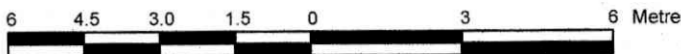


PART 1 Plan of
PART OF LOTS 79 and 80
REGISTERED PLAN 4M-27
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150



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:

- This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
- The survey was completed on the 14th day of January, 2025.

Jan 22 2025
Date

T. Hartwick
Ontario Land Surveyor

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: January 22, 2025

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
204 Ste. Monique Holdings Inc. ("The Client"), their solicitors,
mortgagees, 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
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CC	"	Cut Cross
CP	"	Concrete Pin
(WIT)	"	Witness
Meas.	"	Measured
C/	"	Calculated Per
(AOG)	"	Annis, O'Sullivan, Vollebakk Ltd.
(P1)	"	Registered Plan 4M-27
(P2)	"	(647) Plan May 29, 1981
(P3)	"	(AOG) Plan dated January 27, 2021
(P4)	"	(647) Plan November 23, 1977
(D)	"	Parcel abstract description for PIN 04234-0049
C/L	"	Centreline
BF	"	Board Fence
CRW	"	Concrete Retaining Wall
BRW	"	Brick Retaining Wall
WRW	"	Wood Retaining Wall
Fdn.	"	Foundation
T/G	"	Top of Grate
○ MH-ST	"	Maintenance Hole (Storm Sewer)
○ MH-S	"	Maintenance Hole (Sanitary)
□ CBI	"	Catch Basin Inlet
⊙ WV	"	Water Valve
○ UP	"	Utility Pole
— OHW	"	Overhead Wires
□ GM	"	Gas Meter
△ S	"	Sign
—	"	Property Line

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations
and are referenced to Specified Control Points 01919680105 and 019198434761, MTM
Zone 9 (76°30' West Longitude) NAD-83 (original).

UTILITY NOTES

- 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.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

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ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

14 Concourse Gate, Suite 500

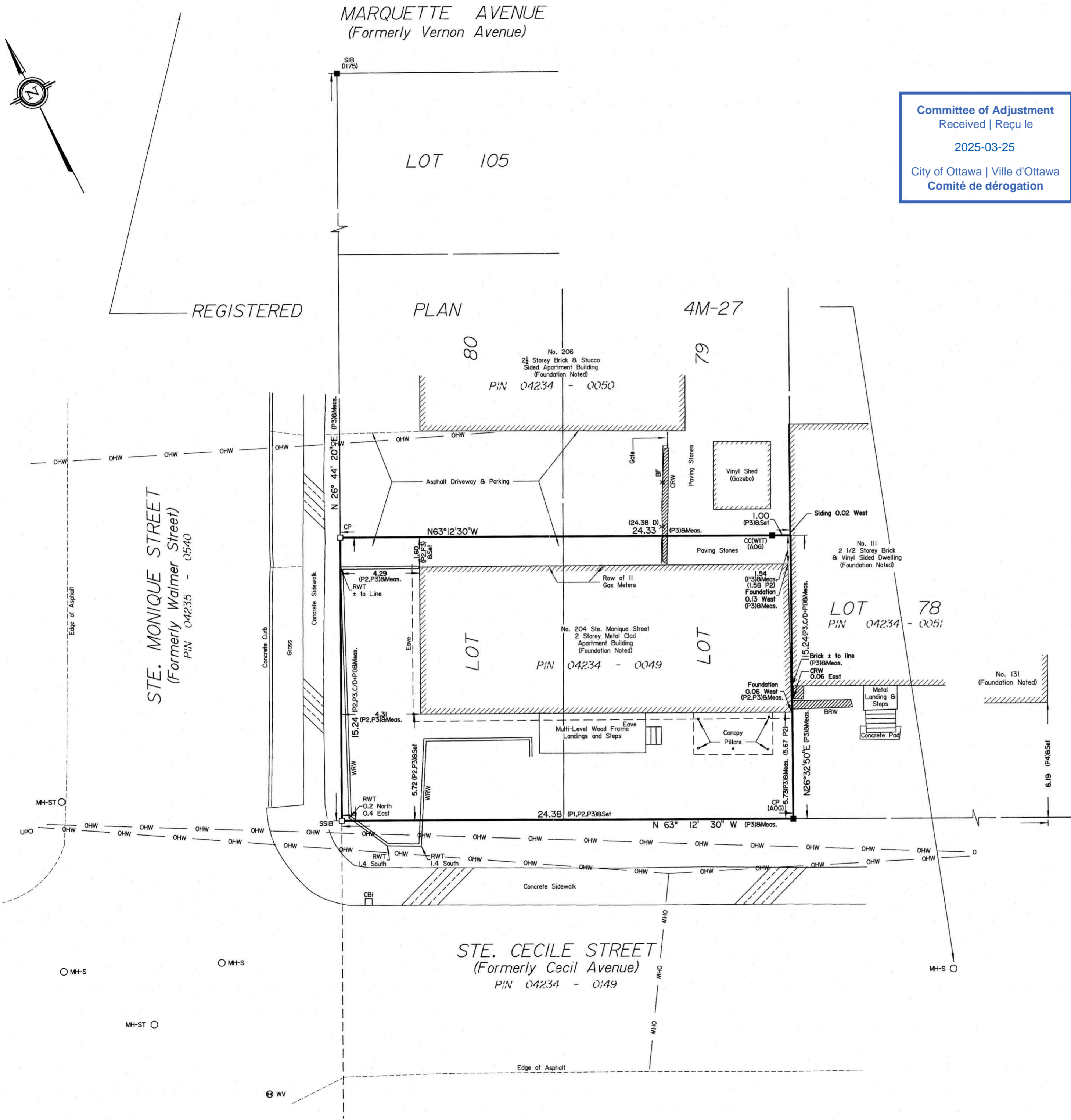
Nepean, Ont. K2E 7S6

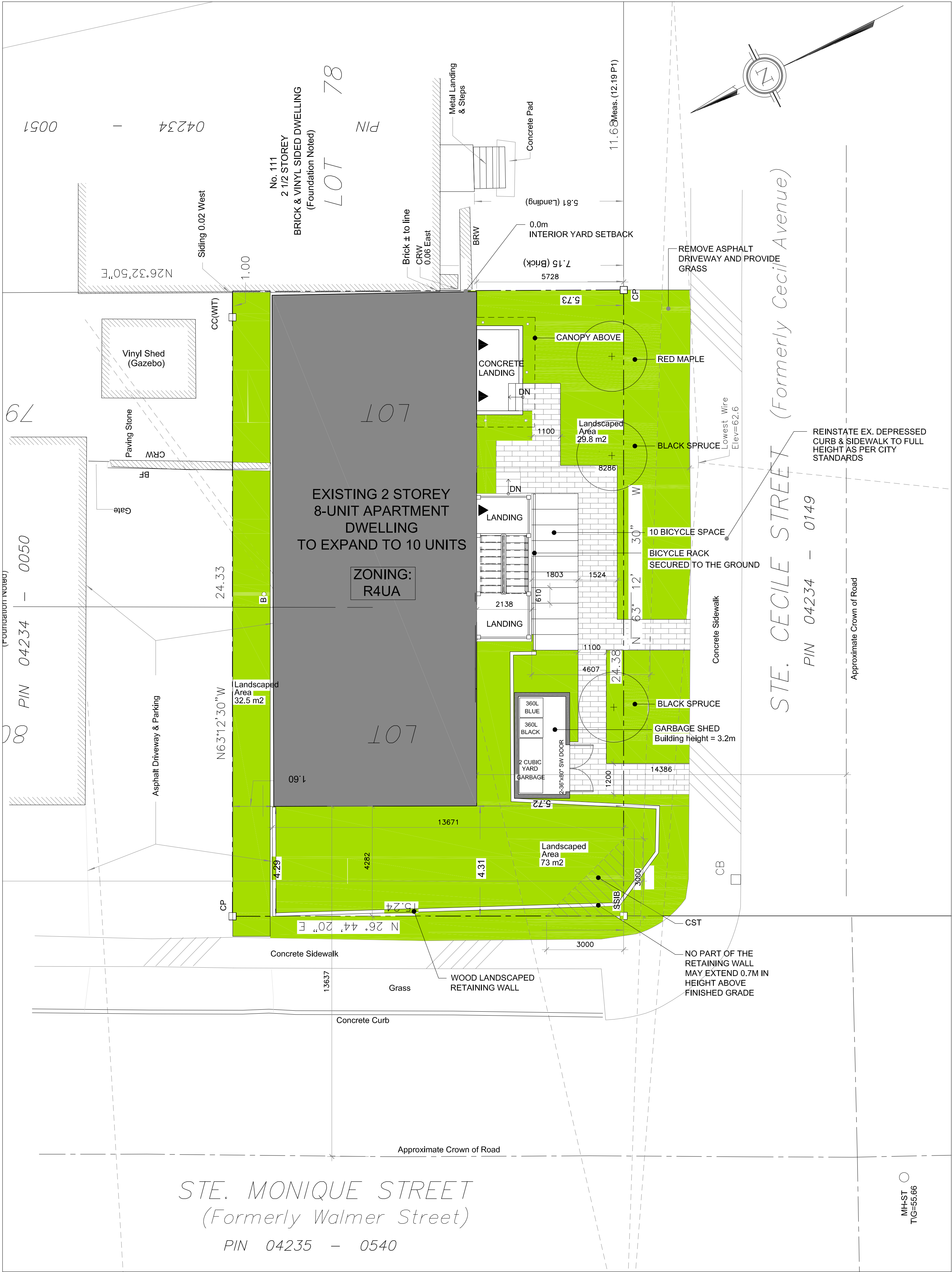
Phone: (613) 727-0850 / Fax: (613) 727-1079

Email: Nepean@aovltd.com

Job No. 25614-25 SteMonique P/Ls7980 4M-27 D.F.

19





1 SITE PLAN
A0 SCALE: 1:100



LOT LOCATION

PROPOSED NEW TREE

- a. Tree locations: as shown on site plan
b. Tree species: two black spruces and one red maple
c. Planting procedure details:
- Excavation of planting pits to 1m x 1m wide and 0.8m deep
 - Installation of 0.3m drainage layer of clear stone at the bottom
 - Backfill with mixture of 60% topsoil, 30% compost, and 10% peat
 - Trees to be planted with root flare slightly above grade
 - 10cm layer of mulch in 1m diameter circle around each tree (kept away from trunk)
 - Stakes to be installed for first year only, using proper tree straps
 - Initial deep watering followed by regular watering schedule for first two growing seasons
 - Each tree to receive a 100L watering bag during establishment period

ENTRY / EXIT

Committee of Adjustment
Received | Reçu le
2025-03-25
City of Ottawa | Ville d'Ottawa
Comité de dérogation



OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCNR: 112782
337 SUNNYSIDE AVE, SUITE 101,
OTTAWA, ON K1S 0R9
FERNANDO MATOS - BCNR: 22431
613-864-4425

QUALIFICATION INFO
SMALL BUILDINGS
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER
COPYRIGHT RESERVED
GENERAL NOTES:

204 STE MONIQUE ST.
PROPOSED INTERIOR RENOVATION
TO EXISTING 8 UNITS & EXPAND TO 10 UNITS

CONSULTANTS: SOMA PRO DESIGNS
STRUCTURAL -
MECHANICAL -
ELECTRICAL -
GRADING -

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3	ISSUED FOR PERMIT REV.	11/03/23
2	ISSUED FOR PERMIT	12/06/22
1	ISSUED FOR PERMIT	10/26/22

PROJECT:
204 Ste Monique St.
OTTAWA, ONTARIO
K1L 7K1

DRAWING NAME:
SITE PLAN

DRAWN BY:
DATE: APRIL 4, 2022
SCALE: AS NOTED

SHEET:
A0

204 STE MONIQUE ST.
PROPOSED INTERIOR RENOVATION
TO EXISTING 5 UNITS & EXPAND TO 10 UNITS

CONSULTANTS: SOMA PRO DESIGNS
STRUCTURAL -
MECHANICAL -
ELECTRICAL -
GRADING -

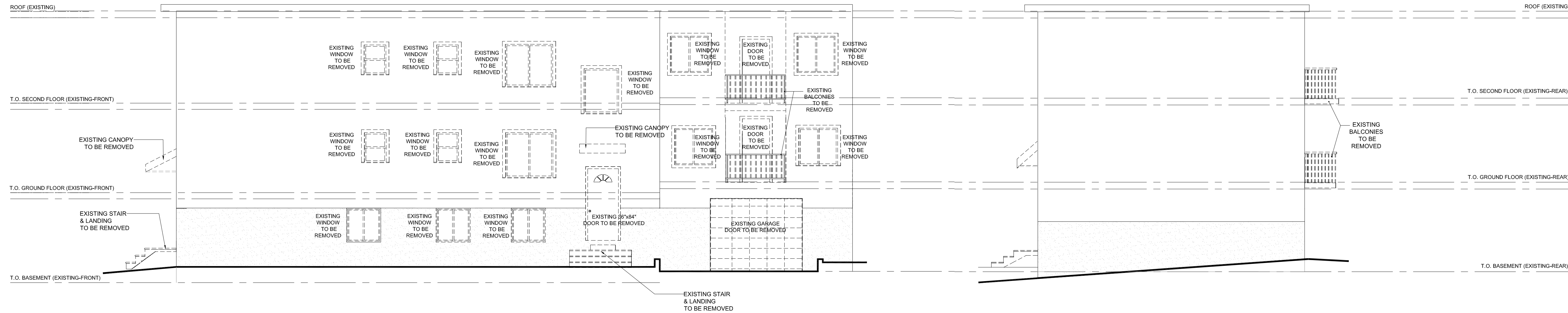
NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3		
2	ISSUED FOR PERMIT REV.	11/30/23
1	ISSUED FOR PERMIT	10/26/22

PROJECT:
204 Ste Monique St.
OTTAWA, ONTARIO
K1L 7R1

DRAWING NAME:
EXISTING ELEVATIONS

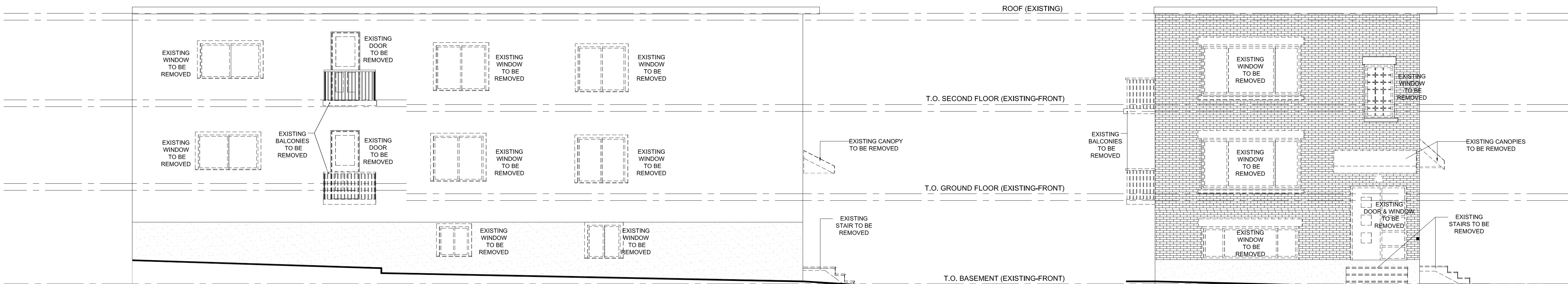
DRAWN BY: L.T. SHEET:
DATE: APRIL 4, 2022
SCALE: AS NOTED

A4



1
A4
EXISTING SOUTH (CORNER) ELEVATION
SCALE: 3/16"=1'-0"

2
A4
EXISTING EAST (REAR) ELEVATION
SCALE: 3/16"=1'-0"



3
A4
EXISTING NORTH (SIDE) ELEVATION
SCALE: 3/16"=1'-0"

3
A4
EXISTING WEST (FRONT) ELEVATION
SCALE: 3/16"=1'-0"

SPATIAL SEPARATION CALCULATION

MAX. AREA OF EXPOSING BLDNG FACE SOUTH : 1645.2 sq ft (152.8 sq m)
LIMITING DISTANCE : 47'-2" (14.38 m)
AREA OF ALLOWABLE U.P.O : 904.86 sq ft (84 sq m)
AREA OF PROPOSED U.P.O : 279 sq ft (25.92 sq m)
% ALLOWABLE U.P.O : 55%
% PROPOSED U.P.O : 16.95 %
(FRR:CONSTRUCTION:CLADDING): - 0min:COMBUSTIBLE:COMBUSTIBLE

WALL AREA : 1645.2 sq ft (152.8 sq m)
WINDOW & GLAZED DOOR AREA : 248 sq ft (23 sq m)
PERCENTAGE OF FENESTRATION TO WALL : 15%

SPATIAL SEPARATION CALCULATION

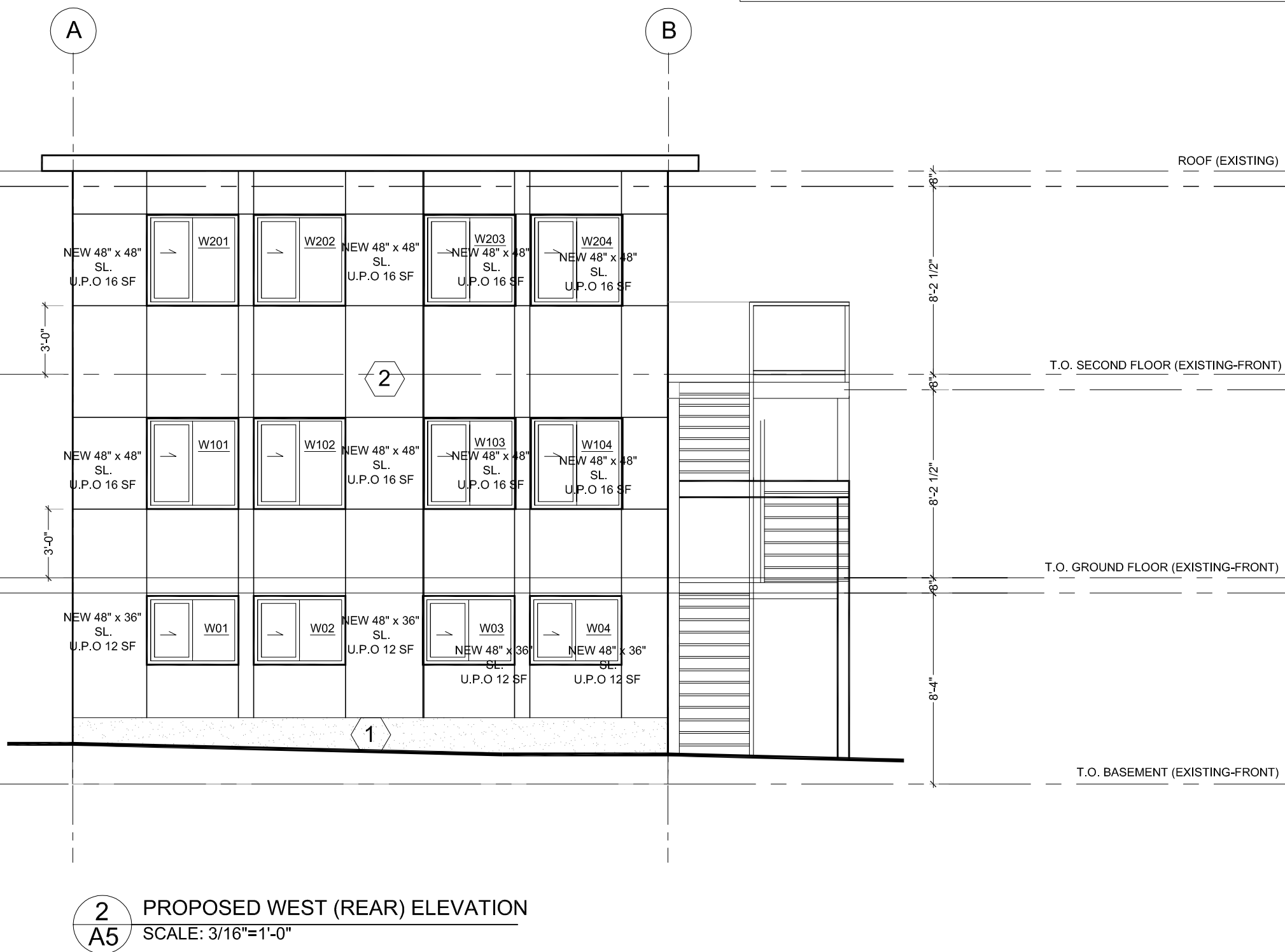
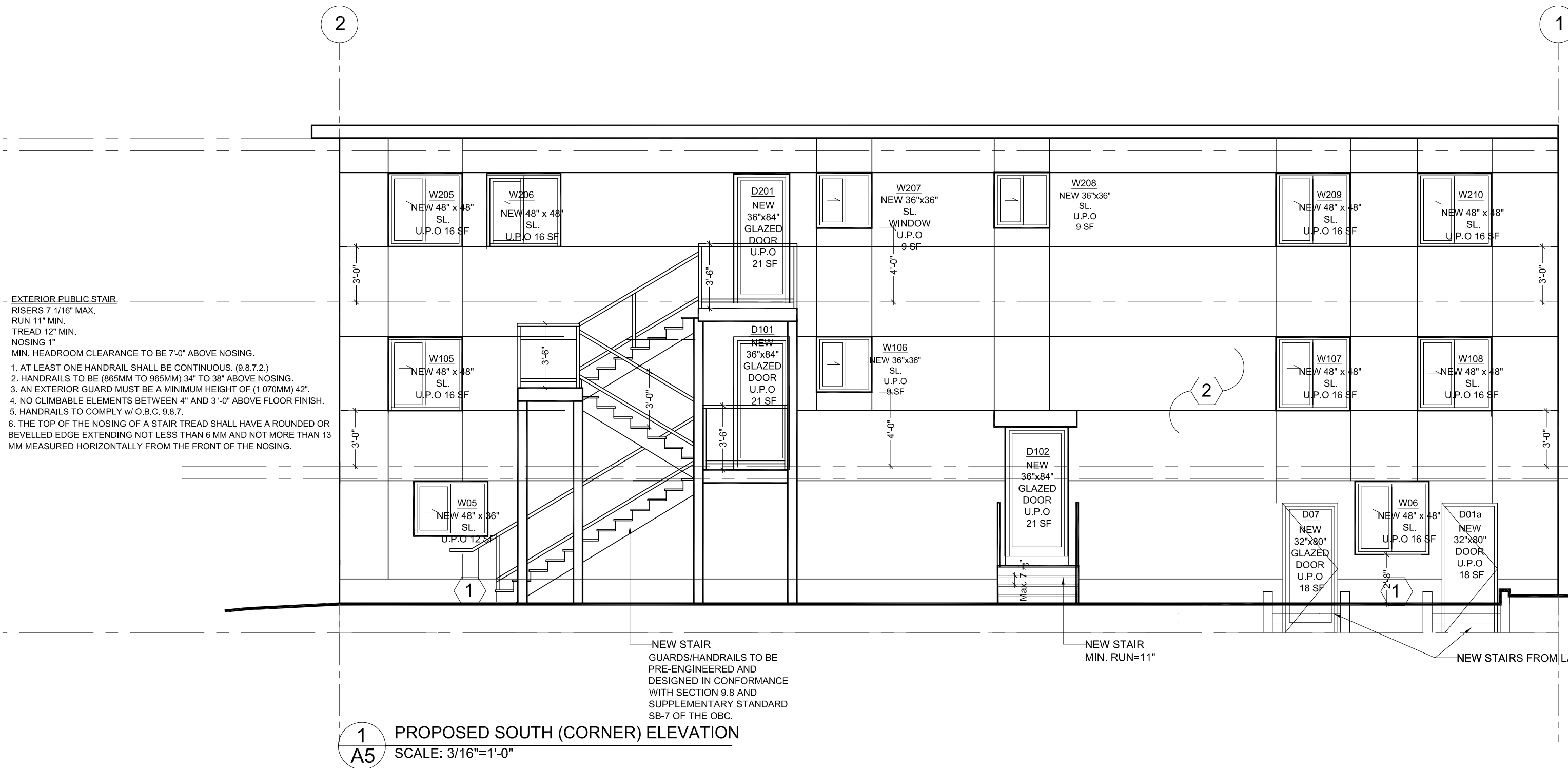
MAX. AREA OF EXPOSING BLDNG FACE WEST : 648.50 sq ft (60.2 sq m)
LIMITING DISTANCE : 44'-9" (13.63 m)
AREA OF ALLOWABLE U.P.O : 100 %
AREA OF PROPOSED U.P.O : 192 sq ft (17.84 sq m)
% ALLOWABLE U.P.O : 648.50 sq ft (60.2 sq m)
% PROPOSED U.P.O : 29.6 %
(FRR:CONSTRUCTION:CLADDING): - 0min:COMBUSTIBLE:COMBUSTIBLE



OTTAWA CARLETON CONSTRUCTION
GROUP LTD. - BCIN#: 112782
337 SUNNYSIDE AVE, SUITE 101,
OTTAWA, ON K1S 0R9
Fernando Matos
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COPYRIGHT RESERVED
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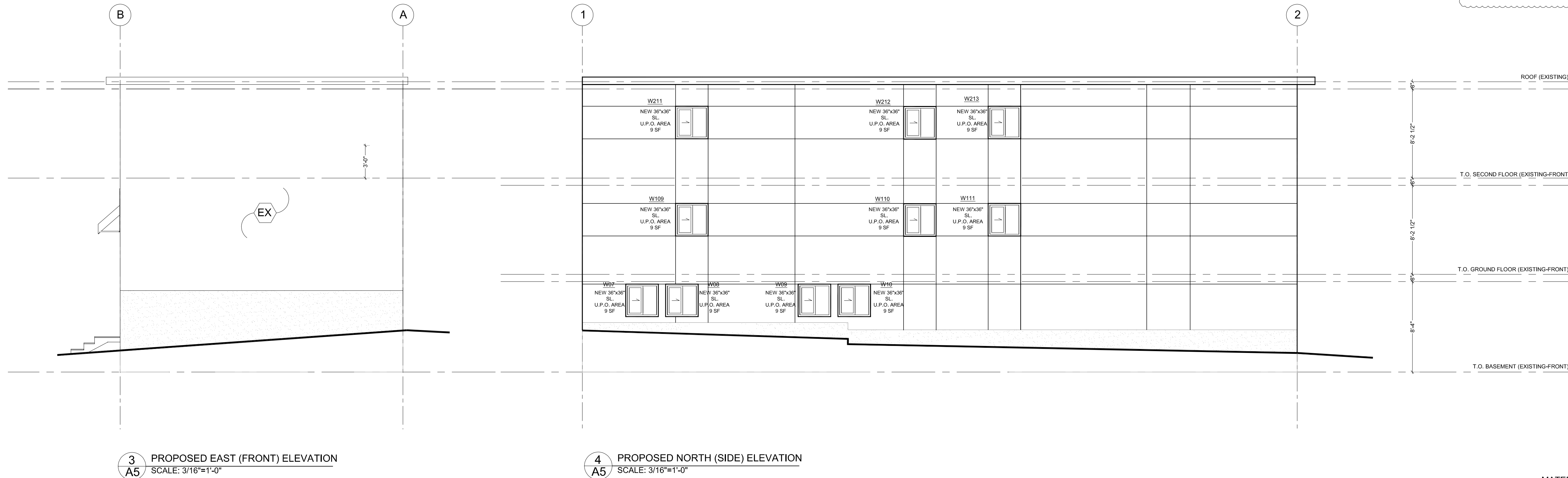


ALL DIMENSIONS TO BE VERIFIED ON SITE

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD

SPATIAL SEPARATION CALCULATION

MAX. AREA OF EXPOSING BLDNG FACE NORTH : 1550 sq ft (144 sq m)
LIMITING DISTANCE : 5'-2" (1.60 m)
AREA OF ALLOWABLE U.P.O : 108.5 sq ft (10.08 sq m)
AREA OF PROPOSED U.P.O : 90 sq ft (8.13 sq m)
% ALLOWABLE U.P.O : 7%
% PROPOSED U.P.O : 5.8 %
(FRR:CONSTRUCTION:CLADDING): 1 hr : NON COMBUSTIBLE: NON COMBUSTIBLE
(EXISTING COMBUSTIBLE)



MATERIAL LEGEND & NOTES

- 1 CEMENT PARGING
2 CEMENT BOARD PANEL
EX EXISTING STUCCO

CONSULTANTE: SOMA PRO DESIGNS
STRUCTURAL -
MECHANICAL -
ELECTRICAL -
GRADING -

NO.	REVISION/ISSUE	DATE
9		
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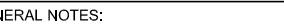
PROJECT:
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OTTAWA, ONTARIO
K1L 7K1

DRAWING NAME:
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DATE: APRIL 4, 2022
SCALE: AS NOTED

A5

204 STE MONIQUE ST.
PROPOSED INTERIOR RENOVATION
TO EXISTING 5 UNITS & EXPAND TO 10 UNITS



APRIL 4, 2022		A0
AS NOTED		