

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF LOT 112
REGISTERED PLAN 591
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150
 0 4.5 9.0 13.5 18.0 22.5 27.0 31.5 36.0 Metres

Metric
 DISTANCES 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 and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 11th day of May, 2022.

JUNE 3, 2022
 Date
 E. H. Herweyer
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH
 SURVEY REPORT DATED June 3, 2022

ANNIS, O'SULLIVAN, VOLLEBEK LTD grants to
 J. & M. Alves ("The Client"), their solicitors,
 mortgages, and other related parties, permission to use original, signed, sealed
 copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

- | | |
|---------|--|
| □ | Survey Monument Planted |
| ■ | Survey Monument Found |
| SSIB | Short Standard Iron Bar |
| IB | Iron Bar |
| RP | Rock Plug |
| Meas. | Measured |
| Act. | Actual |
| (AOG) | Annis, O'Sullivan, Vollebek Ltd. |
| (P1) | Registered Plan 591 |
| (P2) | (AOG) Plan dated September 21, 2010 |
| (P3) | (1319) Plan dated June 6, 1997 |
| (P4) | (990) Plan dated November 15, 1988 |
| (N1) | (671) Field Notes dated August 9, 1956 |
| (N2) | (671) Field Notes dated June 1, 1955 |
| (D1) | Instrument GL70004 |
| (D2) | Instrument GL80209 |
| ⊙ | Deciduous Tree |
| ⊙ | Coniferous Tree |
| ⊙ FH | Fire Hydrant |
| ⊙ SP | Water Stand Post |
| ⊙ MH-ST | Maintenance Hole (Storm Sewer) |
| ⊙ MH | Maintenance Hole (Unidentified) |
| — OHW | Overhead Wires |
| □ CB | Catch Basin |
| □ GM | Gas Meter |
| □ HM | Hydro Meter |
| □ AC | Air Conditioner |
| ⊙ UP | Utility Pole |
| ⊙ AN | Anchor |
| ⊙ PO-M | Metal Pole |
| ⊙ PO-W | Wood Pole |
| ⊙ | Gate |
| CLF | Chain Link Fence |
| RWC | Concrete Retaining Wall |
| TOS | Top of Slope |
| ∅ | Diameter |
| +65.00 | Location of Elevations |
| +65.00 | Top of Concrete Curb Elevation |
| | and Retaining Wall Elevation |
| T/G | Top of Grate |
| C/L | Centreline |
| — | Property Line |

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999948.

For comparison purposes, a rotation of 0°30'40" counter clockwise was applied to bearings on plan P2 and P3.

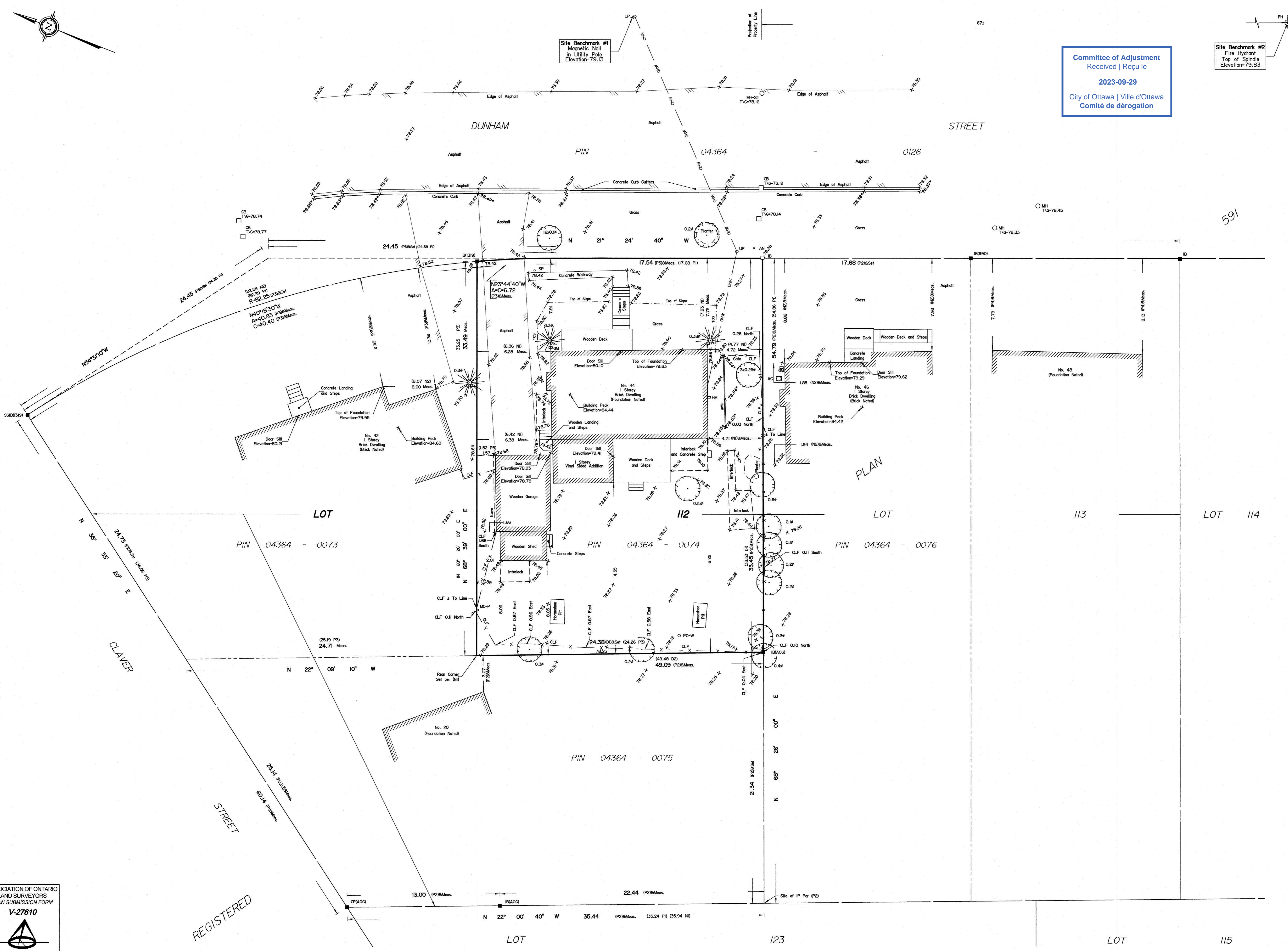
ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, and are related to City of Ottawa Benchmark Monument No. 3464, having an elevation of 99.205 m.
- 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

- 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.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ANIS, O'SULLIVAN, VOLLEBEK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: info@annisov.com
 Ontario Land Surveyors
 Reg. No. 22687-22, Muzilo P.L.I. (R.P.S.) T-SPPR F



ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
V-27610
 THIS PLAN IS NOT VALID UNLESS
 IT IS AN EMBOSSED ORIGINAL
 COPY ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29 (3)

REGISTERED

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999948.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N59°19'44"W and are referenced to Specified Control Points 01919680184 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°30'40" counter-clockwise was applied to bearings on plan P2 and P3.

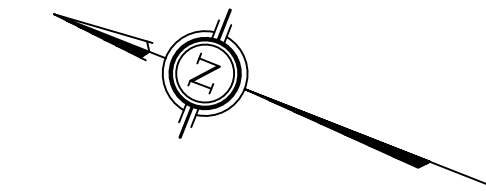
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680184 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680184 Northing 5040610.16 Easting 384736.56
 .019198434761 Northing 5036178.12 Easting 372436.11
 .Point A Northing 5033500.95 Easting 374579.76
 .Point B Northing 5033455.19 Easting 374656.91

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

Committee of Adjustment
 Received | Reçu le
 2023-09-29
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
408.9	1	PART OF 112	591	PART OF 04364-0074
407.7	2			

DRAFT PLAN OF SURVEY OF
 PART OF LOT 112
 REGISTERED PLAN 591
 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.

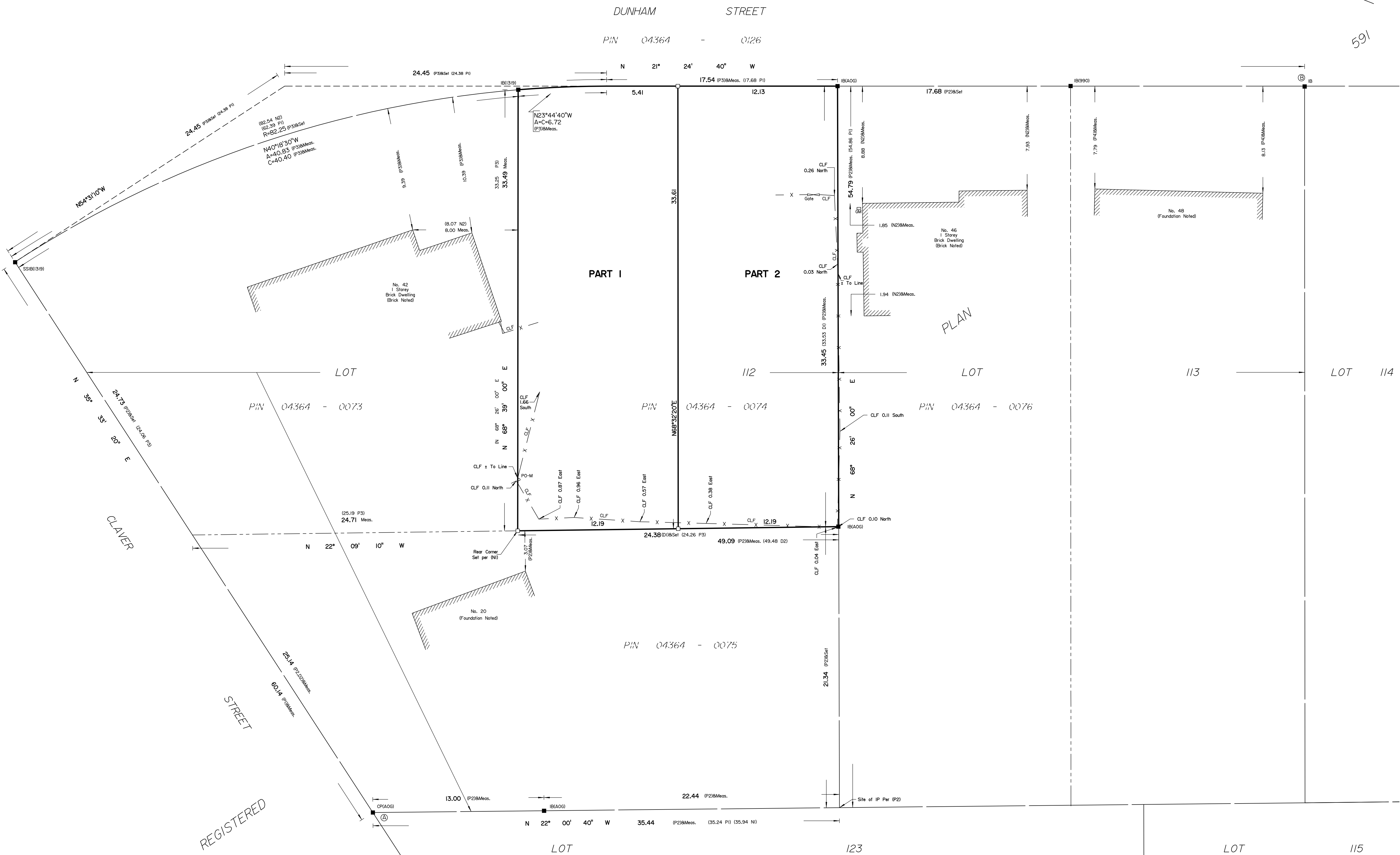
Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the ___ day of _____, 2022.

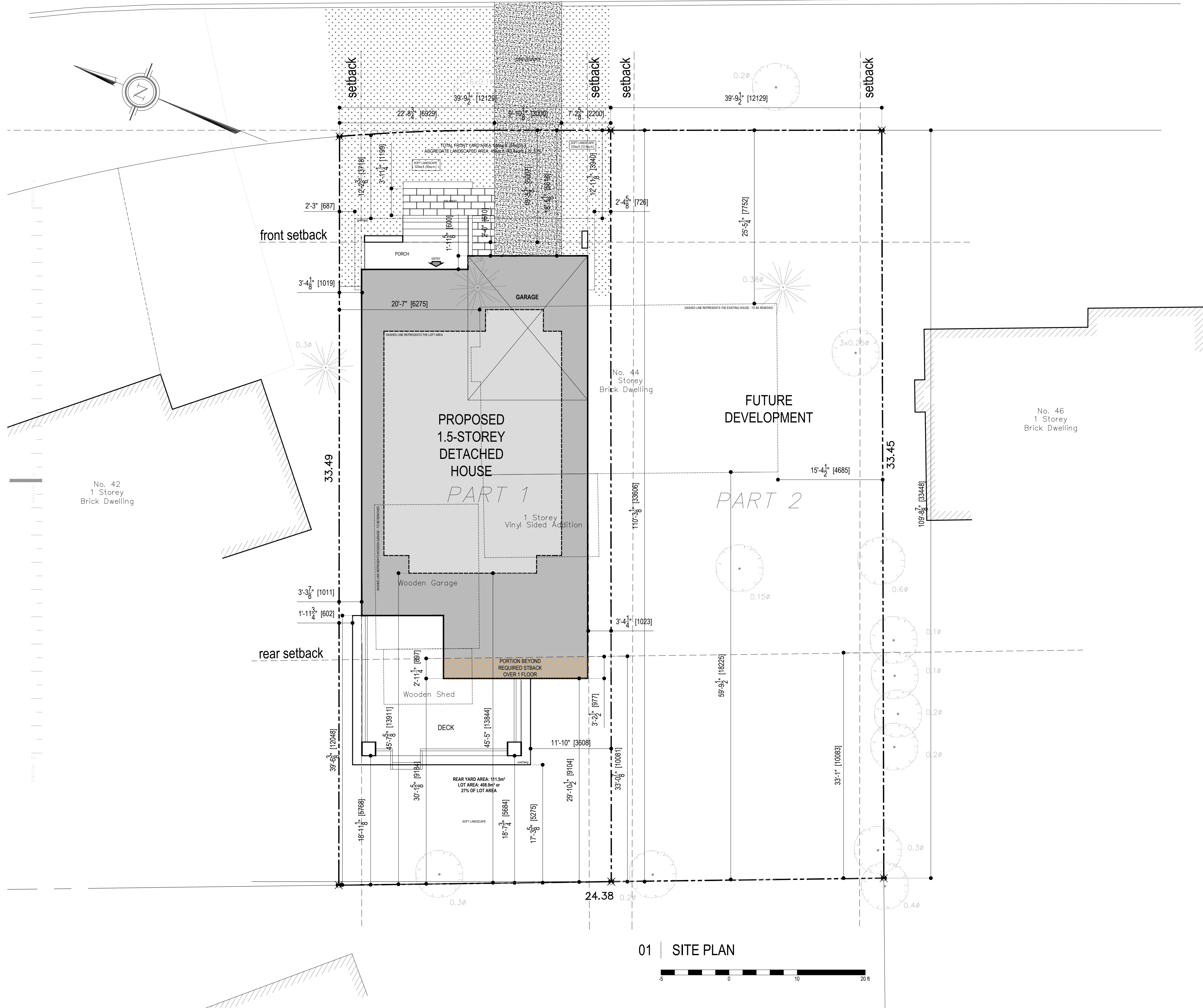
Date _____
 E.H. Herweyer
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-

Notes & Legend

- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - SSIB - Short Standard Iron Bar
 - IB - Iron Bar
 - RP - Rock Plug
 - Meas. - Measured
 - Act. - Actual
 - (AOG) - Annis, O'Sullivan, Vollebek Ltd.
 - (P1) - Registered Plan 591
 - (P2) - (AOG) Plan dated September 21, 2010
 - (P3) - (1319) Plan dated June 6, 1997
 - (P4) - (900) Plan dated November 15, 1988
 - (N1) - (871) Field Notes dated June 1, 1956
 - (N2) - (671) Field Notes dated August 9, 1955
 - (D1) - Instrument GL70004
 - (D2) - Instrument GL80209
 - o PO-M - Metal Pole
 - Gate
 - CLF - Chain Link Fence
 - o GM - Gas Meter

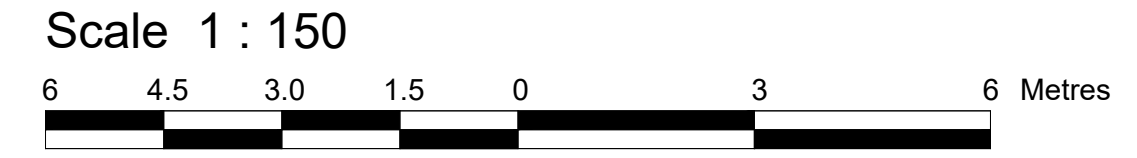




PART 1 Plan of
PART OF LOT 112
REGISTERED PLAN 591
CITY OF OTTAWA

Prepared by
 Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Committee of Adjustment
 Received | Reçu le
 2023-09-29
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



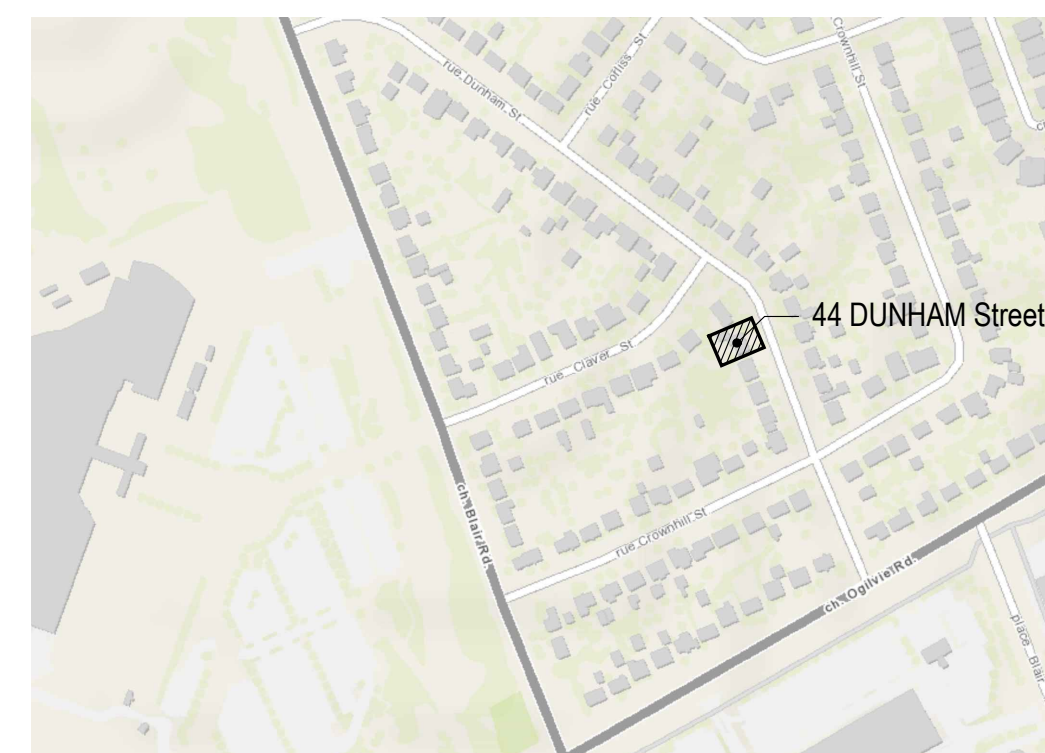
PROPOSED SEVERANCE DETAILS

ZONING BY-LAW: R1WW [637]

PROPOSED LOT SEVERANCE DETAILS:

PART 1
LOT WIDTH: 12.1m (by-law requirement: 9m)
LOT AREA: 408.9 sq.m. (by-law requirement: 450sq.m.)
PROPOSED DEVELOPMENT:
FRONT YARD SETBACK: 5m (BY-LAW REQUIREMENT: 5m)
INTERIOR SIDE YARDS: 1.0m (BY-LAW REQUIREMENT 1.0m)
REAR SETBACK: 9.1m (by-law requirement: 10.0m) (BY-LAW REQUIREMENT: MINIMUM REAR YARD SETBACK IS 30%)
REAR YARD AREA: 118.5sq.m. or 29% of lot area
LOT COVERAGE: 45% (BY-LAW REQUIREMENT: n/a)

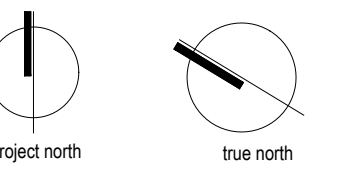
PART 2
LOT WIDTH: 12.1m (by-law requirement: 9m)
LOT AREA: 407.7sq.m. (by-law requirement: 450sq.m.)
FUTURE DEVELOPMENT:
FRONT YARD SETBACK: 5m (BY-LAW REQUIREMENT: 5m)
INTERIOR SIDE YARDS: 1m (BY-LAW REQUIREMENT 1.0m)
REAR SETBACK: 10.0m (BY-LAW REQUIREMENT: MINIMUM REAR YARD SETBACK IS 30%)
REAR YARD AREA: 122.8sq.m. or 30% of lot area
LOT COVERAGE: 39% (BY-LAW REQUIREMENT: N/A)



02 | Key Plan

PROPOSED CONCEPT

All drawings and related documents are the copyright of Muzaiko Architecture and must be returned upon request. Reproduction of drawings and related documents in part or whole is unlawful and forbidden without the written permission of Muzaiko Architecture.



G		
F		
E		
D		
C		
B		
A	ISSUED FOR MINOR VARIANCES	2023.09.19
	issue description	date
	project title	

ALVES
 Residence
 44 Dunham Street
 Ottawa, Ontario

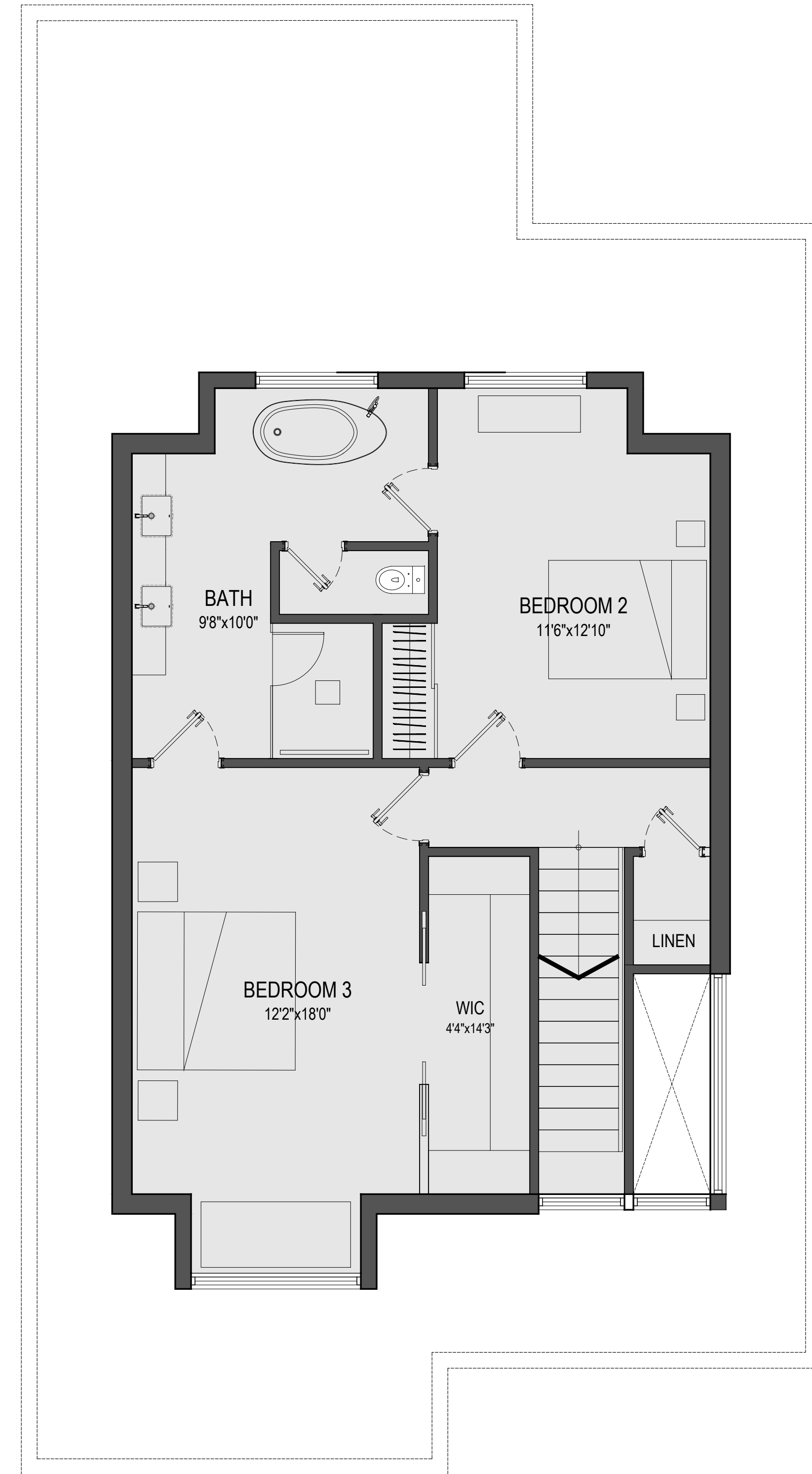
SITEPLAN

drawn by	P.A.
scale	1"-0"=16'
date	2022.06.24
project number	
drawing number	

A0.1 _rev A



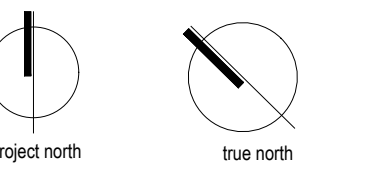
GROUND FLOOR PLAN
1,446sq.ft.



LOFT PLAN
660sq.ft.

PROPOSED CONCEPT

All drawings and related documents are the copyright of Muzaiko Architecture and must be returned upon request. Reproduction of drawings and related documents in part or whole is unlawful and forbidden without the written permission of Muzaiko Architecture.



G		
F		
E		
D		
C		
B		
A	ISSUED FOR MINOR VARIANCES	2023.09.19
issue	description	date
project title		

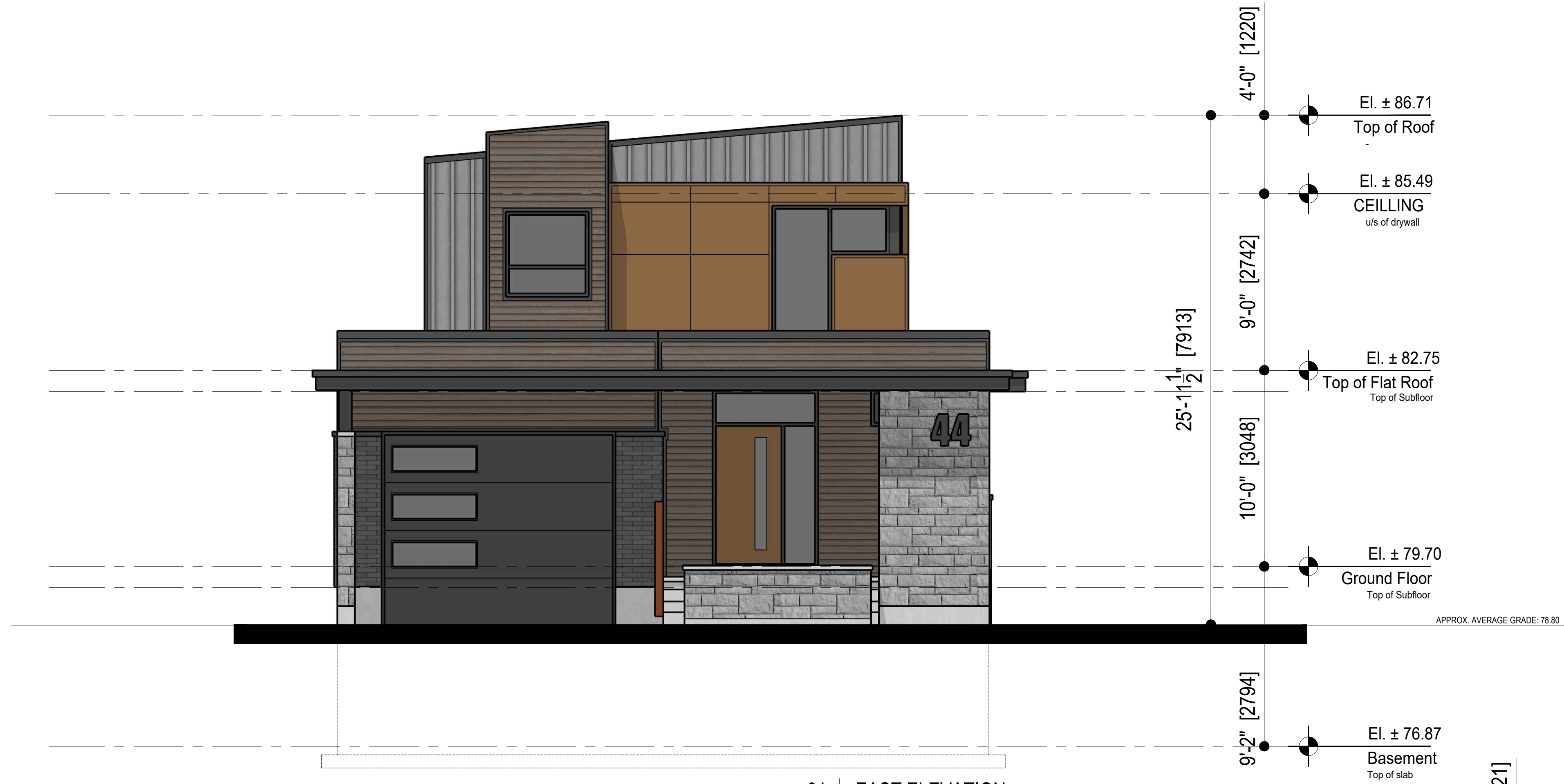
ALVES
Residence
44 Dunham Street
Ottawa, Ontario

PLANS

drawn by	P.A.
scale	1'-0"-1/4"
date	2022.06.24
project number	
drawing number	

A1.1 _rev A

PROPOSED CONCEPT

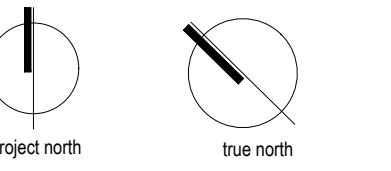


01 | EAST ELEVATION



APPROX. AVERAGE GRADE: 78.80

All drawings and related documents are the copyright of Muzaiko Architecture and must be returned upon request. Reproduction of drawings and related documents in part or whole is unlawful and forbidden without the written permission of Muzaiko Architecture.



G		
F		
E		
D		
C		
B		
A	ISSUED FOR MINOR VARIANCES	2023.09.19
	issue description	date
	project title	

ALVES
Residence
44 Dunham Street
Ottawa, Ontario

ELEVATIONS

drawn by	P.A.
scale	1'-0"=1/4"
date	2022.06.24
project number	
drawing number	

A2.1 _rev A



02 | SOUTH ELEVATION

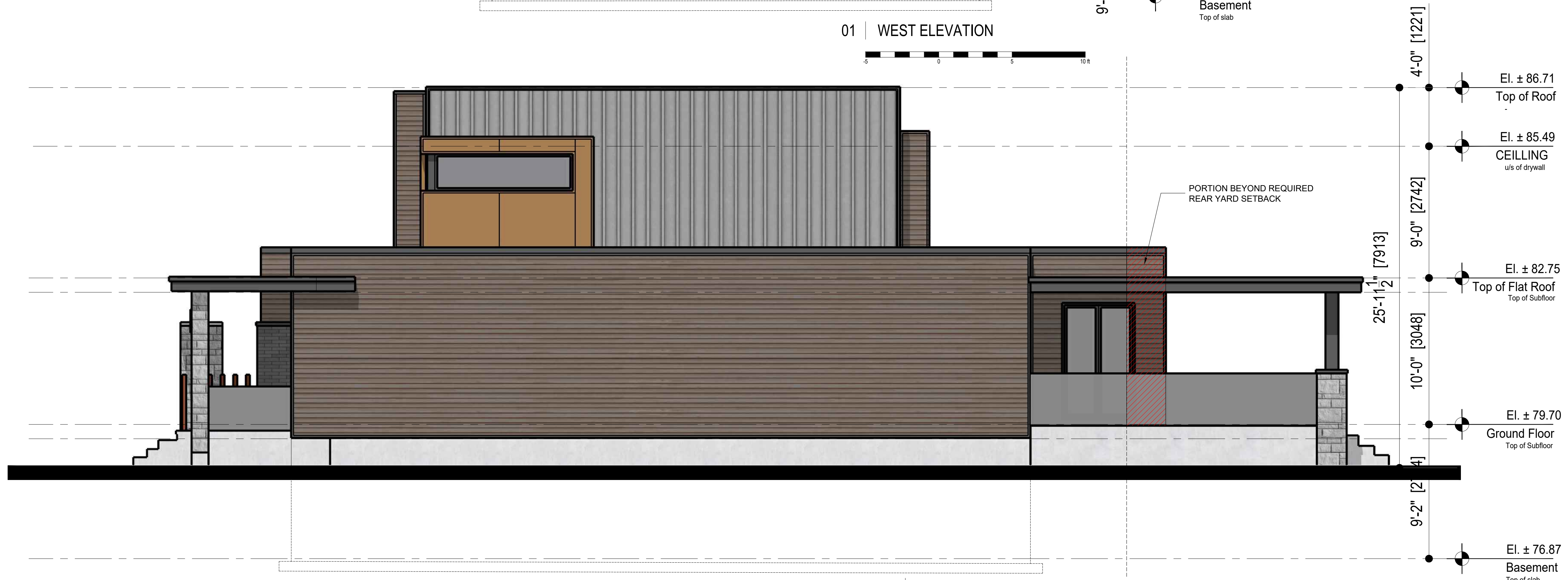


APPROX. AVERAGE GRADE: 78.80

PROPOSED CONCEPT



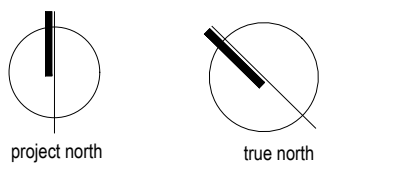
01 | WEST ELEVATION



02 | NORTH ELEVATION



All drawings and related documents are the copyright of Muzaiko Architecture and must be returned upon request. Reproduction of drawings and related documents in part or whole is unlawful and forbidden without the written permission of Muzaiko Architecture.



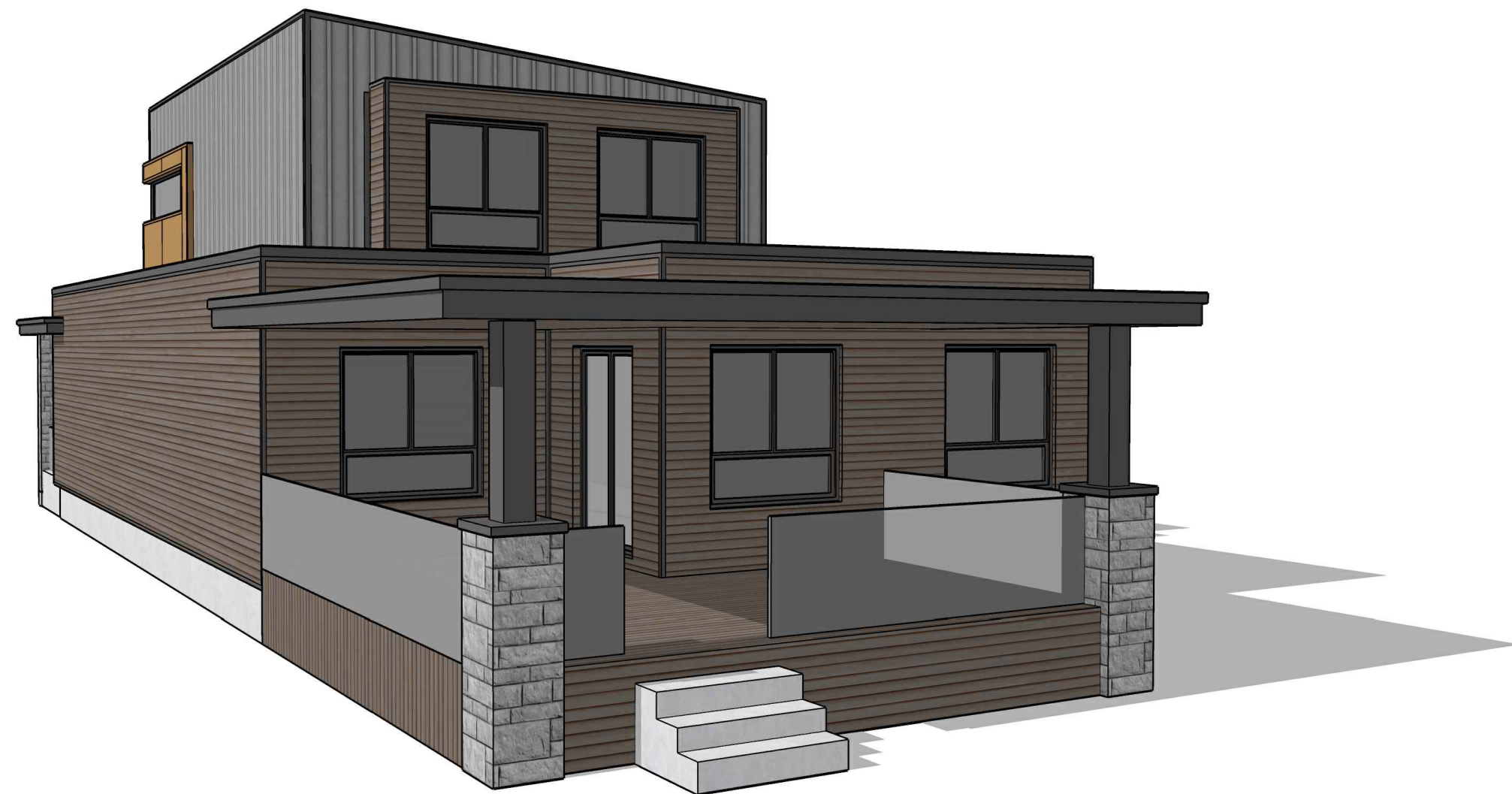
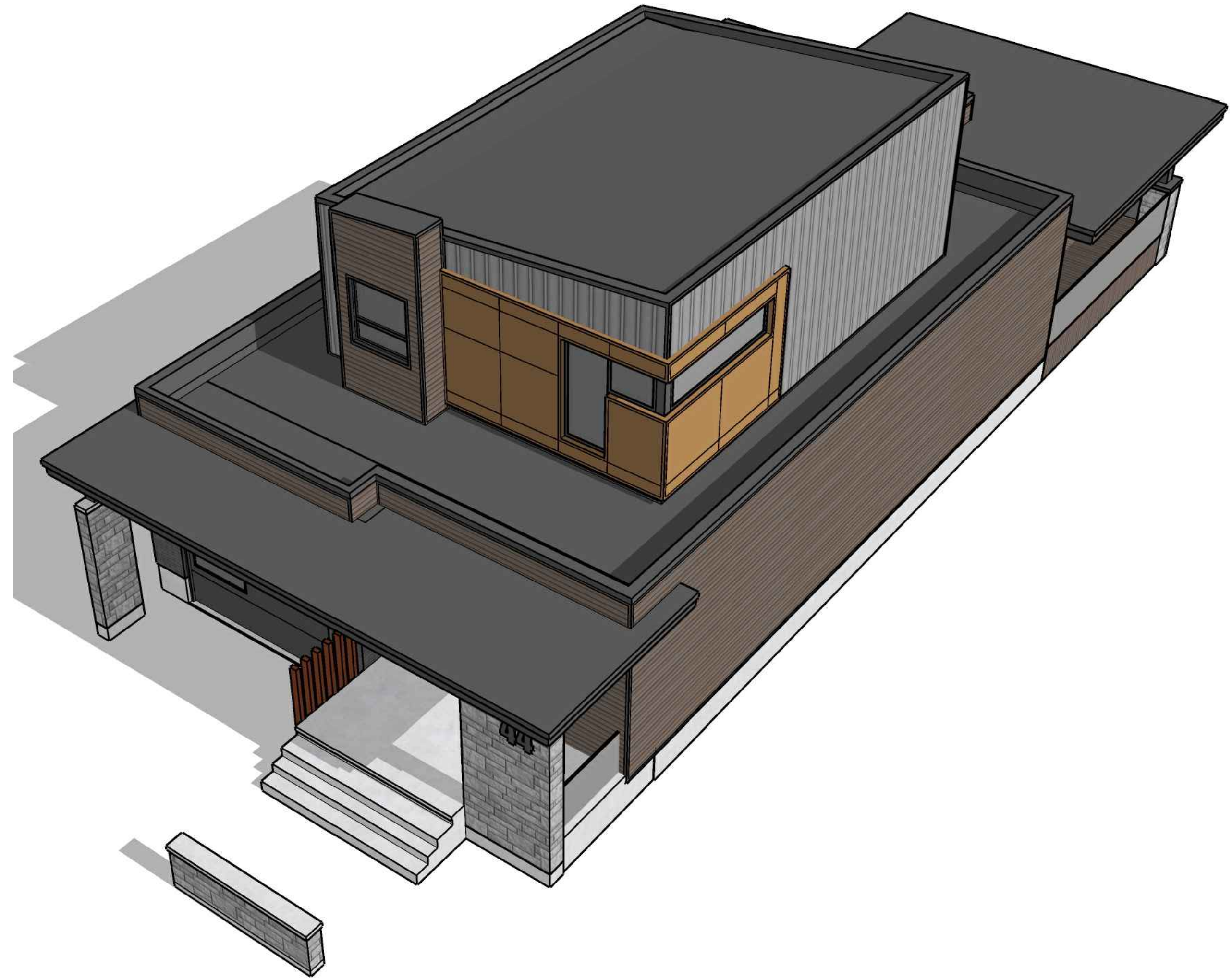
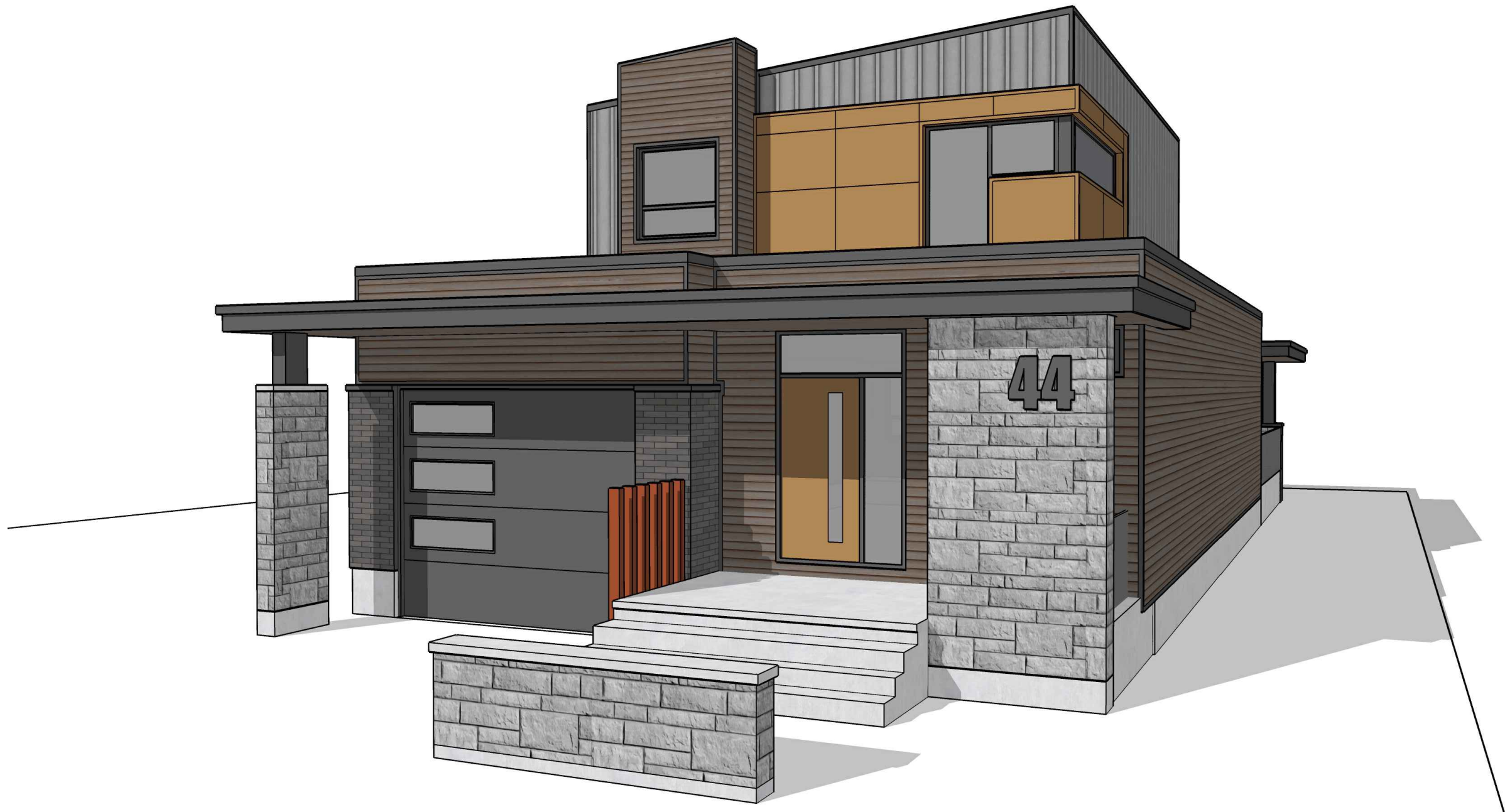
G		
F		
E		
D		
C		
B		
A	ISSUED FOR MINOR VARIANCES	2023.09.19
issue	description	date
project title		

ALVES Residence
44 Dunham Street
Ottawa, Ontario

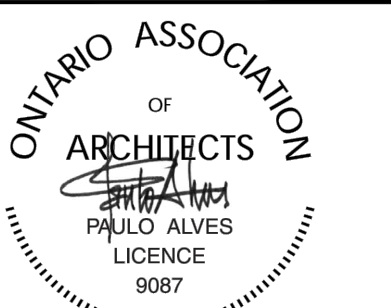
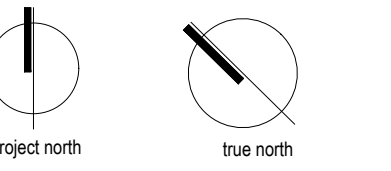
ELEVATIONS

drawn by	P.A.
scale	1'-0"=14"
date	2022.06.24
project number	
drawing number	

PROPOSED CONCEPT



All drawings and related documents are the copyright of Muzaiko Architecture and must be returned upon request. Reproduction of drawings and related documents in part or whole is unlawful and forbidden without the written permission of Muzaiko Architecture.



G
F
E
D
C
B

A	ISSUED FOR MINOR VARIANCES	2023.09.19
issue	description	date

project title
**ALVES
 Residence**
 44 Dunham Street
 Ottawa, Ontario

ILLUSTRATIONS

drawn by	P.A.
scale	1'-0"=1/4"
date	2022.06.24
project number	-
drawing number	-

A4.1 _rev A