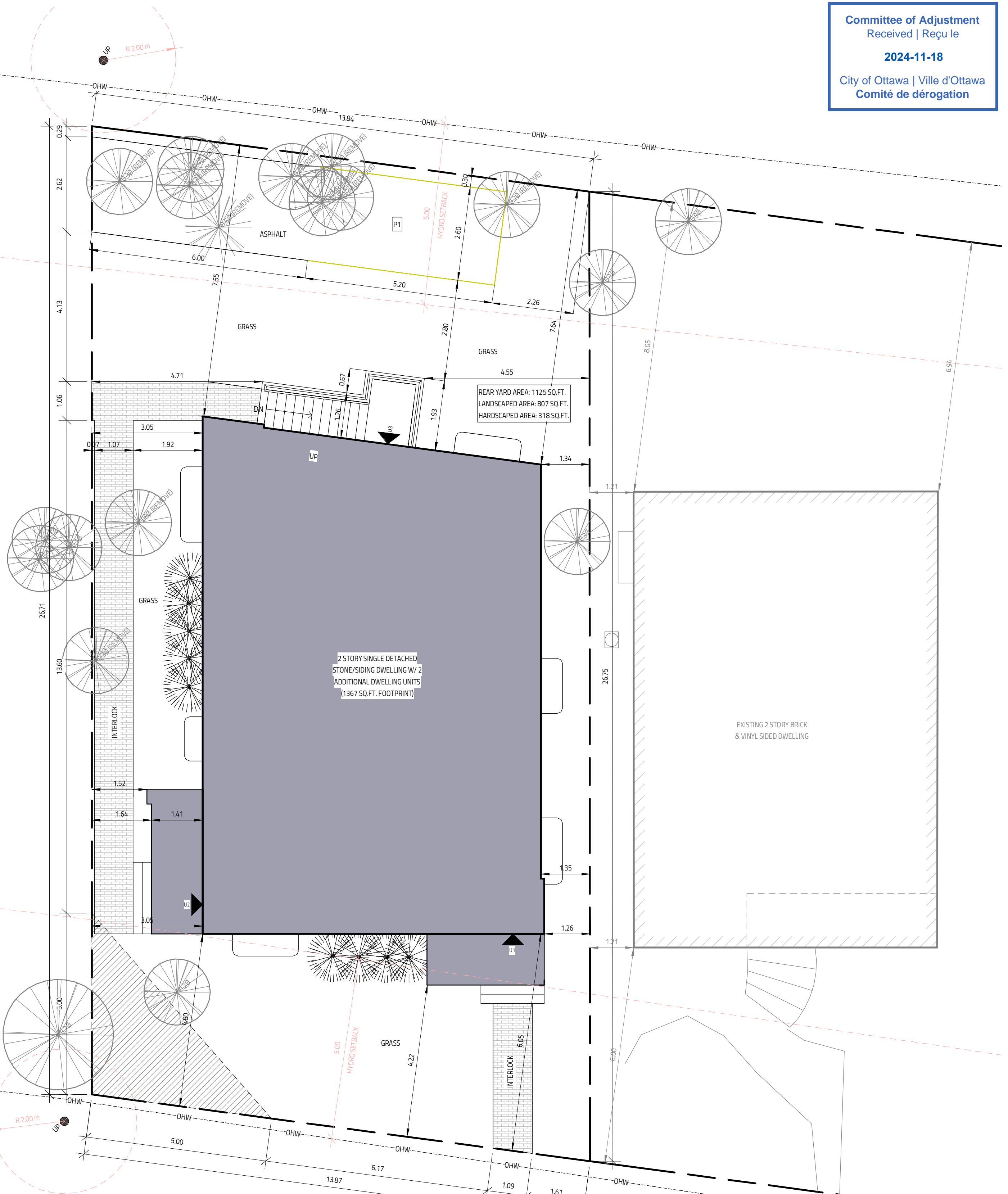


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Comité de dérogation

VANCOUVER AVE.

BANFF AVE.



***ARCHITECTURAL SITE PLAN
PREPARED USING SURVEY PREPARED
BY ANNIS O'SULLIVAN, VOLLEBEKK LTD.
SIGNED & DATED AUGUST 6, 2024 ***

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

ZONING ASSESSMENT
SINGLE DETACHED DWELLING W/ 2 ADDITIONAL DWELLING UNITS

SCHEDULE 342 & 343

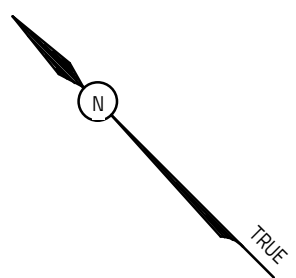
BY-LAW SECTION	ZONING MECHANISM	REQUIRED	NOTES
		R15	
	MIN LOT WIDTH:	12M	
	MIN LOT AREA:	360 SQ.M.	
S-144(1) (d)	MIN FRONT YARD:	6M	6.01M (1977 BANFF AVE)
	MIN CORNER YARD:	4.5	5.8M (1288 VANCOUVER AVE)
S-144(A)	MIN REAR YARD:	7.5M	
	MIN SIDE YARD:	1.2M	
	MAX BUILDING HEIGHT:	8M	
S-139(1)	MIN FRONT/CORNER LANDSCAPING:	40%	
S-139 (TABLE 139(B))	PERMITTED DRIVEWAY TYPE:	SINGLE	
	MAX DRIVEWAY WIDTH:	3M	
S-139(3)	MIN GARAGE WALL SETBACK:	0.6M	
S-139(A)(c)	MAX WALKWAY WIDTH:	1.2M	
S-139(A)(c)	MAX WALKWAY WIDTH (GRG/STRG):	2.2M	
S-101	PARKING AREA:	AREA 'C'	
	MIN PARKING:	1/2 DWELLING UNIT	
S-107	MIN DRIVE AISLE WIDTH:	N/A	
	PARKING SPACE PROVISIONS:	N/A	
S-102(H)	MIN VISITOR PARKING:	N/A	

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:
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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
6	D3:1 ISSUED (FINAL)	OCTOBER 23, 2024
5	D3 ISSUED	OCTOBER 10, 2024
4	D2 ISSUED	SEPTEMBER 24, 2024
3	D1 ISSUED	SEPTEMBER 18, 2024
2	FOOTPRINT REVISED ONTO SURVEY	AUGUST 15, 2024
1	LDP ISSUED V1	JULY 30, 2024

PROJECT:
1975 BANFF AVE.
BASEMENT: 978 SQ.FT.
GROUND: 1035 SQ.FT.
SECOND: 1055 SQ.FT.
TOTAL: 3070 SQ.FT. (NO BSMNT.)
OTTAWA, ON

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

DRAWING TITLE	
SITE PLAN	
DATE DRAWN: JULY 30, 2024	SCALE: 1:75
DRAWN BY: MV	FILE NAME: #24-00320
CHECKED BY: SG	DWG. NO. A0.1

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



2 LEFT ELEVATION
SCALE: 1/4" = 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

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 S134, CAN/ULC S102, 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 HZ5 CONFORMING TO CCMC 12678-R

NO.	REVISION	DATE
6	D3:1 ISSUED (FINAL)	OCTOBER 23, 2024
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OTTAWA, ON

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

DRAWING TITLE	
ELEVATIONS 1	
DATE: JULY 30, 2024	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: #24-00320
CHECKED BY: SG	DWG. NO. A4.0

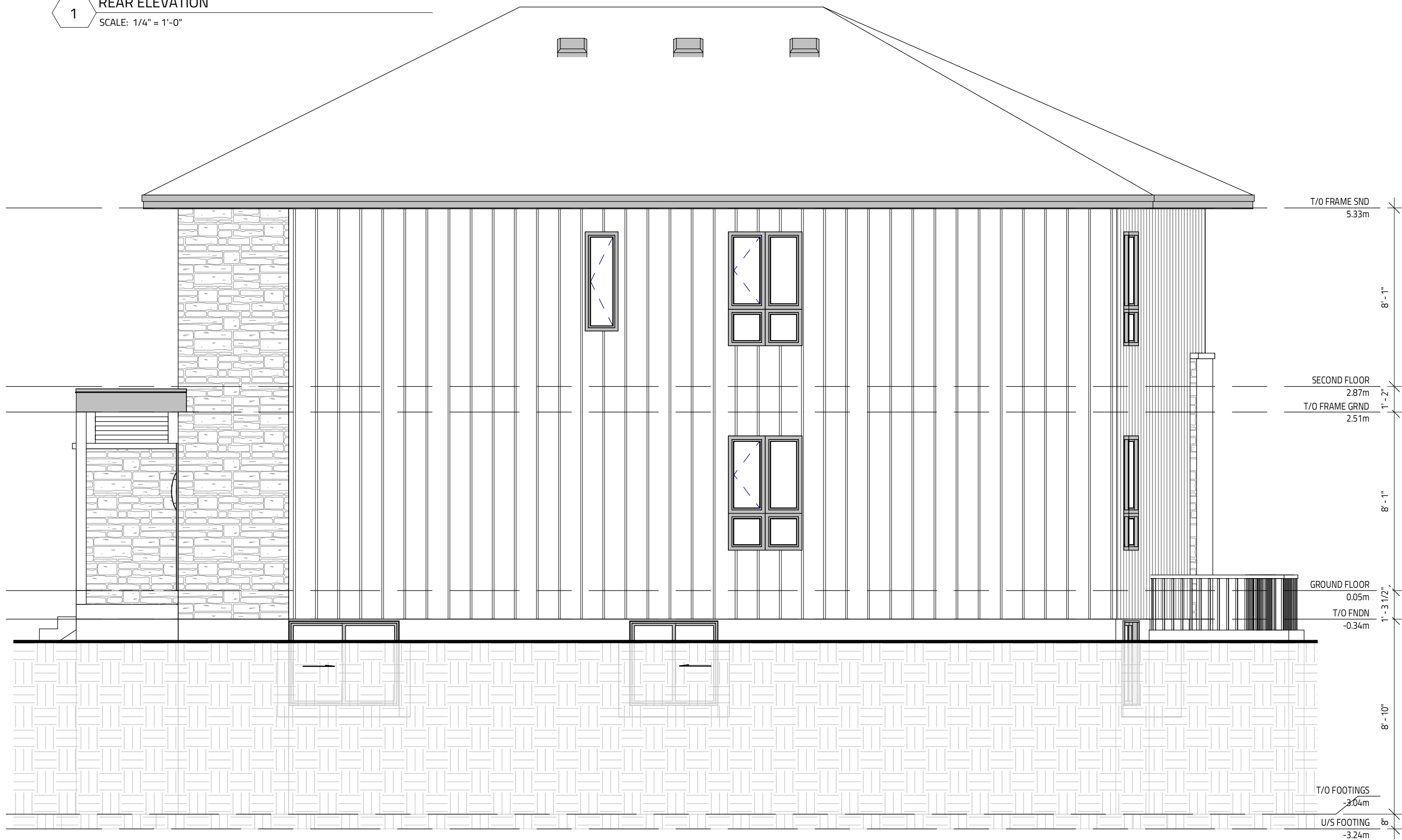
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Received | Reçu le

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



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

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Evolution
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613-884-7068 /// 613-808-7185

DRAWING TITLE	
ELEVATIONS 2	
DATE: JULY 30, 2024	SCALE: 1/4" = 1'-0"
DRAWN BY: MV	FILE NAME: #24-00320
CHECKED BY: SG	DWG. NO. A4.1

LOT 156 REGISTERED PLAN 4M-35 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150



Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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 26th day of July, 2024.

Aug 6 2024 Date

Jamie Leslie Ontario Land Surveyor

Notes & Legend

- Denotes Survey Monument Planted
SIB Standard Iron Bar
SSIB Short Standard Iron Bar
IB Iron Bar
(WIT) Witness
Meas. Measured
(AOG) Annis, O'Sullivan, Vollebakk Ltd.
(P1) Registered Plan 4M-35
(P2) (AOG) Plan dated January 11, 2021
(P3) (AOG) Plan dated September 12, 2022
(P4) Plan 4R-20590
(P5) (JDB) Plan dated February 28, 2006
(P6) Registered Plan 677
(P7) (AOG) Plan dated February 21, 1984
CLF Chain Link Fence
BF Board Fence
T/G Top of Grate
Inv. Invert
CB Catch Basin
MH-ST Maintenance Hole (Storm Sewer)
MH-S Maintenance Hole (Sanitary)
WV Water Valve
FH Fire Hydrant
OHW Overhead Wires
ST Underground Storm Sewer
SS Underground Sanitary Sewer
W Underground Water
G Underground Gas
UP Utility Pole
AN Anchor
GM Gas Meter
HM Hydro Meter
AC Air Conditioner
ITB Identified Terminal Box
B Bollard
S Sign
WP Wood Post
Deciduous Tree
Confiriferous Tree
Diameter
Location of Elevations
Location of Top of Concrete Curb Elevations
Location of Top of Retaining Wall Elevations

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM V-84273 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

Bearings are grid, derived from Easterly limit of Banff Avenue having a bearing of N22°55'20" W as shown on Plan P2, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparison purposes, a rotation of 0°25'00" counter-clockwise was applied to bearings on plan (P4) and (P7).

ELEVATION NOTES

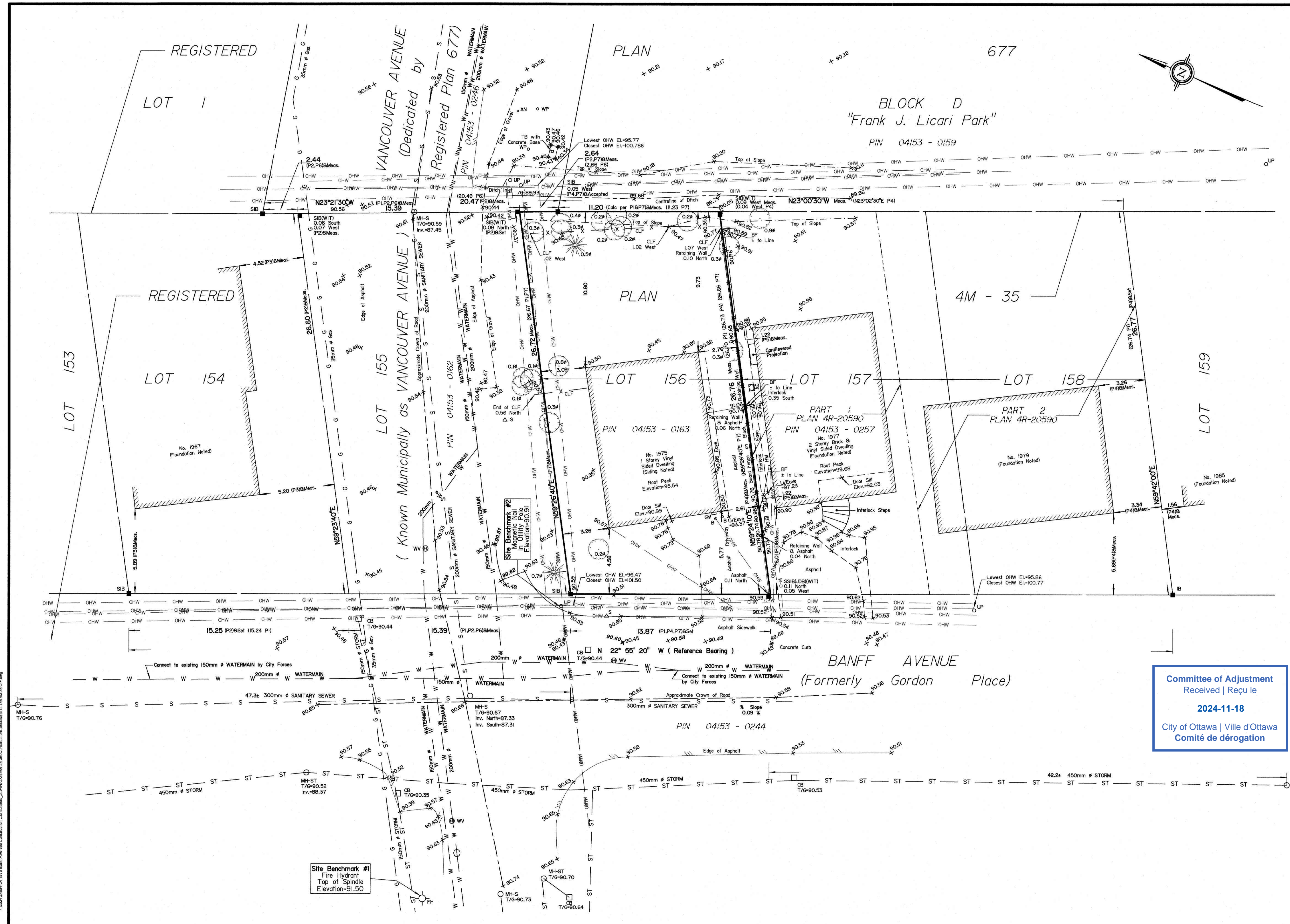
- 1. Elevations shown are geodetic derived from City of Ottawa Monument No. 3453 (index No. 373) having a published elevation reference of 87.59 meters and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been 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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Underground utility information compiled from city of Ottawa utility sheet reference ISD14-3016 Dwg. No. 009 Sheet 9 of 17, Plan No. 1712 Sheet 3 of 5 and Plan No. A-24-d-1.
5. Sanitary and storm sewer grades and invert were compiled from field measurements and City of Ottawa utility sheet.

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ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 14 Concourse Gate, Suite 500 Nepean, Ont. K2E 7S6 Phone: (613) 727-0850 / Fax: (613) 727-1079 Email: Nepean@avotd.com



Committee of Adjustment Received | Reçu le 2024-11-18 City of Ottawa | Ville d'Ottawa Comité de dérogation

Y:\2024\08-24-2024\1975 Banff Ave 360 Construction Consultants_L1\PN\156-35-24_360ConstructionConsultants L1 156-35 O.F.dwg