

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 41
(SOUTH ARLINGTON AVENUE)
REGISTERED PLAN 30
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2023

Scale 1: 100
 0 2.5 5 7.5 10 metres

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 hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).
 For bearing comparisons, a rotation of 1°20'30" counter-clockwise was applied to bearings on P1, P2 & P4.

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: F-10-08, F-11-04 & 15829p&p28.
 4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement & 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
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- CC Cut Cross
- (OU) Origin Unknown
- (WI) Witness
- Meas Measured
- (P1) Registered Plan 30
- (P2) Plan by (1287) dated September 24, 1992 (Job No. 374-92)
- (P3) Plan by (AOG) dated July 21, 1971 (Ref. No. Ct-1)
- (P4) Plan by (S57) dated April 7, 1988 (Ref. No. 245-30)
- M-H-S Maintenance Hole (Sanitary)
- S — Underground Sanitary Sewer
- W — Underground Water
- G — Underground Gas
- B — Underground Bell
- OW — Overhead Wires
- UP — Utility Pole
- GM — Gas Meter
- B — Bollard
- S — Sign
- AC — Air Conditioner
- D — Diameter
- CLF — Chain Link Fence
- BF — Board Fence
- CRW — Concrete Retaining Wall
- SRW — Stone Retaining Wall
- Inv — Invert
- Inv(City) — Invert from City of Ottawa Utility Sheets
- T/G — Top of Grate
- U/Eave — Underside of Eave
- T/Fdn — Top of Foundation
- C/L — Centreline
- +65.00 — Location of Elevations
- +65.00 — Top of Concrete Curb/Retaining Wall Elevation
- Property Line

Site Area=373.4 sq.m.

Overhead Wire Information		
Overhead Wire Elevations at Location 1	Overhead Wire Elevations at Location 2	Overhead Wire Elevations at Location 3
Wire A = 77.6	Wire A = 78.0	Wire A = 77.1
Wire B = 80.2	Wire B = 80.8	Wire B = 79.7
Wire C = 80.2	Wire C = 80.8	Wire C = 79.8
Wire D = 81.4	Wire D = 81.9	Wire D = 80.9

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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 20th day of July, 2023.

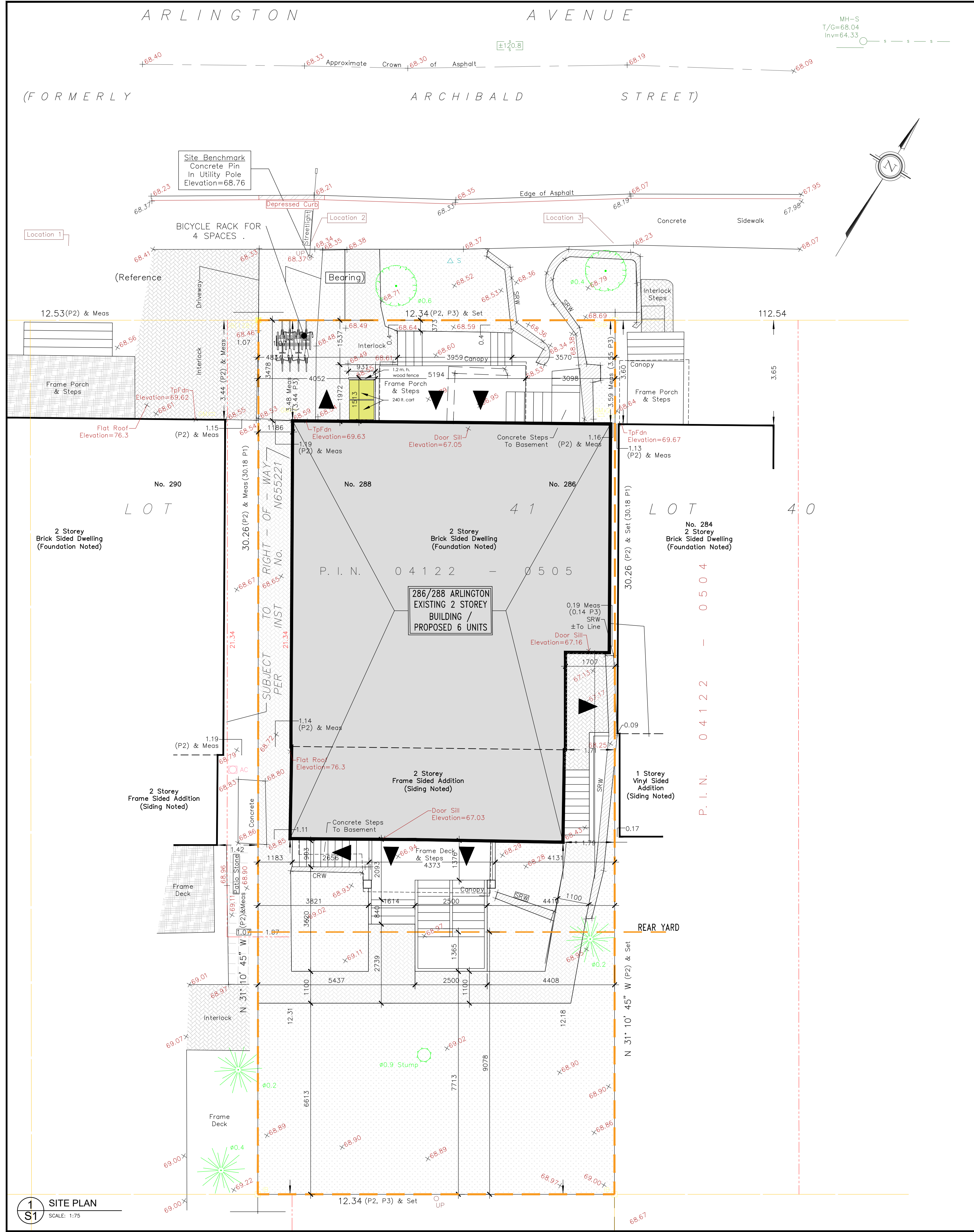
July 27/2023
 Date
 Emad Alrefaai
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-56756
FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
 CANADA LAND SURVEYORS

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FILE No.: 239-23



SITE PLAN
PART OF LOTS 41 REG. (REAR YARD) (PROPOSED)
REGISTRATION PLAN NO. 01/19/2024
Prepared by Farley, Smith & Davis Consulting Ltd. - dated July 27/2023

ZONE: R4UD
PROPOSED: 2 STOREY SINGLE FAMILY DWELLING

LOT INFO

TYPE	REQUIRED	PROPOSED	APPROVED
LOT WIDTH	10 m	12.34 m	YES
LOT AREA	300 m ²	373.61 m ²	YES
HEIGHT	11 m	8.09 m	YES
FRONT YARD	4.5 m	3.44 m	YES
CORNER YARD	4.5 m	1.16 m	NO
REAR YARD	varies 4	12.31 m	YES
INTERIOR YARD	1.5 m	0.19 m	YES
AMBIENT AREA	N/A		YES
PARKING SPACES	6	0	NO
BRE SPACES	3	4	YES
B.M.L.C.	NO MAX.		

BUILDING AREAS

BASEMENT AREA	143 m ²
FIRST FLOOR AREA	181 m ²
SECOND FLOOR AREA	151 m ²

PROPOSED SITE DEVELOPMENT INFO

GROSS FLOOR AREA	445 m ²
EX. GROSS FLOOR AREA	0
NUMBER OF UNITS	6
PARKING SPACES	0
MAXIMUM BUILDING HEIGHT	8.09 m
PROPOSED STOREYS	2
LOT COVERAGE	40.42 %
SOFT LANDSCAPING COVERAGE	33 %
HARD LANDSCAPING CVLG.	13 %
ASPHALT COVERAGE	

SITE NOTES

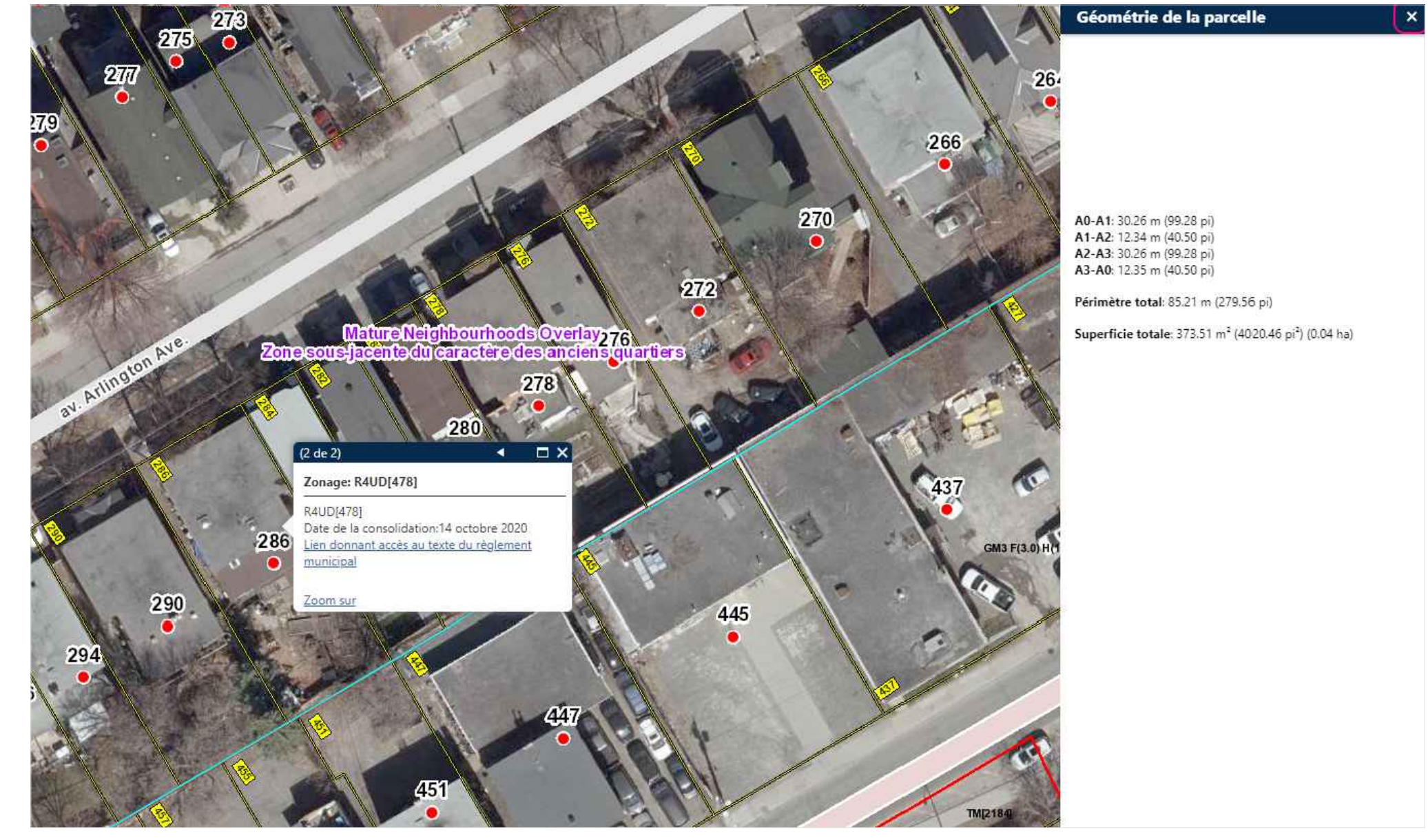
SITE LEGEND

- EX DECIDUOUS TREE TO REMAIN
- DENOTES SOFT LANDSCAPING
- DENOTES HARD LANDSCAPING
- EXISTING BUILDING FOOTING
- ASPHALT DRIVEWAY
- PROPOSED EXISTING ENTRY/EXIT
- PROPERTY LINE

INTERIOR WALL

- INTERNAL PARTITION CONSTRUCTION
 - 127 mm GYPSUM BOARD
 - 92 mm STEEL STUDS 25 GAUGE @ 610mm O.C. C/W
 - 12.7 mm GYPSUM BOARD
- INTERNAL PARTITION CONSTRUCTION (SEE PARTITION WALL LINE 03 - 310, 50)
 - 15mm TYP "X" GYPSUM
 - 92 mm STEEL STUDS 25 GAUGE @ 610mm O.C. C/W
 - MINERAL FIBRE SAFE INSULATION
 - 15mm TYP "X" GYPSUM
 - 15mm TYP "X" GYPSUM

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹¹	V Minimum Lot Area (m ²) ¹²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-Notes (see Table 162B)
R4-UD (By-law 2020-290)		Low-rise Apartment, maximum of 8 units	10	300	11	4.5	4.5	varies*	1.5	



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.

Required unless design is exempt under S.44 of Division 1 of the Building Code

BRIAN ATTOBBY
NAME: _____ SIGNATURE: _____ 286/288
FIRM NAME: _____ SIGNATURE: _____ 32220
BCH

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McGowan Corners, Ontario, K0G 1M0 D Phone: (613) 360-2199
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CLIENT:
OTTAWA ONTARIO

PROJECT:
286/288 ARLINGTON
OTTAWA



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ISSUED FOR:

IS	RE	DATE	DESCRIPTION
		08-09-2023	ISSUE FOR APPROVAL
		04-07-2023	ISSUE FOR REVIEW

PROJECT NO: _____ DATE: 2023-07-04

ORIGINAL SCALE: _____

DESIGNED BY: _____

DRAWN BY: J.C.

CHECKED BY: _____

DISCIPLINE: _____

TITLE: **SITE PLAN**

SHEET NUMBER: _____

ISSUE: _____ REV # **A3**

DATE OF: _____