

**SITE DATA:**  
 TOTAL LOT AREA: APPROX. 608.31m<sup>2</sup>  
 PROPOSED TOTAL BUILDING AREA: 242.52m<sup>2</sup>  
 PROPOSED TOTAL LOT COVERAGE: 39.86%

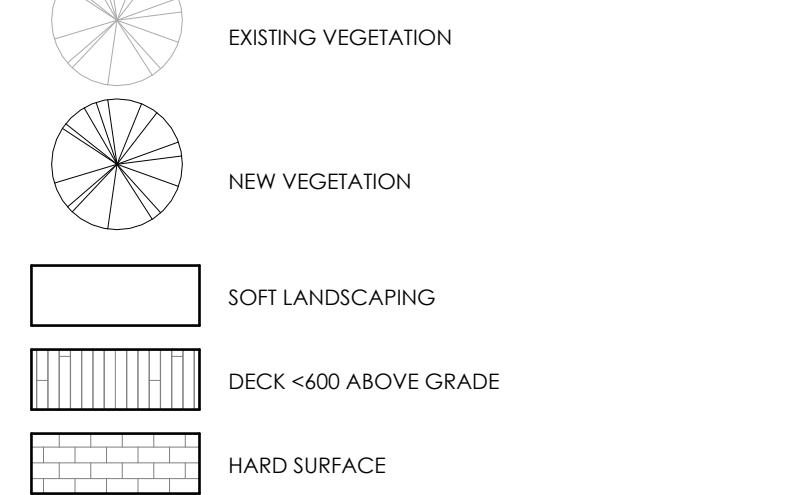
**LOT DIMENSIONS:**  
 FRONT (WEST): 15.24m  
 SIDE (NORTH): 39.83m  
 SIDE (SOUTH): 39.99m  
 REAR (EAST): 15.241m

**SETBACKS:**

	REQUIRED	PROPOSED
FRONT	3m	3.32m
SIDE YARD	1.2m	1.2m
REAR YARD	7.5m	9.3m

**BUILDING HEIGHT:**  
 MAXIMUM PERMITTED: 8.5m  
 PROPOSED: 8.15m

**AVERAGE GRADE:**  
 EXISTING: 60.75m ASL



**LEGAL DESCRIPTION:**  
 PART OF LOT 45  
 REGISTERED PLAN 331  
 CITY OF OTTAWA

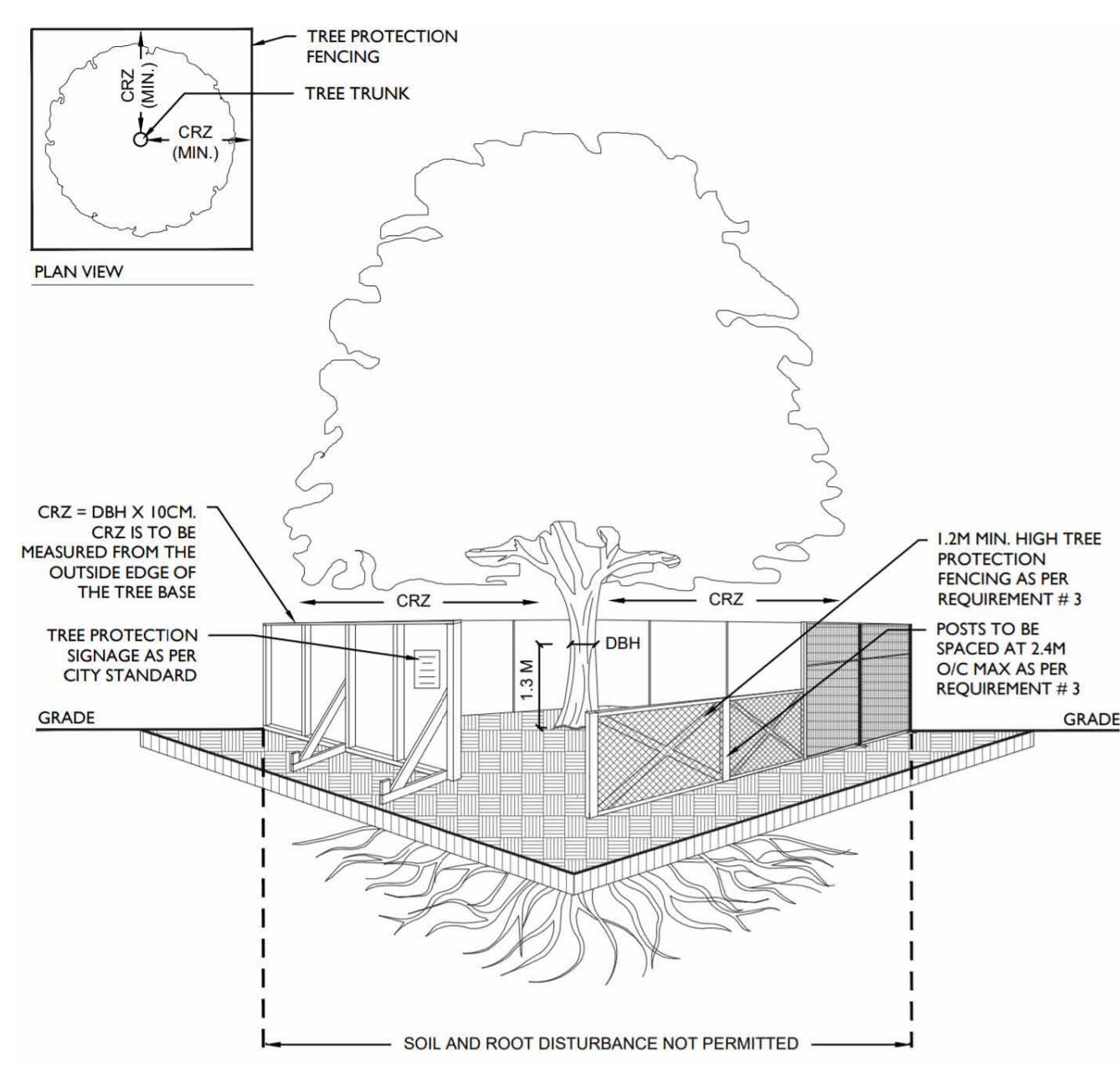
**SURVEY REFERENCE:**  
 TECHNICAL INFORMATION GATHERED FROM  
 SURVEY PREPARED BY CERTIFIED LAND  
 SURVEYOR: FARLEY, SMITH & DENIS SURVEYING LTD.  
 DATE: NOVEMBER 3RD, 2022  
 FILE # 520-22

**PLANNER CONTACT INFORMATION:**  
 NAME: JAMIE LESLIE  
 TEL: (613) 727-8226

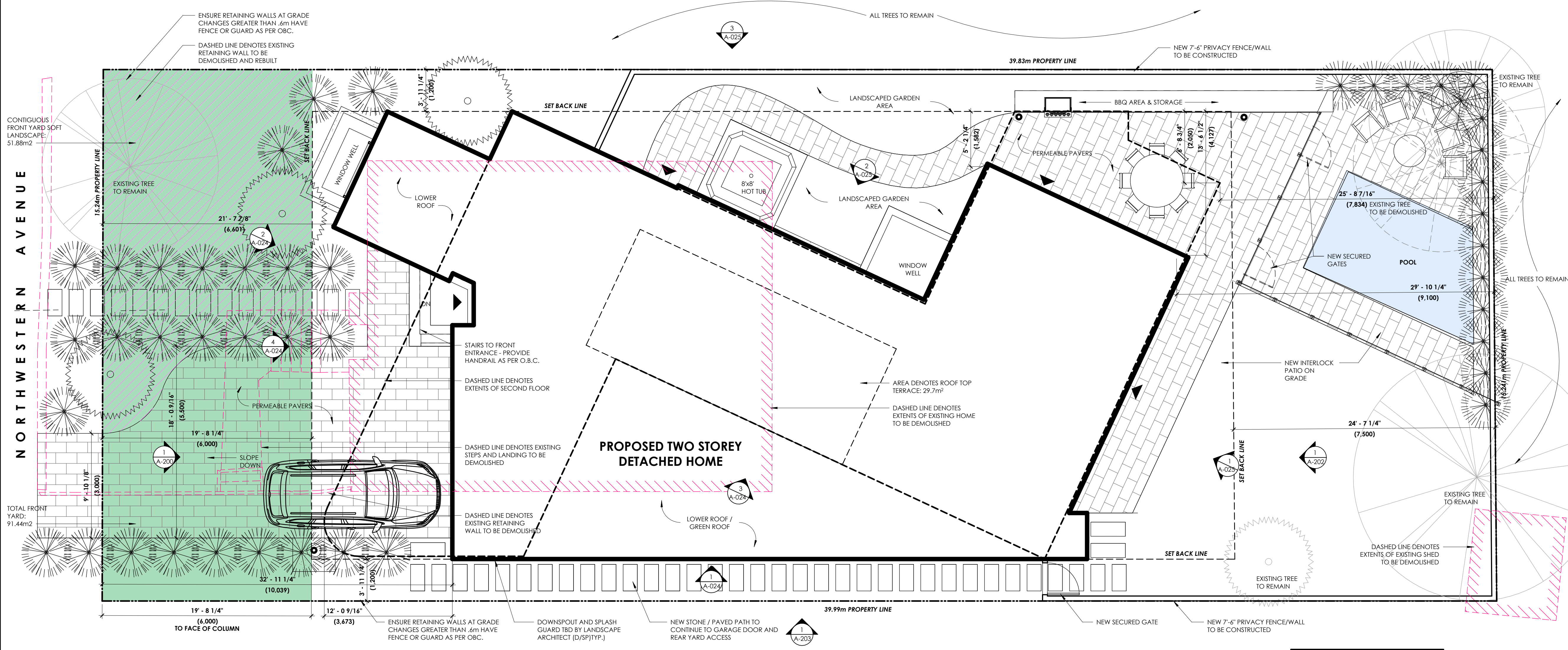
**AREA BREAKDOWN:**  
 FOR THE PURPOSES OF GROSS FLOOR FEE CALCULATION  
 (based on CITY OF OTTAWA GROSS FLOOR GUIDELINES)

BUILDING AREA:	248.86m <sup>2</sup>
BASEMENT FLOOR AREA:	143.14m <sup>2</sup>
GROUND FLOOR AREA:	208m <sup>2</sup>
SECOND FLOOR AREA:	155.35m <sup>2</sup>
ROOFTOP ACCESS FLOOR AREA:	29.7m <sup>2</sup>
TOTAL:	556.19m <sup>2</sup>

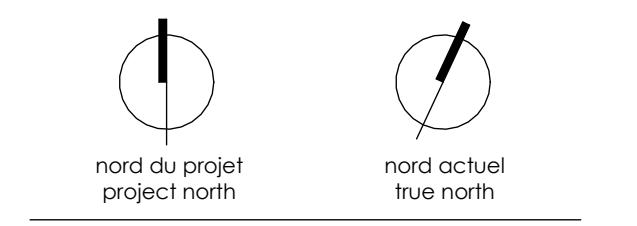
**Committee of Adjustment  
 Received | Reçu le  
 2024-04-16  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation**



**2 TREE PROTECTION GUIDELINES**  
 1/12" = 1'-0"



EXACT PROPERTY LINES / GRADES / TOPOGRAPHICAL INFORMATION TO BE CONFIRMED BY O.L.S. LICENSED PREPARED SURVEY & TOPOGRAPHICAL PLAN



14	ISSUED FOR MINOR VARIANCE	24-04-12
11	REVISED FOR CONSTRUCTION	24-02-27
10	REDACTED	24-01-26
9	REVISED FOR CONSTRUCTION	24-01-23
7	ISSUED FOR CONSTRUCTION	24-01-12
6	ISSUED FOR EXCAVATION ONLY	24-01-09
5	ISSUED FOR COORDINATION	23-12-05
2	REVISED FOR BUILDING PERMIT	23-10-03
1	ISSUED FOR BUILDING PERMIT	23-07-10

no revisions date

stamp | timbre

project title  
**PROPOSED CUSTOM SINGLE FAMILY HOME**

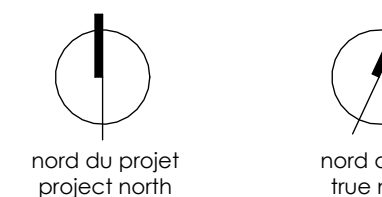
113 NORTHWESTERN AVE. | OTTAWA, ON | K1Y 0M1  
 drawing title | titre du dessin

**SITE PLAN**

project number   numéro du projet	2221
drawn   dessiné	JJ / JH
checked   vérifié	MP
scale   échelle	As Indicated
date   date	JULY, 2023
drawing number   numéro du dessin	A-090



Committee of Adjustment  
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**2024-04-16**  
City of Ottawa | Ville d'Ottawa  
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14	ISSUED FOR MINOR VARIANCE	24-04-12
13	ISSUED FOR SITE INSTRUCTION NO. 3	24-03-21
11	REVISED FOR CONSTRUCTION	24-02-27
10	REDACTED	24-01-24
9	REVISED FOR CONSTRUCTION	24-01-23
7	ISSUED FOR CONSTRUCTION	24-01-12
5	ISSUED FOR COORDINATION	23-12-05
4	REVISED FOR BUILDING PERMIT	23-11-16
2	REVISED FOR BUILDING PERMIT	23-10-03
1	ISSUED FOR BUILDING PERMIT	23-07-10
no	revisions	date

stamp | timbre

architect | architecte

project title

**PROPOSED CUSTOM SINGLE FAMILY HOME**

113 NORTHWESTERN AVE. | OTTAWA, ON | K1Y 0M1

drawing title | titre du dessin

**GROUND FLOOR PLAN**

project number | numéro du projet **2221**

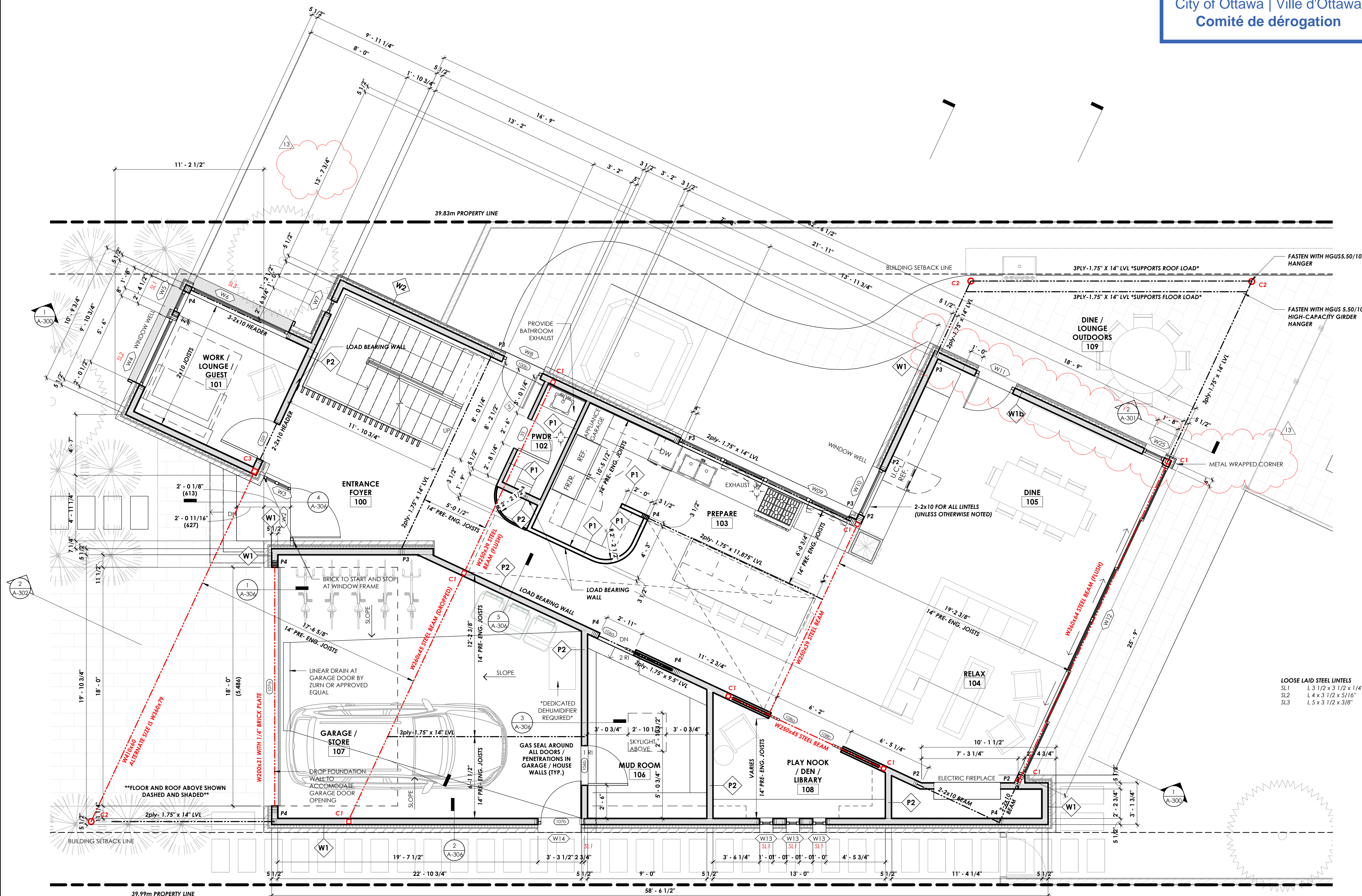
drawn | dessiné **JJ / JH**

checked | vérifié **MP**

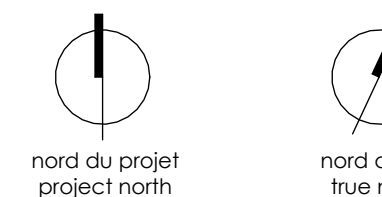
scale | échelle **1/4" = 1'-0"**

date | date **JULY, 2023**

drawing number | numéro du dessin







14	ISSUED FOR MINOR VARIANCE	24-04-12
11	REVISED FOR CONSTRUCTION	24-02-27
10	REDACTED	24-01-24
9	REVISED FOR CONSTRUCTION	24-01-23
7	ISSUED FOR CONSTRUCTION	24-01-12
5	ISSUED FOR COORDINATION	23-12-05
4	REVISED FOR BUILDING PERMIT	23-11-16
2	ISSUED FOR BUILDING PERMIT	23-10-03
1	ISSUED FOR BUILDING PERMIT	23-07-10

no revisions date

stamp | timbre

architect | architecte

**linebox**  
STUDIO

project title

**PROPOSED CUSTOM SINGLE FAMILY HOME**

113 NORTHWESTERN AVE. | OTTAWA, ON | K1Y 0M1

drawing title | titre du dessin

**SECOND FLOOR PLAN**

project number | numéro du projet **2221**

drawn | dessiné **JJ / JH**

checked | vérifié **MP**

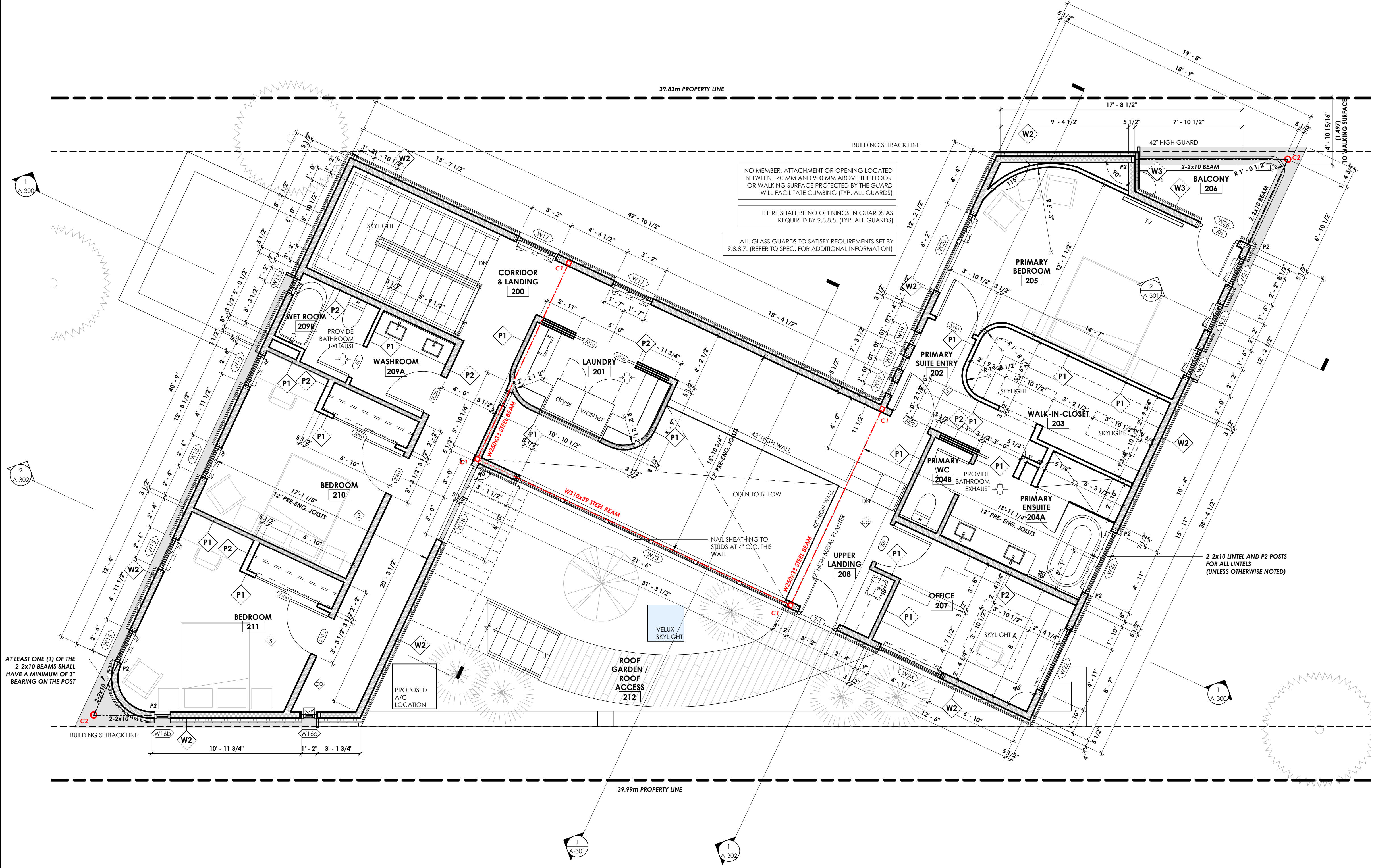
scale | échelle **1/4" = 1'-0"**

date | date **JULY, 2023**

drawing number | numéro du dessin

**A-102**

Committee of Adjustment  
Received | Reçu le  
**2024-04-16**  
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REGISTERED PLAN 331  
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 100  
0 2.5 5 7.5 10 metres

Metric Note  
Distances 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).

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: D-06-19, D-06-24, S804p&p2.2 & ASC.  
4. Sanitary and storm sewer grades and inverts were derived from: Field measurement.  
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

SM	Survey Monument Planted
SFB	Survey Monument Found
SIB	Standard Iron Bar
SSB	Short Standard Iron Bar
IB	Iron Bar
PB	Plastic Bar
CP	Concrete Pin
W	Witness
Meas	Measured
(P1)	Registered Plan 331
(P2)	Plan by (AOG) dated September 8, 2014 (Job No. 13895-13)
(P3)	Plan by (JDB) dated April 30, 2018 (Ref. No. 18-10-039-00)
(P4)	Plan by (JDB) dated June 8, 2022 (Ref. No. 19-10-018-01)
(P5)	Plan 4R-30578
MH-ST	Maintenance Hole (Storm)
MH-S	Maintenance Hole (Sanitary)
ST	Underground Storm Sewer
S	Underground Sanitary Sewer
w	Underground Water
g	Underground Gas
OW	Overhead Wires
UP	Utility Pole
CB	Catch Basin
FB	Fire Hydrant
GM	Gas Meter
AC	Air Conditioner
D	Diameter
CLF	Chain Link Fence
SRW	Stone Retaining Wall
TRW	Timber Retaining Wall
I	Invert
Inv.	Top of Grate
T/G	Underside of Eave
U/Eave	Top of Foundation
TpFdn	Centrelling
C/L	Location of Elevations
+65.00	Top of Concrete Curb/Retaining Wall Elevation
+65.00	Property Line
(Symbol)	Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.
(Symbol)	Coniferous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

Site Area=608.4 sq.m.

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Received | Reçu le

2024-04-16

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Comité de dérogation

WARNING NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.

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 3rd day of November, 2022.

Nov 3/22  
Date

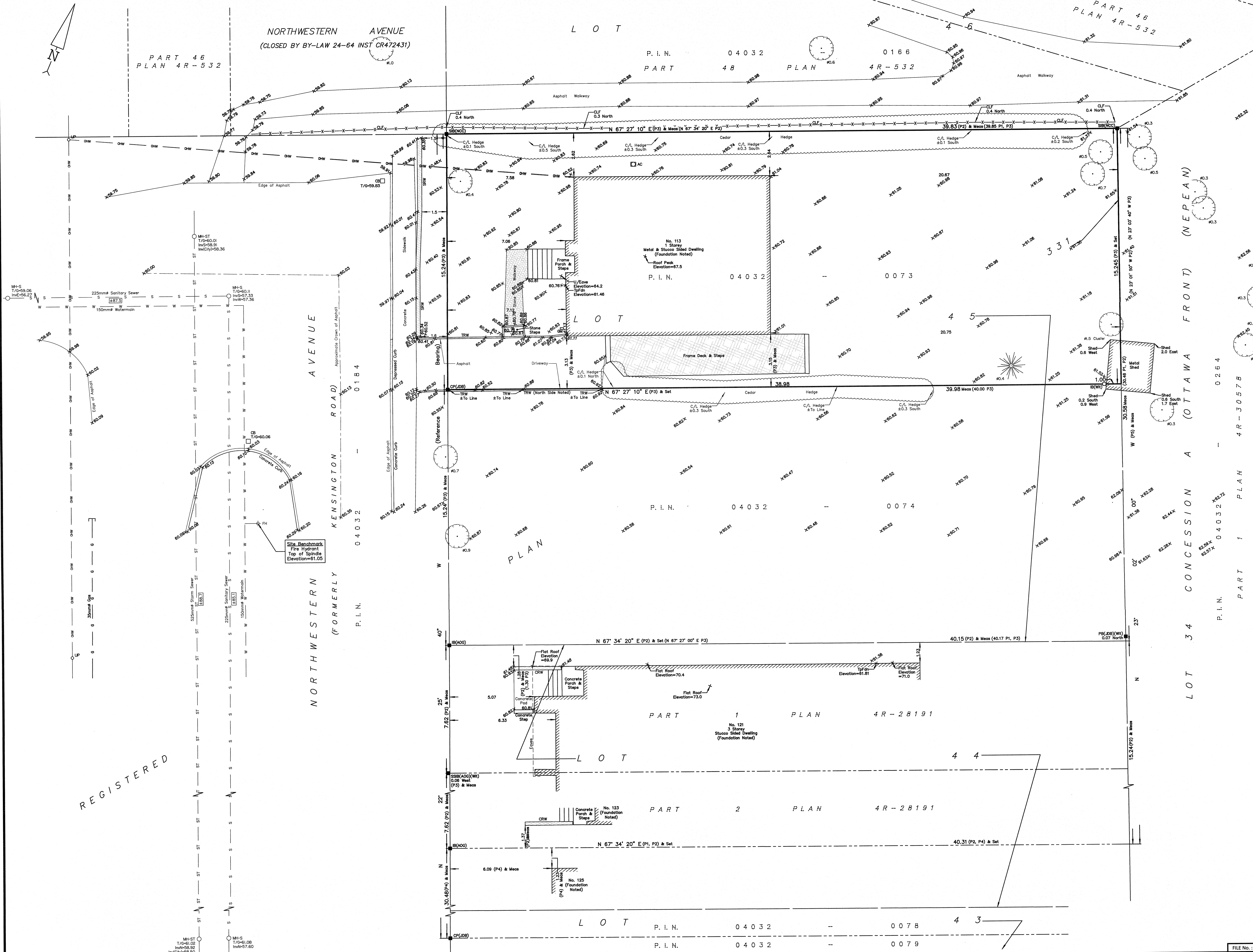
Jamie Leslie  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-38785

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: fsdsurveys@bellnet.ca



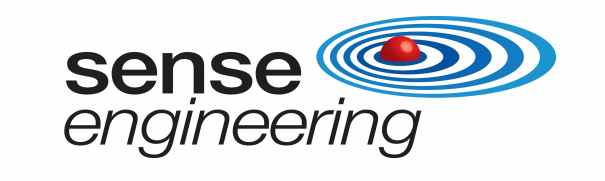
REGISTERED



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**2024-04-16**  
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NOTES:  
1. ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO GRADE BASED ON FINAL GRADING PLAN.  
2. ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL OR BEDROCK AND ALL STEPPED FOOTINGS TO BE SITE DETERMINED / COORDINATED AS PER FINAL SITE GRADING (TYPICAL).



Jeanine Jolliveau  
CEO and Senior HVAC Design Technician  
Synergy HVAC Design Inc.

MEP engineers | ingénieur MEP



civil engineering | ingénieur civil



surveyor | arpenteur

14	ISSUED FOR MINOR VARIANCE	24-04-12
11	REVISED FOR CONSTRUCTION	24-02-27
9	REVISED FOR CONSTRUCTION	24-01-23
7	ISSUED FOR CONSTRUCTION	24-01-12
5	ISSUED FOR COORDINATION	23-12-05
2	REVISED FOR BUILDING PERMIT	23-10-03
1	ISSUED FOR BUILDING PERMIT	23-07-10

no revisions date  
stamp | timbre

1 WEST (FRONT) ELEVATION  
A-200 1/4" = 1'-0"  
A-090



3D VIEWS FOR DESIGN INTENT ONLY



3D VIEWS FOR DESIGN INTENT ONLY



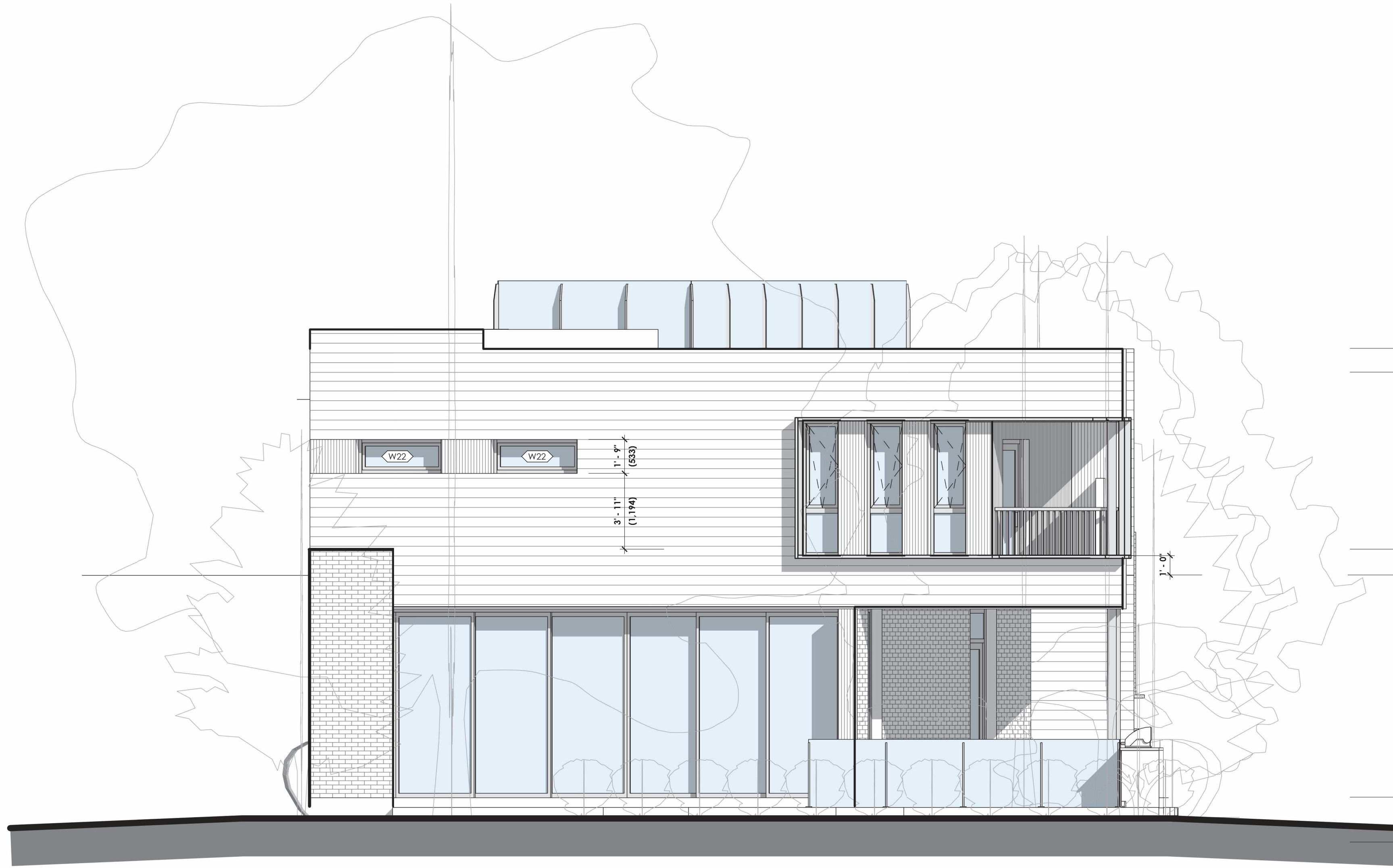
project title  
**PROPOSED CUSTOM SINGLE FAMILY HOME**  
113 NORTHWESTERN AVE. | OTTAWA, ON | K1Y 0M1  
drawing title | titre du dessin

**WEST (FRONT) ELEVATION**

project number | numéro du projet 2221  
drawn | dessiné JJ / JH  
checked | vérifié MP  
scale | échelle 1/4" = 1'-0"  
date | date JULY, 2023  
drawing number | numéro du dessin

**A-200**





Committee of Adjustment  
Received | Reçu le  
**2024-04-18**  
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Comité de dérogation

ROOF DECK 68.27 m  
THIRD FLOOR 67.90 m  
OFFICE / LANDING 65.11 m  
SECOND FLOOR 64.71 m  
FIRST FLOOR 61.21 m  
AVERAGE GRADE 60.75 m  
LEVEL 26 60.50 m

NOTES:  
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2. ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL OR BEDROCK AND ALL STEPPED FOOTINGS TO BE SITE DETERMINED / COORDINATED AS PER FINAL SITE GRADING (TYPICAL).

**SANCHEZ HOMES**  
*Bringing Your Dreams To Reality*  
builder | constructeur

**sense engineering**  
structural engineers | ingénieur structure

Jeanine Jolliveau  
CEO and Senior HVAC Design Technician  
Synergy HVAC Design Inc.

MEP engineers | ingénieur MEP

**K** Kollaard Associates  
Engineers

civil engineering | ingénieur civil

**FSD** FARLEY, SMITH & DENIS  
ONTARIO & CANADA LAND SURVEYORS

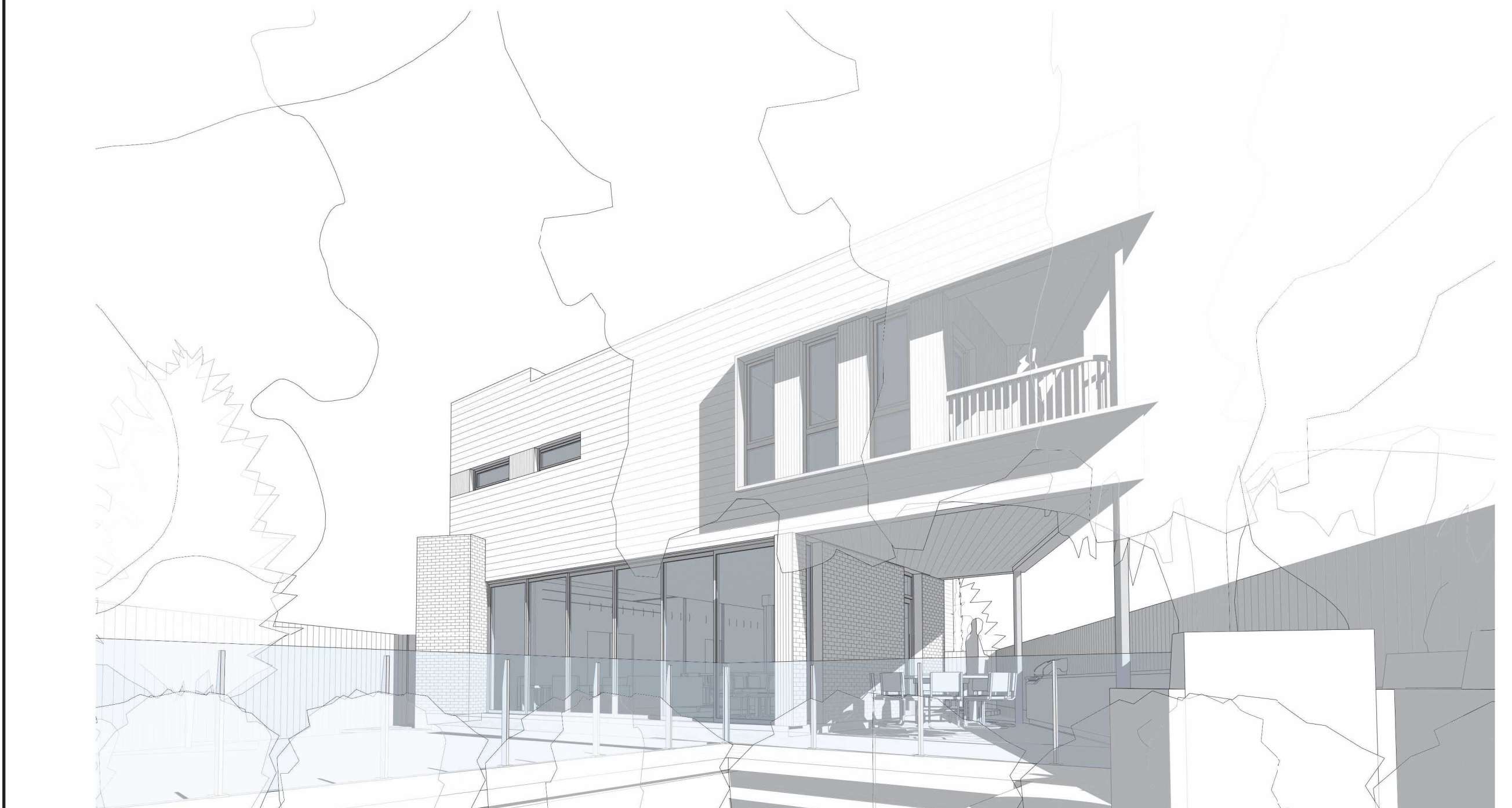
surveyor | arpenteur

11	REVISED FOR CONSTRUCTION	240227
9	REVISED FOR CONSTRUCTION	24-01-23
7	ISSUED FOR CONSTRUCTION	24-01-12
5	ISSUED FOR COORDINATION	23-12-05
2	REVISED FOR BUILDING PERMIT	23-10-03
1	ISSUED FOR BUILDING PERMIT	23-07-10

1 EAST (REAR) ELEVATION  
A-202 1/4" = 1'-0"  
A-090



2D VIEWS FOR DESIGN INTENT ONLY



3D VIEWS FOR DESIGN INTENT ONLY

architect | architecte  
**linebox**  
STUDIO

project title  
**PROPOSED CUSTOM SINGLE FAMILY HOME**  
113 NORTHWESTERN AVE. | OTTAWA, ON | K1Y 0M1

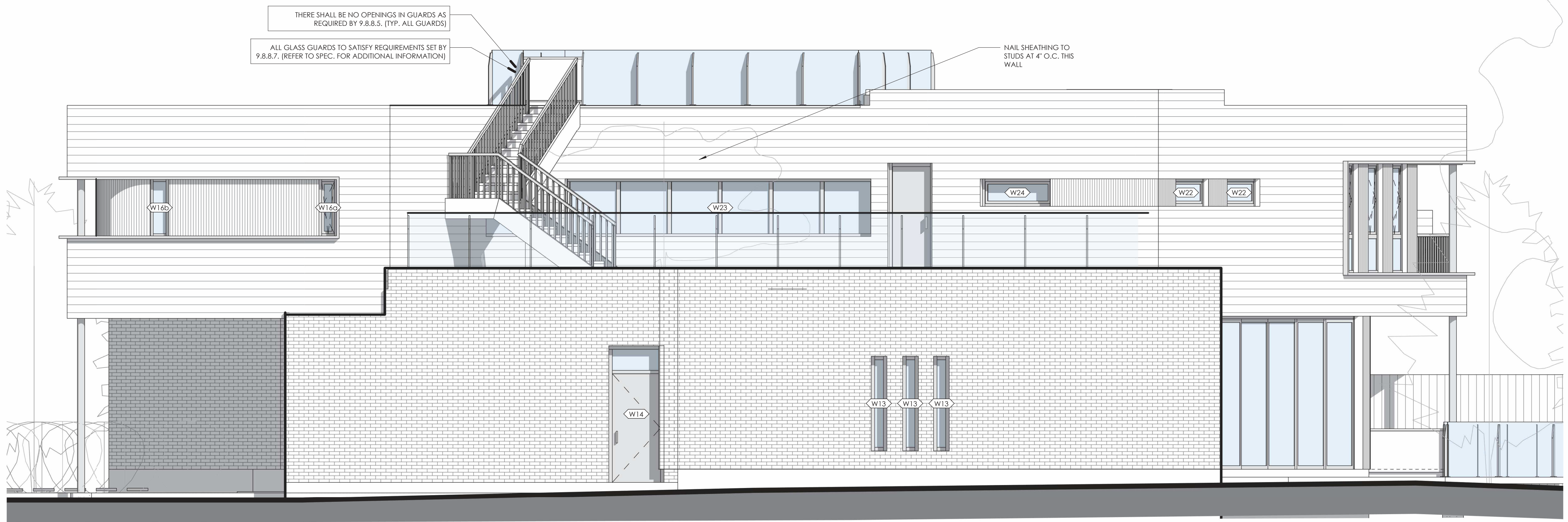
drawing title | titre du dessin  
**EAST (REAR) ELEVATION**

project number | numéro du projet 2221  
drawn | dessiné JJ / JH  
checked | vérifié MP  
scale | échelle 1/4" = 1'-0"  
date | date JULY, 2023

drawing number | numéro du dessin  
**A-202**



Committee of Adjustment  
Received | Reçu le  
2024-04-18  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

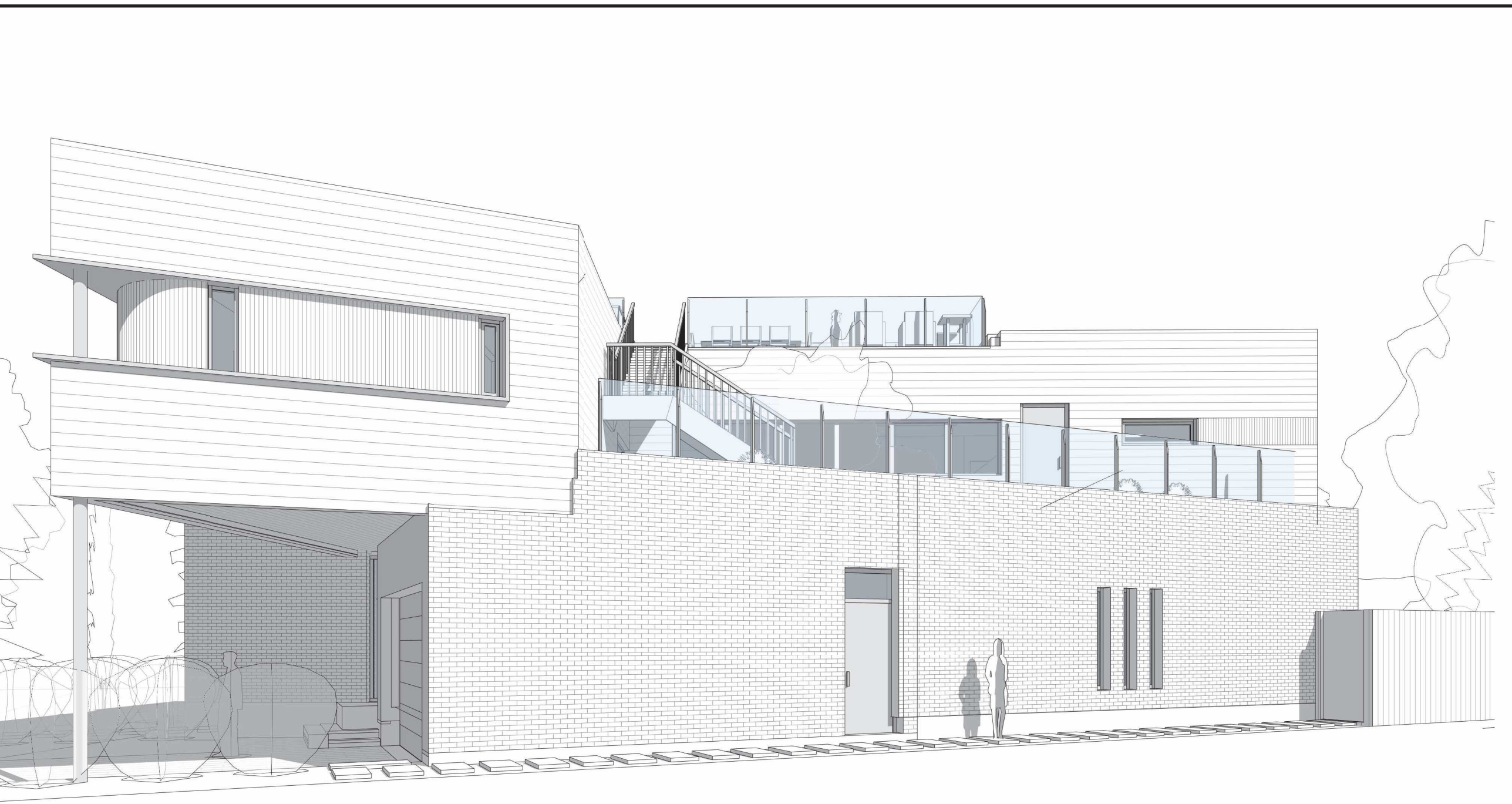


ROOF DECK	68.27 m
THIRD FLOOR	67.90 m
OFFICE / LANDING	65.11 m
SECOND FLOOR	64.71 m
FIRST FLOOR	61.21 m
AVERAGE GRADE	60.75 m
LEVEL 26	60.50 m

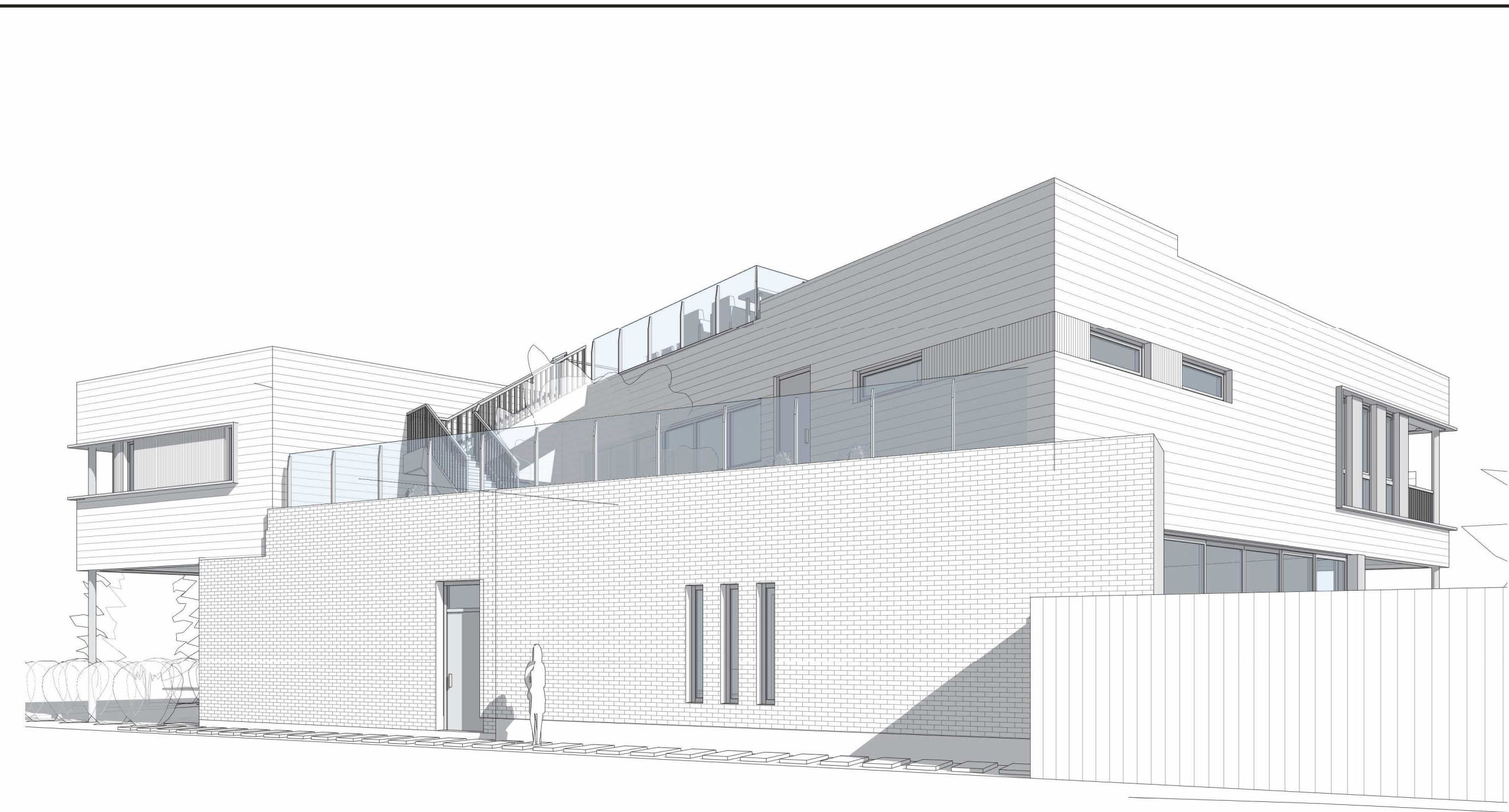
- NOTES:
- ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO GRADE BASED ON FINAL GRADING PLAN.
  - ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL OR BEDROCK AND ALL STEPPED FOOTINGS TO BE SITE DETERMINED / COORDINATED AS PER FINAL SITE GRADING (TYPICAL).

11	REVISED FOR CONSTRUCTION	240227
9	REVISED FOR CONSTRUCTION	24-01-23
7	ISSUED FOR CONSTRUCTION	24-01-12
5	ISSUED FOR COORDINATION	23-12-05
2	REVISED FOR BUILDING PERMIT	23-10-03
1	ISSUED FOR BUILDING PERMIT	23-07-10

1 SOUTH (SIDE) ELEVATION  
A-203 1/4" = 1'-0"  
A-090



3D VIEWS FOR DESIGN INTENT ONLY



3D VIEWS FOR DESIGN INTENT ONLY

project number   numéro du projet	2221
drawn   dessiné	JJ / JH
checked   vérifié	MP
scale   échelle	1/4" = 1'-0"
date   date	JULY, 2023
drawing number   numéro du dessin	A-203



Committee of Adjustment  
Received | Reçu le  
**2024-04-16**  
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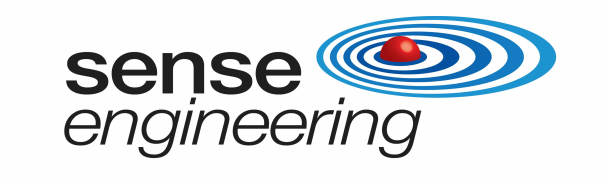
NO MEMBER, ATTACHMENT OR OPENING LOCATED BETWEEN 140 MM AND 900 MM ABOVE THE FLOOR OR WALKING SURFACE PROTECTED BY THE GUARD WILL FACILITATE CLIMBING (TYP. ALL GUARDS)

THERE SHALL BE NO OPENINGS IN GUARDS AS REQUIRED BY 9.8.8.5. (TYP. ALL GUARDS)

ALL GLASS GUARDS TO SATISFY REQUIREMENTS SET BY 9.8.8.7. (REFER TO SPEC. FOR ADDITIONAL INFORMATION)



NOTES:  
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2. ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL OR BEDROCK AND ALL STEPPED FOOTINGS TO BE SITE DETERMINED / COORDINATED AS PER FINAL SITE GRADING (TYPICAL).



Jeanine Jolliveau  
CEO and Senior HVAC Design Technician  
Synergy HVAC Design Inc.

MEP engineers | ingénieur MEP



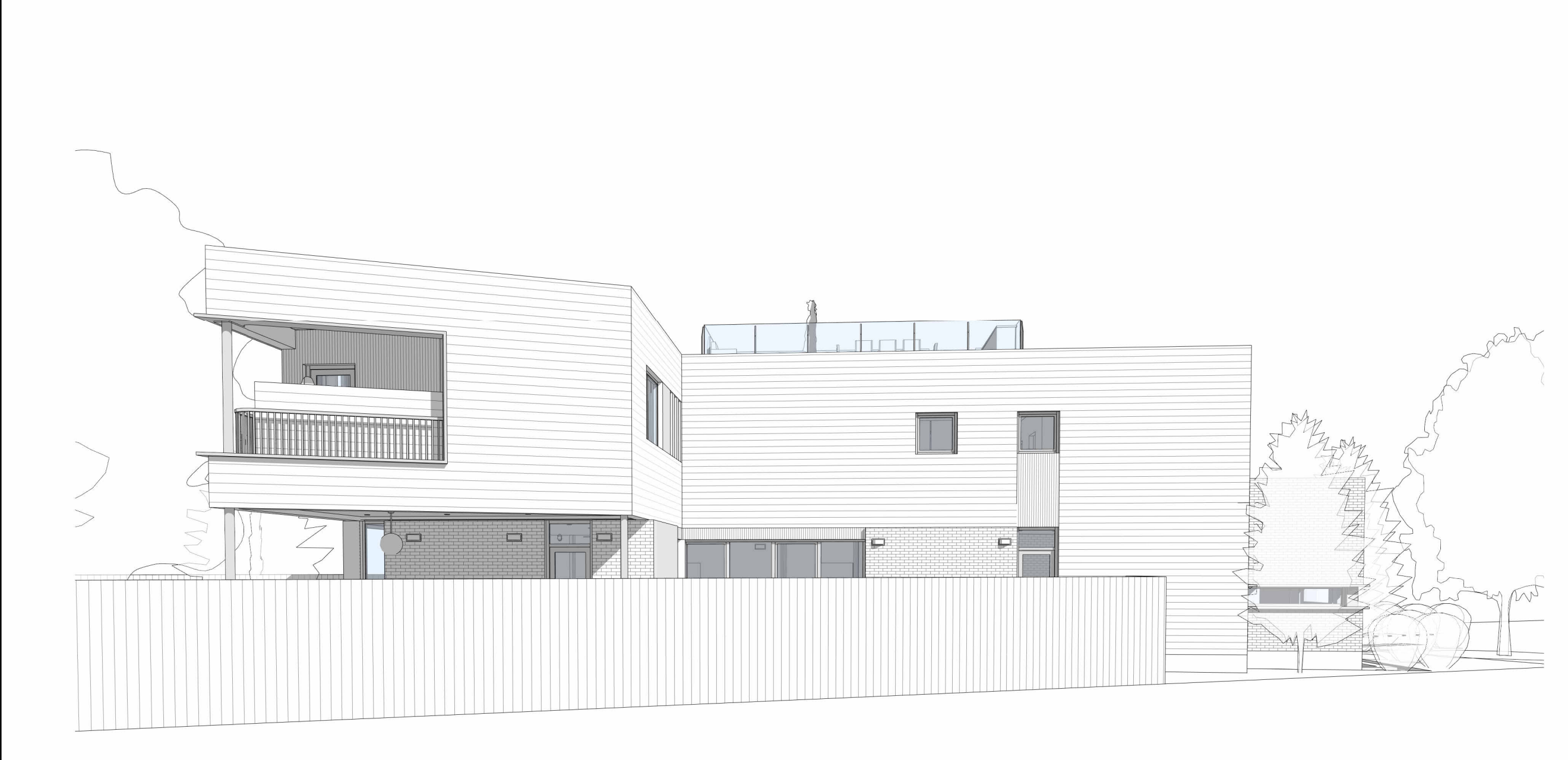
civil engineering | ingénieur civil



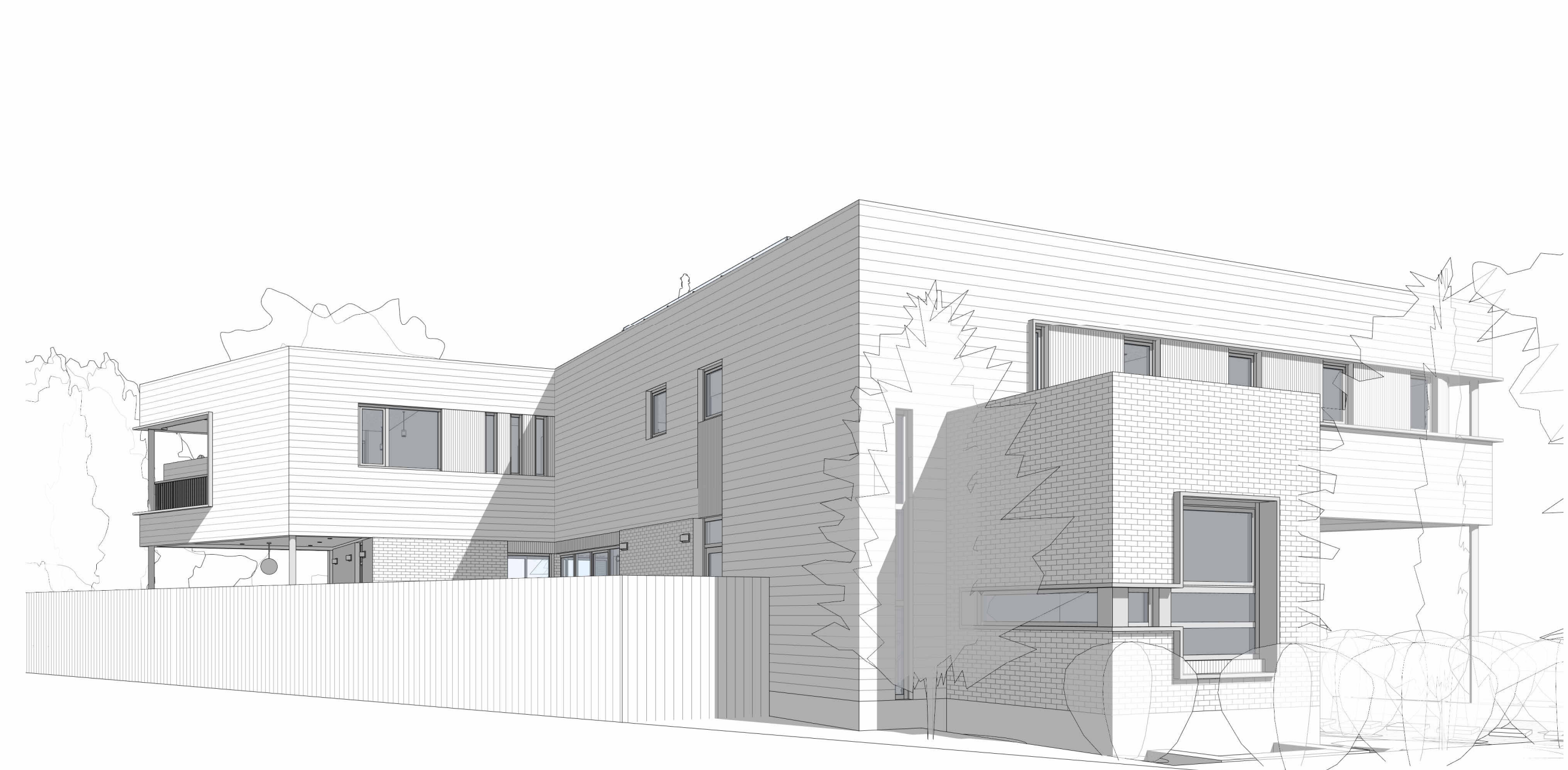
surveyor | arpenteur

14	ISSUED FOR MINOR VARIANCE	24-04-12
11	REVISED FOR CONSTRUCTION	24-02-27
9	REVISED FOR CONSTRUCTION	24-01-23
7	ISSUED FOR CONSTRUCTION	24-01-12
5	ISSUED FOR COORDINATION	23-12-05
2	REVISED FOR BUILDING PERMIT	23-10-03
1	ISSUED FOR BUILDING PERMIT	23-07-10
no	revisions	date

1 NORTH (SIDE) ELEVATION  
A-201 1/4" = 1'-0"  
A-090



3D VIEWS FOR DESIGN INTENT ONLY



3D VIEWS FOR DESIGN INTENT ONLY



project title  
**PROPOSED CUSTOM SINGLE FAMILY HOME**  
113 NORTHWESTERN AVE. | OTTAWA, ON | K1Y 0M1

drawing title | titre du dessin  
**NORTH (SIDE) ELEVATION**

project number   numéro du projet	2221
drawn   dessiné	JJ / JH
checked   vérifié	MP
scale   échelle	1/4" = 1'-0"
date   date	JULY, 2023
drawing number   numéro du dessin	A-201