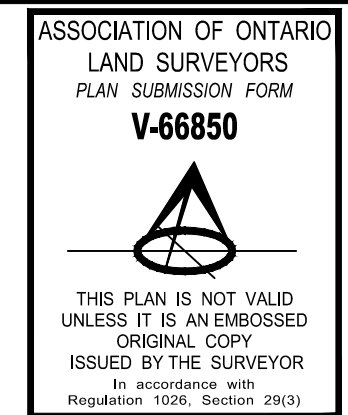
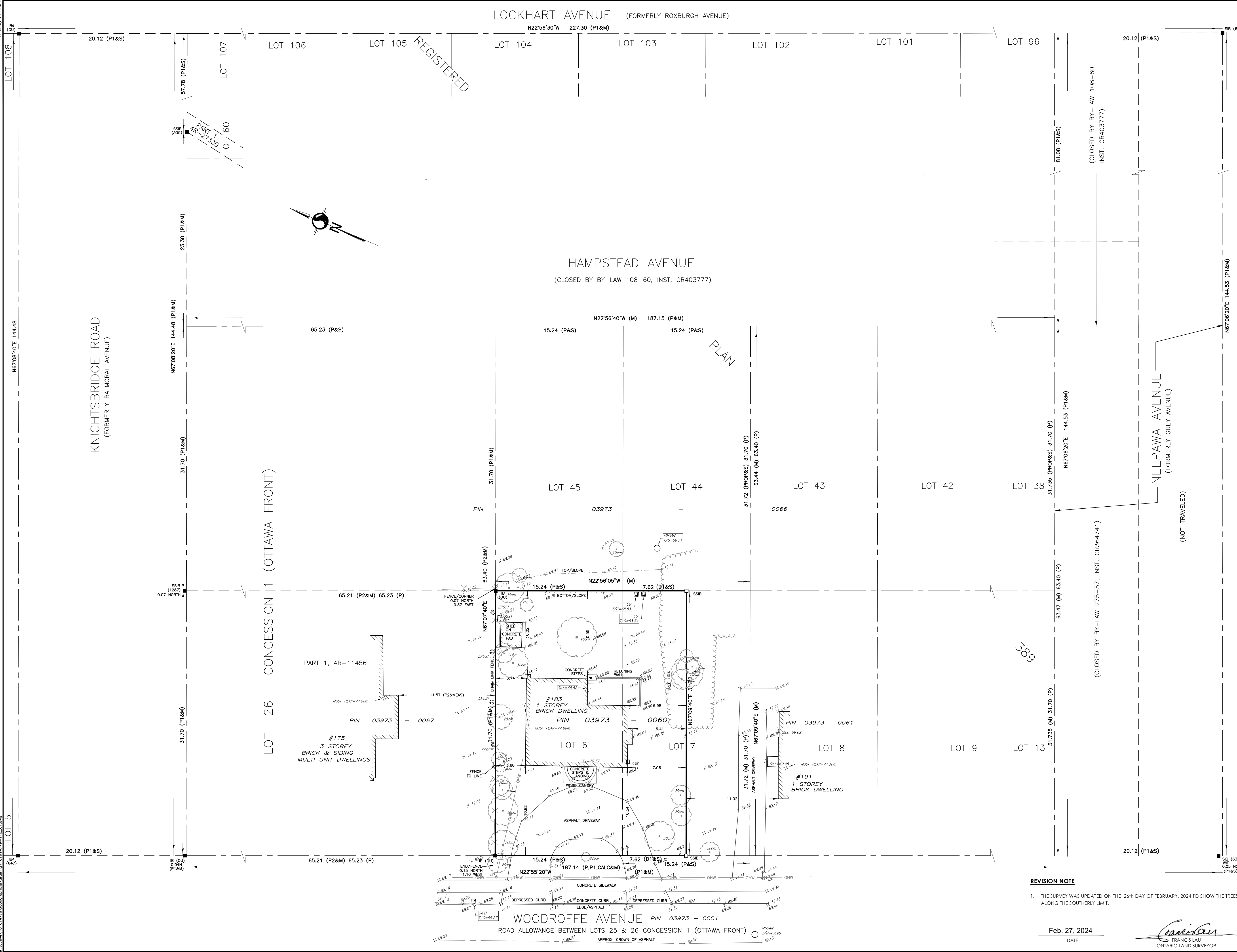
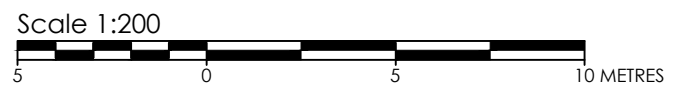


February 27, 2024
W:\Ontario\16161779\topographic\view\16161779-110-01.dwg



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SURVEYOR'S REAL PROPERTY REPORT PART 1 - PLAN OF SURVEY LOT 6 AND PART OF LOT 7 REGISTERED PLAN 389 CITY OF OTTAWA



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

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK, GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MIM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006660.42 E:324888.04
19680191 N:5033564.26 E:388064.94

FOR COMPARISON PURPOSE, A ROTATION OF 00-29-46 COUNTER CLOCKWISE WAS APPLIED ON P2.

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION=95.230.

NOTE
THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON. THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED.
ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC.
RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

PART 2
This Report was prepared for ROBERTO CAMPAGNA and the undersigned accepts no responsibility for the use by other parties.
1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
No rights-of-way or easements were found to be registered against the subject property.
2. PROPERTY IMPROVEMENTS
See PART 1 (Plan of Survey) for details.
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
4. ADDITIONAL REMARKS
Note the location of fence along the northerly limit of the property.

LEGEND

■	DENOTES	FOUND MONUMENTS
□	SET MONUMENTS	
IB	IRON BAR	
IB#	ROUND IRON BAR	
SIB	STANDARD IRON BAR	
SSIB	SHORT STANDARD IRON BAR	
CP	CONCRETE PIN	
WIT	WITNESS	
PIN	PROPERTY IDENTIFICATION NUMBER	
MEAS, M	MEASURED	
S	SET	
INST	INSTRUMENT	
PROP	PROPORTIONED	
OU	ORIGIN UNKNOWN	
SG	STANTEC GEOMATICS LTD.	
P	PLAN 48-27330	
P1	PLAN 48-27330	
P2	PLAN 4R-11456	
D1	INSTRUMENT N705208	
CB	CATCH BASIN	
SICP	SIDE INLET CB	
EPOST	ELECTRICAL OUTLET	
GSR	GAS SERVICE REGULATOR	
HYD	FIRE HYDRANT	
MHSC	MAINTENANCE HOLE SANITARY	
MHST	MAINTENANCE HOLE STORM	
SN	SIGN	
SN	TREE STUMP	
○	TREE CONIFEROUS (D.B.H. SHOWN)	
○	TREE DECIDUOUS (D.B.H. SHOWN)	

CHW
OVERHEAD UTILITY WIRES

Committee of Adjustment
Received | Reçu le
2024-04-09
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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF JANUARY, 2024.

Jan 25, 2024
DATE
FRANCIS LAU
ONTARIO LAND SURVEYOR

REVISION NOTE
1. THE SURVEY WAS UPDATED ON THE 26th DAY OF FEBRUARY, 2024 TO SHOW THE TREES ALONG THE SOUTHERLY LIMIT.

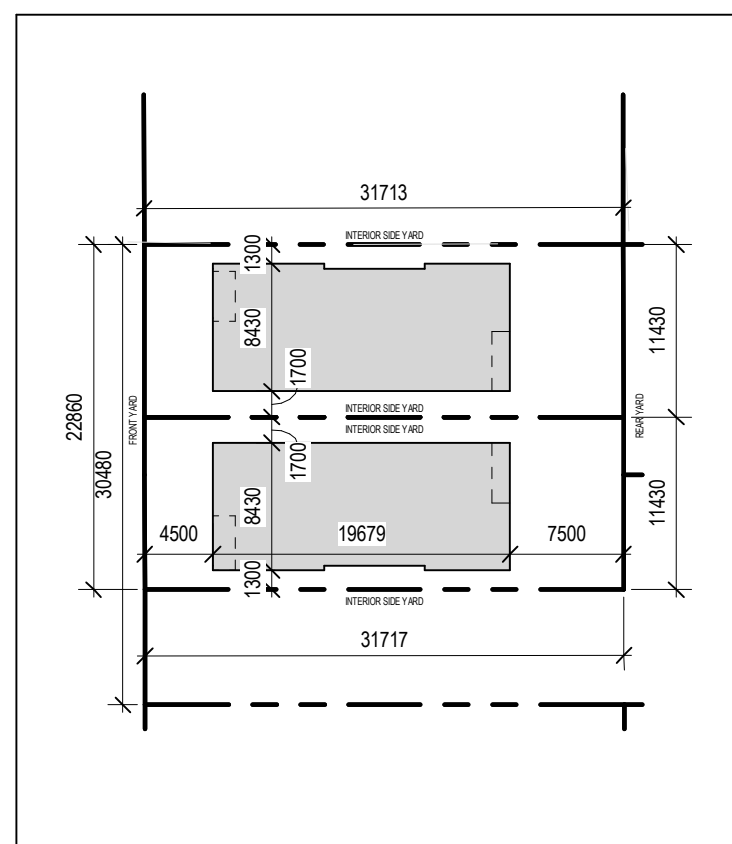
Feb. 27, 2024
DATE
FRANCIS LAU
ONTARIO LAND SURVEYOR

SRO MAP COORD. = 361883, 5026487
Stantec
CANADA LAND SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL: 613-722-4420
stantec.com
DRAWN: ME CHECKED: CK PWC: FL FIELD: CA PROJECT No.: 161614779-110

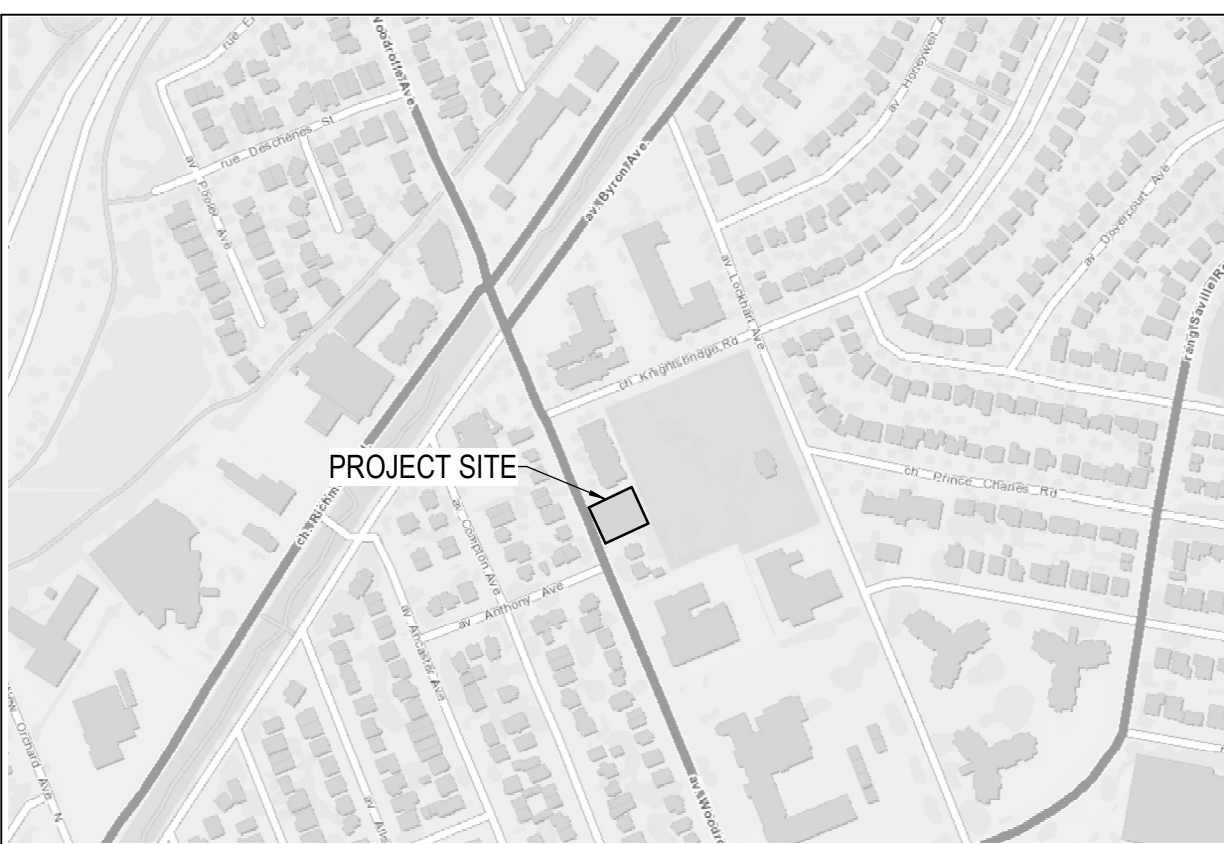
**Committee of Adjustment
Received | Reçu le**

Revised | Modifié le : 2024-05-13

**City of Ottawa | Ville d'Ottawa
Comité de dérogation**



- SITE PLAN NOTES**
- S1 SOFT LANDSCAPING
 - S2 INTERLOCKING STONE PAVERS
 - S3 ASPHALT DRIVE/PAVEMENT
 - S4 PEASTONE/REVERSIBLE/STONE MAINTENANCE STRIP
 - S5 CONCRETE SIDEWALK
 - S6 CONCRETE CURB
 - S7 EXISTING DEPRESSED CURB
 - S8 EXISTING STRUCTURE TO BE DEMOLISHED
 - S9 EXISTING CHAIN LINK FENCE
 - S10 PLANTER
 - S11 GLASS GUARD SYSTEM
- SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY
LOT 6 AND PART OF LOT 7
REGISTERED PLAN 389
CITY OF OTTAWA
STANTEC GEOMATICS LTD. 2024

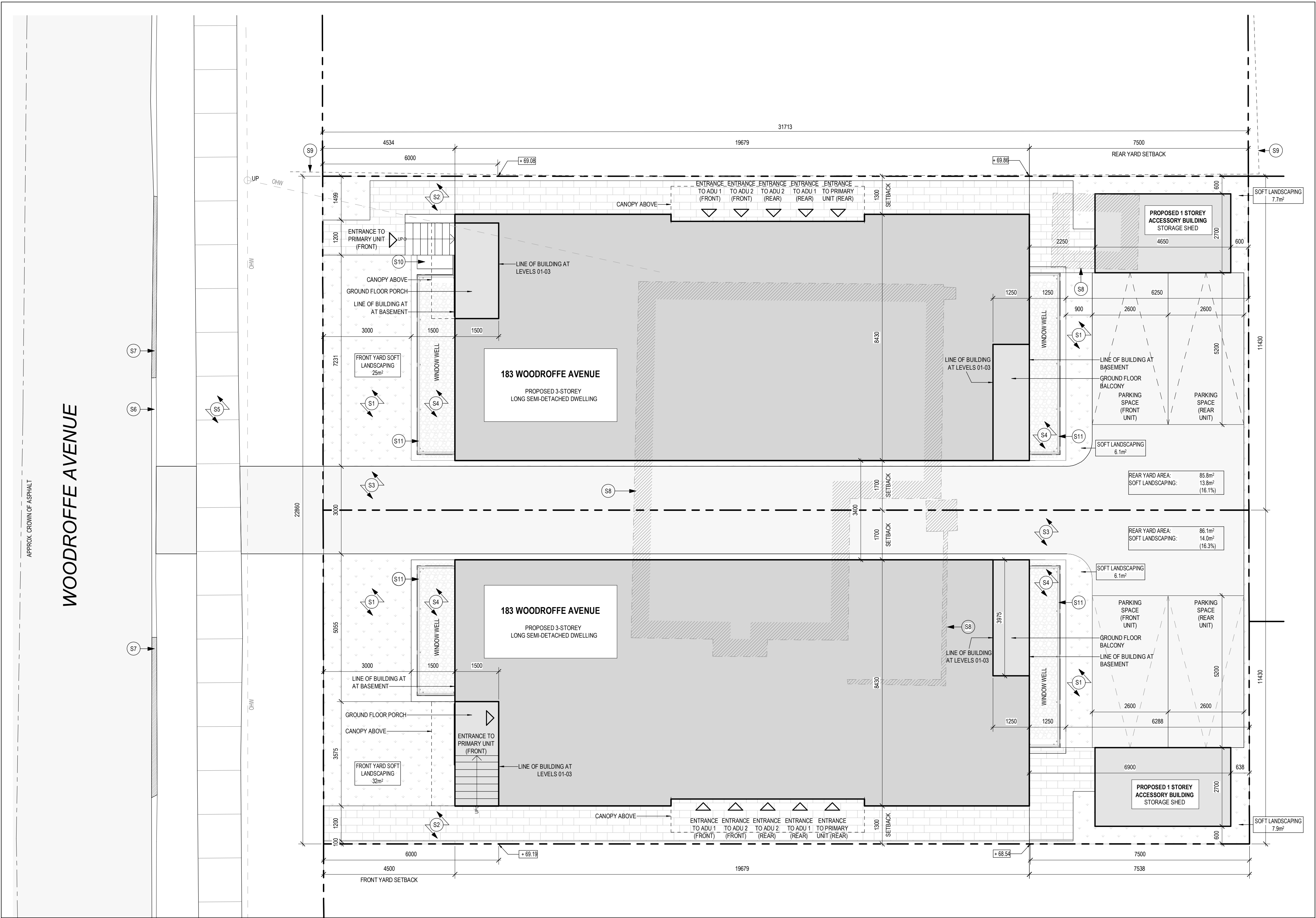


6 SITE SETBACK PLAN
SP-01 SCALE: 1:500

5 SURVEY INFO
SP-01 SCALE: 1:100

2 LOCATION PLAN
SP-01 SCALE: NTS

- GENERAL ARCHITECTURAL NOTES:**
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 - Upon notice in writing, the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents.
 - The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 - Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 - These documents are not to be used for construction unless specifically noted for such purpose.



3 SITE PLAN SYMBOLS
SP-01 SCALE: N.T.S.

	BUILDING ENTRANCE		FIRE DEPARTMENT CONNECTION
	BUILDING EXIT		FIRE HYDRANT
	BICYCLE PARKING		NEW STREET LIGHT
	PROPERTY LINE		STREET LIGHT TO BE REMOVED
	SETBACK LINE		EXISTING STREET LIGHT TO REMAIN
	OVERHEAD WIRES		EXISTING UTILITY POLE TO REMAIN
	INTERLOCKING STONE PAVERS		UTILITY POLE TO BE REMOVED/RELOCATED
	EXISTING TRAFFIC SIGNAL POST		

4 NOTATION LEGEND
SP-01 SCALE: N.T.S.

	DETAIL REFERENCE		ELEVATION REFERENCE		BUILDING SECTION REFERENCE
	DETAIL SECTION REFERENCE		INTERIOR ELEVATION REFERENCE		HEIGHT ELEVATION REFERENCE
	GRID LINE & REFERENCE		ROOM NAME & NUMBER		CEILING MATERIAL & HEIGHT
	CONSTRUCTION ASSEMBLY REFERENCE		WINDOW REFERENCE		EXTERIOR FINISH REFERENCE
	DOOR REFERENCE		REVISION REFERENCE		INTERIOR FINISH REFERENCE

1 SITE PLAN
SP-01 SCALE: 1:75

1 ISSUED FOR MINOR VARIANCE 13-05-2024

ISSUE RECORD

NO.	DESCRIPTION	DATE
1	ISSUED FOR MINOR VARIANCE	13-05-2024

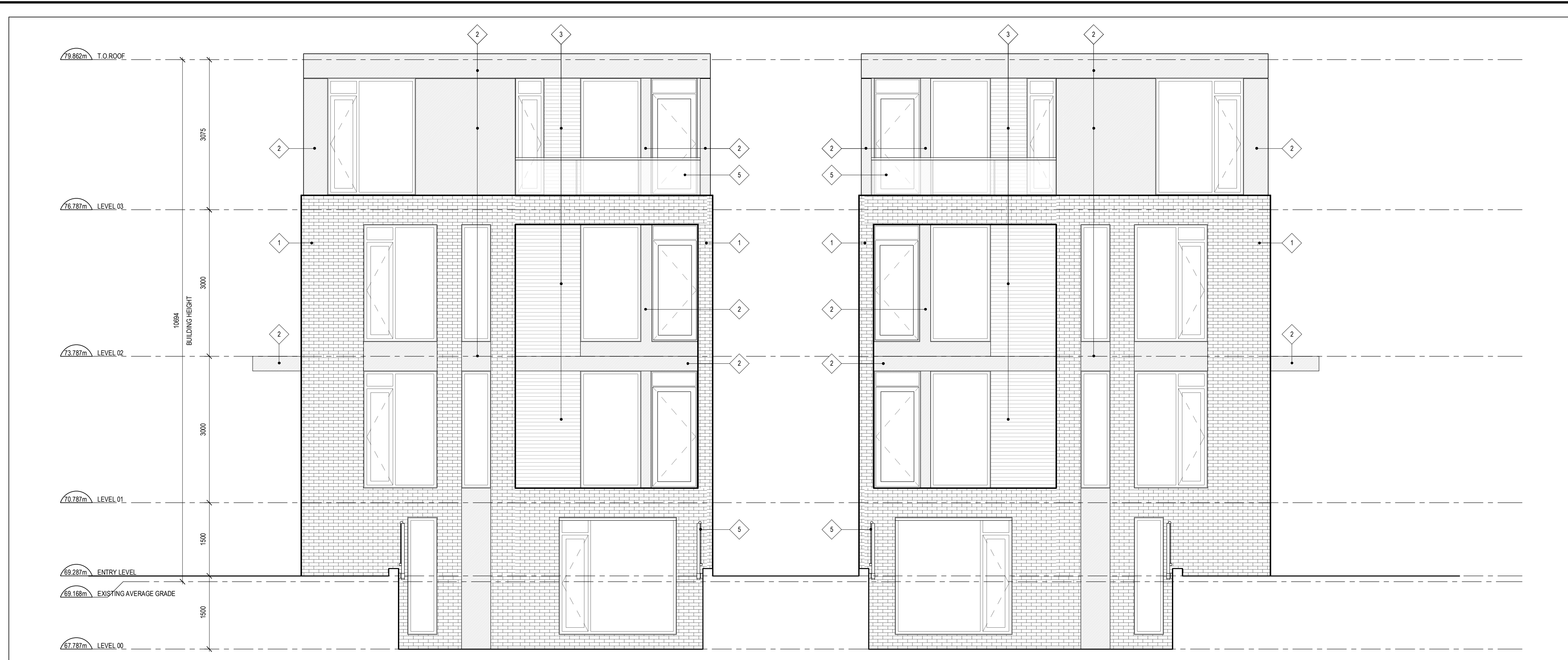


183 WOODROFFE
183 Woodroffe Avenue
Ottawa, ON
K2A 3V1

PROJ	SCALE	DRAWN	REVIEWED
2329	NOTED	NL	RMK

SITE PLAN

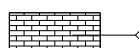
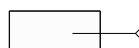

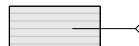
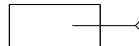
SP-01



1 EAST ELEVATION
A201 SCALE: 1 : 50



2 WEST ELEVATION
A201 SCALE: 1 : 50

- CLADDING LEGEND:**
-  1 BRICK MASONRY RED
 -  2 FIBRE CEMENT PANEL IRON ORE
 -  3 ALUMINUM SIDING NATURAL CEDAR
 -  4 ALUMINUM SIDING DARK
 -  5 ALUMINUM AND GLASS RAILING

CLADDING LEGEND
SCALE: 1 : 100

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ISSUE RECORD

**project1
studio**

Project1 Studio Incorporated
[613.884.3939] | mail@project1studio.ca

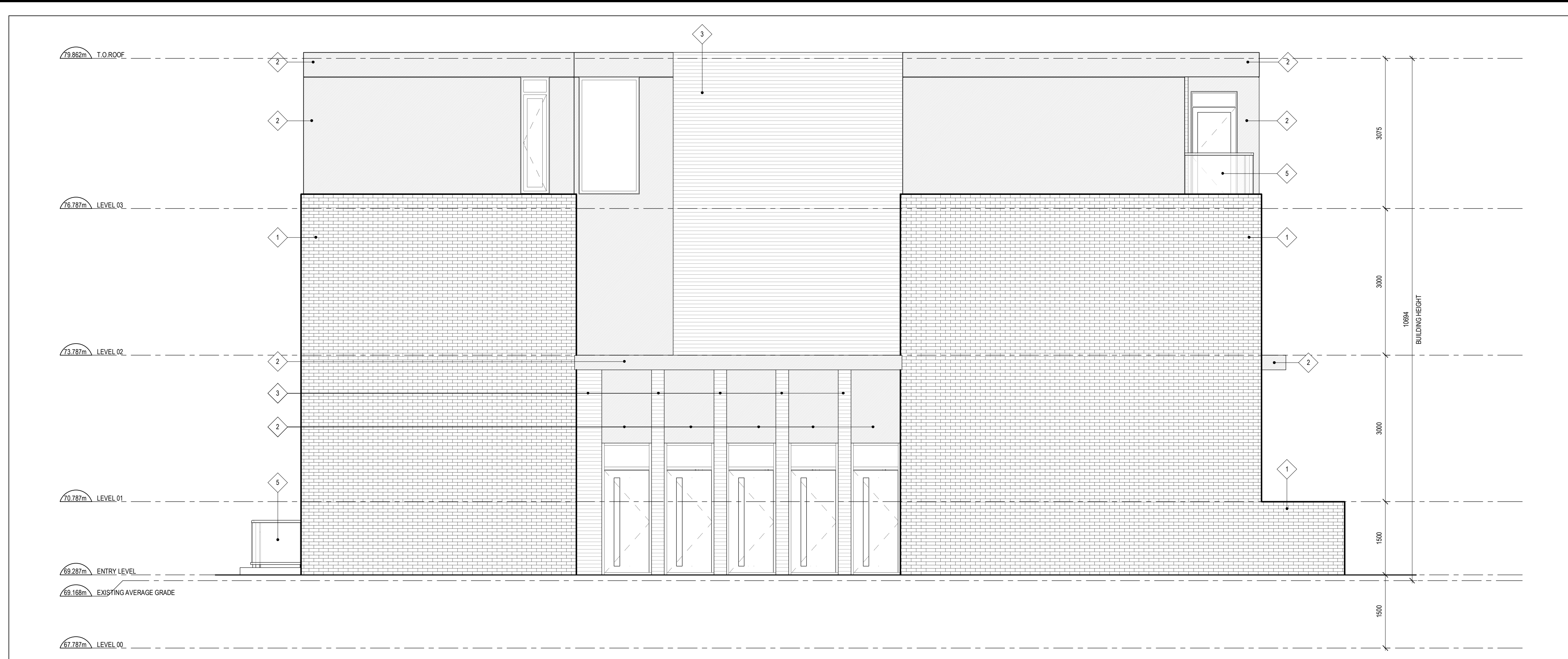
183 WOODROFFE

183 Woodroffe Avenue
Ottawa, ON
K2A 3V1

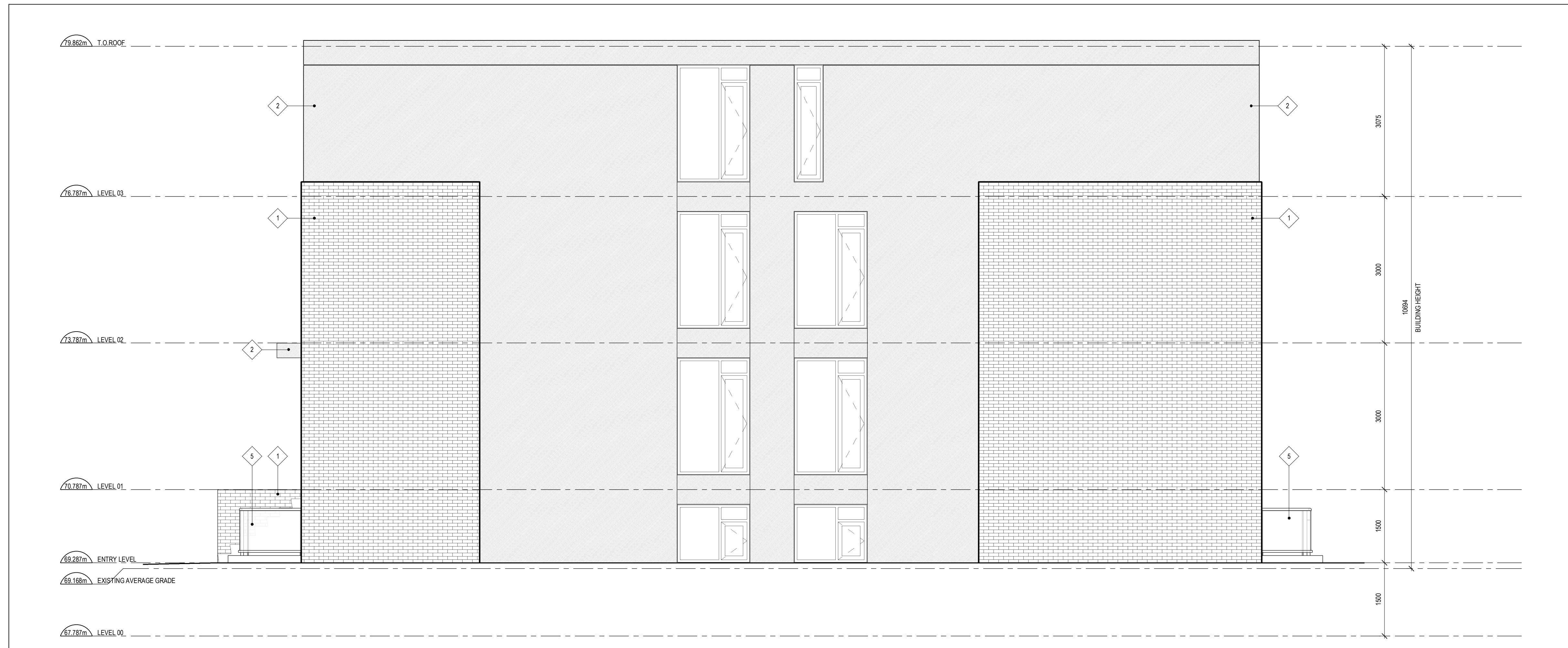
PROJ	SCALE	DRAWN	REVIEWED
2329	NOTED	NL	RMK

EAST AND WEST ELEVATION

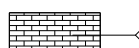
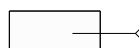

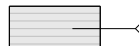
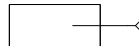
A201



1 NORTH ELEVATION
A202 SCALE: 1 : 50



2 SOUTH ELEVATION
A202 SCALE: 1 : 50

- CLADDING LEGEND:**
-  1 BRICK MASONRY RED
 -  2 FIBRE CEMENT PANEL IRON ORE
 -  3 ALUMINUM SIDING NATURAL CEDAR
 -  4 ALUMINUM SIDING DARK
 -  5 ALUMINUM AND GLASS RAILING

CLADDING LEGEND
SCALE: 1 : 100

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ISSUE RECORD

project1 studio
Project1 Studio Incorporated
[613.884.3939] [mail@project1studio.ca]

183 WOODROFFE
183 Woodroffe Avenue
Ottawa, ON
K2A 3V1

PROJ	SCALE	DRAWN	REVIEWED
2329	NOTED	NL	RMK

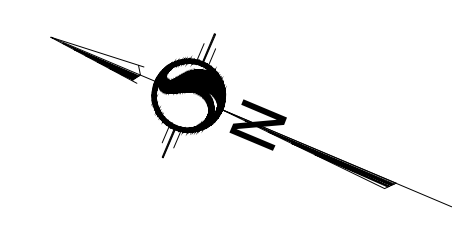
NORTH AND SOUTH ELEVATIONS

A202

April 2, 2024
W:\Projects\16164779\Reference\Plan\Survey\16164779-114_02.dwg

SCHEDULE				
PART	LOT	PLAN	PIN	AREA m2
1				306.97
2	PART OF 6	369	ALL OF 03973 - 0060	55.43
3				55.44
4	PART OF 6 & 7			307.03

Committee of Adjustment
Received | Reçu le
2024-04-09
City of Ottawa | Ville d'Ottawa
Comité de dérogation



HAMPSTEAD AVENUE
(CLOSED BY BY-LAW 108-60, INST. CR403777)

KNIGHTSBRIDGE ROAD
(FORMERLY BALMORAL AVENUE)

PLAN OF SURVEY OF
LOT 6 AND PART OF LOT 7
REGISTERED PLAN 389
CITY OF OTTAWA

Scale 1:200
THE INTENDED PLOT SIZE OF THIS PLAN IS mm IN WIDTH BY mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:

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

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999946.

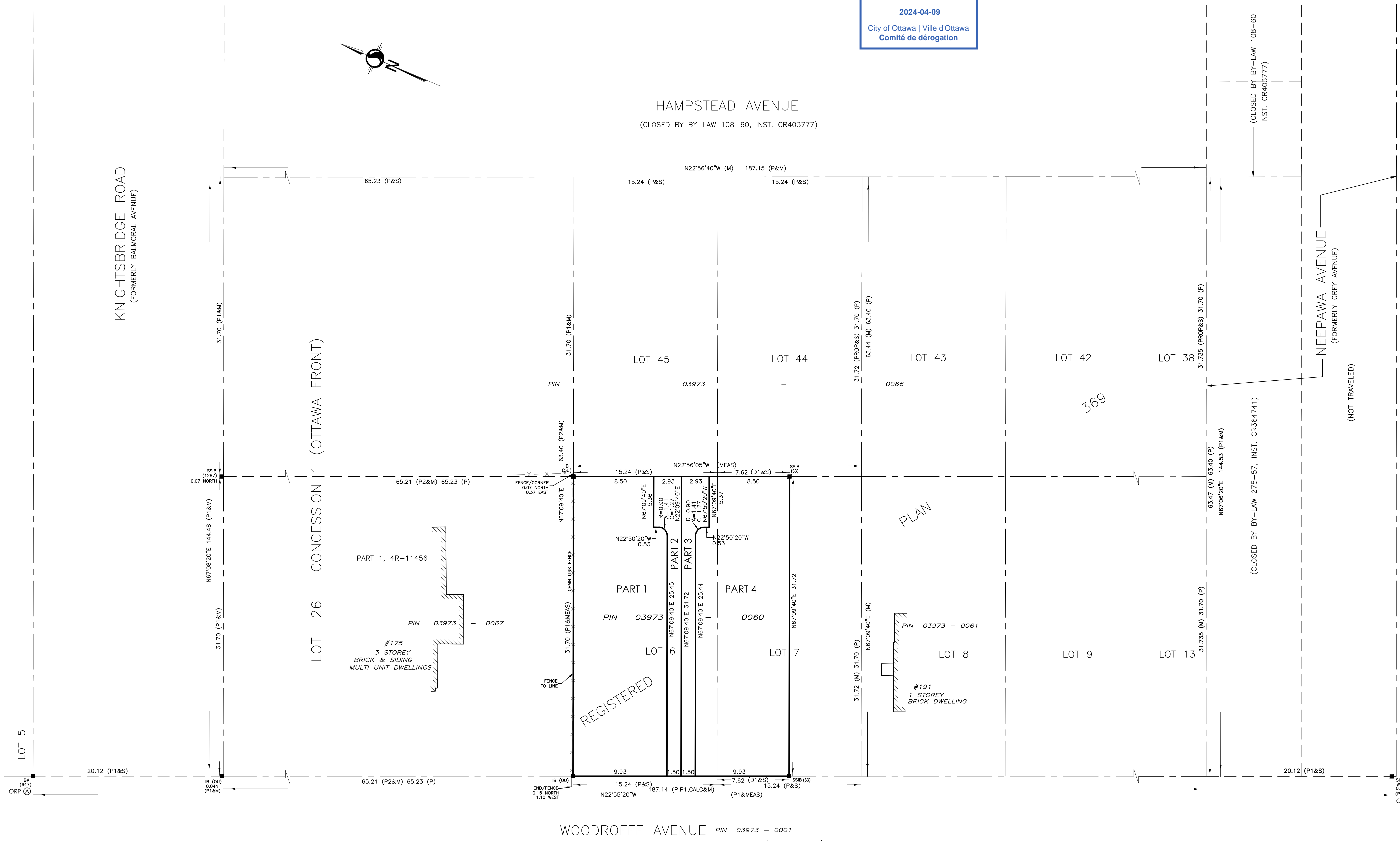
BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

FOR COMPARISON PURPOSES, A ROTATION OF 00°29'46" COUNTER CLOCKWISE WAS APPLIED ON P2.

LEGEND

■	DENOTES	FOUND MONUMENTS
□		SET MONUMENTS
IB		IRON BAR
IBB		ROUND IRON BAR
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
CP		CONCRETE PIN
WIT		WITNESS
PIN		PROPERTY IDENTIFICATION NUMBER
MEAS, M		MEASURED
S		SET
INST		INSTRUMENT
PROP		PROPORTIONED
OU		ORIGIN UNKNOWN
SG		STANTEC GEOMATICS LTD.
P1		PLAN 4R-27330
P2		PLAN 4R-11456
D1		INSTRUMENT N705208



OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
Ⓐ	5026570.70	361429.89
Ⓑ	5026361.26	361718.47

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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, 2024

DATE _____ R. G. BENNETT
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER #####.

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL: 613.722.4420
stantec.com

DRAWN: ME CHECKED: * PM: FL FIELD: * PROJECT NO.: 16164779-114