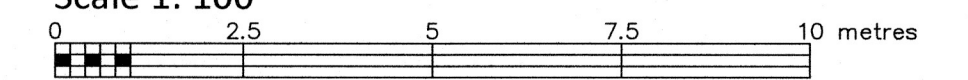


LOT 336 REGISTERED PLAN 246 CITY OF OTTAWA

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-17-17, 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.

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.

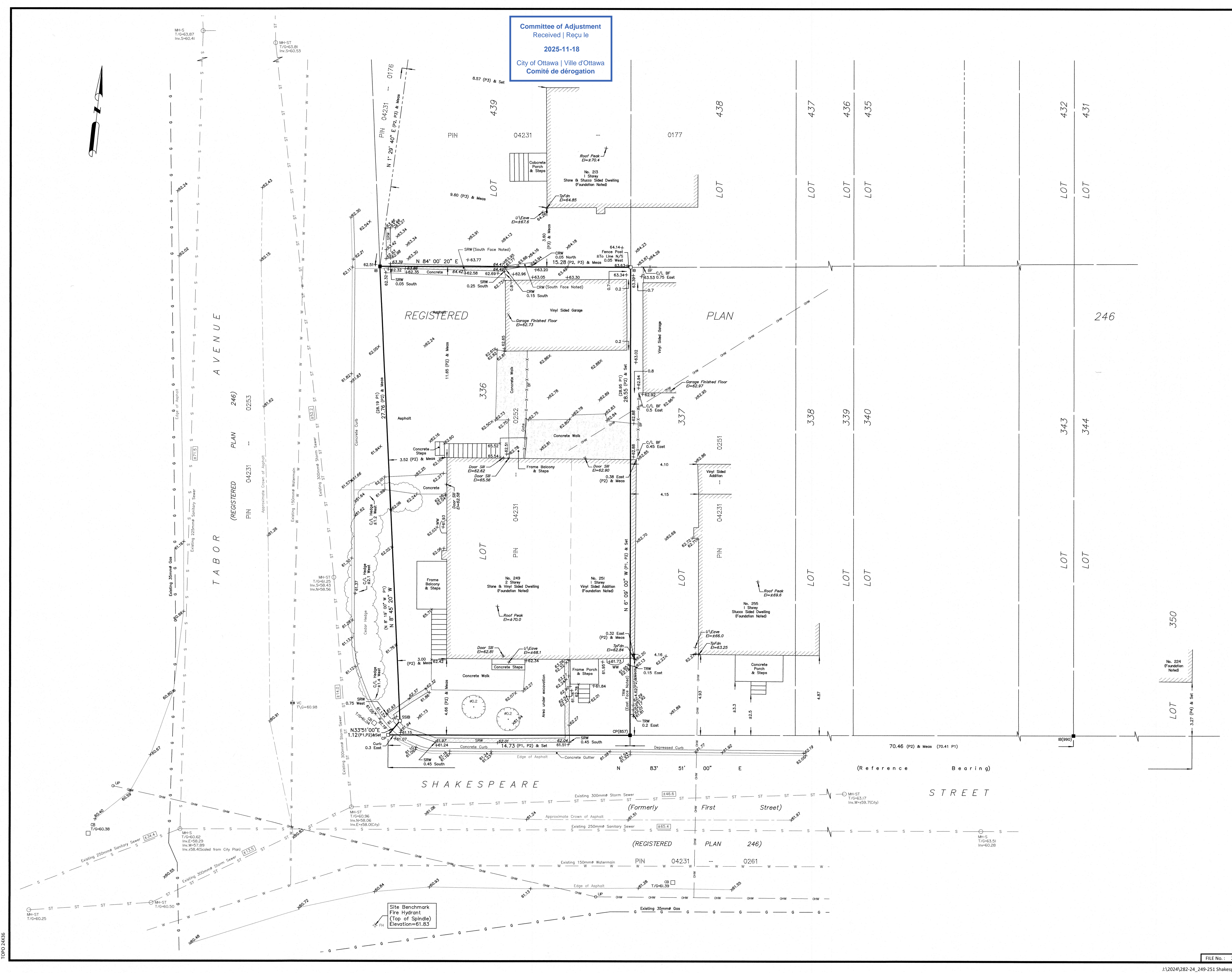
Surveyor's Certificate

- 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. Signature: Emad Alrefaai, 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



Committee of Adjustment Received | Reçue 2025-11-18 City of Ottawa | Ville d'Ottawa Comité de dérogation

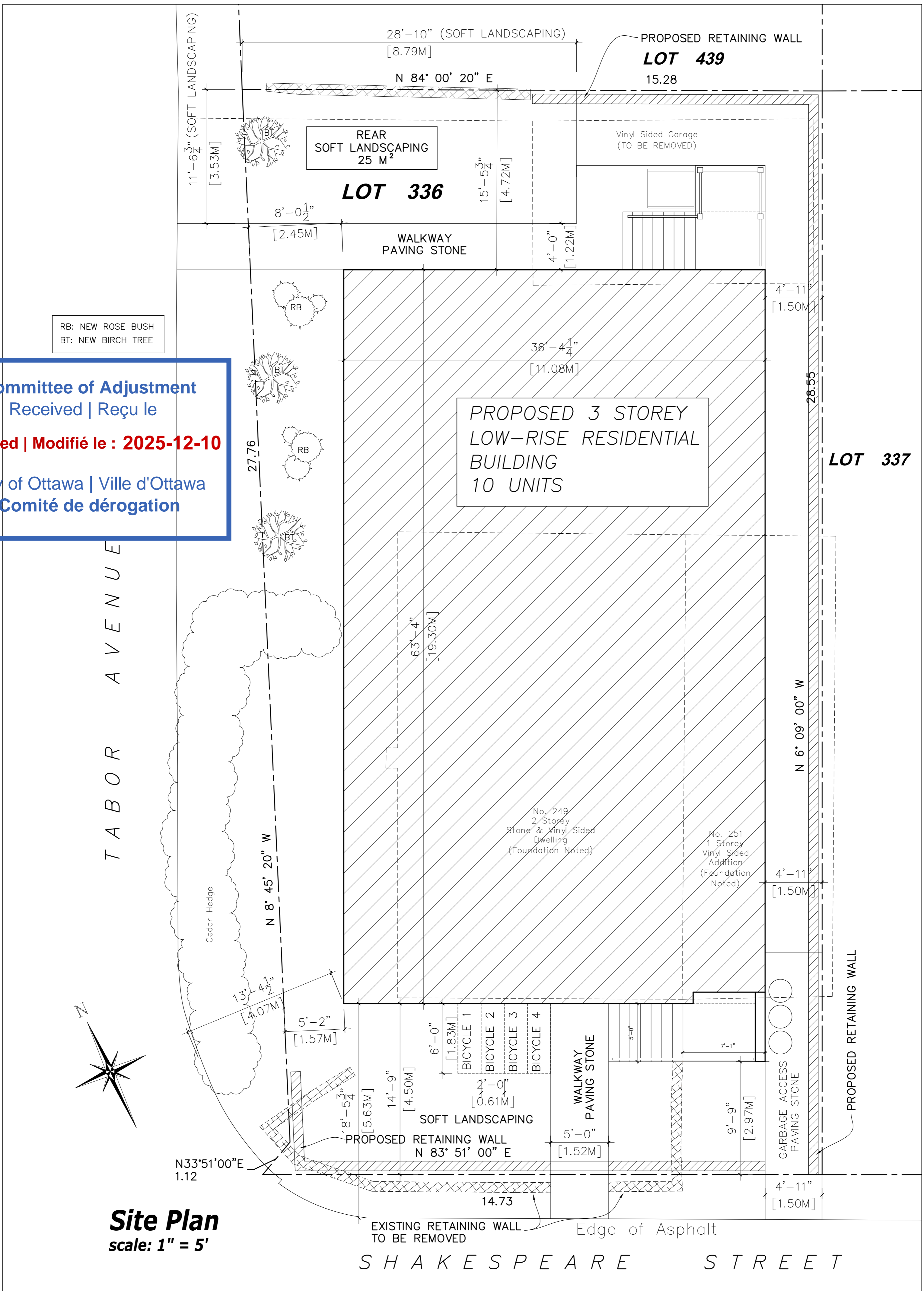
Site Benchmark Fire Hydrant (Top of Spindle) Elevation=61.83

(Reference Bearing)

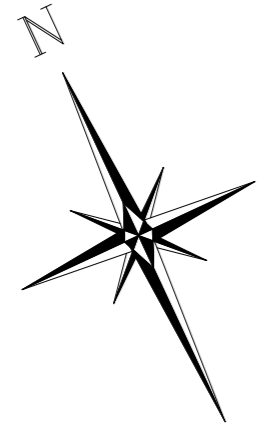
(REGISTERED PLAN 246)

(Formerly First Street)

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



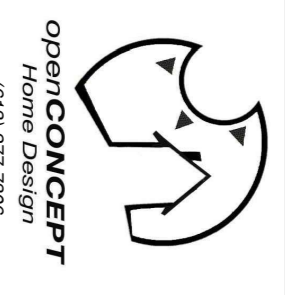
RB: NEW ROSE BUSH
 BT: NEW BIRCH TREE



Site Plan
 scale: 1" = 5'

DATE: MARCH 4, 2024 BY: AS NOTED SCALE: AS NOTED PROJECT: 249-251 Shakespeare Street 8 UNIT LOW RISE BUILDING		PROJECT NO.: SHEET NO.:	
CLIENT: OWNER:		PROJECT TITLE: SITE PLAN	
DATE: MARCH 4, 2024 BY: AS NOTED SCALE: AS NOTED PROJECT: 249-251 Shakespeare Street 8 UNIT LOW RISE BUILDING		PROJECT NO.: SHEET NO.:	
CLIENT: OWNER:		PROJECT TITLE: SITE PLAN	

A0



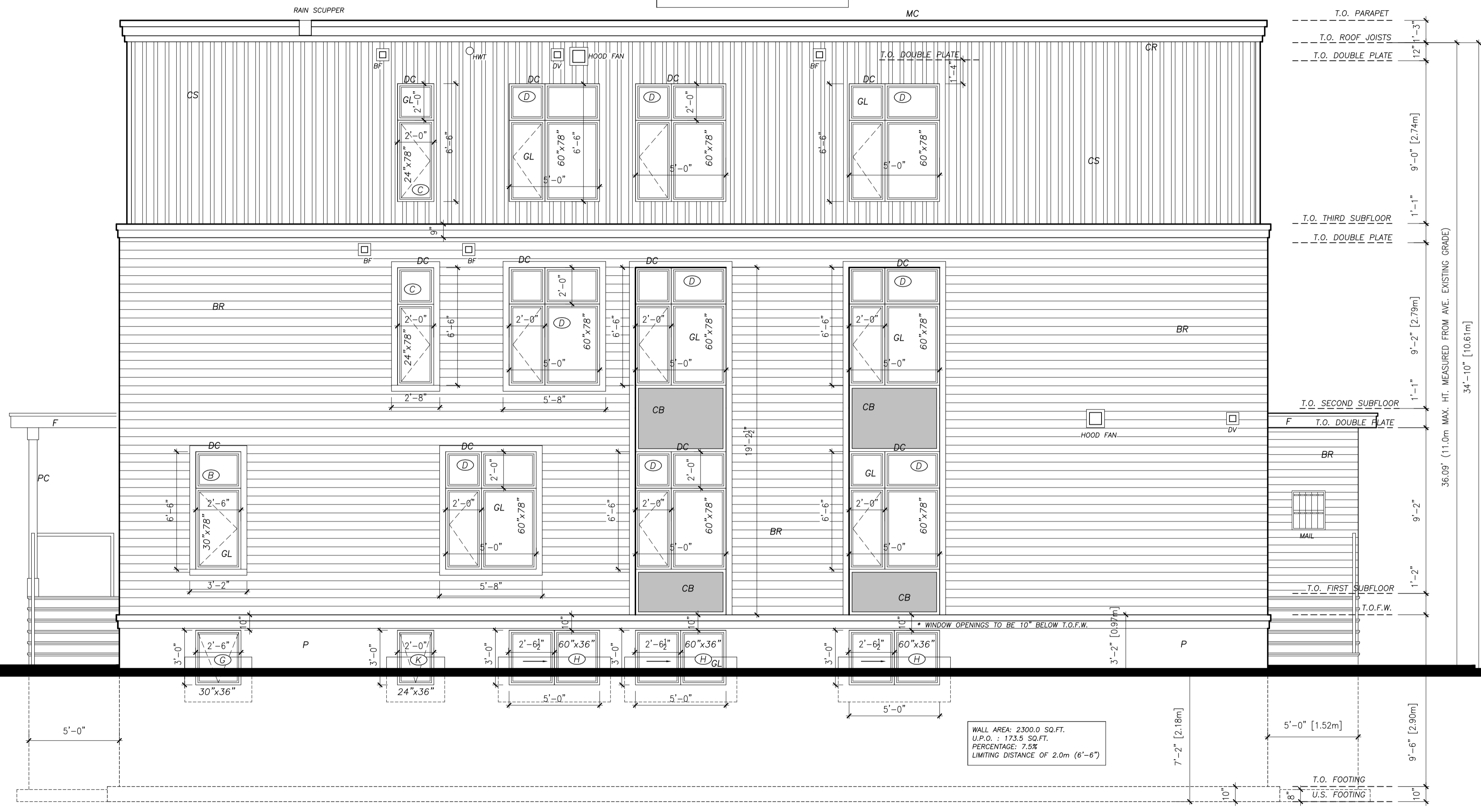
openCONCEPT
 Home Design
 (613) 277-7366

GENERAL NOTES:
 1. THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND PERMITS FOR THE PREPARATION OF THIS PLAN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.
 2. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.

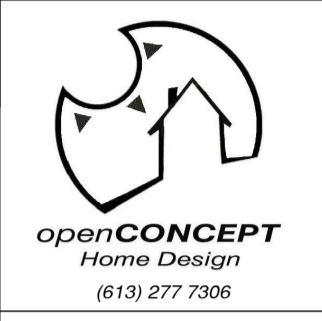
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	2024-03-04
2	ISSUED FOR PERMITTING	2024-03-04
3	ISSUED FOR PERMITTING	2024-03-04
4	ISSUED FOR PERMITTING	2024-03-04
5	ISSUED FOR PERMITTING	2024-03-04
6	ISSUED FOR PERMITTING	2024-03-04
7	ISSUED FOR PERMITTING	2024-03-04
8	ISSUED FOR PERMITTING	2024-03-04
9	ISSUED FOR PERMITTING	2024-03-04
10	ISSUED FOR PERMITTING	2024-03-04

Committee of Adjustment
Received | Reçu le
2025-11-18
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



WALL AREA: 2300.0 SQ.FT.
U.P.O. : 173.5 SQ.FT.
PERCENTAGE: 7.5%
LIMITING DISTANCE OF 2.0m (6'-6")



GENERAL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ALL WORK SHOULD BE REPORTED TO THE LOCAL OFFICE.
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 OFFICE. 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 THIS OFFICE / 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
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 5 1/2"x3 1/2"x5/16"
10'-0"	L 6"x4"x5/8"

6" MIN. BEARING EACH END

NO.	DATE	DESCRIPTION	INIT.
1.			
2.			
3.			
4.	10.02.2025	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

REVISIONS:

NO.	DATE	DESCRIPTION	INIT.
1.			
2.			

KEY:
A - DETAIL NUMBER
B - SHEET NUMBER
C - SHEET NUMBER
D - SHEET NUMBER
E - SHEET NUMBER

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

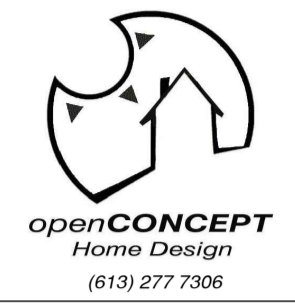
DRAWING TITLE
LEFT SIDE ELEVATION

CLIENT
249-251 Shakespeare Street
8 UNIT LOW RISE BUILDING

DATE: MARCH 4, 2024
SCALE: AS NOTED
DRAWN BY: NL
CHECKED: NL

A9

Committee of Adjustment
Received | Reçu le
2025-11-18
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:**
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ALL DIMENSIONS SHOULD BE REPORTED TO THE CONTRACTOR.
 - ALL WORK AND MATERIALS TO BE COMPLIANT WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 - ADDITIONAL DRAWINGS MAY BE REQUIRED FOR CLARIFICATION. THE CONTRACTOR SHALL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS AND CONTRACT DOCUMENTS.
 - DO NOT SCALE DRAWINGS.
 - THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF HESS LESTER / 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 - 2-2"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", 188T 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", 188T C/W 6"x3/8" B.P. & C.P.

BRICK LINTELS

OPENINGS UP TO	L SIZE
8'-0"	L 3 1/2"x3 1/2"x1/8"
8'-0"	L 4"x3 1/2"x1/8"
8'-0"	L 5"x3 1/2"x1/8"
8'-0"	L 6"x3 1/2"x1/8"
10'-0"	L 6"x4"x1/8"

6" MIN. BEARING EACH END

NO.	DATE	DESCRIPTION	INIT.
1			
2			
3			
4	10.02.2024	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
1		
2		
3		

NO.	DATE	DESCRIPTION
1		
2		
3		

NO.	DATE	DESCRIPTION
1		
2		
3		

NO.	DATE	DESCRIPTION
1		
2		
3		

NO.	DATE	DESCRIPTION
1		
2		
3		

NO.	DATE	DESCRIPTION
1		
2		
3		

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
1		
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3		

NO.	DATE	DESCRIPTION
1		
2		
3		

NO.	DATE	DESCRIPTION
1		
2		
3		

NO.	DATE	DESCRIPTION
1		
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3		

NO.	DATE	DESCRIPTION
1		
2		
3		

NO.	DATE	DESCRIPTION
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2		
3		

NO.	DATE	DESCRIPTION
1		
2		
3		

NO.	DATE	DESCRIPTION
1		
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3		

NO.	DATE	DESCRIPTION
1		
2		
3		

NO.	DATE	DESCRIPTION
1		
2		
3		

NO.	DATE	DESCRIPTION
1		
2		
3		

DRAWING TITLE
RIGHT SIDE ELEVATION

CLIENT
249-251 Shakespeare Street
8 UNIT LOW RISE BUILDING

DATE
MARCH 4, 2024

SCALE
AS NOTED

DRAWN BY
NL

CHECKED

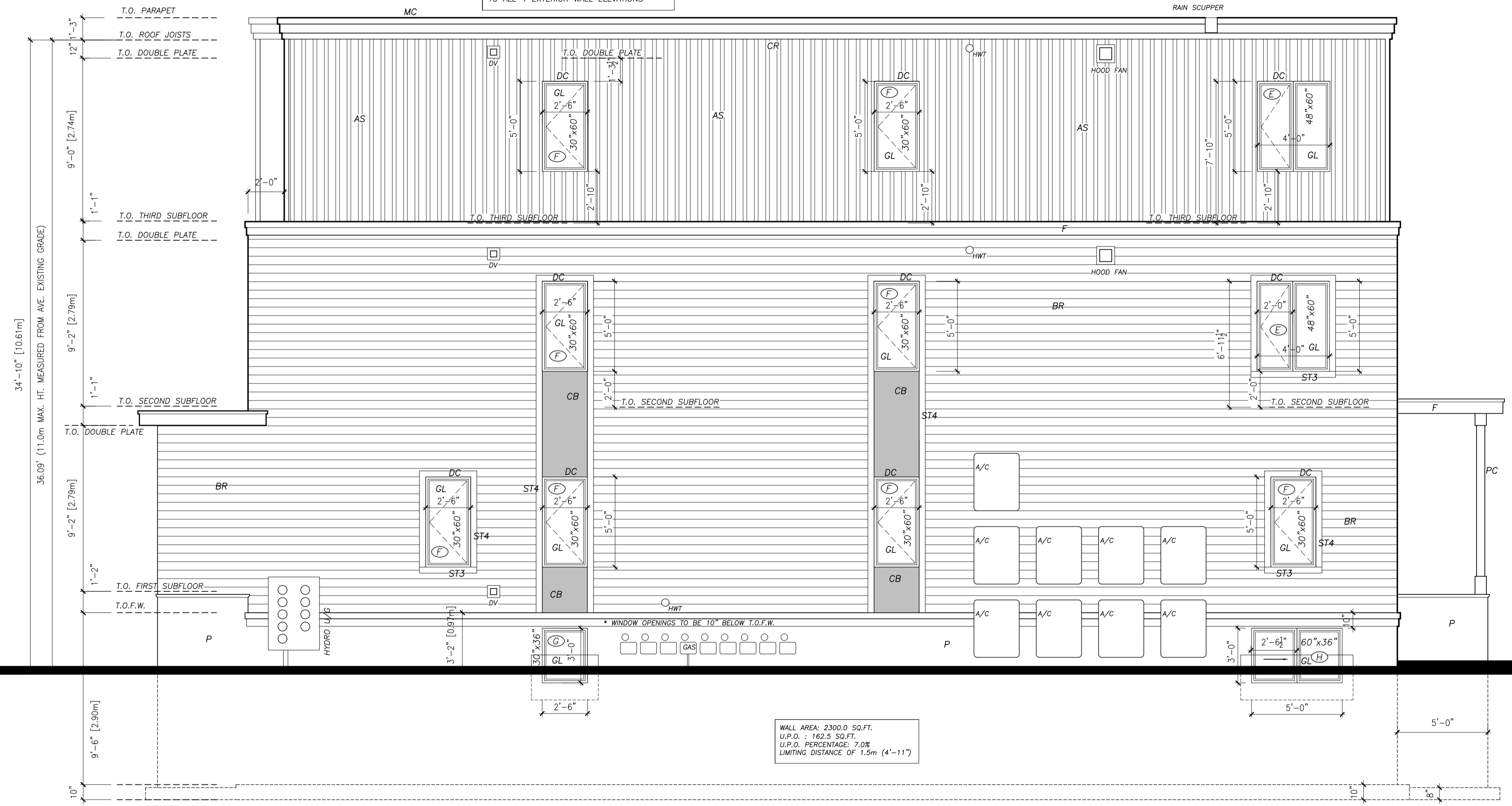
A8

Right Side Elevation (Interior Side Yard)

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

WALL AREA: 2300.0 SQ.FT.
U.P.O. : 162.5 SQ.FT.
U.P.O. PERCENTAGE: 7.0%
LIMITING DISTANCE OF 1.5m (4'-11")

* WINDOW OPENINGS TO BE 10" BELOW T.O.F.W.

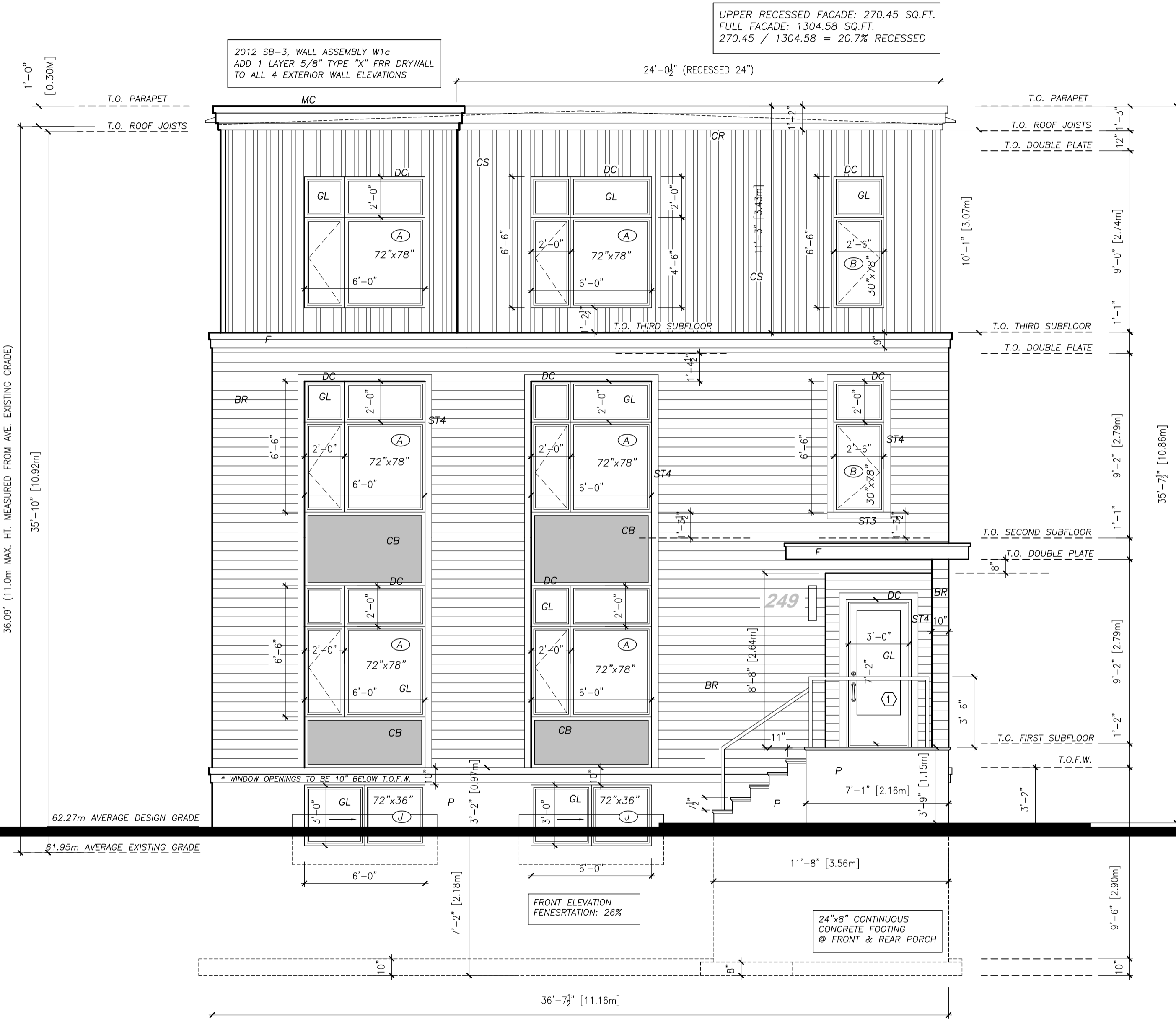


Committee of Adjustment
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2025-11-18

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 PARING
PC	WOOD PINE CLADDING (PAINT FINISH)
DV	DRYER VENT
HWT	HOT WATER TANK VENT
GL	GLAZING



UPPER RECESSED FACADE: 270.45 SQ.FT.
FULL FACADE: 1304.58 SQ.FT.
270.45 / 1304.58 = 20.7% RECESSED

2012 SB-3, WALL ASSEMBLY W/10
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 CORRECTIONS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. ALL WORKING DRAWINGS SHALL BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO THESE DRAWINGS. THEY SHALL HAVE THE SAME MEANING AND PRECEDENCE AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF HELL LUTTICH / OPEN CONCEPT HOME DESIGN AND ARE NOT TO BE REPRODUCED OR USED FOR BUILDING PERMIT APPLICATION WITHOUT WRITTEN CONSENT.

POST SCHEDULE

P1	3" DIA. ADJUSTABLE STEEL TELEPOST
P2	6000 POUND CAP. (MM)
P3	2-2"x4" OR 3-2"x4"
P4	3-2"x4" OR 5-2"x4"
P5	4-2"x4" OR 3-2"x6"
P6	2-2"x4" OR 4-2"x4"
P7	HSS 3 1/2"x3 1/2" 158K C/W 5/8"x8"x8" B.P. & C.P. B.P. & C.P.
P8	HSS 4"x4" 158K C/W 6"x8"x8" B.P. & C.P. B.P. & C.P.

BRICK LINTELS

OPENINGS UP TO	L SIZE
5'-0"	L 3 1/2"x3 1/2"x16"
7'-0"	L 4"x3 1/2"x16"
8'-0"	L 5"x3 1/2"x16"
9'-0"	L 5 1/2"x3 1/2"x16"
10'-0"	L 6"x4"x16"

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			

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

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

SEAL

Front Elevation (Shakespeare Street)

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

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

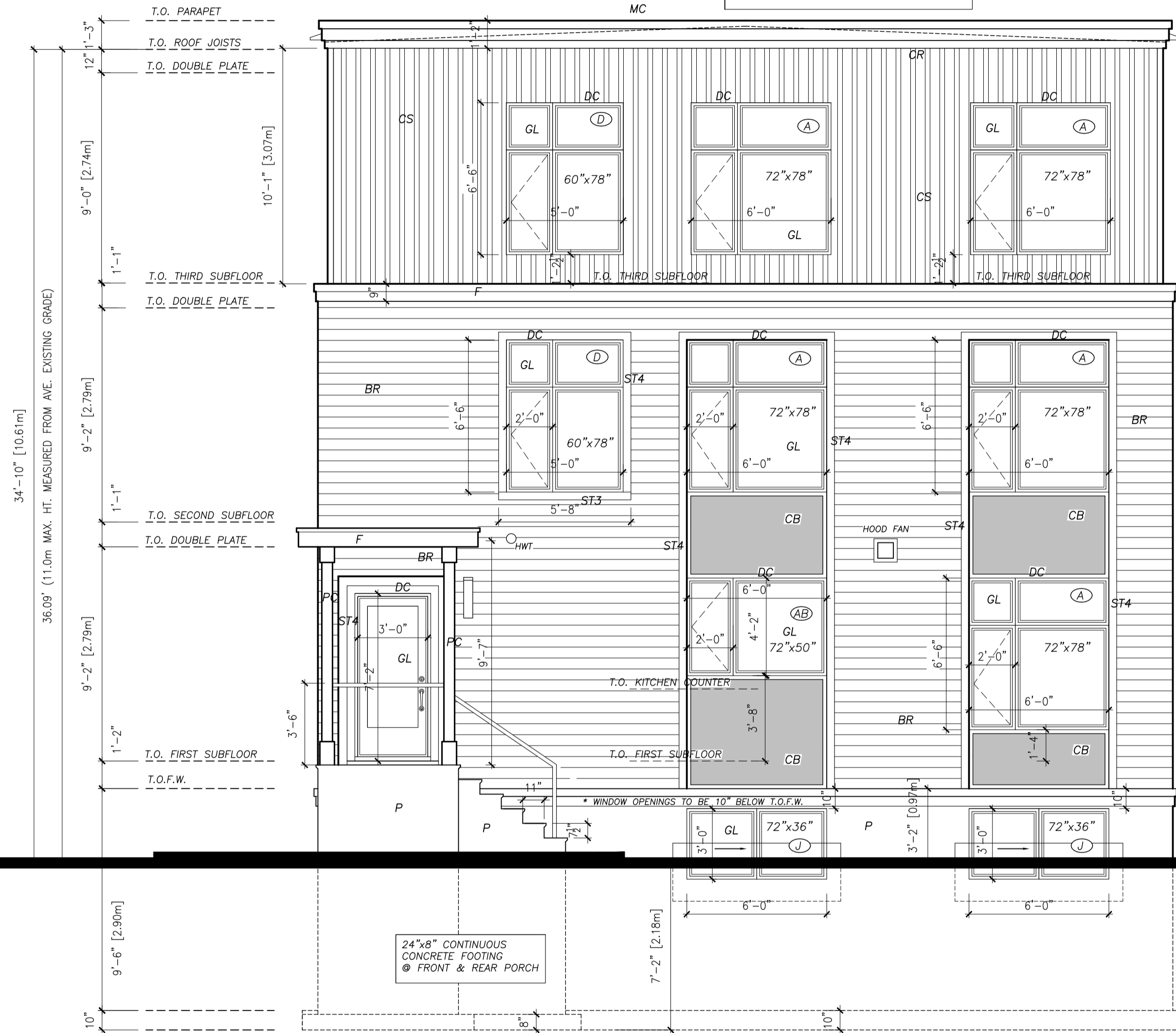
SHEET No.
A6

Committee of Adjustment
Received | Reçu le

2025-11-18

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 DIMENSIONS SHOULD BE REPORTED TO ALL SUBMITTALS.
 2. ALL WORK AND MATERIALS TO BE COMPLIANT WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSET. THE DRAWINGS WILL HAVE THE SAME REVISION AND RETAIN AS IF THEY WERE INCLUDED WITH THE PLANS & CONTRACT DOCUMENTS.
 4. DO NOT SCALE DRAWINGS.
 5. THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF HESS LUTER / 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 (5000 POUND CAP. UNB.)
 - F2 - 2"x4" OR 3"x4"
 - F3 - 2"x6" OR 3"x6"
 - F4 - 4"x4" OR 3"x4"
 - F5 - 2"x6" OR 4"x2"
 - F6 - HSS 2"x4" 180° C/W 5/8"x8" B.P. & C.P. B.P. & C.P.
 - F7 - HSS 2"x4" 180° C/W 5/8"x8" B.P. & C.P. B.P. & C.P.
 - F8 - HSS 4"x4" 180° C/W 5/8"x8" B.P. & C.P. B.P. & C.P.

BRICK UNITS

OPENINGS UP TO	L SIZE
5'-0"	L 3 1/2"x3 1/2"x16"
7'-0"	L 4"x3 1/2"x16"
8'-0"	L 5"x3 1/2"x16"
9'-0"	L 5'x3 1/2"x16"
10'-0"	L 6'x4"x16"

6"min. BEARING EACH END

NO.	DATE	DESCRIPTION	INT.
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

NO.	DATE	DESCRIPTION	INT.
1			
2			
3			

SEAL

NO.	DATE	DESCRIPTION	INT.
1			
2			
3			

NO.	DATE	DESCRIPTION	INT.
1			
2			
3			

NO.	DATE	DESCRIPTION	INT.
1			
2			
3			

DRAWING TITLE
REAR ELEVATION

CLIENT
249-251 Shakespeare Street
8 UNIT LOW RISE BUILDING

DATE: MARCH 4, 2024
SCALE: AS NOTED
DRAWN BY: NL
CHECKED:

SHEET NO.
A7