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I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 DATE: \_\_\_\_\_  
 DANIEL ROBINSON  
 ONTARIO LAND SURVEYOR

**PLAN 4R-**  
 RECEIVED AND DEPOSITED  
 DATE: \_\_\_\_\_  
 REPRESENTATIVE FOR LAND REGISTRAR  
 FOR THE LAND TITLES DIVISION OF  
 OTTAWA-CARLETON NO. 4.

| SCHEDULE |   |      |                   |              |
|----------|---|------|-------------------|--------------|
| PART     | LOT   | PLAN | PIN               | AREA (Sq.m.) |
| 1        | Part of 11 & 12 (in Block 1) (East Fairmont Avenue) |      |                   | 183.6        |
| 2        |   |      |                   | 27.7         |
| 3        |   |      |                   | 24.5         |
| 4        | Part of 12 (in Block 1) (East Fairmont Avenue)      | 111  | ALL OF 04099-0053 | 9.0          |
| 5        |   |      |                   | 134.0        |
| 6        |   |      |                   | 16.6         |
| 7        |   |      |                   | 9.0          |
| 8        |   |      |                   | 27.9         |
| 9        |   |      |                   | 184.5        |

PLAN OF SURVEY OF  
**LOT 12 and PART OF LOT 11 (in Block 1)**  
**(East Fairmont Avenue)**  
**REGISTERED PLAN 111**  
**CITY OF OTTAWA**  
**FARLEY, SMITH & DENIS SURVEYING LTD. 2023**

Scale 1: 100

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

**Distance Note**  
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**Bearing Note**  
 Bearings are astronomic and are referred to the easterly limit of Fairmont Avenue having a bearing of N22°58'40"W as shown on Plan 5R-11880.

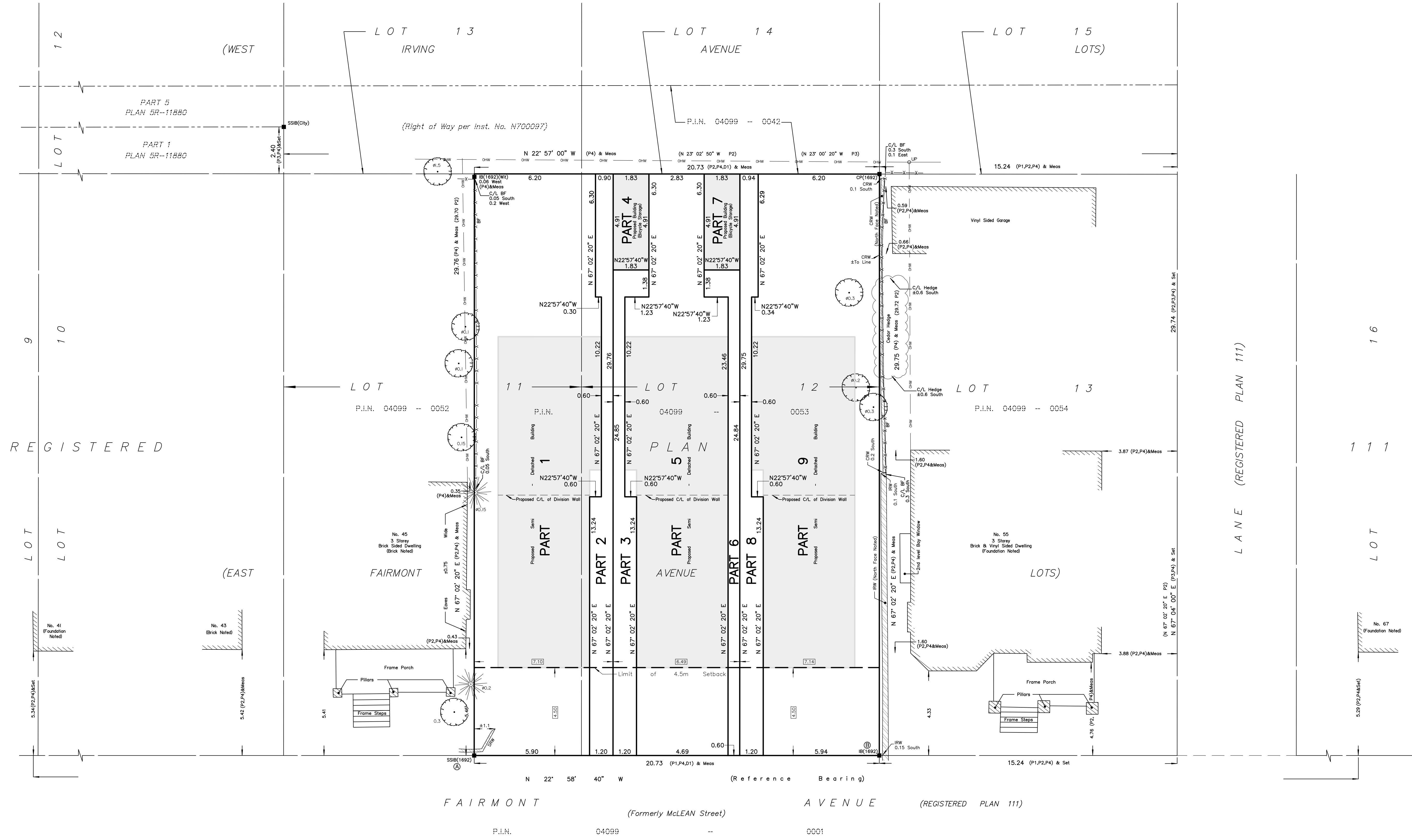
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|--|------------|-----------|--|
| POINT ID   | NORTHING   | EASTING   |  |
| (A)  | 5029534.50 | 365663.25 |  |
| (B)  | 5629515.49 | 365671.51 |  |
| 01919680105  | 5024915.16 | 373971.65 |  |
| 01919680005  | 5027191.26 | 361496.76 |  |

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- Notes & Legend**
- Denotes Survey Monument Planted
  - Survey Monument Found
  - Iron Bar
  - (WIT) Witness
  - Meas Measured
  - (P1) Registered Plan 111
  - (P2) Plan by (1692) dated December 3, 2008 (Job No. 416-08)
  - (P3) Plan 5R-11880
  - (F4) Plan by (1692) dated June 3, 2020 (Job No. 122-20)
  - (D1) Inst. No. N728668
  - OHW Overhead Wires
  - UP Utility Pole
  - BF Board Fence
  - SRW Stone Retaining Wall
  - IRW Interlock Retaining Wall
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  - C/L Centreline
  - Deciduous Tree
  - ☼ Coniferous Tree

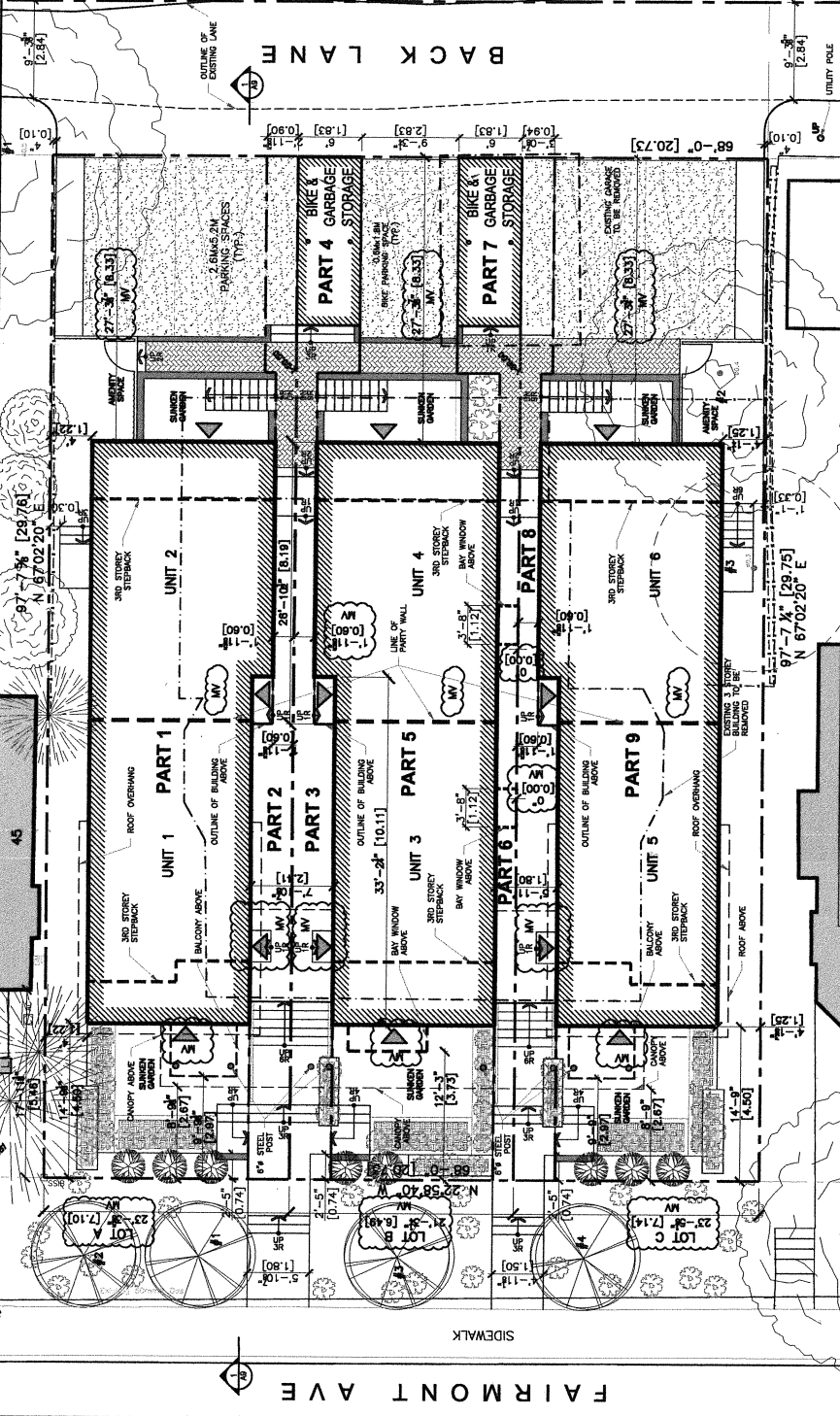
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 I certify that:  
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Land Titles Act and the Regulations made under them.  
 2. The survey was completed on the \_\_\_ day of \_\_\_\_\_, 2023.

Date \_\_\_\_\_ Daniel Robinson  
 Ontario Land Surveyor

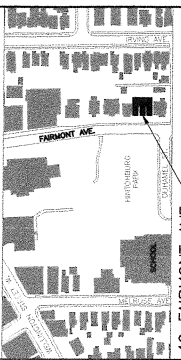


This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX  
**FARLEY, SMITH & DENIS SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 CANADA LAND SURVEYORS  
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
 TEL. (613) 727-8226 E-mail: fsdsurveys@bellnet.ca

**DEVELOPMENT INFORMATION**  
 TOTAL SITE AREA: 616.5m<sup>2</sup>  
 ZONING: RAUB



**LOCATION MAP**



49 FAIRMONT AVE.

**BUILDING PROGRAM:**  
 UNIT AREAS FROM EXT. FACE OF EXT. WALL OR CENTRE LINE OF  
 CASUALED FROM EXT. FACE OF EXT. WALL, EXCLUDING ROOF TERRACE  
 AND BALCONY)

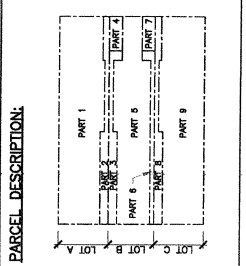
**UNIT 1, 3, 5:**  
 PRIMARY DWELLING UNIT  
 FIRST: 444.8 FF (41.3 M)  
 SECOND: 444.8 FF (41.3 M)  
 THIRD: 352.7 FF (32.7 M)  
 TOTAL: 1,242.3 FF (115.4 M)

**UNIT 2, 4, 6:**  
 PRIMARY DWELLING UNIT  
 FIRST: 452.6 FF (42.0 M)  
 SECOND: 461.5 FF (42.9 M)  
 THIRD: 363.3 FF (33.7 M)  
 TOTAL: 1,277.4 FF (118.7 M)

**SECONDARY DWELLING UNIT**  
 TOTAL: 461.5 FF (42.9 M)

**DRAWING LEGEND:**

- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- NEW TREES
- NEW SHRUBS
- PARKING FLEX SPACE
- RETAINING WALL



**1 SITE PLAN**  
 3/32" = 1'-0"

**SP1**

SCALE: 3/32" = 1'-0"  
 DRAWN BY: [Name]  
 DATE: 10/9/23  
 PROJECT NO.: [Number]  
 FOOT-20

**COLIZZA BRUMI**  
 85 CHAMBERLAIN AVE. #1070  
 OTTAWA, ONTARIO K1N 1Y9  
 (416) 521-5111  
 WWW.COLIZZABRUMI.COM

**PROJECT NAME:**  
 49 FAIRMONT AVENUE  
**DRAWING TITLE:**  
 SITE PLAN  
**PROPOSED:**  
 3 LONG SEM-DETACHED  
 BUILDINGS  
 OTTAWA, ON

3/22/2023 10:59 AM C:\Users\jbrum1\OneDrive\Documents\49 FAIRMONT AVE\SP1 - SITE PLAN.dwg  
 PRINT DATE: 5-04-23 - USER: JBRUM1  
 PLOT DATE: 5-04-23 - USER: JBRUM1  
 PLOT BY: JBRUM1

**PRIMARY CONSENT – LOT A**

**Sever Parts 1 & 2  
Retain Parts 3, 4, 5, 6, 7, 8 & 9**

- Parts 1 & 2 subject to an easement/ROW over Part 2 in favour of Parts 3, 4, 5, 6 & 7 (All of Lot B)
- Parts 1 & 2 (All of Lot A) have the benefit of an easement over Parts 3 & 4

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DATE: \_\_\_\_\_  
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ONTARIO LAND SURVEYOR

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PLAN OF SURVEY OF  
**LOT 12 and PART OF LOT 11 (in Block 1)**  
**REGISTERED PLAN 111**  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 100  
0 2.5 5 7.5 10 metres

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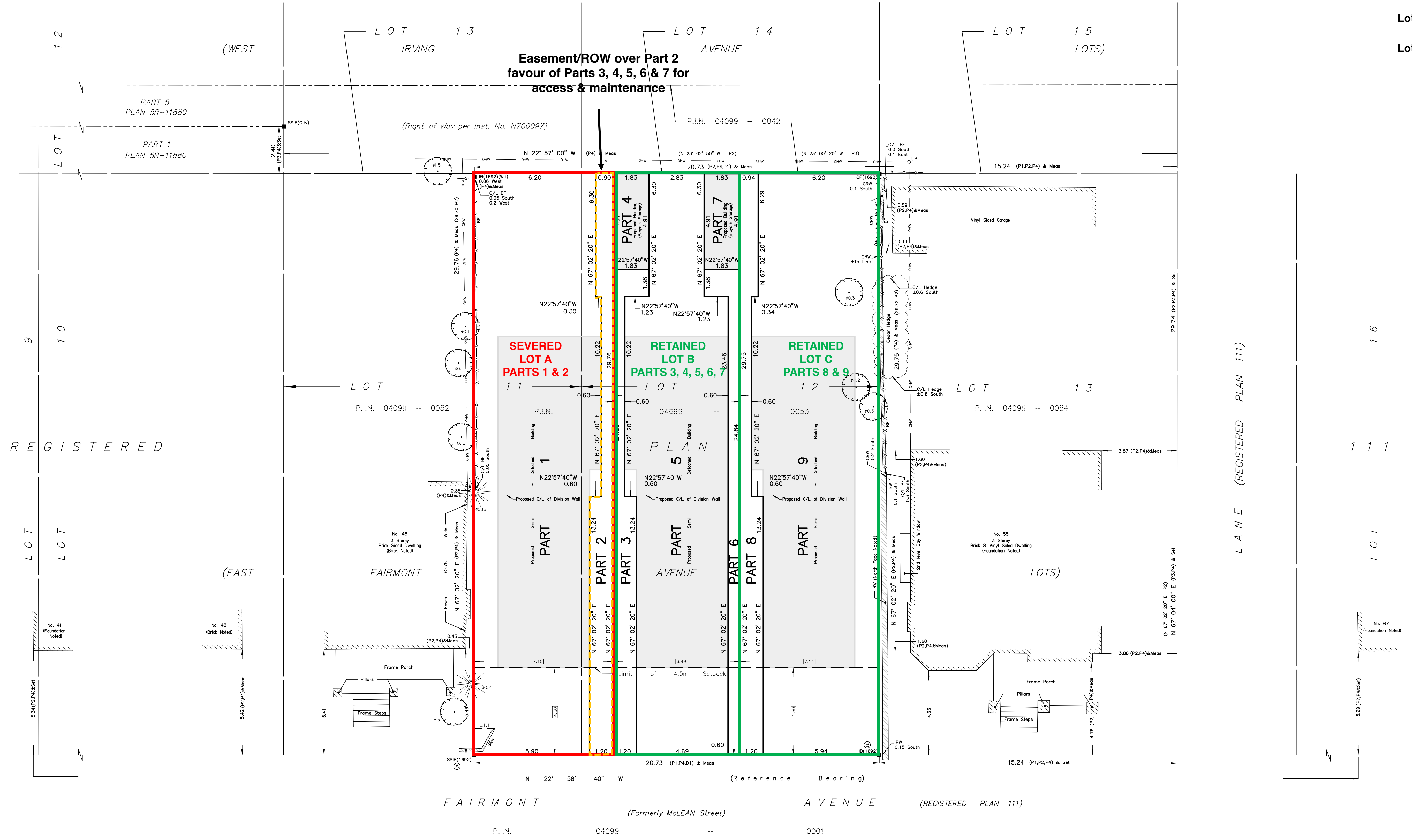
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I certify that:

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Ontario Land Surveyor



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TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca

**SECONDARY (A) CONSENT – LOT B**

**Sever Parts 3, 4, 5, 6 & 7  
Retain Parts 1, 2, 8, & 9**

- Parts 3 & 4 subject to an easement in favour of Parts 1 & 2 (All of Lot A)
- Parts 6 & 7 subject to an easement in favour of Parts 8 & 9 (All of Lot C)
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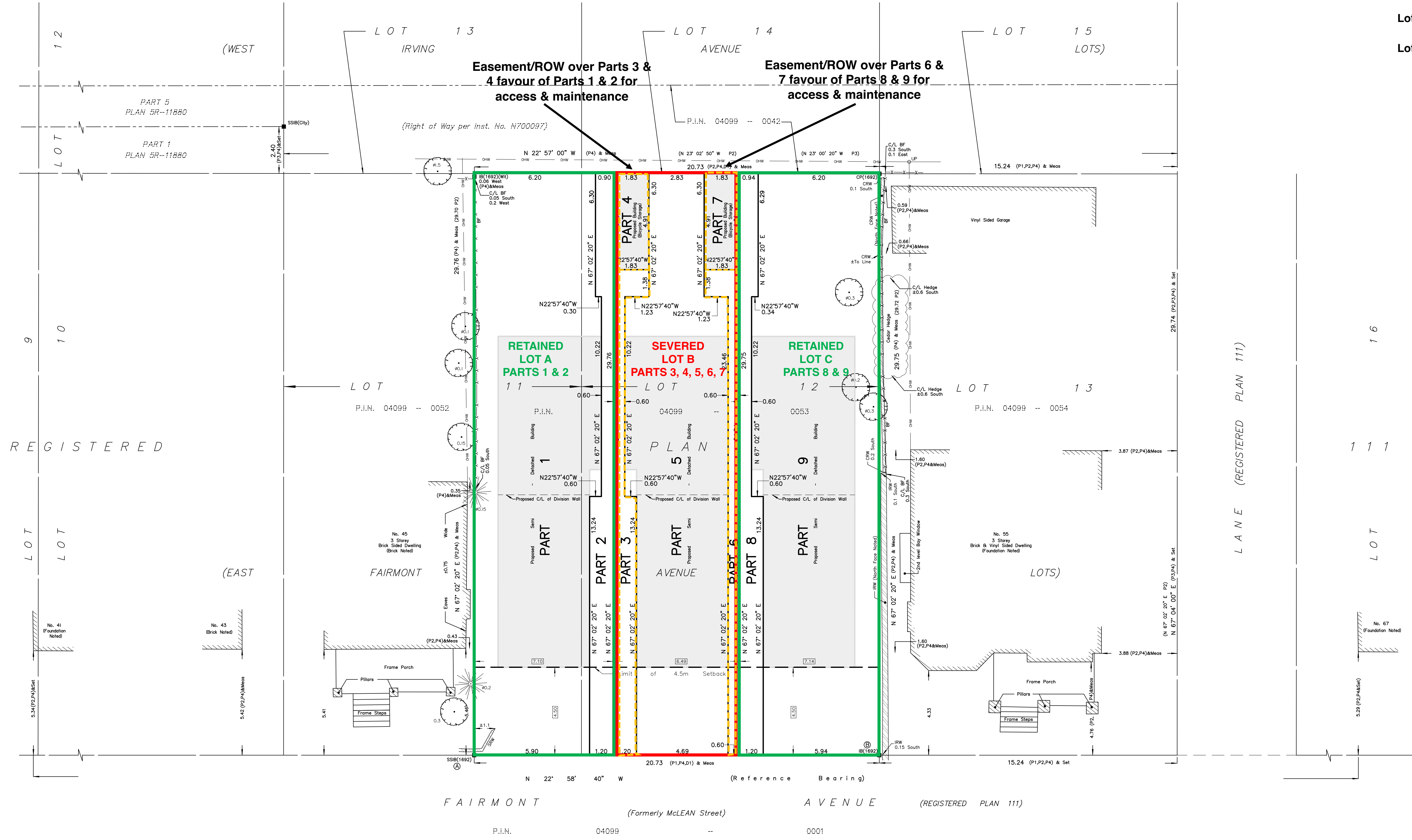
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SECONDARY (B) CONSENT – LOT C

Sever Parts 8 & 9

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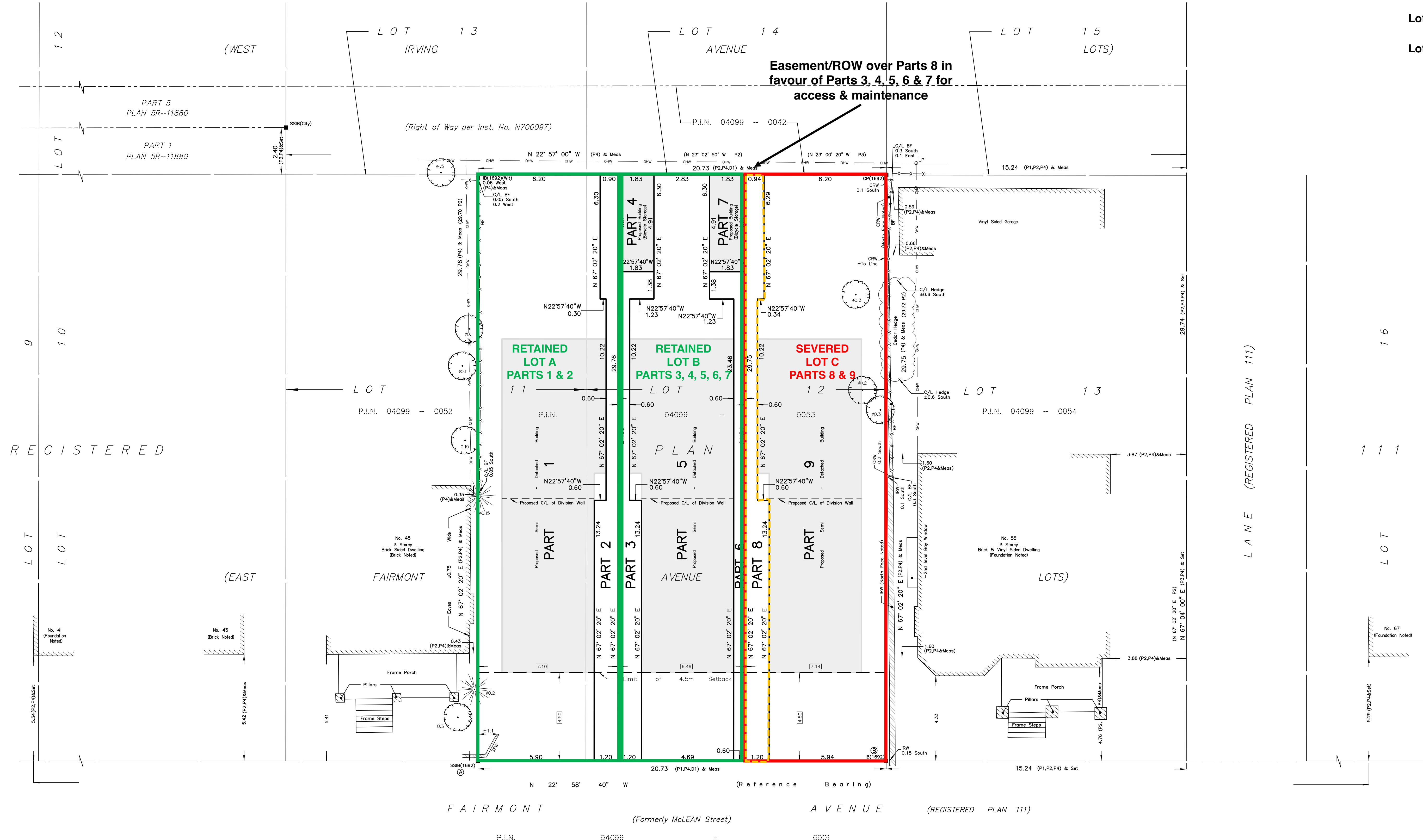
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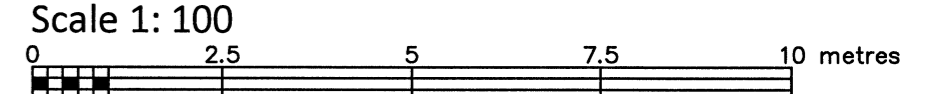
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CITY OF OTTAWA

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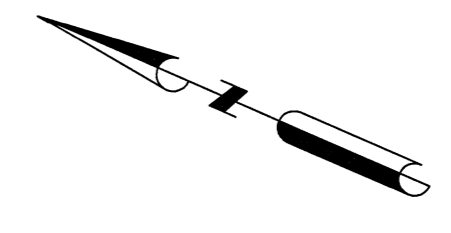
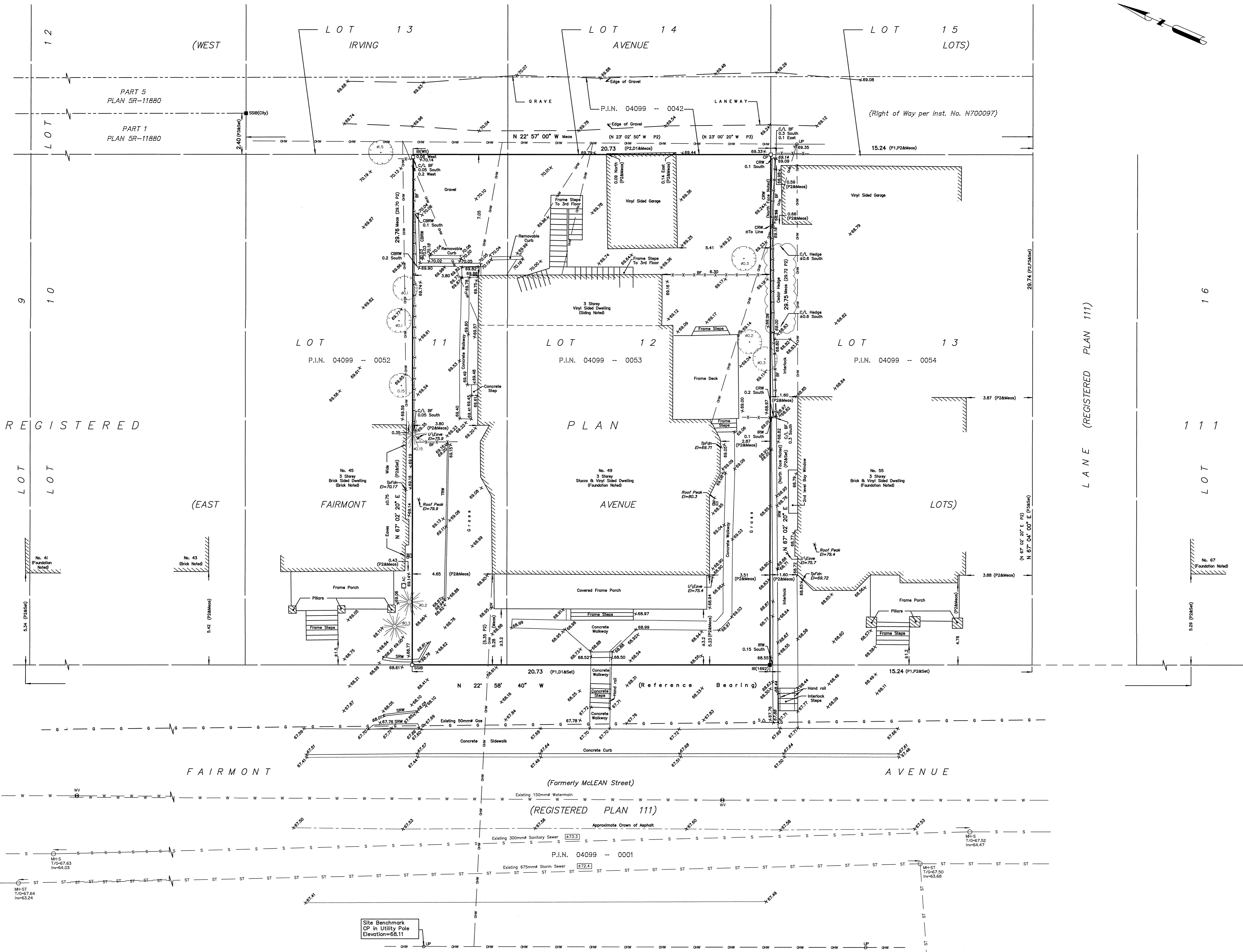
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- Elevation Notes
- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978.
  - Elevations derived from monument no. 3606, index no. 118 having a published elevation of 67.236m.
  - It is the responsibility of the user of 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
- 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.
  - Only visible surface utilities were located.
  - Underground utility data derived from City of Ottawa utility sheet reference: Sheet No. E-08-15, E08-19 & 9660&P7.
  - Sanitary and storm sewer grades and inverts were derived from: Field measurement.
  - A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

|               |  |
|---------------|--|
| IB            | Survey Monument Planted                                |
| IB            | Survey Monument Found                                  |
| IB            | Iron Bar   |
| (Wh)          | Witness  |
| Meas          | Measured   |
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| (D1)          | Inst. No. N728668                                      |
| OH-ST         | Maintenance Hole (Storm)                               |
| OH-S          | Maintenance Hole (Sanitary)                            |
| VC            | Valve Chamber (Watermain)                              |
| VC            | Underground Storm Sewer                                |
| ST            | Underground Sanitary Sewer                             |
| S             | Underground Sanitary Sewer                             |
| W             | Underground Water                                      |
| P             | Underground Power                                      |
| OW            | Overhead Wires   |
| ULP           | Utility Pole   |
| GM            | Gas Meter  |
| S             | Sign   |
| AC            | Air Conditioner  |
| BF            | Board Fence  |
| SRW           | Stone Retaining Wall                                   |
| IRW           | Interlock Retaining Wall                               |
| CBRW          | Concrete Block Retaining Wall                          |
| CRW           | Concrete Retaining Wall                                |
| TRW           | Timber Retaining Wall                                  |
| Inv.          | Invert   |
| T/G           | Top of Grate   |
| U/Ewe         | Underside of Eave                                      |
| TpFd          | Top of Foundation                                      |
| C/L           | Centreline   |
| +65.00        | Location of Elevations                                 |
| +65.00        | Top of Concrete Curb Elevation                         |
| (Tree symbol) | Deciduous Tree   |
| (Star symbol) | Coniferous Tree  |



REGISTERED

LOT LOT

FAIRMONT AVENUE

FAIRMONT AVENUE

(Formerly McLEAN Street)

P.I.N. 04099 - 0001

Site Benchmark CP in Utility Pole Elevation=68.11

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
2123480  
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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 29th day of May, 2020.

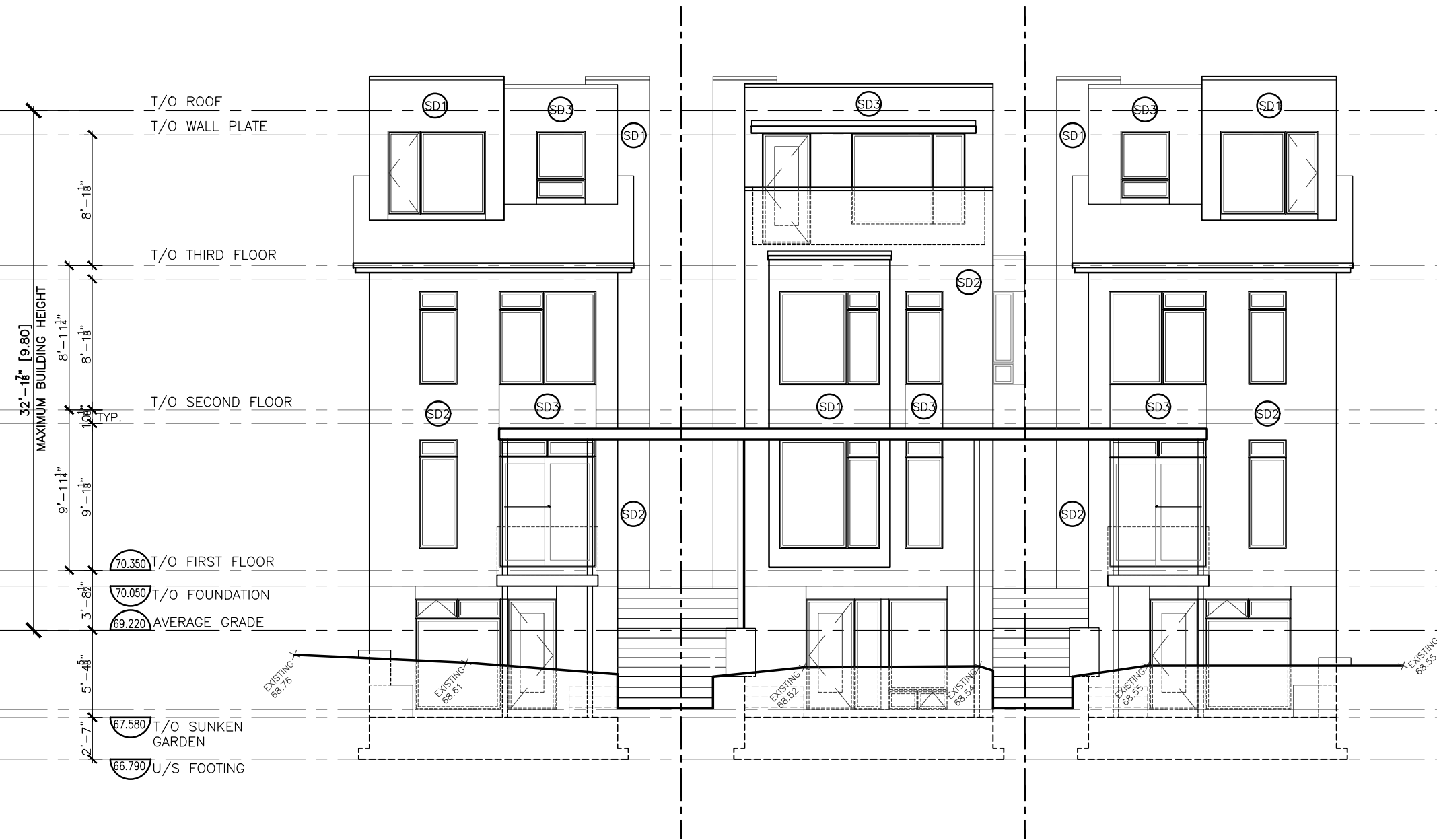
Date: June 3/20  
Daniel Robinson  
Ontario Land Surveyor

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

F:\2020\00420\_49 FAIRMONT\2.0 ARCH\2.3 DRAWINGS\2.3.1 DD\2.3.1.3 PLANS\230306\_49 FAIRMONT [SITE PLAN, PLANS, SECTION]\_A.dwg - LAYOUT A5 - LAST SAVED BY AAHN - LAST SAVED DATE September 6, 2023

**DRAWING NOTE:**

- SD1 FINEX BOARD PANEL
- SD2 BRICK PATTERN TILE
- SD3 BLACK METAL SIDING
- P 22Gg. METAL PANEL



**1**  
**A5** FRONT [WEST] ELEVATION  
1/8" = 1'-0"

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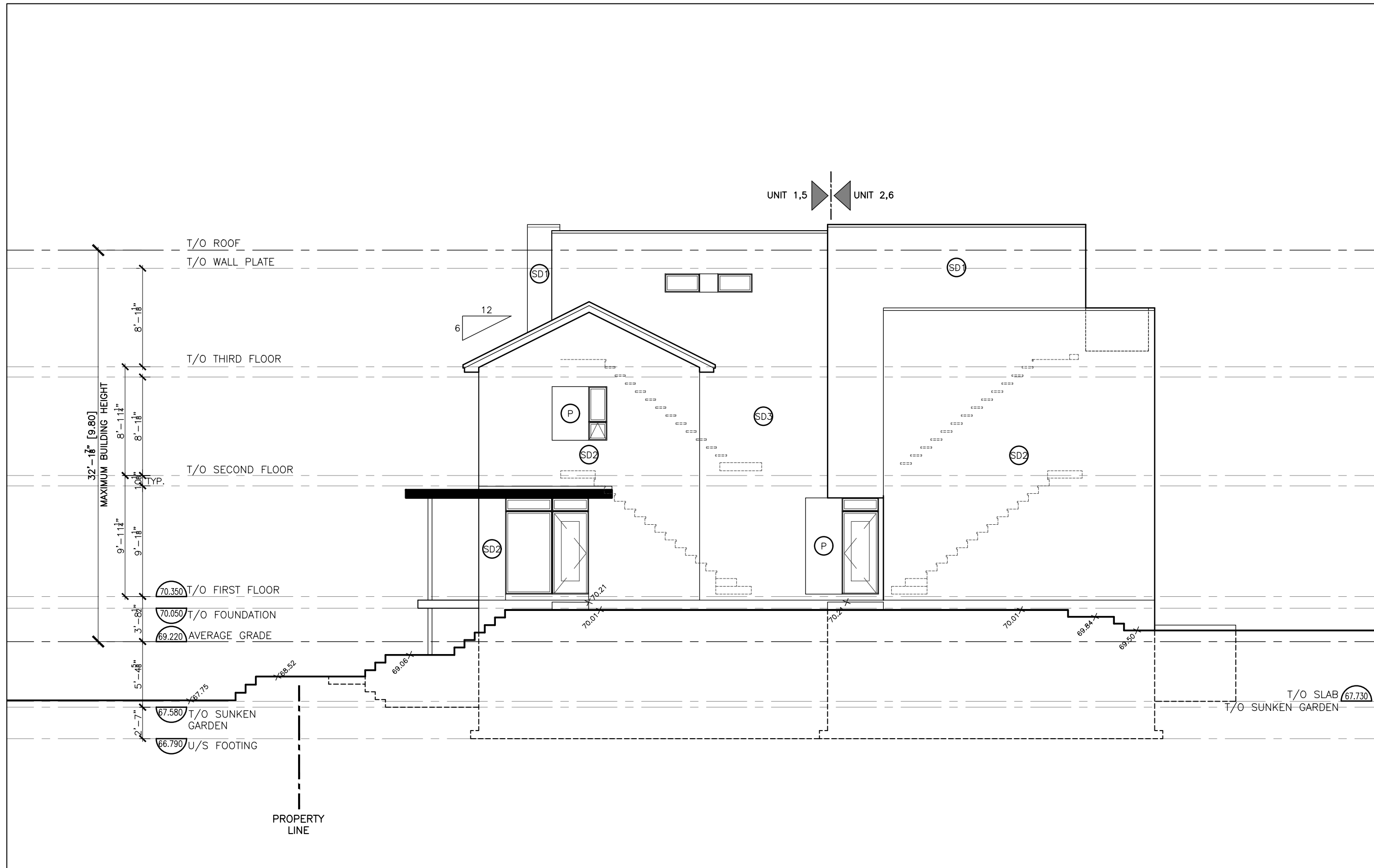
PROJECT NAME  
**49 FAIRMONT AVENUE**  
PROPOSED  
**LONG SEMI-DETACHED**  
OTTAWA, ON

|                             |                          |
|-----------------------------|--------------------------|
| DRAWING TITLE<br>ELEVATIONS | DRAWING NO.<br><b>A5</b> |
| SCALE<br>AS NOTED           | DRAWING NO.<br><b>A5</b> |
| DRAWN BY<br>----            |                          |
| DATE<br>9/6/23              |                          |
| PROJECT NO.<br>#004-20      |                          |

P:\2020\00420\_49 FAIRMONT\2.0 ARCH\2.3 DRAWINGS\2.3.1 DD\2.3.1.3 PLANS\230306\_49 FAIRMONT [SITE PLAN, PLANS, SECTION]\_A6.1.dwg - LAYOUT A6.1 - PLOT DATE: 6-Sep-23 - LAST SAVED BY: AAHN - LAST SAVED DATE: September 6, 2023

**DRAWING NOTE:**

- (SD1) FINEX BOARD PANEL
- (SD2) BRICK PATTERN TILE
- (SD3) BLACK METAL SIDING
- (P) 22Gg. METAL PANEL



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**PROJECT NAME**  
49 FAIRMONT AVENUE  
**PROPOSED**  
LONG SEMI-DETACHED  
OTTAWA, ON

**DRAWING TITLE**  
ELEVATIONS

|                               |                                       |
|-------------------------------|---------------------------------------|
| <b>SCALE</b><br>AS NOTED      | <b>DRAWING NO.</b><br><br><b>A6.1</b> |
| <b>DRAWN BY</b><br>----       |                                       |
| <b>DATE</b><br>9/6/23         |                                       |
| <b>PROJECT NO.</b><br>#004-20 |                                       |

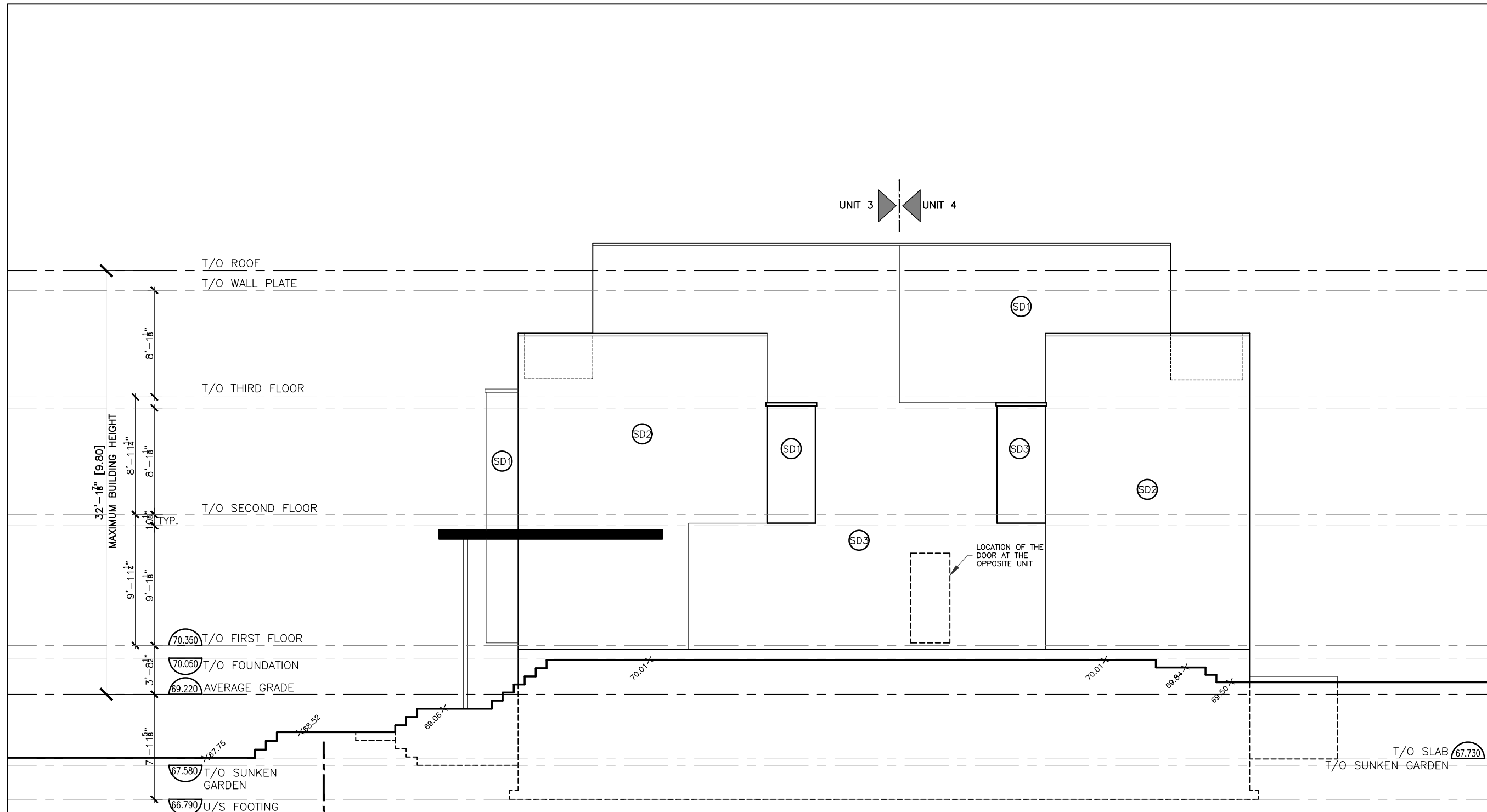
**1**  
**A6.1** SOUTH ELEVATION [UNIT 1&2] / NORTH ELEVATION [UNIT 5&6]  
1/8" = 1'-0"



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**DRAWING NOTE:**

- ⊙SD1 FINEX BOARD PANEL
- ⊙SD2 BRICK PATTERN TILE
- ⊙SD3 BLACK METAL SIDING
- ⊙P 22Ga. METAL PANEL



UNIT 3 UNIT 4

**1 SOUTH ELEVATION OF UNIT 3&4**  
A6.2 1/8" = 1'-0"

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PROPOSED  
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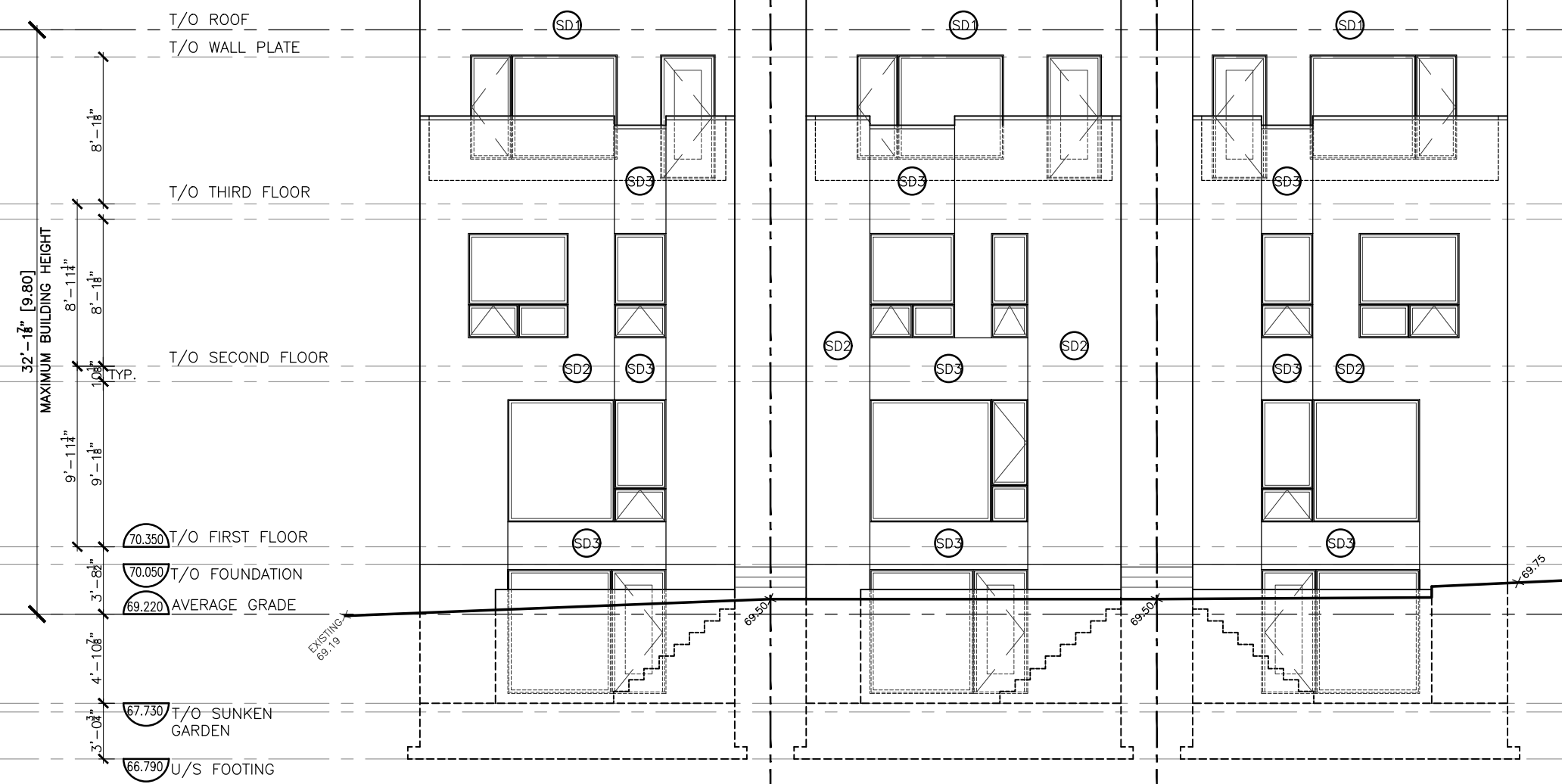
**DRAWING TITLE**  
ELEVATIONS

|                               |                                       |
|-------------------------------|---------------------------------------|
| <b>SCALE</b><br>AS NOTED      | <b>DRAWING NO.</b><br><br><b>A6.2</b> |
| <b>DRAWN BY</b><br>-----      |                                       |
| <b>DATE</b><br>9/6/23         |                                       |
| <b>PROJECT NO.</b><br>#004-20 |                                       |

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**DRAWING NOTE:**

- SD1 FINEX BOARD PANEL
- SD2 BRICK PATTERN TILE
- SD3 BLACK METAL SIDING
- P 22Ga. METAL PANEL



**1 EAST [REAR] ELEVATION**  
 A7 1/8" = 1'-0"

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 PROPOSED  
 LONG SEMI-DETACHED  
 OTTAWA, ON

**DRAWING TITLE**  
 ELEVATIONS

**SCALE**  
 AS NOTED  
**DRAWN BY**  
 -----  
**DATE**  
 9/6/23  
**PROJECT NO.**  
 #004-20

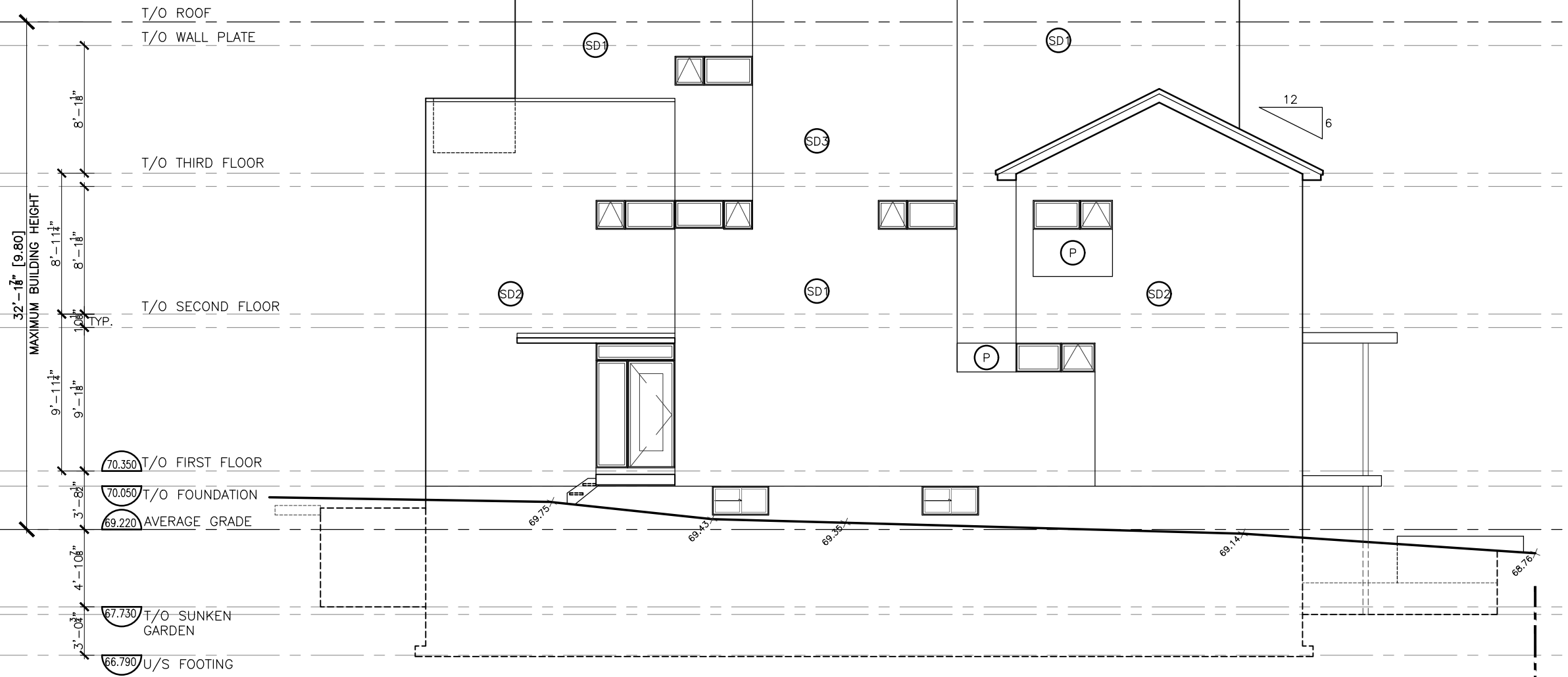
**DRAWING NO.**  
 A7

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**DRAWING NOTE:**

- ⊙ SD1 FINEX BOARD PANEL
- ⊙ SD2 BRICK PATTERN TILE
- ⊙ SD3 BLACK METAL SIDING
- ⊙ P 22Ga. METAL PANEL

UNIT 2,6 UNIT 1,5



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OTTAWA, ON

DRAWING TITLE  
ELEVATIONS

|                        |             |
|------------------------|-------------|
| SCALE<br>AS NOTED      | <b>A8.1</b> |
| DRAWN BY<br>----       |             |
| DATE<br>9/6/23         |             |
| PROJECT NO.<br>#004-20 |             |

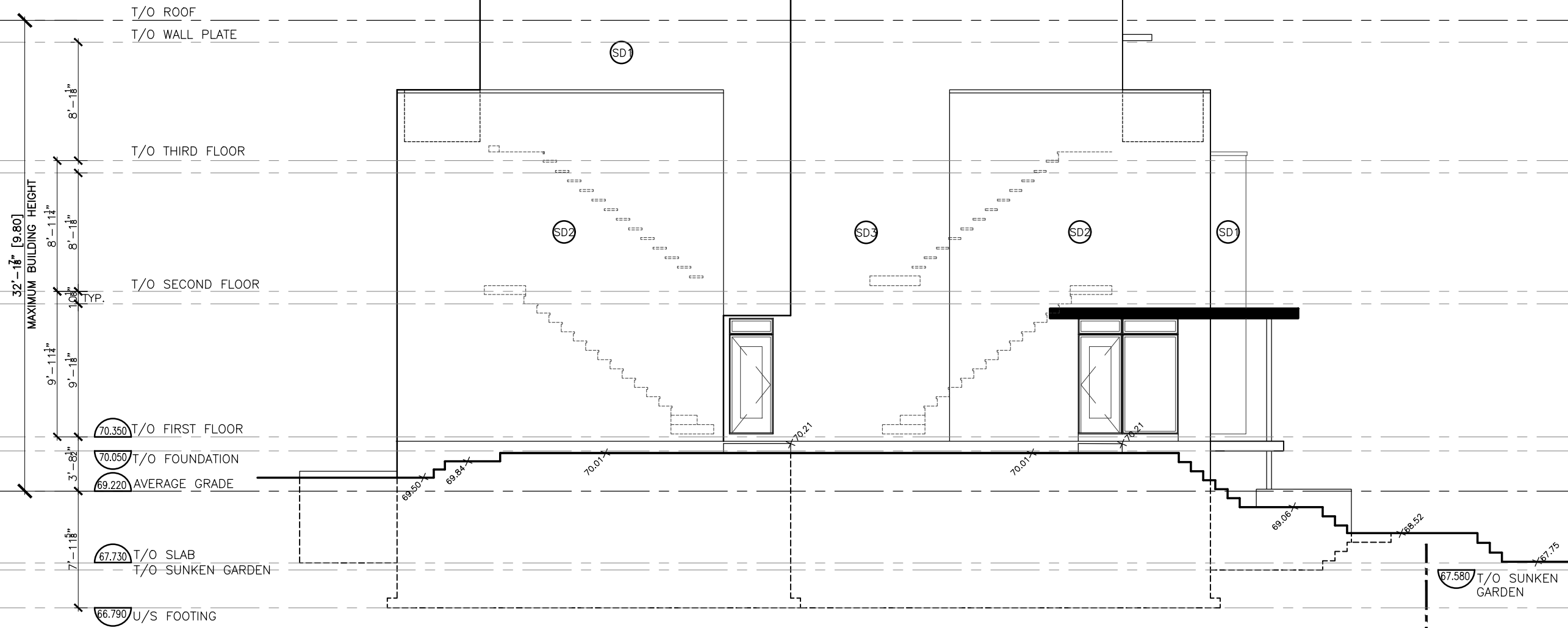
**1**  
**A8.1** NORTH ELEVATION [UNIT 1&2] / SOUTH ELEVATION [UNIT 5&6]  
1/8" = 1'-0"

F:\2020\00420\_49 FAIRMONT\2.0 ARCH\2.3 DRAWINGS\2.3.1 DD\2.3.1.3 PLANS\230306\_49 FAIRMONT [SITE PLAN, PLANS, SECTION]\_A.dwg - LAYOUT A8.2 - PLOT DATE 6-Sep-23 - LAST SAVED BY AAHN - LAST SAVED DATE September 6, 2023

**DRAWING NOTE:**

- ⊙ SD1 FINEX BOARD PANEL
- ⊙ SD2 BRICK PATTERN TILE
- ⊙ SD3 BLACK METAL SIDING
- ⊙ P 22Ga. METAL PANEL

UNIT 4 UNIT 3



**1**  
A8.2 NORTH ELEVATION UNIT 3&4  
1/8" = 1'-0"

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OTTAWA, ON

DRAWING TITLE  
ELEVATIONS

SCALE  
AS NOTED  
DRAWN BY  
DATE  
9/6/23  
PROJECT NO.  
#004-20

DRAWING NO.  
**A8.2**