

**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.

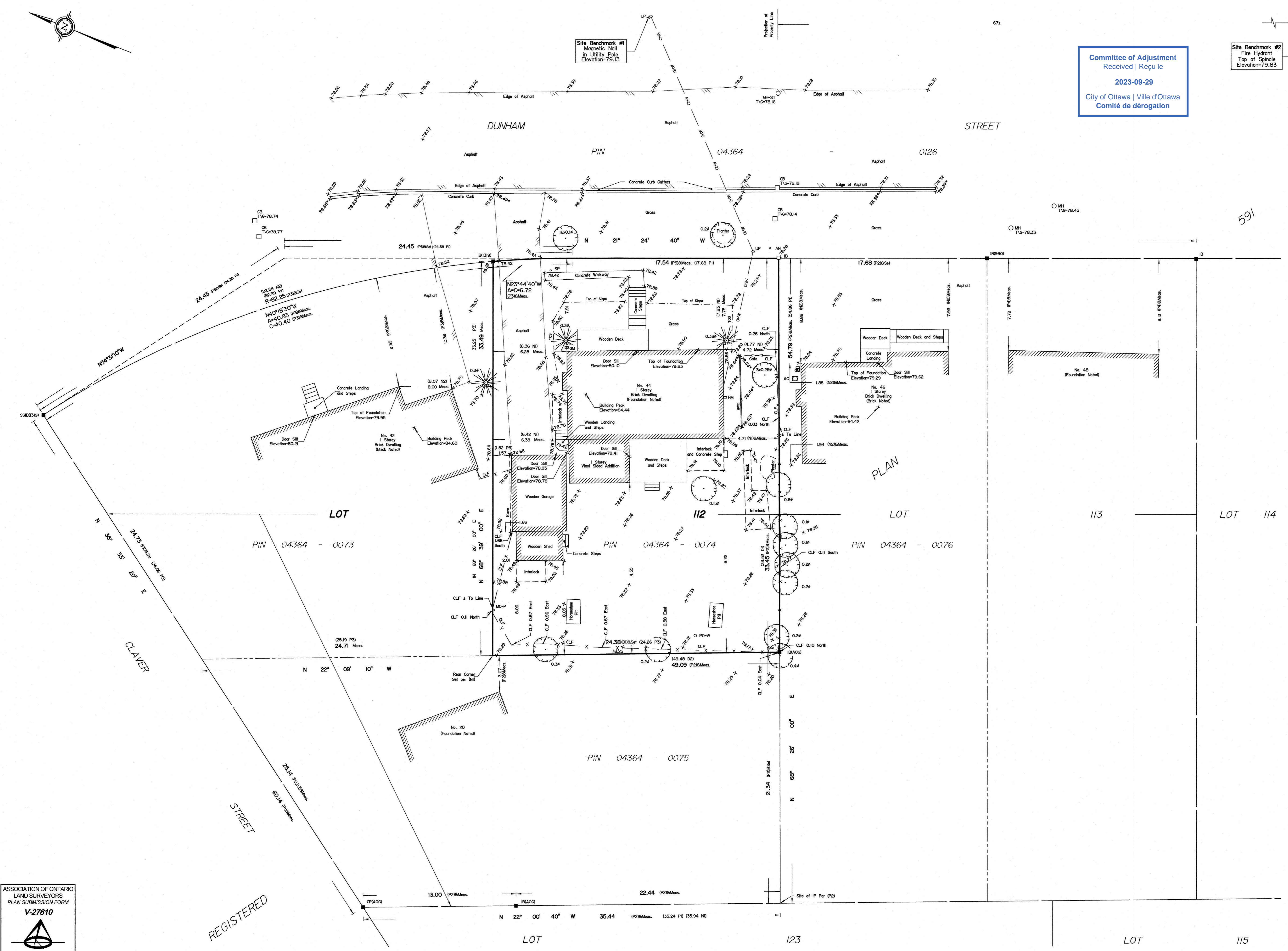
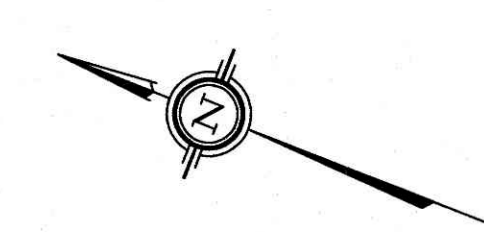
**ELEVATION NOTES**

- 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@anniso.com



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.

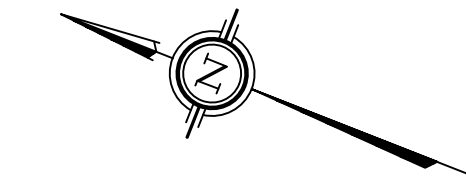
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680184 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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.

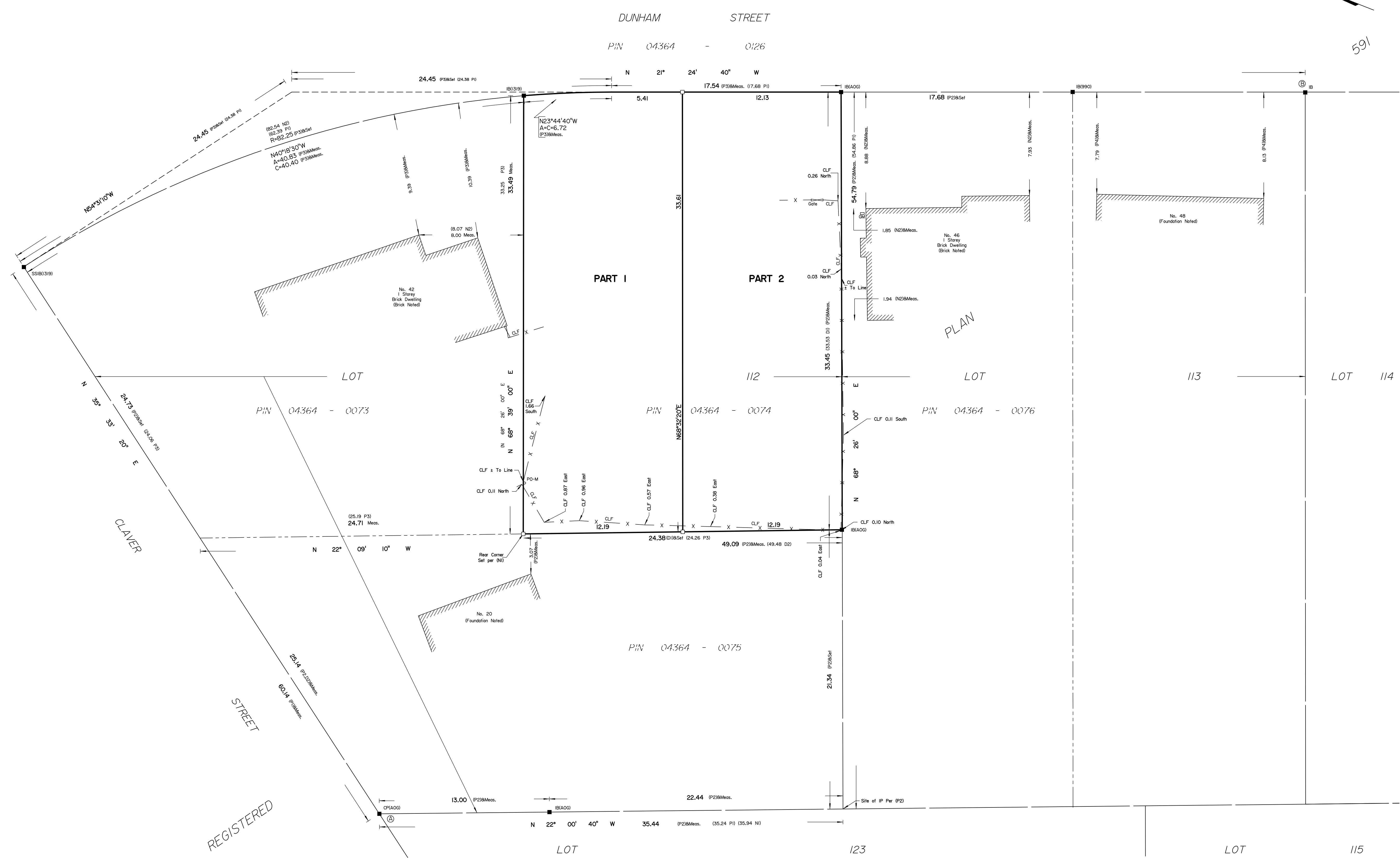
Surveyor's Certificate  
 I CERTIFY THAT:  
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.  
 2. The survey was completed on the \_\_\_ day of \_\_\_\_\_, 2022.

Date \_\_\_\_\_  
 E.H. Herweyer  
 Ontario Land Surveyor

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

Notes & Legend

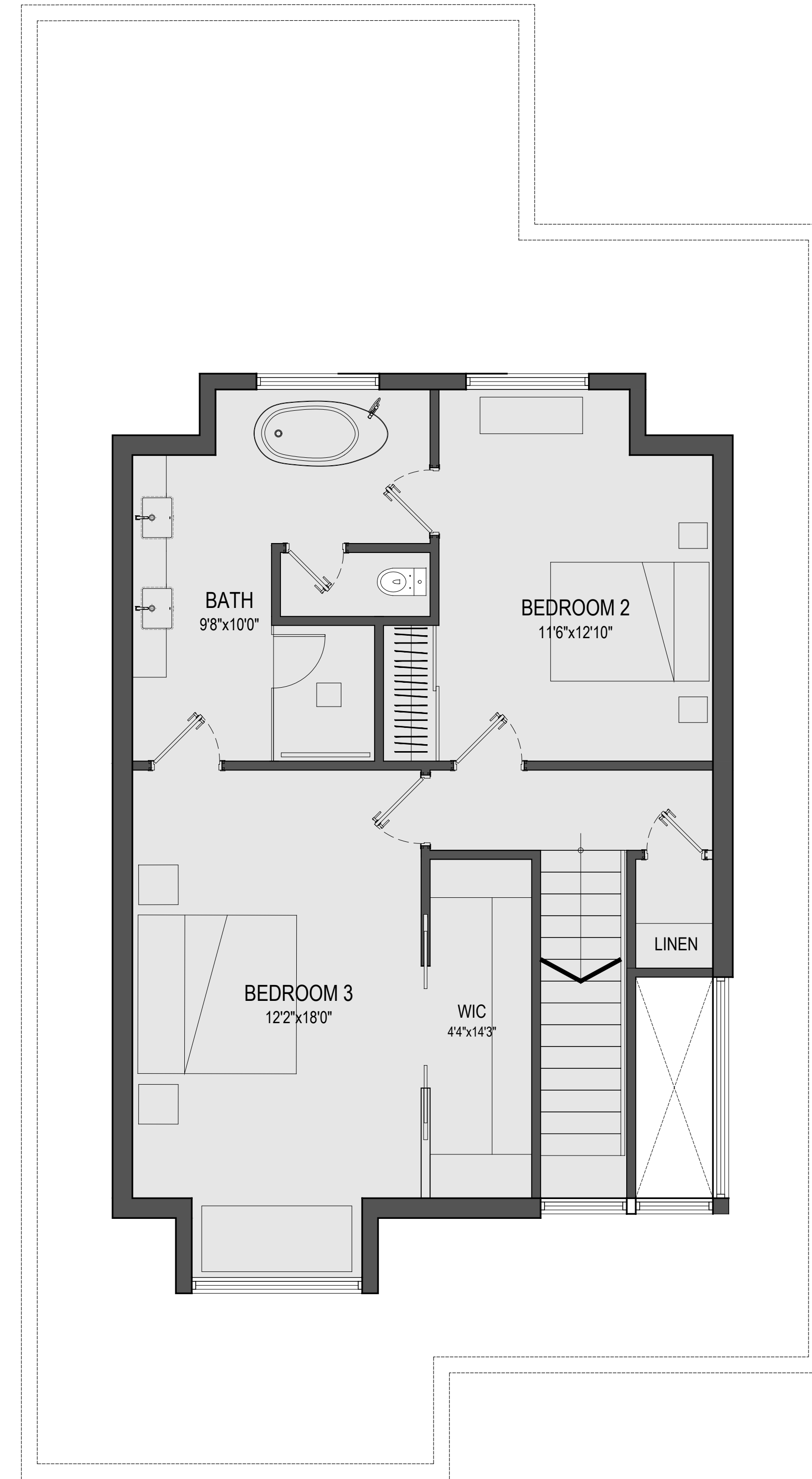
- Denotes
- Survey Monument Planted
  - Survey Monument Found
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - RP Rock Plug
  - Meas. Measured
  - Act. Actual
  - (AOG) Annis, O'Sullivan, Vollebek Ltd.
  - (P1) Registered Plan 591
  - (P2) (AOG) Plan dated September 21, 2010
  - (P3) (1319) Plan 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
  - □ GM Gas Meter







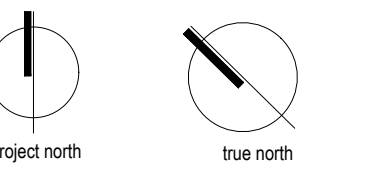
**GROUND FLOOR PLAN**  
1,446sq.ft.



**LOFT PLAN**  
660sq.ft.

PROPOSED CONCEPT

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G		
F		
E		
D		
C	Re-ISSUED FOR MINOR VARIANCES	2023.11.20
B	Re-ISSUED FOR MINOR VARIANCES	2023.11.08
A	ISSUED FOR MINOR VARIANCES	2023.09.19
issue	description	date
project title		

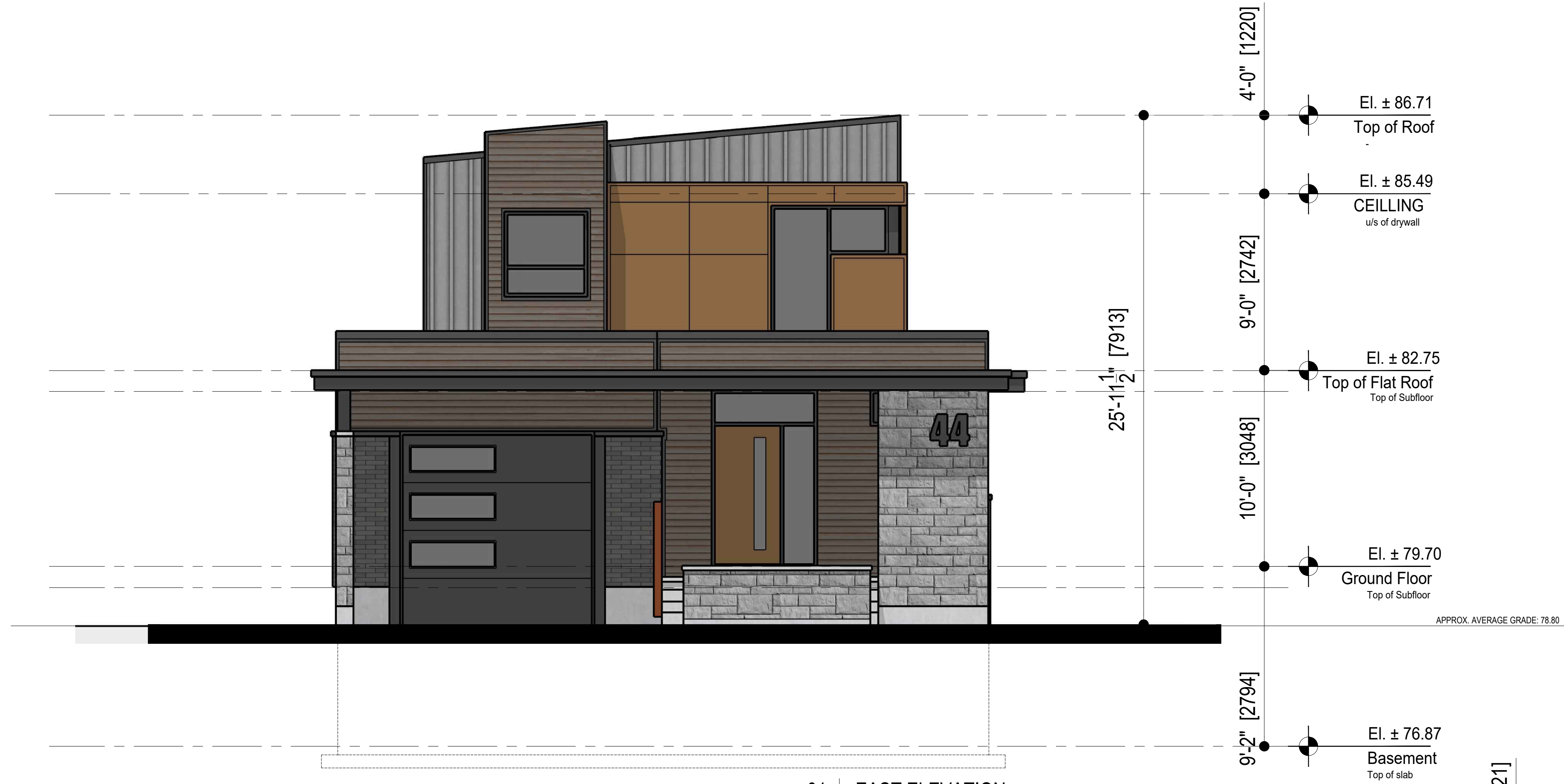
**ALVES**  
Residence  
44 Dunham Street  
Ottawa, Ontario

**PLANS**

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

A1.1    .rev    C

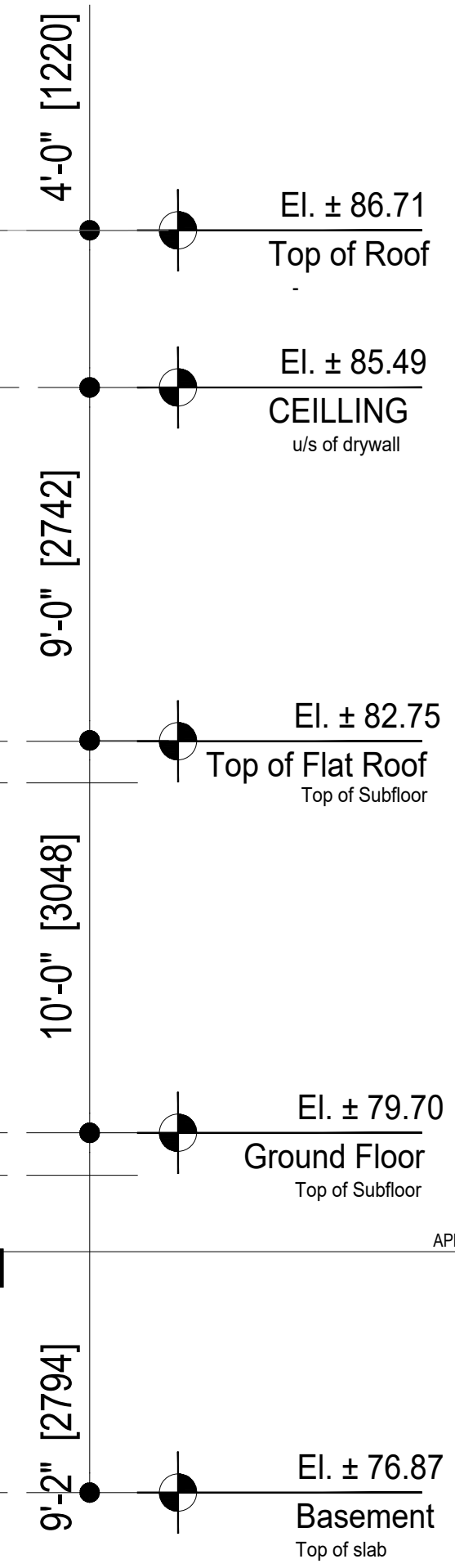
PROPOSED CONCEPT



01 | EAST ELEVATION



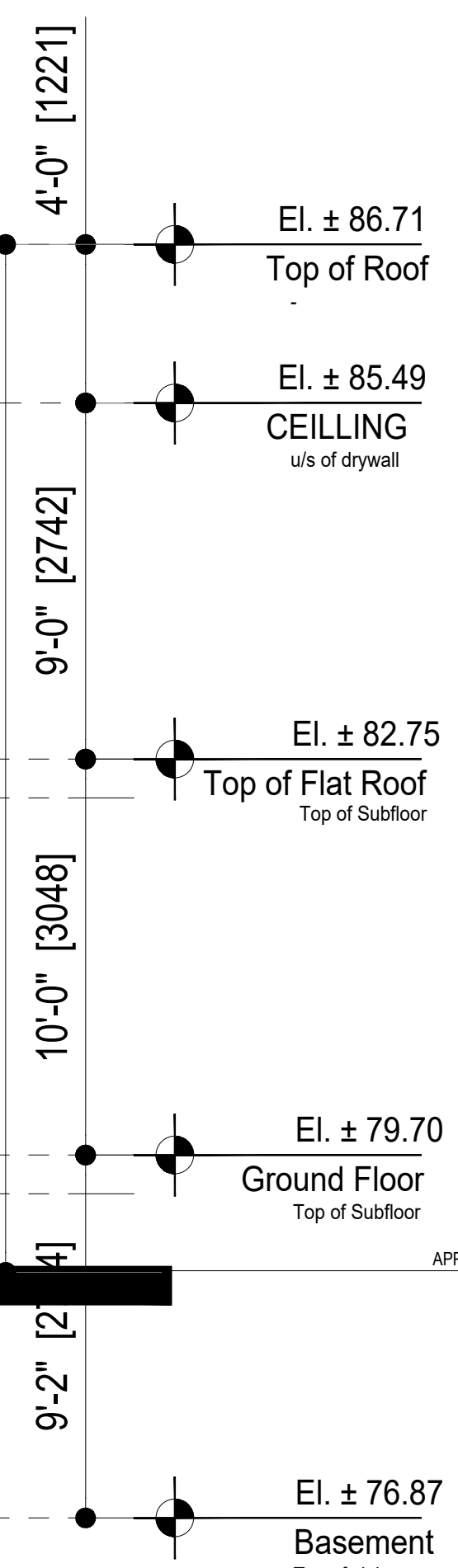
APPROX. AVERAGE GRADE: 78.80



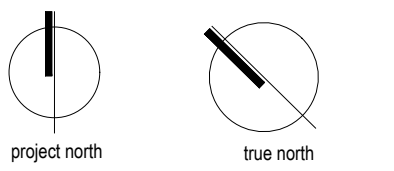
02 | SOUTH ELEVATION



APPROX. AVERAGE GRADE: 78.80



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issue	description	date
G		
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E		
D		
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B	Re-ISSUED FOR MINOR VARIANCES	2023.11.08
A	ISSUED FOR MINOR VARIANCES	2023.09.19

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

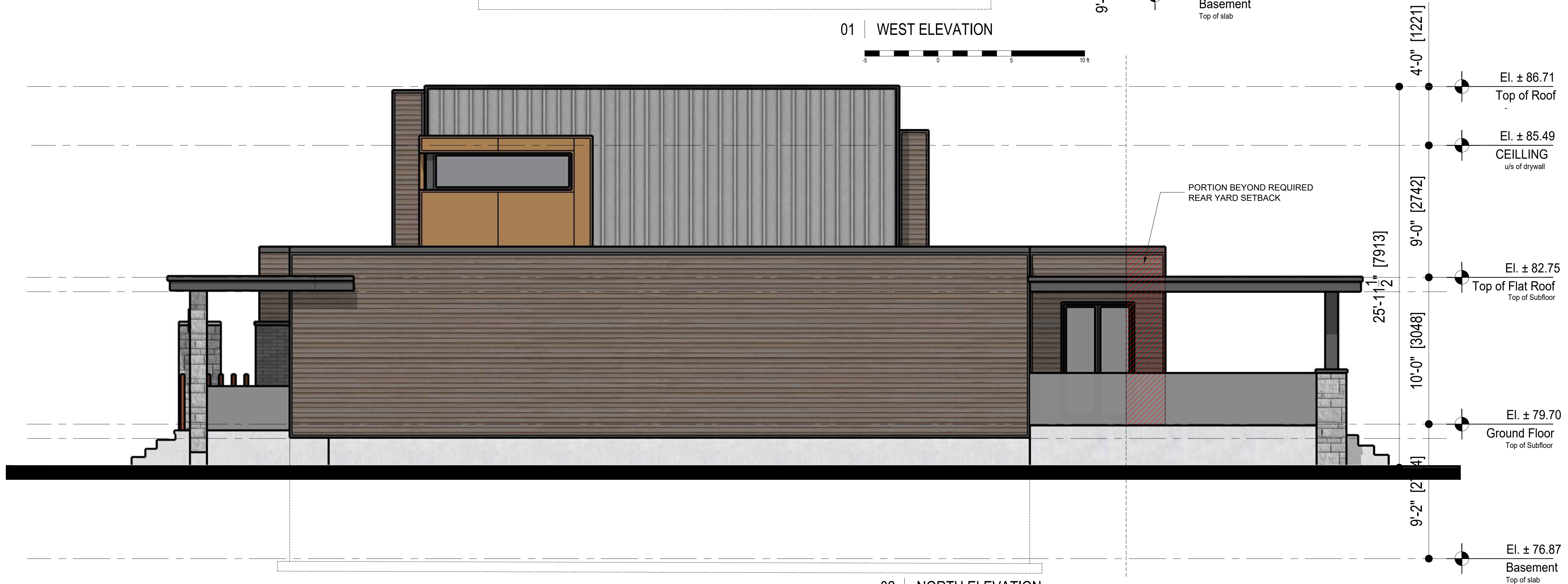
ELEVATIONS

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

PROPOSED CONCEPT



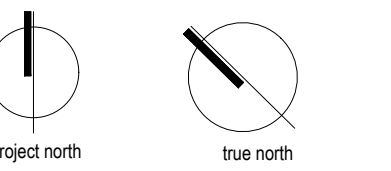
01 | WEST ELEVATION



02 | NORTH ELEVATION



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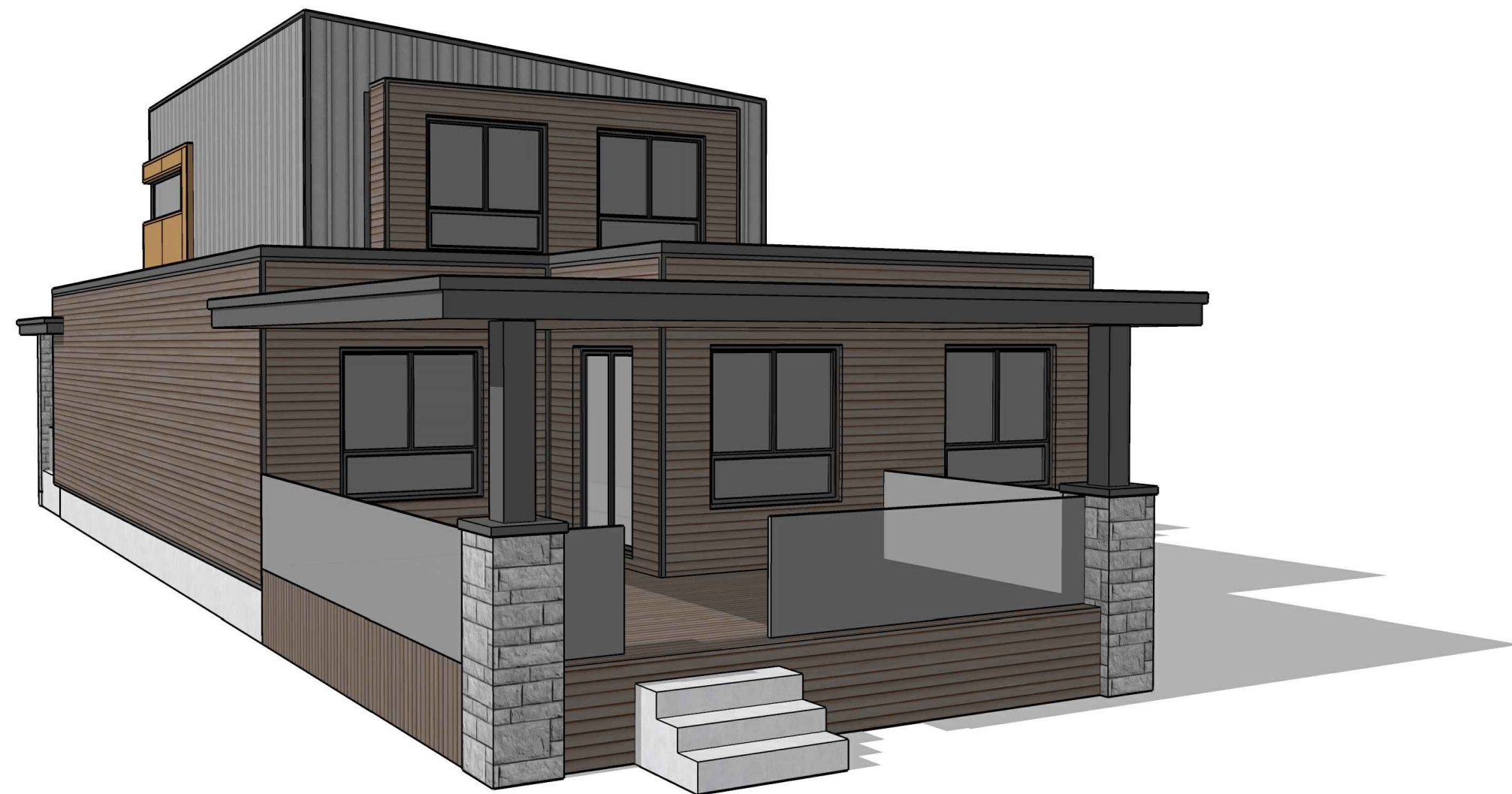
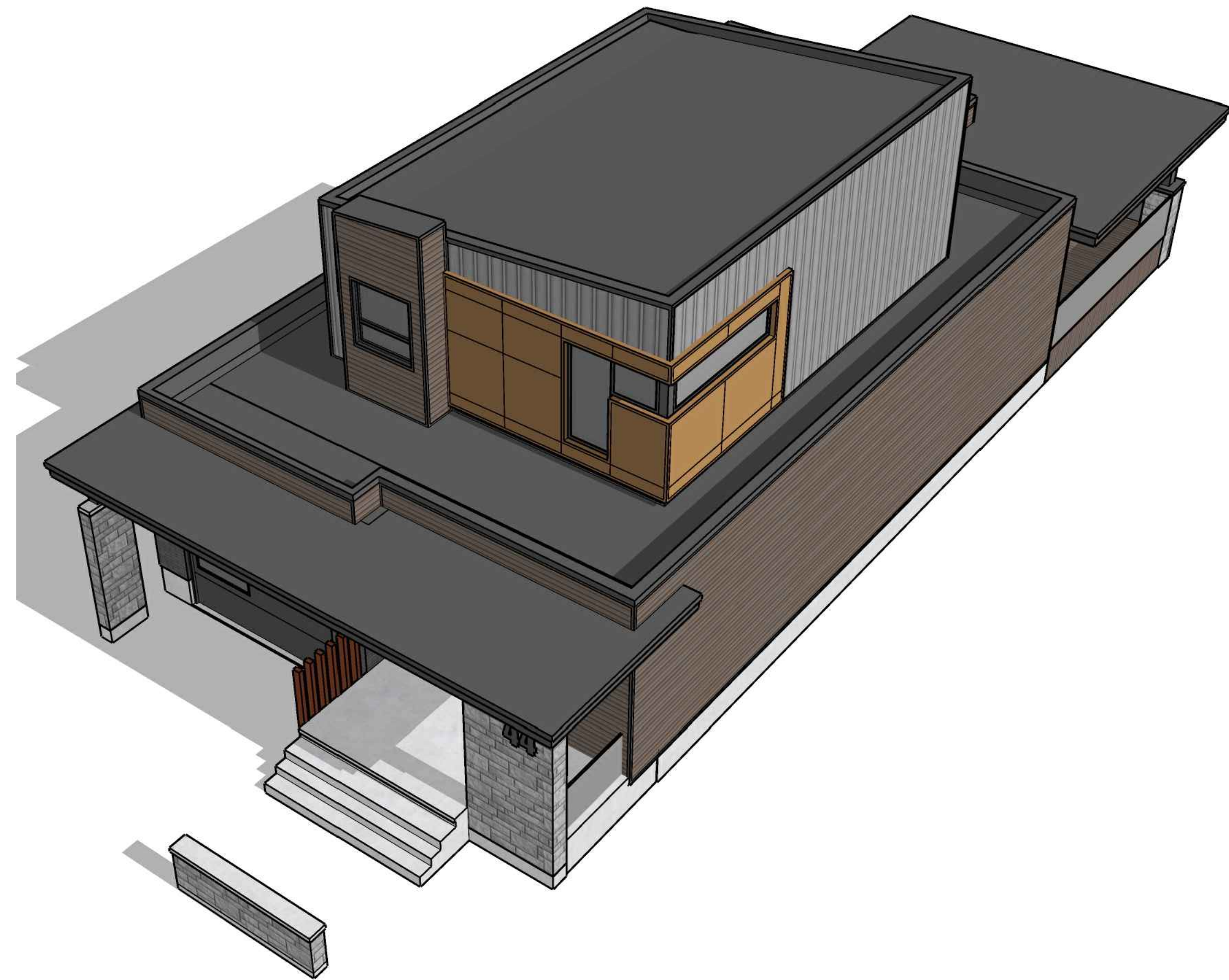
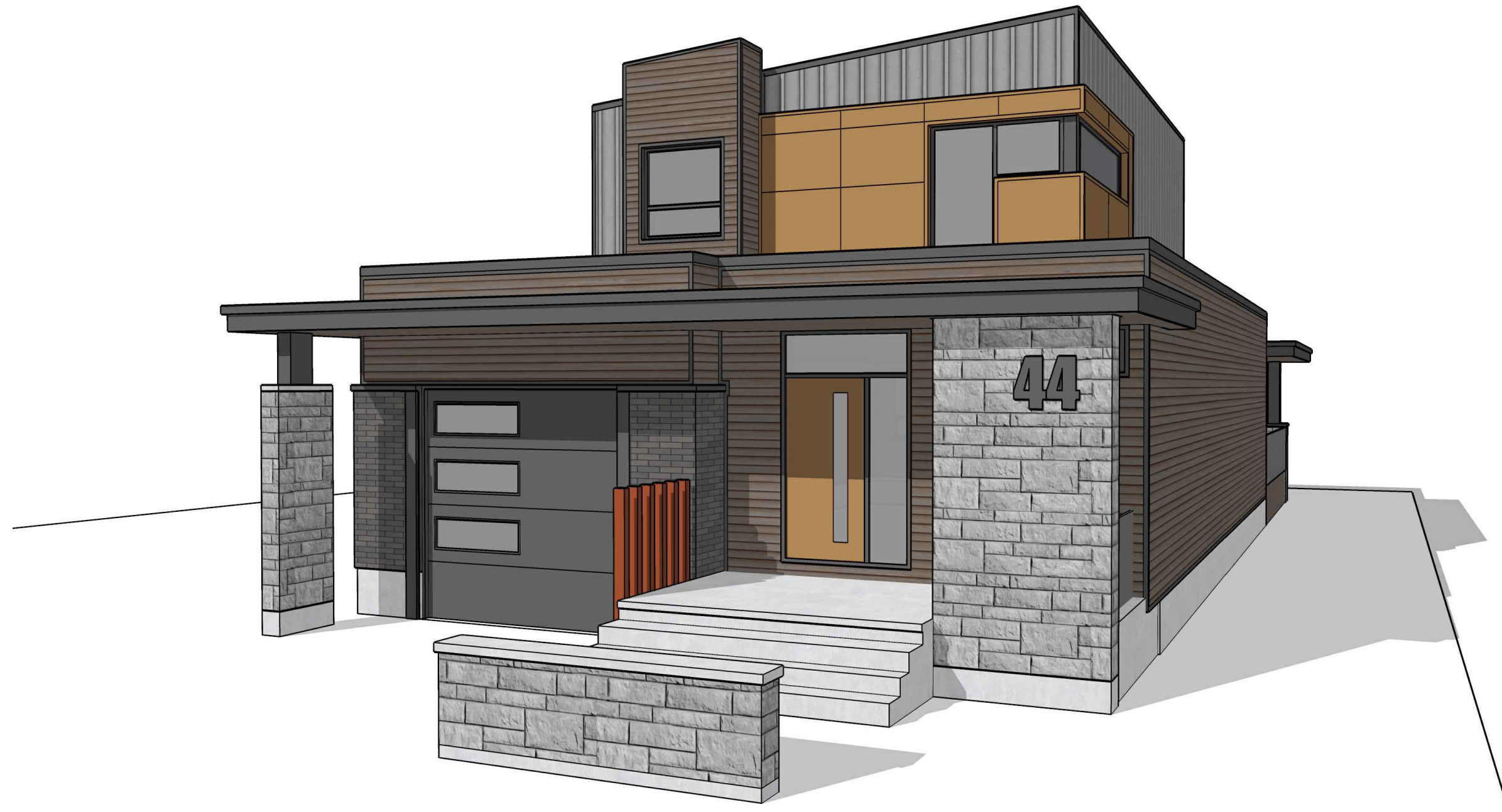
G		
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D		
C		
B	Re-ISSUED FOR MINOR VARIANCES	2023.11.20
A	ISSUED FOR MINOR VARIANCES	2023.09.19
issue	description	date
project title		

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

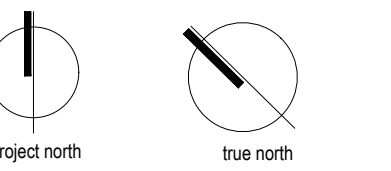
**ELEVATIONS**

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

PROPOSED CONCEPT



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B	Re-ISSUED FOR MINOR VARIANCES	2023.11.08
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 C