

ELEVATION NOTES

1. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28-78 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 AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITIES 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. A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY BEFORE ANY WORK INVOLVING BREAKING GROUND, PROBING, EXCAVATING ETC.

Committee of Adjustment
Received | Reçu le
2025-03-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT

PART 1) PLAN OF
LOT 12, BLOCK "B"
REGISTERED PLAN 381
CITY OF OTTAWA

SCALE 1:150



METRIC

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

NOTES

BEARINGS ARE GRID, DERIVED FROM CAN-NET 2016 REAL TIME NETWORK AND ARE REFERENCED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76°30' WEST LONGITUDE) NAD 83 (CSRS)(2010).

- S.I.B. DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
- S.S.I.B. DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
- I.B. DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
- *S.I.B. DENOTES 0.025 SQ., 0.3 LONG, IRON BAR
- *I.B. DENOTES 0.016 SQ., 0.3 LONG, IRON BAR
- R.I.B. DENOTES ROUND IRON BAR
- C.P. DENOTES CONCRETE PIN
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- WT. DENOTES WITNESS
- S.U. DENOTES SOURCE UNKNOWN
- 647 DENOTES H.R. FARLEY, O.L.S.
- 990 DENOTES J.G. PAYETTE, O.L.S.
- ADG DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- RP DENOTES REGISTERED PLAN 381
- P1 DENOTES PLAN 5R-13643
- P2 DENOTES PLAN 4R-26282
- P3 DENOTES PLAN 5R-12959
- P4 DENOTES BUILDING LOCATION SURVEY BY J.G. PAYETTE, O.L.S. ON LOTS 13 & 14, BLOCK "B", REGISTERED PLAN 381 DATED MAY 22, 1990.
- P5 DENOTES BUILDING LOCATION SURVEY BY J.G. PAYETTE, O.L.S. ON PART OF LOTS 10 & 11, BLOCK "B", REGISTERED PLAN 381 DATED FEBRUARY 26, 1986.
- P6 DENOTES BUILDING LOCATION SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ON PART OF LOTS 10 & 11, BLOCK "B" REGISTERED PLAN 381 DATED MARCH 15, 1989.
- P7 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD. ON LOTS 8 & 9, BLOCK "B", REGISTERED PLAN 381 DATED MAY 5, 2000 (JOB NO. 100-00).
- P8 DENOTES PLAN OF SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ON LOT 4, BLOCK "B", REGISTERED PLAN 381, DATED MARCH 28, 2022. (JOB NO. 22801-22)
- P9 DENOTES PLAN OF SURVEY BY J.G. PAYETTE, O.L.S. ON LOT 12, BLOCK "B", REGISTERED PLAN 381, DATED JANUARY 14, 1974 (REF NO. 22-381)
- M DENOTES MEASURED
- S DENOTES SET
- B.F. DENOTES BOARD FENCE
- U.P. DENOTES UTILITIES POLE
- U.P.L. DENOTES UTILITIES POLE LINE
- U.S.W. DENOTES UTILITIES SERVICE WIRE
- W.V. DENOTES WATER VALVE
- C.B. DENOTES CATCH BASIN
- M.H. DENOTES MAN HOLE
- E.O.A. DENOTES EDGE OF ASPHALT
- T.O.C. DENOTES TOP OF CURB
- E.O.S. DENOTES EDGE OF SIDEWALK
- U. DENOTES UNDERSIDE OF
- CONC. DENOTES CONCRETE
- F.H. DENOTES FIRE HYDRANT



SURVEYOR'S REAL PROPERTY REPORT PART 2) REPORT SUMMARY

DESCRIPTION OF LAND
LOT 12, BLOCK "B", REGISTERED PLAN 381, CITY OF OTTAWA P.I.N. 04238-0094
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS
NONE, R
FEATURES
NOTE: FENCES, UTILITIES SERVICE WIRES, FIRE HYDRANT AND WINDOW WELL.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NOT CERTIFIED BY THIS REPORT.
ADDITIONAL REMARKS
NOTE: FIRE HYDRANT NEAR NORTHEAST PROPERTY CORNER (NO EASEMENT REGISTERED)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 18th DAY OF DECEMBER, 2023.

DECEMBER 19 2023

J.P. SHIPMAN
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2 2 1 2 6 5 8

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 28(3)

NOTE: THIS REPORT WAS PREPARED FOR MAPLE LEAF HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF H.A.KEN SHIPMAN SURVEYING LTD.

Committee of Adjustment
Received | Reçu le
2025-03-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation

ARDINGTON
+ ASSOCIATES
DESIGN

ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECCLES STREET UNIT C1 OTTAWA, ONTARIO
E: sava@ardington.ca | T: 613.882.3425 | BCIN 43329

DESIGNER
The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code.

GENERAL NOTES
THIS DRAWING IS EXCLUSIVE PROPERTY OF ARDINGTON AND ASSOCIATES DESIGN INC. COPYRIGHT RESERVED.
THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED. REFER TO PAGE A3 FOR GENERAL NOTES.

DRAWING NOTES
PLAN DERIVED FROM PLAN OF SURVEY PREPARED BY H.A. KEN SHIPMAN SURVEYING LTD DATED DECEMBER 19, 2023.
REFER TO TREE INFORMATION REPORT PREPARED BY MANOTICK TREE MOVERS DATED JULY 8, 2024 FOR TREE PROTECTION MEASURES.

LOT AREA = 303.2 SQM
AREA OF SOFT LANDSCAPING = 199.9 SQM
PERCENTAGE OF SOFT LANDSCAPING = 36.2%
AREA OF FRONT YARD = 28.5 SQM
AREA OF FRONT YARD LANDSCAPING = 20.1 SQM
PERCENTAGE OF FRONT YARD LANDSCAPING = 20.1 SQM

REVISIONS

NO.	DESCRIPTION	DATE
03	REVISED AS PER PLANNING COMMENTS	12 DEC 2024
02	ISSUED FOR PLANNING REVIEW	2 DEC 2024
01	ISSUED FOR CONSULTANTS	10 APRIL 2024

CIVIL ENGINEER

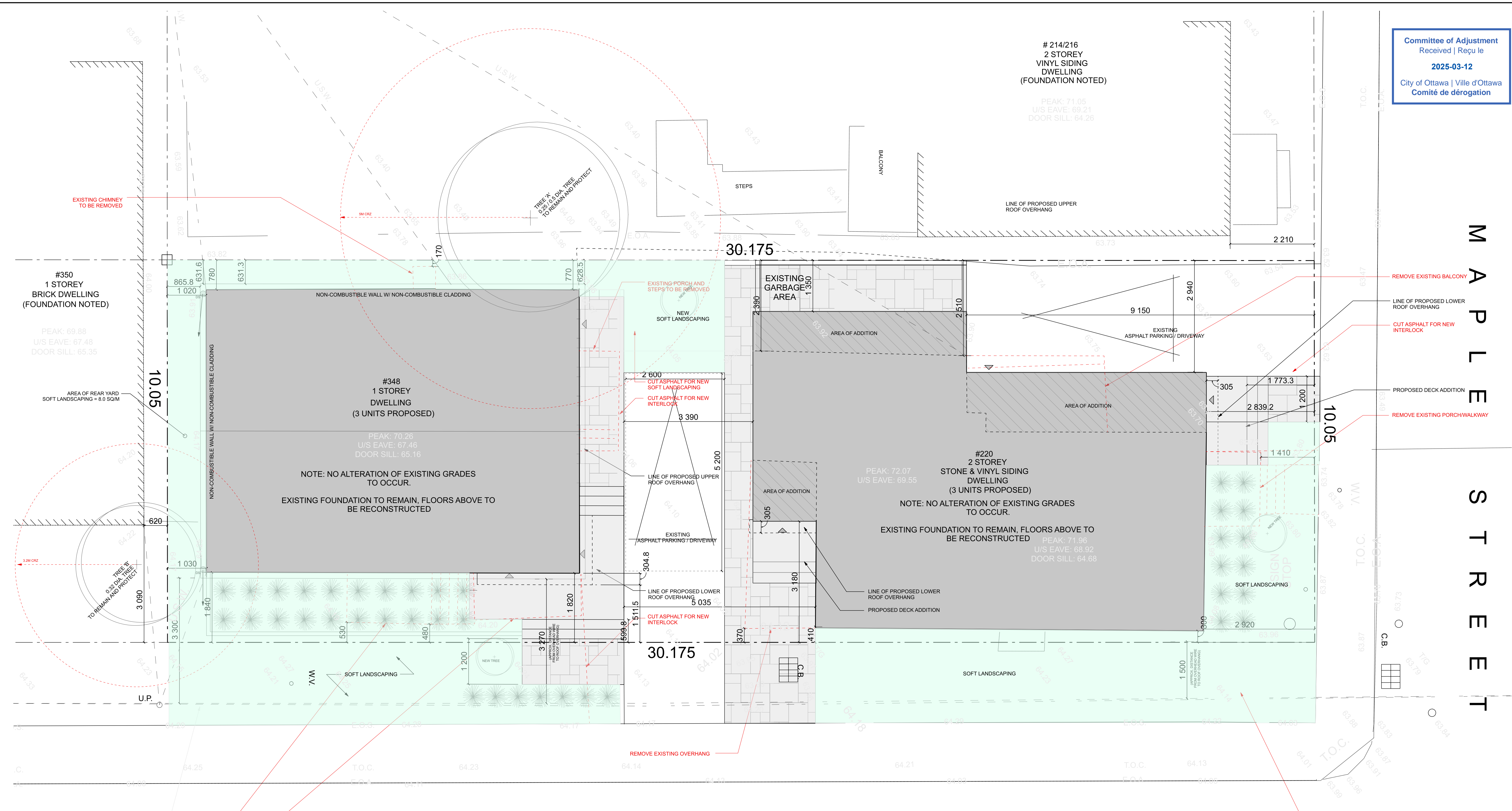


PROJECT
OLMSTEAD APARTMENTS
348 OLMSTEAD STREET
OTTAWA ONTARIO CANADA
PROJECT NO. [XXXXXX]

ARCHITECTURAL SITE PLAN
SCALE = 1:50

A1

DRAWN BY: SA | CHECKED BY: SA



O L M S T E A D S T R E E T

M A P L E S T R E E T

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Stephen Ardington, BCIN # 35954

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 ALL AS-BUILT MEASUREMENTS / CONDITIONS TO BE VERIFIED ON SITE. ANY DISCREPANCY TO BE REPORTED TO DESIGNER

DRAWING NOTES

- EXTERIOR MATERIALS
- ① ASPHALT SHINGLES
 - ② 2X4 ALUMINUM FASCIA / EAVES TROUGH
 - ③ VENTED ALUMINUM SOFFIT
 - ④ WOOD SOFFIT
 - ⑤ JAMES HARDIE CEMENT BOARD SIDING (HORIZONTAL)
 - ⑥ JAMES HARDIE CEMENT BOARD SIDING (VERTICAL)
 - ⑦ JAMES HARDIE CEMENT BOARD PANEL
 - ⑧ PAVING
 - ⑨ WEATHERED STEEL PLANTER
 - ⑩ PRE-ENG. GUARD (36" HEIGHT)

FRONT FACADE GLAZING CALCULATION AS PER CITY OF OTTAWA ZONING BY LAW 161(15)(g)
 AREA OF CORNER SIDE FACADE = 707 SQ.FT
 AREA OF GLAZING = 154 SQ.FT
 PERCENTAGE OF GLAZING = 21.8%



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STRUCTURAL ENGINEER



BUILDER
OLMSTEAD APARTMENTS

PROJECT
 220 OLMSTEAD STREET
 OTTAWA ONTARIO CANADA
 PROJECT NO.: 2024-25

DRAWING
FRONT ELEVATION
 SCALE: 3/8" = 1'-0"

A5

DRAWN BY: SA | CHECKED BY: SA

Committee of Adjustment
 Received | Reçu le
 2025-03-12
 City of Ottawa | Ville d'Ottawa
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- DRAWING NOTES**
- EXTERIOR MATERIALS**
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 - ④ WOOD SOFFIT
 - ⑤ JAMES HARDIE CEMENT BOARD SIDING (HORIZONTAL)
 - ⑥ JAMES HARDIE CEMENT BOARD SIDING (VERTICAL)
 - ⑦ JAMES HARDIE CEMENT BOARD PANEL
 - ⑧ FRAMING
 - ⑨ WEATHERED STEEL PLANTER
 - ⑩ PRE-ENG. GUARD (28" HEIGHT)

REVISIONS

NO.	DESCRIPTION	DATE
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STRUCTURAL ENGINEER



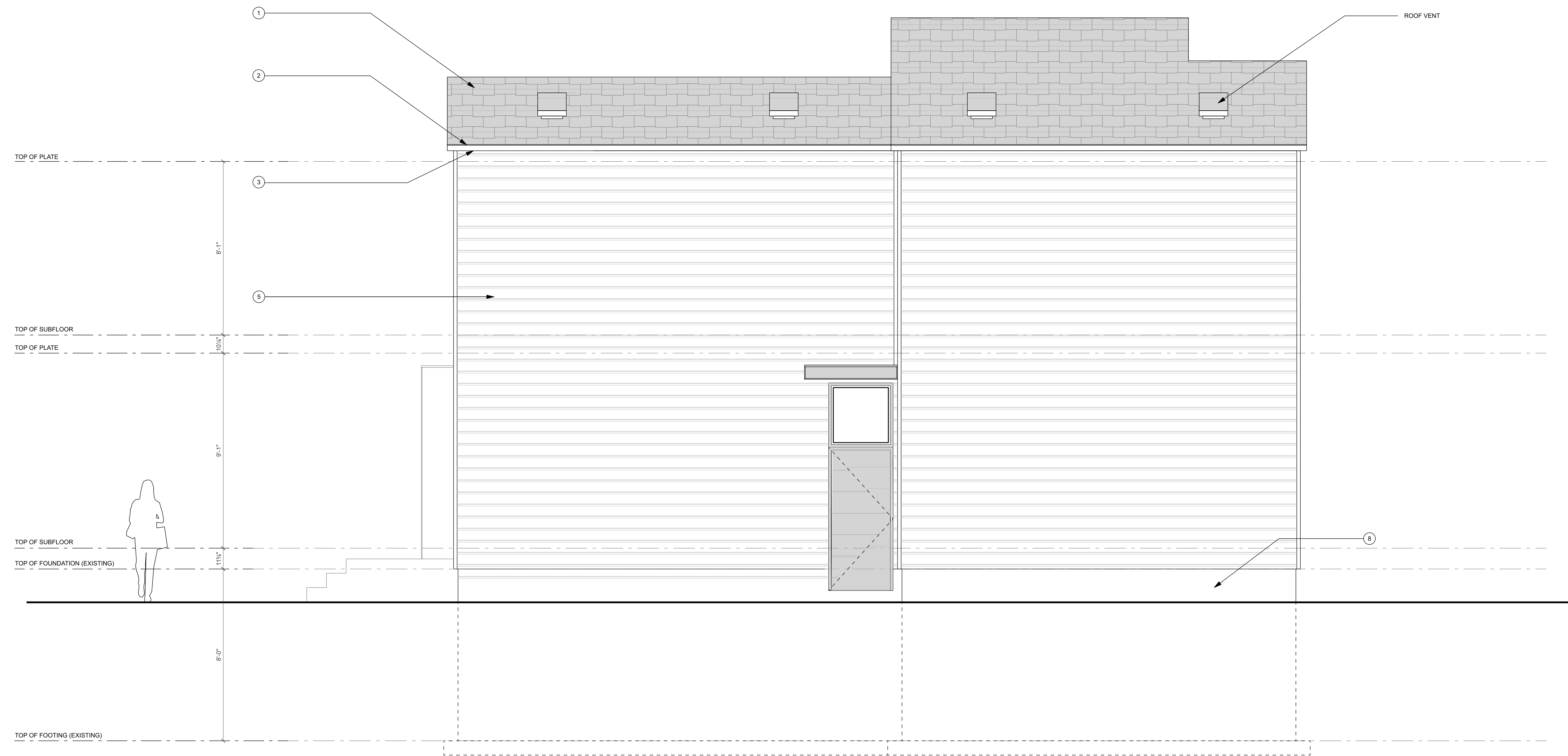
PROJECT
 OLMSTEAD APARTMENTS

220 OLMSTEAD STREET
 OTTAWA, ONTARIO CANADA
 PROJECT NO.: 2504-25

DRAWING
 REAR ELEVATION
 SCALE: 3/8" = 1'-0"

A6

DRAWN BY: SA | CHECKED BY: SA



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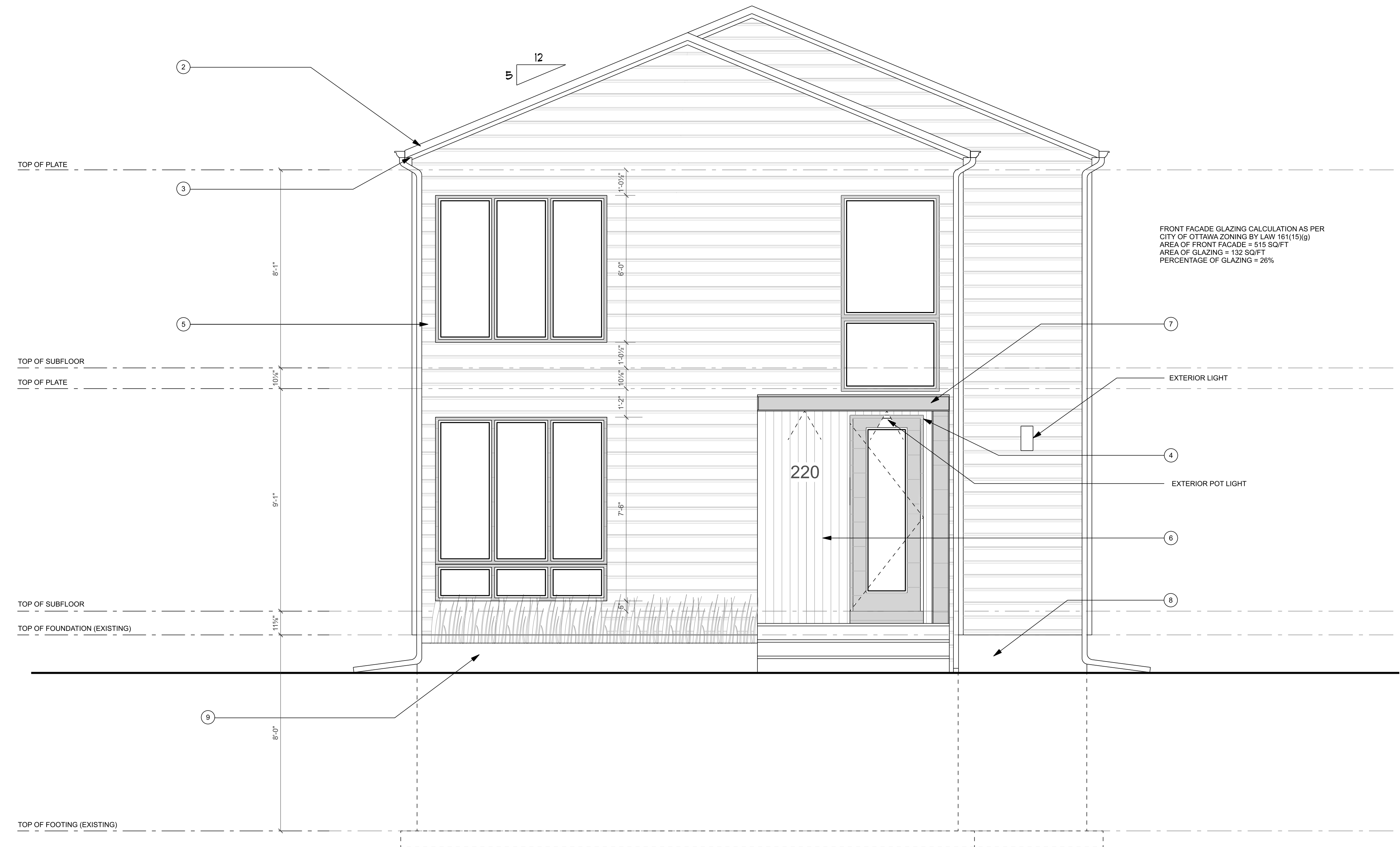
BUILDER
 OLMSTEAD APARTMENTS

PROJECT
 220 OLMSTEAD STREET
 OTTAWA ONTARIO CANADA
 PROJECT NO.: 2024-25

DRAWING
 RIGHT ELEVATION
 SCALE: 3/8" = 1'-0"

A7

DRAWN BY: SA | CHECKED BY: SA



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Received | Reçu le
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City of Ottawa | Ville d'Ottawa
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STRUCTURAL ENGINEER



PROJECT
OLMSTEAD APARTMENTS

220 OLMSTEAD STREET
OTTAWA ONTARIO CANADA
PROJECT NO.: 2024-25

DRAWING
LEFT ELEVATION
SCALE: 3/8" = 1'-0"

A8

DRAWN BY: SA | CHECKED BY: SA

