

PLAN OF SURVEY
 OF PART OF
LOT 27
REGISTERED PLAN 4M-1314
 GEOGRAPHIC TOWNSHIP OF OSGOODE
 CITY OF OTTAWA

SCALE 1:600
 0 12 24 36 48 60

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 458mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:600

JAYMAC LAND SURVEYS INC.

METRIC:

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

NOTES:

BEARINGS ARE GRID AND DERIVED FROM VIRTUAL REFERENCE STATION (VRS) NETWORK OBSERVATIONS, MTM ZONE 9, CENTRAL MERIDIAN 76°30'00"W, NAD83 (CSRS)(2010)

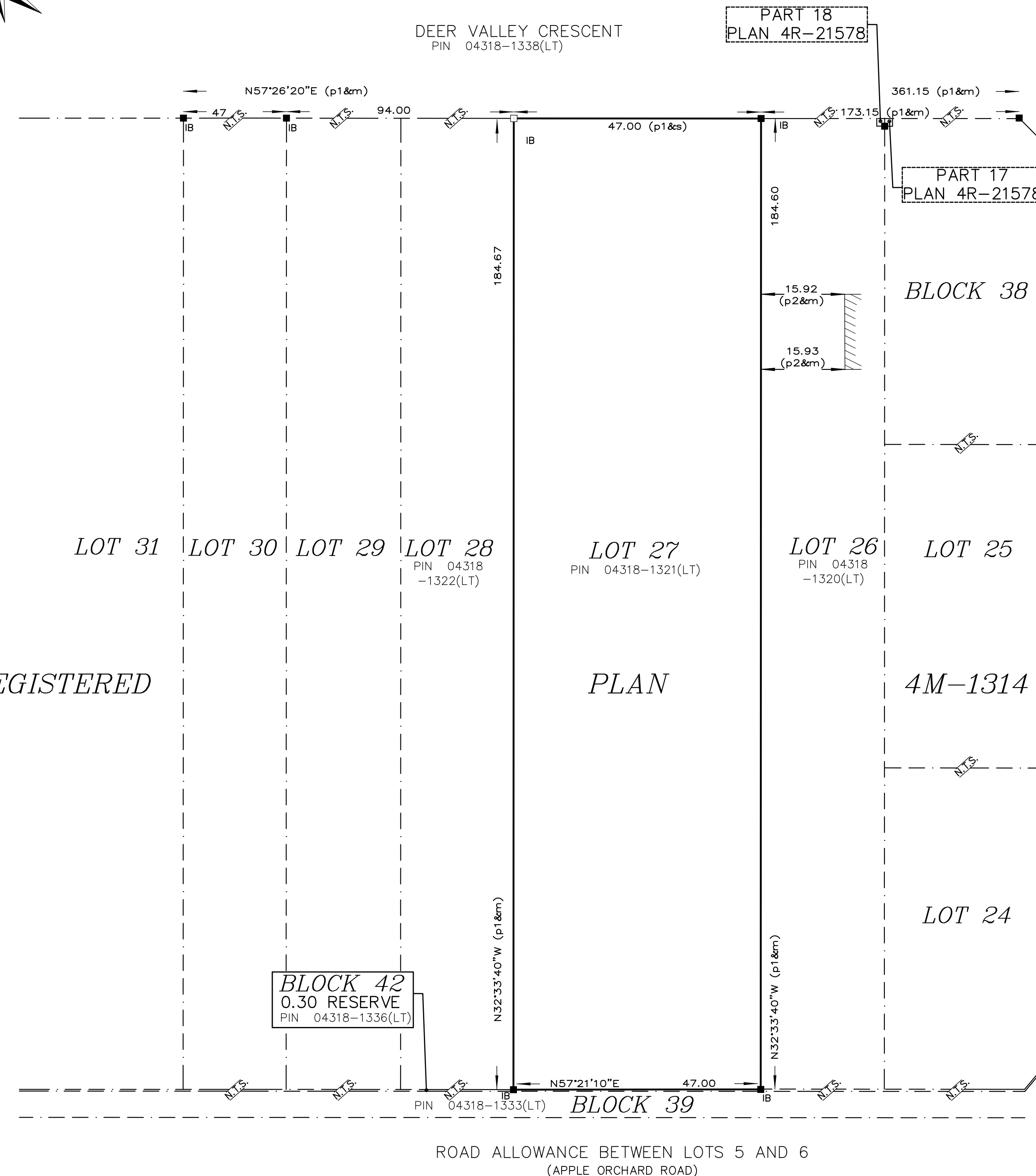
FOR BEARING COMPARISONS, A ROTATION OF 00°37'40" COUNTER-CLOCKWISE WAS APPLIED TO P1 TO CONVERT TO GRID BEARINGS

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999895

ALL FOUND SURVEY BARS ARE (1697) UNLESS OTHERWISE NOTED

LEGEND:

■	DENOTES	SURVEY MONUMENT FOUND
□	"	SURVEY MONUMENT SET
SSIB	"	SHORT STANDARD IRON BAR
SIB	"	STANDARD IRON BAR
IB	"	IRON BAR
M	"	MEASURED
S	"	SET
PIN	"	PROPERTY IDENTIFICATION NUMBER
P1	"	REGISTERED PLAN 4M-1314
P2	"	SURVEYOR'S REAL PROPERTY REPORT BY
		H.A. KEN SHIPMAN SURVEYING LTD.
1697	"	H.A. KEN SHIPMAN SURVEYING LTD.



REGISTERED

PLAN

4M-1314

DEER VALLEY CRESCENT

Committee of Adjustment
 Received | Reçu le
 2024-03-11
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

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 OCTOBER 26, 2023

NOVEMBER 6, 2023
 DATE

J.D. McARTHUR
 J.D. McARTHUR
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-64928

JAYMAC LAND SURVEYS Inc
 ONTARIO LAND SURVEYORS
 PERTH, ONTARIO
 T: 613-701-3220 JAYMACLANDSURVEYS.COM

SURVEY BY: JM	CHECKED BY: JM	CLOSURE CHECK: JM
FILE #: 23-4068	JOB #: 23-4068	

SPATIAL SEPARATION CALCULATION
 AREA OF COMPARTMENT W: 1370 R2 (127.3 m2)
 LIMITING DISTANCE: 61.36' (18.7m)
 % ALLOWABLE G.O.: 32%
 AREA OF ALLOWABLE G.A.: 768.9 R2
 AREA OF CURRENT G.A.: 1280.4 R2
 REQUIRED CONSTRUCTION
 (FRR-CONSTRUCTION:CLADDING)
 -0 HR. COMBUSTIBLE/COMBUSTIBLE -

DESIGNER TO REVIEW WINDOW SHOP DRAWINGS BEFORE ORDERING

- MATERIAL LEGEND & NOTES**
- ① FIBRE CEMENT PANELING FINISH (SPEC. B')
 - ② STONE VENEER EXTERIOR FINISH (SPEC. C)
 - ③ HORIZ. CEMENT SIDING - WOOD FINISH (SPEC. B)
 - ④ VERT. CORRUGATED STEEL SIDING (SPEC. B)
 - ⑤ EIFS EXTERIOR FINISH
 - ⑥ ALUMINUM PANELS SIDING or ALUMINUM STOCK EXT.
 - ⑦ 4" or 5" PRE-CAST CONC. SILL
 - ⑧ ALUMINUM STOCK CLAD FASCIA
 - ⑨ CEMENT PARING TO 4" BELOW GRADE
 - ⑩ DRAIN TO BE CONNECTED TO WEEPING TILE
 - ⑪ ASPHALT SHINGLES
 - ⑫ GLASS & METAL GUARDRAIL
 - ⑬ 5" WIDE PRE-CAST CONC. SURROUND
 - ⑭ ALUM. CLAD POST
 - ⑮ 5" RAISED EIFS SURROUND
 - ⑯ 6" DOUBLE RAISED EIFS FREIZE (4" x 2")
 - ⑰ 12" WIDE PRE-CAST CONC. BAND (PROFILE T.B.D.)
 - ⑱ CONCRETE STEPS
 - ⑲ CORRUGATED STEEL WINDOW WELL
 - ⑳ EXT. LIGHT FIXTURE
- 10.4 SQ. FT. GLAZING AREA USED TO CALCULATE FOR SB-12
 104.80 SQ. FT. TOTAL WALL AREA USED TO CALCULATE FOR SB-12

QUALIFICATION INFO
 SMALL BUILDINGS
 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
 DO NOT SCALE DRAWINGS
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006
 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER
 COPYRIGHT RESERVED
 GENERAL NOTES



1 NORTH ELEVATION
 SCALE 3/16" = 1'-0"

SB-12 AREAS
 299.6 R2
 1370.42

WINDOW NOTE
 ALL OPERABLE WINDOWS WITH A SILL HEIGHT OF LESS THAN 480mm (19") ABOVE FINISHED FLOOR NEED TO BE PROTECTED WITH A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE OPERABLE PART OF THE WINDOW SO AS TO LIMIT THE ANY CLEAR UNOBSTRUCTED OPENING TO A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 100mm.

SPATIAL SEPARATION CALCULATION
 AREA OF COMPARTMENT S: 1081 R2 (100.4 m2)
 LIMITING DISTANCE: 5.12' (1.56m)
 % ALLOWABLE G.O.: 7%
 AREA OF ALLOWABLE G.O.: 75.7 R2
 AREA OF CURRENT G.O.: 35.3 R2
 REQUIRED CONSTRUCTION
 (FRR-CONSTRUCTION:CLADDING)
 -0 HR. COMBUSTIBLE/COMBUSTIBLE -



2 SOUTH ELEVATION
 SCALE 3/16" = 1'-0"

SB-12 AREAS
 35.3 R2
 1081.52

6410 DEER VALLEY CRES.
 SCOPE OF WORK: NEW SINGLE DETACH DWELLING

NO.	REVISION/ISSUE	DATE
4		000000
3		000000
2		000000
1	PRELIMINARY	020724

CONSULTANTS:
 STRUCTURAL -
 MECHANICAL -
 ELECTRICAL -

PROJECT: **6410 DEER VALLEY CRES.**
 NEW SINGLE DETACHED
 6410 DEER VALLEY CRES.
 OTTAWA, ON N2P 2A5 813 000-0004

DRAWING NAME: **ELEVATIONS**

DATE: FEB. 7, 2042
 SCALE: AS NOTED

A4

SPATIAL SEPARATION CALCULATION
 AREA OF COMPARTMENT E: 1396 R2 (129.9 m2)
 LIMITING DISTANCE: 39.57' (12.05m)
 % ALLOWABLE G.O.: .55%
 AREA OF ALLOWABLE G.A.: 768.9 R2
 AREA OF CURRENT G.A.: 520.1 R2
 REQUIRED CONSTRUCTION
 (FRR-CONSTRUCTION-CLADDING):
 -0 HR. COMBUSTIBLE-COMBUSTIBLE -

DESIGNER TO REVIEW WINDOW SHOP DRAWINGS BEFORE ORDERING

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 - ⑦ 4" or 5" PRE-CAST CONC. SILL
 - ⑧ ALUMINUM STOCK CLAD FASCIA
 - ⑨ CEMENT PARING TO 4" BELOW GRADE
 - ⑩ DRAIN TO BE CONNECTED TO WEEPING TILE
 - ⑪ ASPHALT SHINGLES
 - ⑫ GLASS & METAL GUARDRAIL SURROUND
 - ⑬ 5" WIDE PRE-CAST CONC. SURROUND
 - ⑭ ALUM. CLAD POST
 - ⑮ 5" RAISED EIFS SURROUND
 - ⑯ 6" DOUBLE RAISED EIFS FREIZE (4" x 2")
 - ⑰ 12" WIDE PRE-CAST CONC. BAND (PROFILE T.B.D.)
 - ⑱ CONCRETE STEPS
 - ⑲ CORRUGATED STEEL WINDOW WELL
 - ⑳ 12" WIDE RAISED EIFS BAND
 - ㉑ SOLDIER BRICK COURSE
- 10.4 SQ. FT. GLAZING AREA USED TO CALCULATE FOR SB-12
 104.80 SQ. FT. TOTAL WALL AREA USED TO CALCULATE FOR SB-12

QUALIFICATION INFO
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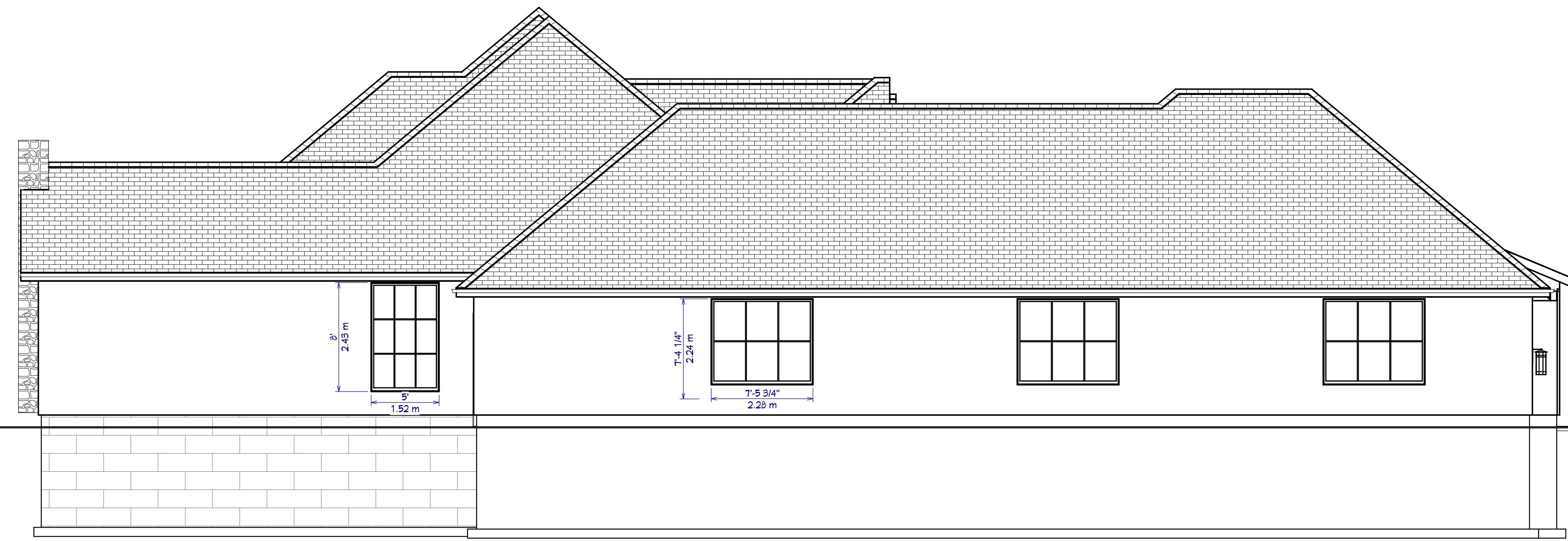


SB-12 AREAS
 520.1 R2
 1396 R2

1 WEST ELEVATION
 A5 SCALE 3/16" = 1'-0"

WINDOW NOTE
 ALL OPERABLE WINDOWS WITH A SILL HEIGHT OF LESS THAN 480mm (19") ABOVE FINISHED FLOOR NEED TO BE PROTECTED WITH A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE OPERABLE PART OF THE WINDOW SO AS TO LIMIT THE ANY CLEAR UNOBSTRUCTED OPENING TO A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 100mm.

SPATIAL SEPARATION CALCULATION
 AREA OF COMPARTMENT S: 1081 R2 (100.4 m2)
 LIMITING DISTANCE: 39.99' (12.11m)
 % ALLOWABLE G.O.: .3%
 AREA OF ALLOWABLE G.A.: 97.3 R2
 AREA OF CURRENT G.A.: 58.9 R2
 REQUIRED CONSTRUCTION
 (FRR-CONSTRUCTION-CLADDING):
 -0 HR. COMBUSTIBLE-COMBUSTIBLE -



SB-12 AREAS
 46.4 R2
 1081 R2

2 EAST ELEVATION
 A5 SCALE 3/16" = 1'-0"

6410 DEER VALLEY CRES.
 SCOPE OF WORK: NEW SINGLE DETACH DWELLING

CONSULTANTS	STRUCTURAL:		
	MECHANICAL:		
	ELECTRICAL:		
NO.	REVISION/ISSUE	DATE	
4			000000
3			000000
2			000000
1	PRELIMINARY		020724
PROJECT			
6410 DEER VALLEY CRES.			
NEW SINGLE DETACHED			
6410 DEER VALLEY CRES.			
OTTAWA, ON N2P 2A5			813 000-0004
DRAWING NAME			
ELEVATIONS			
DRAWN BY		SHEET	
DATE	FEB. 7, 2042	A5	
SCALE		AS NOTED	

SITE LEGEND

NEW CONIFEROUS TREE
EXISTING HARD LANDSCAPING
EXISTING BUILDING FOOTPRINT
PROPOSED HORIZONTAL HARD LANDSCAPING
PROPOSED ASPHALT DRIVEWAY
PROPOSED WOOD DECK/SALCOVES
CAR PARKING SPACE (ASPHALT)
BIKE PARKING (ASPHALT)
WASTE COLLECTION AREA
SNOW STORAGE AREA
PROPOSED EXISTING ENTRY
TEMPORARY PROTECTION FENCE
EX. UTILITY POLE
EX. CHAINED LINK BARRIER FENCE
PROPERTY LINE

WASTE COLLECTION LEGEND
68L FIBRE CONTAINER
68L OIL CONTAINER
24L ORGANICS
PUBLIC COLLECTION

EXISTING PLANTING MATERIAL
DECIDUOUS TREES
CONIFEROUS TREES
SHRUBS

NEW PLANTING MATERIAL
DECIDUOUS TREES
CONIFEROUS TREES
SHRUBS

TREE CONSERVATION NOTES

- ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES.
- DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE.
- DO NOT ATTEMPT ANY SOIL WORKS WITHIN THE CRZ OF ANY TREE.
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SITE LEGEND

EX. TREE TO BE REMOVED
NEW CONIFEROUS TREE
EXISTING HARD LANDSCAPING
EXISTING BUILDING FOOTPRINT
PROPOSED HORIZONTAL HARD LANDSCAPING
PROPOSED ASPHALT DRIVEWAY
PROPOSED WOOD DECK/SALCOVES
CAR PARKING SPACE (ASPHALT)
BIKE PARKING (ASPHALT)
WASTE COLLECTION AREA
SNOW STORAGE AREA
PROPOSED EXISTING ENTRY
TEMPORARY PROTECTION FENCE
EX. UTILITY POLE
EX. CHAINED LINK BARRIER FENCE
PROPERTY LINE

WASTE COLLECTION LEGEND
68L FIBRE CONTAINER
68L OIL CONTAINER
24L ORGANICS
PUBLIC COLLECTION

EXISTING PLANTING MATERIAL
DECIDUOUS TREES
CONIFEROUS TREES
SHRUBS

NEW PLANTING MATERIAL
DECIDUOUS TREES
CONIFEROUS TREES
SHRUBS

TREE CONSERVATION NOTES

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COMPLIANCE PACKAGE #1

BUILDING COMPONENT	MINIMUM REQUIREMENTS (NORMAL)	PROPOSED REQUIREMENTS (NORMAL)
CEILING WITH ATTIC SPACE	R60	R60
CEILING w/o ATTIC SPACE	R31	---
EXPOSED FLOORS	R31	---
WALLS ABOVE GRADE	R22	R22
BASEMENT WALLS	R12+R10u	R12+R10u
EDGE OF SLAB	-	-
WINDOWS AND SLIDING GLASS DOORS (ER)	29	29
SPACE HEATING EQUIP. MINIMUM AFUE	96%	96%
HVAC MINIMUM EFFICIENCY (SEER)	75%	75%
DOMESTIC H.W. HEATER MINIMUM EF	0.80	0.80
SKYLIGHTS (MAX. U)	0.49	0.49
DOORS	42%	42%

PLAN CONST. LEGEND

- REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS ON WALL ADJACENT TO WATER CLOSET, SHOWER OR BATHUB.
- PROVIDE MOISTURE RESISTANCE BACKING WALLS AROUND BATHUBS AND SHOWERS.
- ATTIC ACCESS HATCH SHALL BE NOT LESS THAN 21" x 34" WITH NO DIMENSION LESS THAN 21".
- UPPER CABINETS ABOVE AND COUNTERTOPS TO PROVIDE METAL BASIN CONNECTED TO DRAIN UNDER WASTER OF JUST FLOOR DRAIN.
- BATHROOM FAN - EXHAUST TO EXTERIOR.
- EXHAUST DRYER TO EXTERIOR.
- STOVE HOOD VENT - EXHAUST TO EXTERIOR.
- SUMP PUMP PIT AND SEWAGE PUMP.
- INTERCONNECTED SMOKE/CO DETECTOR ON EACH FLOOR AS PER CBC DIV. B. 9.10.19 & 9.21.4.
- ADDITIONAL INTERCONNECTED SMOKE ALARMS IN EACH SLEEPING ROOM AND AS PER CBC DIV. B. 9.10.19.
- 4th F.T. WINDOW WELL, WOOD ANCHORED TO ONE ANOTHER AND TO SOIL.
- NEW SUMP PUMP PIT TO BE CONNECTED TO NEW WEEPING TILE AND SURFACE PUMPED AS PER THE ATTACHED ENGINEERING PREPARED BY KOLLARD ASSOCIATES.

CONSTRUCTION NOTES

A TYPICAL 4" FOUNDATION WALL ASSEMBLY

B TYPICAL EXTERIOR WALL ASSEMBLY @ BRICKSTONE VENEER

C TYPICAL EXTERIOR WALL ASSEMBLY @ BRICKSTONE VENEER

D TYPICAL 4" INTERIOR NON-LOAD BEARING WALL ASSEMBLY

E TYPICAL 6" INTERIOR LOAD BEARING WALL ASSEMBLY

F TYPICAL 6" INTERIOR LOAD BEARING WALL ASSEMBLY

G TYPICAL FLOOR ASSEMBLY

H PORCH SLAB CONSTRUCTION

I BASEMENT SLAB CONSTRUCTION

J GARAGE SLAB CONSTRUCTION

K TYPICAL ROOF ASSEMBLY

L HRR. MIN. FRB PARTY WALL

M HRR. MIN. FRB PARTY WALL @ BASEMENT LEVEL

N TYPICAL FLOOR ASSEMBLY @ NEW CANTILEVER

O TYPICAL FLOOR ASSEMBLY @ GARAGE CEILING

CONSULTANTS

STRUCTURAL	0000000
MECHANICAL	0000000
ELECTRICAL	0000000
MEV	0000000
WOODWORK	0000000
PRELIMINARY	0000000
NO. REVISONS	DATE

SITE PLAN AND NOTES

DATE: FEB. 7, 2024

SHEET: A1

SCALE: AS NOTED

6410 DEER VALLEY CRES.
NEW SINGLE DETACHED DWELLING
SCOPE OF WORK: NEW SINGLE DETACHED DWELLING

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