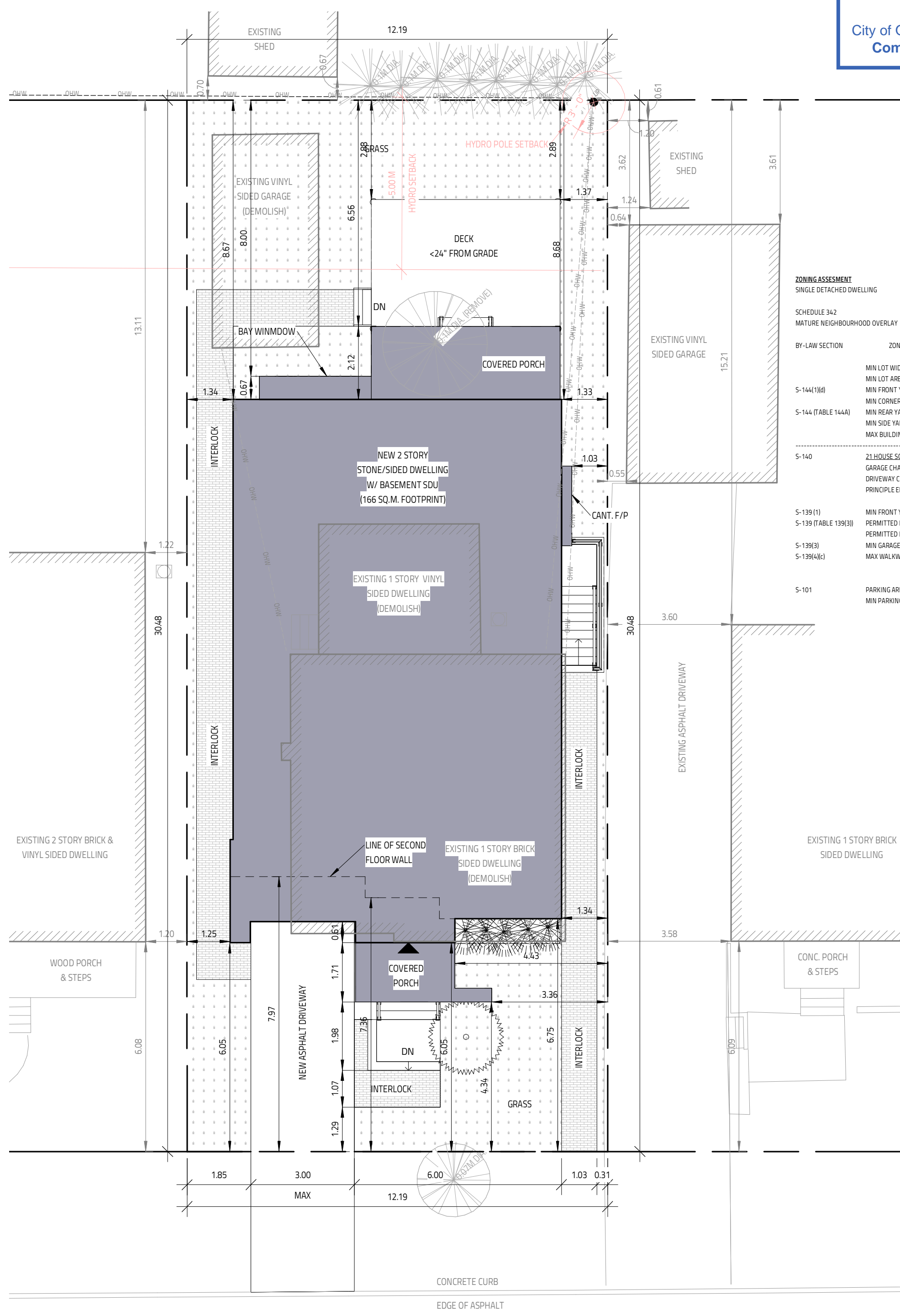


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ZONING ASSESSMENT
 SINGLE DETACHED DWELLING

SCHEDULE 342
 MATURE NEIGHBOURHOOD OVERLAY

BY-LAW SECTION	ZONING MECHANISM	REQUIRED	PROVIDED	NOTES
	MIN LOT WIDTH:	R15 12M	R15 12.19M	
	MIN LOT AREA:	360 SQ.M.	371.6 SQ.M.	
S-144(1)(b)	MIN FRONT YARD:	6M	6.05M	6.09M NEIGHBOURS AVERAGE
	MIN CORNER YARD:	-	-	
S-144 (TABLE 144A)	MIN REAR YARD:	8.54M	8.59M	28% LOT DEPTH
	MIN SIDE YARD:	1.2M	1.25M	
	MAX BUILDING HEIGHT:	8M	7.95M	
S-140	21 HOUSE SCALE (TBC): GARAGE CHARACTER: DRIVEWAY CHARACTER: PRINCIPLE ENTRANCE CHARACTER:	TBC TBC TBC		PREPARED BY HOME OWNER (CITY CONCURRENCE LETTER TBC)
S-139 (1)	MIN FRONT YARD LANDSCAPING:	40%		
S-139 (TABLE 139(3))	PERMITTED DRIVEWAY TYPE:	NOT PERMITTED		SINGLE IF SCA ALLOWS
	PERMITTED DRIVEWAY WIDTH:	NOT PERMITTED		3M IF SCA ALLOWS
S-139(3)	MIN GARAGE WALL SETBACK:	0.6M		
S-139(4)(c)	MAX WALKWAY WIDTH:	1.2M	1.2M	0.6M LANDSCAPE DRIVEWAY BUFFER
S-101	PARKING AREA: MIN PARKING:		AREA 'X' NOT REQUIRED	

ARCHITECTURAL SITE PLAN PREPARED USING SURVEY PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD. SIGNED AND DATED OCTOBER 17, 2023

ARBORIST TREE INFORMATION REPORT SUPERCEDES ALL TREE PRESERVATION INFORMATION SHOWN ON THIS SITE PLAN

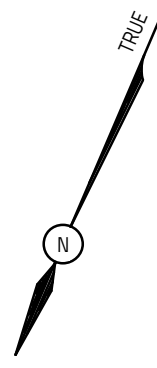
LYMAN STREET

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FIRM BCIN: 45801
 INDIVIDUAL BCIN: 41176

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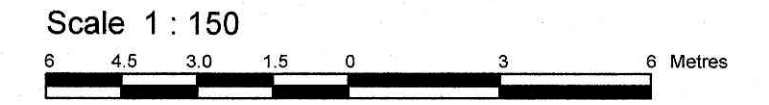
150 LYMAN ST.
 BASEMENT: 1175 SQ.FT.
 GROUND: 1310 SQ.FT.
 SECOND: 1404 SQ.FT. + 53 SQ.FT. O.T.B.
 TOTAL: 2714 SQ.FT. (NO BSMT., NO O.T.B.)
 OTTAWA, ON



DRAWING TITLE	
SITE PLAN	
DATE: OCTOBER 30, 2023	SCALE: 1:100
DRAWN BY: MV	FILE NAME: #23-00301
CHECKED BY: SG	DWG. NO.
A0.1	

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 21
REGISTERED PLAN 440
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.



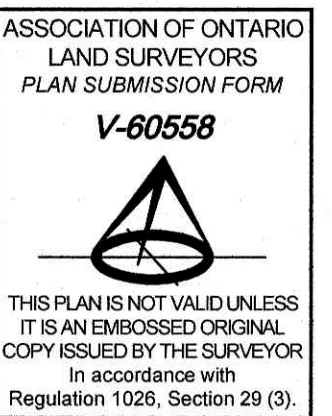
Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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 17th day of October, 2023.

Date: Oct 17, 2023
 Signature: T. Hartwick
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: OCTOBER 17, 2023

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to Jordan Joannis ("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.



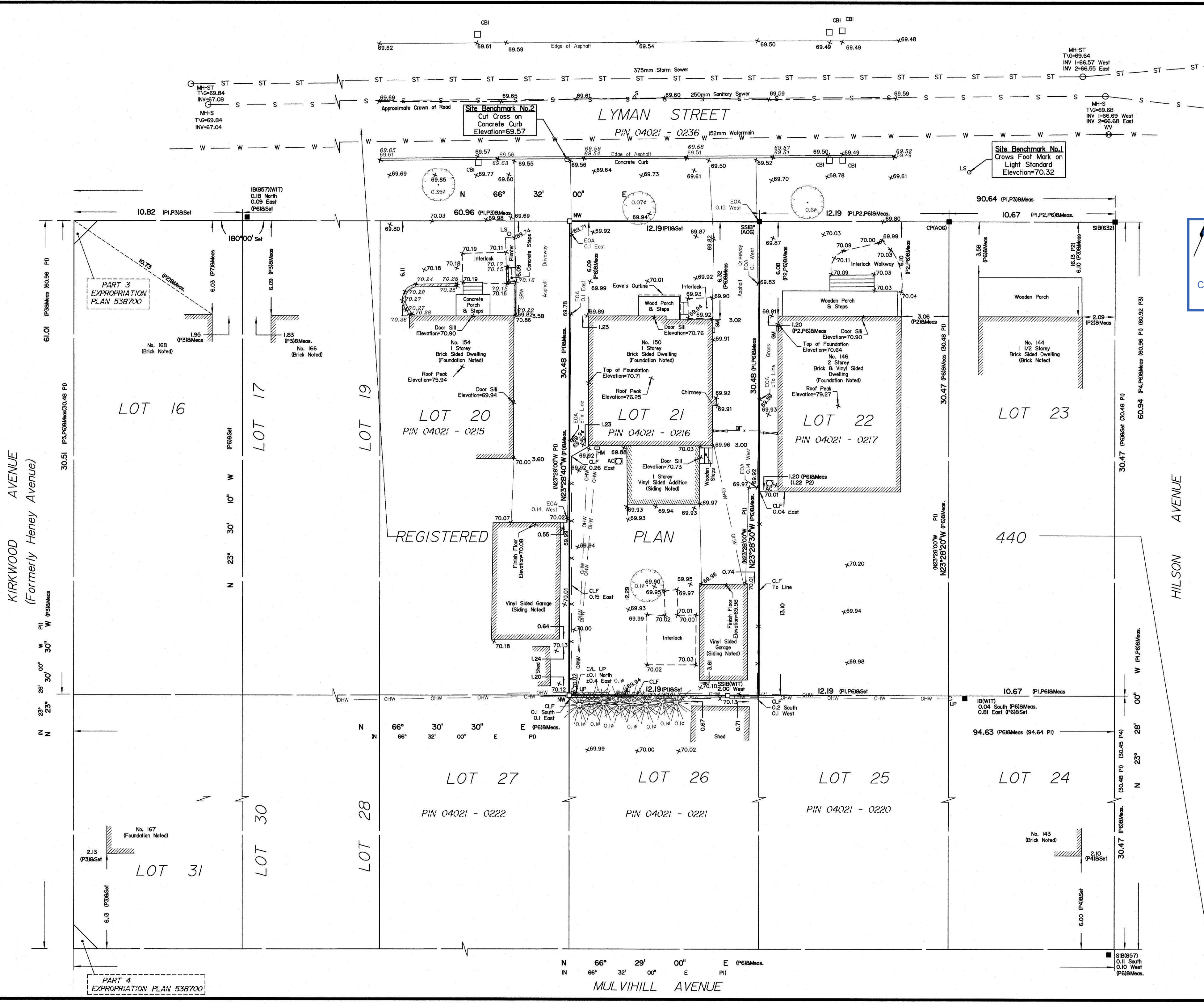
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°32'30" counter-clockwise was applied to bearings on plans P1 and P3.

ELEVATION NOTES
 1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
 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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
 4. Underground utility data derived from City of Ottawa utility sheet reference ISD15-5104-06

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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: Nepean@aosvl.com



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Notes & Legend

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CP	Concrete Pin
NW	Nail and Washer
*	Survey Monument 0.3 metres Long
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Registered Plan 440
(P2)	(647) Plan & Field Notes June 7, 1977
(P3)	& Field Notes Dated January 15, 1990
(P4)	(857) Plan Dated January 22, 1990
(P5)	& Field Notes Dated August 31, 1971
(P6)	Expropriation Plan 538700
(P7)	(AOG) Plan Dated October 6, 2017
(P8)	(674) Plan Dated September 26, 1983
(P9)	(1697) Plan Dated May 27, 2022
○ MH-ST	Maintenance Hole (Storm Sewer)
○ MH-S	Maintenance Hole (Sanitary)
— ST	Underground Storm Sewer
— S	Underground Sanitary Sewer
— W	Underground Water
— OHW	Overhead Wires
○ UP	Utility Pole
□ CBI	Catch Basin Inlet
INV	Invert
T/G	Top of Grate
GM	Gas Meter
△ S	Sign
CLF	Chain Link Fence
Gate	Gate
AC	Air Conditioner
∅	Diameter
C/L	Centreline
○	Deciduous Tree
★	Coniferous Tree
+ 65.00	Location of Elevations
+ 65.00	Location of Concrete Curb Elevations & Retaining Wall Elevation
∅ wv	Water Valve
○ LS	Light Standard
EOA	Edge of Asphalt

PART 4 EXPROPRIATION PLAN 538700

PART 3 EXPROPRIATION PLAN 538700

KIRKWOOD AVENUE
 (Formerly Heney Avenue)

HILSON AVENUE

MULVIHILL AVENUE



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



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

METAL PANELING IS 'AL13 COMPOSITE PANEL' CONFORMING TO CAN/ULC S134, CAN/ULC S102, NFPA 285 & ASTM E84
METAL FOLDED WALL PANEL IS 'LUX FOLDED WALL' CONFORMING TO CCMC 14137-L
2 PLY MOD BITUMOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L
EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R
EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL HZ5 CONFORMING TO CCMC 12678-R

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BASEMENT: 1175 SQ.FT.
GROUND: 1310 SQ.FT.
SECOND: 1404 SQ.FT. + 53 SQ.FT. O.T.B.
TOTAL: 2714 SQ.FT. (NO BSMT., NO O.T.B.)
OTTAWA, ON

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FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

613-884-7068 /// 613-808-7185

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ELEVATIONS 1	
DATE DRAWN: OCTOBER 30, 2023	SCALE: 3/16" = 1'-0"
DRAWN BY: MV	FILE NAME: #23-00301
CHECKED BY: SG	DWG. NO. A4.0



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



2 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

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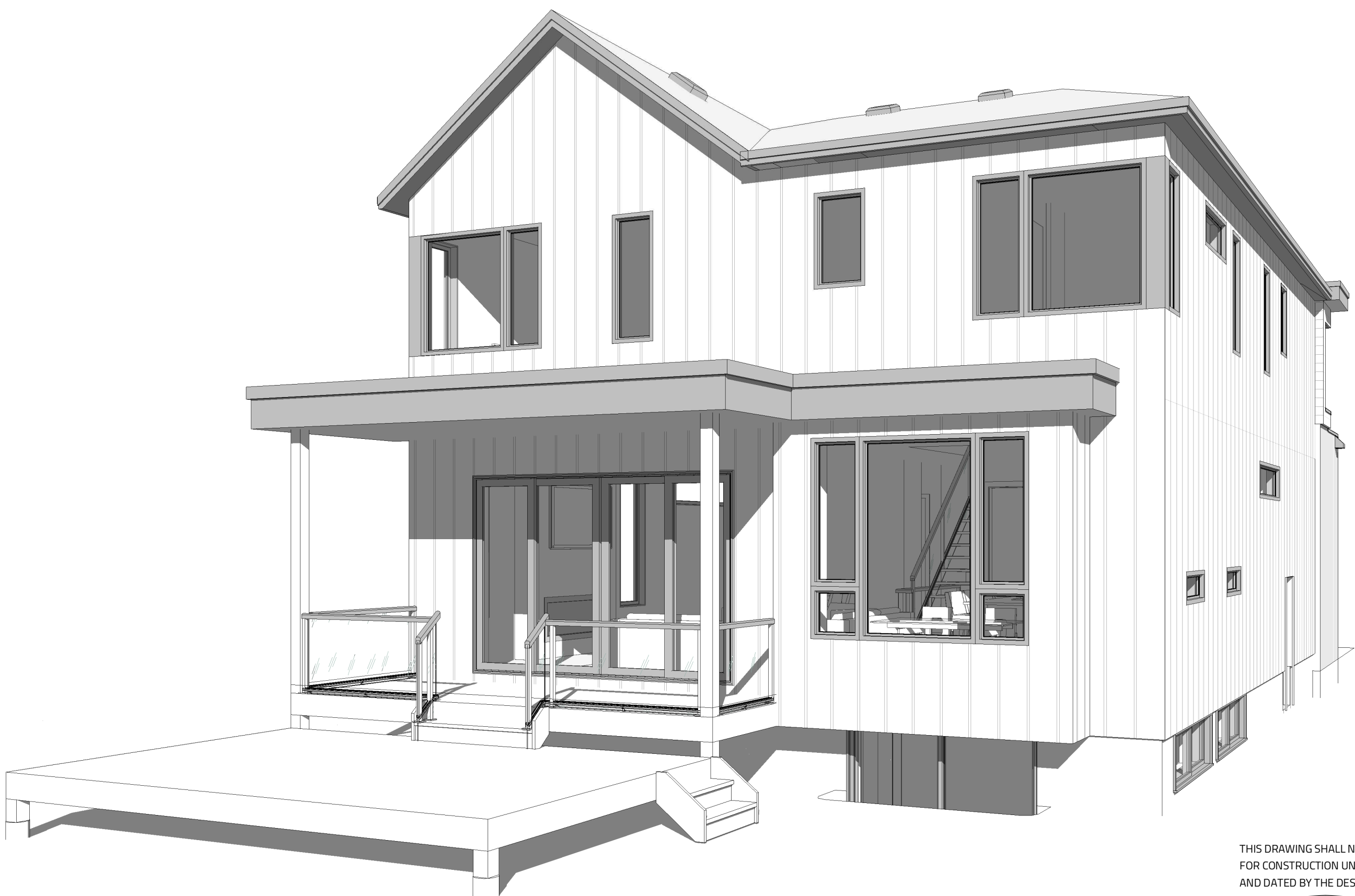
ELEVATIONS 2	
DATE DRAWN: OCTOBER 30, 2023	SCALE: 3/16" = 1'-0"
DRAWN BY: MV	FILE NAME: #23-00301
CHECKED BY: SG	DWG. NO. A4.1

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1 PERSPECTIVE FRONT FROM RIGHT
 SCALE:



2 PERSPECTIVE REAR FROM RIGHT
 SCALE:

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Evolution
 DESIGN & DRAFTING
 613-884-7068 /// 613-808-7185

DRAWING TITLE	
COVER	
DATE: OCTOBER 30, 2023	SCALE:
DRAWN BY: MV	FILE NAME: #23-00301
CHECKED BY: SG	DWG. NO. A0.0