

SKETCH SHOWING PROPOSED VESTIBULE
122 Brae Crescent
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 200



Metric

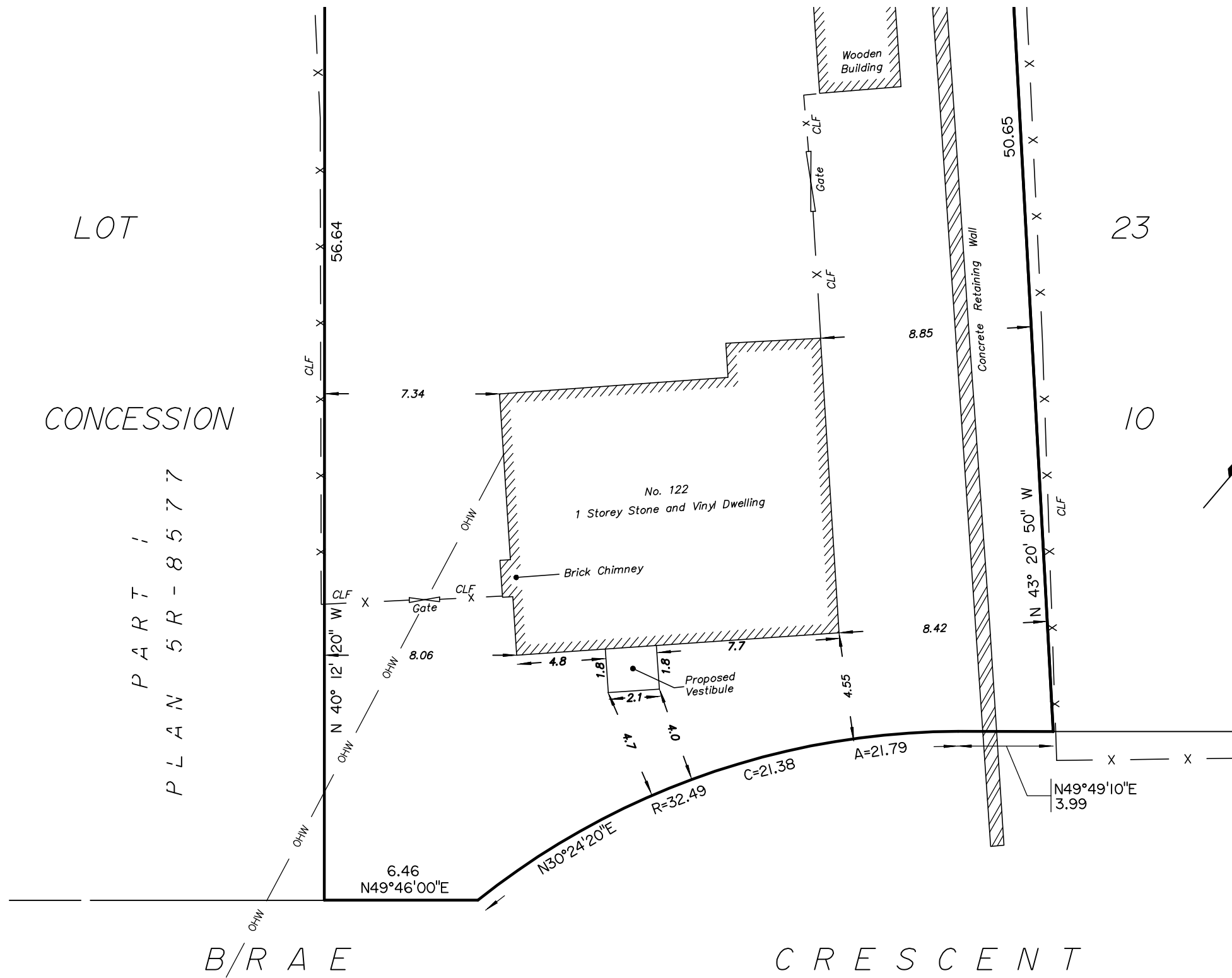
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LOT
 CONCESSION

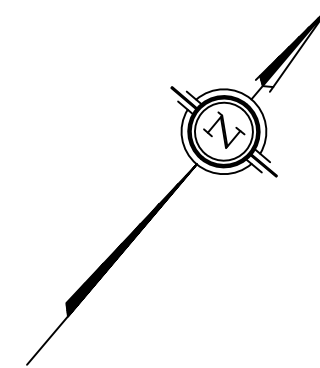
P L A N
 P A R T
 1
 5 R - 8 5 7 7

B / R A E

C R E S C E N T



23
 10



Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2024-01-12
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

Notes & Legend

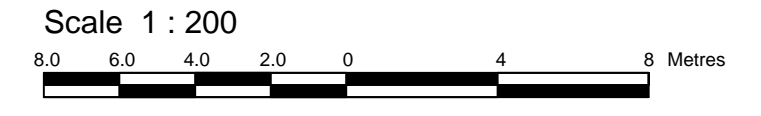
- CLF " Chain Link Fence
- OHW " Overhead Wires

Caution

This is NOT a Plan of Survey and shall not be used except for the purpose indicated in the title block.

Boundary information compiled from AOV Plan dated October 27, 2023.

SURVEYOR'S REAL PROPERTY REPORT
PART 1: PLAN OF SURVEY OF
CONCESSION 10
GEOGRAPHIC TOWNSHIP OF
GOULBOURN
NOW IN THE
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

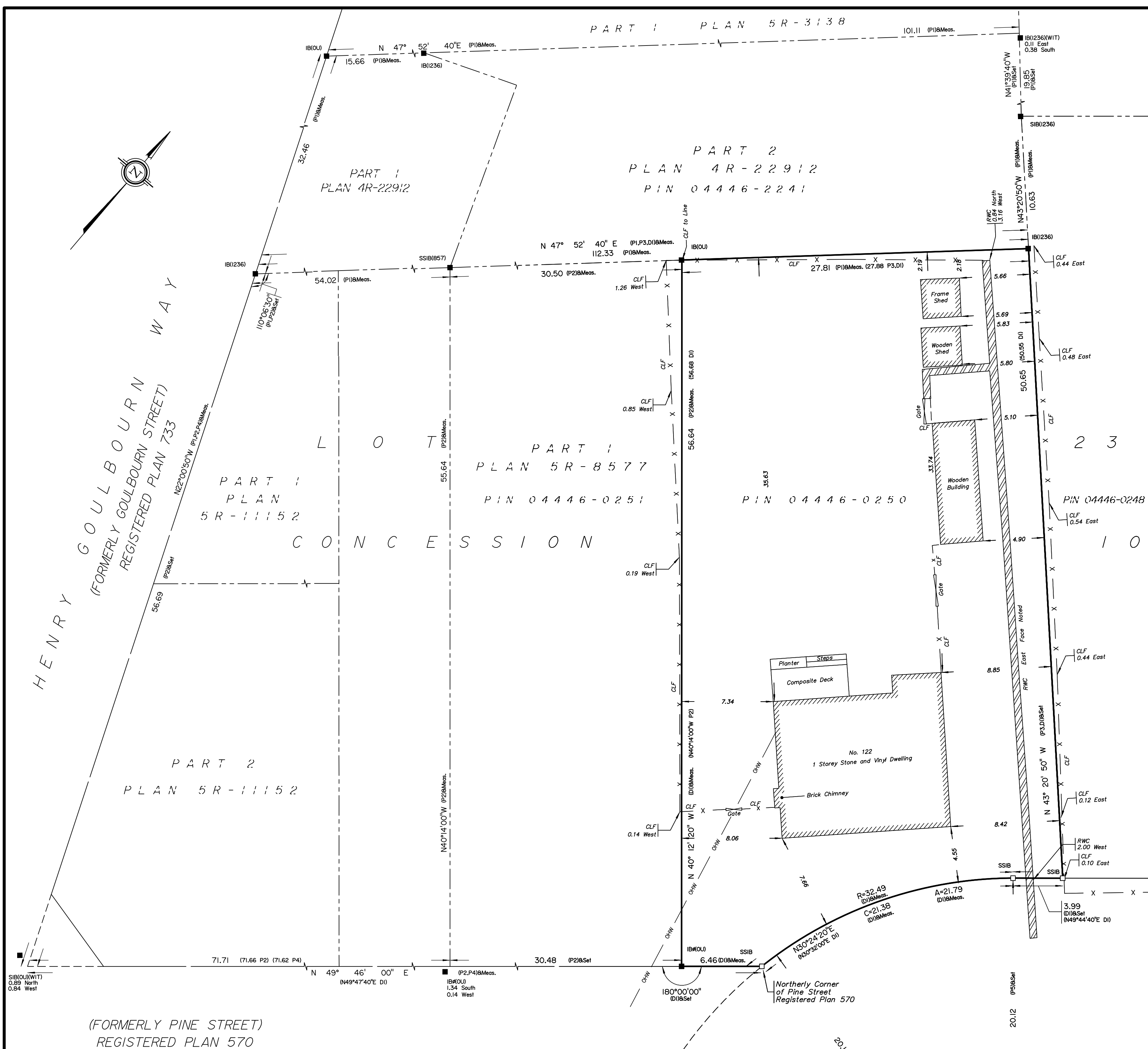
Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the 26th day of September, 2023.

October 27, 2023
 Date

 Emmett Ketchum
 Ontario Land Surveyor

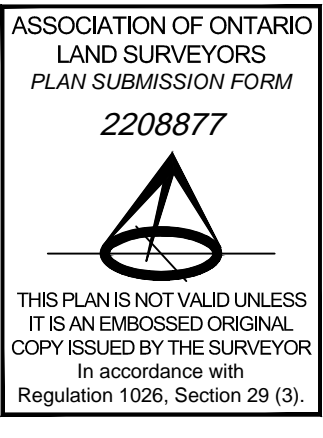
PART 2: REPORT
1. REGISTERED RIGHTS-OF-WAYEASEMENTS
 No rights-of-way or easements were found to be registered against the subject property.
2. PROPERTY IMPROVEMENTS
 A single storey stone and vinyl dwelling, a wooden accessory building, a wooden shed and a frame shed exist on the subject property. Chain link fences are located along northerly, westerly and easterly boundaries. A concrete retaining wall is noted along the easterly side of the property. Please refer to face of plan for exact locations.
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
 Compliance is not certified by this report.
4. ADDITIONAL REMARKS
 The building ties are to the siding unless noted otherwise.

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to Brad Durie (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
 Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919750705 and 01919770923, MTM Zone 9 (76°30' West Longitude) NAD-83 (Original).
 For comparison purposes, a rotation of 0°24'20" counter clockwise was applied to the bearings on P1, P2, P3, P4, and D1 and a rotation of 0°24'20" counter clockwise 0°18'00" to P5.
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999906.

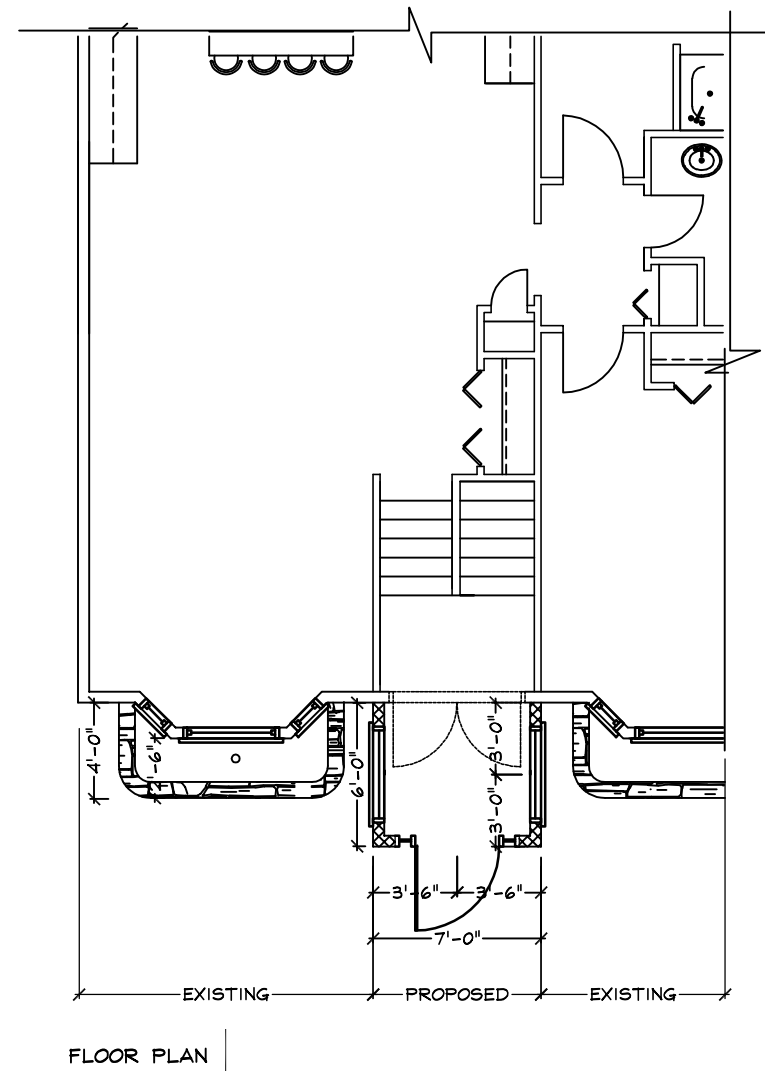
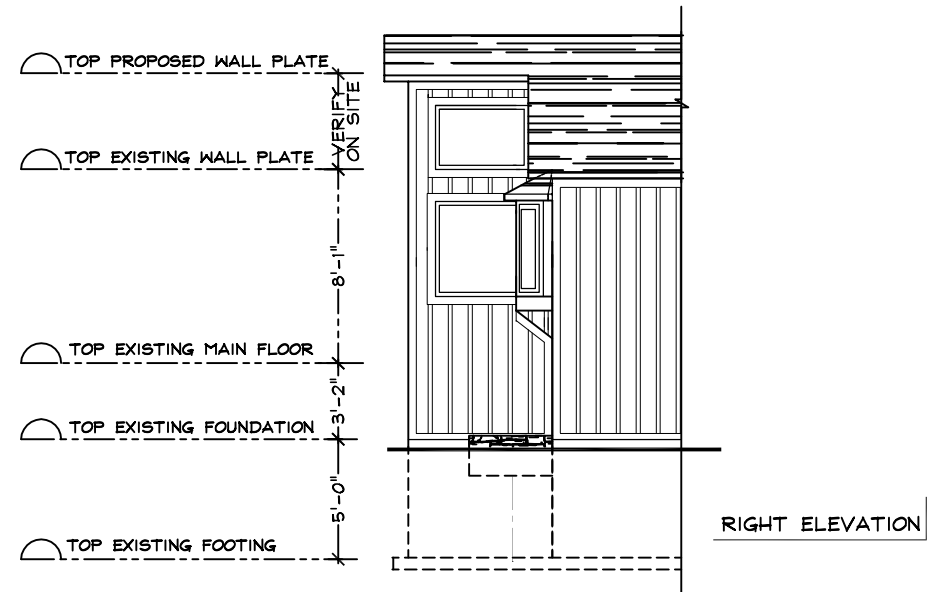
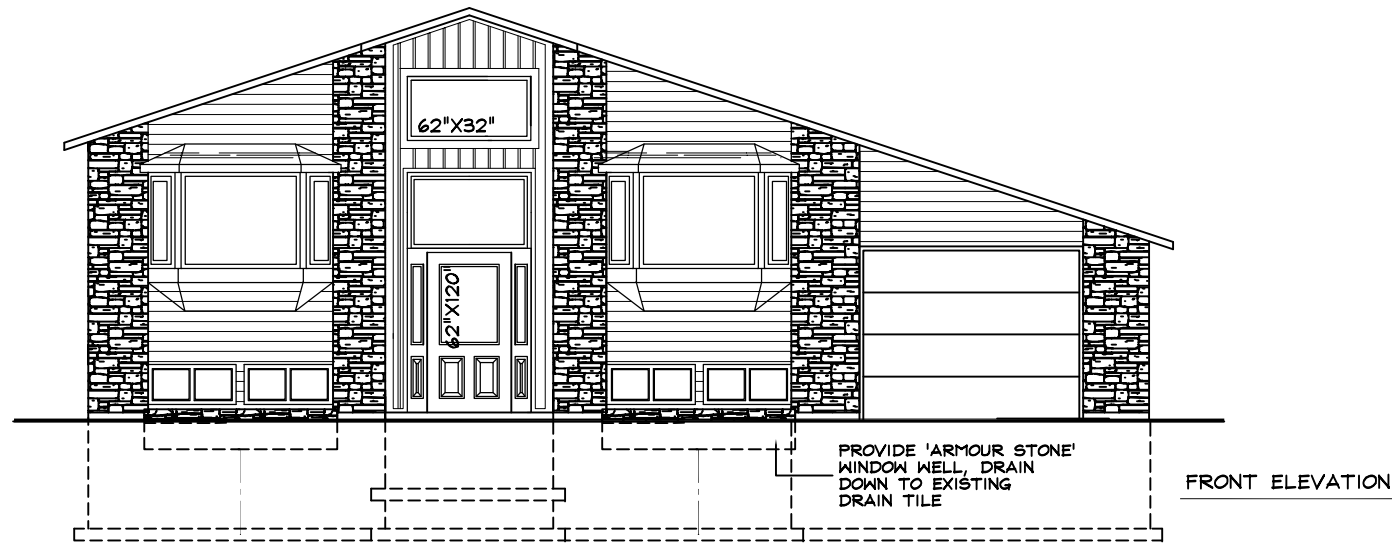
□	Denotes	Survey Monument Planted
■		Survey Monument Found
SIB		Standard Iron Bar
SSIB		Short Standard Iron Bar
IB		Iron Bar
IBØ		Round Iron Bar
-		Reduced Length
(WIT)		Witness
(OU)		Origin Unknown
Meas.		Measured
CLF		Chain Link Fence
OHW		Overhead Wires
RWC		Concrete Retaining Wall
(P1)		Plan 4R-22912
(P2)		Plan 5R-8577
(P3)		Plan 5R-3138
(P4)		Plan 5R-11152
(P5)		Registered Plan 528
(P6)		4R-22966



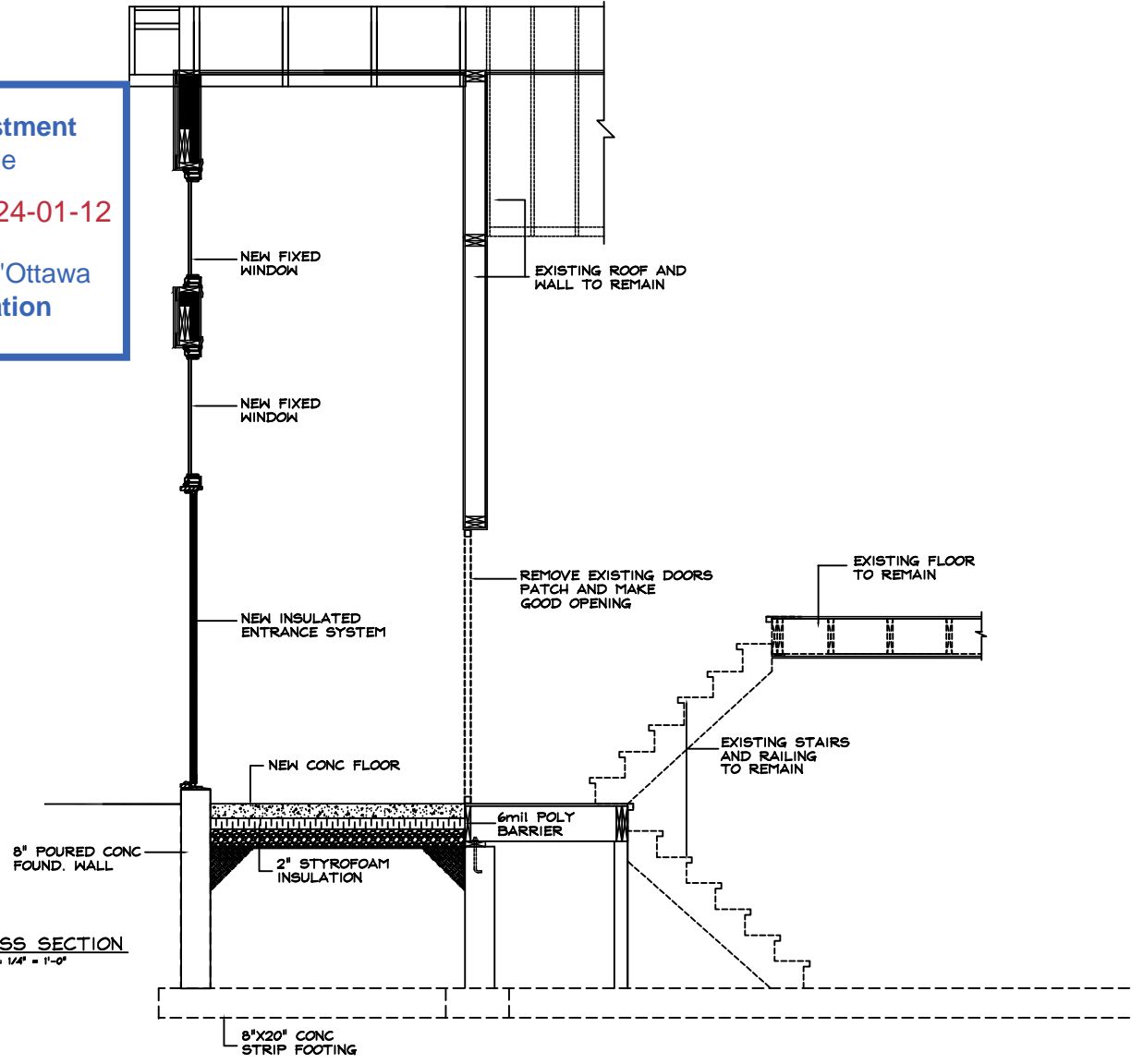
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BY-LAW 2017-57, INSTRUMENT OC1870713
 P I N 0 4 4 4 6 - 0 2 9 1

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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.



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A
7
CROSS SECTION
SCALE : 1/4" = 1'-0"

NOTES:

IF THE DESIGNER'S SIGNATURE SHOWN UNDER QUALIFICATION INFORMATION IS NOT IN RED INK THESE DRAWINGS CANNOT BE USED FOR BUILDING PERMIT APPLICATIONS

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
 REQUIRED UNLESS IS EXEMPT UNDER 5.2.5 OF THE O.B.C.
 NAME: *Shelley Martin*
 SIGNATURE: _____
 REGISTRATION INFORMATION
 REQUIRED UNLESS IS EXEMPT UNDER 5.2.4 OF THE O.B.C.
 R.S. MARTIN DRAFTING AND DESIGN
 FIRM NAME: _____

- 1) THESE PLANS AS PER LATEST O.B.C. AND LOCAL MUNICIPAL BYLAWS
- 2) TRUSS MANUFACTURER TO SPECIFY ENGINEERED TRUSS / HANGER / AND GIRDER DETAILS
- 3) INSTALL ENGINEERED HOOD PRODUCTS ACCORDING TO DESIGN SPECIFICATIONS
- 4) REPORT ALL DISCREPANCIES TO DESIGNER AT ONCE
- 5) CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE PROCEEDING WITH WORK AND BE RESPONSIBLE FOR SAME
- 6) ALL WINDOW SIZES ARE NOMINAL. CHECK WITH MANUFACTURERS SPECIFICATIONS FOR EXACT R.S.O.S. PRIOR TO FRAMING
- 7) ALL WINDOW AND DOOR LITTELS TO BE 2" x 10" UNLESS OTHERWISE NOTED ON DRAWINGS
- 8) EXACT KITCHEN AND BATHROOM DESIGN AND LAYOUT TO BE DETERMINED BY OWNER
- 9) DO NOT SCALE DRAWINGS

INSITOLE
designbuild

(M)

R.S. MARTIN DRAFTING
 2400 10th LINE ROAD
 R.R. #2 CARLETON PLACE
 ONT. K7C-0C4
 PHONE: 613-257-2535
 CELL: 613-223-4363
 rsmdraftinginc@gmail.com

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT:
 VESTIBULE ADDITION
 122 BRAE CRES
 STITTSVILLE WARD
 CITY OF OTTAWA

DRAWING :
 SITE PLAN

SCALE : 1/8" = 1'-0"

CAD FILE : 22-125

DATE : NOV. '21

SHEET : A1