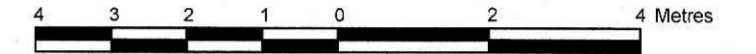


PART OF LOT E WEST OF DRIVEWAY REGISTERED PLAN 35085 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1:100



Metric

DISTANCES 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 regulations made under them.
2. The survey was completed on the 16th day of January, 2023.

Jan 19 2023 Date

Stefan Bazar Ontario Land Surveyor

Detail Scale 1:75

Committee of Adjustment Received | Reçu le 2024-10-01 City of Ottawa | Ville d'Ottawa Comité de dérogation

SITE BENCHMARK FIRE HYDRANT Top of Spindle Elevation=68.02

FIRST AVENUE PART 13 PLAN 4R-8277 LOT PART 2 PLAN 4R-8277

PART 8 PLAN 4R-8277

35085

LOT (SOUTH SIDE) PART 10 PLAN 14 SUBJECT TO EASEMENT INST.'S N637523, N636602, N636603 & N636891 PIN 04132 - 0264

PART 9 4R-8277 SUBJECT TO EASEMENT INST. N636891 PIN 04132 - 0265 No. 312 2 1/2 STOREY BRICK ROWHOUSE (Brick Noted)

PART 2 PLAN 5R-7190 SUBJECT TO EASEMENT INST. N716007

PLAN E No. 314 3 STOREY STUCCO DWELLING (Foundation Noted) PIN 04132 - 0271

KNOWN AS QUEEN ELIZABETH DRIVEWAY PART 7 PIN 04131 - 0236 (Formerly Elgin Street) PLAN 4R-2172

KNOWN AS QUEEN ELIZABETH DRIVEWAY (Formerly Elgin Street)

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM V-44947

Notes & Legend

Table with 2 columns: Symbol and Description. Includes symbols for Survey Monument Planted, Standard Iron Bar, Iron Bar, Concrete Pin, Witness, Measured, Annis, O'Sullivan, Vollebakk Ltd., Plan 4R-8277, Plan by (MPS) dated December 15, 2021, Plan 5R-7190, Plan by (AOG) dated June 1, 1983, Stone Retaining Wall, Board Fence, Overhead Wires, Fire Hydrant, Utility Pole, Deciduous Tree, Diameter, Location of Elevations, Top of Concrete Curb Elevation, Centreline, Edge of Asphalt, Property Line.

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. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

SITE AREA = 193.9 m²

Bearings are astronomic, derived from the westerly limit of Queen Elizabeth Driveway having a bearing of N01°54'10"W on Plan 4R-8277.

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

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

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)



- ASPHALT WALKWAY
- ADDITIONAL AREA
- NEW DECK
- EXISTING DECK
- PROPOSED GARAGE

- NORTH
- GROUND FLOOR LINE
- SETBACK LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE

PROPOSED SITE PLAN

Committee of Adjustment
Received | Reçu le
2024-10-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation

FNDA
ARCHITECTURE, PLANNING, INTERIORS
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Architect
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Structural Consultant

Survey
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Envelope Consultant

Energy Efficiency Consultant

Geotechnical

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.

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04/11/2022
DRAWN BY: AN
SCALE: 1/4"=1'
PROJECT NO.: 22201

DATE: PRIVATE RESIDENCE

314 QUEEN ELIZABETH DRIVEWAY, OTTAWA, ONT.

PROPOSED SITE PLAN

Committee of Adjustment
Received | Reçu le
2024-10-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Architect
FNDA Architecture Inc.
116-828 Harbourside Drive, North Vancouver, B.C. V7P 3R8 - Canada
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4	09/26/2022	ISSUED FOR BP
5	10/27/2022	CITY COMMENTS OCT 9TH
6	12/02/2022	BP INCLUDING VARIANCE
7	05/31/2023	ISSUED FOR BP
8	03/24/2023	REVISED FOR VARIANCE
9	07/14/2023	REVISED WINDOWS
10	09/14/2023	HARDIE BOARD JOINTS
11	09/25/2023	SOFFIT AND DOWNPIPE COLOR

PROF STAMP

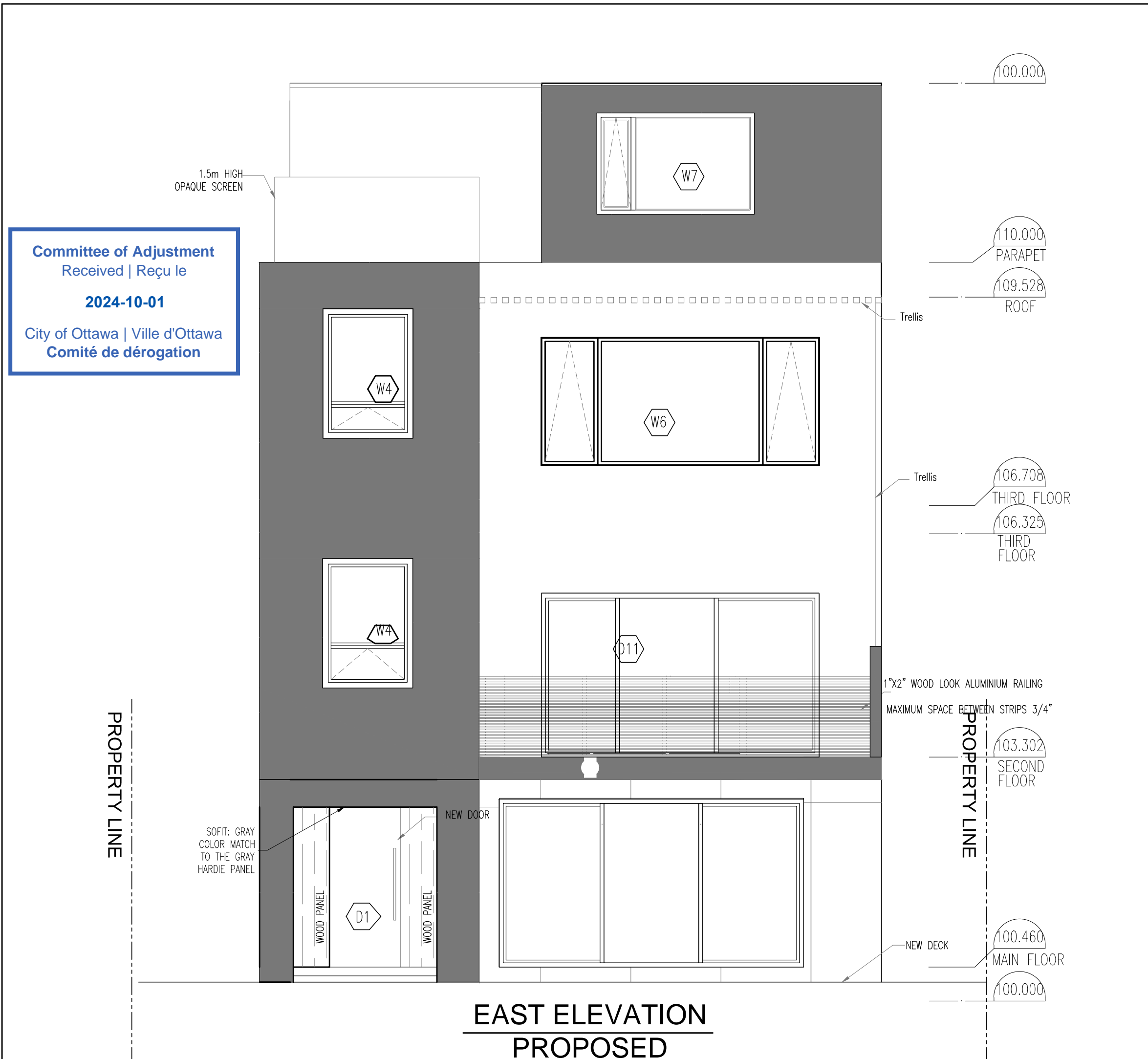
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04/11/2022
DRAWN BY: AN
SCALE: 1:50
PROJECT NO.: 22201
DATE: _____
PROJECT: PRIVATE RESIDENCE

314 QUEEN ELIZABETH DRIVEWAY, OTTAWA, ONT.

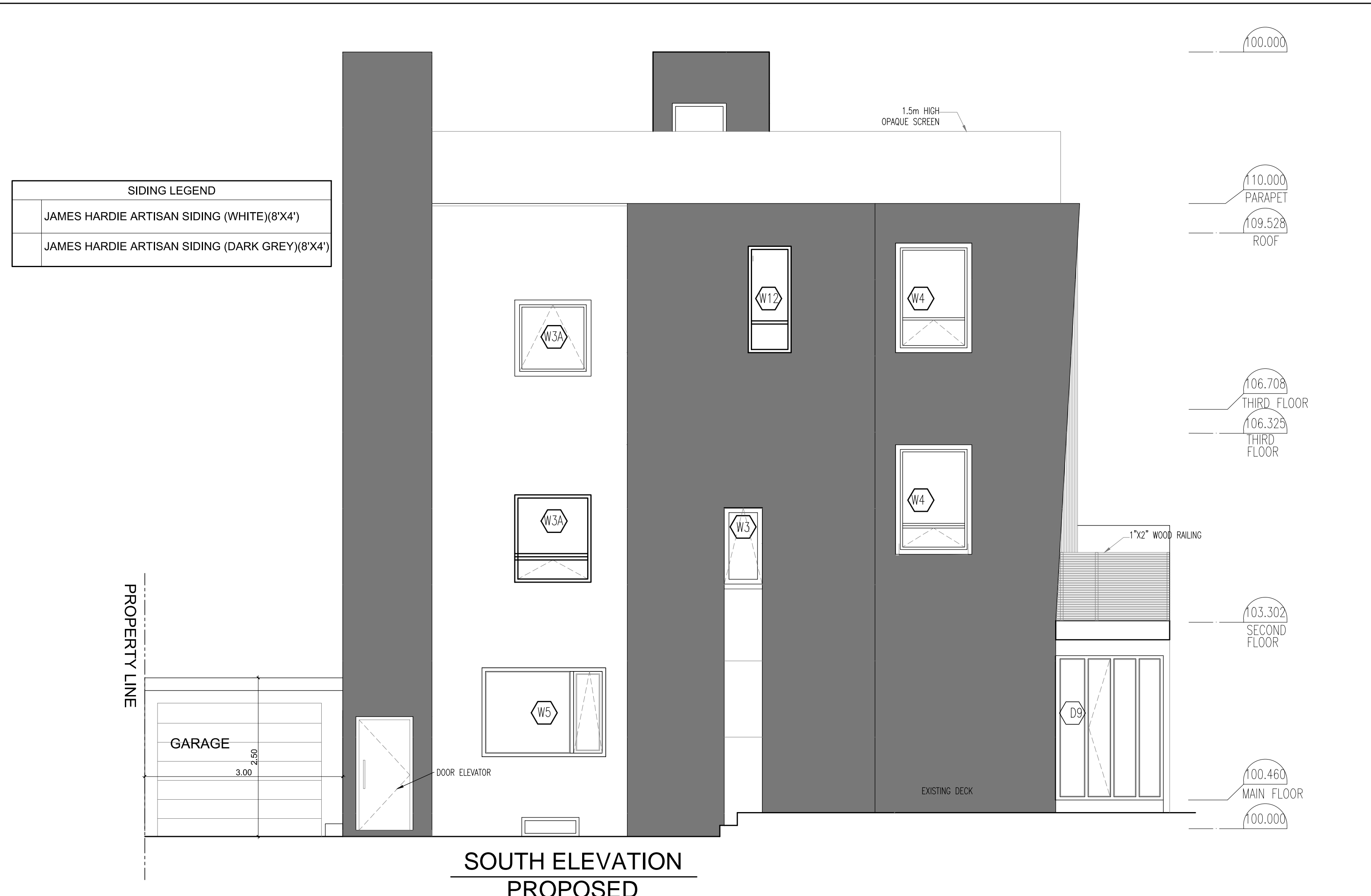
PROPOSED ELEVATIONS



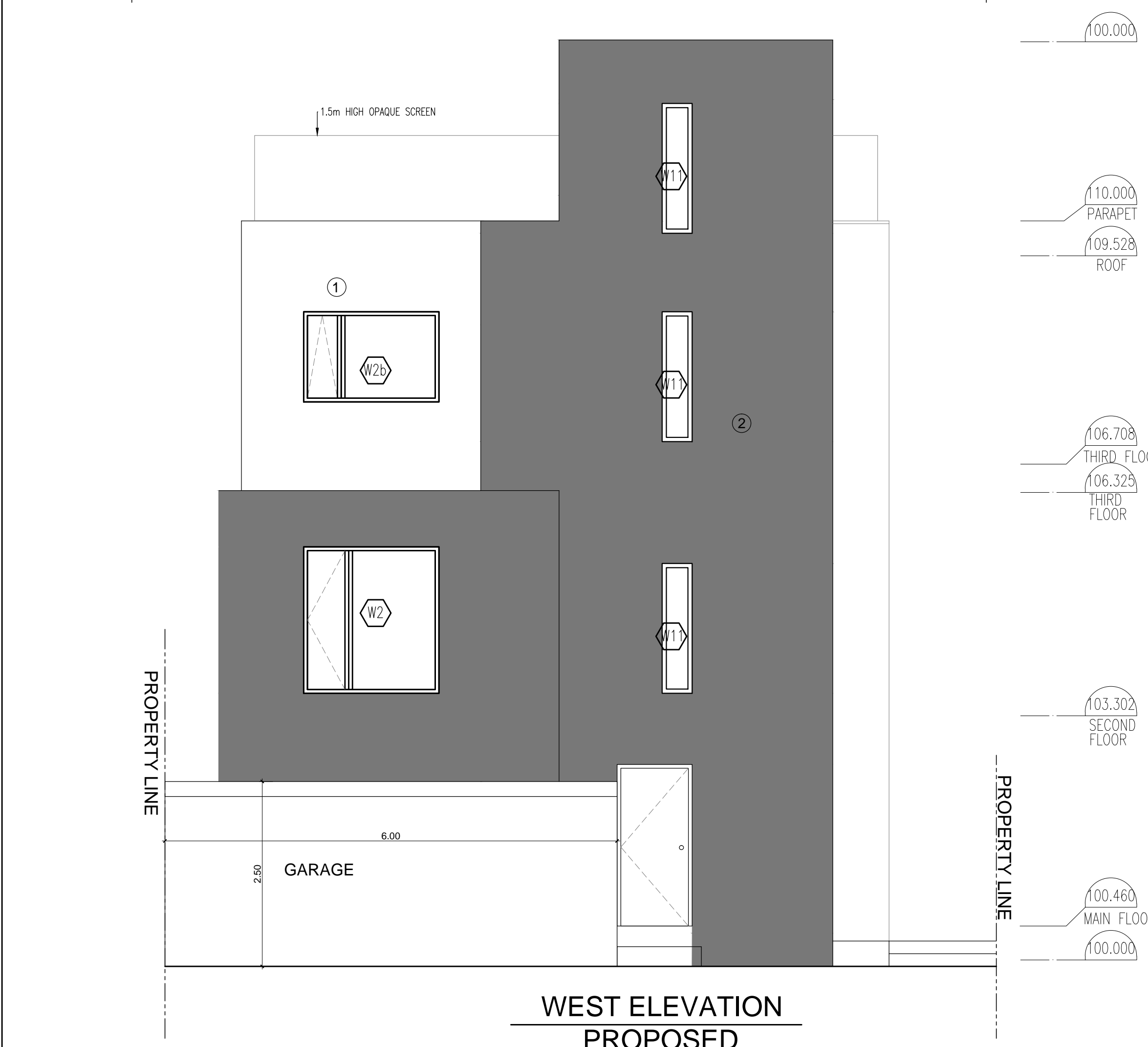
**EAST ELEVATION
PROPOSED**

SIDING LEGEND

JAMES HARDIE ARTISAN SIDING (WHITE)(8'X4')
JAMES HARDIE ARTISAN SIDING (DARK GREY)(8'X4')



**SOUTH ELEVATION
PROPOSED**



**WEST ELEVATION
PROPOSED**



**NORTH ELEVATION
PROPOSED**