

Committee of Adjustment
 Received | Reçu le
2024-07-29
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

BEARING NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO A TRAVERSE LINE AS SET BY RWA PER REFERENCES 2 & 3-171815, HAVING A BEARING OF N59°49'20"E.

<p>SURVEYOR'S REAL PROPERTY REPORT PART 1)) BUILDING LOCATION SURVEY</p>	<p>Report Summary Filed "K" MISC. Date: DEC. 7/93 PART 2)) This Report was prepared for MS.L. KEEN and the undersigned accepts no responsibility for the use by other parties</p>	<p>NOTE: 1. This PLAN OF SURVEY to be READ in conjunction with The Report Summary Dated : DEC. 7/93 2. This REPORT can be updated only by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued subsequent to the DATE of CERTIFICATION.</p>																																				
<p>LOT 42 REGISTERED PLAN NO. 171815 CITY OF OTTAWA Regional Municipality of Ottawa-Carleton</p>	<p>LEGEND & NOTES : (IF APPLICABLE)</p> <table style="font-size: small;"> <tr><td>■</td><td>DENOTES FOUND MONUMENTS</td><td>■</td><td>DENOTES ORIGIN UNKNOWN</td></tr> <tr><td>□</td><td>DENOTES SET MONUMENTS</td><td>MEAS.</td><td>DENOTES MEASURED</td></tr> <tr><td>IB</td><td>DENOTES IRON BAR</td><td>PL</td><td>DENOTES REGISTERED PLAN 171815</td></tr> <tr><td>IBP</td><td>DENOTES ROUND IRON BAR</td><td>PROP</td><td>DENOTES PROPORTIONED</td></tr> <tr><td>SB</td><td>DENOTES STANDARD IRON BAR</td><td>W/W</td><td>DENOTES W.J. WEBSTER, O.L.S.</td></tr> <tr><td>SSB</td><td>DENOTES SHORT STANDARD IRON BAR</td><td>1310, W+S</td><td>DENOTES WEBSTER & SIMMONDS SURVEYING LTD.</td></tr> <tr><td>CC</td><td>DENOTES CUT CROSS</td><td>RWA</td><td>DENOTES R.W. ARNETT O.L.S.</td></tr> <tr><td>N&W</td><td>DENOTES NAIL & WASHER</td><td>HRF</td><td>DENOTES H.R. FARLEY O.L.S.</td></tr> <tr><td>WT</td><td>DENOTES WITNESS</td><td></td><td></td></tr> </table>	■	DENOTES FOUND MONUMENTS	■	DENOTES ORIGIN UNKNOWN	□	DENOTES SET MONUMENTS	MEAS.	DENOTES MEASURED	IB	DENOTES IRON BAR	PL	DENOTES REGISTERED PLAN 171815	IBP	DENOTES ROUND IRON BAR	PROP	DENOTES PROPORTIONED	SB	DENOTES STANDARD IRON BAR	W/W	DENOTES W.J. WEBSTER, O.L.S.	SSB	DENOTES SHORT STANDARD IRON BAR	1310, W+S	DENOTES WEBSTER & SIMMONDS SURVEYING LTD.	CC	DENOTES CUT CROSS	RWA	DENOTES R.W. ARNETT O.L.S.	N&W	DENOTES NAIL & WASHER	HRF	DENOTES H.R. FARLEY O.L.S.	WT	DENOTES WITNESS			<p>SURVEYOR'S CERTIFICATE I HEREBY CERTIFY : The field survey represented in this REPORT was completed on the 3 day of DEC. 19 93 Date: DEC. 7, 1993 <i>Wm J. Webster</i> Wm J. WEBSTER Ontario Land Surveyor</p> <p>(Not for Registration Purposes) © FROM THE OFFICE OF WEBSTER & SIMMONDS SURVEYING LTD. Ontario Land Surveyors OTTAWA - ONTARIO</p>
■	DENOTES FOUND MONUMENTS	■	DENOTES ORIGIN UNKNOWN																																			
□	DENOTES SET MONUMENTS	MEAS.	DENOTES MEASURED																																			
IB	DENOTES IRON BAR	PL	DENOTES REGISTERED PLAN 171815																																			
IBP	DENOTES ROUND IRON BAR	PROP	DENOTES PROPORTIONED																																			
SB	DENOTES STANDARD IRON BAR	W/W	DENOTES W.J. WEBSTER, O.L.S.																																			
SSB	DENOTES SHORT STANDARD IRON BAR	1310, W+S	DENOTES WEBSTER & SIMMONDS SURVEYING LTD.																																			
CC	DENOTES CUT CROSS	RWA	DENOTES R.W. ARNETT O.L.S.																																			
N&W	DENOTES NAIL & WASHER	HRF	DENOTES H.R. FARLEY O.L.S.																																			
WT	DENOTES WITNESS																																					
<p>SCALE : 1"=20'</p>		<p>FIELD WORK : BM DRAWN BY : CT CHECKED BY : KJ REF. NO. : 4-171815 J-4922</p>																																				

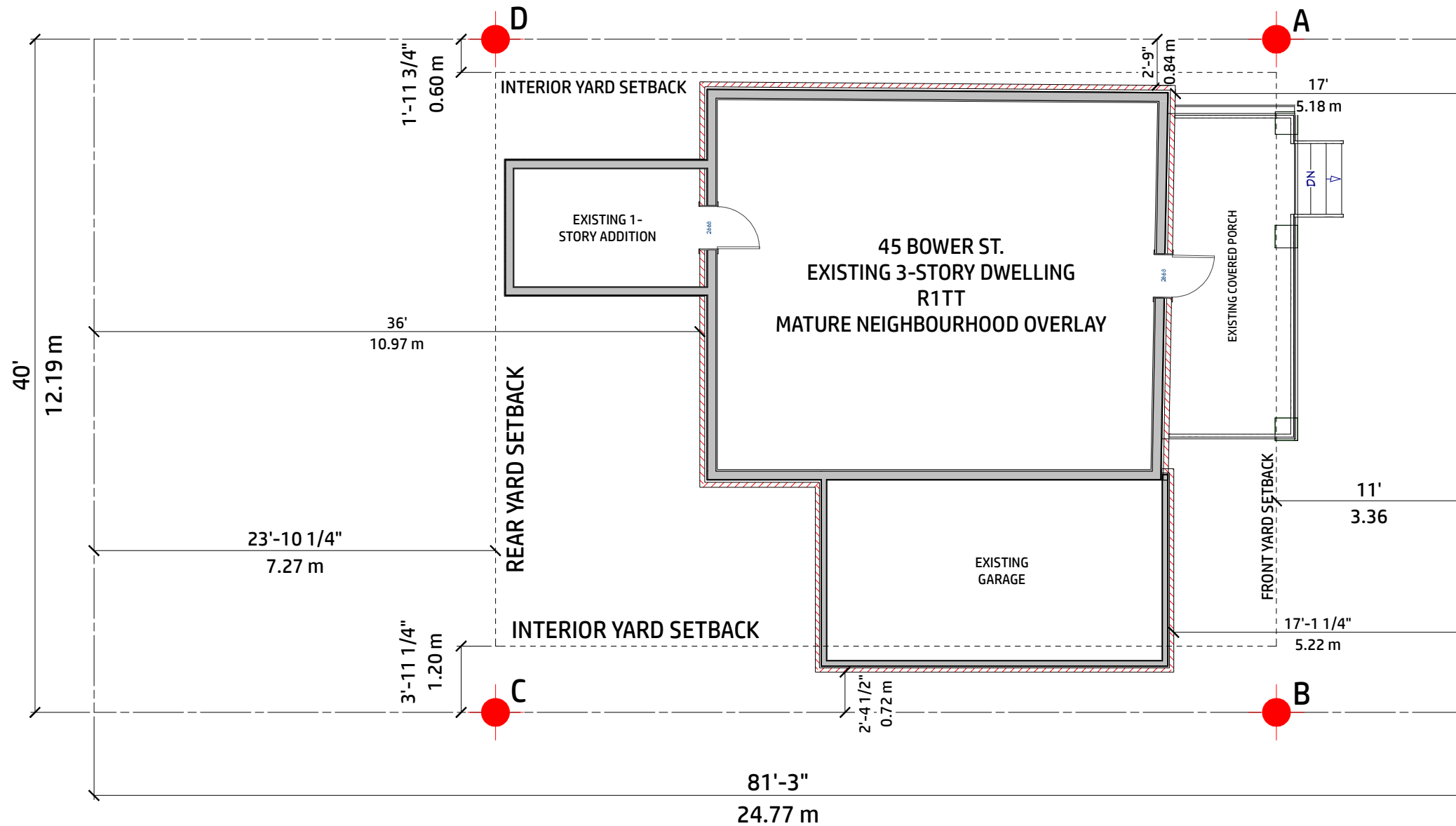
MIN. LOT WIDTH = 9 m
 MIN. LOT AREA = 270 m²
 MAX. BUILDING HEIGHT = 8.5 m
 MIN. FRONT YARD SETBACK = 3.36 m
 MIN. REAR YARD SETBACK = 7.27m
 MIN. INTERIOR YARD SETBACK = 1.8m total (no less than 0.6m one side)

MEASUREMENT POINTS FOR
 EXISTING AVERAGE GRADE
 CALCULATION

EXISTING AVERAGE GRADE
 TOP OF FOUNDATION ASSIGNED 0'-0"
 A -36 1/2"
 B -17 1/4"
 C -15 1/4"
 D -27 3/4"

AVERAGE IS -2'-0 1/4"

SEE A7 FOR TOTAL PROPOSED BUILDING
 HEIGHT



BOWER ST.

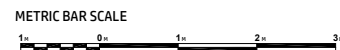
BOWER ST.

BOWER ST.



Committee of Adjustment
 Received | Reçu le
2024-07-29
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

SITE PLAN
 SCALE: 1/8" = 1'-0"



PROJECT 45 BOWER ST.	
DRAWING TITLE SITE PLAN	
SCALE 1/8" = 1'-0"	DRAWN BY C. HRUSHKA
DATE 2024-07-25	SHEET A1

EXISTING
DWELLING



Committee of Adjustment
Received | Reçu le

2024-07-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation



PROPOSED
THIRD FLOOR



EXTERIOR RENDERINGS
SCALE: N.T.S.

PROJECT
45 BOWER ST.

DRAWING TITLE
EXTERIOR RENDERINGS

SCALE
N.T.S.

DRAWN BY
C. HRUSHKA

DATE
2024-07-25

SHEET
A2

Committee of Adjustment
 Received | Reçu le
2024-07-29
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



PROJECT	
45 BOWER ST.	
DRAWING TITLE	
FRONT ELEVATION	
SCALE	DRAWN BY
1/4" = 1'-0"	C. HRUSHKA
DATE	SHEET
2024-07-25	A7

FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

Committee of Adjustment
Received | Reçu le

2024-07-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT
45 BOWER ST.

DRAWING TITLE
RIGHT ELEVATION

SCALE
1/4" = 1'-0"

DRAWN BY
C. HRUSHKA

DATE
2024-07-25

SHEET
A8



⊖ REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT	
45 BOWER ST.	
DRAWING TITLE	
REAR ELEVATION	
SCALE	DRAWN BY
1/4" = 1'-0"	C. HRUSHKA
DATE	SHEET
2024-07-25	A9

Committee of Adjustment
Received | Reçu le

2024-07-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation



PROJECT
45 BOWER ST.

DRAWING TITLE
LEFT ELEVATION

SCALE
1/4" = 1'-0"

DRAWN BY
C. HRUSHKA

DATE
2024-07-25

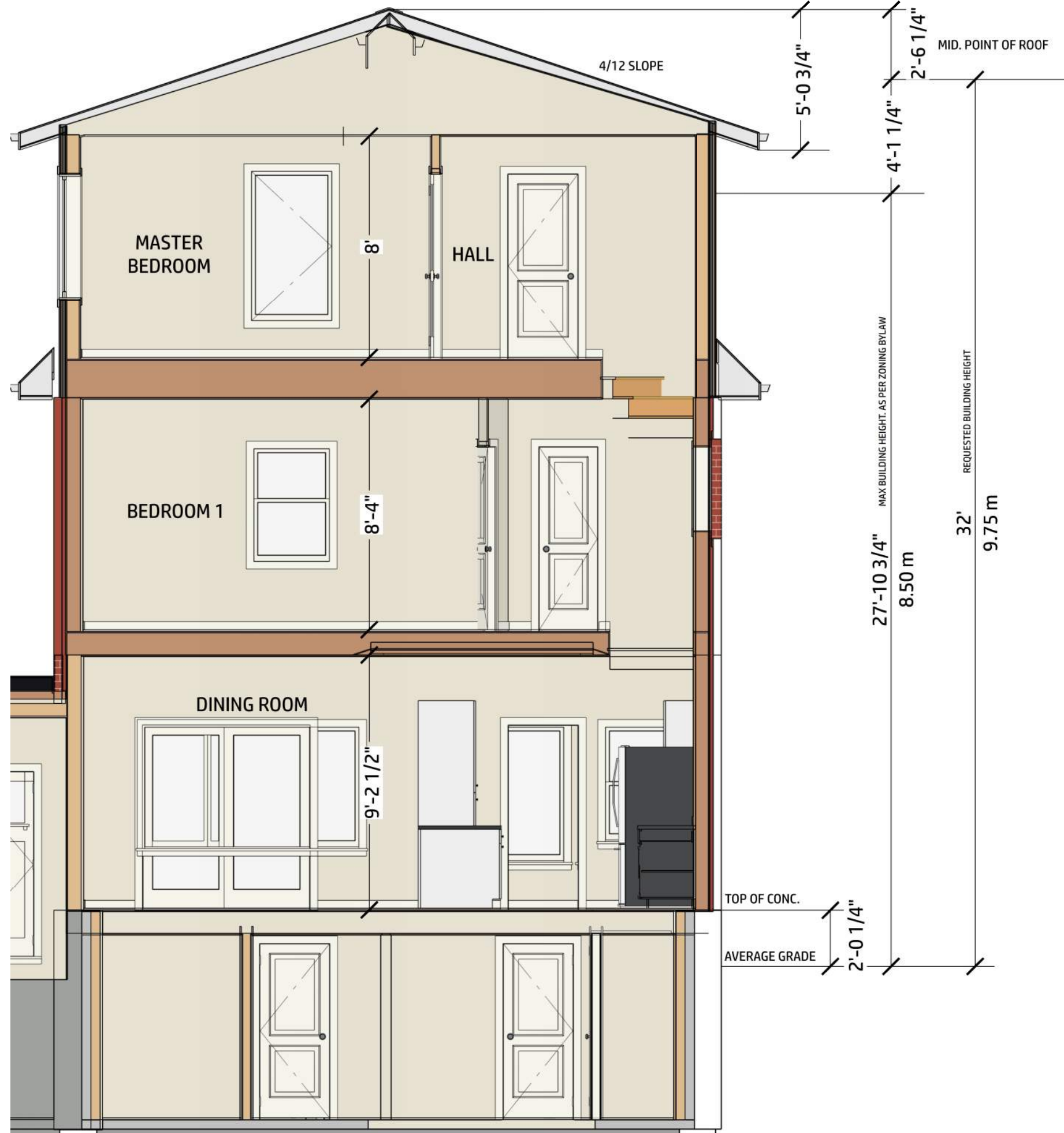
SHEET
A10

LEFT ELEVATION
SCALE: 1/4" = 1'-0"

Committee of Adjustment
Received | Reçu le

2024-07-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation



CROSS SECTION
SCALE: 1/4" = 1'-0"

PROJECT
45 BOWER ST.

DRAWING TITLE
CROSS SECTION

SCALE
1/4" = 1'-0"

DRAWN BY
C. HRUSHKA

DATE
2024-07-25

SHEET
A11