



Committee of Adjustment
Received | Reçu le

2024-05-23

City of Ottawa | Ville d'Ottawa
Comité de dérogation

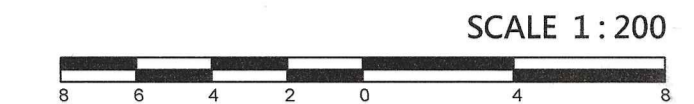
UTILITY NOTE
THIS DRAWING DOES NOT SERVE AS A COMPREHENSIVE CONFIRMATION OF ALL UTILITIES PRESENT. IT IS THE USER'S RESPONSIBILITY TO CONTACT THE RELEVANT UTILITY AUTHORITIES FOR VERIFICATION.

ONLY UTILITIES VISIBLE ON THE SURFACE HAVE BEEN IDENTIFIED PRIOR TO ANY ACTIVITIES SUCH AS DIGGING. IT IS MANDATORY TO OBTAIN A FIELD LOCATION OF UNDERGROUND UTILITIES FROM THE APPROPRIATE AUTHORITY.

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD2878) AND ARE DERIVED FROM GPS MEASUREMENTS RESULTING FROM PRECISE POINT POSITIONING (PPP).

THE USER OF THIS INFORMATION BEARS THE RESPONSIBILITY TO CONFIRM THAT THE JOB BENCHMARK REMAINS UNALTERED AND UNDISTURBED, AND THAT ITS RELATIVE HEIGHT AND DESCRIPTION ALIGN WITH THE DETAILS PRESENTED IN THIS PLAN.

TOPOGRAPHIC PLAN OF SURVEY OF LOT 780 REGISTERED PLAN 882 CITY OF OTTAWA MONUMENT-URSO SURVEYING LTD.



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 SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF MARCH, 2024.

May 8 / 24 DATE
COEL STONEY ONTARIO LAND SURVEYOR

LEGEND

SYMBOL	DENOTES	FOUND SURVEY MONUMENT
■	DENOTES	FOUND SURVEY MONUMENT
□	PLANTED SURVEY MONUMENT	PLANTED SURVEY MONUMENT
IB	IRON BAR	IRON BAR
SIB	STANDARD IRON BAR	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR	SHORT STANDARD IRON BAR
PB	PLASTIC BAR	PLASTIC BAR
IBØ	ROUND IRON BAR	ROUND IRON BAR
(WIT)	WITNESS	WITNESS
ACC.	ACCEPTED	ACCEPTED
MEAS.	MEASURED	MEASURED
(1476)	MONUMENT-URSO SURVEYING LTD.	MONUMENT-URSO SURVEYING LTD.
(P1)	REGISTERED PLAN 882	REGISTERED PLAN 882
(P2)	PLAN 4R-34169	PLAN 4R-34169
AC	AIR CONDITIONER	AIR CONDITIONER
T-PED	TRANSFORMER	TRANSFORMER
B-PED	BELL PEDESTAL	BELL PEDESTAL
CB	CATCH BASIN	CATCH BASIN
FH	FIRE HYDRANT	FIRE HYDRANT
GM	GATE	GATE
HM	GAS METER	GAS METER
HM	HYDRO METER	HYDRO METER
MH-S	MAINTENANCE HOLE - SANITARY	MAINTENANCE HOLE - SANITARY
MH-ST	MAINTENANCE HOLE - STORMWATER	MAINTENANCE HOLE - STORMWATER
Ø	DIAMETER	DIAMETER
CLF	CHAIN-LINK FENCE	CHAIN-LINK FENCE
BF	BOARD FENCE	BOARD FENCE
Ø	DECIDUOUS TREE	DECIDUOUS TREE
Ø	CONIFEROUS TREE	CONIFEROUS TREE
T/G	TOP OF GRATE	TOP OF GRATE
ELEV	ELEVATION	ELEVATION
C/L	CENTRELINE	CENTRELINE
WRW	WOOD RETAINING WALL	WOOD RETAINING WALL
+88.00	EXISTING ELEVATIONS	EXISTING ELEVATIONS
+88.00	TOP OF WALL/CURB ELEVATIONS	TOP OF WALL/CURB ELEVATIONS
E/W	EAST/WEST	EAST/WEST

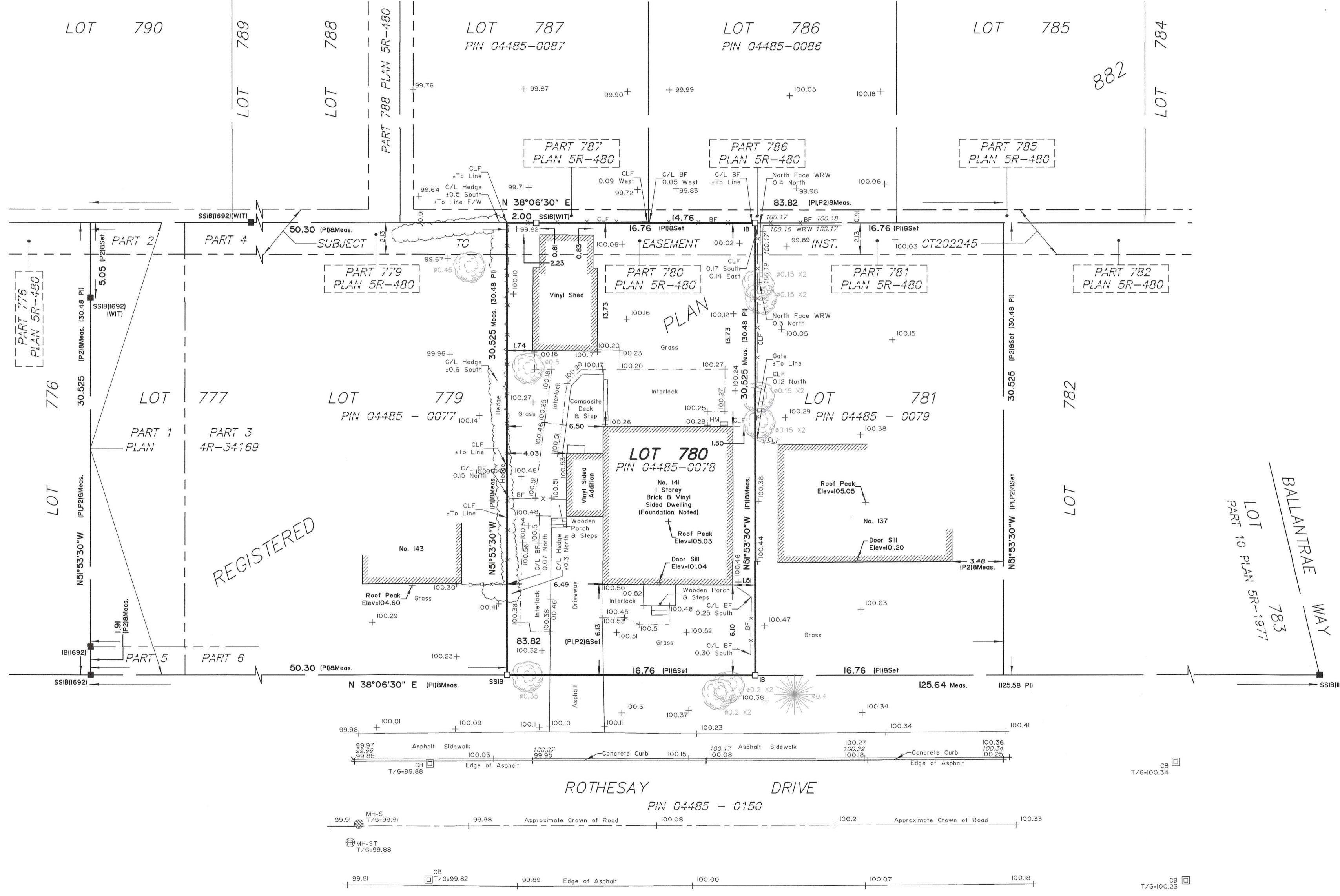
BEARING NOTES
BEARINGS ARE MTM GRID, DERIVED FROM CAN-NET GPS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 75° WEST LONGITUDE OF MTM ZONE 9 NAD83 (CSRS)(2010.0).

A ROTATION OF 0°05'50" CLOCKWISE WAS APPLIED TO BEARINGS ON (P1) AND (P2) TO CONVERT TO GRID BEARINGS.

SITE AREA
511.6 sq. m.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-75026

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, Section 29(3).



SITE BENCHMARK
FIRE HYDRANT
Top of Spindle
Elevation=101.26

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Monument-Urso Surveying Ltd.
Ontario Land Surveyors | Canada Land Surveyors
1755 WOODWARD DRIVE, SUITE 300
OTTAWA ON, K2C 0P9
536 °C FOURTH LINE EAST
SAULT STE. MARIE ON, P6A 6J8

TEL: (613) 800-1583
TEL: (705) 254-7851
FAX: (705) 254-5571

DRAWN: DG	FIELD: AC/ES	FILE No: 24-0027 141 RotherseyDr.T.F
PROCESSED: CS	CHECKED: CS	

GENERAL NOTES

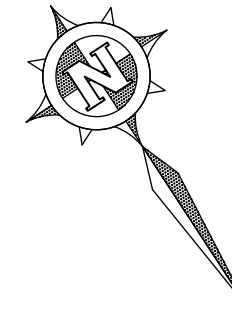
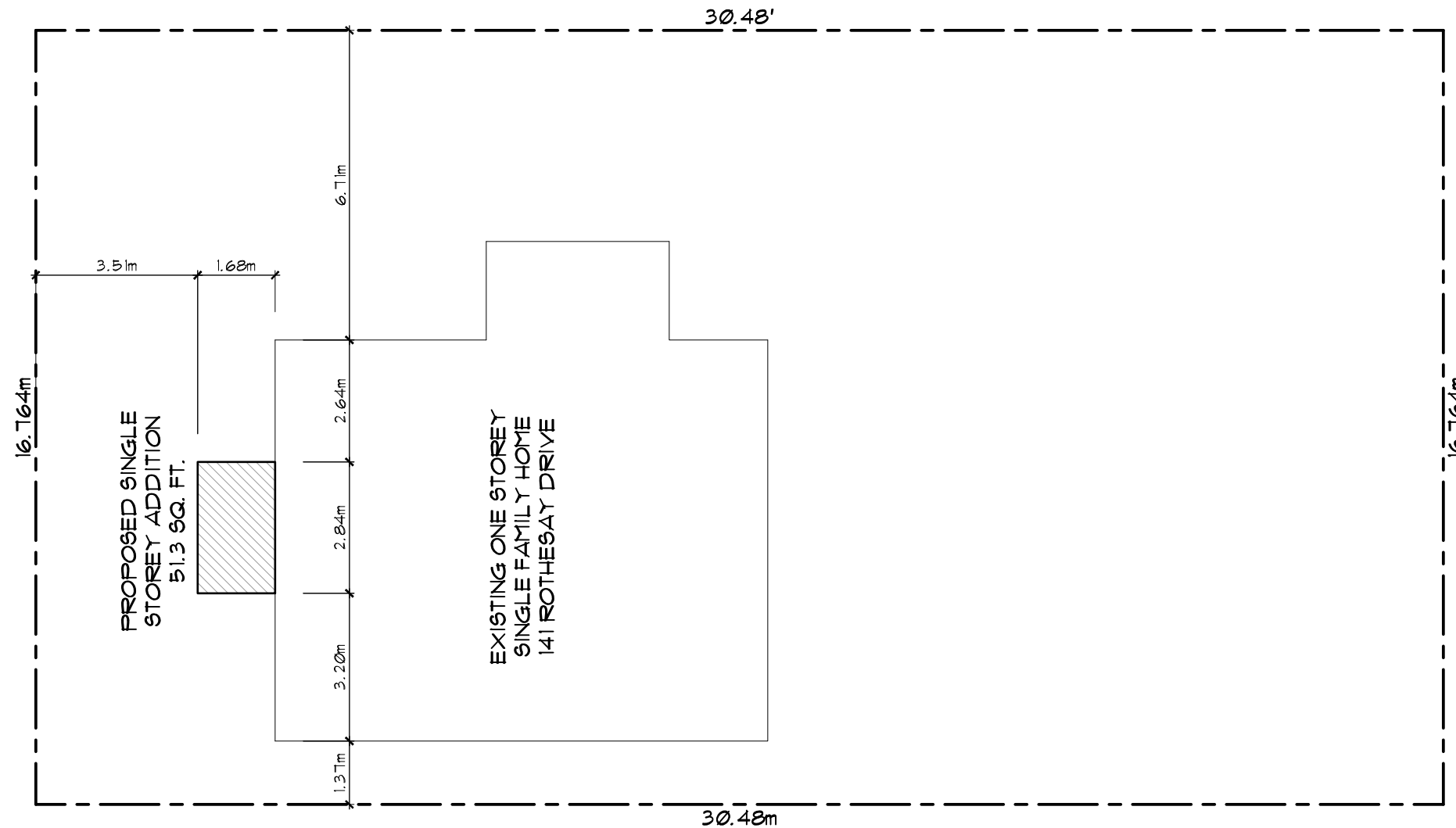
1. ALL WORK SHALL CONFORM TO THE ONTARIO BUILDING CODE PART 9
2. DIMENSIONS SHOWN FOR WOOD FRAMED FLOORS, WALLS, & ROOFS RELATE TO DRYWALL.
3. ALL CONCRETE TO BE 3000 psi UNLESS NOTED
4. REFER TO BUILDERS SPECIFICATIONS FOR INFO. ON PRODUCT TYPES, FIXTURES, INTERIOR FINISHES, CABINETS, EQUIPMENT ETC.
5. PROVIDE WATER RESISTANT DRYWALL @ BATHTUBS & SHOWERS
6. HEATING CONTRACTOR TO BE RESPONSIBLE FOR DETERMINING DUCT SIZES
7. DOUBLE STUDS EACH SIDE OF EXTERIOR WALL OPENINGS UNLESS OTHERWISE NOTED
8. CONSTRUCTION OF GUARDS SHALL CONFORM TO SECTION 9.8.8.8 / SG. 7 OF O.B.C.
9. STAIRS:
 - MAX. RISE 7-1/8"
 - MIN. RUN 8-1/4"
 - MIN. HEADROOM 6'-5"

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ROTHESAY DRIVE



ADDITION
141 ROTHESAY
SITE PLAN
05 - MAY - 2024
SCALE: $\frac{3}{32}'' = 1'0''$

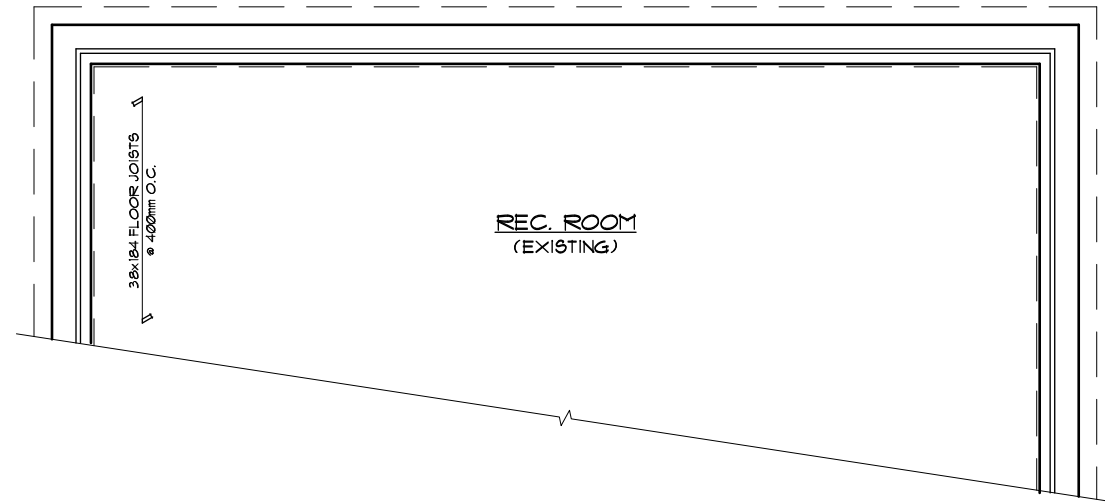
A1

Committee of Adjustment

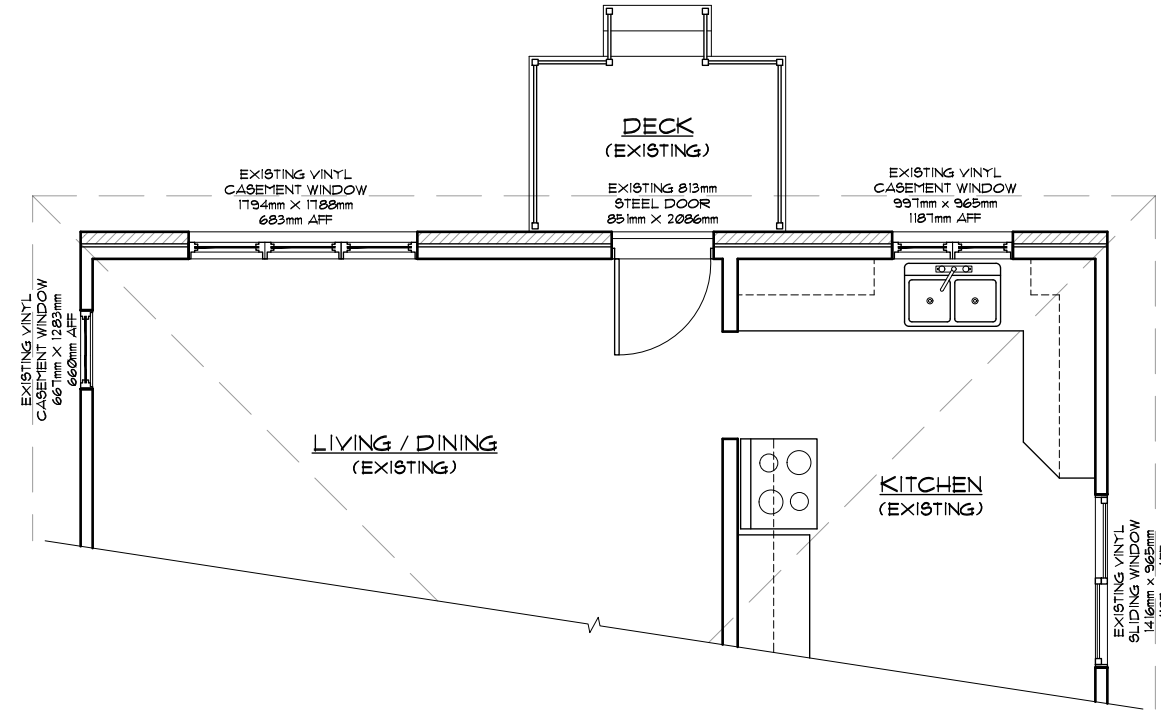
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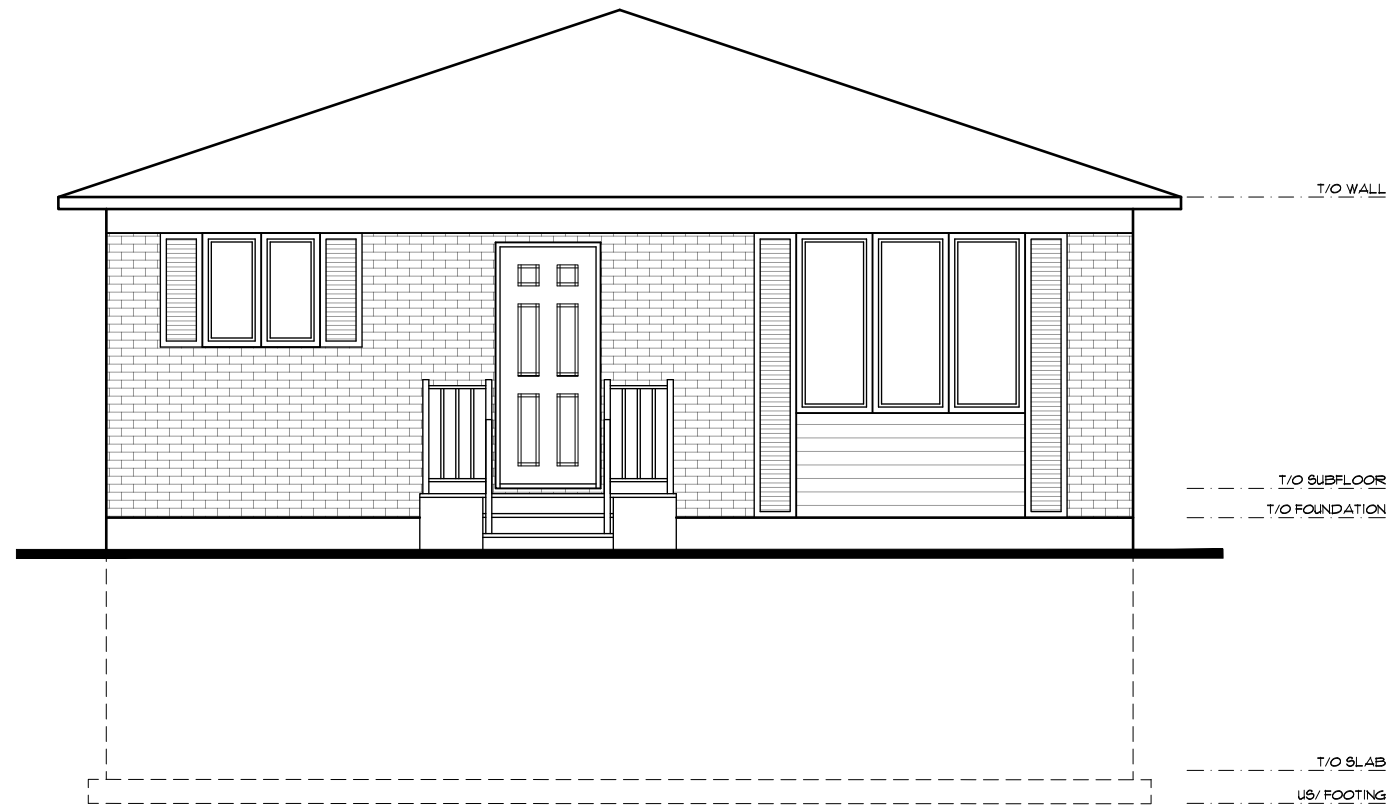
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1 BASEMENT AS-BUILT
SCALE: 3/16" = 10"



2 GROUND FLOOR AS-BUILT
SCALE: 3/16" = 10"



3 FRONT ELEVATION AS-BUILT
SCALE: 1:64

ADDITION
141 ROTHSAY
AS-BUILTS
22 - MAY - 2024
SCALE: 1:64

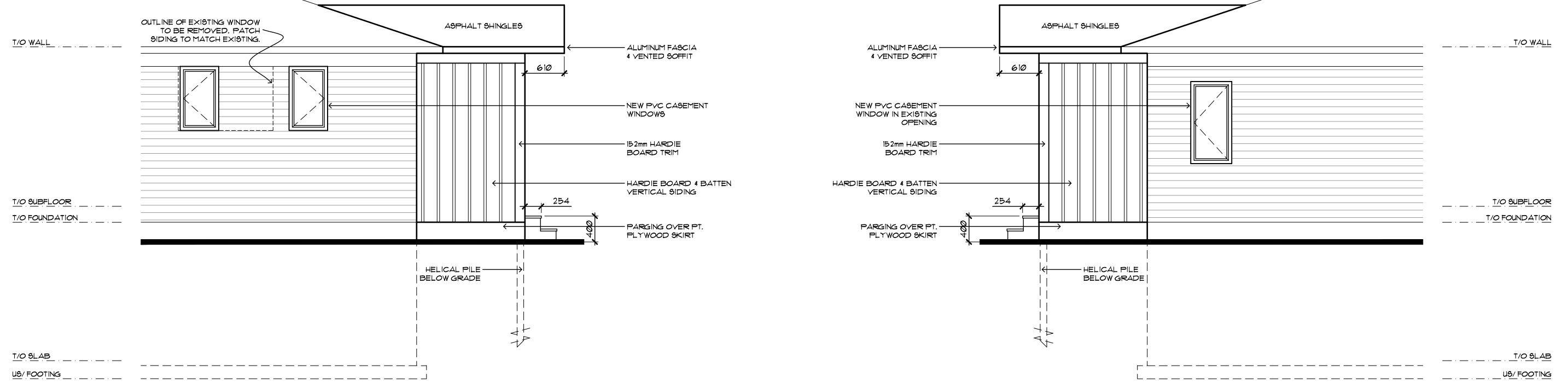
A2

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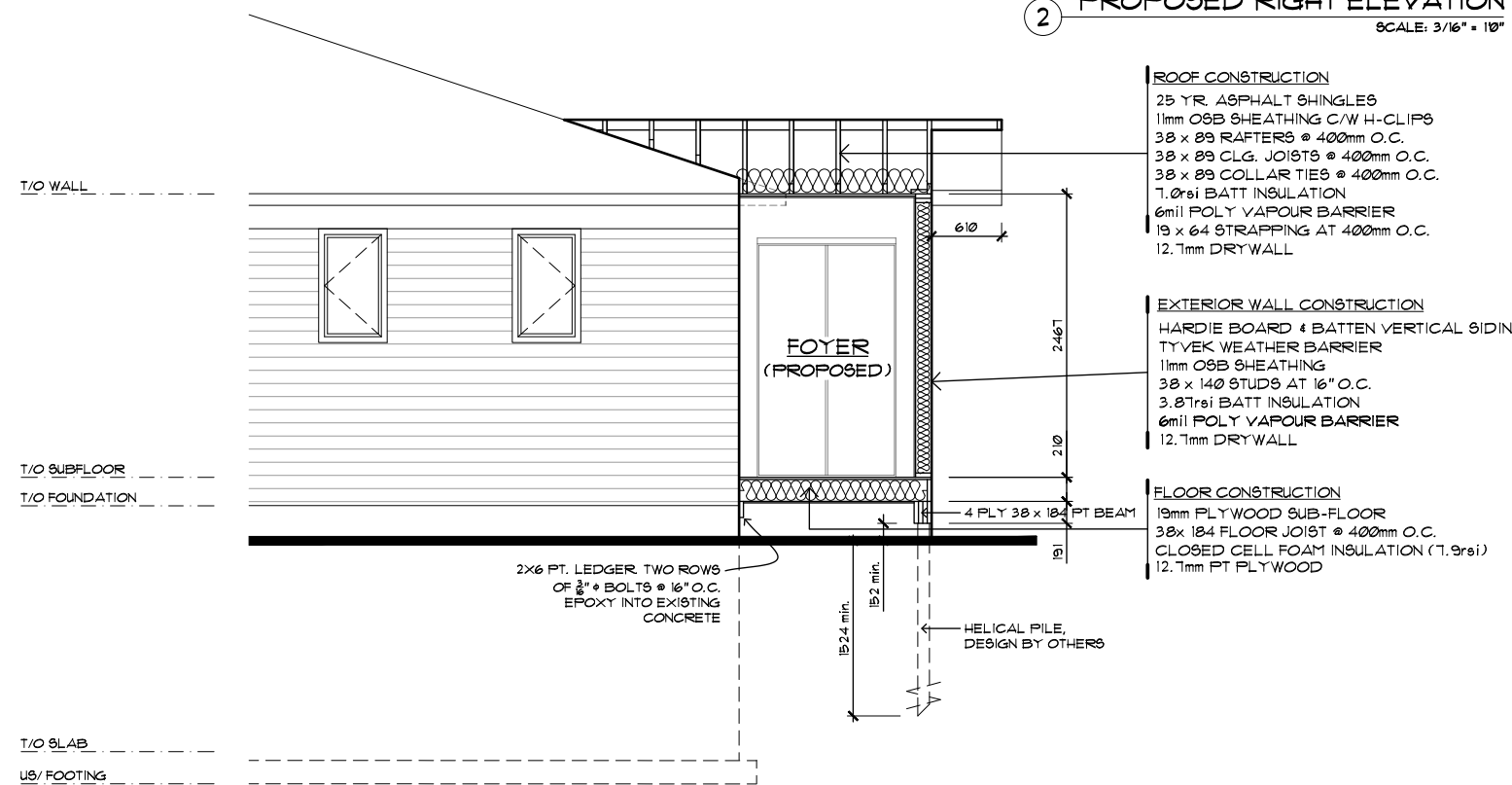
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1 PROPOSED LEFT ELEVATION
SCALE: 3/16" = 1'0"

2 PROPOSED RIGHT ELEVATION
SCALE: 3/16" = 1'0"

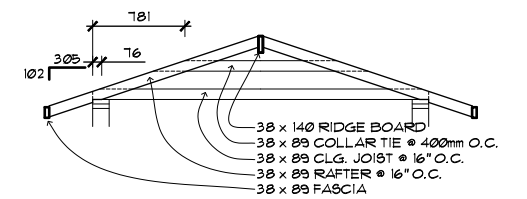


3 BUILDING SECTION
SCALE: 1:64

ROOF CONSTRUCTION
25 YR ASPHALT SHINGLES
11mm OSB SHEATHING C/W H-CLIPS
38 x 89 RAFTERS @ 400mm O.C.
38 x 89 CLG. JOISTS @ 400mm O.C.
38 x 89 COLLAR TIES @ 400mm O.C.
1.0rsi BATT INSULATION
6mil POLY VAPOUR BARRIER
19 x 64 STRAPPING AT 400mm O.C.
12.1mm DRYWALL

EXTERIOR WALL CONSTRUCTION
HARDIE BOARD & BATTEN VERTICAL SIDING
TYVEK WEATHER BARRIER
11mm OSB SHEATHING
38 x 140 STUDS AT 16" O.C.
3.87rsi BATT INSULATION
6mil POLY VAPOUR BARRIER
12.1mm DRYWALL

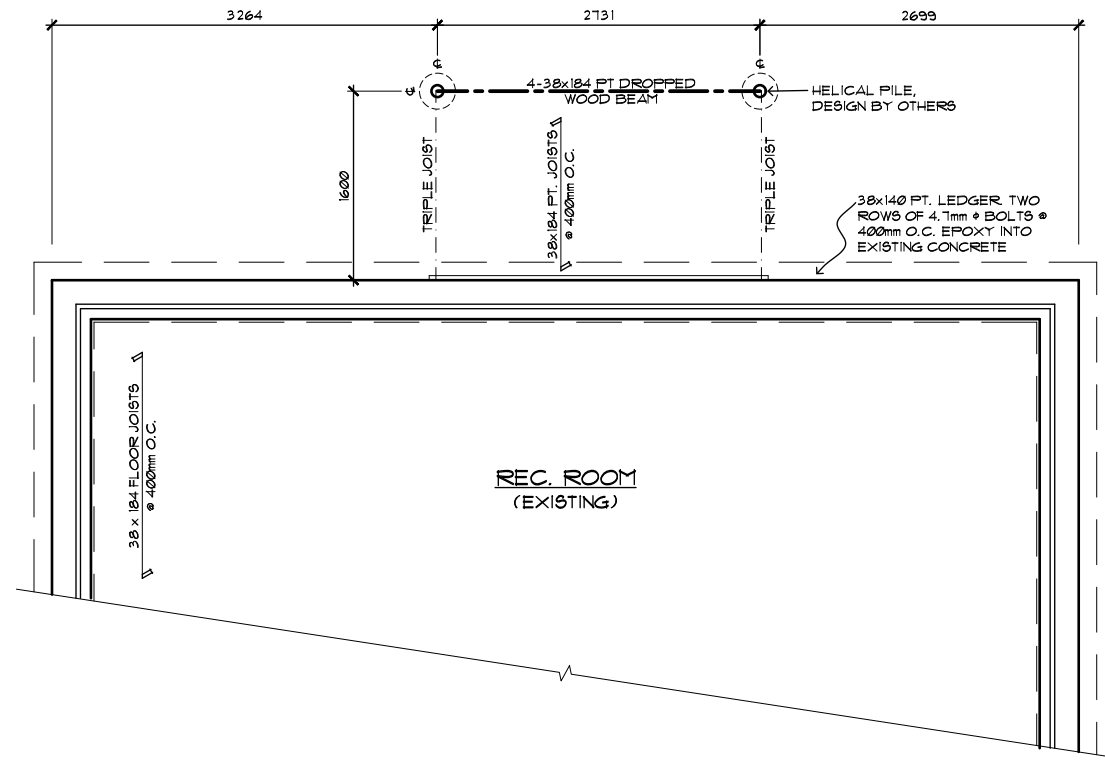
FLOOR CONSTRUCTION
19mm PLYWOOD SUB-FLOOR
38 x 184 FLOOR JOIST @ 400mm O.C.
CLOSED CELL FOAM INSULATION (1.9rsi)
12.1mm PT PLYWOOD



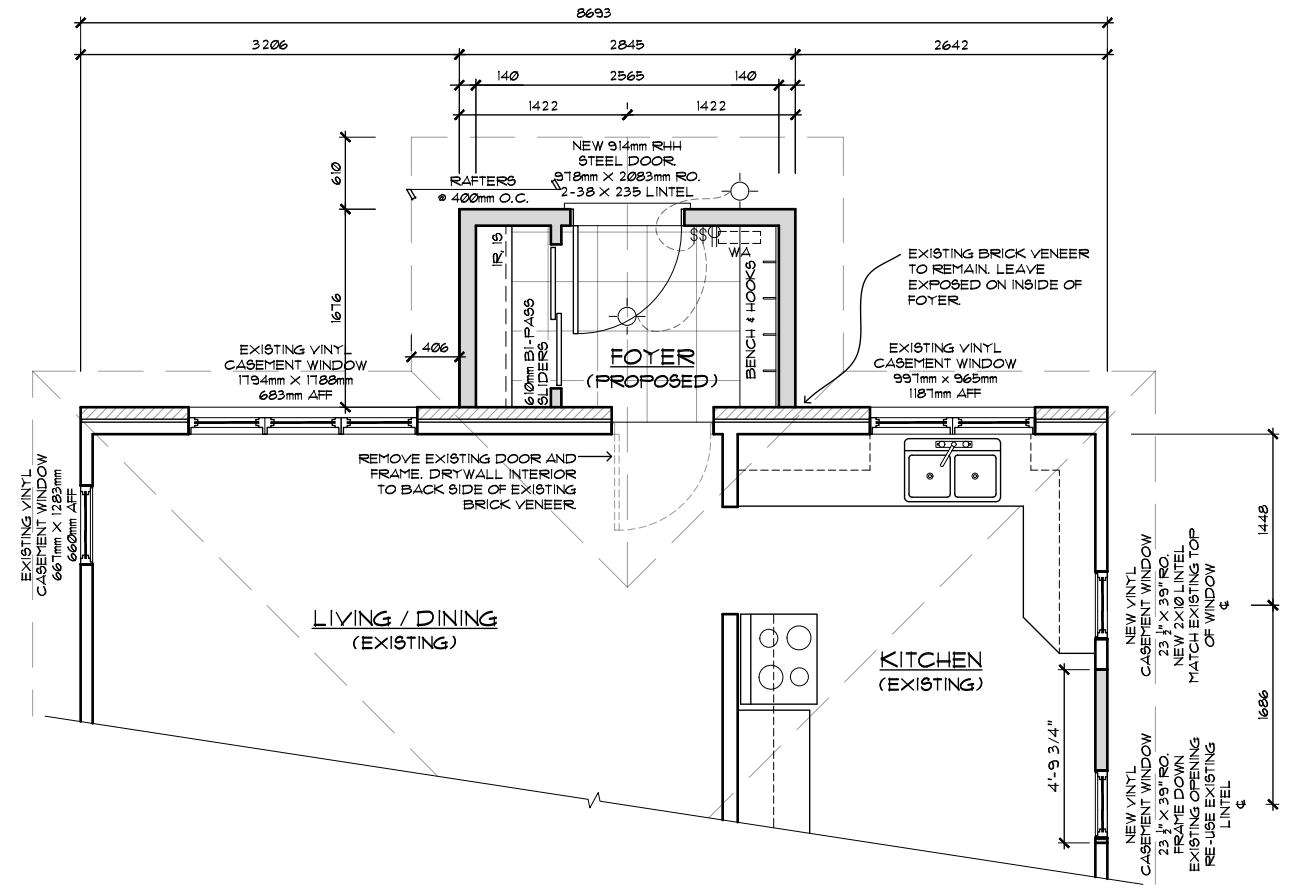
4 TRUSS DETAIL
SCALE: 1:64

ADDITION
141 ROTHSAY
PROPOSED ELEVATION & SECTIONS
22 - MAY - 2024
SCALE: 1:64

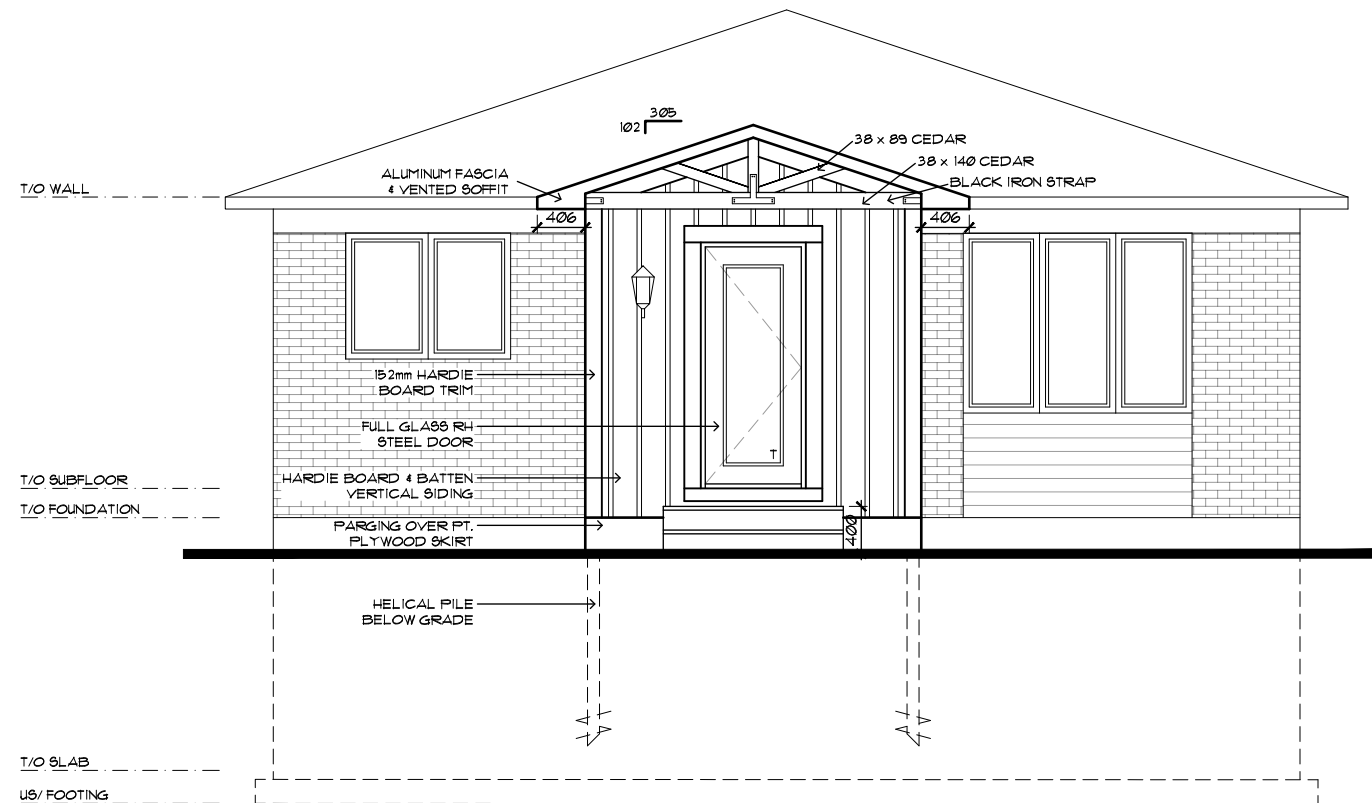
A4



1 FOUNDATION PLAN
SCALE: 1:64



2 PROPOSED ADDITION
SCALE: 1:64



3 PROPOSED FRONT ELEVATION
SCALE: 1:64

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ADDITION
141 ROTHESAY
PROPOSED FLOOR PLAN & FRONT ELEVATION
22 - MAY - 2024
SCALE: 1:64