



ROOSEVELT AVENUE

(Formerly Victoria Avenue)

(REGISTERED PLAN 114)

P.I.N. 04017 -- 0131

(Reference Bearing)

Committee of Adjustment
Received | Reçu le
2023-08-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation

(REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.)

DATE: _____

DANIEL ROBINSON
ONTARIO LAND SURVEYOR

PLAN 4R-
RECEIVED AND DEPOSITED

DATE: _____

REPRESENTATIVE FOR LAND REGISTRY
FOR THE LAND TITLES DIVISION OF
OTTAWA CARLETON NO. 4.

SCHEDULE

PART	LOT	PLAN	PIN	AREA (sq. m.)
1	ALL OF 20	114	ALL OF 03971 - 0282	226.1
2				226.3

PLAN OF SURVEY OF

LOT 20
REGISTERED PLAN 114
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD., 2022

Scale 1:100

0 2.5 5 7.5 10 metres

Metric Note
Distances shown 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 westerly limit of Roosevelt Ave having a bearing of $N 23^{\circ} 35' 10'' W$ as shown on Plan SR-3075 and are referred to the Central Meridian of MTM Zone 9 ($76^{\circ} 30'$ West Longitude) NAD 83 (Original).

For bearing comparisons, a rotation of $0^{\circ} 37' 41''$ counter-clockwise was applied to bearings on P1.

COORDINATES WERE DERIVED FROM CAN NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL)			
POINT ID	NORTHING	EASTING	
①	5028278.07	362897.27	
②	5028179.90	362940.23	
③	5027251.26	361496.76	
④	5024935.16	373971.65	

COORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Surveyor's Certificate

- I certify that:
- This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
 - The survey was completed on the 26 day of XXXXXX, 2022.

Date: _____ Daniel Robinson
Ontario Land Surveyor

Notes & Legend

- Denotes Survey Monument Planted
- Survey Monument Found
- SIB— Standard Iron Bar
- SIB— Short Standard Iron Bar
- IB— Iron Bar
- IBB— Round Iron Bar
- WB— Witness
- (WT)— Witness
- (M)— Measured
- (P1)— Registered Plan 114
- (P2)— Plan by (AOC) dated May 23, 2014 (Job No. 14424-14)
- (P3)— Plan 4R-23272
- (P4)— Plan 4R-31545
- (P5)— Plan by (S1) dated May 31, 1983 (Job No. 8327)
- (P6)— Plan by (AOC) dated January 29, 2018 (Job No. 16467-16)
- (P7)— Plan by (1692) dated August 10, 2021 (File No. 327-21)
- (P8)— Plan by (1693) dated June 3, 2022 (File No. 379-22)
- (P9)— Plan 4R-34279
- (P10)— Plan by (S03) dated November 14, 2022 (File No. 463-22)
- OP— Overhead Wires
- UP— Utility Pole
- CLF— Chain Link Fence
- BF— Board Fence
- P&W— Post and Wire Fence
- SRW— Stone Retaining Wall
- CL— Centreline
- Property Line

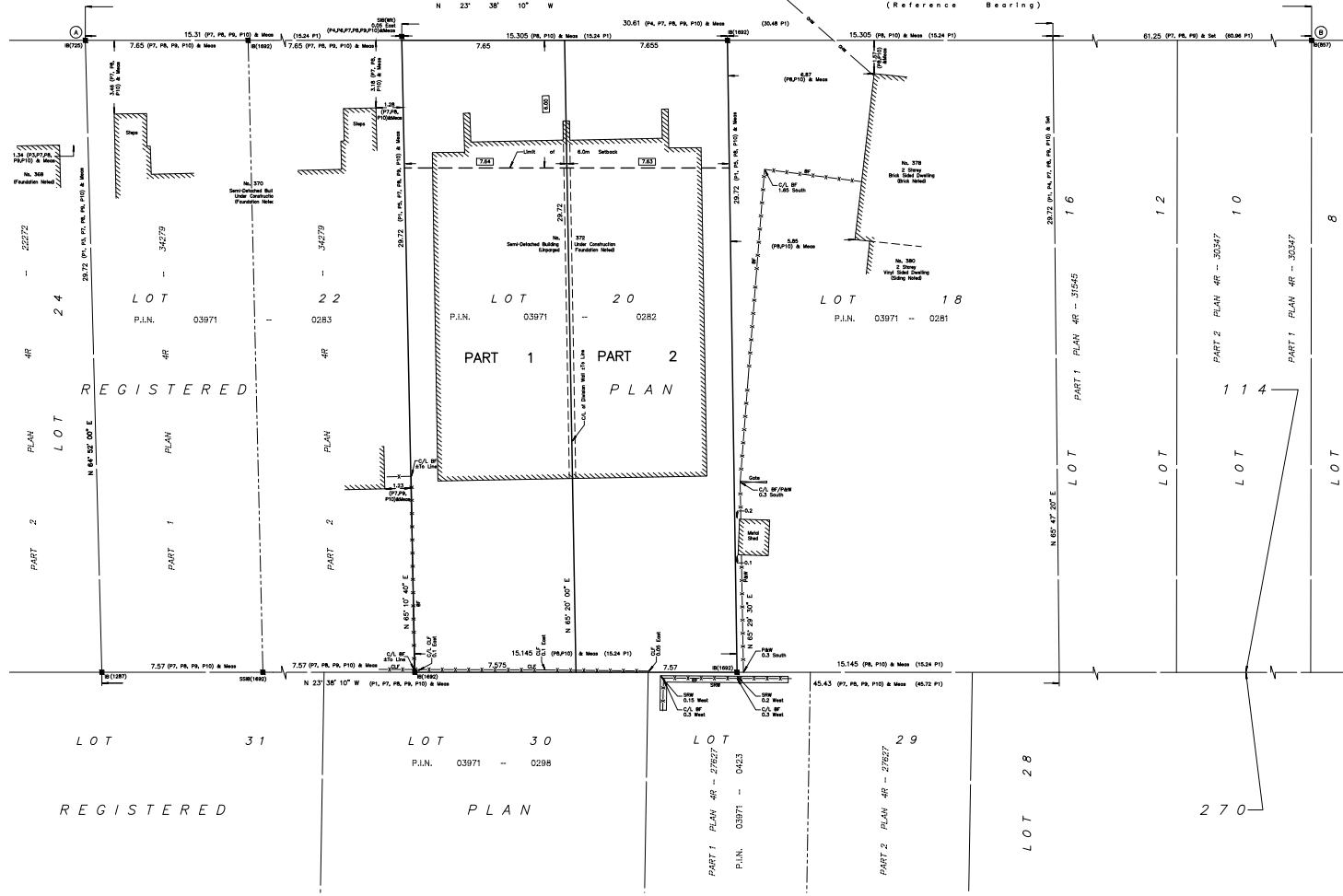
This plan of survey relates to AOLS Plan Submission Form Number V-XXXXXX.

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: faduroveys@bellnet.ca

FILE NO.: 637.23

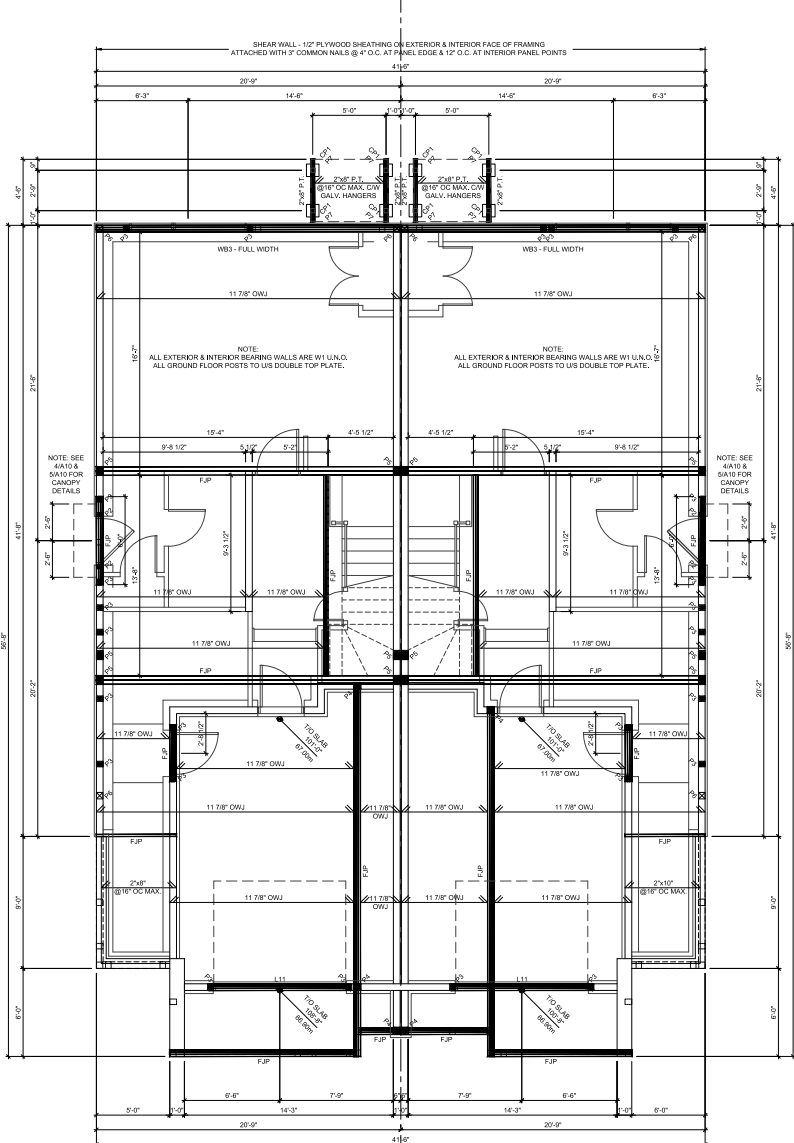
1:10027637-22_372 Roosevelt Av., plan(Drafting)637-22_372 Roosevelt Av., 1720 RP114_RPlan_01.dwg



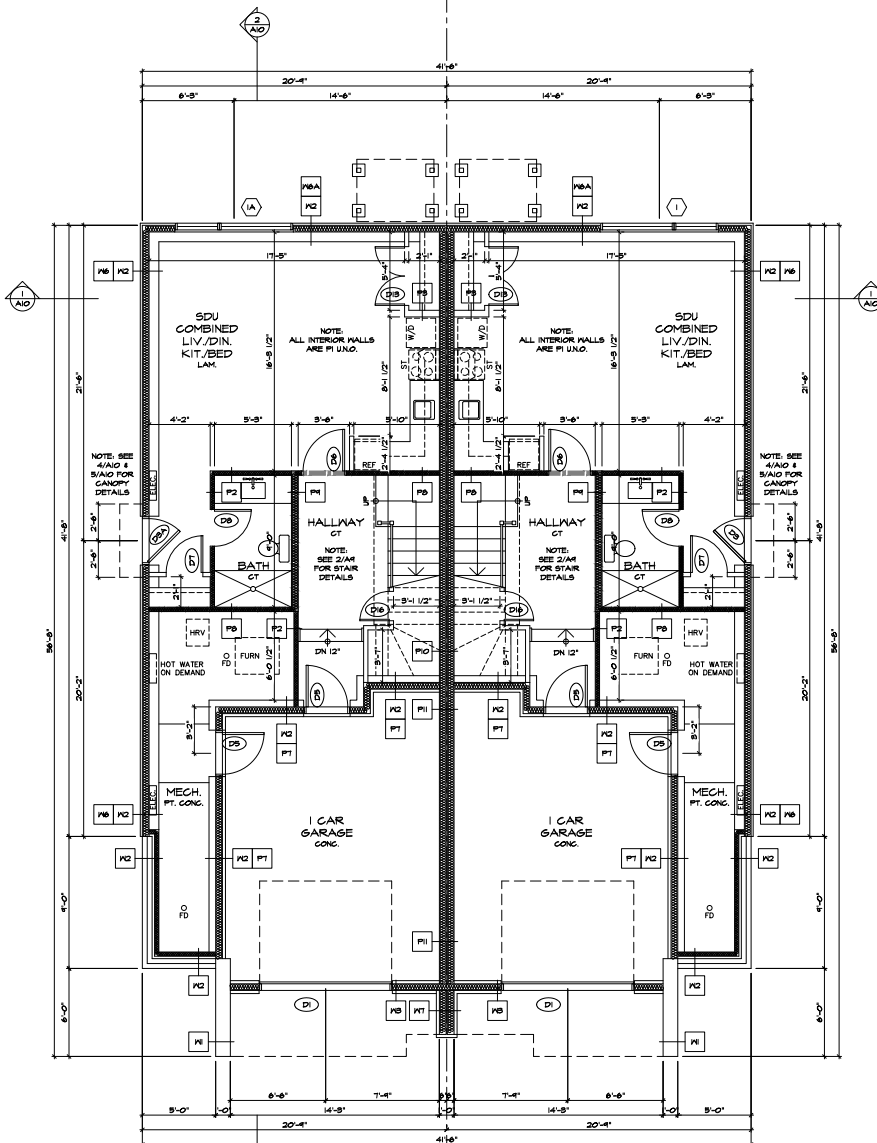
PLAN 4R-23272

SECONDARY DWELLING UNIT (SDU) NOTES

- FLOOR AREA = 2621 sq.ft.
- FLOOR AREA FOR MIN. GLAZING AREA REQUIRED = 252.91 sq.ft.
- MIN. GLAZING AREA REQUIRED = 25.29 sq.ft. (10% OF FLOOR AREA) / PROVIDED 50.4 sq.ft. (1.94% OF FLOOR AREA)
- SMOKE & CARBON MONOXIDE DETECTORS WITH A VISUAL COMPONENT TO BE INSTALLED & INTERCONNECTED WITH MAIN HOUSE DETECTORS.
- A DUCT TYPE SMOKE DETECTOR TO BE INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WILL TURN OFF THE FUEL SUPPLY & ELECTRICAL POWER TO THE HVAC SYSTEM UPON ACTIVATION OF THE DETECTOR AS PER OSG 4.381.1(1) & 2.4.1(4).
- FIRE DAMPERS ARE REQUIRED WHERE DUCTS PENETRATE A FIRE SEPARATION AS PER OSG 4.10.8.15.
- ALL HORIZONTAL & VERTICAL SEPARATION BETWEEN SDU & PRIMARY DWELLING TO BE A FIRE SEPARATION WITH A FIRE RESISTANCE RATING (FRR) OF NOT LESS THAN 45 MINUTES.
- ALL PENETRATION THROUGH A FIRE SEPARATION TO BE SEALED WITH AN APPROVED FIRE STOP SYSTEM WITH A FIRE RESISTANCE RATING (FRR) OF NOT LESS THAN 45 MINUTES.



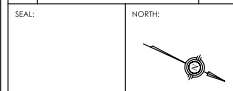
1 GROUND FLR. WALL FRAMING & 2ND. FLR. FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR DIMENSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.
ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
DO NOT SCALE DRAWINGS.

4	ISSUED TO BUILDING PERMIT	2022.05.17
3	ISSUED TO CONSULTANTS	2022.04.18
2	ISSUED TO CONSULTANTS	2022.04.04
1	ISSUED TO CONSULTANTS	2022.03.02
NO.	REVISION	DATE



The undersigned has accepted and taken responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.
Respected unless design is exempt under O.C. 3-2.3.1 of the building code.
Signature: _____ BCRT
Respected unless design is exempt under O.C. 3-2.4.1 of the building code.
Signature: _____ BCRT

ROOSEVELT SEMI
372 ROOSEVELT AVENUE
OTTAWA, ONTARIO, K2A 1T3

DRAWING:
GROUND FLOOR PLAN

DATE:	JANUARY 2022	SHEET NO.:	
SCALE:	AS NOTED		
DRAWN:	PK		A6
CHECKED:	PR		
JOB NO.:	0468		


ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

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3	ISSUED TO CONSULTANTS	2022.04.18
2	ISSUED TO CONSULTANTS	2022.04.04
1	ISSUED TO CONSULTANTS	2022.03.02
NO.	REVISION	DATE

SEAL: _____ NORTH: 

The undersigned has accepted and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown in the attached documents.

Qualification Information:
Required unless design is exempt under Div. C-3.2.3.1 of the building code.

Signature: _____ BCRT
Registration Information:
Required unless design is exempt under Div. C-3.2.4.1 of the building code.

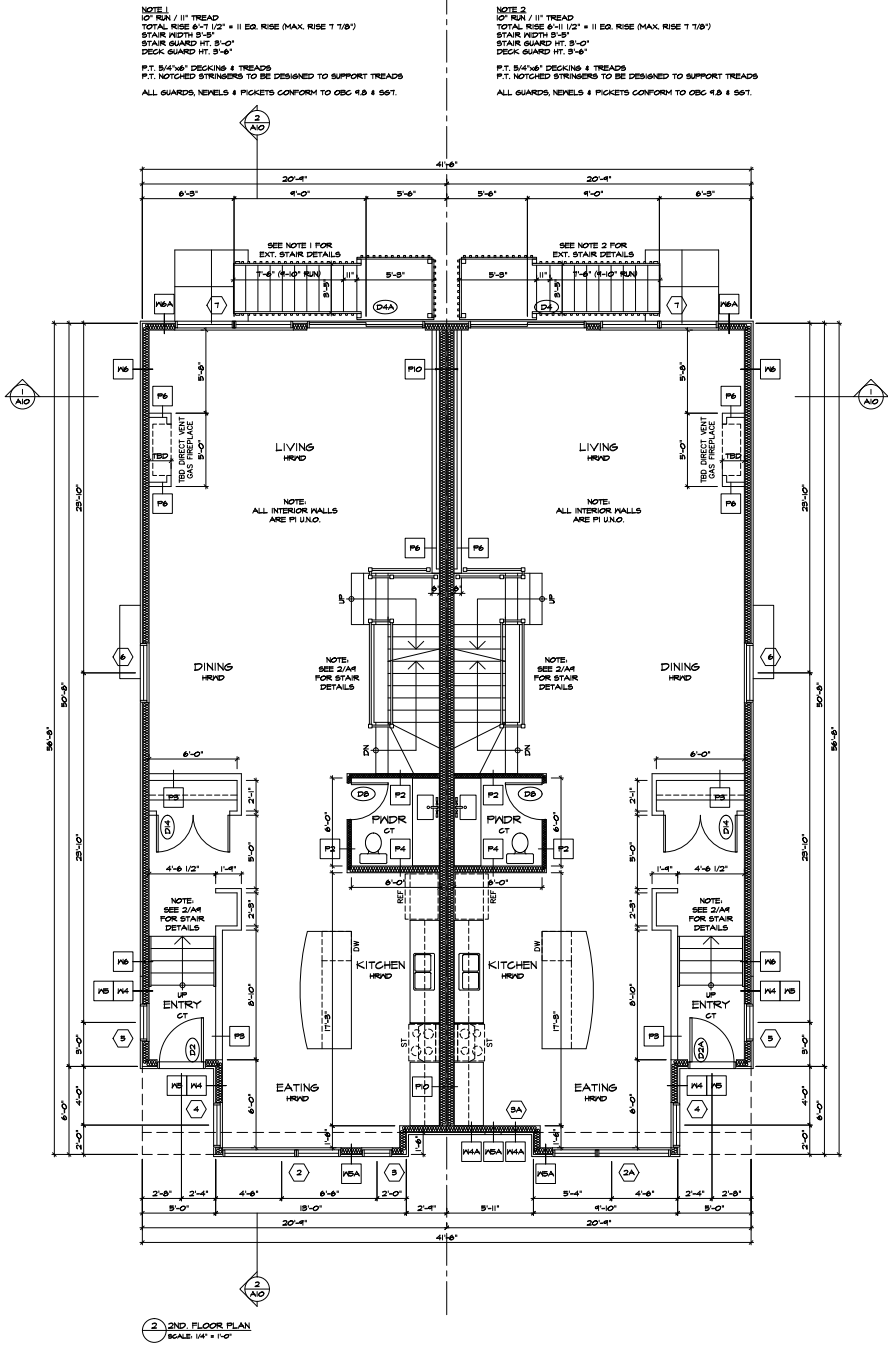
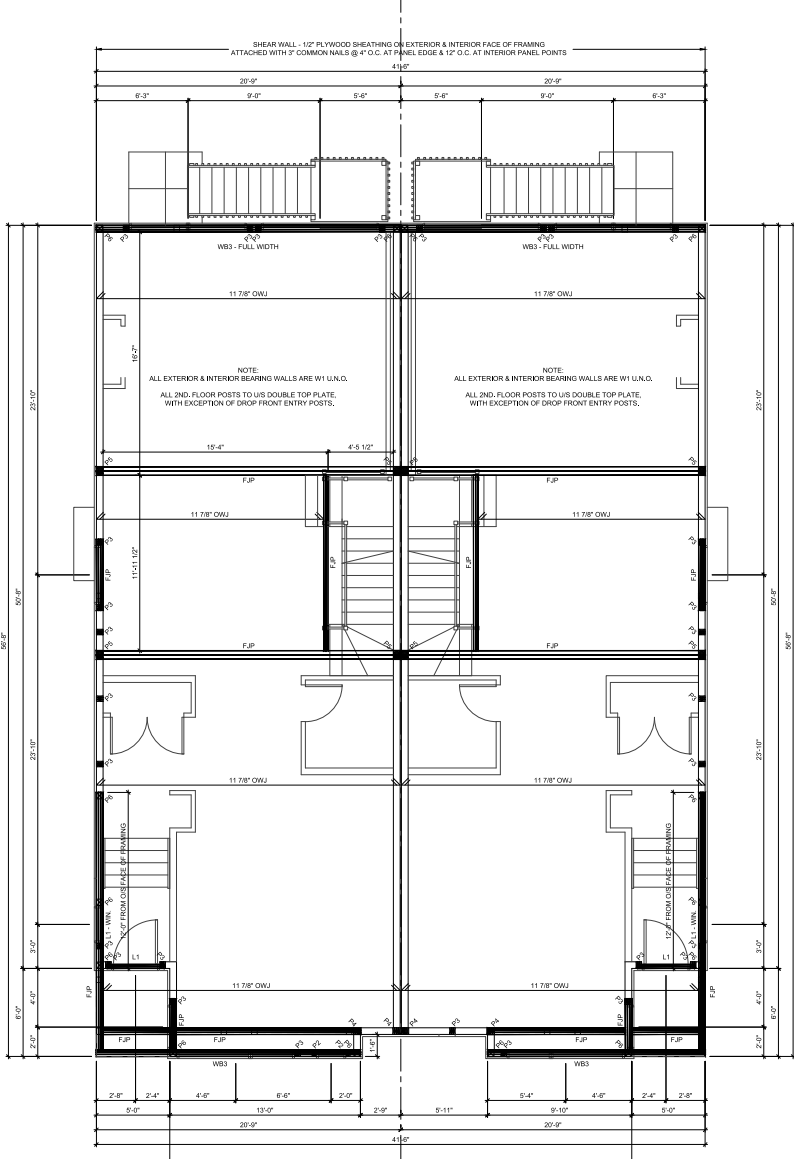
Signature: _____ BCRT

ROOSEVELT SEMI

372 ROOSEVELT AVENUE
OTTAWA, ONTARIO, K2A 1Z3

DRAWING:
2ND. FLOOR PLAN

DATE:	JANUARY 2022	SHEET NO.:	
SCALE:	AS NOTED		
DRAWN:	PK		A7
CHECKED:	PR		
JOB NO.:	0468		



NOTE 1
12" RUN / 11" TREAD
TOTAL RISE 6'-1 1/2" * II EQ. RISE (MAX. RISE 1 7/8")
STAIR WIDTH 5'-0"
STAIR GUARD HT. 5'-0"
DECK GUARD HT. 5'-4"

P.T. 5/4" x 5" DECKING & TREADS
P.T. NOTCHED STRINGERS TO BE DESIGNED TO SUPPORT TREADS
ALL GUARDS, NEVELS & PICKETS CONFORM TO CBC 4.8 & 5.67.

NOTE 2
12" RUN / 11" TREAD
TOTAL RISE 6'-1 1/2" * II EQ. RISE (MAX. RISE 1 7/8")
STAIR WIDTH 5'-0"
STAIR GUARD HT. 5'-0"
DECK GUARD HT. 5'-4"

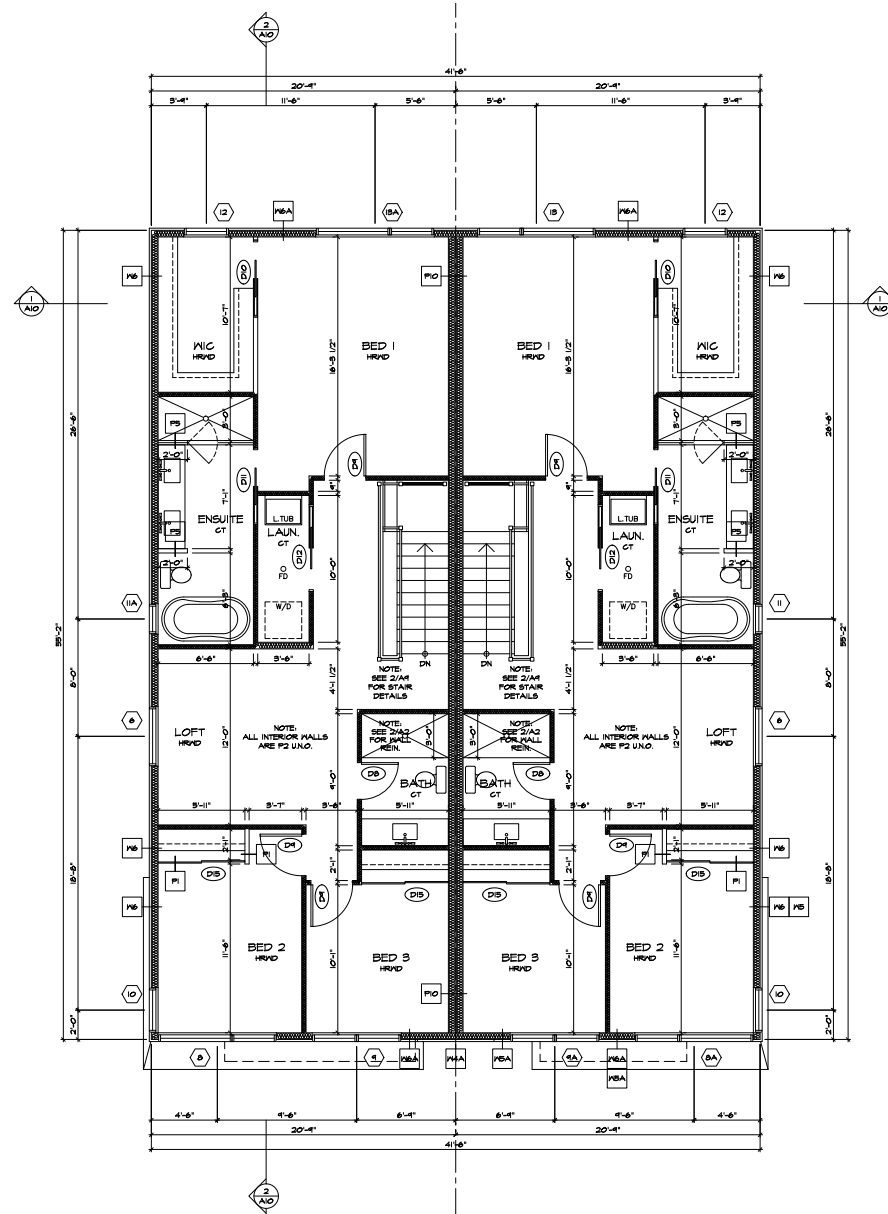
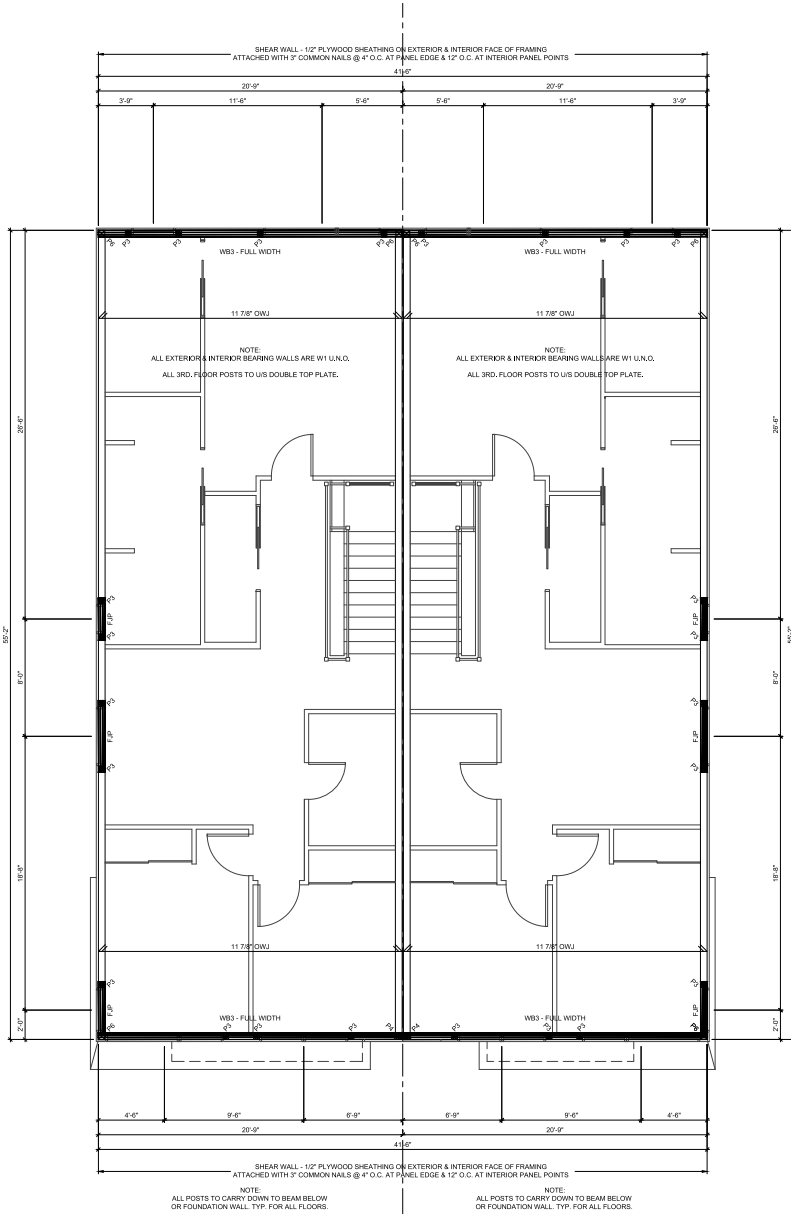
P.T. 5/4" x 5" DECKING & TREADS
P.T. NOTCHED STRINGERS TO BE DESIGNED TO SUPPORT TREADS
ALL GUARDS, NEVELS & PICKETS CONFORM TO CBC 4.8 & 5.67.

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

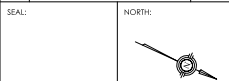
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NO.	REVISION	DATE
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3	ISSUED TO CONSULTANTS	2022.04.18
2	ISSUED TO CONSULTANTS	2022.04.04
1	ISSUED TO CONSULTANTS	2022.03.02



The undersigned has accepted and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown in the attached documents.

Resealed unless design is exempt under Div. C-3.2.6.1 of the building code.

Qualification Information:
Signature: _____ BCRT
Resealed unless design is exempt under Div. C-3.2.6.1 of the building code.
Signature: _____ BCRT

ROOSEVELT SEMI
372 ROOSEVELT AVENUE
OTTAWA, ONTARIO, K2A 1Z3

DRAWING:
3RD. FLOOR PLAN

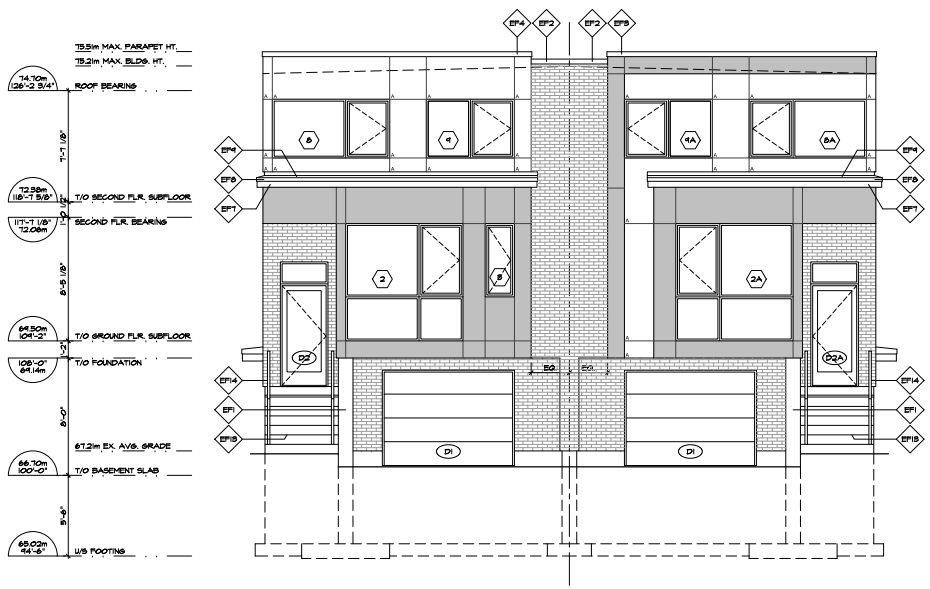
DATE:	JANUARY 2022	SHEET NO.:
SCALE:	AS NOTED	A8
DRAWN:	PK	
CHECKED:	PK	
JOB NO.:	0468	

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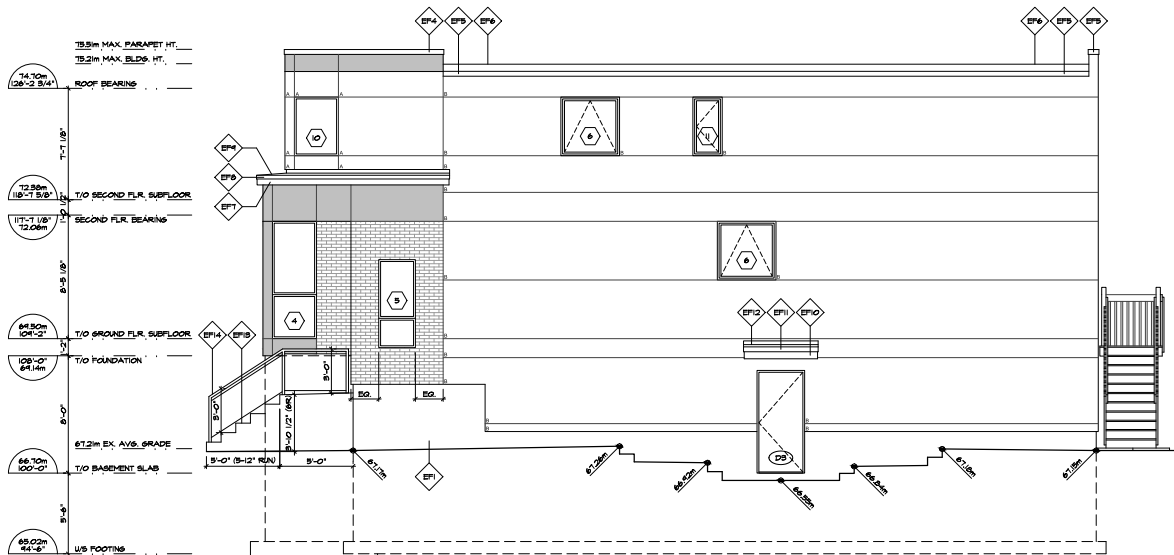
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1 FRONT (NORTH-EAST) ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE (NORTH-WEST) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

- ◆ EFB1 CEMENT FINISH ON ALL EXPOSED FOUNDATION TO 6" BELOW GRADE
- ◆ EFB2 BRICK VENEER C/W FLASHING & CLIPS
MANUFACTURER: FUSION STONE
COLOUR: TSD
- ◆ EFB3 ALUMINUM COMPOSITE MATERIAL (ACM) PANEL SYSTEM C/W FLASHING & CLIPS - JOINTS AS INDICATED
MANUFACTURER: ALIS
COLOUR: WHITE
- ◆ EFB4 EXTERIOR INSULATED FINISH SYSTEM (EIFS) - V GROOVES AS INDICATED
MANUFACTURER: ADEX-RO
COLOUR: A = BLACK
B = GREY
- ◆ EFC1 PRE-FINISHED METAL PARAPET CAP FLASHING
MANUFACTURER: IDEAL ROOFING
COLOUR: TO MATCH BRICK VENEER
- ◆ EFC2 PRE-FINISHED METAL PARAPET CAP FLASHING
MANUFACTURER: IDEAL ROOFING
COLOUR: ASH PANELS
- ◆ EFC3 PRE-FINISHED METAL ROOF DRIP FLASHING
MANUFACTURER: IDEAL ROOFING
COLOUR: EFS COLOUR 'A'
- ◆ EFC4 PRE-FINISHED METAL ROOF DRIP FLASHING
MANUFACTURER: IDEAL ROOFING
COLOUR: EFS COLOUR 'B'
- ◆ EFC5 PRE-FINISHED HOOPED BITUMEN ROOF MEMBRANE (CAP)
MANUFACTURER: SOPREMA
COLOUR: TSD
- ◆ EFC6 PRE-FINISHED METAL SOFFIT & FASCIA
MANUFACTURER: IDEAL ROOFING
COLOUR: TSD
- ◆ EFC7 PRE-FINISHED METAL ROOF DRIP FLASHING
MANUFACTURER: IDEAL ROOFING
COLOUR: TSD
- ◆ EFC8 PRE-FINISHED SINGLE FLY ROOF MEMBRANE
MANUFACTURER: SOPREMA
COLOUR: TSD
- ◆ EFC9 CANOPY PRE-FINISHED METAL SOFFIT & FASCIA
MANUFACTURER: IDEAL ROOFING
COLOUR: TSD
- ◆ EFC10 CANOPY PRE-FINISHED METAL ROOF DRIP FLASHING
MANUFACTURER: IDEAL ROOFING
COLOUR: TSD
- ◆ EFC11 PRE-FINISHED SINGLE FLY ROOF MEMBRANE
MANUFACTURER: SOPREMA
COLOUR: TSD
- ◆ EFC12 INTERLOCK LANDING AND STEPS
MANUFACTURER: TSD
COLOUR: TSD
- ◆ EFC13 PRE-FINISHED ALUMINUM / GLASS GUARD & HANDRAIL SYSTEM, STAINED & SHINED SHOP DRAWINGS FROM PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO TO MEET OBC 4.13.14 & 4.8.2. TO BE PROVIDED TO CITY INSPECTOR (AS REQUIRED)
- ◆ EFD1 RESERVED
- ◆ EFD2 RESERVED

NOTE:
ALL COLOUR & FINISH SELECTORS TO BE COORDINATED, FINALIZED & APPROVED BY OWNER.

NO.	REVISION	DATE
4	ISSUED TO BUILDING PERMIT	2022.05.17
3	ISSUED TO CONSULTANTS	2022.04.18
2	ISSUED TO CONSULTANTS	2022.04.04
1	ISSUED TO CONSULTANTS	2022.03.02

NO.	REVISION	DATE

SEAL: _____ NORTH:

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown in the attached documents.

Resealed unless design is exempt under Div. C-1.2.3.1. of the building code.

Qualification Information:
 Name: _____ Signature: _____ BCIT
 Resealed unless design is exempt under Div. C-1.2.4.1. of the building code.
 Name: _____ Signature: _____ BCIT

ROOSEVELT SEMI
372 ROOSEVELT AVENUE
OTTAWA, ONTARIO, K2A 1Z3

DRAWING:
ELEVATIONS

DATE:	JANUARY 2022	SHEET NO.:	
SCALE:	AS NOTED	A11	
DRAWN:	PK		
CHECKED:	PK		
JOB NO.:	0468		

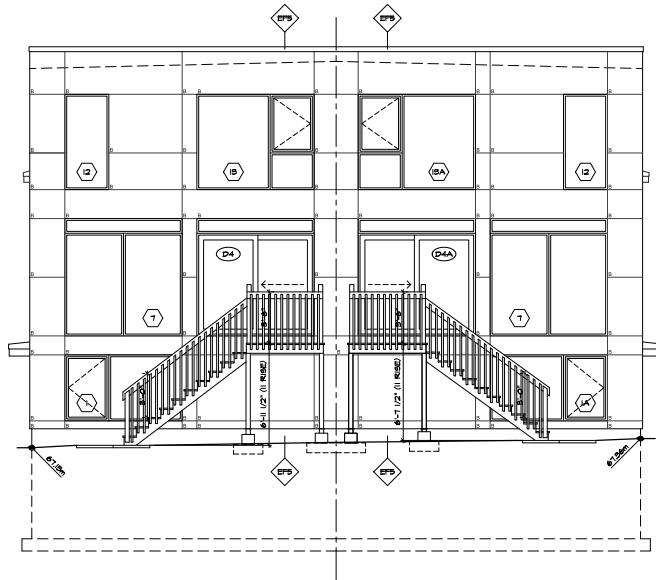
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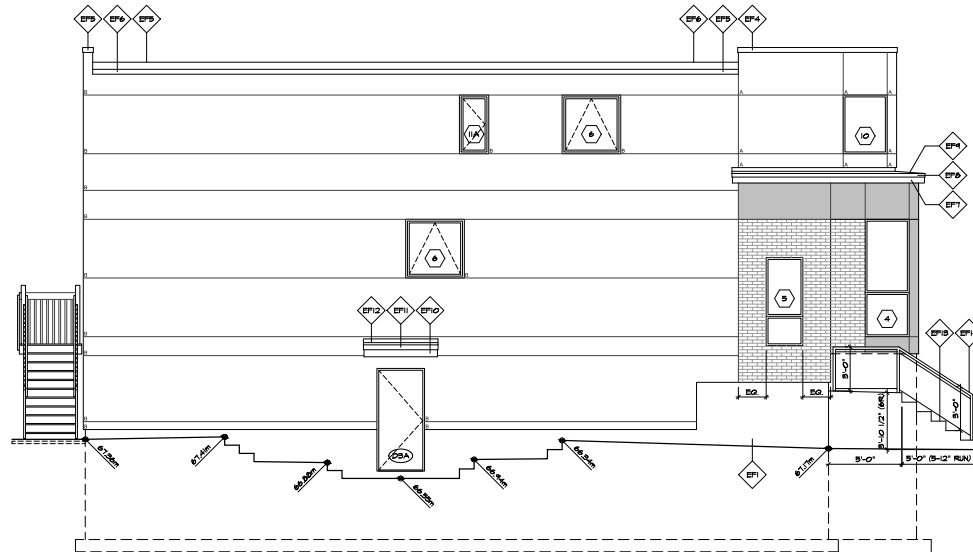
DO NOT SCALE DRAWINGS.

74.70m 245'-2 3/4"	ROOF BEARING
72.58m 238'-1 5/8"	T/O SECOND FLR. SUBFLOOR
117'-1 1/8" 35.69m	SECOND FLR. BEARING
84.50m 279'-1 1/2"	T/O GROUND FLR. SUBFLOOR
102'-0" 31.1m	T/O FOUNDATION
67.2m 220'-0"	67.2m EX. AVS. GRADE
66.70m 218'-0"	T/O BASEMENT SLAB
65.02m 213'-0"	US FOOTING



1 REAR (SOUTH-WEST) ELEVATION
SCALE: 1/4" = 1'-0"

74.70m 245'-2 3/4"	ROOF BEARING
72.58m 238'-1 5/8"	T/O SECOND FLR. SUBFLOOR
117'-1 1/8" 35.69m	SECOND FLR. BEARING
84.50m 279'-1 1/2"	T/O GROUND FLR. SUBFLOOR
102'-0" 31.1m	T/O FOUNDATION - FRONT
67.56m 221'-10"	T/O FOUNDATION - MAIN
67.2m 220'-0"	67.2m EX. AVS. GRADE
66.70m 218'-0"	T/O BASEMENT SLAB
65.02m 213'-0"	US FOOTING



2 LEFT SIDE (SOUTH-EAST) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

- EP1 CEMENT FINISH ON ALL EXPOSED FOUNDATION TO 6" BELOW GRADE
- EP2 BRICK VENEER C/W FLASHING & CLIPS
MANUFACTURER: FUSION STONE
COLOUR: TSD
- EP3 ALUMINUM COMPOSITE MATERIAL (ACM) PANEL SYSTEM C/W FLASHING & CLIPS - JOINTS AS INDICATED
MANUFACTURER: ALIS
COLOUR: WHITE
- EP4 EXTERIOR INSULATED FINISH SYSTEM (EIFS) - V GROOVES AS INDICATED
MANUFACTURER: ADEX-RO
COLOUR: A = BLACK
B = GREY
- EP5 PRE-FINISHED METAL PARAPET CAP FLASHING
MANUFACTURER: IDEAL ROOFING
COLOUR: TO MATCH BRICK VENEER
- EP6 PRE-FINISHED METAL PARAPET CAP FLASHING
MANUFACTURER: IDEAL ROOFING
COLOUR: ASH PANELS
- EP7 PRE-FINISHED METAL ROOF DRIP FLASHING
MANUFACTURER: IDEAL ROOFING
COLOUR: EP5 COLOUR 'A'
- EP8 PRE-FINISHED METAL ROOF DRIP FLASHING
MANUFACTURER: IDEAL ROOFING
COLOUR: EP5 COLOUR 'B'
- EP9 PRE-FINISHED MODIFIED BITUMEN ROOF MEMBRANE (CAP)
MANUFACTURER: SOPREMA
COLOUR: TSD
- EP10 PRE-FINISHED METAL SOFFIT & FASCIA
MANUFACTURER: IDEAL ROOFING
COLOUR: TSD
- EP11 PRE-FINISHED METAL ROOF DRIP FLASHING
MANUFACTURER: IDEAL ROOFING
COLOUR: TSD
- EP12 PRE-FINISHED SINGLE PLY ROOF MEMBRANE
MANUFACTURER: SOPREMA
COLOUR: TSD
- EP13 CANOPY PRE-FINISHED METAL SOFFIT & FASCIA
MANUFACTURER: IDEAL ROOFING
COLOUR: TSD
- EP14 CANOPY PRE-FINISHED METAL ROOF DRIP FLASHING
MANUFACTURER: IDEAL ROOFING
COLOUR: TSD
- EP15 PRE-FINISHED SINGLE PLY ROOF MEMBRANE
MANUFACTURER: SOPREMA
COLOUR: TSD
- EP16 INTERLOCK LANDING AND STEPS
MANUFACTURER: TSD
COLOUR: TSD
- EP17 PRE-FINISHED ALUMINUM / GLASS GUARD & HANDRAIL SYSTEM, STAINED & SHINED SHOP DRAWINGS FROM PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO TO MEET OBC 4.13.4 & 4.8.2. TO BE PROVIDED TO CITY INSPECTOR (AS REQUIRED)
- EP18 RESERVED
- EP19 RESERVED
- EP20 RESERVED
- EP21 RESERVED
- EP22 RESERVED
- EP23 RESERVED
- EP24 RESERVED
- EP25 RESERVED
- EP26 RESERVED
- EP27 RESERVED
- EP28 RESERVED
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- EP94 RESERVED
- EP95 RESERVED
- EP96 RESERVED
- EP97 RESERVED
- EP98 RESERVED
- EP99 RESERVED
- EP100 RESERVED

NOTE:
ALL COLOUR & FINISH SELECTIONS TO BE COORDINATED, FINALIZED & APPROVED BY OWNER.

4	ISSUED TO BUILDING PERMIT	2022.05.17
3	ISSUED TO CONSULTANTS	2022.04.18
2	ISSUED TO CONSULTANTS	2022.04.04
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NO.	REVISION	DATE
SEAL: _____		
NORTH: _____		
<p>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 design the work shown on the attached documents.</p> <p>Required unless design is exempt under Div. C-1.2.3.1 of the building code.</p> <p>Qualification Information Name: _____ Signature: _____ BCIT</p> <p>Required unless design is exempt under Div. C-1.2.4.1 of the building code.</p> <p>Registration Information Name: _____ Signature: _____ BCIT</p>		

ROOSEVELT SEMI
372 ROOSEVELT AVENUE
OTTAWA, ONTARIO, K2A 1T3

DRAWING: ELEVATIONS	
DATE: JANUARY 2022	SHEET NO.:
SCALE: AS NOTED	A12
DRAWN: PK	
CHECKED: PR	
JOB NO. 0468	