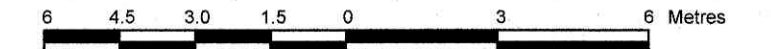


**PART OF LOT 15
REGISTERED PLAN 152
CITY OF OTTAWA**

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:

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 29th day of May, 2023.

JUNE 5, 2023

Date

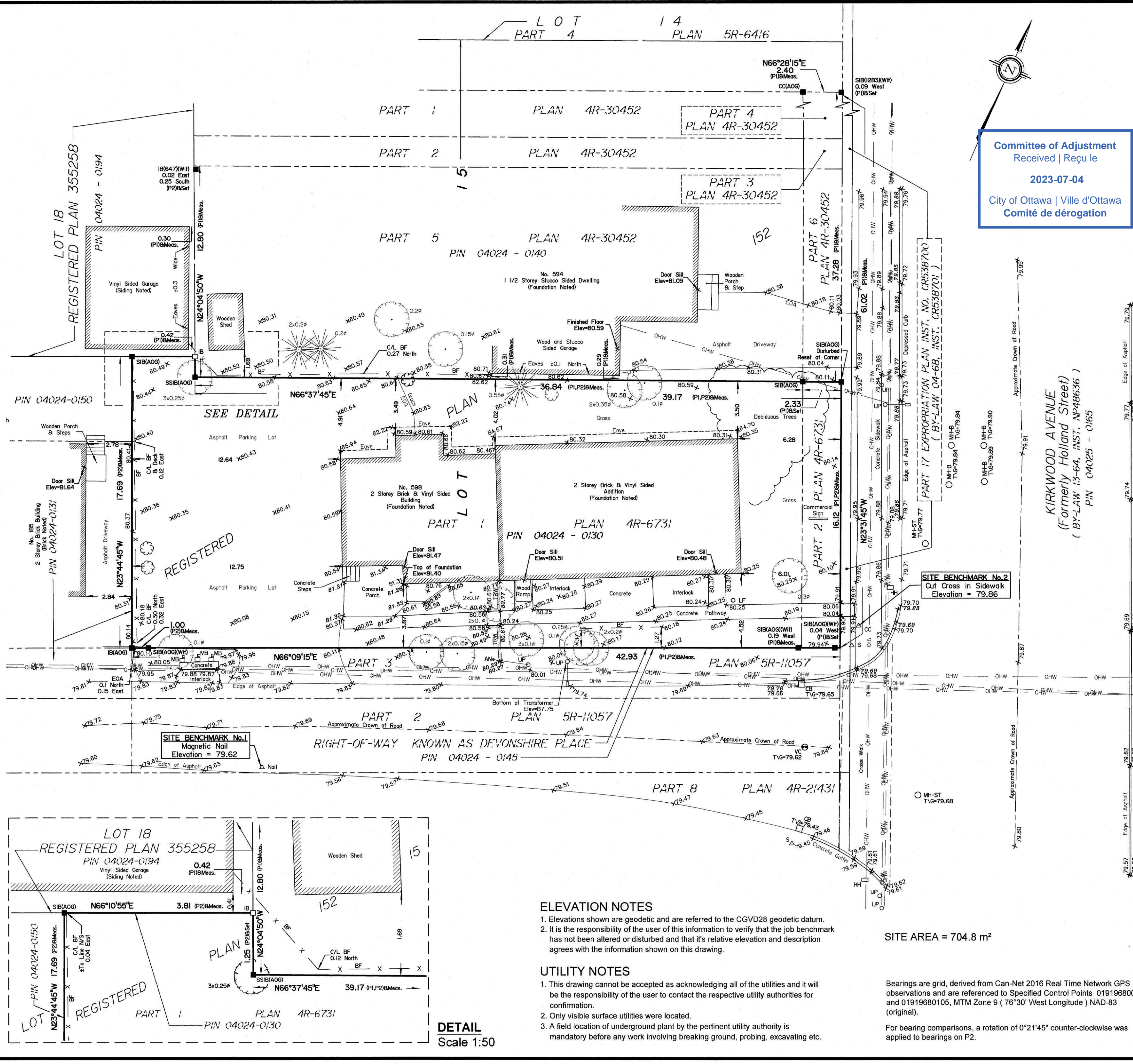
Mirel Aradau
Mirel Aradau
Ontario Land Surveyor

Notes & Legend

Denotes	
	Survey Monument Planted
	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CC	Cut Cross
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Plan 4R-30452
(P2)	Plan 4R-6731
○ MH-ST	Maintenance Hole (Storm Sewer)
○ MH-B	Maintenance Hole (Bell)
○ UP	Utility Pole
○ AN	Anchor
○ LF	Light Fixture
□ CB	Catch Basin
T/G	Top of Grate
○ HH	Handhole
	Deciduous Tree
	Coniferous Tree
	Shrubs
△ S	Sign
BF	Board Fence
MB	Mail Box
∅	Diameter
+ 65.00	Location of Elevations
+ 65.00	Top of Concrete Curb/Wall Elevation
C/L	Centreline
---	Property Line
⊕ VC	Valve Chamber (Watermain)
TRW	Timber Retaining Wall
DC	Depressed Curb
○	Utility Pole with Street Light
EOA	Edge of Asphalt

Committee of Adjustment
Received | Reçu le

2023-07-04
City of Ottawa | Ville d'Ottawa
Comité de dérogation



ELEVATION NOTES

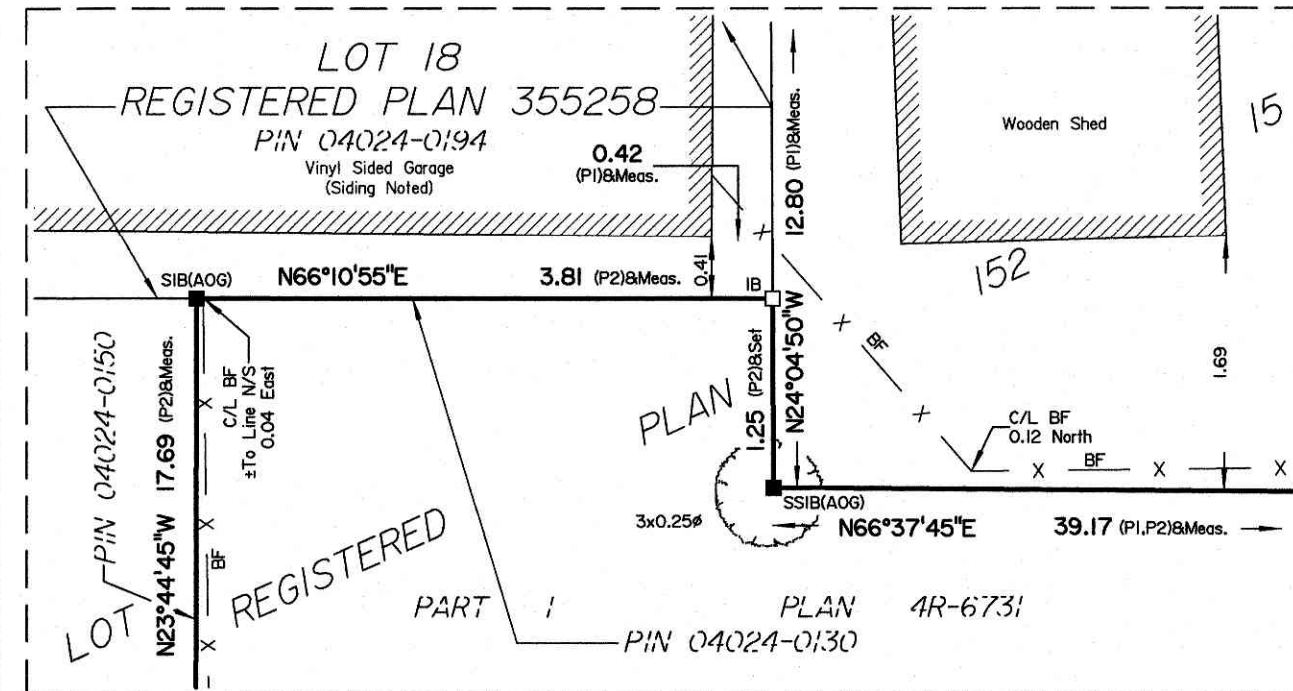
1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

SITE AREA = 704.8 m²

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
For bearing comparisons, a rotation of 0°21'45" counter-clockwise was applied to bearings on P2.



DETAIL
Scale 1:50

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-53758

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).

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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com

Ontario Land Surveyors Job No. 23948-23 OSC PHL115 RPI52 POS DI 06

Committee of Adjustment
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2023-07-04
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PART 5 PLAN 4R-30452

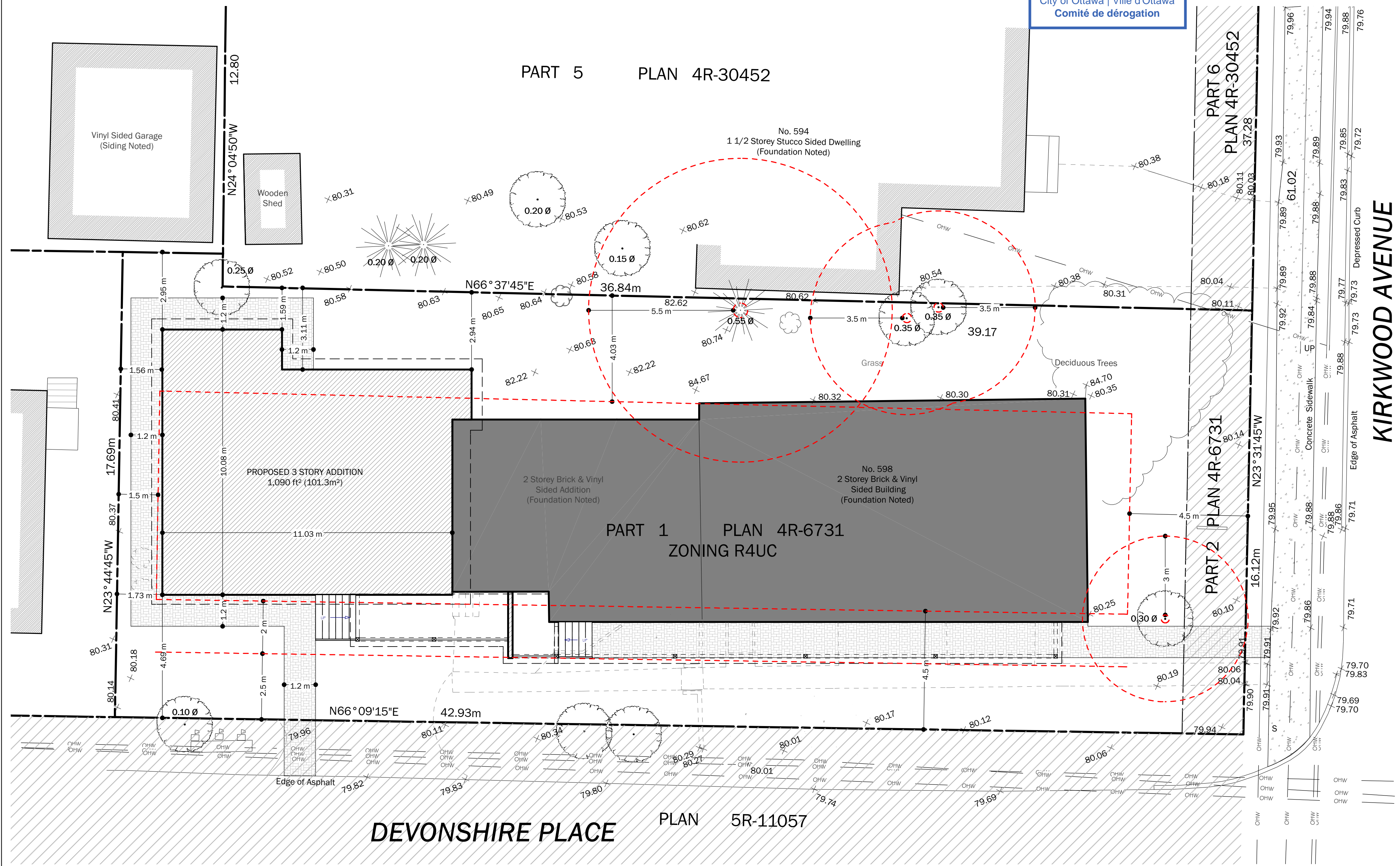
PART 6 PLAN 4R-30452

PART 2 PLAN 4R-6731

PART 1 PLAN 4R-6731
ZONING R4UC

DEVONSHIRE PLACE PLAN 5R-11057

KIRKWOOD AVENUE



SITE PLAN
SCALE: 1/8" = 1'-0"

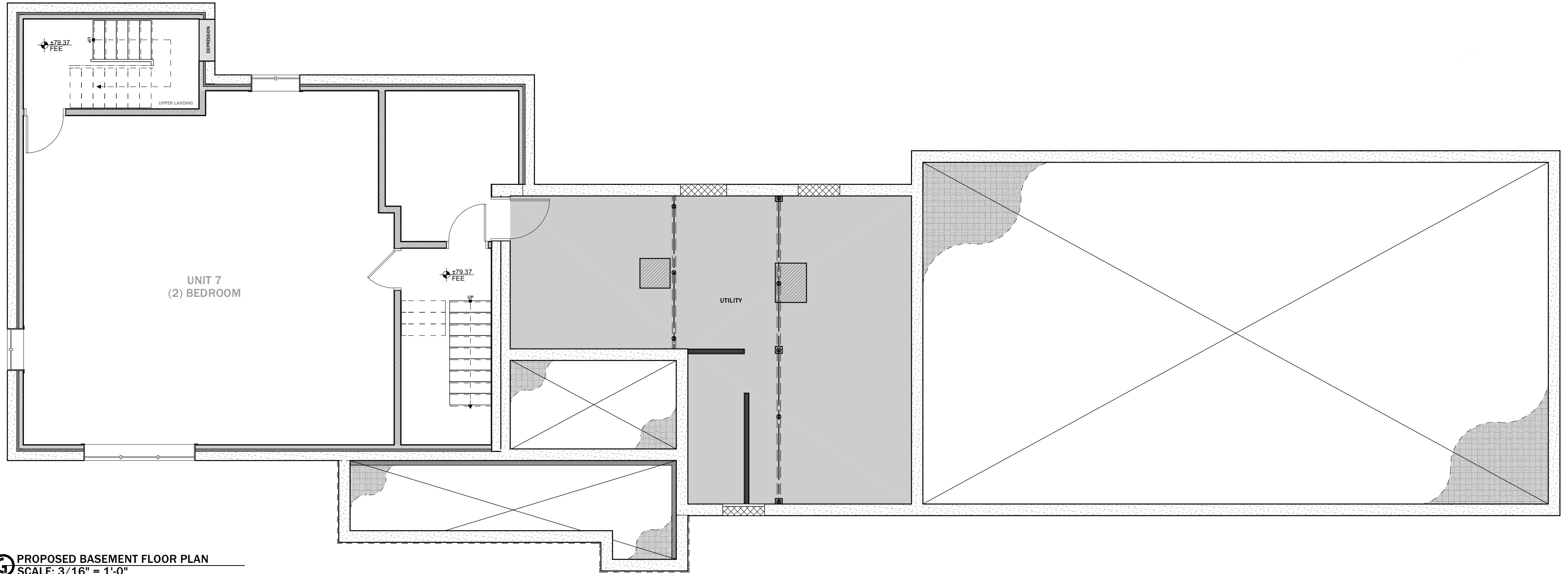
NO. DESCRIPTION	PERSON	DATE
ISSUED	JAB	13 JUNE 2023
MINOR VARIANCE		

SHEET TITLE
SITE PLAN

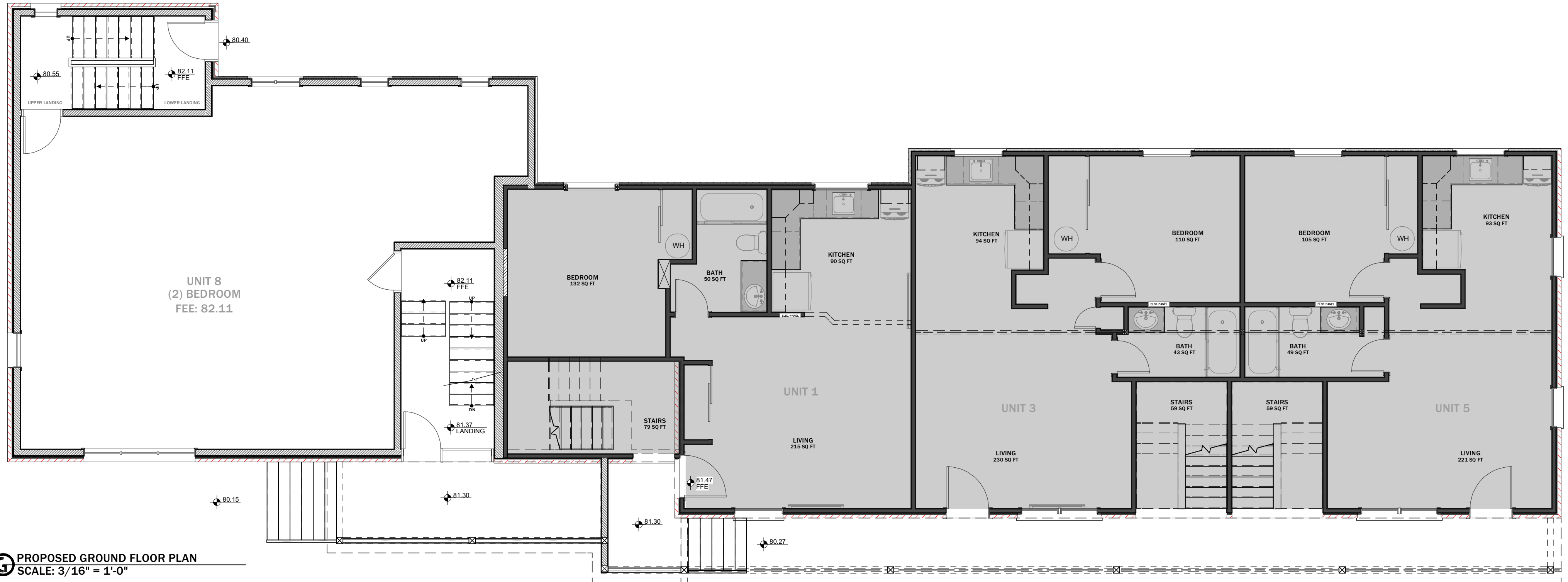
PROJECT DESCRIPTION
**598 KIRKWOOD AVENUE, OTTAWA
LOW-RISE APARTMENT ADDITION**

DATE:	13-JUNE-2023
SCALE:	INDICATED
SIZE:	ARCH C (18" x 24")
SHEET:	A-1





PROPOSED BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



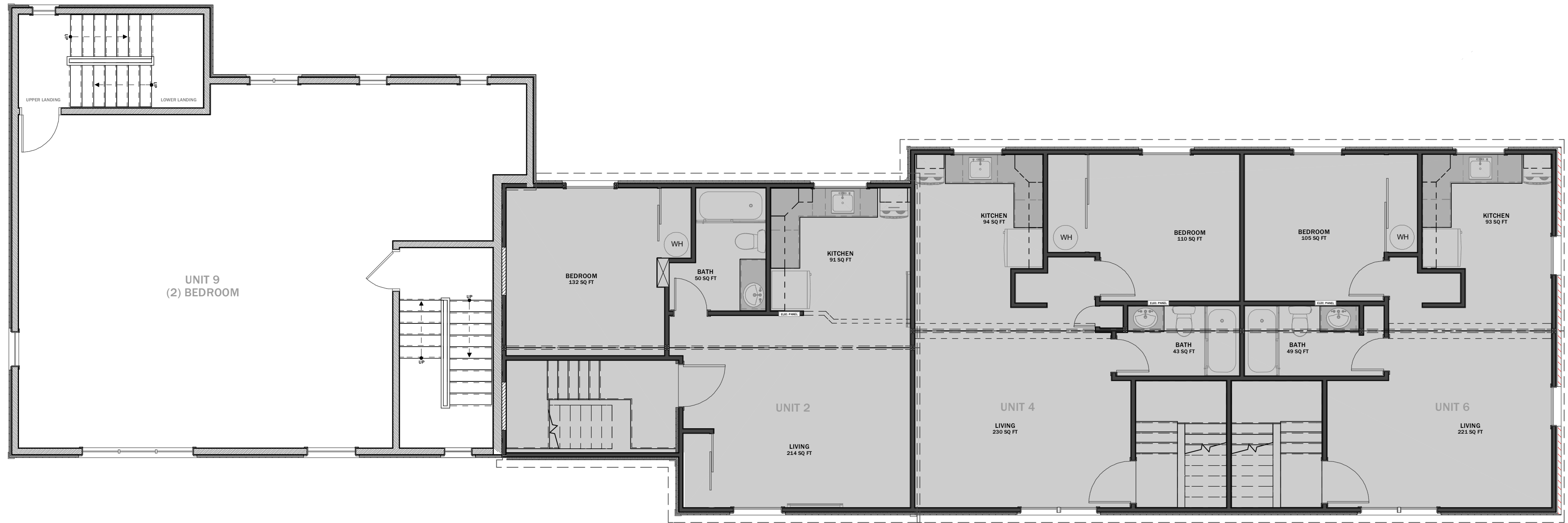
PROPOSED GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

NO. DESCRIPTION	REVISION	DATE
1 ISSUED MINOR VARIANCE	AB	13-JUNE-2023

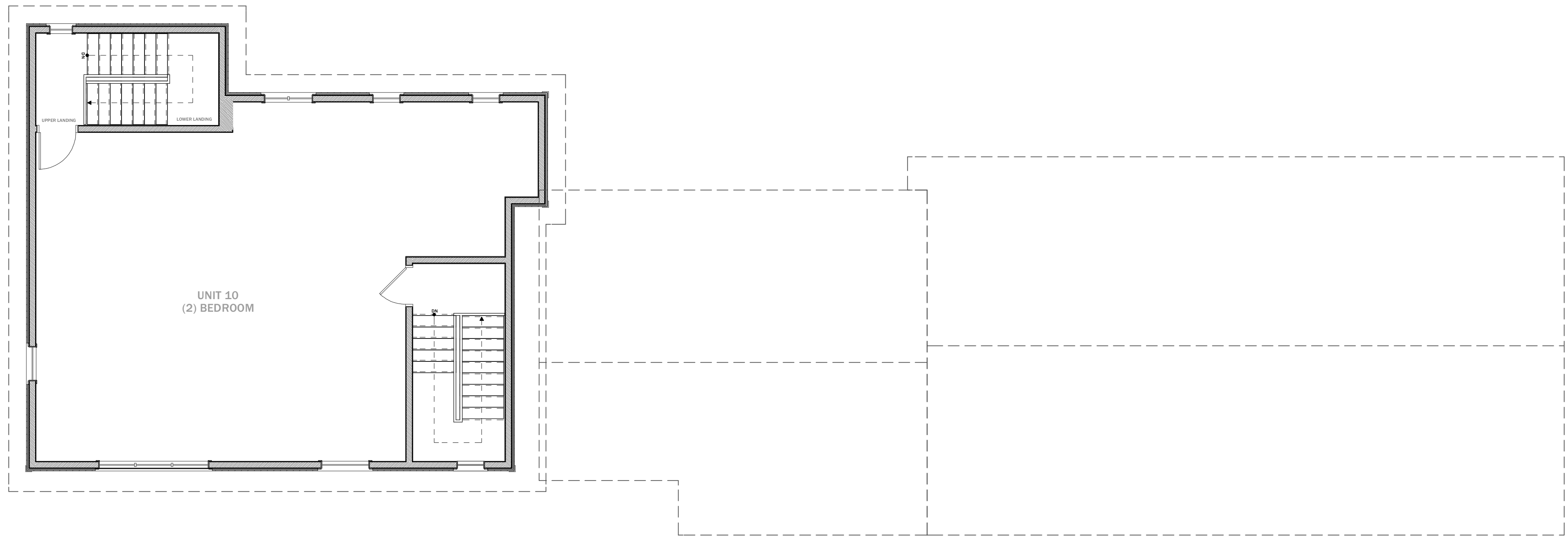
PROPOSED FLOOR PLANS - BASEMENT & MAIN FLOOR

**598 KIRKWOOD AVENUE, OTTAWA
LOW-RISE APARTMENT ADDITION**

DATE:	13-JUNE-2023
SCALE:	INDICATED
SIZE:	ARCH C (18" x 24")
SHEET:	A-2



PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

NO. DESCRIPTION	PERSON	DATE
1. ISSUED FOR VARIANCE	AB	13-JUNE-2023

PROPOSED FLOOR PLANS - SECOND & THIRD

SHEET TITLE

PROJECT DESCRIPTION:
**598 KIRKWOOD AVENUE, OTTAWA
LOW-RISE APARTMENT ADDITION**

DATE:
13-JUNE-2023

SCALE:
INDICATED

SIZE:
ARCH C (18" x 24")

SHEET:



FRONT ELEVATION - SOUTH
SCALE: 5/32" = 1'-0"



FRONT ELEVATION - SOUTH
SCALE: 5/32" = 1'-0"

GENERAL NOTES:



NO	DESCRIPTION	REVISION	DATE
1	ISSUED FOR PERMIT	AB	13-JUNE-2023

PROPOSED EXTERIOR ELEVATIONS

SHEET TITLE

598 KIRKWOOD AVENUE, OTTAWA
LOW-RISE APARTMENT ADDITION

DATE:
13-JUNE-2023


SCALE:
INDICATED

SIZE:
ARCH C (18" x 24")


SHEET:
A-4

10:48:31 AM




SIDE ELEVATION - EAST
 SCALE: 5/32" = 1'-0"




SIDE ELEVATION - WEST
 SCALE: 5/32" = 1'-0"



GENERAL NOTES:



NO.	DESCRIPTION	PERSON	DATE
1	ISSUED FOR PERMITS	AB	13-JUNE-2023

SHEET TITLE

PROJECT DESCRIPTION:
598 KIRKWOOD AVENUE, OTTAWA
LOW-RISE APARTMENT ADDITION

DATE:
 13-JUNE-2023

SCALE:
 INDICATED

SIZE:
 ARCH C (18" x 24")

SHEET:
A-5

10:50:55 AM