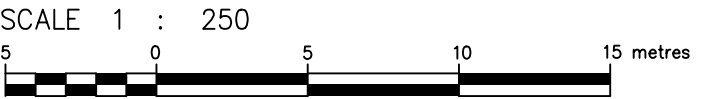


**Committee of Adjustment**  
 Received | Reçu le  
**2024-02-29**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

PLAN OF SURVEY OF  
**LOT 245**  
**REGISTERED PLAN 4M-1736**  
**CITY OF OTTAWA**



J.D. BARNES LIMITED  
 © COPYRIGHT 2024

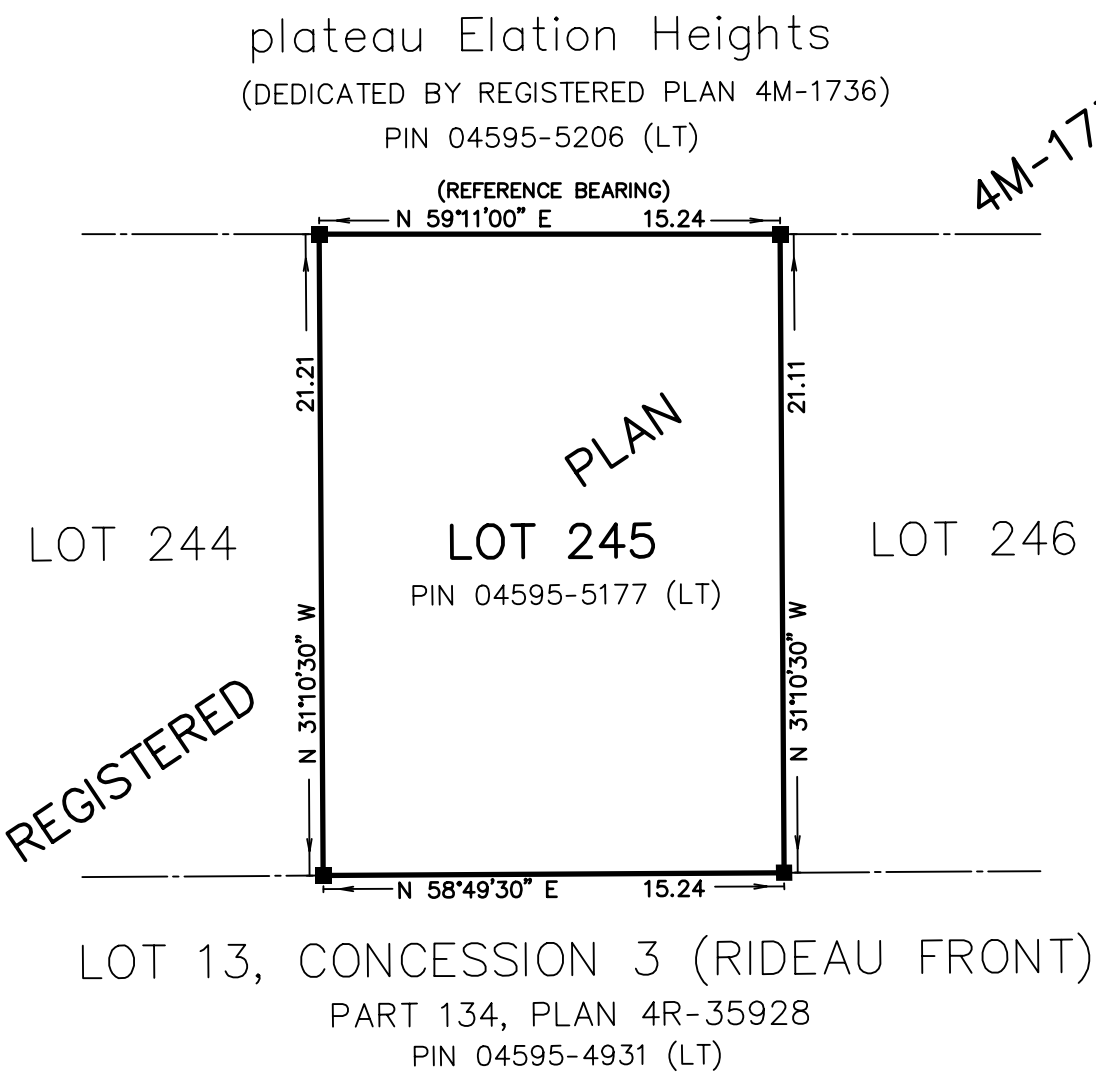
**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**

BEARINGS ARE MTM GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF plateau ELATION HEIGHTS, HAVING A BEARING OF N 59°11'00" E, AS SHOWN ON THE REGISTERED PLAN 4M-1736.  
 DISTANCES SHOWN ARE GROUND.  
 ALL FOUND MONUMENTS ARE PB'S UNLESS OTHERWISE NOTED.  
 ALL FOUND MONUMENTS ARE JDB UNLESS OTHERWISE NOTED.  
 ALL BEARING AND DISTANCE MEASUREMENTS CONFORM TO REGISTERED PLAN 4M-1736 UNLESS NOTED OTHERWISE.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
  - PB DENOTES PLASTIC BAR
  - PIN DENOTES PROPERTY IDENTIFICATION NUMBER
  - JDB DENOTES J.D. BARNES LIMITED
- N=NORTH S=SOUTH E=EAST W=WEST



**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON OCTOBER 23, 2023

JANUARY 30, 2024  
 DATE

C.M. FOX  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-57994

	<b>J.D. BARNES</b> LIMITED	SURVEYING MAPPING GIS	NG	DRAWN
			CF	CHECKED
LAND INFORMATION SPECIALISTS 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9 T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com			DATED:	1/30/2024
			Ref. No.	23-10-014-00: V9 (LOT 245)

G:\23-10-014\00\SRPR\CAD IN PROGRESS\LOT 245\LOT 245.dgn PLOTTED 1/30/2024

### Material Legend

E103	SMOOTH FIBER-CEMENT PANEL (REFER TO SCOPE OF WORK)
E200	HORIZONTAL VINYL SIDING (TYP.)
E300	FACE BRICK (TYP.)
R100	ASPHALT SHINGLES (TYP.)
T109	METAL TRIM SYSTEM FOR FIBER-CEMENT PANELS - EASYTRIM OR EQUAL (TYP.)
T321	PRECAST CONCRETE SILL W/ 1/2" PROJECTION

**Committee of Adjustment**  
 Received | Reçu le  
**2024-02-29**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



**G - FRONT ELEVATION**

### G - FRONT ELEVATION

Sheet Title

Project Title  
**CAVAN - OBSD 50' MODULE**

Location  
**OTTAWA**  
Client  
**CAVAN**

**OBSD5033**

Project No. **23002**  
Scale **3/16" = 1'-0"**  
Drawn By **RR**  
Checked By **PM/KB**

**G-4.1**

Issue / Revision Chart

Issue / Revision	Issue / Revision Description	Date	By
7	FINAL SD ISSUED FOR COORDINATION	2024/07/12	RR
6	FINAL SD ISSUED FOR CLIENT REVIEW	2023/12/11	RR
4	FINAL SD REISSUED FOR CLIENT APPROVAL	2023/04/10	JE
3	FINAL SD ISSUED FOR CLIENT REVIEW	2023/03/31	JE
2	FULL SD ISSUED FOR CLIENT REVIEW	2023/03/21	JE
1	PRELIM SD ISSUED FOR CLIENT REVIEW	2023/03/08	JE

**Q4 ARCHITECTS INC.**

4110 Yonge Street  
Suite 602, Toronto ON,  
M2P 2B7

T. 416.322.6334  
F. 416.322.7294  
E. info@q4architects.com

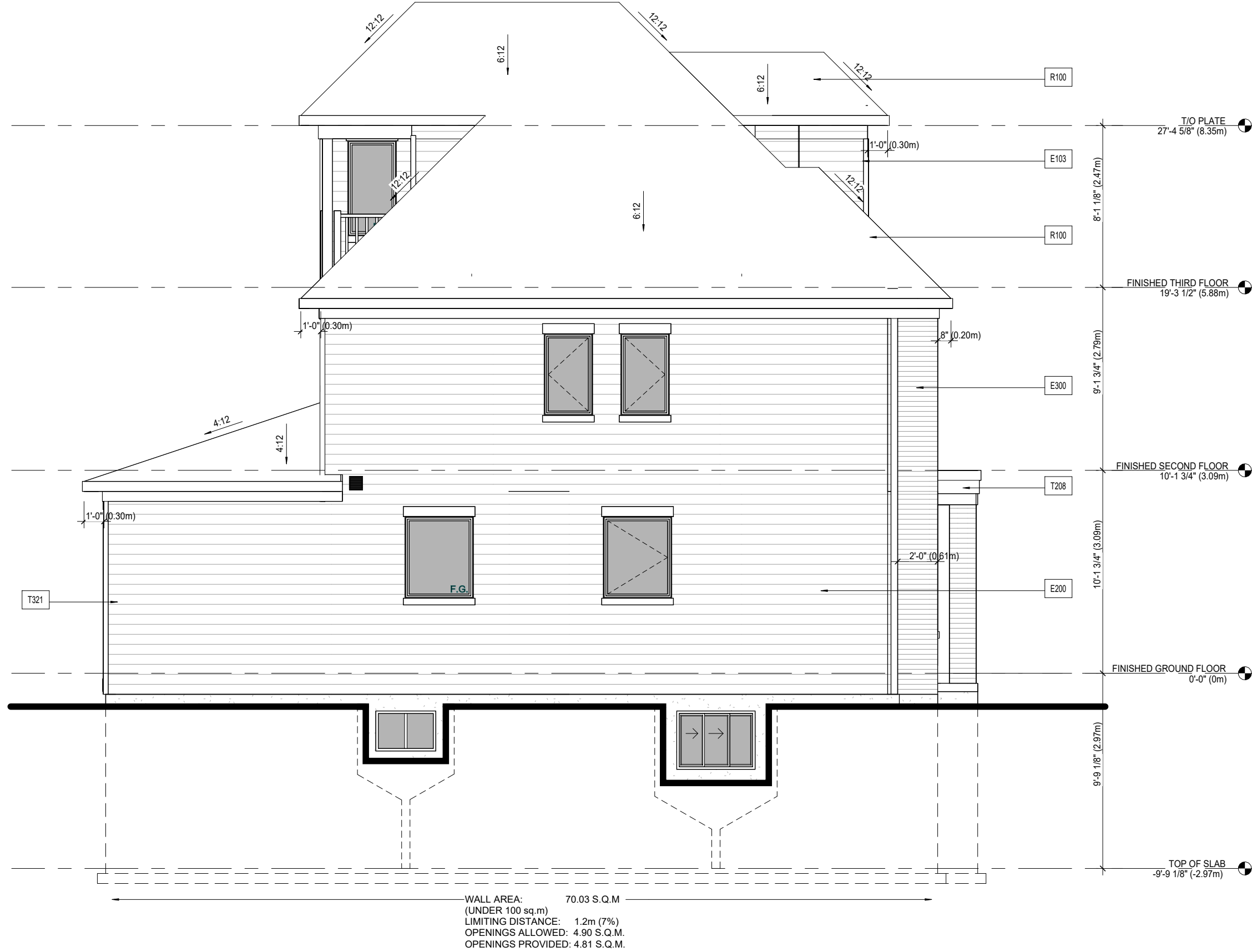
**Q4A**  
ARCHITECTS

Q4 Architects Inc. retains the copyright in all drawings, plans, sketches, and all digital information. They may not be copied or used for any other projects or purposes or distributed without the written consent of Q4 Architects Inc.  
The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work. Drawings are NOT to be scaled. All drawings and specifications are instruments of service and the copyright property of the designer and must be returned upon request.

PROFESSIONAL  
STAMP

Material Legend	
E103	SMOOTH FIBER-CEMENT PANEL (REFER TO SCOPE OF WORK)
E200	HORIZONTAL VINYL SIDING (TYP.)
E300	FACE BRICK (TYP.)
R100	ASPHALT SHINGLES (TYP.)
T208	ALUM.CLAD PORCH BEAM
T321	PRECAST CONCRETE SILL W/ 1/2" PROJECTION

### G - LEFT ELEVATION



WALL AREA: 70.03 S.Q.M.  
 (UNDER 100 sq.m)  
 LIMITING DISTANCE: 1.2m (7%)  
 OPENINGS ALLOWED: 4.90 S.Q.M.  
 OPENINGS PROVIDED: 4.81 S.Q.M.

### G - LEFT ELEVATION

Sheet Title  
 Issue / Revision Chart

Project No.	23002
Scale	3/16" = 1'-0"
Drawn By	RR
Checked By	PM/KB

**G-4.2**

**Q4 ARCHITECTS INC.**

4110 Yonge Street  
 Suite 602, Toronto ON,  
 M2P 2B7

T: 416.322.6334  
 F: 416.322.7294  
 E: info@q4architects.com

**Q4A**  
 ARCHITECTS

PROFESSIONAL  
 STAMP

Q4 Architects Inc. retains the copyright in all drawings, plans, sketches, and all digital information. They may not be copied or used for any other projects or purposes or distributed without the written consent of Q4 Architects Inc.  
 The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work. Drawings are NOT to be scaled. All drawings and specifications are instruments of service and the copyright property of the designer and must be returned upon request.

Project Title  
**CAVAN - OBSD 50' MODULE**

Location  
**OTTAWA**  
 Client  
**CAVAN**

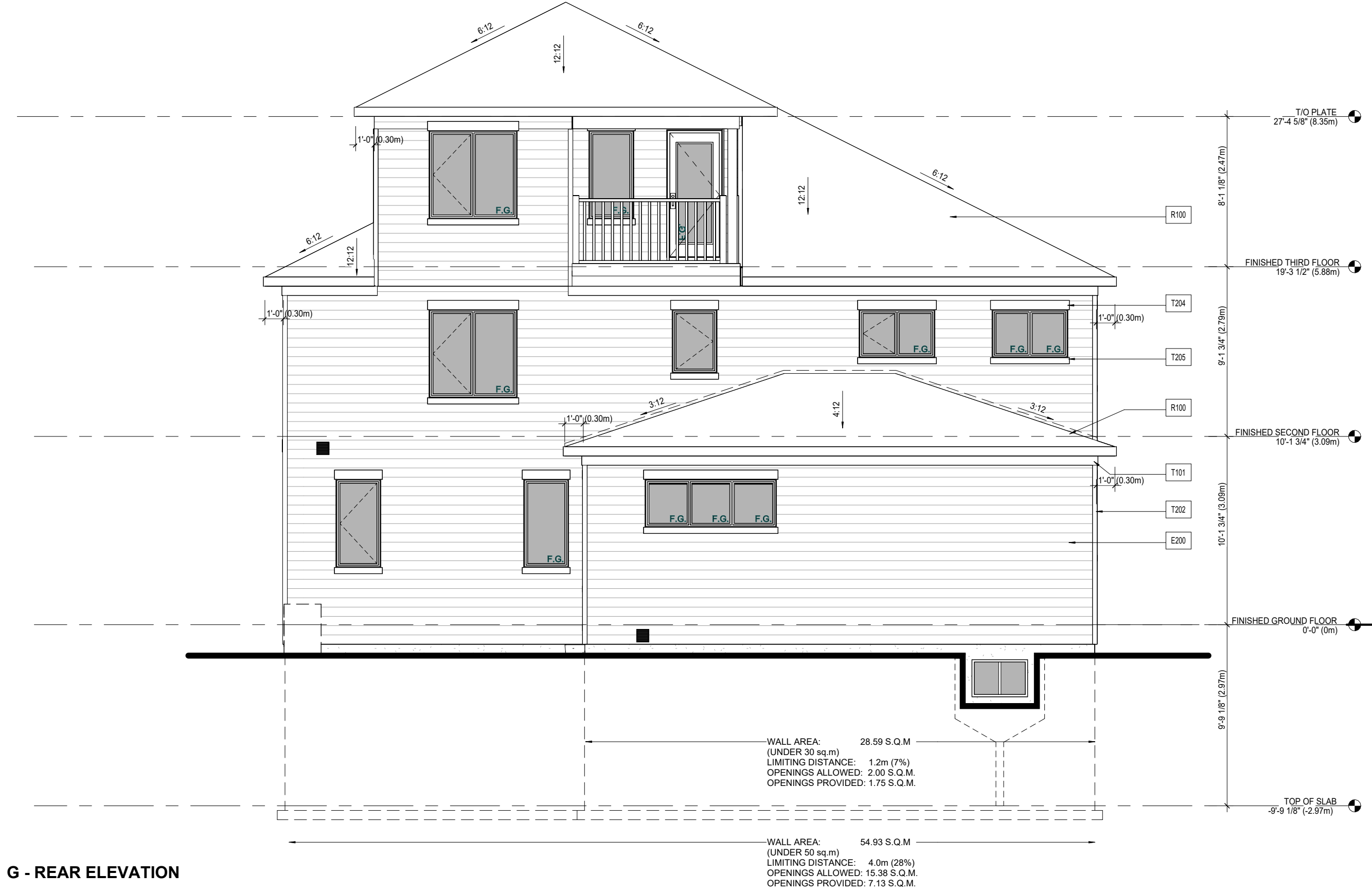
Issue / Revision	Date	By	Reason
7	2024/07/12	RR	FINAL DD ISSUED FOR COORDINATION
6	2023/12/11	RR	FINAL DD ISSUED FOR CLIENT REVIEW
4	2023/04/10	JE	FINAL SD REISSUED FOR CLIENT APPROVAL
3	2023/03/31	JE	FINAL SD ISSUED FOR CLIENT REVIEW
2	2023/03/21	JE	FULL SD ISSUED FOR CLIENT REVIEW
1	2023/03/08	JE	PRELIM SD ISSUED FOR CLIENT REVIEW

2024-01-10 5:08:45 PM C:\Users\Yral\Documents\OBSD5033\_ralUMRWZ.rvt

### Material Legend

E200	HORIZONTAL VINYL SIDING (TYP.)
R100	ASPHALT SHINGLES (TYP.)
T101	FIBER-CEMENT FRIEZE BOARD
T202	ALUM. CLAD CORNER TRIM BOARD
T204	ALUM. CLAD HEADER TRIM BOARD
T205	ALUM. CLAD SILL TRIM BOARD

← WALL AREA: 6.87 S.Q.M →  
 (UNDER 10 sq.m)  
 LIMITING DISTANCE: 4m (96%)  
 OPENINGS ALLOWED: 6.59 S.Q.M.  
 OPENINGS PROVIDED: 1.71 S.Q.M.



← WALL AREA: 28.59 S.Q.M →  
 (UNDER 30 sq.m)  
 LIMITING DISTANCE: 1.2m (7%)  
 OPENINGS ALLOWED: 2.00 S.Q.M.  
 OPENINGS PROVIDED: 1.75 S.Q.M.

← WALL AREA: 54.93 S.Q.M →  
 (UNDER 50 sq.m)  
 LIMITING DISTANCE: 4.0m (28%)  
 OPENINGS ALLOWED: 15.38 S.Q.M.  
 OPENINGS PROVIDED: 7.13 S.Q.M.

### G - REAR ELEVATION

### G - REAR ELEVATION

Project Title  
**CAVAN - OBSD 50' MODULE**

Location  
**OTTAWA**  
 Client  
**CAVAN**

Issue / Revision Chart

Issue / Revision	Issue / Revision Description	Date	By
7	FINAL DD ISSUED FOR COORDINATION	2024/07/12	RR
6	FINAL DD ISSUED FOR CLIENT REVIEW	2023/12/11	RR
4	FINAL SD REISSUED FOR CLIENT APPROVAL	2023/04/10	JE
3	FINAL SD ISSUED FOR CLIENT REVIEW	2023/03/31	JE
2	FULL SD ISSUED FOR CLIENT REVIEW	2023/03/21	JE
1	PRELIM SD ISSUED FOR CLIENT REVIEW	2023/03/08	JE

### Q4 ARCHITECTS INC.

4110 Yonge Street  
 Suite 602, Toronto ON,  
 M2P 2B7

T. 416.322.6334  
 F. 416.322.7294  
 E. info@q4architects.com

# Q4A ARCHITECTS

Q4 Architects Inc. retains the copyright in all drawings, plans, sketches, and all digital information. They may not be copied or used for any other projects or purposes or distributed without the written consent of Q4 Architects Inc.  
 The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work. Drawings are NOT to be scaled. All drawings and specifications are instruments of service and the copyright property of the designer and must be returned upon request.

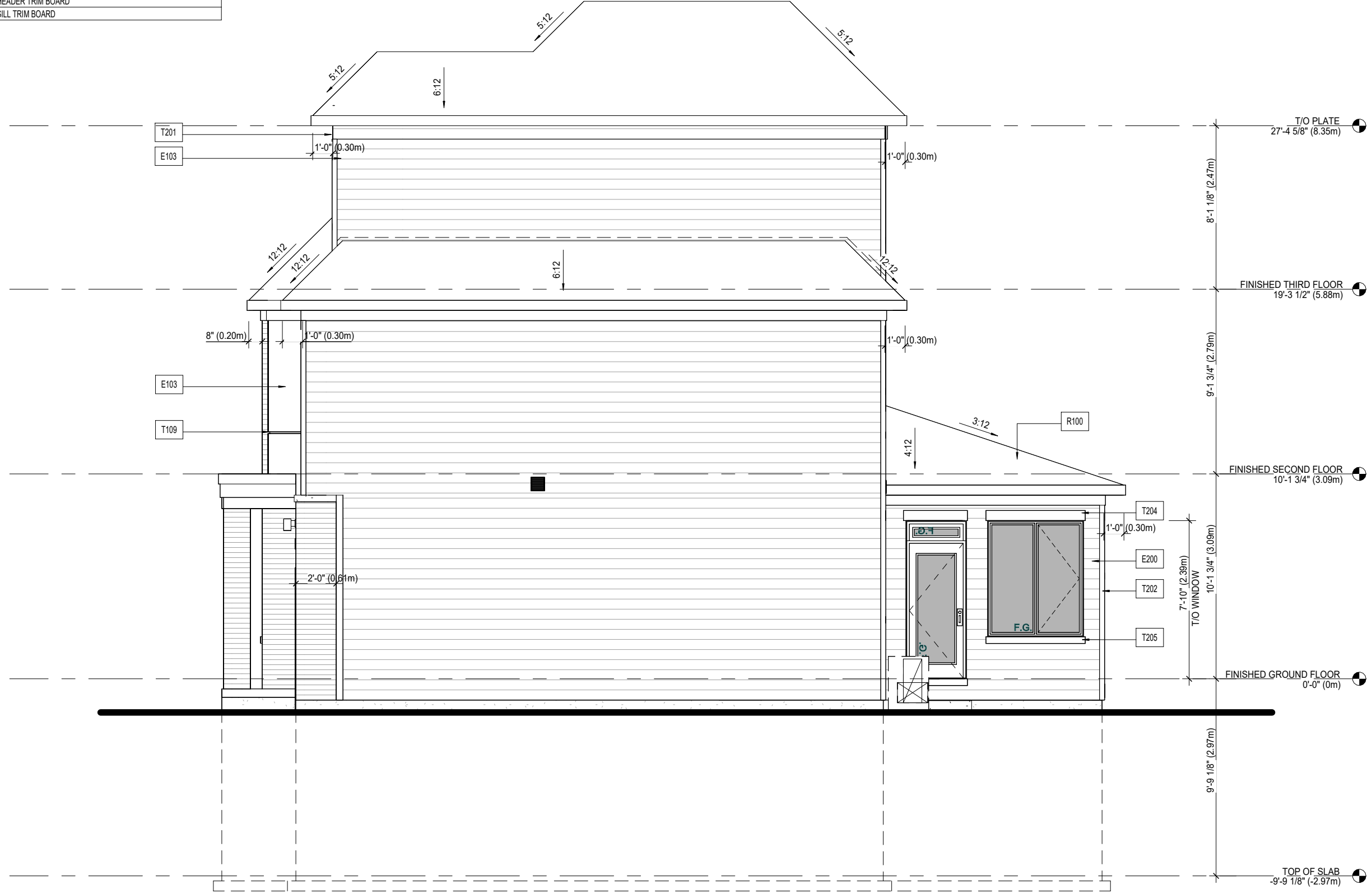
### PROFESSIONAL STAMP

### OBSD5033

Project No. **23002**  
 Scale **3/16" = 1'-0"**  
 Drawn By **RR**  
 Checked By **PM/KB**

# G-4.3

Material Legend	
E103	SMOOTH FIBER-CEMENT PANEL (REFER TO SCOPE OF WORK)
E200	HORIZONTAL VINYL SIDING (TYP.)
R100	ASPHALT SHINGLES (TYP.)
T109	METAL TRIM SYSTEM FOR FIBER-CEMENT PANELS - EASYTRIM OR EQUAL (TYP.)
T201	ALUM. CLAD FRIEZE BOARD
T202	ALUM. CLAD CORNER TRIM BOARD
T204	ALUM. CLAD HEADER TRIM BOARD
T205	ALUM. CLAD SILL TRIM BOARD



WALL AREA: 10.82 S.Q.M.  
 (UNDER 15 sq.m)  
 LIMITING DISTANCE: 6.0m (100%)  
 OPENINGS ALLOWED: 10.82 S.Q.M.  
 OPENINGS PROVIDED: 3.12 S.Q.M.

**G - RIGHT ELEVATION**

<b>OBSD5033</b>	
Project No.	23002
Scale	3/16" = 1'-0"
Drawn By	RR
Checked By	PM/KB
<b>G-4.4</b>	

Sheet Title	
<b>G - RIGHT ELEVATION</b>	
Project Title	
<b>CAIVAN - OBSD 50' MODULE</b>	
Location	<b>OTTAWA</b>
Client	<b>CAIVAN</b>

Issued / Revision Chart	Issue	Revision	Date	By
7	FINAL SD ISSUED FOR COORDINATION	RR	2024/07/12	RR
6	FINAL SD ISSUED FOR CLIENT REVIEW	RR	2023/12/11	RR
4	FINAL SD REISSUED FOR CLIENT APPROVAL	JE	2023/04/10	JE
3	FINAL SD ISSUED FOR CLIENT REVIEW	JE	2023/03/31	JE
2	FULL SD ISSUED FOR CLIENT REVIEW	JE	2023/03/21	JE
1	PRELIM SD ISSUED FOR CLIENT REVIEW	JE	2023/03/08	JE

**G4 ARCHITECTS INC.**  
 4110 Yonge Street  
 Suite 602, Toronto ON,  
 M2P 2B7  
 T. 416.322.6334  
 F. 416.322.7294  
 E. info@g4architects.com

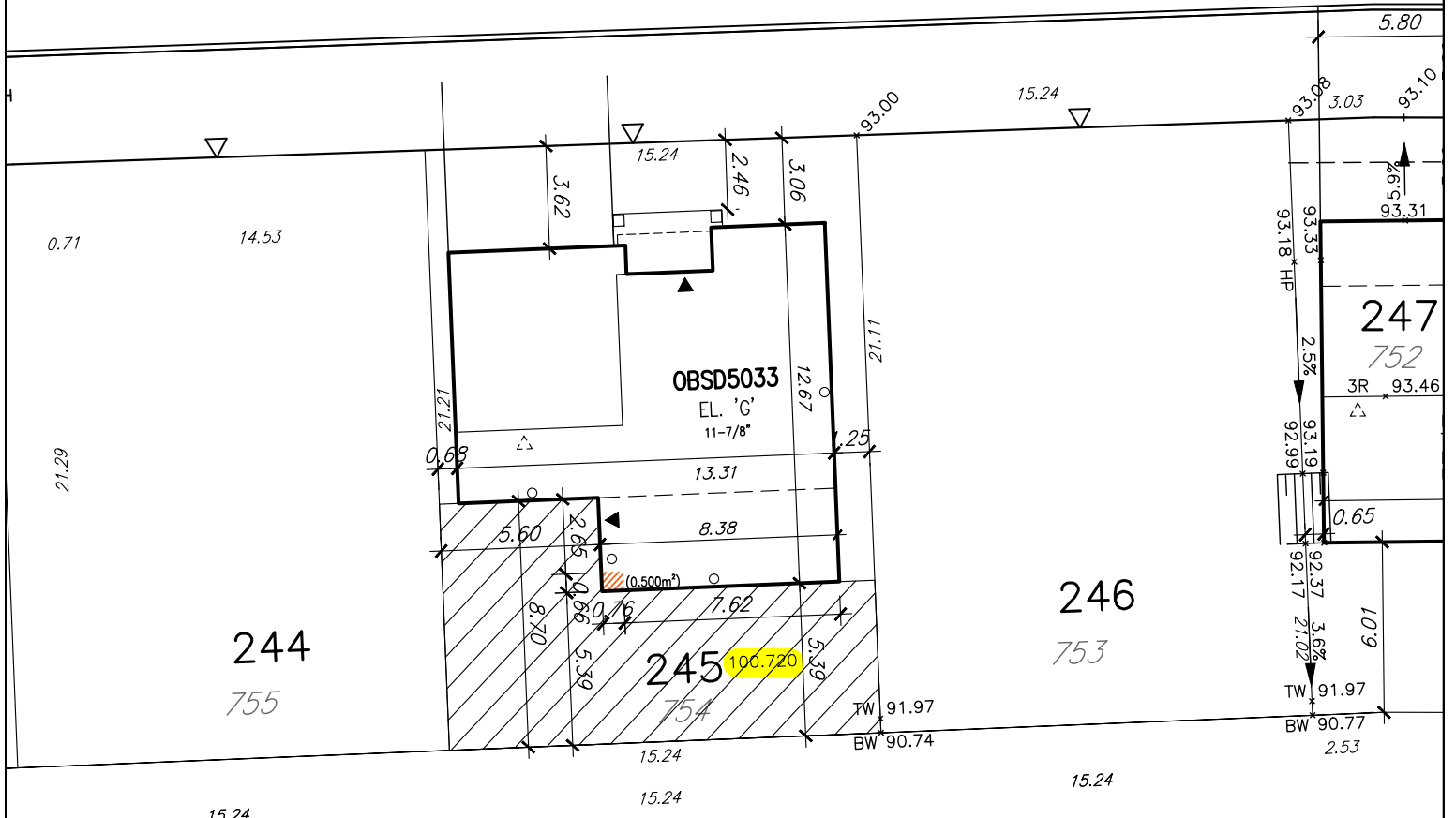
**PROFESSIONAL STAMP**

**Q4A**  
**ARCHITECTS**

G4 Architects Inc. retains the copyright in all drawings, plans, sketches, and all digital information. They may not be copied or used for any other projects or purposes or distributed without the written consent of G4 Architects Inc.  
 The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work. Drawings are NOT to be scaled. All drawings and specifications are instruments of service and the copyright property of the designer and must be returned upon request.

Committee of Adjustment  
 Received | Reçu le  
 2024-02-29  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

# Plateau Elation Heights



LOT AREA	322.5m <sup>2</sup>	
BUILDING AREA	144.6m <sup>2</sup>	
COVERAGE	44.84%	
FRONT LANDSCAPE AREA	48.1m <sup>2</sup>	69.42%
DRIVEWAY AREA	21.2m <sup>2</sup>	30.58%

ZONING	
MINIMUM FRONT YARD	3.0m
MINIMUM FRONT YARD TO SIDEWALK - DRIVEWAY	6.0m
MINIMUM SIDE YARD	1.2M AND 0.6M

**LIMITS OF RESPONSIBILITY**  
 THE LOT CORNERS, HIGH POINTS, UNDERSIDE OF FOOTINGS AND SWALE GRADES PROVIDED BY DAVID SCHAEFER ENGINEERING LTD. WERE TRANSFERRED BY Q4 ARCHITECTS IN PREPARATION OF THE ATTACHED SITING. Q4A HAS REVIEWED THE SITING FOR SUITABLE HOUSE PLACEMENT ON THE LOT, SO NOT TO ADVERSELY AFFECT THE DRAINAGE DESIGNED BY THE ENGINEER. FINISHED FLOOR AND STAIR LOCATIONS HAVE BEEN ADDED BY Q4 ARCHITECTS. THE SITING AND GRADING MUST BE REVIEWED AND STAMPED BY AN ENGINEER. Q4 ARCHITECTS CANNOT ASSUME RESPONSIBILITY FOR UNAPPROVED GRADING.

<b>Legend:</b>	<ul style="list-style-type: none"> <li>LP LIGHT POLE</li> <li>H HYDRANT</li> <li>TRANSFORMER</li> <li>WATER SERVICE</li> <li>DOUBLE SAN. CONNECTION</li> <li>SINGLE SAN/STM. CONNECTION</li> <li>STREET SIGNAGE</li> <li>CATCH BASIN</li> <li>EXTERIOR DOOR LOCATION</li> <li>SIDE WINDOW LOCATION</li> <li>SWALE DIRECTION</li> <li>CABLE TELEVISION PEDESTAL</li> <li>BELL PEDESTAL</li> <li>FLOOR DRAIN</li> <li>RLGB LEAD PRESENT CAUTION WHEN EXCAVATING</li> </ul>	<ul style="list-style-type: none"> <li>SUMP PUMP</li> <li>FF FINISHED FLOOR ELEVATION</li> <li>UF UNDERSIDE FOOTING ELEVATION</li> <li>BF FIN. BASEMENT FLOOR SLAB</li> <li>TFW TOP OF FOUNDATION WALL</li> <li>UFR UNDERSIDE FOOTING AT REAR</li> <li>UFF UNDERSIDE FOOTING AT FRONT</li> <li>W.O.B. WALK OUT BASEMENT</li> <li>HYDRO SERVICE LATERAL</li> <li>1.2m BLACK VINYL CHAIN LINK FENCE</li> <li>1.5m BLACK VINYL CHAIN LINK FENCE</li> <li>EMBANKMENT 3:1 SLOPE</li> <li>PROPOSED VALVE</li> <li>SUPER MAIL BOX</li> <li>STREET LIGHT PEDESTAL</li> <li>ROGERS PULLING VAULT</li> <li>BELL FLUSH TO GRADE</li> </ul>	<ul style="list-style-type: none"> <li>PRV PRESSURE RELEASE VALVE</li> <li>REV REVERSE PLAN</li> <li>RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)</li> <li>RETAINING WALL</li> <li>ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)</li> <li>PRIVACY FENCE (SEE LANDSCAPE PLAN)</li> <li>PERFORATED PIPE (SEE ENGINEER GRADING PLAN)</li> </ul>
----------------	--	---	--

ENGINEERED FILL LOTS NOTED ARE ESTIMATED AND FOR REFERENCE ONLY AND THE ENGINEERED FILL CERTIFICATE BY THE GEOTECHNICAL CONSULTANT SHALL GOVERN.

NOTE: DRIVEWAYS ARE TO BE 1.2m CLEAR OF UTILITY STRUCTURES & HYDRANTS

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

Client  
**CAIVAN COMMUNITIES**

Sheet Title  
 CURRENT 4M - LOT 245  
 519 ELATION HEIGHTS

**Q4 Architects Inc.**  
 4110 Yonge Street, Suite 602  
 Toronto, Ontario M2P 2B7  
 TEL: (416) 322-6334  
 FAX: (416) 322-7294  
 EMAIL: info@q4architects.com

Project Name:  
**JOCK RIVER  
 PHASE I  
 OTTAWA, ONT.**

Scale: 1:250	Drawn by: BY/TW
Date: DEC. 2023	Date Revised: N/A

Project No. 21012	File: 21012-SP1-SA-SB	Drawing No. 1 OF 1
----------------------	--------------------------	-----------------------