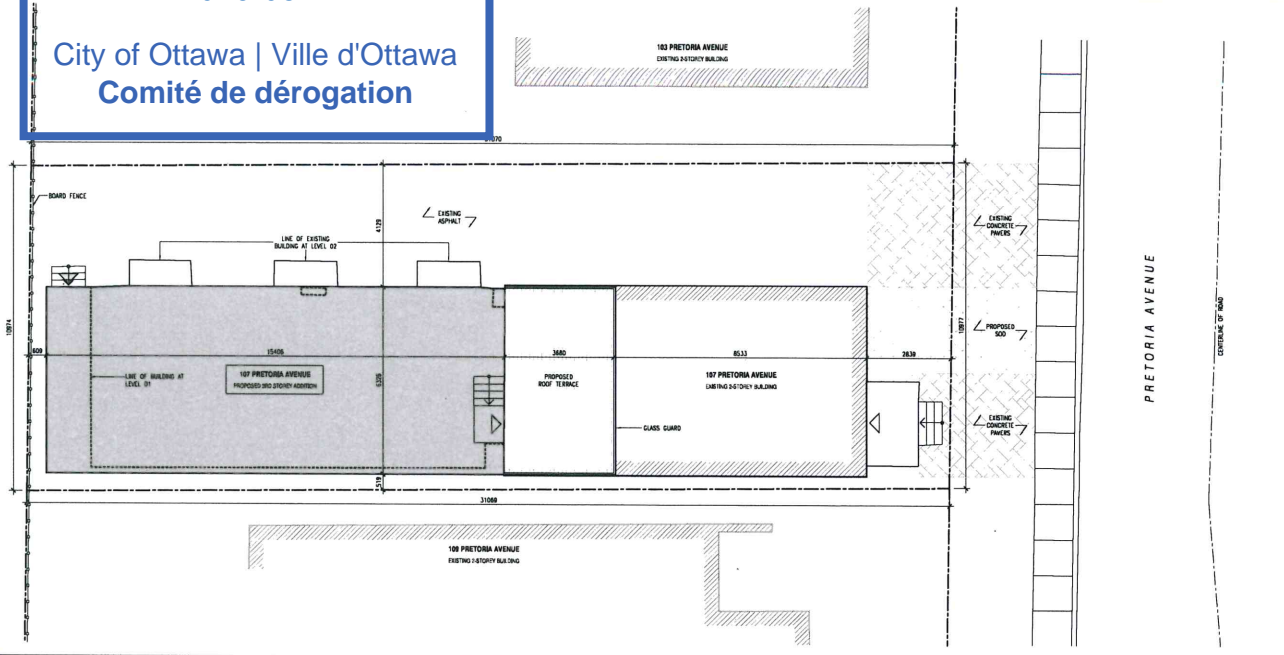


2023-08-22

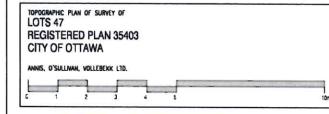
City of Ottawa | Ville d'Ottawa
Comité de dérogation



1 SITE PLAN
SP-01 SCALE: 1/75



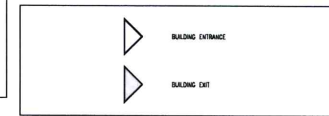
2 LOCATION PLAN
SP-01 SCALE: NTS



3 SURVEY INFO
SP-01 SCALE: NTS

BUILDING NO.:
EXISTING: 2449
3RD STORY ADDITION: 9147

4 PROJECT STATISTICS
SP-01 SCALE: NTS



5 SYMBOLS LEGEND
SP-01 SCALE: NTS

- GENERAL ARCHITECTURAL NOTES:
- The drawings to the contrary of the Act, they are not to be reproduced or used without the express consent of the Architect.
 - Changes are not to be made. The Contractor is responsible for checking and verifying all measurements and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 - Signs, notices or notices to be erected shall comply with applicable regulations and shall be maintained throughout the project.
 - The Architect is not responsible for the design of any mechanical, electrical, plumbing, fire protection or other systems, including any related equipment, materials and electrical equipment.
 - Permits are indicated on the Architectural Drawings. Issuance of permits is the responsibility of the applicant and shall be obtained from the relevant authorities.
 - These drawings are not to be used for reproduction unless specifically noted by the Architect.

REVISION RECORD

ISSUED FOR MINOR VARIANCE 2023-08-11
ISSUE RECORD



projectll

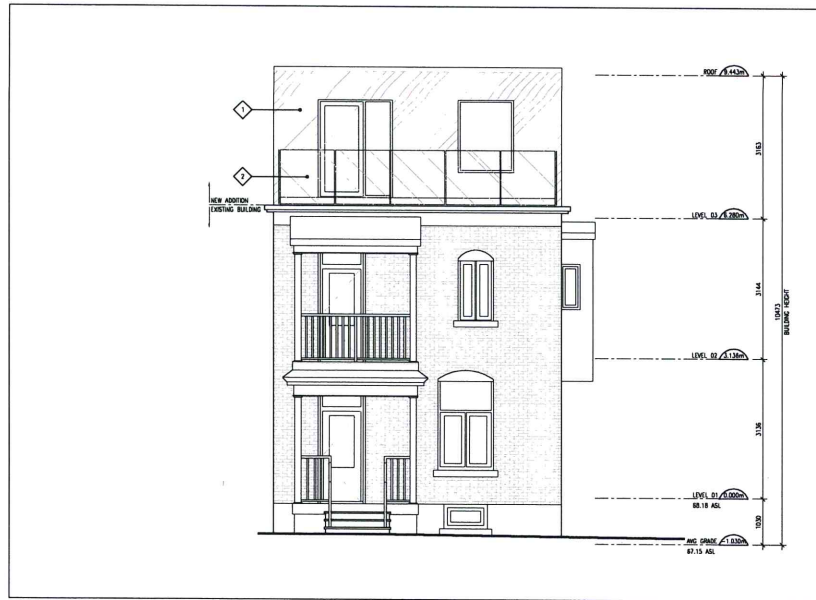
Project Studio Incorporated
185-1010 Avenue Road, Toronto, ON M5S 1A5

107 PRETORIA
107 Pretoria Avenue
Ottawa, ON

DATE SCALE DRAWN REVIEWED
2319 NOTED JKRII RMK

SITE PLAN & STATISTICS

SP-01



1 SOUTH ELEVATION
A201 SCALE: 1/50



2 EAST ELEVATION
A201 SCALE: 1/50

ELEVATIONS LEGEND
 ◆ UNFINISHED Siding
 ◆ GLASS GUARD

- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the permission in writing of the Architect.
 - Changes are not to be made. The Contractor is responsible for carrying out and verifying all work and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 - Minor omissions, omissions, and corrections will require written clarification or supplementary information supplied by the Owner or the Contractor.
 - The Architect is not responsible for the construction of the building. The Contractor shall be responsible for the construction of the building.
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REVISION RECORD

ISSUED FOR MINOR VARIANCE 2023-08-11
 ISSUE RECORD



project11

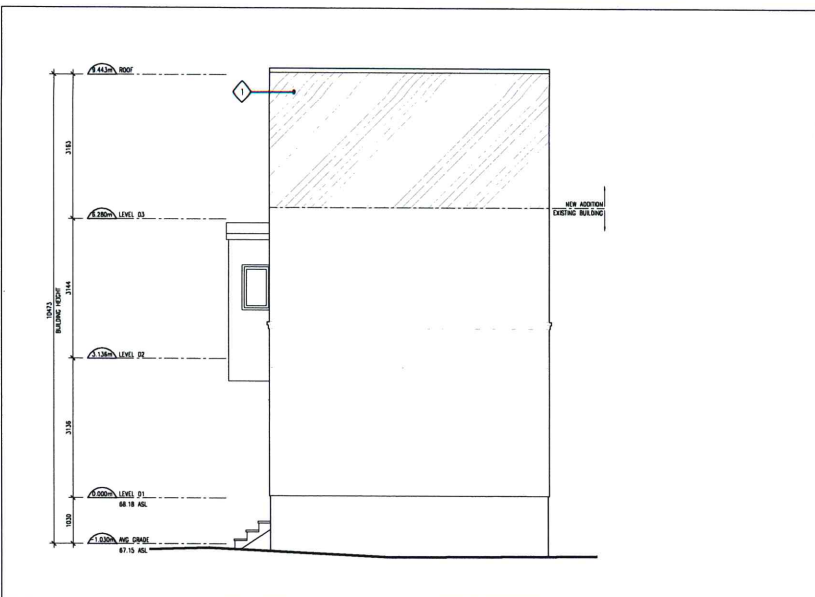
Project Studio Incorporated
 815-251-1111 | info@project11.ca

107 PRETORIA
 107 Pretoria Avenue
 Ottawa, ON

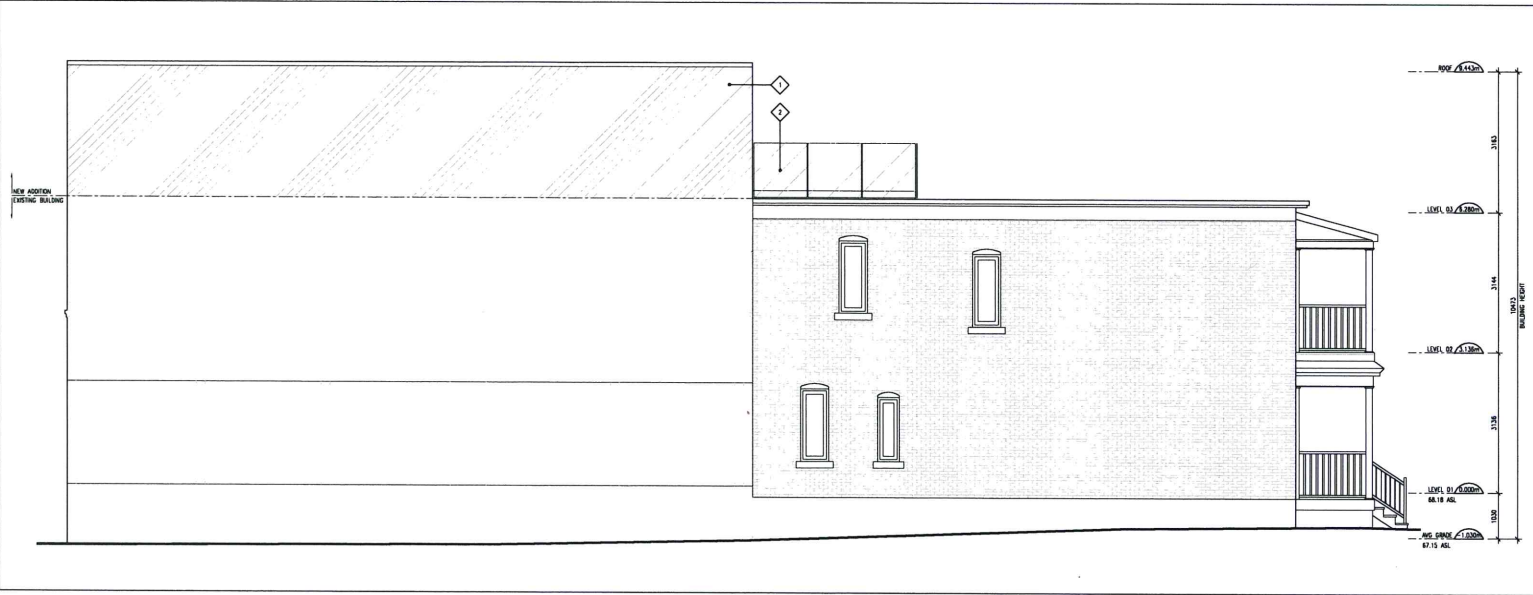
PROJ SCALE DRAWN REVIEWER
 2319 NOTED JRK/IL RMK

SOUTH AND EAST
 ELEVATIONS

A201



1 NORTH ELEVATION
SCALE: 1/80



2 WEST ELEVATION
SCALE: 1/80

ELEVATIONS LEGEND

	PROPOSED WORK
	GLASS GUARD

- GENERAL ARCHITECTURAL NOTES:**
- The architect is not responsible for construction methods and shall not be responsible or liable for the methods of construction of the building.
 - Construction shall be in accordance with the Ontario Building Code and all applicable laws and regulations and a full report shall be submitted to the Architect and shall be the responsibility of the contractor.
 - Owner retains the right to make any changes to the contract without written consent of the Architect. Any changes shall be made in writing and shall be the responsibility of the contractor.
 - The Architect's drawings are to be used in conjunction with all other Contract Documents including Project Manual and the Ontario Building Code and Electrical Code.
 - Positions of pipes or other mechanical or electrical devices, fittings and valves are indicated on the Mechanical Drawings. Location shown on the Architectural Drawings shall govern over Mechanical or Electrical Drawings. Mechanical and Electrical items not clearly indicated will be located as directed by the architect.
 - These documents are to be used for construction unless specifically noted for each section.

REVISION RECORD

ISSUED FOR MINOR IMPROVANCE 2023-08-11



project11
Project Studio Incorporated

107 PRETORIA
107 Pretoria Avenue
Ottawa, ON

DATE	SCALE	DRAWN	REVIEWED
2319	NOTED	JRKII	RMK

NORTH AND WEST ELEVATIONS

A202

TOPOGRAPHIC PLAN OF SURVEY OF

LOT 47
REGISTERED PLAN 35403
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:100

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

Surveyor's Certificate
I, CAROLYN DAVIES
1. This survey and plan are correct and in accordance with the Survey
Act, the Surveyors Act and the Land Titles Act and the regulations
made under them.
2. This survey was conducted on the 23rd day of June, 2023.

June 29/2023
Carolyn Davies
Ontario Land Surveyor

- Notes & Legend
- Survey Monument Plotted
 - Survey Monument Found
 - ▬— Stanchion Iron Bar
 - Stanchion Steel Bar
 - |— Iron Bar
 - Cast Cais
 - Concrete Pit
 - Iron Bar
 - Witness
 - Measured
 - Annis, O'Sullivan, Vollebek Ltd.
 - Registered Plan 35403
 - Plan 115278 dated September 10, 2004 (Lot No. 337-04)
 - Plan 115279 dated May 20, 2005 (Lot No. 337-04)
 - Plan 113311 dated August 28, 1979 (Lot No. 3-26403)
 - Plan 115278 dated November 25, 1980
 - Plan 115278 dated June 27, 2005 (Lot No. 337-04)
 - Plan 115278 dated December 4, 1985 (Lot No. 3-26403)
 - Plan 48-22995
 - Plan 48-22995
 - Decision Tree
 - Water Stand Pipe
 - Manhole Iron (Cast)
 - Unfinished Corner
 - Overhead Wire
 - Catch Basin
 - Gas Meter
 - Board Fence
 - Stone Retaining Wall
 - Gate
 - Utility Pole
 - Dimension
 - Location of Station
 - Top of Concrete Curb Elevation
 - Centreline
 - Top of Foundation
 - Underside of Easement
 - Property Line



Boundaries are approximate, and are reduced to the northern limit of Pretoria Avenue
having a bearing of 14° 07' 00" E on a bearing of Registered Plan 35403.
All set measurements are under 1982 unless otherwise noted.

ELEVATION NOTES
1. Elevations shown are provided as a reference to the CGVD05 (Canadian datum)
2. It is the responsibility of the user of this information to verify that the job description
has not been altered or obtained and that the elevation information and description
agrees with the information shown on the drawing.

UTILITY NOTES
1. The drawing contractor accepted as administering all of the utilities and all of
its responsibility of the user to contact the respective utility authorities for
confirmations.
2. Only visible surface utilities were located.
3. A field location of underground utility by the permitted utility authority is
mandatory before any work involving breaking ground, grading, excavating etc.

ANIS, O'SULLIVAN, VOLLEBEK LTD.
M. Chabot, P. Eng., Surveyor
1000 Avenue Road, Suite 200
Ottawa, Ontario K1R 7S8
Phone: (613) 227-2800 Fax: (613) 227-1519
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