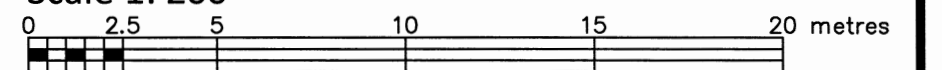


TOPOGRAPHIC PLAN OF SURVEY OF

PART OF LOT 14 REGISTERED PLAN 457 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2018

Scale 1: 200



Metric Note

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

Bearing Note

Bearings are astronomic and are referred to the Easterly limit of Grenon Avenue having a bearing of N 21° 58' 05" W as shown on Plan 4R-19561.

Elevation Notes

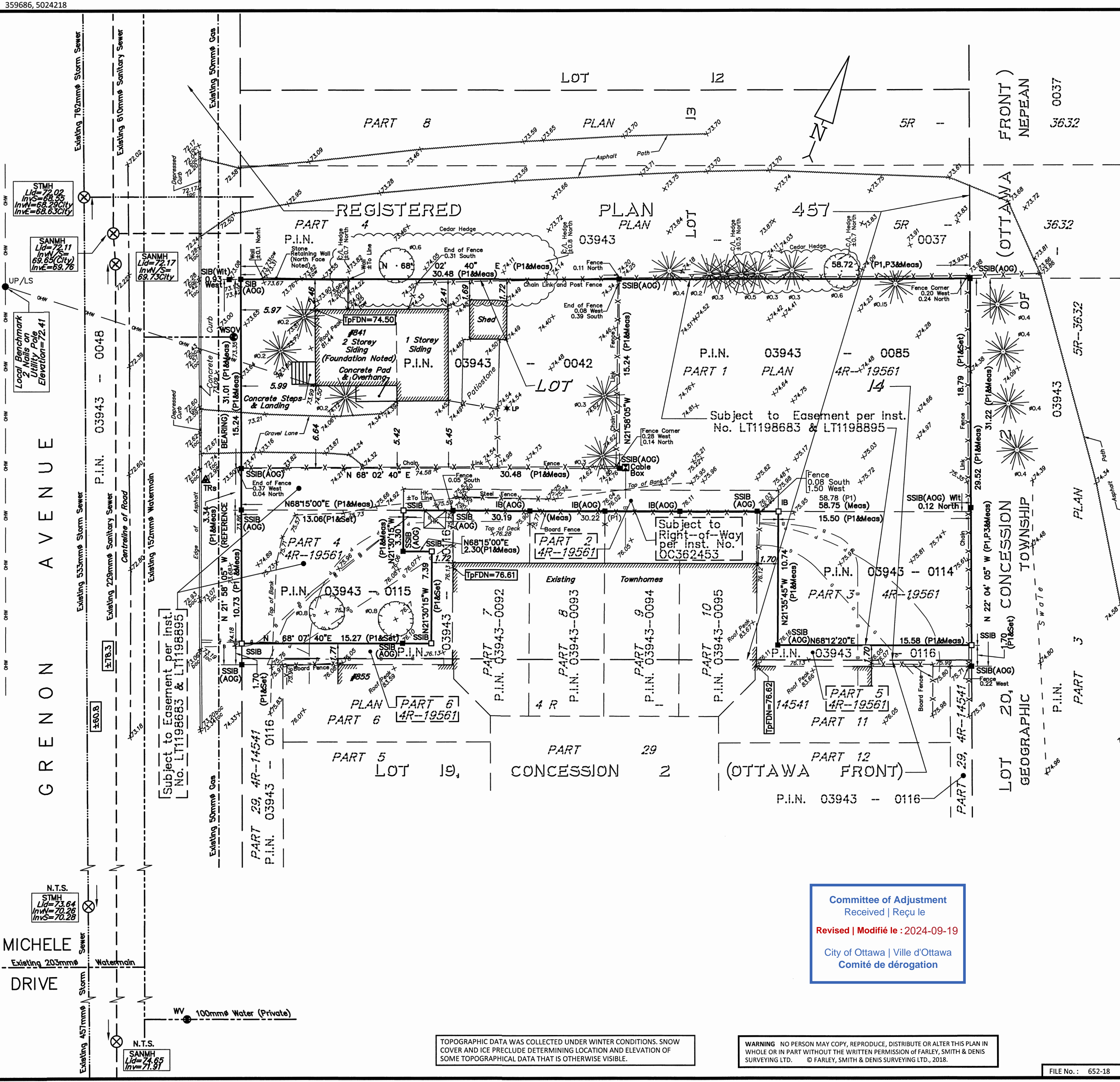
- 1. Elevations shown are geodetic.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown in this drawing.

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: 1555 (Sheet 1 & 2 of 3).
4. Sanitary and storm sewer grades and inverts were derived/compiled from: Field measurement and City of Ottawa Utility Plans.
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

Table with 2 columns: Symbol and Description. Includes symbols for Survey Monument Found, SIB, SSIB, IB, P1, P2, P3, 1692/FSD, AOG, NTS, WSOV, WV, LP, UP+LS, UP, CK, HK, SANMH, STMH, Inv, Inv(CITY), toc, tow, TPFDN, Diameter, North Invert Elevation, South Invert Elevation, East Invert Elevation, West Invert Elevation, Denotes Existing Building, Overhead Wires, Approximate Location of Underground Bell, Approximate Location of Underground Hydro, Approximate Location of Underground Gas, Deciduous Tree, Coniferous Tree.



Committee of Adjustment Received | Reçu le
Revised | Modifié le : 2024-09-19
City of Ottawa | Ville d'Ottawa Comité de dérogation

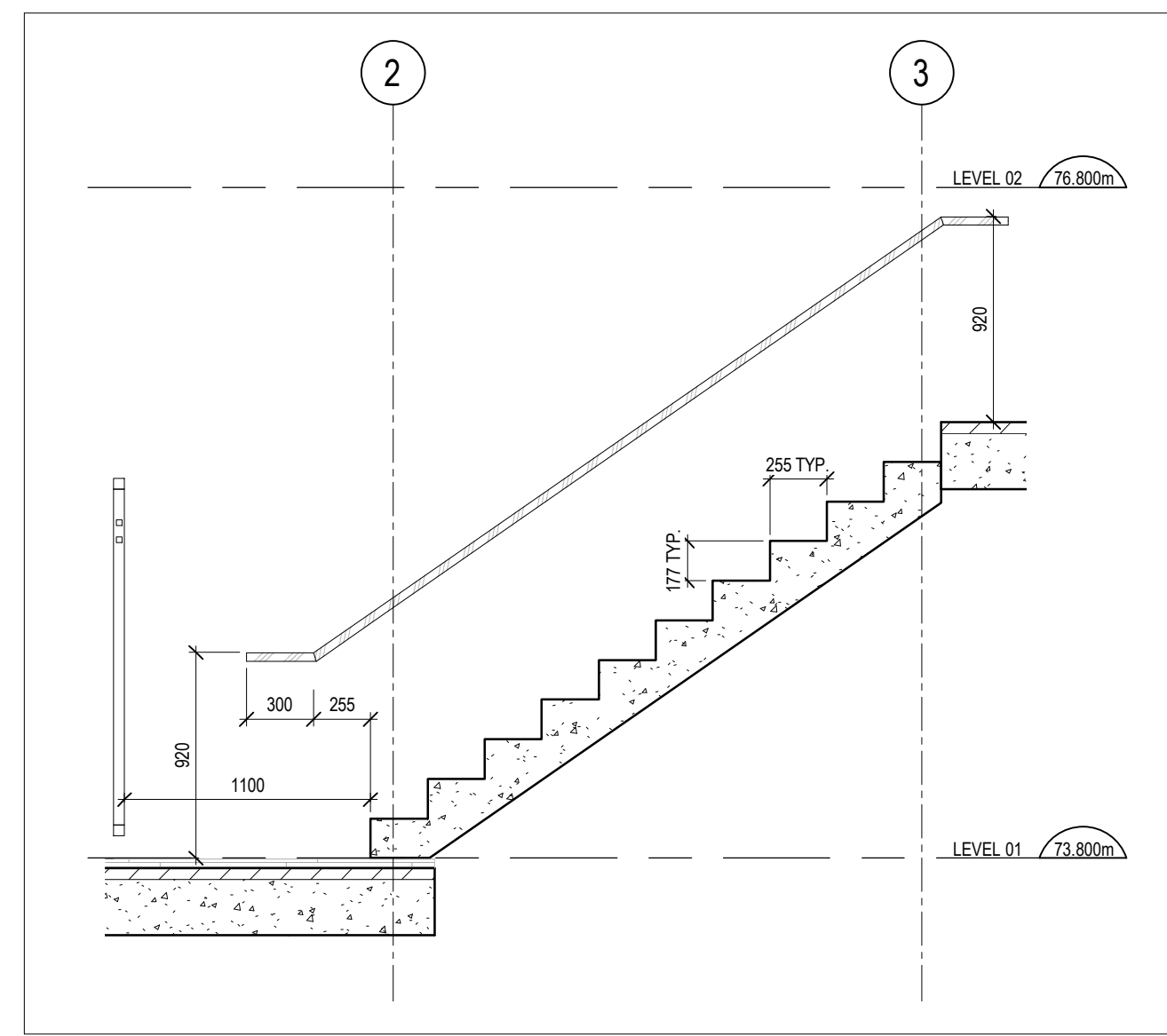
Surveyor's Certificate
I certify that:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 5th day of December, 2018.
Date: Dec. 21/18
Daniel Robinson
Ontario Land Surveyor

FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL. (613) 727-8226 FAX. (613) 727-1826

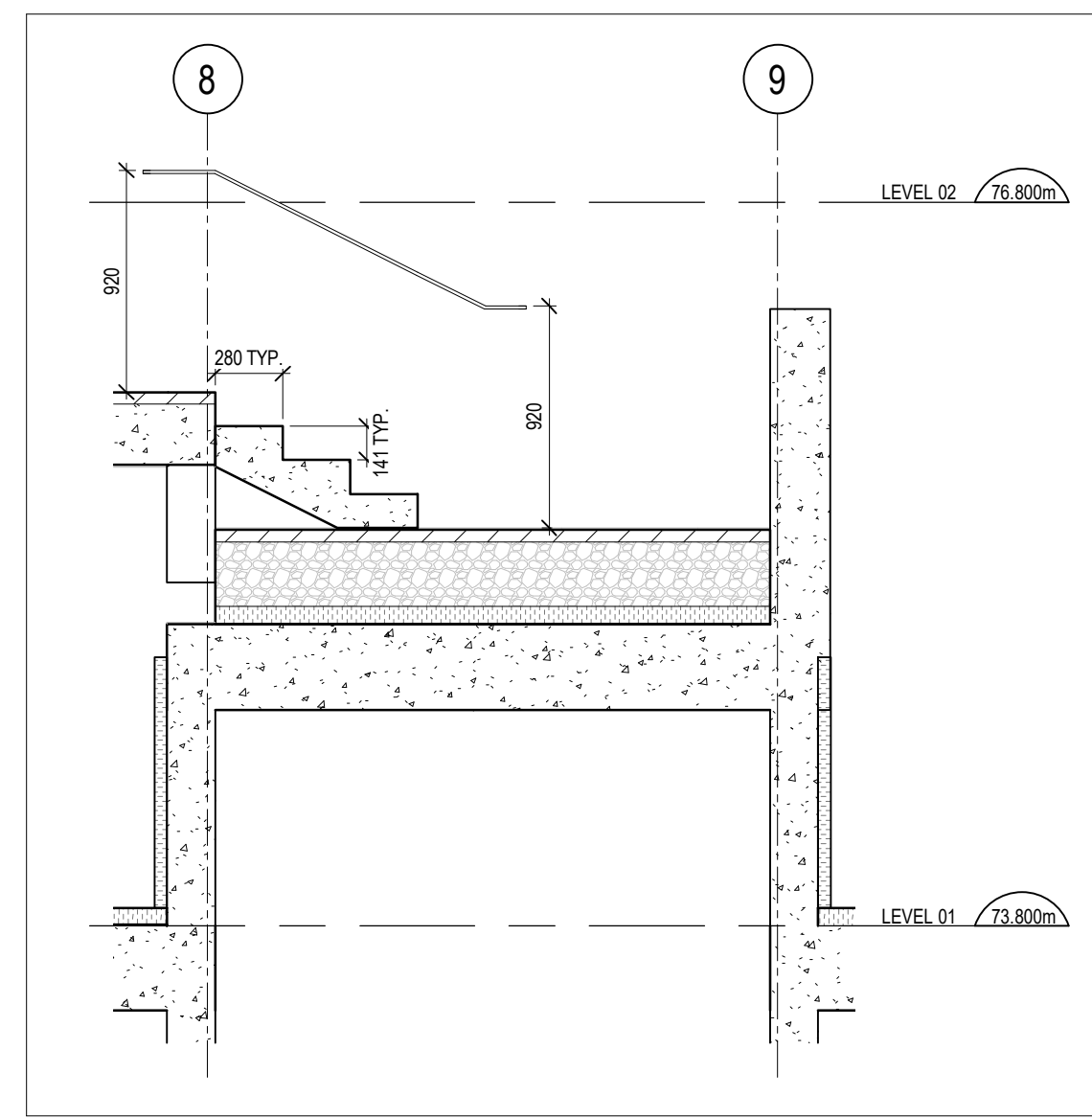
TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

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., 2018.

FILE No.: 652-18



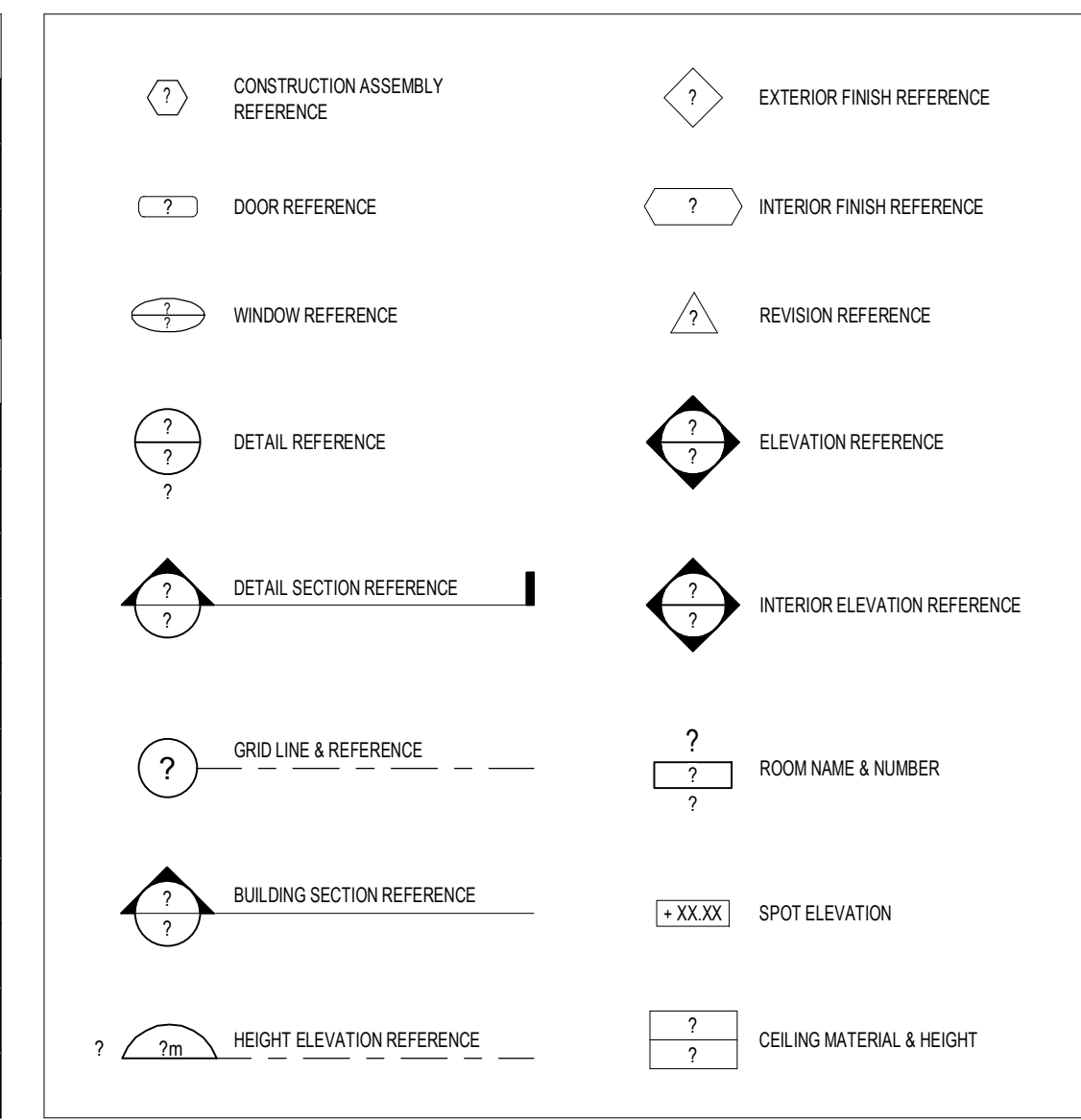
2 EXTERIOR LANDSCAPE STAIR C
SP-01 SCALE: 1 : 30



3 EXTERIOR LANDSCAPE STAIR D
SP-01 SCALE: 1 : 30

Site Statistics		
Zoning By-Law	R4M(2624)	
Lot Width	29.32 m	
Lot Area	1421 m ²	
Number of Units	32	
Zoning Mechanism	Required	Provided
Min. Front Yard Setback Table 162A	3m	4.9m
Min. Interior Side Yard Setback 2624 (By-law 2020-137)	1.5m (northern property line) 3m (southern property line)	1.5m (northern property line) 3m (southern property line)
Min. Rear Yard Setback 2624 (By-law 2020-137)	6m	6m
Max. Building Height 2624 (By-law 2020-137)	12m	11.5m
Resident Parking 2624 (By-law 2020-137)	19 spaces (0.6 per unit)	18 spaces
Visitor Parking 2624 (By-law 2020-137)	3 spaces	3 spaces
Total Parking 2624 (By-law 2020-137)	22 spaces	21 spaces
Bicycle Parking Table 111A	15 spaces (0.5 per unit)	17 spaces
Total Amenity Area	192 m ² (6 m ² per unit)	392 m ²
Communal Amenity Area	96 m ² (50% of required total)	214 m ²
Private Amenity Area	N/A	178 m ²

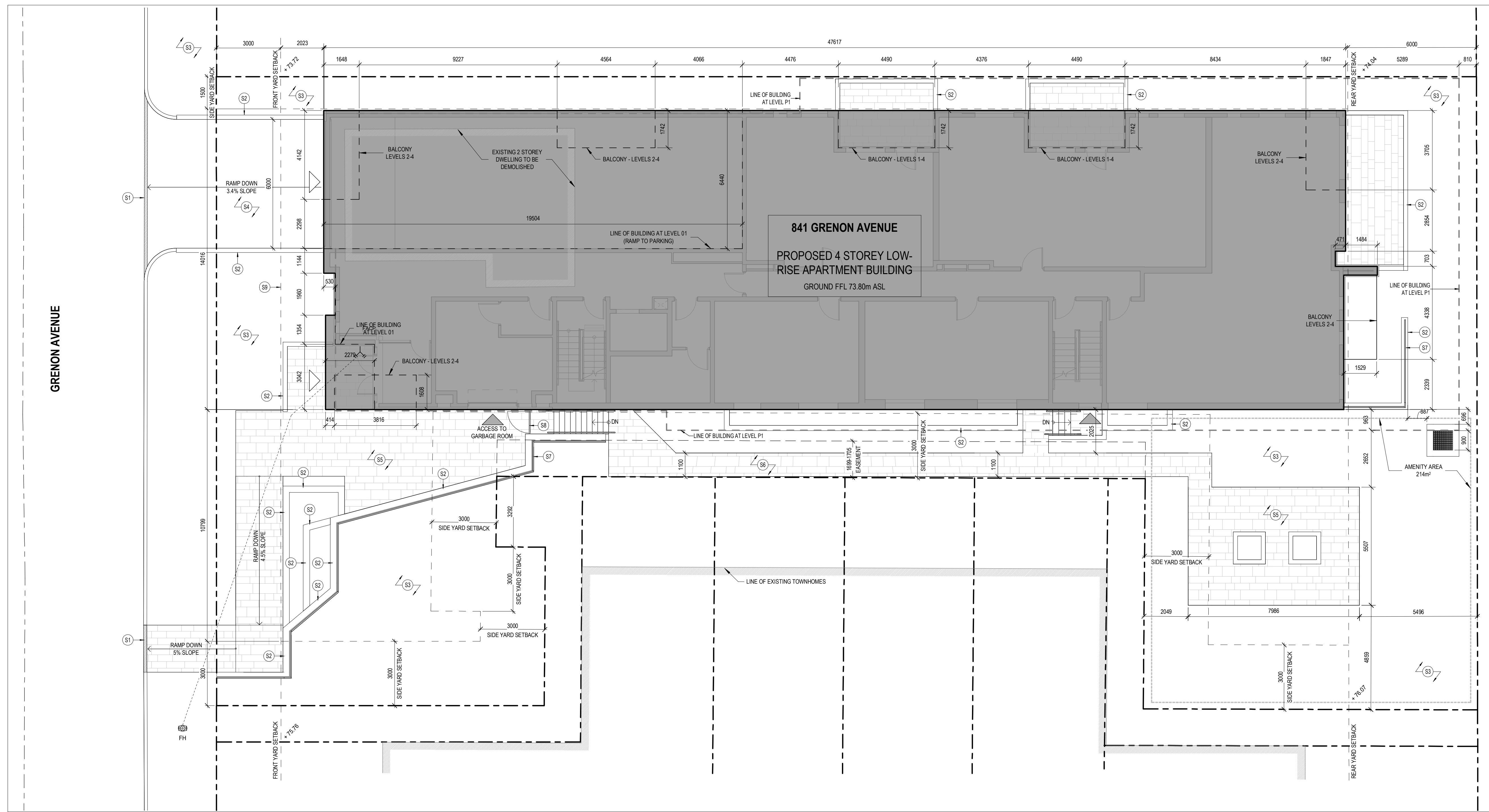
4 ZONING
SP-01 SCALE: NTS



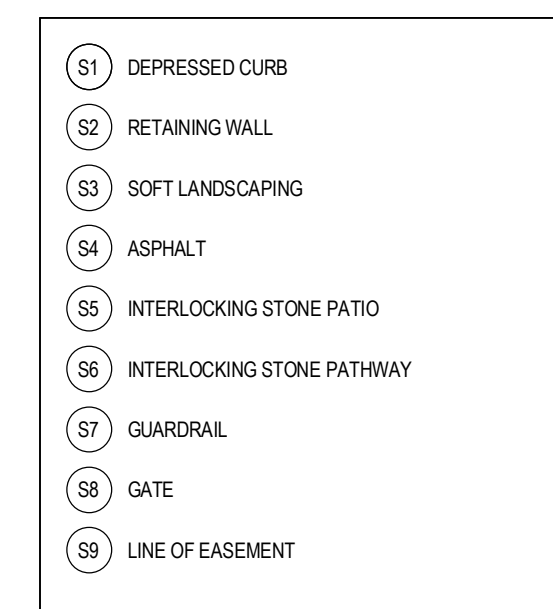
5 NOTATION LEGEND
SP-01 SCALE: NTS



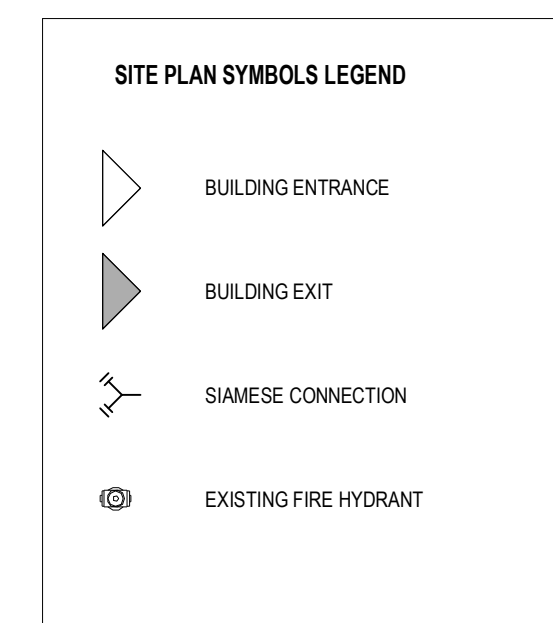
5 CONTEXTUAL SITE PLAN
SP-01 SCALE: NTS



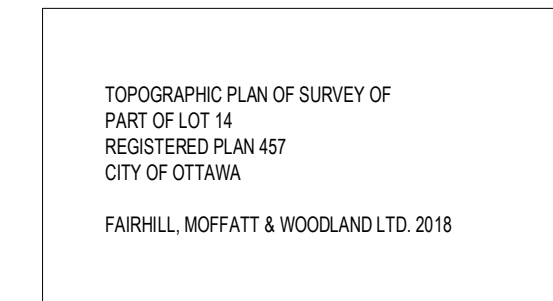
1 SITE PLAN
SP-01 SCALE: 1 : 100



KEYNOTE LEGEND
SCALE: N.T.S.



SYMBOLS LEGEND
SCALE: NTS



SURVEY INFO
SCALE: NTS

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ISSUE RECORD

ISSUE NUMBER	ISSUED FOR	DATE
13	ISSUED FOR CONSTRUCTION	2024-07-08
12	ISSUED FOR SSI-012	2024-07-08
11	ISSUED FOR COORDINATION	2023-11-14
10	ISSUED FOR COORDINATION	2023-11-09
9	ISSUED FOR TENDER	2023-09-12
8	ISSUED FOR COORDINATION	2023-09-08
7	REISSUED FOR BUILDING PERMIT	2023-08-18
6	REISSUED FOR BUILDING PERMIT	2023-08-04
5	ISSUED FOR TENDER	2023-07-21
4	ISSUED FOR BUILDING PERMIT	2023-05-18
3	ISSUED FOR COORDINATION	2022-09-01
2	ISSUED FOR DESIGN REVIEW	2022-03-30
1	REISSUED FOR SITE PLAN CONTROL	2020-09-15

Project1 Studio Incorporated
[613.884.3939 | mail@project1studio.ca]

841 GRENON
841 Grenon Avenue
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2204	NOTED	AR	RMK

SITE PLAN

SP-01

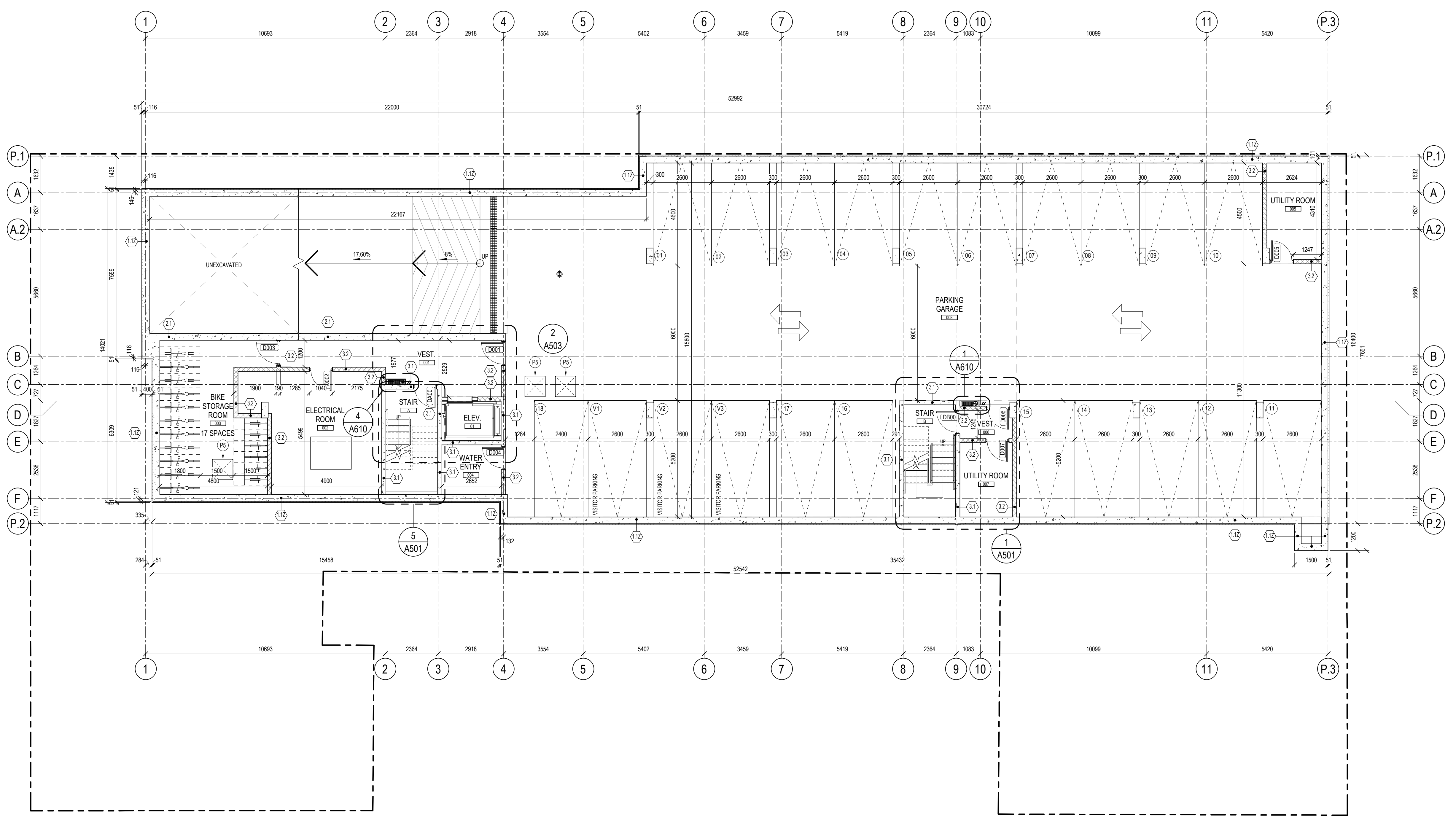
GENERAL FLOOR PLAN NOTES

- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE FROM THE FINISH FACE OF WALL OR OPENING.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS MARKED CLEAR OR CLR SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF THE COMPLETE WALL ASSEMBLY INCLUDING FINISHES, SHALL BE ACCURATELY MAINTAINED AND SHALL NOT VARY MORE THAN ±3mm WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.
- UNLESS NOTED OTHERWISE, DOOR FRAMES ARE TO BE INSTALLED 100mm FROM THE ADJACENT PERPENDICULAR PARTITION.
- UNLESS NOTED OTHERWISE, ALL EQUIPMENT IS SUPPLIED AND INSTALLED BY CONTRACTOR, CONTRACTOR TO COORDINATE AND SUPPLY REQUIRED SERVICES FOR EQUIPMENT.
- CONTRACTOR RESPONSIBLE TO COORDINATE DIMENSIONS OF OPENINGS WITH SPECIFICATIONS FOR EQUIPMENT SUPPLIED AND INSTALLED BY OTHERS.
- PROVIDE WATER-RESISTANT GYPSUM BOARD ON INTERIOR PARTITIONS, LAUNDRY CLOSETS & JANITORIAL CLOSETS UP TO 1200mm A.F.F.
- PROVIDE WATER-RESISTANT GYPSUM BOARD ON INTERIOR PARTITIONS BEHIND MILLWORK CABINETS WITH SINKS UP TO UNDERSIDE OF UPPER CABINETS.
- MAXIMUM DISTANCE OF 9100mm BETWEEN CONTROL JOINTS IN GYPSUM SURFACES.
- CAULK AND SEAL AT ALL MECHANICAL AND ELECTRICAL PENETRATIONS.
- ALL PARTITIONS THAT EXTEND FROM SLAB TO SLAB ARE TO BE ALIGNED WITH GEOMETRY OF THE SLABS IN ORDER TO ENSURE THAT THE ENTIRE PERIMETER BE APPROPRIATELY SEALED AS REQUIRED TO ATTAIN THE NECESSARY FIRE RESISTANCE RATING AND ACOUSTICAL PERFORMANCE.
- SUPPLY AND INSTALL NON-COMBUSTIBLE BLOCKING AND NAILERS FOR ALL PARTITIONS SUPPORTING ELECTRICAL PANELS, ELECTRICAL & MECHANICAL DEVICES, MILLWORK, SHELVING, SIGNAGE, ACCESSORIES, EQUIPMENT, ETC.

- P1 TACTILE ATTENTION INDICATOR AS PER CBC 3.8.3.18 TYP.
- P2 RECESSED FIREHOSE CABINET, REFER TO MECH.
- P3 MECHANICAL LOUVER, REFER TO MECH.
- P4 GATE
- P5 SUMP PIT, REFER TO MECH.
- P6 ALUMINUM GUARD SYSTEM
- P7 OVERFLOW SCUPPER, REFER TO MECH.
- P8 PROVIDE 5.9D FURRING WALL, TO SUIT RVL IN UNIT 403, COORD WITH MECH

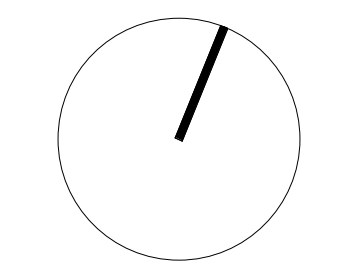
KEYNOTE LEGEND
SCALE: N.T.S.

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14	ISSUED FOR CONSTRUCTION	2024-07-08
13	ISSUED FOR SSI-012	2024-07-08
12	ISSUED FOR SSI-001	2023-12-15
11	ISSUED FOR COORDINATION	2023-12-01
10	ISSUED FOR COORDINATION	2023-11-14
9	ISSUED FOR COORDINATION	2023-11-09
8	ISSUED FOR TENDER	2023-09-12
7	ISSUED FOR COORDINATION	2023-09-08
6	REISSUED FOR BUILDING PERMIT	2023-08-18
5	REISSUED FOR BUILDING PERMIT	2023-08-04
4	ISSUED FOR TENDER	2023-07-21
3	ISSUED FOR BUILDING PERMIT	2023-05-18
2	ISSUED FOR COORDINATION	2022-09-01
1	ISSUED FOR DESIGN REVIEW	2022-03-30



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2204	NOTED	AR/GS	RMK

LEVEL P1 - FLOOR PLAN

A100

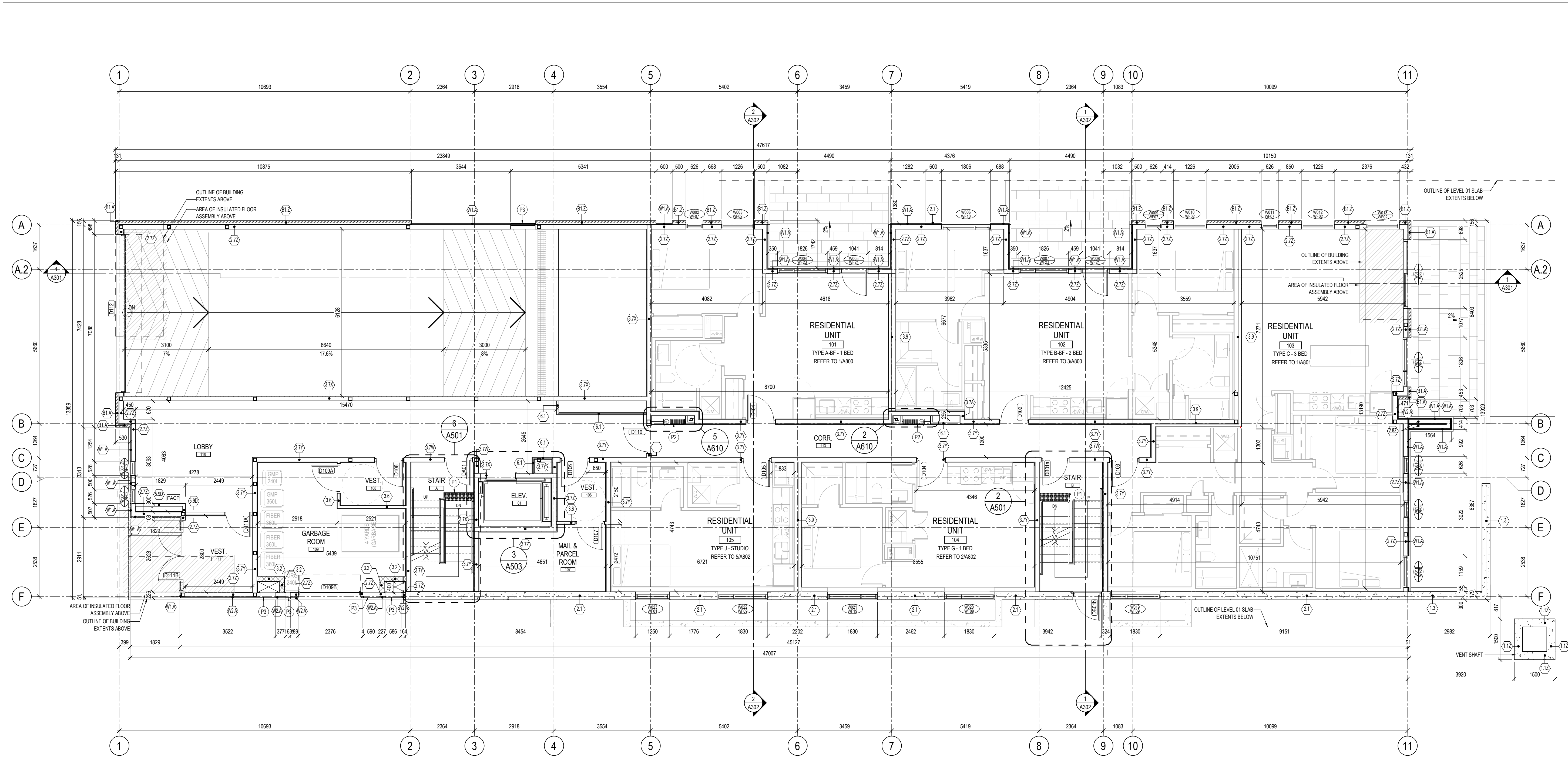
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- P5 SUMP PIT, REFER TO MECH.
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- P7 OVERFLOW SCUPPER, REFER TO MECH.
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KEYNOTE LEGEND
SCALE: N.T.S.

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ISSUE RECORD

ISSUE NO.	ISSUED FOR	DATE
15	ISSUED FOR CONSTRUCTION	2024-07-08
14	ISSUED FOR SSI-012	2024-07-08
13	ISSUED FOR SSI-011	2024-04-12
12	ISSUED FOR SSI-009	2024-02-21
11	ISSUED FOR SSI-007	2024-01-18
10	ISSUED FOR SSI-003	2024-01-08
9	ISSUED FOR SSI-001	2023-12-15
8	ISSUED FOR COORDINATION	2023-11-14
7	ISSUED FOR TENDER	2023-09-12
6	ISSUED FOR COORDINATION	2023-09-08
5	REISSUED FOR BUILDING PERMIT	2023-08-04
4	ISSUED FOR TENDER	2023-07-21
3	ISSUED FOR BUILDING PERMIT	2023-05-18
2	ISSUED FOR COORDINATION	2022-09-01
1	ISSUED FOR DESIGN REVIEW	2022-03-30

1 LEVEL 01 - FLOOR PLAN
A101 SCALE: 1 : 75

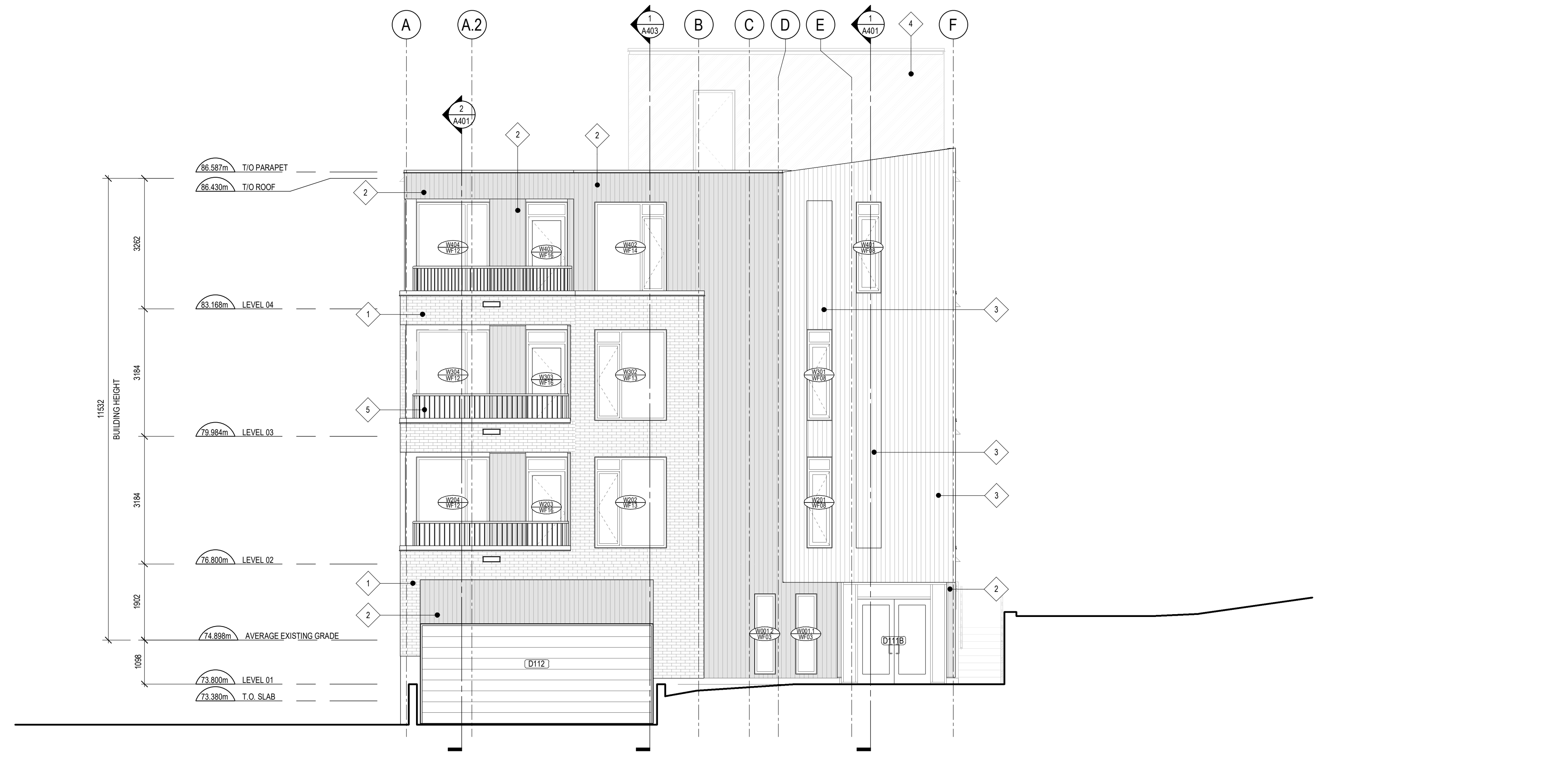


841 GRENON
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Ottawa, ON

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2204	1 : 75	GS/AR	RMK

LEVEL 01 - FLOOR PLAN

A101



CLADDING LEGEND:

	1	BRICK MASONRY LIGHT GRAY
	2	WOOD SIDING CHARCOAL
	3	WOOD SIDING CEDAR
	4	ALUMINUM PANEL LIGHT GRAY
	5	ALUMINUM RAILING

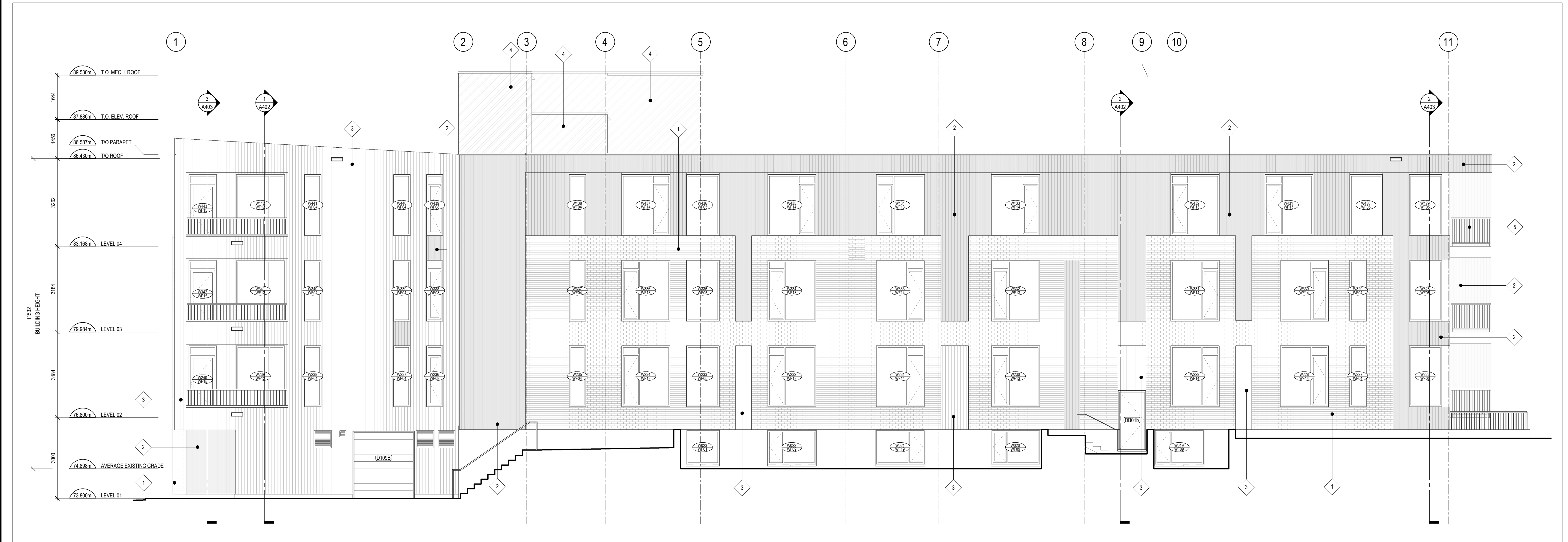
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2 WEST ELEVATION
A201 SCALE: 1 : 75

14	ISSUED FOR CONSTRUCTION	2024-07-08
13	ISSUED FOR SSI-012	2024-07-08
12	ISSUED FOR SSI-011	2024-04-12
11	ISSUED FOR SSI-010	2024-02-27
10	ISSUED FOR SSI-009	2024-02-21
9	ISSUED FOR COORDINATION	2023-11-14
8	ISSUED FOR TENDER	2023-09-12
7	ISSUED FOR COORDINATION	2023-09-08
6	REISSUED FOR BUILDING PERMIT	2023-08-18
5	REISSUED FOR BUILDING PERMIT	2023-08-04
4	ISSUED FOR TENDER	2023-07-21
3	ISSUED FOR BUILDING PERMIT	2023-05-18
2	ISSUED FOR COORDINATION	2022-09-01
1	REISSUED FOR SITE PLAN CONTROL	2020-09-15

ISSUE RECORD



1 SOUTH ELEVATION
A201 SCALE: 1 : 75



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SOUTH AND WEST ELEVATION

A201