

SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DETAILS PART 1 - PLAN SHOWING

PART OF LOTS 55 AND 56 REGISTERED PLAN No. 13 CITY OF OTTAWA

J.D. BARNES LIMITED
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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) (2010.0).
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 LOTS 55 AND 56 ON REGISTERED PLAN No. 13, BEING ALL OF PIN 04110-0116 (LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- BOUNDARY FEATURES
NOTE LOCATION OF THE CHAIN LINK AND BOARD FENCES, THE FRAME SHED AND THE ASPHALT ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE BOARD FENCE, THE OVERHEAD CABLE, THE TELEPHONE POLE AND THE ANCHOR ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE CHAIN LINK AND BOARD FENCES ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY

LEGEND

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- IP DENOTES IRON PIPE
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- MEAS DENOTES MEASURED
- OU DENOTES ORIGIN UNKNOWN
- RP DENOTES REGISTERED PLAN No. 13
- P DENOTES PLAN 5R-9265
- P1 DENOTES PLAN 5R-9045
- P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & MURRAY SURVEYING LTD., DATED AUGUST 21, 1991
- P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED SEPTEMBER 4, 2008
- P4 DENOTES BUILDING LOCATION SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED FEBRUARY 28, 1986
- S/T DENOTES SUBJECT TO
- D1 DENOTES INST. No. CR670947
- D2 DENOTES INST. No. NS117905
- 1287 DENOTES FARLEY, SMITH & MURRAY SURVEYING LTD.
- PROPERTY LINE DENOTES PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST
ALL SET PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

TOPOGRAPHIC LEGEND

- FDN DENOTES FOUNDATION
- CONC DENOTES CONCRETE
- C/L DENOTES CENTERLINE
- EA DENOTES EDGE OF ASPHALT
- OC DENOTES OVERHEAD CABLE
- TOW DENOTES TOP OF WALL
- D DENOTES DIAMETER OF TREE TRUNK(cm)
- R DENOTES RADIUS OF TREE CROWN(m)
- CLF DENOTES CHAIN LINK FENCE
- BF DENOTES BOARD FENCE
- TP DENOTES TELEPHONE POLE
- ANC DENOTES ANCHOR
- GM DENOTES GAS METER
- CB DENOTES CATCH BASIN
- MH_STM DENOTES STORM MANHOLE
- MH_SAN DENOTES SANITARY MANHOLE
- E DENOTES OVERHEAD HYDRO CABLE
- T DENOTES OVERHEAD TELEPHONE CABLE
- W DENOTES UNDERGROUND WATER LINE
- G DENOTES UNDERGROUND GAS LINE
- STM DENOTES UNDERGROUND STORM SEWER
- SAN DENOTES UNDERGROUND SANITARY SEWER
- DENOTES DECIDUOUS 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 2016-0328 HAVING A PUBLISHED ELEVATION OF 82.47 METRES (CGVD28-78).

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 JULY 24, 2023.

JULY 28, 2023
DATE
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-42190

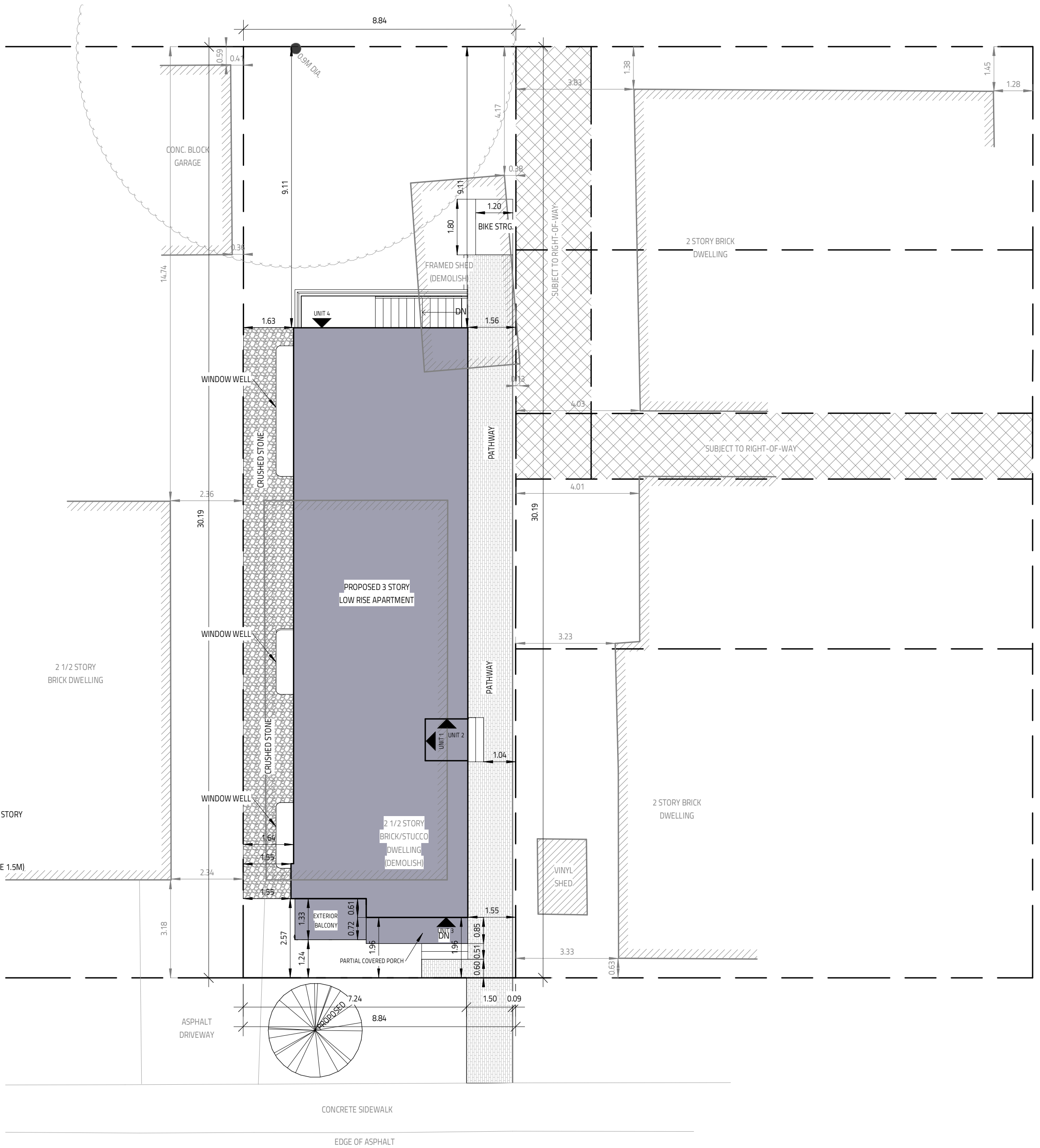
J.D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
65 STEELE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: RP	CHECKED BY: GZ	REFERENCE NO.: 23-10-066-00	
PLOTTED: 8/3/2023		DATED: 07/28/23	

Committee of Adjustment
Received | Reçu le

2023-11-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation



ZONE: R4UB
MATURE NEIGHBOURHOOD OVERLAY
SCHEDULE 342
BACKS ONTO TM12 H(14.5)

LOW-RISE APARTMENT (MAX 8 UNIT)
MIN LOT WIDTH: 10M
MIN LOT AREA: 300 SQ.M.
MAX BUILDING HEIGHT: 11M
MIN FRONT YARD: 4.5M (1.91M NEIGHBOURING AVERAGE)
MIN REAR YARD: 9.06M (30% LOT DEPTH)
MIN SIDE YARD: 1.5M

MIN FRONT YARD LANDSCAPING: 35%
MIN FRONT FENESTRATION: 25%
MIN FRONT FACADE RECESS: 20% OF WALL AT 0.6M
(EXCEPT FOR BALCONIES FOR EACH STORY
AT OR ABOVE FIRST STORY)

MAX WALKWAY WIDTH: 1.2M
GARBAGE STORAGE LOCATION: INSIDE BUILDING OR REAR YARD
BICYCLE PARKING: 0.5/DWELLING (MIN 0.6M X 1.8M IN SIZE, MIN ISLE 1.5M)

***ARCHITECTURAL SITE PLAN PREPARED USING
SURVEY PREPARED BY J.D.BARNES LTD. DATED
JULY 28, 2023 ***

***ARBORIST TREE INFORMATION REPORT
SUPERCEDES ALL TREE PRESERVATION
INFORMATION SHOWN ON THIS SITE PLAN***

ELM STREET

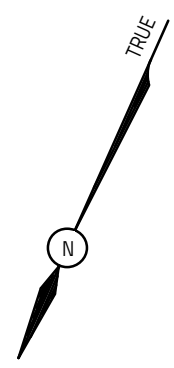
PRESTON STREET

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

FIRM BCIN: 45801
INDIVIDUAL BCIN: 41176

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.

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
3	D2.1 ISSUED (REV SITE PLAN)	OCTOBER 3, 2023
2	D2 ISSUED	SEPTEMBER 22, 2023
1	D1 ISSUED	SEPTEMBER 11, 2023
1	LDP ISSUED TO DEVELOPER	AUGUST 9, 2023

90 ELM ST.
BASEMENT: 989 SQ.FT.
GROUND: 949 SQ.FT.
SECOND: 1015 SQ.FT.
THIRD: 1103 SQ.FT.
OTTAWA, ON

Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-808-7185

SITE PLAN	
DATE DRAWN SEPTEMBER 6, 2023	SCALE: 1:100
DRAWN BY: MV	FILE NAME: #23-0294
CHECKED BY: SG	DWG. NO. A0.1

Committee of Adjustment
 Received | Reçu le
 2023-11-10
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



1 PERSPECTIVE FRONT FROM LEFT
 SCALE:



2 PERSPECTIVE FRONT FROM RIGHT
 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.

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NO.	REVISION	DATE
2	D2 ISSUED	SEPTEMBER 22, 2023
1	D1 ISSUED	SEPTEMBER 11, 2023
1	LDP ISSUED TO DEVELOPER	AUGUST 9, 2023

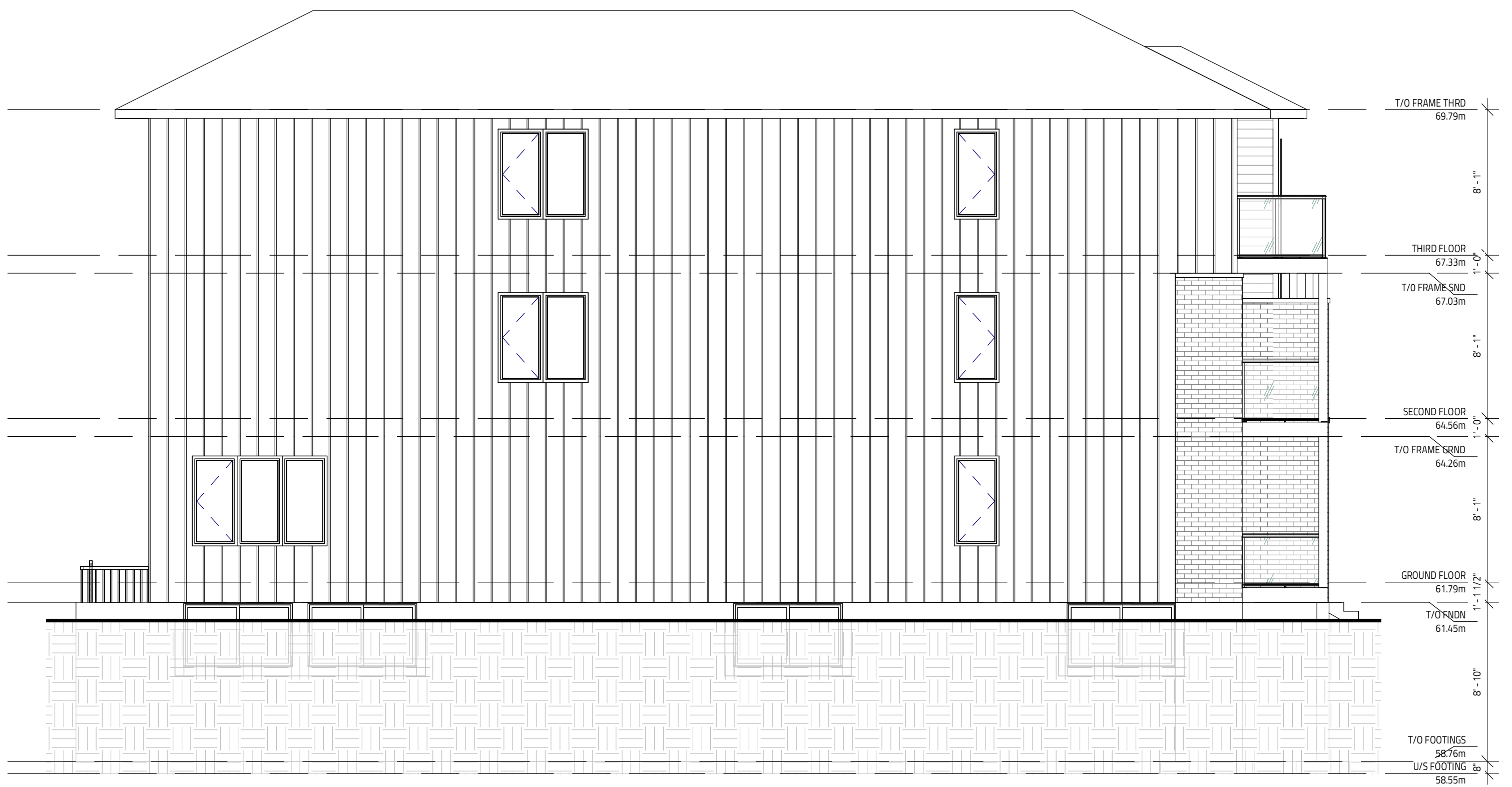
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 OTTAWA, ON

Evolution
 DESIGN & DRAFTING
 613-884-7068 /// 613-808-7185

DRAWING TITLE	
COVER	
DATE: 09/06/2023	SCALE:
DRAWN BY: MV	FILE NAME: #23-0294
CHECKED BY: MV	DWG. NO. A0.0



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



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

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

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

METAL PANELING IS 'AL13 COMPOSITE PANEL' CONFORMING TO CAN/ULC 5134, CAN/ULC 5102, NFPA 285 & ASTM E84
METAL FOLDED WALL PANEL IS 'LUX FOLDED WALL' CONFORMING TO CCMC 14137-L
2 PLY MOD BITUMOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L
EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R
EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL H2S CONFORMING TO CCMC 12678-R

NO.	REVISION	DATE
2	D2 ISSUED	SEPTEMBER 22, 2023
1	D1 ISSUED	SEPTEMBER 11, 2023
1	LDP ISSUED TO DEVELOPER	AUGUST 9, 2023

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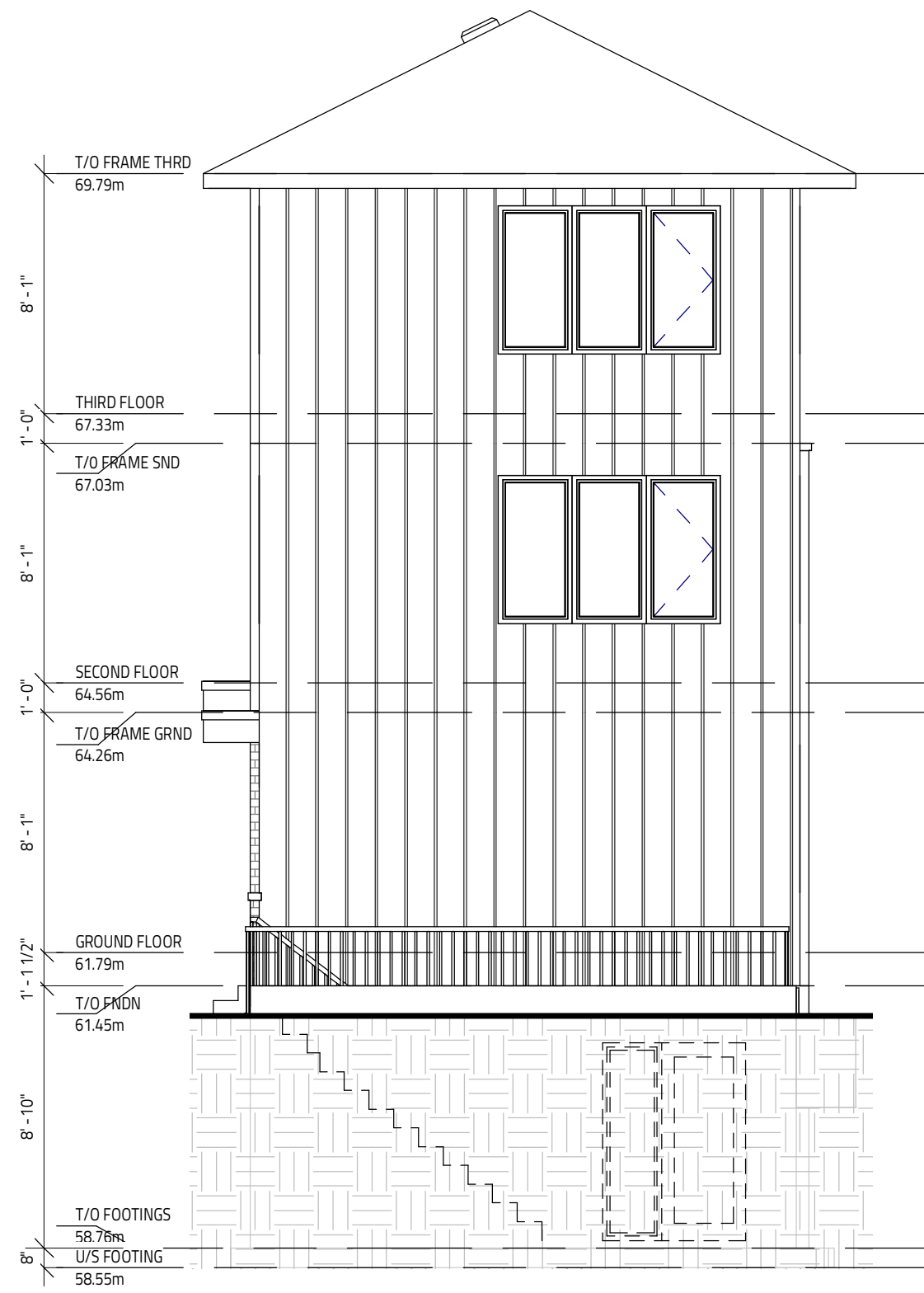
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DRAWING TITLE	
ELEVATIONS 1	
DATE DRAWN SEPTEMBER 6, 2023	SCALE: 3/16" = 1'-0"
DRAWN BY MV	FILE NAME: #23-0294
CHECKED BY SG	DWG. NO. A4.0



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



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

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EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R
EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL HZ5 CONFORMING TO CCMC 12678-R

NO.	REVISION	DATE
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1	D1 ISSUED	SEPTEMBER 11, 2023
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DRAWING TITLE	
ELEVATIONS 2	
DATE DRAWN SEPTEMBER 6, 2023	SCALE: 3/16" = 1'-0"
DRAWN BY MV	FILE NAME: #23-0294
CHECKED BY SG	DWG. NO. A4.1