

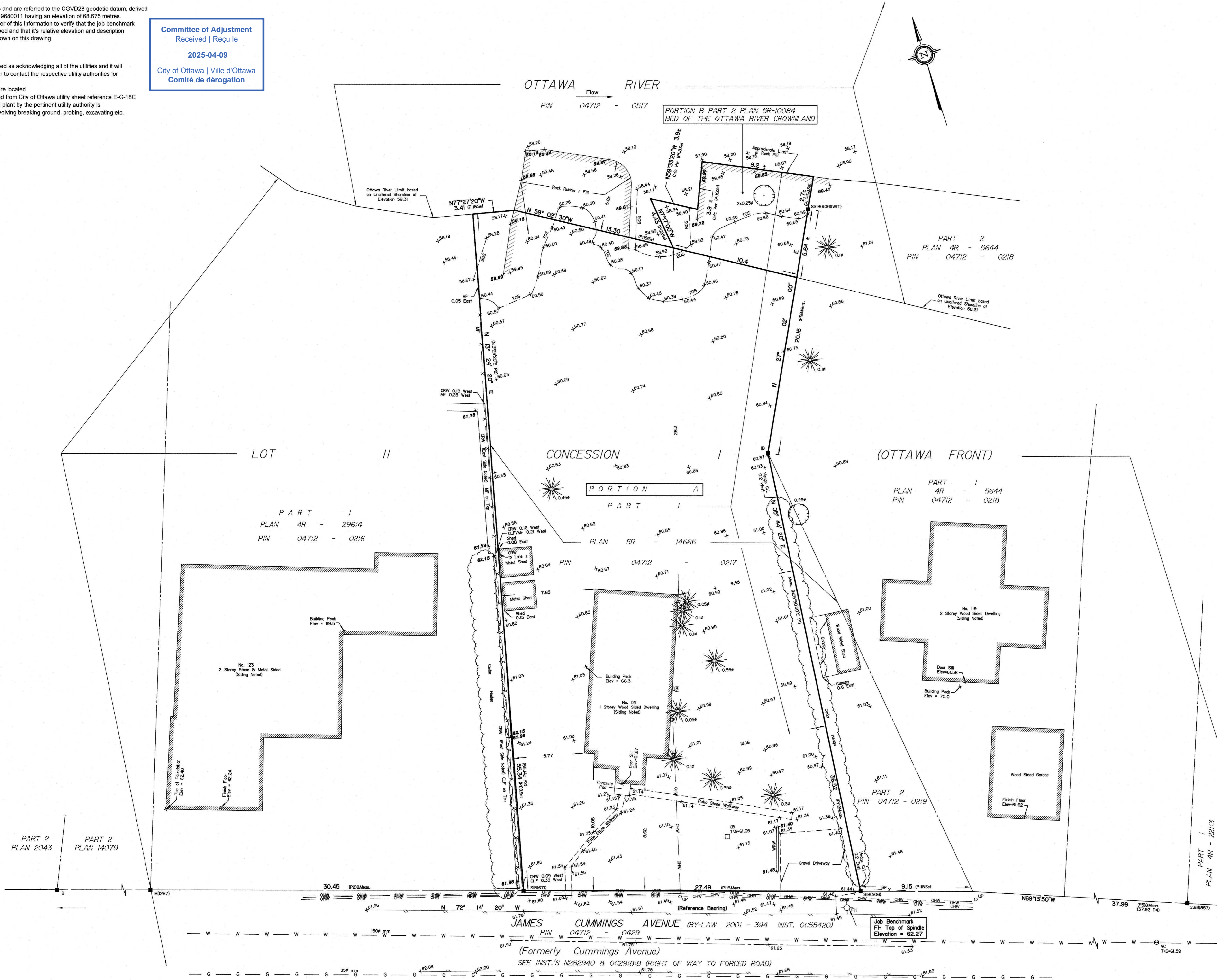
ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from control monument No. 019680011 having an elevation of 68.675 metres.
- 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

- 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.
- Underground utility data derived from City of Ottawa utility sheet reference E-G-18C.
- 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
2025-04-09
City of Ottawa | Ville d'Ottawa
Comité de dérogation



SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF LOT 11
CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
PART OF THE BED OF THE OTTAWA RIVER
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.
Scale 1 : 150
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 Regulations made under them.
2. The survey was completed on the 18th day of November, 2022.
Date: Dec. 12, 2022
E. H. Henweyer
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: December 12, 2022

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to Robert Lander ("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.

Notes & Legend

Denotes	
—○—	Survey Monument Planted
—■—	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	Plan 5R-14666
(P2)	Plan 4R-29614
(P3)	Plan 5R-11671
(P4)	Plan 4R-5644
— W —	Underground Water
— G —	Underground Gas
— OHW —	Overhead Wires
○ UP	Utility Pole
○ VC	Valve Chamber (Watermain)
○	Deciduous Tree
★	Coniferous Tree
CLF	Chain Link Fence
BF	Board Fence
MF	Metal Fence
TOS	Top of Slope
BOS	Bottom of Slope
HM	Hydro Meter
∅	Diameter
CL	Centreline
WRW	Wooden Retaining Wall
CRW	Concrete Retaining Wall
+ 65.00	Location of Elevations
+ 66.00	Top of Concrete Curb / Wall Elevation
□ CB	Catch Basin
Calc	Calculated

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
For bearing comparisons, a rotation of 0°01'05" clockwise was applied to bearings on plan 4R-29614

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-40734
THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3)

AREA CALCULATIONS

LIVABLE AREA
(INTERIOR OF EXTERIOR WALLS - EXCLUDING GARAGE) = 2743.9 sq.ft. (254.9 m2)

FOOTPRINTED AREA
(EXTERIOR OF EXTERIOR WALLS INCLUDING GARAGE) = 3659.2 sq.ft. (339.95 m2)

GARAGE AREA = 543.5 sq.ft. (50.49 m2)

VERSION NO.

REMARKS:

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-04-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation

REVISIONS		
NO.	ITEM	DATE
1	ISSUED FOR REVIEW	25.03.07
2	ISSUED FOR MINOR ADJUSTMENTS	25.03.20
3	ISSUED NEW SHEET UPDATES	25.04.13

PROJECT

121 JAMES CUMMINGS AVENUE
OTTAWA, ONTARIO

CLIENT

DRAWING

GENERAL SITE INFORMATION
PROPOSED SITE PLAN

	SCALE	AS NOTED
	DRAWN BY	
	DATE	25.03.06
	CHECKED BY	
	APPROVED BY	
PROJECT NO.		DH-225-06

SHEET NO.

SP-1

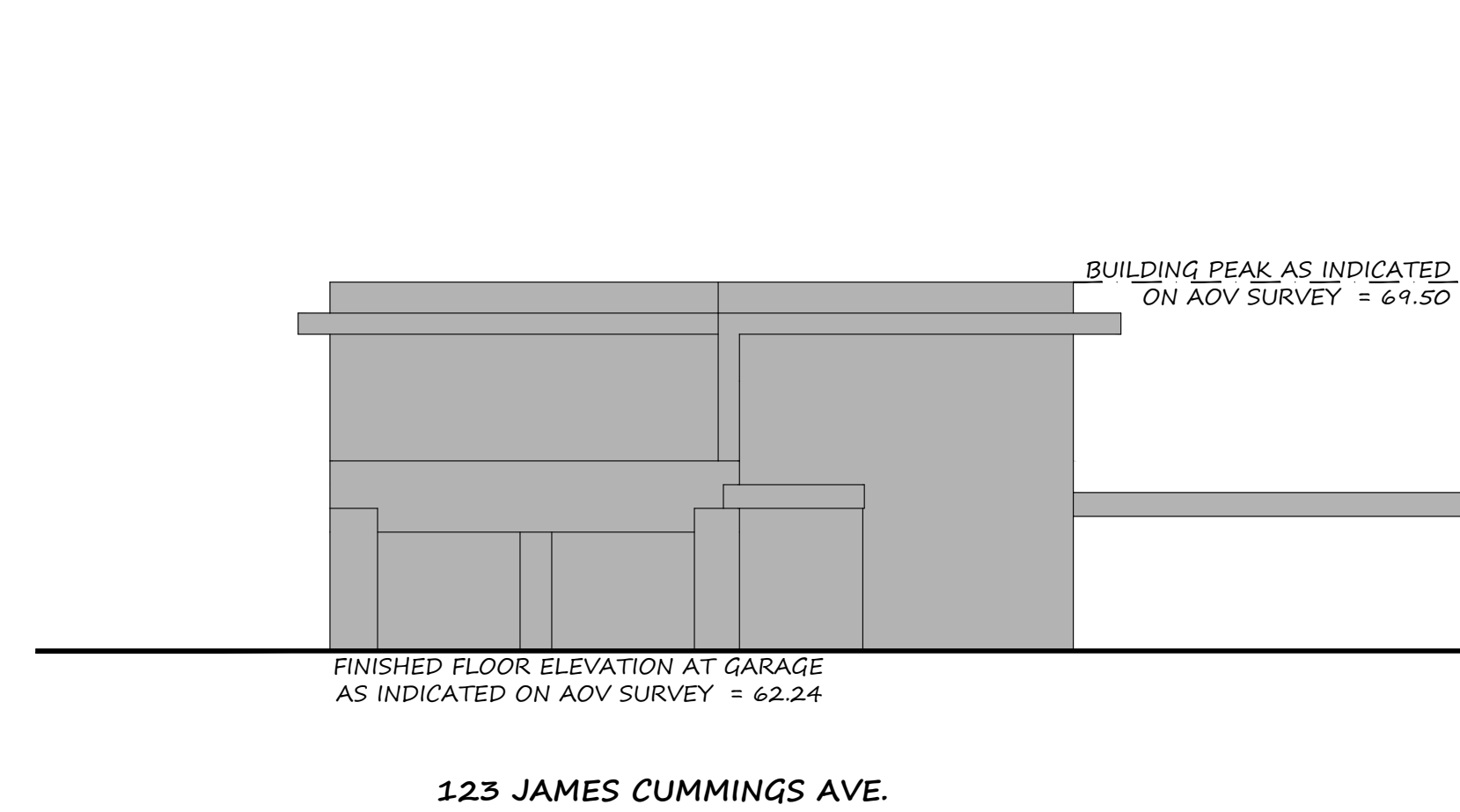
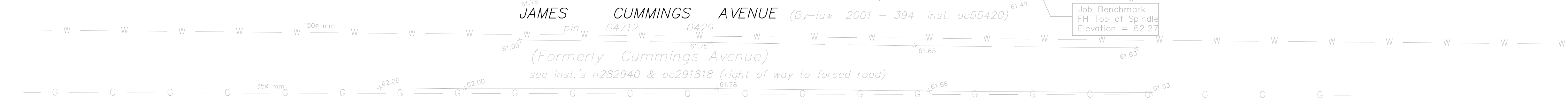
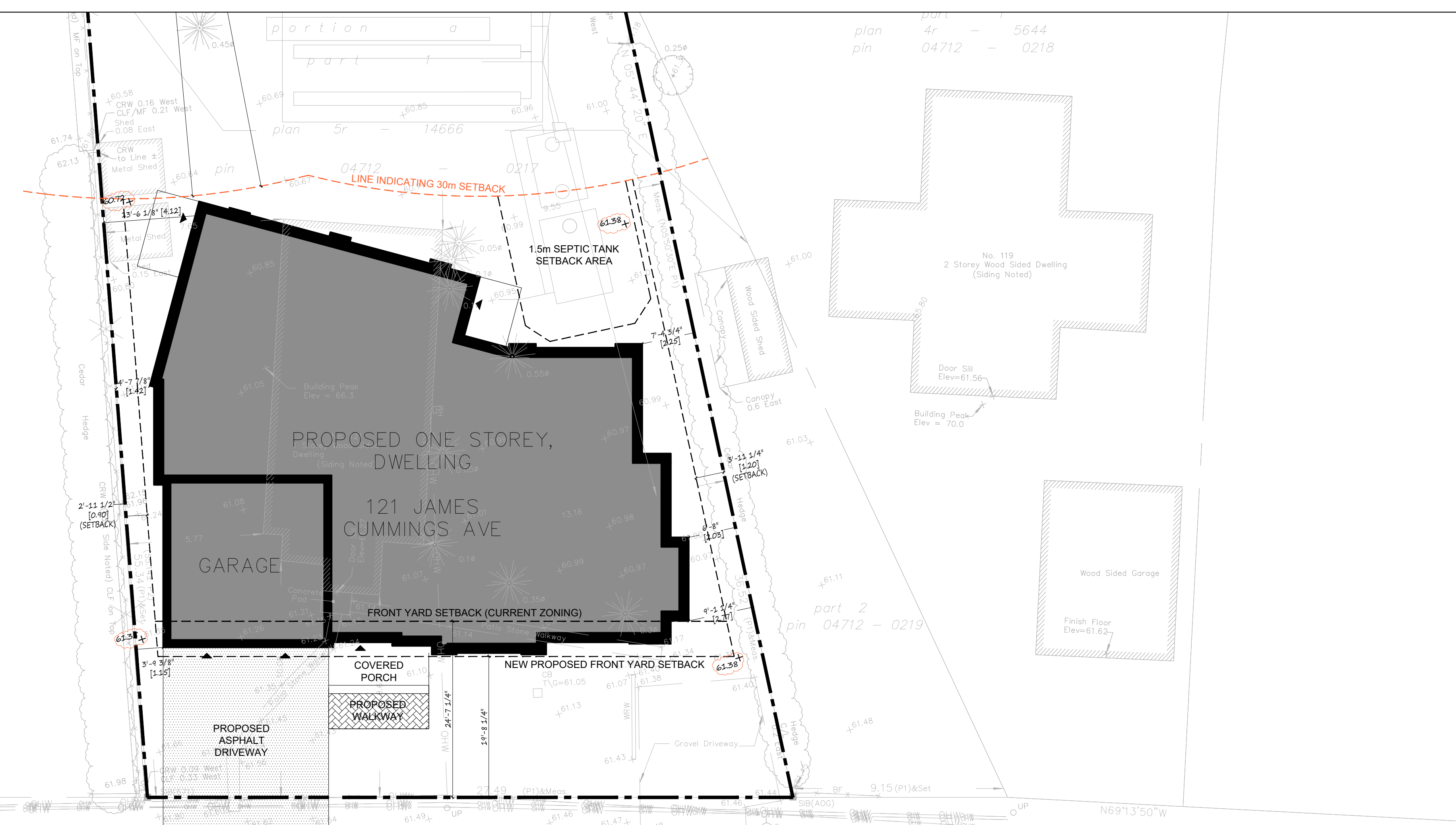
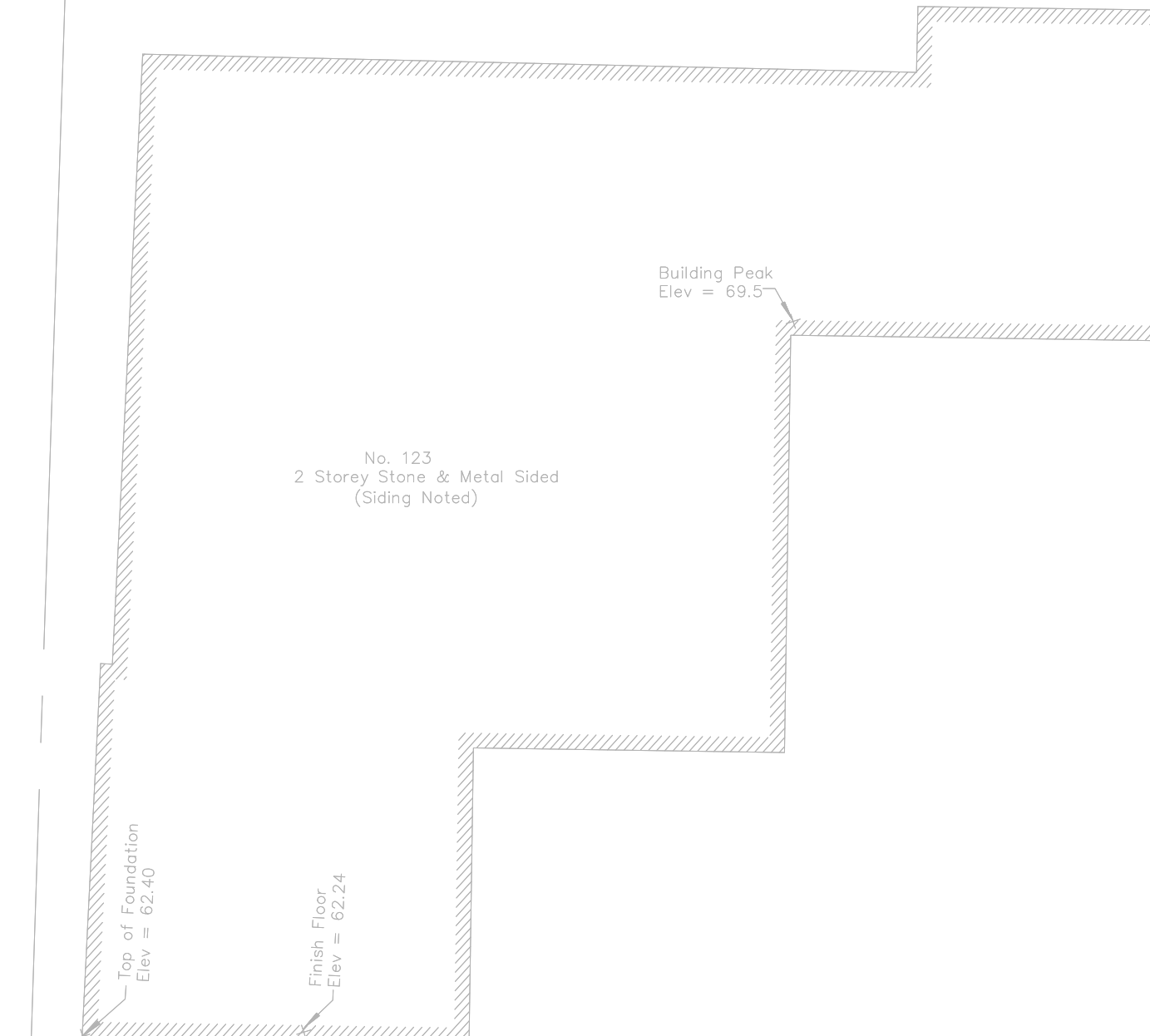


part 1
 plan 4r - 29614
 pin 04712 - 0216

part 4r - 5644
 pin 04712 - 0218

part 5r - 14666
 pin 04712 - 0217

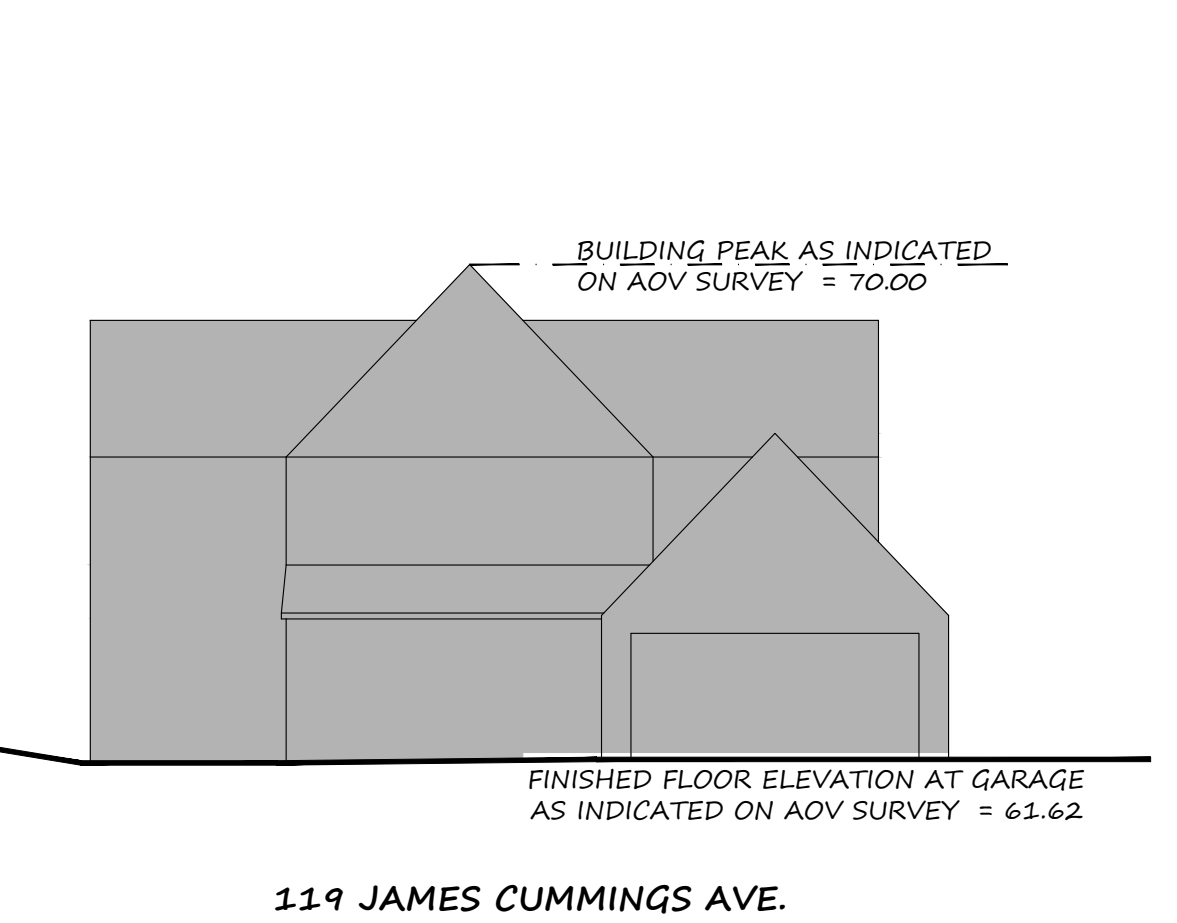
part 2
 pin 04712 - 0219



123 JAMES CUMMINGS AVE.



121 JAMES CUMMINGS AVE.



119 JAMES CUMMINGS AVE.

1 PARTIAL SITE PLAN & STREETSCAPE ELEVATION
 SP-2 Scale: 3/32" = 1'-0"

VERSION NO.

REMARKS:

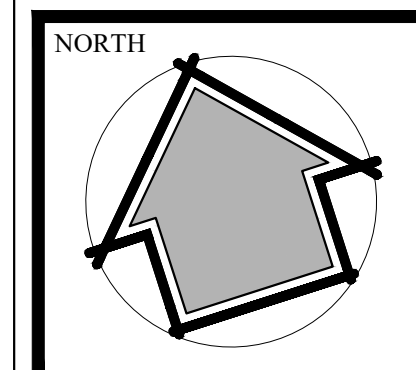
REVISIONS		
NO.	ITEM	DATE
1	ISSUED FOR REVIEW	25.03.07
2	ISSUED FOR MINOR ADJUSTMENTS	25.03.20
3	ISSUED NEW STREETSCAPE PLAN	25.04.13

PROJECT
 121 JAMES CUMMINGS AVENUE
 OTTAWA, ONTARIO

CLIENT

DRAWING

PARTIAL SITE PLAN &
 STREETSCAPE ELEVATION



SCALE AS NOTED
 DRAWN BY
 DATE 25.03.06
 CHECKED BY
 APPROVED BY
 PROJECT NO. DH-225-06

SHEET NO.
SP-2

REMARKS:

REVISIONS		
NO.	ITEM	DATE
1	ISSUED FOR REVIEW	25.03.07

PROJECT
121 JAMES CUMMINGS AVENUE
OTTAWA, ONTARIO

CLIENT

DRAWING
FLOOR PLAN AND PROPOSED ELEVATIONS

	SCALE	AS NOTED
	DRAWN BY	
	DATE	25.03.06
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PROJECT NO.		DH-225-06

SHEET NO.

A1



FRONT ELEVATION



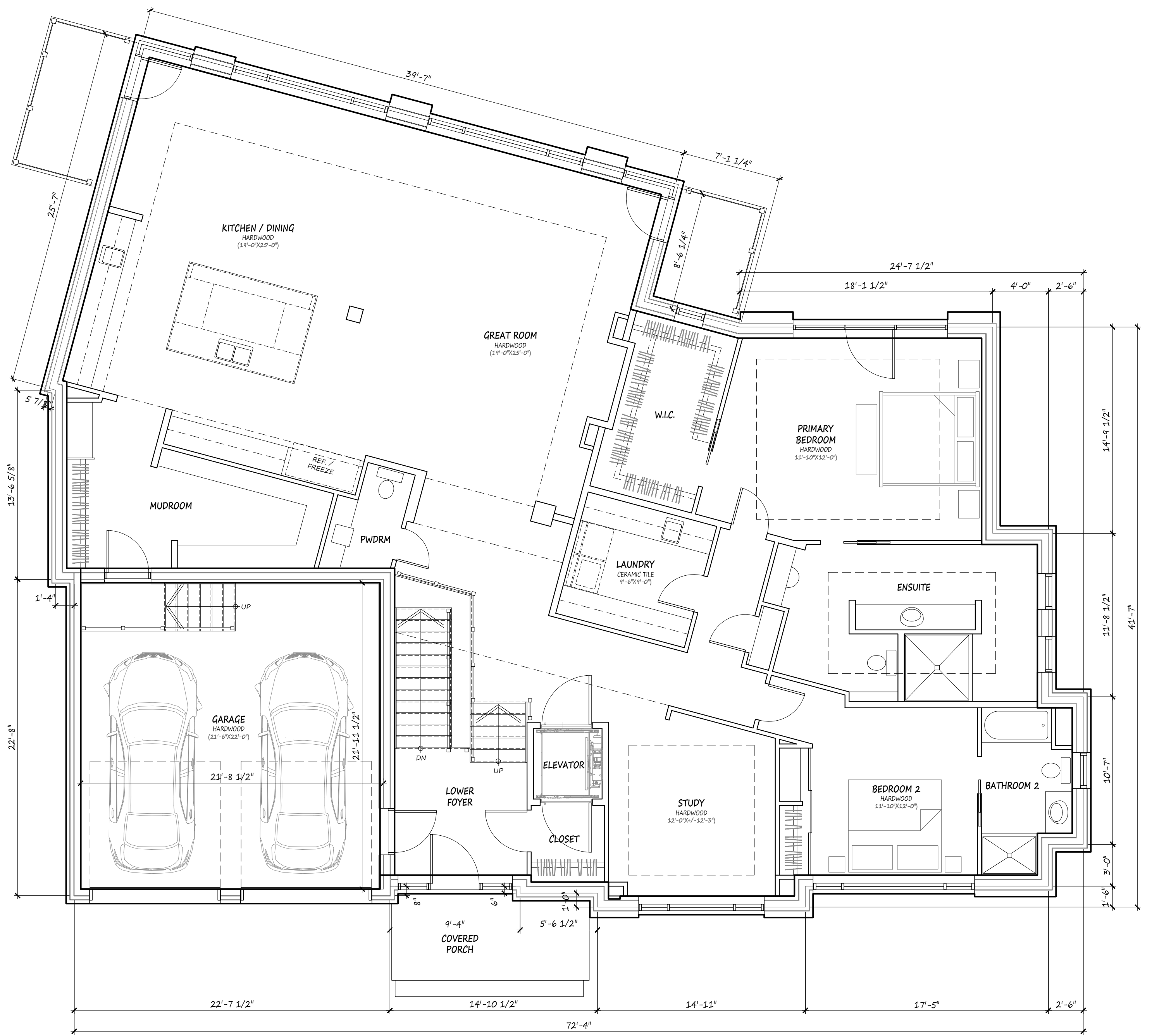
RIGHT SIDE ELEVATION



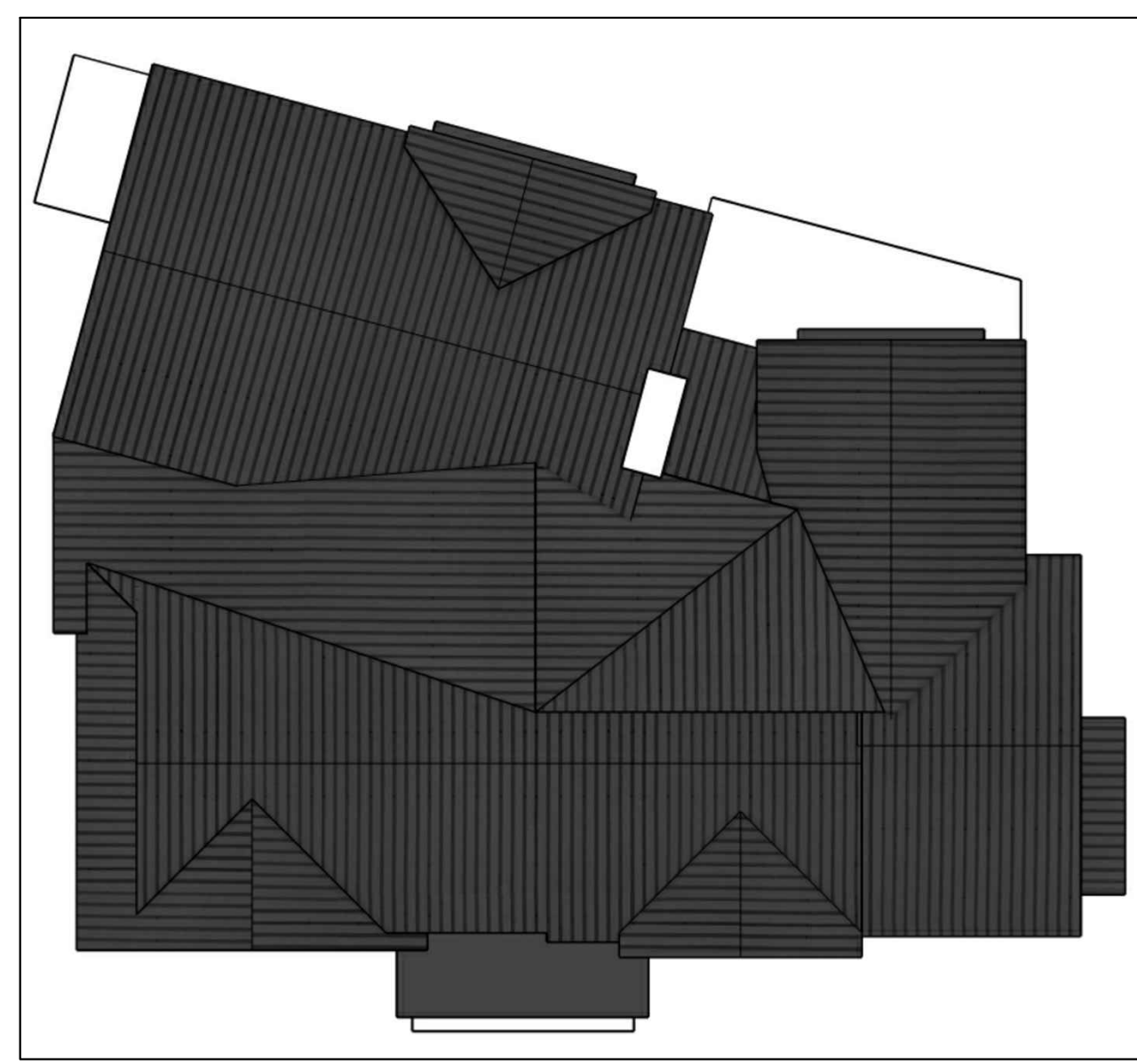
REAR ELEVATION



LEFT SIDE ELEVATION



1 GROUND FLOOR PLAN
A1 Scale: 3/16" = 1'-0"



ROOF PLAN



REMARKS:

REVISIONS		
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PROJECT
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OTTAWA, ONTARIO

CLIENT

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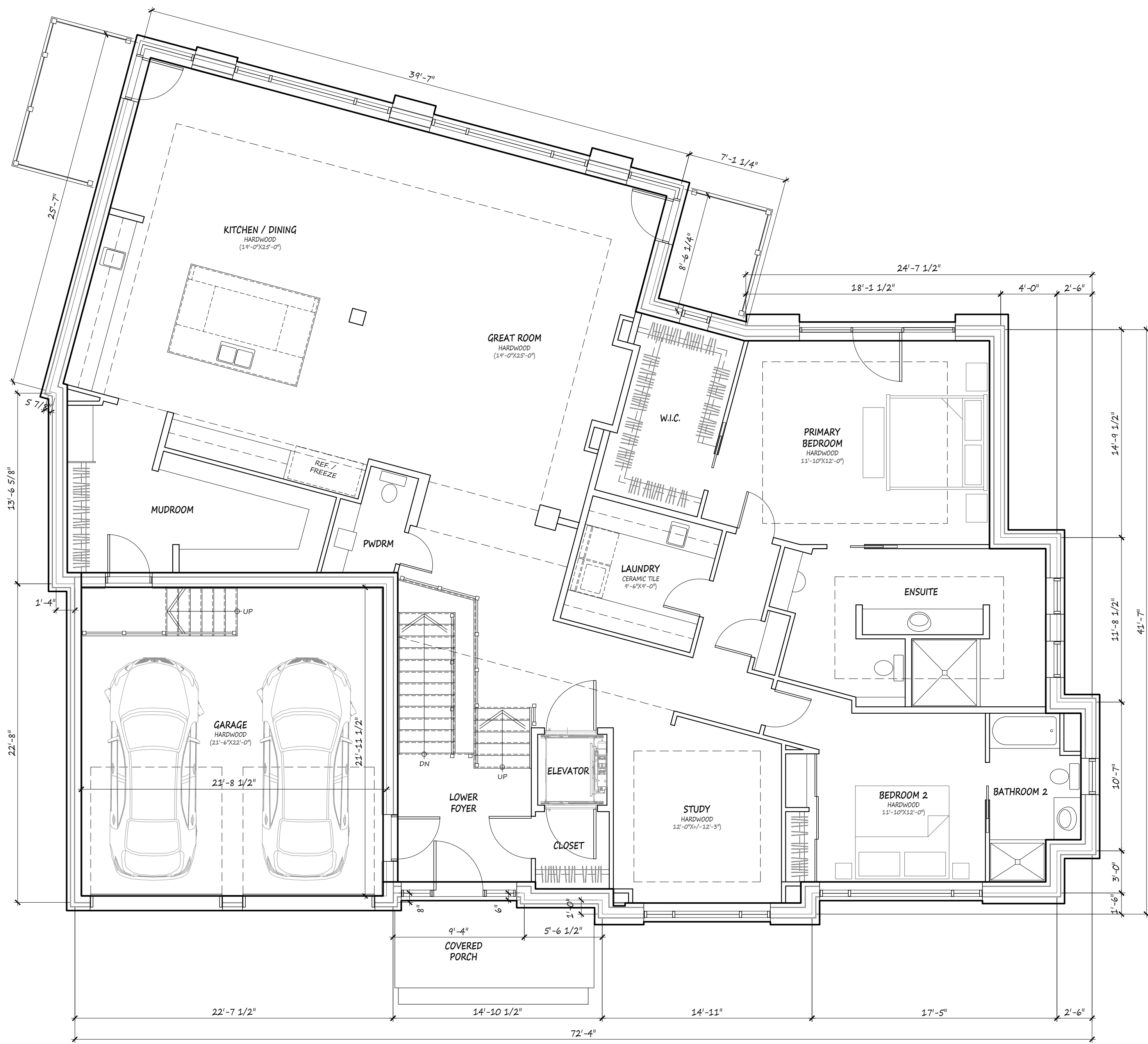
RIGHT SIDE ELEVATION



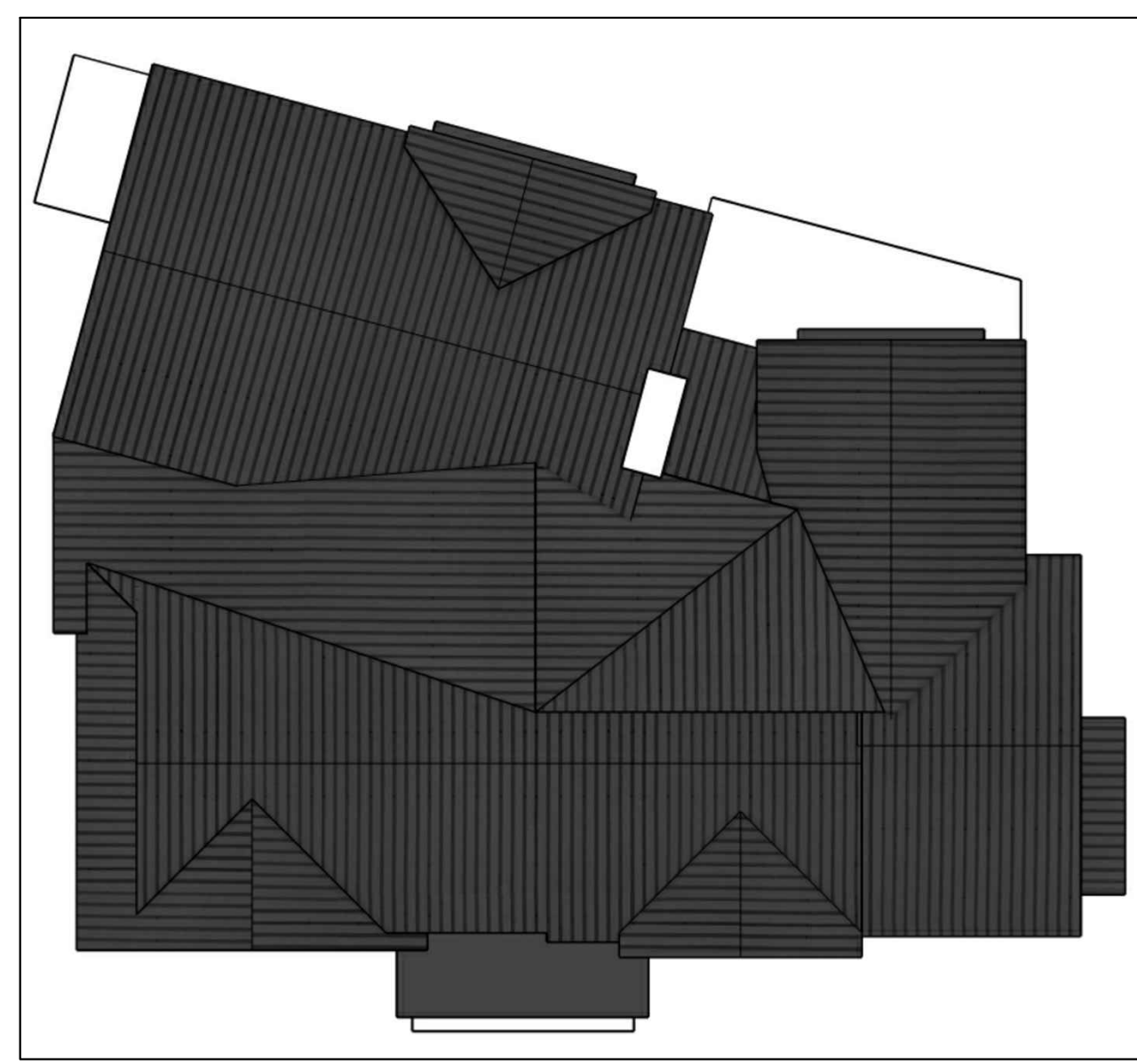
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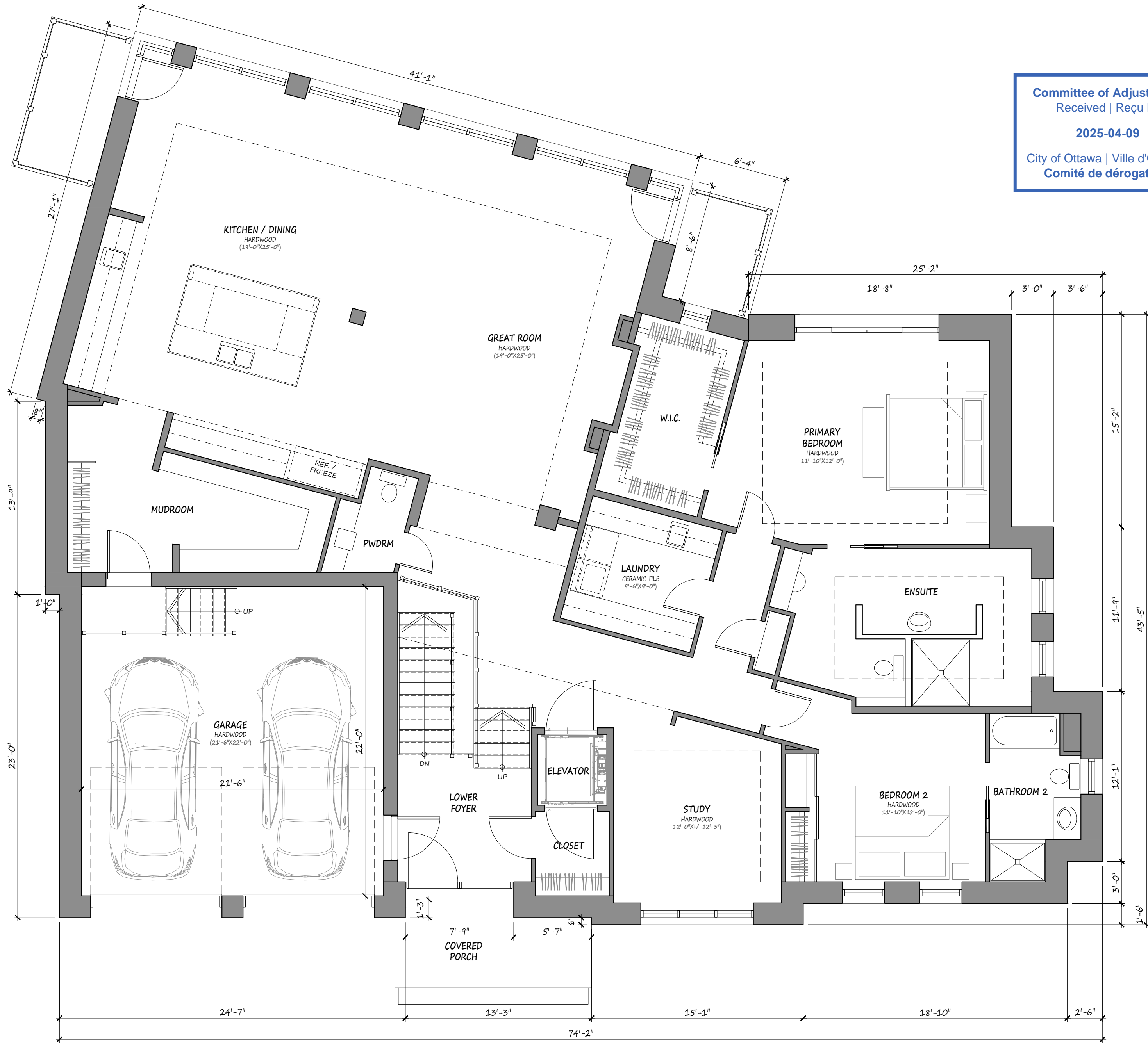


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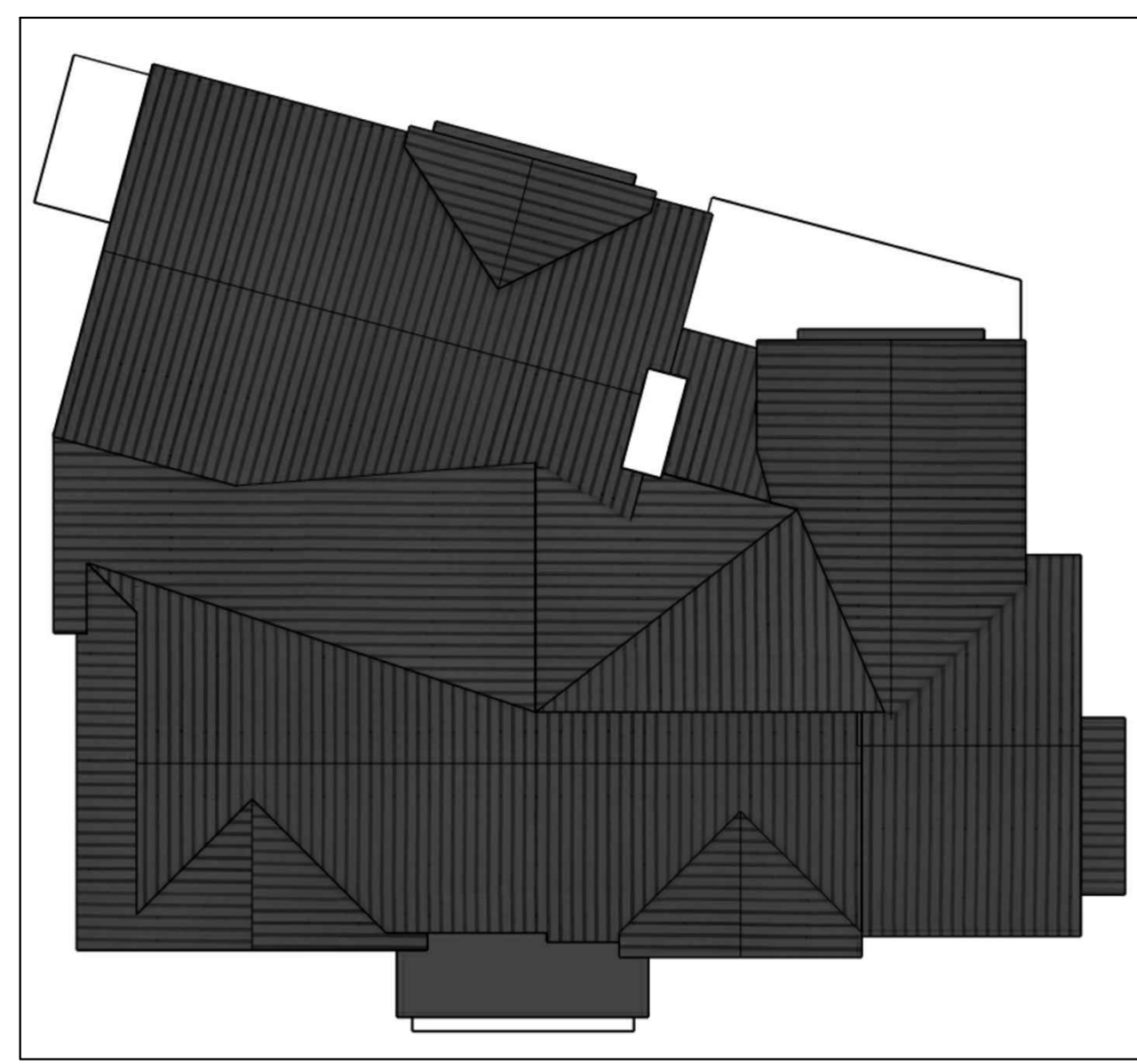


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ROOF PLAN

