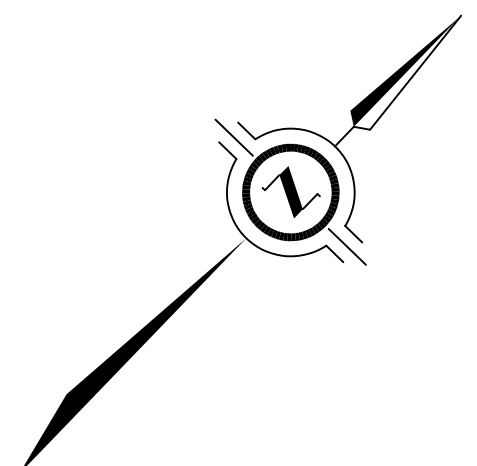


TOPOGRAPHIC LEGEND

- CRW DENOTES CONCRETE RETAINING WALL
- BRW DENOTES BRICK RETAINING WALL
- CONC DENOTES CONCRETE
- C/L DENOTES CENTERLINE
- D_SILL DENOTES DOOR SILL
- G_SILL DENOTES GARAGE SILL
- BF DENOTES BOARD FENCE
- MF DENOTES METAL FENCE
- CLF DENOTES CHAIN LINK FENCE
- HP DENOTES HYDRO POLE
- CLP DENOTES CLOTHES LINE POLE
- GM DENOTES GAS METER
- WK DENOTES WATER KEY
- MH_STM DENOTES STORM MANHOLE
- MH_SAN DENOTES SANITARY MANHOLE
- CB DENOTES CATCH BASIN
- OC DENOTES OVERHEAD CABLE
- STM DENOTES UNDERGROUND STORM SEWER
- SAN DENOTES UNDERGROUND SANITARY SEWER
- SHB DENOTES SHRUB

LEGEND

- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - CC DENOTES CUT CROSS
 - IB DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - PB DENOTES PLASTIC BAR
 - MEAS DENOTES MEASURED
 - OU DENOTES ORIGIN UNKNOWN
 - WIT DENOTES WITNESS
 - P DENOTES REGISTERED PLAN 4M-42
 - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED MARCH 16, 2018
 - P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY W.J. WEBSTER, O.L.S., DATED NOVEMBER 30, 1981
 - P3 DENOTES PLAN 4R-10170
 - N1 DENOTES FIELD NOTES BY J.G. PAYETTE, O.L.S., DATED NOVEMBER 9, 1993
 - D DENOTES INST. No. 0C2541400
 - AOG DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 - 990 DENOTES J.G. PAYETTE, O.L.S.
 - 1319 DENOTES W.J. WEBSTER, O.L.S.
 - DENOTES PROPERTY LINE
- N=NORTH / S=SOUTH / E=EAST / W=WEST



PART 2 - SURVEY REPORT

- DESCRIPTION
PART OF LOTS 130 AND 131 ON REGISTERED PLAN 4M-42, BEING ALL OF PIN 04235-0418 (LT), IN THE CITY OF OTTAWA

- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE

- BOUNDARY FEATURES
NOTE THE LOCATION OF THE CHAIN LINK FENCE, THE RETAINING WALLS AND THE CEDAR HEDGE ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY
NOTE THE LOCATION OF THE VINYL SIDED GARAGE AND THE BRICK GARAGE ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY
NOTE THE LOCATION OF THE METAL FENCE AND THE ROW OF TREES ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY
NOTE THE LOCATION OF THE CONCRETE RETAINING CURB AND THE CEDAR HEDGE ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY

SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DETAILS PART 1 - PLAN SHOWING

PART OF LOTS 130 AND 131 REGISTERED PLAN 4M-42 CITY OF OTTAWA

J.D. BARNES LIMITED

© COPYRIGHT 2022

SCALE 1 : 150



METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CSRS) (2010.0).

DISTANCES ARE GROUND.
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.

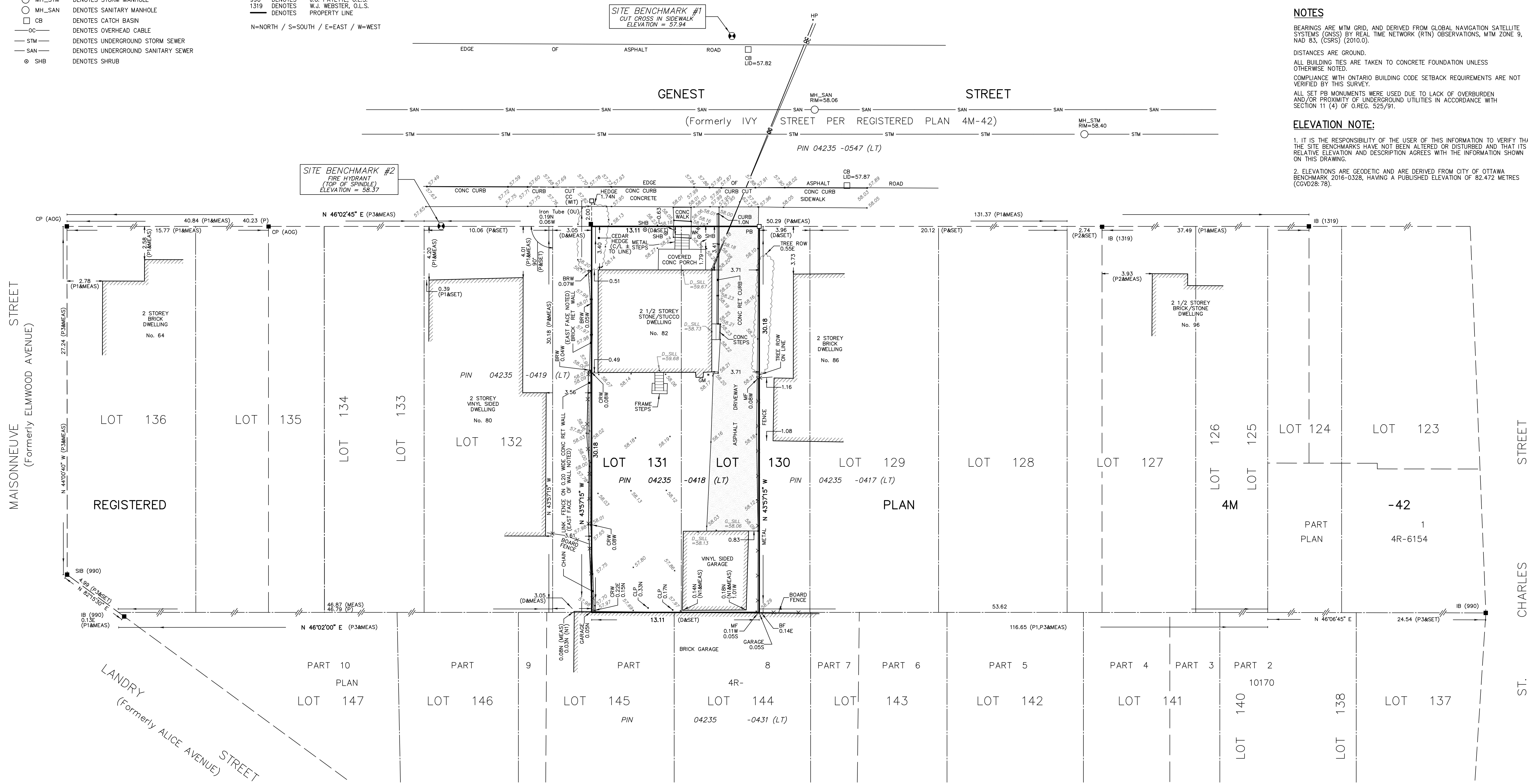
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

ALL SET PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

ELEVATION NOTE:

1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

2. ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CITY OF OTTAWA BENCHMARK 2016-0328, HAVING A PUBLISHED ELEVATION OF 82.472 METRES (CGVD28:78).



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 DECEMBER 14, 2022.

DECEMBER 23, 2022
DATE

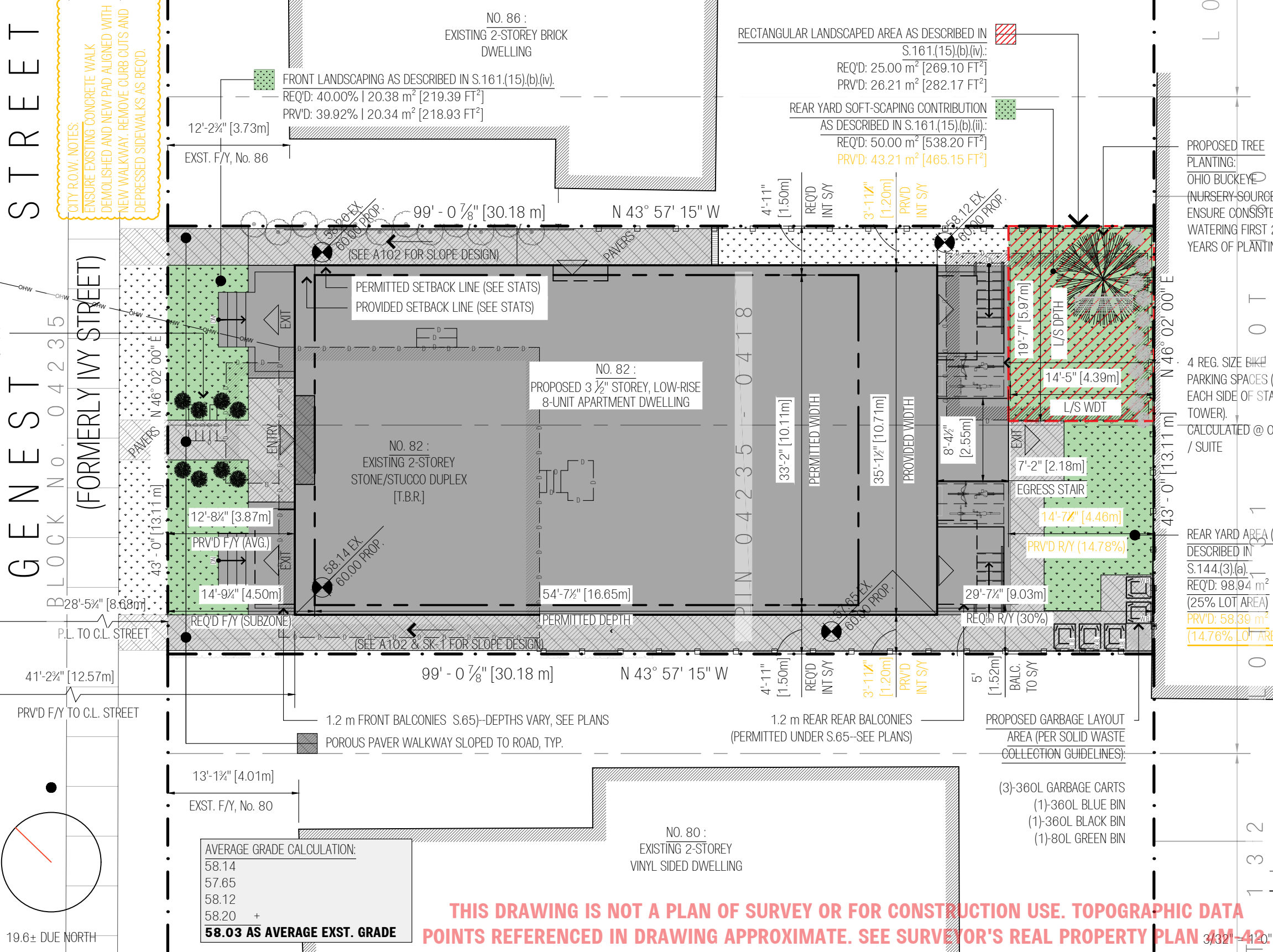
SHAWN LEROUX
ONTARIO LAND SURVEYOR

PREPARED FOR: MEHRAN FROHAR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-41871

J.D. BARNES LIMITED SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
62 STACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: RP	CHECKED BY: SL	REFERENCE NO.: 22-10-124-00
PLOTTED: 5/9/2023		DATED: 12/23/22



SITE STATISTICS:

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-10-03

LEGAL DESCRIPTION:
NO. 82, CONSISTING OF PART LOTS 131 & 132
REGISTERED PLAN 4M-42, PIN 04235-0000

PHYSICAL CHARACTERISTICS:

LOT WIDTH:	43'-0 7/8"	[13.11 m]
LOT DEPTH:	99'-0 1/4"	[30.18 m]
LOT AREA:	4258.66 FT ²	[395.66 m ²]
LOT COVER:	EXST: 1208.18 FT ² (28.37%)	PROP: 2266.42 FT ² (53.22%)

ZONING CHARACTERISTICS:
APPLICABLE ZONING: RESIDENTIAL, FOURTH-DENSITY, SUBZONE 'R4UA' (R4UA)

SUBZONE PROVISIONS (T.160A BY-LAW 2020-288, UNLESS NOTED):

SUBZONE:	^_R4UA	
DWELLING TYPE*:	EXISTING: DUPLEX	PROPOSED: APARTMENT DWELLING, LOW-RISE (8-UNIT)
MIN. LOT WIDTH:	REQ'D: [12.00 m]	PRV'D: [13.11 m]
MIN. LOT AREA:	REQ'D: [360.00 m ²]	PRV'D: [395.66 m ²]
BUILDING HEIGHT:	REQ'D: [11.00 m]	PRV'D: [10.81 m]
REQ'D. FRONT YARD:	REQ'D: [4.50 m] OR AVG. PRV'D: [3.89 m] (S.123.(1),(b))	
REQ'D. REAR YARD:	FOOTNOTE [2] OF T.160A-SCHED. 342>USE SEC. 144	
	.S.144 "REAR YARDS ON INTERIOR LOTS" ARTICLE (3) T.144A (<=4.5m):	
	.LOT DEPTH GREATER THAN 25 m:	
	.30% LOT DEPTH REQ'D (0.30% x 30.18 m)	
MIN. REQ'D R/Y AREA:	REQ'D 98.92 m ² (25%)	PRV'D: 58.39 m ² (14.76%)*
MIN. INTERIOR S/Y:	REQ'D: [1.50 m]	PRV'D: [1.20 m]*

PERMITTED PROJECTIONS (S.65 BY-LAW 2020-289):

(5) STEPS & RAMPS:	(T.65(5),(b),(ii))
..MAX R/Y PROJECT	2.2 m (FOR SWITCHBACK STAIRS PRV'D. EGRESS)
(6) BALCONIES:	(T.65(6)) ARTICLES (a) & (b)
..<0.60 m GRADE	NO LIMIT* (INT. S/Y & REAR YARD ONLY)
..>0.60 m GRADE:	3'-11" [1.20 m]*
	R4 ZONE IN "AREA A" OF SCHED. 342
	ABUTTING R4 LOT, DEPTH >23.5 m & <30.5 m
	*NOTE: BALCONIES TO BE MIN. 1.5 m [5'-0"] FROM ABUTTING INT. S/Y
(8) HEAT PUMPS:	(T.65(8))
..ABUTTING RESIDENTIAL YARD	1.00 m, NO CLOSER THAN 0.30 m TO P/L

GRAPHIC LEGEND:

	EXISTING (SUBJECT PROPERTY)		SETBACK / EASEMENT LINE
	HIDDEN ABOVE / BELOW		FENCE LINE
	PROPERTY LINE		OVERHEAD WIRES

0 5' 10' 20' 30' 40'

AVERAGE GRADE CALCULATION:
58.14
57.65
58.12
58.20 +
58.03 AS AVERAGE EXST. GRADE

THIS DRAWING IS NOT A PLAN OF SURVEY OR FOR CONSTRUCTION USE. TOPOGRAPHIC DATA POINTS REFERENCED IN DRAWING APPROXIMATE. SEE SURVEYOR'S REAL PROPERTY PLAN 4M-42.

LOW-RISE, 8-UNIT APARTMENT DWELLING, 82
GENEST STREET, OTTAWA, ON, K1L 7Z2

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	FEB/06/2023
2	ISSUED FOR CLIENT REVIEW	MAR/17/2023
3	ISSUED TO CoA FOR PRE-CONSULT	APR/26/2023
4	CoA PACKAGE ISSUE	JUN/21/2023
5	CoA RECIRCULATION RE. REAR YARD	SEP/14/2023

SITE PLAN + STATISTICS

DRAWN BY: CORY DUBEAU
REVIEWED BY: T.B.D.
SCALE: 3/32" = 1'-0"
PROJECT NO.: 0033

SHEET NUMBER:
A100



PROJECT DIR: \\WADD-NAS\Public\Varia Architecture\333.Frohar_82 Genest St. (Ongoing)\CAD\Genest-Export.dwg
PLOTTED: September 28, 2023 2:03:29 PM
ANSI FULL BLEED B (17.00 X 11.00 INCHES)



GENEST STREET
(FORMERLY WY STREET)

SITE STATISTICS:

ZONING CHARACTERISTICS:

APPLICABLE ZONING: RESIDENTIAL, FOURTH-DENSITY, SUBZONE 'R4UA' (^_R4UA)

LEGAL DESCRIPTION:

NO. 82, CONSISTING OF PART LOTS 131 & 132
REGISTERED PLAN 4M-42, PIN 04025-0418 (LT)

PHYSICAL CHARACTERISTICS:

LOT WIDTH: 43'-0 7/8" [13.11 m]
 LOT DEPTH: 99'-0 7/8" [30.18 m]
 LOT AREA: 4258.66 FT² [395.66 m²]
 LOT COVER: EXST: 1208.18 FT² (28.37%) PROP: 2266.42 FT² (53.22%)

SUBZONE PROVISIONS (T.160A BY-LAW 2020-288, UNLESS NOTED):

SUBZONE: ^_R4UA
 DWELLING TYPE*: EXISTING: DUPLEX
 PROPOSED: APARTMENT DWELLING, LOW-RISE (8-UNIT)
 MIN. LOT WIDTH: REQ'D: [12.00 m] PRV'D: [13.11 m]
 MIN. LOT AREA: REQ'D: [360.00 m²] PRV'D: [395.66 m²]
 BUILDING HEIGHT: REQ'D: [11.00 m] PRV'D: [10.81 m]
 REQ'D. FRONT YARD: REQ'D: [4.50 m] OR AVG. PRV'D: [3.89 m] (S.123.(1),(b))
 REQ'D. REAR YARD: FOOTNOTE [2] OF T.160A-SCHED. 342>USE SEC. 144
 ..S.144 | "REAR YARDS ON INTERIOR LOTS" | ARTICLE (3) | T.144A (<=4.5m):
 ..LOT DEPTH GREATER THAN 25 m:
 ..30% LOT DEPTH REQ'D | (0.30% x 30.18 m)
 ..MIN. REAR YARD: REQ'D: [9.05 m (30%)] PRV'D: [6.64 m (22%)]*
 MIN. REQ'D R/Y AREA: REQ'D 98.92 m² (25%) PRV'D: 87.01 m² (22%)
 MIN. INTERIOR S/Y: REQ'D: [1.50 m] PRV'D: [1.20 m]*

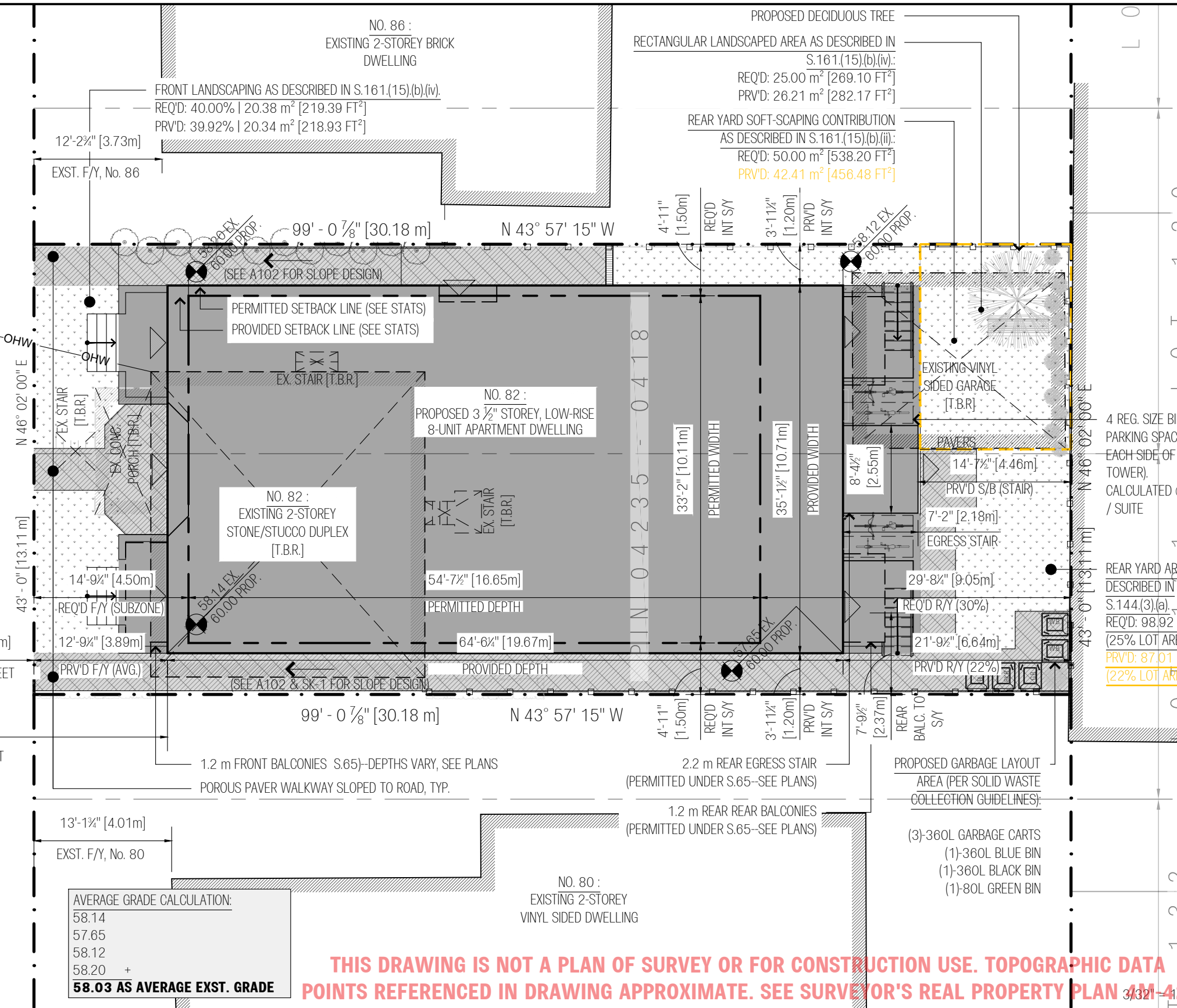
PLEASE SEE PLAN FOR REQ'D VS PRV'D LANDSCAPING TAKE OFFS

PERMITTED PROJECTIONS (S.65 BY-LAW 2020-289):

- (5) STEPS & RAMPS: (T.65(5),(b),(ii))
 ..MAX R/Y PROJECT 2.2 m (FOR SWITCHBACK STAIRS PRV'D. EGRESS)
- (6) BALCONIES: (T.65(6)) ARTICLES (a) & (b)
 ..<0.60 m GRADE NO LIMIT* (INT. S/Y & REAR YARD ONLY)
 ..>0.60 m GRADE: 3'-11" [1.20 m]*
 R4 ZONE IN "AREA A" OF SCHED. 342
 ABUTTING R4 LOT, DEPTH >23.5 m & <30.5 m
 *NOTE: BALCONIES TO BE MIN. 1.5 m [5'-0"] FROM ABUTTING INT. S/Y
- (8) HEAT PUMPS: (T.65(8))
 ..ABUTTING RESIDENTIAL YARD 1.00 m, NO CLOSER THAN 0.30 m TO P/L

GRAPHIC LEGEND:

- EXISTING (SUBJECT PROPERTY)
- HIDDEN ABOVE / BELOW
- PROPERTY LINE
- SETBACK / EASEMENT LINE
- FENCE LINE
- OVERHEAD WIRES



AVERAGE GRADE CALCULATION:
 58.14
 57.65
 58.12
 58.20 +
58.03 AS AVERAGE EXST. GRADE

THIS DRAWING IS NOT A PLAN OF SURVEY OR FOR CONSTRUCTION USE. TOPOGRAPHIC DATA POINTS REFERENCED IN DRAWING APPROXIMATE. SEE SURVEYOR'S REAL PROPERTY PLAN 4M-42.

LOW-RISE, 8-UNIT APARTMENT DWELLING, 82
 GENEST STREET, OTTAWA, ON, K1L 7Z2

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	FEB/06/2023
2	ISSUED FOR CLIENT REVIEW	MAR/17/2023
3	ISSUED TO CoA FOR PRE-CONSULT	APR/26/2023
4	CoA PACKAGE ISSUE	JUN/21/2023

SITE PLAN + STATISTICS

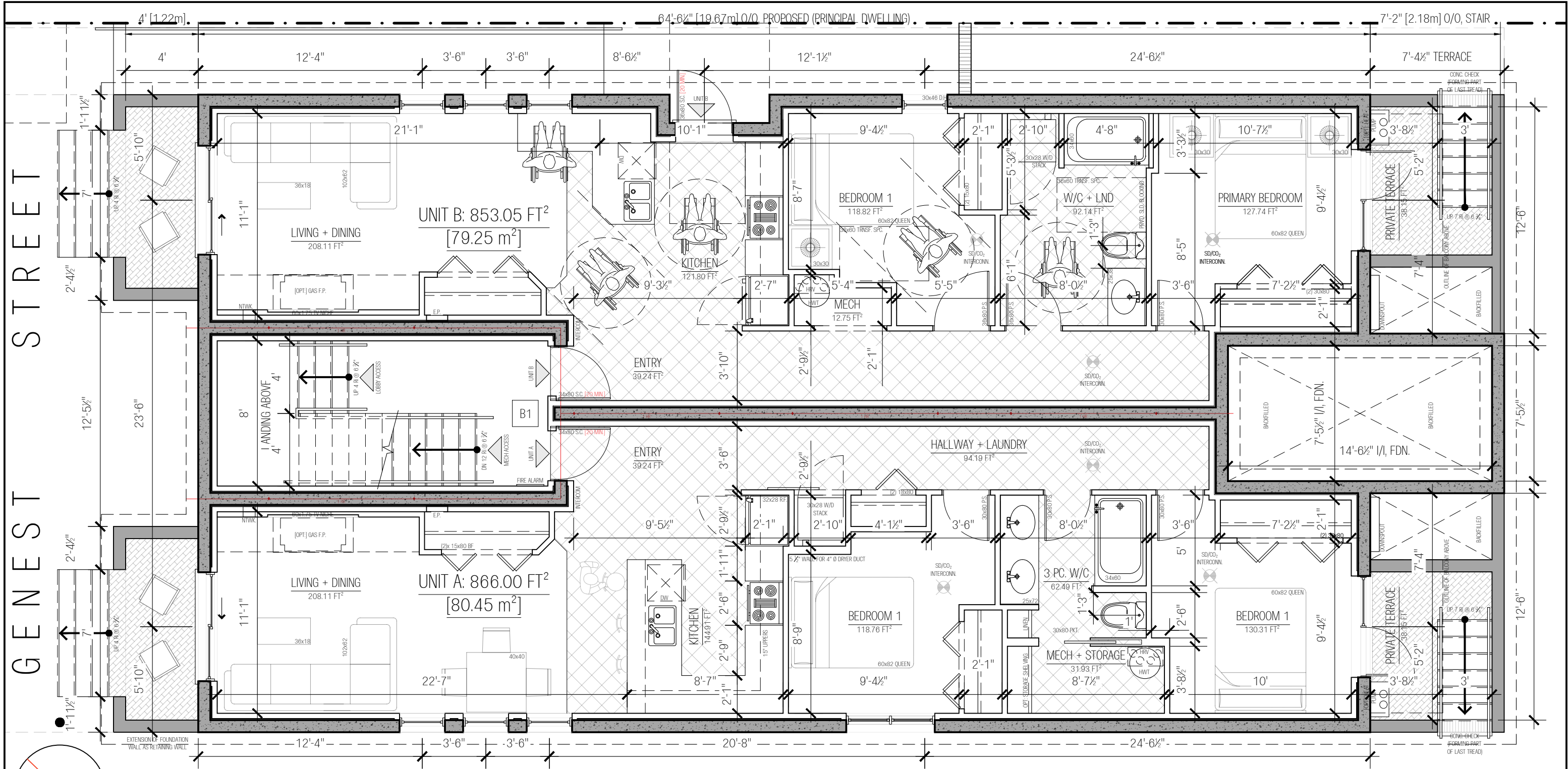
DRAWN BY: CORY DUBEAU
 REVIEWED BY: T.B.D.
 SCALE: 3/32" = 1'-0"
 PROJECT NO.: 0033

SHEET NUMBER:
A100



PROJECT DIR: \\WADD-NAS\Public\Varia Architecture\333.Frohar.82 Genest St. (Ongoing)\CAD\13.82 Genest St. Multi-Residential.dwg
 PLOTTED: June 23, 2023 12:11:08 PM
 ANSI FULL BLEED B (17.00 X 11.00 INCHES)

GENEST STREET



19.6± DUE NORTH

DRAWINGS FOR ILLUSTRATIVE / PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION UNTIL ENDORSED

LOW-RISE, 8-UNIT APARTMENT DWELLING, 82
GENEST STREET, OTTAWA, ON, K1L 7Z2

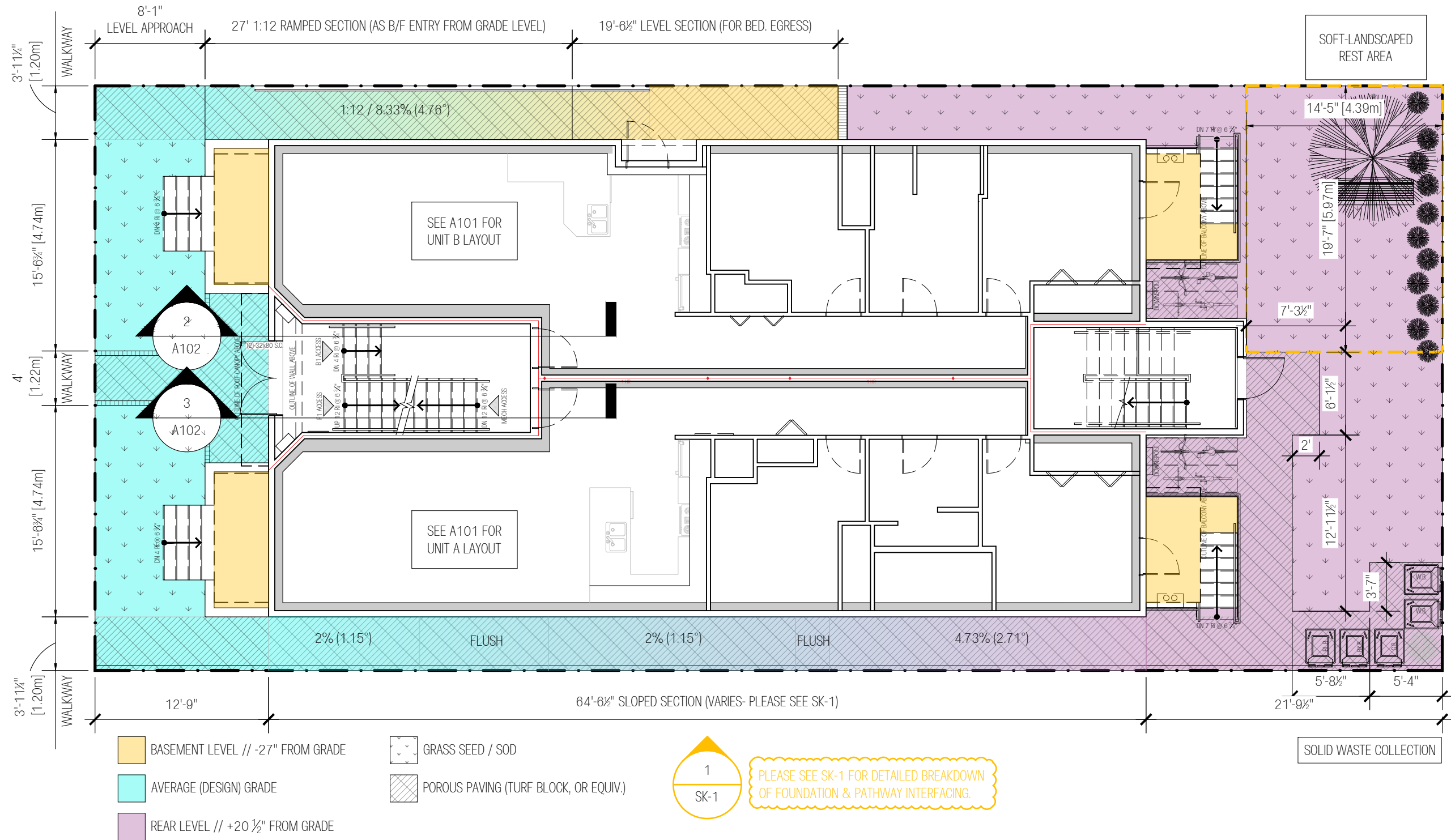
NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	APR/05/2023
2	CoA PACKAGE ISSUE	JUN/21/2023

FOUNDATION PLAN (PROPOSED)

DRAWN BY: CORY DUBEAU
REVIEWED BY: T.B.D.
SCALE: 3/16" = 1'-0"
PROJECT NO.: 0033

SHEET NUMBER:
A101

GENEST STREET



- BASEMENT LEVEL // -27" FROM GRADE
- AVERAGE (DESIGN) GRADE
- REAR LEVEL // +20 1/2" FROM GRADE
- GRASS SEED / SOD
- POROUS PAVING (TURF BLOCK, OR EQUIV.)

1
SK-1
 PLEASE SEE SK-1 FOR DETAILED BREAKDOWN OF FOUNDATION & PATHWAY INTERFACING.

DRAWINGS FOR ILLUSTRATIVE / PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION UNTIL ENDORSED

LOW-RISE, 8-UNIT APARTMENT DWELLING, 82
 GENEST STREET, OTTAWA, ON, K1L 7Z2

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	FEB/28/2023
2	ISSUED FOR CLIENT REVIEW	MAR/17/2023
3	FOR CONSULT. RE. 3.8.	APR/13/2023
4	CoA PACKAGE ISSUE	JUN/21/2023

ENTRY LEVEL: LANDING @ GRADE

DRAWN BY: CORY DUBEAU
 REVIEWED BY: T.B.D.
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 0033

SHEET NUMBER:
A102



GENEST STREET

19.6± DUE NORTH



LOW-RISE, 8-UNIT APARTMENT DWELLING, 82
GENEST STREET, OTTAWA, ON, K1L 7Z2

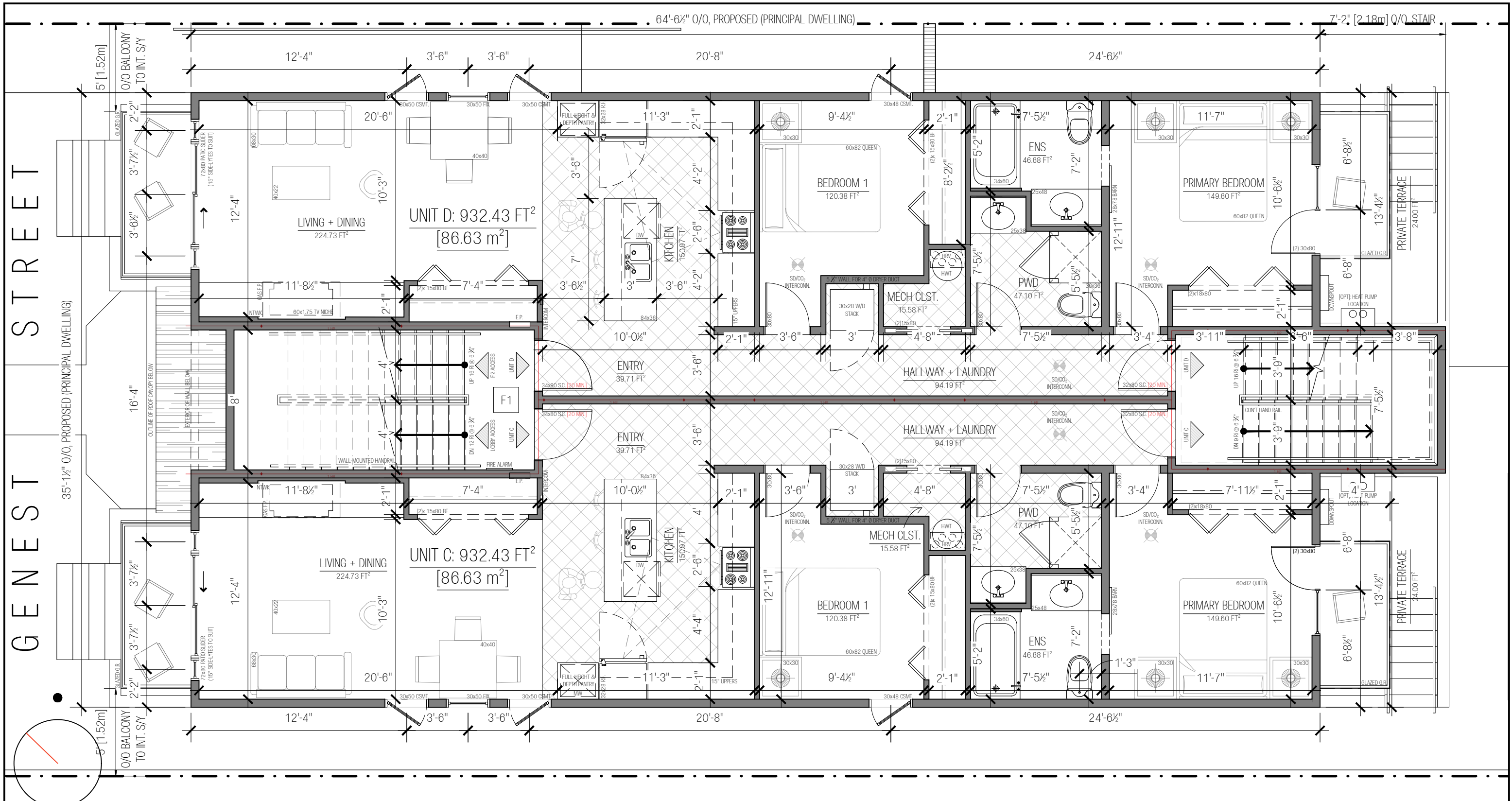
DRAWINGS FOR ILLUSTRATIVE / PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION UNTIL ENDORSED

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	FEB/28/2023
2	ISSUED FOR CLIENT REVIEW	MAR/17/2023
4	CoA PACKAGE ISSUE	JUN/21/2023

FIRST FLOOR (PROPOSED)

DRAWN BY: CORY DUBEAU
REVIEWED BY: T.B.D.
SCALE: 3/16" = 1'-0"
PROJECT NO.: 0033

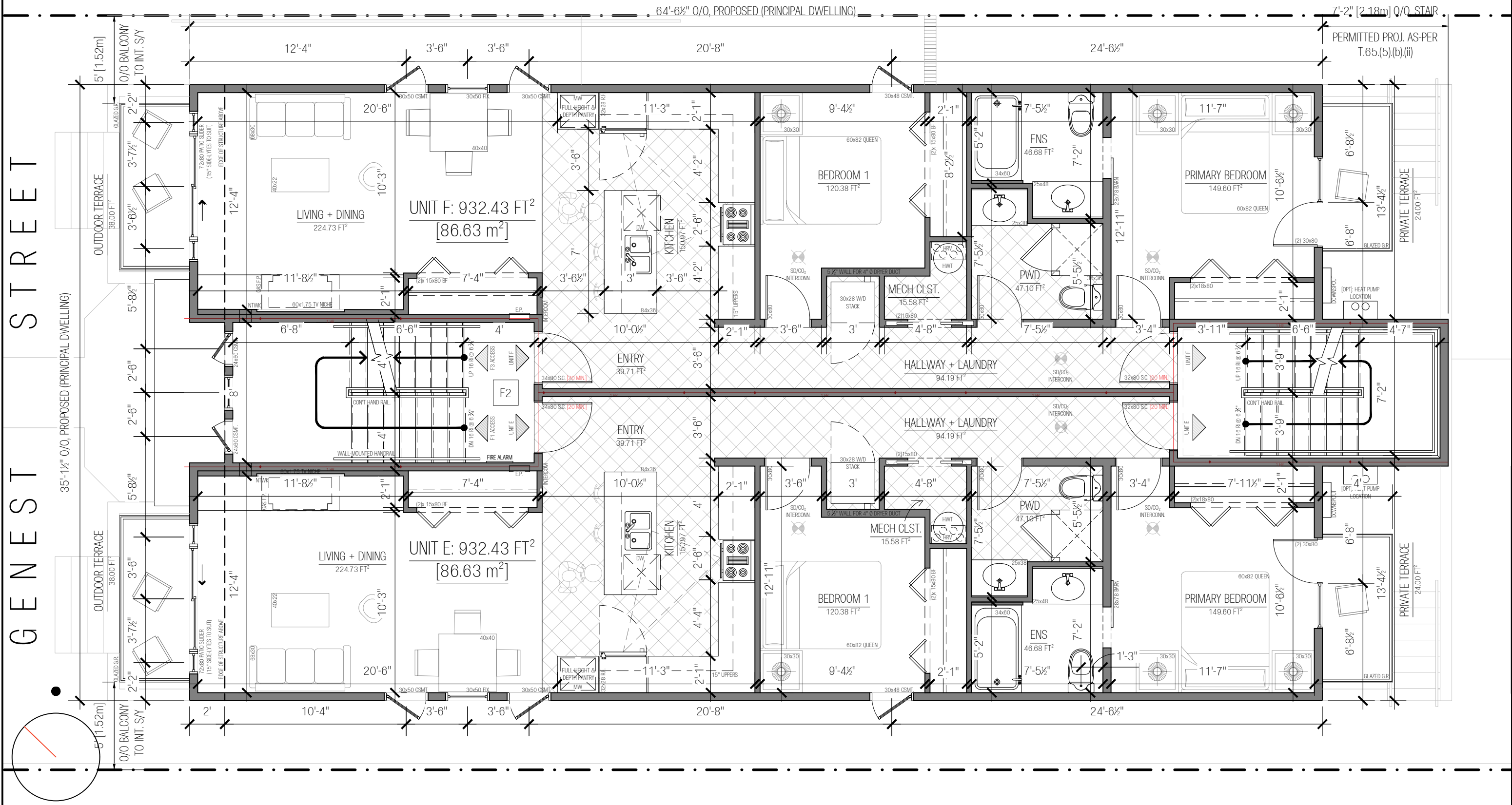
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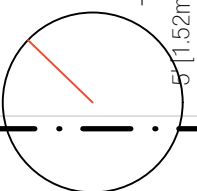
GENEST STREET

64'-6 1/2" O/O, PROPOSED (PRINCIPAL DWELLING)

7'-2" [2.18m] O/O STAIR



35'-1 1/2" O/O, PROPOSED (PRINCIPAL DWELLING)



19.6± DUE NORTH

DRAWINGS FOR ILLUSTRATIVE / PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION UNTIL ENDORSED

LOW-RISE, 8-UNIT APARTMENT DWELLING, 82
GENEST STREET, OTTAWA, ON, K1L 7Z2

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	FEB/28/2023
2	ISSUED FOR CLIENT REVIEW	MAR/17/2023
3	CoA PACKAGE ISSUE	JUN/21/2023

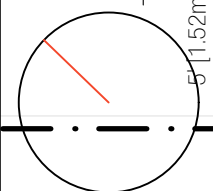
SECOND FLOOR (PROPOSED)

DRAWN BY: CORY DUBEAU
REVIEWED BY: T.B.D.
SCALE: 3/16" = 1'-0"
PROJECT NO.: 0033

SHEET NUMBER:
A104

GENEST STREET

35'-1 1/2" O/O, PROPOSED (PRINCIPAL DWELLING)



19.6± DUE NORTH

LOW-RISE, 8-UNIT APARTMENT DWELLING, 82
GENEST STREET, OTTAWA, ON, K1L 7Z2

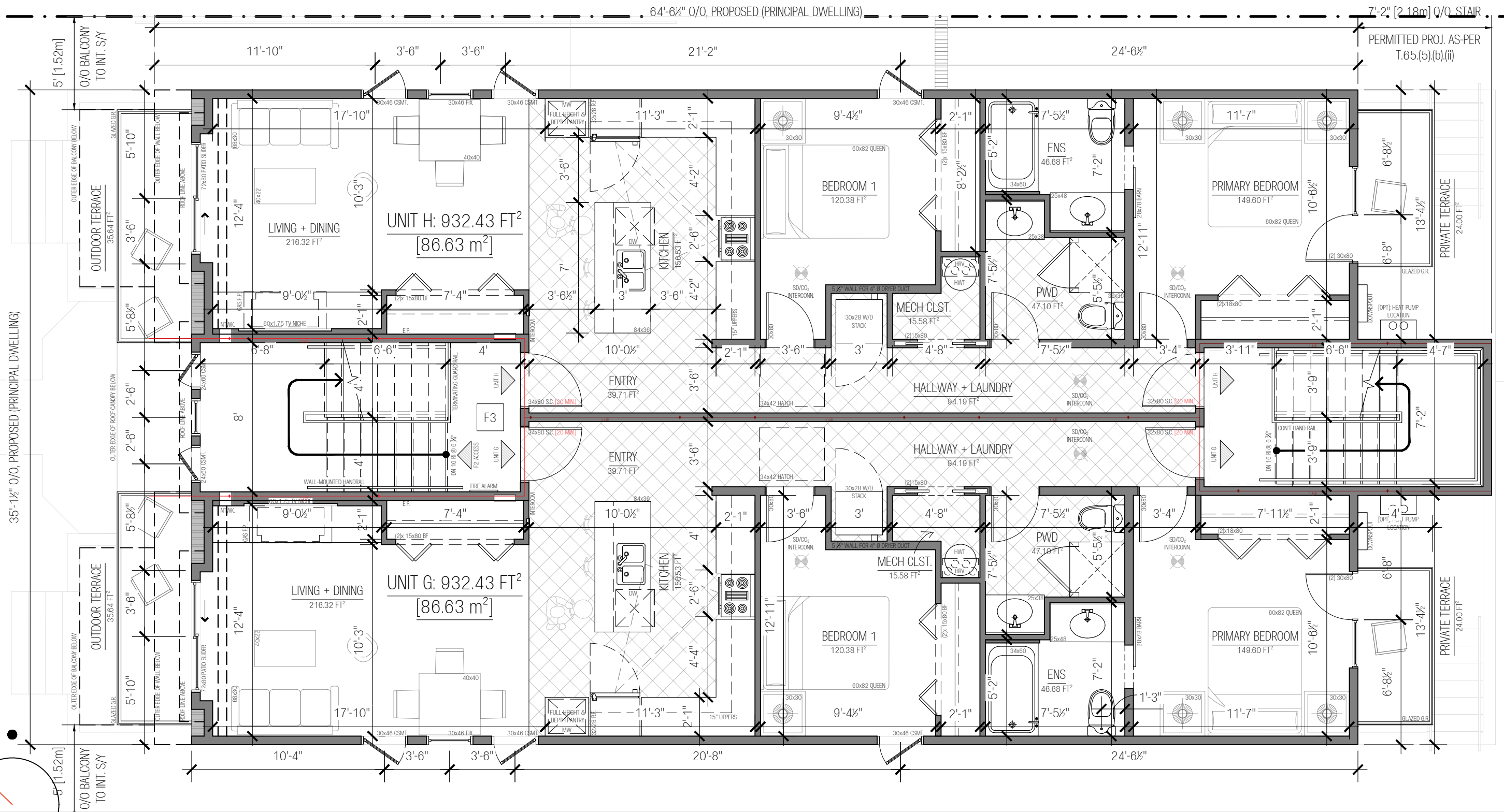
DRAWINGS FOR ILLUSTRATIVE / PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION UNTIL ENDORSED

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	FEB/28/2023
2	ISSUED TO CLIENT	MAR/17/2023
3	CoA PACKAGE ISSUE	JUN/21/2023

THIRD FLOOR (PROPOSED)

DRAWN BY: CORY DUBEAU
REVIEWED BY: T.B.D.
SCALE: 3/16" = 1'-0"
PROJECT NO.: 0033

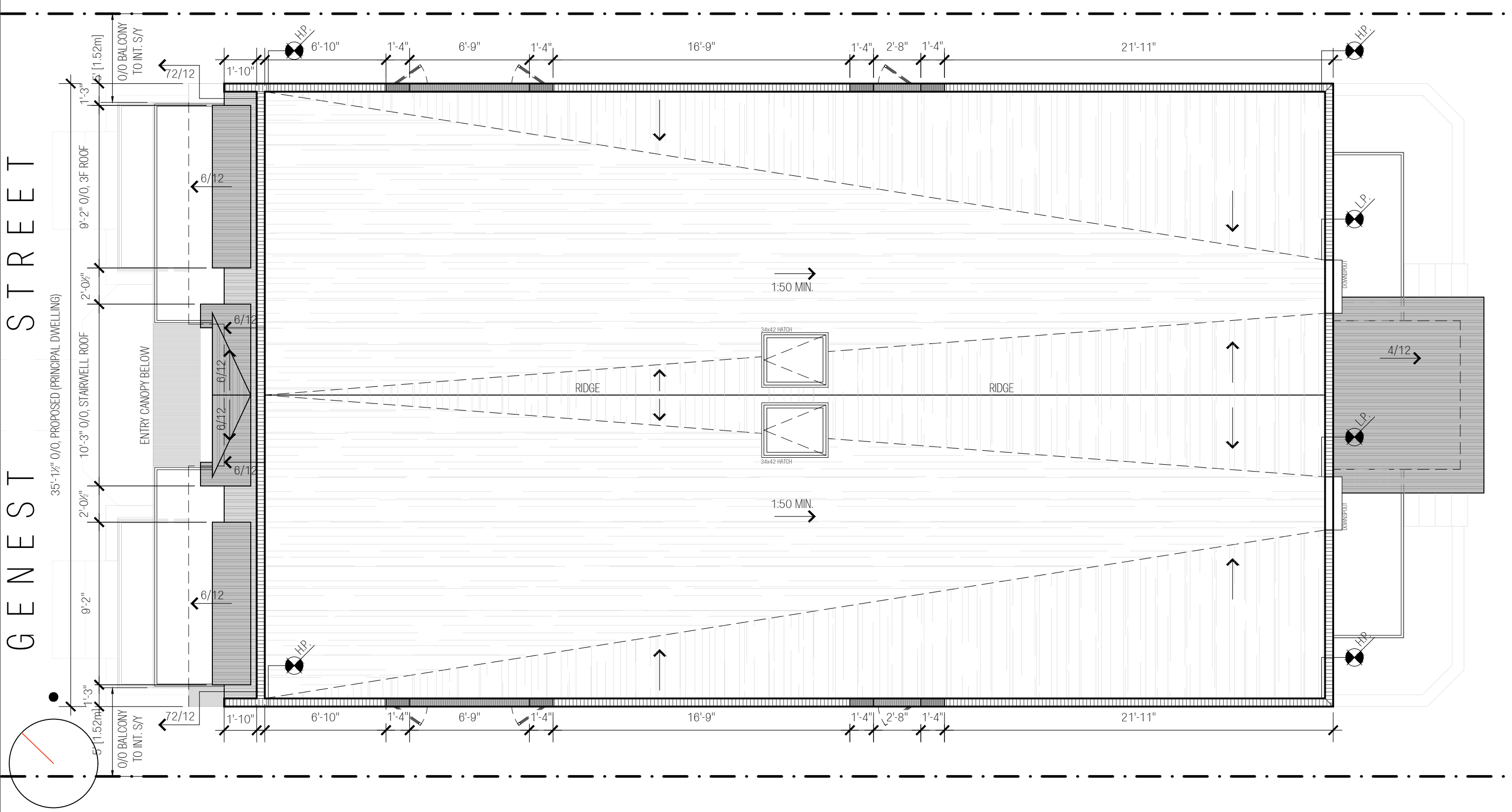
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A105



PLOTTED: June 22, 2023 1:03:05 AM PROJECT DIR: WADD-MSV(Public) Varla Architecture(33 Trohar, 82 Genest St. (Ongoing)CADV3 82-Genest, 8-Unit, Multi-Residential.dwg

ANSI FULL BLEED B (17.00 X 11.00 INCHES)

GENEST STREET



19.6± DUE NORTH

DRAWINGS FOR ILLUSTRATIVE / PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION UNTIL ENDORSED

LOW-RISE, 8-UNIT APARTMENT DWELLING, 82
GENEST STREET, OTTAWA, ON, K1L 7Z2

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	JUN/05/2023
2	CoA PACKAGE ISSUE	JUN/21/2023

ROOF PLAN (PROPOSED)

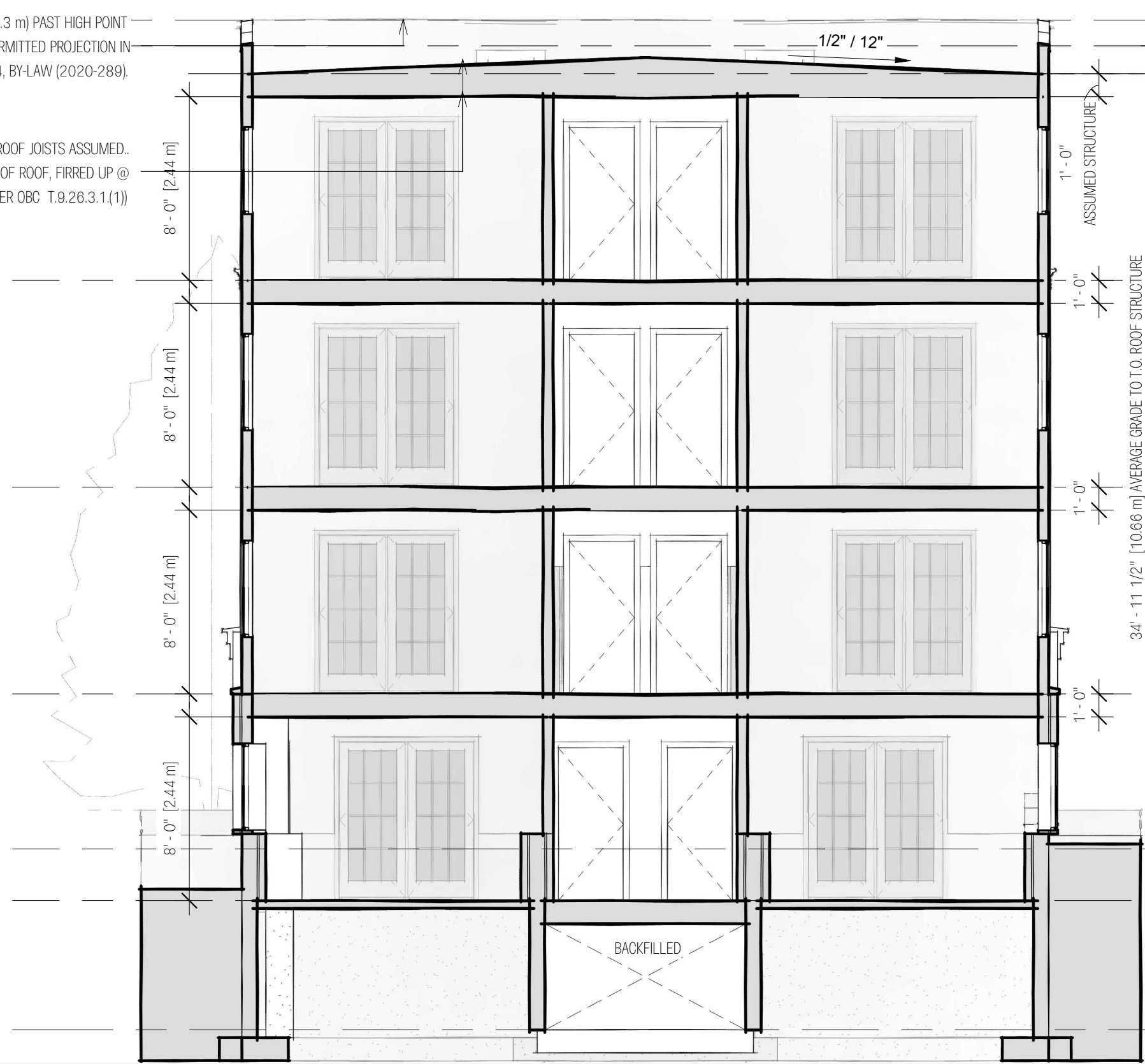
DRAWN BY: CORY DUBEAU
REVIEWED BY: T.B.D.
SCALE: 3/16" = 1'-0"
PROJECT NO.: 0033

SHEET NUMBER:
A105



PARAPET TO PROJECT A MAXIMUM OF 1'-0" (0.3 m) PAST HIGH POINT OF LOW-SLOPE ROOF. PARAPET AS PERMITTED PROJECTION IN ACCORDANCE W/ SEC. 64, BY-LAW (2020-289).

ROOF STRUCTURE TO BE DETERMINED. 12" ROOF JOISTS ASSUMED.. MIN. 12" DEPTH SHOWN AT LOW POINT OF ROOF, FIRRED UP @ 1/4"/12 (1:50) TO ROOF PEAK (AS-PER OBC T.9.26.3.1.(1))



MAX. HEIGHT, PER SUBZONE (+11.00 m)

226' - 5 3/4" [69.03 m]

T.O. ROOF STRUCTURE

225' - 4 1/4" [68.69 m]

T.O. ROOF JOIST

224' - 1 3/4" [68.32 m]

T.O. 3F

215' - 1 3/4" [65.57 m]

T.O. 2F

206' - 1 3/4" [62.83 m]

T.O. 1F

197' - 1 3/4" [60.09 m]

AVG. GRADE

190' - 4 3/4" [58.03 m]

T.O. B1 SLAB

188' - 1 3/4" [57.34 m]

T.O. MECH SLAB

182' - 6 1/4" [55.63 m]

34' - 11 1/2" [10.66 m] AVERAGE GRADE TO T.O. ROOF STRUCTURE

36' - 1" [11.00 m] MAX PERMITTED BUILDING HEIGHT, PER SUBZONE

8' - 0" [2.44 m]

8' - 0" [2.44 m]

8' - 0" [2.44 m]

8' - 0" [2.44 m]

1' - 0" ASSUMED STRUCTURE

1' - 0"

1' - 0"

1' - 0"

1' - 0"

BACKFILLED



LOW-RISE, 8-UNIT APARTMENT DWELLING, 82 GENEST STREET, OTTAWA, ON, K1L 7Z2

No.	Description	Date
1	ISSUED FOR CLIENT REVIEW	MAR/17/2023
2	CoA PACKAGE ISSUE	JUN/21/2023

BUILDING SECTION (E/W THRU ROOF)

DRAWN BY: CORY DUEBAU
 REVIEWED BY: -
 SCALE: 3/16" = 1'-0"
 PROJECT NO. 0033

A201

PLOTTED: 2023-06-22 1:54:14 AM
 PROJECT DIR: V:\Varia Architecture\33-Frohar-82 Genest St (Ongoing)\CAD\82-Genest-Elevation-Exploration_v2.rvt
 ANSI EXPAND B (17.00 x 11.00 INCHES)

EXPOSING BUILDING FACE, FRONT (NORTHWEST):

DIST. TO C/L ROAD: 12.57 m (12.00 USED)
 AREA OF EBF: 115.60 m²

PERMITTED %: 55.55%
 PERMITTED AREA: 63.58 m²

PROVIDED %: 37.49%
 PROVIDED AREA: 43.34 m²

SEE SECTION FOR WINDOW HEIGHTS IN RELATION TO LANDING (STAGGERED FROM REGULAR JOIST HEIGHT)



LOW-RISE, 8-UNIT APARTMENT DWELLING, 82 GENEST STREET, OTTAWA, ON, K1L 7Z2

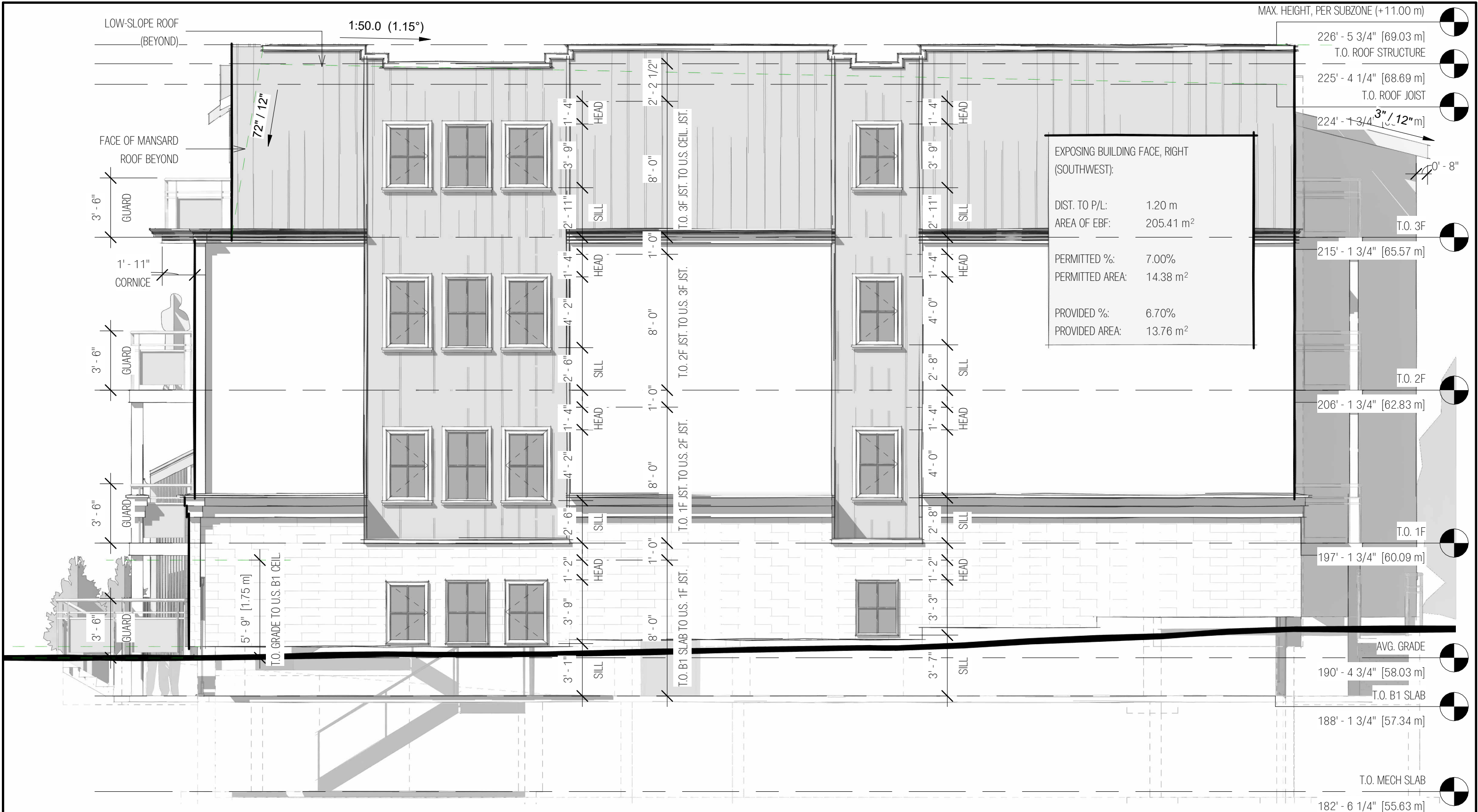
No.	Description	Date
1	ISSUED FOR CLIENT REVIEW	MAR/17/2023
2	CoA PACKAGE ISSUE	JUN/21/2023

FRONT ELEVATION (NORTH-WEST)

DRAWN BY: CORY DUEBAU
 REVIEWED BY: -
 SCALE: 3/16" = 1'-0"
 PROJECT NO. 0033

A401b





LOW-RISE, 8-UNIT APARTMENT DWELLING, 82 GENEST STREET, OTTAWA, ON, K1L 7Z2

No.	Description	Date
1	ISSUED FOR CLIENT REVIEW	MAR/17/2023
2	CoA PACKAGE ISSUE	JUN/21/2023

RIGHT ELEVATION (SOUTH-WEST)

DRAWN BY: CORY DUBEAU
 REVIEWED BY: -
 SCALE: 3/16" = 1'-0"
 PROJECT NO. 0033

A402



MAX. HEIGHT, PER SUBZONE (+11.00 m)

226' - 5 3/4" [69.03 m]

T.O. ROOF STRUCTURE

225' - 4 1/4" [68.69 m]

T.O. ROOF JOIST

224' - 1 3/4" [68.32 m]

T.O. 3F

215' - 1 3/4" [65.57 m]

T.O. 2F

206' - 1 3/4" [62.83 m]

T.O. 1F

197' - 1 3/4" [60.09 m]

AVG. GRADE

190' - 4 3/4" [58.03 m]

T.O. B1 SLAB

188' - 1 3/4" [57.34 m]

T.O. MECH SLAB

182' - 6 1/4" [55.63 m]

EXPOSING BUILDING FACE, REAR - MAIN BUILDING (SOUTHEAST):
 DIST TO P/L: 6.64 m (6.00 m USED)
 AREA OF EBF: 87.62 m² (100 USED)

PERMITTED %: 34.00%
 PERMITTED AREA: 29.79 m²

PROVIDED %: 30.61%
 PROVIDED AREA: 26.82 m²

EXPOSING BUILDING FACE, REAR - STAIR TOWER (SOUTHEAST):
 DIST. TO P/L: 4.46 m (4.00 USED)
 AREA OF EBF: 21.57 m² (20 USED)

PERMITTED %: 53.00%
 PERMITTED AREA: 11.43 m²

PROVIDED %: 30.62%
 PROVIDED AREA: 3.50 m²



No.	Description	Date
1	ISSUED FOR CLIENT REVIEW	MAR/17/2023
2	CoA PACKAGE ISSUE	JUN/21/2023

REAR ELEVATION (SOUTH-EAST)

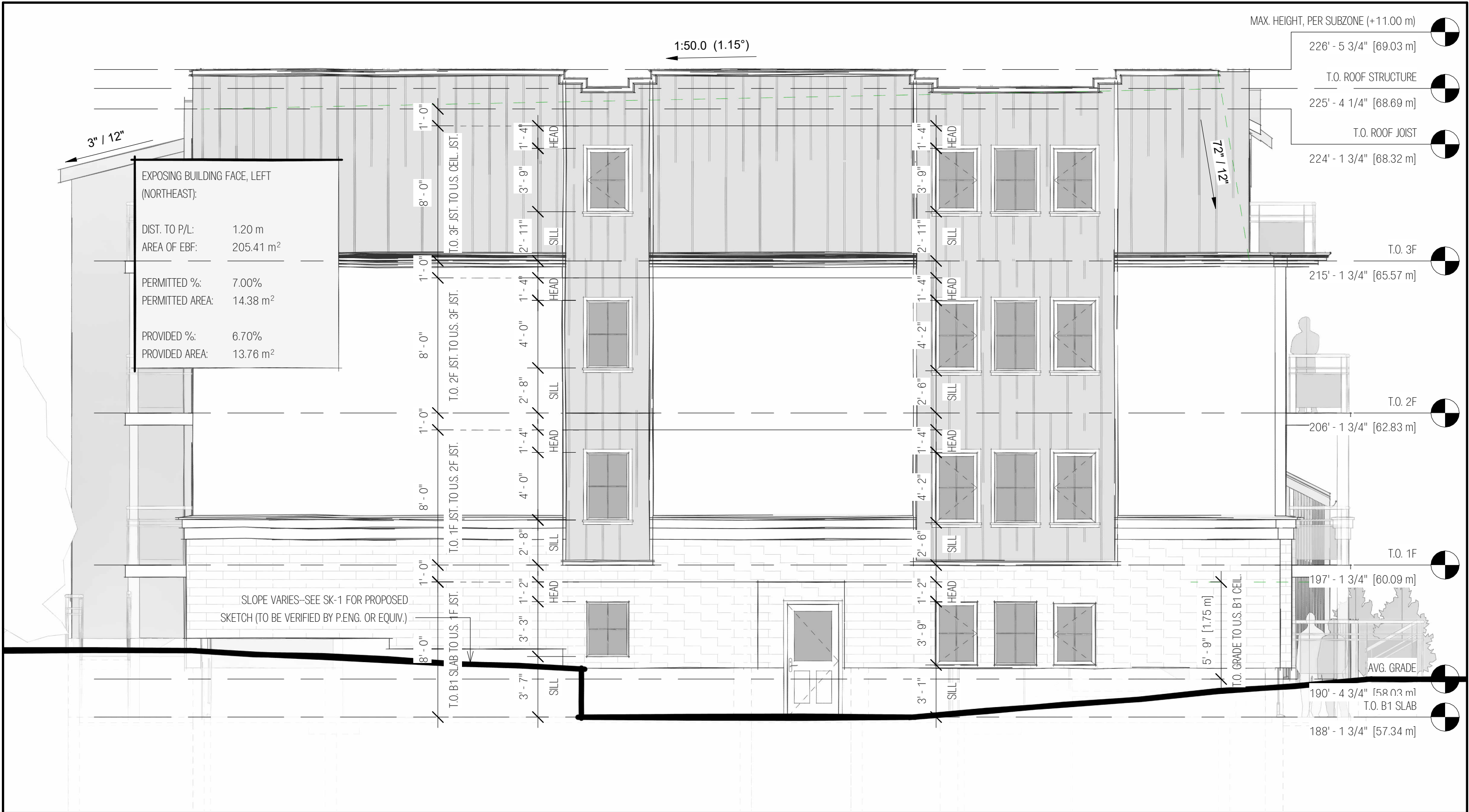
DRAWN BY: CORY DUBEAU
 REVIEWED BY: -
 SCALE: 3/16" = 1'-0"
 PROJECT NO. 0033

A403



LOW-RISE, 8-UNIT APARTMENT DWELLING, 82 GENEST STREET, OTTAWA, ON, K1L 7Z2

PROJECT DIR: V:\Varia Architecture\33-Frohar-82 Genest St (Ongoing)\CAD\82-Genest-Elevation-Exploration_v2.rvt
 PLOTTED: 2023-06-22 15:43:31 AM
 ANSI EXPAND B (17.00 x 11.00 INCHES)



EXPOSING BUILDING FACE, LEFT (NORTHEAST):

DIST. TO P/L:	1.20 m
AREA OF EBF:	205.41 m ²
PERMITTED %:	7.00%
PERMITTED AREA:	14.38 m ²
PROVIDED %:	6.70%
PROVIDED AREA:	13.76 m ²

SLOPE VARIES—SEE SK-1 FOR PROPOSED SKETCH (TO BE VERIFIED BY P.ENG. OR EQUIV.)

- MAX. HEIGHT, PER SUBZONE (+11.00 m)
- 226' - 5 3/4" [69.03 m]
- T.O. ROOF STRUCTURE
- 225' - 4 1/4" [68.69 m]
- T.O. ROOF JOIST
- 224' - 1 3/4" [68.32 m]
- T.O. 3F
- 215' - 1 3/4" [65.57 m]
- T.O. 2F
- 206' - 1 3/4" [62.83 m]
- T.O. 1F
- 197' - 1 3/4" [60.09 m]
- AVG. GRADE
- T.O. B1 SLAB
- 190' - 4 3/4" [58.03 m]
- 188' - 1 3/4" [57.34 m]



LOW-RISE, 8-UNIT APARTMENT DWELLING, 82 GENEST STREET, OTTAWA, ON, K1L 7Z2

No.	Description	Date
1	ISSUED FOR CLIENT REVIEW	MAR/17/2023
2	CoA PACKAGE ISSUE	JUN/21/2023

LEFT ELEVATION (NORTH-EAST)

DRAWN BY: CORY DUBEAU
 REVIEWED BY: -
 SCALE: 3/16" = 1'-0"
 PROJECT NO. 0033

A404



VARIA: DRAFTING & DESIGN

LOW-RISE, 8-UNIT APARTMENT DWELLING, 82 GENEST
STREET, OTTAWA, ON, K1L 7Z2

No.	Description	Date

AXO VIEW - EAST (WORM'S EYE)

DRAWN BY: Author
 REVIEWED BY: Checker
 SCALE:
 PROJECT NO. 0033

Ax001



LOW-RISE, 8-UNIT APARTMENT DWELLING, 82 GENEST STREET, OTTAWA, ON, K1L 7Z2

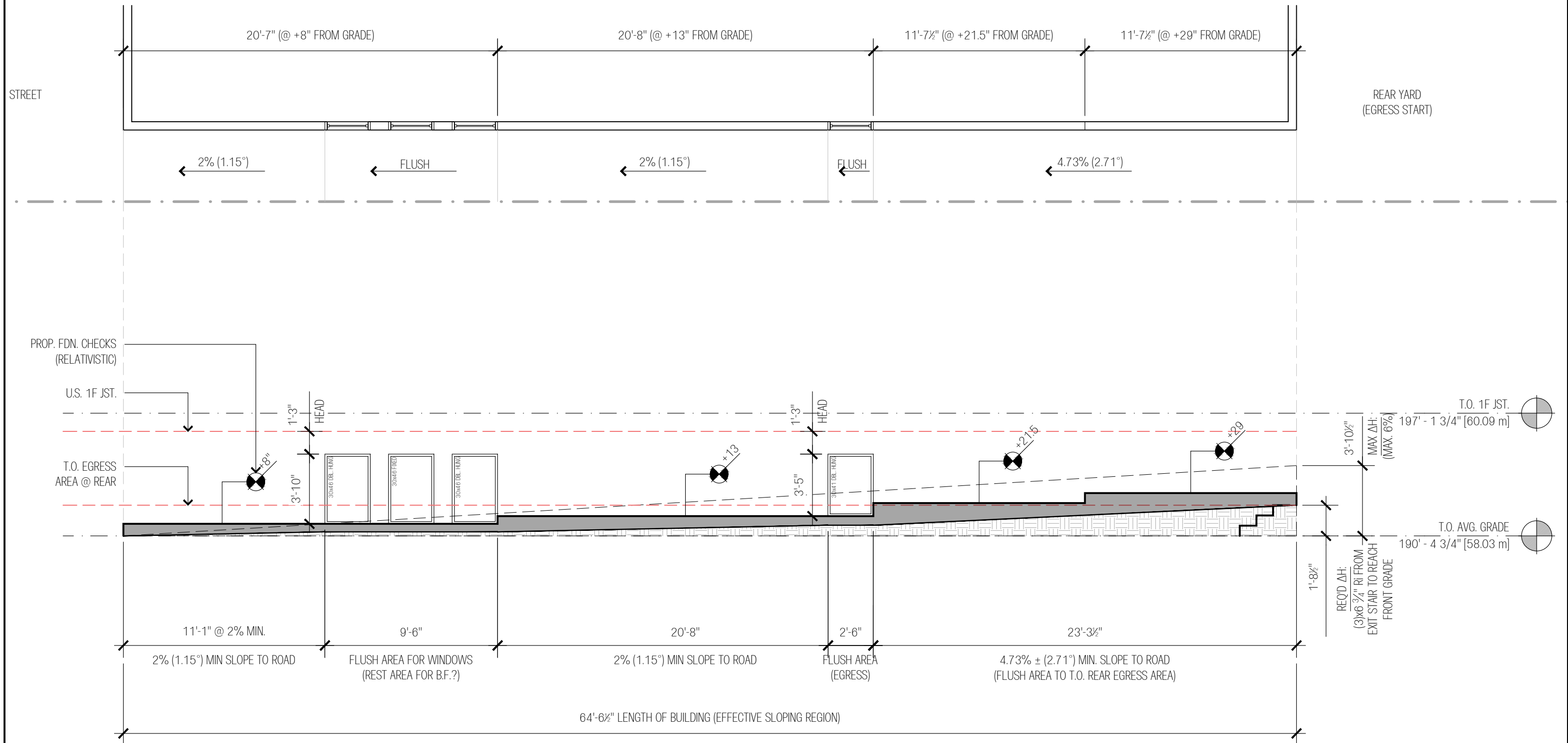
No.	Description	Date

AXO VIEW - WEST (BIRD'S EYE)

DRAWN BY: Author
 REVIEWED BY: Checker
 SCALE:
 PROJECT NO. 0033

Ax002





NOTE: FOR ILLUSTRATIVE PURPOSES ONLY--NOT INTENDED TO BE USED AS, OR IN CONJUNCTION WITH A GRADING PLAN, NOR AS PART OF PERMIT SUBMITTAL.



VARIA: DRAFTING & DESIGN

LOW-RISE, 8-UNIT APARTMENT DWELLING, 82
GENEST STREET, OTTAWA, ON, K1L 7Z2

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	MAR/04/2023
2	ISSUED FOR INTERNAL REVIEW	JUN/07/2023
3	CoA PACKAGE ISSUE	JUN/21/2023

SLOPE DESIGN FOR REAR EGRESS

DRAWN BY: CORY DUBEAU
REVIEWED BY: T.B.D.
SCALE: 3/16" = 1'-0"
PROJECT NO.: 0033

SHEET NUMBER:

SK-1

