

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 138
REGISTERED PLAN 4M-83
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

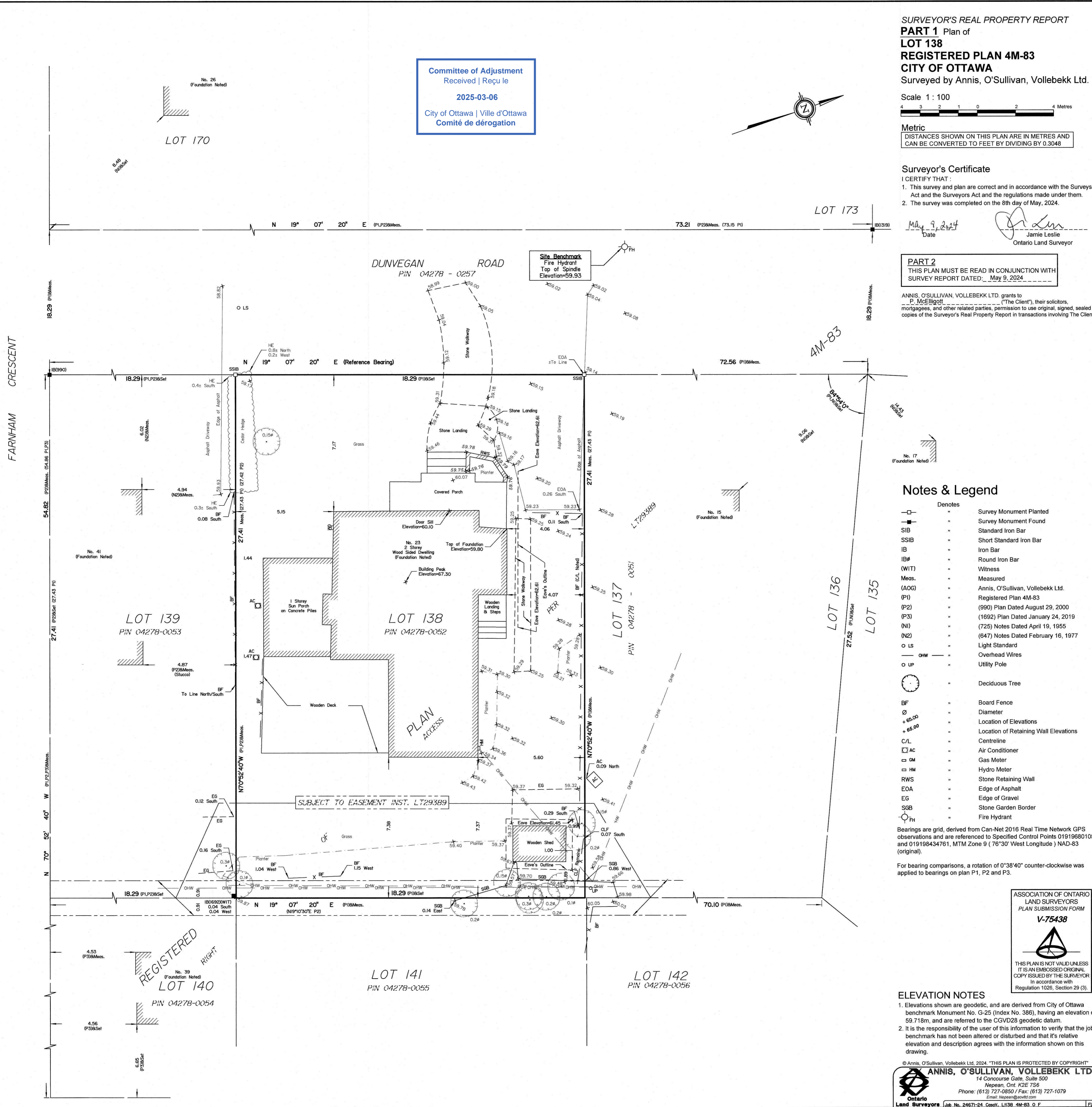
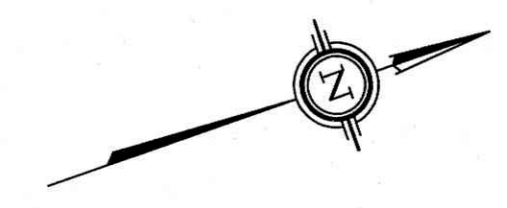
Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 8th day of May, 2024.

Date: May 9, 2024
 Signature:
 Name: Jamie Leslie
 Title: Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: May 9, 2024

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to P. McElligott ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Committee of Adjustment
 Received | Reçu le
 2025-03-06
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



Notes & Legend

Denotes	Survey Monument Planted
□	Survey Monument Found
■	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
IBØ	Round Iron Bar
(WIT)	Witness
Meas.	Measured
(AOC)	Annis, O'Sullivan, Vollebakk Ltd.
(PI)	Registered Plan 4M-83
(P2)	(990) Plan Dated August 29, 2000
(P3)	(1692) Plan Dated January 24, 2019
(NI)	(725) Notes Dated April 19, 1955
(N2)	(647) Notes Dated February 16, 1977
o LS	Light Standard
— OHW	Overhead Wires
o UP	Utility Pole
	Deciduous Tree
BF	Board Fence
Ø	Diameter
+ 65.00	Location of Elevations
+ 65.00	Location of Retaining Wall Elevations
C/L	Centreline
AC	Air Conditioner
GM	Gas Meter
HM	Hydro Meter
RWS	Stone Retaining Wall
EOA	Edge of Asphalt
EG	Edge of Gravel
SGB	Stone Garden Border
FH	Fire Hydrant

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations 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°38'40" counter-clockwise was applied to bearings on plan P1, P2 and P3.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
V-75438

 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).

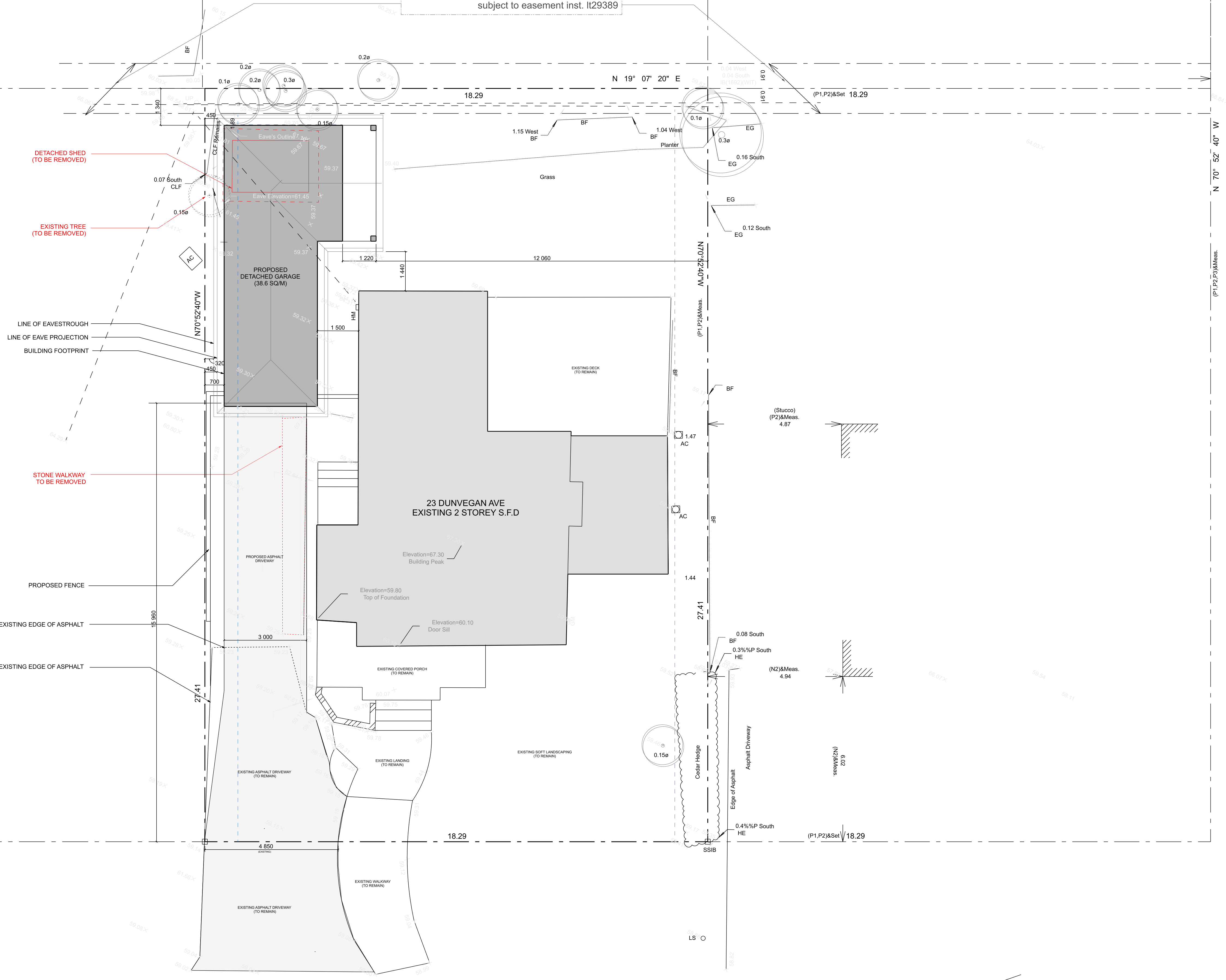
ELEVATION NOTES
 1. Elevations shown are geodetic, and are derived from City of Ottawa benchmark Monument No. G-25 (Index No. 386), having an elevation of 59.718m, and are referred to the CGVD28 geodetic datum.
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Committee of Adjustment
Received | Reçu le
2025-03-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PIN 04278-0056
LOT 142

PIN 04278-0055
LOT 141

subject to easement inst. I29389



F A R N H A M C R E S C E N T

DUNVEGAN ROAD

ARDINGTON

+ ASSOCIATES
DESIGN

ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECCLES STREET UNIT C | OTTAWA, ONTARIO
E: info@ardington.ca | T: 613.892.3425 | BCIN 43328

DESIGNER
The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code

Stephen Ardington, BCIN # 35954

GENERAL NOTES
THIS DRAWING IS EXCLUSIVE PROPERTY OF ARDINGTON AND ASSOCIATES DESIGN INC. COPYRIGHT RESERVED.
THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS GRANTED. REFER TO PAGE A0 FOR GENERAL NOTES

DRAWING NOTES
PART 1 Plan of
LOT 138
REGISTERED PLAN 4M-83
CITY OF OTTAWA
plan derived from survey by Annis, O'Sullivan, Vollebakk Ltd.

Notes & Legend

---o---	Survey Monument (Point)
---x---	Survey Monument (Point)
--- ---	Standard Iron Bar
---x---	Short Standard Iron Bar
---x---	Iron Bar
---x---	Wooded Area
---x---	Witness
---x---	Monument
---x---	Annis, O'Sullivan, Vollebakk Ltd.
---x---	Registered Plan 4M-83
---x---	(86) Plan Dated August 28, 2009
---x---	(1892) Plan Dated January 28, 2019
---x---	(276) Order Dated April 19, 1985
---x---	(647) Order Dated February 16, 1977
---x---	Light Standard
---x---	Overhead Wire
---x---	Utility Pole
---x---	Check/Look Note
---x---	Board Fence
---x---	Chimney
---x---	Location of Boundary
---x---	Location of Raising Wall Elevations
---x---	Centerline
---x---	Air Conditioner
---x---	Gas Meter
---x---	Trash Meter
---x---	Stone Retaining Wall
---x---	Edge of Asphalt
---x---	Edge of Grass
---x---	Block Garden Border
---x---	Fire Hydrant

REVISIONS

NO.	DESCRIPTION	DATE
05	ISSUED FOR MINOR VARIANCE	17 OCT 2024
04	ISSUED FOR CLIENT REVIEW	22 JULY 2024
03	ISSUED FOR CLIENT REVIEW	15 JULY 2024
02	ISSUED FOR CLIENT REVIEW	19 JUNE 2024
01	ISSUED FOR CLIENT REVIEW	16 MAY 2024

CIVIL ENGINEER

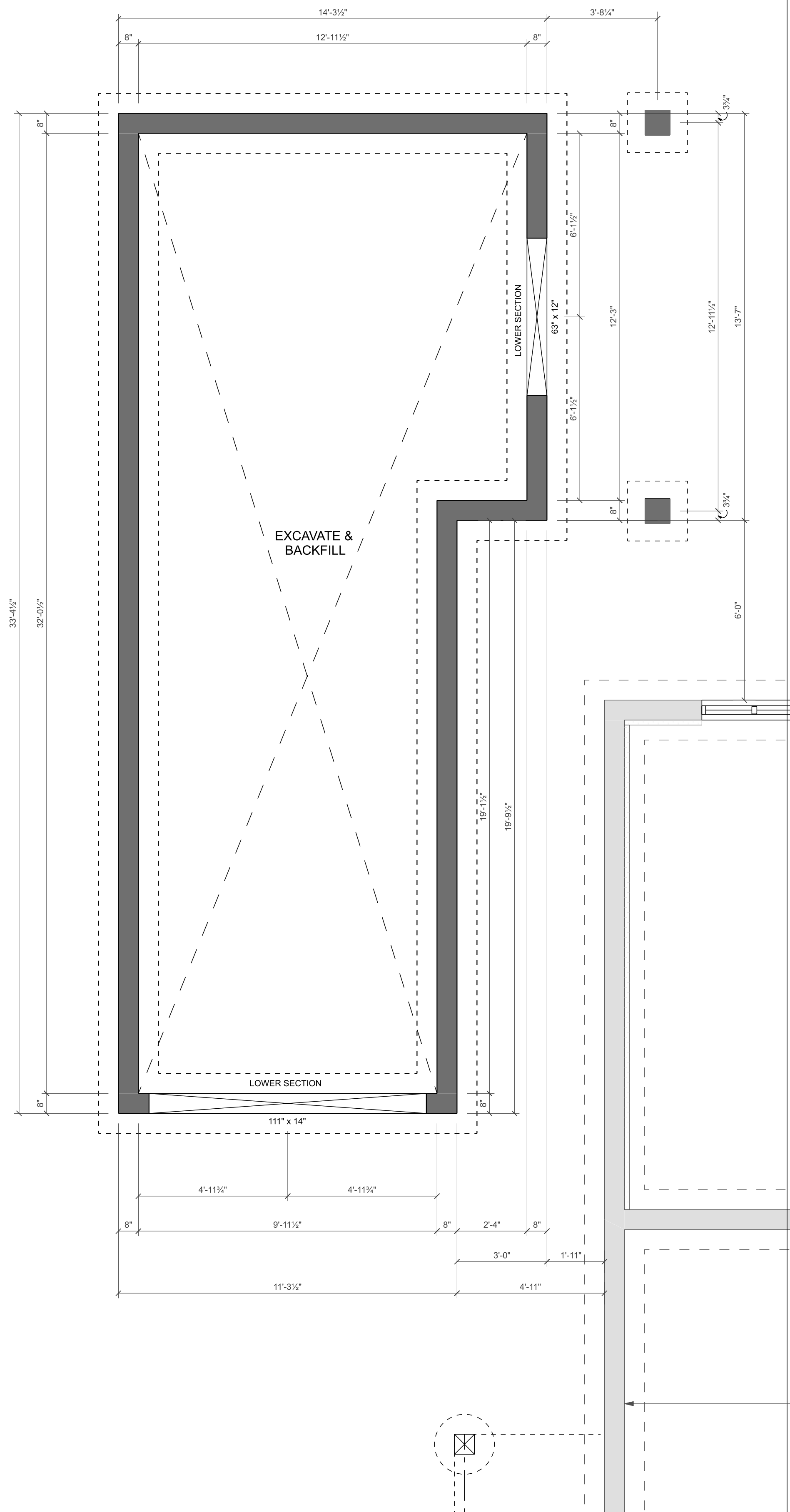
BUILDER
CASA VERDE
Custom Home Builders

PROJECT
McELGOTT RESIDENCE
23 DUNVEGAN AVENUE
OTTAWA ONTARIO CANADA
PROJECT NO.: 2024-017

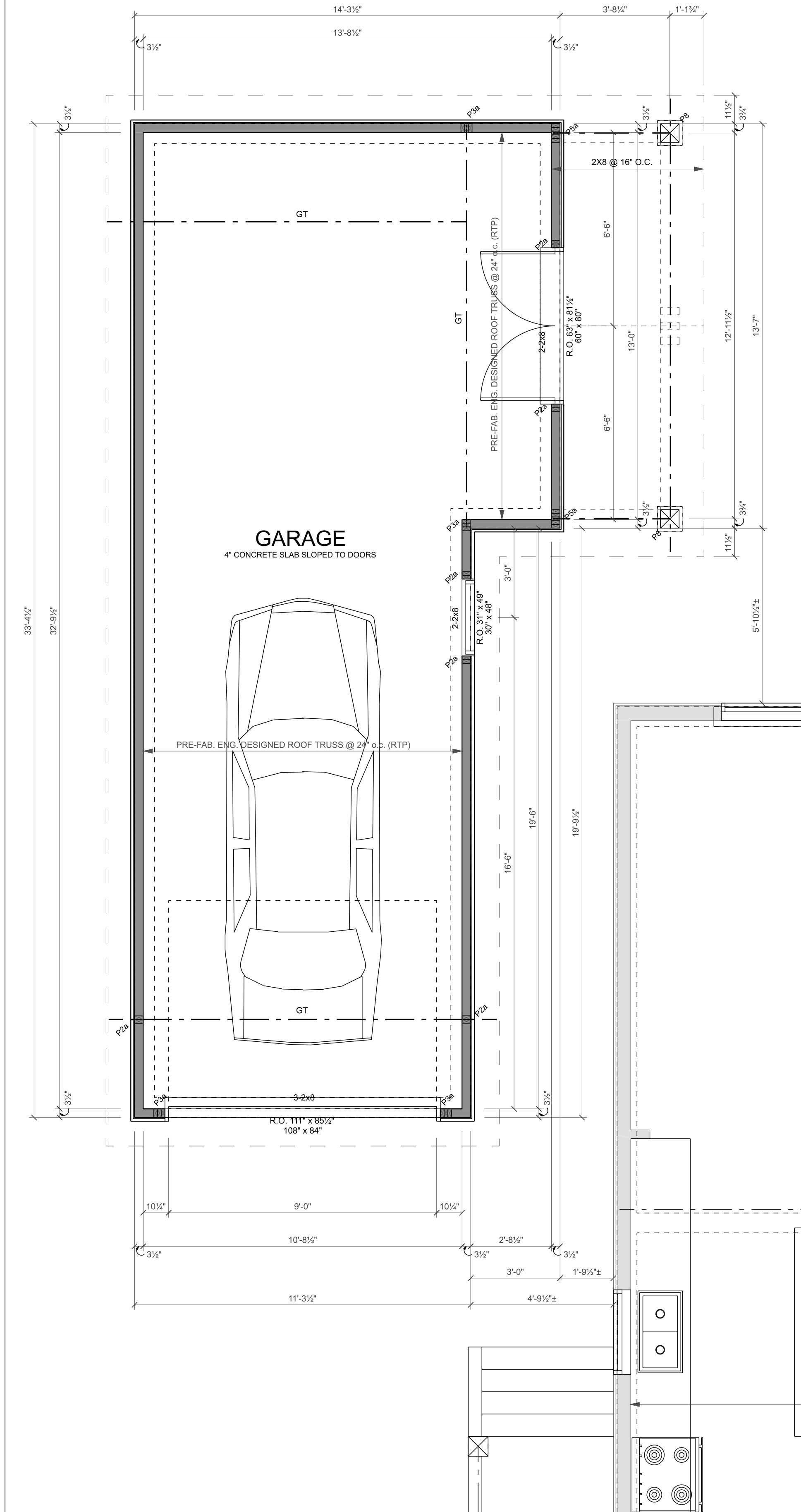
DRAWING
ARCHITECTURAL SITE PLAN
SCALE = 1:75

A1
DRAWN BY: SA | CHECKED BY: SA

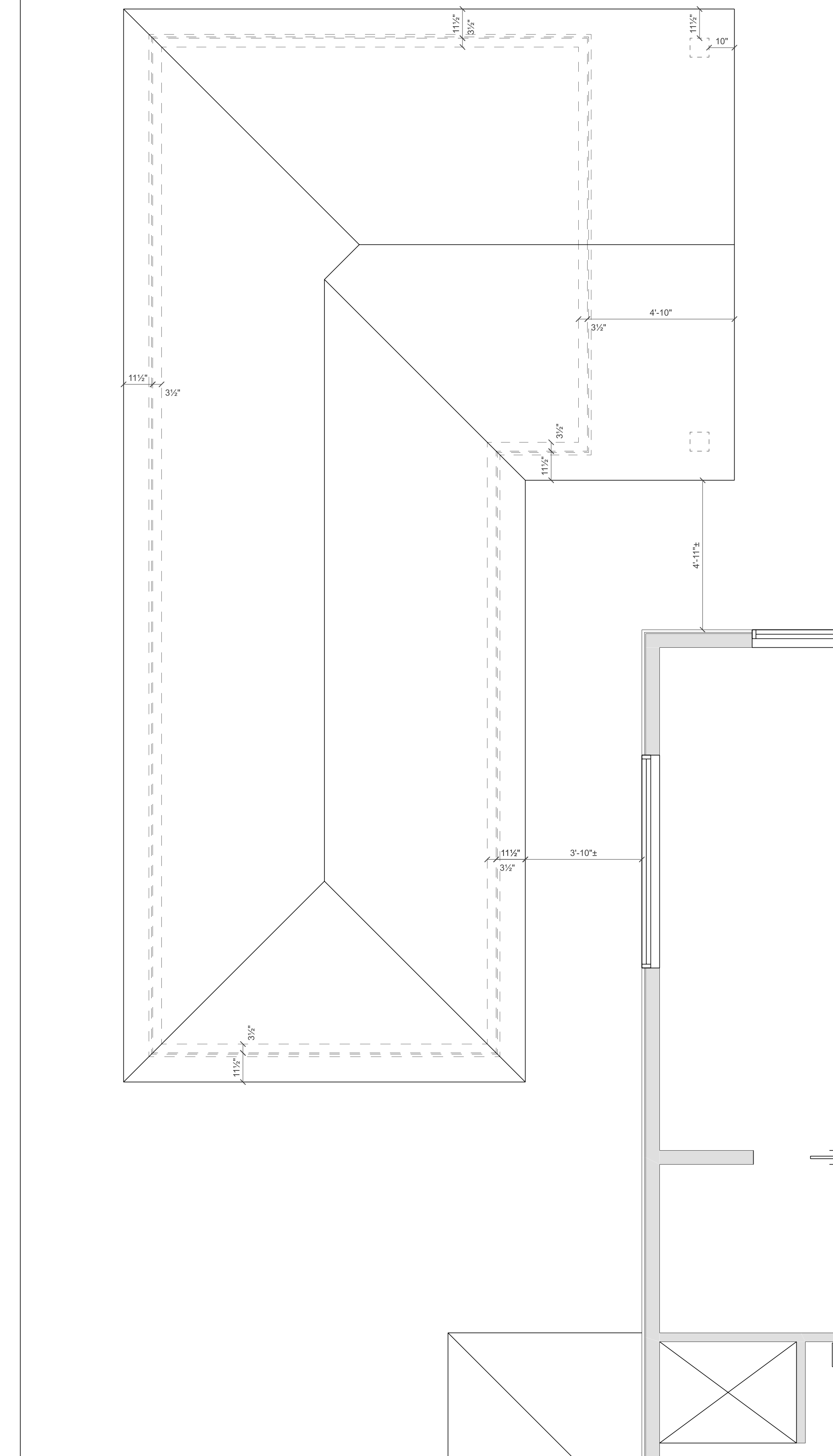
** NOTE: FOUNDATION DESIGNED FOR BEARING CAPACITY OF 75 KPA
TO BE VERIFIED BY GEOTECHNICAL ENGINEER AT TIME OF EXCAVATION **



FOUNDATION PLAN



MAIN FLOOR PLAN



ROOF PLAN

Committee of Adjustment
Received | Reçu le
2025-03-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation

ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECLES STREET UNIT C1 OTTAWA, ONTARIO
E: steve@ardington.ca | T: 613.882.3425 | BCIN 43329

DESIGNER
The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code.

Stephen Ardington, BCIN # 35954

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PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL REPORT PREPARED BY KOLLAARD ASSOCIATES DATED FEBRUARY 6 2024

- DRAWING NOTES
STRUCTURAL LEGEND
POSTS
P1 = 3.5\"/>

- FOOTINGS
F1 = TYP. PERIMETER STRIP FOOTING 24\"/>

NOTES:
SLEEVES TO BE DETERMINED ON SITE BY G.C.

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05	ISSUED FOR MINOR VARIANCE	17 OCT 2024
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03	ISSUED FOR CLIENT REVIEW	15 JULY 2024
02	ISSUED FOR CLIENT REVIEW	19 JUNE 2024
01	ISSUED FOR CLIENT REVIEW	18 MAY 2024

STRUCTURAL ENGINEER

BUILDER
CASA VERDE
Custom Home Builders

PROJECT
McELLIOTT RESIDENCE
23 DUNVEGAN AVENUE
OTTAWA ONTARIO CANADA
PROJECT NO.: [2024-07]

DRAWING
PROPOSED FLOOR PLANS
SCALE: 3/8\"/>

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DRAWING NOTES

Committee of Adjustment
Received | Reçu le
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REVISIONS

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01	ISSUED FOR CLIENT REVIEW	16 MAY 2024

STRUCTURAL ENGINEER

BUILDER
CASA VERDE
Custom Home Builders

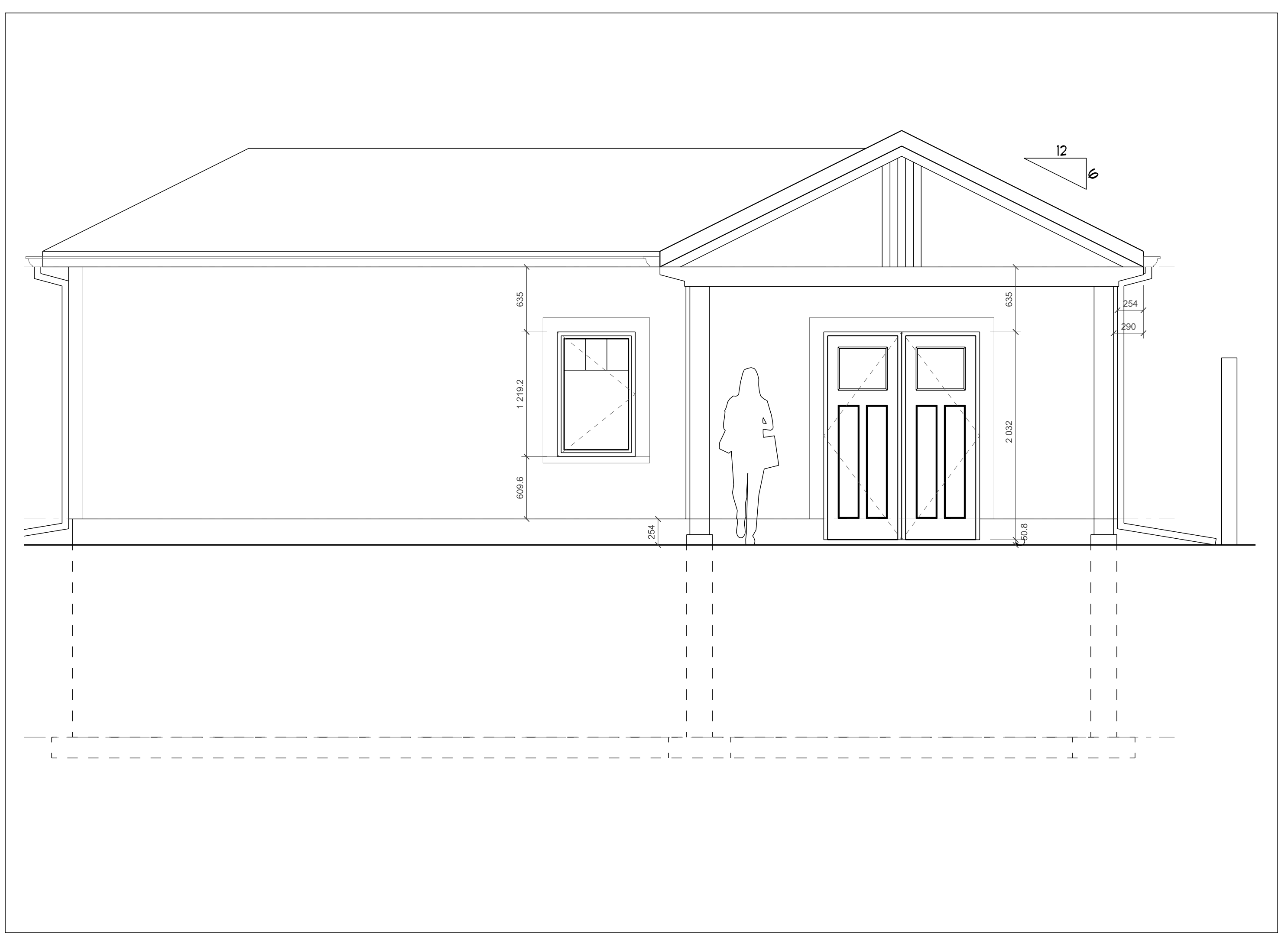
PROJECT
McELLIOTT RESIDENCE

23 DUNVEGAN AVENUE
OTTAWA, ONTARIO CANADA
PROJECT NO.: [2024-07]

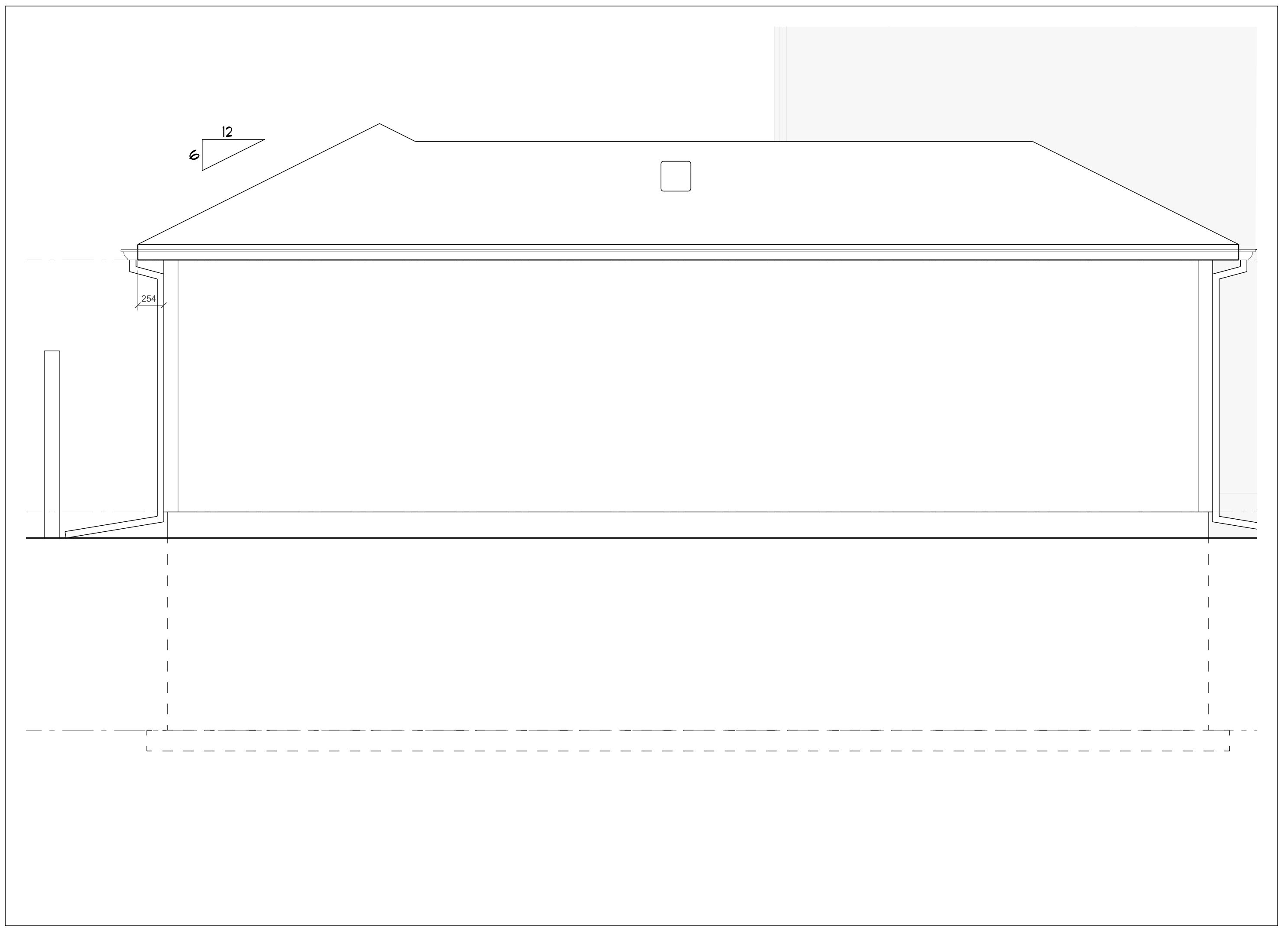
DRAWING
PROPOSED ELEVATIONS
SCALE: 3/8" = 1'-0"

A3

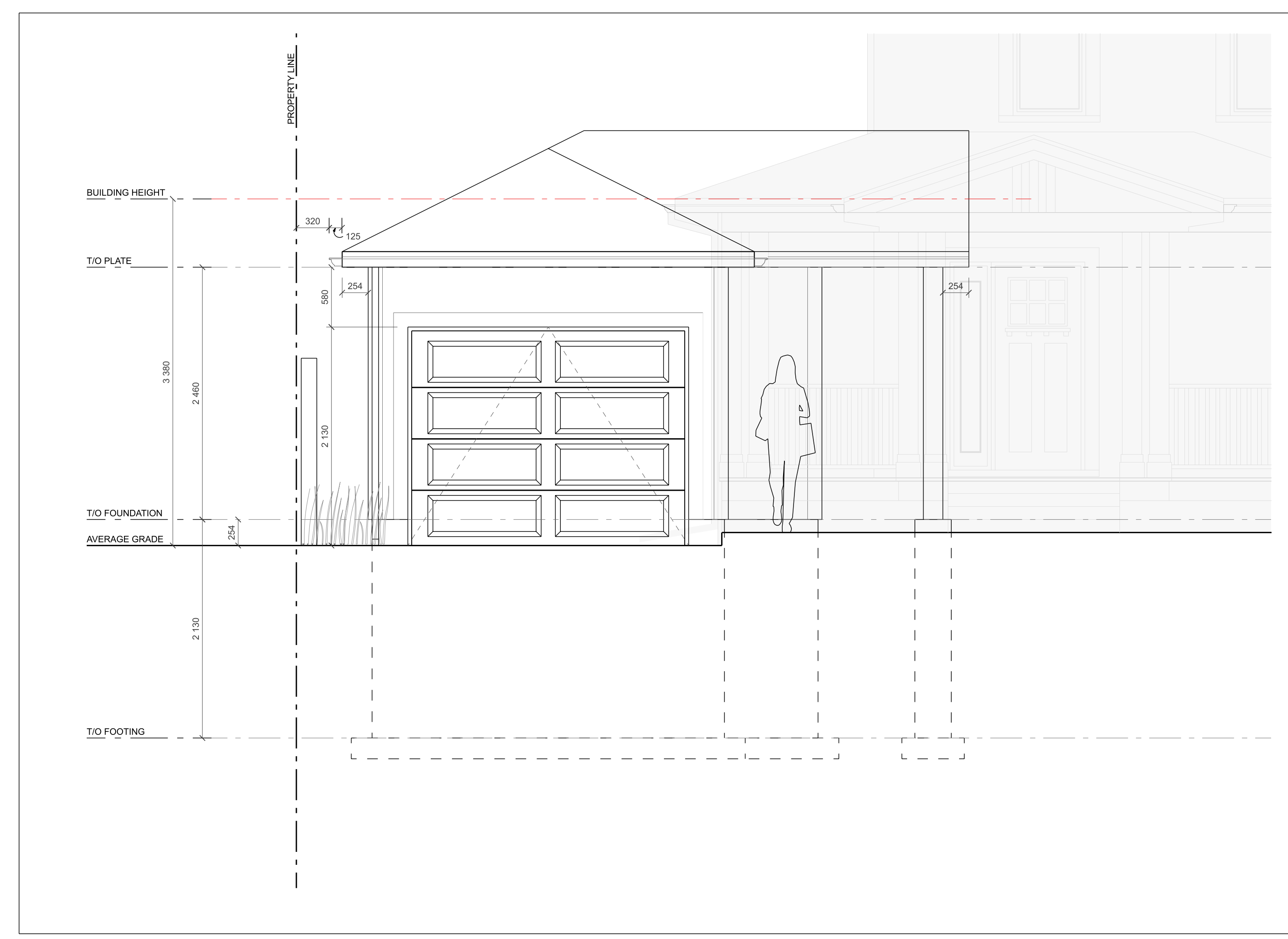
DRAWN BY: SA | CHECKED BY: SA



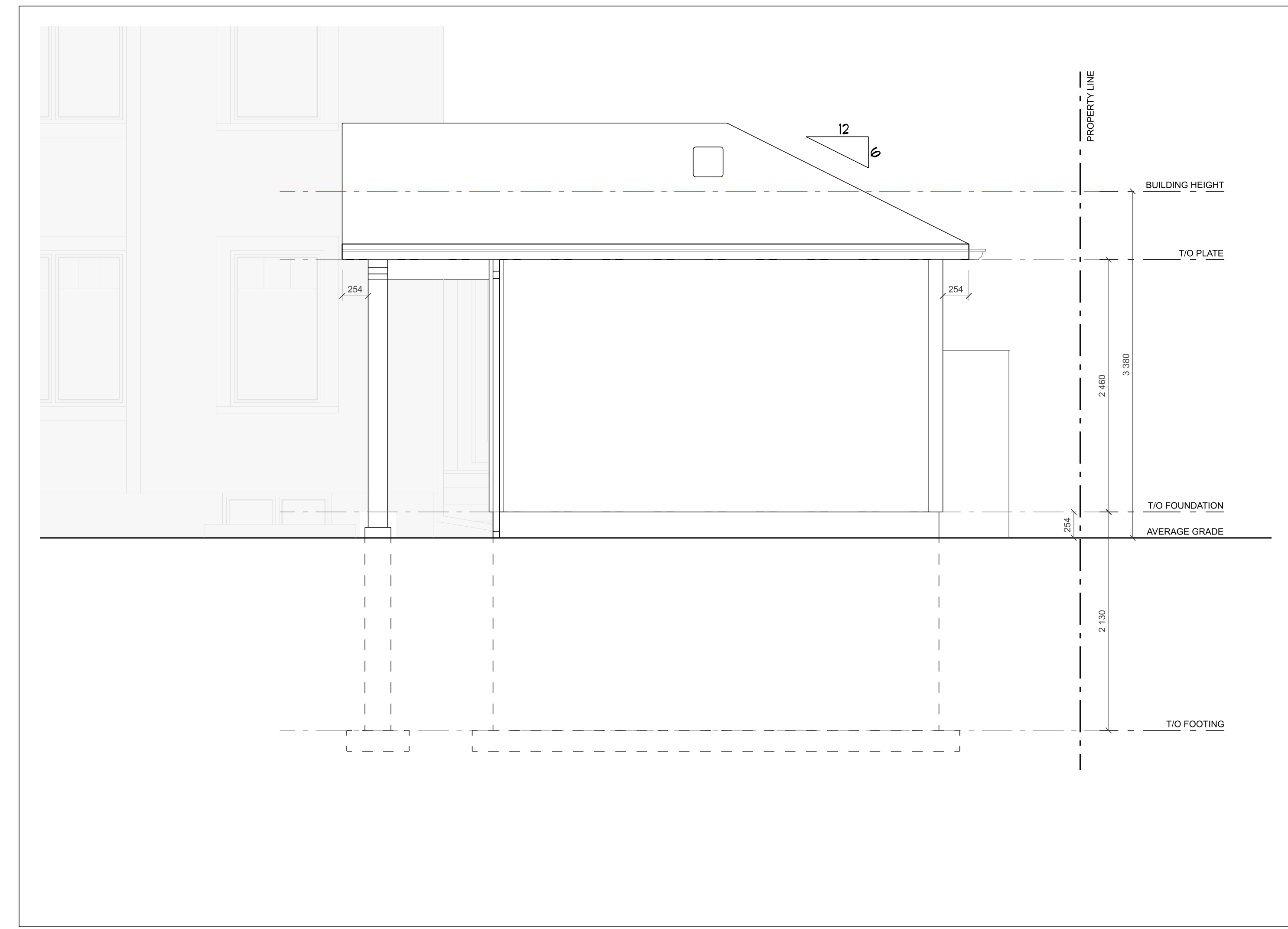
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION