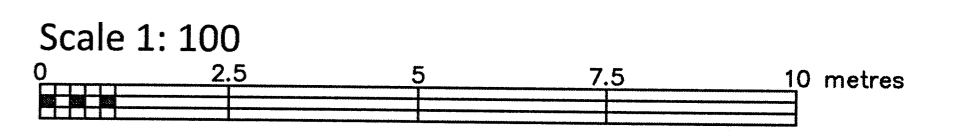


Committee of Adjustment
Received | Reçu le
2024-02-23
City of Ottawa | Ville d'Ottawa
Comité de dérogation

TOPOGRAPHIC PLAN OF SURVEY OF

**PART OF LOTS 1, 2 AND 3
REGISTERED PLAN 82974
CITY OF OTTAWA**

FARLEY, SMITH & DENIS SURVEYING LTD. 2023



Metric Note
Distances and/or 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 are astronomic and are referred to the southerly limit of Oak Street having a bearing of N 66° 30' 30" E as shown on Plan 4R-14028.

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-09-19, E-09-20, 12620, Contract No ISB08-5003 DWG. No. 14784-12.
4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa Utility Sheets.
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

—□—	Denotes Survey Monument Planted
—■—	Survey Monument Found
IB	Iron Bar
SSIB	Short Standard Iron Bar
CP	Concrete Pin
(Wit)	Witness
Meas	Measured
(P1)	Registered Plan 82974
(P2)	Plan 4R-14028
(P3)	Plan 5R-14694
(P4)	Plan by (1319) dated March 23, 1988 (Ref No. 5-82974)
(P5)	Plan by (AOG) dated August 15, 1980
(P6)	Plan by (AOG) dated May 30, 1985
○ MH-ST	Maintenance Hole (Storm)
○ MH-S	Maintenance Hole (Sanitary)
—ST—	Underground Storm Sewer
—S—	Underground Sanitary Sewer
—W—	Underground Water
—G—	Underground Gas
—B—	Underground Bell
—OW—	Overhead Wires
ULP	Utility Pole
□ CB	Catch Basin
○ SP	Water Stand Post
○ GM	Gas Meter
○ B	Bollard
△ S	Sign
□ AC	Air Conditioner
—BF—	Board Fence
—CRW—	Concrete Retaining Wall
Invt	Invert
T/G	Top of Grate
U/Eave	Underline of Eave
Top Fdn	Top of Foundation
EL	Elevation
C/L	Centreline
+65.00	Location of Elevations
+65.00	Top of Concrete Curb Elevation
—	Property Line

Site Area=215.3 sq.m.

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2023.

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 17th day of February, 2023.

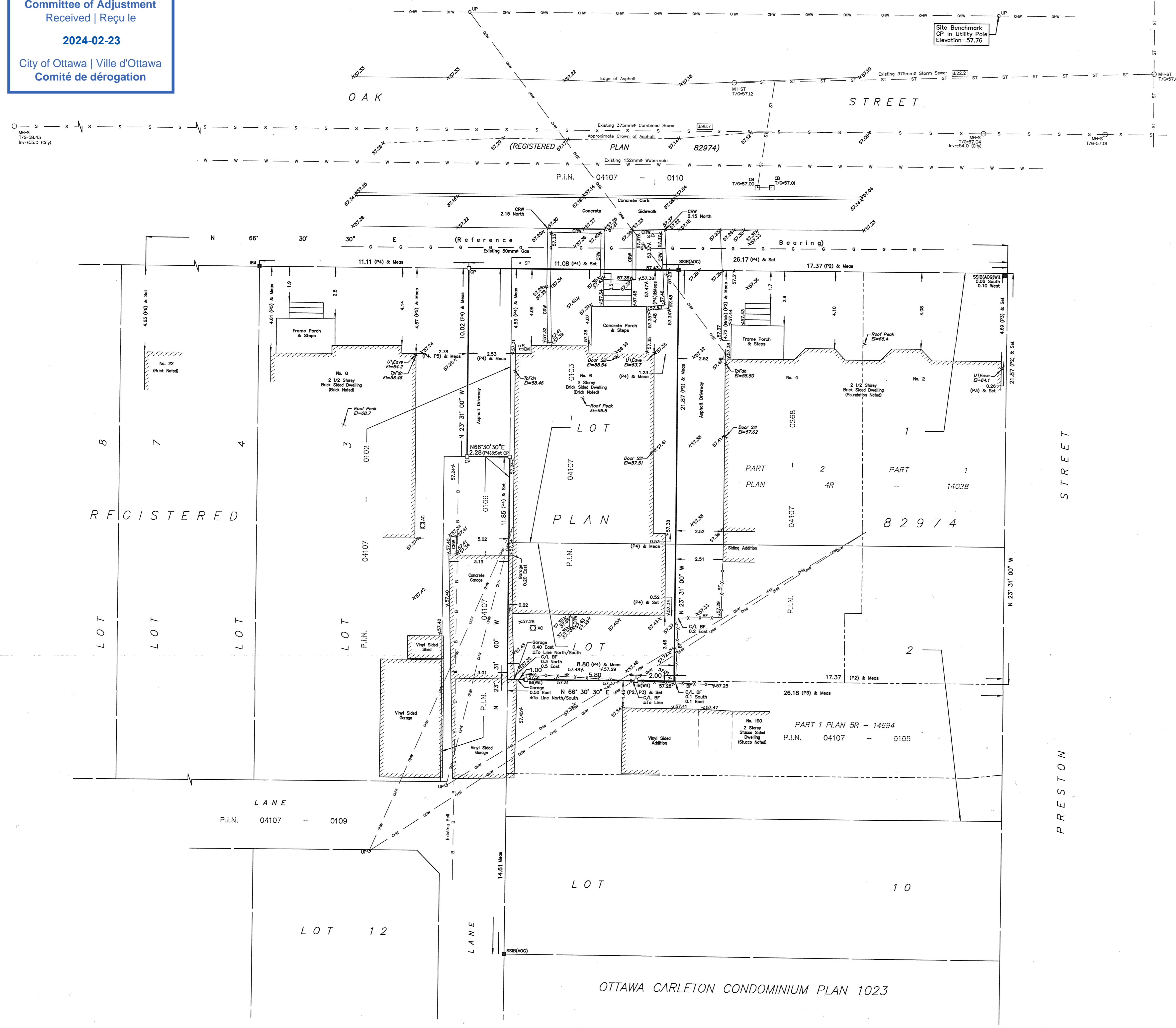
Feb 24/2023
Date
Emad Alrefaai
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-43322

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



OTTAWA CARLETON CONDOMINIUM PLAN 1023

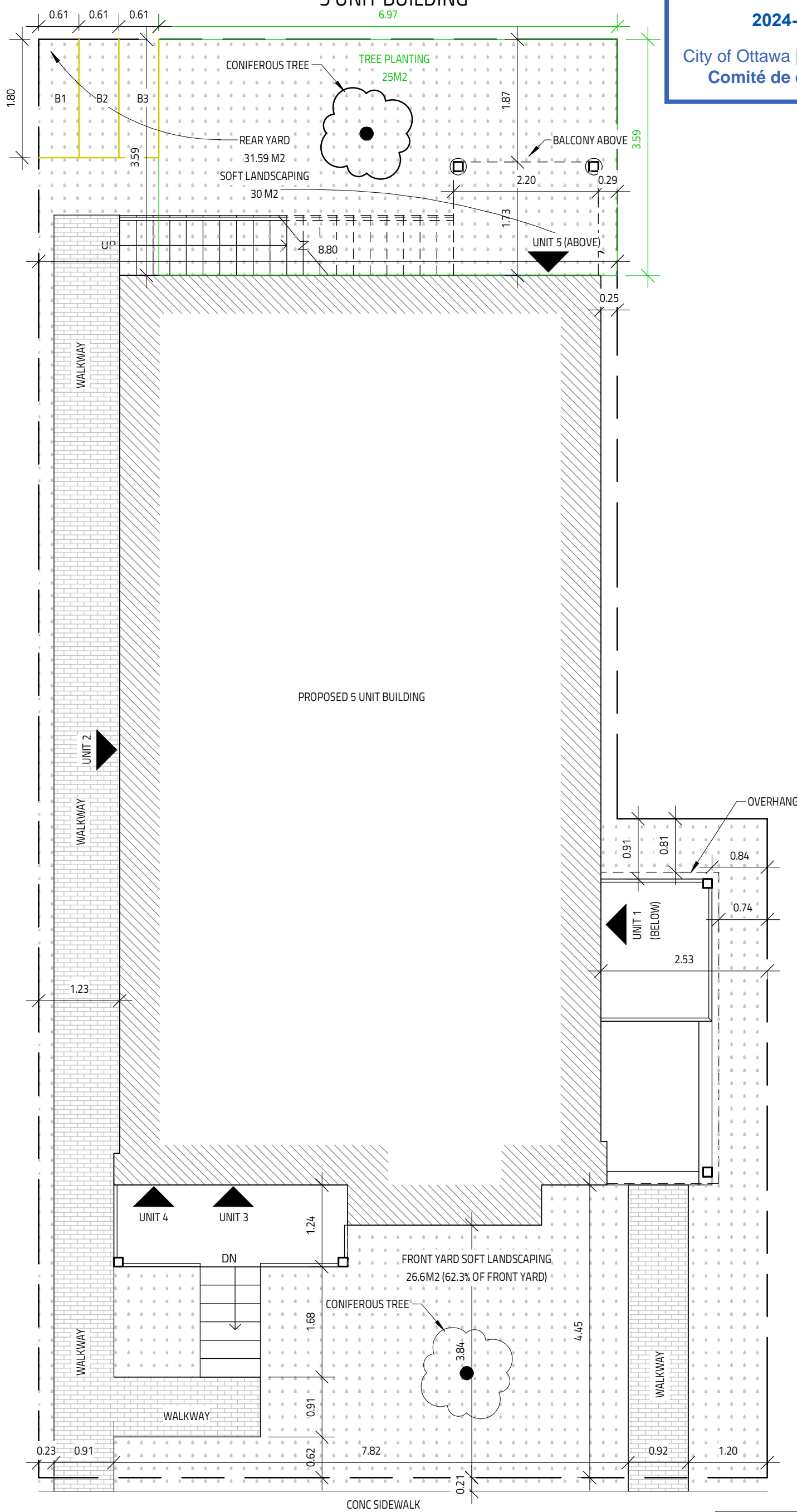
6 OAK STREET

5 UNIT BUILDING

Committee of Adjustment
Received | Reçu le

2024-02-23

City of Ottawa | Ville d'Ottawa
Comité de dérogation



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

FEB 14, 2024

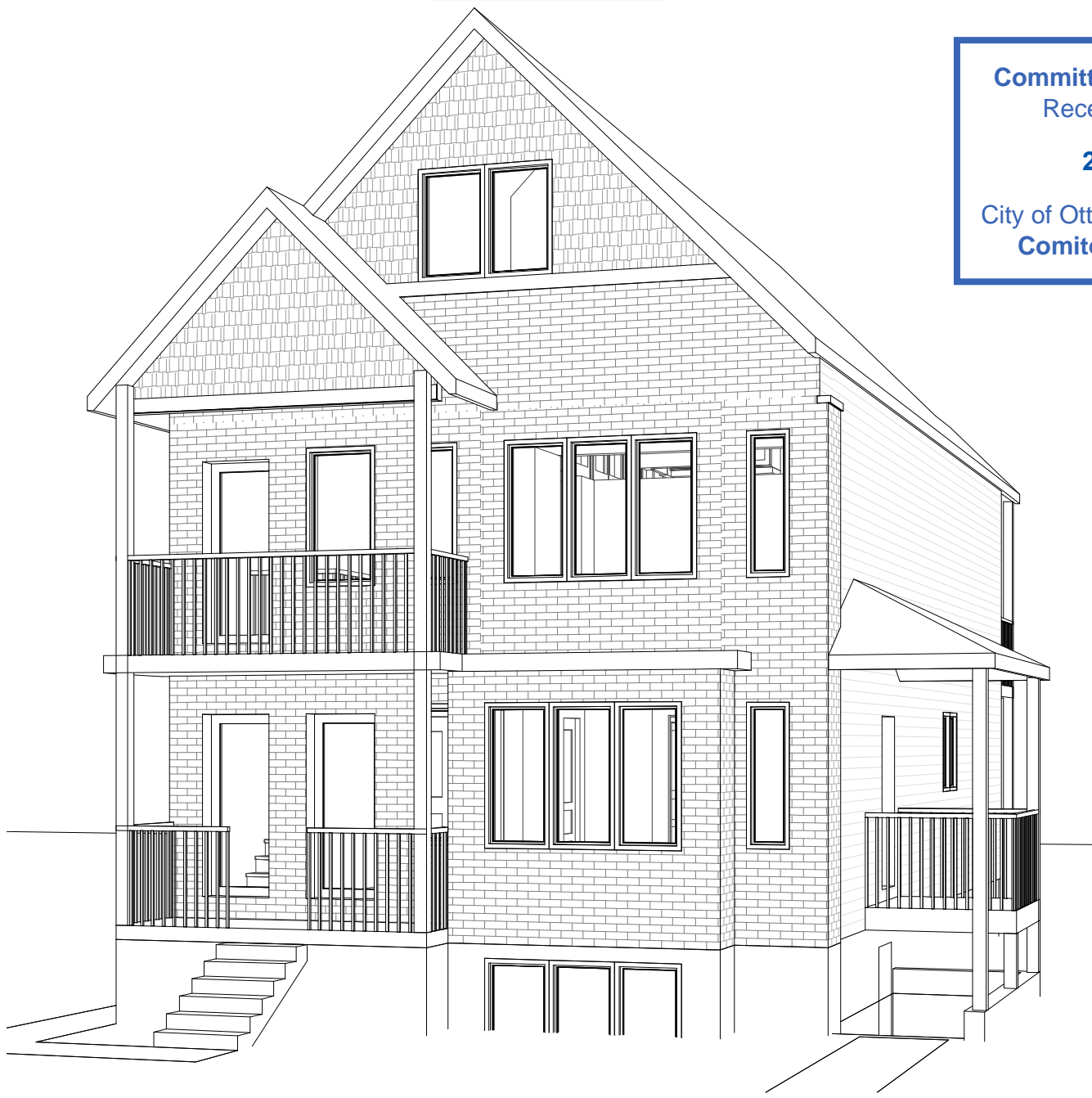
ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & DE

Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-8087185

Committee of Adjustment
Received | Reçu le

2024-02-23

City of Ottawa | Ville d'Ottawa
Comité de dérogation



1 FRONT RIGHT PERSPECTIVE
SCALE:



2 REAR RIGHT PERSPECTIVE
SCALE:



Evolution
DESIGN & DRAFTING

613-808-7185

6 OAK STREET

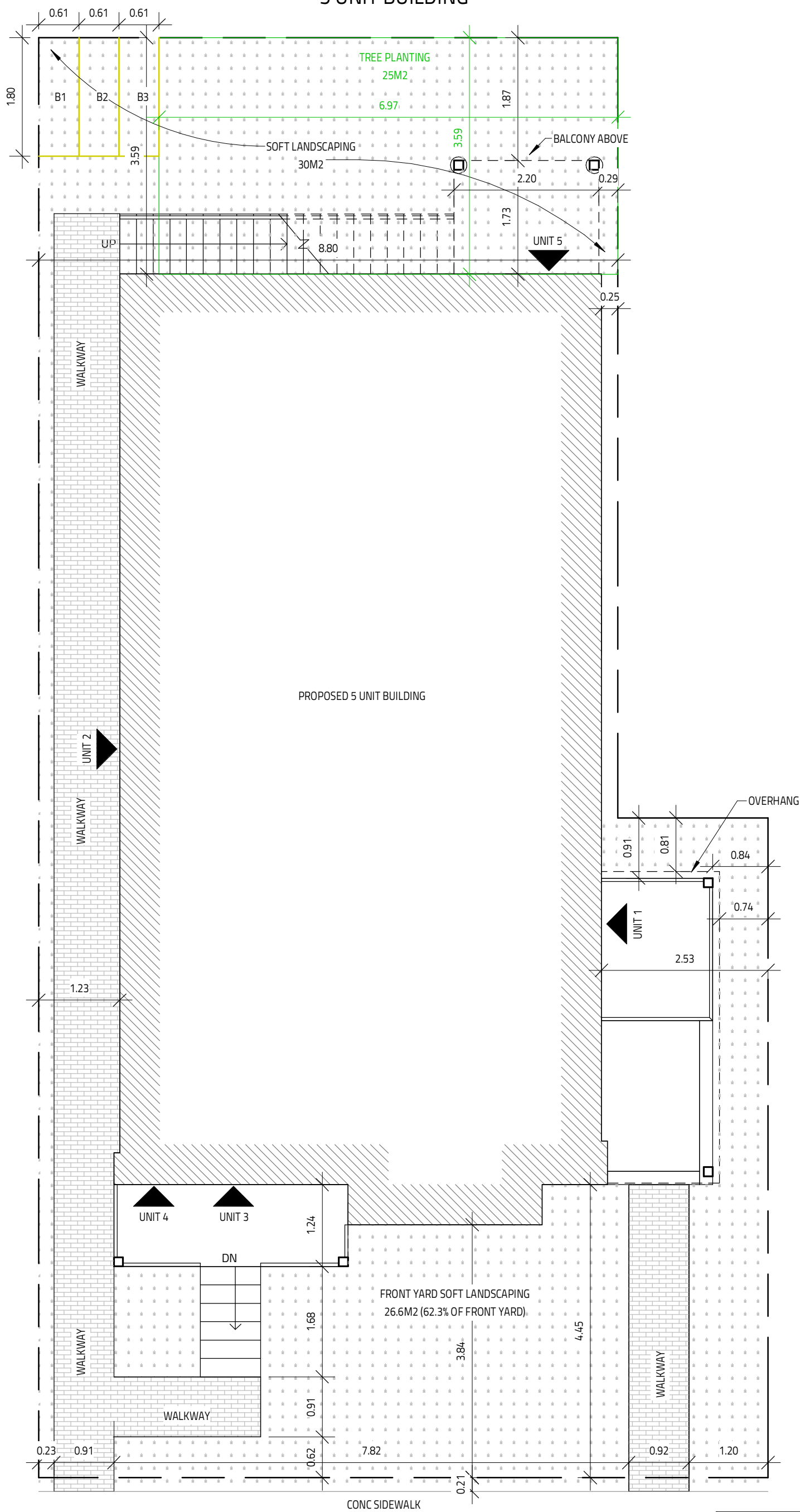
5 UNIT BUILDING

FEB 4, 2024

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE

6 OAK STREET

5 UNIT BUILDING



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

FEB 4, 2024

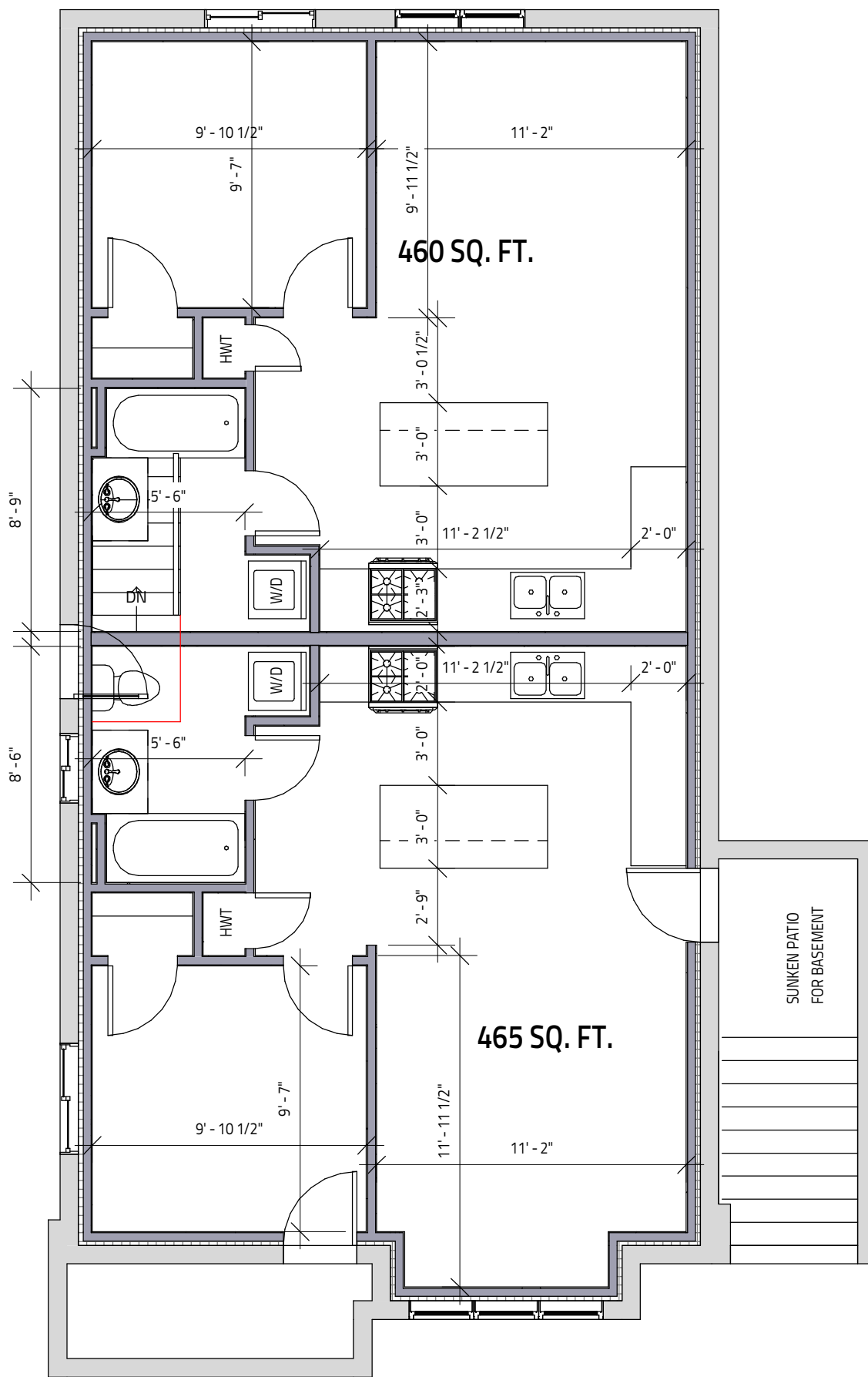
ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & DE



Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-8087185

6 OAK STREET

5 UNIT BUILDING



1 O-T/O BASEMENT SLAB
SCALE: 3/16" = 1'-0"

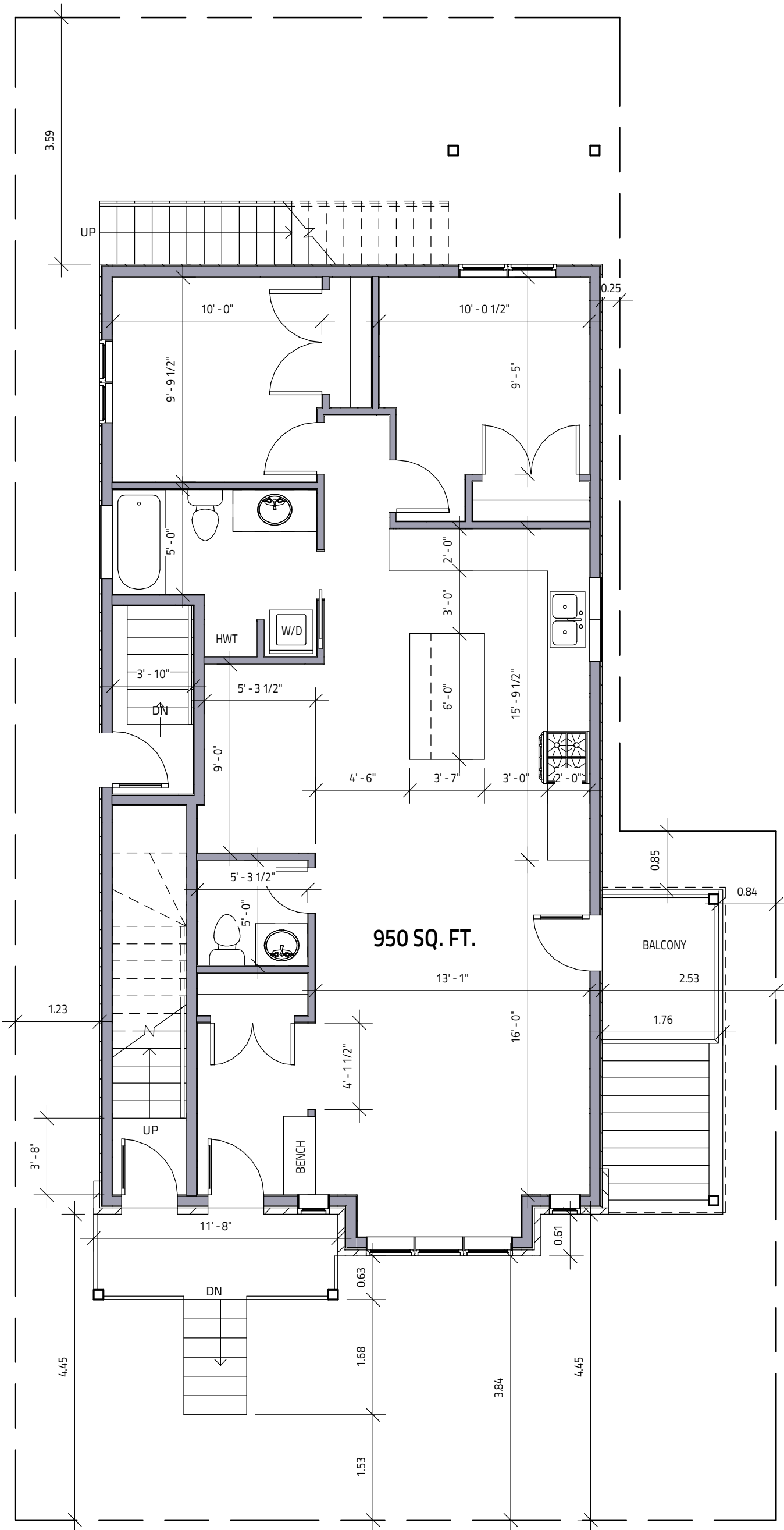
FEB 4, 2024

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE

Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-8087185

6 OAK STREET

5 UNIT BUILDING



1 1-GROUND FLOOR

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

FEB 4, 2024

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE

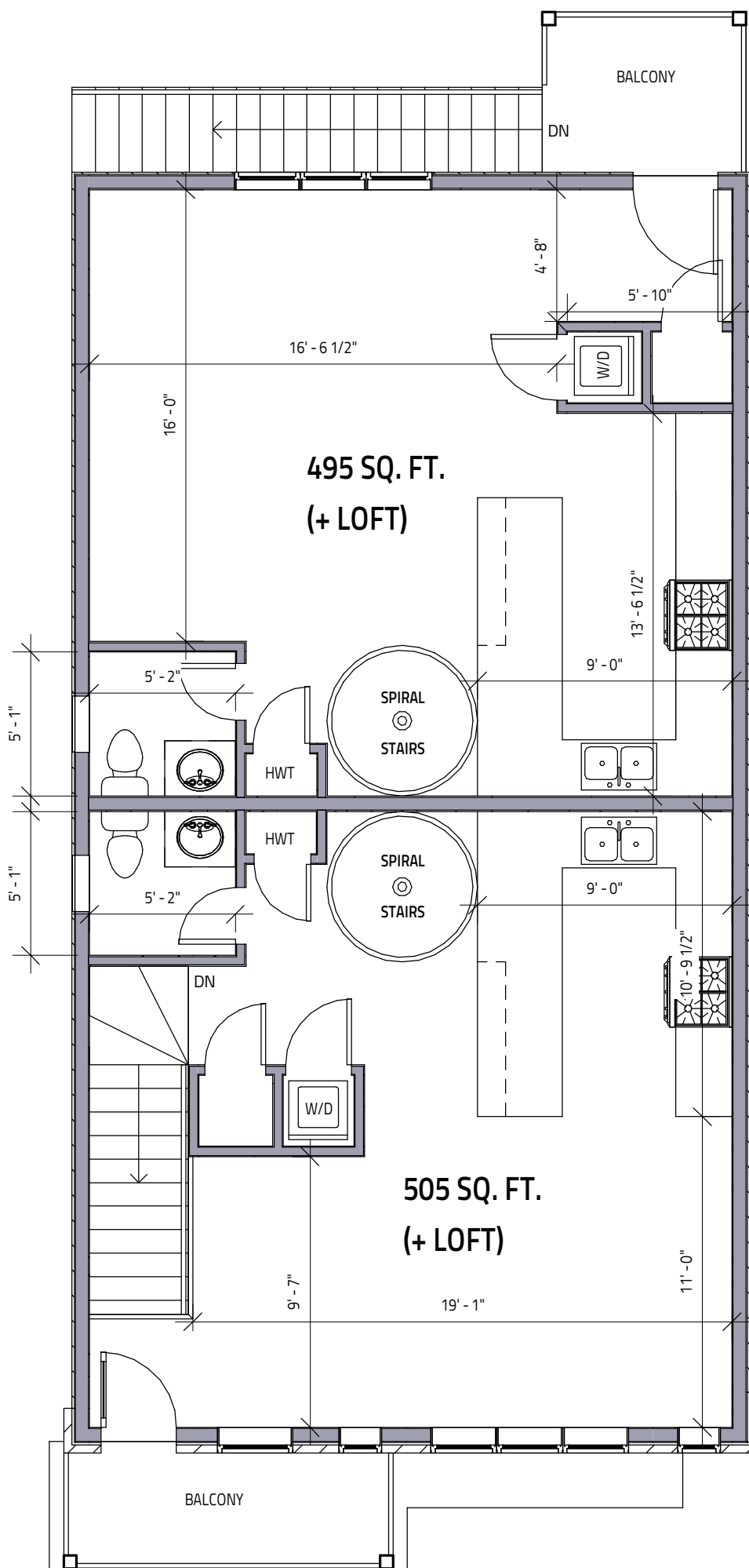


Evolution
DESIGN & DRAFTING

613-884-7068 /// 613-8087185

6 OAK STREET

5 UNIT BUILDING



1 2-SECOND FLOOR
SCALE: 3/16" = 1'-0"

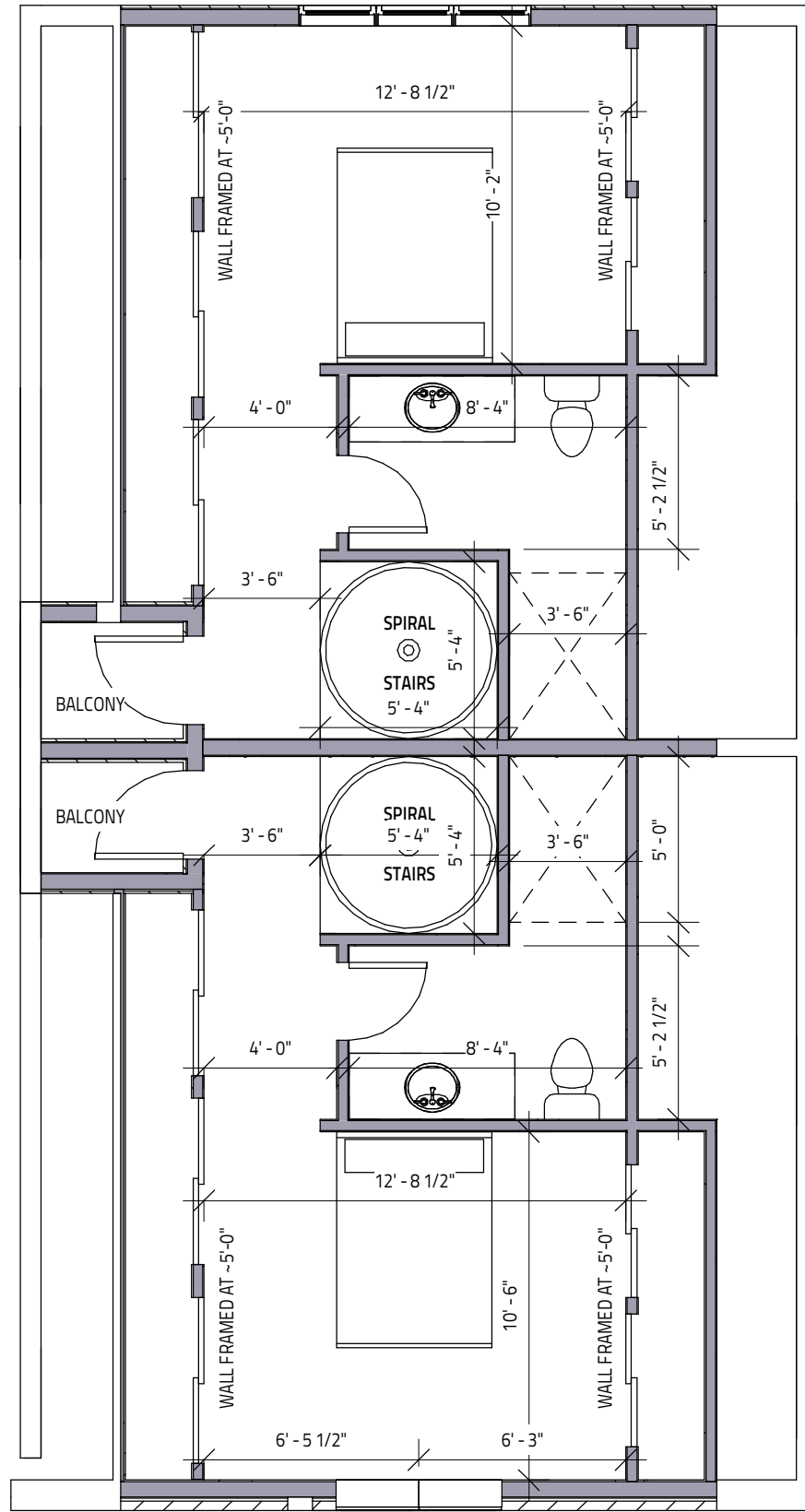
FEB 4, 2024

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE

Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-8087185

6 OAK STREET

5 UNIT BUILDING



1

THIRD FLOOR

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

FEB 4, 2024

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE



Evolution
DESIGN & DRAFTING

613-884-7068 /// 613-8087185

6 OAK STREET

5 UNIT BUILDING



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

FEB 4, 2024

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE

Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-8087185

6 OAK STREET

5 UNIT BUILDING



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

FEB 4, 2024

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR
PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE
FLOOR SPACE MAY VARY FROM THE STATED AREA. E & DE



Evolution
DESIGN & DRAFTING

613-884-7068 /// 613-8087185

6 OAK STREET

5 UNIT BUILDING



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



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

FEB 4, 2024

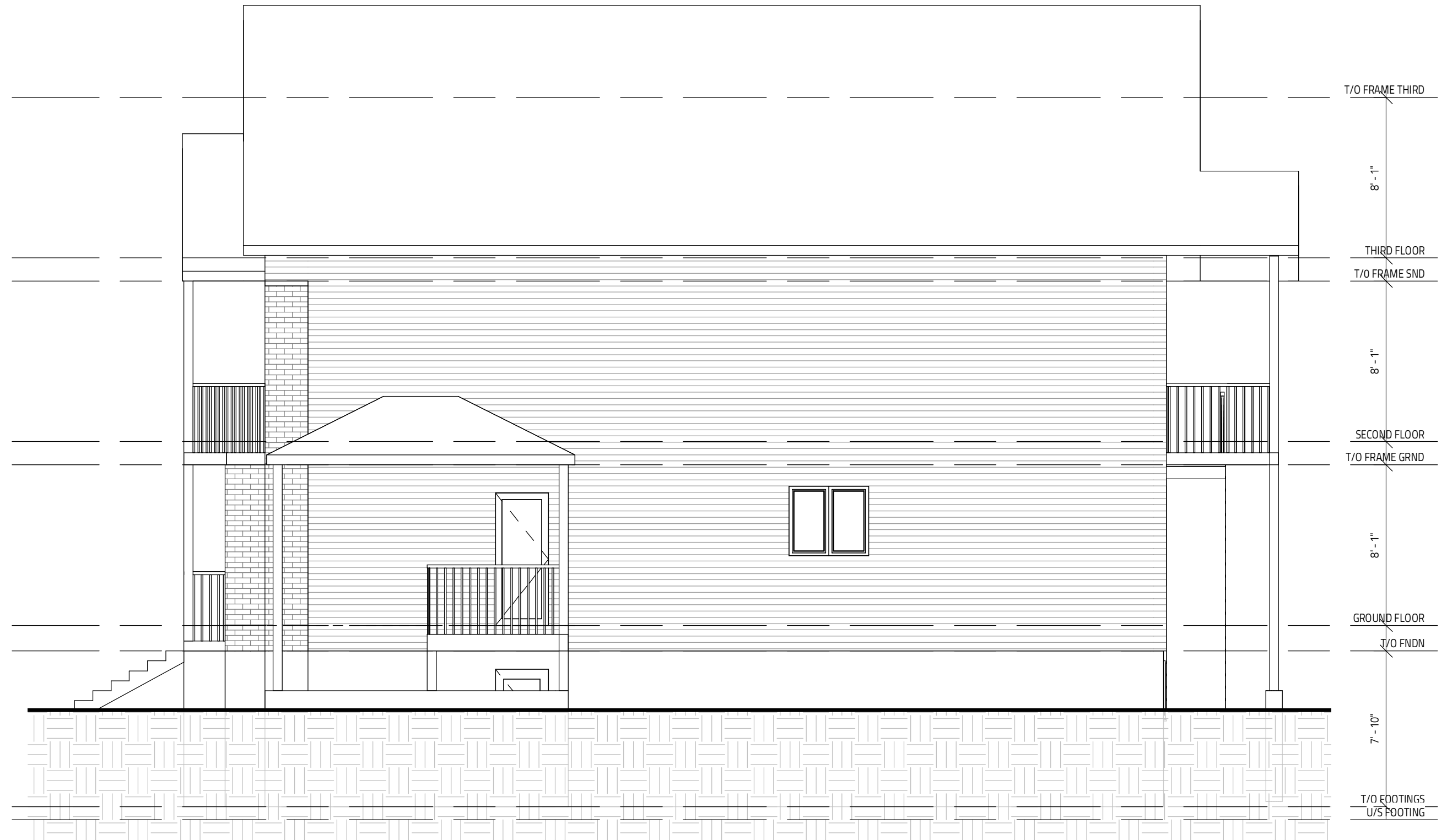
ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE

6 OAK STREET

5 UNIT BUILDING



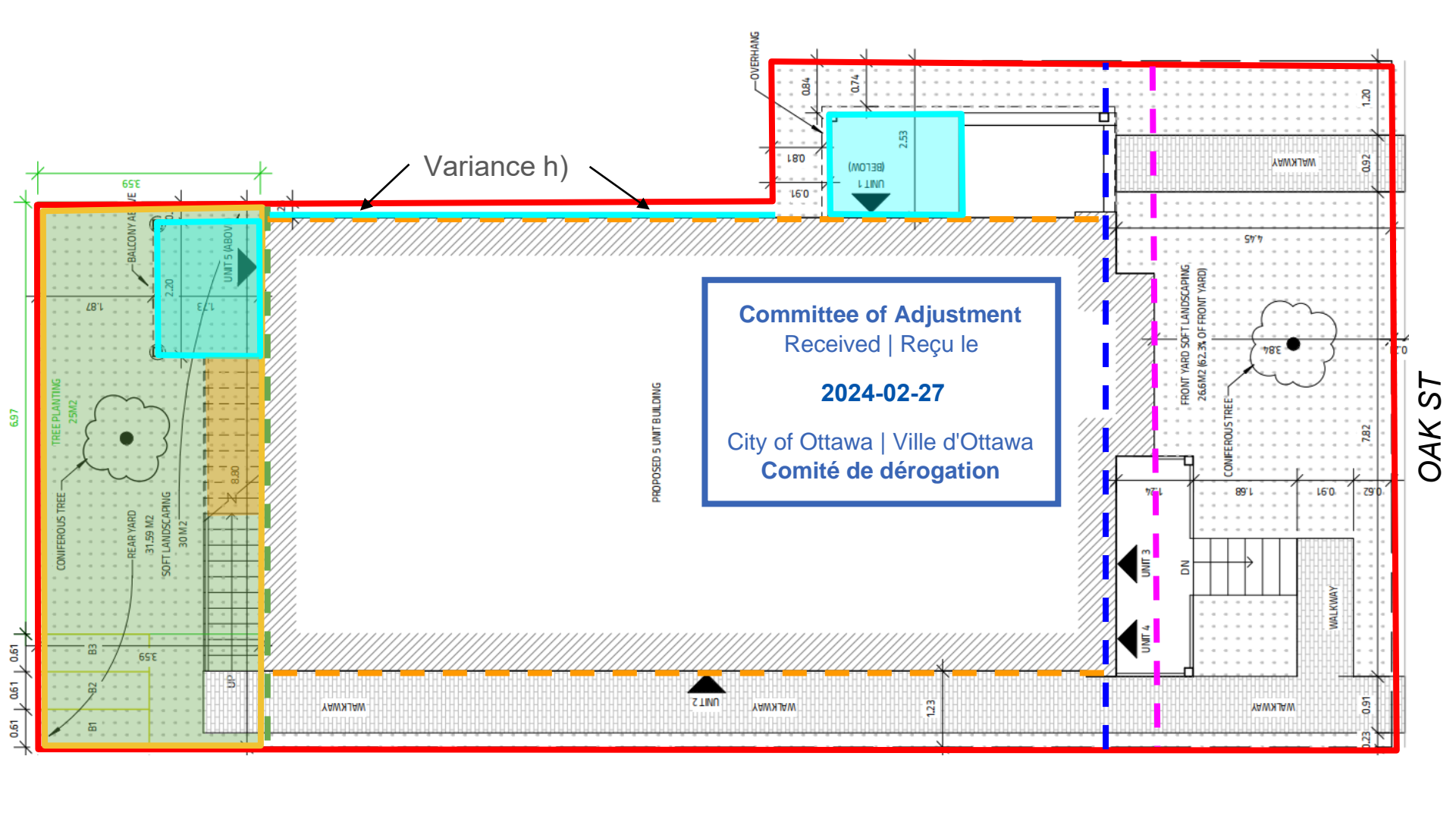
Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-808-7185



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

FEB 4, 2024

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE



Legend



a) Lot area



b) Lot width (measured at required front yard setback)



c) Front yard setback (provided)



d) Rear yard area (provided = 14.7% of lot area, required = 25% of lot area)



e) Rear yard soft landscaping (provided = 30m², required = 35m²)



f) Rear yard setback (provided = 16.4% of lot depth, required = 25% of lot depth)



g) Interior side yard setback



h) Permitted projection for a gutter



i) Permitted projection for a balcony



j) Permitted projection for stairs

Committee of Adjustment

Received | Reçu le

2024-02-27

City of Ottawa | Ville d'Ottawa

Comité de dérogation