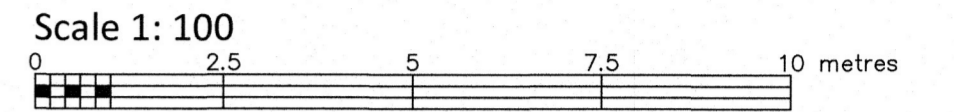


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SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

**PART OF LOT 12
(NORTH CLARENCE STREET)
REGISTERED PLAN 43586
CITY OF OTTAWA**

FARLEY, SMITH & DENIS SURVEYING LTD. 2024



Metric Note
Distances and/or coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearing Note
Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°43'35" counter-clockwise was applied to bearings on P1.

For bearing comparisons, a rotation of 0°04'30" counter-clockwise was applied to bearings on P3.

- Utility 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.
 - Only visible surface utilities were located.
 - A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

□	Denotes	Survey Monument Planted	
■	"	Survey Monument Found	
SIB	"	Standard Iron Bar	
SSIB	"	Short Standard Iron Bar	
IB	"	Iron Bar	
CC	"	Cut Cross	
(Wit)	"	Witness	
Meas	"	Measured	
(P1)	"	Plan by (1692) dated March 3, 2009 (Job No. 130-08)	
(P2)	"	Plan by (AOG) dated December 6, 2019 (Job No. 20114-19)	
(P3)	"	Plan by (AOG) dated December 6, 2019 (Job No. 20114-19)	
○ MH-ST	"	Maintenance Hole (Storm)	
○ MH-S	"	Maintenance Hole (Sanitary)	
○ MH-H	"	Maintenance Hole (Hydro)	
— ST —	"	Underground Storm Sewer	
— S —	"	Underground Sanitary Sewer	
□ AC	"	Air Conditioner	CLF " Chain Link Fence
PVC	"	Plastic \ Vinyl Fence	BF " Board Fence
SRW	"	Stone Retaining Wall	C/L " Centreline
---	"	Property Line	

- PART 2**
- REGISTERED RIGHTS-OF-WAY/EASEMENTS**
No rights-of-way or easements were found to be registered against the subject property.
 - PROPERTY IMPROVEMENTS**
The location of the fencing and retaining walls in relation to the property lines are noted on the plan.
 - COMPLIANCE WITH MUNICIPAL ZONING BYLAWS**
Compliance is not certified by this report.
 - ADDITIONAL REMARKS**
Site Area=152.9 sq.m.

THIS REPORT WAS PREPARED FOR:
Mahmoud Aladas ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

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 8th day of November, 2024.

Nov 13/2024
Date
Emad Alrefai
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-90864

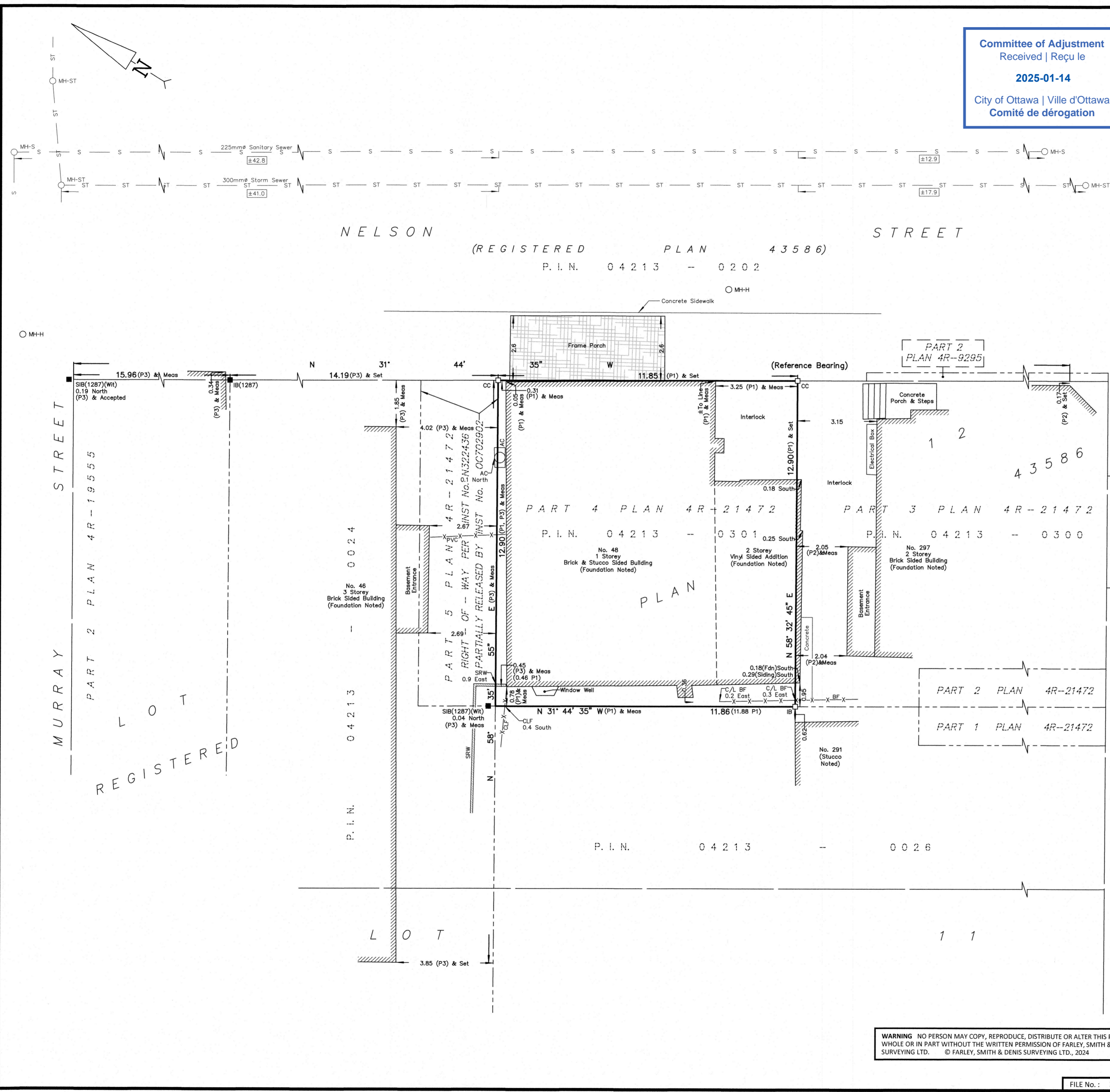
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ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: info@fstdsveys.ca

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FILE No.: 372-24



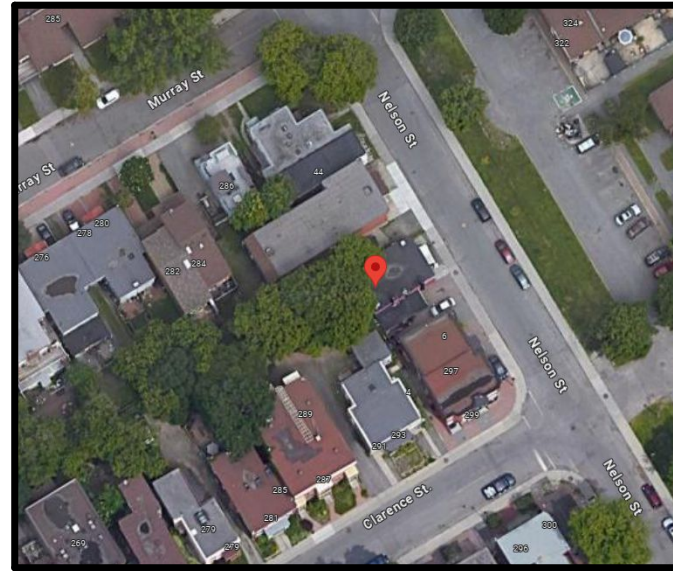
RESIDENTIAL BUILDING - PROPOSAL

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LOCATION PLAN N.T.S. 

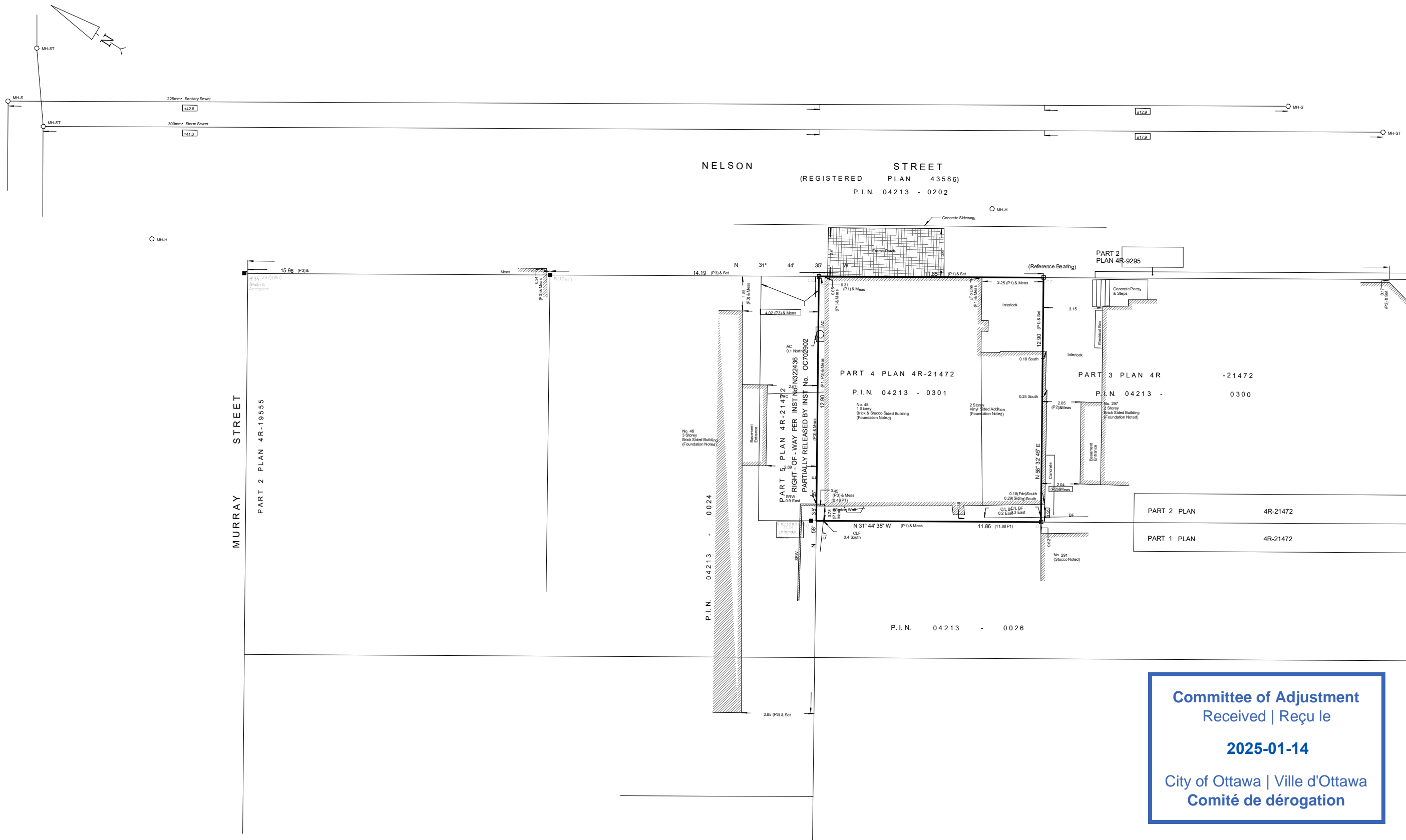
Sheet List	
Sheet Name	Sheet Number
COVER	A0
SURVEY	A1
SITEPLAN	A2
EXISTING BASEMENT/GROUND FLOOR PLAN	A3
PROPOSED BASEMENT/GROUND FLOOR PLAN Copy 1	A4
PROPOSED TYPICAL FLOOR/ SECON & THIRD	A5
EXISTING/ PROPOSED REAR ELEVATION	A6
EXISTING/ PROPOSED FRONT ELEVATION	A7
EXISTING/ PROPOSED RIGHT SIDE ELEVATION	A8
EXISTING/ PROPOSED LEFT SIDE ELEVATION	A9
EXISTING/ PROPOSED 3D VIEW	A10

A0 COVER

As indicated
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Rev. _____ Sheet Ref No.: _____ Project Status _____

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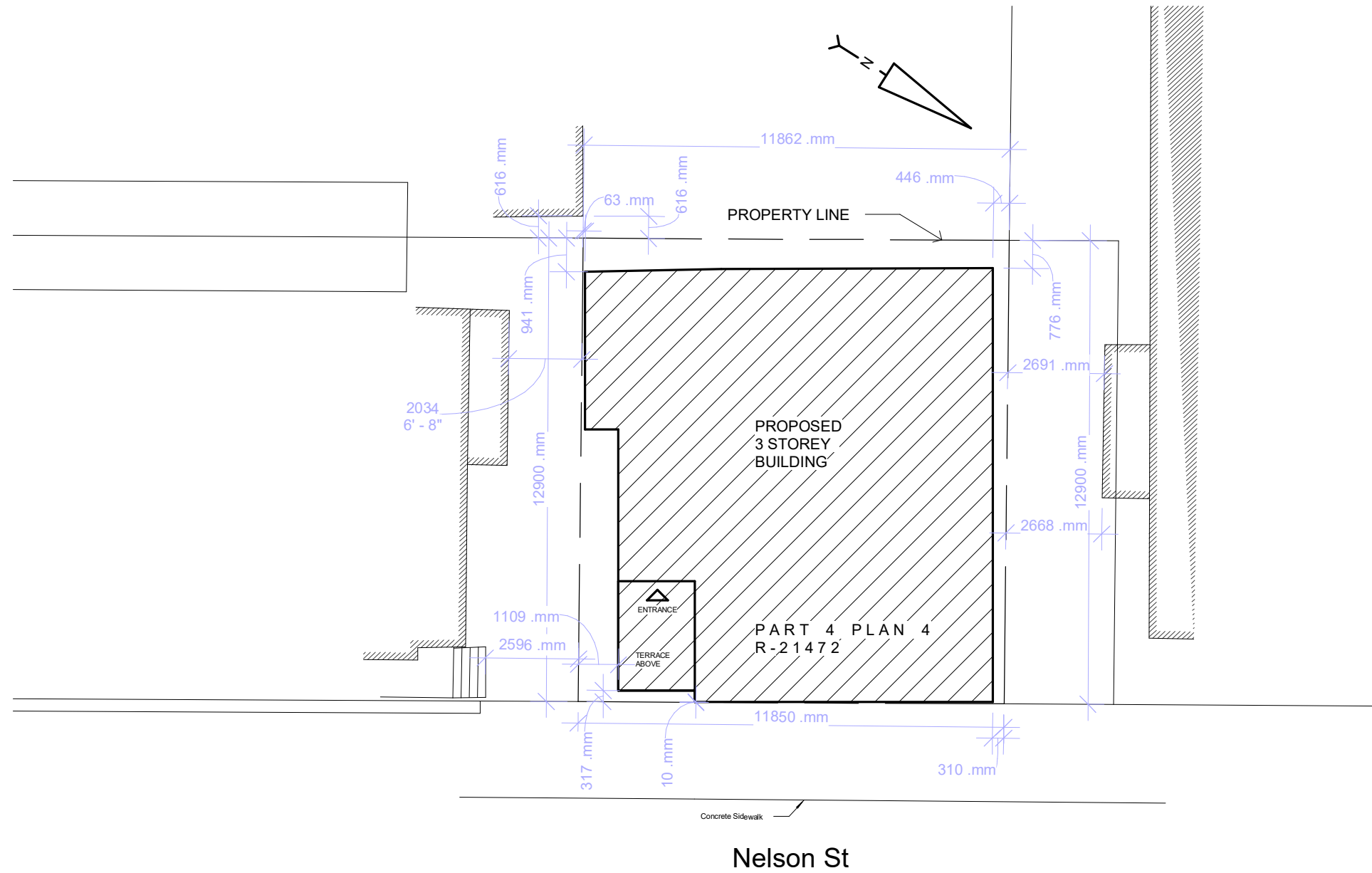


A1 SURVEY

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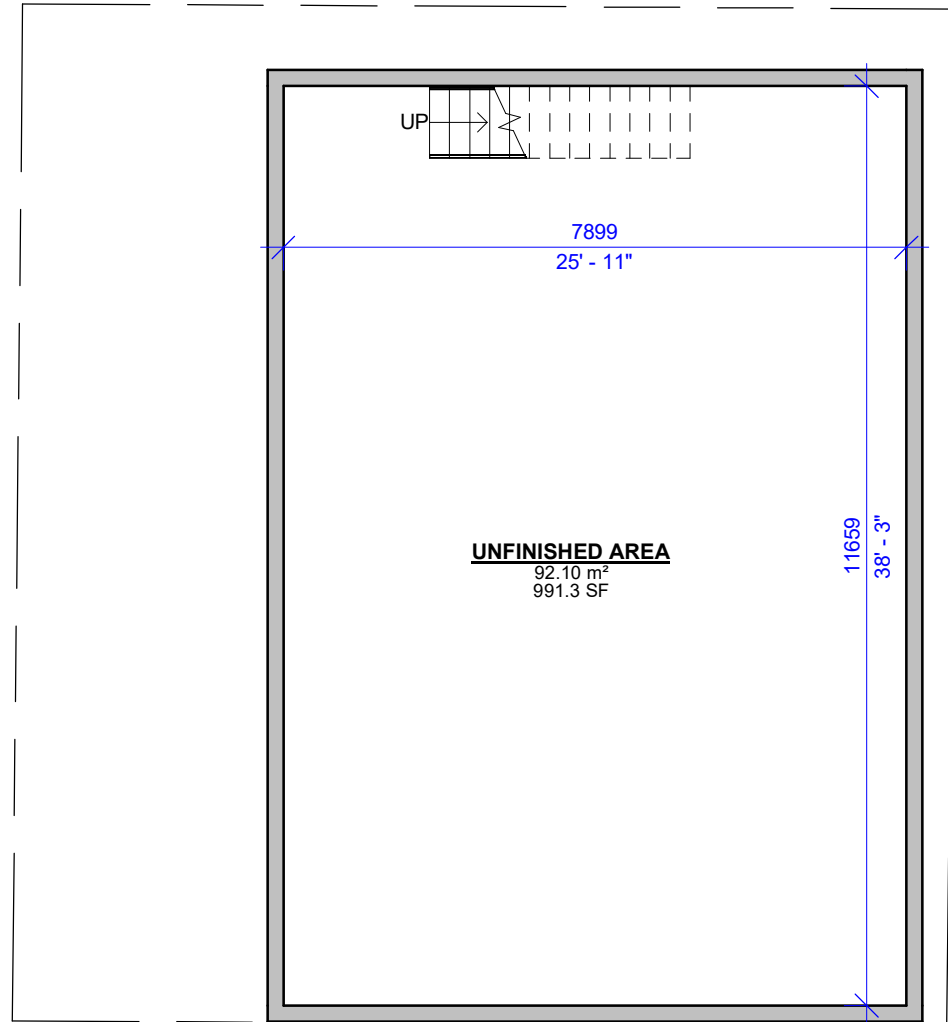


1 SITE PLAN
 1 : 150

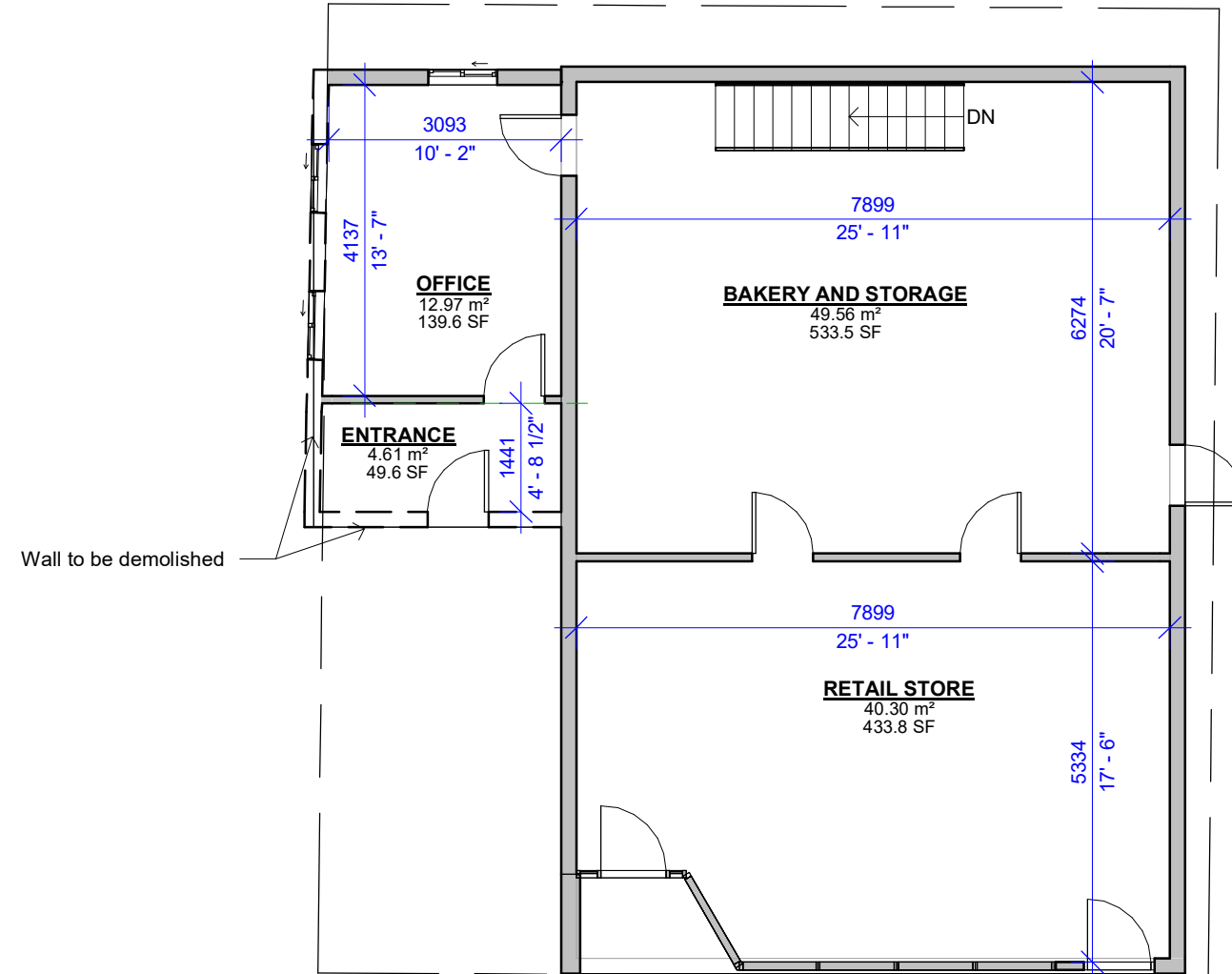
A2 SITEPLAN

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 Rev. Sheet Ref No.: Project Status

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1 EX. BASEMENT PLAN
1/8" = 1'-0"



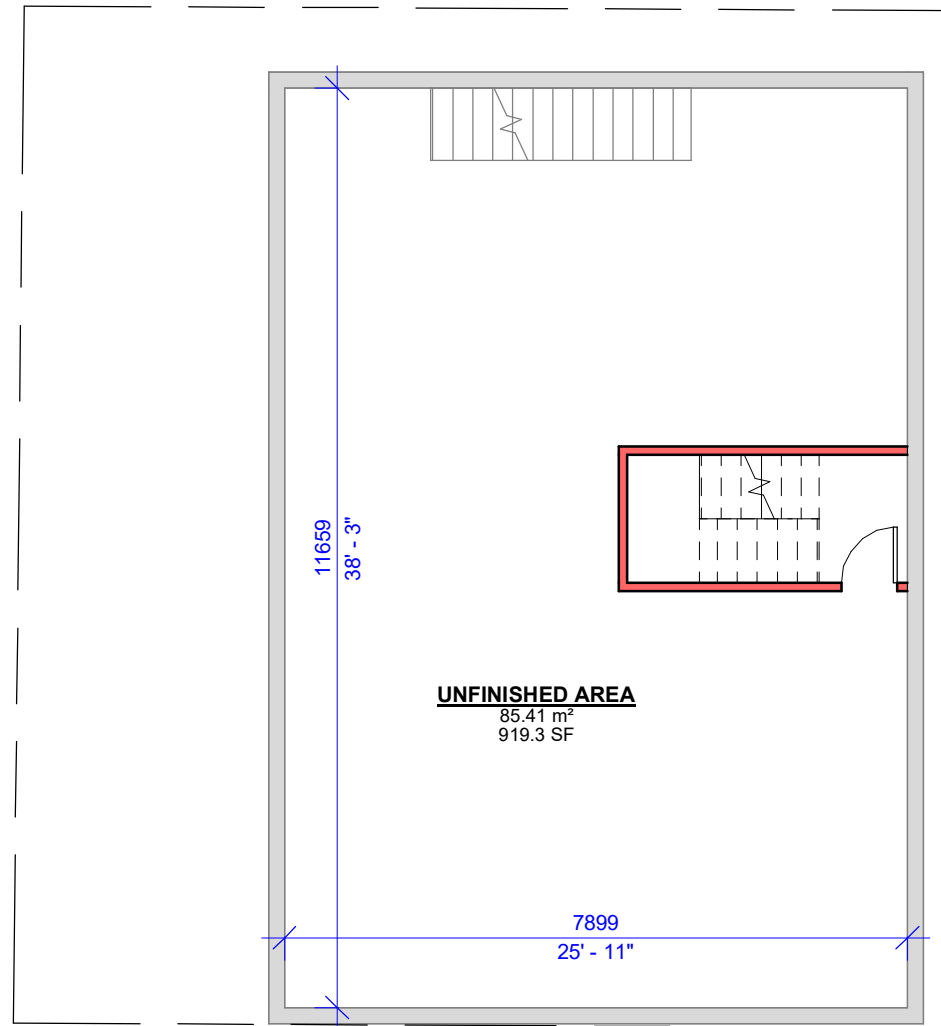
2 EX. GROUND FLOOR PLAN
1/8" = 1'-0"

A3 EXISTING BASEMENT/GROUND FLOOR PLAN

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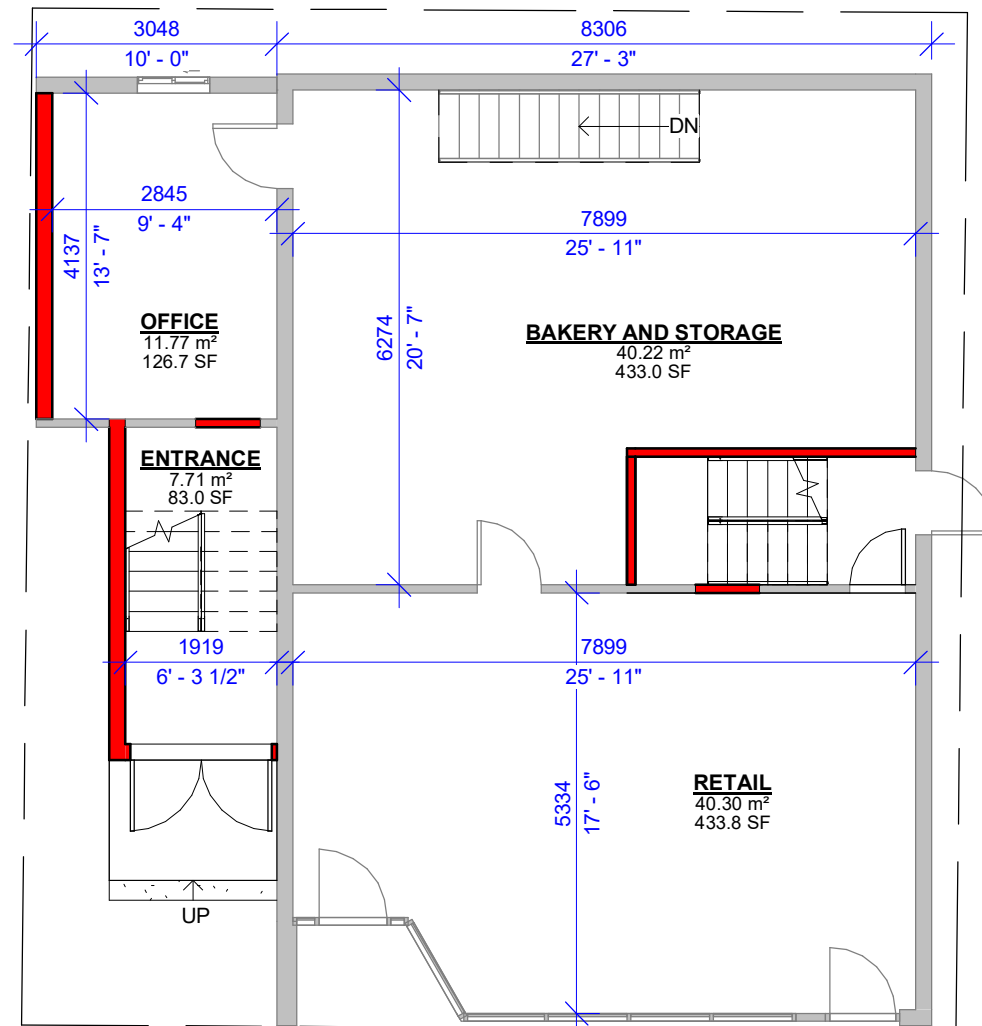
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2 PROPOSED BASEMENT PLAN

2

1/8" = 1'-0"



1 PROPOSED GROUND FLOOR PLAN

1

1/8" = 1'-0"

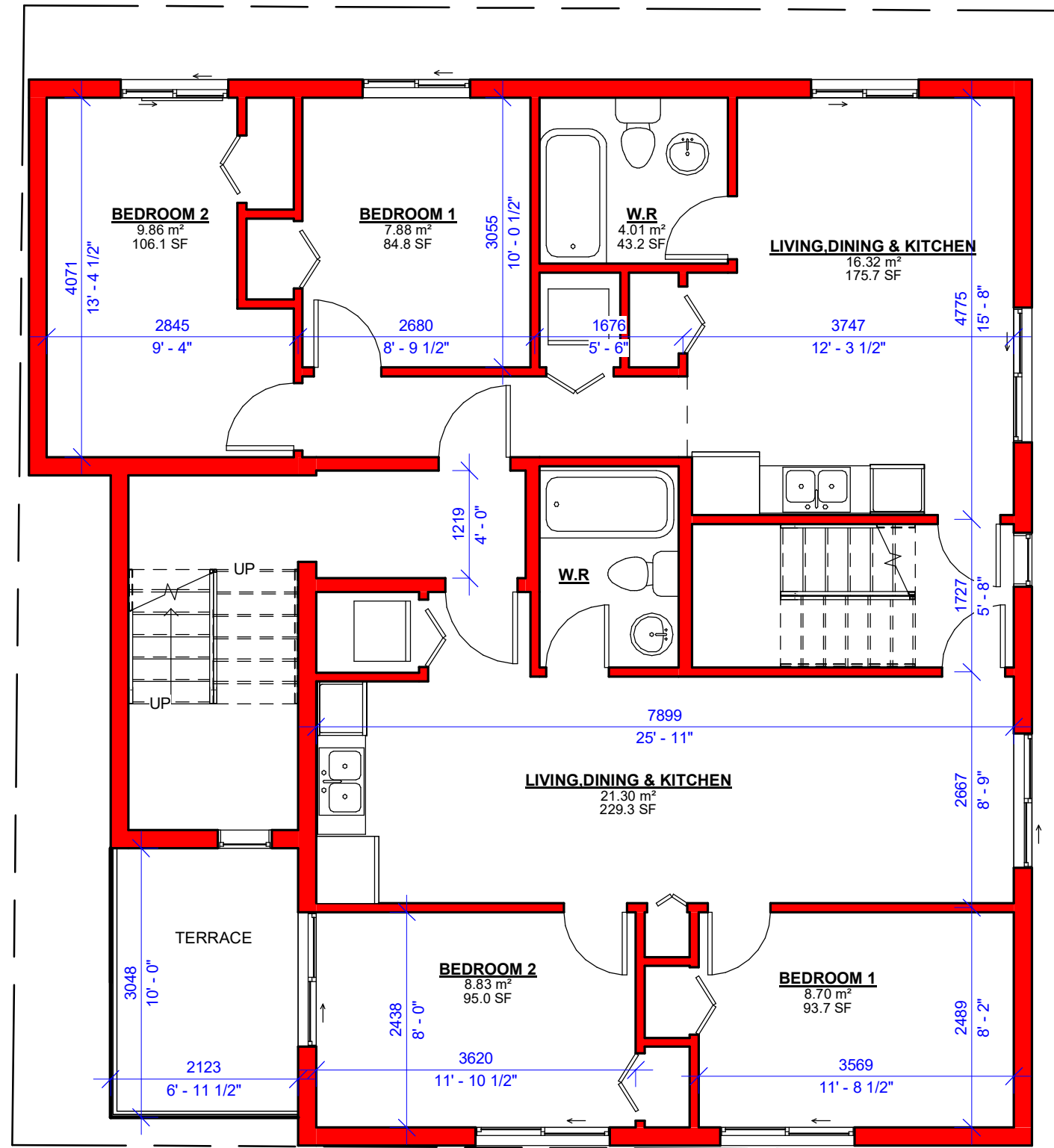
GFA = 122.7 M²

A4 PROPOSED BASEMENT/GROUND FLOOR PLAN Copy 1

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PROPOSED SECOND FLOOR/TYP

2

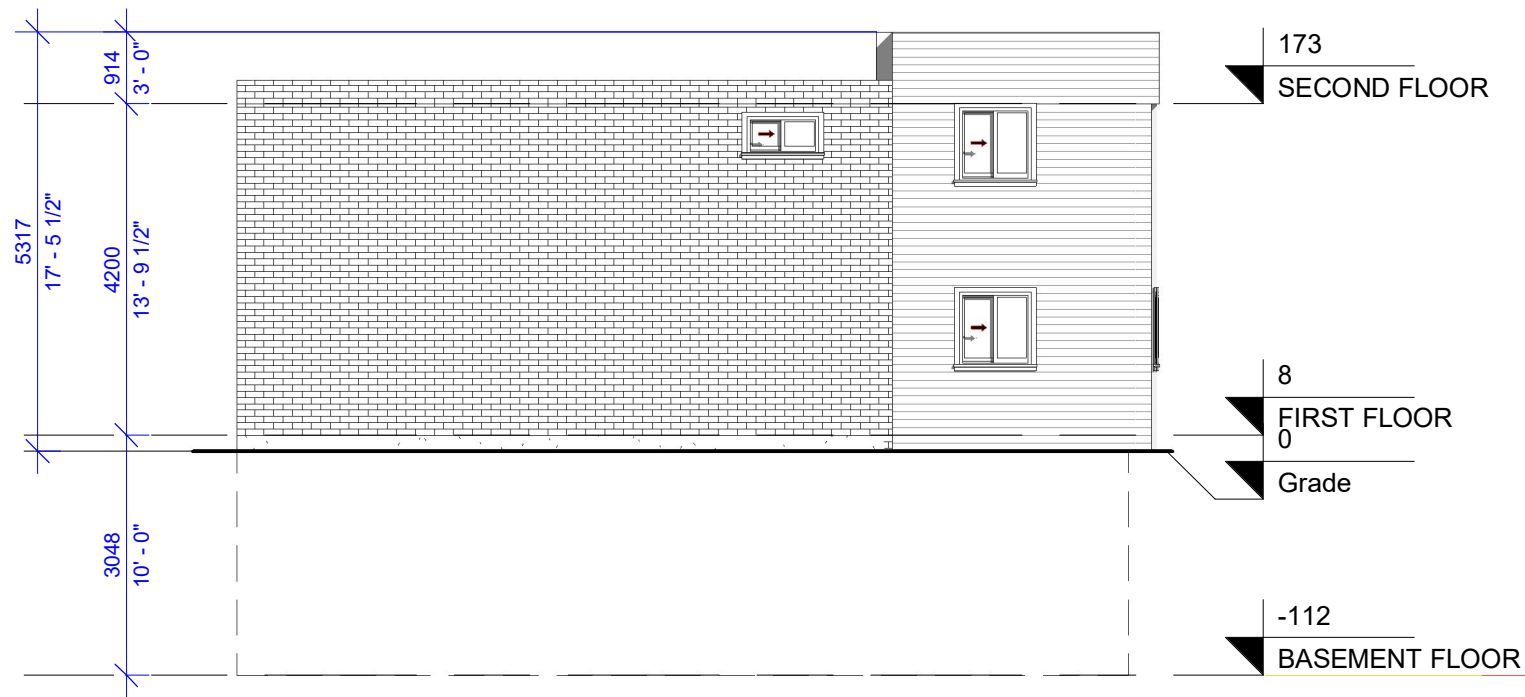
3/16" = 1'-0" GFA = 118.5 M²

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A5 PROPOSED TYPICAL FLOOR/ SECON & THIRD

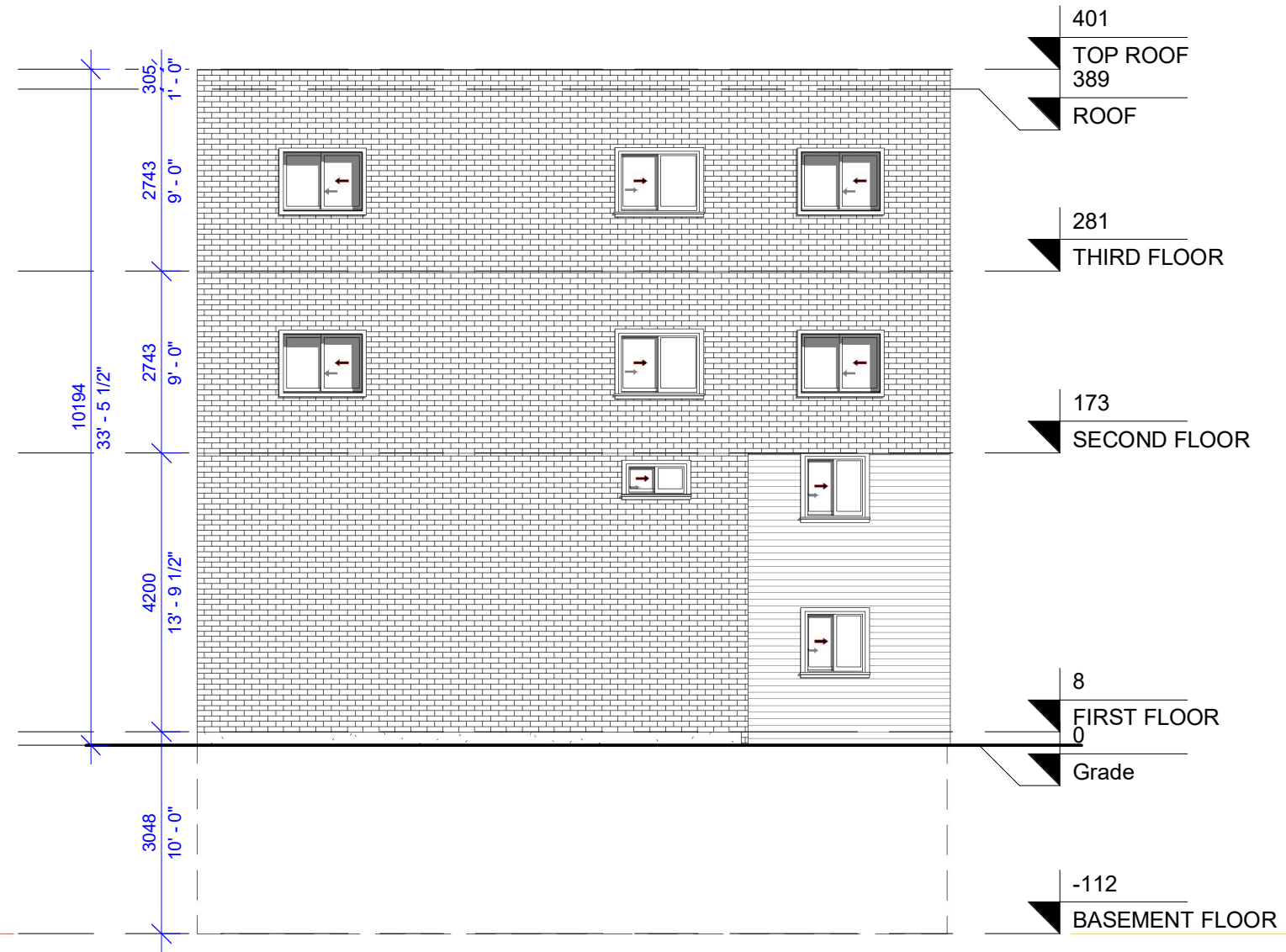
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1 EXISTING REAR ELEVATION

1/8" = 1'-0"



2 PROPOSED REAR ELEVATION

1/8" = 1'-0"

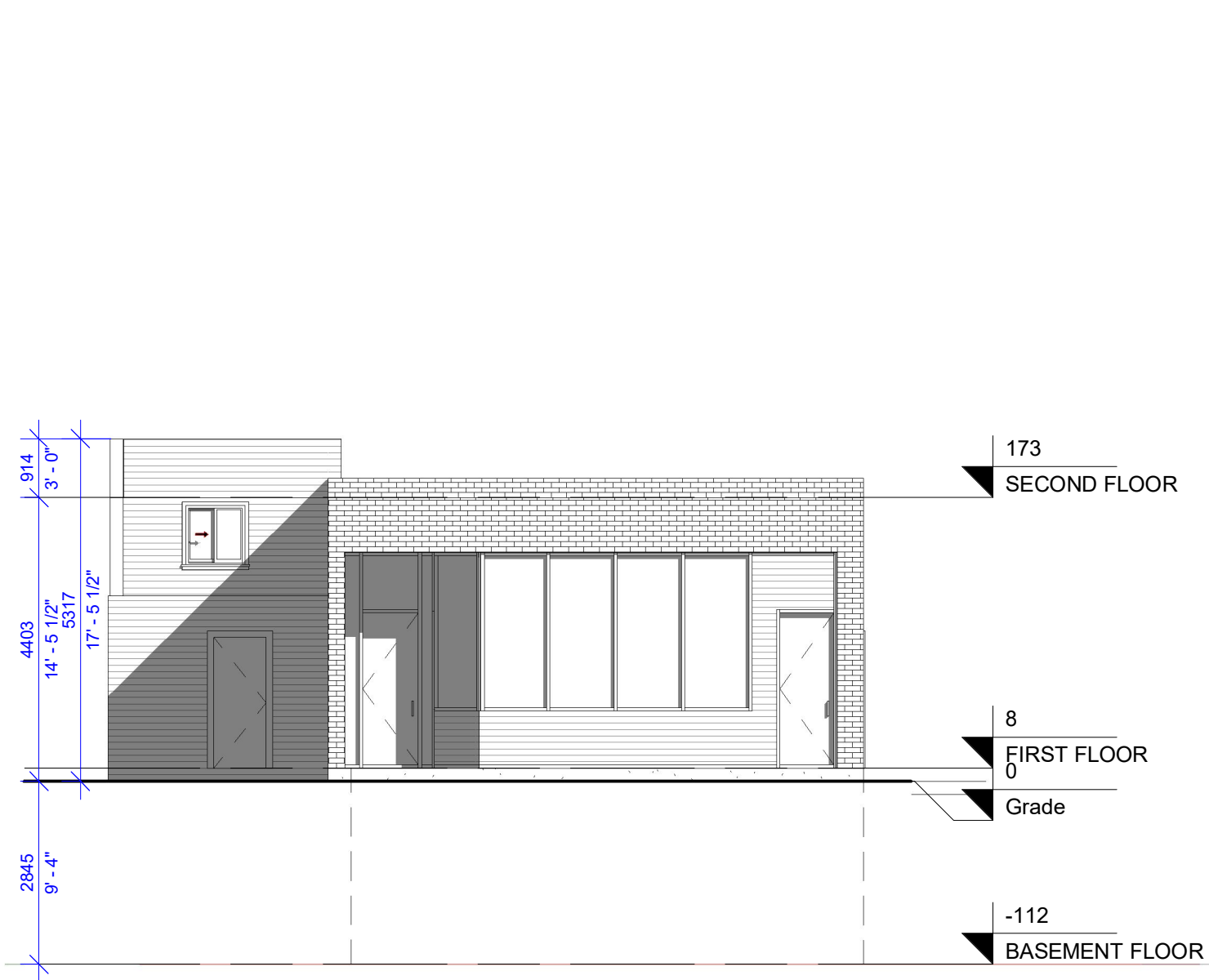
A6 EXISTING/ PROPOSED REAR ELEVATION

As indicated
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 Rev. Sheet Ref No.: Project Status

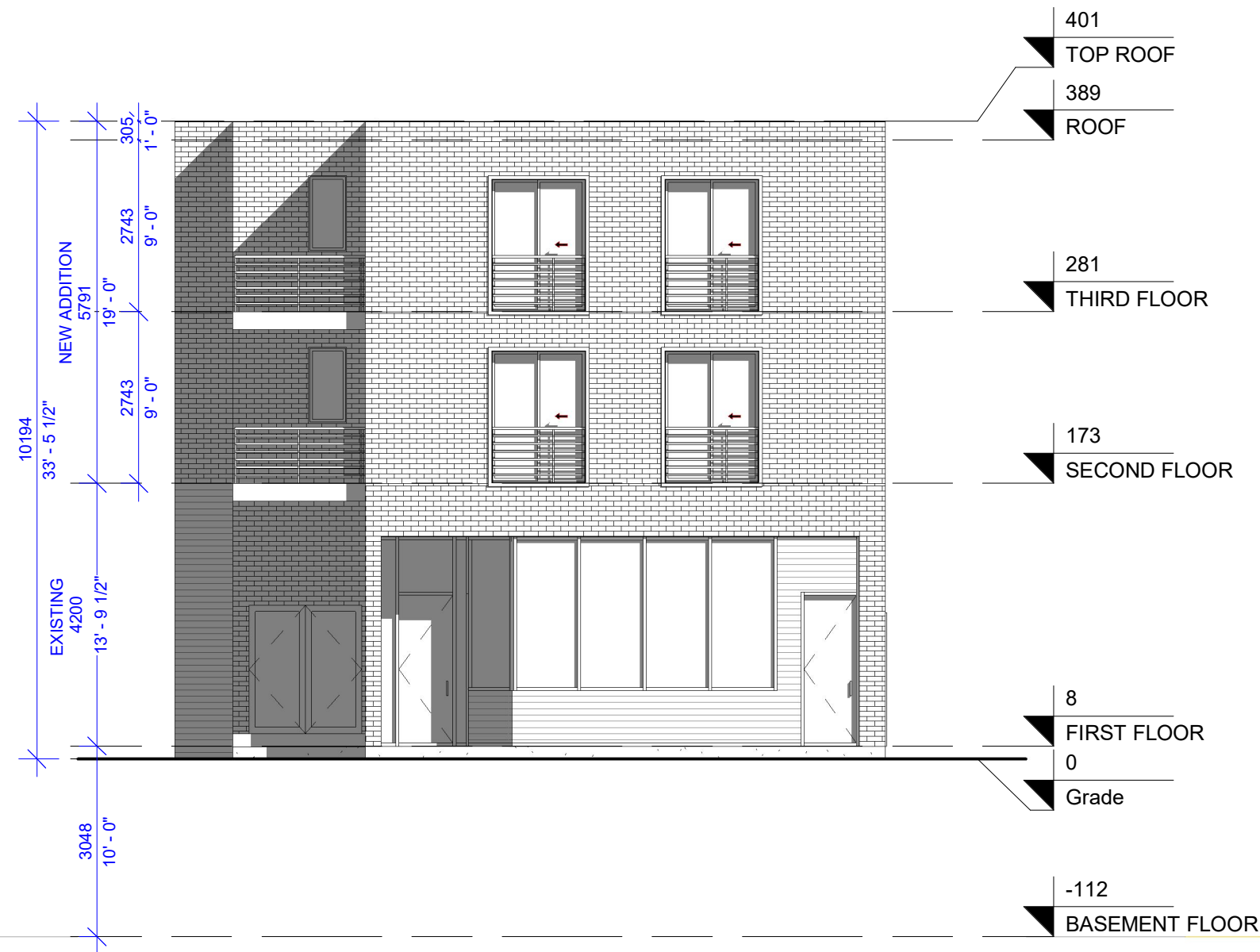
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1 EXISTING FRONT ELEVATION
1/8" = 1'-0"



2 PROPOSED FRONT ELEVATION
1/8" = 1'-0"

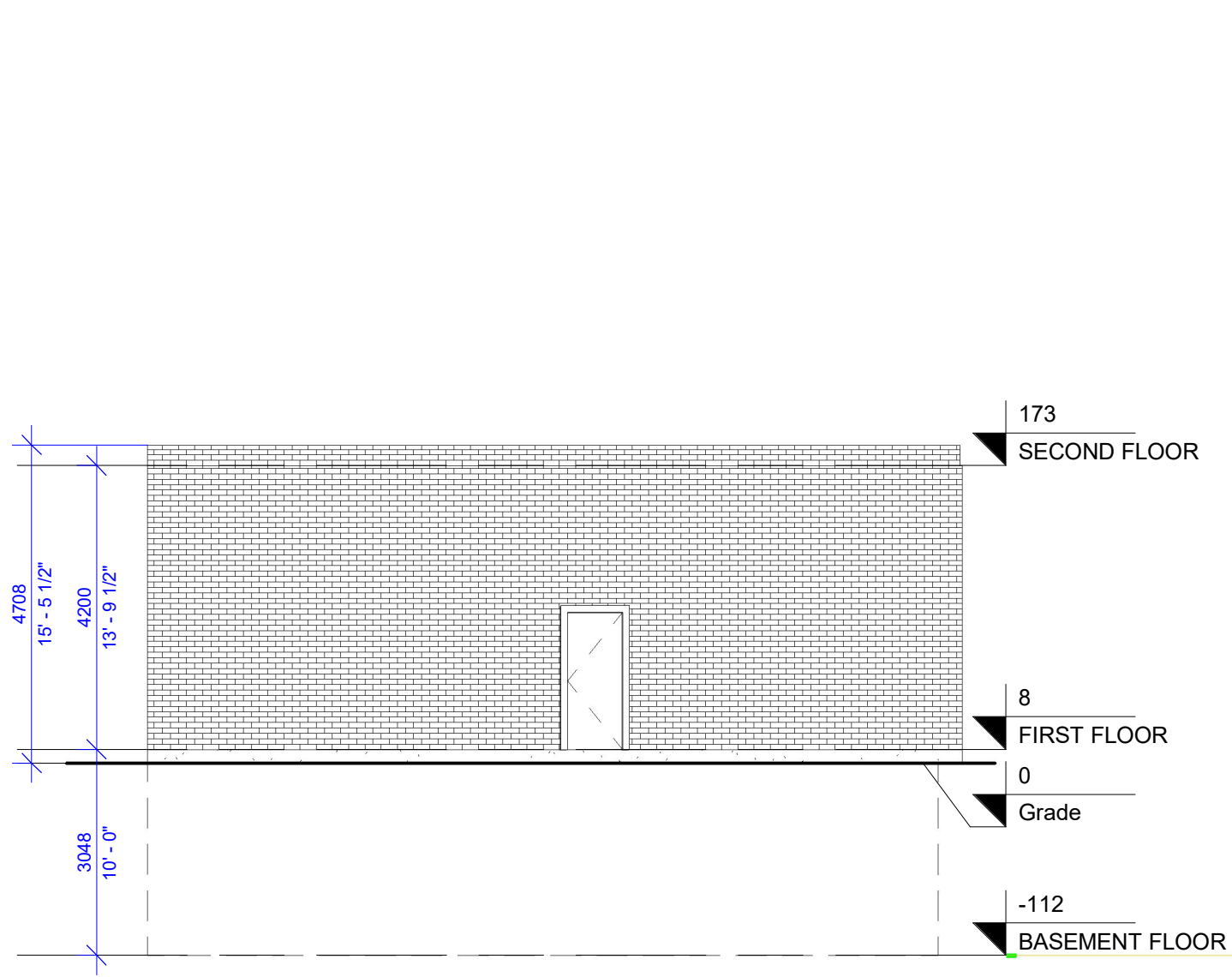
A7 EXISTING/ PROPOSED FRONT ELEVATION

As indicated
 Issue Date: 12/19/2024 Project No.: 005
 Rev. Sheet Ref No.: Project Status

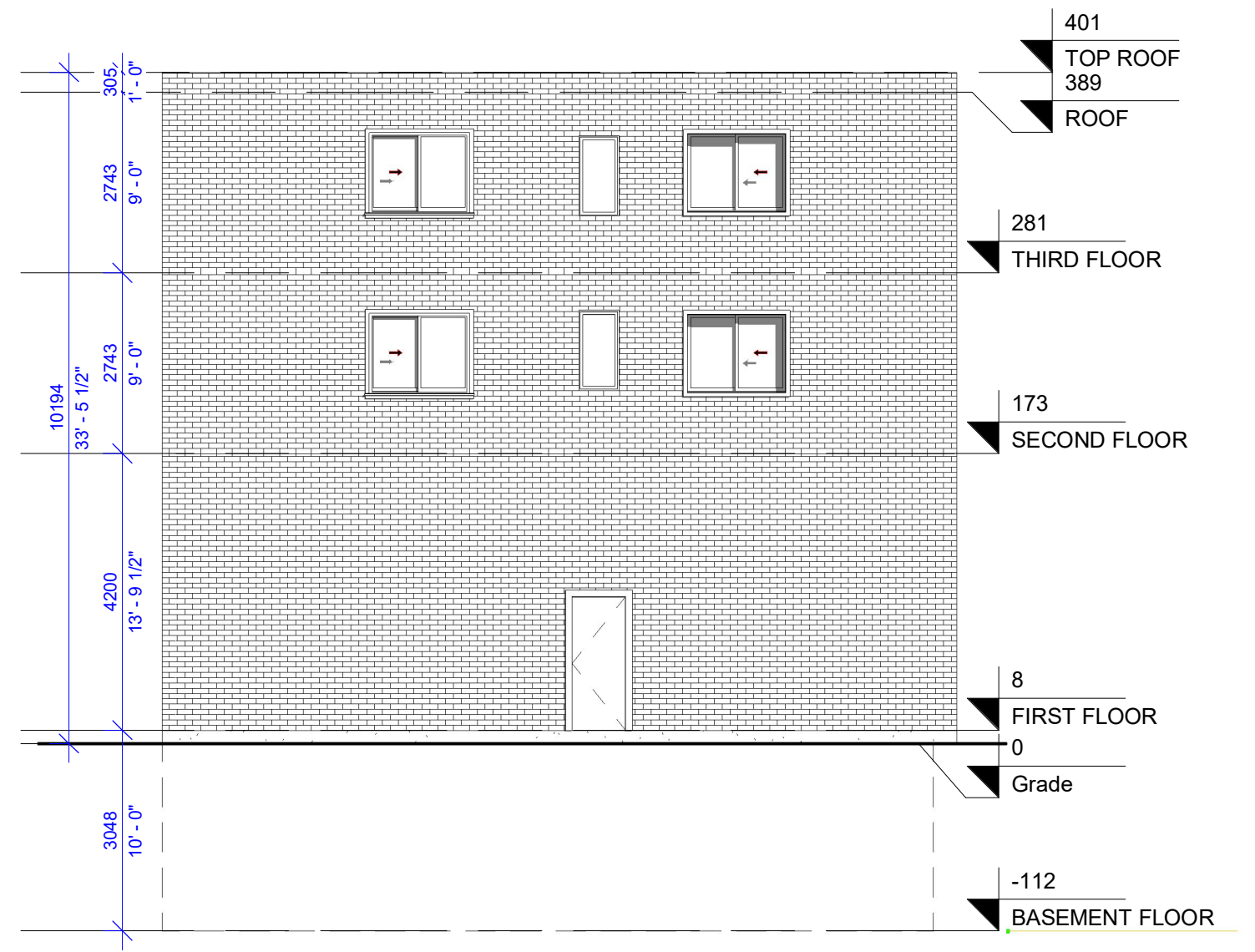
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1 EXISTING RIGHT SIDE ELEVATION
1/8" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
1/8" = 1'-0"

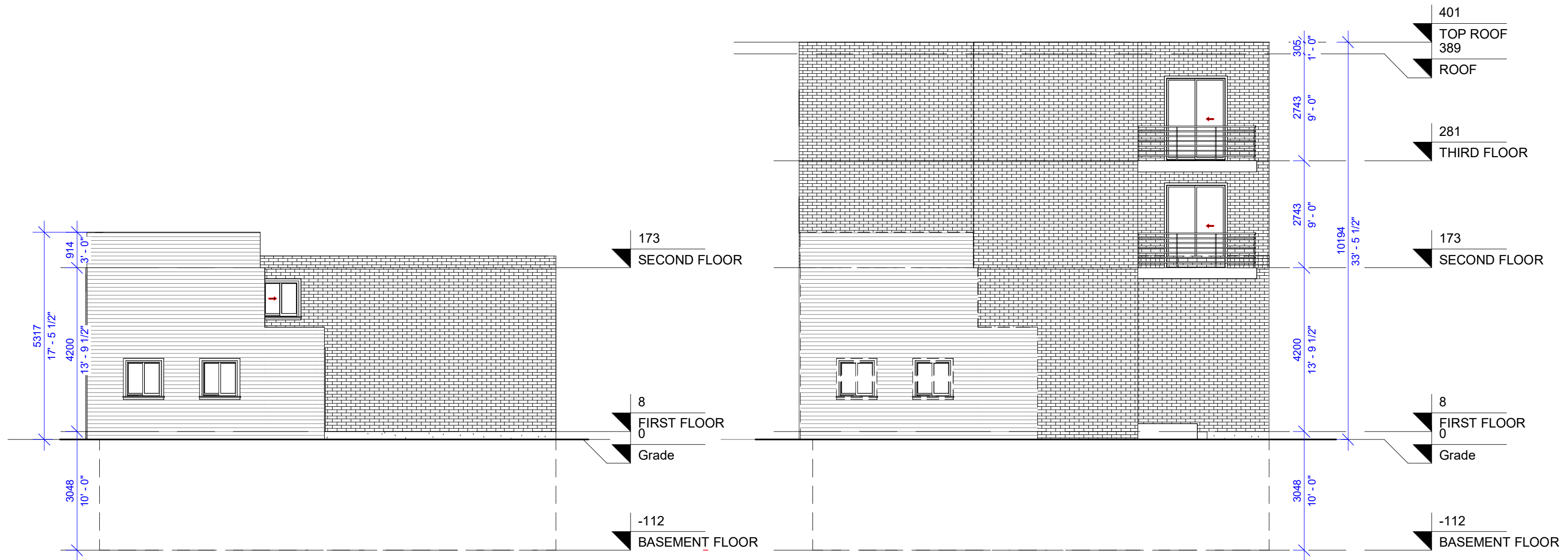
A8 EXISTING/ PROPOSED RIGHT SIDE ELEVATION

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1

EXISTING LEFT SIDE ELEVATION

1/8" = 1'-0"

2

PROPOSED LEFT SIDE ELEVATION

1/8" = 1'-0"

A9 EXISTING/ PROPOSED LEFT SIDE ELEVATION

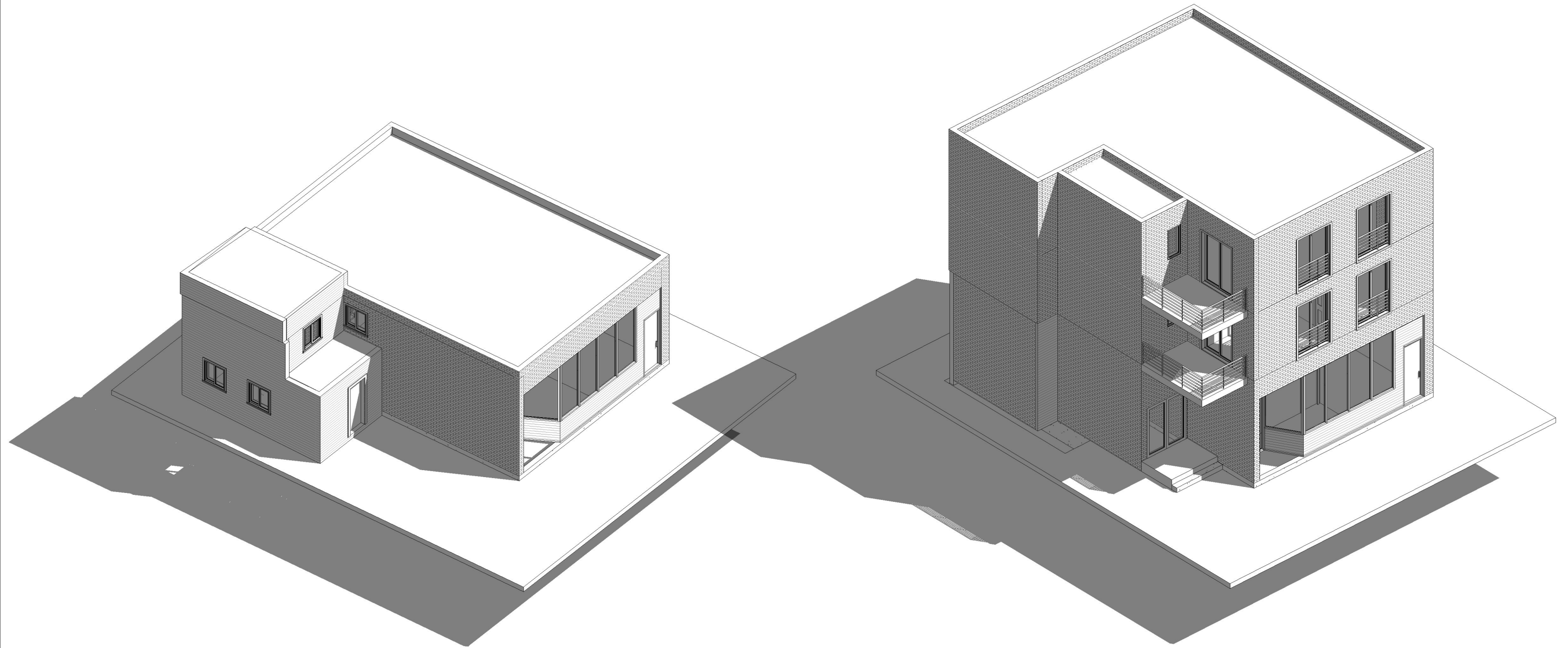
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1

3D VIEW / EXISTING

2

3D VIEW / PROPOSED

A10 EXISTING/ PROPOSED 3D VIEW

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