

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND CORRELATING HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATE THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITY AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICES. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS P2 CONCEPTS P2 WITHOUT OBTAINING P2 PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE, THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST P2 AND TO RELEASE P2 FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS P2 FROM ANY DAMAGES, LIABILITIES OR COSTS INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO P2'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF P2 AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH P2 AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES, AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

Committee of Adjustment
Received | Reçu le

2024-07-12

City of Ottawa | Ville d'Ottawa
Comité de dérogation

No.	REVISIONS	DATE
05	ISSUED FOR SPC RESUBMISSION	2024-MAR-21
04	ISSUED FOR SPC RESUBMISSION	2023-NOV-27
03	ISSUED FOR SPC RESUBMISSION	2023-JULY-24
03	ISSUED FOR SPC RESUBMISSION	2023-JUNE-02
02	ISSUED FOR REVIEW	2023-APR-06
01	ISSUED FOR REVIEW	2023-MAR-24

1 SITE PLAN
SCALE: 1:150

SITE INFORMATION DERIVED FROM SURVEY TITLED:

Topographic Plan of Survey of
PART OF LOT 10 CONGRESSION 3 (OTTAWA FRONT) CITY OF OTTAWA

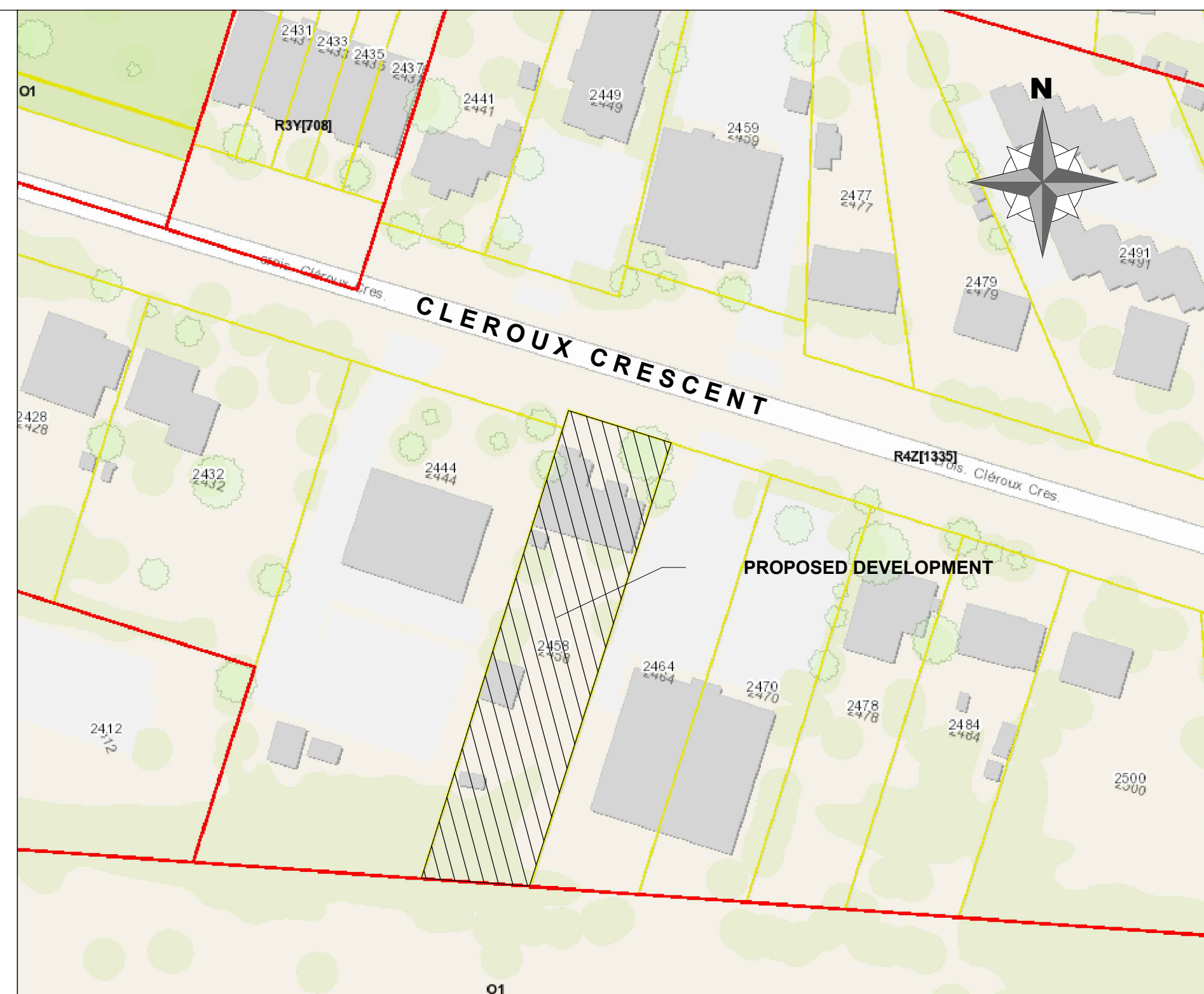
J.D Barnes Limited 2021

ELEVATION NOTE:

1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA CONTROL POINT 2016-0105 HAVING A PUBLISHED ELEVATION OF 60.14 METERS (CGVD-1928).

ZONING 2458 CLEROUX CRES		
ZONED	R4Z[1335]	
REQUIRED	PROVIDED	
MIN. LOT AREA	450 SQ.M	1,391 SQ.M
MIN. LOT WIDTH	18 M	17.72 M
MIN. FRONT YARD SETBACK	5 M	8.2 M
MIN. REAR YARD SETBACK	7 M	11.7 M
MIN. INTERIOR YARD SETBACK	5 M	4 M and 1.59 M
MAX. BUILDING HEIGHT	15 M	10.24 M
MAX. FLOOR SPACE INDEX	N/A	N/A
MIN. VEHICLE PARKING SPACES	20 SPACES	20 SPACES
MIN. VISITOR PARKING SPACES	3 SPACES	4 SPACES
MIN. BICYCLE PARKING SPACES	9 SPACES	12 SPACES
MIN. COMMUNAL AMENITY AREA	51 SQ.M	93.8 SQ.M
MIN. AMENITY AREA	102 SQ.M	156.7 SQ.M (62.9 SQ.M PRIVATE)
GARBAGE	1 X 2 CUBIC YARD BIN	1 X 2 CUBIC YARD BIN
RECYCLING	4 X 360L BINS	4 X 360L BINS
ORGANICS	1 X 240L BIN	1 X 240L BIN



NOT AUTHENTIC UNLESS SIGNED AND DATED

Client:

11784005 Canada
Inc. c/o Melmar
Group

P2 concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

DESIGNED BY: P.E. DRAWN BY: S.A. APPROVED BY: P.R.

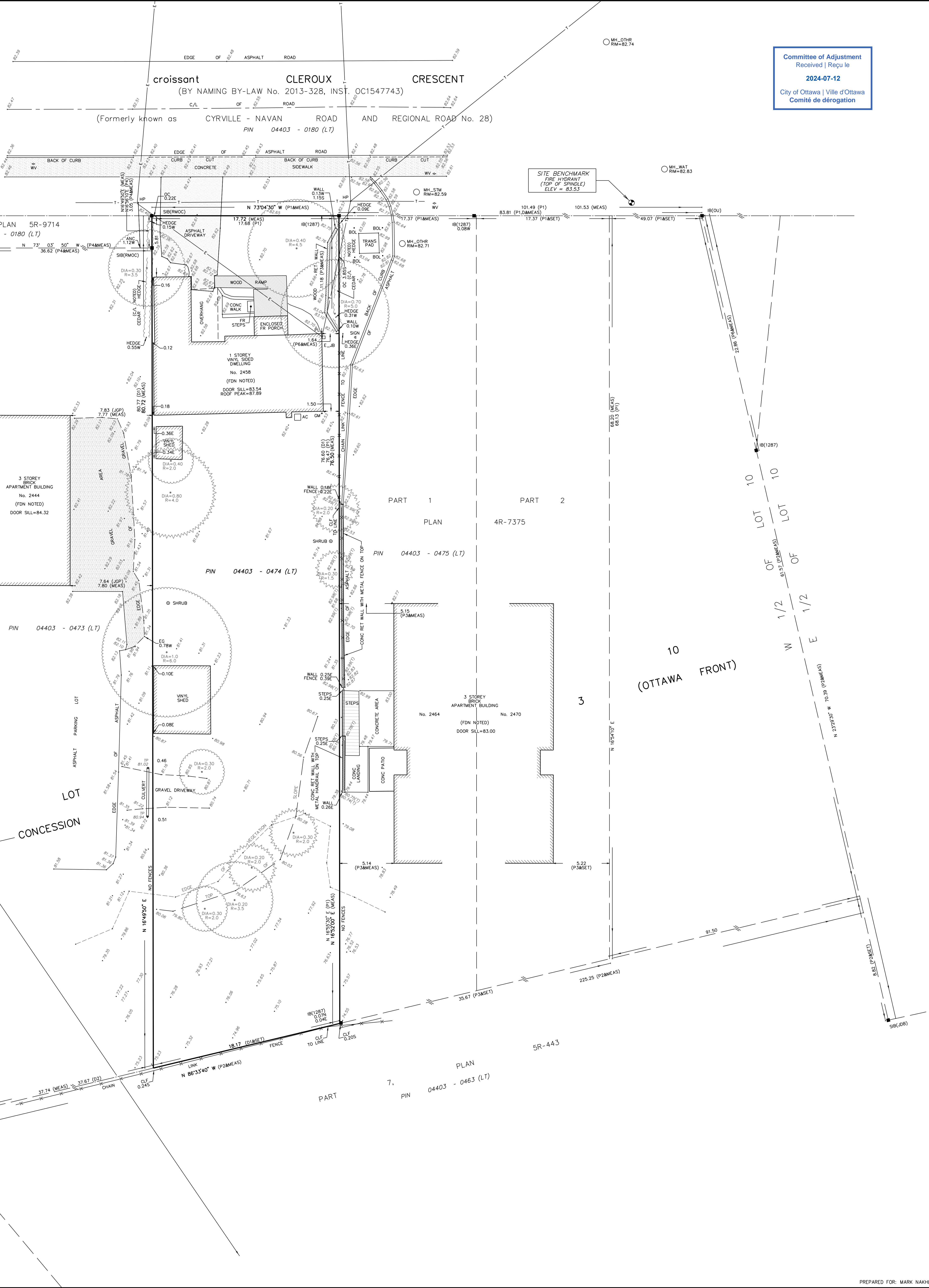
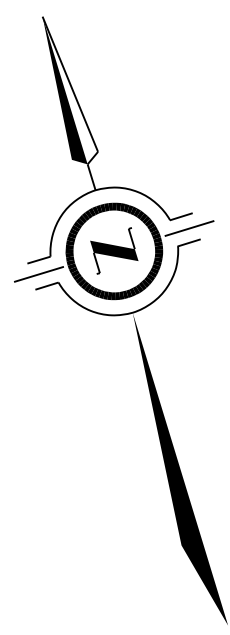
PROJECT: 2458 CLEROUX CRESCENT OTTAWA

DRAWING TITLE: SITE PLAN

PROJECT NO: 0410

DATE: MAR 21, 2024

SP01



Committee of Adjustment
Received | Reçu le
2024-07-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING
**PART OF LOT 10
CONCESSION 3 (OTTAWA FRONT)**
CITY OF OTTAWA
J.D. BARNES LIMITED
© COPYRIGHT 2021
SCALE 1 : 150
2.5 0 2.5 5 10 metres
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83 (CSRS) (2010).
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°1'00" WAS APPLIED TO BEARINGS ON P1 TO CONVERT TO GRID BEARINGS.
DISTANCES ARE GROUND.
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

NOTES ON TREES
- TREE DIMENSIONS ARE SHOWN +/- HEREON
- DIAMETER OF TREES TAKEN AT 1.2m ABOVE GRADE
- RADIUS DENOTES MEASUREMENT OF CROWN FROM CENTER OF TREE

PART 2 - SURVEY REPORT
- DESCRIPTION
PART OF LOT 10, CONCESSION 3 (OTTAWA FRONT), BEING ALL OF PIN 04403-0474 (LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- BOUNDARY FEATURES
NOTE LOCATION OF CHAIN LINK FENCE ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE CEDAR HEDGE, THE SHEDS, THE EDGE OF GRAVEL AND THE CULVERT ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE OVERHEAD CABLE, THE CEDAR HEDGE, THE CHAIN LINK FENCE, THE CONCRETE RETAINING WALLS AND THE CONCRETE STEPS ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF OVERHEAD CABLE ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
MEAS	DENOTES	MEASURED
1227	DENOTES	L.E. ROSS, O.L.S.
1287	DENOTES	FARLEY, SMITH & MURRAY SURVEYING LTD.
6P	DENOTES	J.G. PARETTE, O.L.S.
636	DENOTES	R.F. DORE, O.L.S.
JOB	DENOTES	J.D. BARNES LTD.
INST	DENOTES	INSTRUMENT
RMOC	DENOTES	REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
P1	DENOTES	PLAN 4R-7375
P2	DENOTES	PLAN 5R-443
P3	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED APRIL 27, 2007 (#233-06)
P4	DENOTES	PLAN 5R-9714
P5	DENOTES	PLAN 5R-2817
P6	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED APRIL 27, 2007 (#233-06)
D1	DENOTES	DEED Q61229
D2	DENOTES	DEED N308173
	DENOTES	PROPERTY LINE
N	= NORTH / S= SOUTH / E= EAST / W= WEST	

TOPOGRAPHIC LEGEND

FR	DENOTES	FRAME
FDN	DENOTES	FOUNDATION
CONC	DENOTES	CONCRETE
RET	DENOTES	RETAINING
CLF	DENOTES	CHAIN LINK FENCE
C/L	DENOTES	CENTERLINE
TP	DENOTES	TOP OF PIPE
OC	DENOTES	OVERHEAD CABLE
EG	DENOTES	EDGE OF GRAVEL
GM	DENOTES	GAS METER
TRANS	DENOTES	TRANSFORMER
E_wb	DENOTES	HYDRO JUNCTION BOX
HP	DENOTES	HYDRO POLE
ANC	DENOTES	ANCHOR
PL	DENOTES	POLE
BOL	DENOTES	BOLLARD
WV	DENOTES	WATER VALVE
MH_WAT	DENOTES	WATER MANHOLE
MH_STM	DENOTES	STORM MANHOLE
MH_SAN	DENOTES	SANITARY MANHOLE
MH_OTHR	DENOTES	COMBINED MANHOLE
SAN	DENOTES	UNDERGROUND SANITARY SEWER
STM	DENOTES	UNDERGROUND STORM SEWER
E	DENOTES	OVERHEAD HYDRO CABLE
T	DENOTES	OVERHEAD TELEPHONE CABLE
DIA	DENOTES	DIAMETER
R	DENOTES	RADIUS
(Tree symbols)	DENOTES	DECIDUOUS TREE
(Tree symbols)	DENOTES	CONIFEROUS TREE

ELEVATION NOTE:
1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING
2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA CONTROL POINT 2016-0105 HAVING A PUBLISHED ELEVATION OF 60.14 METRES (CGVD-1928 DATUM).

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 NOVEMBER 12, 2020.

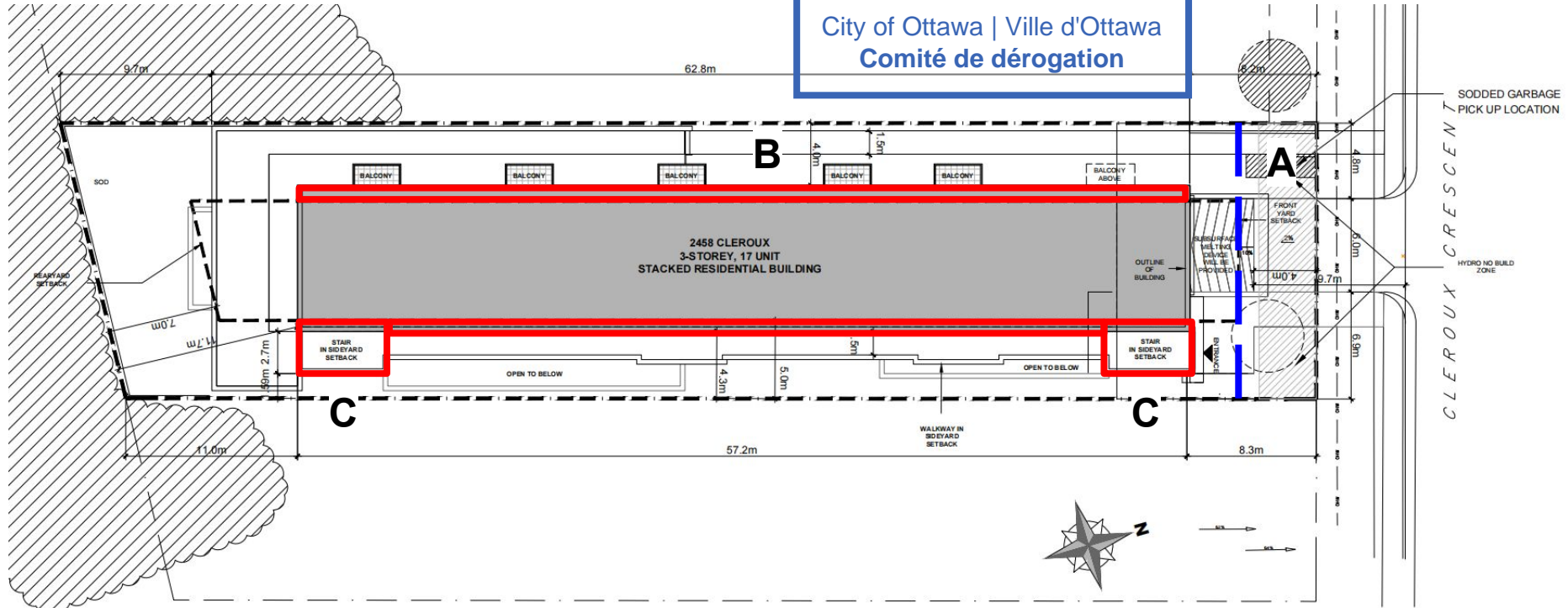
DATE: JANUARY 19, 2021
SURVEYOR: GEORGE ZERVOS
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
62 STEACHE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY:	RP	CHECKED BY:	GZ	REFERENCE NO.:	20-10-150-00
PLOTTED:	1/19/2021	DATES:	01/06/21		

Variance Locations

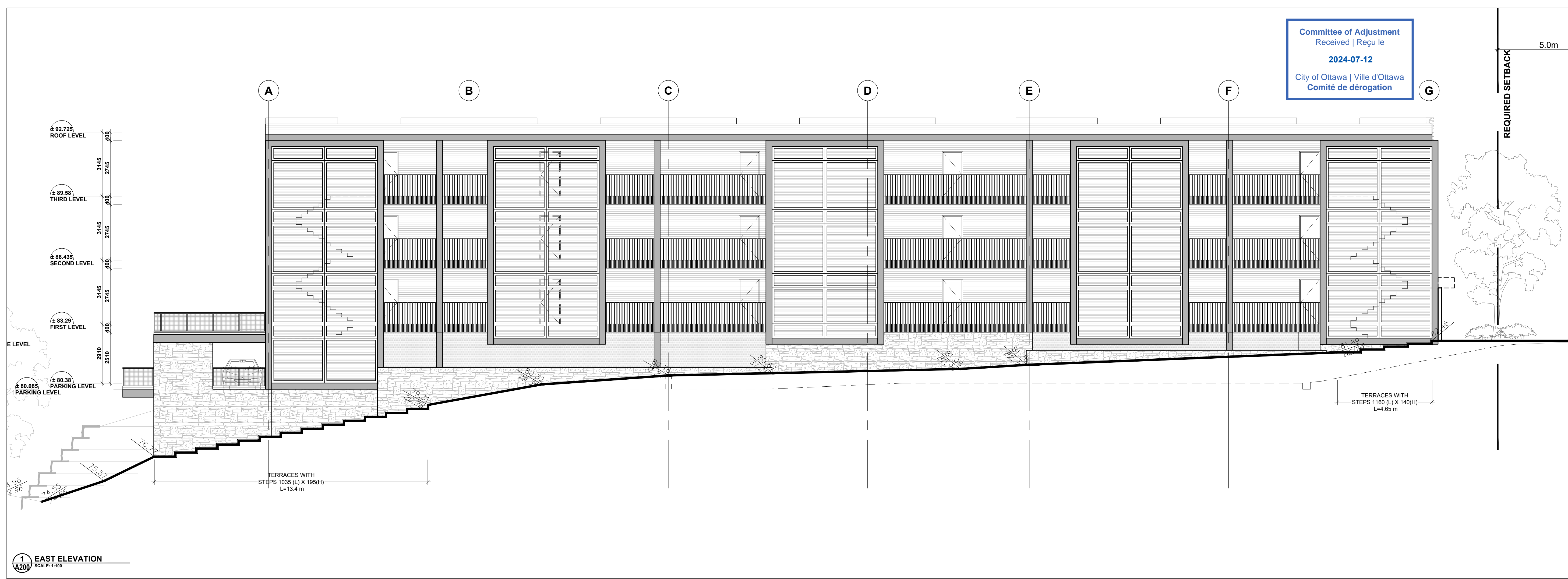
Committee of Adjustment
 Received | Reçu le
2024-07-12
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



A) Lot width
 Required: 18 m
 Provided: 17.72 m

B) Side Yard Setback (west)
 Required: 5 m
 Provided: 4 m

C) Side Yard Setback (east)
 Required: 5 m
 Provided: 1.59 m



1 EAST ELEVATION
SCALE: 1:100



1 WEST ELEVATION
SCALE: 1:100

USE AND INTERPRETATION OF DRAWINGS
GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION" THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSES OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:
IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS P2 CONCEPTS (P2) WITHOUT OBTAINING P2 PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST P2 AND TO RELEASE P2 FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS P2 FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO P2'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF P2 AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH P2 AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES:
EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

No.	REVISIONS	DATE
05	ISSUED FOR SPC RESUBMISSION	2024-MAR-21
04	ISSUED FOR SPC RESUBMISSION	2023-NOV-27
03	ISSUED FOR SPC RESUBMISSION	2023-JULY-24
03	ISSUED FOR SPC RESUBMISSION	2023-JUNE-02
02	ISSUED FOR REVIEW	2023-APR-06
01	ISSUED FOR REVIEW	2023-MAR-24

NOT AUTHENTIC UNLESS SIGNED AND DATED
Client:

11784005 Canada
Inc. c/o Melmar
Group

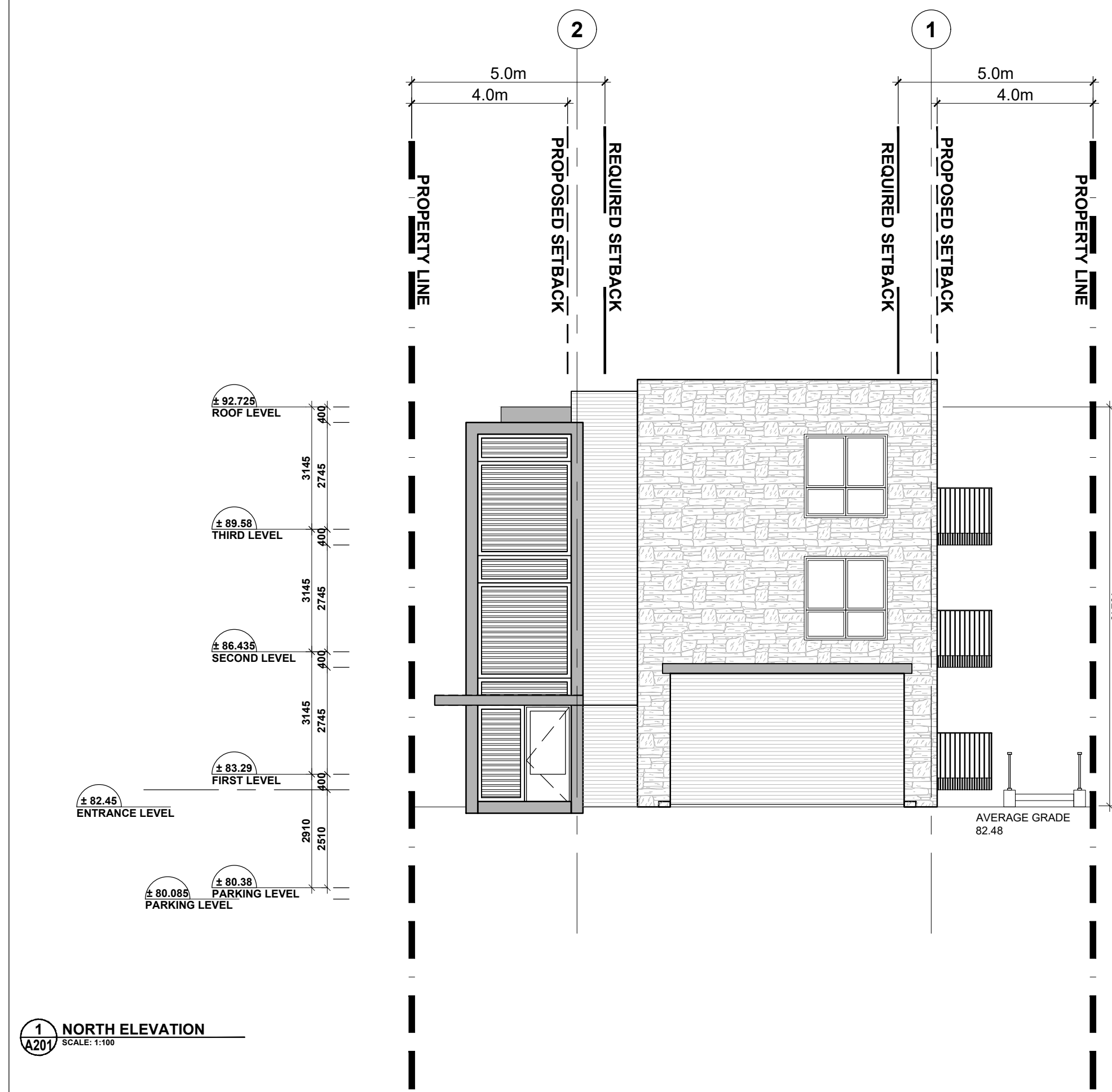
P²
concepts
739 HIGHWOOD AVE., UNIT 300
OTTAWA, ONTARIO, K1V 6A8

DESIGNED BY: P.E. DRAWN BY: S.A. APPROVED BY: P.R.

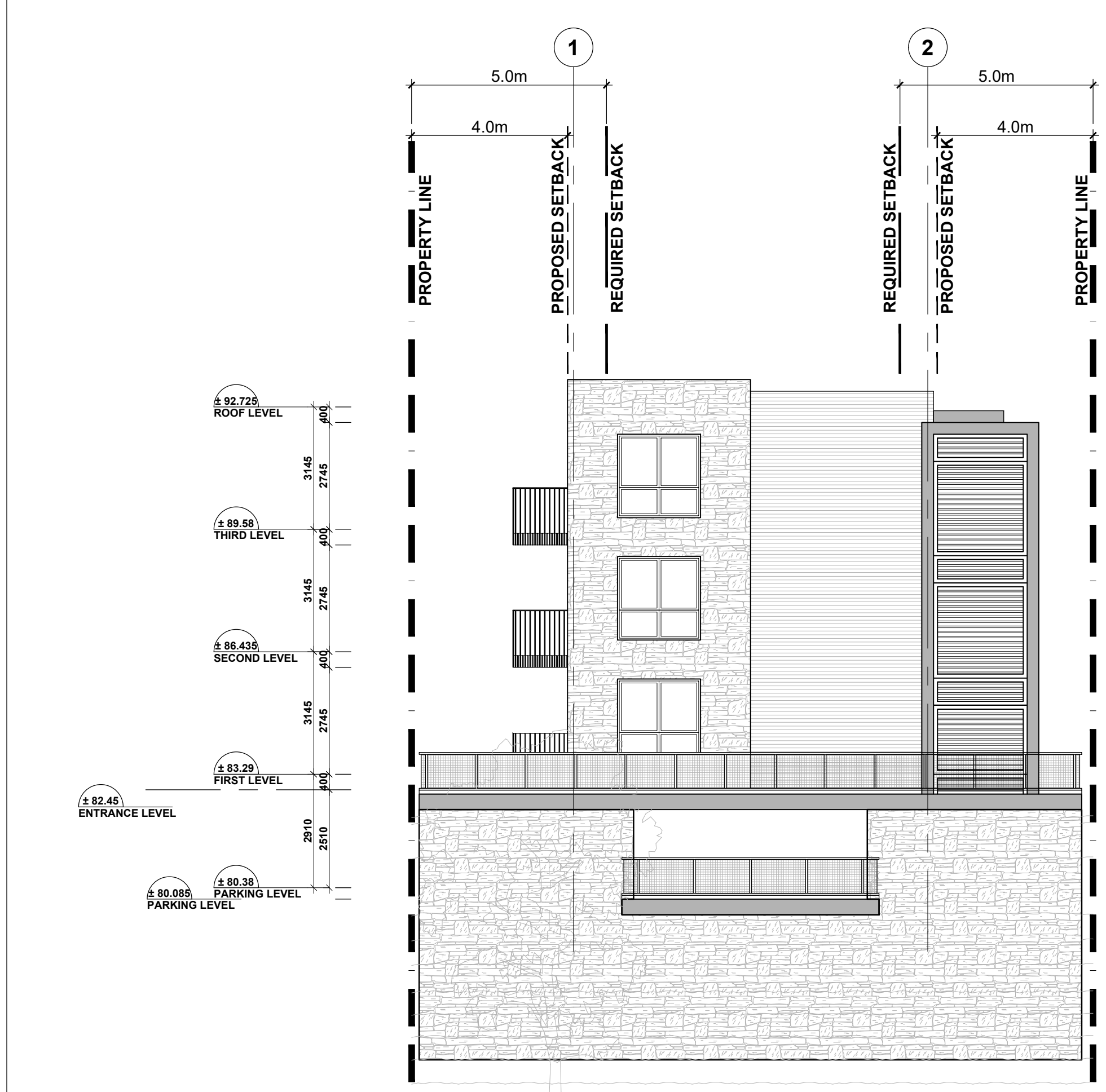
PROJECT: 2458
CLEROUX CRESCENT
OTTAWA

DRAWING TITLE
EAST & WEST ELEVATIONS

PROJECT NO. 0410
DATE: MAR 21, 2024
SCALE: A200



1 NORTH ELEVATION
SCALE: 1:100



2 SOUTH ELEVATION
SCALE: 1:100

Committee of Adjustment
Reçu | Reçu le
2024-07-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation

USE AND INTERPRETATION OF DRAWINGS
GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE, BUT NOT LIMITED TO, THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS THE MOST COMPLETE AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.
BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CADS FILES OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.
UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.
THESE DRAWINGS ILLUSTRATE THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.
UNAUTHORIZED CHANGES
IN THE EVENT OF THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS P2 CONCEPTS (P2) WITHOUT OBTAINING P2 PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST P2 AND TO RELEASE P2 FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.
IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS P2 FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.
IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO P2'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF P2 AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH P2 AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.
GENERAL NOTES
EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.
CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.
THE ENGINEER MAKES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT OF THE CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

No.	REVISIONS	DATE
05	ISSUED FOR SPC RESUBMISSION	2024-MAR-21
04	ISSUED FOR SPC RESUBMISSION	2023-NOV-27
03	ISSUED FOR SPC RESUBMISSION	2023-JULY-24
03	ISSUED FOR SPC RESUBMISSION	2023-JUNE-02
02	ISSUED FOR REVIEW	2023-APR-06
01	ISSUED FOR REVIEW	2023-MAR-24

NOT AUTHENTIC UNLESS SIGNED AND DATED
Client:
11784005 Canada
Inc. c/o Melmar
Group

P2
concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6W8

DESIGNED BY: P.E. DRAWN BY: S.A. APPROVED BY: P.R.

PROJECT
2458
CLEROUX CRESCENT
OTTAWA

DRAWING TITLE
NORTH & SOUTH ELEVATIONS

PROJECT NO.
0410
DATE
MAR 21, 2024

A201

Plan No. 18880

D07-12-22-0144