

**NOTES:**  
 - ALL CONTRACTORS MUST COMPLY WITH ALL CODES 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/OR OMISSIONS TO OWNER PRIOR TO COMMENCEMENT.  
 - DO NOT SCALE DRAWINGS.

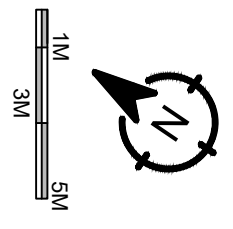
DATE (YYYY-MM-DD): 2023-12-13  
 DRAWN BY: AMF  
 SHEET SIZE: 11"x17"  
 SCALE: 1:200

PROJECT: 1756 SCOTT STREET  
 TITLE: SITE PLAN

DRAWING No.: **A0.1**

LOT	MIN LOT WIDE(M)	MIN LOT AREA(M <sup>2</sup> )	MIN FRONT YARD SETBACK(M)	MIN SIDE YARD SETBACK(M)	MIN REAR YARD SETBACK(M) LOT DEPTH - 17.5 = 6.20 TABLE 14.4A (i)	MAX BUILDING HEIGHT(M)
1756 SCOTT	7.62 (EXISTING)	189 (EXISTING)	3.60	1.1 (EXISTING)	*4.02**	8.0

**ZONING REQUIREMENTS: R1MM**  
**\*\*PERMISSION REQUIRED\*\***  
**LOT INFORMATION:**  
 1756 SCOTT STREET  
 PART OF LOT 10 SOUTH  
 SCOTT STREET LOTS AND  
 PART OF LOTS B & C  
 REREGISTERED PLAN 145  
 CITY OF OTTAWA  
 ZONING: R1MM  
 WARD: KITCHISSIPPI 15  
 LOT AREA: 188.54 + 232.3 =  
 420.84m<sup>2</sup>



PART OF LOT 10 SOUTH SCOTT STREET LOTS AND PART OF LOTS B & C REGISTERED PLAN 145 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:100

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

Surveyor's Certificate

I CERTIFY THAT: 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the regulations made under them. 2. The survey was completed on the 6th day of November, 2023.

November 22, 2023 Date T. Harwick Ontario Land Surveyor



- Notes & Legend
Denotes Survey Monument Planted
SIB Survey Monument Found
SSIB Standard Iron Bar
IB Short Standard Iron Bar
CP Concrete Pin
CC Cut Cross
(MT) 0.30 Length
(AOG) Witness
Meas. Annis, O'Sullivan, Vollebek Ltd.
(P) Registered Plan 145
(P1) (1473) Plan dated May 29, 1997
(P2) (725) Plan dated Nov. 19, 1985
(P3) (857) Plan dated Aug. 2, 1983
(P4) (647) Plan dated April 8, 2005
(P5) Plan 4R-28172
(P6) (1175) Plan dated Nov. 16, 2015
(P7) Plan 4R-5818
(P8) (1892) Plan dated Sept. 20, 2021
(P9) (647) Plan dated July 19, 1985
(P10) Plan 4R-10905
(P11) (AOG) Plan File 22859-22
(D1) Inst. N451472
(D2) Inst. CR597289
(D3) Inst. CR308489
CJ Calculated per
CLF Chain Link Fence
BF Board Fence
EI Edge of Interlock
EOA Edge of Asphalt
UP Utility Pole
D Diameter
C/L Centreline
PL Property Line
Fdn. Foundation
GM Gas Meter
RWC Concrete Retaining Wall
Deciduous Tree
Coniferous Tree
OW Overhead Wires
HM Hydro Meter
AN Anchor
UP Utility Pole
E Location of Elevations
D Diameter

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referred to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (78°30' West Longitude) NAD-83 (original). For bearing comparisons, a rotation of 0°00'50" counter-clockwise was applied to bearings on plan (P2).

- ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

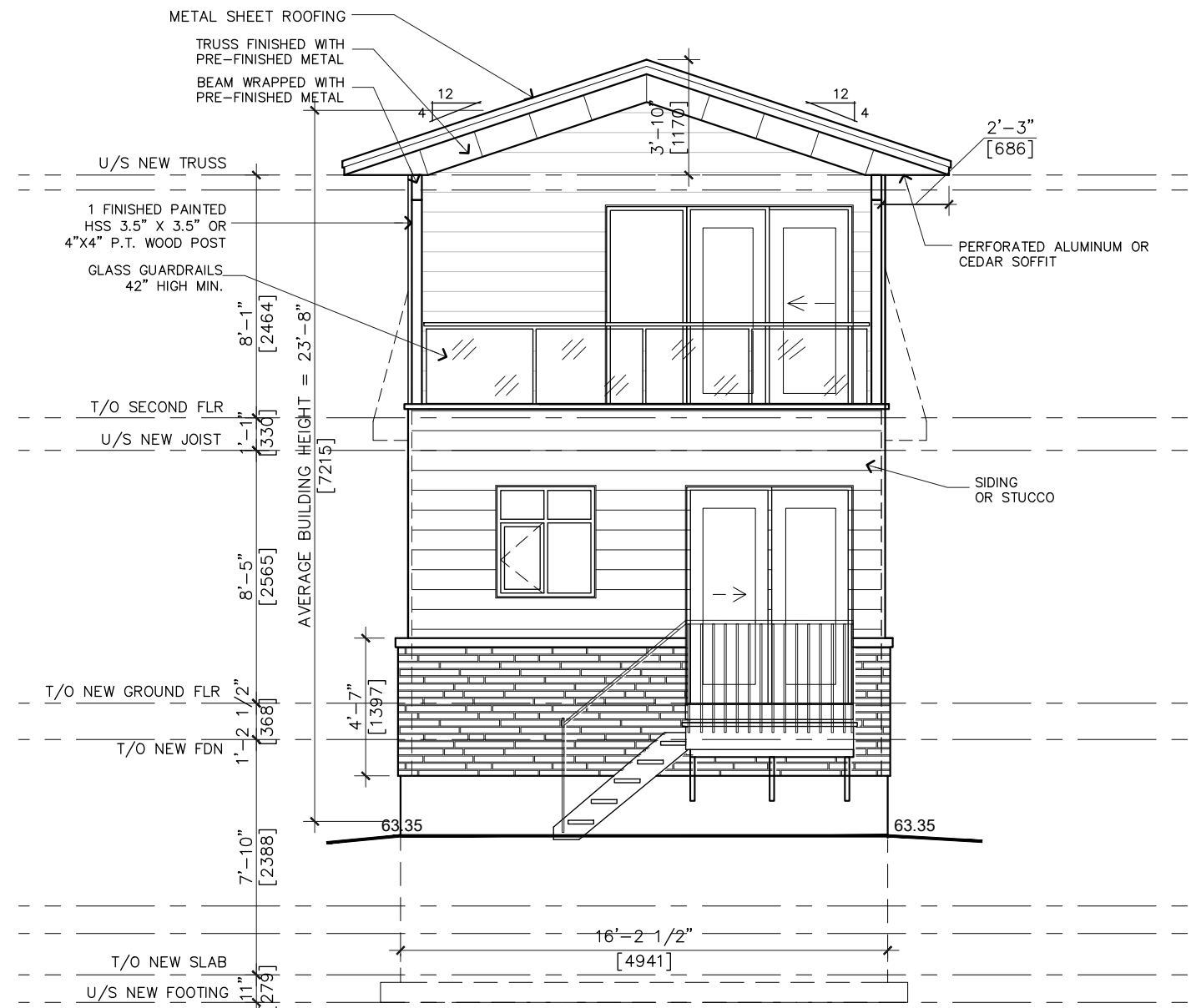
ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM V-60619
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Ontario Land Surveyor
Reg. No. 24598-23 Prof. Licens. P.L.S. 0145 03



**LEFT ELEVATION**

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

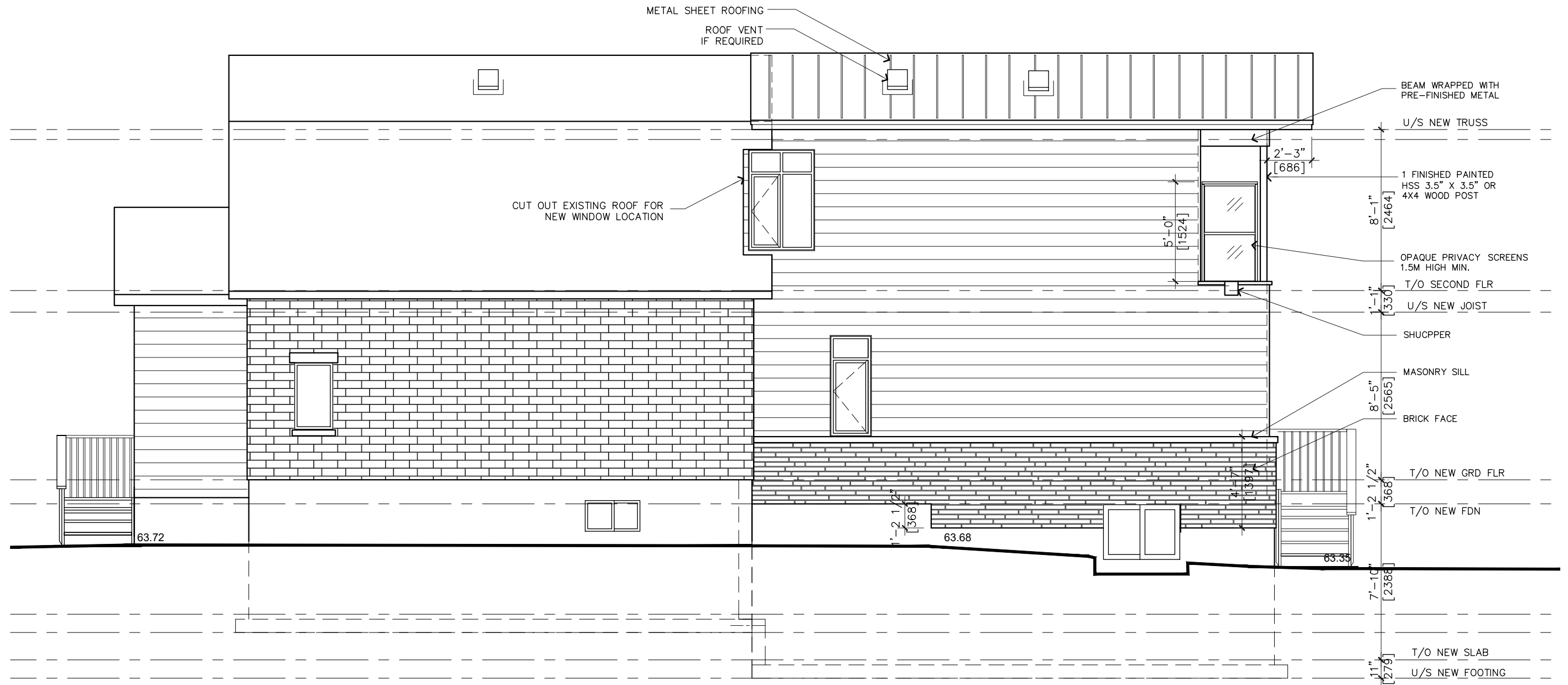
**1756 SCOTT STREET ADDITION - ELEVATIONS**



## REAR ELEVATION

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

# 1756 SCOTT STREET ADDITION - ELEVATIONS



RIGHT ELEVATION

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

1756 SCOTT STREET ADDITION - ELEVATIONS