

Committee of Adjustment  
Received | Reçu le  
2024-08-14  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
1.82	1	PART OF E	35085	PART OF 04132-0272
0.04	2			PART OF 04132-0271

Part 1 Subject to Easement Inst's. N508046 & N382728

PLAN OF SURVEY OF  
PART OF LOT E  
WEST SIDE OF DRIVEWAY  
REGISTERED PLAN 35085  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 100  
The intended plot size of this plan is 762 mm in width by 610 mm in height when plotted at a scale of 1:100.

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 \_\_\_\_\_ 2024.

Date  
E.H. Herweyer  
Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-75406

Notes & Legend

Denotes		
—□—	-	Survey Monument Planted
—■—	-	Survey Monument Found
SIB	-	Standard Iron Bar
IB	-	Iron Bar
CP	-	Concrete Pin
(WIT)	-	Witness
Meas.	-	Measured
(AOG)	-	Annis, O'Sullivan, Vollebek Ltd.
(P1)	-	Plan 4R-8277
(P2)	-	Plan by (MPS) dated December 15, 2021
(P3)	-	Plan 5R-7190
(P4)	-	Plan by (AOG) dated June 1, 1983
Fnd.	-	Foundation

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999945.

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 N01°54'10"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

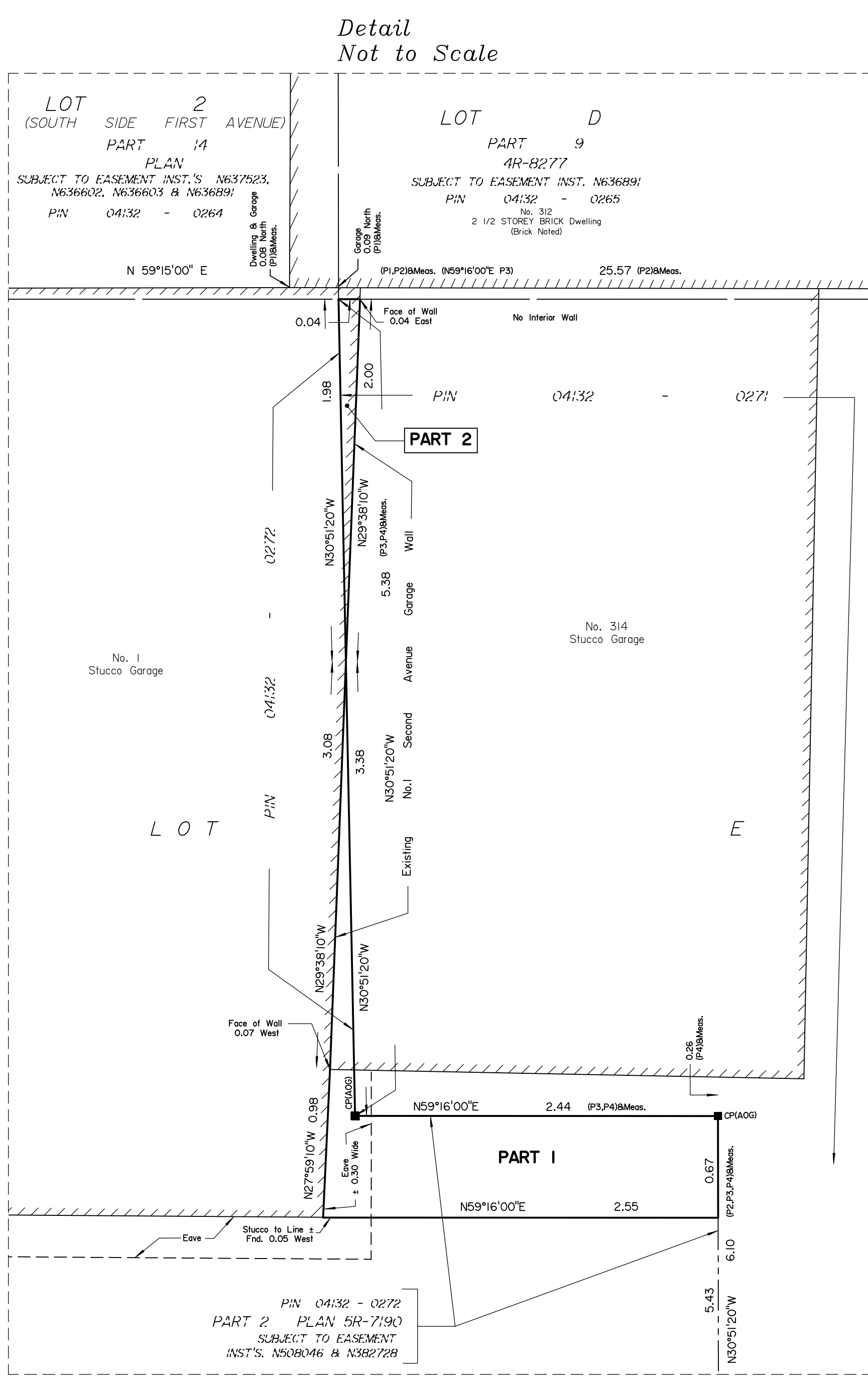
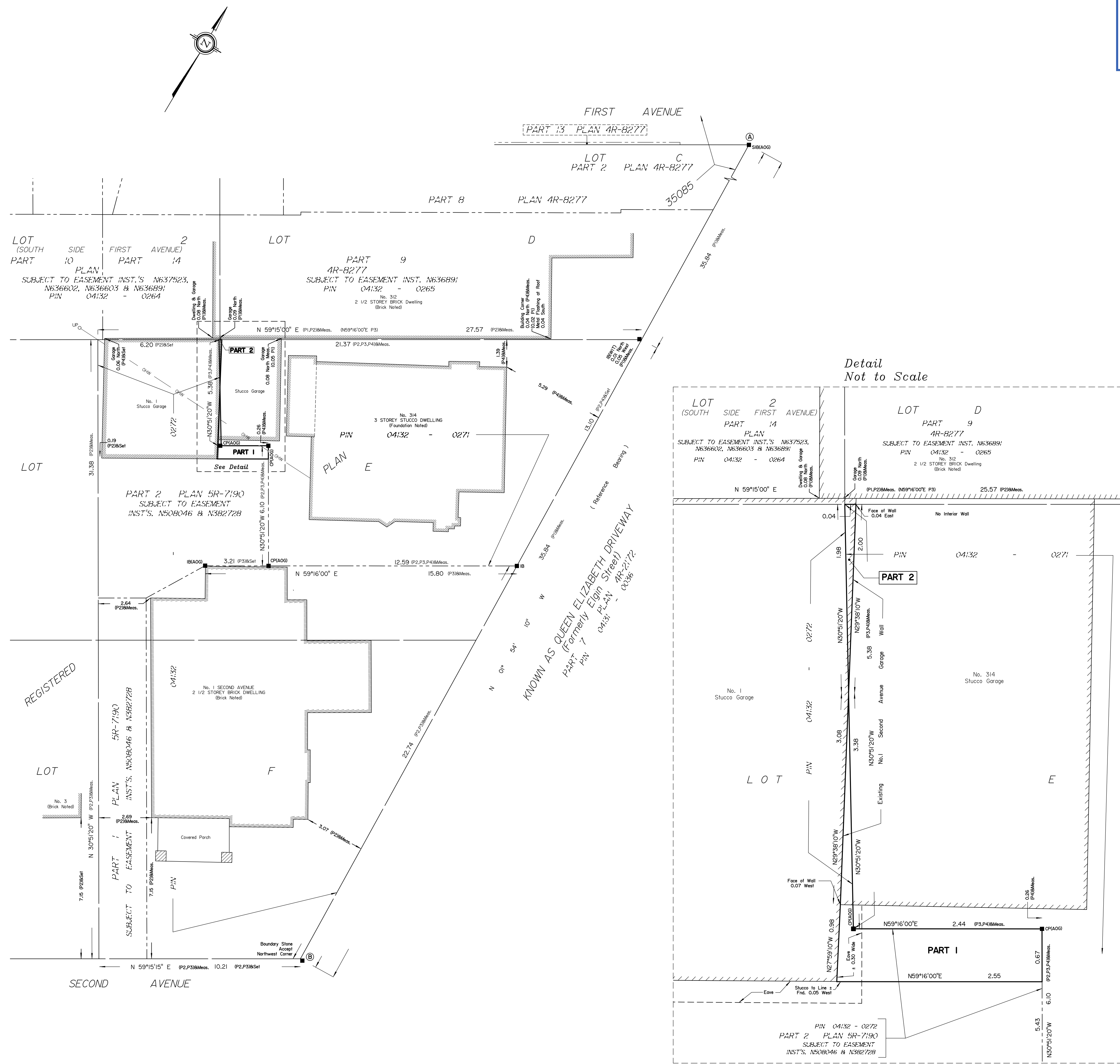
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

• 01919680005	Northing	5027191.26	Eastings	361496.76
• 01919680105	Northing	5024915.16	Eastings	373971.65
• Point A	Northing	5030002.97	Eastings	368796.74
• Point B	Northing	5029931.33	Eastings	368799.10

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

Area of PIN 04132-0271 = 193.9 (Sq.m.)  
Area of PIN 04132-0272 = 399.1 (Sq.m.)



REGISTERED

NOTE:  
THE LEVEL OF 0'-00" SHOWN ON  
DRAWINGS, CORRESPONDS TO 68.33 ON  
THE SURVEY DRAWING.

No. 1 SECOND AVENUE  
2 1/2 STOREY BRICK DWELLING  
(Brick Noted)

Committee of Adjustment  
Received | Reçu le  
**2024-08-14**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**FNDA**  
ARCHITECTURE, PLANNING, INTERIORS  
116-828 Harbourside Drive  
North Vancouver, B.C.  
V7P 3R3  
Tel: (604) 990-5400 Fax: (604) 990-5441  
www.fndesign.com  
ARCHITECTURE, INC.

Architect  
**FNDA Architecture Inc.**  
116-828 Harbourside Drive, North Vancouver, B.C. V7P 3R3 - Canada  
Tel: (604) 990-5400 Fax: (604) 990-5441

Structural Consultant

Survey  
**Annis O'Sullivan Vollebek Ltd.**  
14 Concourse Gate, Suite 500, Ottawa ON, K2E 7S6  
Tel: +1 (613) 727-4352

Envelope Consultant

Energy Efficiency Consultant

Geotechnical



- ASPHALT WALKWAY
- ADDITIONAL AREA
- NEW DECK
- EXISTING DECK
- PROPOSED GARAGE
- NORTH
- GROUND FLOOR LINE
- SETBACK LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE

**PROPOSED SITE PLAN**

REVISIONS:

ISSUE:	DATE:	DESCRIPTION:
1	04/28/2022	ISSUED FOR CONSULTANTS
2	05/16/2022	ISSUED FOR CONSULTANTS
3	06/30/2022	ISSUED FOR PRELIMINARY
4	09/26/2022	ISSUED FOR BP
5	10/27/2022	CITY COMMENTS OCT 9TH
6	12/02/2022	BP INCLUDING VARIANCE
7	12/05/2022	FOR VARIANCE
8	03/24/2023	REVISED FOR VARIANCE
9	12/05/2023	REVISED FOR VARIANCE
10	05/31/2023	ISSUED FOR BP
11	05/27/2024	GARAGE EXTENSION

PROF STAMP

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWING AND SPECIFICATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE PROJECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED.

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE EXCLUSIVE PROPERTY OF FAROUK NDOORMOHAMED OR FNDA ARCHITECTURE AND MAY NOT BE REPRODUCED AND/OR COPIED WITHOUT PERMISSION. THE INFORMATION SHOWN ON THIS DRAWING IS FOR USE ON THE SPECIFIED PROJECT ONLY, AND SHALL NOT BE USED OTHERWISE.

04/11/2022  
DRAWN BY: AN  
SCALE: 1/4"=1'  
PROJECT NO.: 22201  
DATE: PRIVATE RESIDENCE  
314 QUEEN ELIZABETH DRIVEWAY, OTTAWA, ONT.  
DRAWING: PROPOSED SITE PLAN