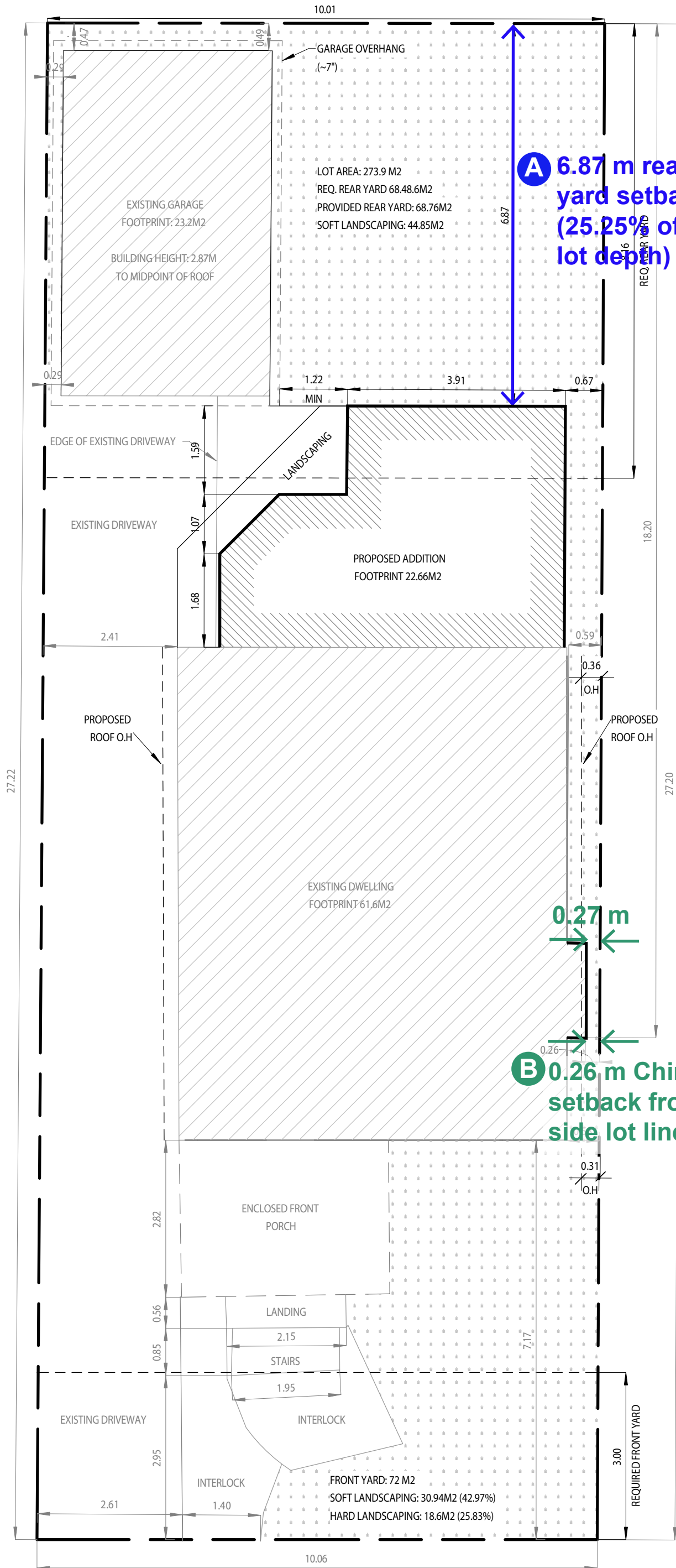


396 RIVERDALE

REAR & THIRD STOREY ADDITION



Required:
Min. 6.8 m (25% of lot depth)

Committee of Adjustment
Received | Reçu le
2026-03-25
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Required: Min. 0.6 m from a lot line

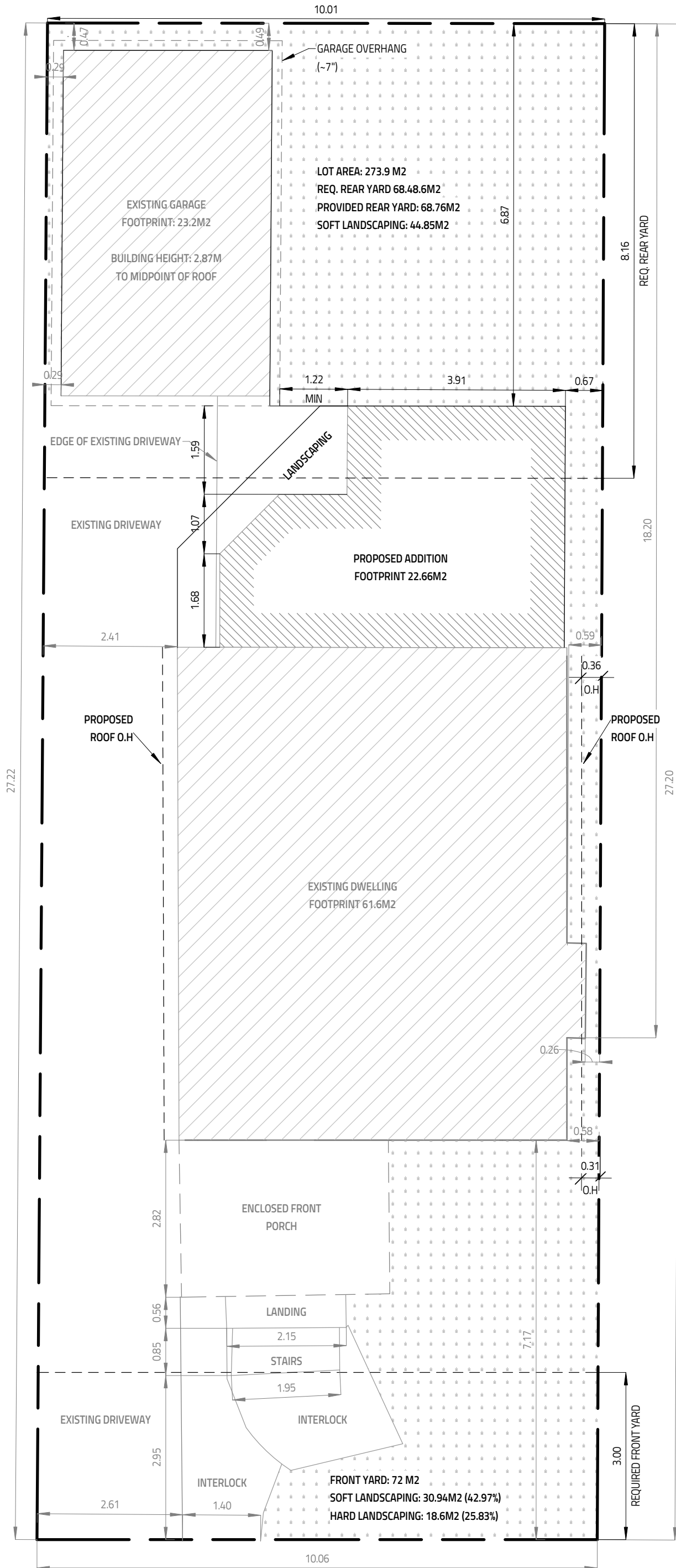
1

PROPOSED SITE

SCALE: 1 : 75

396 RIVERDALE

REAR & THIRD STOREY ADDITION



1 PROPOSED SITE
SCALE: 1 : 75

MARCH 9, 2026

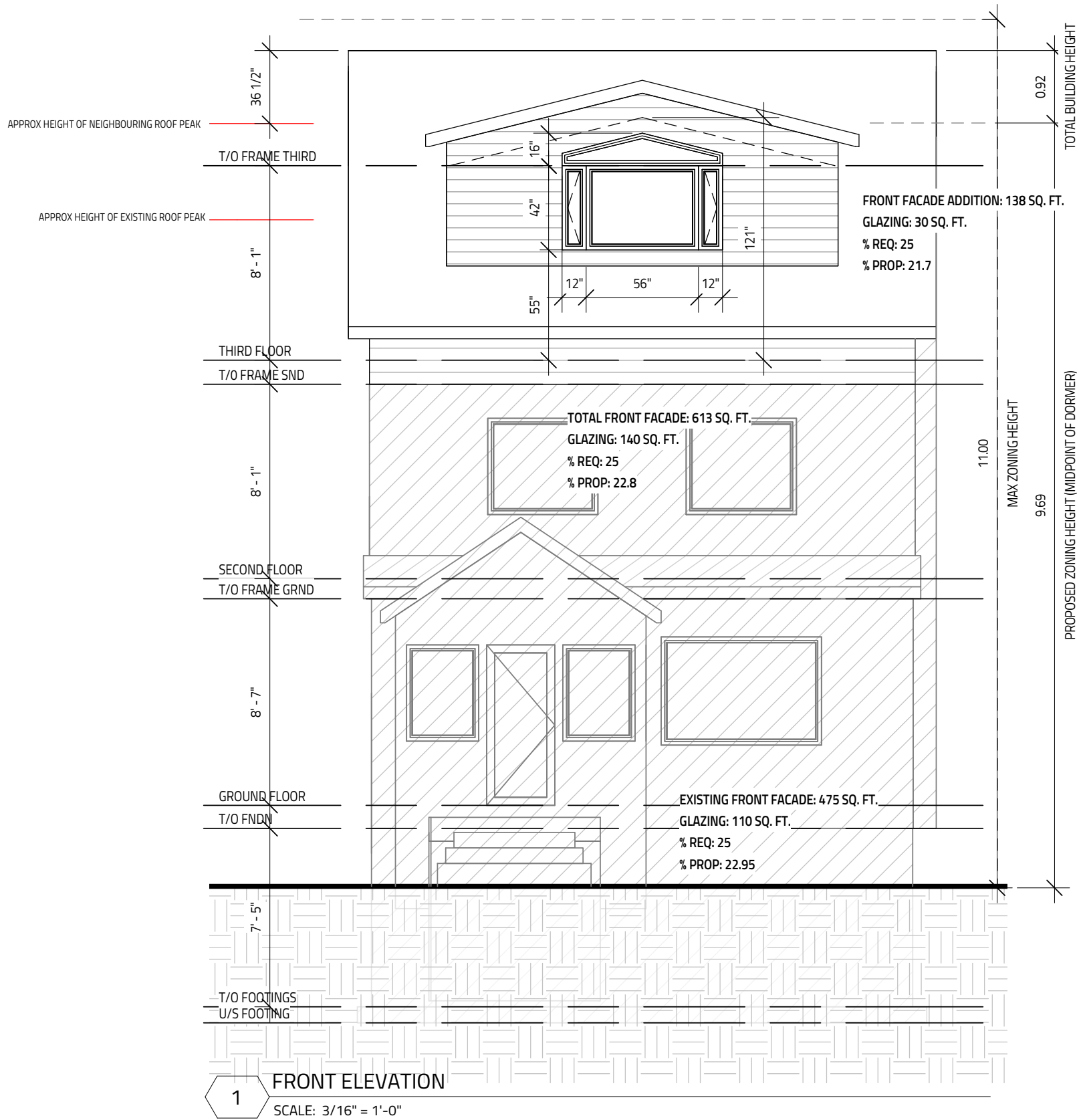
ALL HOUSE RENDERINGS ARE ARTIST CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USEABLE FLOOR SPACE MAY VARY FROM THE STATED AREA. E & OE



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

396 RIVERDALE

REAR & THIRD STOREY ADDITION



MARCH 9, 2026

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

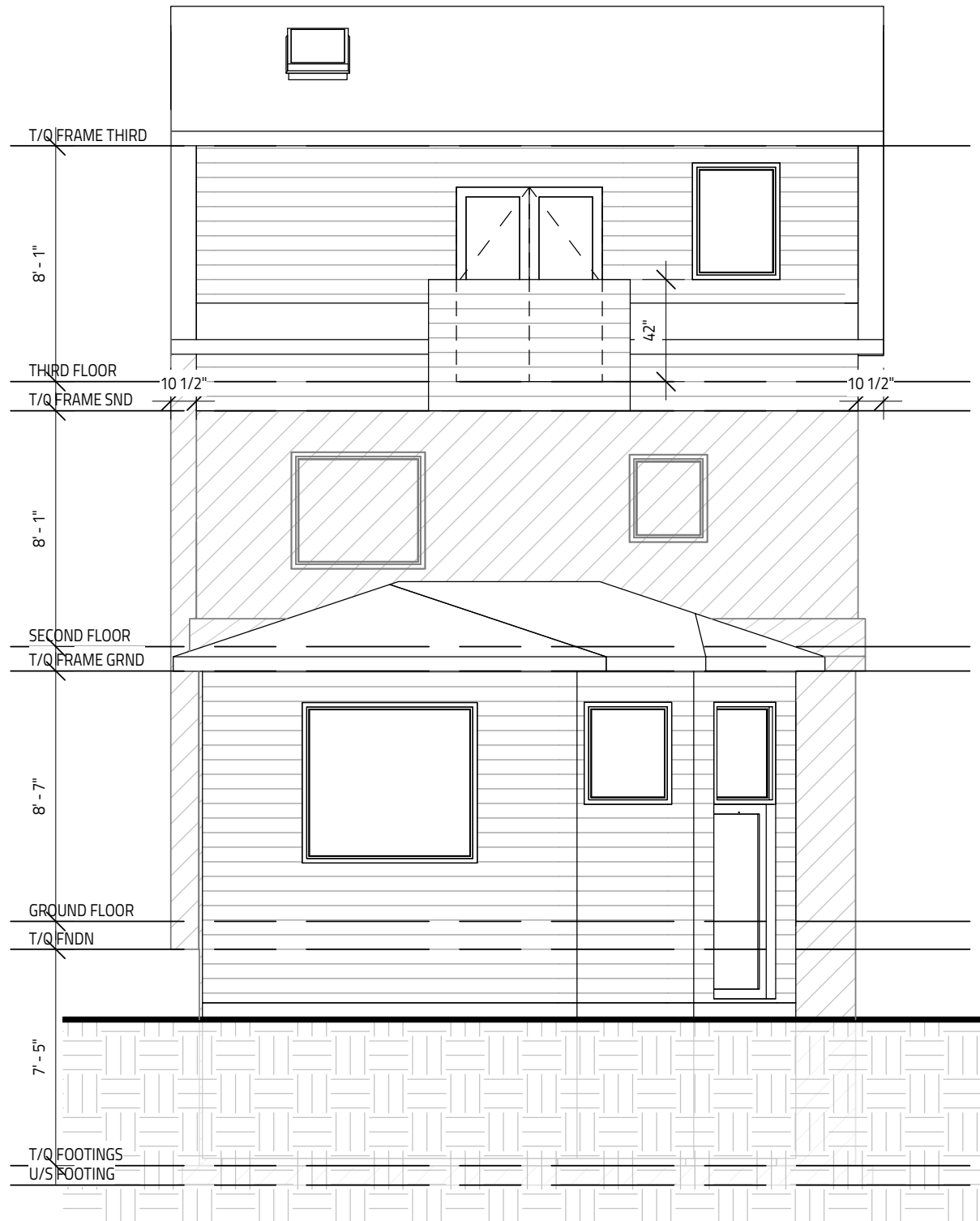


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396 RIVERDALE

REAR & THIRD STOREY ADDITION



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

MARCH 9, 2026

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REAR & THIRD STOREY ADDITION



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

MARCH 9, 2026

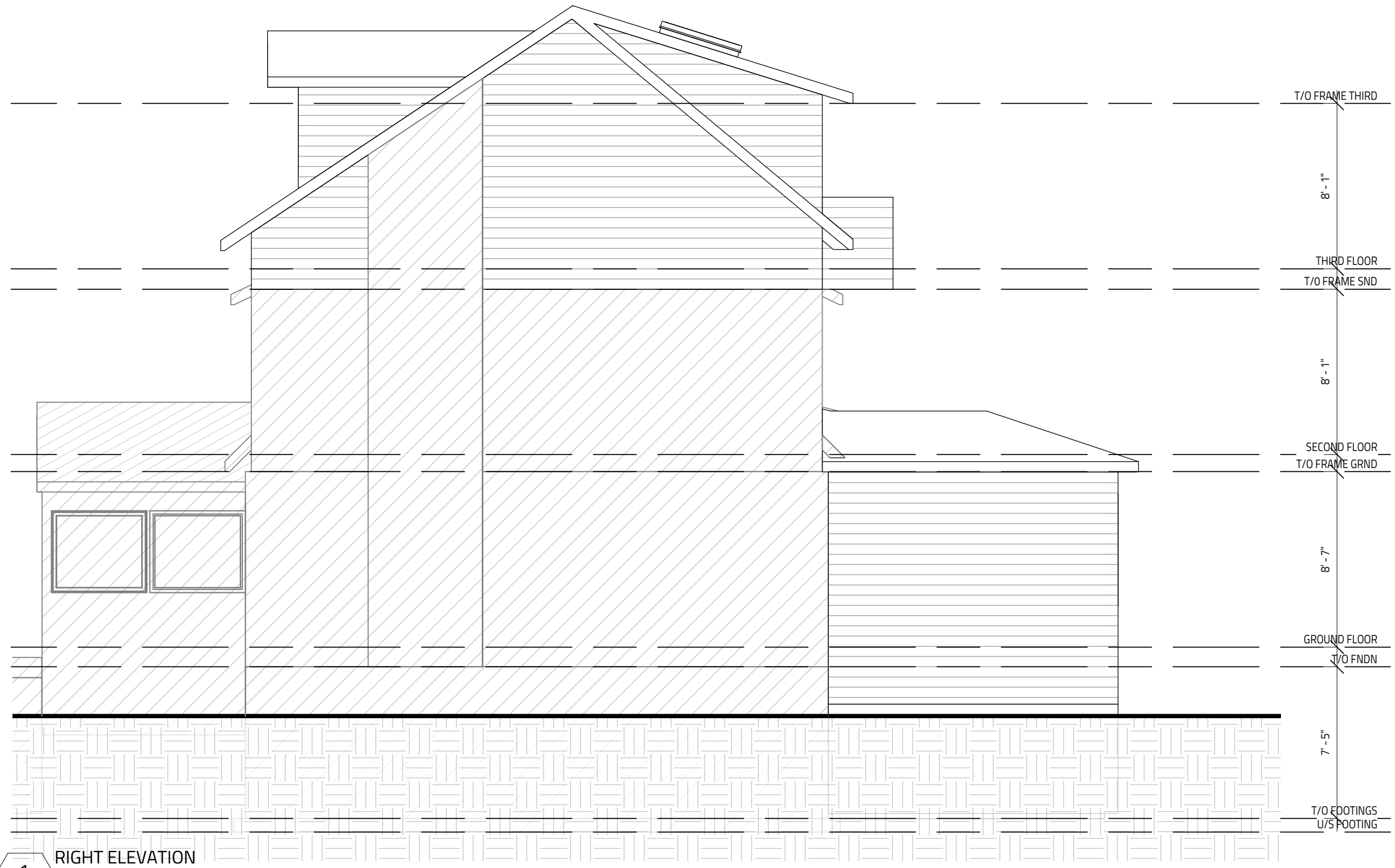
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396 RIVERDALE

REAR & THIRD STOREY ADDITION



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

MARCH 9, 2026

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

PLAN OF SURVEY WITH TOPOGRAPHIC DETAILS
PART OF LOT 139
REGISTERED PLAN 118266
 CITY OF OTTAWA

SCALE 1:100



GOVERRA (ON) LTD.
 ONTARIO LAND SURVEYORS
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THE INTENDED PLOT SIZE OF THIS PLAN IS 594mm IN WIDTH BY 594mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE

BEARINGS ARE GRID, DERIVED FROM CAN-NET REAL TIME NETWORK GPS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 NAD-83 (CSRS) (2010).

DISTANCES HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR 0.9999459.

SSIB/PB MONUMENTS WERE SET DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

FOR COMPARISON PURPOSES A ROTATION OF 0°03'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS P1.

ALL SURVEYED BOUNDARIES ARE NOT FENCED UNLESS NOTED OTHERWISE.

ELEVATIONS ARE DERIVED FROM RTN GNSS MEASUREMENTS AND ARE REFERRED TO THE CGVD-1928:1978 VERTICAL DATUM, AND CHECKED TO THE VERTICAL BENCHMARK 001196530315, HAVING A PUBLISHED ELEVATION OF 83.635m.

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.

ALL OVERHEAD WIRES ARE COMMUNICATION WIRES UNLESS OTHERWISE SPECIFIED.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
CP	DENOTES	CONCRETE PIN
IB	DENOTES	IRON BAR
MS	DENOTES	MEASURED
OU	DENOTES	ORIGIN UNKNOWN
OV	DENOTES	GOVERRA (ON) LTD., O.L.S.
P1	DENOTES	BUILDING LOCATION SURVEY BY WEBSTER & SIMMONS LTD DATED: APRIL 10, 1987
P2	DENOTES	REGISTERED PLAN 118266
D1	DENOTES	INSTRUMENT No. CR120707

TOPOGRAPHIC LEGEND

■	DENOTES	CATCH BASIN
■	DENOTES	CONIFEROUS TREE
■	DENOTES	GAS METER
■	DENOTES	SIGN
●	DENOTES	UTILITY POLE
■	DENOTES	DOOR SILL
—	DENOTES	OVERHEAD WIRE
—	DENOTES	FENCE
—	DENOTES	OVERHEAD CABLE
■	DENOTES	FIRE HYDRANT

SITE BENCHMARK
 EAST SIDE OF ROAD
 FH TOP OF SPINDLE
 ELEV=64.10

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 7TH DAY OF NOVEMBER, 2025.

November 17, 2025

DATE

J. Cody Anderson
 J. CODY ANDERSON
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
 SUBMISSION FORM NUMBER V-85625

	Ontario Land Surveyors	DRAWING NUMBER:
		25-03377-001-POSTD
SUITE 100, 150 ISABELLA STREET, OTTAWA, ONTARIO, CANADA, K1S 1V7 T: 647-905-8887 WEBSITE: WWW.GEOVERRA.COM		
P.CHIEF: M.H.	DWG. BY: M.J.	CHK'D BY: C.A.
JOB NUMBER: 25-03377-001-POSTD	TAB NAME: 594x594-TOPO-BDRY	
DWG FILE NAME:		25-03377-001-POSTD 2025-11-17.DWG

