

TOPOGRAPHIC PLAN OF SURVEY OF

**PART OF LOTS 18 & 19  
(East Spadina Avenue)  
REGISTERED PLAN 92 1/2  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2022**

Scale 1: 100  
0 2.5 5 7.5 10 metres

**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 hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°34'51" counter-clockwise was applied to bearings on P2.

**Elevation Notes**  
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 197534238)  
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-08-16, E-08-20, 2508p8p6, 2508p8p7 & 2508p8p12.  
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**

□	Survey Monument Planted
○	Survey Monument Found
■	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CP	Concrete Pin
Meas	Measured
(P1)	Registered Plan 92 1/2
(P2)	Plan 5R-6631
(P3)	Plan 4R-25734
(P4)	Plan by (990) dated Novemr 14, 1986
(P5)	Plan by (JDD) dated May 30, 2012 (Ref. No. 12-10-486-00)
(P6)	Plan by (647) dated August 26, 1974
(D1)	Inst NS184744
○ MH-ST	Maintenance Hole (Storm)
○ MH-S	Maintenance Hole (Sanitary)
— s —	Underground Storm Sewer
— w —	Underground Sanitary Sewer
— u —	Underground Water
— o —	Overhead Wires
— p —	Utility Pole
□ CB	Catch Basin
○ FH	Fire Hydrant
□ GM	Gas Meter
□ G	Gate
□ AC	Air Conditioner
□ D	Diameter
□ CLF	Chain Link Fence
□ PWF	Post and Wire Fence
□ BF	Board Fence
□ Inv.	Invert
□ T/G	Top of Grate
□ U/Eave	Underside of Eave
□ T/Fdn	Top of Foundation
□ C/L	Centreline
□ +65.00	Location of Elevations
□ +65.00	Top of Concrete Curb Elevation
□	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.

Site Area=326.1 sq.m.

**Committee of Adjustment  
Received | Reçu le  
2023-12-08  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation**

**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 3rd day of November, 2022.  
Date: Nov 10/2022  
Emad Alrefaai  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-38797.  
**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

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Site Benchmark  
Fire Hydrant  
Top of Spindle  
At No. 94 Spadina  
Elevation=69.16

# COACH HOUSE

81 SPADINA STREET, OTTAWA, ONTARIO

## ISSUED FOR MINOR VARIANCE

Committee of Adjustment  
Received | Reçu le

2023-12-08

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

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### GENERAL NOTES:

- DESIGN IN ACCORDANCE WITH ONTARIO BUILDING CODE (OBC 2012 O. REG. 332/21)
- CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
- ANY ERRORS SHALL BE REPORTED TO DESIGNER AND ENGINEER PRIOR TO CONSTRUCTION
- ALL ANGLED WALLS ARE SHOWN ON A 45° ANGLE UNLESS NOTED OTHERWISE
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO EXISTING AND NEW CONSTRUCTION TO DRYWALL
- ALL LUMBER SHALL BE SPF NO.2 OR BETTER
- ENGINEERED ROOF TRUSSES SHALL NOT BE DRILLED OR NOTCHED UNLESS NOTED IN THE DESIGN
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE SEPARATED WITH NO LESS THAN 6mil POLY
- PROVIDE SQUASH BLOCKS AS NECESSARY TO TRANSFER POINT LOADS
- ALL HANDRAILS AND GUARDRAILS TO CONFORM TO SB-7 UNLESS NOTED OTHERWISE
- AIR BARRIERS ARE TO BE CONTINUOUS (9.25.3.3.)
- PROVIDE EXHAUST FANS FOR ALL BATHROOMS WITH DUCT TERMINATING OUTSIDE OF BUILDING ENVELOPE UNLESS NOTED OTHERWISE.
- CONTRACTOR RESPONSIBLE FOR ANY REQUIRED SHORING, INCLUDING INSTALLATION AND DESIGN APPROVED BY ENGINEER
- ALL PLUMBING FIXTURES TO BE INSTALLED WITH A 1/4 TURN BALL TYPE SHUTOFF VALVE
- ALL PLUMBING CONNECTIONS TO BE REVIEWED BY INSPECTOR ON SITE PRIOR TO CLOSING.
- ELECTRICAL PERMIT REQUIRED FROM ELECTRICAL SAFETY AUTHORITY FOR ANY ELECTRICAL WORK, 1-877-372-7233
- ALL PLUMBING FIXTURES TO BE CSA APPROVED.
- SMOKE ALARMS TO HAVE A VISUAL SIGNALING COMPONENT AS PER 9.10.19.3 (3)
- ALL FASTENING OF FRAMING MEMBERS TO CONFORM TO OBC 9.23.3.



NO.	DESCRIPTION	ISSUED FOR MINOR VARIANCE	SS	DATE
1				11/28/2023

SHEET TITLE:  
**COVER PAGE**

PROJECT DESCRIPTION:  
**81 SPADINA STREET  
COACH HOUSE**

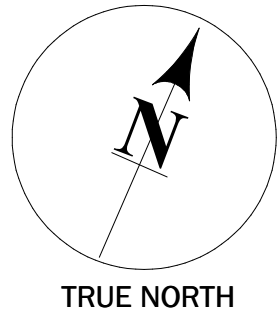
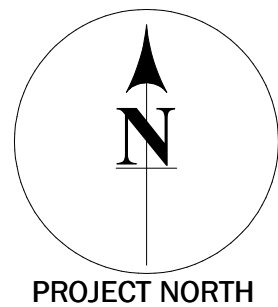
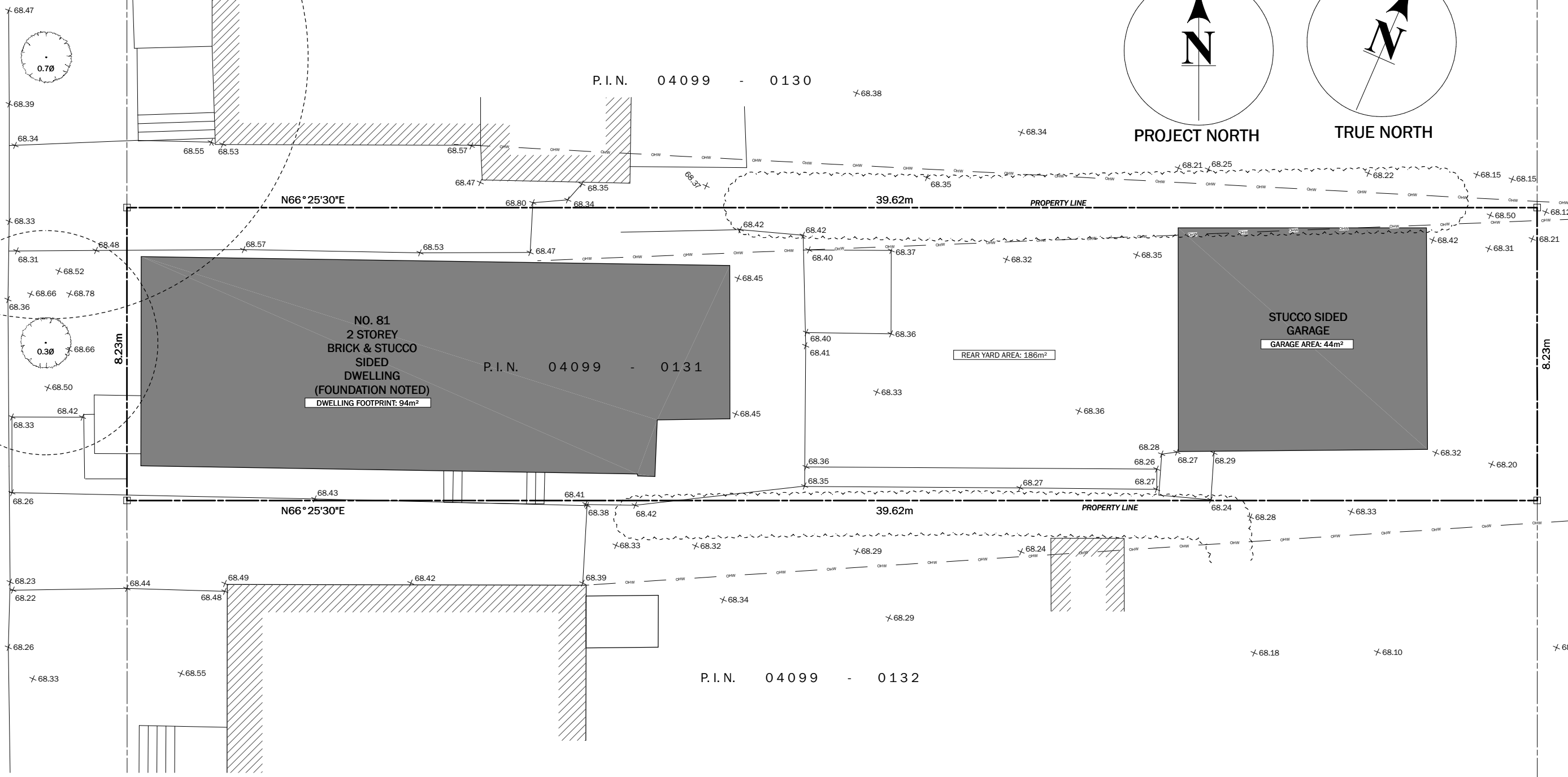
DATE:  
11/28/2023

SCALE:  
INDICATED

SIZE:  
Tabloid (11" x 17")

SHEET:  
**A-1**

SPADINA AVENUE



P. I. N. 04099 - 0130

P. I. N. 04099 - 0131

P. I. N. 04099 - 0132

N66°25'30"E

N66°25'30"E

PROPERTY LINE

PROPERTY LINE

39.62m

39.62m

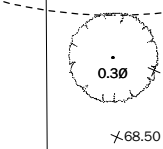
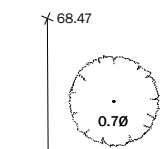
8.23m

8.23m

NO. 81  
2 STOREY  
BRICK & STUCCO  
SIDED  
DWELLING  
(FOUNDATION NOTED)  
DWELLING FOOTPRINT: 94m<sup>2</sup>

STUCCO SIDED  
GARAGE  
GARAGE AREA: 44m<sup>2</sup>

REAR YARD AREA: 186m<sup>2</sup>



**G** EXISTING SITE PLAN  
SCALE: 1" = 10'-0"



NO.	DESCRIPTION	ISSUED FOR	VARIANCE	SS	DATE	BY
1	ISSUED FOR MINOR				11/28/2023	SS

SHEET TITLE:  
**EXISTING SITE PLAN**

PROJECT DESCRIPTION:  
**81 SPADINA STREET  
COACH HOUSE**

DATE:  
11/28/2023

SCALE:  
INDICATED

SIZE:  
Tabloid (11" x 17")

SHEET:  
**A-2**

2:51:38 PM

NO.	DESCRIPTION	REVISION TABLE	BY	DATE
1	ISSUED FOR VARIANCE	SS		11/28/2023

SHEET TITLE:  
**PROPOSED SITE PLAN**

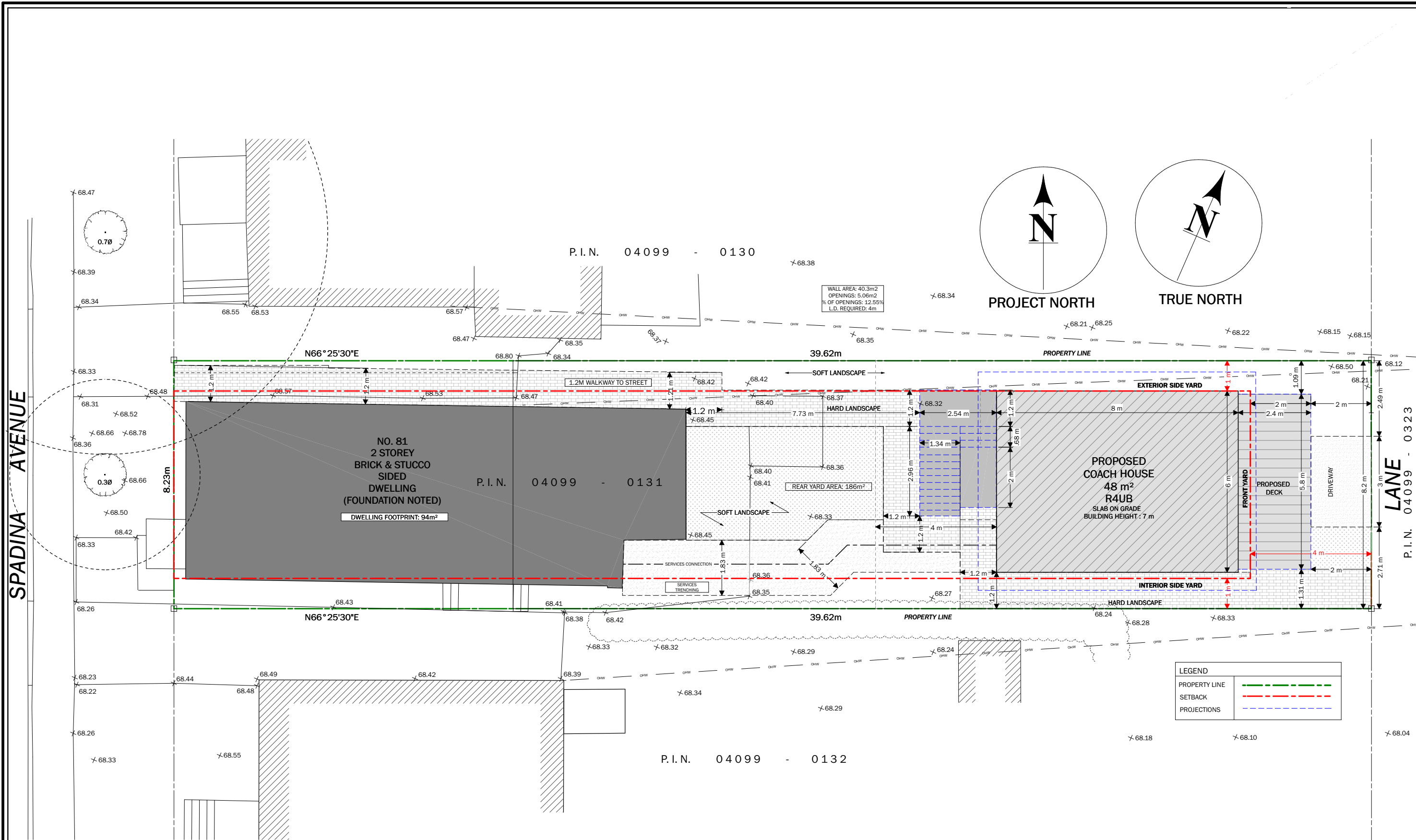
PROJECT DESCRIPTION:  
**81 SPADINA STREET  
COACH HOUSE**

DATE:  
11/28/2023

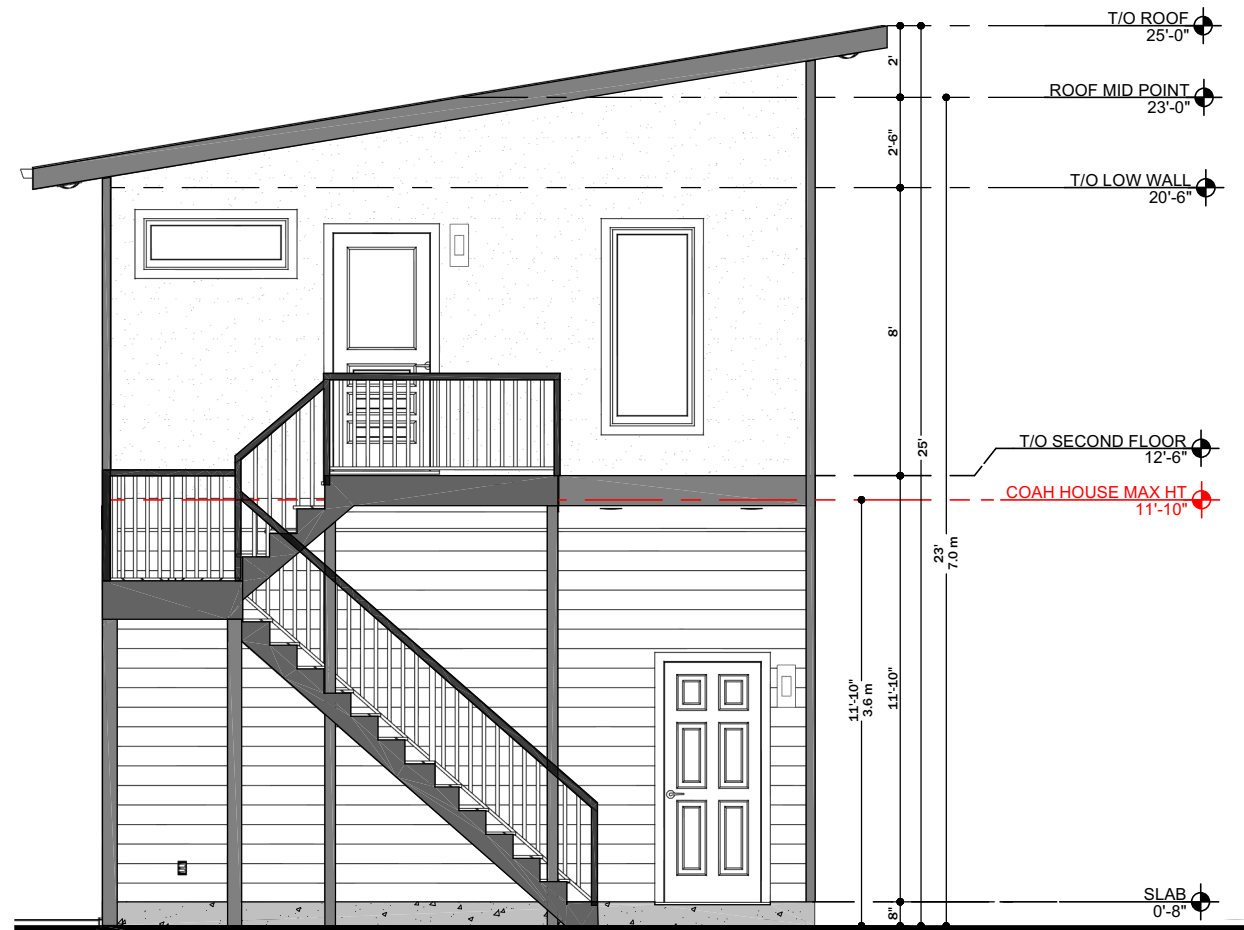
SCALE:  
INDICATED

SIZE:  
Tabloid (11" x 17")

SHEET:  
**A-3**

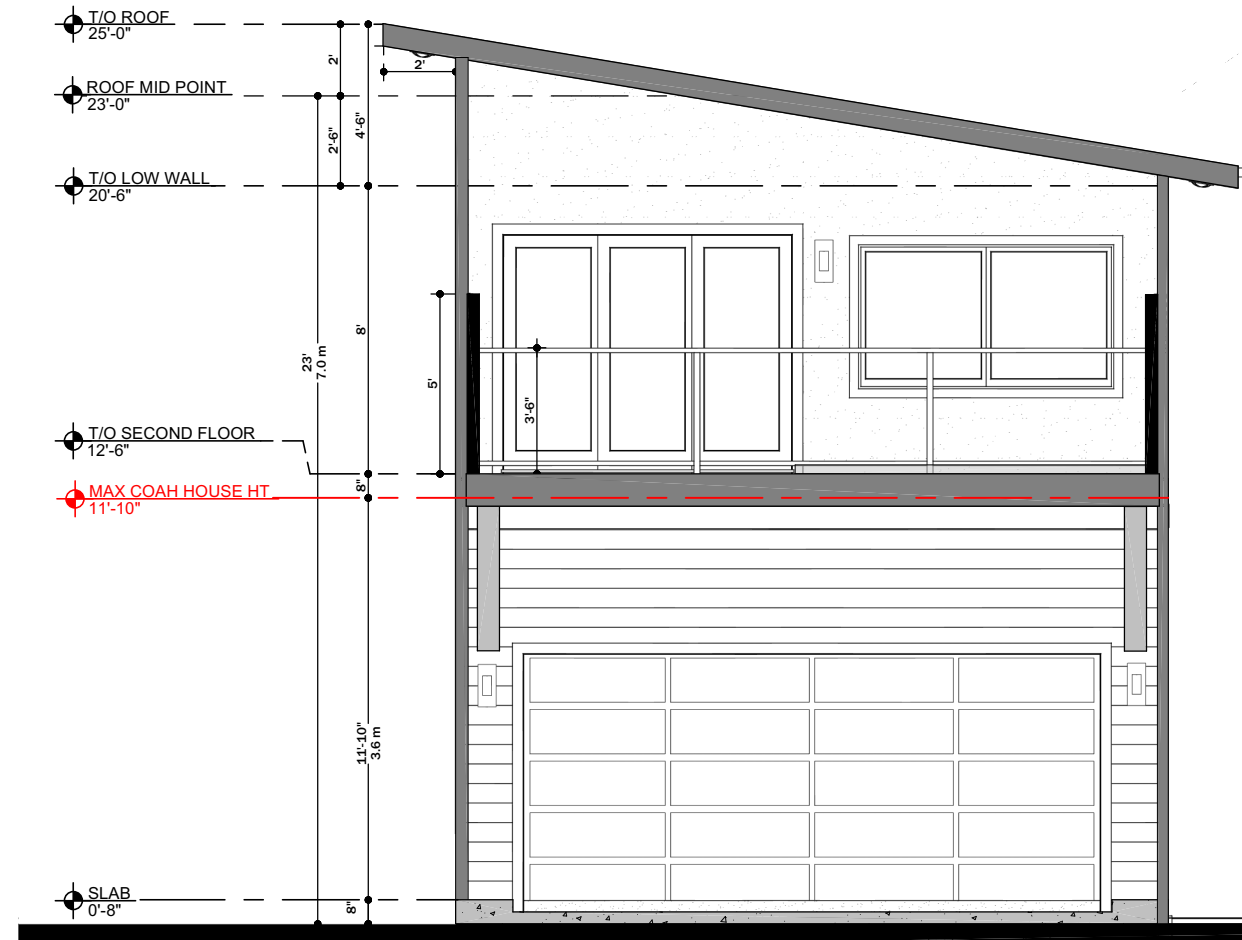


**PROPOSED SITE PLAN**  
SCALE: 1" = 10'-0"



PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1'-0"

NO	DESCRIPTION	REVISION TABLE	BY	DATE
1	ISSUED FOR MINOR VARIANCE	SS		11/28/2023

SHEET TITLE:  
**PROPOSED  
ELEVATIONS**

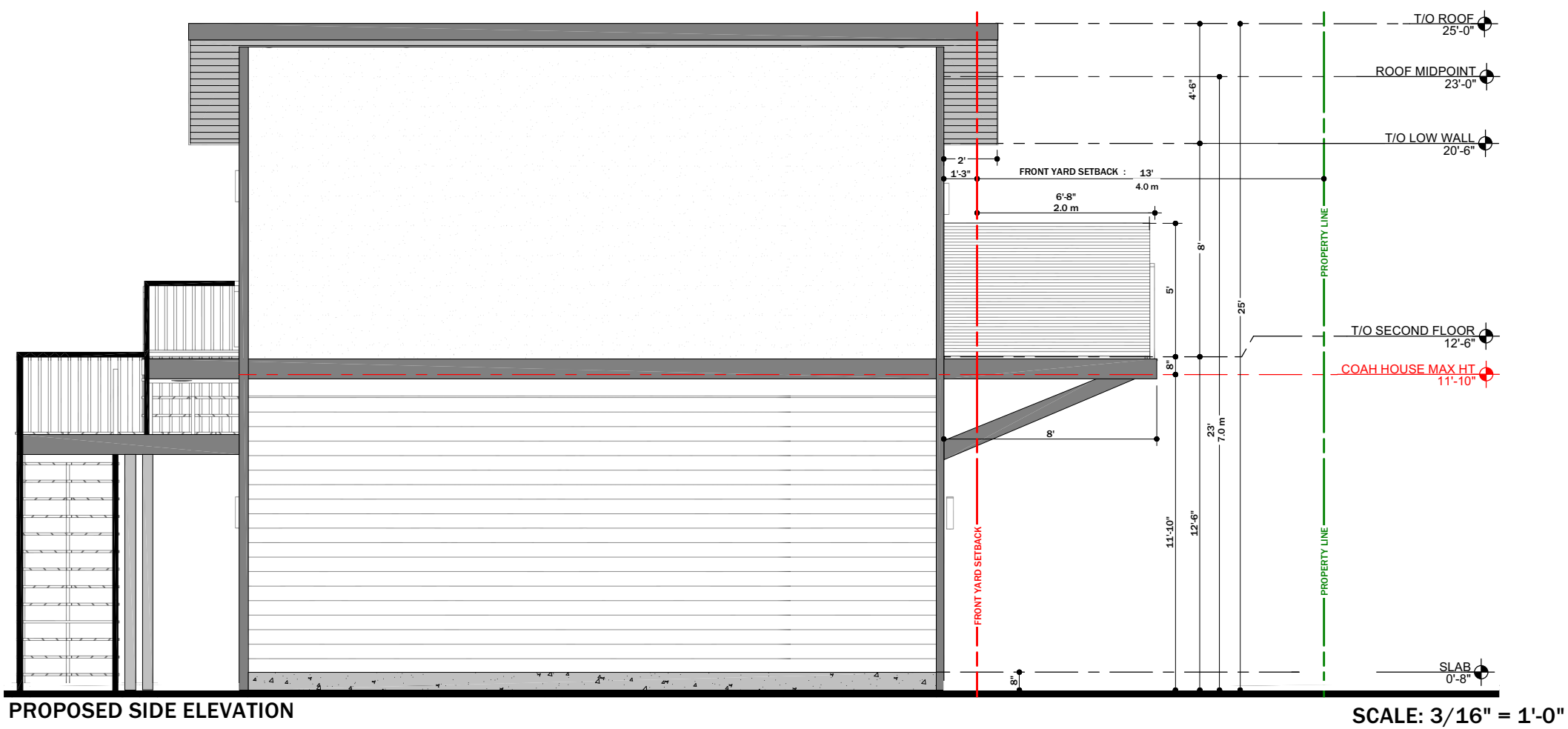
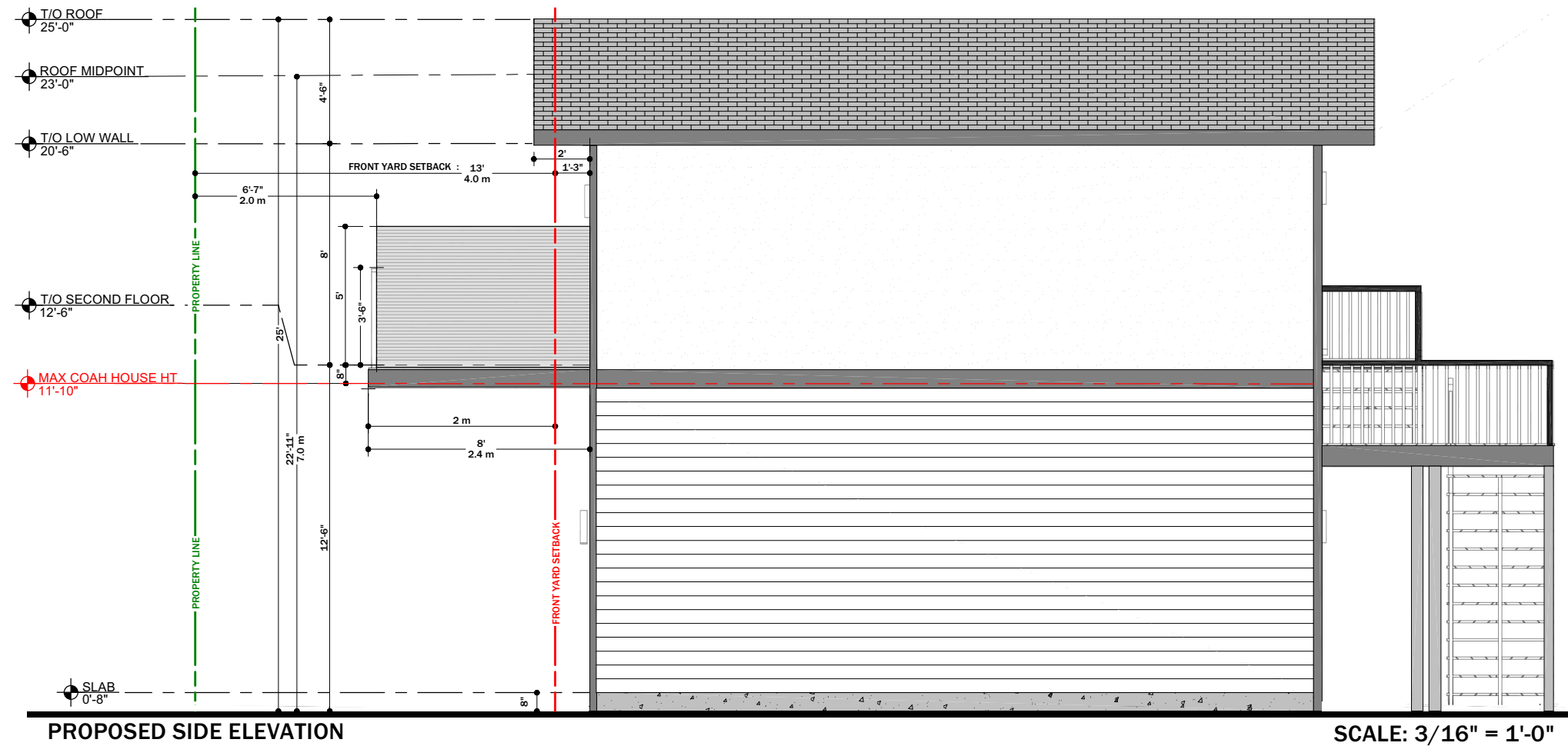
PROJECT DESCRIPTION:  
**81 SPADINA STREET  
COACH HOUSE**

DATE:  
11/28/2023

SCALE:  
INDICATED

SIZE:  
Tabloid (11" x 17")

SHEET:  
**A-4**



NO	DESCRIPTION	REVISION TABLE	BY	DATE
1	ISSUED FOR MINOR VARIANCE	SS		11/28/2023

SHEET TITLE:  
**PROPOSED ELEVATIONS**

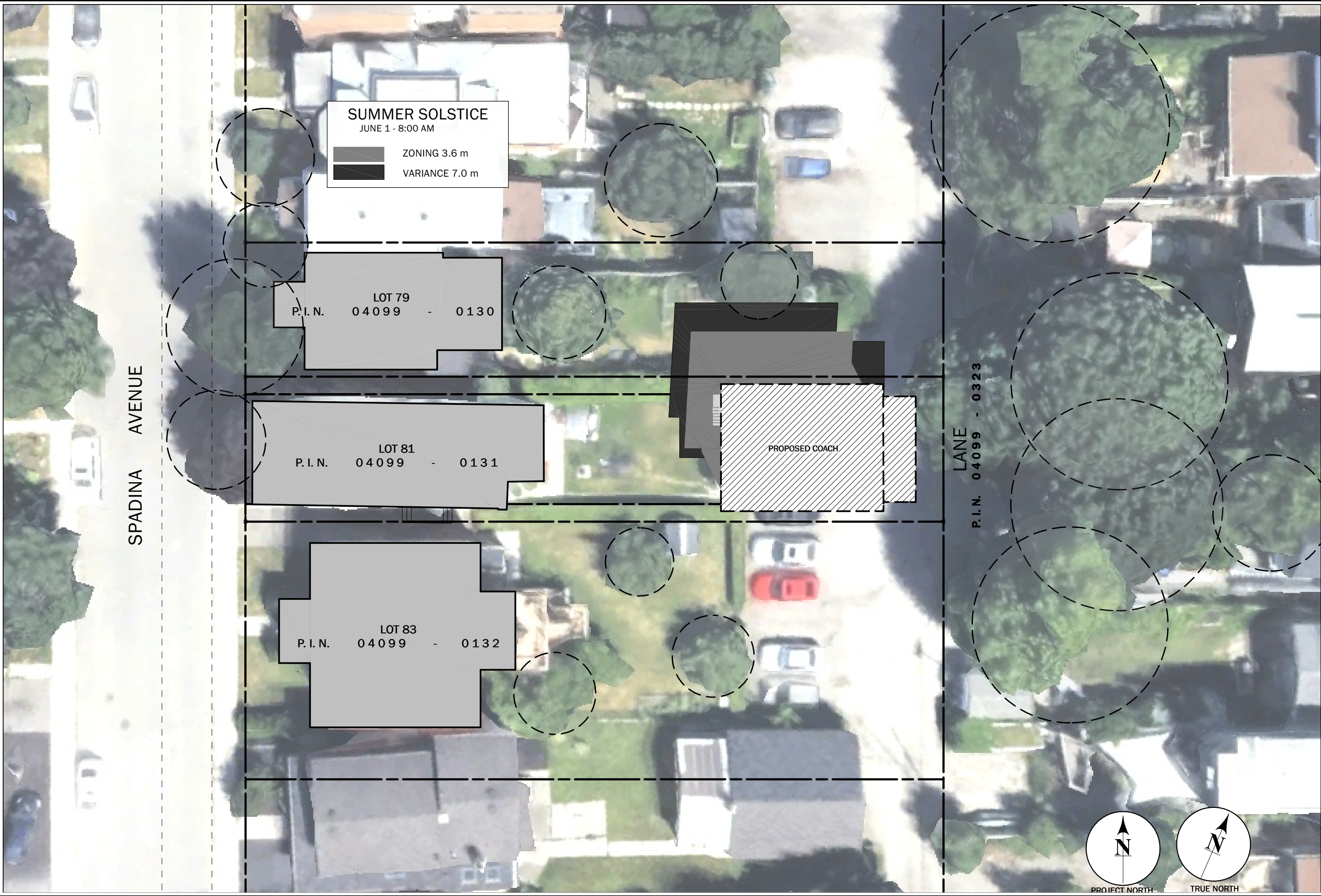
PROJECT DESCRIPTION:  
**81 SPADINA STREET COACH HOUSE**

DATE:  
11/28/2023



SCALE:  
INDICATED

SIZE:  
Tabloid (11" x 17")

SHEET:  
**A-5**



**SUMMER SOLSTICE**  
 JUNE 1 - 8:00 AM

 ZONING 3.6 m  
 VARIANCE 7.0 m

LOT 79  
 P.I.N. 04099 - 0130

LOT 81  
 P.I.N. 04099 - 0131

LOT 83  
 P.I.N. 04099 - 0132

PROPOSED COACH

SPADINA AVENUE

LANE  
 P.I.N. 04099 - 0323



NO.	DESCRIPTION	ISSUED FOR	VARIANCE	SS	BY	DATE
1						11/28/2023

SHEET TITLE:  
**SHADOW STUDY  
 SUMMER 8:00AM**

PROJECT DESCRIPTION:  
**81 SPADINA STREET  
 COACH HOUSE**

DATE:  
 11/28/2023

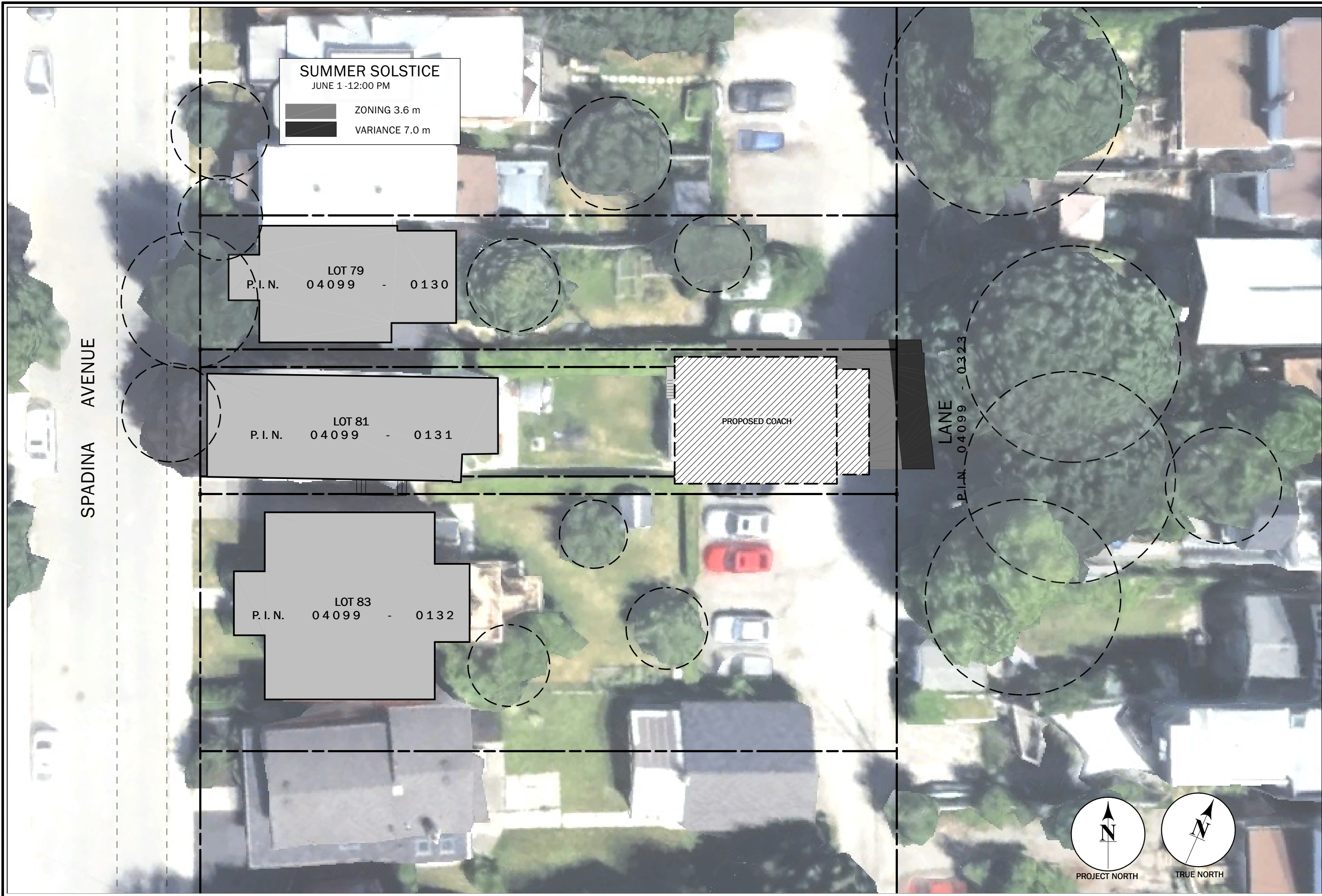
SCALE:  
 INDICATED

SIZE:  
 Tabloid (11" x 17")

SHEET:  
**A-6**

2:51:45 PM





**SUMMER SOLSTICE**  
 JUNE 1 -12:00 PM

ZONING 3.6 m  
 VARIANCE 7.0 m

LOT 79  
 P.I.N. 04099 - 0130

LOT 81  
 P.I.N. 04099 - 0131

LOT 83  
 P.I.N. 04099 - 0132

PROPOSED COACH

LANE  
 P.I.N. 04099 - 0323

SPADINA AVENUE



NO.	DESCRIPTION	REVISION TABLE	BY	DATE
1	ISSUED FOR MINOR VARIANCE	SS		11/28/2023

SHEET TITLE:  
**SHADOW STUDY**  
**SUMMER 12:00PM**

PROJECT DESCRIPTION:  
**81 SPADINA STREET**  
**COACH HOUSE**

DATE:  
 11/28/2023

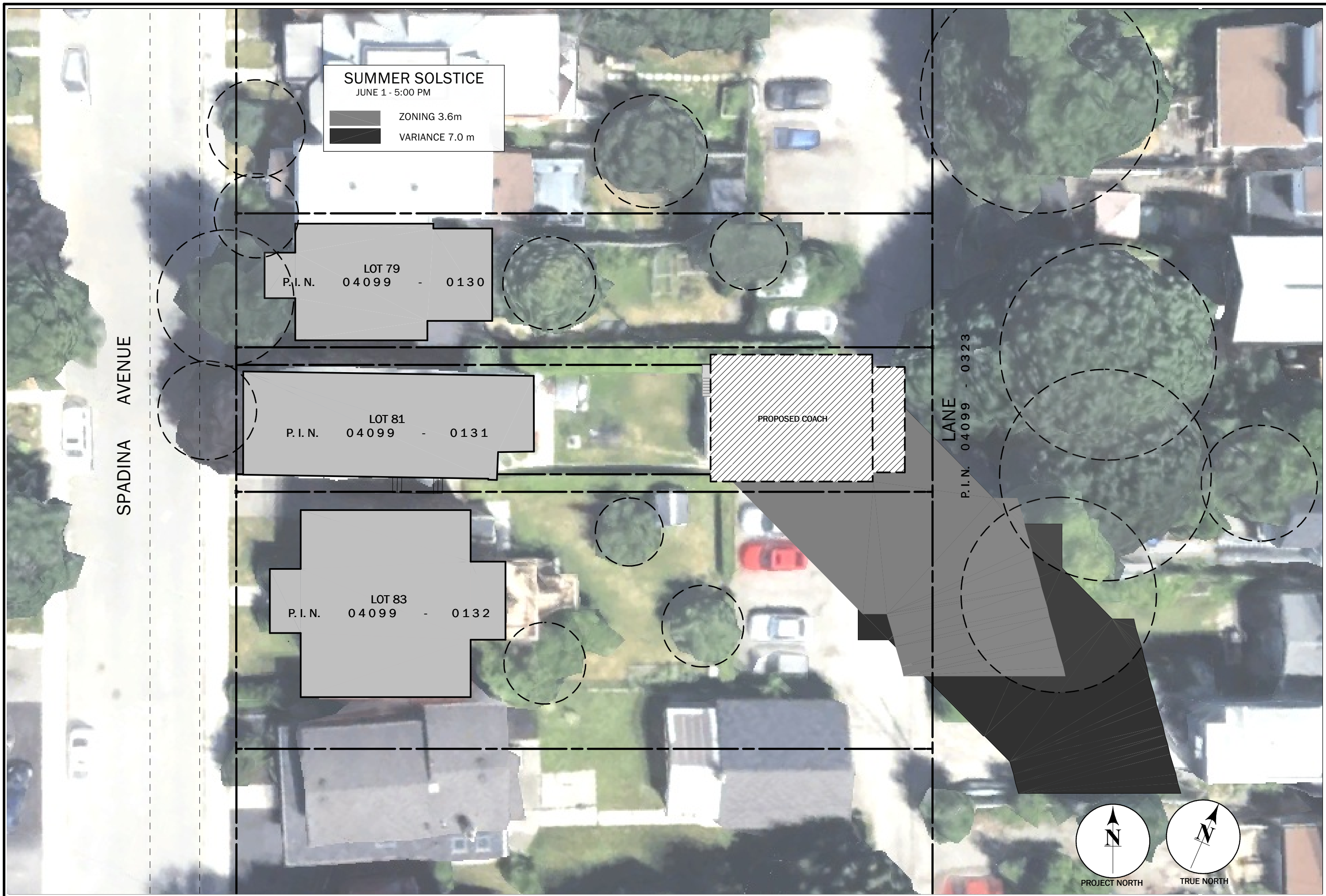
SCALE:  
 INDICATED

SIZE:  
 Tabloid (11" x 17")



SHEET:  
**A-7**

2:51:46 PM





**SUMMER SOLSTICE**  
 JUNE 1 - 5:00 PM

 ZONING 3.6m  
 VARIANCE 7.0 m

LOT 79  
 P.I.N. 04099 - 0130

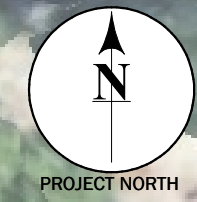
LOT 81  
 P.I.N. 04099 - 0131

LOT 83  
 P.I.N. 04099 - 0132

PROPOSED COACH

LANE  
 P.I.N. 04099 - 0323

SPADINA AVENUE



NO.	DESCRIPTION	REVISION TABLE	BY	DATE
1	ISSUED FOR MINOR VARIANCE	SS		11/28/2023

SHEET TITLE:  
**SHADOW STUDY  
 SUMMER 5:00PM**

PROJECT DESCRIPTION:  
**81 SPADINA STREET  
 COACH HOUSE**

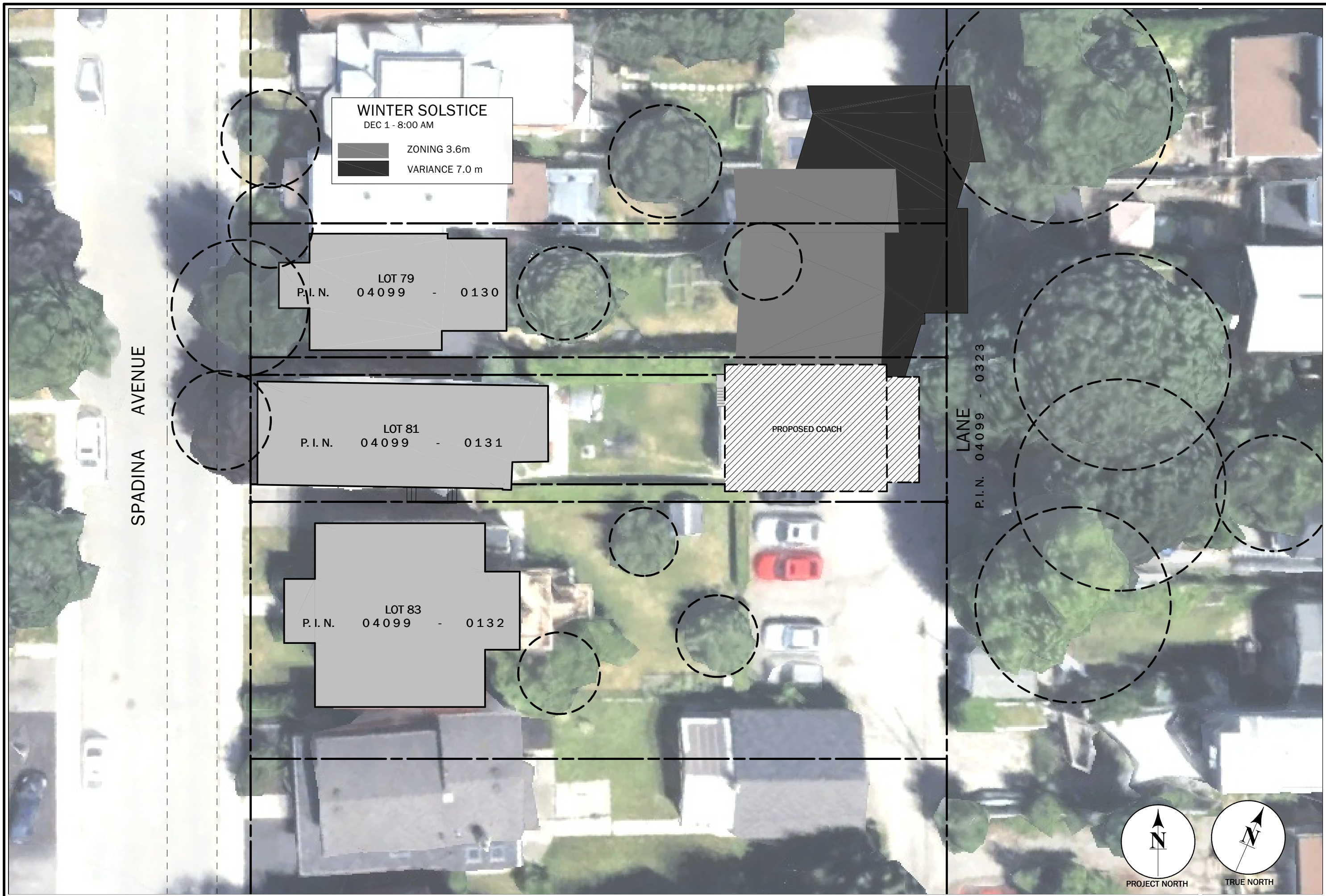
DATE:  
 11/28/2023

SCALE:  
 INDICATED

SIZE:  
 Tabloid (11" x 17")

SHEET:  
**A-8**

2:51:46 PM



**WINTER SOLSTICE**  
 DEC 1 - 8:00 AM

ZONING 3.6m  
 VARIANCE 7.0 m

LOT 79  
 P.I.N. 04099 - 0130

LOT 81  
 P.I.N. 04099 - 0131

PROPOSED COACH

LOT 83  
 P.I.N. 04099 - 0132

SPADINA AVENUE

LANE  
 P.I.N. 04099 - 0323



NO.	DESCRIPTION	REVISION TABLE	BY	DATE
1	ISSUED FOR MINOR VARIANCE	SS		11/28/2023

SHEET TITLE:  
**SHADOW STUDY**  
**WINTER 8:00AM**

PROJECT DESCRIPTION:  
**81 SPADINA STREET**  
**COACH HOUSE**

DATE:  
 11/28/2023

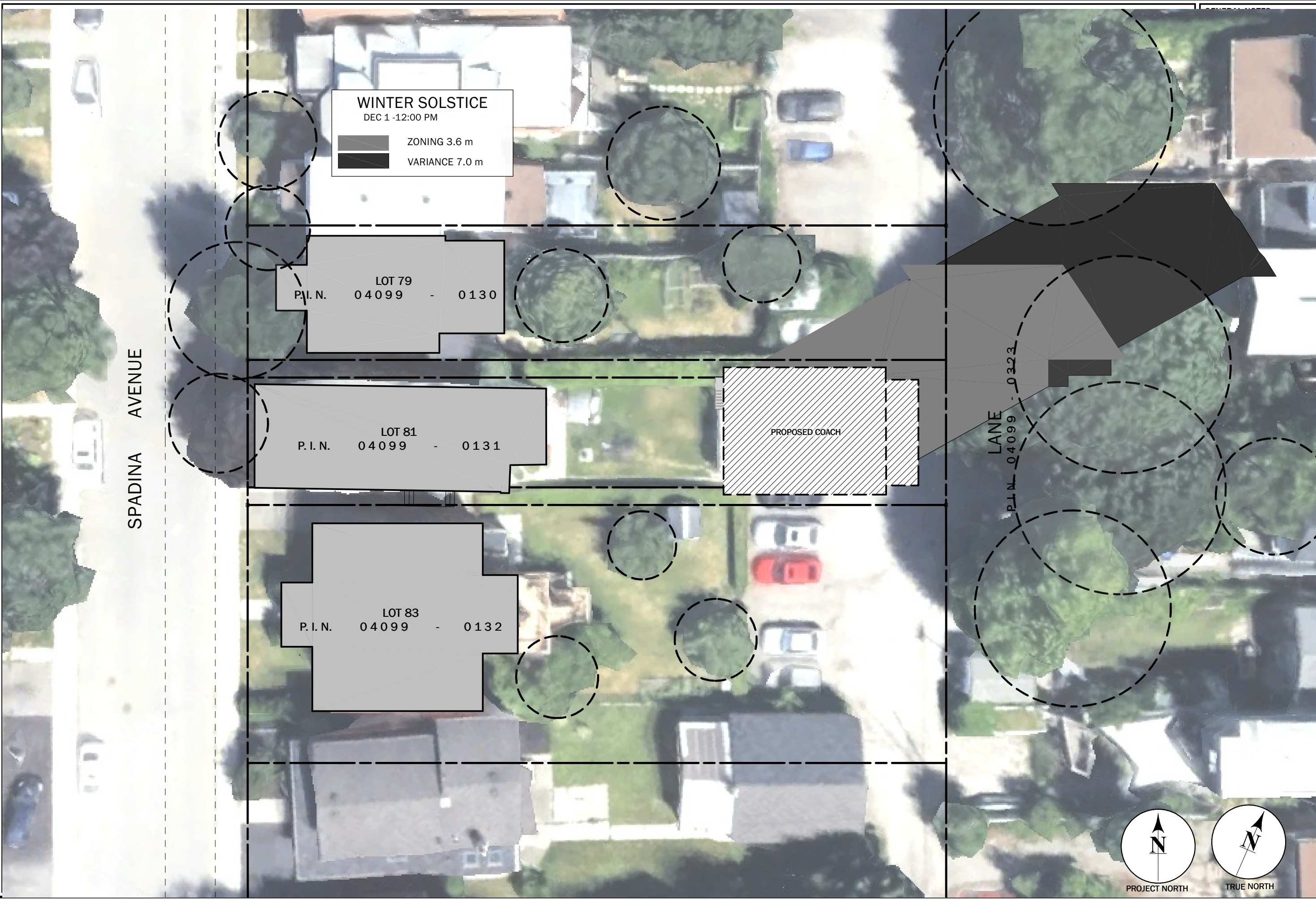
SCALE:  
 INDICATED

SIZE:  
 Tabloid (11" x 17")



SHEET:  
**A-9**

2:51:46 PM





**WINTER SOLSTICE**  
 DEC 1 - 12:00 PM

 ZONING 3.6 m  
 VARIANCE 7.0 m

LOT 79  
 P.I.N. 04099 - 0130

LOT 81  
 P.I.N. 04099 - 0131

LOT 83  
 P.I.N. 04099 - 0132

PROPOSED COACH

LANE  
 P.I.N. 04099 - 0323

SPADINA AVENUE



NO.	DESCRIPTION	ISSUED FOR	VARIANCE	SS	DATE	BY
1	ISSUED FOR	VARIANCE	SS		11/28/2023	

SHEET TITLE:  
**SHADOW STUDY**  
**WINTER 12:00 PM**

PROJECT DESCRIPTION:  
**81 SPADINA STREET**  
**COACH HOUSE**

DATE:  
 11/28/2023

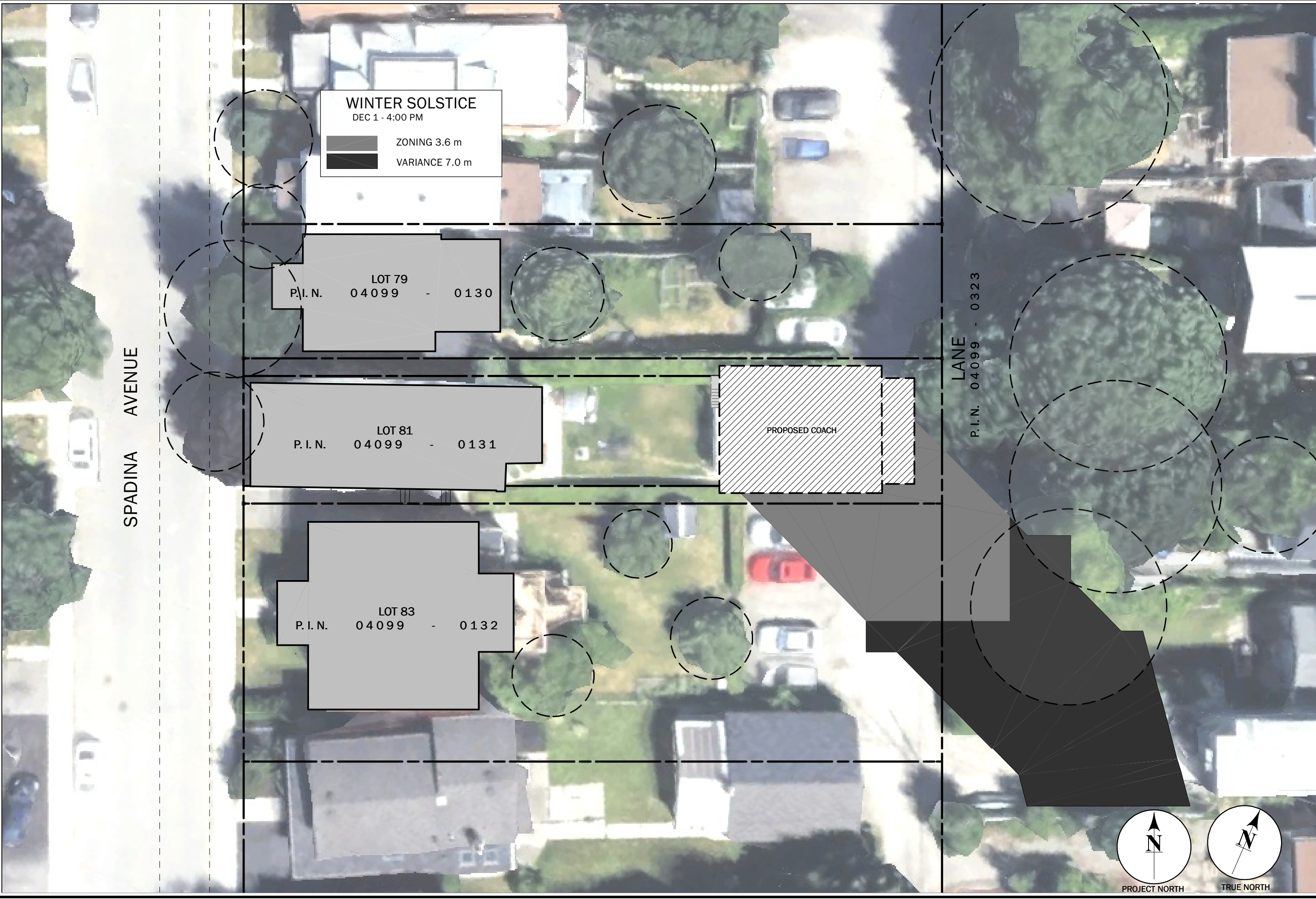
SCALE:  
 INDICATED

SIZE:  
 Tabloid (11" x 17")

SHEET:  
**A-10**

2:51:46 PM





**WINTER SOLSTICE**  
 DEC 1 - 4:00 PM

ZONING 3.6 m  
 VARIANCE 7.0 m

LOT 79  
 P.I.N. 04099 - 0130

LOT 81  
 P.I.N. 04099 - 0131

LOT 83  
 P.I.N. 04099 - 0132

PROPOSED COACH

SPADINA AVENUE

LANE  
 P.I.N. 04099 - 0323



NO.	DESCRIPTION	ISSUED FOR	MINOR VARIANCE	SS	DATE	BY
1	ISSUED FOR	MINOR VARIANCE	SS		11/28/2023	

SHEET TITLE:  
**SHADOW STUDY**  
**WINTER 4:00 PM**

PROJECT DESCRIPTION:  
**81 SPADINA STREET**  
**COACH HOUSE**

DATE:  
 11/28/2023

SCALE:  
 INDICATED

SIZE:  
 Tabloid (11" x 17")

SHEET:  
**A-11**

2:51:46 PM

