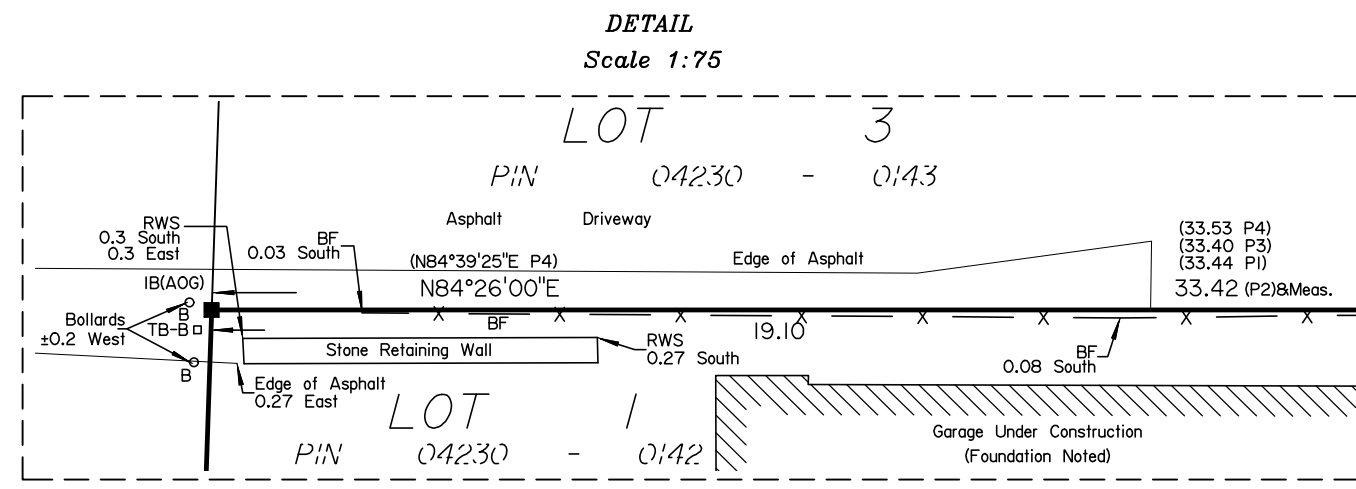
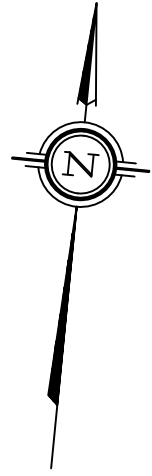


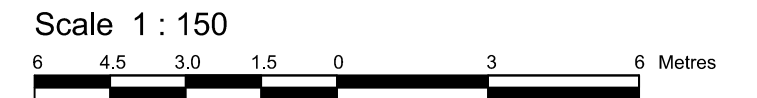
SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
558.7	1	ALL OF 1 & PART OF 2	636	ALL OF 04230-0142
414.7	2	PART OF 2		



**Committee of Adjustment**  
 Received | Reçu le  
 2024-07-17  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

**PLAN OF SURVEY OF**  
**LOTS 1 AND 2**  
**REGISTERED PLAN 636**  
**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.



The intended plot size of the plan is 610 mm in width by 610 mm in height when plotted at a scale of 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 XX day of XXXXXX, 2024.

T. Hartwick  
 Ontario Land Surveyor

Date \_\_\_\_\_

This plan of survey relates to AOLS Plan Submission Form Number V-75416

**Notes & Legend**

<ul style="list-style-type: none"> <li>—○— Denotes Survey Monument Planted</li> <li>—■— " Survey Monument Found</li> <li>SIB " Standard Iron Bar</li> <li>SSIB " Short Standard Iron Bar</li> <li>IB " Iron Bar</li> <li>IBØ " Round Iron Bar</li> <li>(AOG) " Annis, O'Sullivan, Vollebek Ltd.</li> <li>Meas. " Measured</li> <li>(P1) " Registered Plan 636</li> <li>(P2) " (AOG) Plan dated November 15, 2022</li> <li>(P3) " (990) Plan dated January 21, 1983</li> <li>(P4) " (1473) Plan dated March 26, 1998</li> <li>□ TB-B " Bell Terminal Box</li> <li>○ B " Bollard</li> <li>RWS " Stone Retaining Wall</li> <li>RWT " Wood Retaining Wall</li> <li>CLF " Chain Link Fence</li> <li>BF " Board Fence</li> <li>HE " Cedar Hedge</li> <li>— — " Gate</li> <li>C/L " Centreline</li> </ul>	
--	--

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999944.

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 N05°13'20"W and are referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

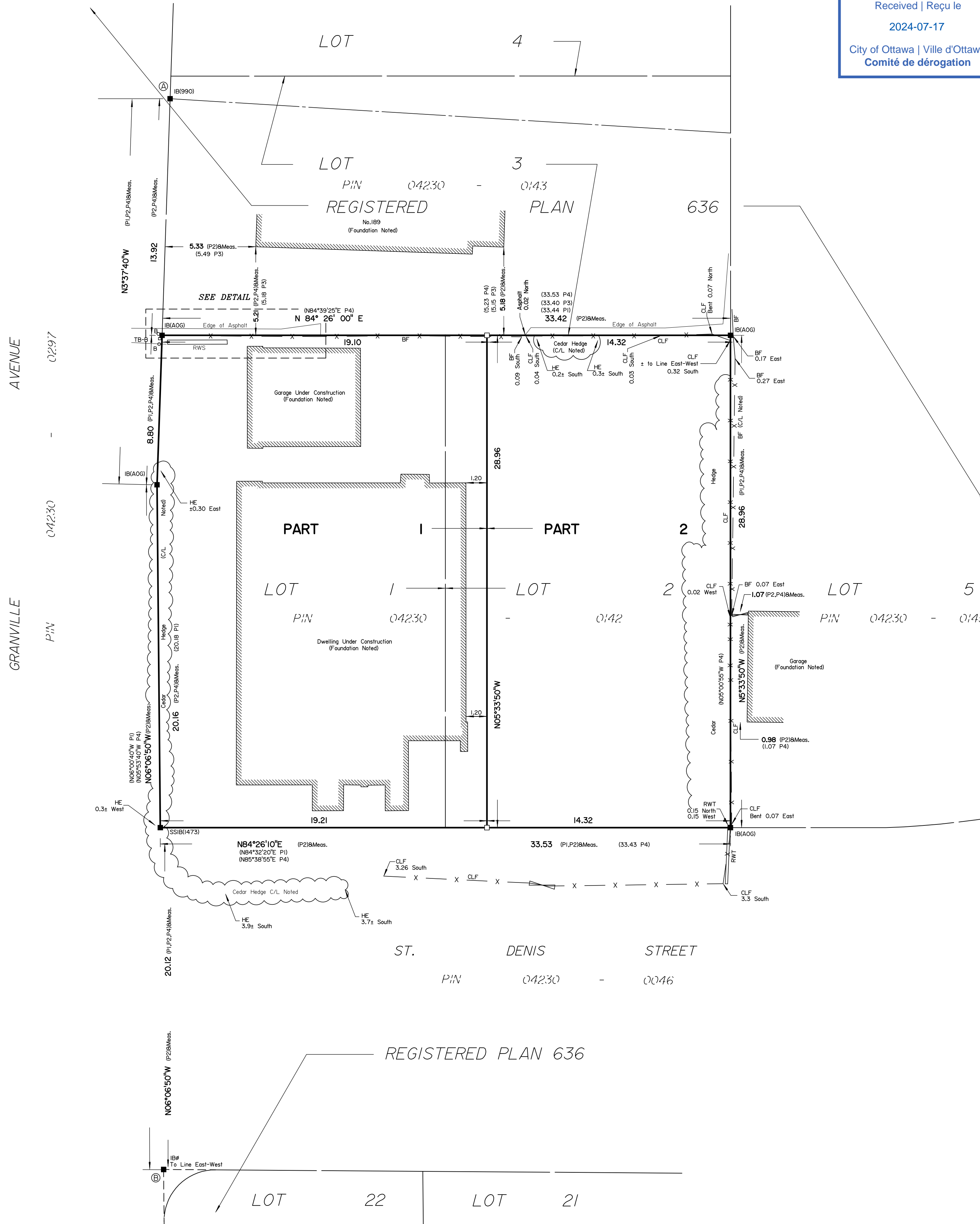
For bearing comparisons, a rotation of 0°45'40" counter-clockwise was applied to bearings on P1. A rotation of 0°37'10" counter-clockwise was applied to bearings on P4.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680105 and 01918434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

.01919680105	Northing	5024915.16	Eastings	373971.65
.019198434761	Northing	5036178.12	Eastings	372436.11
.Point A	Northing	5033840.11	Eastings	370768.11
.Point B	Northing	5033777.41	Eastings	370773.84

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

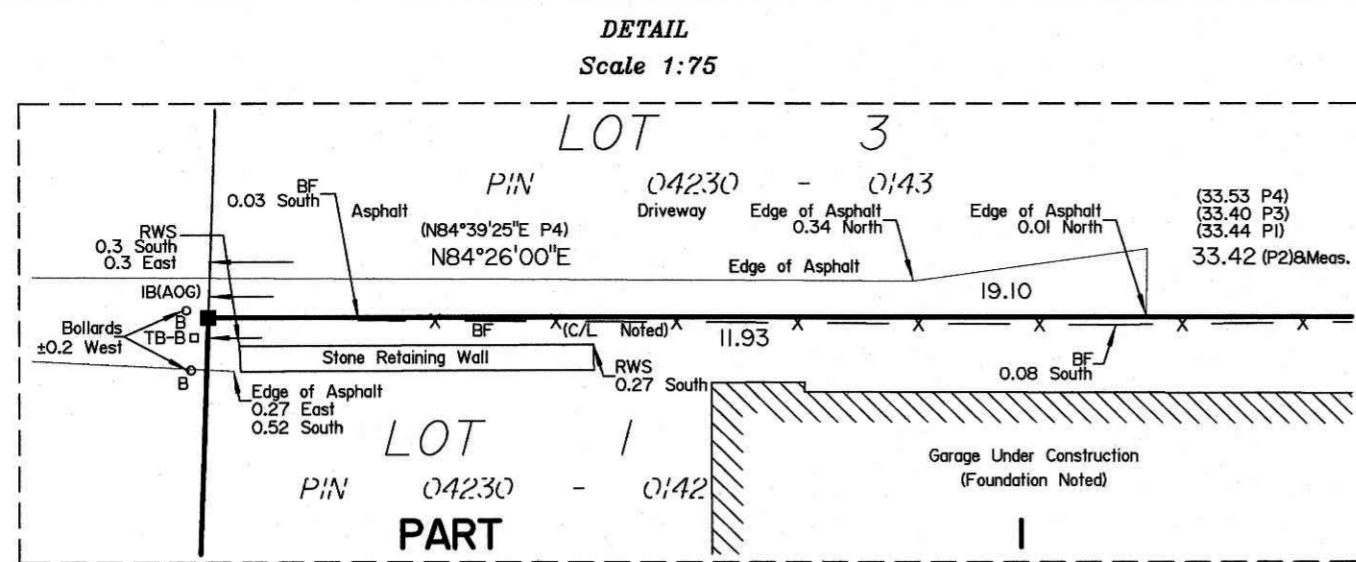


**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
 14 Concourse Gate, Suite 500  
 Nepean, Ont. K2E 7S6  
 Phone: (613) 727-0850 / Fax: (613) 727-1079  
 Email: Nepean@aovltd.com

Ontario  
**Land Surveyors**

Job No. 24794-24 Twentyfour Inc Lts I-2 PL 636 R D1





SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
351.1	1	PART OF 1	636	PART OF 04230-0142
207.6	2	PART OF 1 AND PART OF 2		

Committee of Adjustment  
Received | Reçu le  
2024-07-17  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

PLAN OF SURVEY OF  
LOT 1 AND PART LOT 2  
REGISTERED PLAN 636  
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150



The intended plot size of the plan is 610 mm in width by 610 mm in height when plotted at a scale of 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:
- 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.
  - The survey was completed on the XX day of XXXXXX, 2024.

Date \_\_\_\_\_ T. Hartwick  
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-75417

Notes & Legend

- |        |         |                                    |
|--------|---------|------------------------------------|
| —□—    | Denotes | Survey Monument Planted            |
| —■—    | "       | Survey Monument Found              |
| SIB    | "       | Standard Iron Bar                  |
| SSIB   | "       | Short Standard Iron Bar            |
| IB     | "       | Iron Bar                           |
| IBØ    | "       | Round Iron Bar                     |
| (AOG)  | "       | Annis, O'Sullivan, Vollebakk Ltd.  |
| Meas.  | "       | Measured                           |
| (P1)   | "       | Registered Plan 636                |
| (P2)   | "       | (AOG) Plan dated November 15, 2022 |
| (P3)   | "       | (990) Plan dated January 21, 1983  |
| (P4)   | "       | (1473) Plan dated March 26, 1998   |
| □ TB-B | "       | Bell Terminal Box                  |
| ○ B    | "       | Bollard                            |
| RWS    | "       | Stone Retaining Wall               |
| RWT    | "       | Wood Retaining Wall                |
| CLF    | "       | Chain Link Fence                   |
| BF     | "       | Board Fence                        |
| HE     | "       | Cedar Hedge                        |
| — —    | "       | Gate                               |
| C/L    | "       | Centreline                         |

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999944.

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 N05°13'20"W and are referenced to Specified Control Points 01919880105 and 01919843761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

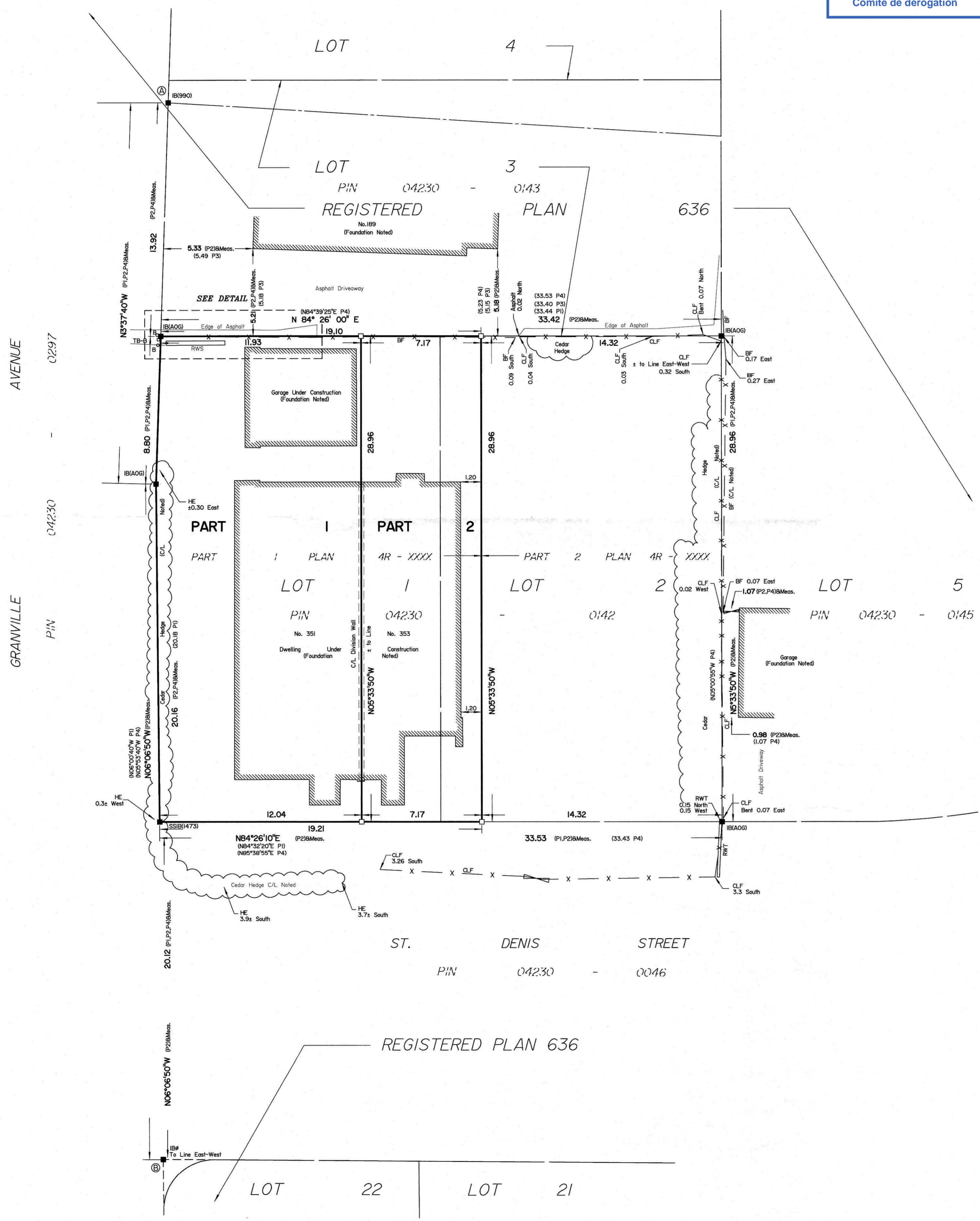
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. Point A	Northing	5033840.11	Easting	370768.11
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Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.



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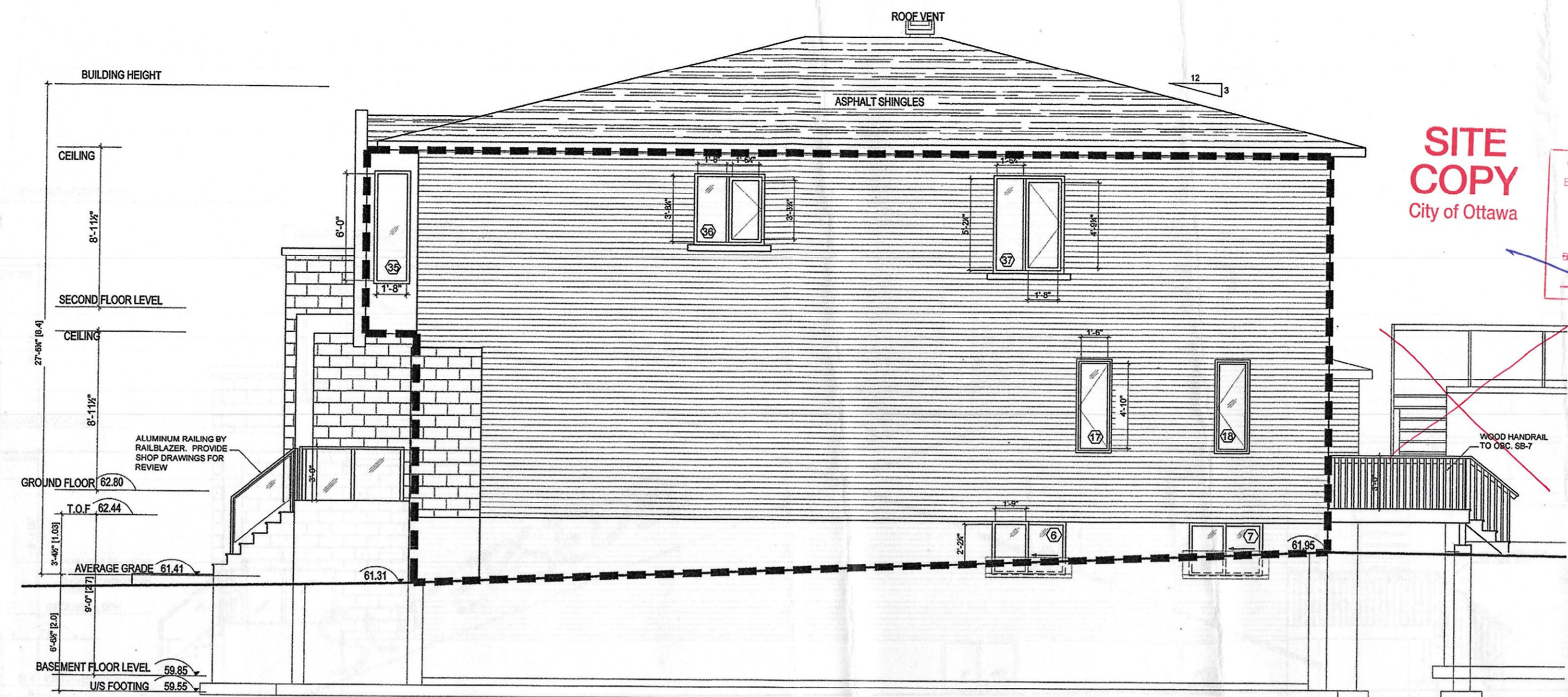
Ontario  
Land Surveyors

Job No. 24793-24 Toverri Inc. L1 I/PL1 & PL 636 R 01 MA/NO





1 SOUTH ELEVATION (FRONT)  
3/16"=1'-0"



SITE COPY  
City of Ottawa

City of Ottawa  
Building Services Branch  
JUN 21 2023  
Building Code Reviewed

With a typical window, the thickness of the fixed window frame is average 2" and operable window frame is average 2".  
 The glazed area of window 6 (above ground) : 8.2 sq.ft.  
 The glazed area of window 7 (above ground) : 6.4 sq.ft.  
 The glazed area of window 17 : 7.25 sq.ft.  
 The glazed area of window 18 : 7.25 sq.ft.  
 The glazed area of window 35 : 10.0 sq.ft.  
 The glazed area of window 36 : 11.7 sq.ft.  
 The glazed area of window 37 : 16.7 sq.ft.  
 Total glazed area facing on the East side : 67.8 sq.ft.  
 East wall area : 1236.4sq.ft.  
 UPO: 5.4%.

ONTARIO ASSOCIATION OF ARCHITECTS  
SUSAN D. SMITH  
LICENCE 3497  
JUN 12/23

City of Ottawa  
JUN 12 2023  
BCSB  
Centrepointe Dr.

349/351  
ST. DENIS STREET  
OTTAWA, ONTARIO

MOHSEN EBRAHIMPOUR  
Project Manager  
T 613-746-1000  
E mohsen@taventi.com

SUSAN D. SMITH ARCHITECT  
941 MERIVALE RD, OTTAWA,  
ON, K1Z 6A1  
613-722-5327  
s.smith@sdsarch.ca

REVISION No.	DATE	SCALE	PROJECT	DATE
3		3/16"=1'-0"	2023	
2	8/6/2023			
1				

EAST ELEVATION  
SK3



3 NORTH ELEVATION  
3/16"=1'-0"

SITE COPY  
City of Ottawa

City of Ottawa  
Building Code Services Branch  
110 Laurier Avenue  
JUN 21 2023  
Zoning Reviewed by



QUARDS AS PER 9.2 OF OBC 2012. PROVIDE SHOP DRAWINGS TO BUILDING INSPECTOR ON-SITE.

NOTES:  
 1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.  
 2. All work to be in accordance with the Ontario Building Code, latest edition.  
 3. All interior dimensions are to face of gypsum board

ELEVATIONS

JOB #	DRAWING BY
2023	TD
DATE	SCALE
JAN/23	AS NOTED
 MAY 08 2023 BCSB Centrepointe Dr.	
A4	

NEW SEMI-DETACHED  
351/353  
349/351 ST. DENIS ST.  
OTTAWA, ONT.



StruLink Inc.  
For Structural Only

Committee of Adjustment  
Received | Reçu le  
2024-07-29  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

ONTARIO ASSOCIATION OF ARCHITECTS  
SUSAN D. SMITH  
LICENCE 3497  
MAY 5/23

MOHSEN EBRAHIMPOUR  
Project Manager  
T 613-746-1000  
E mohsen@taventi.com

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941 Merivale Rd  
Ottawa, Ontario  
K1Z 6A1  
613-722-5327  
s.smith@sdsarch.ca

No.	REVISION	DATE
2		
1		
0	ISSUED FOR BUILDING PERMIT	28/04/2023