

**SURVEYOR'S REAL PROPERTY REPORT**

**PART I - Plan of**

**BLOCK 4  
REGISTERED PLAN 4M-1011  
CITY OF KANATA**

REGIONAL MUNICIPALITY OF  
OTTAWA-CARLETON

Scale 1 : 750



**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, the Land Titles Act and the regulations made under them.
2. The survey was completed on the 3rd day of Sept. 1998.

Sept. 10/98  
Date

*George D. Annis*  
GEORGE D. ANNIS

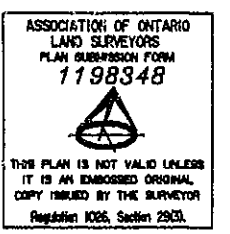
**PART 2**

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED Sept. 8, 1998

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**Notes & Legend**

⊕	denotes	Survey Monument Planted
⊙	denotes	Survey Monument Found
S.I.B	"	Standard Iron Bar
S.S.I.B	"	Short Standard Iron Bar
I.B	"	Iron Bar
Acc.	"	Accepted
Wit.	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebakk
C.P.	"	Concrete Pin



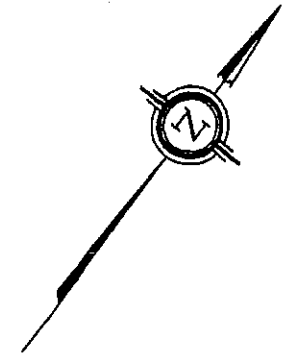
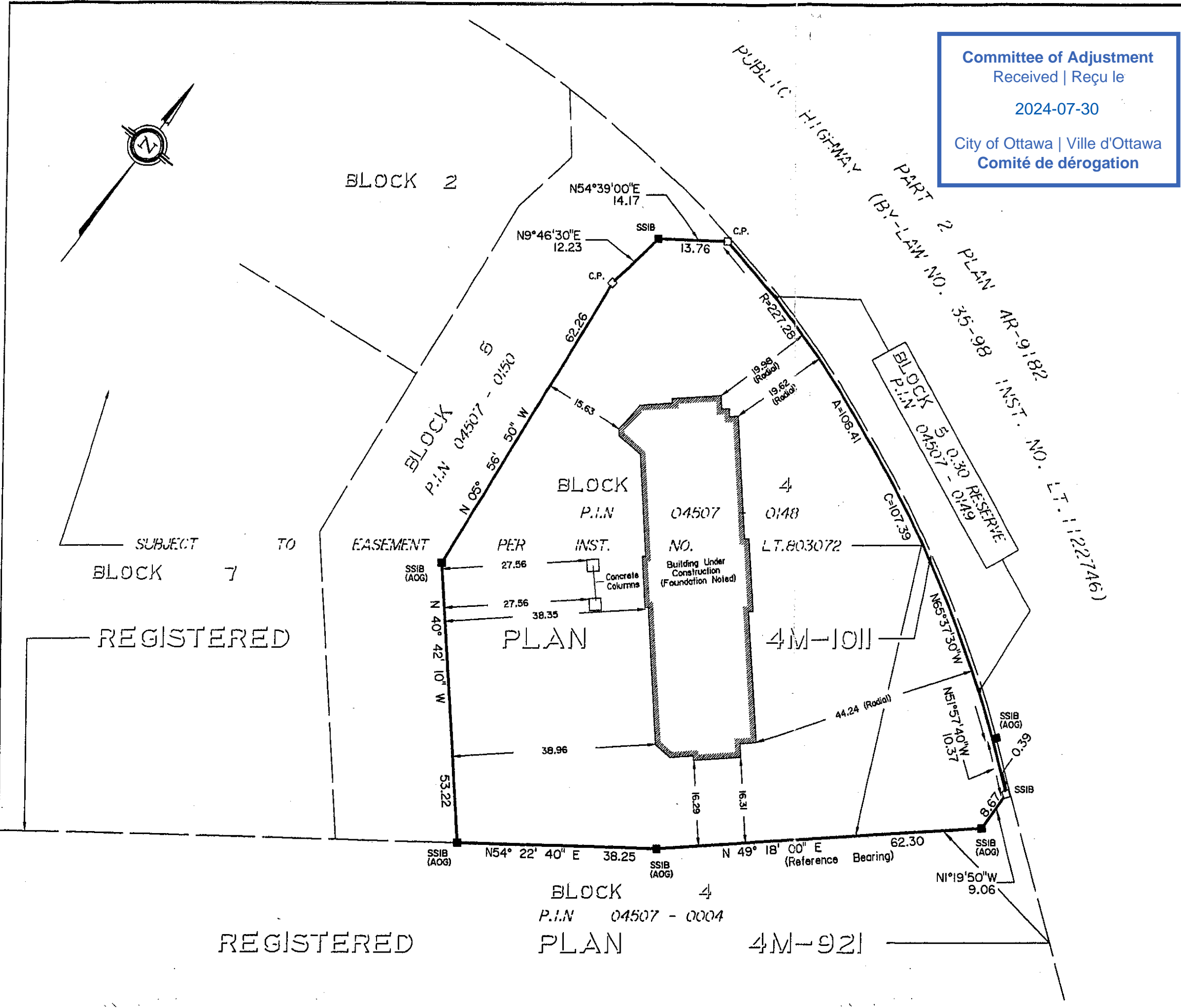
Bearings are astronomic, derived from The Southeasterly Limit of Block 4 shown to be N 49° 18' E on Registered Plan 4M-1011

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**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
**Ontario Land Surveyors**  
 14 CONCORSE GATE, SUITE 500 NEPEAN ONTARIO K2E 7S6  
 TEL.(613)727-0850 FAX(613)727-1079 Job No. 0-418-98  
 0-418-98.DWG

Committee of Adjustment  
Received | Reçu le  
2024-07-30  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



BLOCK 2

BLOCK  
P.I.N 04507 - 0150

BLOCK  
P.I.N 04507 0148  
NO. LT.803072

BLOCK 5  
P.I.N 04507 - 0149  
RESERVE

SUBJECT TO  
BLOCK 7

REGISTERED

PLAN

4M-1011

REGISTERED

BLOCK 4  
P.I.N 04507 - 0004

PLAN 4M-921



NOTE: THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

RELEASE / REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR OWNER'S REVIEW	24/01/2024
2	ISSUED FOR STRUC. COORDINATION	20/01/2024
3	ISSUED FOR COORDINATION	26/02/2024
4	ISSUED FOR PERMIT	04/03/2024
5	ISSUED FOR MINOR VARIANCE APPLICATION	16/06/2024

101 KANATA AVE. KANATA, ONT. K2T 1S5

200 - 103 Bank Street  
Ottawa, ON K1P5N5  
1 (613) 234-5585  
F (613) 234-6204

CHEZ LIONEL RENOVATION

101 KANATA AVE.

PROJECT NO. 23-2091

SCALE AS SHOWN

DRAWING TITLE SITE PLAN

DRAWING NO. SP-001

OAA - BUILDING CODE DATA MATRIX  
PART 11 - RENOVATION

NO.	DESCRIPTION	DATE
1	ISSUED FOR OWNER'S REVIEW	24/01/2024
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CHEZ LIONEL RENOVATION

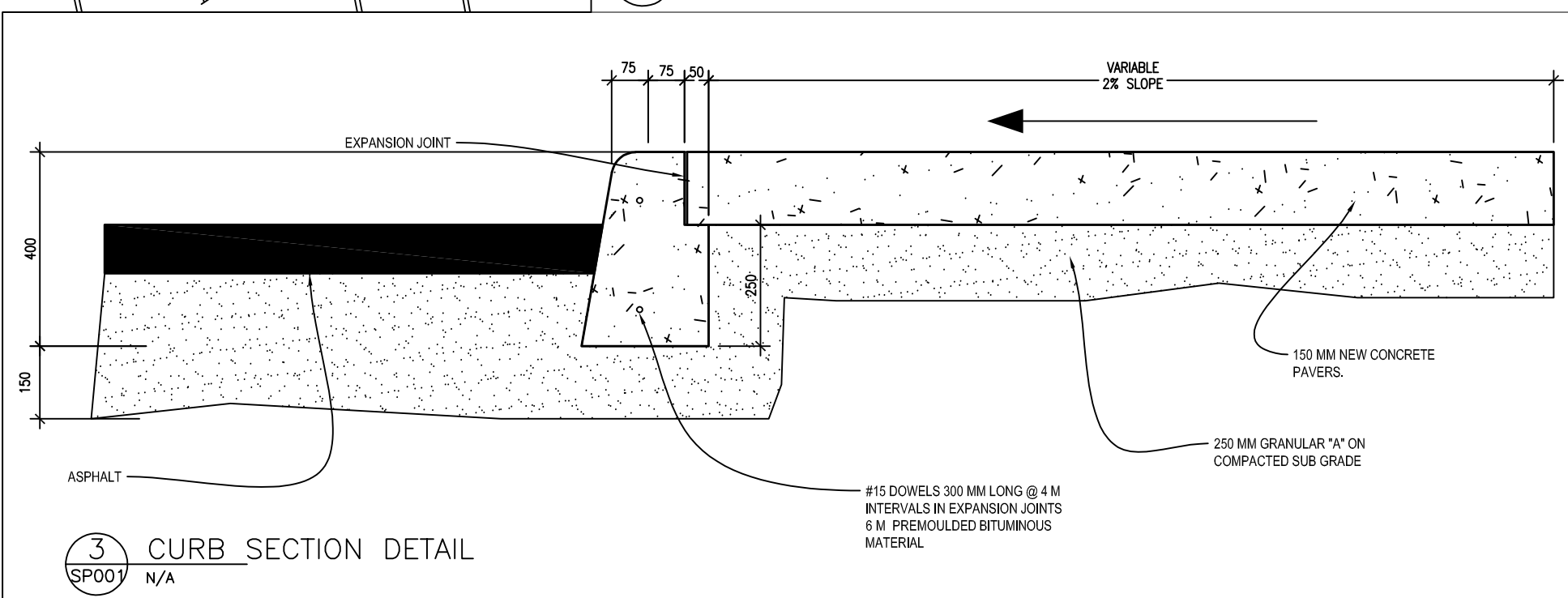
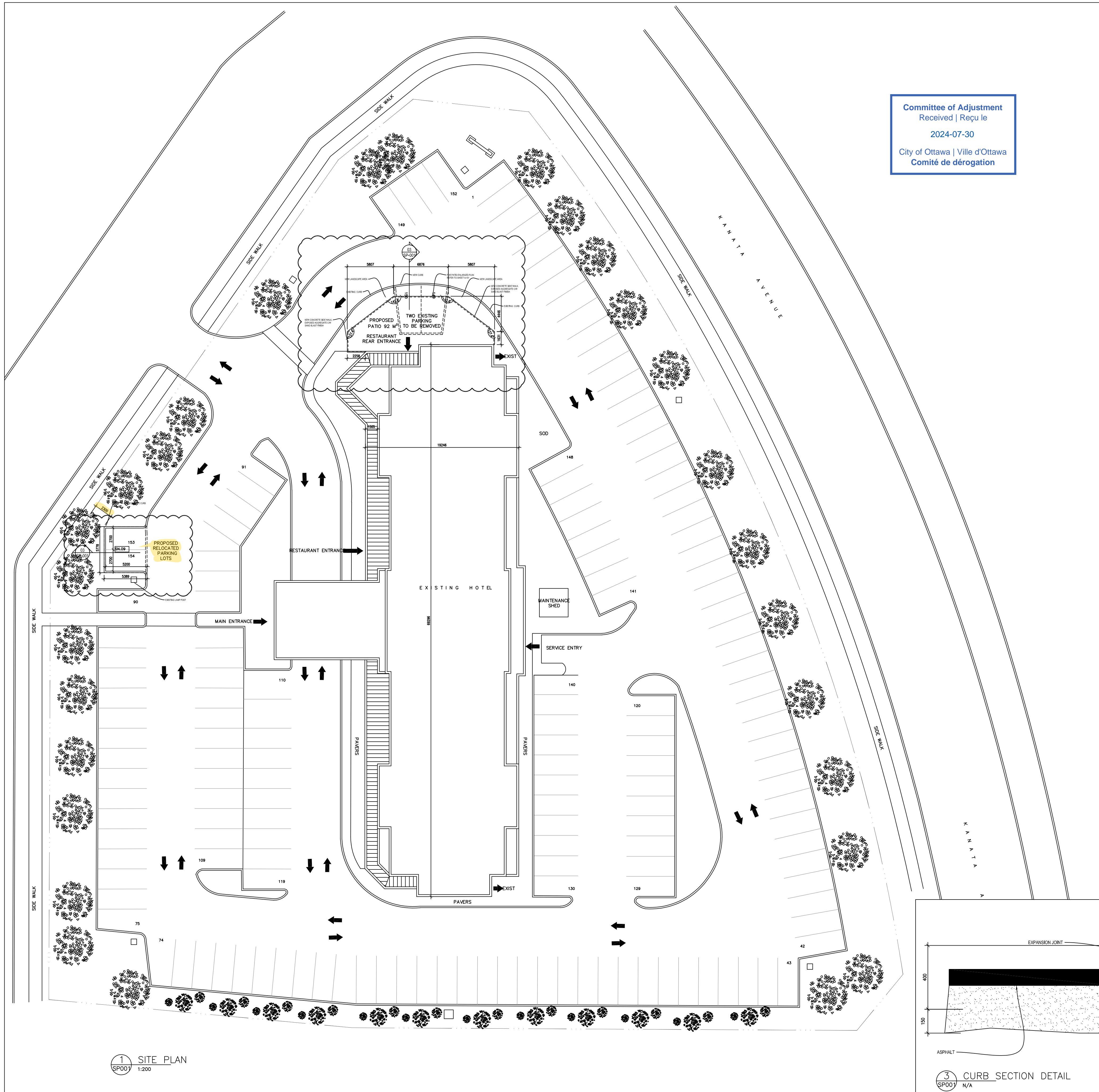
101 KANATA AVE.

PROJECT NO. 23-2091

SCALE AS SHOWN

DRAWING TITLE SITE PLAN

DRAWING NO. SP-001



1 SITE PLAN  
SPO0 1:200

3 CURB SECTION DETAIL  
SPO0 N/A

2 OBC MATRIX  
SPO0 N/A



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RELEASE / REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR STRUC. COORDINATION	02/02/2024
2	ISSUED FOR COORDINATION	21/02/2024
3	ISSUED FOR PERMIT	04/03/2024
4	ISSUED FOR PERMIT RESPONSE	05/04/2024
5	ISSUED FOR CONSTRUCTION	26/04/2024

FINISHING NOTES

- FN 1: OVERHEAD OBJECTS**  
ALL FLOOR FINISHES SHALL CONTINUE TO THE TOE OF THE FURNITURE, UNDER SHELVES AND OTHER OVERHANGING OBJECTS SHOWN ON THE FINISHING PLAN.
- FN 2: ANTI-BACTERIAL SEALANT**  
PROVIDE A JOINT OF TRANSPARENT ANTI-BACTERIAL SEALANT AT THE JUNCTION BETWEEN ALL TOPKICKS/BOTTOM OF WALL AND THE FLOOR TO AVOID ANY RISK OF WATER INFILTRATION.
- FN 3: JOINT MOLDINGS**  
AT ALL JUNCTIONS BETWEEN THE DIFFERENT FINISHES, PROVIDE A TRANSITION MOLDING FROM THE SPLITTER OR EQUIVALENT. COLOR AND MODEL ADAPTED TO THE CONDITIONS, SEE JOINT DETAILS BELOW.
- FN 4: PLINTHS**  
PROVIDE A 1/2" X 1/2" PINE BOTTOM WALL PLINTH, FLAT PROFILE, SQUARE END. COLOR: BLACK SUCH AS PT.2  
THE SKirting BOARD MUST BE INSTALLED FOR ALL GYPSUM WALLS. NOT APPLICABLE ON CONCRETE COLUMNS, WOOD SLAT WALLS, OR IF A CERAMIC, MIRROR OR WALL BRICK FINISH IS ALREADY PLANNED.
- FN 5: BAR PODIUM**  
FOR THE BAR PODIUM STEP, SUPPLY AND INSTALL A 1/2" X 1/2" FLEXIBLE VINYL STEP. NOZZLE: BLACK COLOR FROM THE JOHNSONITE COMPANY. TO COORDINATE WITH THE DESIGNER.  
SUPPLY AND INSTALL ACCESS HATCHES IN THE PODIUM FLOOR OF THE BAR TO ACCESS THE SERVICES. QUANTITY AND LOCATIONS TO BE DETERMINED ON SITE.

LEGEND OF FLOOR FINISHES

- CERAMIC:**
- CER1: MOSAIC PATTERN**  
CIE: DALTILE  
CUSTOM MADE PATTERN  
COLORS: BLACK - D311 (D76)  
ARCTIC WHITE - D611 (D28)  
WATERFALL - D189 (X12)  
MUSTARD - D181 (X12)  
DESERT GRAY - D04 (X16)  
TILE SIZE: 1" X 1", TOTAL PATTERN SIZE: 12" X 12"  
GROUT: MAPEI AVALANCHE #38 (1/8" JOINTS)  
INSTALLATION: AT 45 DEGREES, SEE PLAN
- CER2: BLACK MOSAIC**  
CIE: DALTILE  
KEYSTONE COLLECTION  
COLOR: BLACK D311  
DIMENSIONS: 1" X 1" TILES  
GROUT: MAPEI AVALANCHE #38 (1/8" JOINTS)  
INSTALLATION: ALIGNED, SEE PLAN
- CER3: WHITE MOSAIC**  
CIE: DALTILE  
KEYSTONE COLLECTION  
COLOR: ARCTIC WHITE D611  
DIMENSIONS: 1" X 1" TILES  
GROUT: MAPEI AVALANCHE #38 (1/8" JOINTS)  
INSTALLATION: ALIGNED, SEE PLAN
- WOODEN FLOOR:**
- BOIS1: WOODEN FLOOR**  
CIE: LIPMAN CARPET  
MODEL: OLEO OAK PARQUET BY COSWICK  
COLOR: FRENCH STATE  
INSTALLATION: AT 45 DEGREES
- RUBBER:**
- CAOU1: POOLBAR RUBBER**  
CIE: ROUGE  
MODEL: REGUPOL AKTU FLOORING  
THICKNESS: 1/2"  
COLOR: #17 BLACK  
INSTALLATION: ALIGNED
- VINYL:**
- VIN1: KITCHEN VINYL**  
CIE: FORBIO  
MODEL: ETERNAL STEP SR  
COLOR: #17492 CONCRETE  
INSTALLATION: ALIGNED

LEGEND OF WALL FINISHES

- UNLESS OTHERWISE STATED, THE WALL FINISHES DESCRIBED BELOW ARE APPLICABLE TO THE FULL HEIGHT OF THE WALL WHERE THEY ARE INDICATED.
- PAINT FINISHES:**
- 1 COAT OF LATEX PRIMER
  - 2 COATS OF LATEX FINISH
- ALL DOORS AND FRAMES SHOULD BE PAINTED TO MATCH THE COLOR OF THE WALL ON WHICH THEY ARE LOCATED.
- UNLESS OTHERWISE SPECIFIED, ALL GYPSUM WALLS AND CEILINGS SHALL BE PAINTED PT-2 AND ALL SURFACES TO BE PAINTED SHALL BE FINISHED AS:
- WALL: EGGSHELL/IVORY FINISH
  - GYPSUM CEILING: MATT FINISH
  - DOORS AND FRAMES: PEARL FINISH
  - EXPOSED STEEL: MATT FINISH
- PT-1: CO. BENJAMIN MOORE**  
COLOR: DECORATOR WHITE #CC-20
- PT-2: CO. BENJAMIN MOORE**  
COLOR: ABSOLUTE BLACK #213-10
- PT-3: CO. BENJAMIN MOORE**  
COLOR: ACRYLIC DARK BASE 2189-30, CP-URBAN METAL GOLD FINISH SUPERIOR PRIMER 100%
- WALL CERAMIC:**
- CER4: GLASS MOSAIC**  
CIE: FAUBIC  
MODEL: ONIX  
COLOR: STONEGLASS OPAL NEGRO  
DIMENSIONS: 1" X 1" TILES, 12" X 12" NET  
INSTALLATION: ALIGNED  
GROUT: BLACK MAPEI #10 (1/8" JOINTS)
- CER5: BLACK MARBLE EFFECT CERAMIC**  
CIE: CLYMPIA  
MODEL: ETERNA  
COLOR: NERO MARQUINA  
FINISH: POLISHED  
SIZE: 4" X 4"  
INSTALLATION: ALIGNED  
GROUT: BLACK MAPEI #10 (1/8" JOINTS)
- WALL BRICK:**
- BR-1: BLACK BRICK**  
CO: IMPRO STONE  
MODEL: PAINTING BRIOUETTE  
COLOR: PAINTABLE BLACK SUCH AS PT-2  
DIMENSION: STANDARD PANEL 13 1/2" X 7 1/2"
- WOOD PANELING:**
- LAM-1: WOOD PANELING**  
CIE: JUST PINE  
MICRO PROFILE - KNOTLED WHITE PINE  
LIGHT ANTIQUE FINISH, NATURAL COLOR  
18" X 8" X 3/8"  
TO PAINT WHITE SUCH AS PT-1

LEGEND OF SIGNAGE

- NO FASTENERS USED TO FIX THE SIGNAGE MUST BE VISIBLE.
- S1: ACCESS SIGNS TO THE KITCHEN DINING ROOM #106  
1/4" THICK WHITE ACRYLIC SYMBOLS, SAMPLE TO BE APPROVED BY THE DESIGNER.  
INSTALL IN THE CENTER OF THE WALL 5'-0" FROM THE FLOOR  
COORDINATE THE TYPOGRAPHY OF THE SIGNAGE WITH THE GRAPHIC DESIGNER
- EMPLOYEES ONLY**



PROJECT NORTH

NOT BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S APPROVAL

**chmielarchitects**  
200 - 109 Bloor Street  
Ottawa ON K1P1N5  
1 (613) 234-3085  
1 (613) 234-6224

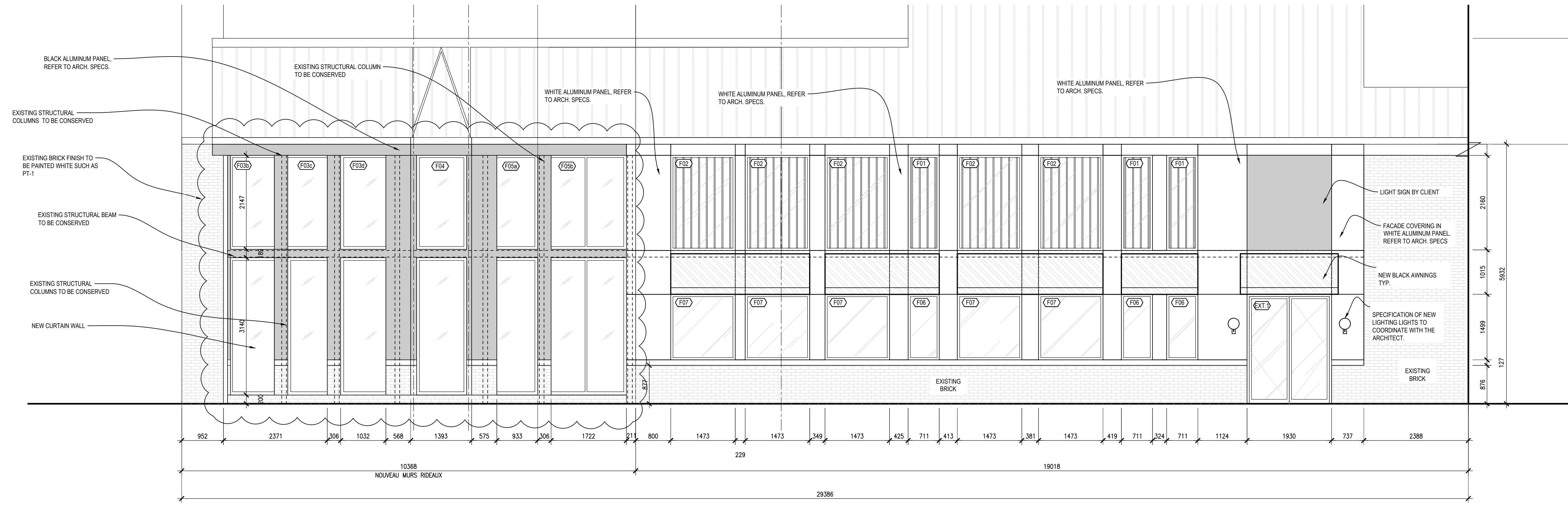
**CHEZ LIONEL RENOVATION**

101 KANATA AVE.  
DRAWN: WI  
PROJECT NO: 23-2091  
SCALE: 1:50  
DATE: RC

ELEVATIONS

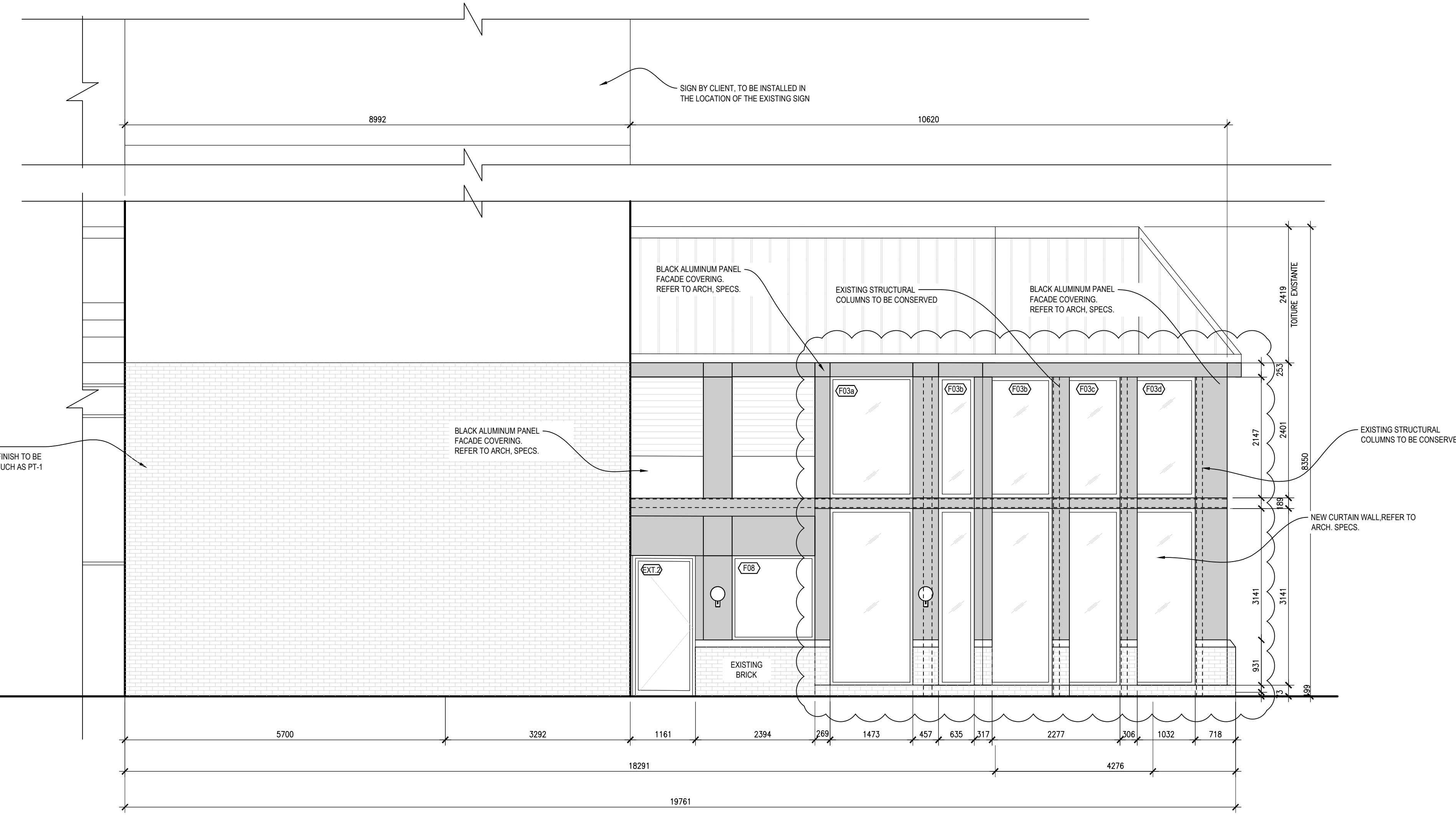
DRAWING NO.

**A-200**



1 WEST ELEVATION  
A200 1:50

Committee of Adjustment  
Received | Reçu le  
Revised | Modifié le : 2024-09-05  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation



2 NORTH ELEVATION  
A200 1:50