

PLAN OF SURVEY OF

**LOT 156**  
**REGISTERED PLAN 763**  
**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150



**Metric**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Committee of Adjustment  
 Received | Reçu le  
 Revised | Modifié le : 2023-09-13  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**Surveyor's Certificate**

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 27th day of July, 2023.

Aug 24, 2023  
 Date

*[Signature]*  
 T. Hartwick  
 Ontario Land Surveyor

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
**V-53903**

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

**Notes & Legend**

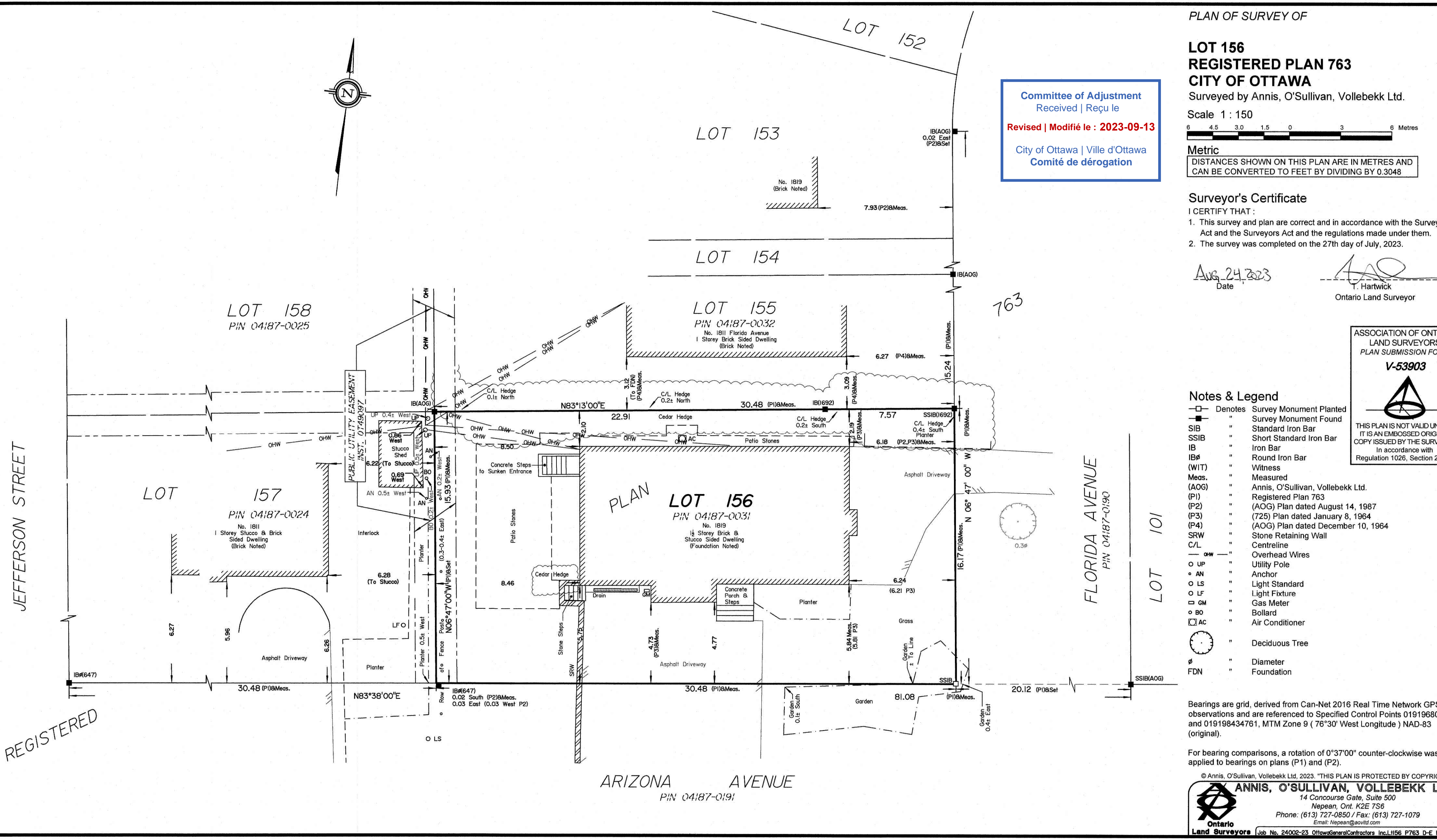
- Denotes Survey Monument Planted
- " Survey Monument Found
- SIB " Standard Iron Bar
- SSIB " Short Standard Iron Bar
- IB " Iron Bar
- IBØ " Round Iron Bar
- (WIT) " Witness
- Meas. " Measured
- (AOG) " Annis, O'Sullivan, Vollebakk Ltd.
- (P1) " Registered Plan 763
- (P2) " (AOG) Plan dated August 14, 1987
- (P3) " (725) Plan dated January 8, 1964
- (P4) " (AOG) Plan dated December 10, 1964
- SRW " Stone Retaining Wall
- C/L " Centreline
- OHW " Overhead Wires
- UP " Utility Pole
- AN " Anchor
- LS " Light Standard
- LF " Light Fixture
- GM " Gas Meter
- BO " Bollard
- AC " Air Conditioner
- " Deciduous Tree
- Ø " Diameter
- FDN " Foundation

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).

For bearing comparisons, a rotation of 0°37'00" counter-clockwise was applied to bearings on plans (P1) and (P2).

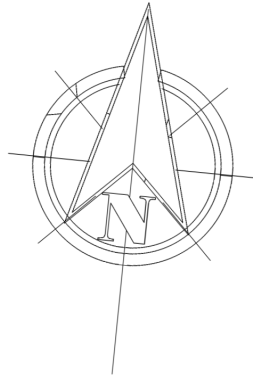
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**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
 14 Concourse Gate, Suite 500  
 Nepean, Ont. K2E 7S6  
 Phone: (613) 727-0850 / Fax: (613) 727-1079  
 Email: Nepean@aosvlltd.com

Ontario Land Surveyors Job No. 24002-23 OttawaGeneralContractors Inc.L1156 P763 D-E F ISW



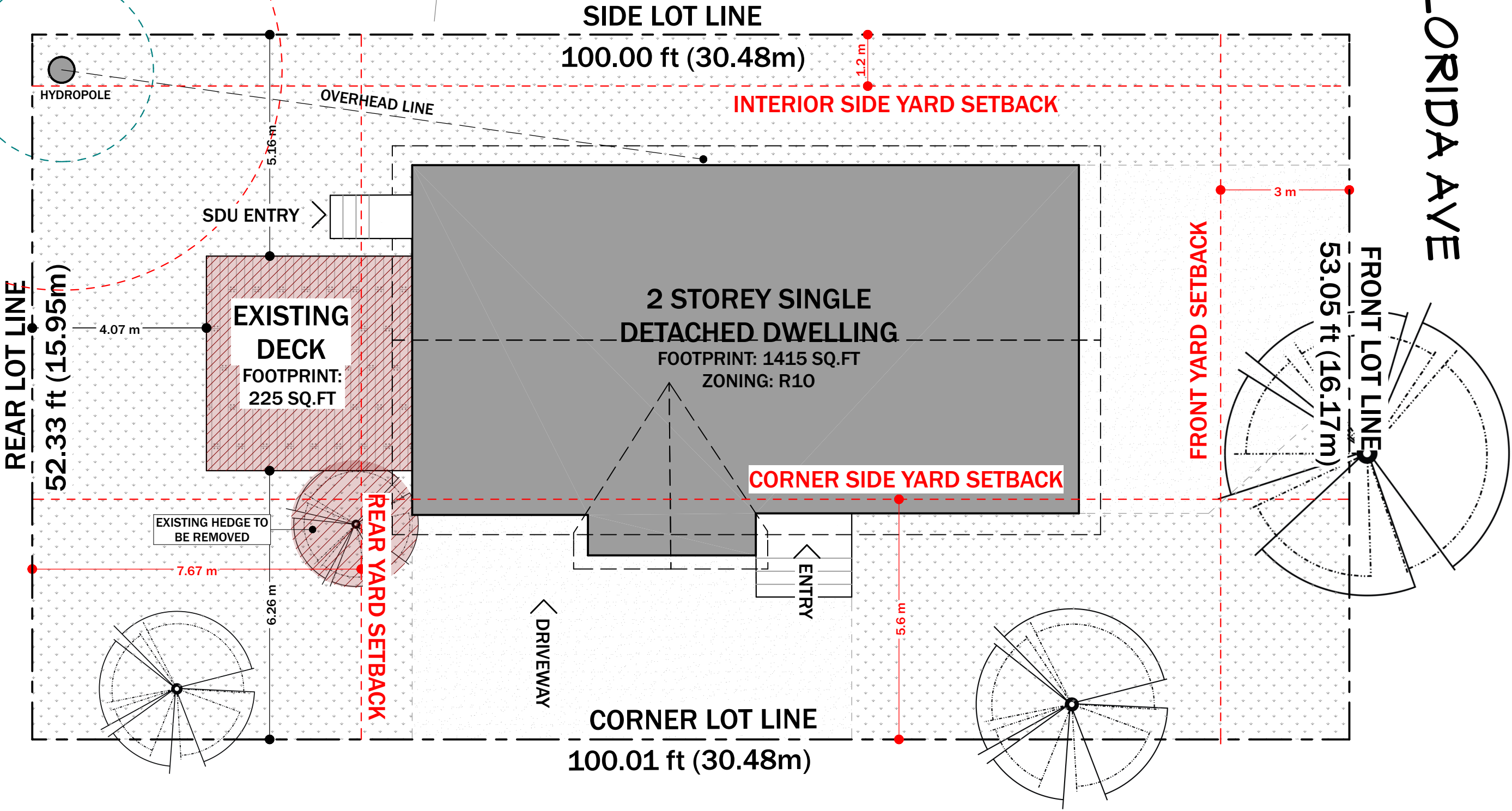
Y:\2023\24002-23\_Ottawa General Contractors\_1819 Arizona Avenue\_THIFINAL\24002-23 OttawaGeneralContractors Inc.L1156 P763 D-E F.dwg

REGISTERED



Committee of Adjustment  
Received | Reçu le  
**2023-09-13**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Zoning Summary Table		
Residential First Density Zone R10		
	Required	Provided
Minimum Lot Width	15.0m	16.17m
Minimum Lot Area	450m <sup>2</sup>	504m <sup>2</sup>
Maximum Building Height	8.0m	5.5m
Minimum Front Yard Setback	AVG. OF ABUTTING	3.0m
Minimum Corner Side Yard Setback	AVG. OF ABUTTING	5.6m
Minimum Rear Yard Setback	25% OF LOT DEPTH	7.67m
Interior Side Yard Setback	1.2m	1.2m



FLORIDA AVE

FRONT LOT LINES  
53.05 ft (16.17m)

ARIZONA AVE

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



NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR Rfq	NE	2023-JUNE-20

SHEET TITLE:  
**SCHEMATIC SITE PLAN**

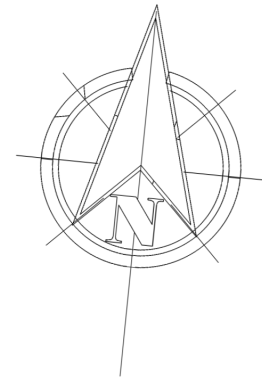
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**1819 ARIZONA  
SUNROOM ADDITION**

DATE:  
2023-09-11

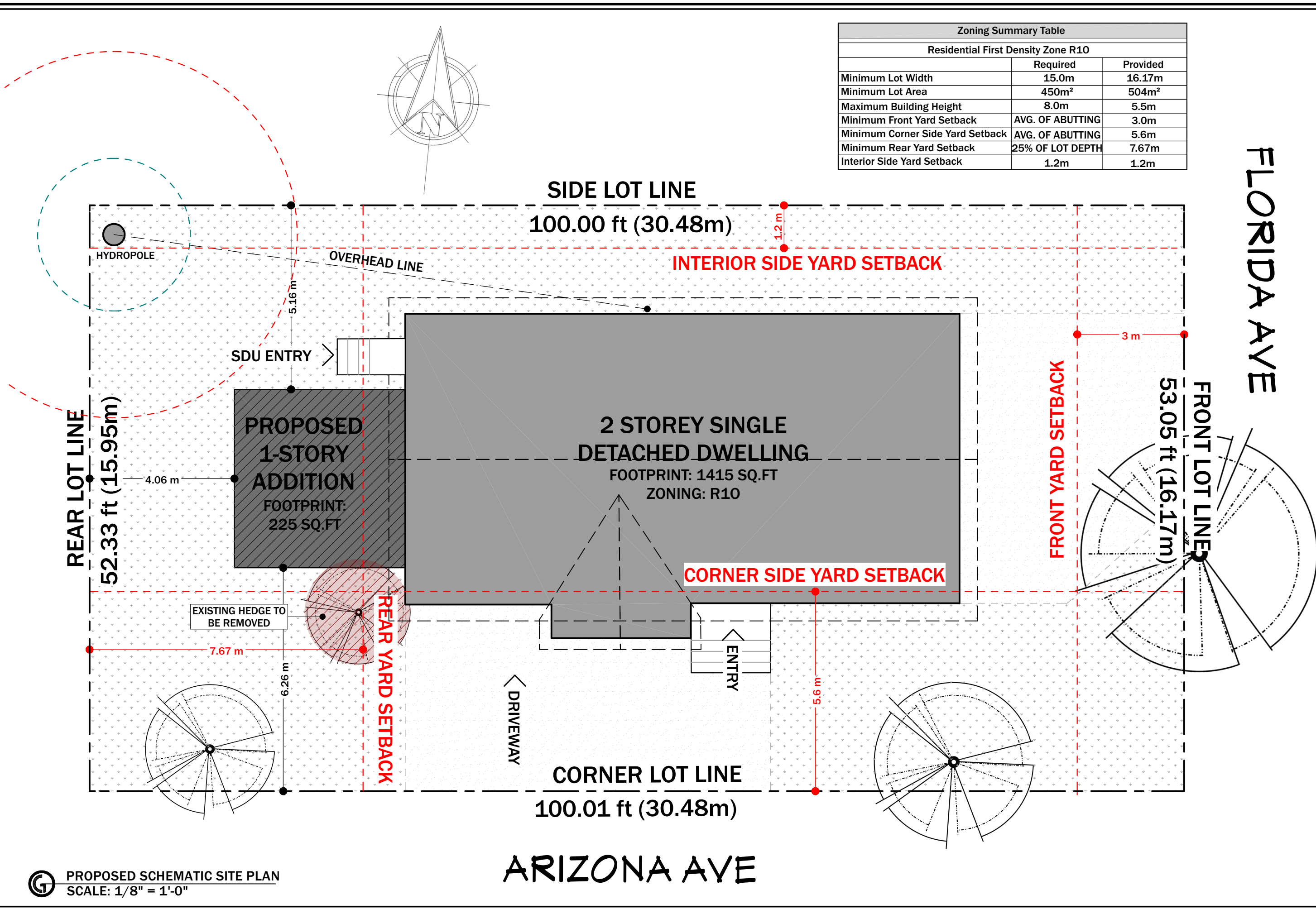
SCALE:  
INDICATED

SIZE:  
11x17

SHEET:  
**A-2**



Zoning Summary Table		
Residential First Density Zone R10		
	Required	Provided
Minimum Lot Width	15.0m	16.17m
Minimum Lot Area	450m <sup>2</sup>	504m <sup>2</sup>
Maximum Building Height	8.0m	5.5m
Minimum Front Yard Setback	AVG. OF ABUTTING	3.0m
Minimum Corner Side Yard Setback	AVG. OF ABUTTING	5.6m
Minimum Rear Yard Setback	25% OF LOT DEPTH	7.67m
Interior Side Yard Setback	1.2m	1.2m



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



NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR RFQ	NE	2023-JUNE-20

SHEET TITLE:  
**SCHEMATIC SITE PLAN**

PROJECT DESCRIPTION:  
**1819 ARIZONA SUNROOM ADDITION**

DATE:  
2023-09-11

SCALE:  
INDICATED

SIZE:  
11x17

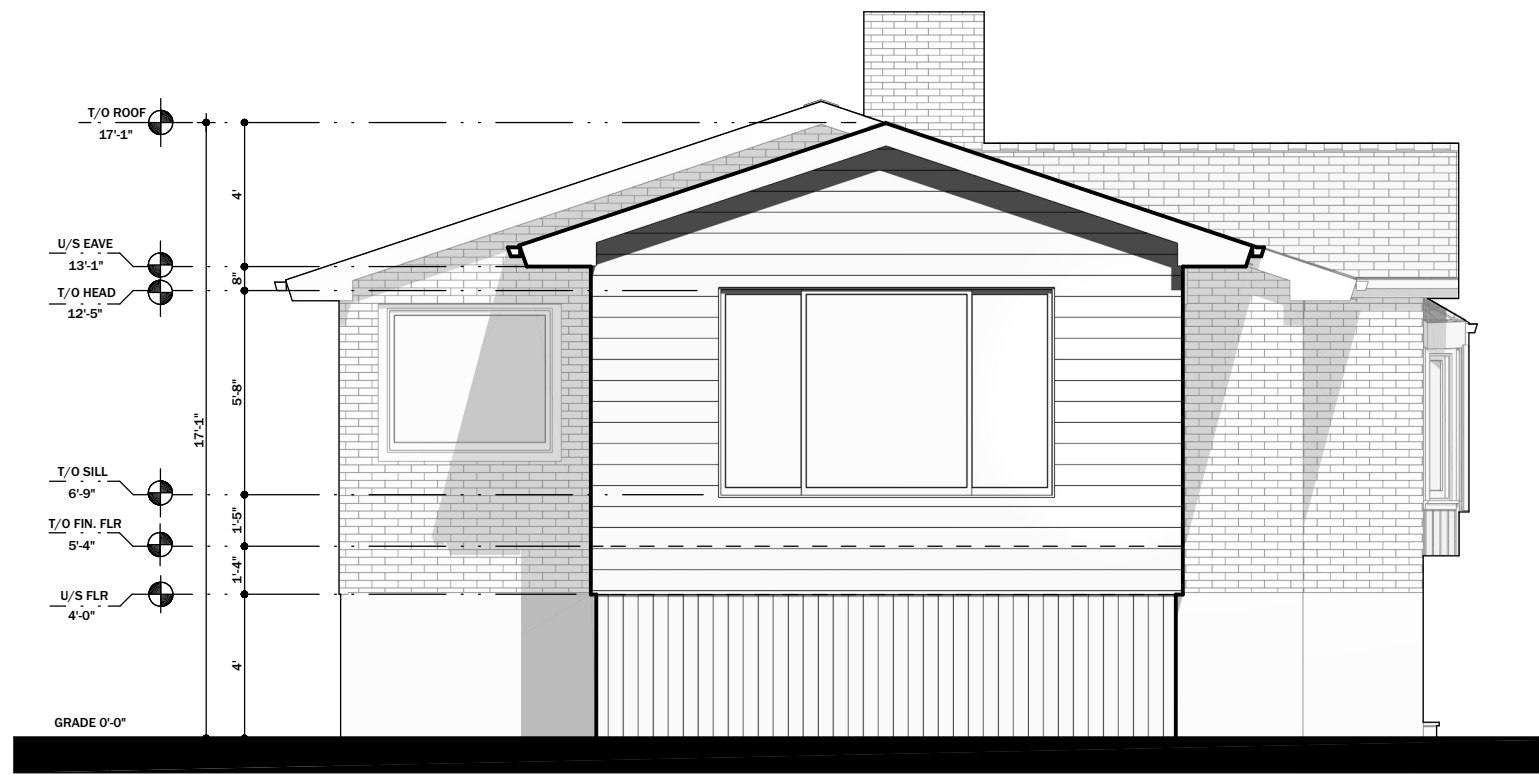
SHEET:  
**A-3**

8:31:28 AM

Committee of Adjustment  
 Received | Reçue  
 2023-09-13  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



PROPOSED RIGHT SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED LEFT SIDE ELEVATION



NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR RFQ	NE	2023-JUNE-20

SHEET TITLE:  
**ELEVATIONS**

PROJECT DESCRIPTION:  
**1819 ARIZONA  
 SUNROOM ADDITION**

DATE:  
 2023-09-07

SCALE:  
 INDICATED

SIZE:  
 11x17

SHEET:  
**A-5**