

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
REGISTERED PLAN 394911
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk 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 and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 13th day of November, 2023.

November 13, 2023
 Date
 T. Hartwick
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH
 SURVEY REPORT DATED November 13th, 2023

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
 Sheppard Property Developments ("The Client"), their solicitors,
 mortgagees, 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

Denotes	
□	Survey Monument Planted
■	Survey Monument Found
IB	Iron Bar
CC	Cut Cross
IB#	Round Iron Bar
(WIT)	Witness
Mess.	Measured
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
(P1)	Registered Plan 394911
(P2)	(1283) Plan dated January 30, 1991
(P3)	(1319) Plan dated July 25, 1988
(P4)	(647) Plan dated July 18, 1973
(P5)	(AOG) Plan dated March 10, 1987
(P6)	(857) Plan dated June 23, 1997
(P7)	(725) Plan dated June 2, 1986
(P8)	(647) Plan dated March 23, 1976
(P9)	(647) Plan dated November 4, 1960
(P10)	(647) Plan dated February 2, 1960
(I)	Instrument NS259675
(N1)	(647) Field Notes dated 1961, Ref. 51-394911
(N2)	(647) Field Notes dated 1961, Ref. 50-394911
(N3)	(647) Field Notes dated 1961, Ref. 49-394911
(N4)	(647) Field Notes dated September 21, 1960
(N5)	(647) Field Notes dated December 1960
(N6)	(647) Field Notes dated December 1960
C/	Calculation per
⊙	Deciduous Tree
⊙*	Coniferous Tree
○ M+S	Maintenance Hole (Sanitary)
— B —	Underground Bell
— G —	Underground Gas
— S —	Underground Sanitary Sewer
— W —	Underground Water
— OHW —	Overhead Wires
□ CB	Catch Basin
□ GM	Gas Meter
□ HM	Hydro Meter
FDN	Foundation Noted
MF	Matel Fence
CLF	Chain Link Fence
BF	Board Fence
HE	Cedar Hedge
TRW	Wood Retaining Wall
BRW	Brick Retaining Wall
S/F	South Face Noted
W/F	West Face Noted
○ UP	Utility Pole
○ LS	Light Standard
□ AC	Air Conditioner
∅	Diameter
+ 65.00	Location of Elevations
+ 65.00	Location of Top of Curb Elevations
+ 65.00	Location of Top of Wall Elevations
C/L	Centreline
EOA	Edge of Asphalt

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations
 and are referenced to Specified Control Points 0191968005 and 0191975075,
 MTM Zone 9 (78°30' West Longitude) NAD-83 (original).

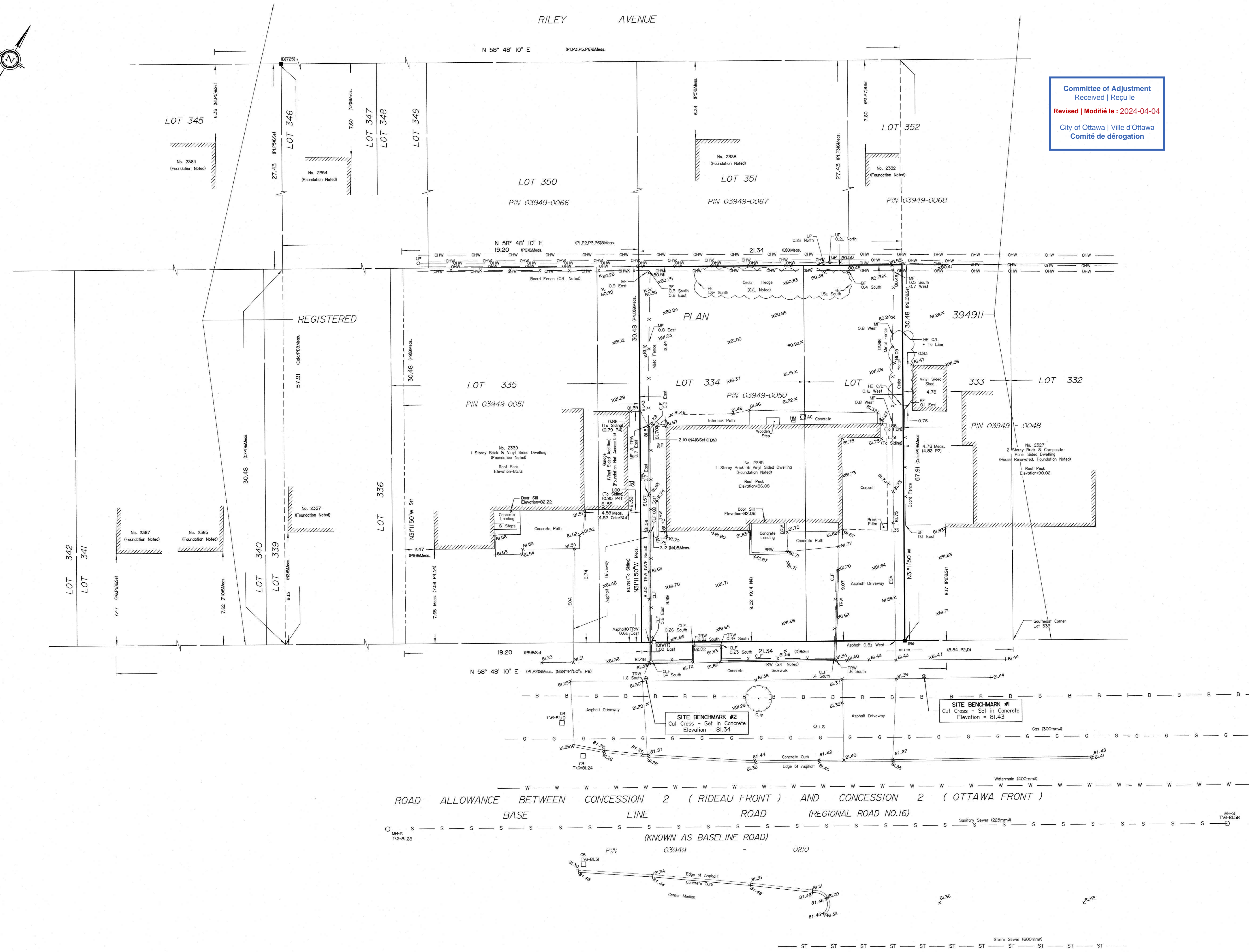
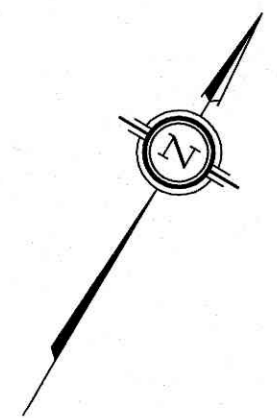
For bearing comparisons, a rotation of 0°27'20" counter-clockwise was applied to
 bearings on plans (P1), (P2), (P3), (P5), (P6), (P7).

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
 2. 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

1. 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.
 2. Only visible surface utilities were located.
 3. Underground utility data derived from City of Ottawa utility sheet reference I-A-14.
 4. A field location of underground plant by the pertinent utility authority is mandatory
 before any work involving breaking ground, probing, excavating etc.

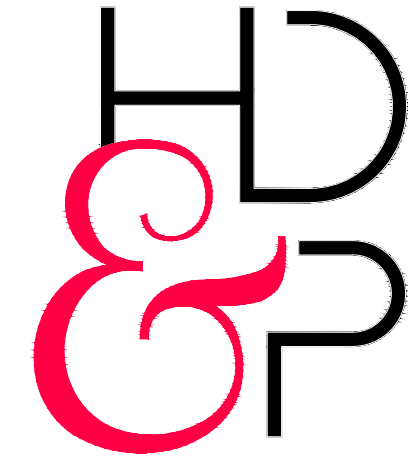


Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2024-04-04
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-45072

Topographic data was collected under Winter Conditions.
 Snow cover and ice preclude determining location and
 elevation of some topographical data that is otherwise visible.

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-05-01
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SINGLE ROOM OCCUPANCY DWELLING

MARIA & VAN SHEPPARD

2335 BASELINE ROAD

R10 ZONING
22 REV. NO.
2023-01 PR. NO.
2024-04-30 DATE
LOCATION



Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2024-05-10
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



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 info@H&JDesign.com PLANNING

PROJECT TITLE

2335
 BASELINE
 ROAD

22	COFA REV.	2024 04-30
21	COFA REV.	2024 04-15
20	COFA	2024 04-02
19	REVISION	2024 03-15
18	REVISED SITE PLAN	2024 02-06
17	KITCHEN AREA	2024 02-05
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9	BIKE/GARB. LOC.	2023 08-15
8	CITY REVIEW	2023 08-08

PROJECT No. :

2023-01

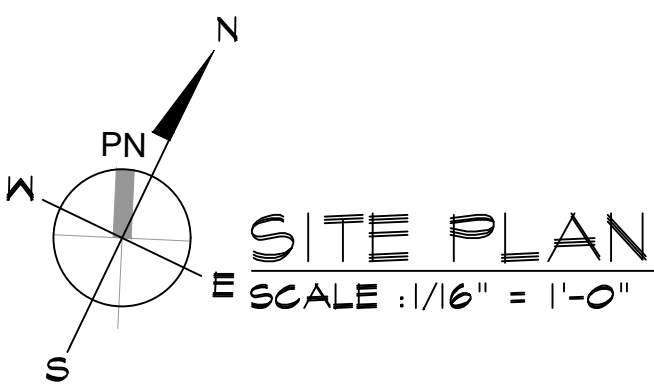
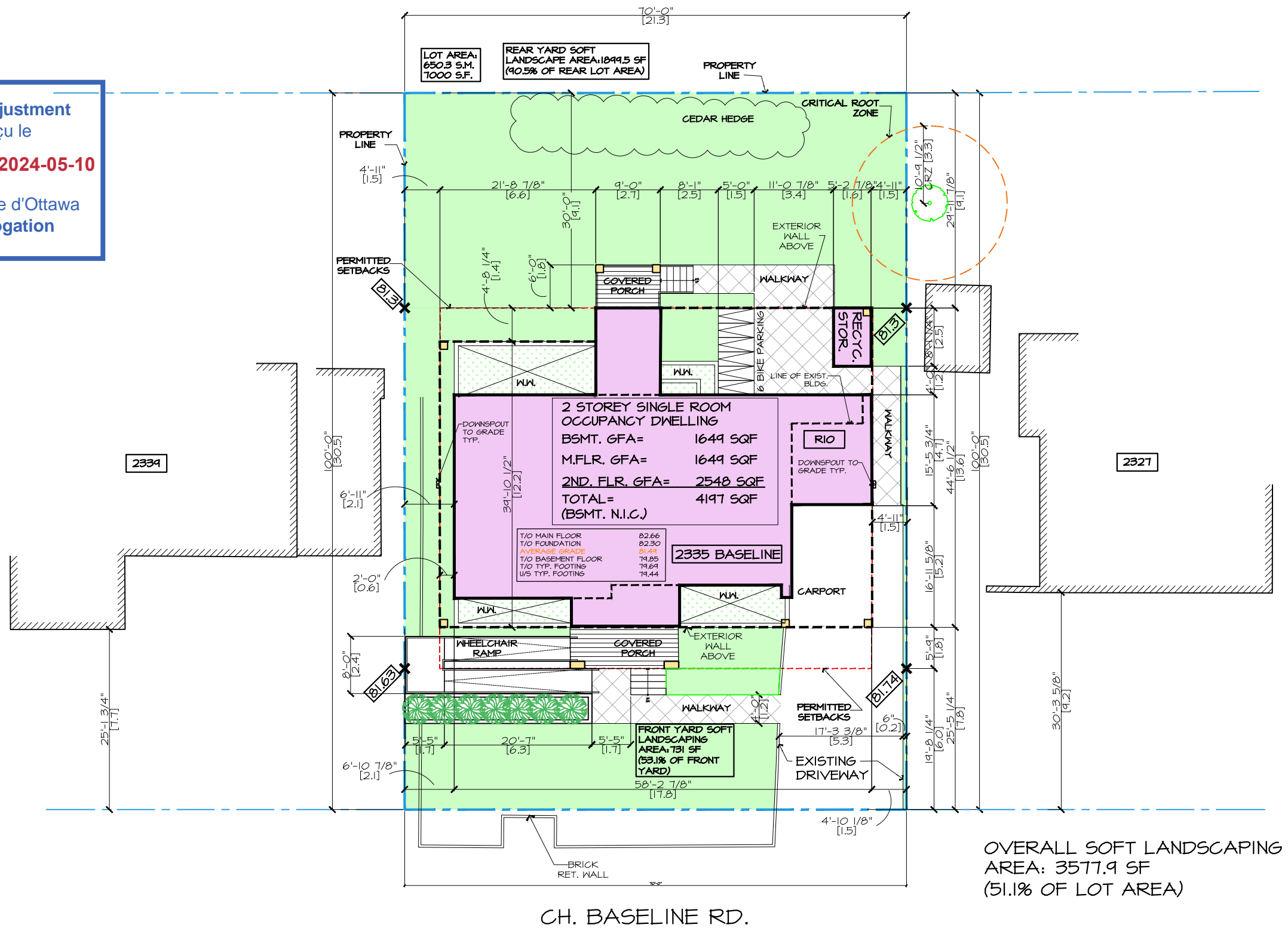
DATE: 2023-06-26

CHECKED: JH

DWG BY: JK, JH

DWG No:

AI



OVERALL SOFT LANDSCAPING
 AREA: 3577.9 SF
 (51.1% OF LOT AREA)

CH. BASELINE RD.

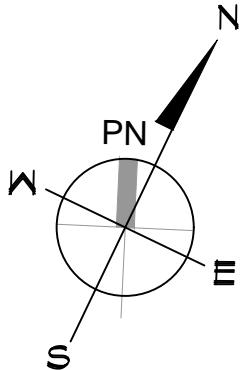
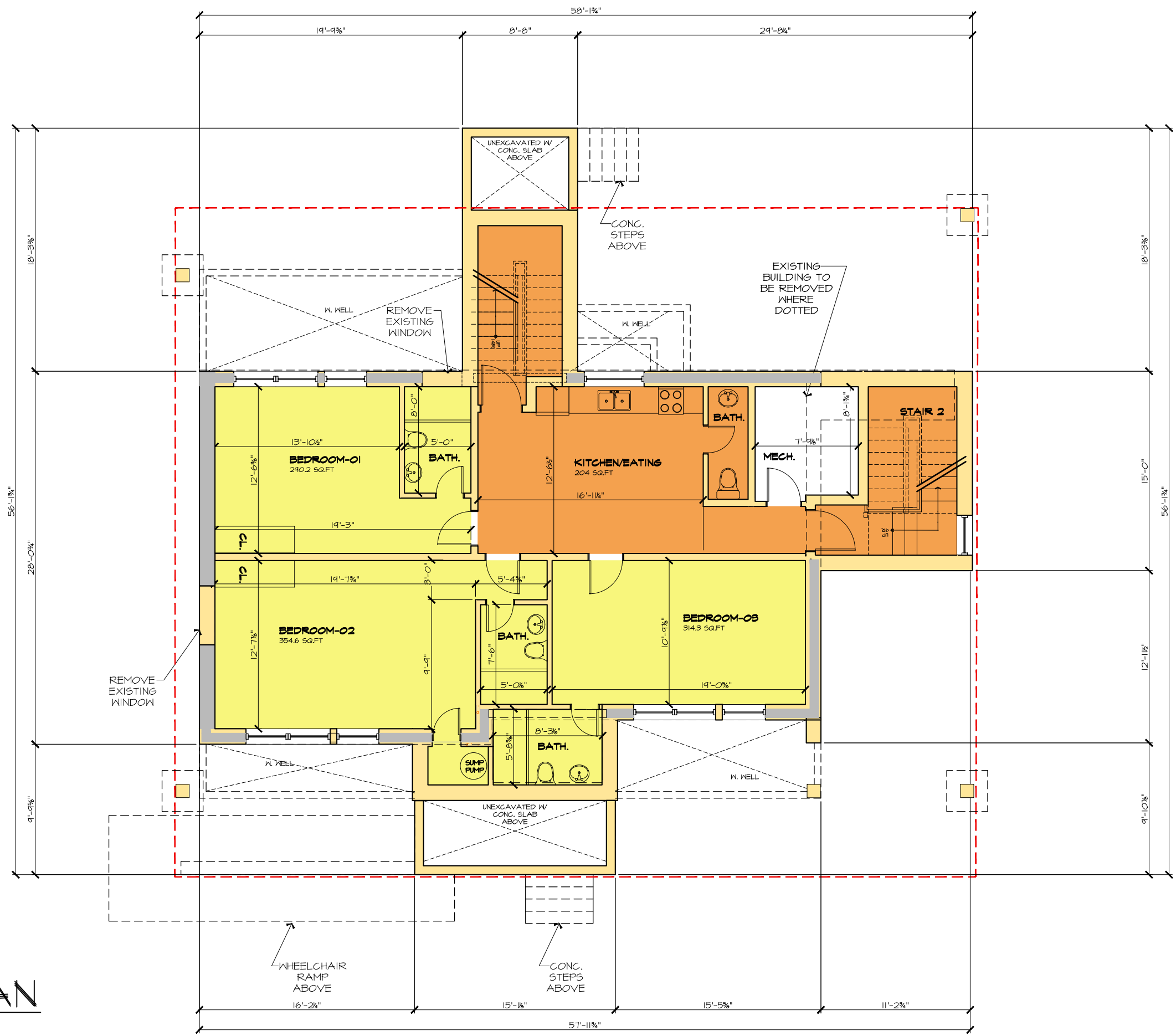
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A2

BASEMENT FLOOR
 TOTAL NET AREA: 1289.9 SF
 TOTAL PUBLIC AREA: 448.9 SF
 BEDROOM AREA: 840.9 SF
 PERCENTAGE OF PUBLIC AREA: 34.8%



BASEMENT PLAN
 SCALE : 1/8" = 1'-0"

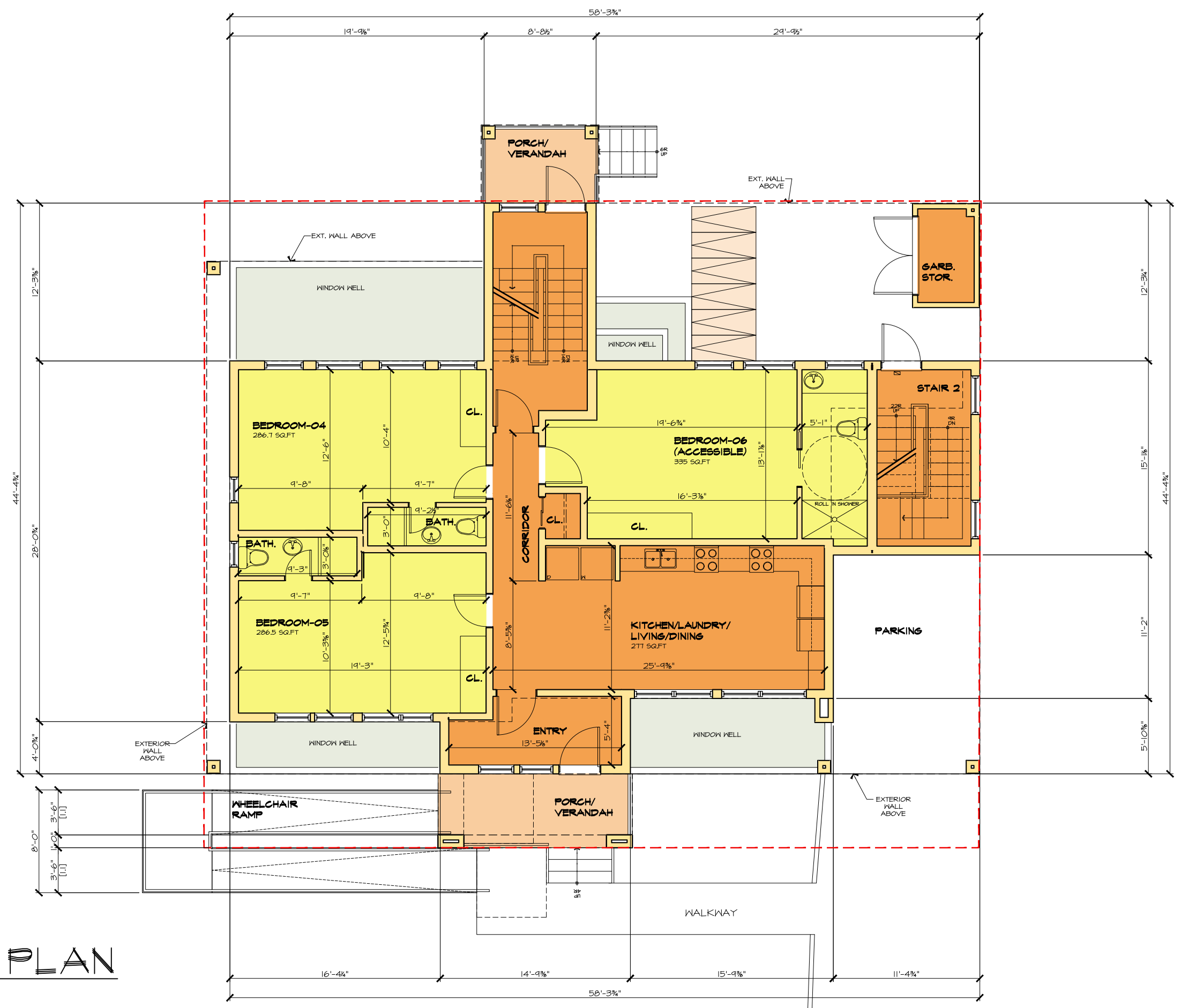
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DWG No:
A3

MAIN FLOOR
TOTAL NET AREA: 1471.7 SF
TOTAL PUBLIC AREA: 655.5 SF
BEDROOM AREA: 816.2 SF
PERCENTAGE OF PUBLIC AREA: 44.5%



MAIN FLOOR PLAN
SCALE : 1/8" = 1'-0"

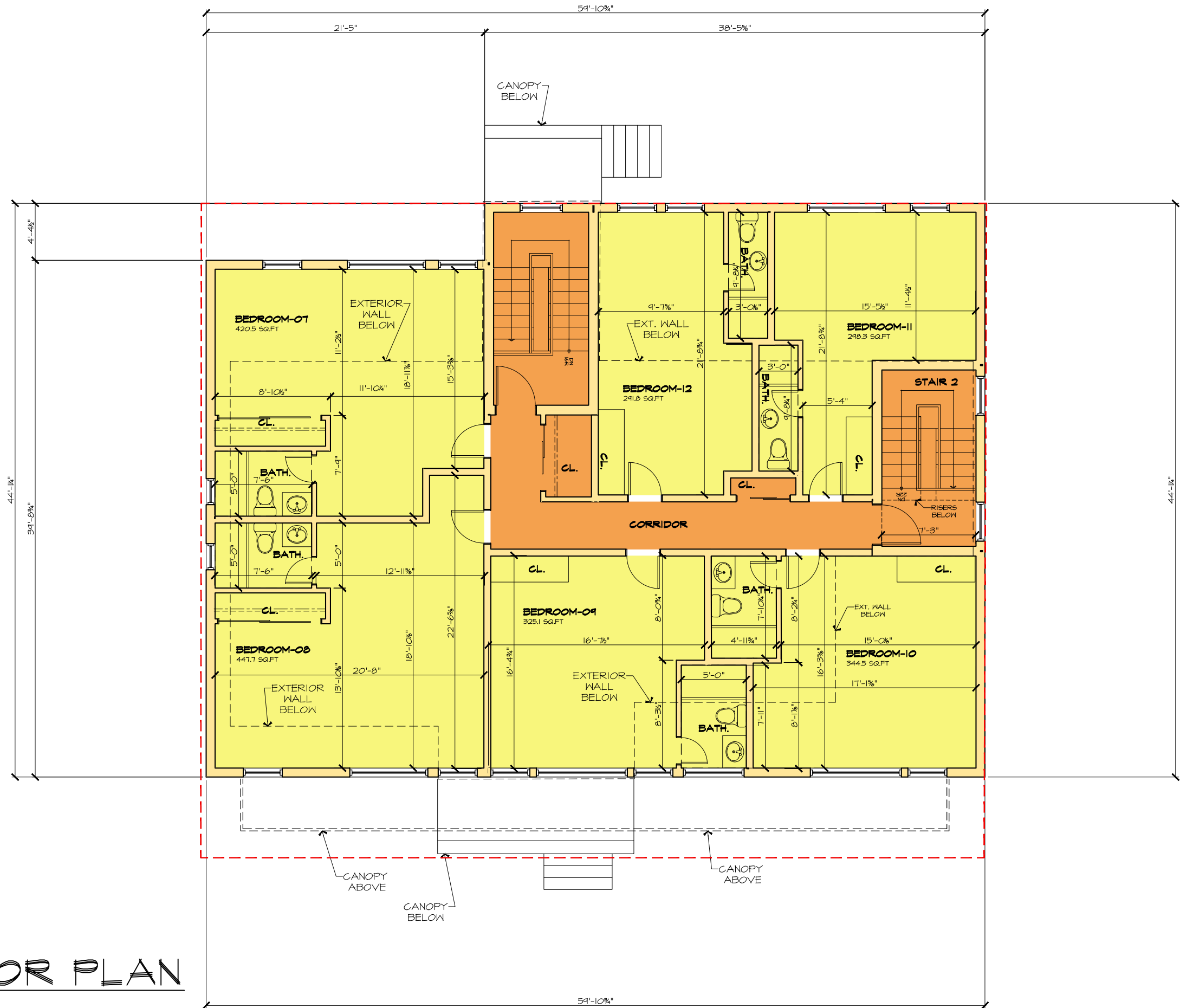
SECOND FLOOR

TOTAL NET AREA: 2333.8 SF

TOTAL PUBLIC AREA: 381.9 SF

BEDROOM AREA: 1958.3 SF

PERCENTAGE OF PUBLIC AREA: 16.4%



SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0"



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BASELINE
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DWG No:

A4



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2023-01

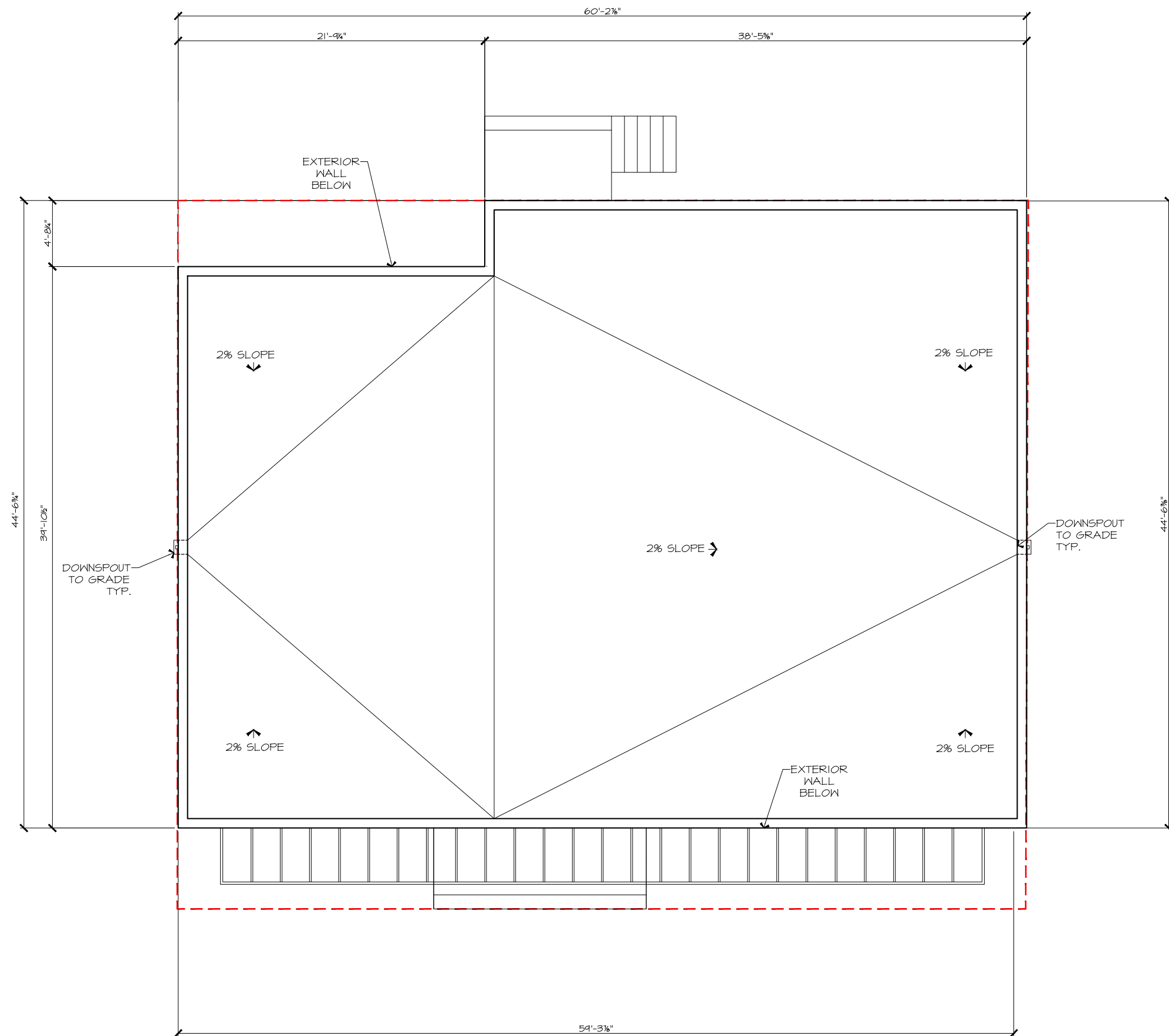
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A5



ROOF PLAN
SCALE : 1/8" = 1'-0"



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SOUTH ELEVATION
 SCALE : 1/8" = 1'-0"

DWG No:
 A9



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DWG No:

A10

EAST ELEVATION
SCALE : 1/8" = 1'-0"



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DWG BY: JK, JH

DWG No:

All

NORTH ELEVATION

SCALE : 1/8" = 1'-0"



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2335
 BASELINE
 ROAD

PERMITTED HGT. (89.49 M)

U/S CEILING

T/O SECOND FLOOR

U/S CEILING

T/O MAIN FLOOR

U/S CEILING

EX. T/O FOUNDATION

AVE. GRADE= 81.49 M

T/O BASEMENT FLOOR

EX. T/O BASEMENT FLOOR

U/S JOISTS



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DWG No:

A12

WEST ELEVATION

SCALE : 1/8" = 1'-0"



PERSPECTIVE-01



PERSPECTIVE-02

A13

DATE: 2023-06-26
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PROJECT No.:
 2023-01

8	CITY REVIEW	2023-08-08
9	GARB. LOC.	2023-08-15
10	BIKE/ GARB. LOC.	2023-08-17
11	COFA	2023-10-10
12	COFA	2023-10-23
13	COFA	2023-10-23
14	SENT TO PANNER	2023-11-03
15	SENT TO PANNER	2024-01-25
16	PARKING REVISION	2024-01-31
17	KITCHEN AREA	2024-02-05
18	REVISED SITE PLAN	2024-02-06
19	REVISION	2024-03-15
20	COFA	2024-04-02
21	COFA REV.	2024-04-15
22	COFA REV.	2024-04-30

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