

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

PLAN OF SURVEY OF  
**LOT 156**  
**REGISTERED PLAN 4M-1736**  
**CITY OF OTTAWA**



J.D. BARNES LIMITED  
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**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 NORTHERLY LIMIT OF bois SAPLING GROVE, HAVING A BEARING OF N 59°58'00" E, AS SHOWN ON THE REGISTERED PLAN 4M-1736.

DISTANCES SHOWN ARE GROUND.

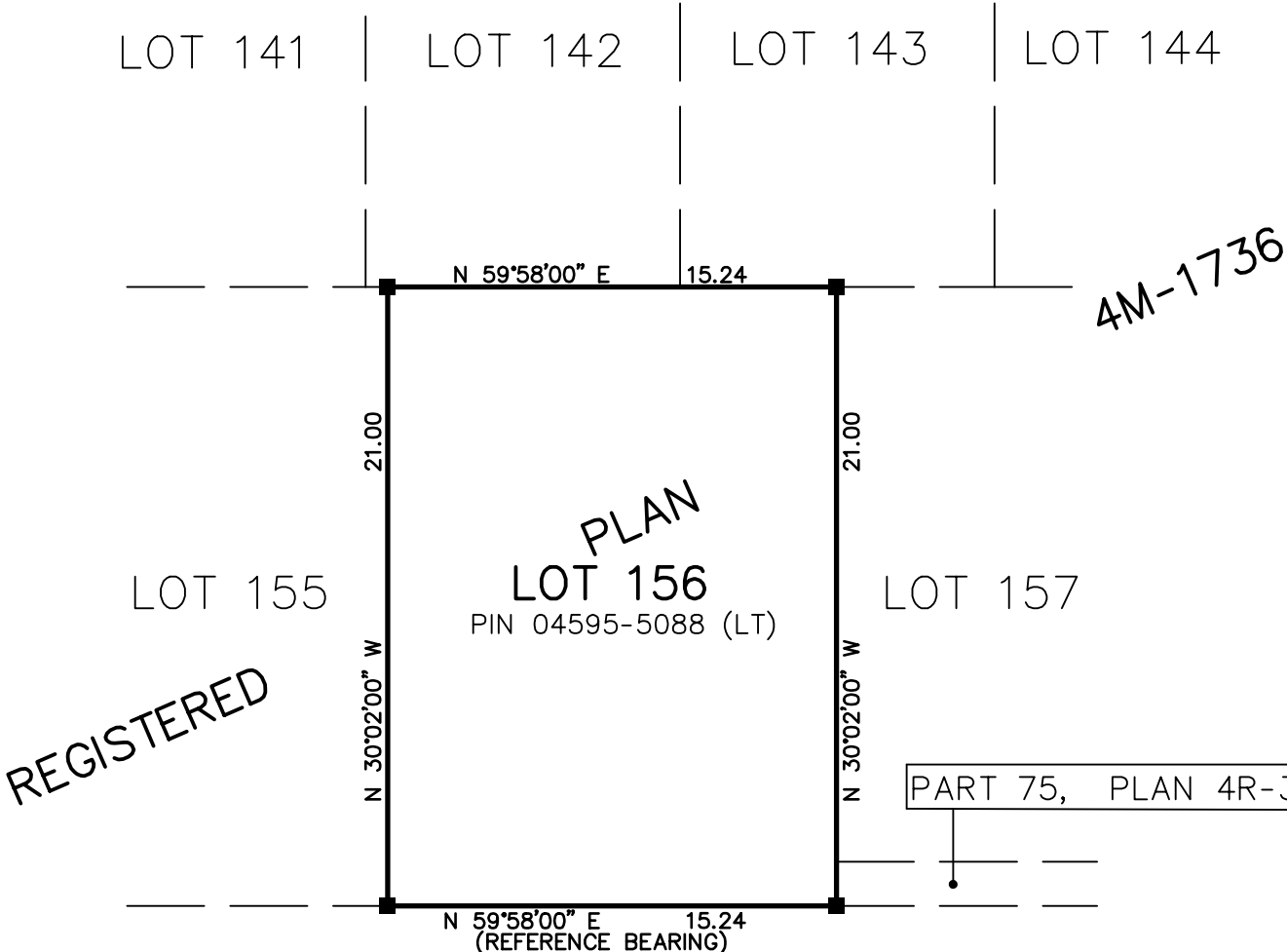
ALL FOUND MONUMENTS ARE PB'S UNLESS OTHERWISE NOTED.

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



bois SAPLING GROVE  
(DEDICATED BY REGISTERED PLAN 4M-1736)  
PIN 04595-5204 (LT)

**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-57996

 <b>J.D. BARNES</b> LIMITED <small>LAND INFORMATION SPECIALISTS          62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9          T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com</small>	SURVEYING MAPPING GIS	TF DRAWN
	DATED: 1/30/2024	CF CHECKED
	23-10-014-00: V9 (LOT 156)	Ref. No.

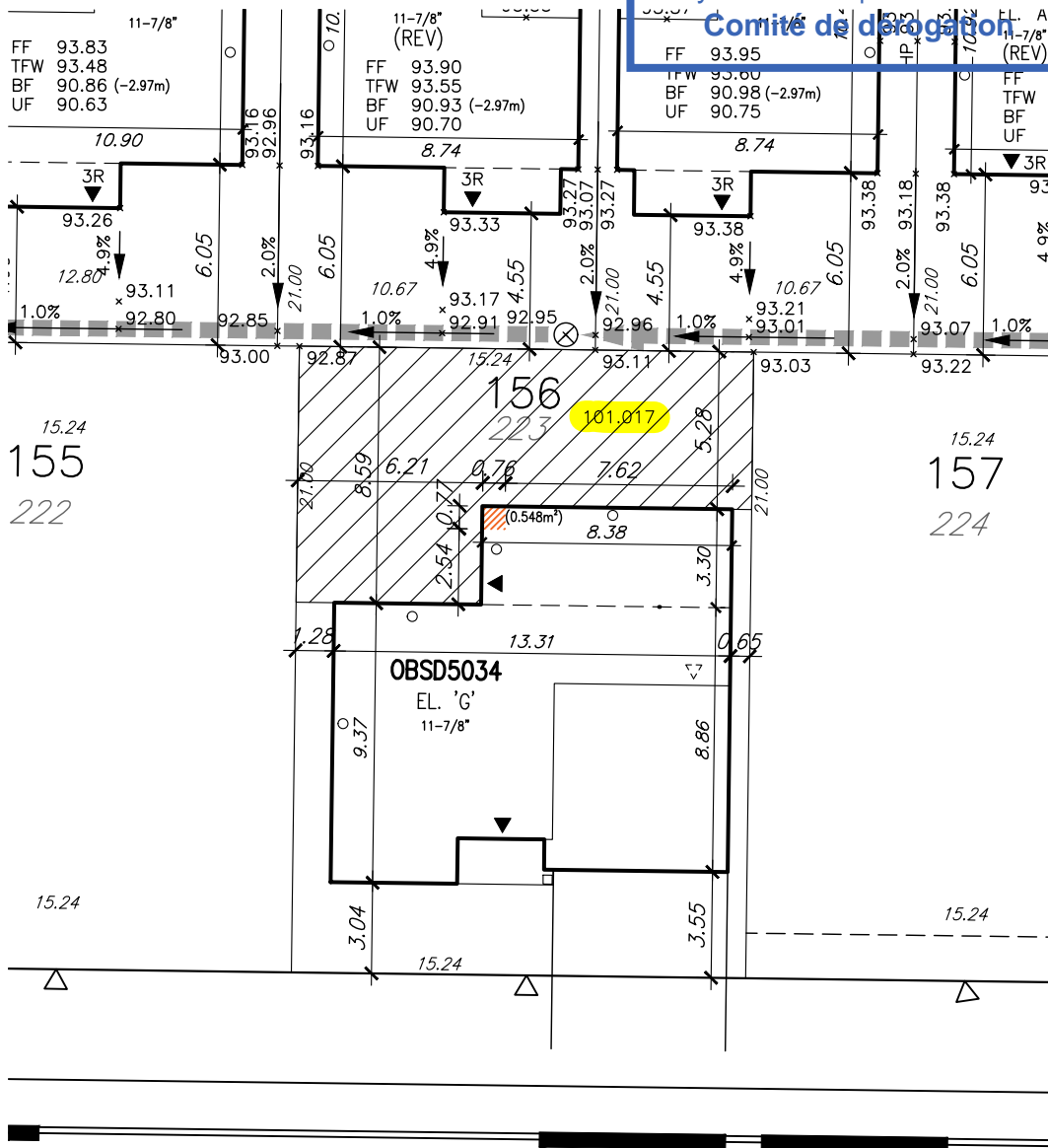
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# bois Sapling Grove

LOT AREA	320.0m <sup>2</sup>	
BUILDING AREA	144.9m <sup>2</sup>	
COVERAGE	45.26%	
FRONT LANDSCAPE AREA	49.7m <sup>2</sup>	70.54%
DRIVEWAY AREA	20.7m <sup>2</sup>	29.46%

### 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.

### Legend:

● LP	LIGHT POLE	⊗ SUMP PUMP	⊗ SUMP PUMP	⊖ PRV	PRESSURE RELEASE VALVE
⊕ H	HYDRANT	FF	FINISHED FLOOR ELEVATION	REV	REVERSE PLAN
⊕	TRANSFORMER	UF	UNDERSIDE FOOTING ELEVATION	■	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
⊕	WATER SERVICE	BF	FIN. BASEMENT FLOOR SLAB	---	RETAINING WALL
⊕	DOUBLE SAN. CONNECTION	TFW	TOP OF FOUNDATION WALL	---	ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
⊕	SINGLE SAN/STM. CONNECTION	UFR	UNDERSIDE FOOTING AT REAR	---	PRIVACY FENCE (SEE LANDSCAPE PLAN)
⊕	STREET SIGNAGE	UFF	UNDERSIDE FOOTING AT FRONT	---	PERFORATED PIPE (SEE ENGINEER GRADING PLAN)
⊕	CATCH BASIN	W.O.B.	WALK OUT BASEMENT	---	
⊕	EXTERIOR DOOR LOCATION	---	HYDRO SERVICE LATERAL	---	
⊕	SIDE WINDOW LOCATION	---	1.2m BLACK VINYL CHAIN LINK FENCE	---	
⊕	SWALE DIRECTION	---	1.5m BLACK VINYL CHAIN LINK FENCE	---	
⊕	CABLE TELEVISION PEDESTAL	---	EMBANKMENT 3:1 SLOPE	---	
⊕	BELL PEDESTAL	---	PROPOSED VALVE	---	
⊕	FLOOR DRAIN	---	SUPER MAIL BOX	---	
⊕	RLCG LEAD PRESENT CAUTION WHEN EXCAVATING	---	STREET LIGHT PEDESTAL	---	
		---	ROGERS PULLING VAULT	---	
		---	BELL FLUSH TO GRADE	---	

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.

## CAIVAN COMMUNITIES

Sheet Title  
 CURRENT 4M - LOT 156  
 250 SAPLING GROVE

## 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:  
 CONSERVANCY  
 PHASE 2A/2B  
 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

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Material	
MATERIAL TAG	MATERIAL
C100	POURED CONC. FOUNDATION WALLS AND FOOTING (TYP.)
C101	POURED CONC. PORCH SLAB W/ INSET STEP(S) IF REQUIRED.
E103	SMOOTH FIBER-CEMENT PANEL (REFER TO SCOPE OF WORK)
E200	HORIZONTAL VINYL SIDING (TYP.)
E201	BOARD & BATTEN VINYL SIDING
E300	FACE BRICK (TYP.)
R100	ASPHALT SHINGLES (TYP)
R103	PREFIN. ALUM. FASCIA, VENTED SOFFIT, GUTTER & DOWNSPOUTS
T109	METAL TRIM SYSTEM FOR FIBER-CEMENT PANELS - EASYTRIM OR EQUAL (TYP.)
T202	ALUM. CLAD CORNER TRIM BOARD
T204	ALUM. CLAD HEADER TRIM BOARD
T205	ALUM. CLAD SILL TRIM BOARD
T302	BRICK SOLDIER W/ 1/2" PROJECTION



Sheet Title  
**G - FRONT ELEVATION**

**OBSD5034**

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

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

Location  
**OTTAWA**

Client  
**CAVAN**

Issued / Revision	Chart	IF
7	FINAL DD ISSUED FOR COORDINATION	2024/07/12
6	FINAL DD ISSUED FOR CLIENT REVIEW	2023/12/11
4	FINAL SD RE-ISSUED FOR APPROVAL	2023/04/13
3	FINAL SD ISSUED FOR CLIENT REVIEW	2023/03/31
2	FULL SCHEMATIC DESIGN FOR CLIENT REVIEW	2023/03/21
1	PRELIMINARY SD ISSUED FOR CLIENT REVIEW	2023/03/08

Issued / Revision Chart

**Q4 ARCHITECTS INC.**

4110 Yonge Street  
Suite 602, Toronto ON,  
M2P 2B7  
T. 416.322.6334  
F. 416.322.7294  
E. info@q4architects.com

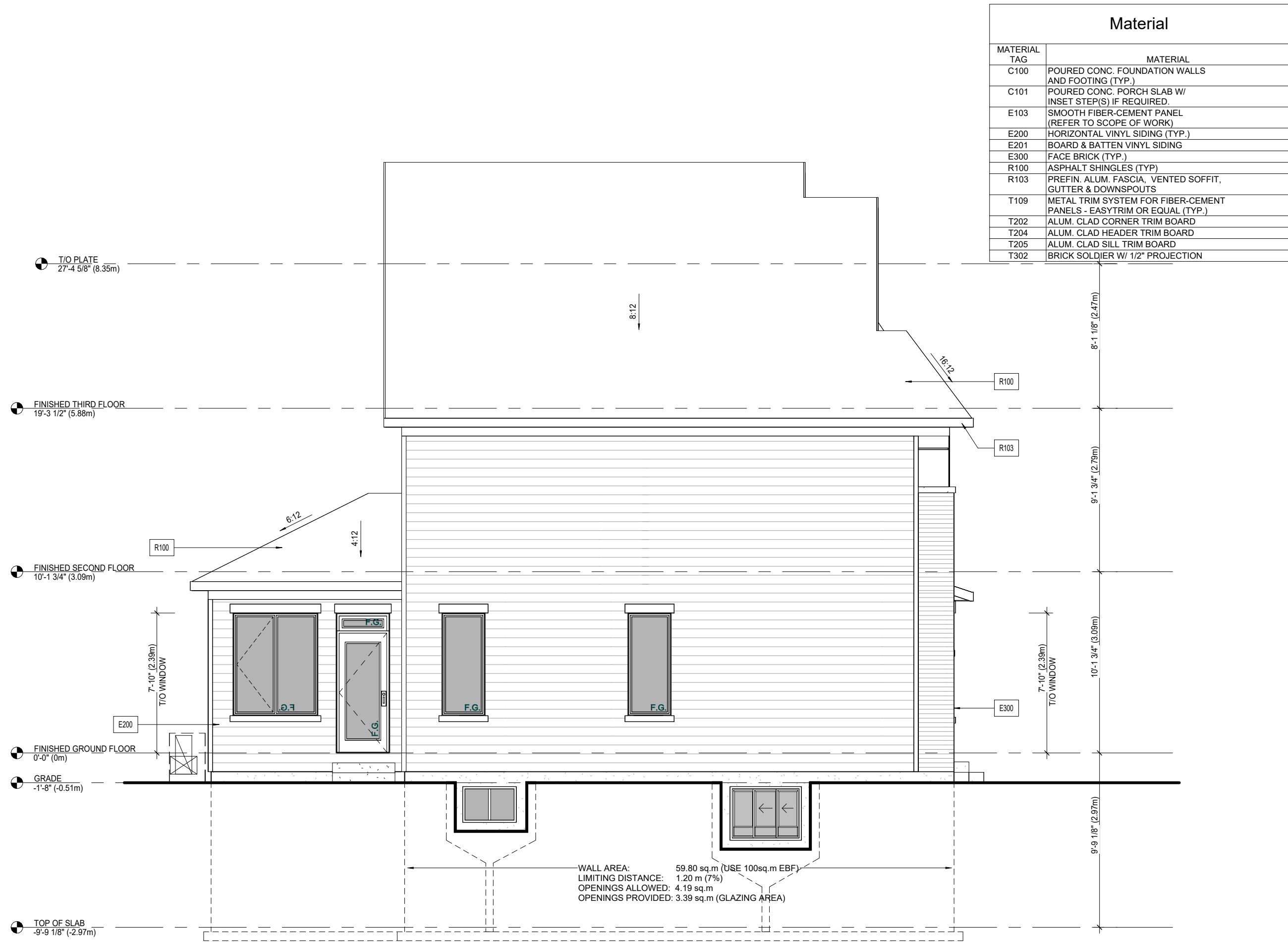
**Q4A**  
ARCHITECTS

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**G-4.1**

DD - G - LEFT ELEVATION



WALL AREA: 59.80 sq.m (USE 100sq.m EBF)  
 LIMITING DISTANCE: 1.20 m (7%)  
 OPENINGS ALLOWED: 4.19 sq.m  
 OPENINGS PROVIDED: 3.39 sq.m (GLAZING AREA)

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Sheet Title  
**G - LEFT ELEVATION**

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

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

**G-4.2**

Issued / Revision Chart	2024/07/12	JF
7 FINAL DD ISSUED FOR COORDINATION	2023/12/11	JF
6 FINAL DD ISSUED FOR CLIENT REVIEW	2023/04/13	KB
4 FINAL SD REISSUED FOR CLIENT APPROVAL	2023/03/31	KB
3 FINAL SD ISSUED FOR CLIENT APPROVAL	2023/03/21	NR
2 FULL SCHEMATIC DESIGN FOR CLIENT REVIEW	2023/03/08	KB
1 PRELIMINARY SD ISSUED FOR CLIENT REVIEW		

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 M2P 2B7

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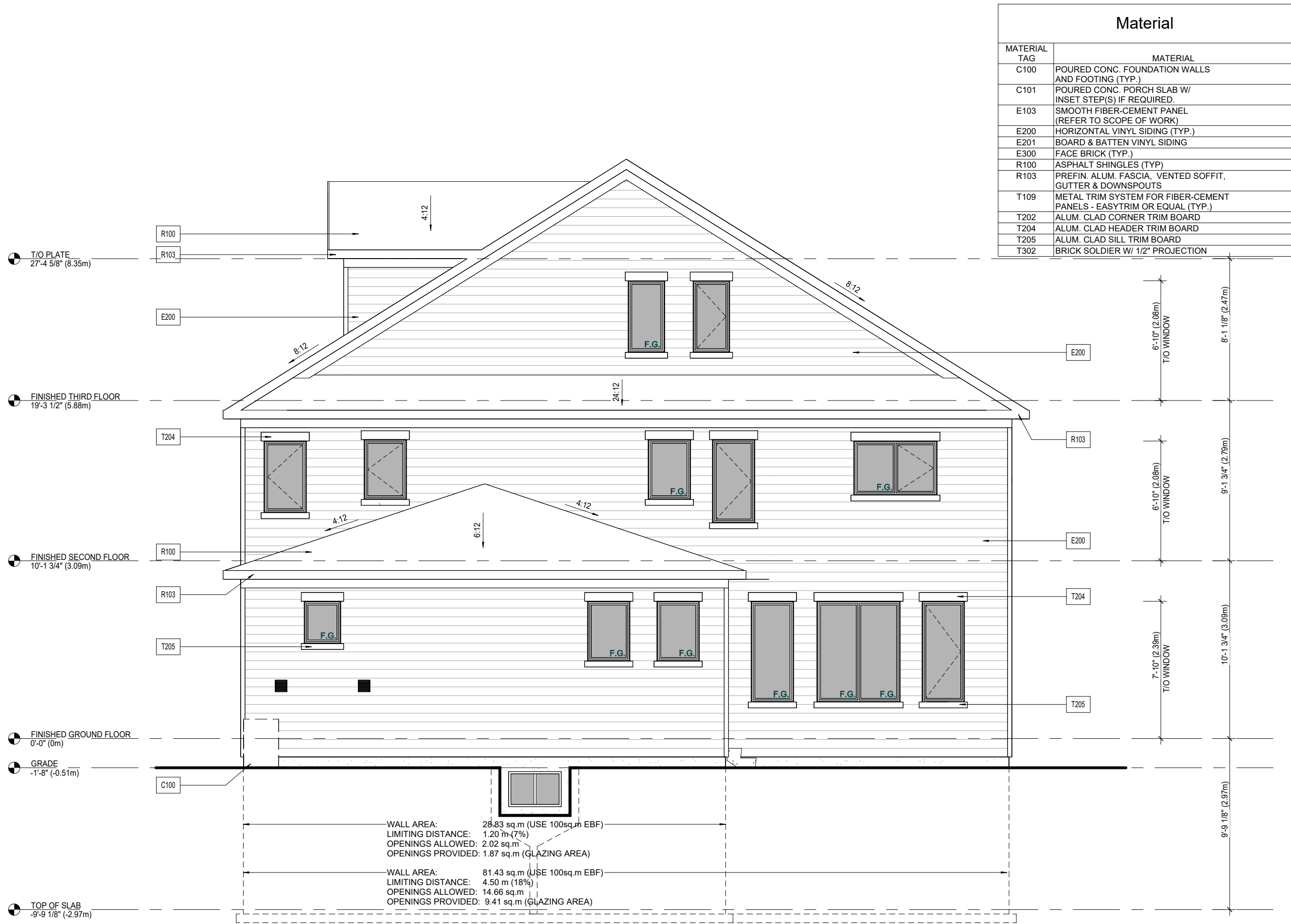


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DD - G - REAR ELEVATION



Material	
MATERIAL TAG	MATERIAL
C100	POURED CONC. FOUNDATION WALLS AND FOOTING (TYP.)
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Sheet Title  
**G - REAR ELEVATION**

**OBSD5034**

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

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

NO.	ISSUED FOR	DATE	BY
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Issued / Revision Chart

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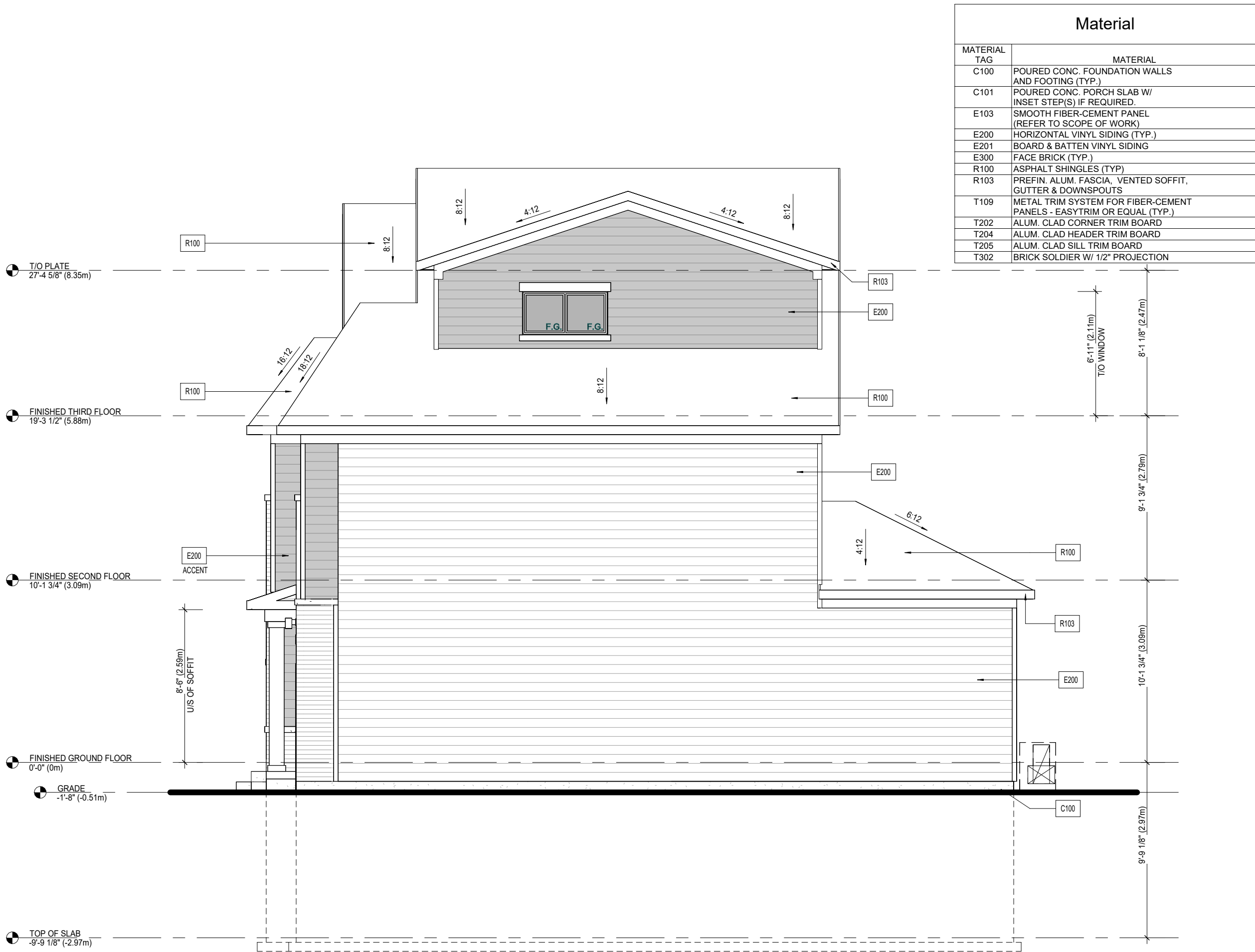
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Project No. **23002**  
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Drawn By **JF**  
Checked By **KB**

**G-4.3**



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DD - G - RIGHT ELEVATION

**OBSD5034**

Project No. 23002  
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 Checked By KB

**G-4.4**

Sheet Title  
**G - RIGHT ELEVATION**

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

Location  
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