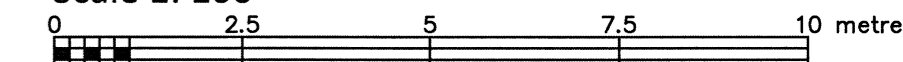


LOT 191 REGISTERED PLAN 238 CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2020

Scale 1: 100



Metric Note

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

Bearing Note

Bearings are astronomic and are referred to the southerly limit of Levis Street having a bearing of N 83° 23' 25" E as shown on Plan SR-11755.

For bearing comparisons, a rotation of 0°56'35" counter-clockwise was applied to bearings on P1.

Elevation Notes

- 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978. (FSD File No. 668-19)
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 compiled from City of Ottawa utility sheet reference: D-17-12C, VA-037&p3, VA-068&p2, VA-115p&p3 & VA-294p&p.
4. Sanitary and storm sewer grades and inverts were derived from: Field measurement.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

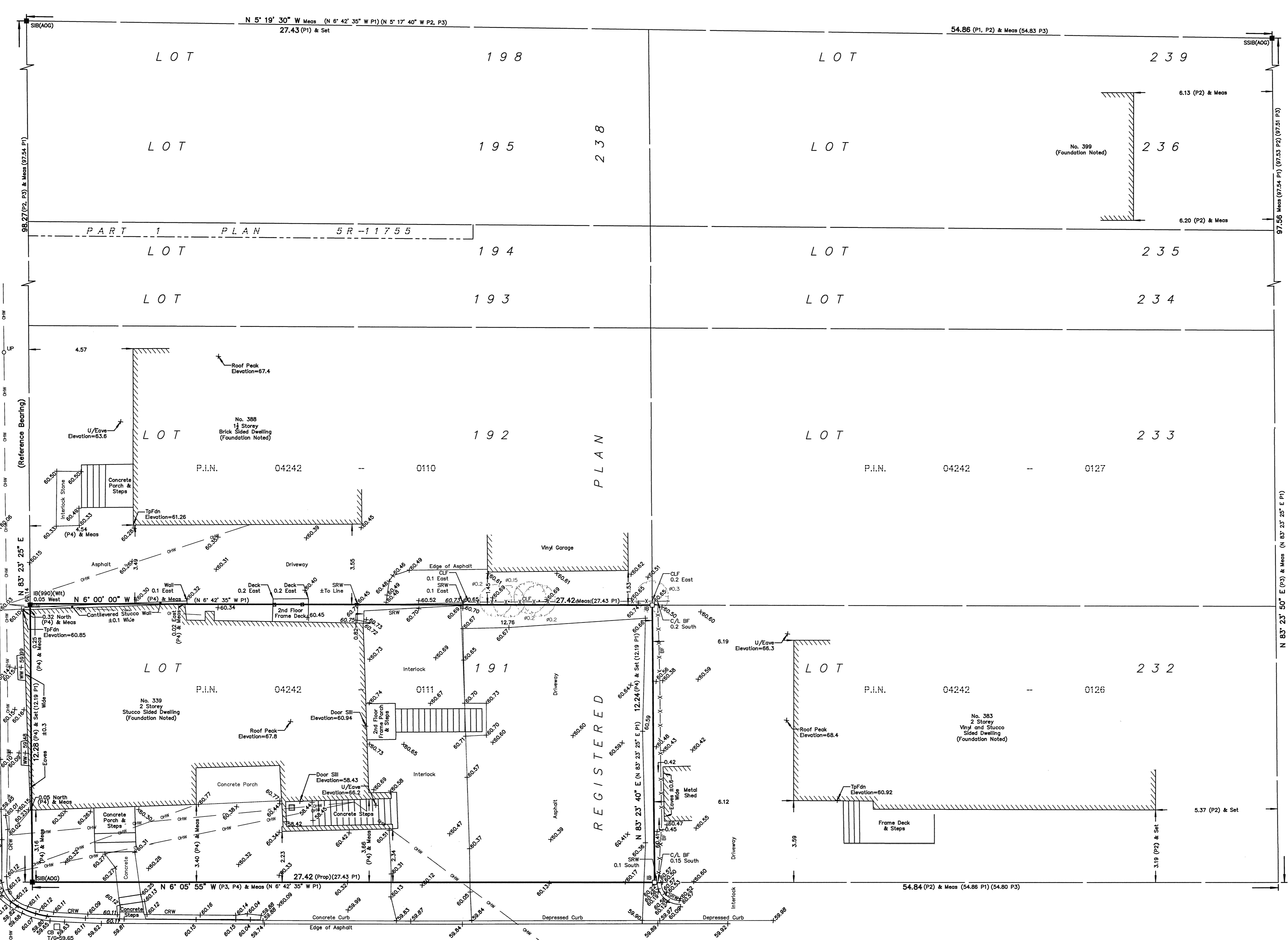
Notes & Legend

Table with 2 columns: Denotes and Description. Includes symbols for Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Short Standard Iron Bar, Iron Bar, Witness, Measured, Registered Plan 238, Plan by (AOG) dated April 8, 1981, Plan SR-11755, Plan (90) dated September 27, 1993, Maintenance Hole (Storm), Maintenance Hole (Sanitary), Underground Storm Sewer, Underground Sanitary Sewer, Underground Water, Underground Gas, Overhead Wires, Utility Pole, Catch Basin, Grate, Diameter, Chain Link Fence, Board Fence, Concrete Retaining Wall, Stone Retaining Wall, Invert, Top of Grate, Underside of Eave, Top of Foundation, Centreline, Window Well, Location of Elevations, Top of Concrete Curb/Retaining Wall Elevation, Property Line, Deciduous Tree.

AVENUE (FORMERLY OLMSTEAD AVENUE) (FORMERLY RICHELIEU)

STREET (REGISTERED PLAN 238) (FORMERLY LAURIER AVENUE) (FORMERLY LEVIS (FORMERLY LAURIER AVENUE) (REGISTERED PLAN 238))

EASTVIEW STREET (FORMERLY BORDEN AVENUE) (REGISTERED PLAN 238)



Committee of Adjustment Received | Reçu le 2025-12-10 City of Ottawa | Ville d'Ottawa Comité de dérogation

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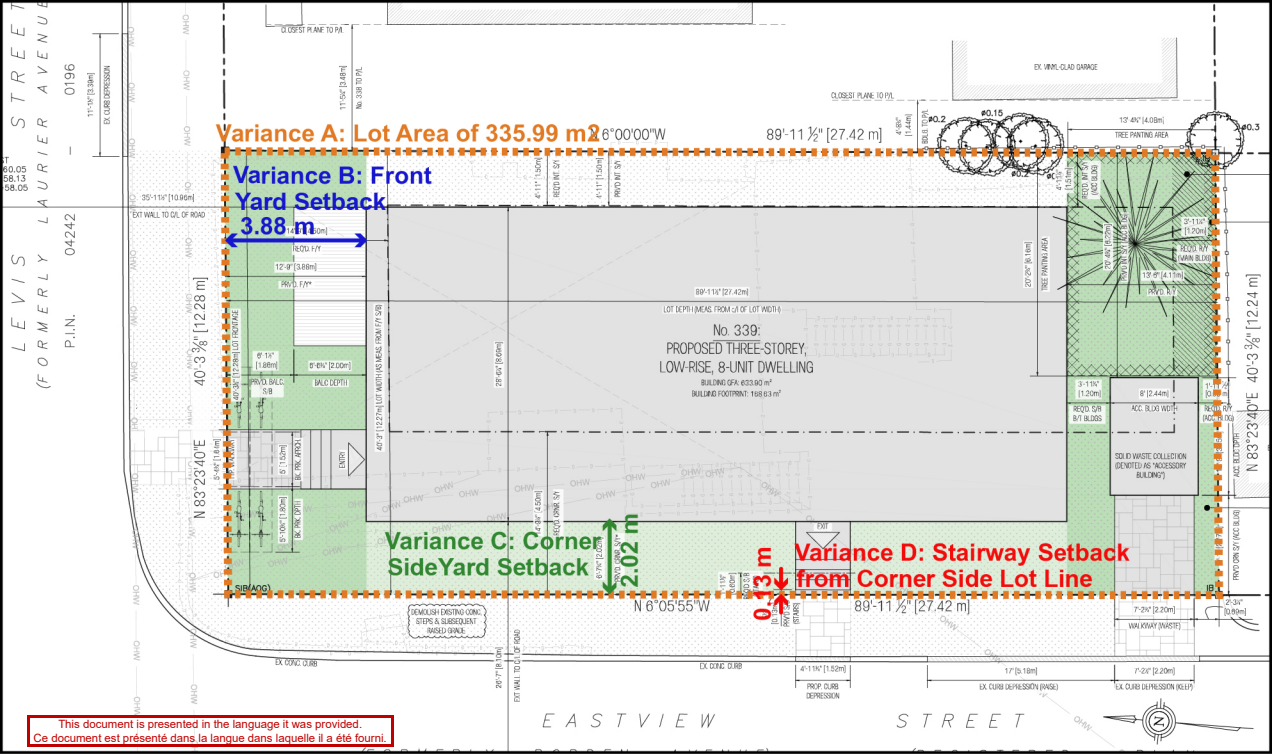
Surveyor's Certificate section containing a declaration of accuracy, date (Dec. 24/20), and signature of Daniel Robinson, Ontario Land Surveyor.

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 2149807 with logo and registration details.

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE. 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., 2020.

FARLEY, SMITH & DENIS SURVEYING LTD.

190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5 TEL: (613) 727-8226 FAX: (613) 727-1826



Variance A: Lot Area of 335.99 m² 6°00'00\"/>

Variance B: Front Yard Setback
3.88 m

Variance C: Corner Side Yard Setback
2.02 m

Variance D: Stairway Setback from Corner Side Lot Line
0.3 m

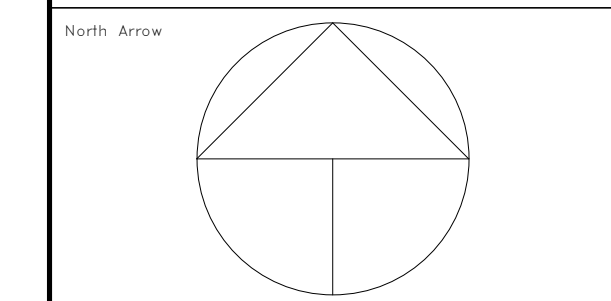
No. 339:
PROPOSED THREE-STOREY,
LOW-RISE, 8-UNIT DWELLING
BUILDING GFA: 633.90 m²
BUILDING FOOTPRINT: 168.63 m²

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EASTVIEW

STREET





GENERAL NOTES

DO NOT SCALE THESE DRAWINGS

CONTRACTOR(S) ARE SOLELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON-SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL ERRORS, OMISSIONS AND DISCREPANCIES ARE TO BE FORWARDED IN WRITING WITHIN TWO (2) BUSINESS DAYS UPON DISCOVERY.

THE DESIGNER WILL NOT ASSUME ANY RESPONSIBILITY OR LIABILITY, IF THE ABOVE CONDITIONS ARE NOT MET.

ALL DRAWINGS SHALL COMPLY WITH THE FEDERAL, PROVINCIAL AND MUNICIPAL (BY)LAWS AND REGULATIONS.

ALL DRAWINGS SHALL COMPLY WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.



LEGEND

A100 - TITLE PAGE
A106 - ELEVATIONS
A107 - SHED ELEVATIONS



339 EAST VIEW STREET

No.	Description	Date
1	ISSUED FOR REVIEW	19/SEPT/2025
2	RE-ISSUED FOR REVIEW	2/NOV/2025

PROJECT TITLE: 339 EASTVIEW

DATE: 2 NOVEMBER 2025

COVER PAGE: COVER PAGE

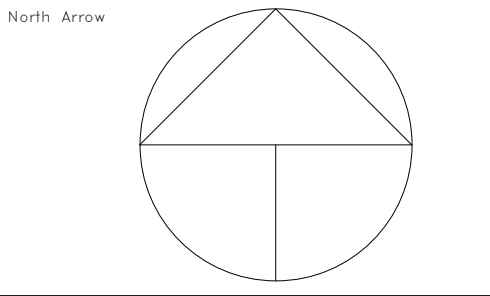
DRAWN BY: MITCHELL SKIPPEN

CHECKED BY: MITCHELL SKIPPEN

PROJECT ADDRESS: 339 EAST VIEW AVE
OTTAWA, ON, K1L 6W7

SHEET NUMBER: A100

Committee of Adjustment
Received | Reçu le
2025-12-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation



GENERAL NOTES

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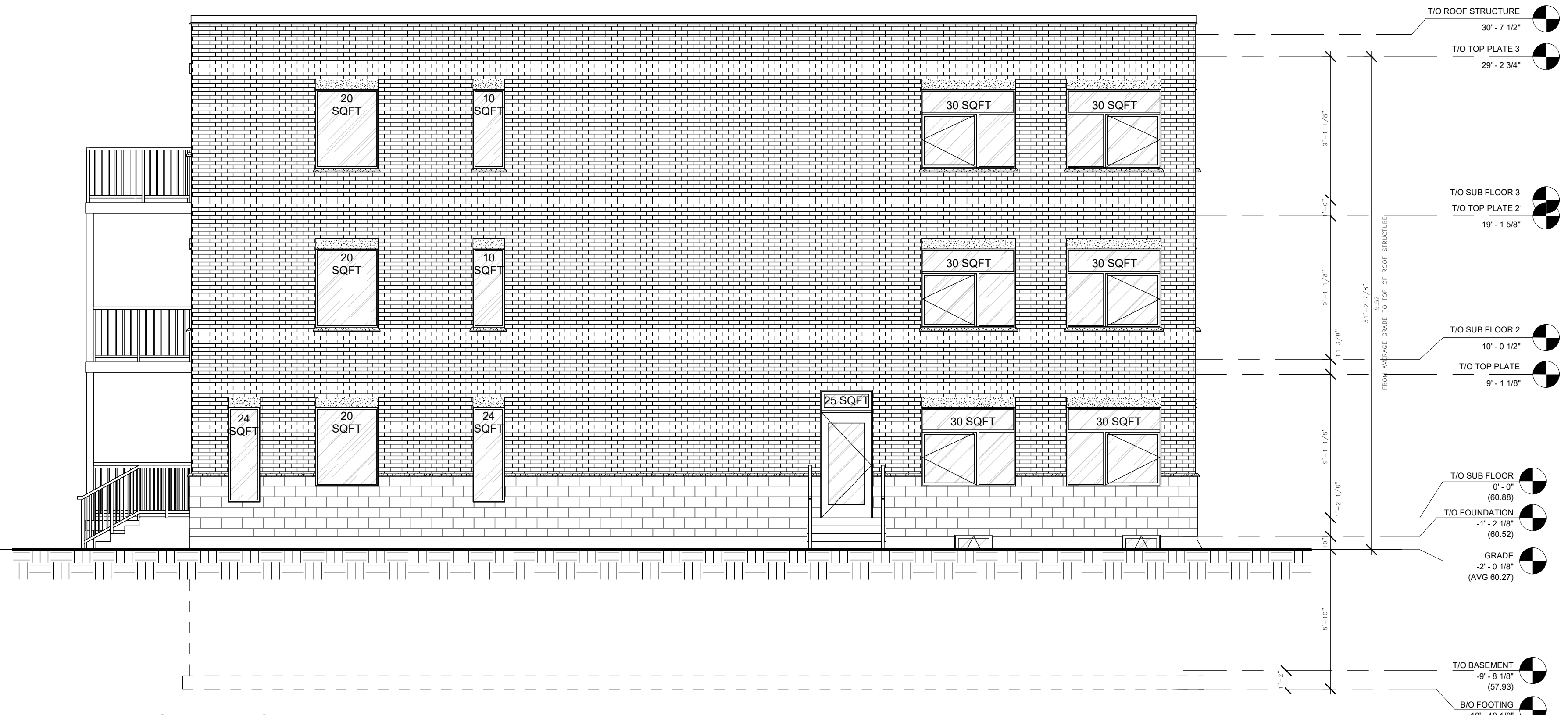
THE DESIGNER WILL NOT ASSUME ANY RESPONSIBILITY OR LIABILITY, IF THE ABOVE CONDITIONS ARE NOT MET.

ALL DRAWINGS SHALL COMPLY WITH THE FEDERAL, PROVINCIAL AND MUNICIPAL (BY) LAWS AND REGULATIONS.

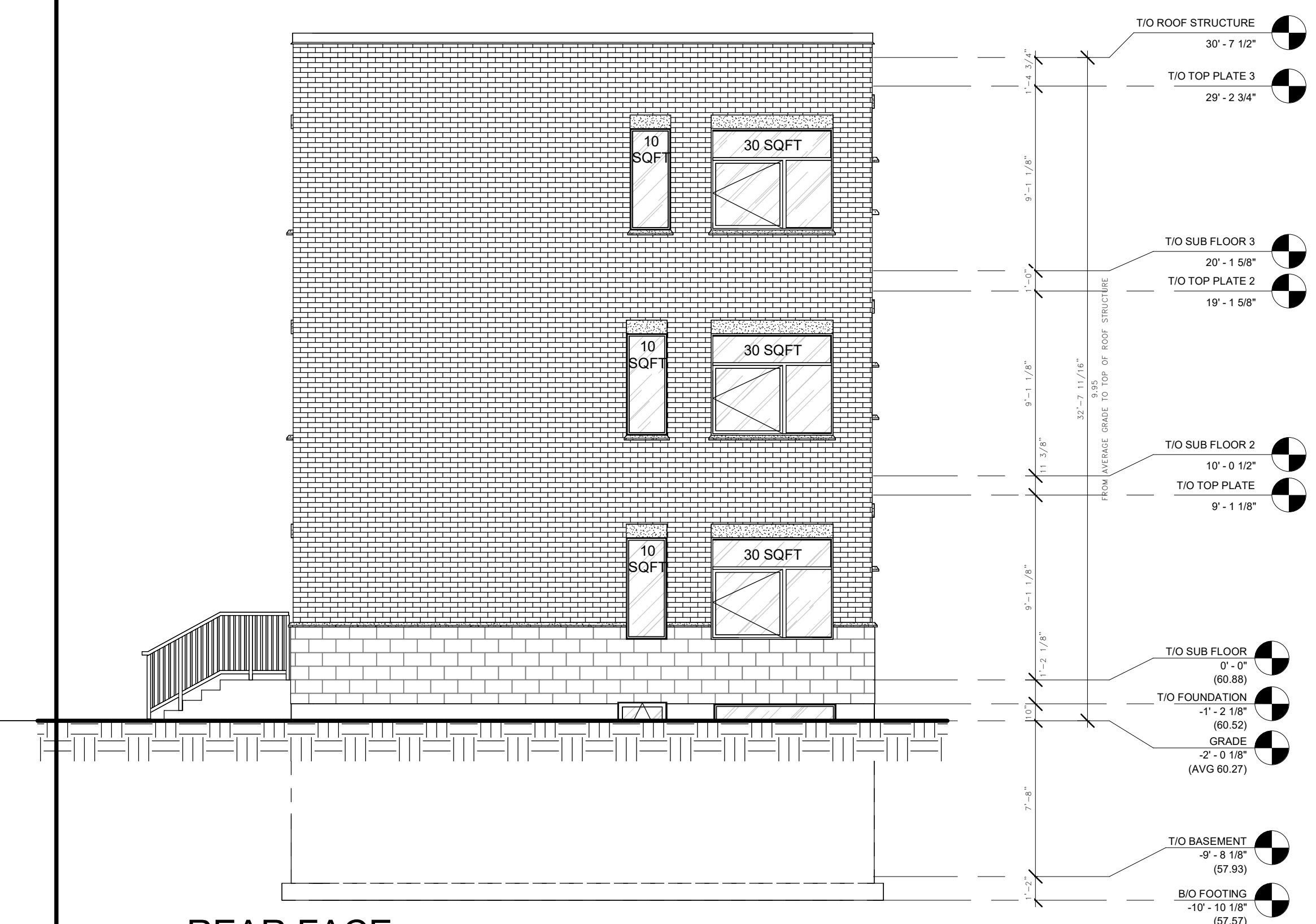
ALL DRAWINGS SHALL COMPLY WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.



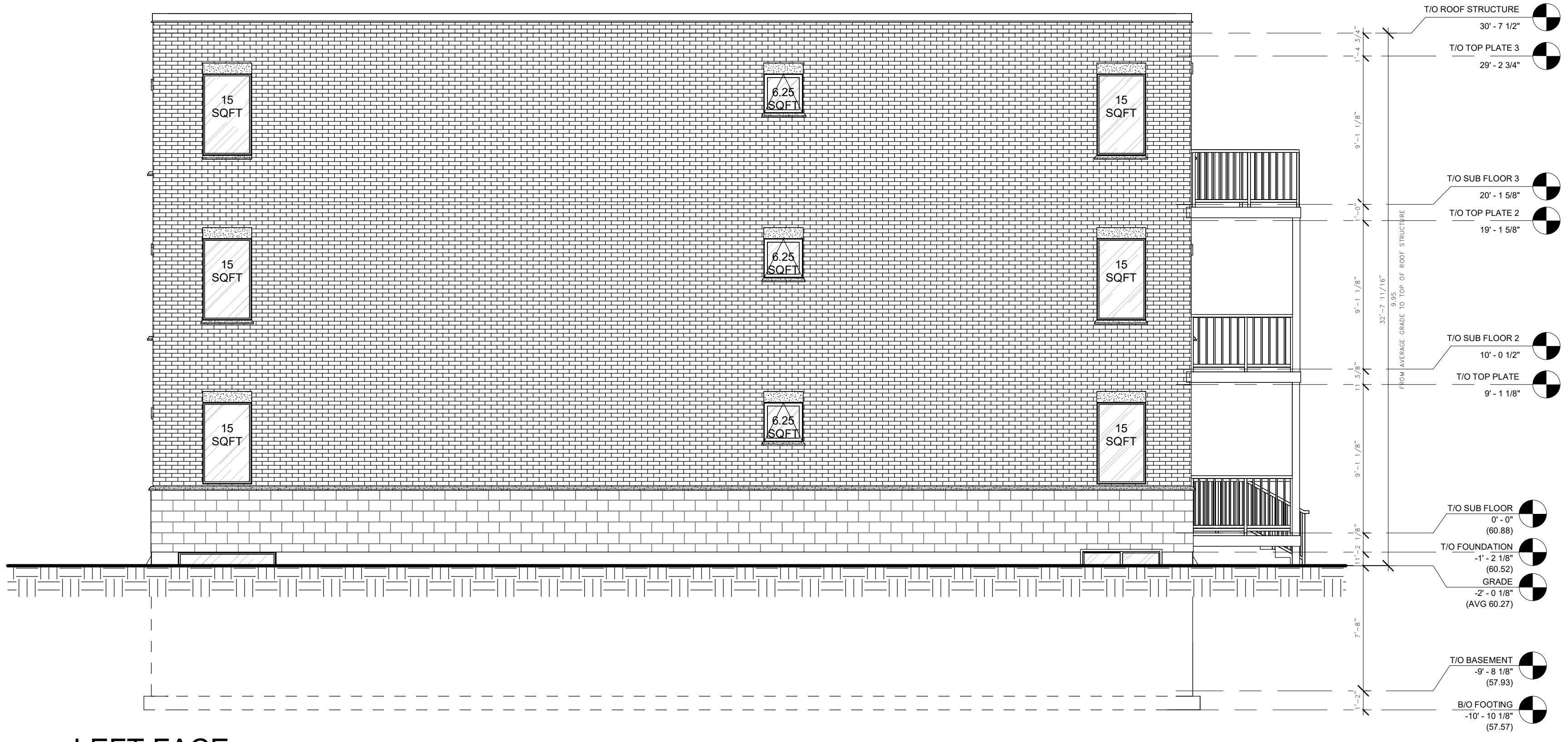
1 FRONT FACE
3/16" = 1'-0"



2 RIGHT FACE
3/16" = 1'-0"



4 REAR FACE
3/16" = 1'-0"



3 LEFT FACE
3/16" = 1'-0"

OPENING PERCENTAGES				
	FRONT FACE	RIGHT FACE	LEFT FACE	REAR FACE
FACE AREA (FT SQ)	932	2079	2079	932
OPENING AREA (FT SQ)	260	315	116.5	127
OPENING %	27.89	15.15	5.60	13.62

No.	Description	Date
1	ELEVATIONS ISSUED FOR REVIEW	19/SEP/2025
2	REL-ISSUED FOR REVIEW	2/NOV/2025

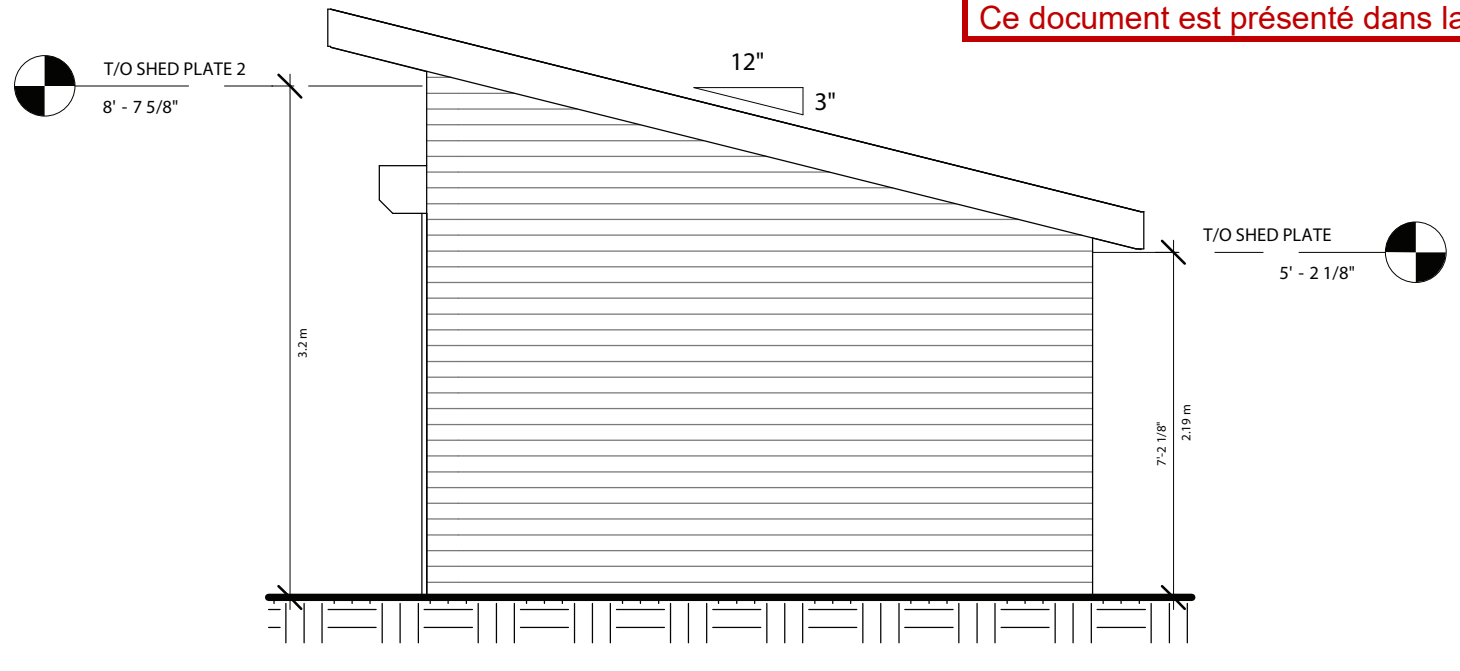
PROJECT: **339 EASTVIEW**
 SUBMITTAL DATE: 2 NOVEMBER 2025
 DRAWN BY: MITCHELL SKIPPEN
 CHECKED BY: [Blank]
 339 EASTVIEW AVE
 OTTAWA, ON, K1L 6W7

Committee of Adjustment
 Received | Reçu le
 2025-12-10
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

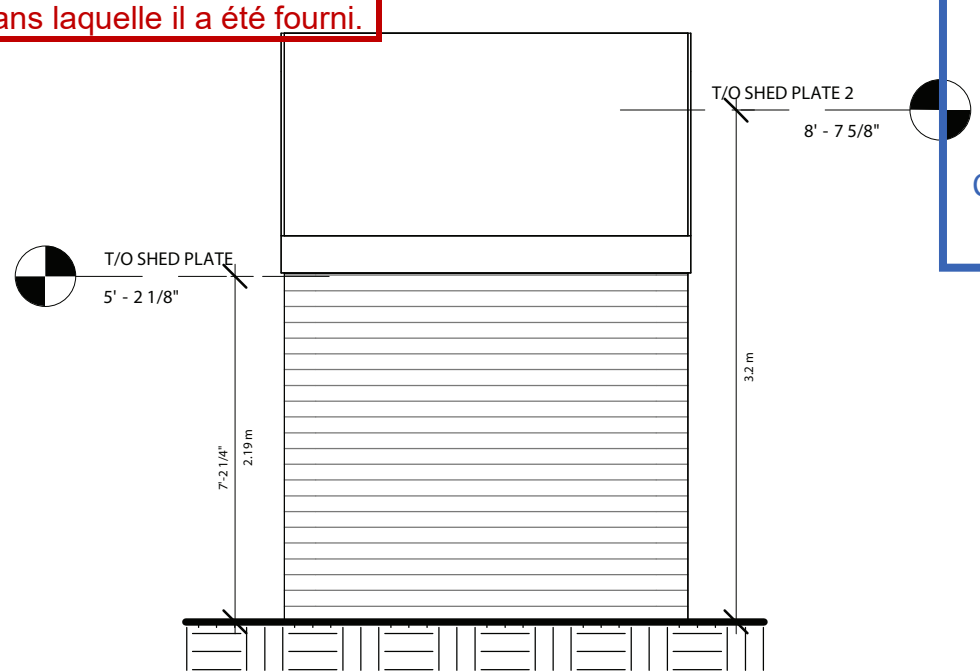
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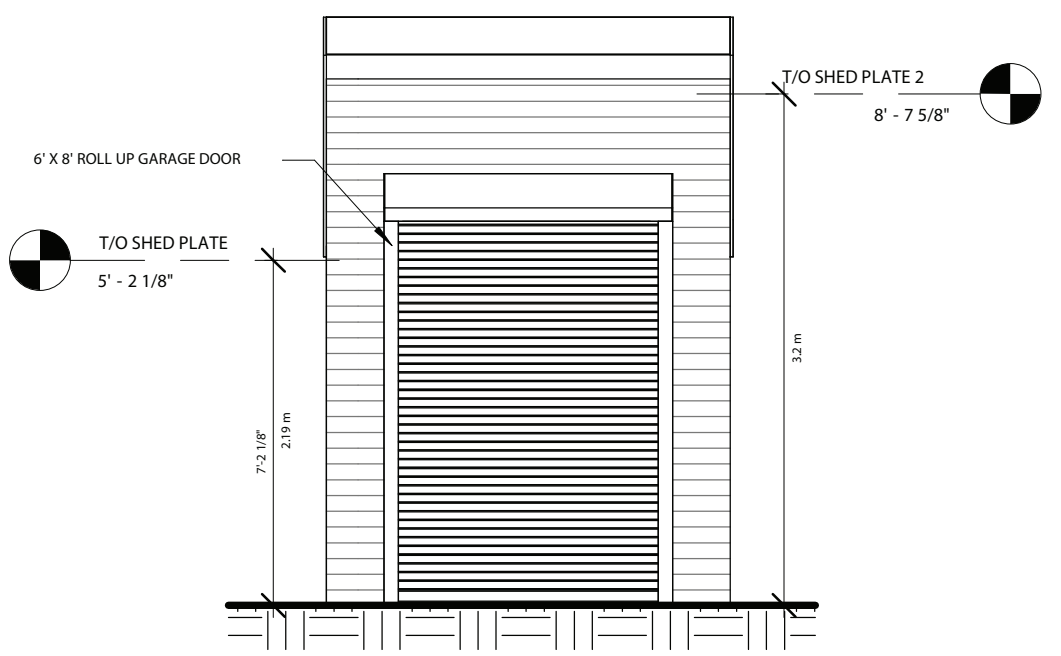
Committee of Adjustment
 Received | Reçu le
2025-12-10
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



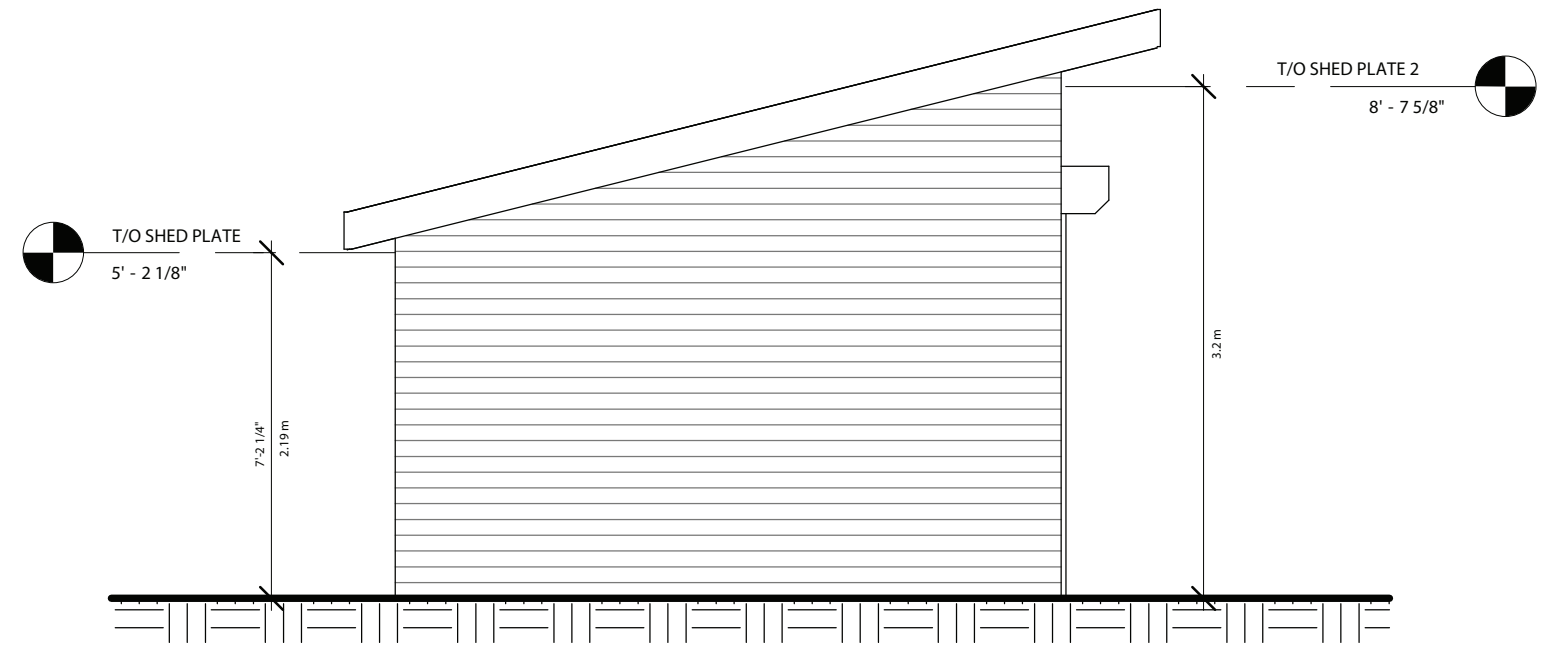
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 1/4" = 1'-0"



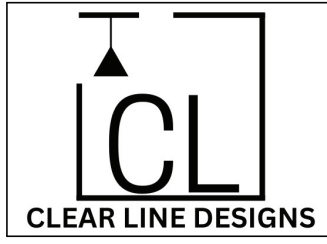
2 SHED REAR
 1/4" = 1'-0"



4 SHED FRONT
 1/4" = 1'-0"



3 SHED LEFT SIDE
 1/4" = 1'-0"



Client Name
RICKY & STEVEN
 Project Name
339 EASTVIEW

No.	Description	Date
1	ISSUED FOR REVIEW	2/NOV/2025

BINS SHED & BIKE PARKING		
Project number	0000	A107
Date		
Drawn by	Author	Scale 1/4" = 1'-0"
Checked by	Checker	

2025-11-02 8:55:36 PM