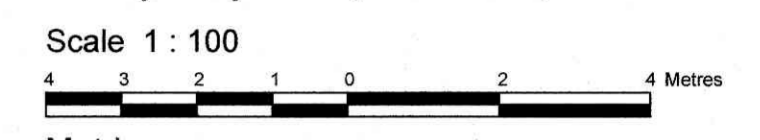


Committee of Adjustment
Received | Reçu le
2024-03-26
City of Ottawa | Ville d'Ottawa
Comité de dérogation

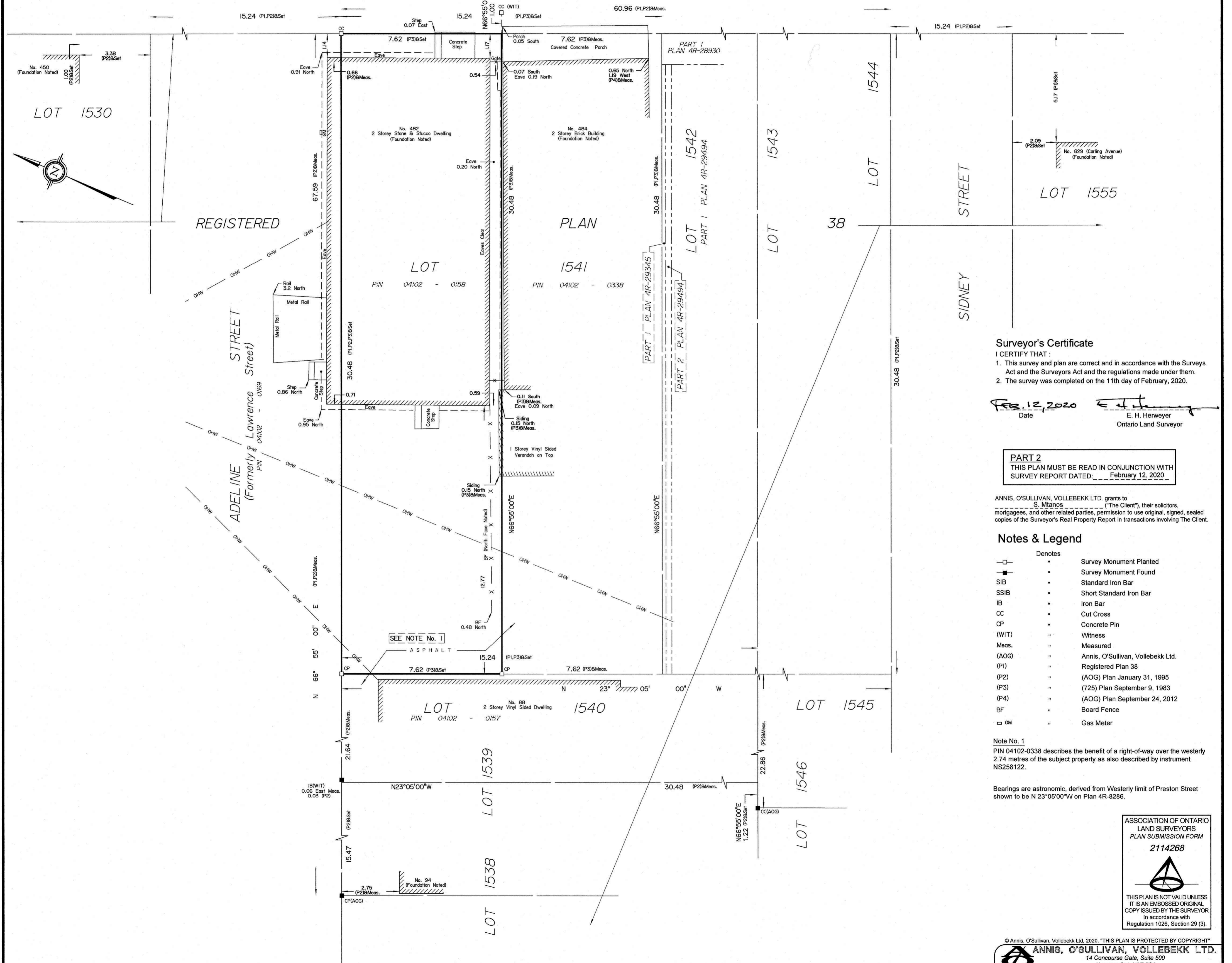
SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF LOT 1541
REGISTERED PLAN 38
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.



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

PRESTON STREET (Regional Road No. 73)
REGISTERED PLAN 106980
N 23° 05' 00" W (Reference Bearing)



Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 11th day of February, 2020.

Feb. 12, 2020
Date
E. H. Herweyer
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: February 12, 2020

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to S. Mitanos ("The Client"), their solicitors, mortgages, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

Denotes	
	Survey Monument Planted
	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CC	Cut Cross
CP	Concrete Pin
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(PI)	Registered Plan 38
(P2)	(AOG) Plan January 31, 1995
(P3)	(725) Plan September 9, 1983
(P4)	(AOG) Plan September 24, 2012
BF	Board Fence
GM	Gas Meter

Note No. 1
PIN 04102-0338 describes the benefit of a right-of-way over the westerly 2.74 metres of the subject property as also described by instrument NS258122.

Bearings are astronomic, derived from Westerly limit of Preston Street shown to be N 23° 05' 00" W on Plan 4R-8286.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2114268

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).

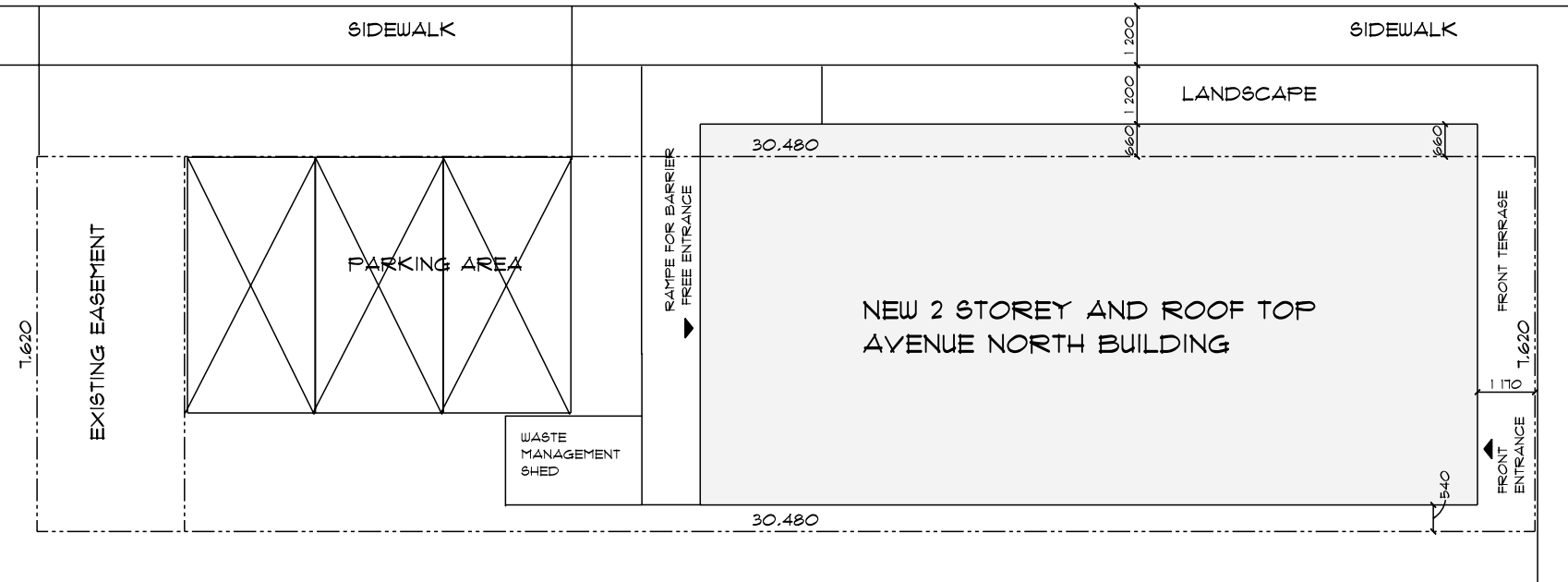
Committee of Adjustment
 Received | Reçu le
2024-03-26
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

HIGH VOLTAGE HYDRO LINE

ADELINE STREET

PRESTON STREET

HIGH VOLTAGE HYDRO LINE



SITE PLAN

structural engineer stamp if required:



I, Andre Therault, Therault design:
 Take responsibility for design work
 on behalf of a firm registered under
 subsection 3.2.4 of division C. of
 the building code.
 I and the firm is registered in the
 appropriate class/categories.

Individual: 22968
 Firm: 105420

Date: _____

Signature of Designer: _____

ANDRE THERAULT
 21-5330 CANOTEK RD, OTTAWA
 K1J 8C3
 tel: (613) 834-5284
 email: andre@theraultdesign.ca

project name

PROPOSED MAIN FLOOR
 FOR
 AVENUE NORTH
 482 PRESTON

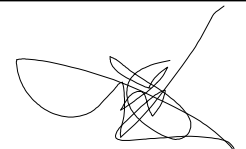
drawn by

drawing no

project no.

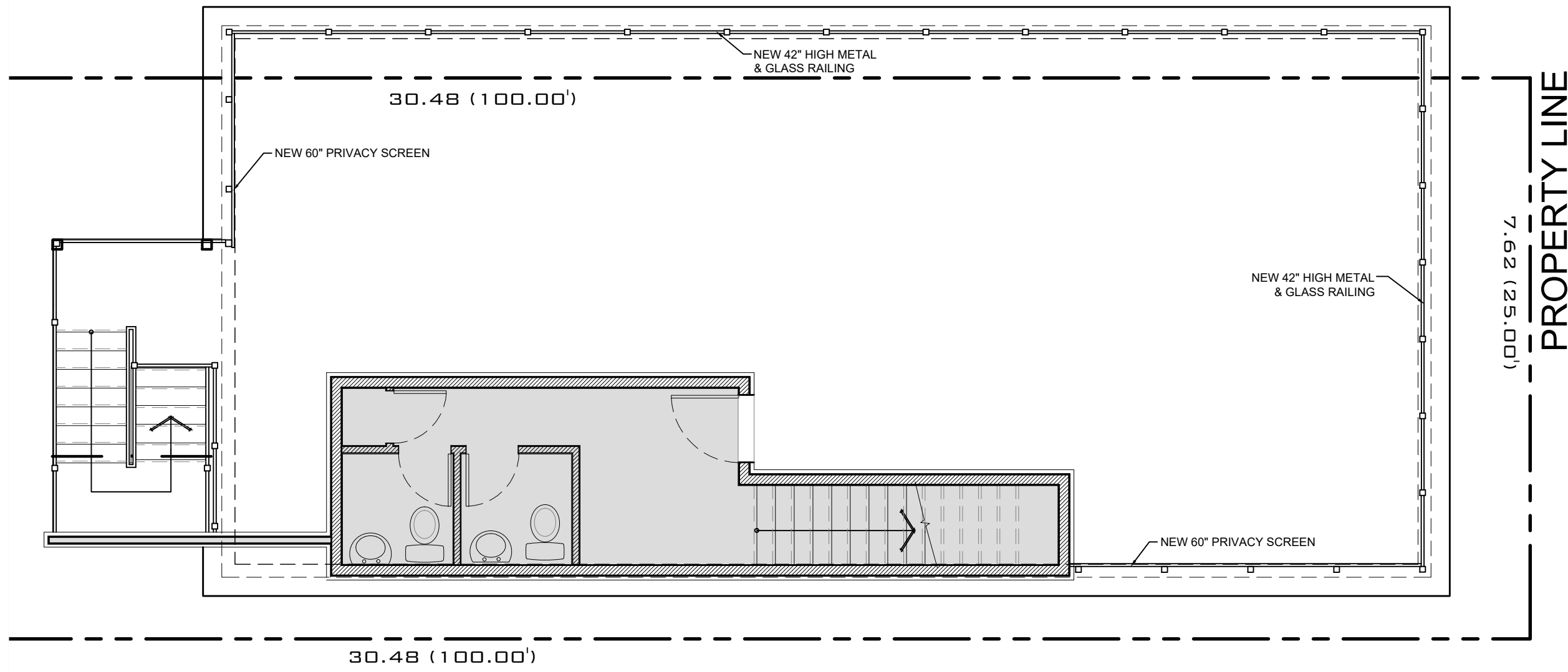
2020-104

Committee of Adjustment
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2024-03-26
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



URBANKEIOS

75 BREEZEHILL AVENUE NORTH
 K1Y 2H6, OTTAWA, ONTARIO
 T: 613.729.1849 F: 613.729.5436
 E: uk@urbankeios.com



NOTE:

1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH URBAN KEIOS DESIGN INC. AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF URBAN KEIOS DESIGN INC.
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REVISIONS

NO.	DATE	DESCRIPTION
01	2021.12.10	FOR REVIEW

PROJECT:

**EXTERIOR
EXIT STAIR**

482 PRESTON STREET
OTTAWA, ONTARIO

DRAWING TILE:

ROOF DECK PLAN

SCALE:

3/16" = 1'-0"

PROJECT NO.:

19-045

DRAWN BY:

CHECKED BY:

DATE:

2021.07.26



Committee of Adjustment
 Received | Reçu le
2024-03-26
 City of Ottawa | Ville d'Ottawa
Comité de dérogation



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REVISIONS		
NO.	DATE	DESCRIPTION
01	2021.12.10	FOR REVIEW

PROJECT:

**EXTERIOR
 EXIT STAIR**

**482 PRESTON STREET
 OTTAWA, ONTARIO**

DRAWING TILE:

**ROOF DECK ELEVATION
 FRONT**

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

PROJECT NO.:
19-045

DRAWN BY:

CHECKED BY:

DATE:
2021.08.05

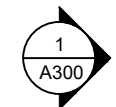
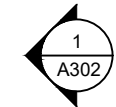


Committee of Adjustment
 Received | Reçu le
2024-03-26
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



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REVISIONS		
NO.	DATE	DESCRIPTION
01	2021.12.10	FOR REVIEW

PROJECT:
**EXTERIOR
 EXIT STAIR**
 482 PRESTON STREET
 OTTAWA, ONTARIO

DRAWING TILE:
**ROOF DECK ELEVATION
 SIDE**

SCALE:
3/16" = 1'-0"
 PROJECT NO.:
19-045

DRAWN BY:
 CHECKED BY:
 DATE:
2021.08.05

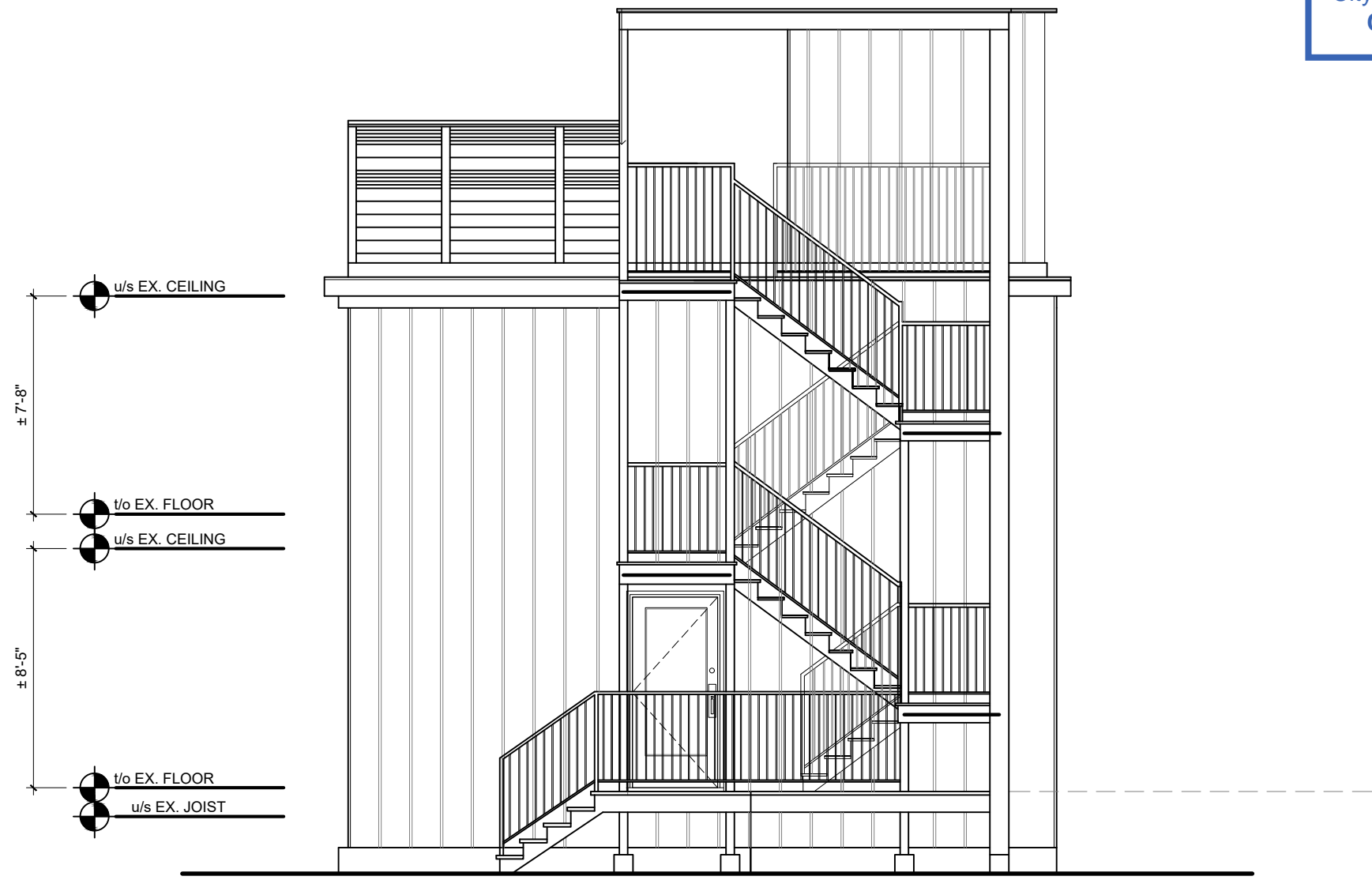


Committee of Adjustment
 Received | Reçu le
2024-03-26
 City of Ottawa | Ville d'Ottawa
Comité de dérogation



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REVISIONS		
NO.	DATE	DESCRIPTION
01	2021.12.10	FOR REVIEW

PROJECT:

**EXTERIOR
EXIT STAIR**

482 PRESTON STREET
OTTAWA, ONTARIO

DRAWING TILE:
**ROOF DECK ELEVATION
 REAR**

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

PROJECT NO.:
19-045

DRAWN BY:

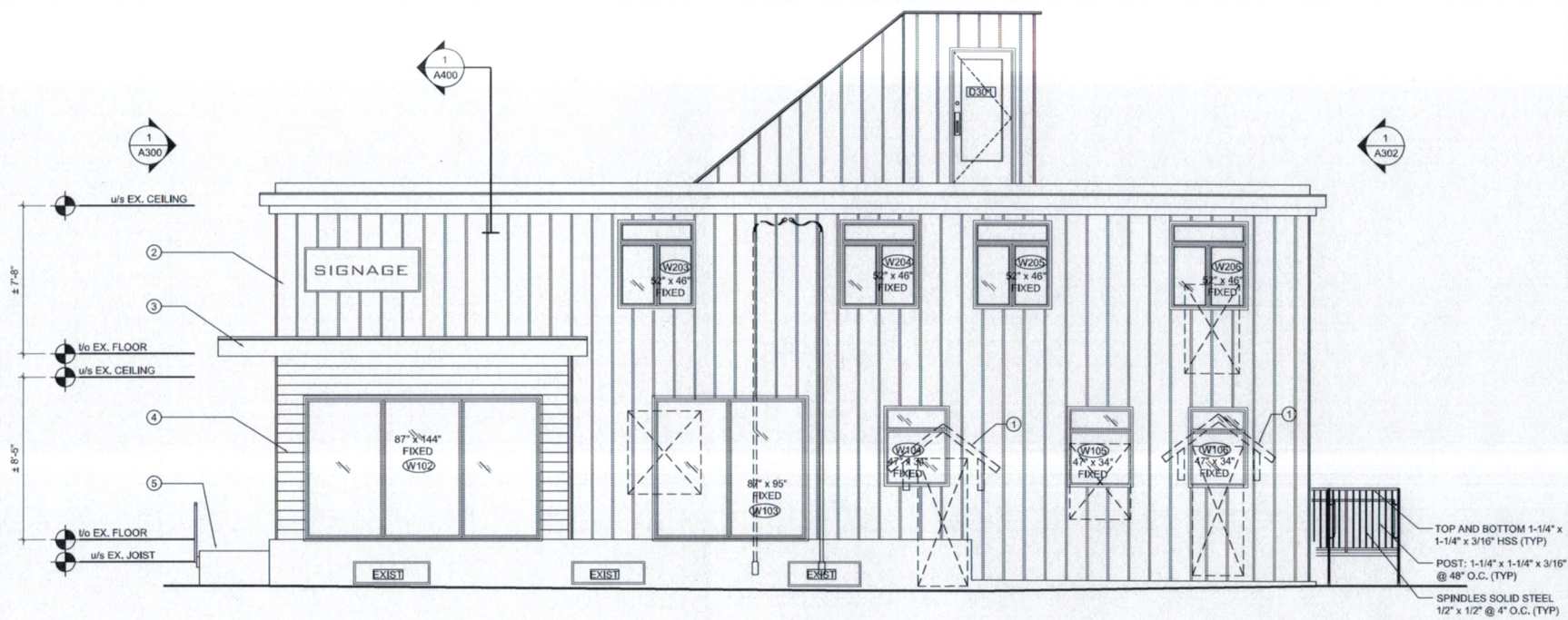
CHECKED BY:

DATE:
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1 **ELEVATION - ADELINE STREET**
A301 SCALE: 1/4" = 1'-0"

- ELEVATION NOTES:
- 1 REMOVE EXISTING DOOR PORTICO
 - 2 VERTICAL SIDING - CHARCOAL GREY BY MAC METAL
 - 3 TITANE BLACK BY MAC METAL
 - 4 HORIZONTAL SIDING - SCANDINAVE PINE BY MAC METAL
 - 5 NEW CONCRETE PORCH

Committee of Adjustment
Received | Reçu le
2024-03-26
City of Ottawa | Ville d'Ottawa
Comité de dérogation

NO.	DATE	DESCRIPTION
01	2019.11.22	FOR PERMIT
02	2020.01.07	STRUCTURAL REVIEW
04	2020.01.29	FOR REVIEW
05	2020.02.10	FOR PERMIT
06	2020.03.17	PERMIT RESPONSE

PROJECT:
**INTERIOR
FIT-UP**
482 PRESTON STREET
OTTAWA, ONTARIO

DRAWING TITLE:
**ELEVATION
ADELINE STREET**

SCALE:
N/A

PROJECT NO.:
19-045

DRAWN BY:

CHECKED BY:

DATE:
2019.11.22



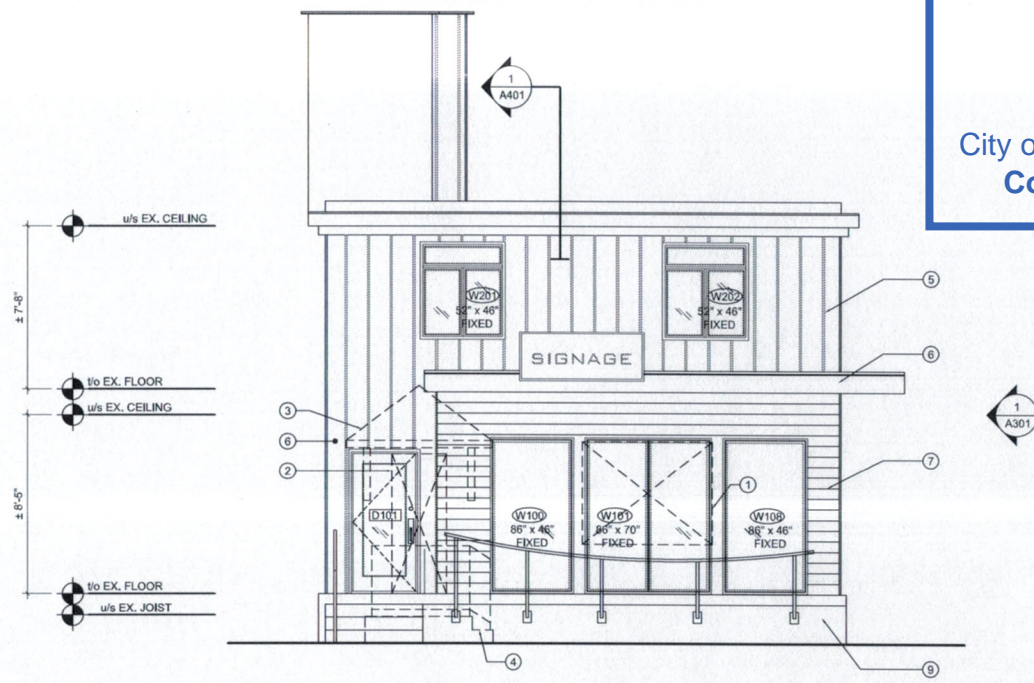
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Received | Reçu le

2024-03-26

City of Ottawa | Ville d'Ottawa
Comité de dérogation



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1
A300 **ELEVATION - PRESTON STREET**
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

- 1 REMOVE EXISTING WINDOW
- 2 REMOVE EXISTING DOOR
- 3 REMOVE EXISTING DOOR PORTICO
- 4 REMOVE EXISTING CONCRETE STEPS & LANDING
- 5 VERTICAL SIDING - CHARCOAL GREY BY MAC METAL
- 6 TITANE BLACK BY MAC METAL
- 7 HORIZONTAL SIDING - SCANDINAVE PINE BY MAC METAL
- 8 FLASHING INFILL - SCANDINAVE PINE BY MAC METAL
- 9 NEW CONCRETE PORCH

REVISIONS	
NO.	DATE
01	2020.01.07
04	2020.01.29
05	2020.02.10
06	2020.03.17

PROJECT:
**INTERIOR
FIT-UP**
482 PRESTON STREET
OTTAWA, ONTARIO

DRAWING TITLE:
**ELEVATION
PRESTON STREET**

SCALE:
N/A
PROJECT NO.:
19-045
DRAWN BY:

CHECKED BY:
DATE:
2019.11.22



Committee of Adjustment
Received | Reçu le

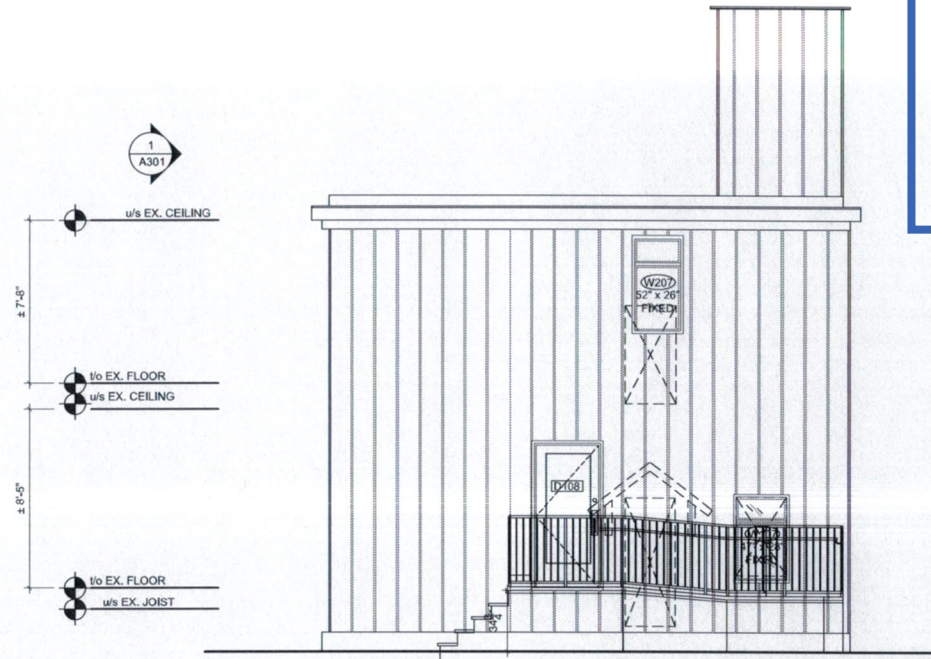
2024-03-26

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Comité de dérogation



NOTE:

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ELEVATION - REAR YARD
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

- 1 REMOVE EXISTING DOOR PORTICO
- 2 VERTICAL SIDING - CHARCOAL GREY BY MAC METAL
- 3 TITANE BLACK BY MAC METAL
- 4 HORIZONTAL SIDING - SCANDINAVE PINE BY MAC METAL
- 5 NEW CONCRETE PORCH

REVISIONS		
NO.	DATE	DESCRIPTION
01	2019.11.22	FOR PERMIT
02	2020.01.07	STRUCTURAL REVIEW
04	2020.01.29	FOR REVIEW
05	2020.02.10	FOR PERMIT
06	2020.03.17	PERMIT RESPONSE

PROJECT:
**INTERIOR
FIT-UP**
482 PRESTON STREET
OTTAWA, ONTARIO

DRAWING TITLE:
ELEVATION
REAR YARD

SCALE:
N/A

PROJECT NO.:
19-045

DRAWN BY:

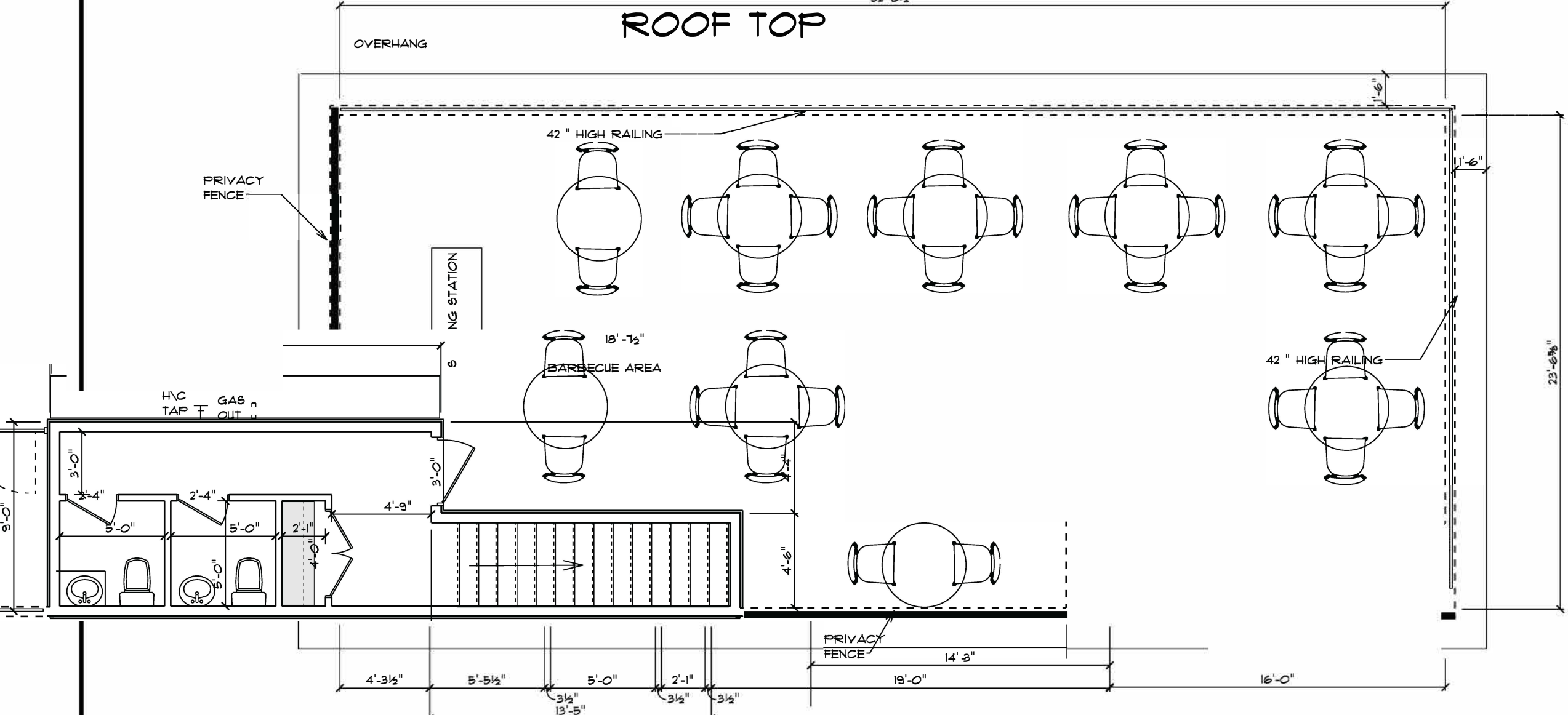
CHECKED BY:

DATE:
2019.11.22



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2024-03-26
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1020 SQ/FT
 ROOF TOP



ROOF TOP

SCALE: 1/8" = 1'-0"

185 SQ/FT
 VESTIBULE

structural engineer stamp if required:



I, Andre Theriault, Theriault design:
 Take responsibility for design work
 on behalf of a firm registered under
 subsection 3.2.4 of division C. of
 the building code.
 I and the firm is registered in the
 appropriate class/categories.

Individual: 22968
 Firm: 105420

Date: _____

Signature of Designer: _____

ANDRE THERIAULT
 21-5330 CANOTEK RD, OTTAWA
 K1J 8C3
 tel: (613) 834-5284
 email: andre@theriaultdesign.ca

1	PRELIM. APP.	3 NOV 2020
---	--------------	------------

project name

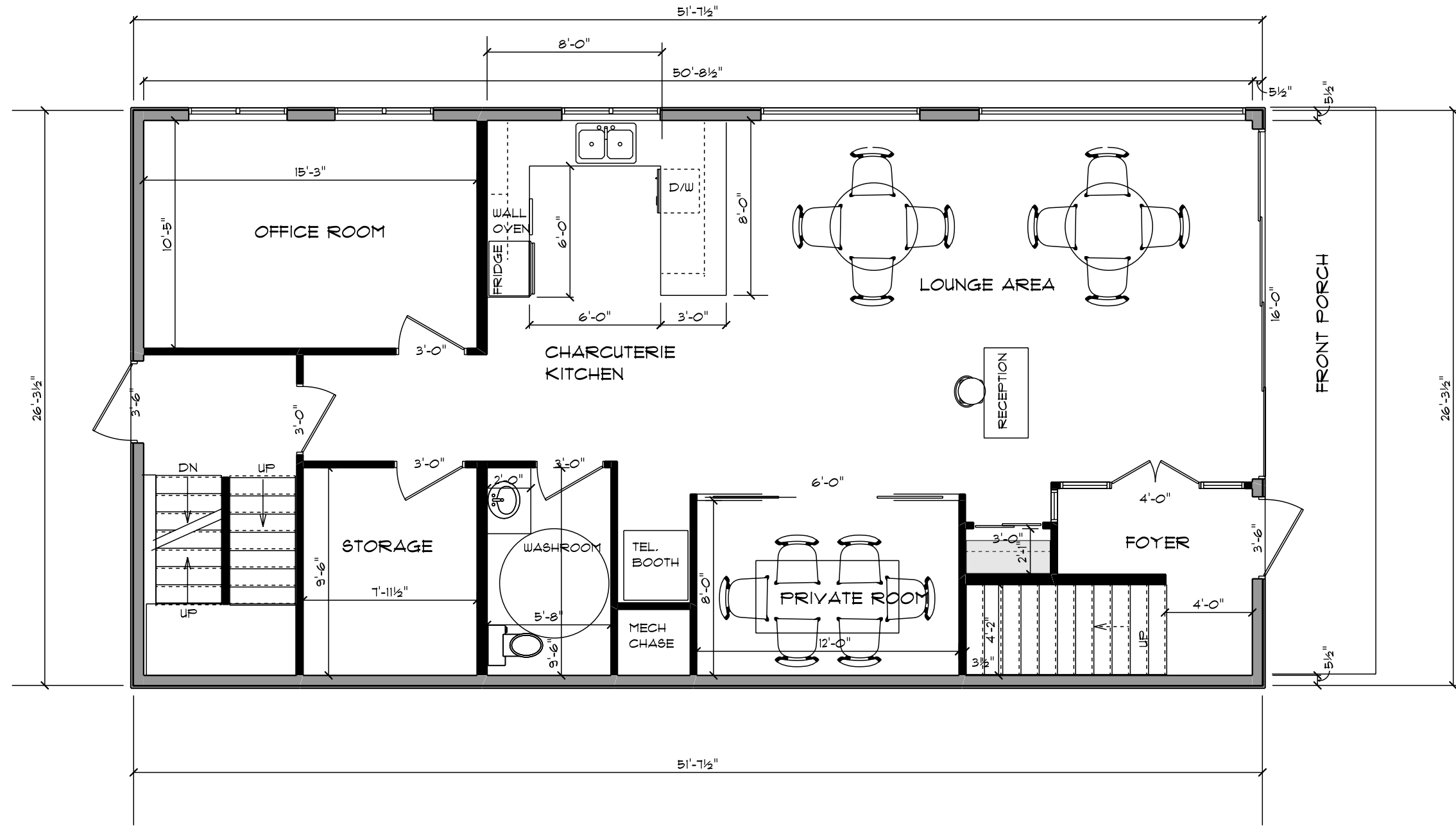
PROPOSED ROOF TOP
 FOR
 AVENUE NORTH
 482 PRESTON

drawn by	drawing no
A.THERIAULT	1
project no.	1
2020-104	

680 SQ/FT
AREA 14 PERSON \CAPACITY

Committee of Adjustment
Received | Reçu le
2024-03-26
City of Ottawa | Ville d'Ottawa
Comité de dérogation

structural engineer stamp if required:



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



I, Andre Therault, Therault design:
Take responsibility for design work
on behalf of a firm registered under
subsection 3.2.4 of division C. of
the building code.
I and the firm is registered in the
appropriate class/categories.

Individual: 22968
Firm: 105420
Date: _____
Signature of Designer: _____

ANDRE THERAULT
21-5330 CANOTEK RD, OTTAWA
K1J 8C3
tel: (613) 834-5284
email: andre@theraultdesign.ca

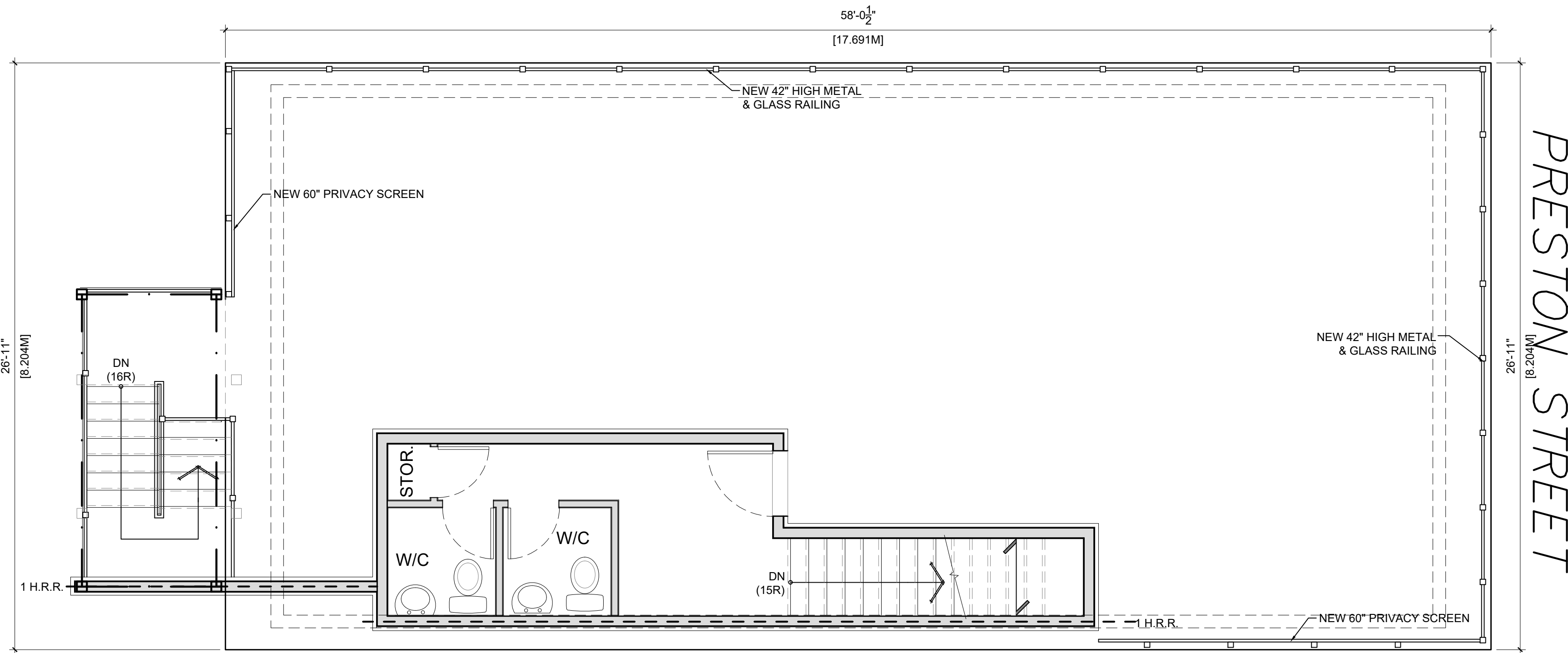
1 PRELIM. APP. 3 NOV 2020

project name

PROPOSED MAIN FLOOR
FOR
AVENUE NORTH
482 PRESTON

drawn by	drawing no
A.THERIAULT	1
project no.	1
2020-104	

ADELINE STREET



26'-11"
[8.204M]

58'-0 $\frac{1}{2}$ "
[17.691M]

26'-11"
[8.204M]

PRESTON STREET

1 ROOF PLAN
A203 1/4" = 1'-0"

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2024-04-11
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

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REVISIONS		
NO.	DATE	DESCRIPTION
01	2020.01.03	CLIENT REVIEW
02	2020.01.07	STRUCTURAL REVIEW
04	2020.01.29	FOR REVIEW
05	2020.02.10	FOR PERMIT
06	2020.03.17	PERMIT RESPONSE
07	2021.06.17	FOR REVIEW
08	2021.06.21	REVISED
09	2024.04.05	FOR REVIEW
10	2024.04.10	FOR REVIEW

PROJECT:
**INTERIOR
 FIT-UP**
 482 PRESTON STREET
 OTTAWA, ONTARIO

DRAWING TITLE:
 ROOF PLAN

SCALE:
 1/4" = 1'-0"

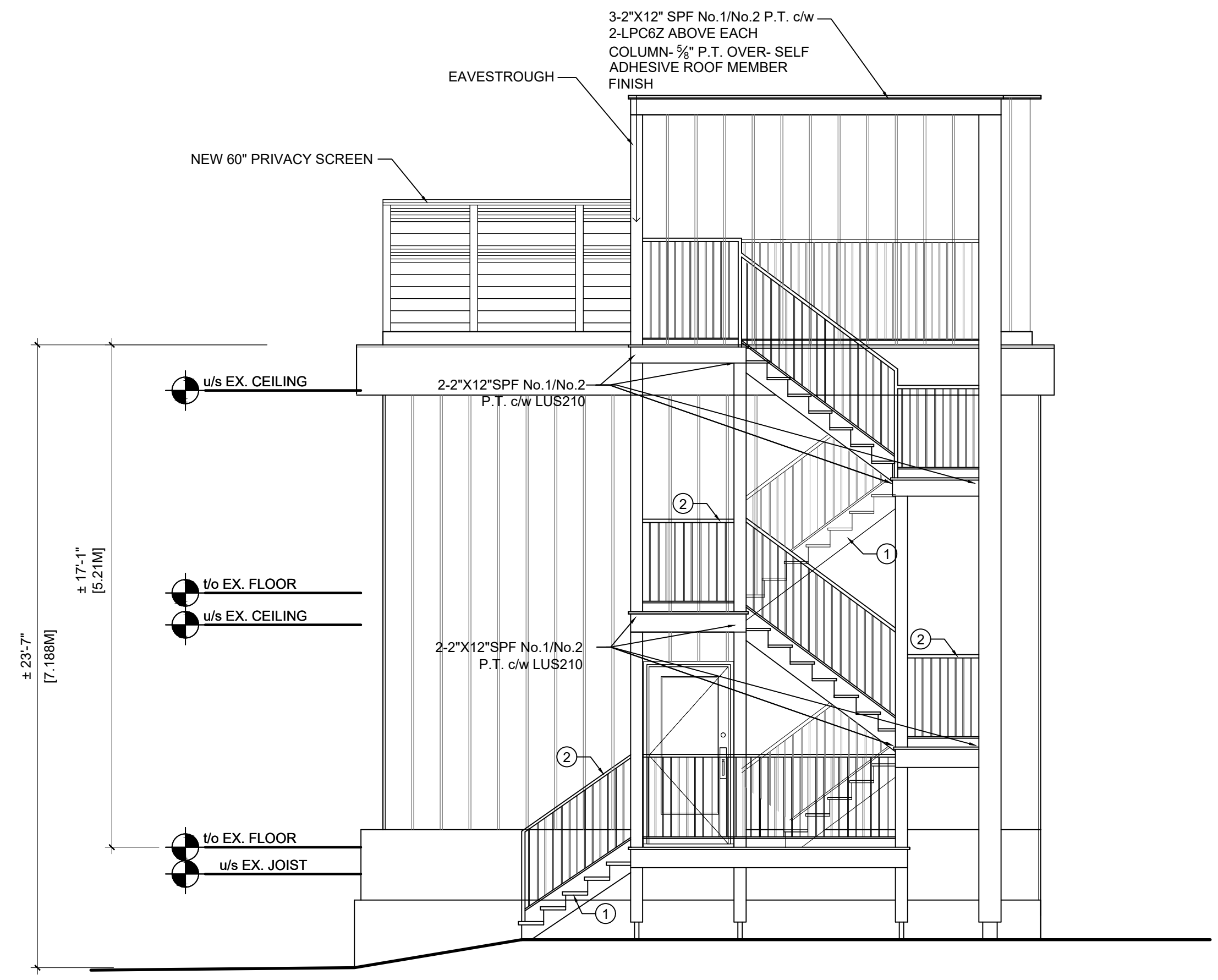
PROJECT NO.:
 19-045

DRAWN BY:

CHECKED BY:

DATE:
 2019.11.22





REAR ELEVATION
 1/32" = 1'-0"

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2024-04-11
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

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05	2020.02.10	FOR PERMIT
06	2020.03.17	PERMIT RESPONSE
09	2024.04.05	FOR REVIEW
10	2024.04.10	FOR REVIEW

PROJECT:
INTERIOR FIT-UP
 482 PRESTON STREET
 OTTAWA, ONTARIO

DRAWING TITLE:
 ELEVATION

SCALE:
 1/4" = 1'-0"

PROJECT NO.:
 19-045

DRAWN BY:

CHECKED BY:

DATE:
 2019.11.22

