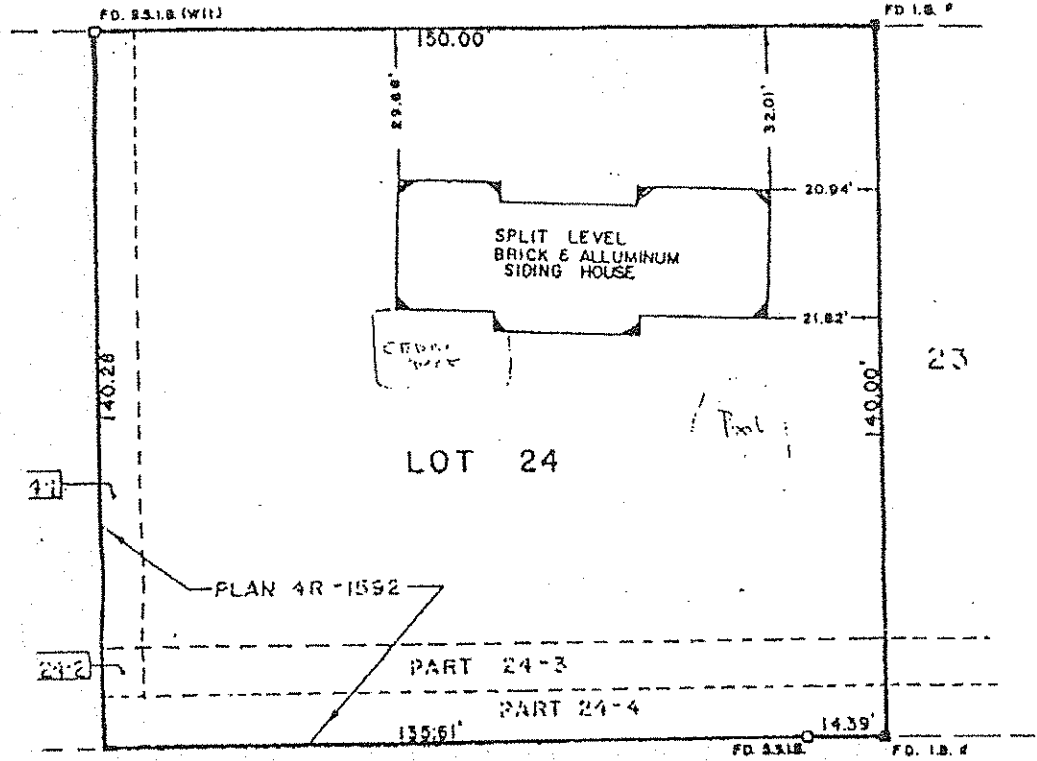


Committee
of Adjustment
JUL 04 2016

JAKE City of Ottawa STREET



LOT 30

Alterations not shown on this survey are the addition of a deck and an ~~above~~ in-ground swimming pool at the rear selling

PLAN NOT TO BE USED FOR REGISTRATION OR CONSTRUCTION PURPOSES

FAIRHALL & MOFFATT LIMITED
ONTARIO LAND SURVEYORS

LOT 24, REGISTERED PLAN No. M-167
TOWNSHIP OF OSGOODE
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

DENOTES SHORT
STANDARD IRON BAR
1" Sq. X 2' LONG.
DENOTES IRON BAR
3/8" ROUND X 2'
LONG.

Scale: 1" = 30'
Date: AUGUST 10/78

Signed: *W.A. Moffatt*
ONTARIO LAND SURVEYOR

Ref. No.
4-M-167

IOB No 5377

DRAWING NUMBER: 150651-1

- CONSTRUCTION NOTES:**
- All dimensions and elevations are in metres. Do not scale drawing.
 - This drawing is not a legal survey, a utility plan or a site plan and is for grading purposes only.
 - TBM = Top of foundation of existing dwelling, elevation = 500.00 metres (local).
 - 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.
 - This drawing is not for construction until approved by the relevant authorities.
 - Contractor is responsible for location and protection of utilities.
 - Top of Foundation (TOF) elevation and Underside of Footing (USF) elevation for dwelling are as shown on drawing.
 - Finished grade around dwelling to be as shown.
 - Maximum allowable slope on site is 3%:1V. Finished grade to slope away from house of all sides at a minimum of 2%, and a maximum of 7%. Maximum slope away from septic system area is 4%:1V.
 - All dimensions to be verified on site by contractor prior to construction.
 - Client is responsible for acquiring all necessary permits.
 - The proposed grades have been set and verified for site grading control only. The grade raise at the house location should be verified with regard to subsurface conditions by qualified geotechnical personnel after completion of the excavation.
 - The underside of footing elevations may not have accounted for actual ground water conditions at the exact house location and should be verified by qualified geotechnical personnel upon completion of the excavation.
 - A geotechnical engineer should be retained to provide geotechnical recommendations with respect to the subsurface conditions prior to footing installation.
 - Frost protection will be required for the foundation footing where the soil cover over the underside of footing is less than 1.52 metres.
 - Any changes made to this plan must be verified and approved by Kollaard Associates Inc.

REV.	NAME	DATE	DESCRIPTION
2	KL	DEC 15/15	AS PER CLIENT
1	PV	NOV 30/15	AS PER CLIENT

Kollaard Associates Engineers

PO. BOX 189, 210 PRESCOTT ST
 KEMPTVILLE ONTARIO (613) 860-0923
 K0G 1A0 FAX (613) 258-0475 info@kollaard.ca
 H1L0/WWW.KOLLAARD.CA

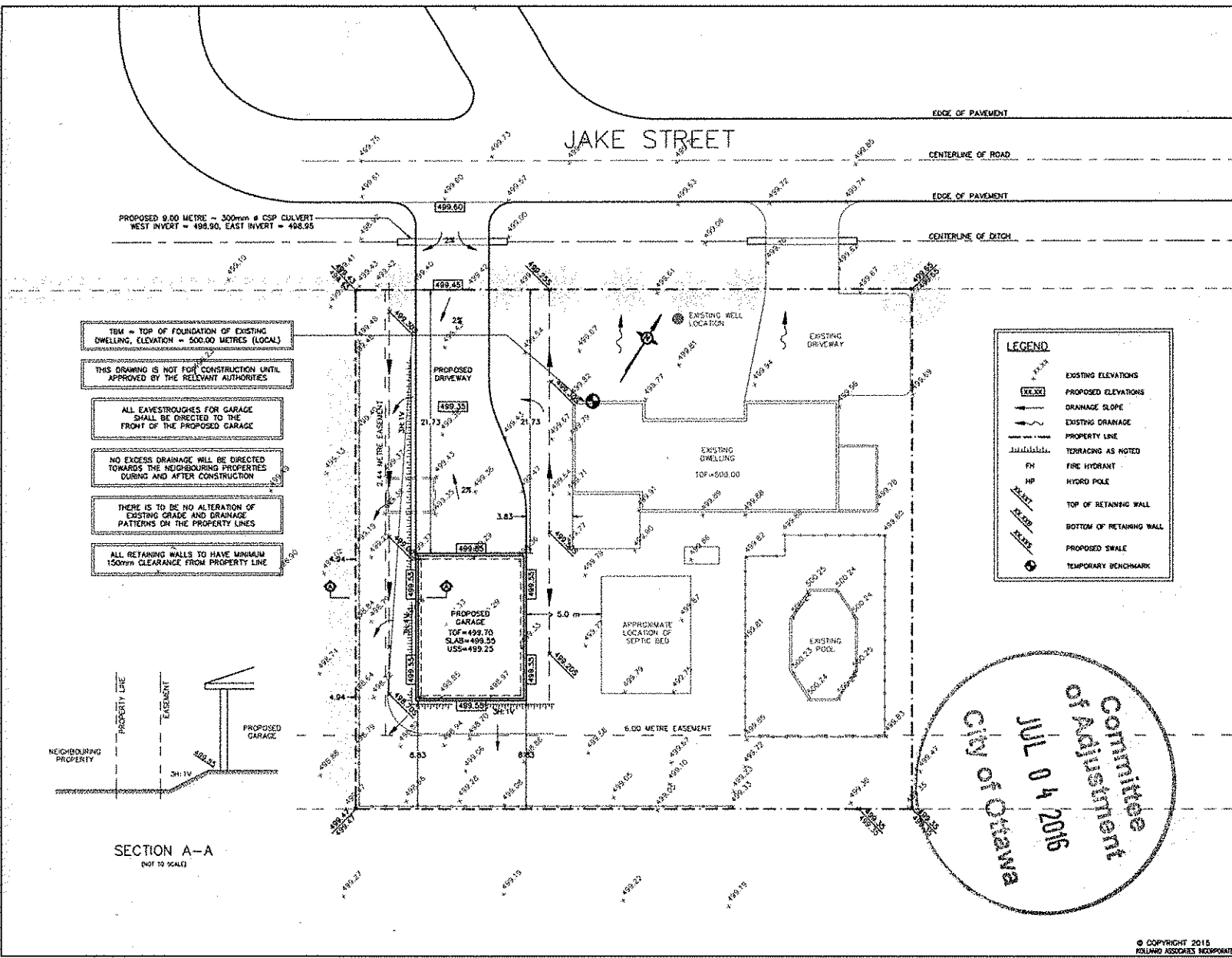
CLIENT: MR. STEVE QUINN

PROJECT: PROPOSED SITE GRADING PLAN

LOCATION: 5354 JAKE STREET
 R.PLAN M167, SUBLOT 24
 LOT 29, CONC. BF,
 OSGOOD, CITY OF OTTAWA, ONTARIO

DESIGNED BY: PV DATE: NOV 5, 2015
 DRAWN BY: PV SCALE: 1:300

KOLLAARD FILE NUMBER: 150651



- TBM = TOP OF FOUNDATION OF EXISTING DWELLING, ELEVATION = 500.00 METRES (LOCAL)
- THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL APPROVED BY THE RELEVANT AUTHORITIES
- ALL EAVESTROUGHERS FOR GARAGE SHALL BE DIRECTED TO THE FRONT OF THE PROPOSED GARAGE
- NO EXCESS DRAINAGE WILL BE DIRECTED TOWARDS THE NEIGHBOURING PROPERTIES DURING AND AFTER CONSTRUCTION
- THERE IS TO BE NO ALTERATION OF EXISTING GRADE AND DRAINAGE PATTERNS ON THE PROPERTY LINES
- ALL RETAINING WALLS TO HAVE MINIMUM 150mm CLEARANCE FROM PROPERTY LINE

SECTION A-A
 (NOT TO SCALE)

M-167

M-167

Approved for registration

28 November 1974

John Moffatt
Asst. Registrar of Surveys

Plan M-167 registered 28 November 1974
and revised on Parcel 29-1
Section 29-1-2

John Moffatt
Registrar

CERTIFICATE, CONSENTS AND DECLARATIONS ARE FILED UNDER NO. 28-0-0200. The subdivision represented by this plan affects part of Parcel 29-1, Section 29-1-2.

PLAN OF SUBDIVISION OF PART OF LOT 29 CONCESSION 1 & PART OF LOT 29 BROKEN FRONT CONCESSION (KNOWN LOCALLY AS BEING ALL IN BROKEN FRONT CONCESSION) TOWNSHIP OF OSGOODE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON W.H. MOFFATT, O.L.S. SCALE 1" = 100' 1974

SURVEYOR'S CERTIFICATE

1. I HEREBY CERTIFY
2. THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
3. THAT ALL PRESENT AND AGO GO PERSONALLY SUPERVISE THE WORK REPRESENTED BY THIS PLAN.
4. THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY.
5. THAT THE SURVEY WAS COMPLETED ON THE 27th DAY OF NOVEMBER, 1974.

W.H. MOFFATT
DATE
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

LOTS 1 to 30 INCLUSIVE, BLOCKS A & B INCLUSIVE, THE STREETS NAMED JAKE STREET, TAGGART STREET, AND WARNER WAY, AS DESIGNATED WITHIN THE AREA OF SURVEY OUTLINED HAVE BEEN Laid Out IN ACCORDANCE WITH MY INSTRUCTIONS AND THE STREETS AND BLOCK "A" ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.

John Moffatt
BRUCE A. MOFFATT

LEGEND

- 1/4 DENOTES STAGGARD IRON BAR 1" IN X 1/4 LONG (1881)
- 1/2 DENOTES SHORT STAGGARD IRON BAR 1" IN X 1/2 LONG (1881)
- 1/4 DENOTES IRON NIP BAR 1/4 IN X 1/4 LONG
- 1/2 DENOTES IRON NIP BAR 1/2 IN X 1/2 LONG (1871)
- IC DENOTES IRONING
- WIT DENOTES WITNESS BAR

READING NOTE

BEARINGS SHOWN HEREON ARE AS FURNISHED AND ARE REDUCED FROM THE SOUTHERLY LIMIT OF REGIONAL ROAD 48 IN BEING TO HAVE A BEARING OF N54°50'00"E ON PLAN 48-1886.

FAIRHALL & MOFFATT LIMITED
ONTARIO LAND SURVEYORS
OTTAWA



LOT	RADIUS	ARC	CHORD	BEARING	PLAN
1	46.00	66.25	52.71	N 51° 57' 0" E	1
2	10.00	33.17	23.87	N 70° 00' 0" W	11.04
3	20.00	66.34	47.74	N 60° 00' 0" W	11.08
4	30.00	99.51	71.61	N 45° 00' 0" W	11.12
5	40.00	132.68	95.48	N 30° 00' 0" W	11.16
6	50.00	165.85	119.35	N 15° 00' 0" W	11.20
7	60.00	199.02	143.22	N 0° 00' 0" W	11.24
8	70.00	232.19	167.09	S 15° 00' 0" W	11.28
9	80.00	265.36	190.96	S 30° 00' 0" W	11.32
10	90.00	298.53	214.83	S 45° 00' 0" W	11.36
11	100.00	331.70	238.70	S 60° 00' 0" W	11.40
12	110.00	364.87	262.57	S 75° 00' 0" W	11.44
13	120.00	398.04	286.44	S 90° 00' 0" W	11.48
14	130.00	431.21	310.31	S 105° 00' 0" W	11.52
15	140.00	464.38	334.18	S 120° 00' 0" W	11.56
16	150.00	497.55	358.05	S 135° 00' 0" W	11.60
17	160.00	530.72	381.92	S 150° 00' 0" W	11.64
18	170.00	563.89	405.79	S 165° 00' 0" W	11.68
19	180.00	597.06	429.66	S 180° 00' 0" W	11.72

Committee of Adjustment of Ottawa
JUL 04 2016
Farm Land

Forest

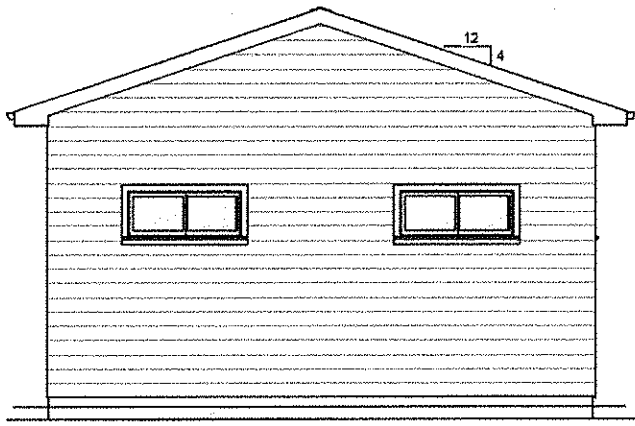
M-167

DETAIL B NOT TO SCALE

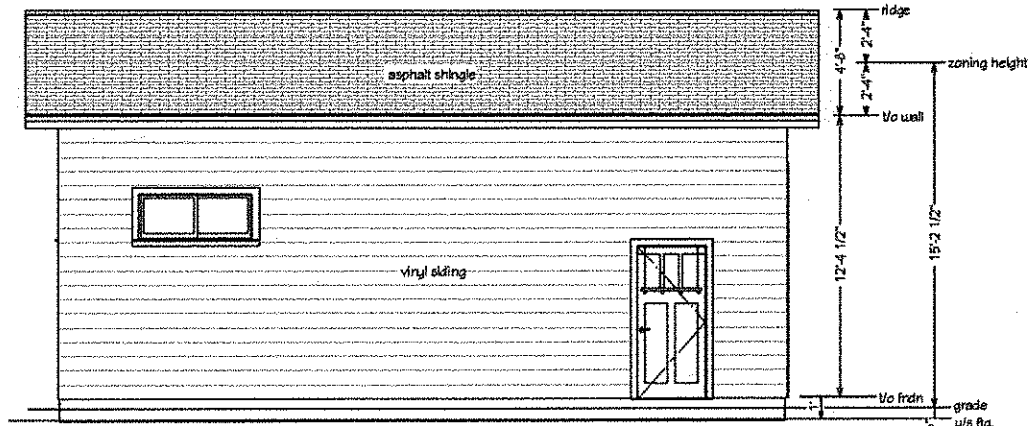
DETAIL D NOT TO SCALE

DETAIL A - NOT TO SCALE

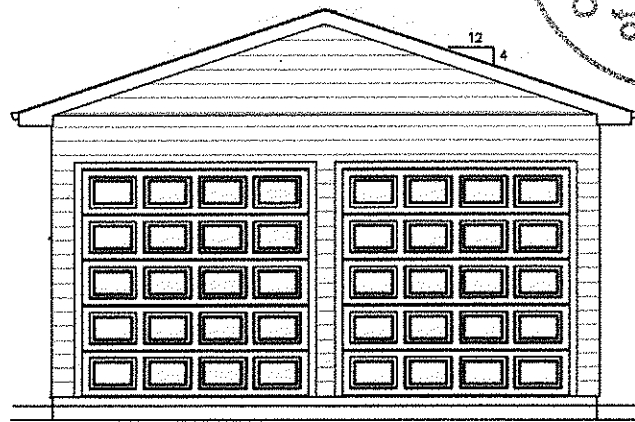
DETAIL C - NOT TO SCALE



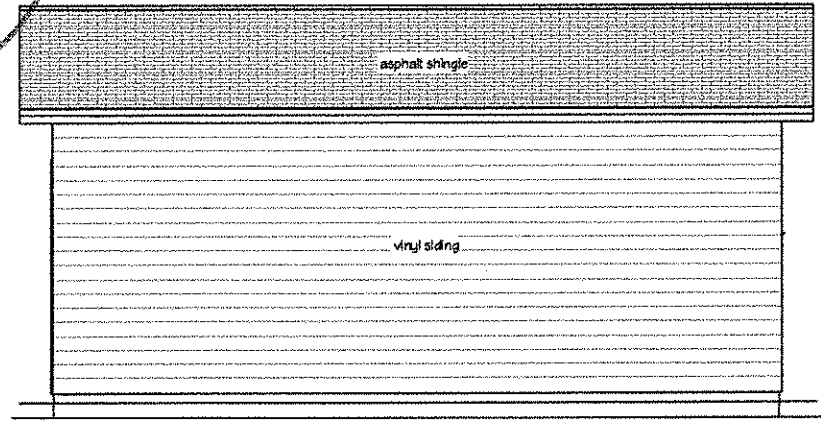
Rear Elevation



Left Elevation



Front Elevation



Right Elevation

Committee
of Adjustment
JUL 0 4 2016
City of Ottawa

NOTES:
All proposed work to conform to the latest edition of the Ontario Building Code. All dimensions to be verified on site by contractor prior to construction.

DESIGNER DECLARATION:
I, Thomas Fuller (BCIN # 21942) take responsibility for the architectural design work shown on this drawing.

draft only

PROJECT:
CBS 16-107
Quinn Residence
Accessory Storage
Garage
5453 Jake St.
Osgoode, On.

CAPITAL
BUILDING SERVICES INC.
7875 Parkway Rd.
Metcalfe, On.
(613)291-2041
Ontario BCIN # 27412
ottawahouseplans.com

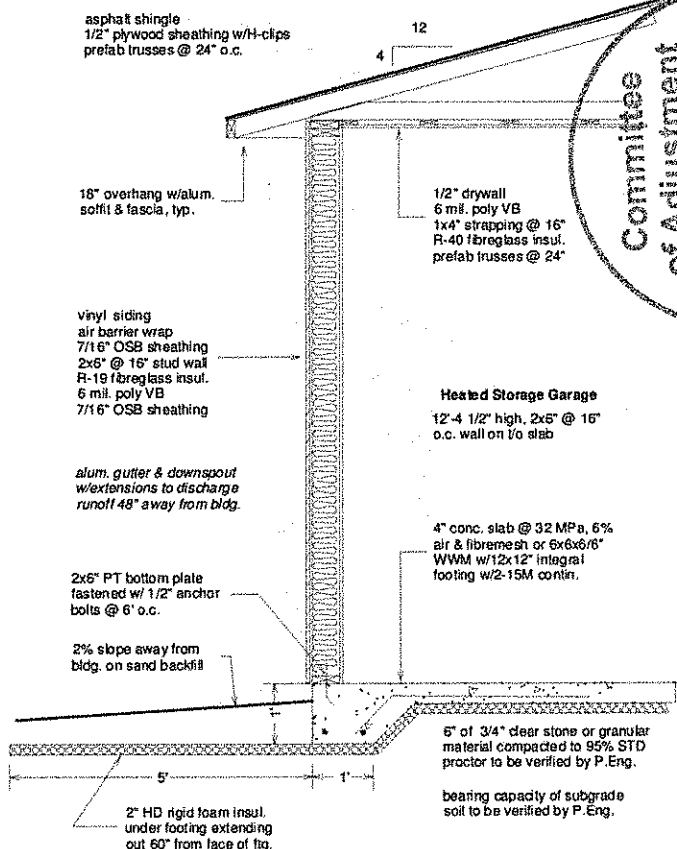
Elevations

SCALE:
3/16" = 1'

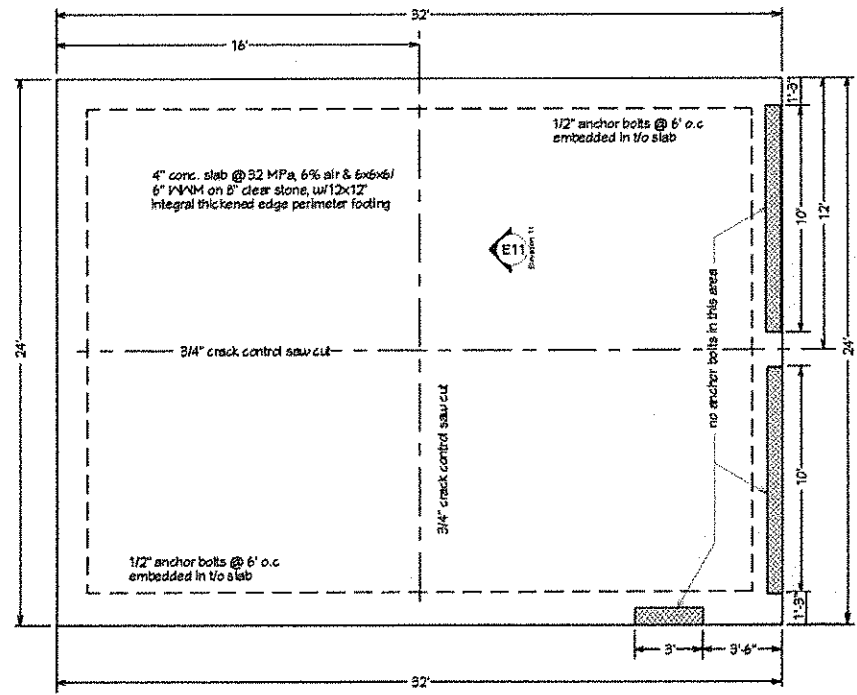
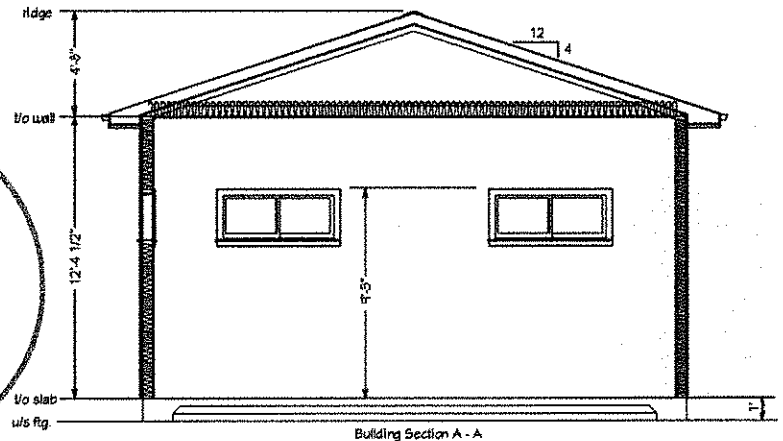
DATE:
April 14, 2016
April 20, 2016

DRAWN: TJF BCIN# 21942	SHEET: A3
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**Committee
of Adjustment**
JUL 0 4 2016
City of Ottawa



Typical Wall Section
1/2" = 1'



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Metcalfe, On.
(613)291-2041
Ontario BCIN # 27412
ottawahouseplans.com

**Foundation Plan
Wall Section**

SCALE:
3/16" = 1'

DATE:
April 14, 2016
April 20, 2016

DRAWN: TJF BCIN# 21942	SHEET: A2
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