-FINISHED METAL FLASHING w/ DRIP EDGE @ ALL FENESTRATION HEADS & SILLS
- 208 PRE-FINISHED METAL CLADDING, REFER TO ASSEMBLY SCHEDULES.
- 210 PRE-FINISHED METAL PARAPET CAP
- 211 CEMENT PARGING, REFER TO ASSEMBLY SCHEDULES.
- 212 STONE VENEER, REFER TO ASSEMBLY SCHEDULES.
- 215 DOUBLE DOOR TO HAVE ONE 'FLAT SLAB' WOOD PANEL AND ONE 'FULL GLASS' PANEL.
- 216 VERTICAL WOOD CLADDING, REFER TO ASSEMBLY SCHEDULES.
- 217 PRE-FINISHED METAL SCUPPER c/w DOWNSPOUT DIRECTED AWAY FROM BUILDING.

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PROJECT:
LANDER RESIDENCE
121 JAMES CUMMINGS AVE.
NEPEAN, ON. K2H 8C9

DRAWING TITLE:
WEST & SOUTH ELEVATION

DATE:	2023.05.30	DRAWING NO:	A02.20
SCALE:	1/4" = 1'-0"		
DRAWN BY:	BSD		
JOB NUMBER:	844-22		

