

COACH HOUSE

80 FOURTH AVENUE, OTTAWA, ONTARIO

ISSUED MINOR VARIANCE

INDEX OF DRAWINGS

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Committee of Adjustment
Received | Reçu le

2024-04-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

- GENERAL NOTES:**
- DESIGN IN ACCORDANCE WITH ONTARIO BUILDING CODE (OBC 2012 O. REG. 332/21)
 - CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
 - ANY ERRORS SHALL BE REPORTED TO DESIGNER AND ENGINEER PRIOR TO CONSTRUCTION
 - ALL ANGLED WALLS ARE SHOWN ON A 45° ANGLE UNLESS NOTED OTHERWISE
 - DO NOT SCALE DRAWINGS
 - ALL DIMENSIONS TO EXISTING AND NEW CONSTRUCTION TO DRYWALL
 - ALL LUMBER SHALL BE SPF NO.2 OR BETTER
 - ENGINEERED ROOF TRUSSES SHALL NOT BE DRILLED OR NOTCHED UNLESS NOTED IN THE DESIGN
 - ALL WOOD IN CONTACT WITH CONCRETE SHALL BE SEPARATED WITH NO LESS THAN 6mil POLY
 - PROVIDE SQUASH BLOCKS AS NECESSARY TO TRANSFER POINT LOADS
 - ALL HANDRAILS AND GUARDRAILS TO CONFORM TO SB-7 UNLESS NOTED OTHERWISE
 - AIR BARRIERS ARE TO BE CONTINUOUS (9.25.3.3.)
 - PROVIDE EXHAUST FANS FOR ALL BATHROOMS WITH DUCT TERMINATING OUTSIDE OF BUILDING ENVELOPE UNLESS NOTED OTHERWISE.
 - CONTRACTOR RESPONSIBLE FOR ANY REQUIRED SHORING, INCLUDING INSTALLATION AND DESIGN APPROVED BY ENGINEER
 - ALL PLUMBING FIXTURES TO BE INSTALLED WITH A 1/4 TURN BALL TYPE SHUTOFF VALVE
 - ALL PLUMBING CONNECTIONS TO BE REVIEWED BY INSPECTOR ON SITE PRIOR TO CLOSING.
 - ELECTRICAL PERMIT REQUIRED FROM ELECTRICAL SAFETY AUTHORITY FOR ANY ELECTRICAL WORK, 1-877-372-7233
 - ALL PLUMBING FIXTURES TO BE CSA APPROVED.
 - SMOKE ALARMS TO HAVE A VISUAL SIGNALING COMPONENT AS PER 9.10.19.3 (3)
 - ALL FASTENING OF FRAMING MEMBERS TO CONFORM TO OBC 9.23.3.



NO.	DESCRIPTION	REVISION TABLE	BY	DATE
1	ISSUED MINOR VARIANCE		AB	2024-03-06

SHEET TITLE:
COVER PAGE

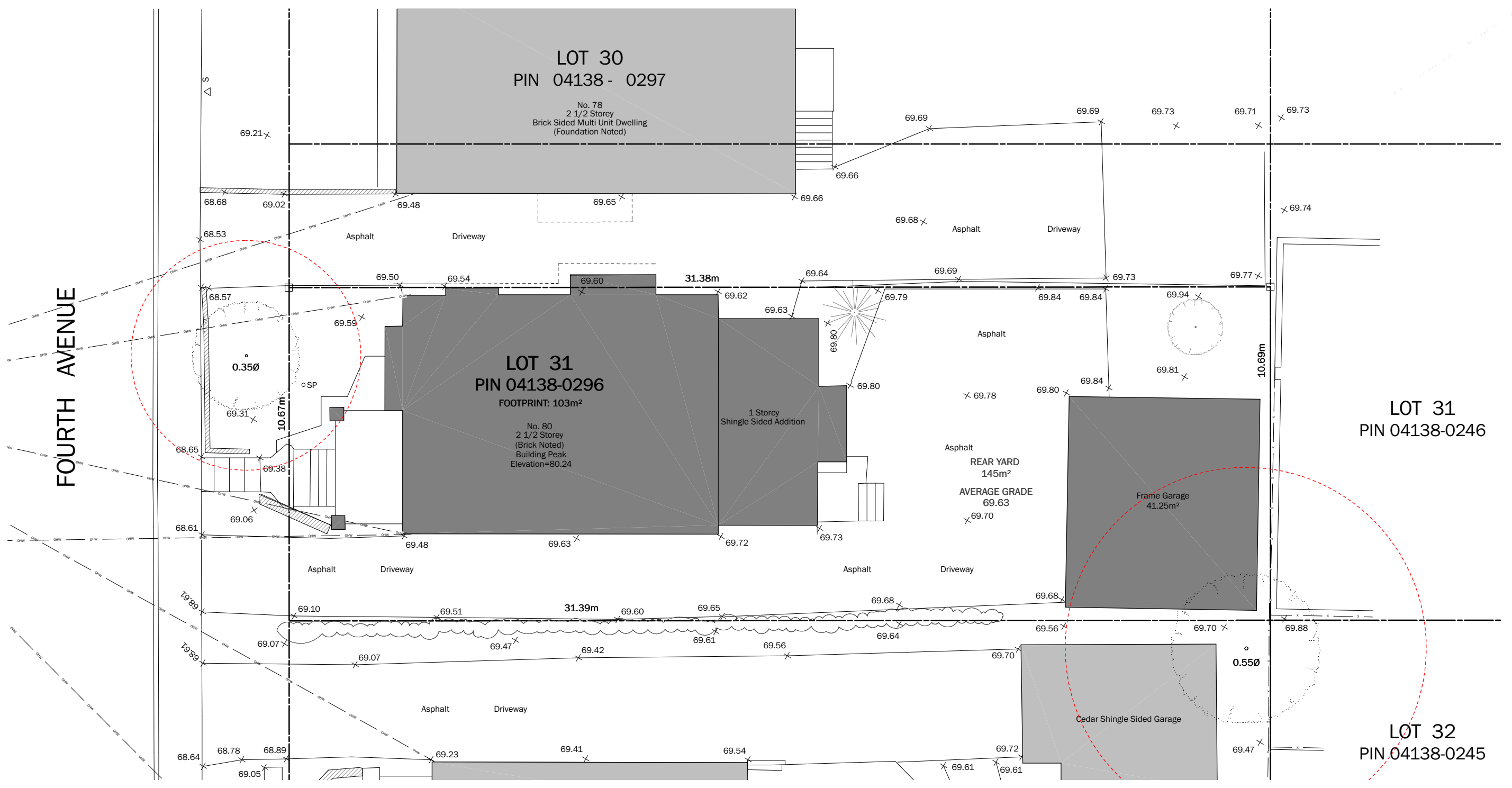
PROJECT DESCRIPTION:
**80 FOURTH AVENUE
COACH HOUSE**

DATE:
2024-03-06

SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-1



FOURTH AVENUE

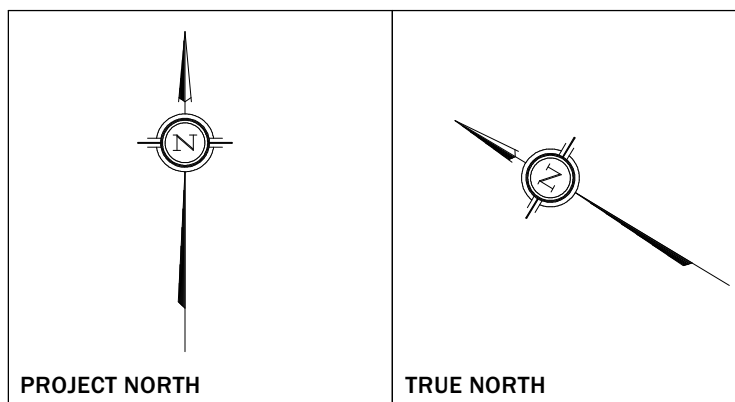
LOT 30
PIN 04138 - 0297

LOT 31
PIN 04138-0296
FOOTPRINT: 103m²

LOT 31
PIN 04138-0246

LOT 32
PIN 04138-0245

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EXSITING SITE PLAN
SCALE: 3/32" = 1'-0"



NO.	DESCRIPTION	ISSUED	MINOR VARIANCE	BY	DATE
1		AB			2024-03-06

SHEET TITLE:
EXSITING SITE PLAN

PROJECT DESCRIPTION:
**80 FOURTH AVENUE
COACH HOUSE**

DATE:
2024-03-06

SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-2

9:47:59 AM

NO	DESCRIPTION	ISSUED	MINOR VARIANCE	AB	DATE
1					2024-03-06

SHEET TITLE:
PROPOSED SITE PLAN

PROJECT DESCRIPTION:
**80 FOURTH AVENUE
COACH HOUSE**

DATE:
2024-03-06

SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-3

9:47:59 AM

FOURTH AVENUE

LOT 30
PIN 04138 - 0297

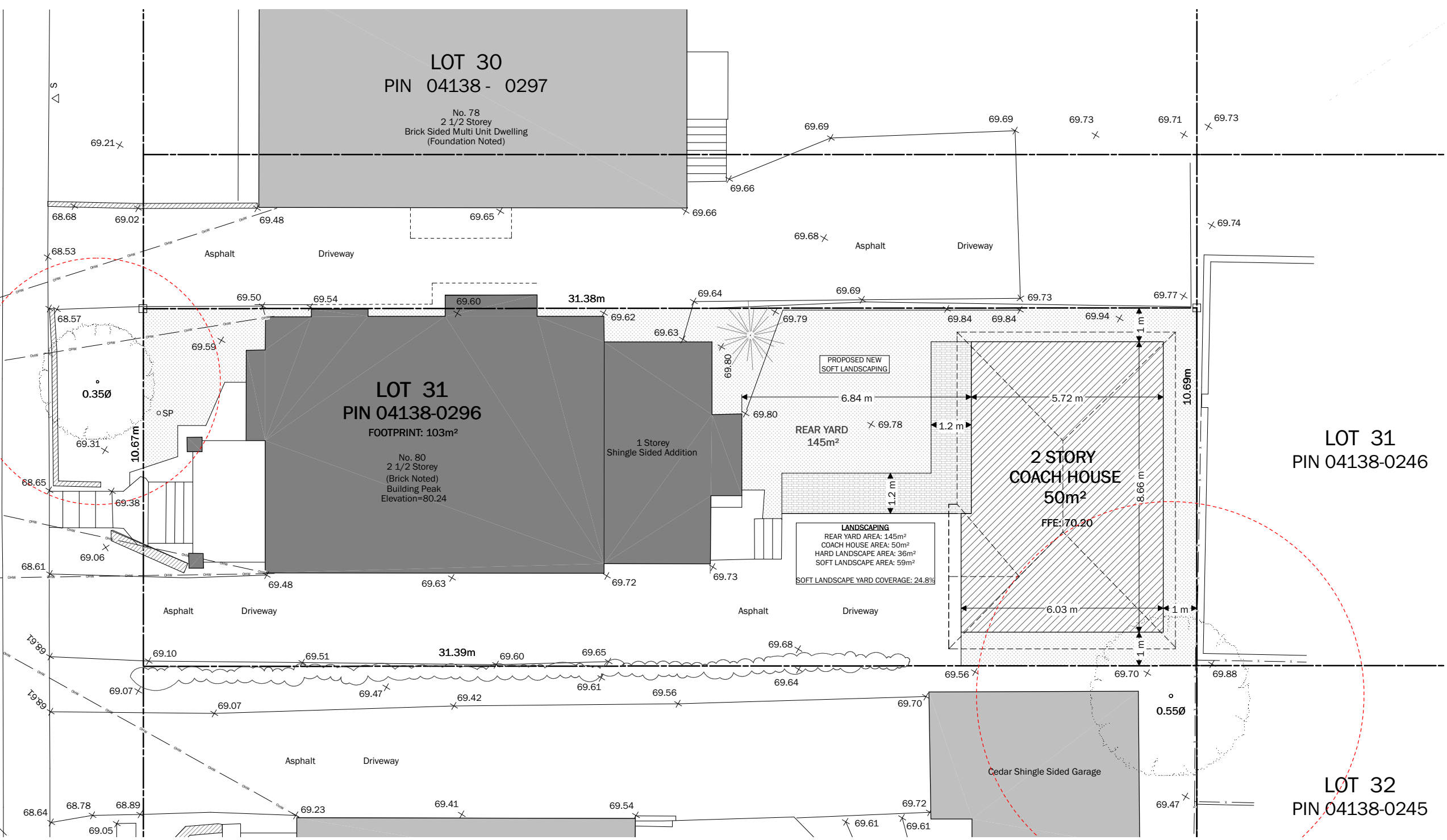
No. 78
2 1/2 Storey
Brick Sided Multi Unit Dwelling
(Foundation Noted)

LOT 31
PIN 04138-0296

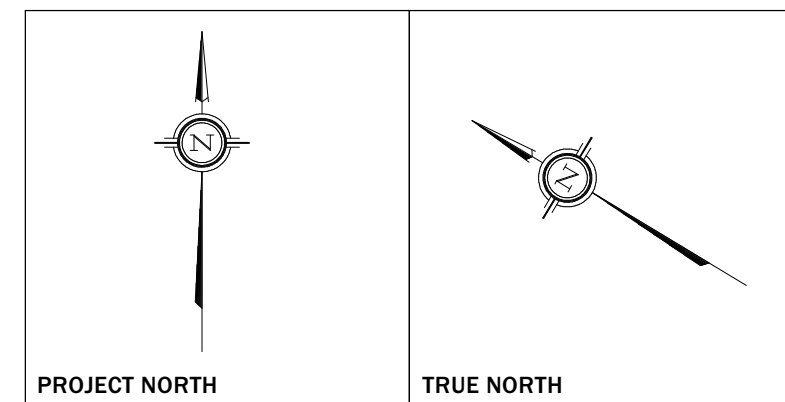
FOOTPRINT: 103m²
No. 80
2 1/2 Storey
(Brick Noted)
Building Peak
Elevation=80.24

LOT 31
PIN 04138-0246

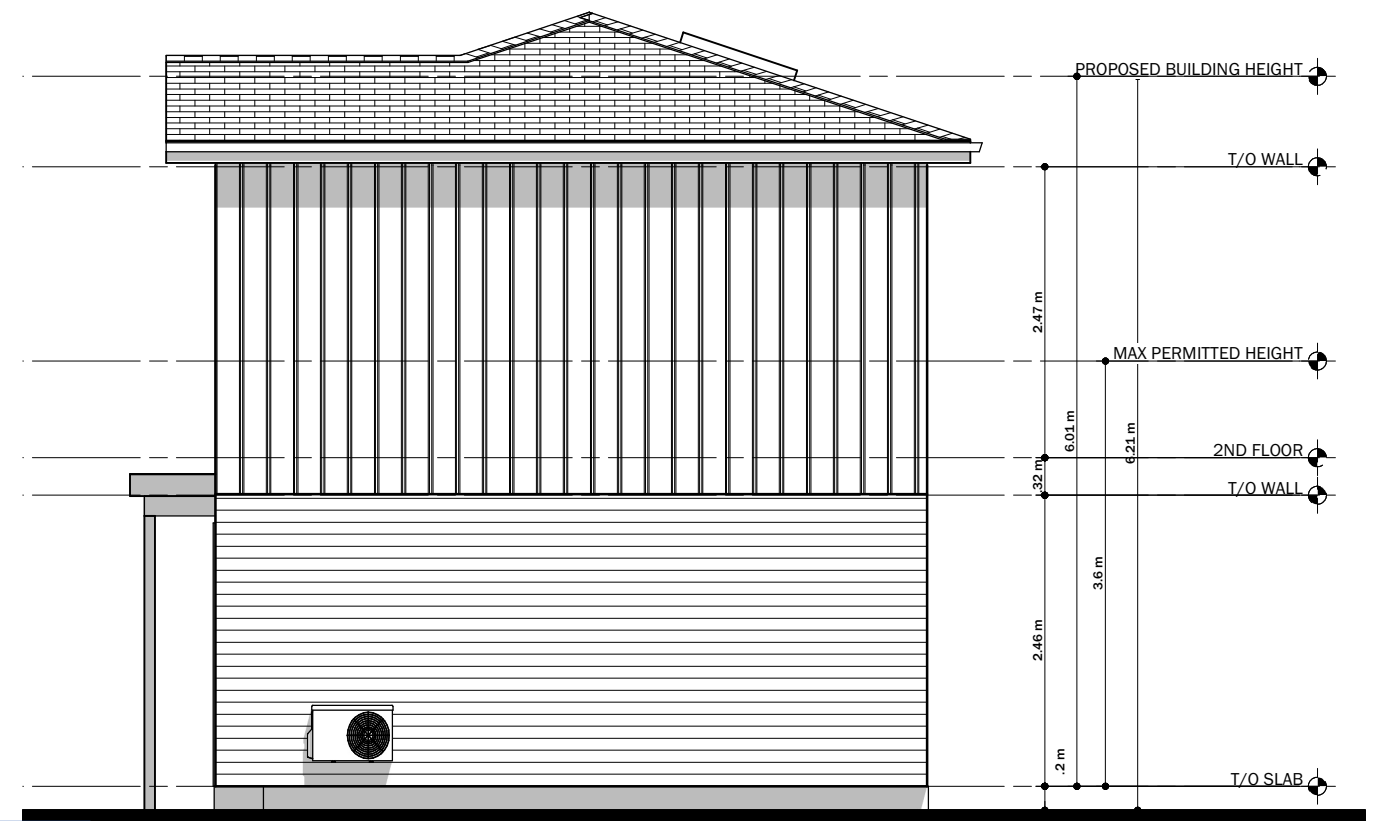
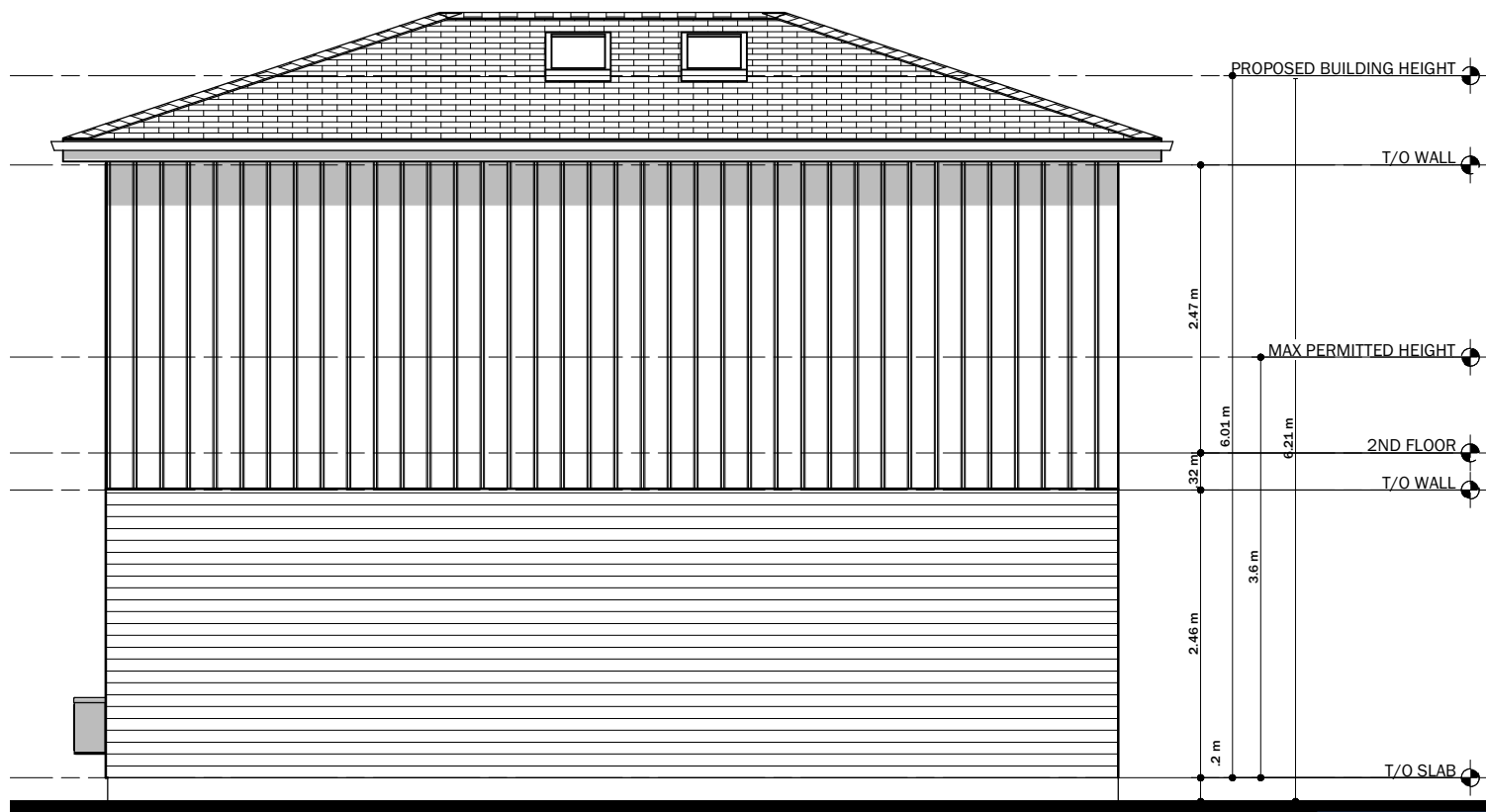
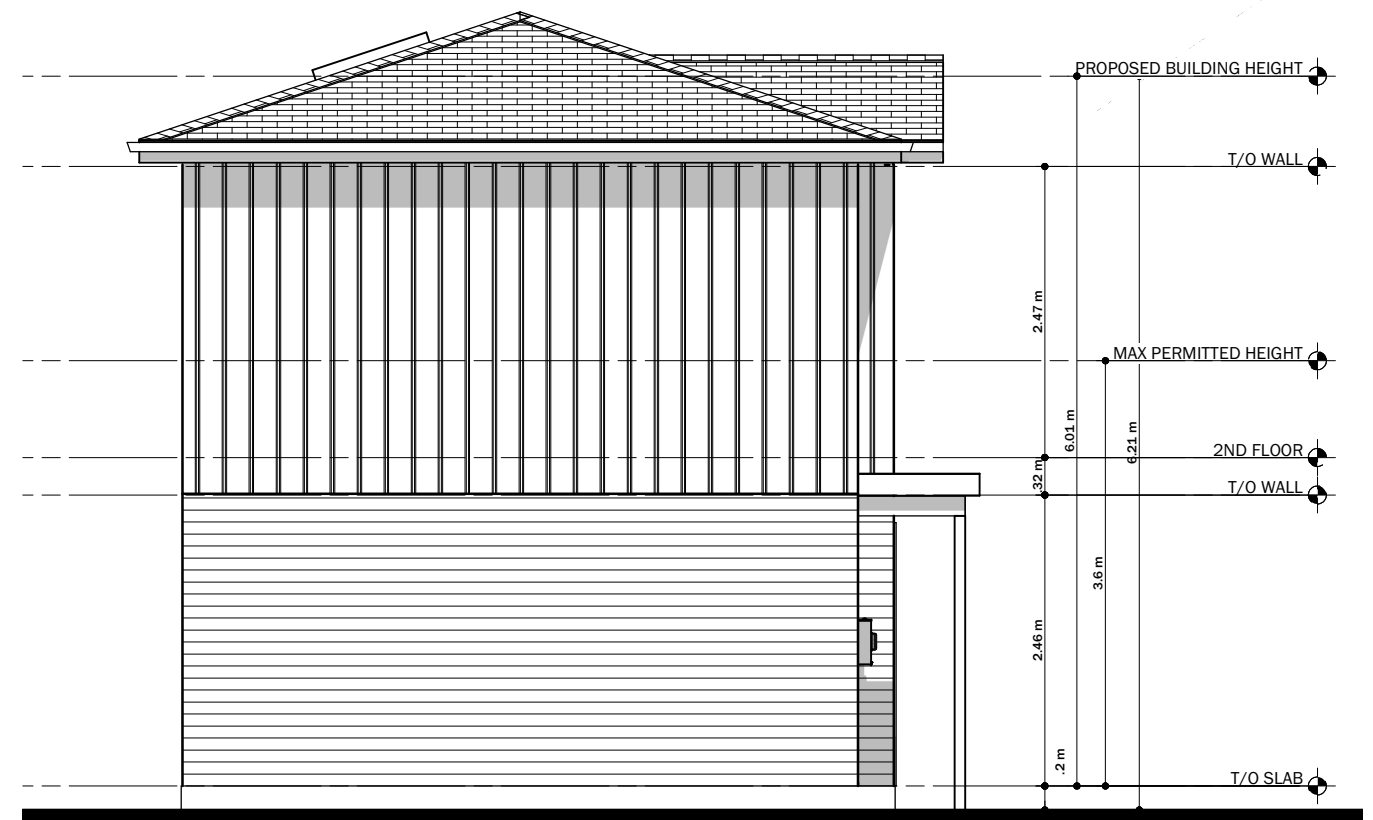
LOT 32
PIN 04138-0245



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PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"



EXTERIOR ELEVATIONS
SCALE: 3/16" = 1'-0"

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NO.	DESCRIPTION	ISSUED	MINOR VARIANCE	BY	DATE
1				AB	2024-03-06

EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:
**80 FOURTH AVENUE
COACH HOUSE**

DATE:
2024-03-06

SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")


SHEET:
A-4

9:47:59 AM

SUMMER SOLSTICE

JUNE 21 - 8:00

 ZONING 3.6m

 VARIANCE 6.21m



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NO	DESCRIPTION	ISSUED	MINOR	VARIANCE	BY	DATE
1					AB	2024-03-06

SHEET TITLE:
**SHADOW STUDY
SUMMER 8:00**

PROJECT DESCRIPTION:
**80 FOURTH AVENUE
COACH HOUSE**

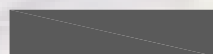
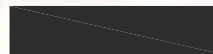
DATE:
2024-03-06

SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-5

SUMMER SOLSTICE
 JUNE 21 - 12:00

-  ZONING 3.6m
-  VARIANCE 6.21m



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NO	DESCRIPTION	ISSUED	MINOR VARIANCE	BY	DATE
1				AB	2024-03-06

SHEET TITLE:
SHADOW STUDY
SUMMER 12:00

PROJECT DESCRIPTION:
80 FOURTH AVENUE
COACH HOUSE

DATE:
 2024-03-06

SCALE:
 INDICATED

SIZE:
 Tabloid (11" x 17")

SHEET:
A-6

NO	DESCRIPTION	ISSUED	MINOR VARIANCE	BY	DATE
1				AB	2024-03-06

SHEET TITLE:
**SHADOW STUDY
SUMMER 18:00**

PROJECT DESCRIPTION:
**80 FOURTH AVENUE
COACH HOUSE**

DATE:
2024-03-06


SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-7

SUMMER SOLSTICE
JUNE 21 - 18:00

 ZONING 3.6m

 VARIANCE 6.21m



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WINTER SOLSTICE

DECEMBER 21 - 10:00

 ZONING 3.6m

 VARIANCE 6.21m



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NO	DESCRIPTION	ISSUED	MINOR VARIANCE	BY	DATE
1				AB	2024-03-06

SHEET TITLE:
**SHADOW STUDY
WINTER 10:00**

PROJECT DESCRIPTION:
**80 FOURTH AVENUE
COACH HOUSE**

DATE:
2024-03-06

SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-8

WINTER SOLSTICE

DECEMBER 21 - 13:00

 ZONING 3.6m

 VARIANCE 6.21m



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REVISION TABLE	
NO. DESCRIPTION	BY DATE
1 ISSUED MINOR VARIANCE	AB 2024-03-06

SHEET TITLE:
**SHADOW STUDY
WINTER 13:00**

PROJECT DESCRIPTION:
**80 FOURTH AVENUE
COACH HOUSE**

DATE:
2024-03-06

SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-9

NO	DESCRIPTION	ISSUED	MINOR VARIANCE	BY	DATE
1				AB	2024-03-06

SHEET TITLE:
**SHADOW STUDY
WINTER 16:00**

PROJECT DESCRIPTION:
**80 FOURTH AVENUE
COACH HOUSE**



DATE:
2024-03-06

SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-10

WINTER SOLSTICE
DECEMBER 21 - 16:00

-  ZONING 3.6m
-  VARIANCE 6.21m

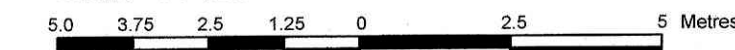


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**TOPOGRAPHIC PLAN OF SURVEY OF
LOTS 32 AND 33
AND
PART OF LOTS 31 AND 34
(South of Fourth Avenue)
REGISTERED PLAN 35085
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 125

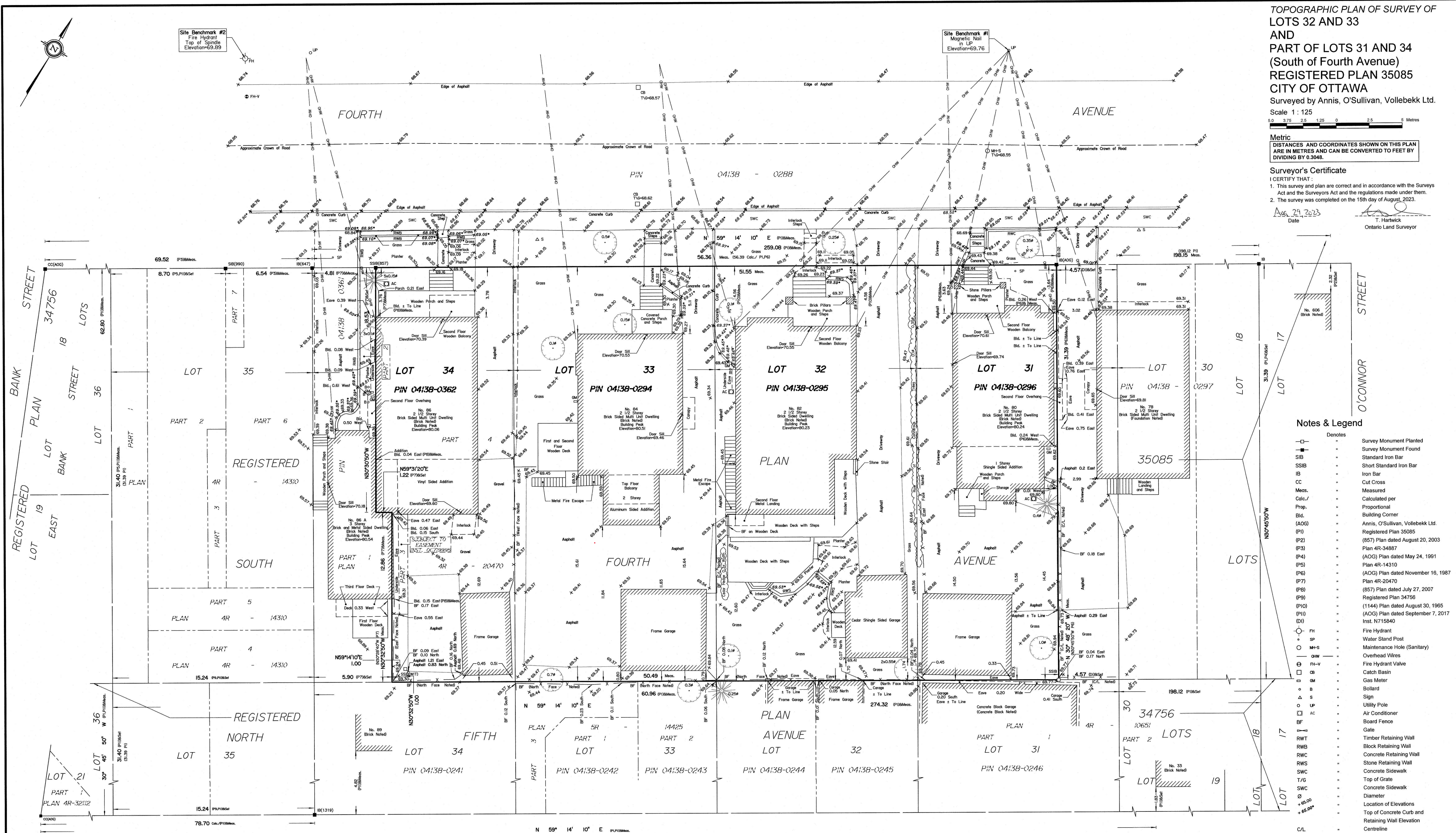


Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

Surveyor's Certificate

- I CERTIFY THAT:
- This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
 - The survey was completed on the 15th day of August, 2023.

Aug. 29 2023
Date
T. Hartwick
Ontario Land Surveyor



Notes & Legend

- Denotes**
- Survey Monument Planted
 - Survey Monument Found
 - ▬ Standard Iron Bar
 - ▬ Short Standard Iron Bar
 - ▬ Iron Bar
 - ▬ Cut Cross
 - ▬ Measured
 - ▬ Calculated per
 - ▬ Prop.
 - ▬ Proportional
 - ▬ Building Corner
 - ▬ Annis, O'Sullivan, Vollebek Ltd.
 - ▬ Registered Plan 35085
 - ▬ (857) Plan dated August 20, 2003
 - ▬ Plan 4R-34887
 - ▬ (AOG) Plan dated May 24, 1991
 - ▬ Plan 4R-14310
 - ▬ (AOG) Plan dated November 16, 1987
 - ▬ Plan 4R-20470
 - ▬ (857) Plan dated July 27, 2007
 - ▬ Registered Plan 34756
 - ▬ (1144) Plan dated August 30, 1965
 - ▬ (AOG) Plan dated September 7, 2017
 - ▬ Inst. N715840
 - FH Fire Hydrant
 - SP Water Stand Post
 - M-H-S Maintenance Hole (Sanitary)
 - OHW Overhead Wires
 - FH-V Fire Hydrant Valve
 - CB Catch Basin
 - GM Gas Meter
 - B Bollard
 - S Sign
 - UP Utility Pole
 - AC Air Conditioner
 - ▬ BF Board Fence
 - ▬ Gate
 - ▬ RWT Timber Retaining Wall
 - ▬ RWB Block Retaining Wall
 - ▬ RWC Concrete Retaining Wall
 - ▬ RWS Stone Retaining Wall
 - ▬ SWC Concrete Sidewalk
 - ▬ T/G Top of Grate
 - ▬ SWC Concrete Sidewalk
 - Diameter
 - Location of Elevations
 - Top of Concrete Curb and Retaining Wall Elevation
 - ▬ Centreline
 - ▬ Property Line
 - Deciduous Tree
 - Coniferous Tree

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- 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.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, and are referenced to Specified Control Points 0191968005 and 0191968015, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparison purposes, a rotation of 0°34'30" counter clockwise was applied to bearings on plans (P1), (P4), (P5), (P6) and (P7).

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-53905

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

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