

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD25 geodetic datum. Derived from City of Ottawa Benchmark No. 301 having an elevation of 71.945 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.

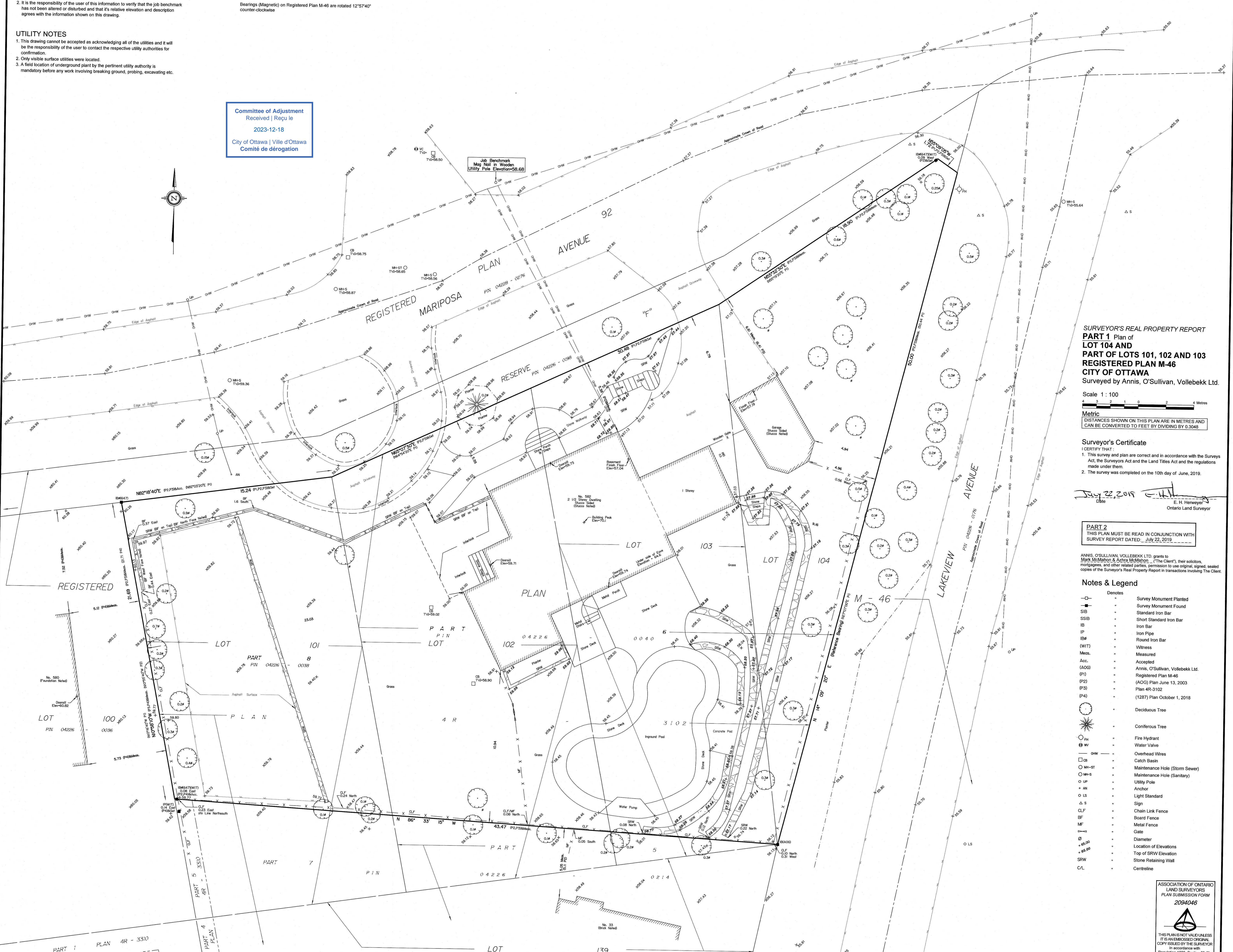
Bearings are astronomic, derived from the Westerly limit of Lakeview Avenue shown to be N 14°09'20" E on Plan 4R-3102.

Bearings (Magnetic) on Registered Plan M-46 are rotated 12°57'40" counter-clockwise

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.

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SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 104 AND
PART OF LOTS 101, 102 AND 103
REGISTERED PLAN M-46
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 100
0 1 2 3 4 Metres

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:
- This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Regulation and the Land Titles Act and the regulations made under them.
 - The survey was completed on the 10th day of June, 2019.

July 22, 2019
Date
E. H. Herweyer
Ontario Land Surveyor

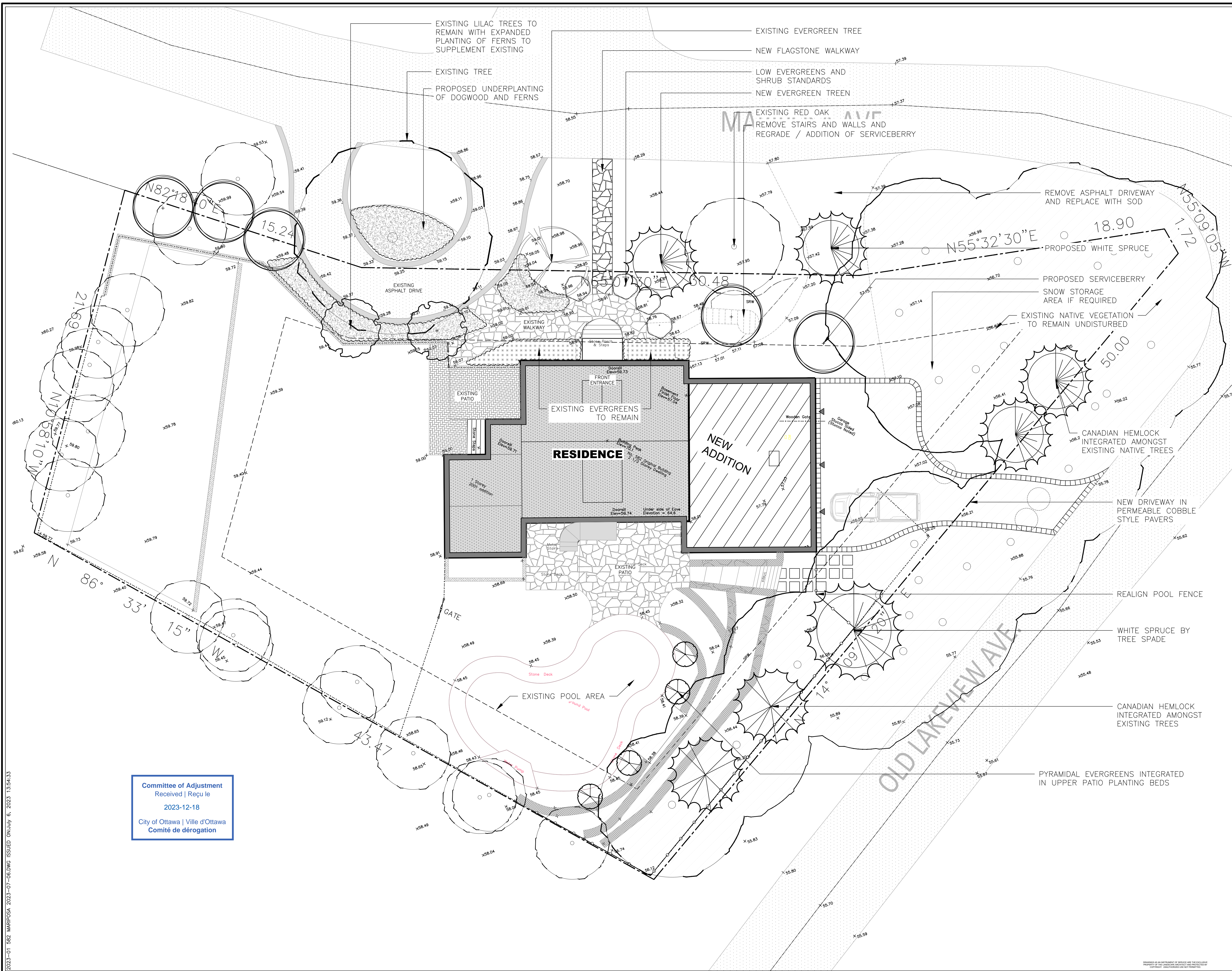
PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: July 22, 2019

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to Mark McMahon & Azura McMahon, ("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 | |
| SIBS | Short Standard Iron Bar | |
| IB | Iron Bar | |
| IP | Iron Pipe | |
| IBP | Round Iron Bar | |
| (WIT) | Witness | |
| Mess. | Measured | |
| Acc. | Accepted | |
| (AOG) | Annis, O'Sullivan, Vollebek Ltd. | |
| (P1) | Registered Plan M-46 | |
| (P2) | (AOG) Plan June 13, 2003 | |
| (P3) | Plan 4R-3102 | |
| (P4) | (1287) Plan October 1, 2018 | |
| ⊙ | Deciduous Tree | |
| ⊙ | Coniferous Tree | |
| ⊙ FH | Fire Hydrant | |
| ⊙ W | Water Valve | |
| — OHW | Overhead Wires | |
| ⊙ MB | Catch Basin | |
| ⊙ MS | Maintenance Hole (Storm Sewer) | |
| ⊙ MH-S | Maintenance Hole (Sanitary) | |
| ⊙ UP | Utility Pole | |
| ⊙ AN | Anchor | |
| ⊙ LS | Light Standard | |
| ⊙ S | Sign | |
| CLF | Chain Link Fence | |
| BF | Board Fence | |
| MF | Metal Fence | |
| ⊙ | Gate | |
| ⊙ | Diameter | |
| + 65.50 | Location of Elevations | |
| + 66.00 | Top of SRW Elevation | |
| SRW | Stone Retaining Wall | |
| CL | Centreline | |

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2094046
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1028, Section 29 (2).



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1	July 06/23	Issued for review
No.	Date	Revision note

John K. Szczepaniak
 LANDSCAPE ARCHITECT
 REG. NO. 1000
 tel: (613) 731-2777 fax: (613) 731-6989
 e-mail: jszla@rogers.com

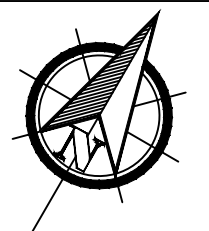


582 Mariposa

582 Mariposa Ave,
 Ottawa

Preliminary Concept Plan

CHK: JKS
 DRW: EK
 DATE: January 23, 2023
 ID: 2023-01
 SCALE: 1:100



2023-01-582-MARIPOSA-2023-07-06-DWG-ISSUED ON July 6, 2023 13:54:33

DESIGNED BY AN INSTRUMENTAL ENGINEER AND THE EXECUTIVE PROPERTY OF THE LANDSCAPE ARCHITECT AND REGISTERED COMPANY (PROFESSIONAL DESIGNATION)

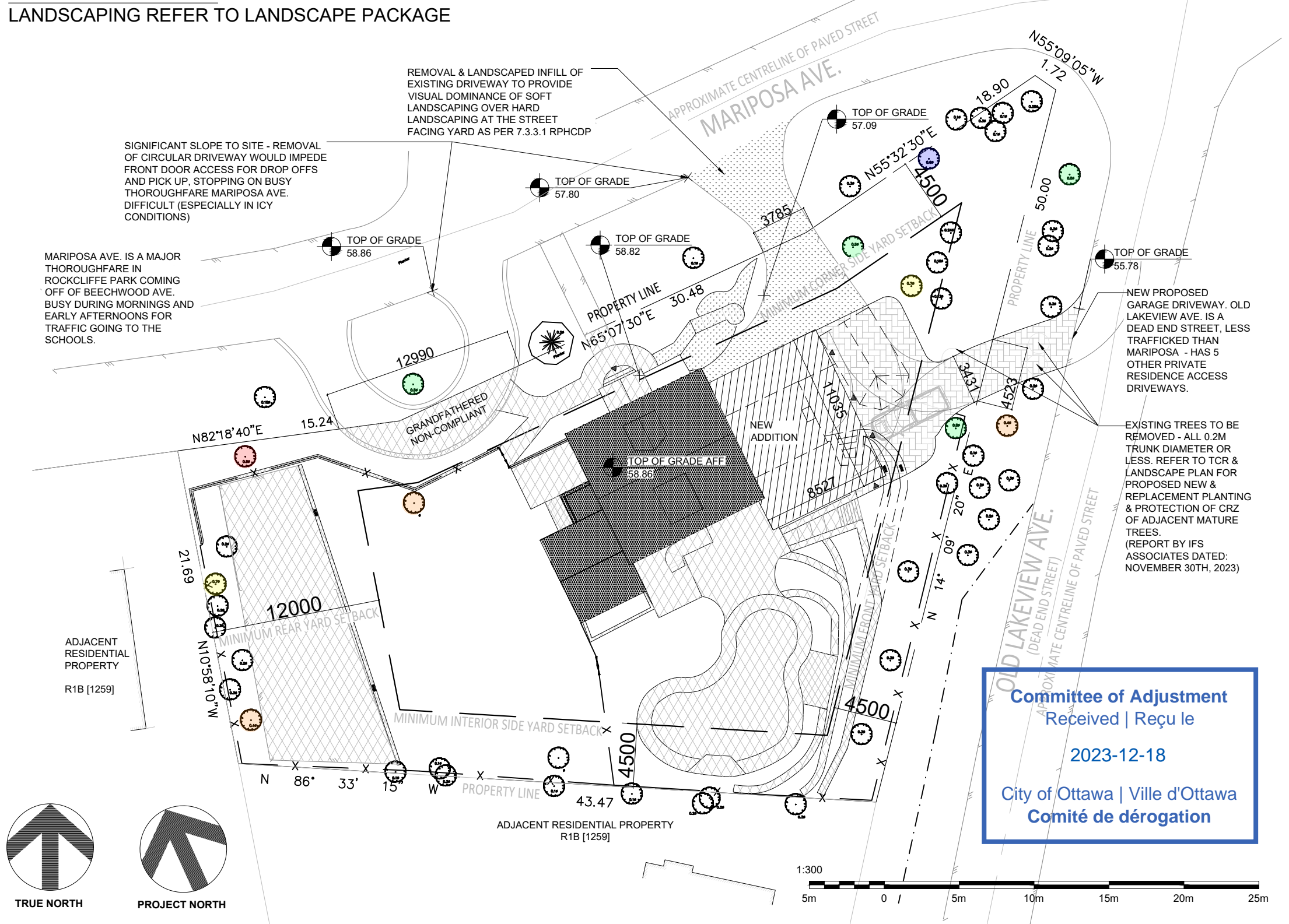
ANSI B (11x17) title block © 2018, Nicholas Caragianis Architect Inc.

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PROPOSED SITE PLAN - FOR NEW PROPOSED LANDSCAPING REFER TO LANDSCAPE PACKAGE

SITE INFORMATION TAKEN FROM ANNIS, O'SULLIVAN, VOLLBEKK SURVEY DATED JULY 22, 2019.



SUMMARY - PROPOSED SITE PLAN

EXISTING BUILDING FOOTPRINT (Including area of existing 1979 addition proposed to be demolished, but not including existing garage proposed to be demolished)	161.5 SQ. M
PROPOSED BUILDING FOOTPRINT	207 SQ. M
BUILDING FOOTPRINT INCREASED BY %	28.17%
EXISTING HARD LANDSCAPING AREA	390.8 SQ. M
PROPOSED SOFT LANDSCAPING	897.8 SQ. M
PROPOSED NEW DRIVEWAY/ PARKING AREA	107.9 SQ. M
# OF MATURE TREES REMOVED	3

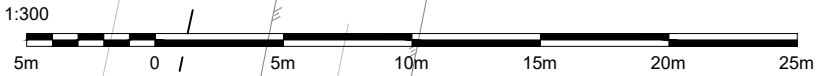
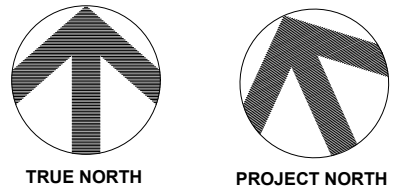
LEGEND

- EXISTING BUILDING TO REMAIN
- TO BE DEMOLISHED
- NEW ADDITION
- PROPOSED LANDSCAPE INFILL
- EXISTING HARDSCAPE TO REMAIN
- PROPOSED NEW GARAGE DRIVEWAY

EXISTING TREE SIZES

- TREE DIAMETER ≤ 0.3 M
- <0.3M TREE DIAMETER ≤ 0.4M
- <0.4M TREE DIAMETER ≤ 0.5M
- <0.5M TREE DIAMETER ≤ 0.6M
- <0.6M TREE DIAMETER ≤ 0.7M
- <0.7M TREE DIAMETER ≤ 0.8M
- <0.8M TREE DIAMETER ≤ 0.9M

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 www.ncarchitect.ca
 613-237-6801

CLIENT NAME AND ADDRESS:
PRIVATE RESIDENCE
 582 MARIPOSA AVE.
 OTTAWA, ON K1M 0S2

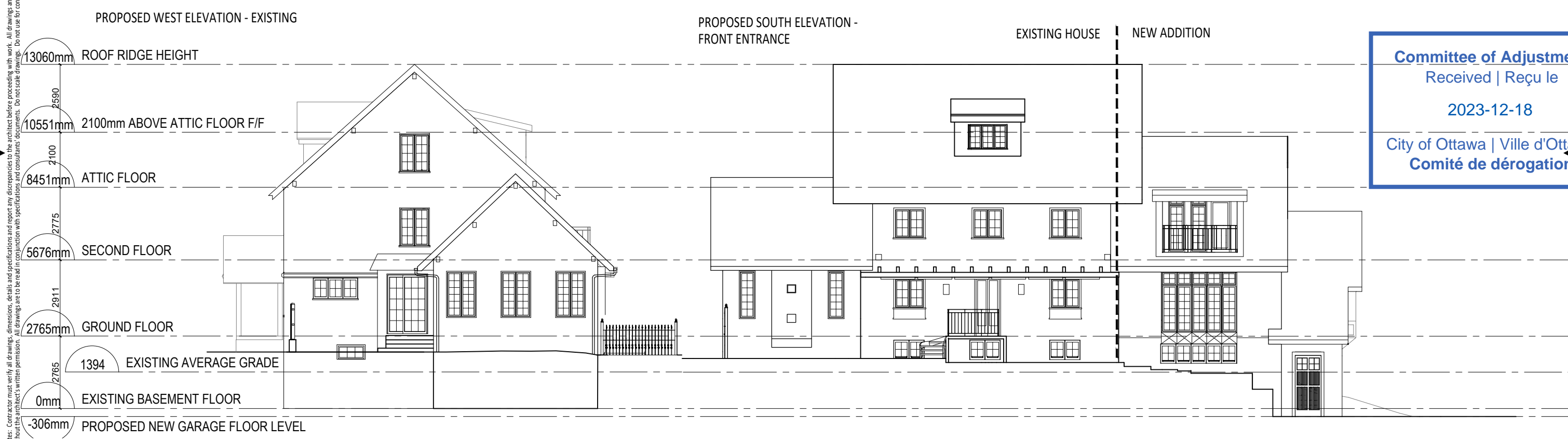
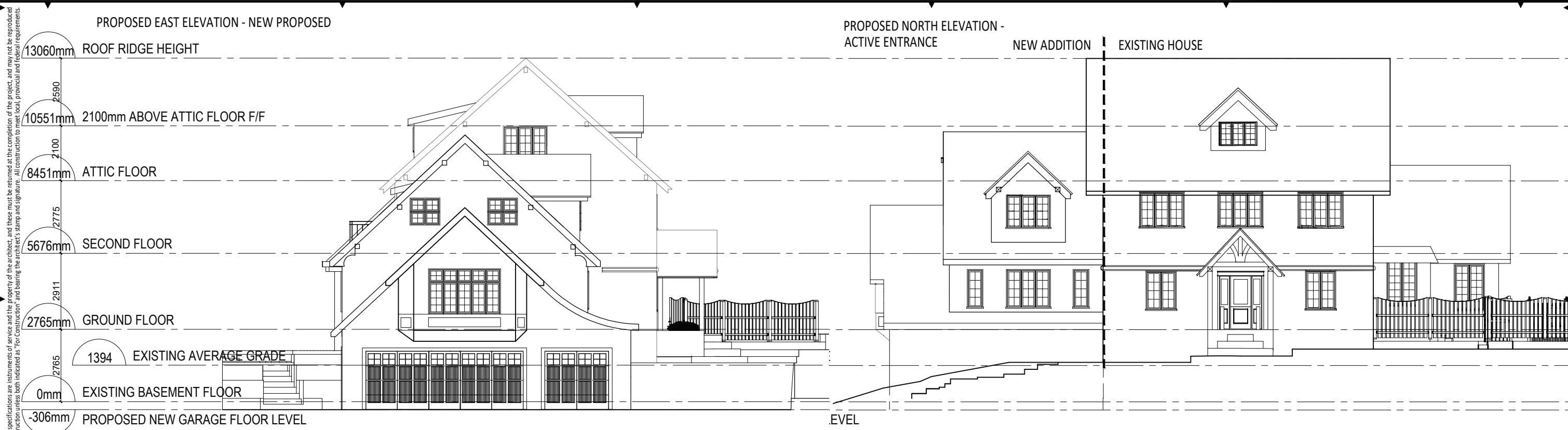
PROJECT NAME & LOCATION:
THE WAKE ROBIN EXTENSION
 582 MARIPOSA AVE.
 OTTAWA, ON K1M 0S2

E	2023/11/30	FOR APP. MINOR VARIANCE
D	2023/05/01	FOR HERITAGE REVIEW
C	2022/12/10	FOR LANDSCAPE COORD
B	2022/11/15	FOR HERITAGE REVIEW
A	2022/11/11	FOR CLIENT REVIEW

PROPOSED SITE PLAN & STATISTICS

SHEET TITLE:		SCALE: NTS		SHEET ID:	
NCA PROJECT NUMBER: 2019.0097		FILE NUMBER:		DRAWN BY: JP	
OWNER'S CONTRACT NUMBER:		OWNER'S PROJECT NUMBER:		DATE CREATED: 19.10.25	
CAD FILE NAME: DSK007				APP. MINOR VARIANCE	

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PROJECT NAME & LOCATION:

THE WAKE ROBIN EXTENSION
 582 MARIPOSA AVE.
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SHEET TITLE:		PROPOSED ELEVATIONS	
NCA PROJECT NUMBER:	2019.0097	SCALE:	1:100
OWNER'S CONTRACT NUMBER:		OWNER'S PROJECT NUMBER:	
CAD FILE NAME:	DSK007	DATE CREATED:	19.10.25
			APP. MINOR VARIANCE

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582 MARIPOSA - ZONING SUMMARY & SITE STATISTICS

APPLICABLE GUIDELINES;

- ZONE R1B
- URBAN EXCEPTION [1259]
- ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT PLAN - GRADE 1 LISTED BUILDING.

ZONE R1B			
	REQUIRED/ PERMITTED	EXISTING	PROPOSED
MIN. LOT WIDTH	27m	65.5m	AS EXISTING
MIN. LOT AREA	925 sq. m	1616.5 sq. m	AS EXISTING
MAX. BUILDING HEIGHT	11m	8.9m	AS EXISTING
MIN. FRONT YARD SETBACK	4.5m	4.5m	AS EXISTING
MIN. CORNER SIDE YARD SETBACK	4.5m	4.5m	AS EXISTING
MIN. REAR YARD SETBACK	12m	12m	AS EXISTING
MIN. INTERIOR SIDE YARD SETBACK	4.5m	4.5m	AS EXISTING
MAX. LOT COVERAGE	30%	11%	12.8%

SITE STATISTICS					
	EXISTING	TO DEMOLISH	POST DEMO	NEW ADDITION	TOTAL PROPOSED
LOT AREA	1616.5 sq. m	NO CHANGE	NO CHANGE	NO CHANGE	1616.5 sq. m (NO CHANGE)
BASEMENT AREA	123.5 sq. m*	25.5 sq. m*	98 sq. m*	92 sq. m*	190 sq. m*
GROUND FLOOR AREA	161.5 sq. m	25.5 sq. m	136 sq. m	71 sq. m	207 sq. m
SECOND FLOOR AREA	101 sq. m	NO CHANGE	NO CHANGE	38 sq. m	139 sq. m
ATTIC AREA OF HOUSE	55 sq. m	NO CHANGE	NO CHANGE	NO CHANGE	55 sq. m (NO CHANGE)
EXISTING ACCESSORY GARAGE (TO BE DEMO'D)	24 sq. m	24 sq. m	0 sq. m	0 sq. m	0 sq. m
GROSS FLOOR AREA (GFA)	341.5 sq. m*	-	-	-	401 sq. m*
FLOOR SPACE INDEX (MAX. 0.375)	341.5 / 1616.5 = 0.211 FSI	-	-	-	401 / 1616.5 = 0.248 FSI

*AS PER URBAN EXCEPTION [1259] THE BASEMENT IS NOT TO BE COUNTED IN FSI IF IT REMAINS GREATER THAN 50% BELOW EXISTING AVERAGE GRADE - THEREFORE BASEMENT AREA NOT COUNTED IN GFA CALCULATIONS

CALCULATIONS

EXISTING TOTAL GFA

BASEMENT = 98 sq. m *
 GROUND FLOOR = 136 sq. m
 SECOND FLOOR = 101 sq. m
 ATTIC = 55 sq. m
 EXISTING TOTAL GFA = 390 sq. m

*AREA OF OLD 1979 ADDITION & ACCESSORY BUILDING TO BE DEMOLISHED NOT INCLUDED IN CALCULATIONS.

* AS PER URBAN EXCEPTION [1259] THE BASEMENT IS NOT TO BE COUNTED IN FSI IF IT REMAINS GREATER THAN 50% BELOW EXISTING AVERAGE GRADE.

TOTAL NEW PROPOSED GFA:

BASEMENT = 190 sq. m*
 GROUND FLOOR = 207 sq. m
 SECOND FLOOR = 139 sq. m
 ATTIC = 55 sq. m (EXISTING TO REMAIN)

PROPOSED TOTAL GFA = 401 sq. m*

* AS PER URBAN EXCEPTION [1259] THE BASEMENT IS NOT TO BE COUNTED IN FSI IF IT REMAINS GREATER THAN 50% BELOW EXISTING AVERAGE GRADE.

URBAN EXCEPTION [1259] DEFINITIONS;

- GRADE; THE AVERAGE ELEVATION OF THE ADJOINING GROUND PRIOR TO THE DEVELOPMENT OF ALL THE WALLS OF A BUILDING ON THE LOT.
- GROSS FLOOR AREA (GFA); MEANS THE TOTAL AREA OF EACH FLOOR, MEASURED FROM THE EXTERIOR OF OUTSIDE WALLS, EXCLUDING BASEMENT AND INCLUDING;
 - ACCESSORY BUILDINGS
 - ATTIC AREA WITH A CLEAR HEIGHT OF 2.1m
- MAXIMUM 0.375 FLOOR SPACE INDEX
- MAXIMUM WIDTH OF A VEHICULAR ACCESS AT LOT LINE IS 3.05M
 MAXIMUM COMBINED WIDTH AT THE LOT LINE OF ALL VEHICULAR ACCESSSES IS 6.1M
- MINIMUM LANDSCAPED STRIP OF 1.5M, DEVELOPED WITH SOFT LANDSCAPING, IS REQUIRED BETWEEN THE INTERIOR SIDE LOT LINE AND VEHICULAR ACCESS.

URBAN EXCEPTION [1259]			
	REQUIRED/ PERMITTED	EXISTING	PROPOSED
MAX. PERMITTED FLOOR SPACE INDEX	0.375	0.211	0.248
MAX PERMITTED GROSS FLOOR AREA	1616.5 X 37.5% 606 sq. m	341.5 sq. m	401 sq. m
MINIMUM LANDSCAPED STRIP	1.5 m	1.5 m	1.5 m EXISTING NO CHANGE
MAX WIDTH OF VEHICULAR ACCESS @ LOT LINE.	3.05 m	13 m GRANDFATHERED NON-COMPLIANT	4.5 m SUBJECT TO MINOR VARIANCE
MAX. COMBINED WIDTH OF ALL VEHICULAR ACCESS @ LOT LINES.	6.1 m	16.8 m GRANDFATHERED NON-COMPLIANT	17.5 m SUBJECT TO MINOR VARIANCE

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