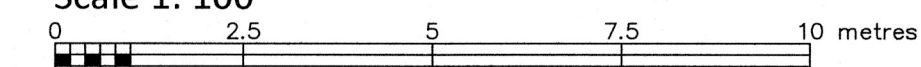


LOT 336 REGISTERED PLAN 246 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 100



Metric Note

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

Bearing Note

Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°23'00" counter-clockwise was applied to bearings on P1, P2, P3.

Elevation Notes

- 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 1978. (Monument No. 198474751)
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. Underground utility data derived from City of Ottawa utility sheet reference: 3993_VA-119, C-13-17, C-19-10, C-19-15.
4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement & City of Ottawa Utility Sets.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
6. Not all overhead wires/transmitters adjacent to the property have been located, the nearest overhead wire locations are shown on the plan.

Committee of Adjustment Received | Reçu le 2025-01-28 City of Ottawa | Ville d'Ottawa Comité de dérogation

Notes & Legend

Table with 2 columns: Symbol and Description. Includes symbols for Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Short Standard Iron Bar, Iron Bar, Concrete Pin, Measured, Registered Plan 246, Plan by (857) dated May 21, 1999, Plan by (990) dated May 14, 1998, Plan by (1692) dated October 16, 2019, Maintenance Hole (Storm), Maintenance Hole (Sanitary), Valve Chamber (Watermain), Underground Storm Sewer, Underground Sanitary Sewer, Underground Water, Underground Gas, Overhead Wires, Utility Pole, Catch Basin, Fire Hydrant, Diameter, Board Fence, Concrete Retaining Wall, Stone Retaining Wall, Timber Retaining Wall, Invert, Top of Grate, Underside of Eave, Top of Foundation, Centreline, Location of Elevations, Top of Concrete Curb/Retaining Wall Elevation, Property Line, Deciduous Tree.

Site Area=418.1 sq.m.

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., 2024.

Surveyor's Certificate

- 1. 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 3rd day of September, 2024.

Date Sep 09/2024

Emad Alfarai Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-80512

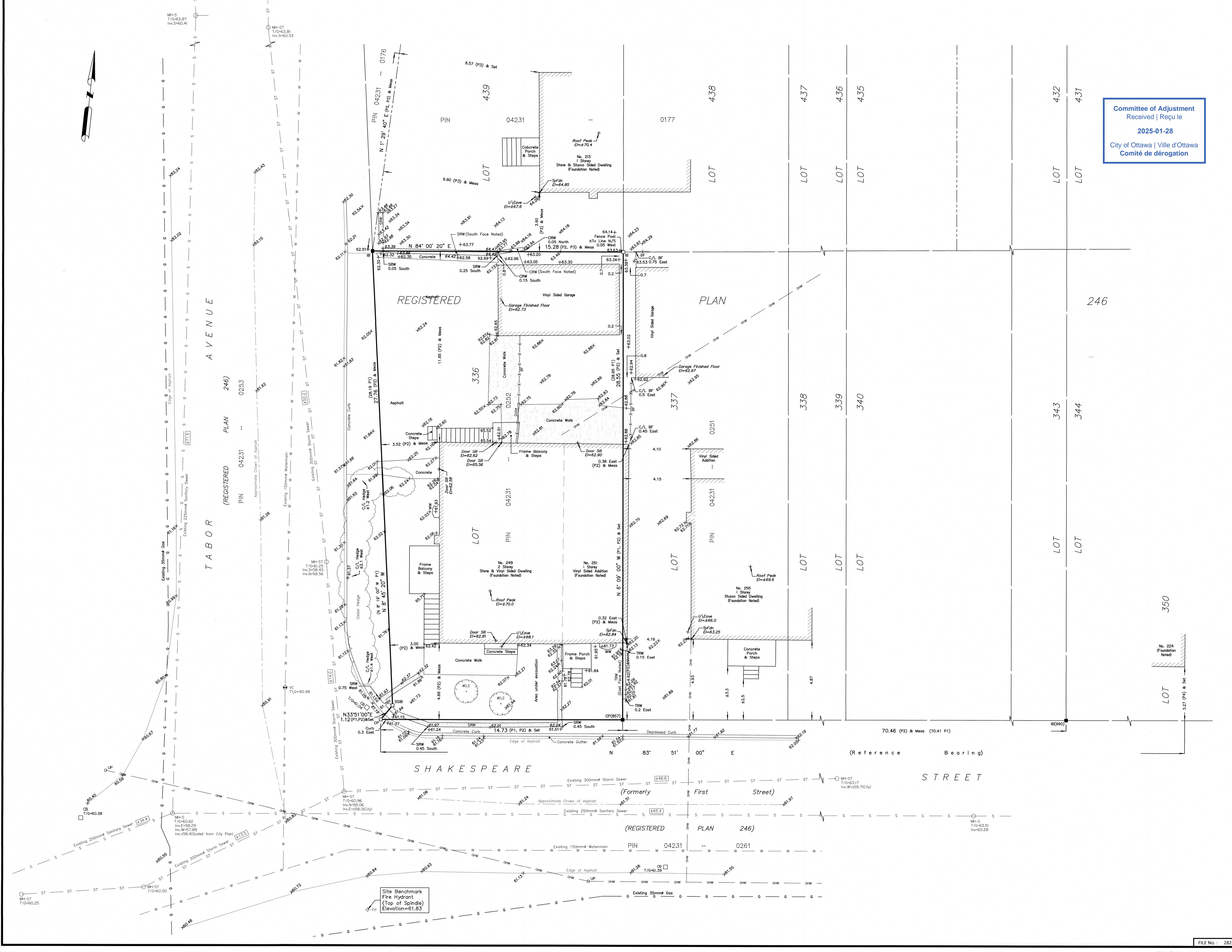
FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6

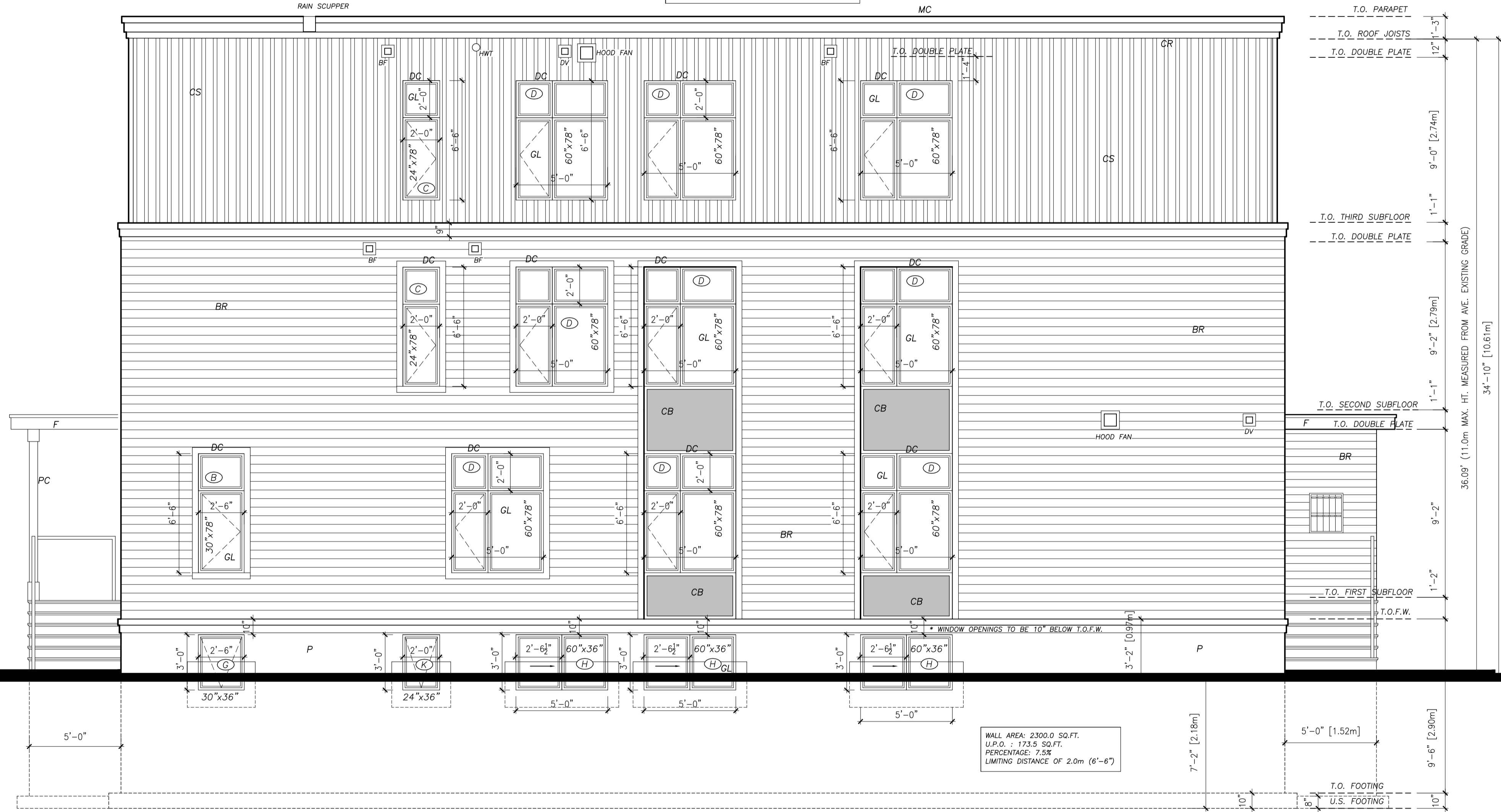
TEL: (613) 727-8226 E-mail: fdsurveys@bellnet.ca

FILE No.: 282-24



Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-02-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation

2012 SB-3, WALL ASSEMBLY W10
ADD 1 LAYER 5/8" TYPE "X" FRR DRYWALL
TO ALL 4 EXTERIOR WALL ELEVATIONS



GENERAL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND VERIFYING ALL DIMENSIONS AND HEIGHTS. DIMENSIONS SHOULD BE REPORTED TO THE CLIENT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE REQUIRED FOR CLARIFICATION TO ASSIST THE PERMIT REVIEW. THESE DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF HILLS LETTERS / OPEN CONCEPT HOME DESIGN AND ARE NOT TO BE REPLICATED OR USED FOR BUILDING PERMIT APPLICATION WITHOUT WRITTEN CONSENT.

POST SCHEDULE
P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST (5000 FOUND CAP. (M))
P2 - 2"x4" OR 3"x4"
P3 - 3"x4" OR 3"x6"
P4 - 4"x4" OR 3"x6"
P5 - 2"x4" OR 4"x4"
P6 - HSS 3"x3" .188" C/W 5"x3/8" B.P. & C.P.
P7 - HSS 3 1/2"x3 1/2" .25" C/W 5"x3/8" B.P. & C.P.
P8 - HSS 4"x4" .188" C/W 6"x3/8" B.P. & C.P.

BRICK LINTELS

OPENING UP TO	L SIZE
0'-0"	L 3 1/2"x3 1/2"x5/16"
7'-0"	L 4"x3 1/2"x5/16"
8'-0"	L 5"x3 1/2"x5/16"
9'-0"	L 6"x3 1/2"x5/16"
10'-0"	L 8"x4"x5/8"

6" MIN. BEARING EACH END

NO.	DATE	DESCRIPTION	INIT.
1.			
2.			
3.			
4.	10.02.2023	CITY ZONING ADJUSTMENTS	NL
5.	11.11.2024	CITY COMMENTS	NL
6.	07.10.2024	ADD STRUCTURAL REVIEW	NL
7.	10.03.2024	FOR REVIEW	NL

NO.	DATE	DESCRIPTION	INIT.
1.			
2.			
3.			

A	DETAIL NUMBER
B	SHEET NUMBER
C	DETAILED NUMBER
D	DETAILED LOCATION

DRAWING TITLE	
LEFT SIDE ELEVATION	
CLIENT	
249-251 Shakespeare Street 8 UNIT LOW RISE BUILDING	
DATE	SHEET NO.
MARCH 4, 2024	A9
SCALE	AS NOTED
DRAWN BY	NL
CHECKED	

Left Side Elevation (Tabor Street)
scale: 1/4"=1'-0"

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-02-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation



2012 SB-3, WALL ASSEMBLY W1a
ADD 1 LAYER 5/8" TYPE "X" FRR DRYWALL
TO ALL 4 EXTERIOR WALL ELEVATIONS



Rear Elevation
scale: 1/4"=1'-0"

- GENERAL NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND CONDITIONS. ANY DISCREPANCY SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 2. ALL WORK AND MATERIALS TO BE COMPLIANT WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION OR ASSET. THE DRAWINGS SHALL HAVE THE SAME REVISION AND REVISION AS IF THEY WERE INCLUDED WITH THE PLANS AND CONTRACT DOCUMENTS.
 4. DO NOT SCALE DRAWINGS.
 5. THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF HESS LUTHER / OPEN CONCEPT HOME DESIGN AND ARE NOT TO BE REPLICATED OR USED FOR BUILDING PERMIT APPLICATION WITHOUT WRITTEN CONSENT.

- POST SCHEDULE**
- P1 - 2" DIA. ADJUSTABLE STEEL TELEPOST (GOOD POUND SHIP, UNK)
 - P2 - 2-2"x4" OR 3-2"x4"
 - P3 - 3-2"x4" OR 3-2"x4"
 - P4 - 4-2"x4" OR 3-2"x4"
 - P5 - 5-2"x4" OR 4-2"x4"
 - P6 - HSS 3"x3", 180° C/W 5"x3/8"x8" B.P. & C.P.
 - P7 - HSS 3 1/2"x3 1/2", 25° C/W 5"x3/8"x8" B.P. & C.P.
 - P8 - HSS 4"x4", 180° C/W 6"x3/8"x10" B.P. & C.P.

BRICK UNITS

OPENINGS UP TO	L SIZE
5'-0"	L 3 1/2"x3 1/2"x5/16"
7'-0"	L 4"x3 1/2"x5/16"
8'-0"	L 5"x3 1/2"x5/16"
9'-0"	L 5 1/2"x3 1/2"x5/16"
10'-0"	L 6"x4"x3/8"

6"min. BEARING EACH END

NO.	DATE	DESCRIPTION	INT.
1			
2			
3			
4	10.03.2023	CITY ZONING ADJUSTMENTS	NL
5	14.11.2024	CITY COMMENTS	NL
6	07.10.2024	ADD STRUCTURAL REVIEW	NL
7	04.03.2024	FOR REVIEW	NL
8			

REVISIONS

NO.	DATE	DESCRIPTION	INT.
1			
2			
3			

SEAL

DRAWING TITLE
REAR ELEVATION

CLIENT
249-251 Shakespeare Street
8 UNIT LOW RISE BUILDING

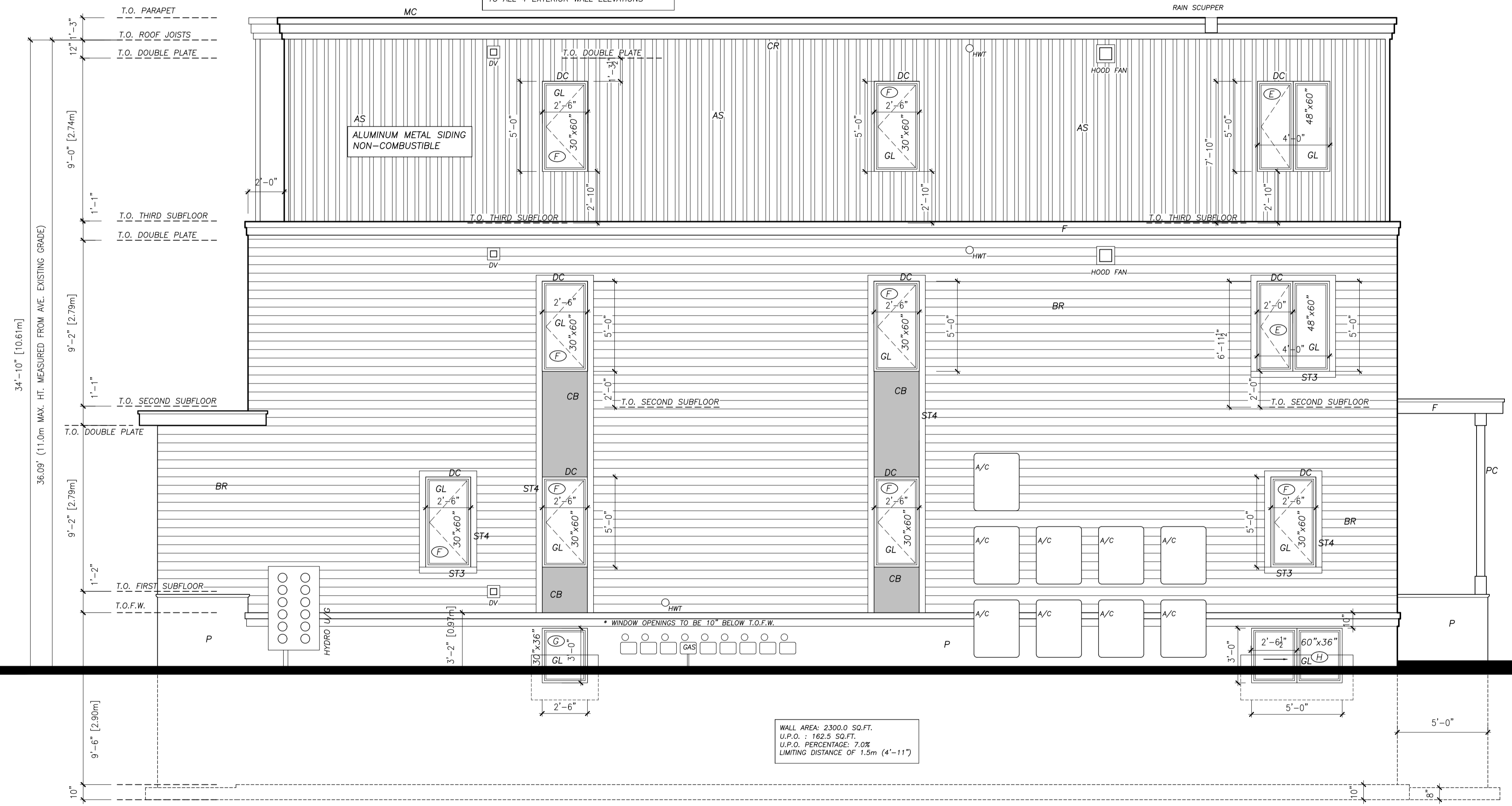
DATE: MARCH 4, 2024
SHEET NO.:
SCALE: AS NOTED
DRAWN BY: NL
CHECKED:

A7

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-02-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation



2012 SB-3, WALL ASSEMBLY W1a
ADD 1 LAYER 5/8" TYPE "X" FRR DRYWALL
TO ALL 4 EXTERIOR WALL ELEVATIONS



- GENERAL NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ALL DIMENSIONS SHOULD BE REPORTED TO THE ARCHITECT.
 2. ALL WORK AND MATERIALS TO BE COMPLIANT WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION. ALL SUCH DRAWINGS MUST HAVE THE SAME NUMBER AND PREFIX AS THE DRAWING THEY RELATE TO. THEY MUST BE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
 4. DO NOT SCALE DRAWINGS.
 5. THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF HESS LUTTER / OPEN CONCEPT HOME DESIGN AND ARE NOT TO BE REPLICATED OR USED FOR BUILDING PERMIT APPLICATION WITHOUT WRITTEN CONSENT.

POST SCHEDULE

P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST (8000 POUND CAP. (MIN.))
P2 - 2"x4" OR 3"x4"
P3 - 2"x4" OR 3"x4"
P4 - 4"x4" OR 3"x4"
P5 - 2"x4" OR 4"x4"
P6 - HSS 3"x3", 188" C/W 5"x3/8" B.P. & C.P.
P7 - HSS 3 1/2"x3 1/2", 225" C/W 5"x3/8" B.P. & C.P.
P8 - HSS 4"x4", 188" C/W 5"x3/8" B.P. & C.P.

BRICK LINTELS

OPENINGS UP TO	L SIZE
0'-0"	L 3 1/2"x3 1/2"x1/8"
1'-0"	L 4"x3 1/2"x1/8"
2'-0"	L 5"x3 1/2"x1/8"
3'-0"	L 6"x3 1/2"x1/8"
4'-0"	L 6"x4"x1/8"
6" MIN. BEARING EACH END	

NO.	DATE	DESCRIPTION	INIT.
1			
2			
3			
4	10.02.2023	CITY ZONING ADJUSTMENTS	NL
5	14.11.2024	CITY COMMENTS	NL
6	07.10.2024	ADD STRUCTURAL REVIEW	NL
7	06.03.2024	FOR REVIEW	NL
8			

REVISIONS

NO.	DATE	DESCRIPTION	INIT.
1			
2			
3			

SEAL

A - DETAIL NUMBER
B - SHEET NUMBER
C - SHEET NUMBER
(DETAIL LOCATION)

Right Side Elevation (Interior Side Yard)

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

DRAWING TITLE	
RIGHT SIDE ELEVATION	
CLIENT	
249-251 Shakespeare Street 8 UNIT LOW RISE BUILDING	
DATE	SHEET NO.
MARCH 4, 2024	A8
DATE	SCALE
	AS NOTED
DRAWN BY	
NL	
CHECKED	

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-02-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation

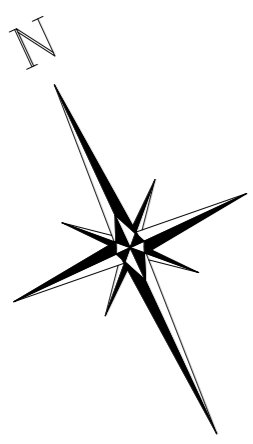
LOT 439
15.28

LOT 336

LOT 337

T A B O R A V E N U E

S H A K E S P E A R E S T R E E T



N33°51'00"E
1.12

N 84° 00' 20" E

N 8° 45' 20" W

N 83° 51' 00" E
14.73

N 6° 09' 00" W

27.76

28.55

8'-0¹/₂"
[2.45M]

15'-5³/₄"
[4.72M]

4'-0"
[1.22M]

36'-4¹/₄"
[11.08M]

4'-11"
[1.50M]

4'-11"
[1.50M]

5'-2"
[1.57M]

18'-5³/₄"
[5.63M]

14'-9"
[4.50M]

6'-0"
[1.83M]

4'-0"
[1.22M]

6'-0"
[1.83M]

4'-0"
[1.22M]

6'-0"
[1.83M]

6'-0"
[1.83M]

6'-0"
[1.83M]

9'-9"
[2.97M]

WALKWAY
PAVING STONE

SOFT LANDSCAPING

WALKWAY
PAVING STONE

SOFT LANDSCAPING

Vinyl Sided Garage
(TO BE REMOVED)

PROPOSED 3 STOREY
LOW-RISE RESIDENTIAL
BUILDING
8 UNITS

No. 249
2 Storey
Stone & Vinyl Sided
Dwelling
(Foundation Noted)

No. 251
1 Storey
Vinyl Sided
Addition
(Foundation Noted)

Cedar Hedge

Edge of Asphalt

Site Plan
scale: 1" = 5'

DATE: MARCH 4, 2024
DRAWN BY: AS NOTED
CHECKED BY: [Signature]
PROJECT NO. **A0**

CLIENT: 249-251 Shakespeare Street
8 UNIT LOW RISE BUILDING

DRAWING TITLE: SITE PLAN

SCALE: 1" = 5'



AS NOTED
REGISTERED PROFESSIONAL ENGINEER
C. (CIVIL ENGINEERING)

NO. 123456789

PROJ. NO. 123456789

DATE: MARCH 4, 2024

BY: AS NOTED

CHECKED BY: [Signature]

PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

8 UNIT LOW RISE BUILDING

DATE: MARCH 4, 2024

DRAWN BY: AS NOTED

CHECKED BY: [Signature]

PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

8 UNIT LOW RISE BUILDING

DATE: MARCH 4, 2024

DRAWN BY: AS NOTED

CHECKED BY: [Signature]

PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

8 UNIT LOW RISE BUILDING

DATE: MARCH 4, 2024

DRAWN BY: AS NOTED

CHECKED BY: [Signature]

PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

8 UNIT LOW RISE BUILDING

DATE: MARCH 4, 2024

DRAWN BY: AS NOTED

CHECKED BY: [Signature]

PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

8 UNIT LOW RISE BUILDING

DATE: MARCH 4, 2024

DRAWN BY: AS NOTED

CHECKED BY: [Signature]

PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

8 UNIT LOW RISE BUILDING

DATE: MARCH 4, 2024

DRAWN BY: AS NOTED

CHECKED BY: [Signature]

PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

8 UNIT LOW RISE BUILDING

DATE: MARCH 4, 2024

DRAWN BY: AS NOTED

CHECKED BY: [Signature]

PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

8 UNIT LOW RISE BUILDING

DATE: MARCH 4, 2024

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PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

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PROJECT NO. A0

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DATE: MARCH 4, 2024

DRAWN BY: AS NOTED

CHECKED BY: [Signature]

PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

8 UNIT LOW RISE BUILDING

DATE: MARCH 4, 2024

DRAWN BY: AS NOTED

CHECKED BY: [Signature]

PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

8 UNIT LOW RISE BUILDING

DATE: MARCH 4, 2024

DRAWN BY: AS NOTED

CHECKED BY: [Signature]

PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

8 UNIT LOW RISE BUILDING

DATE: MARCH 4, 2024

DRAWN BY: AS NOTED

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PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

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PROJECT NO. A0

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CLIENT: 249-251 Shakespeare Street

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CHECKED BY: [Signature]

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8 UNIT LOW RISE BUILDING

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PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

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DATE: MARCH 4, 2024

DRAWN BY: AS NOTED

CHECKED BY: [Signature]

PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

8 UNIT LOW RISE BUILDING

DATE: MARCH 4, 2024

DRAWN BY: AS NOTED

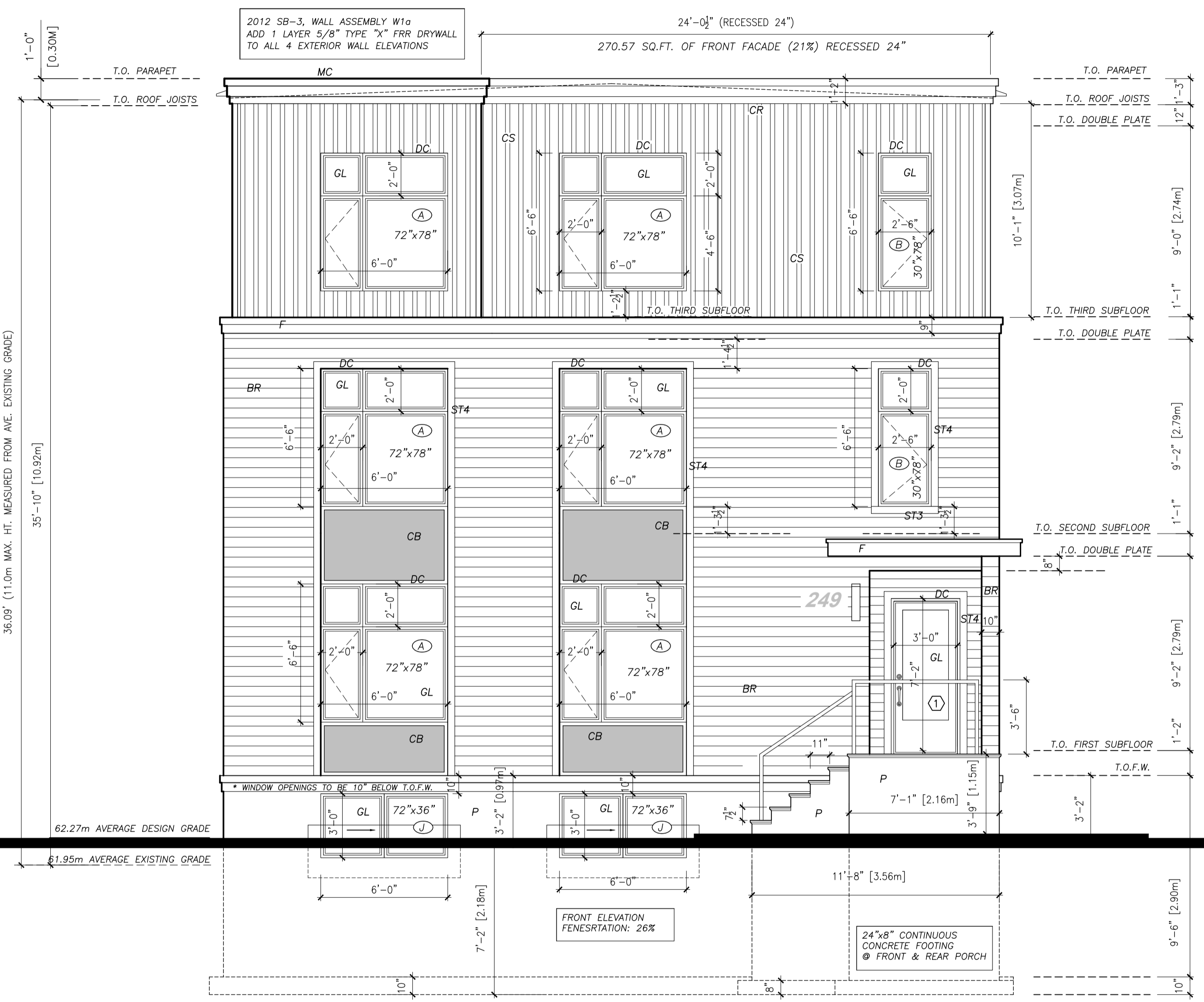
CHECKED BY: [Signature]

PROJECT NO. A0

CLIENT: 249-251 Shakespeare Street

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-02-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation

EXTERIOR FINISHES LEGEND	
CS	COMPOSITE SIDING / VERTICAL
AS	ALUMINUM METAL SIDING / VERTICAL (NON-COMBUSTIBLE)
CB	COMPOSITE PANELLING
BR	4" BRICK VENEER
ST3	4" PRECAST SILL
ST4	4" PRECAST SURROUND
F	METAL FLASHING
DC	METAL DRIP CAP (TYPICAL)
MC	METAL COPING
CR	METAL CLADDING OVER WOOD CORNICE
P	CEMENT PARGING
PC	WOOD PINE CLADDING (PAINT FINISH)
DV	DRYER VENT
HWT	HOT WATER TANK VENT
GL	GLAZING



Front Elevation (Shakespeare Street)
scale: 1/4"=1'-0"



GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ALL CORRECTIONS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL WORKING DRAWINGS MUST BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
- ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION OF DIMENSIONS. THESE DRAWINGS HAVE THE SAME MEANING AND PRECEDENCE AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
- DO NOT SCALE DRAWINGS.
- THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF OPEN CONCEPT HOME DESIGN AND ARE NOT TO BE REPRODUCED OR USED FOR BUILDING PERMIT APPLICATION WITHOUT WRITTEN CONSENT.

POST SCHEDULE

P1 - 2" DIA. ADJUSTABLE STEEL TELEPOST (5000 POUND CAP. (MAX))
P2 - 2-1/2" DIA. OR 3-1/4"
P3 - 3-1/2" DIA. OR 3-1/4"
P4 - 4-1/2" DIA. OR 3-1/2"
P5 - 2-1/2" DIA. OR 4-1/2"
P6 - HSS 3"x3"x 1/2" C/W 5"x3"x8" B.P. & C.P. B.P. & C.P.
P7 - HSS 3 1/2"x3 1/2" 25' C/W 5"x3"x8" B.P. & C.P.
P8 - HSS 4"x4" 188' C/W 6"x3"x8" B.P. & C.P.

OPENINGS UP TO	L SIZE
5'-0"	L 3 1/2"x3 1/2"x5/16"
7'-0"	L 4"x3 1/2"x5/16"
8'-0"	L 5"x3 1/2"x5/16"
9'-0"	L 5"x3 1/2"x5/16"
10'-0"	L 6"x4"x3/8"
6"min. BEARING EACH END	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4	10.02.2025	CITY ZONING ADJUSTMENTS	NL
5	14.11.2024	CITY COMMENTS	NL
6	07.10.2024	ADD STRUCTURAL REVIEW	NL
7	04.03.2024	FOR REVIEW	NL
8			

REVISIONS	
A	DETAIL NUMBER
B	SHEET NUMBER
C	DETAIL NUMBER
D	DETAIL LOCATION

SEAL

DATE	SHEET No.
MARCH 4, 2024	
SCALE	AS NOTED
DRAWN BY	NL
CHECKED	

A6

DRAWING TITLE
FRONT ELEVATION

CLIENT
**249-251 Shakespeare Street
8 UNIT LOW RISE BUILDING**

DATE
MARCH 4, 2024

SCALE
AS NOTED

DRAWN BY
NL

CHECKED