

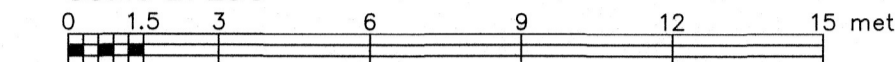
Committee of Adjustment
Received | Reçu le
2024-07-16
City of Ottawa | Ville d'Ottawa
Comité de dérogation

TOPOGRAPHIC PLAN OF SURVEY OF

LOTS 679, 680, 681, 682, 683 AND
PART OF LOTS 678 AND 684
REGISTERED PLAN 342
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 150



Metric Note

Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note

Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°01'40" clockwise was applied to bearings on P2.

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 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. Underground utility data derived from City of Ottawa utility sheet reference: 6013p&pt, A9d-2, A9d-3, E-17-05, E-18-25 & E-18-26.
- 4. Sanitary and storm sewer grades and inverts were derived from: Field measurement.
- 5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

- Denotes Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- IB Iron Bar
- CP Concrete Pin
- Meas Measured
- (P1) Registered Plan 342
- (P2) Plan by (725) dated May 13, 1986 (Ref. No. 356-85-2)
- (P3) Plan by (1DB) dated June 18, 1976 (Ref. No. 76-51-1-721)
- MH-ST Maintenance Hole (Storm)
- MH-S Maintenance Hole (Sanitary)
- ST Undergroud Storm Sewer
- S Undergroud Sanitary Sewer
- W Undergroud Water
- G Undergroud Gas
- OW Overhead Wires
- UP Utility Pole
- LS Light Standard
- CB Catch Basin
- FH Fire Hydrant
- GM Gas Meter
- AC Air Conditioner
- D Diameter
- CLF Chain Link Fence
- BF Board Fence
- PVC Plastic/Vinyl Fence
- U/Eave Underside of Eave
- TpFdn Top of Foundation
- C/L Centreline
- WW Window Well
- +65.00 Location of Elevations
- +65.00 Top of Concrete Curb/Retaining Wall Elevation
- Property Line
- Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its' root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

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., 2024.

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 14th day of February, 2024.

Feb 22/2024
Date

Emad Alrefaai
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-73385

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

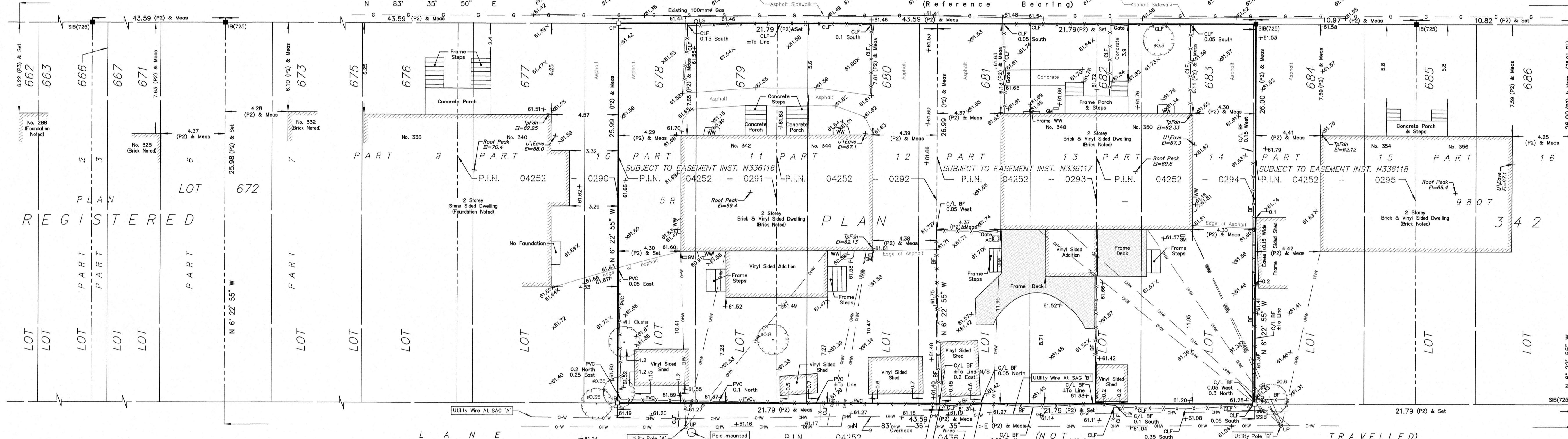
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6

TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca

Overhead Wire Information				
Overhead Wire Elevations at SAG 'A'	Overhead Wire Elevations at Utility Pole A	Overhead Wire Elevations at SAG 'B'	Overhead Wire Elevations at Utility Pole B	Transformer Box near Location A
Top Wire = 72.2	Top Wire = 72.5	Top Wire = 71.8	Top Wire = 72.7	Top = ±69.6
Bottom Wire = 66.2	Bottom Wire = 66.3	Bottom Wire = 66.4	Bottom Wire = 66.9	Bottom = ±68.7

Site Area=1132.8 sq.m.

FILE No.: 12-24



REGISTERED PLAN

LOT 672

LOT 786
LOT 787
LOT 790
LOT 791
LOT 795
LOT 796
LOT 797
LOT 799
LOT 800
LOT 801
LOT 802
LOT 803
LOT 804
LOT 805
LOT 806
LOT 807
LOT 808
LOT 809
LOT 810

QUEEN STREET
MARY STREET
NAUGHTON STREET
TRAVELLED



Committee of Adjustment
Received | Reçu le
2024-07-16
City of Ottawa | Ville d'Ottawa
Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
DANIEL ROBINSON
ONTARIO LAND SURVEYOR
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.
PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____

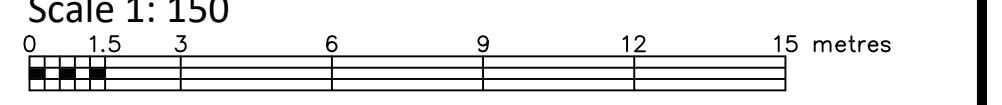
QUEEN MARY STREET

(REGISTERED PLAN 342)
P.I.N. 04252 -- 0434

SCHEDULE			
PART	LOT	PLAN	AREA (Sq.m.)
1	Part of 678 & 679	342	PART OF 04252-0291 42.8
2	Part of 682, 683 & 684		PART OF 04252-0294 42.8

PLAN OF SURVEY OF

PART OF LOTS 678, 679, 682, 683 AND 684
REGISTERED PLAN 342
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2024
Scale 1: 150



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

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.

Bearing Note
Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).
For bearing comparisons, a rotation of 0°01'40" clockwise was applied to bearings on P2.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5032050.13	371263.96
(B)	5032054.99	371307.28
01919680105	5024915.16	373971.65
019198434761	5036178.12	372436.11

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

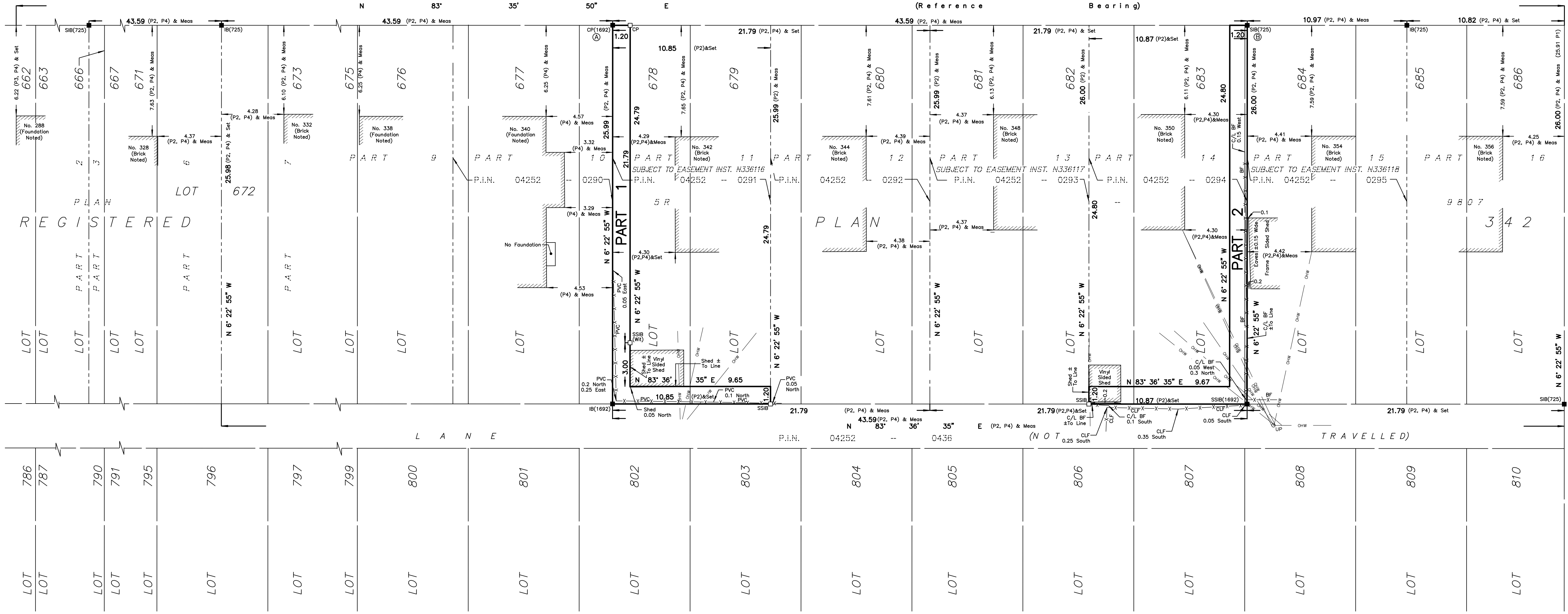
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 - IB " " Iron Bar
 - CP " " Concrete Pin
 - Meas " " Measured
 - (P1) " " Registered Plan 342
 - (P2) " " Plan by (725) dated May 13, 1986 (Ref. No. 356-85-2)
 - (P3) " " Plan by (JDB) dated June 18, 1976 (Ref. No. 76-51-1-1-721)
 - (P4) " " Plan by (1692) dated February 22, 2024 (File No. 12-24)
 - ohw " " Overhead Wires
 - oUP " " Utility Pole
 - Ø " " Diameter
 - CLF " " Chain Link Fence
 - BF " " Board Fence
 - PVC " " Plastic Vinyl Fence
 - C/L " " Centreline

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 Land Titles Act and the Regulations made under them.
2. The survey was completed on the ___ day of _____, 2024.

Date _____ Daniel Robinson
Ontario Land Surveyor

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

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



STREET NAUGHTON



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51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT

Scale 1:150

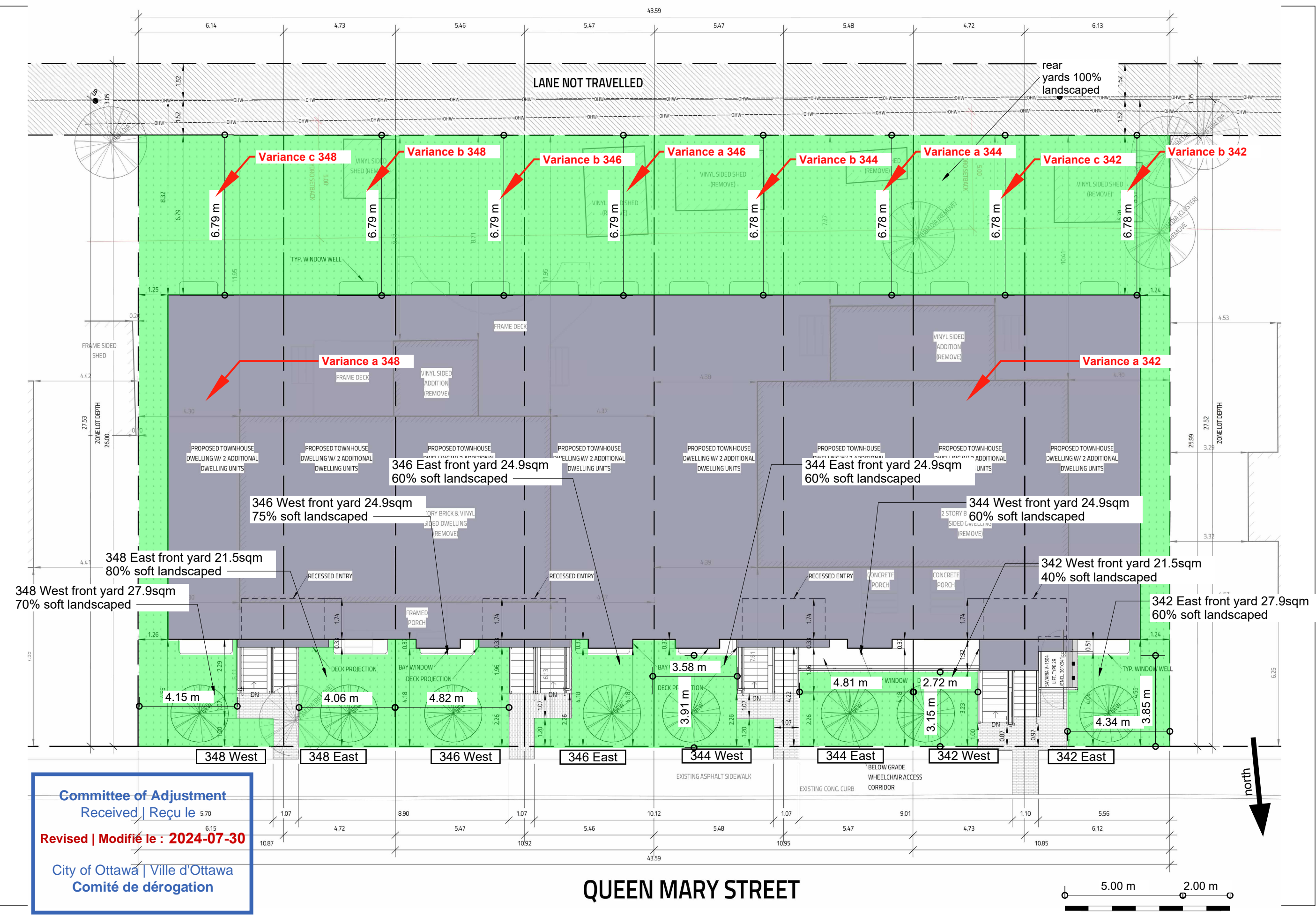
PROJECT 342-344-348-350
Queen Mary

ISSUE
DRAWN BY
CJ

PROJECT NO.
2023

July 29, 2024
Site

A.10

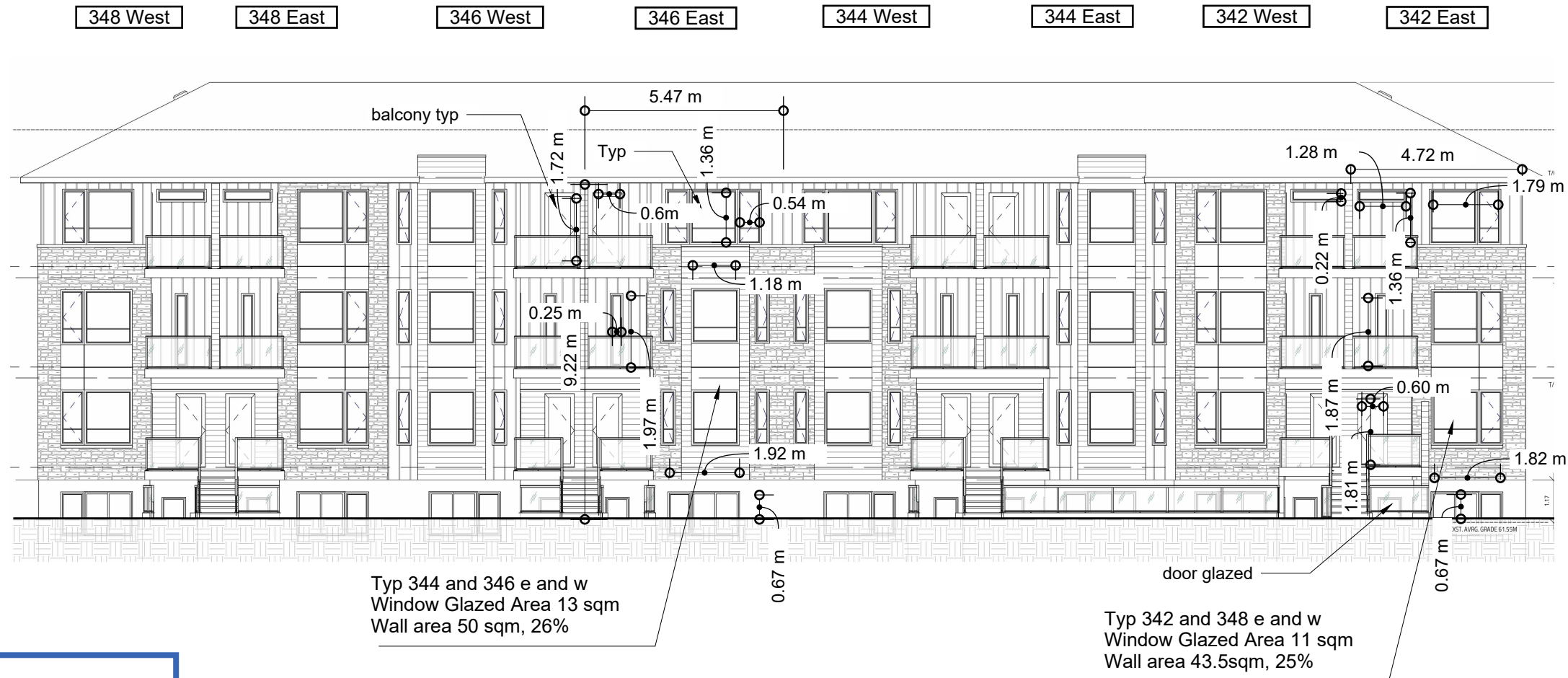


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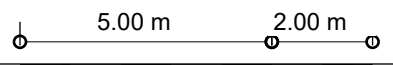


Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-07-30
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Modulink & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

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PROJECT 342-344-348-350
Queen Mary
ISSUE
DRAWN BY CJ
SCALE 1:150
PROJECT NO. 2023

July 29, 2024
North Elev



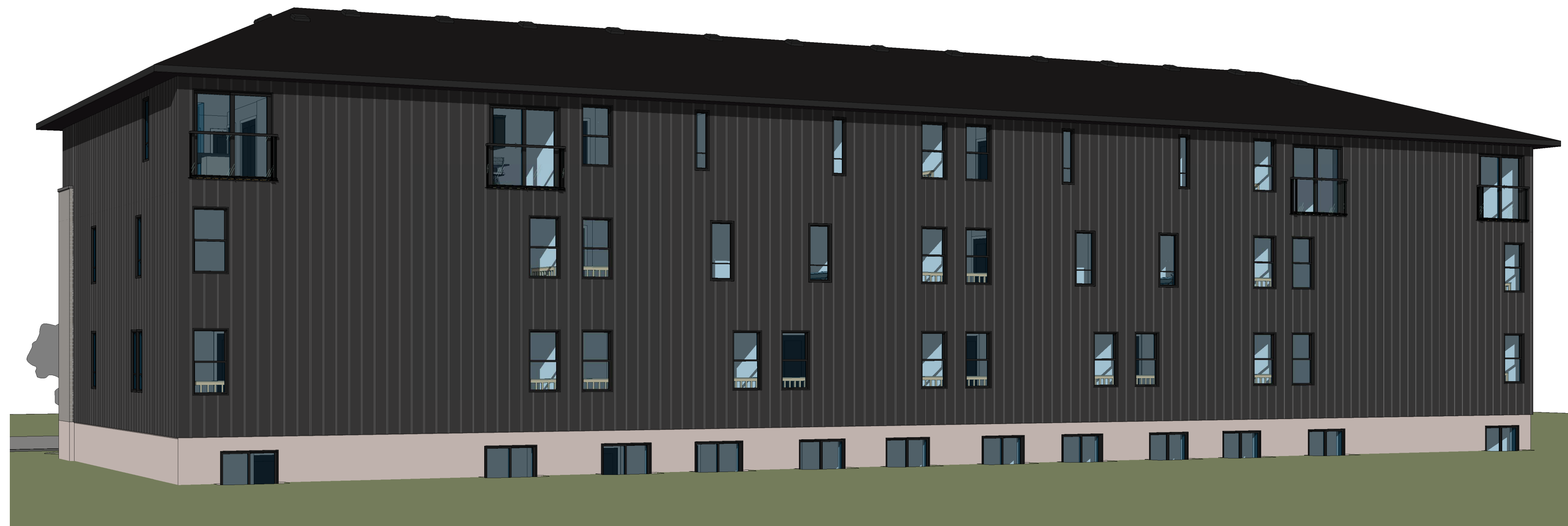
Committee of Adjustment
 Received | Reçu le
 2024-07-16
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



1 PERSPECTIVE FRONT FROM LEFT
 SCALE:



2 PERSPECTIVE FRONT FROM RIGHT
 SCALE:



3 PERSPECTIVE REAR FROM LEFT
 SCALE:

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: 45801
 INDIVIDUAL BCIN: 41176

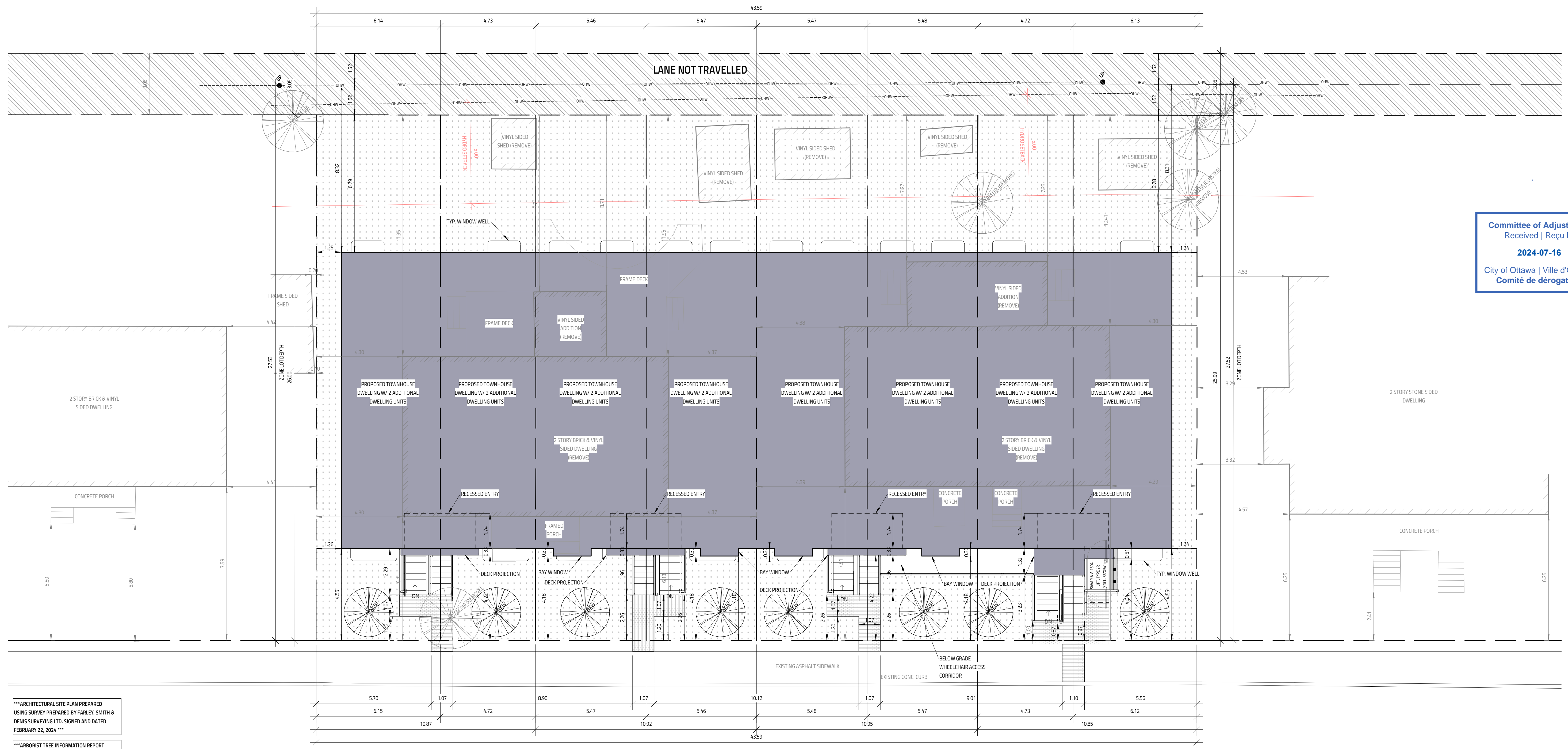
GENERAL NOTES:
 - E. & O.E.
 - THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT
 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
 - GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

NO.	REVISION	DATE
1	ISSUED	APRIL 12, 2024
2	ISSUED	APRIL 26, 2024

PROJECT:
342,344,348,350 QUEEN MARY STREET
 8 ROW TOWNHOUSE BLOCK
 3 UNITS/ROW
 OTTAWA, ON



DRAWING TITLE	
COVER	
DATE DRAWN: MARCH 1, 2024	SCALE: A0.0
DRAWN BY: BM	FILE NAME: 24-00006
CHECKED BY: SG	DRAW NO.:



Committee of Adjustment
 Received | Reçu le
 2024-07-16
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

ARCHITECTURAL SITE PLAN PREPARED USING SURVEY PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. SIGNED AND DATED FEBRUARY 22, 2024.

ARBORIST TREE INFORMATION REPORT SUPERSEDES ALL TREE PRESERVATION INFORMATION SHOWN ON THIS SITE PLAN

QUEEN MARY STREET

ZONING ASSESSMENT			
TOWNHOUSE DWELLING			
SCHEDULE 342 & 343			
BY-LAW SECTION	ZONING MECHANISM	REQUIRED	NOTES
	MIN LOT WIDTH:	4.5M	
	MIN LOT AREA:	135 SQ.M.	
S-144(1) (B)	MIN FRONT YARD:	4.5M	6.18M NEIGHBOURS AVERAGE
	MIN CORNER YARD:	-	
S-144 (TABLE 144A)	MIN REAR YARD:	8.20M	30% LOT DEPTH
	MIN SIDE YARD:	1.2M	
	MAX BUILDING HEIGHT:	11M	ROOF SLOPE <= 4/12
S-139(1)	MIN FRONT YARD LANDSCAPING:	20%	
S-143(1)(B)	GARAGE STRG. AREA:	YES	BLDG. >200 SQ.M. TOTAL FLR AREA
S-143(2)	GARAGE STRG. LOCATION:	EXTERIOR	
	MIN SET BACK IN REAR YARD IF EXT.		
S-143(3)	GARAGE STORAGE SIZE:	MIN 3.5 x 3 VOLUME, MIN 2.0 SQ.M.	
S-139 (TABLE 139(B))	PERMITTED DRIVEWAY TYPE:	N/A	
	PERMITTED DRIVEWAY WIDTH:	N/A	
S-139(3)	MIN GARAGE WALL SETBACK:	N/A	
S-139(4)(1)	MAX WALKWAY WIDTH:	1.2M	AT FRONT
S-139(4)(2)	MAX WALKWAY WIDTH (GARAGE STRG.):	2.2M	
S-101	PARKING AREA:	AREA 'X'	
	MIN PARKING:	N/A	
S-107	MIN DRIVE WALK WIDTH:	N/A	
	PARKING SPACE PROVISIONS:	N/A	
S-102(4)	MIN VISITOR PARKING:	N/A	
S-111	MIN BICYCLE PARKING:	N/A	WITHIN AREA 'X' (SCHEDULE 1)
S-111 (TABLE 111(B))	BICYCLE PARKING PROVISIONS:	0.6M X 1.8M	

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 INDIVIDUAL BCIN: 41176

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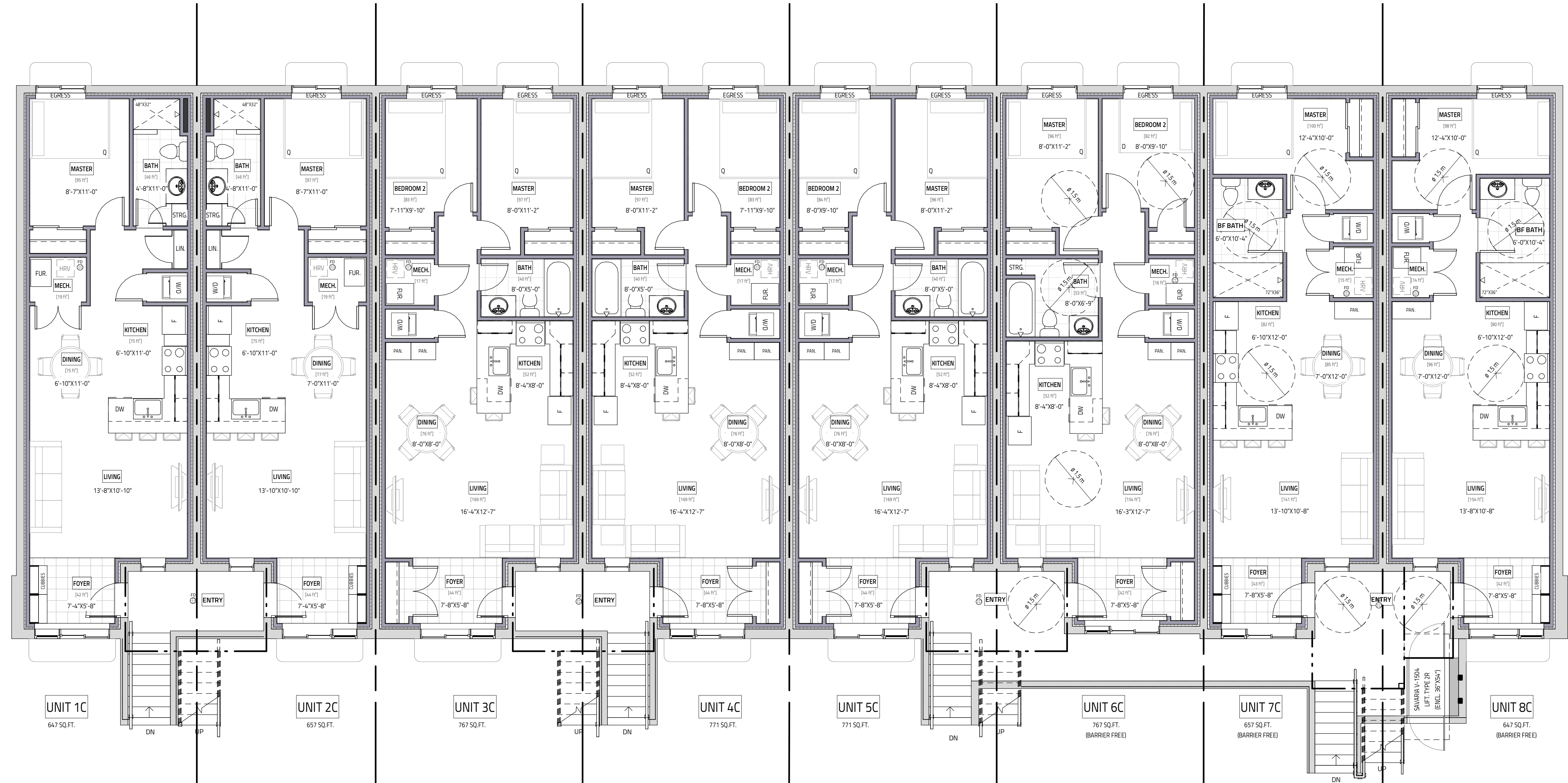
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NO.	REVISION	DATE
1	ISSUED	APRIL 26, 2024
2	ISSUED	APRIL 12, 2024

PROJECT:
342,344,348,350 QUEEN MARY STREET
 8 ROW TOWNHOUSE BLOCK
 3 UNITS/ROW
 OTTAWA, ON



DATE DRAWN		SCALE	
MARCH 2024	1:100	FILE NAME:	423-00206
DRAWN BY:	ML	DRAWN NO.:	
CHECKED BY:	SG		
		A0.1	



NOTE: CHECK W/ MANUFACTURER FOR EXACT ROUGH-OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

NOTE:
REFER TO TRUSS LAYOUT FOR EXACT GIRDER LOCATION & PROVIDE TRUSS LAYOUT ON SITE AT TIME OF INSPECTION

OPENING (UP TO)	BRICK VENEER (OBC 5.03.3.2.1)	STONE VENEER (OBC 5.03.3.2.2)
3'-11"	L3 1/2" x 3 1/2" x 1/4"	L5" x 3 1/2" x 5/16"
4'-11"	L3 1/2" x 3 1/2" x 5/16"	L5" x 3 1/2" x 5/16"
5'-11"	L4" x 3 1/2" x 5/16"	L5" x 5" x 5/16"
6'-11"	L4" x 3 1/2" x 3/8"	L5" x 5" x 5/16"
7'-10"	L5" x 3 1/2" x 5/16"	L5" x 5" x 5/16"
8'-10"	L5" x 3 1/2" x 3/8"	L5" x 5" x 3/8"
9'-10"	L6" x 4" x 3/8"	L5" x 5" x 1/2"

LEGEND	
F	EXHAUST FAN
DW	DISHWASHER
RF	REFRIGERATOR
T/A	TOILET ABOVE
SA	SMOKE ALARM W/STROBES
SCA	SMOKE/CARBON ALARM W/STROBES
E/P	ELECT. PANEL
NET	NETWORK PANEL
H/B	HOSEBIB
G/L	GAS LINE
ST	STORM SERVICE
W	WATER SERVICE
S	SEWAGE SERVICE
SH	SHOWER HEAD
HM	HYDRO METER
GM	GAS METER
FP	FLOOR JOIST PLAN
BP	BEAM POCKET
FL	FLUSH BEAM
DR	DROP BEAM
P2	2-2X4 or 2X6 POST SPF #182
P3	3-2X4 or 2X6 POST SPF #182
P4	4-2X4 or 2X6 POST SPF #182
P5	5-2X4 or 2X6 POST SPF #182
HSS	4" X 4" X 1/4" HSS
TP	3" DIA. ADJ. TELEPOST

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

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FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

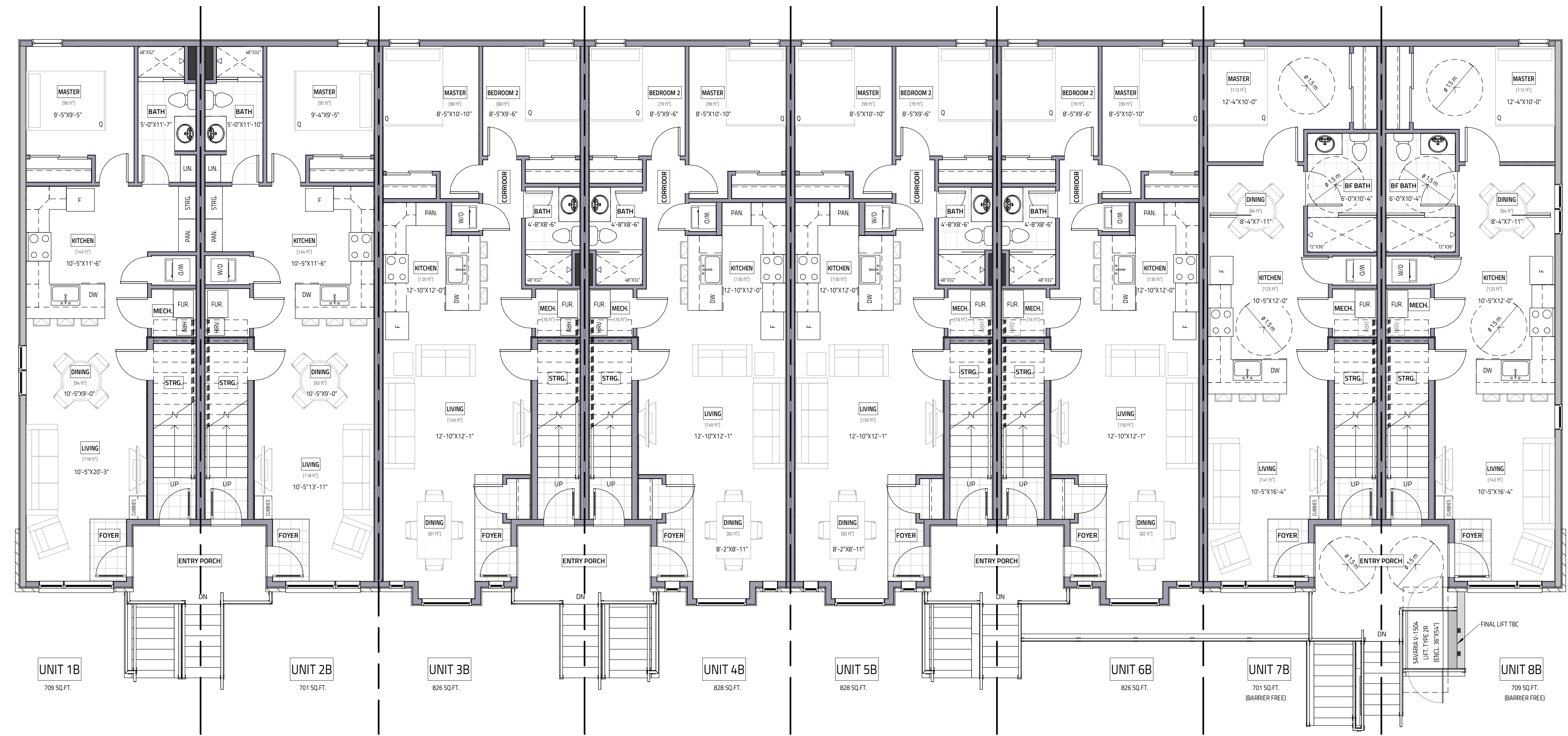
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NO.	REVISION	DATE
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2	ISSUED	APRIL 12, 2024

342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW
OTTAWA, ON



FOUNDATION PLAN	
DATE DRAWN: MARCH 2024	SCALE: 3/16" = 1'-0"
DRAWN BY: BR	FILE NAME: 423-00286
CHECKED BY: SG	DRAWING NO. A1.0



UNIT 1B 709 SQ.FT. UNIT 2B 701 SQ.FT. UNIT 3B 826 SQ.FT. UNIT 4B 828 SQ.FT. UNIT 5B 828 SQ.FT. UNIT 6B 826 SQ.FT. UNIT 7B 701 SQ.FT. (BARRIER FREE) UNIT 8B 709 SQ.FT. (BARRIER FREE)

NOTE: CHECK w/ MANUFACTURER FOR EXACT ROUGH-OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS

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2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

NOTE: REFER TO TRUSS LAYOUT FOR EXACT GIRDER LOCATION & PROVIDE TRUSS LAYOUT ON SITE AT TIME OF INSPECTION

OPENING UP TO	BRICK VENEER (OBC 9.20.5.2.4)	STONE VENEER (OBC 9.20.5.2.4)
3'-11"	L3 1/2" x 3 1/2" x 1/4"	L5" x 3 1/2" x 5/16"
4'-11"	L3 1/2" x 3 1/2" x 5/16"	L5" x 3 1/2" x 5/16"
5'-11"	L4" x 3 1/2" x 5/16"	L5" x 5" x 5/16"
6'-11"	L4" x 3 1/2" x 3/8"	L5" x 5" x 5/16"
7'-10"	L5" x 3 1/2" x 5/16"	L5" x 5" x 5/16"
8'-10"	L5" x 3 1/2" x 3/8"	L5" x 5" x 3/8"
9'-10"	L6" x 4" x 3/8"	L5" x 5" x 1/2"

LEGEND	
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DW	DISHWASHER
RF	REFRIGERATOR
T/A	TOILET ABOVE
SA	SMOKE ALARM W/STROBES
SCA	SMOKE/CARBON ALARM W/STROBES
E/P	ELECT. PANEL
NET	NETWORK PANEL
H	HOSE/BIB
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ST	STORM SERVICE
W	WATER SERVICE
S	SEWAGE SERVICE
SH	SHOWER HEAD
HM	HYDRO METER
GM	GAS METER
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BP	BEAM POCKET
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P4	4-2X4 or 2X6 POST SPF #182
P5	5-2X4 or 2X6 POST SPF #182
HSS	4" X 4" X 1/4" HSS
DR	DROP BEAM

REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

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INDIVIDUAL BCIN: 41176

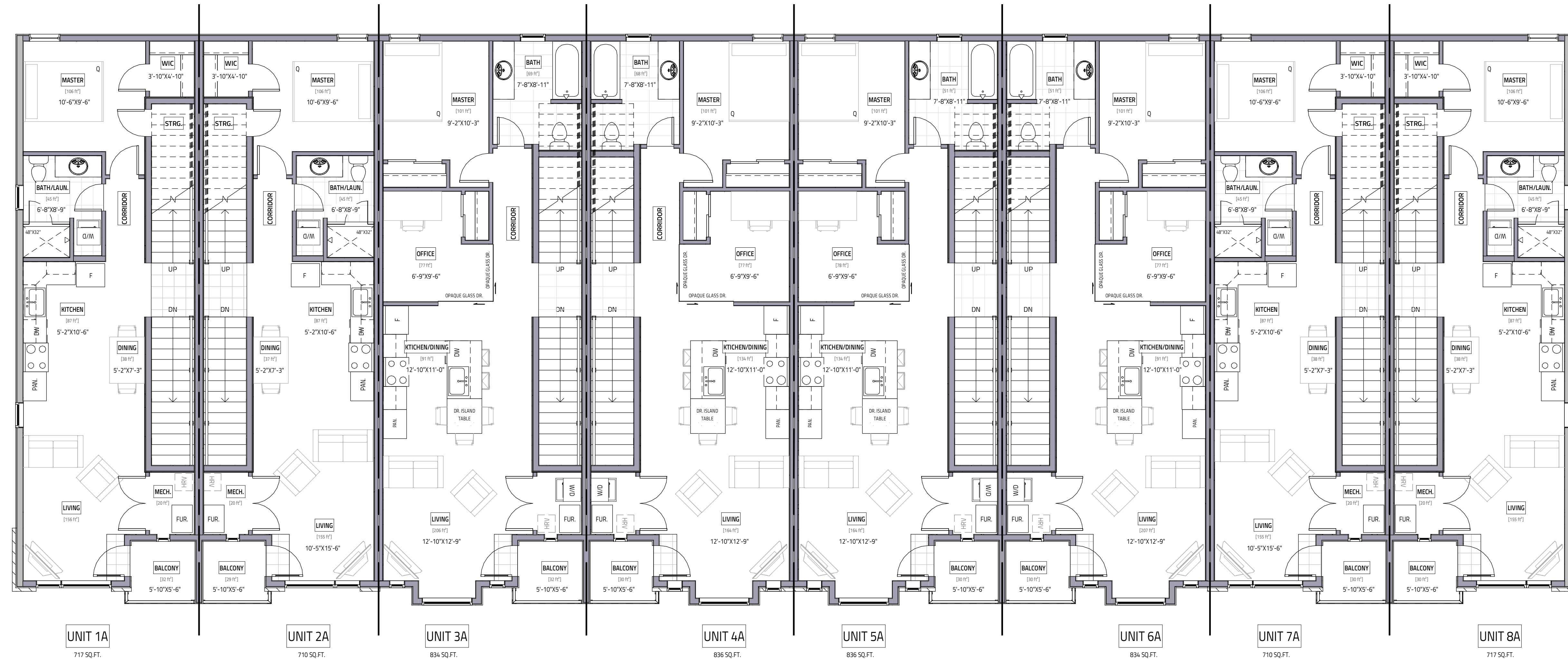
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NO.	REVISION	DATE
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2	ISSUED	APRIL 26, 2024
3	ISSUED	APRIL 26, 2024

342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW
OTTAWA, ON



DRAWING TITLE	
GROUND FLOOR	
DATE DRAWN: MARCH 2024	SCALE: 3/8" = 1'-0"
DRAWN BY: MZ	FILE NAME: 423-00286
CHECKED BY: SG	DWG. NO.
	A1.1



NOTE
 CHECK w/ MANUFACTURER FOR EXACT ROUGH-OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
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 2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
 3. PROVISIONS IN PART 9 OF O.B.C. 2012

NOTE:
 REFER TO TRUSS LAYOUT FOR EXACT GIRDER LOCATION & PROVIDE TRUSS LAYOUT ON SITE AT TIME OF INSPECTION

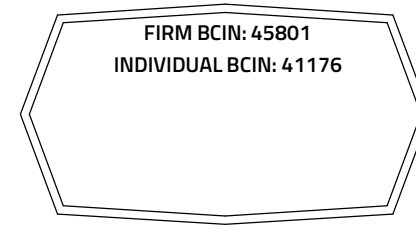
OPENING UP TO	BRICK VENEER (OBC 9.20.5.2.4)	STONE VENEER (OBC 9.20.5.2.4)
3'-11"	L3 1/2" x 3 1/2" x 1/4"	L5" x 3 1/2" x 5/16"
4'-11"	L3 1/2" x 3 1/2" x 5/16"	L5" x 3 1/2" x 5/16"
5'-11"	L4" x 3 1/2" x 5/16"	L5" x 5" x 5/16"
6'-11"	L4" x 3 1/2" x 3/8"	L5" x 5" x 5/16"
7'-10"	L5" x 3 1/2" x 5/16"	L5" x 5" x 5/16"
8'-10"	L5" x 3 1/2" x 3/8"	L5" x 5" x 3/8"
9'-10"	L6" x 4" x 3/8"	L5" x 5" x 1/2"

LEGEND

- | | | | | | | | |
|-----------|--------------------|-----|----------------|-----|------------------|-----|----------------------------|
| F | EXHAUST FAN | E/P | ELECT. PANEL | ▽ | SHOWER HEAD | P2 | 2-2X4 or 2X6 POST SPF #182 |
| DW | DISHWASHER | NET | NETWORK PANEL | □ | HYDRO METER | P3 | 3-2X4 or 2X6 POST SPF #182 |
| RF | REFRIGERATOR | HE | HOSE/BIB | □ | GAS METER | P4 | 4-2X4 or 2X6 POST SPF #182 |
| T/A | TOILET ABOVE | GL | GAS LINE | FIP | FLOOR JOIST PLAN | PS | 5-2X4 or 2X6 POST SPF #182 |
| SA | SMOKE ALARM | ST | STORM SERVICE | BP | BEAM POCKET | HSS | 4" X 4" X 1/4" HSS |
| W/STROBES | W/STROBES | W | WATER SERVICE | FL | FLUSH BEAM | TP | 3" DIA. ADJ. TELEPOST |
| SC | SMOKE/CARBON ALARM | S | SEWAGE SERVICE | DR | DROP BEAM | | |

REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER



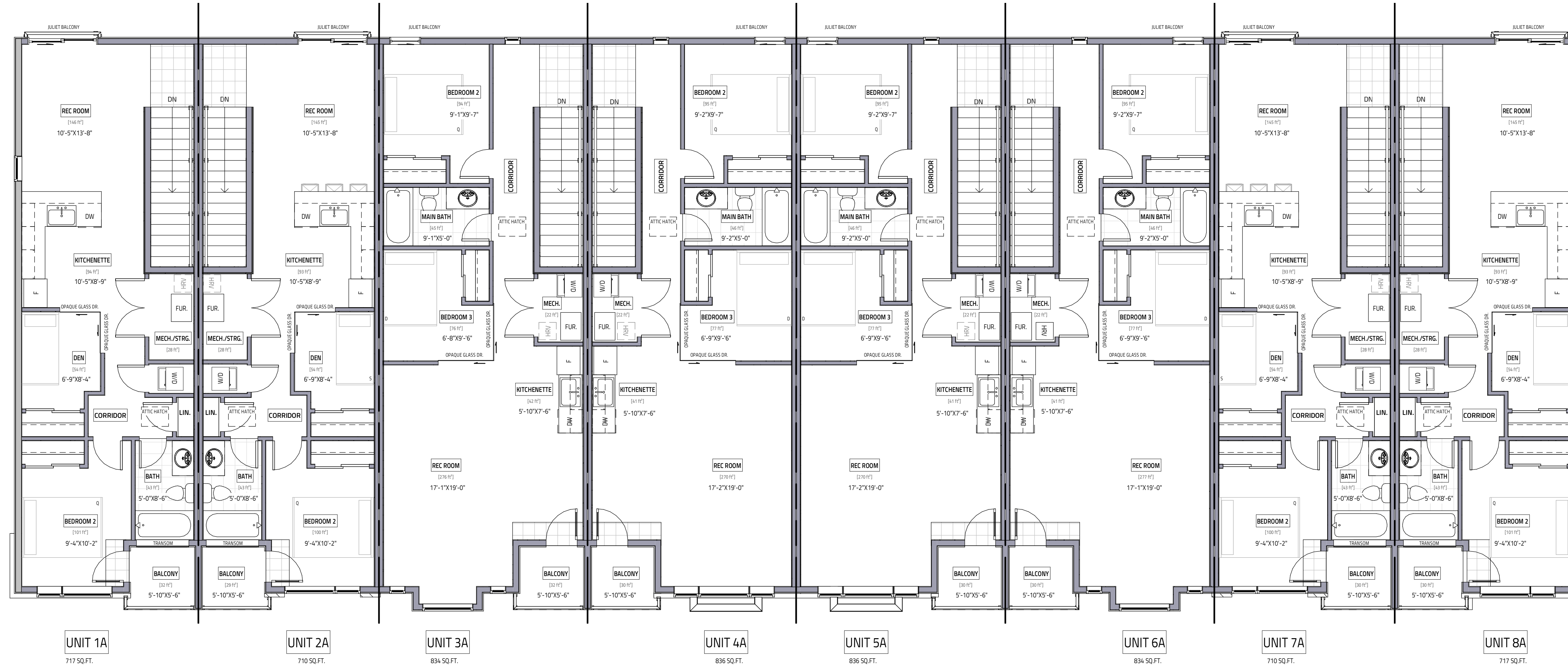
GENERAL NOTES:
 - E. & O.E.
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 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
 - GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

NO.	REVISION	DATE
1	ISSUED	APRIL 26, 2024
2	ISSUED	APRIL 12, 2024

342,344,348,350 QUEEN MARY STREET
 8 ROW TOWNHOUSE BLOCK
 3 UNITS/ROW
 OTTAWA, ON



DRAWING TITLE	
SECOND FLOOR	
DATE DRAWN: MARCH 2024	SCALE: 3/16" = 1'-0"
DRAWN BY: BR	FILE NAME: 423-00286
CHECKED BY: SG	DRAWING NO. A1.2



UNIT 1A
717 SQ. FT.

UNIT 2A
710 SQ. FT.

UNIT 3A
834 SQ. FT.

UNIT 4A
836 SQ. FT.

UNIT 5A
836 SQ. FT.

UNIT 6A
834 SQ. FT.

UNIT 7A
710 SQ. FT.

UNIT 8A
717 SQ. FT.

NOTE: CHECK W/ MANUFACTURER FOR EXACT ROUGH-OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS.

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
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2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

NOTE:
REFER TO TRUSS LAYOUT FOR EXACT GIRDER LOCATION & PROVIDE TRUSS LAYOUT ON SITE AT TIME OF INSPECTION

MASONRY SUPPORT TABLE		
OPENING SP. TD	BRICK VENEER (OBC 6.205.2.A)	STONE VENEER (OBC 6.205.2.A)
2'-3 1/4"	L 3 1/2" x 3 1/2" x 1/4"	L 5" x 3 1/2" x 5/16"
4'-3 1/4"	L 3 1/2" x 3 1/2" x 5/16"	L 5" x 3 1/2" x 5/16"
5'-11"	L 4" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
6'-11"	L 4" x 3 1/2" x 3/8"	L 5" x 5" x 5/16"
7'-10"	L 5" x 3 1/2" x 5/16"	L 5" x 5" x 5/16"
8'-10"	L 5" x 3 1/2" x 3/8"	L 5" x 5" x 3/8"
9'-10"	L 6" x 4" x 3/8"	L 5" x 5" x 1/2"

LEGEND			
F	EXHAUST FAN	E.P.	ELECT. PANEL
DW	DISHWASHER	NET	NETWORK PANEL
RF	REFRIGERATOR	HR	HOSEBIB
T/A	TOILET ABOVE	GA	GAS LINE
SA	SMOKE ALARM	ST	STORM SERVICE
WSTROBES	W/STROBES	WS	WATER SERVICE
SCA	SMOKE/CARBON ALARM	FL	FLUSH BEAM
WSTROBES	W/STROBES	DR	DROP BEAM
P2	2-2X4 or 2X6 POST SPF #182	SH	SHOWER HEAD
P3	3-2X4 or 2X6 POST SPF #182	HM	HYDRO METER
P4	4-2X4 or 2X6 POST SPF #182	GM	GAS METER
P5	5-2X4 or 2X6 POST SPF #182	FJP	FLOOR JOIST PLAN
HSS	4" X 4" X 1/4" HSS	BP	BEAM POCKET
TP	3" DIA. ADJ. TELEPOST	FL	FLUSH BEAM

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE O.B.C. 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

GENERAL NOTES:
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NO.	REVISION	DATE
1	ISSUED	APRIL 26, 2024
2	ISSUED	APRIL 12, 2024

PROJECT: 342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW
OTTAWA, ON



DRAWING TITLE	
THIRD FLOOR	
DATE DRAWN: MARCH 2024	SCALE: 3/16" = 1'-0"
DRAWN BY: BR	FILE NAME: 423-00206
CHECKED BY: SC	DRAWING NO. A1.3

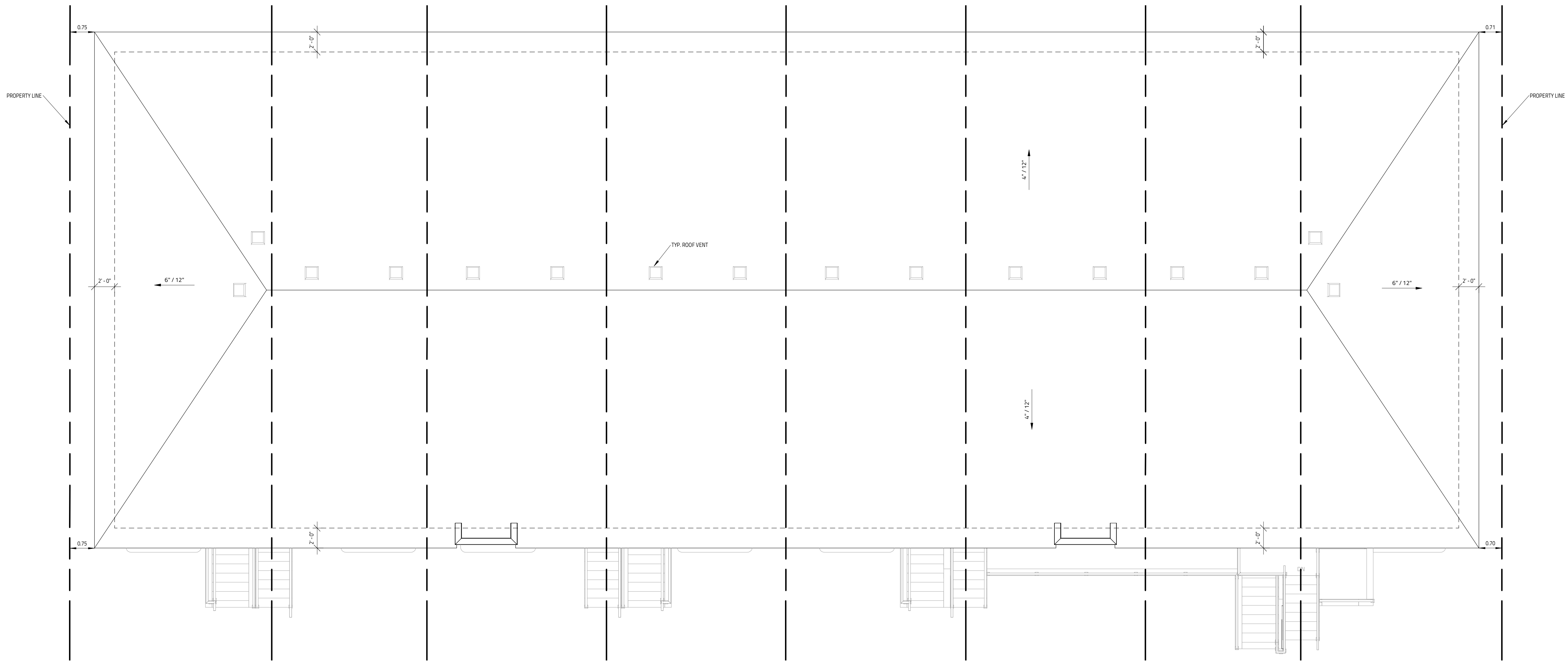
Committee of Adjustment
Received | Reçu le
2024-07-16
City of Ottawa | Ville d'Ottawa
Comité de dérogation

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE ROOF LAYOUT PACKAGE FROM THE TRUSS SUPPLIER WITH THE DIMENSIONS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING TRUSSES INTO PRODUCTION

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE ALONG THE ENTIRE ROOF PERIMETER AT ALL SLOPED ROOFS EXTENDING 6'-0" BUT NO LESS THAN 12" PAST THE INSIDE FACE OF THE EXTERIOR STUD WALL.

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE AT ALL SLOPED ROOF VALLEYS 6'-0" WIDE CENTRED ON THE VALLEY (3'-0" ON EACH SIDE)

PROVIDE "ICE & WATERSHIELD" PROTECTION MEMBRANE AT ALL ROOF & WALL INTERSECTIONS EXTENDING A MINIMUM OF 12" UP WALL



NOTE
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NOTE:
REFER TO TRUSS LAYOUT FOR EXACT GIRDER LOCATION & PROVIDE TRUSS LAYOUT ON SITE AT TIME OF INSPECTION

OPENING (UP TO)	BRICK VENER (OR 3/8\"/>	
3'-11"	L 3 1/2" x 3 1/2" x 1/4"	STONE VENER (OR 3/8\"/>
4'-11"	L 3 1/2" x 3 1/2" x 5/16"	L 5" x 3 1/2" x 5/16"
5'-11"	L 4" x 3 1/2" x 5/16"	L 5" x 3 1/2" x 5/16"
6'-11"	L 4" x 3 1/2" x 3/8"	L 5" x 3 1/2" x 5/16"
7'-10"	L 5" x 3 1/2" x 5/16"	L 5" x 3 1/2" x 5/16"
8'-10"	L 5" x 3 1/2" x 3/8"	L 5" x 3 1/2" x 3/8"
9'-10"	L 6" x 4" x 3/8"	L 5" x 3 1/2" x 1/2"

LEGEND	
F	EXHAUST FAN
DW	DISHWASHER
RF	REFRIGERATOR
T/A	TILE ABOVE
SA	SMOKE ALARM
W/STROBES	W/STROBES
SA	SMOKE/CARBON ALARM
W/STROBES	W/STROBES
E/P	ELECT. PANEL
NET	NETWORK PANEL
H	HOSEBIB
G	GAS LINE
ST	STORM SERVICE
W	WATER SERVICE
S	SEWAGE SERVICE
SH	SHOWER HEAD
HM	HYDRO METER
FM	FLOOR JOIST PLAN
BP	BEAM POCKET
FL	FLUSH BEAM
DR	DROP BEAM
P2	2-2X4 or 2X6 POST SPF #142
P3	3-2X4 or 2X6 POST SPF #142
P4	4-2X4 or 2X6 POST SPF #142
P5	5-2X4 or 2X6 POST SPF #142
HSS	4" X 4" X 1/4" HSS
TP	3" DIA. ADJ. TELEPOST

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FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

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NO.	REVISION	DATE
1	ISSUED	APRIL 26, 2024
2	ISSUED	APRIL 26, 2024

342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW
OTTAWA, ON



DATE DRAWN		SCALE	
MARCH 4, 2024	3/16" = 1'-0"	FILE NAME:	A1.4
DRAWN BY:	CHECKED BY:	DRAWN NO.:	



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

Committee of Adjustment
Received | Reçu le
2024-07-16
City of Ottawa | Ville d'Ottawa
Comité de dérogation



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"

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IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SWING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

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EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL HZ5 CONFORMING TO CCMC 12678-R

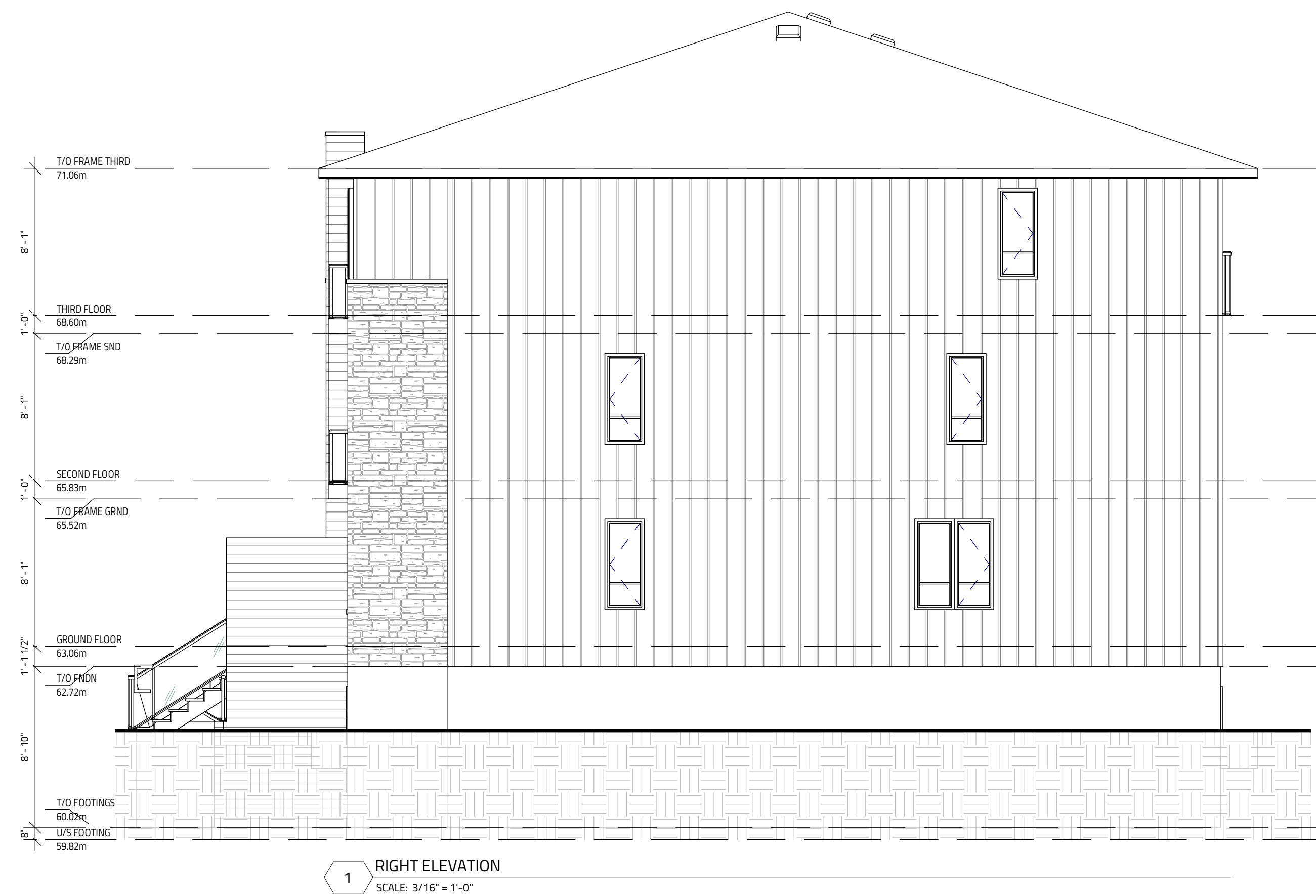
NO.	REVISION	DATE
1	ISSUED	APRIL 26, 2024
2	ISSUED	APRIL 12, 2024

PROJECT: 342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW
OTTAWA, ON

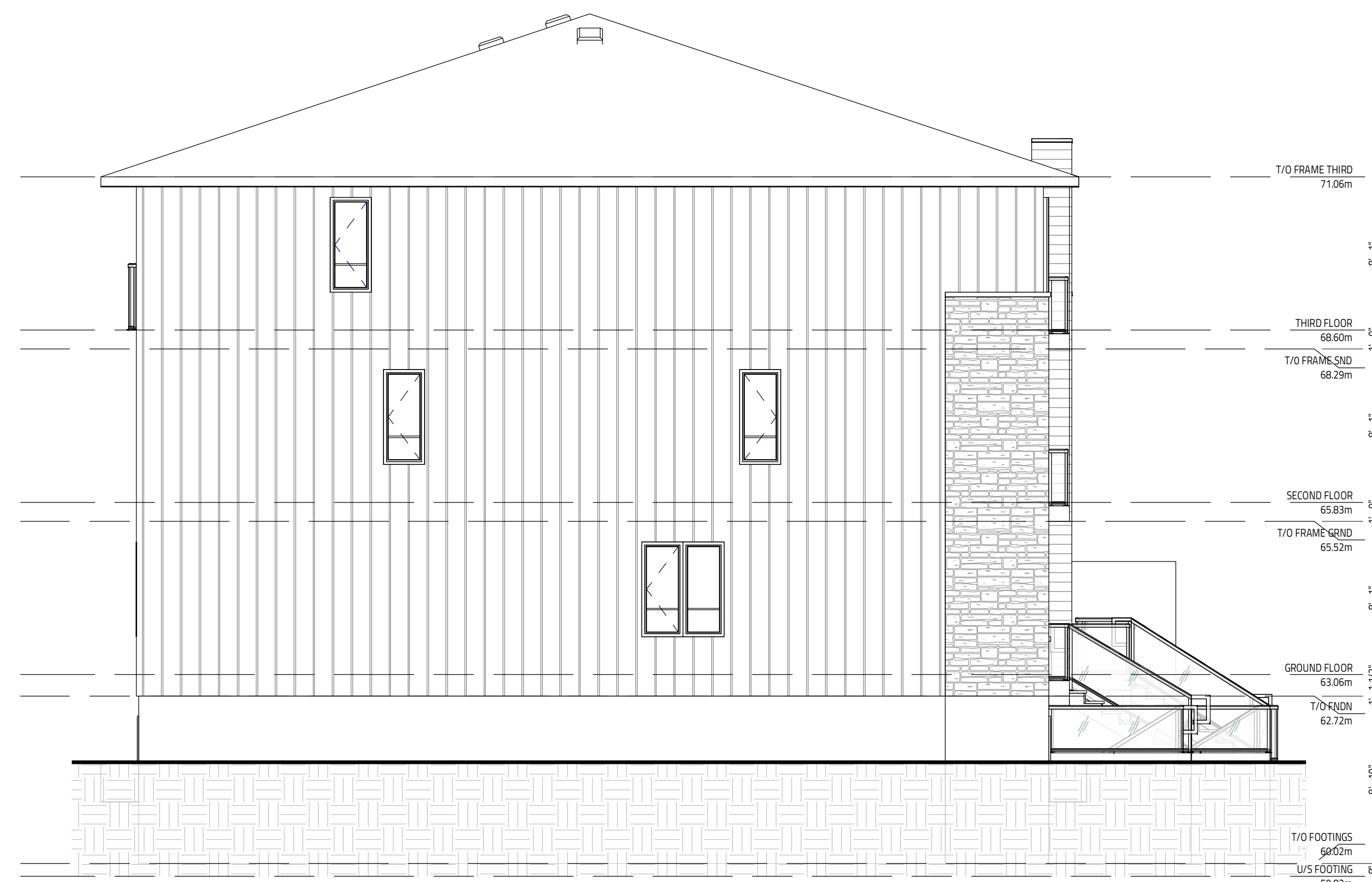


DATE DRAWN		SCALE	
MARCH 2024	3/16" = 1'-0"	FILE NAME:	A4.0
DRAWN BY:	SC	CHECKED BY:	SC

Committee of Adjustment
 Received | Reçu le
2024-07-16
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



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



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

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 INDIVIDUAL BCIN: 41176

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EXTERIOR FINISH CEMENT BOARD PANELING IS HARDE PANEL HZ5 CONFORMING TO CLC/C 12678-R

NO.	REVISION	DATE
1	ISSUED	APRIL 26, 2024
2	ISSUED	APRIL 12, 2024

PROJECT:
342,344,348,350 QUEEN MARY STREET
 8 ROW TOWNHOUSE BLOCK
 3 UNITS/ROW
 OTTAWA, ON



DRAWING TITLE	
ELEVATIONS 2	
DATE DRAWN: MARCH, 2024	SCALE: 3/16" = 1'-0"
DRAWN BY: BR	FILE NAME: 423-00206
CHECKED BY: SG	DRAWING NO: A4.1