

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 298
REGISTERED PLAN 384
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Surveyor's Certificate

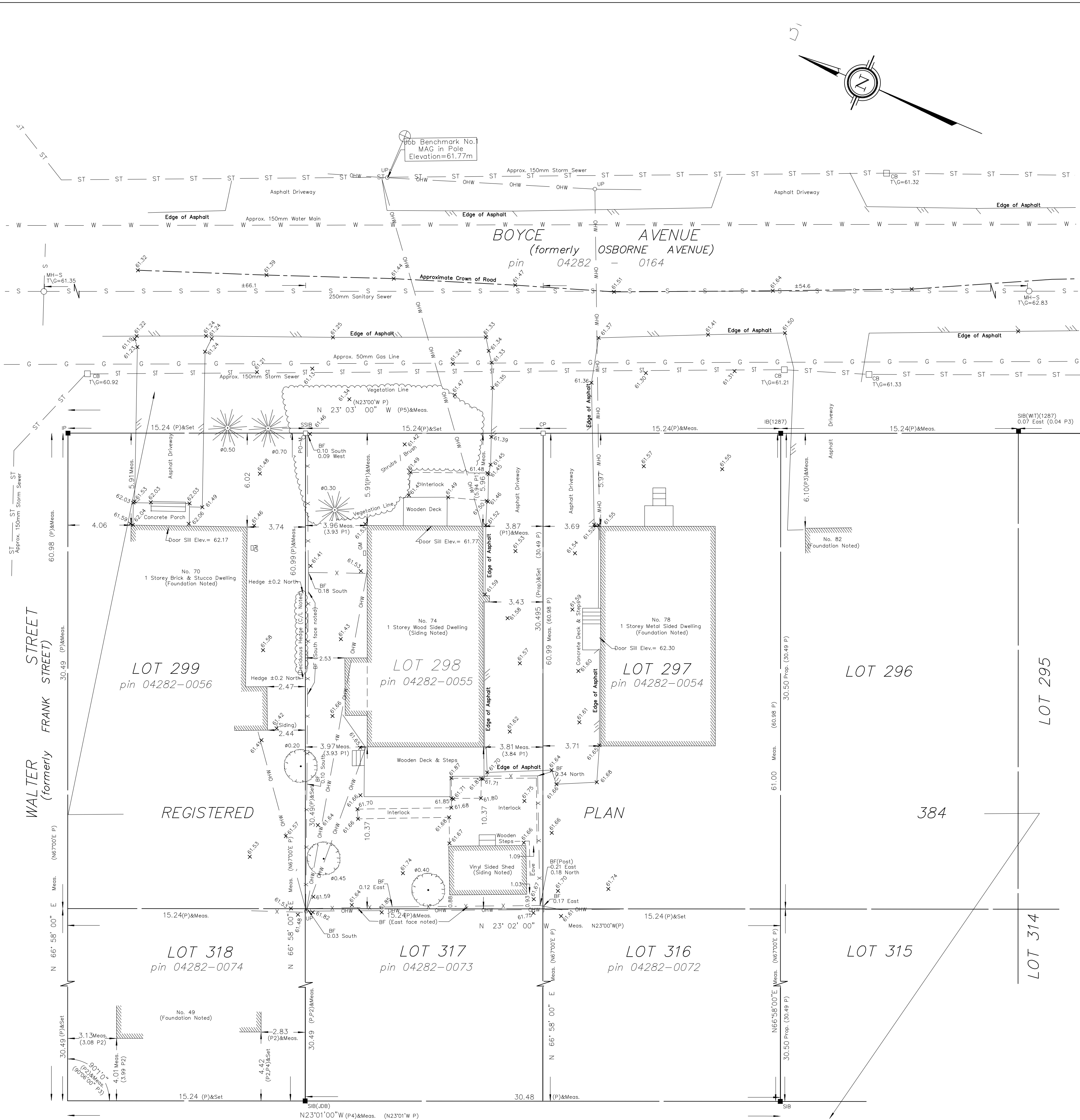
I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 2nd day of September, 2021.

September 7, 2021 Date
 V. Andrew Sheip
 Ontario Land Surveyor

Scale 1 : 150
 6 4.5 3.0 1.5 0 3 6 Metres

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

Committee of Adjustment
 Received | Reçu le
 2025-02-11
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED September 7, 2021

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to Shawn Dinis (The Client), their solicitors, mortgages, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

- Notes & Legend**
- Denotes Survey Monument Planted
 - Denotes Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IP Iron Pipe
 - CP Concrete Pin
 - Meas. Measured
 - (WIT) Witness
 - (AOC) Annis, O'Sullivan, Vollebek Ltd.
 - Prop. Proportioned
 - (P) Registered Plan 384
 - (P1) (647) Plan dated April 8, 1975
 - (P2) (857) Plan dated Oct. 17, 1963
 - (P3) (1287) Plan dated Nov. 29, 2002
 - (P4) (647) Plan dated March 31, 2008
 - (P5) (647) Plan dated Jan. 12, 1984
 - BF Board Fence
 - CL Centreline
 - Overhead Wires
 - MH-S Maintenance Hole (Sanitary)
 - UW Underground Water
 - UG Underground Gas
 - US Underground Sanitary Sewer
 - USW Underground Storm Sewer
 - DT Deciduous Tree
 - CT Coniferous Tree
 - ∅ Diameter
 - Property Line
 - MP Metal Pole
 - AC Air Conditioner
 - UP Utility Pole
 - AN Anchor
 - CB Catch Basin
 - T/G Top of Grate
 - GM Gas Meter
 - +55.00 Location of Elevations
 - +65.00 Top of Concrete Curb Elevation

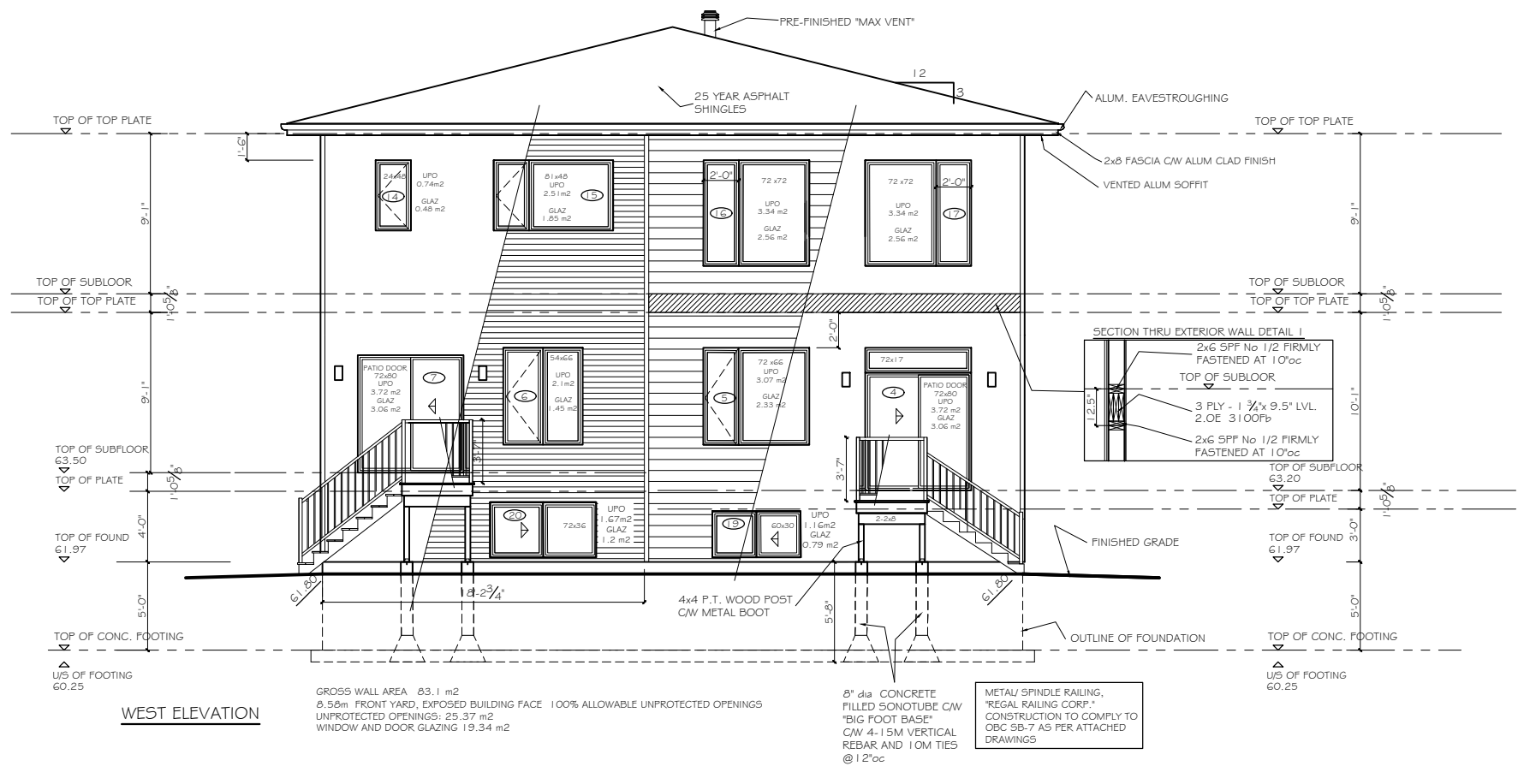
ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
V-16877
 THIS PLAN IS NOT VALID UNLESS
 IT IS AN UNREVOKED ORIGINAL
 COPY ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29 (3).

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on the western boundary of Boyce Avenue having a bearing of N23°03'00"W and are referenced to Specified Control Points 0191980005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

ELEVATION NOTES
 1. Elevations shown are geodetic 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.

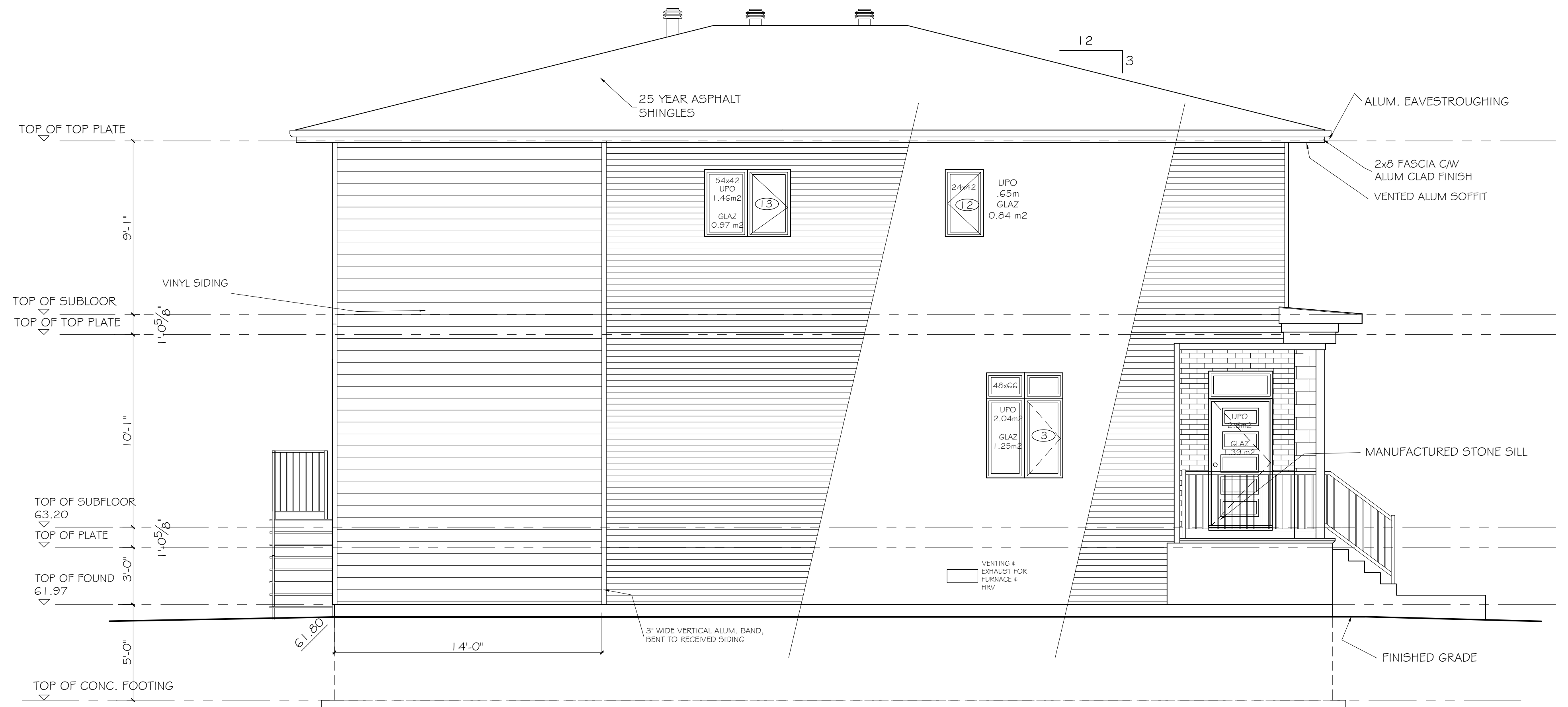
UTILITY NOTES
 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 2. Only visible surface utilities were located.
 3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
 4. Underground services locations were derived from field observations and scaled from City of Ottawa Utility Map G-C-13.

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2025-02-12
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



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No.	DATE	REVISIONS
<small>CMD DOES NOT ASSUME LIABILITY OF ANY ERRORS & OMISSIONS ON THESE PLANS UNLESS ADVISED IN WRITING OF SUCH ERRORS AND OMISSIONS PRIOR TO CONSTRUCTION.</small>		
<small>122 Banning Rd., Kanata, Ontario K2L 1C4 Tel: 613 720-3388 Email: carolyn@cmdesignbuild.com</small>		
CAROLYN MUNRO DESIGN + BUILD		
PROJECT 74 Boyce Ave, Ottawa		
TITLE: East & West Elevations		
DATE: NOV 25, 2024		DRAWING:
DRAWN BY: C.MUNRO		4 of 6
SCALE: 1/4" = 1'-0"		

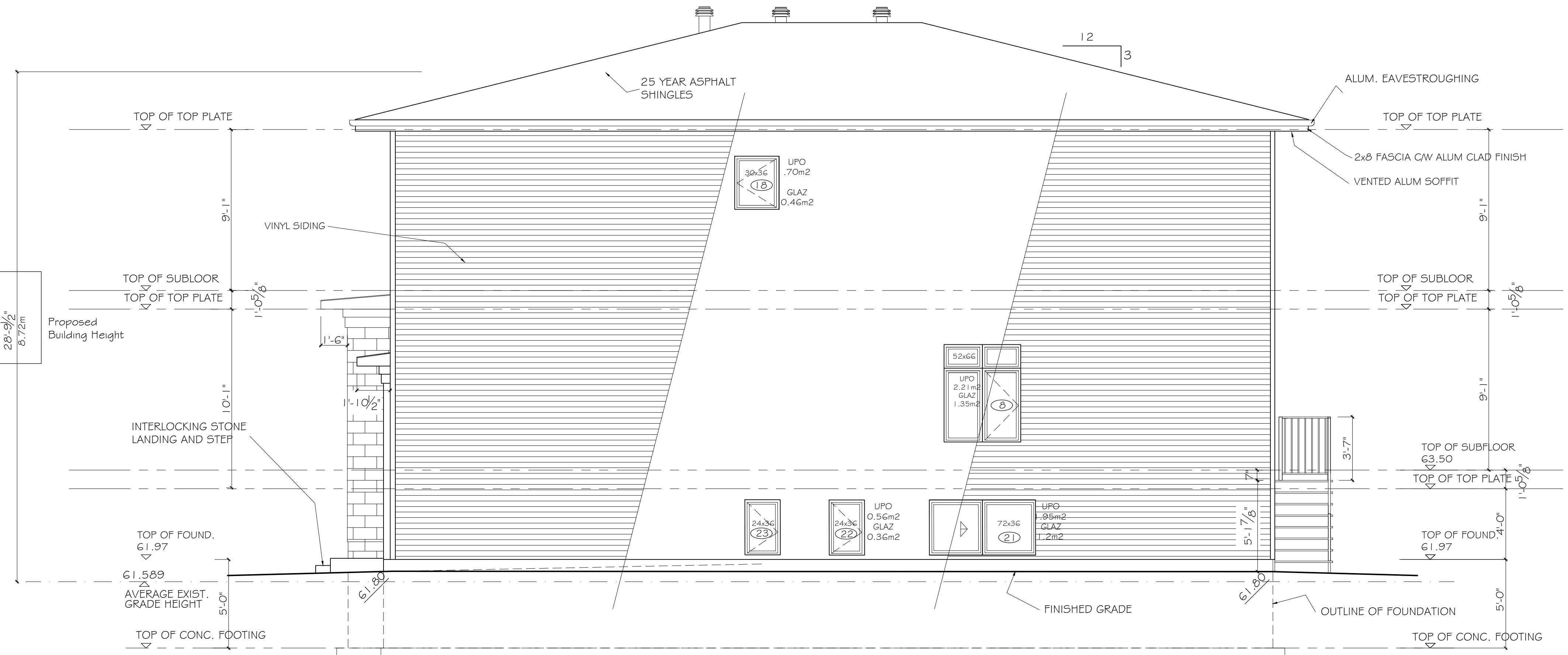
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SOUTH ELEVATION

GROSS WALL AREA (1114 sqft) 103.5 m²
 1.52M SIDE YARD, EXPOSED BUILDING FACE: (1053 sqft) 97.83 m², MAX 8% ALLOWABLE UNPROTECTED OPENINGS (7.82m²)
 UNPROTECTED OPENINGS: 4.15m²
 3.02 SIDE YARD EXPOSED BUILDING FACE 4.9m MAX 55% ALLOWABLE UNPROTECTED OPENINGS
 UNPROTECTED OPENINGS: 2.4m²
 TOTAL UNPROTECTED OPENINGS: 5.55 m²

METAL SPINDLE RAILING,
 "REGAL RAILING CORP."
 CONSTRUCTION TO COMPLY TO
 OBC SB-7 AS PER ATTACHED
 DRAWINGS



NORTH ELEVATION

GROSS WALL AREA (1129 sqft) 104.88 m²
 1.63M SIDE YARD, EXPOSED BUILDING FACE: (1112 sqft) 103.3 m², MAX 8% ALLOWABLE UNPROTECTED OPENINGS (8.26m²)
 UNPROTECTED OPENINGS: 5.98 m²
 TOTAL UNPROTECTED OPENINGS: 5.98 m²

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122 Banning Rd.,
 Kanata, Ontario
 K2L 1C4
CAROLYN MUNRO
 DESIGN + BUILD
 Tel: 613.720.3388
 Email: carolyn@cmdesignbuild.com

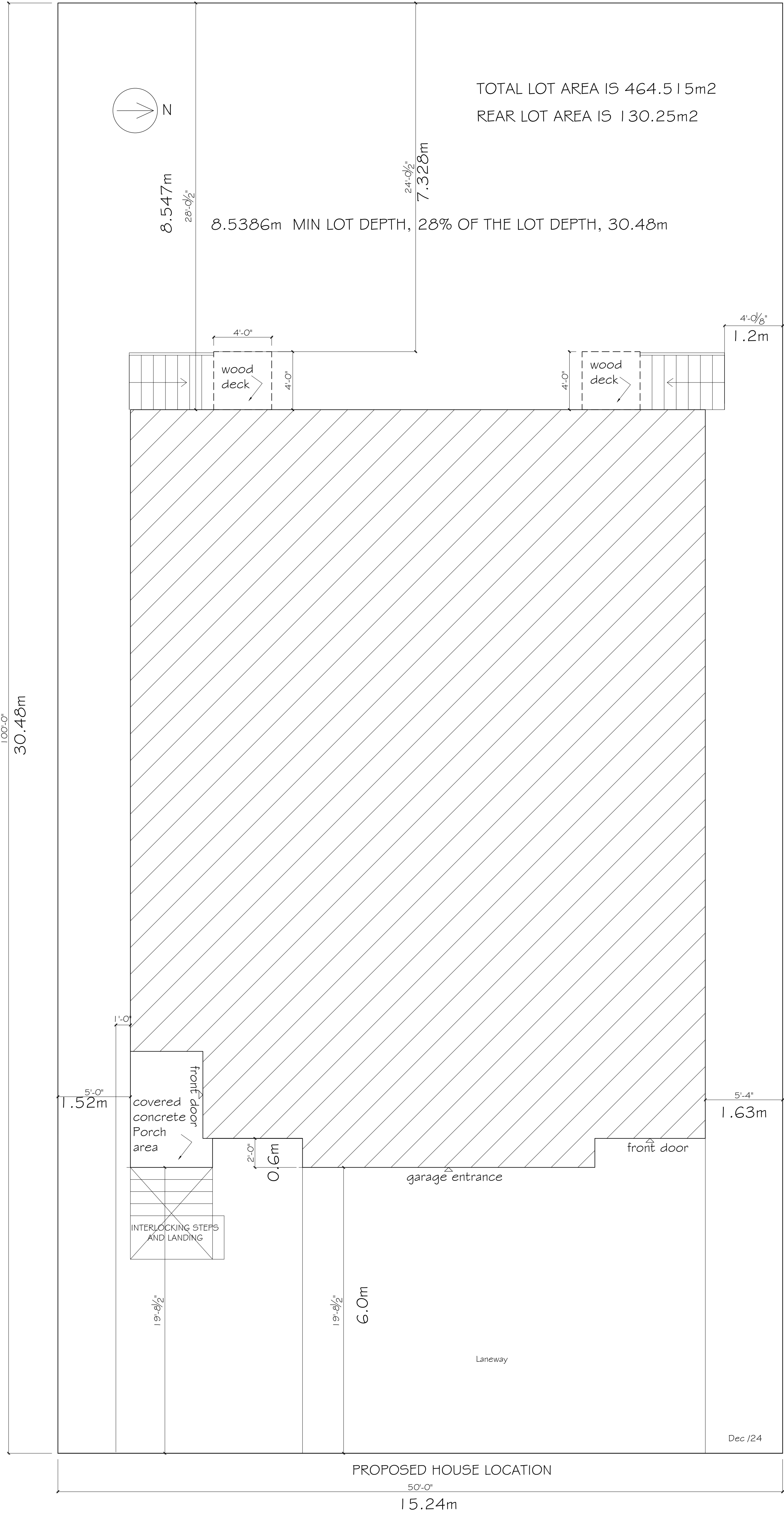
PROJECT
74 Boyce Ave, Ottawa

TITLE: **North & South Elevations**

DATE: NOV 25, 2024 DRAWING:

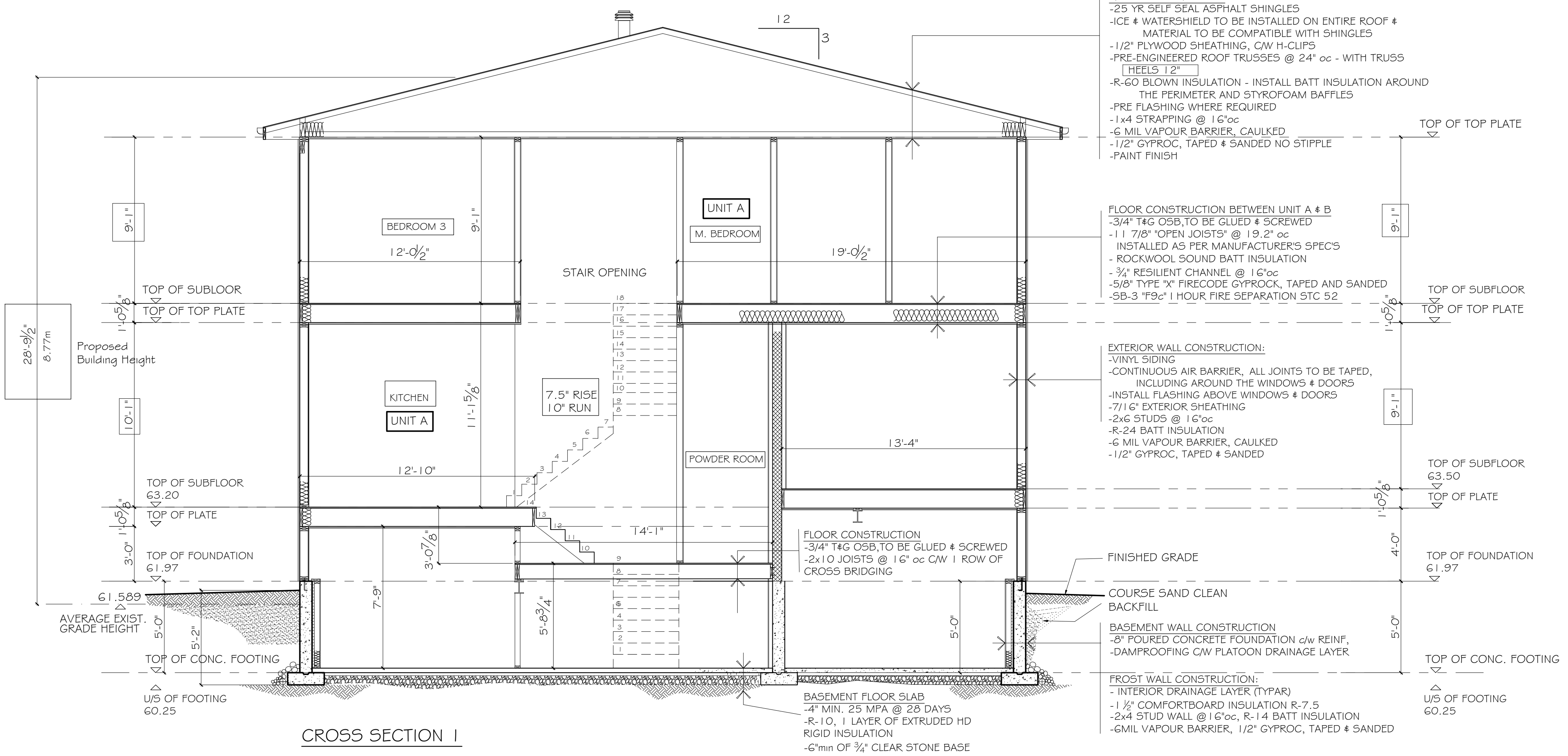
DRAWN BY: C. MUNRO **5 of 6**

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



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PROJECT 74 Boyce Ave, Ottawa		
TITLE: Site Plan		
DATE: NOV 25, 2024		DRAWING:
DRAWN BY: C MUNRO		1 of 6
SCALE: 1/4" = 1'-0"		



CROSS SECTION I

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MECHANICAL & ELECTRICAL LEGEND

- CEILING MOUNTED FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESS LIGHT - TO BE CONFIRMED BY HOMEOWNER
- CEILING MOUNTED FLOURESCENT FIXTURE
- DUPLEX RECEPTICAL OUTLET
- GROUND FAULTED RECEPTICAL
- STOVE OR DRYER RECEPTICAL
- WATERPROOF GFI DUPLEX RECEPTICAL
- SINGLE POLE TOGGLE SWITCH
- 3 WAY TOGGLE SWITCH
- 4 WAY TOGGLE SWITCH
- DIMMER SWITCH
- CEILING FAN CW LIGHT
SEPARATE SWITCH FOR LIGHT & FAN
- INTERCONNECTED CEILING MOUNTED COMBINATION SMOKE/CO2/AUDIOBLE DETECTOR
- PROGRAMABLE THERMOSTAT
- BATHROOM EXHAUST FAN
- DOOR BELL CHIME
- PUSH BUTON DOOR BELL
- CENTRAL VAC OUTLET
- TELEPHONE OUTLET
- OVERHEAD KITCHEN EXHAUST FAN TO BE DUCTED TO THE EXTERIOR
- HRV OUTLET, SEPARATE TIMER TO BE INSTALLED IN THE BATHROOMS TO TURN ON HRV UNIT.
- NON FREEZE HOSE BIB
- NATURAL GAS OUTLET
- INTERCONNECTED SMOKE/STROBE/CARBON MONOXIDE ALARM DETECTORS ON EACH FLOOR AND IN EACH BEDROOM AS SHOWN ON PLAN, AC POWERBACK, LP-BATTERY

PRESCRIPTIVE COMPLIANCE PACKAGE

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12 SECTION 3.1.1.1

	WALL AREA	GLAZING AREA
NORTH ELEVATION	104.88 m ²	5.98 m ²
SOUTH ELEVATION	103.5 m ²	3.73 m ²
EAST ELEVATION	48 m ²	6.9 m ²
WEST ELEVATION	83.1 m ²	19.34 m ²
	339.48 m ²	35.95 m ²

(RATIO OF GROSS AREA OF GLAZING TO PERIPHERAL WALLS IS LESS THAN 17%)

O.B.C. TABLE 3.1.1.2.A COMPLIANCE PACKAGE "D"

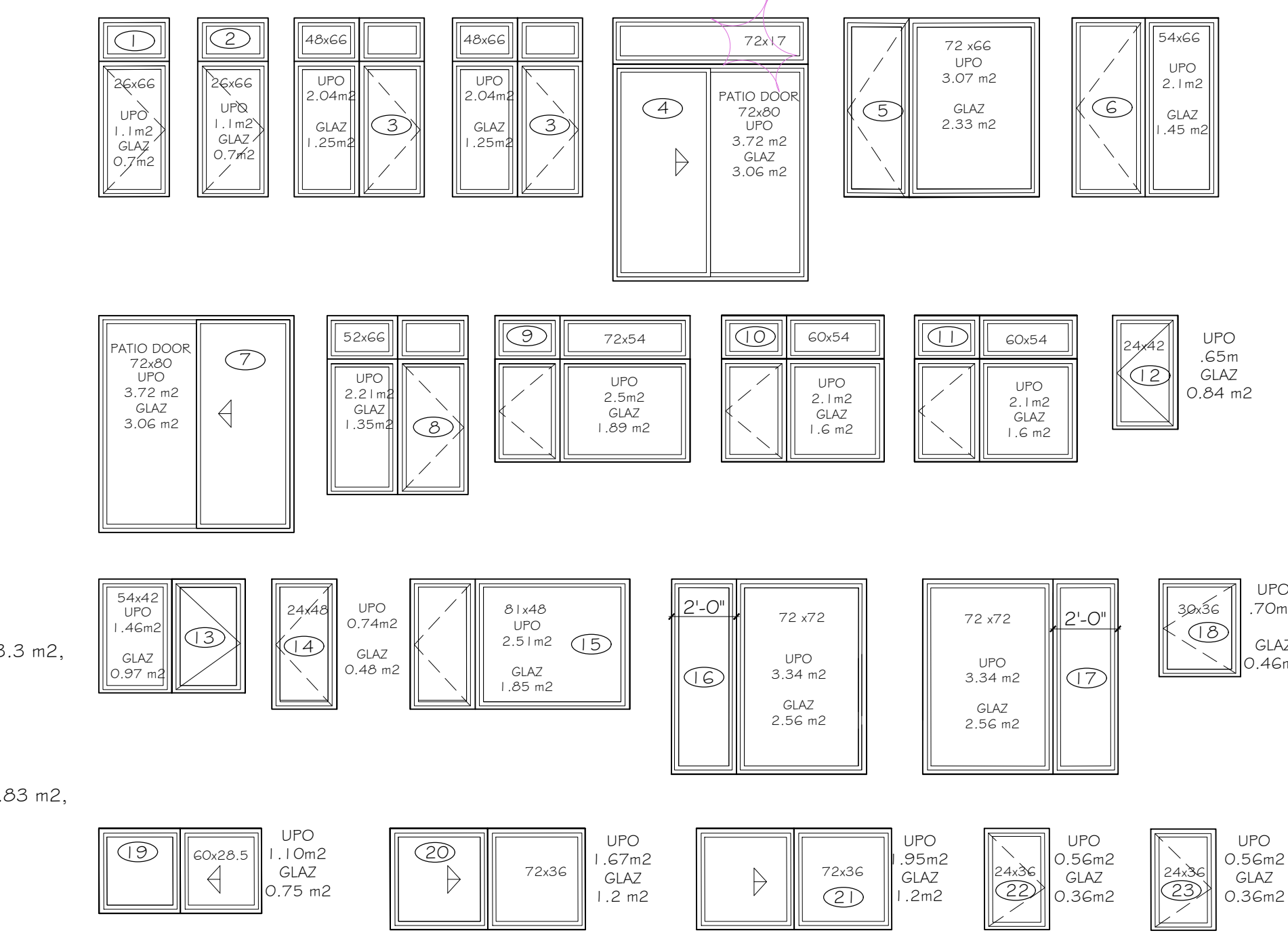
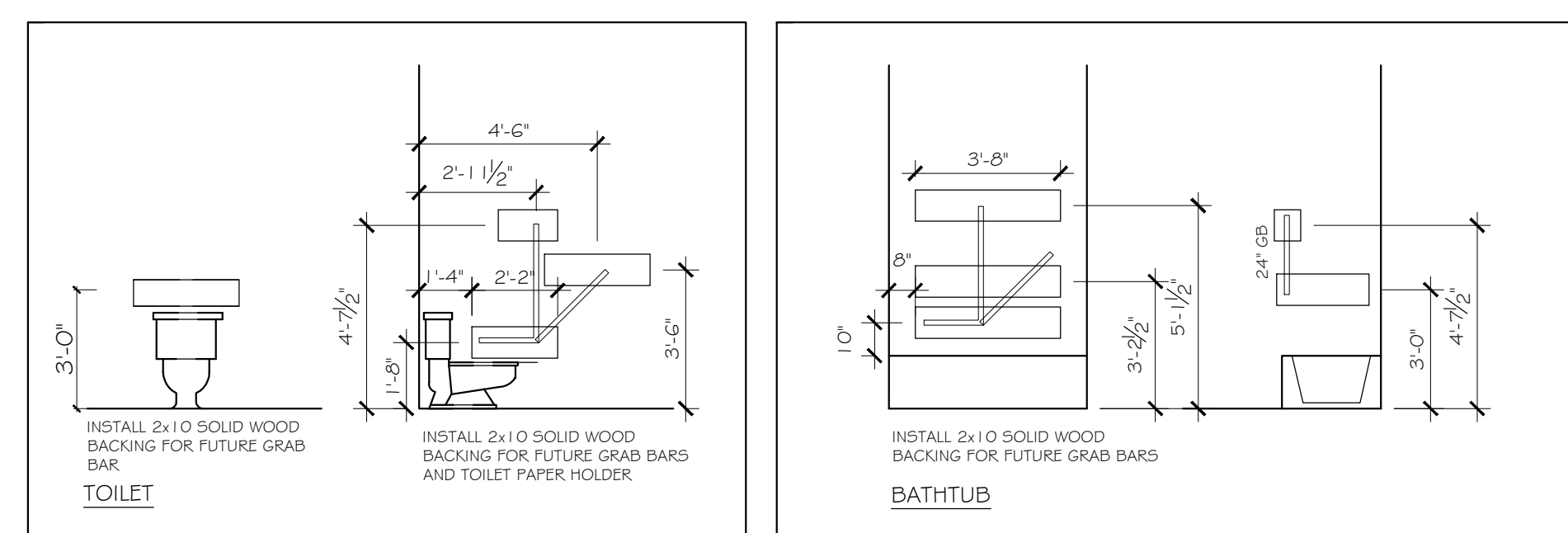
- CEILING WITH ATTIC SPACE - MIN. R60
- CEILING WITHOUT ATTIC SPACE - MIN. R31
- EXPOSED FLOOR - MIN. R40
- WALLS ABOVE GRADE - MIN. R24
- BASMENT WALLS - MIN. R20+R8
- BELOW GRADE SLAB - R-10
- WINDOWS & SLIDING GLASS DOORS - MAX. U VALUE OF 0.28 OR 1.6
- SPACE HEATING EQUIPMENT - MIN. AFUE OF 96%
- HRV - MIN. EFFICIENCY OF 75%
- DOMESTIC HOT WATER HEATER, MIN. EF OF 80%

EAST WALL
GROSS WALL AREA 48 m²
6.6m FRONT YARD, EXPOSED BUILDING FACE 100%
ALLOWABLE UNPROTECTED OPENINGS 9
UNPROTECTED OPENINGS: 11.16m²
WINDOW AND DOOR GLAZING 6.9m²

WEST WALL
GROSS WALL AREA 83.1 m²
8.58m FRONT YARD, EXPOSED BUILDING FACE 100%
ALLOWABLE UNPROTECTED OPENINGS 25.37 m²
UNPROTECTED OPENINGS: 19.34 m²
WINDOW AND DOOR GLAZING 19.34 m²

NORTH WALL
GROSS WALL AREA (1129 sqft) 104.88 m²
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MAX 8% ALLOWABLE UNPROTECTED OPENINGS (8.26m²)
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