

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

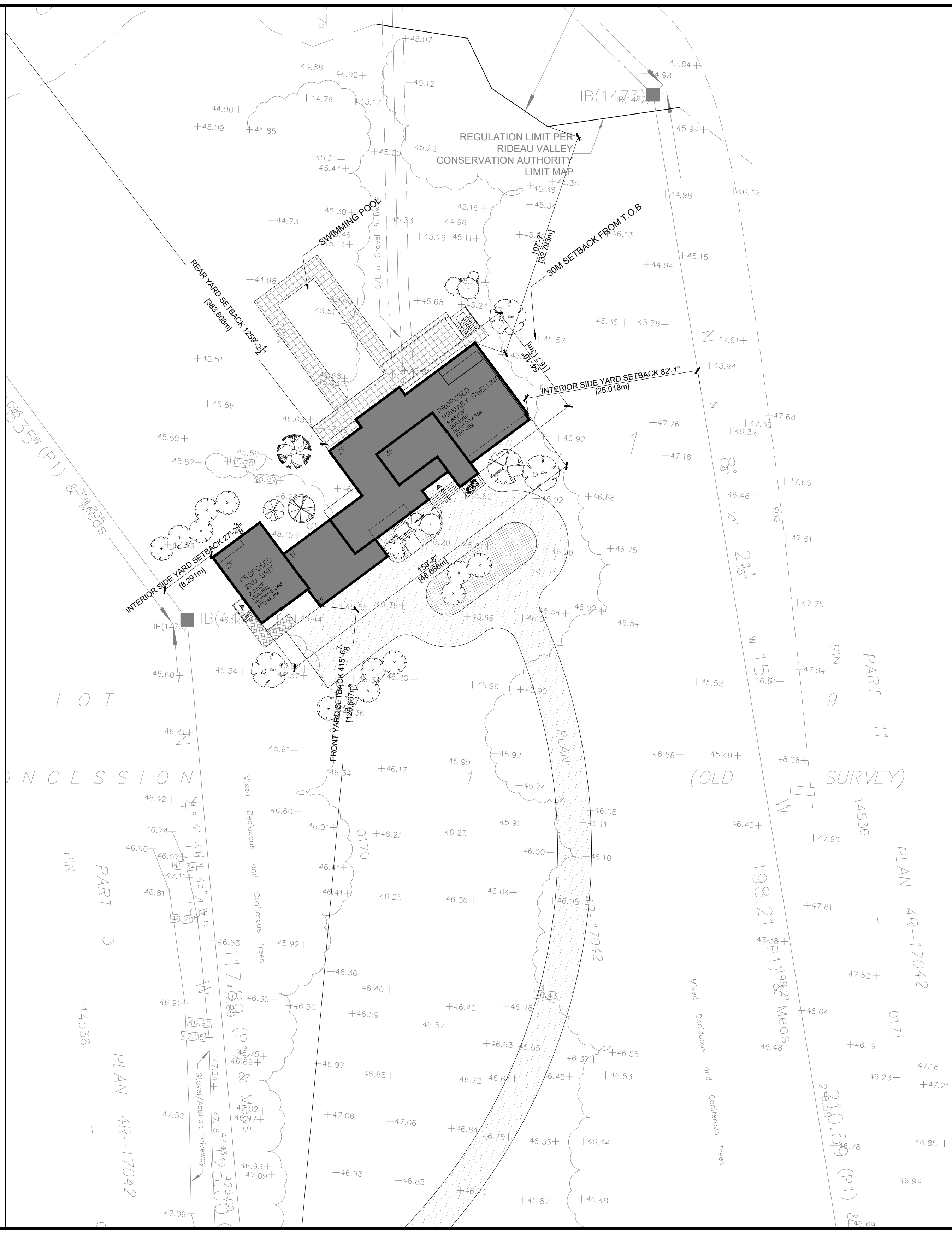
DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS ISSUED FOR BUILDING PERMIT ONLY. ONLY DRAWINGS ISSUED FOR CONSTRUCTION WHICH ARE SIGNED BY THE ARCHITECT OR DESIGNER AND ENGINEERS CAN BE USED FOR CONSTRUCTION.

No.	Revision	Date	By
1	FOR MINOR VARIANCE APP.	2023/08/24	

ZONING	RU (Zoning By-law No. 2008-250)	LOT NO.	
PLAN NO.		LOT AREA	435650.23 ft <sup>2</sup> (40473.27 m <sup>2</sup> )
LOT FRONTAGE	295.26' (90 M)	LOT DEPTH	
DESCRIPTION	EXISTING	PROPOSED	REQUIRED
MIN. LOT FRONTAGE	295.26' (90 M)	295.26' (90 M)	50M
MIN. LOT AREA	435650.23 ft <sup>2</sup> (40473.27 m <sup>2</sup> )	435650.23 ft <sup>2</sup> (40473.27 m <sup>2</sup> )	8000 SM
MAX. BUILDING HEIGHT	—	42' - 6" (12.954 M) *	12 M
NO. OF STORIES	—	3	NA
DRIVEWAY WIDTH	—	4.88M	4M
BUILDING AREA	—	6,162 SQF (572.47 SQM)	87,130 SQF (8,094.65 SQM)
MAX LOT COVERAGE	—	1.41%	20%
GROSS FLOOR AREA	—	12,539 SQF (1164.91 SQM)	NA
		Principle Dwelling 9,904 SQF (920.11 SQM)	Secondary Unit No Greater than 40% of GFA of Principle Dwelling
		Secondary Unit 2,635 SQF (244.80 SQM) 26.6%	
MIN. DISTANCE SEPARATION	—	—	—
AVERAGE GRADING	—	46.45M	NA
FIRST FLOOR ELEVATION	—	49m (Principle Dwelling) 48.8m (Secondary Unit)	NA
SETBACK	EXISTING	PROPOSED	REQUIRED
FRONT (SOUTH)	—	415'-6 7/8" (126.67m)	10.0m
SIDE (WEST)	—	27'-2 3/8" (8.29 m)	5.0m
SIDE (EAST)	—	82'-1" (25.02m)	5.0m
REAR (NORTH)	—	1259'-2 1/2" (383.81m)	10.0m

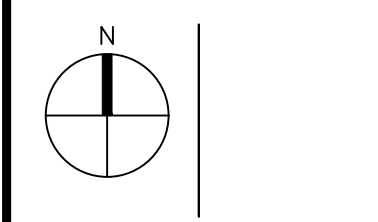


QUALIFICATION INFORMATION  
Required unless design is exempt under 2.17.5.1. of the building code

NAME: PENG CAI  
SIGNATURE:  
BCIN #: 106893

QUALIFICATION INFORMATION  
Required unless design is exempt under 2.17.4.1. of the building code

FIRM NAME: 9676538 CANADA INC.  
REGISTRATION 117699



ROCKLAND RESIDENCE  
ARCHITECTURAL DESIGN

Project number: 2023-05  
Drawn Scale 1/32"=1'-0"  
Checked Date 2023/06/12

SITE PLAN

Drawing No. A-000

PART OF LOT 9  
CONCESSION 1 (OLD SURVEY)  
GEOGRAPHIC TOWNSHIP OF CUMBERLAND  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 1000  
0 1 2 3 4 5 6 7 8 9 10 metres

Metric Note  
Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note  
Bearings are astronomic and are referred to the Northerly limit of Ottawa Road 174 having a bearing of N 84° 08' 10" W as shown on Plan 4R-17042.

Elevation Notes  
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (Monument No. 198434761)  
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 it's 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. A field location of underground plan by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

Denotes	Survey Monument Found
IB	Iron Bar
SIB	Standard Iron Bar
C/L	Centreline
EOG	Edge of Gravel
Meas	Measured
(P1)	Plan 4R-17042
P&W	Post and Wire Fence
RF	Rail Fence
CSP	Corrugated Steel Pipe



Plan  
Scale 1:1000

DETAIL  
Scale 1:500

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 12th day of July, 2022.

July 18/22  
Date

Jamie Leslie  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-28521  
FARLEY, SMITH & DENIS SURVEYING LTD.

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. © FARLEY, SMITH & DENIS SURVEYING LTD., 2022.

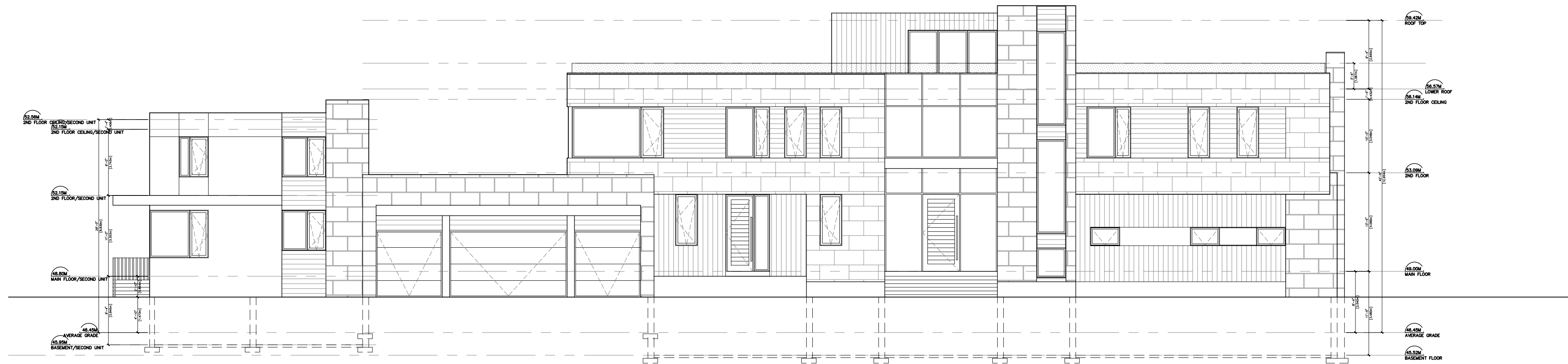
ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS  
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
TEL. (613) 727-8226 E-mail: fdsurvey@bellnet.ca

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS ISSUED FOR BUILDING PERMIT ONLY. ONLY DRAWINGS ISSUED FOR CONSTRUCTION WHICH ARE SIGNED BY THE ARCHITECT OR DESIGNER AND ENGINEERS CAN BE USED FOR CONSTRUCTION.



1 FRONT ELEVATION  
A201



2 BACK ELEVATION  
A201

No.	Revision	Date	By
1	FOR MINOR VARIANCE APP.	2023/08/24	

QUALIFICATION INFORMATION  
Required unless design is exempt under 2.17.5.1. of the building code

NAME: PENG CAI

SIGNATURE:

BCIN #: 106893

QUALIFICATION INFORMATION  
Required unless design is exempt under 2.17.4.1. of the building code

FIRM NAME: 9678538 CANADA INC.

REGISTRATION 117699



ROCKLAND RESIDENCE  
ARCHITECTURAL DESIGN

Project number: 2023-05

Drawn Scale 3/32"=1'-0"

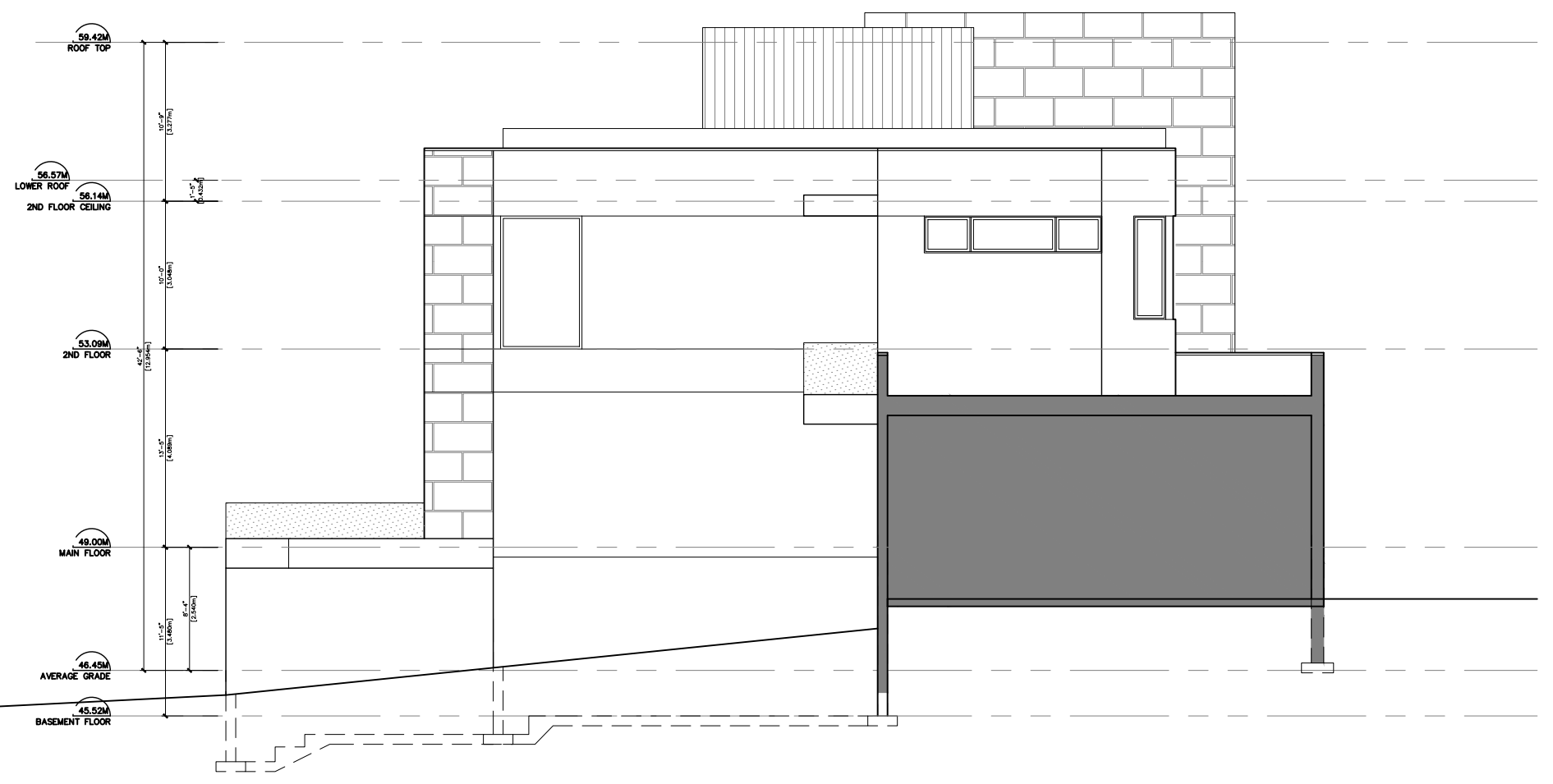
Checked Date 2023/06/12

FRONT ELEVATION  
BACK ELEVATION

Drawing No. A-201

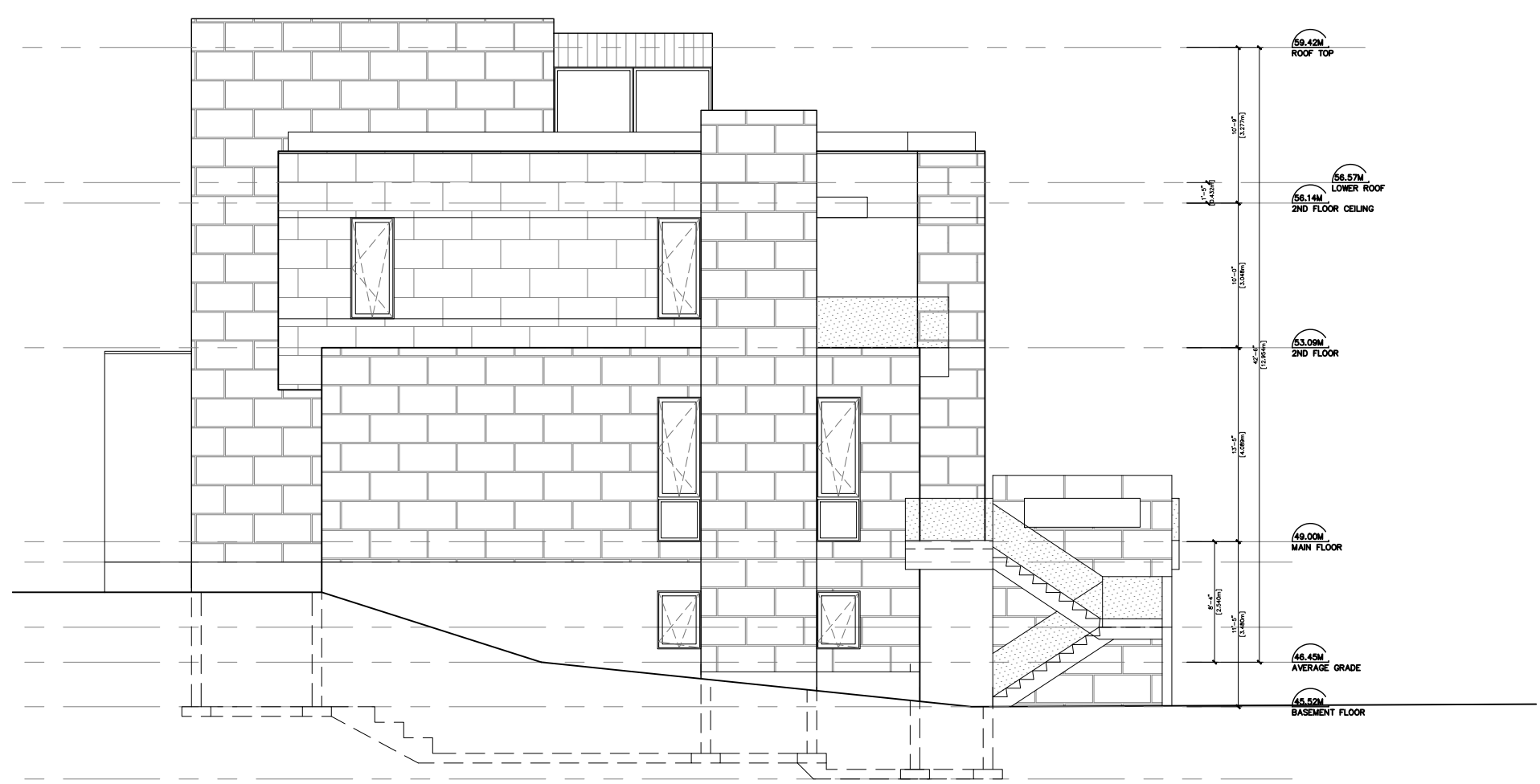
"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."  
 DO NOT SCALE DRAWINGS.  
 CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.  
 THIS DRAWING IS ISSUED FOR BUILDING PERMIT ONLY. ONLY DRAWINGS ISSUED FOR CONSTRUCTION WHICH ARE SIGNED BY THE ARCHITECT OR DESIGNER AND ENGINEERS CAN BE USED FOR CONSTRUCTION.

No.	Revision	Date	By
1	FOR MINOR VARIANCE APP.	2023/08/24	



1 LEFT ELEVATION  
A202

2 LEFT ELEVATION  
A202



1 RIGHT ELEVATION  
A202

QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.17.5.1. of the building code  
 NAME: PENG CAI  
 SIGNATURE:  
 BCIN #: 106803  
 QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.17.4.1. of the building code  
 FIRM NAME: 9678538 CANADA INC.  
 REGISTRATION 117699



ROCKLAND RESIDENCE  
 ARCHITECTURAL DESIGN

Project number: 2023-05  
 Drawn Scale 3/32"=1'-0"  
 Checked Date 2023/06/12

LEFT ELEVATION  
 RIGHT ELEVATION

Drawing No. A-202

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT."

DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS ISSUED FOR BUILDING PERMIT ONLY. ONLY DRAWINGS ISSUED FOR CONSTRUCTION WHICH ARE SIGNED BY THE ARCHITECT OR DESIGNER AND ENGINEERS CAN BE USED FOR CONSTRUCTION.

No.	Revision	Date	By
1	FOR MINOR VARIANCE APP.	2023/08/24	



QUALIFICATION INFORMATION  
Required unless design is exempt under 2.17.5.1. of the building code

NAME: PENG CAI

SIGNATURE:

BCIN #: 186883

QUALIFICATION INFORMATION  
Required unless design is exempt under 2.17.4.1. of the building code

FIRM NAME: 9676538 CANADA INC.

REGISTRATION 117699



ROCKLAND RESIDENCE  
ARCHITECTURAL DESIGN

Project number: 2023-05

Drawn Scale 3/32"=1'-0"

Checked Date 2023/06/12

RENDERINGS

Drawing No. A-203