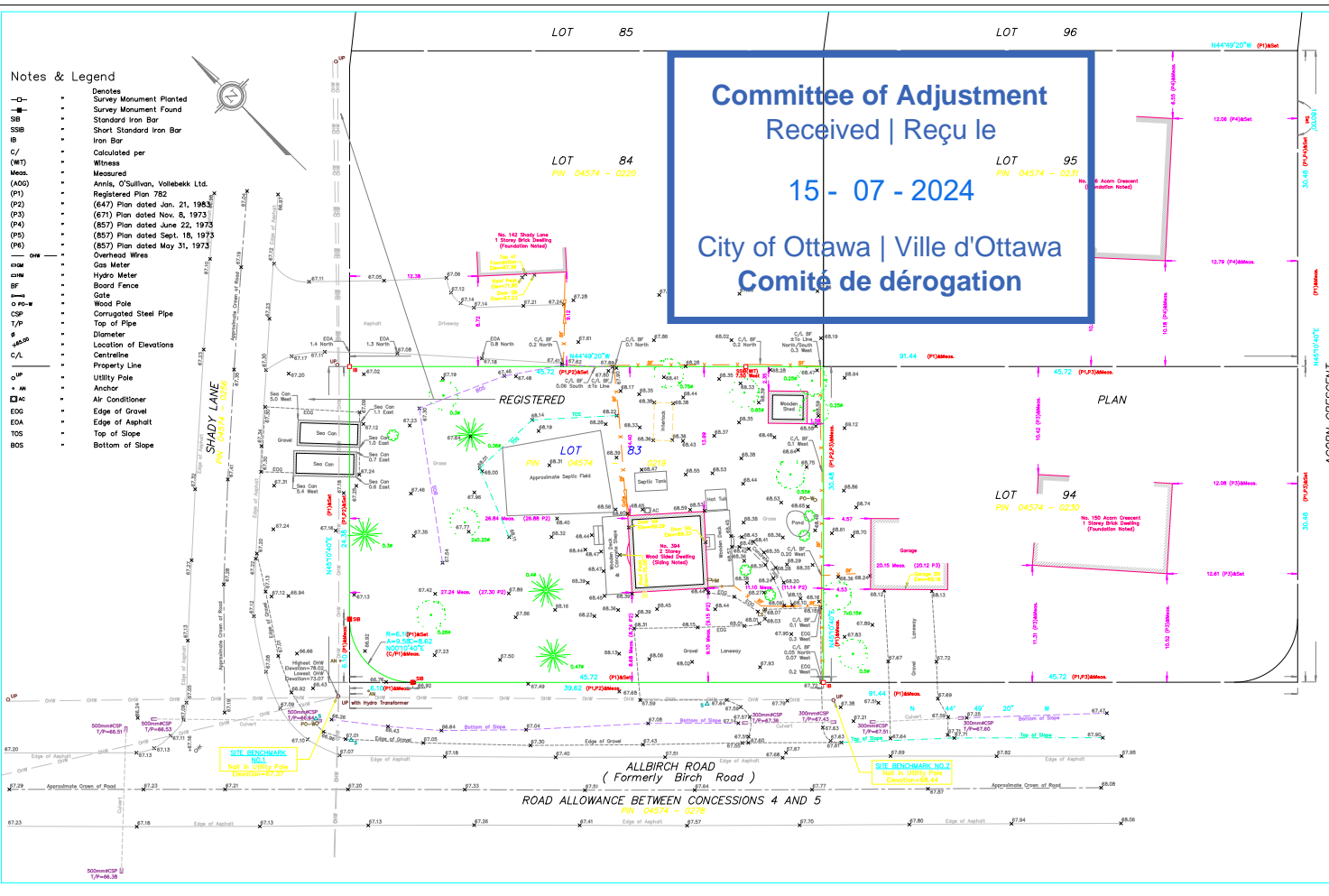


- Notes & Legend**
- Denotes
 - Survey Monument Planted
 - Survey Monument Found
 - SB Standard Iron Bar
 - SBH Short Standard Iron Bar
 - IB Iron Bar
 - W Witness
 - WT Witness
 - Meas. Measured
 - ADD Anns, O'Sullivan, Vollebek Ltd.
 - (P1) Registered Plan 782
 - (P2) (647) Plan dated Jan. 21, 1983
 - (P3) (671) Plan dated Nov. 8, 1973
 - (P4) (857) Plan dated June 22, 1973
 - (P5) (857) Plan dated Sept. 18, 1973
 - (P6) (857) Plan dated May 31, 1973
 - OW Overhead Wires
 - GM Gas Meter
 - HM Hydro Meter
 - BF Board Fence
 - GL Gate
 - WSP Wood Pole
 - CSP Corrugated Steel Pipe
 - T/P Top of Pipe
 - Ø Diameter
 - Loc Location of Elevations
 - C/L Centreline
 - PL Property Line
 - UP Utility Pole
 - AN Anchor
 - AC Air Conditioner
 - EOC Edge of Crawl
 - EOA Edge of Asphalt
 - TOS Top of Slope
 - BOS Bottom of Slope



Committee of Adjustment
 Received | Reçu le
15 - 07 - 2024
 City of Ottawa | Ville d'Ottawa
Comité de dérogation



Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude)
 NAD-83 (original)
 For bearing comparisons, a rotation of 01°22'00" counter-clockwise was applied to bearings on P1.

ELEVATION NOTES
 1. Elevations shown are geoidic and are referred to the CGVD25 geoidic 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 it's 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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

TOPOGRAPHIC PLAN OF SURVEY OF

**LOT 83
 REGISTERED PLAN 782
 CITY OF OTTAWA**

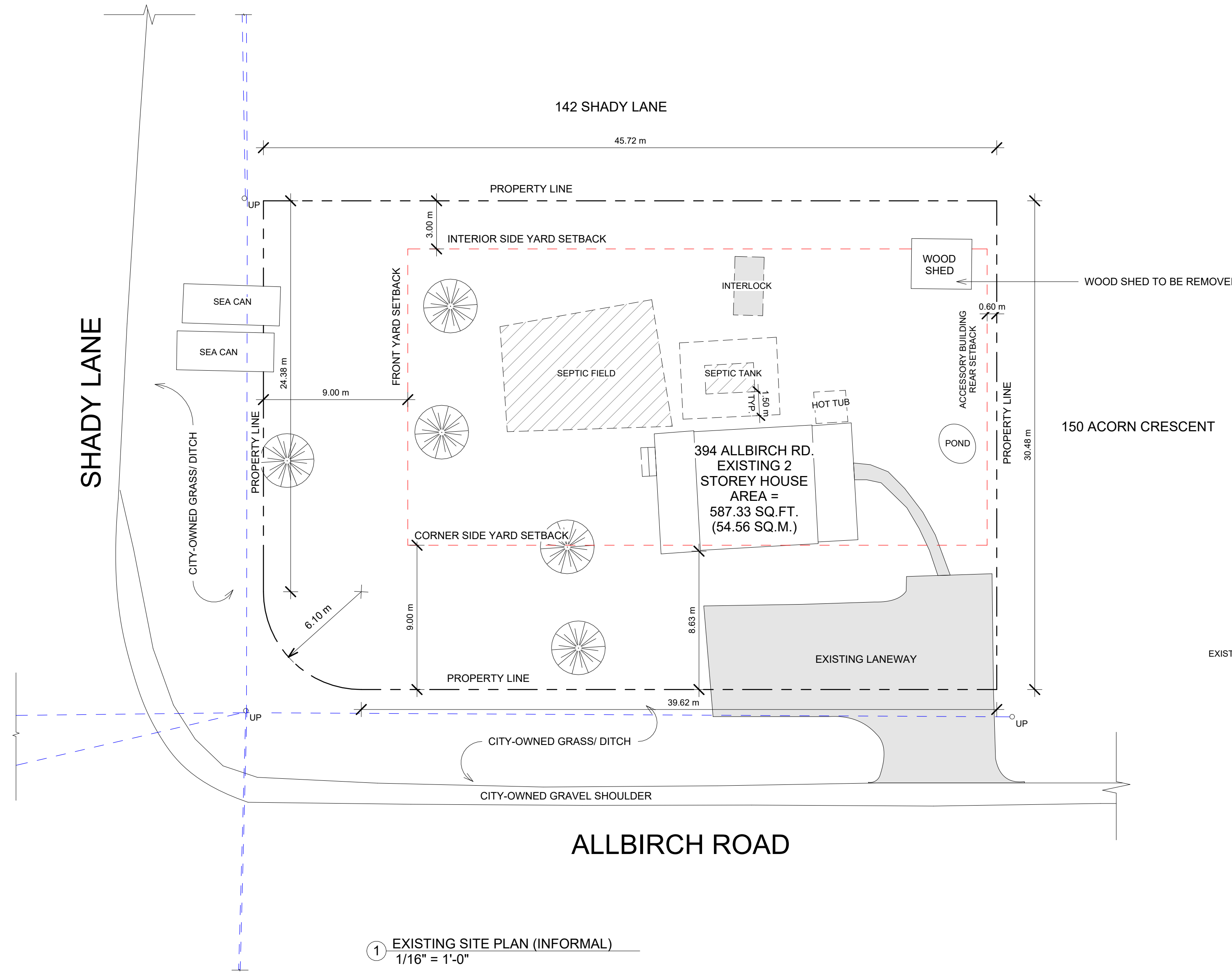
Surveyed by Anns, O'Sullivan,
 Vollebek Ltd.
 Scale 1 : 200

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

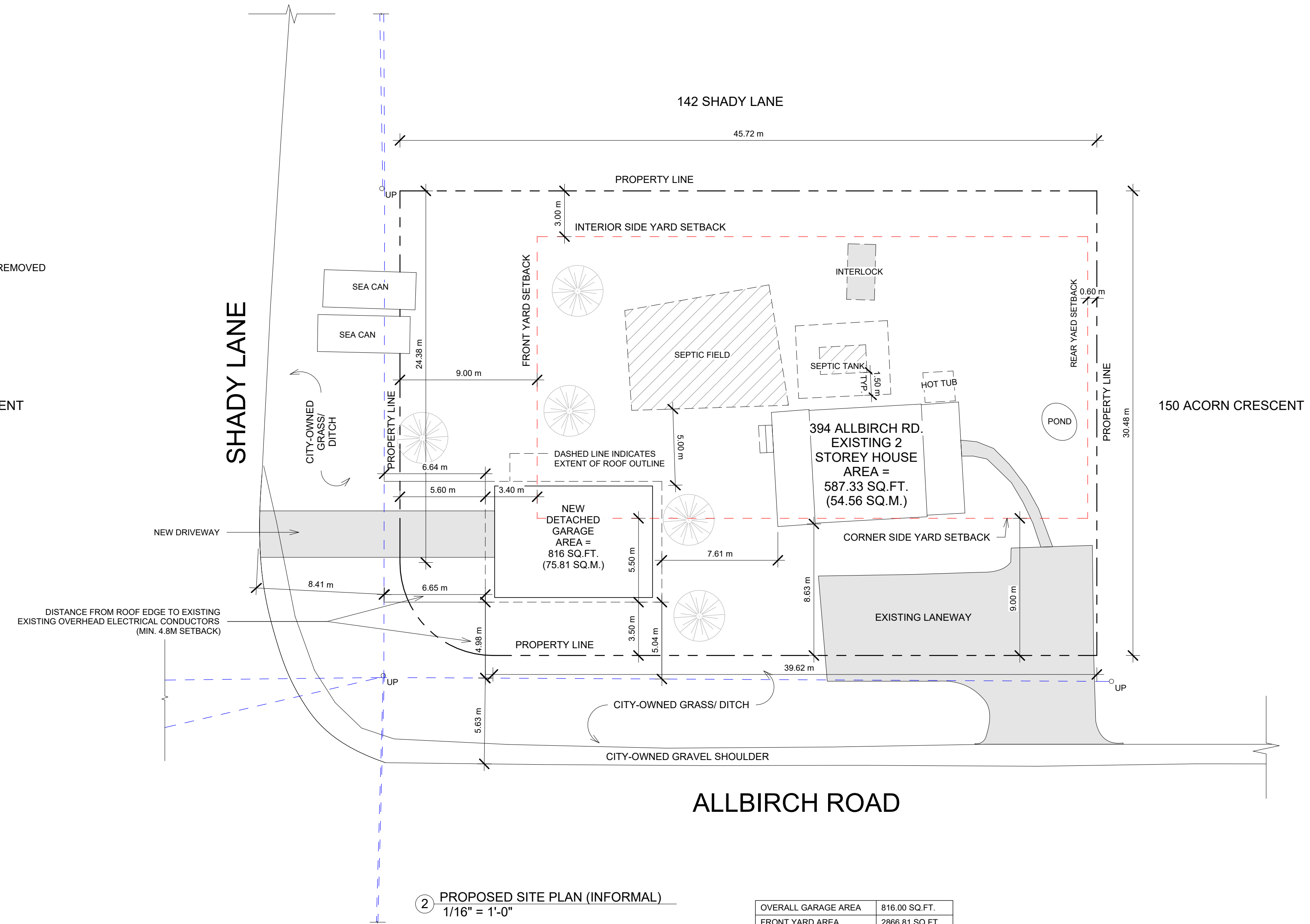
Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 9th day of February, 2024.



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 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-0851
 Email: info@annso.com
 License No. 28812-21 Anns/O/S/VLLB/PBS T.F. Client

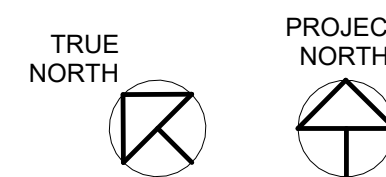


1 EXISTING SITE PLAN (INFORMAL)
1/16" = 1'-0"



2 PROPOSED SITE PLAN (INFORMAL)
1/16" = 1'-0"

OVERALL GARAGE AREA	816.00 SQ.FT.
FRONT YARD AREA	2866.81 SQ.FT.
FRONT YARD COVERAGE	28.46%
CORNER YARD AREA	3557.26 SQ.FT.
CORNER YARD COVERAGE	22.94%



MUNICIPAL ADDRESS: 394 ALLBIRCH RD. WOODLAWN, ON.		
PROPERTY AREA	14914.05 SQ.FT. (1385.56 SQ.M.)	
NEW GARAGE AREA	816.00 SQ.FT. (75.81 SQ.M.)	
LOT COVERAGE (MAX. 20%)	EXISTING	PROPOSED
	~1.212 SQ.FT. (~8.13%)	~2028 SQ.FT. (~13.6%)
CUMULATIVE FLOOR AREA	MAX.	PROPOSED
	55 SQ.M.	75.81 SQ.M.
BUILDING HEIGHT	14' - 9" (MAX. = 14'-9.5/32")	

LEGEND	
	SETBACK LINE
	OVERHEAD ELECTRICAL CONDUCTORS
	UTILITY POLE

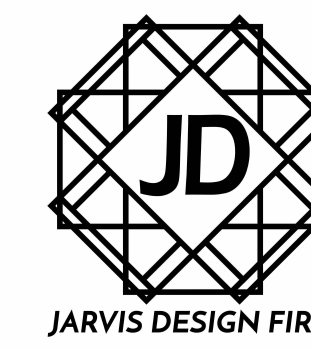
NOTE:
IT IS THE CONSTRUCTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR INFORMATION AND GUIDANCE ONLY AND DO NOT NECESSARILY ADDRESS ALL AREAS OF CONSTRUCTION. ALL CONSTRUCTION IS SUBJECT TO FIELD REVIEW AND APPROVAL.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED OR REVISED WITHOUT THE CONSULTANT'S PERMISSION.

STAMP

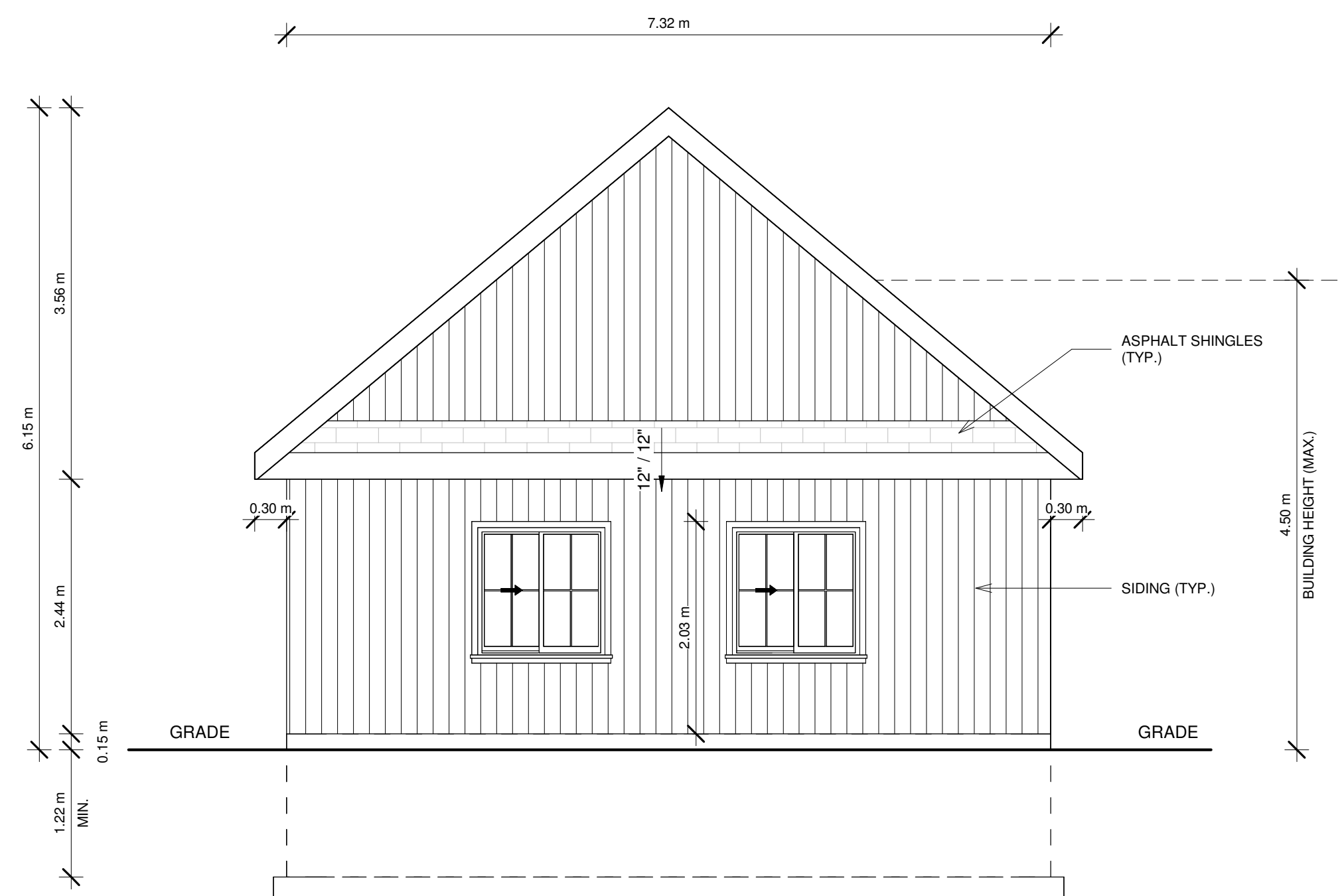
NO.	ISSUED FOR	DATE
1	PERMIT	JUNE 21, 2024
2		
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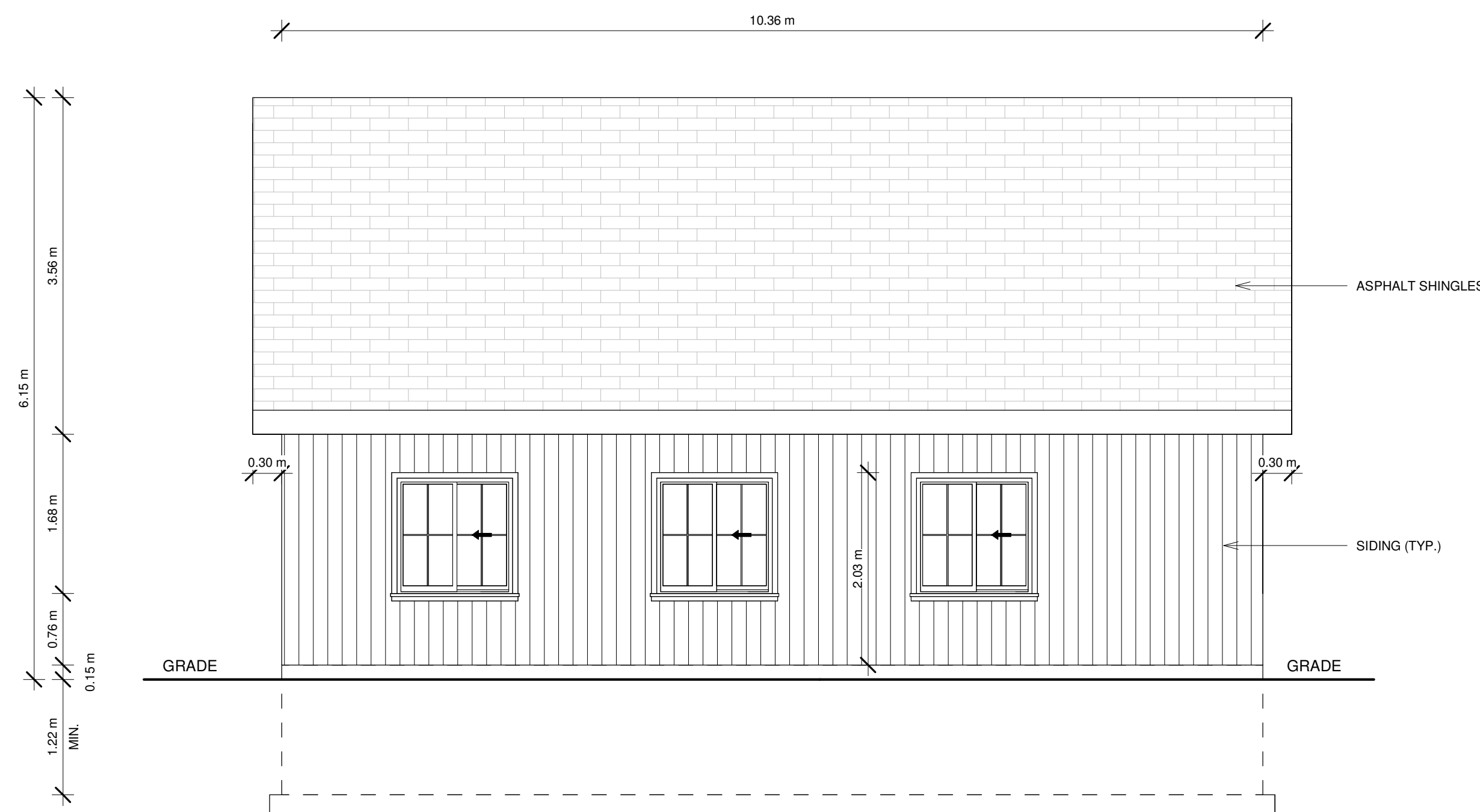
NEW DETACHED GARAGE		INFORMAL SITE PLANS	
394 ALLBIRCH RD. WOODLAWN, ON.			
Project Number	N/A	Sheet No.	A0.02
Date	JUNE 21, 2024	Drawn by	LT
Checked by	QJ	Scale	As indicated

GENERAL ELEVATION SPECIFICATIONS/ NOTES:

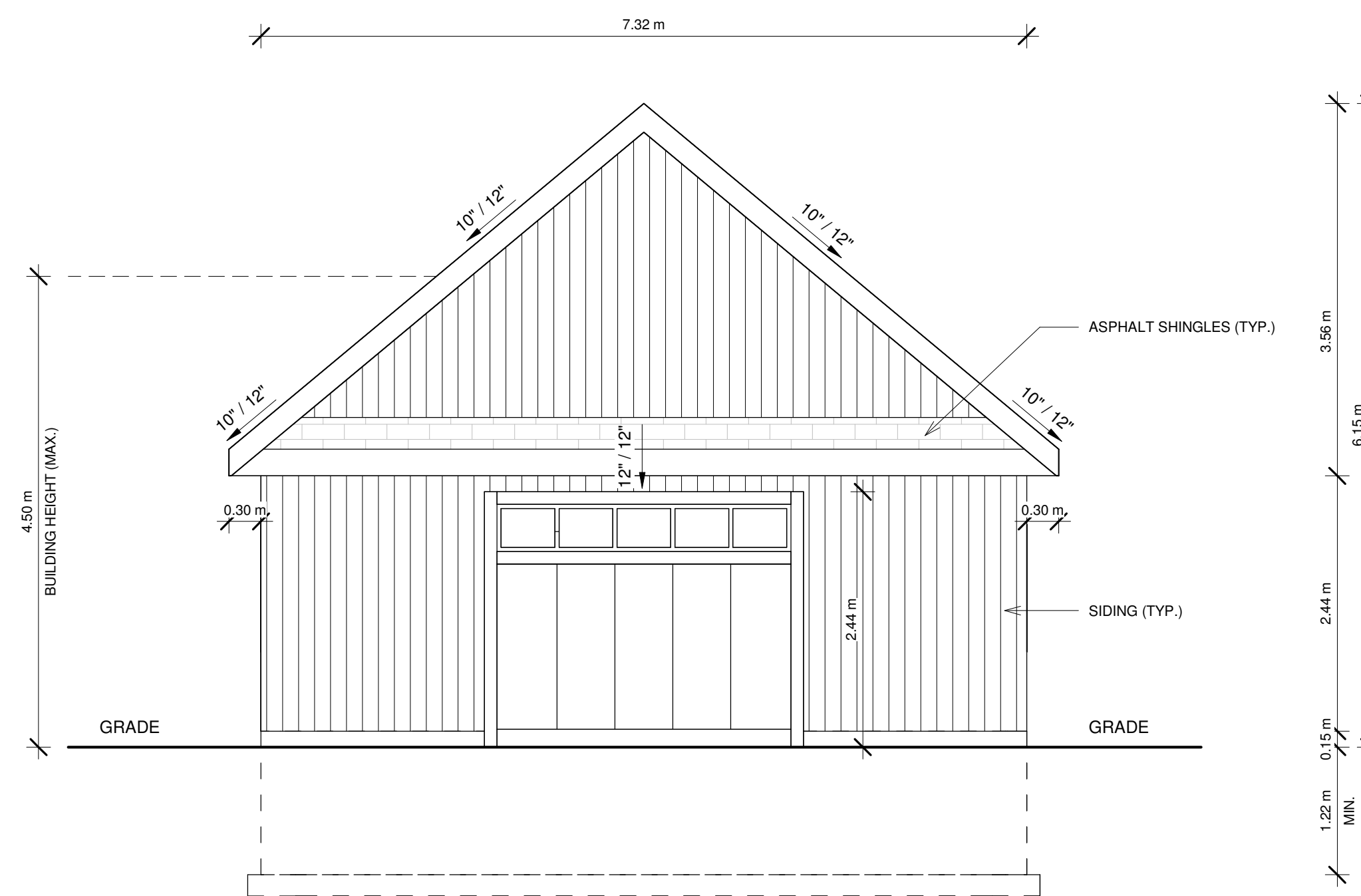
1. ALL EXTERIOR FINISHES DETAILS/ COLOURS/ STYLES & MANUFACTURER TO BE CONFIRMED BY HOME-OWNER
2. BUILDER / OWNER / SUPPLIER TO CONFIRM ALL WINDOW & DOOR SIZES & ROUGH STUD OPENINGS PRIOR TO ORDERING
3. WINDOW GRILLS PATTERN MAY VARY BASED ON WINDOW SUPPLIER. CONTRACTOR TO VERIFY.
4. THE WINDOW SUPPLIER IS TO PROVIDE ROUGH OPENING DIMENSIONS AND CONFIRM WINDOW TYPES WITH CONTRACTOR/OWNER. WINDOW SUPPLIER IS TO ENSURE ALL OPERABLE BEDROOM WINDOWS MEET EGRESS REQUIREMENTS.
5. ALL GUTTERS & DOWNSPOUTS PURPOSELY OMITTED FOR CLARITY.
6. CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED FINISHED GRADES ON-SITE. IF APPROVED GRADING PLAN IS PRESENT, GRADES TO MATCH SAID PLAN. FINISHED GRADE MUST SLOPE AWAY FROM HOUSE.
7. ALL OVERHANGS TO BE AS STATED, UNLESS OTHERWISE NOTED: ROOF OVERHANG - 12"
8. FLASHING AT INTERSECTION BETWEEN ROOFS WHERE THEY ABUT WALLS AS PER OBC 9.26.4
9. INSTALL GALVANIZED FLASHING OVER EXTERIOR DOOR AND WINDOW OPENING AS REQUIRED.
10. TOP OF WINDOWS AS NOTED ON ELEVATIONS



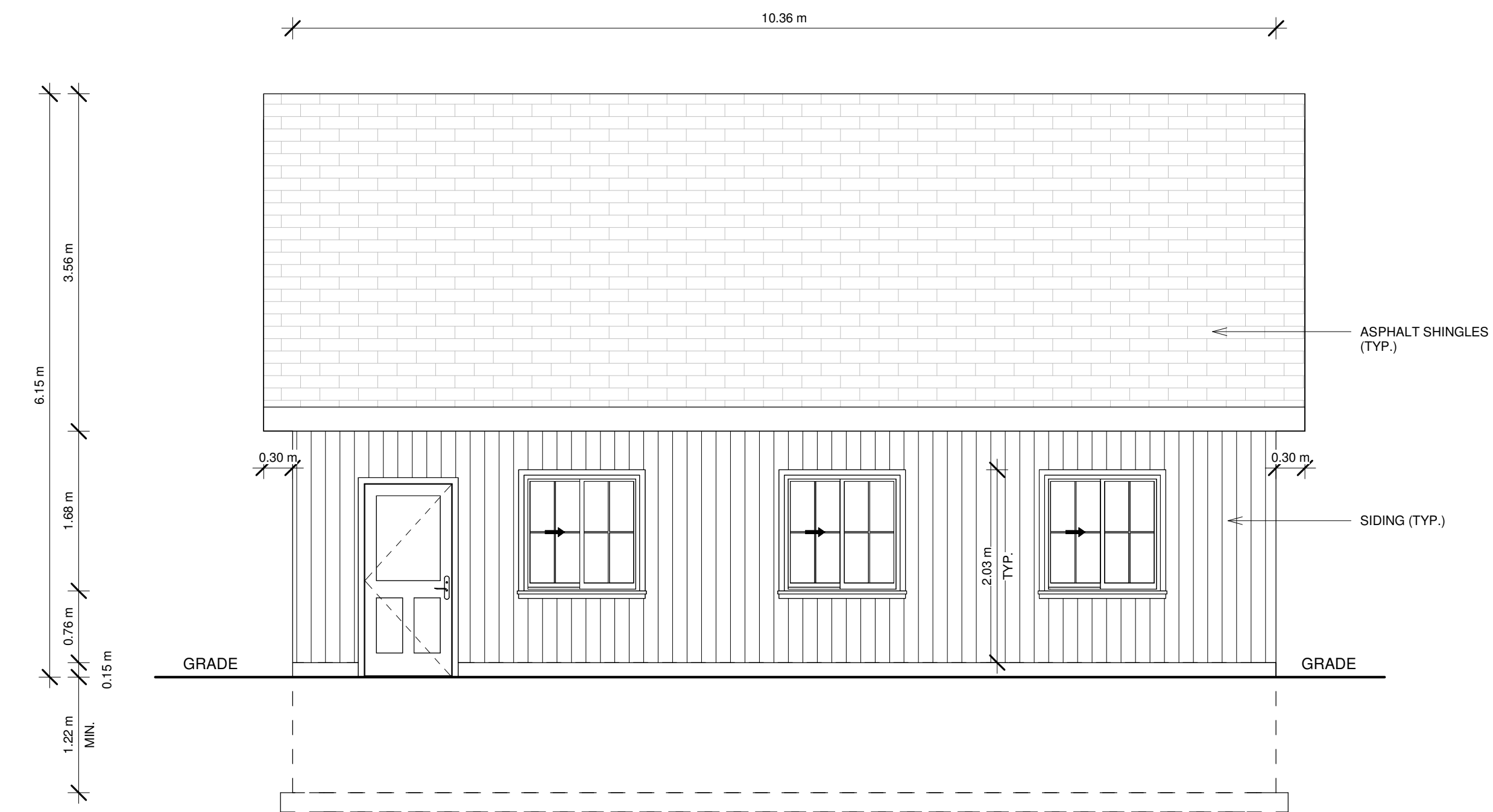
① FRONT ELEVATION
1/4" = 1'-0"



② LEFT ELEVATION
1/4" = 1'-0"



③ REAR ELEVATION
1/4" = 1'-0"



④ RIGHT ELEVATION
1/4" = 1'-0"

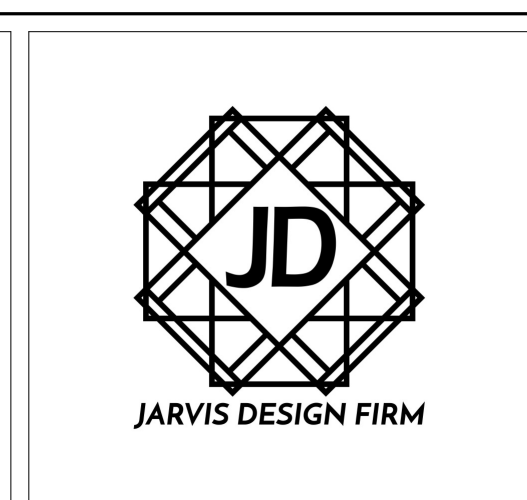
NOTE:
IT IS THE CONSTRUCTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR INFORMATION AND GUIDANCE ONLY AND DO NOT NECESSARILY ADDRESS ALL AREAS OF CONSTRUCTION. ALL CONSTRUCTION IS SUBJECT TO FIELD REVIEW AND APPROVAL.

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NO.	ISSUED FOR	DATE
1	PERMIT	JULY 16, 2024
2		
3		
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STAMP	



NEW DETACHED GARAGE

394 ALLBIRCH RD. WOODLAWN, ON.

ELEVATIONS

Project Number: N/A
Date: JULY 16, 2024
Drawn by: LT
Checked by: QJ

Sheet No. **A1.01**
Scale: 1/4" = 1'-0"