

SITE INFORMATION

ZONING	R1GG	
SITE AREA	823.10m ²	
Total Site Area:	360.20m ²	
Summit Site:	462.90m ²	
Palmer Site:		
SETBACKS	F.Y.	C.S.Y.
Summit House	6m	4.5m
Palmer House	6m	N/A
	I.S.V.	R.Y.
	1.22m	4.64m
	1.2m(N)/	7.08m
	3.05(S)	

DEVELOPMENT STATISTICS

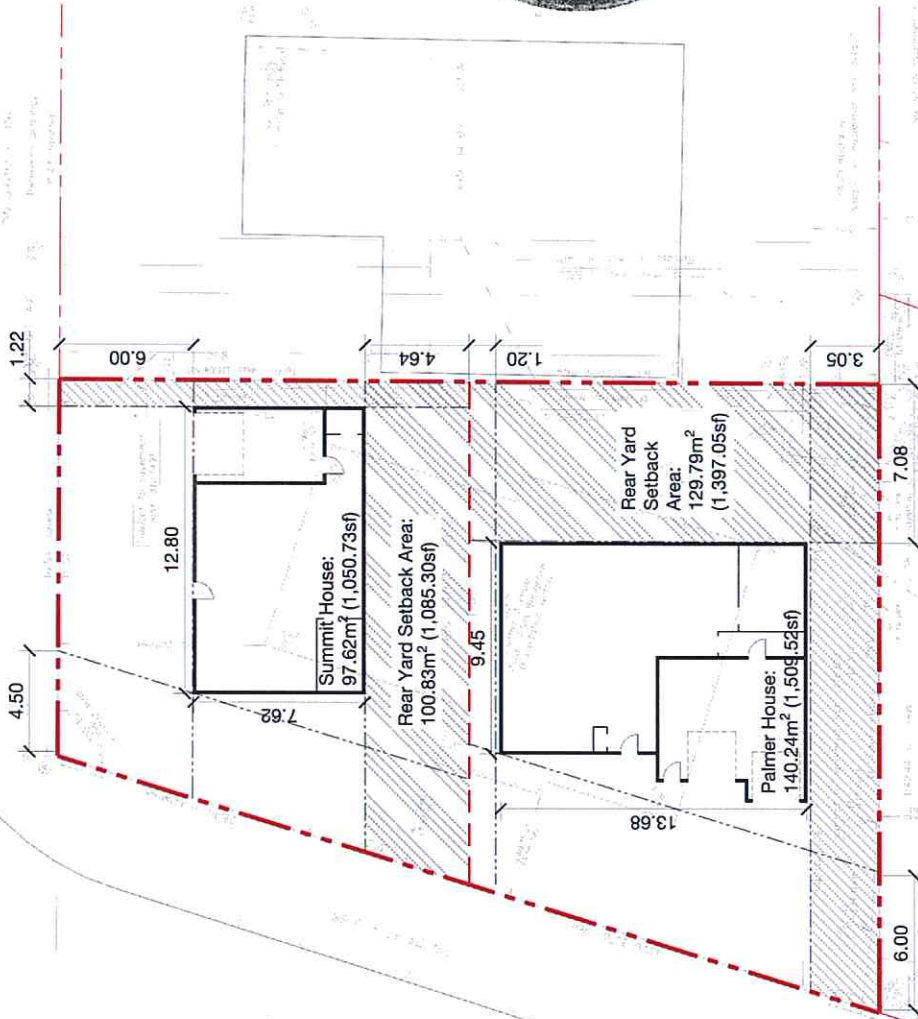
Footprint	Summit House	Palmer House
	97.62m ²	140.24m ²

NOTES

- Assumes typical Residential floor height of 3m.
- The base plan (lot lines, existing roads and surrounding areas) is based on the a survey plan provided by the client and aerial images.

SUMMIT AVENUE

PALMER AVENUE



2067 PALMER AVENUE CONCEPT PLAN



LEGEND

[Symbol]	PROPOSED BUILDINGS
[Symbol]	REAR YARD SETBACK BASEMENT
[Symbol]	REAR YARD SETBACK AREA
[Symbol]	EXISTING BUILDING
[Symbol]	PROPERTY BOUNDARY
[Symbol]	PROPOSED SEWERAGE LINE
[Symbol]	SETBACKS

CLIENT
HASSAN MANSOUR

No.	REVISION	DATE	BY
6	3D MODEL	2018.12.19	CB
5	3D MODEL	2018.11.05	CB
4	REVISION	2018.10.15	CB
3	CONCEPT 2 DRAFT	2018.10.12	CB
2	REVISION	2018.10.11	CB
1	DRAFT	2018.10.11	CB

FOTENN
Planning + Design

223 McLeod Street, Ottawa ON K2P 0Z8
613.730.3709 www.fotenn.com

DESIGNED CB
REVIEWED EL
DATE 2018.10.11

P1

PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.
DATE: _____

ANDREW J. BROXHAM
ONTARIO LAND SURVEYOR

AREA (Sq.m.)	PART	LOT	P.L.N.	P.N.I.
37.4	1	PART OF 24	646	ALL OF 04197-0153
22.4	2			
18.6	3			
390.1	4			
84.2	5			

Part 5 is Subject to easement inst. OT18323
Parts 2 & 3 are Subject to easement inst. OT17491

**DRAFT PLAN OF SURVEY OF
PART OF LOT 24
REGISTERED PLAN 646
CITY OF OTTAWA**
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150
Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

Surveyor's Certificate
I CERTIFY THAT: The plan and plan are correct and in accordance with the Surveys
Act, the Surveyors Act and the Land Titles Act and the regulations
made under them.
The survey was completed on the _____ day of _____, 2018.

Date
Andrew J. Broxham
Ontario Land Surveyor

Notes & Legend

- O- Denotes Survey Monument Planned
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- IBW Iron Wire
- WT Witness
- (AOG) Annis, O'Sullivan, Vollebek Ltd.
- Mes. Measured
- (P1) Unopposed Plan 646
- (P2) Unopposed Plan 646
- (N1) Field Notes (725) April 7, 1983 (Reference 2-446-GR-0)
- (N2) Field Notes (647) November 24, 1986 (Reference 4-466-GR-0)
- (N3) Field Notes (647) August 1983 (Reference 3-446-GR-0)
- (N4) Field Notes (647) August 30, 1972 (Reference 6-446-GR-0)
- (N5) Field Notes (725) June 22, 1981 (Reference 1-446-GR-0)
- BF Board Fence
- Overhead Wires
- Utility Pole

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
Ontario
Land Surveyors (Lic. No. 24323-04, 24323-05, 24323-06, 24323-07, 24323-08, 24323-09, 24323-10, 24323-11, 24323-12, 24323-13, 24323-14, 24323-15, 24323-16, 24323-17, 24323-18, 24323-19, 24323-20, 24323-21, 24323-22, 24323-23, 24323-24, 24323-25, 24323-26, 24323-27, 24323-28, 24323-29, 24323-30, 24323-31, 24323-32, 24323-33, 24323-34, 24323-35, 24323-36, 24323-37, 24323-38, 24323-39, 24323-40, 24323-41, 24323-42, 24323-43, 24323-44, 24323-45, 24323-46, 24323-47, 24323-48, 24323-49, 24323-50, 24323-51, 24323-52, 24323-53, 24323-54, 24323-55, 24323-56, 24323-57, 24323-58, 24323-59, 24323-60, 24323-61, 24323-62, 24323-63, 24323-64, 24323-65, 24323-66, 24323-67, 24323-68, 24323-69, 24323-70, 24323-71, 24323-72, 24323-73, 24323-74, 24323-75, 24323-76, 24323-77, 24323-78, 24323-79, 24323-80, 24323-81, 24323-82, 24323-83, 24323-84, 24323-85, 24323-86, 24323-87, 24323-88, 24323-89, 24323-90, 24323-91, 24323-92, 24323-93, 24323-94, 24323-95, 24323-96, 24323-97, 24323-98, 24323-99, 24323-100)

Phone: (613) 727-8852 / Fax: (613) 727-0799



Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9999.
Bearings are grid, derived from Can-Met 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N42°57'49"E and are referenced to Specified Control Points 019195454791 and 019195454791, MTM Zone 9 (19 30 West Longitude) MAD-83 (original).
For comparison purposes, bearings shown on Plans P1 are astronomic bearings.
Coordinates are derived from Can-Met 2016 Real Time Network GPS observations referenced to Specified Control Points 019195454791 and 019195454791, MTM Zone 9 (19 30 West Longitude) MAD-83 (original).
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
- 019195454791 Northing 5024915.16 Easting 373971.65
- 019195454791 Northing 5036178.12 Easting 372436.11
- Point A Northing 5028254.57 Easting 370554.90
- Point B Northing 5028347.24 Easting 370563.77
Caution: Coordinates cannot be used to re-establish corners or boundaries shown on this plan.

