

Designed by:
ATRIUM
 Design
 Zuhdija [Zed] Sakerovic, DIA
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 1081 Meacowlands Drive
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BOUNDARY INFORMATION DERIVED FROM 1987 CAD RECORDS AND 1987 REGISTERED PLAN 238, CITY OF OTTAWA, PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD., 190 COLONNADE DRIVE, OTTAWA, ON, DATED JULY 19, 2017

Consultant:
JOHN G. COOKE & ASSOCIATES LTD.
 CONSULTING ENGINEERS
 Suite 200, 17 Fitzgerald Road
 OTTAWA, ON, K2H 9G1

01	DEC 1979	SECONDARY MINOR VARIANCE / PERMISSON APPLICATION
02	JUL 15 19	ISSUED FOR MINOR VARIANCE / PERMISSON APPLICATION
03	MAY 21 19	ISSUED FOR MINOR VARIANCE / PERMISSON APPLICATION
04	APR 20 19	ISSUED FOR REVIEW
INC	DATE	ISSUE

PROJECT TITLE
SINGLE FAMILY RESIDENCE RENOVATION & ADDITION
 124 Boteler Street (LowerTown HCD) OTTAWA, Ontario
 SECONDARY MINOR VARIANCE / PERMISSON APPLICATION

DRAWING TITLE
SITE PLAN

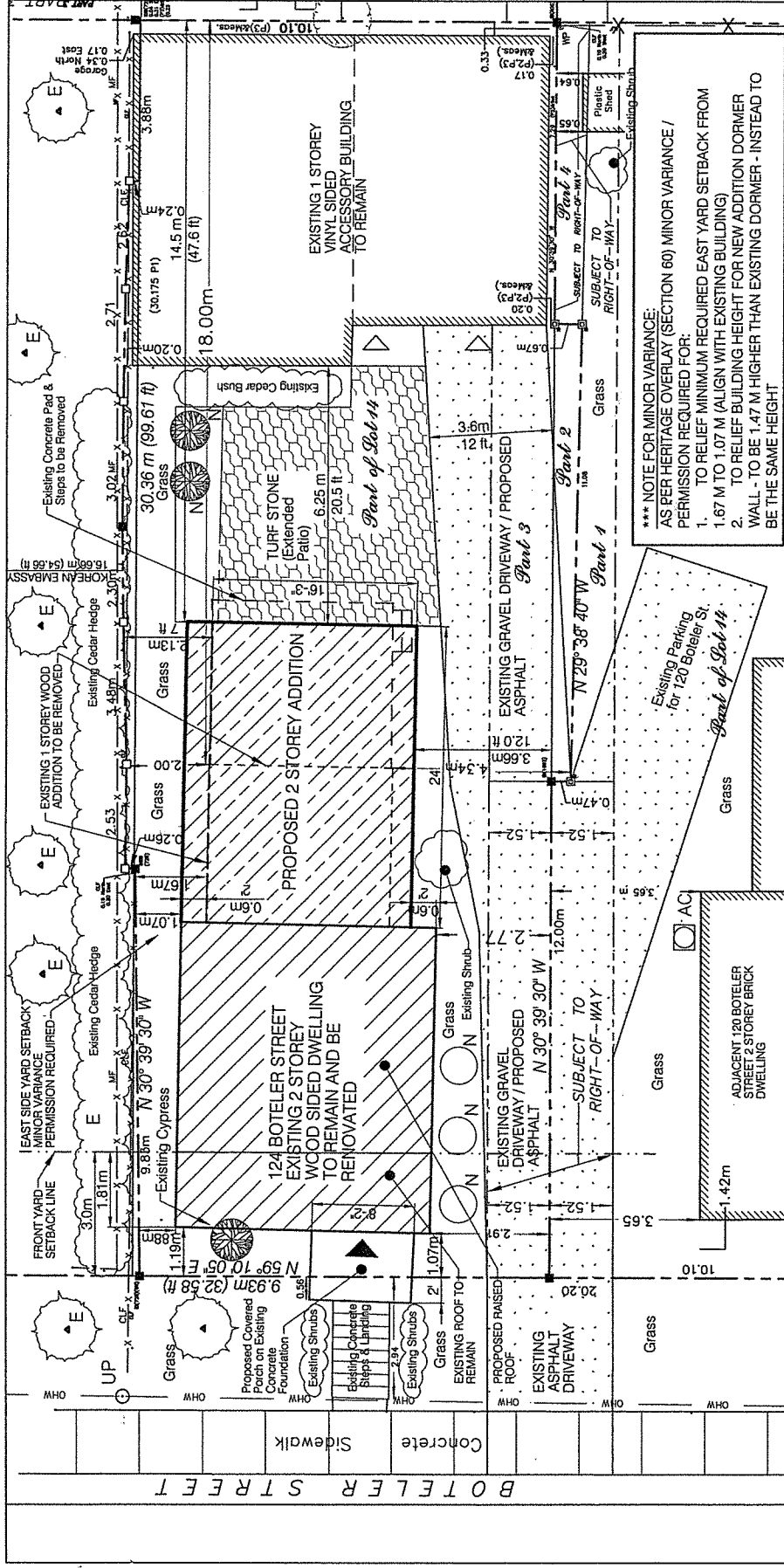
Sheet No:
SP

Project No:
 201911805

Date:
 DEC. 12, 2019

Scale:
 AS SHOWN

Revision:
R-2
 DEC. 12, 2019



*** NOTE FOR MINOR VARIANCE: AS PER HERITAGE OVERLAY (SECTION 60) MINOR VARIANCE / PERMISSON REQUIRED FOR:

- TO RELIEF MINIMUM REQUIRED EAST YARD SETBACK FROM 1.67 M TO 1.07 M (ALIGN WITH EXISTING BUILDING)
- TO RELIEF BUILDING HEIGHT FOR NEW ADDITION DORMER WALL - TO BE 1.47 M HIGHER THAN EXISTING DORMER - INSTEAD TO BE THE SAME HEIGHT

ZONING INFORMATION:

Zoning: RAS - RESIDENTIAL FOURTH DENSITY

Zone Provisions: Provided

Permitted/Required (Zoning By-law):
 Lot Area: 316.08 sq.m. Min. 270 sq.m.
 Lot Width: 9.93 m. Min. 8.0 m.
 Front Yard Setback: 6.10 m. Min. 3.0 m.
 Rear Yard Setback (for Proposed Addition): 14.5 m.
 Interior Side Yard Setback (for Proposed Addition): 1.8 m.
 - Total: 2.88 m. Heritage Req. 1.67 m ***
 - East Side: 1.02 m. Heritage Req. 6.02 m ***
 - West Side: 1.02 m. Heritage Req. 6.02 m ***
 New Addition Wall Height: 7.48m. Heritage Req. 6.02 m ***

Project description: SINGLE FAMILY HOUSE RENOVATION AND ADDITION

Design Prepared for: SECONDARY MINOR VARIANCE / PERMISSON APPLICATION

***EAST SIDE YARD SETBACK - See Note ***Above, and this Site Plan

***BUILDING / WALL HEIGHT - See Note ***Above, and Attached Elevations Drawings for Height Clarification

LEGEND:

- EXISTING 2-STORY WOOD FRAMED DWELLING TO REMAIN WITH RENOVATION
- PROPOSED TWO STOREY ADDITION TO EXISTING RENOVATED HOUSE
- TURF STONE
- EXISTING ACCESSORY BUILDING (1 STOREY BUILDING) TO REMAIN
- INDICATES EXISTING BUILDING ENTRANCE
- INDICATES ACCESSORY BUILDING ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- RIGHT OF WAY LINE

SETBACK MEASUREMENT: meter / feet

EXISTING FENCE: MF = METAL FENCE, CLF = CHAIN LINK FENCE

TREES: E - EXISTING, N - NEW

IB □ INDICATES IRON BAR, DS □ DOWNSPOUT

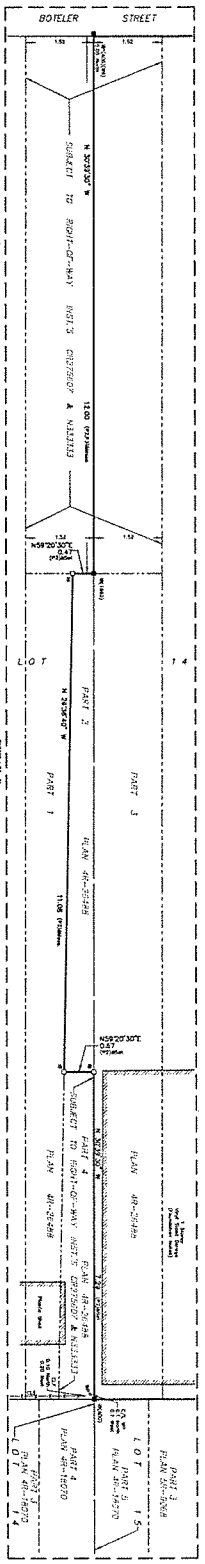
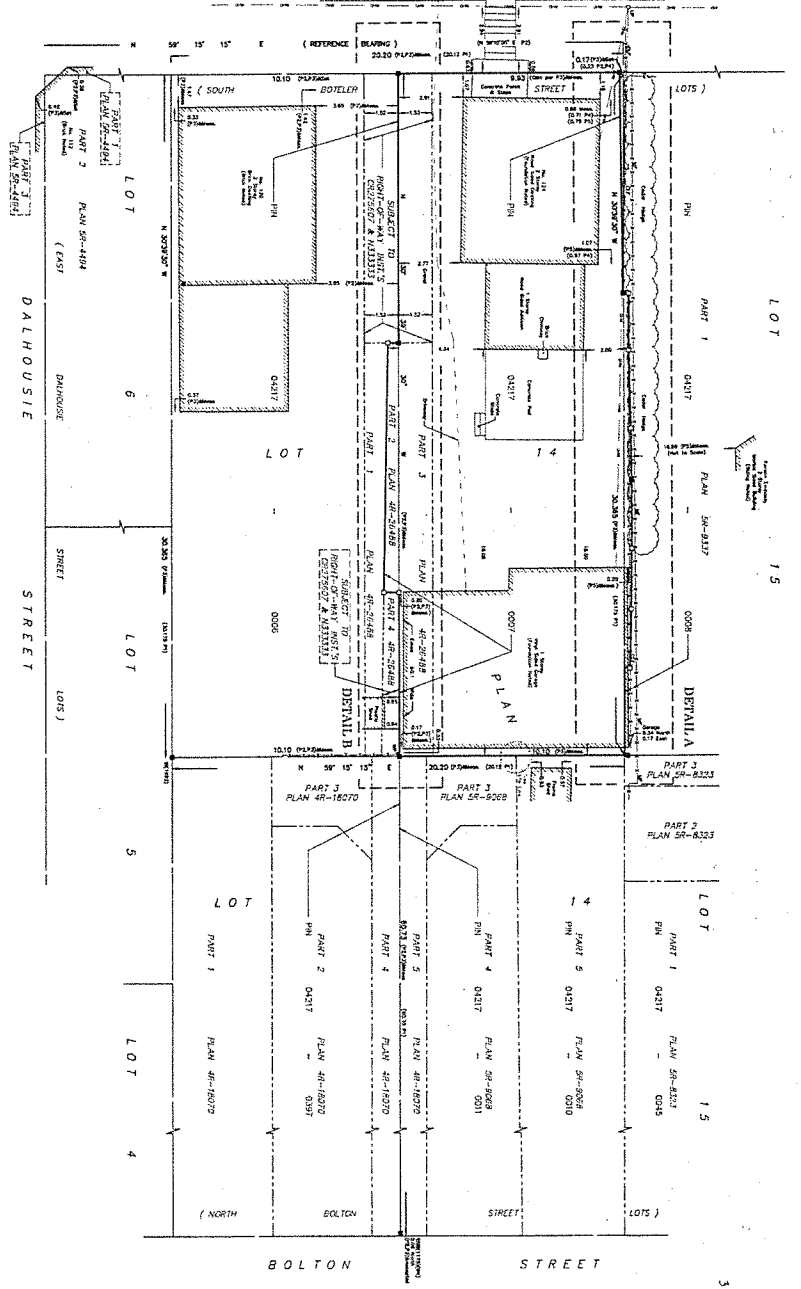
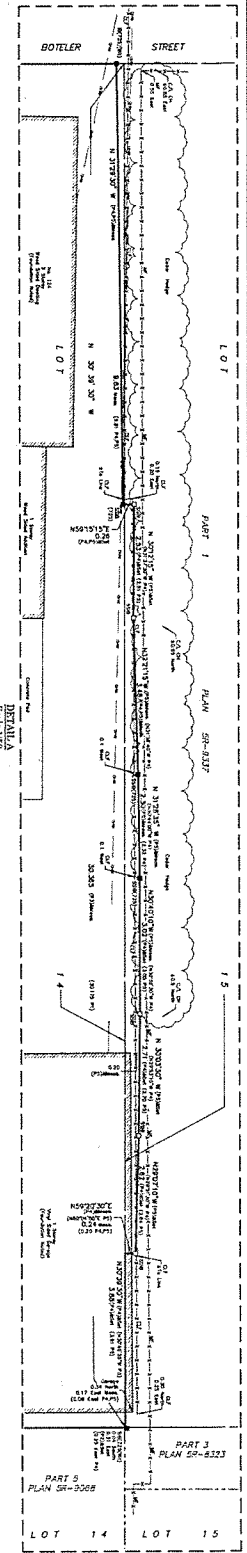
Scale: 1:125

0 2 4 6 8 10 Meters

1 SITE PLAN
 SP SCALE = 1:125

Committee of Adjustment
 DEC 13 2019
 City of Ottawa

Committee of Adjustment
DEC 13 2019
City of Ottawa



SURVEOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF LOTS 14 AND 15
(SOUTH BOTELER STREET)
REGISTERED PLAN 3
CITY OF OTTAWA
PARLEY, SMITH & DENNIS SURVEYING LTD., 2019

Scale: 1:100
10 metres

Notice:
Distances and bearings shown on this plan are to be treated and can be corrected to fit by a qualified surveyor.

Distance Note:
Distances and bearings shown on this plan are to be treated and can be corrected to fit by a qualified surveyor.

Bearing Note:
Bearings are given in degrees, minutes and seconds. Bearings are to be treated and can be corrected to fit by a qualified surveyor.

Notes & Legend:
1. Survey of the property shown on this plan was conducted by Parley, Smith & Dennis Surveying Ltd. on 10/15/2019.
2. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S.5, and the Survey Regulations, R.R.O. 1990, c. 121, and the Survey Act, R.S.O. 1990, c. S.5, and the Survey Regulations, R.R.O. 1990, c. 121.
3. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S.5, and the Survey Regulations, R.R.O. 1990, c. 121, and the Survey Act, R.S.O. 1990, c. S.5, and the Survey Regulations, R.R.O. 1990, c. 121.
4. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S.5, and the Survey Regulations, R.R.O. 1990, c. 121, and the Survey Act, R.S.O. 1990, c. S.5, and the Survey Regulations, R.R.O. 1990, c. 121.

Part 2
1. The survey was conducted in accordance with the Survey Act, R.S.O. 1990, c. S.5, and the Survey Regulations, R.R.O. 1990, c. 121, and the Survey Act, R.S.O. 1990, c. S.5, and the Survey Regulations, R.R.O. 1990, c. 121.
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Parley, Smith & Dennis Surveying Ltd.
190 Dundas Street West, Suite 1000, Toronto, Ontario M5G 1R7
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Fax: 416-593-1112
www.parleysurveying.com

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PROFESSIONAL INFORMATION DERIVED FROM SURVEY OF PARTIAL LOTS 158 & 159, REGISTERED PLAN 238, CITY OF OTTAWA, PREPARED BY FARLEY, SMITH & DENNIS SURVEYING LTD., 180 COLONADE DRIVE, OTTAWA, ON. DATED JULY 18, 2019

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 Suite 200, 17 Fitzgerald Road
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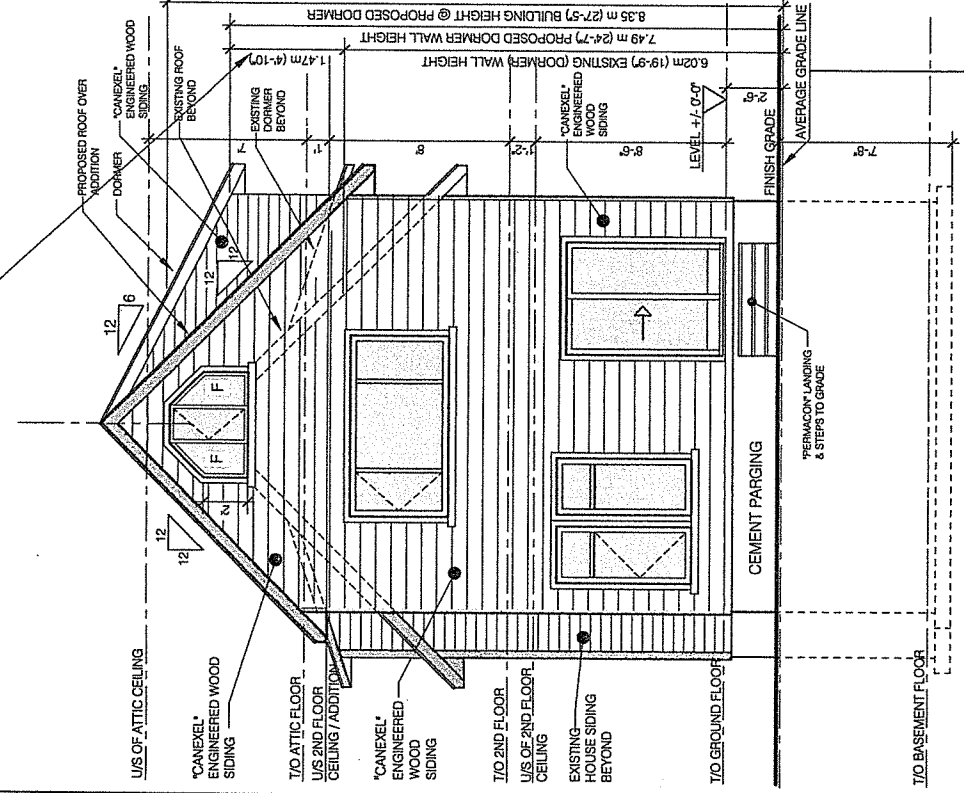
NO.	DATE	ISSUE
01	DEC-1919	SECONDARY MINOR VARIANCE / PERMISSON APPLICATION
02	JUL-1519	ISSUED FOR PERMISSON APPLICATION
03	JAN-3119	ISSUED FOR PERMISSON APPLICATION
04	APR-2019	ISSUED FOR PERMISSON APPLICATION

PROJECT TITLE
SINGLE FAMILY RESIDENCE RENOVATION & ADDITION
 124 Bolester Street (Lower town HCD)
 OTTAWA, Ontario
 SECONDARY MINOR VARIANCE / PERMISSON APPLICATION

DRAWING TITLE
PROPOSED: FRONT ELEVATION - REAR ELEVATION

Project No.: 201911905
 Sheet No.: **A-9**
 Date: DEC-12, 2019
 Scale: AS SHOWN
 Revision: **R-2**
 DEC-12, 2019

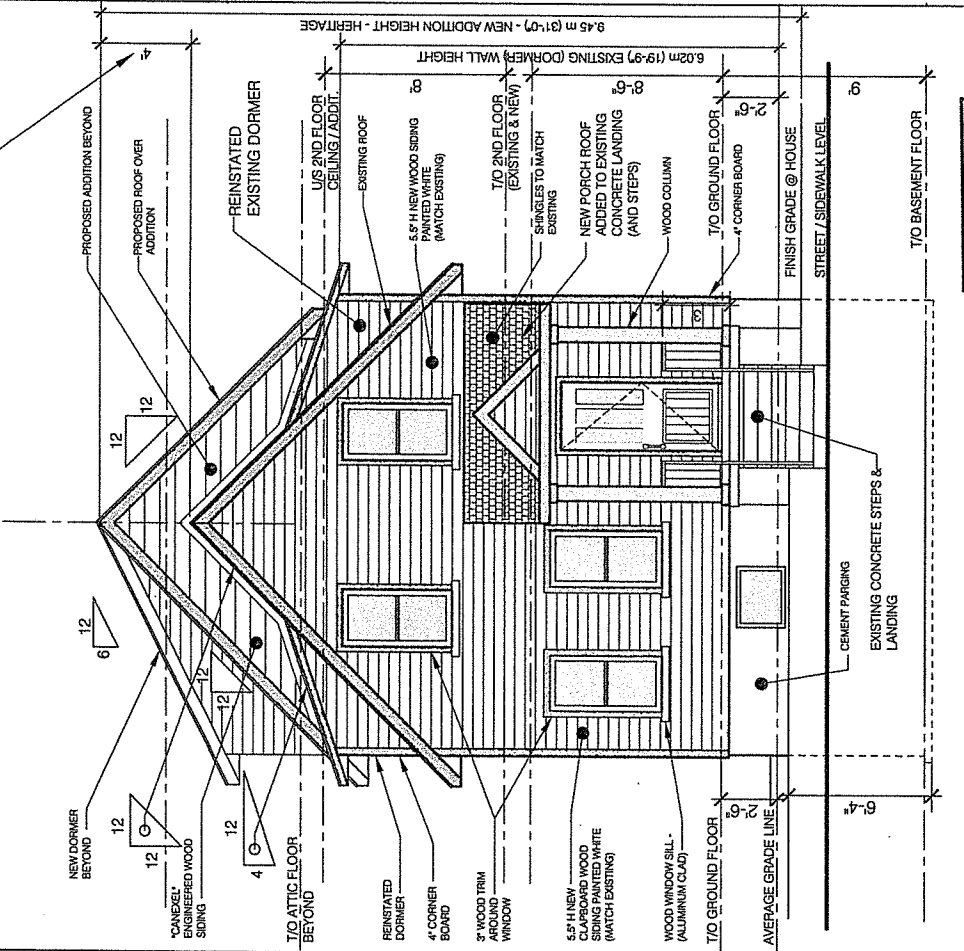
MINOR VARIANCE REQUIRED TO RELIEF NEW CORNER WALL HEIGHT FOR NEW ADDITION TO BE 4.47 m (14.67 ft) HIGHER THAN EXISTING DORMER WALL



AVERAGE GRADE NOTE:
 - BENCH MARK: EXISTING HOUSE GROUND FLOOR LEVEL +/- 0'-0"
 - FOR AVERAGE CALCULATION, GRADE ELEVATIONS ARE TAKEN ALONG BOTH SIDE LOT LINE AT MINIMUM REQUIRED FRONT AND REAR YARD SETBACK

2 PROPOSED REAR ELEVATION
 A-9 SCALE: 3/16" = 1'-0"

MINOR VARIANCE OBTAINED TO RELIEF BUILDING HEIGHT FOR NEW ADDITION - TO BE 1.2 m (4 ft) HIGHER THAN EXISTING BUILDING - INSTEAD OF THE SAME HEIGHT



Committee of Adjustment
 DEC 13 2019
 City of Ottawa

1 PROPOSED FRONT ELEVATION
 A-9 SCALE: 3/16" = 1'-0"

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BOUNDARY INFORMATION DERIVED FROM THE CAD FILES OF THE 158 REGISTERED PLAN 238, CITY OF OTTAWA, PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD., 190 COLONNADE DRIVE, OTTAWA, ON, DATED JULY 18, 2017

Consultant:
JOHN G. COOKE & ASSOCIATES LTD., CONSULTING ENGINEERS
 Suite 200, 17 Fitzgerald Road
 OTTAWA, ON, K2H 9G1

NO	DATE	ISSUE
01	DEC. 1919	ISSUED FOR MINOR VARIANCE / PERMISSION APPLICATION
02	MAR. 31/19	ISSUED FOR HERITAGE APPLICATION
03	MAR. 31/19	ISSUED FOR HERITAGE APPLICATION
04	DEC. 1919	ISSUED FOR MINOR VARIANCE / PERMISSION APPLICATION

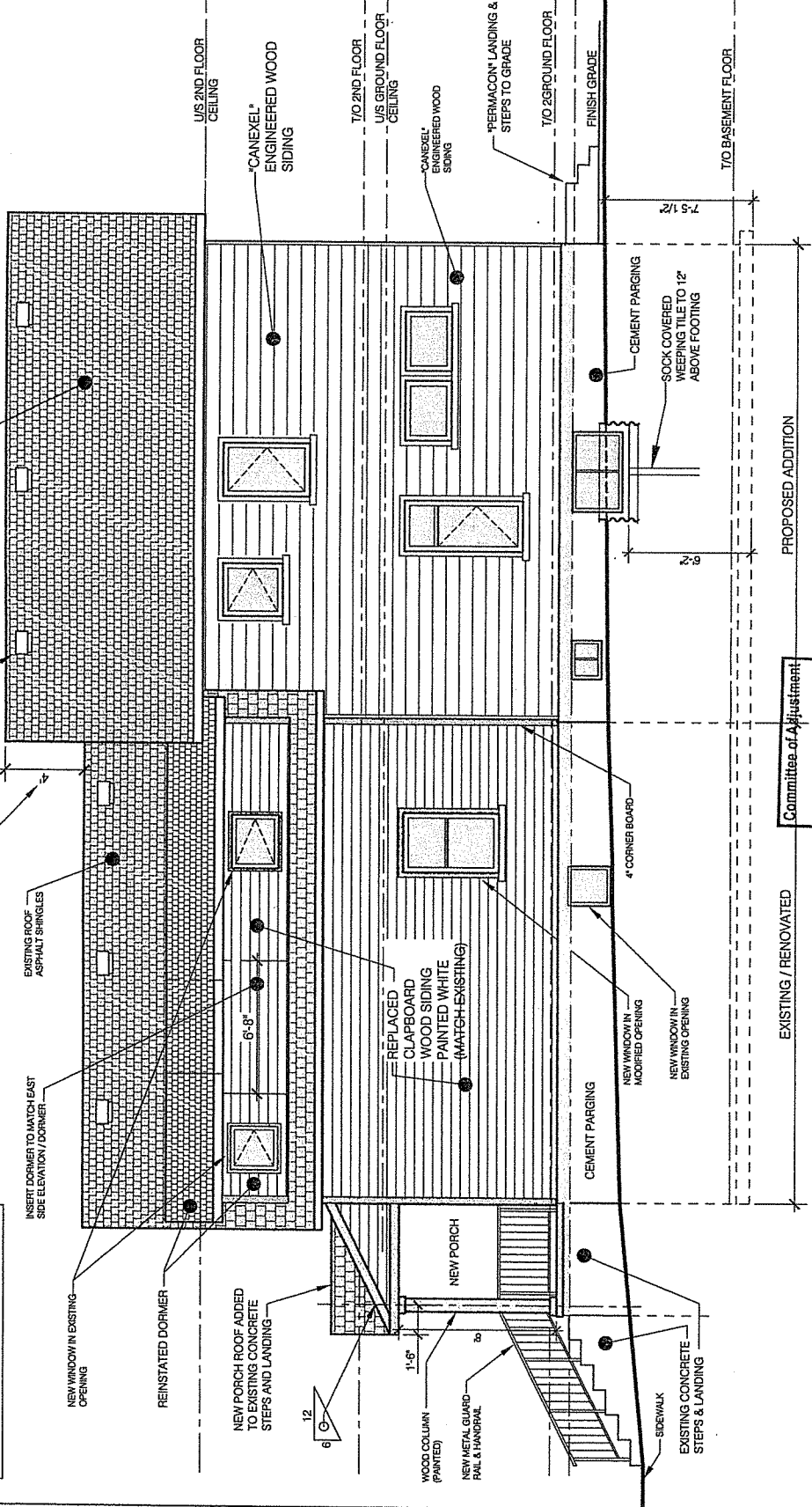
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 124 Bealeier Street (LowerTown HCD)
 OTTAWA, Ontario
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DRAWING TITLE
PROPOSED WEST ELEVATION

Project No: 201911905
 Sheet No: **A-10**
 Date: DEC. 12, 2019
 Scale: AS SHOWN
 Revision: **R-2**
 DEC. 12, 2019

OBC SB-12.2.1.1.1 - SOUTH / SIDE ELEVATION
 GROSS PERIPHERAL WALL AREA: 919.9 sq ft
 GROSS WINDOW AREA: 80.1 sq ft

RECOMMENDED COLOUR FOR
 "CANEXEL" SIDING
 "JF SANDALWOOD" (CCHER)



Committee of Adjustment
 DEC. 13, 2019
 City of Ottawa

1 PROPOSED WEST / SIDE ELEVATION
 A-10 SCALE: 3/16" = 1'-0"

EXISTING / RENOVATED

PROPOSED ADDITION

T/O BASEMENT FLOOR

FINISH GRADE

T/O 2ND FLOOR

T/O GROUND FLOOR

U/S 2ND FLOOR CEILING

U/S GROUND FLOOR CEILING

"CANEXEL" ENGINEERED WOOD SIDING

"CANEXEL" ENGINEERED WOOD SIDING

"PERMACON" LANDING & STEPS TO GRADE

T/O 2ND FLOOR

FINISH GRADE

T/O BASEMENT FLOOR

U/S 2ND FLOOR CEILING

U/S GROUND FLOOR CEILING

"CANEXEL" ENGINEERED WOOD SIDING

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RECOMMENDED COLOUR FOR "CANEXEL" SIDING "JF SANDALWOOD" (CCHER)

PROPOSED ADDITION ROOF ASPHALT SHINGLES

MINOR VARIANCE PERMISSION OBTAINED

EXISTING ROOF ASPHALT SHINGLES

EXISTING / RENOVATED

PROPOSED ADDITION

T/O BASEMENT FLOOR

FINISH GRADE

T/O 2ND FLOOR

T/O GROUND FLOOR

U/S 2ND FLOOR CEILING

U/S GROUND FLOOR CEILING

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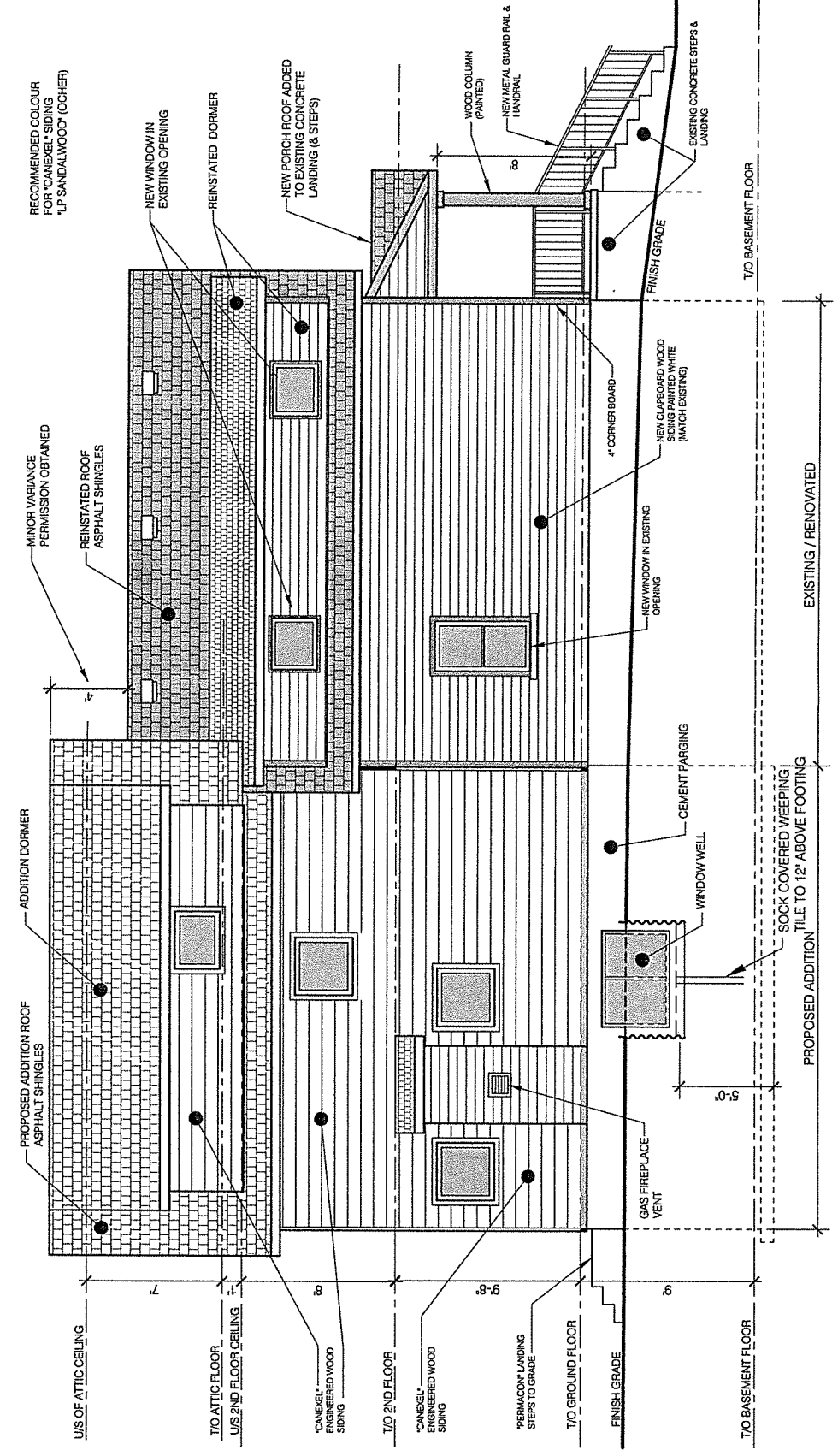
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06	SECONDARY MINOR VARIANCE
04	DEC. 2019 / PERMISSION APPLICATION
03	JUL. 2019 / ISSUED FOR MINOR VARIANCE
02	MAY 2019 / SUBMITTAL CONTRACT DOCUMENTS
01	APR. 2019 / ISSUED FOR HERITAGE APPLICATION
NO	DATE
NO	ISSUE

PROJECT TITLE
SINGLE FAMILY RESIDENCE RENOVATION & ADDITION
 124 Boteler Street (Lowertown HCD) OTTAWA, Ontario
 SECONDARY MINOR VARIANCE / PERMISSION APPLICATION

DRAWING TITLE
PROPOSED EAST ELEVATION

Project No: 20191905
 Sheet No: **A-11**
 Date: DEC. 12, 2019
 Scale: AS SHOWN
 Revision: **R-2**
 DEC. 12, 2019



1 PROPOSED EAST / SIDE ELEVATION
 A-11 SCALE: 3/16" = 1'-0"