

ELEVATION NOTES

- ELEVATIONS ARE IN METRES AND ARE GEODETIC, DERIVED FROM GSC BENCHMARK 0011964U103, HAVING A PUBLISHED ELEVATION OF 78.90 (CGVD28:78)
- 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 AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITIES NOTES

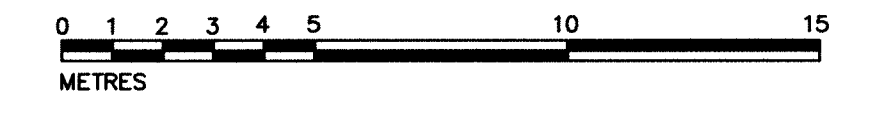
- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION.
- A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY BEFORE ANY WORK INVOLVING BREAKING GROUND, PROBING, EXCAVATING ETC.

Committee of Adjustment
Received | Reçu le
2024-11-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation

LOT 2322

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOT 2355
REGISTERED PLAN M-48
CITY OF OTTAWA
SCALE 1:150

FOUND NO EVIDENCE



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

NOTES
BEARINGS SHOWN ON THIS PLAN ARE GRID BEARINGS, DERIVED FROM CAN-NET 2016 REAL TIME NETWORK OBSERVATIONS AND ARE REFERENCED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76°30' WEST LONGITUDE), CENTRAL MERIDIAN OF MTM ZONE 9 (76°30' WEST LONGITUDE), NAD 83 (CSRS)(2010).

- S.I.B. DENOTES 0.025 SQ. 1.2 LONG, STANDARD IRON BAR
- S.S.I.B. DENOTES 0.025 SQ. 0.6 LONG, SHORT STANDARD IRON BAR
- I.B. DENOTES 0.016 SQ. 0.6 LONG, IRON BAR
- R.I.B. DENOTES ROUND IRON BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- W.T. DENOTES WITNESS
- S.U. DENOTES SOURCE UNKNOWN
- 632 DENOTES G.C. MCROSTIE, O.L.S.
- 857 DENOTES FARHALL, MOFFATT & WOODLAND LIMITED
- 1692 DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.
- A0G DENOTES ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- 1319 DENOTES WEBSTER & SIMMONDS SURVEYING LTD.
- GCM DENOTES G.C. MCROSTIE, O.L.S. DATED JANUARY 29, 1957.
- 990 DENOTES PAYETTE, HIMMA, DELORME LTD.
- RP DENOTES REGISTERED PLAN M-48
- P1 DENOTES PLAN 4R-4209
- P2 DENOTES PLAN BY (1692) ON LOT 2359, PLAN M-48, DATED DECEMBER 10, 2009.
- P3 DENOTES PLAN BY (1319) ON LOT 2356, PLAN M-48, DATED JULY 11, 1988.
- P4 DENOTES PLAN BY (A0G) ON LOT 2353, PLAN M-48, DATED JULY 26, 2018.
- P5 DENOTES PLAN BY (A0G) ON LOT 2376, PLAN M-48, DATED MARCH 13, 2014.
- P6 DENOTES PLAN BY (1692) ON LOT 2376, PLAN M-48, DATED MARCH 13, 2014.
- P7 DENOTES PLAN BY (A0G) ON LOT 2371, PLAN M-48, DATED JUNE 17, 2008.
- P8 DENOTES PLAN BY (857) ON LOT 2378, PLAN M-48, DATED SEPTEMBER 26, 1985.
- P9 DENOTES PLAN BY (990) ON LOT 2373, PLAN M-48, DATED SEPTEMBER 24, 2001.
- M DENOTES MEASURED
- S DENOTES SET
- PROP DENOTES PROPORTIONED
- N.T.S. DENOTES NOT TO SCALE
- C.B. DENOTES CATCH BASIN
- M.H. DENOTES MANHOLE
- T/G DENOTES TOP OF GRATE
- E.O.A. DENOTES EDGE OF ASPHALT
- I.O.C. DENOTES TOP OF CURB
- B.F. DENOTES BOARD FENCE
- M.F. DENOTES METAL FENCE
- U.P. DENOTES UTILITY POLE
- U.S.W. DENOTES UTILITY SERVICE WIRE

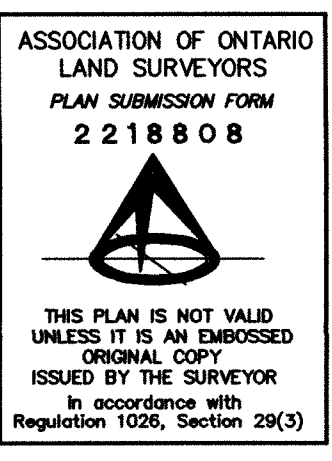
FOUND NO EVIDENCE

CLARENDON AVENUE

R.I.B.(S.U.)
WIT.
0.07 EAST.(P4,P5&M)

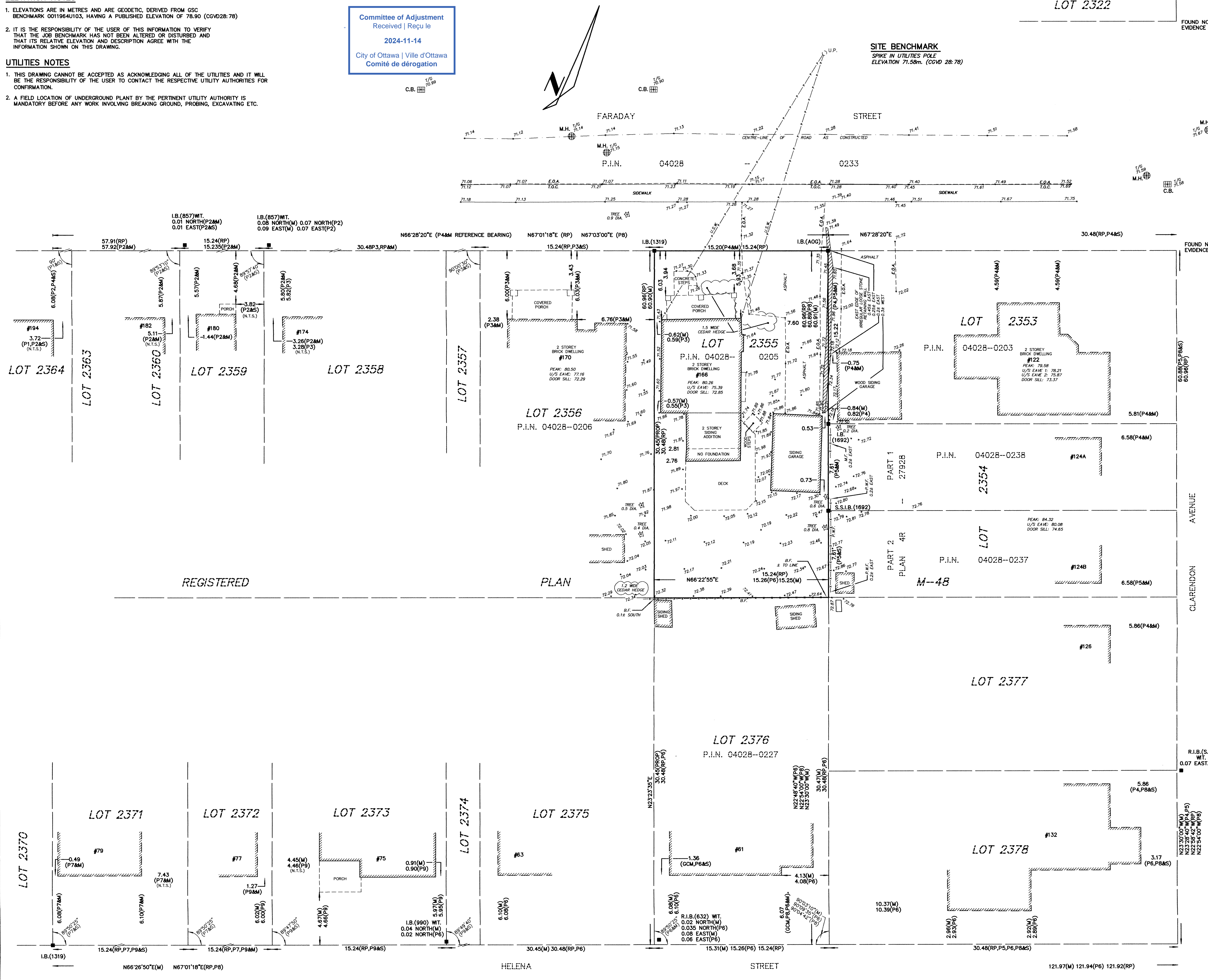
SURVEYOR'S REAL PROPERTY REPORT PART 2) REPORT SUMMARY	
DESCRIPTION OF LAND	LOT 2355, REGISTERED PLAN M-48, CITY OF OTTAWA. P.I.N. 04028-0205
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS	NONE.
FEATURES	NOTE FENCES, RETAINING WALL & UTILITIES SERVICE WIRES.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS	NOT CERTIFIED BY THIS REPORT.
ADDITIONAL REMARKS	

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 3RD DAY OF SEPTEMBER, 2024.
DATE: SEPTEMBER 12 2024
J.P. SHIPMAN
ONTARIO LAND SURVEYOR



NOTE: THIS REPORT WAS PREPARED FOR MODELLO HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
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Phone: (613) 258-1717
Email: Kemptville@osvlltd.com
Ontario Land Surveyors
FILE No: K-13856-24



166 FARADAY

3520 SQ. FT.

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Evolution
DESIGN & DRAFTING
613-884-7068 /// 613-808-7185



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

OCTOBER 10, 2024

ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE

166 FARADAY

3520 SQ. FT.



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1 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

SEPTEMBER 20, 2024

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1 REAR ELEVATION
SCALE: 3/16" = 1'-0"

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3520 SQ. FT.



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1 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

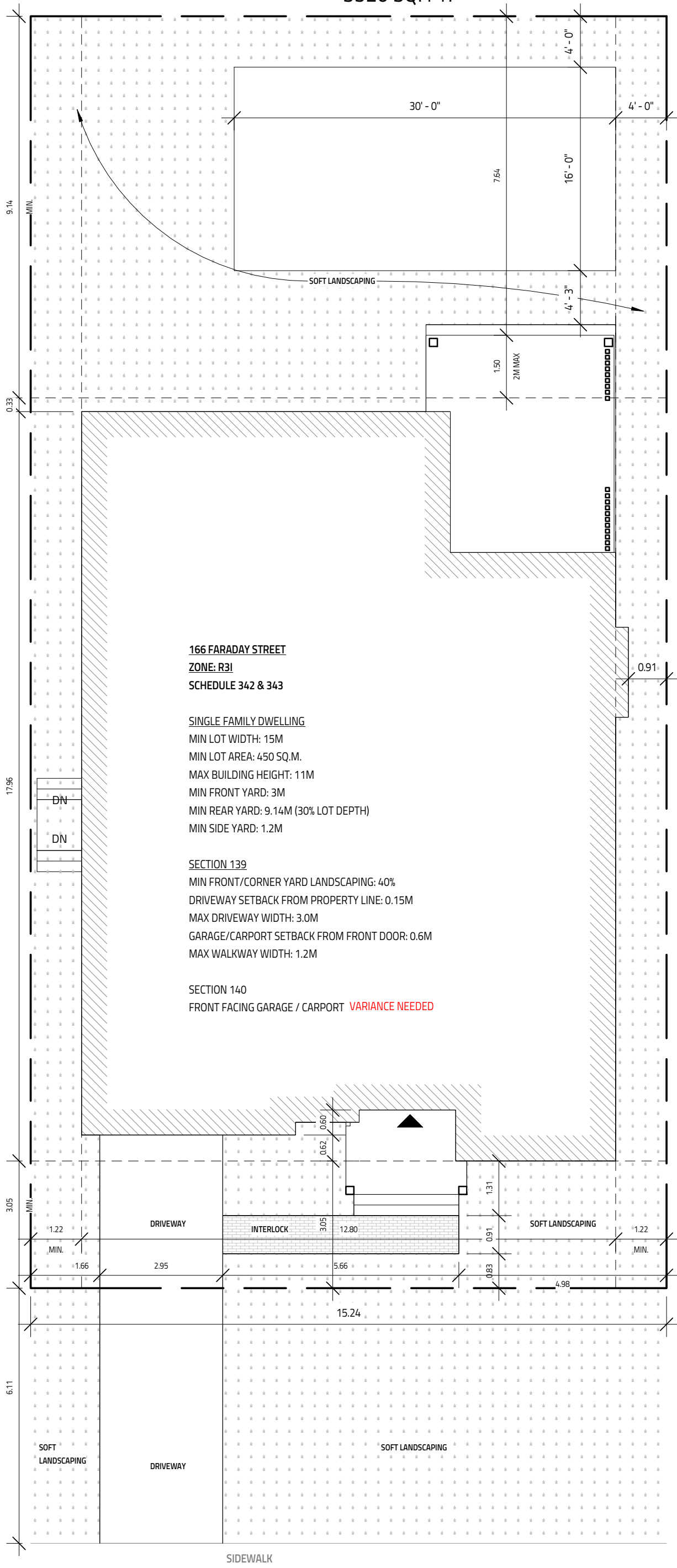
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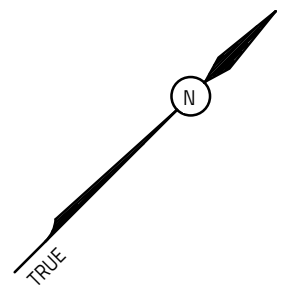
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1 PROPOSED SITE
SCALE: 1 : 100

OCTOBER 10, 2024

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