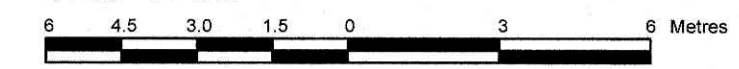


PLAN OF SURVEY OF

LOT 156
REGISTERED PLAN 763
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek 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

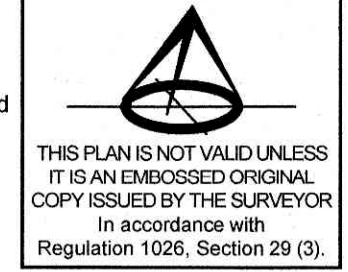
I CERTIFY THAT :
 1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 27th day of July, 2023.

Aug 24, 2023
 Date

[Signature]
 T. Hartwick
 Ontario Land Surveyor

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM

V-53903



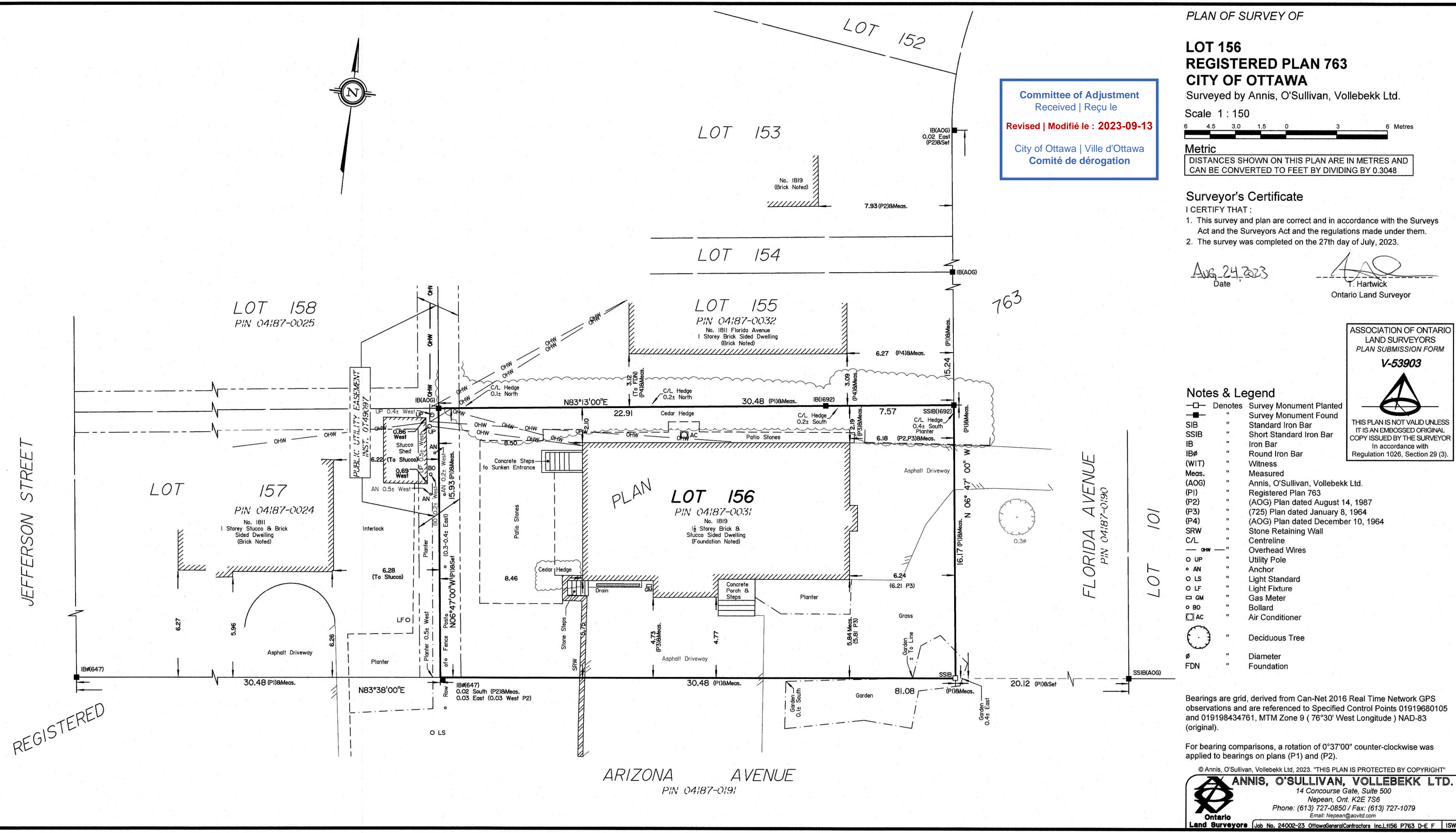
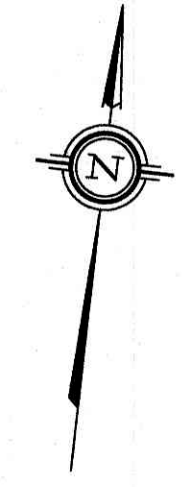
Notes & Legend

- 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, Vollebek 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

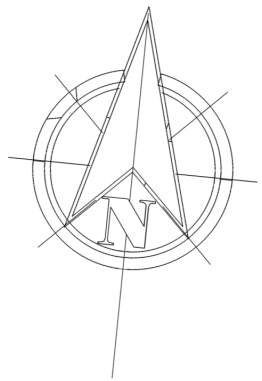
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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, VOLLEBEK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: Nepean@aosvtd.com
 Ontario Land Surveyors Job No. 24002-23 OttawaGeneralContractors Inc.L1156 P763 D-E F ISW



Y:\2023\0402-23_Ottawa General Contractors_1819 Arizona Avenue_THIFINAL\024002-23 OttawaGeneralContractors Inc.L1156 P763 D-E F.dwg



Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-10-17
City of Ottawa | Ville d'Ottawa
Comité de dérogation

LOT AREA: 505m²

Zoning Summary Table		
Residential First Density Zone R10		
	Required	Provided
Minimum Lot Width	15.0m	16.17m
Minimum Lot Area	450m ²	505m ²
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



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

SHEET TITLE:
SCHEMATIC SITE PLAN

PROJECT DESCRIPTION:
**1819 ARIZONA
SUNROOM ADDITION**

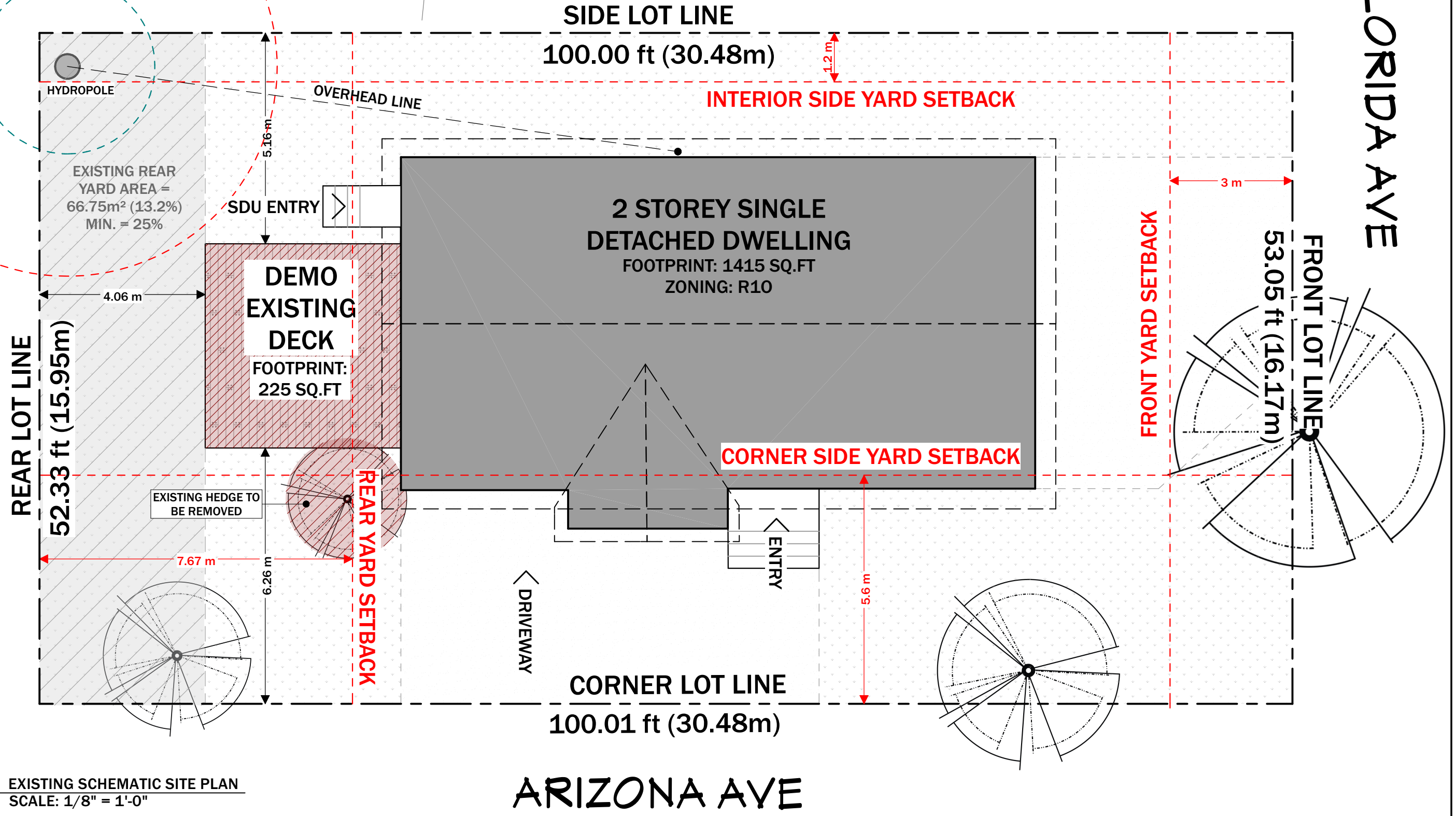
DATE:
2023-10-17

SCALE:
INDICATED

SIZE:
11x17

SHEET:
A-2

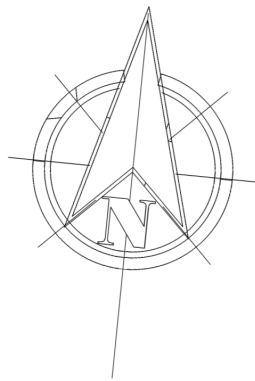
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EXISTING SCHEMATIC SITE PLAN
SCALE: 1/8" = 1'-0"

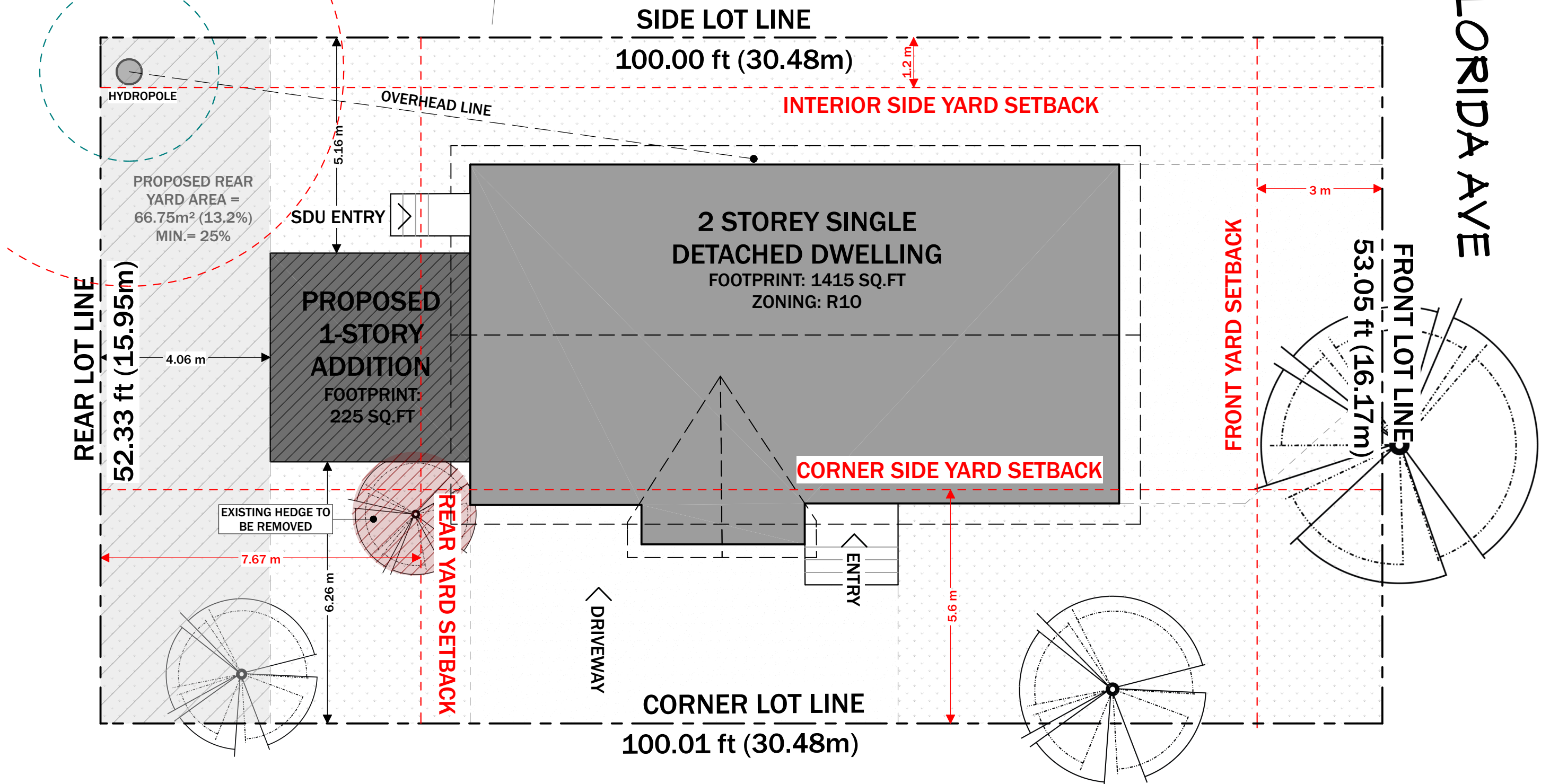
ARIZONA AVE

FLORIDA AVE



LOT AREA: 505m²

Zoning Summary Table		
Residential First Density Zone R10		
	Required	Provided
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Interior Side Yard Setback	1.2m	1.2m



FLORIDA AVE

ARIZONA AVE

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



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

SCHEMATIC SITE PLAN

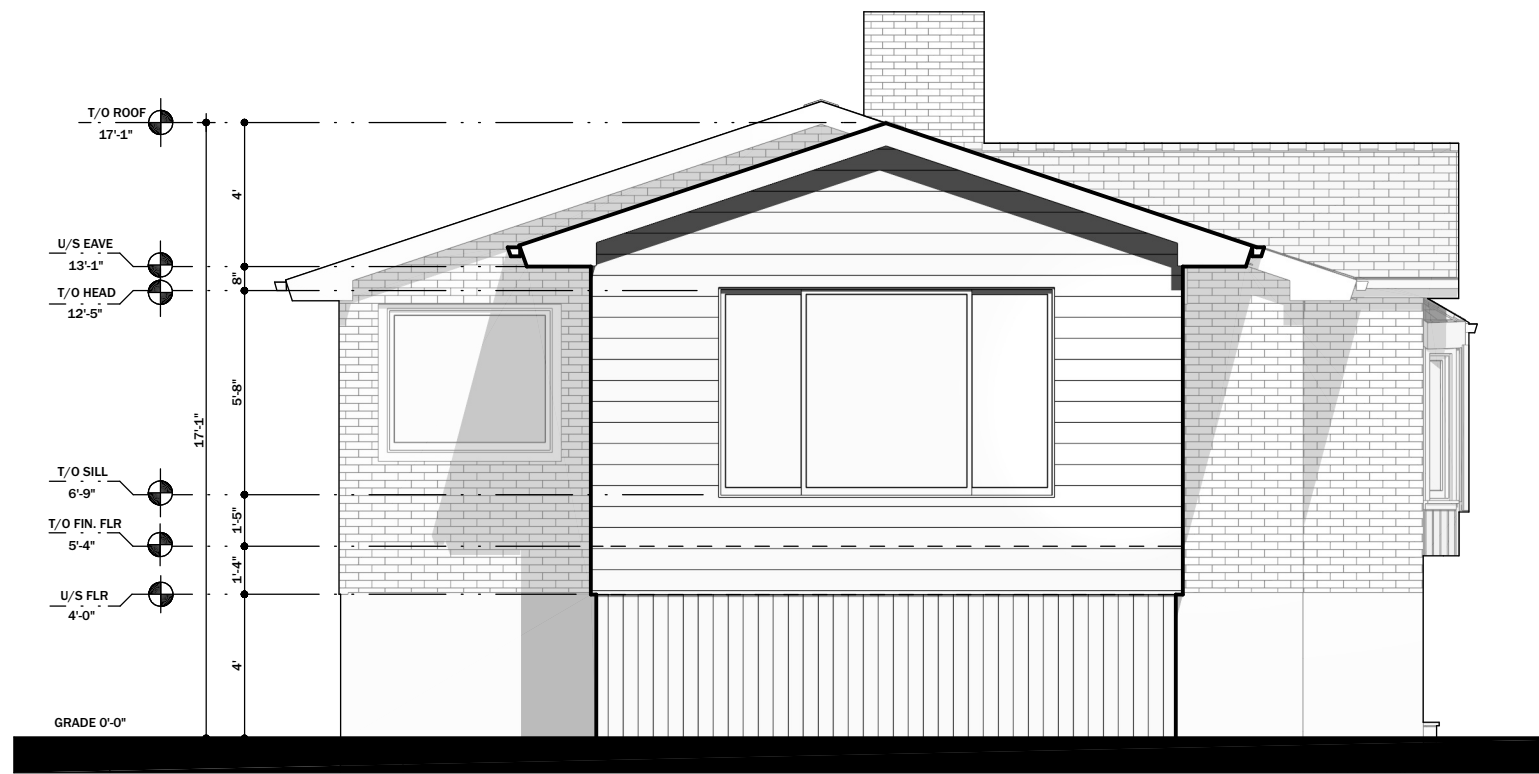
1819 ARIZONA SUNROOM ADDITION

DATE: 2023-10-17
SCALE: INDICATED
SIZE: 11x17
SHEET: A-3
2:50:02 PM

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