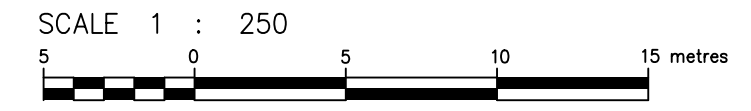


ruelle Seagrave Lane
 (DEDICATED BY REGISTERED PLAN 4M-1748)
 PIN 04437-0978 (LT)

Committee of Adjustment
 Received | Reçu le
 2024-11-21
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PLAN OF SURVEY OF
BLOCK 57
REGISTERED PLAN 4M-1748
CITY OF OTTAWA



J.D. BARNES LIMITED
 © COPYRIGHT 2024

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 ARE REFERRED TO THE SOUTHERLY LIMIT OF RUELL SEAGRAVE LANE, HAVING A BEARING OF N 40°54'30" W, AS SHOWN ON THE REGISTERED PLAN 4M-1748.

DISTANCES SHOWN ARE GROUND.

ALL FOUND MONUMENTS ARE PB'S UNLESS OTHERWISE NOTED.

ALL FOUND MONUMENTS ARE JDB UNLESS OTHERWISE NOTED.

ALL BEARING AND DISTANCE MEASUREMENTS CONFORM TO REGISTERED PLAN 4M-1748 UNLESS NOTED OTHERWISE.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- PB DENOTES PLASTIC BAR
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- JDB DENOTES J.D. BARNES LIMITED

N=NORTH S=SOUTH E=EAST W=WEST

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

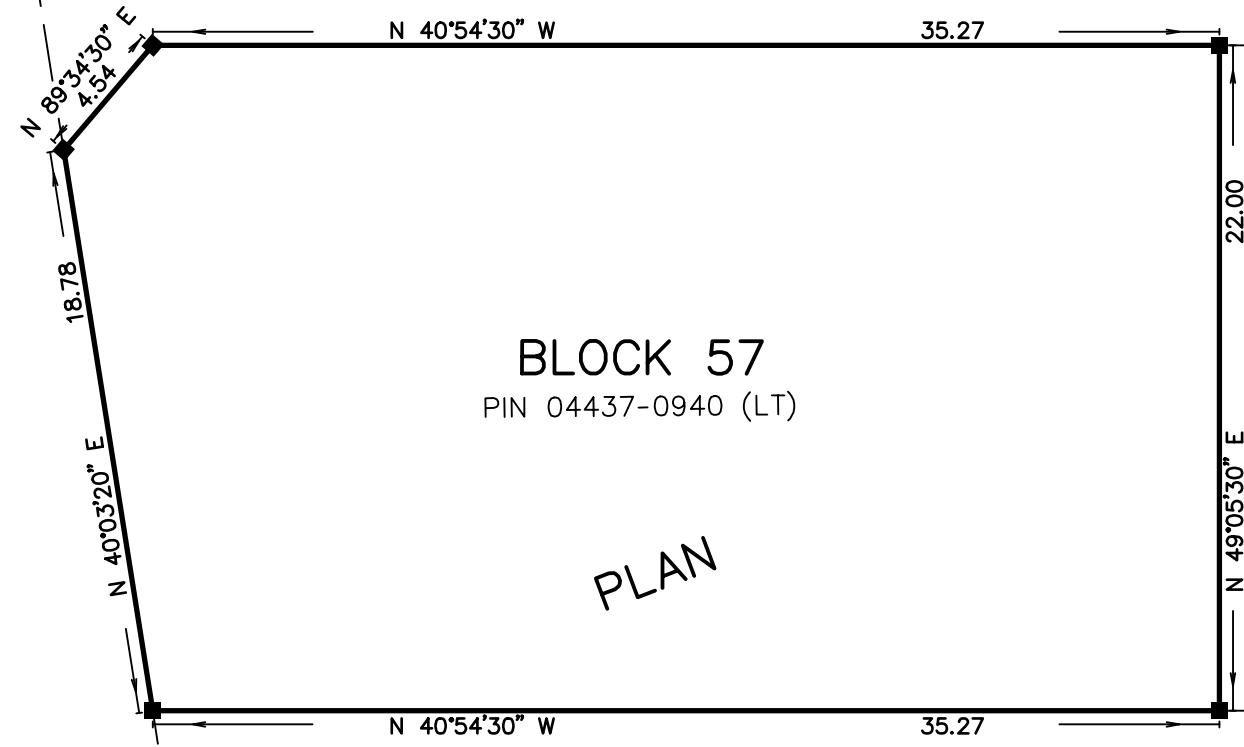
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON APRIL 1, 2024

--- JUNE 17, 2024 ---
 DATE

C.M. FOX
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-76523

Promenade Canterling Drive
 (DEDICATED BY REGISTERED PLAN 4M-1748)
 PIN 04437-0974 (LT)



REGISTERED

BLOCK 57
 PIN 04437-0940 (LT)

4M-1748

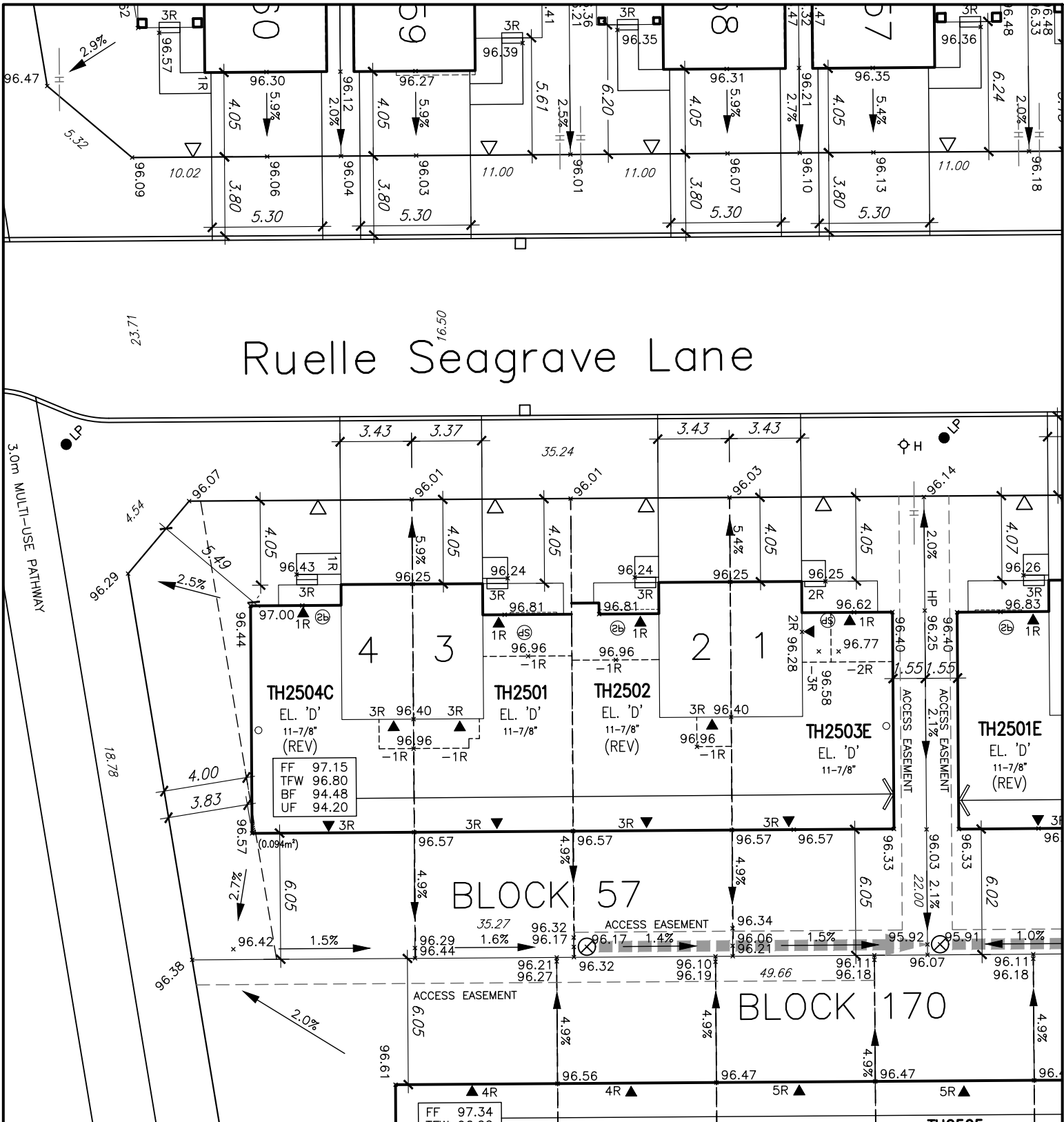
BLOCK 58

BLOCK 60

BLOCK 61

 J.D. BARNES LIMITED LAND INFORMATION SPECIALISTS 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9 T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com	SURVEYING	JM	DRAWN
	MAPPING	CF	CHECKED
	GIS	DATED: 6/17/2024	
		22-10-046-00 (BLOCK 57) Ref. No.	

Ruelle Seagrave Lane



BLOCK 57

BLOCK 170

LIMITS OF RESPONSIBILITY
 THE LOT CORNERS, HIGH POINTS, UNDERSIDE OF FOOTINGS AND SWALE GRADES PROVIDED BY DAVID SCHAEFER ENGINEERING LTD. WERE TRANSFERRED BY Q4 ARCHITECTS IN PREPARATION OF THE ATTACHED SITING. Q4A HAS REVIEWED THE SITING FOR SUITABLE HOUSE PLACEMENT ON THE LOT, SO NOT TO ADVERSELY AFFECT THE DRAINAGE DESIGNED BY THE ENGINEER. FINISHED FLOOR AND STAIR LOCATIONS HAVE BEEN ADDED BY Q4 ARCHITECTS. THE SITING AND GRADING MUST BE REVIEWED AND STAMPED BY AN ENGINEER. Q4 ARCHITECTS CANNOT ASSUME RESPONSIBILITY FOR UNAPPROVED GRADING.

ZONING	
MINIMUM FRONT YARD	4.0m
MINIMUM FRONT YARD TO SIDEWALK - DRIVEWAY	6.0m
MINIMUM SIDE YARD	1.2M AND 0.6M

Legend:					
● LP	LIGHT POLE	FF	FINISHED FLOOR ELEVATION	PRV	PRESSURE RELEASE VALVE
◇ H	HYDRANT	UF	UNDERSIDE FOOTING ELEVATION	REV	REVERSE PLAN
■	TRANSFORMER	BF	FIN. BASEMENT FLOOR SLAB	■	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
▽	SERVICE LOCATION (COMBINED WATER, SANITARY + STORM)	TFW	TOP OF FOUNDATION WALL	---	RETAINING WALL
●	STREET SIGNAGE	UFR	UNDERSIDE FOOTING AT REAR	---	ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
CB	CATCH BASIN	UFF	UNDERSIDE FOOTING AT FRONT	---	PRIVACY FENCE (SEE LANDSCAPE PLAN)
△	EXTERIOR DOOR LOCATION	W.O.B.	WALK OUT BASEMENT	---	PERFORATED PIPE (SEE ENGINEER GRADING PLAN)
○	SIDE WINDOW LOCATION	— —	HYDRO SERVICE LATERAL	---	ENGINEERED FILL LOTS NOTED ARE ESTIMATED AND FOR REFERENCE ONLY AND THE ENGINEERED FILL CERTIFICATE BY THE GEOTECHNICAL CONSULTANT SHALL GOVERN.
→	SWALE DIRECTION	—*—	1.2m BLACK VINYL CHAIN LINK FENCE	---	NOTE: DRIVEWAYS ARE TO BE 1.2m CLEAR OF UTILITY STRUCTURES & HYDRANTS
⊠	CABLE TELEVISION PEDESTAL	— —	1.5m BLACK VINYL CHAIN LINK FENCE	---	NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES.
○	BELL PEDESTAL	▨	EMBANKMENT 3:1 SLOPE	---	IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
●	FLOOR DRAIN	⊠	PROPOSED VALVE	---	
⊗	R/CB LEAD PRESENT CAUTION WHEN EXCAVATING	⊠	SUPER MAIL BOX	---	
		⊠	STREET LIGHT PEDESTAL	---	
		⊠	ROGERS PULLING VAULT	---	
		⊠	BELL FLUSH TO GRADE	---	



Client	CAIVAN COMMUNITIES	Sheet Title	BLOCK NUMBER: 57	Q4 Architects Inc.	
Project Name:	FOX RUN PHASE 4 OTTAWA, ONT.	Scale:	1:250	Drawn by:	BY/TW
		Date:	AUG 2023	Date Revised:	N/A
		Project No.	22018	File:	22018-SP1-SA-SB
		Drawing No.	1 OF 1		

Q4 ARCHITECTS INC.

4110 Yonge Street
Suite E02, Toronto ON
M2P 3B7

T 416.322.6334
F 416.322.7294
E info@q4architects.com



The contractor / builder must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work. Drawings are NOT to be scaled. All drawings and specifications are instruments of service and the copyright property of the designer and must be returned upon request.

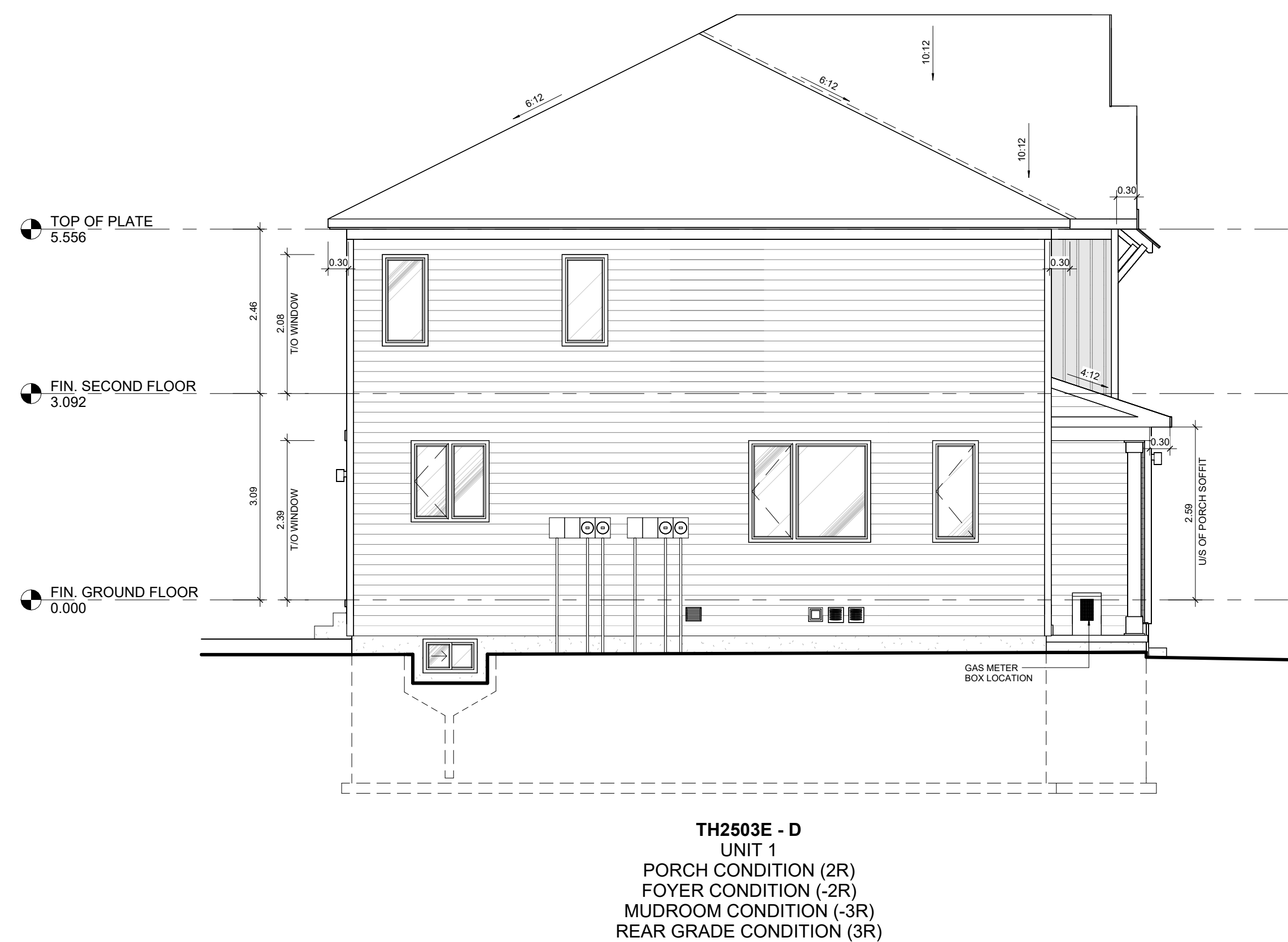
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WALL TYPE LEGEND

- 2 HR. RATED FIREWALL
- 1 HR. RATED PARTYWALL
- 45 MIN. RATED WALL



BLOCK 57 - FRONT ELEVATION
1 : 64



BLOCK 57 - LEFT ELEVATION
1 : 64

BUILDING COVERAGE: 345.88 m²

"BLOCK PLANS AND ELEVATIONS ARE BASED ON STANDARD FLOOR PLANS REFER TO SALES LIST FOR OPTIONS SELECTED"

2 ISSUED FOR PERMIT	01/05/24	RR
1 ISSUED FOR SALES/BLOCK APPROVAL	12/12/22	JFB

Issued / Revision Chart

FOX RUN PH. 4
BLOCK 57

2024

D - FARMHOUSE

OTTAWA, ONTARIO
25' TOWNS

CAIVAN COMMUNITIES

Project No. 22018

Scale 3/16" = 1'-0"

Drawn By RR

Checked By JF

BLOCK 57 - FRONT & LEFT ELEVATIONS

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Issued / Revision Chart

**FOX RUN PH. 4
BLOCK 57**

2024

D - FARMHOUSE

OTTAWA, ONTARIO
25' TOWNS

CAIVAN COMMUNITIES

Project No. **22018**

Scale **1 : 64**

Drawn By **RR**

Checked By **JF**

BLOCK 57 - REAR & RIGHT ELEVATIONS

BUILDING COVERAGE: 345.88 m²

"BLOCK PLANS AND ELEVATIONS ARE BASED ON STANDARD FLOOR PLANS REFER TO SALES LIST FOR OPTIONS SELECTED"

