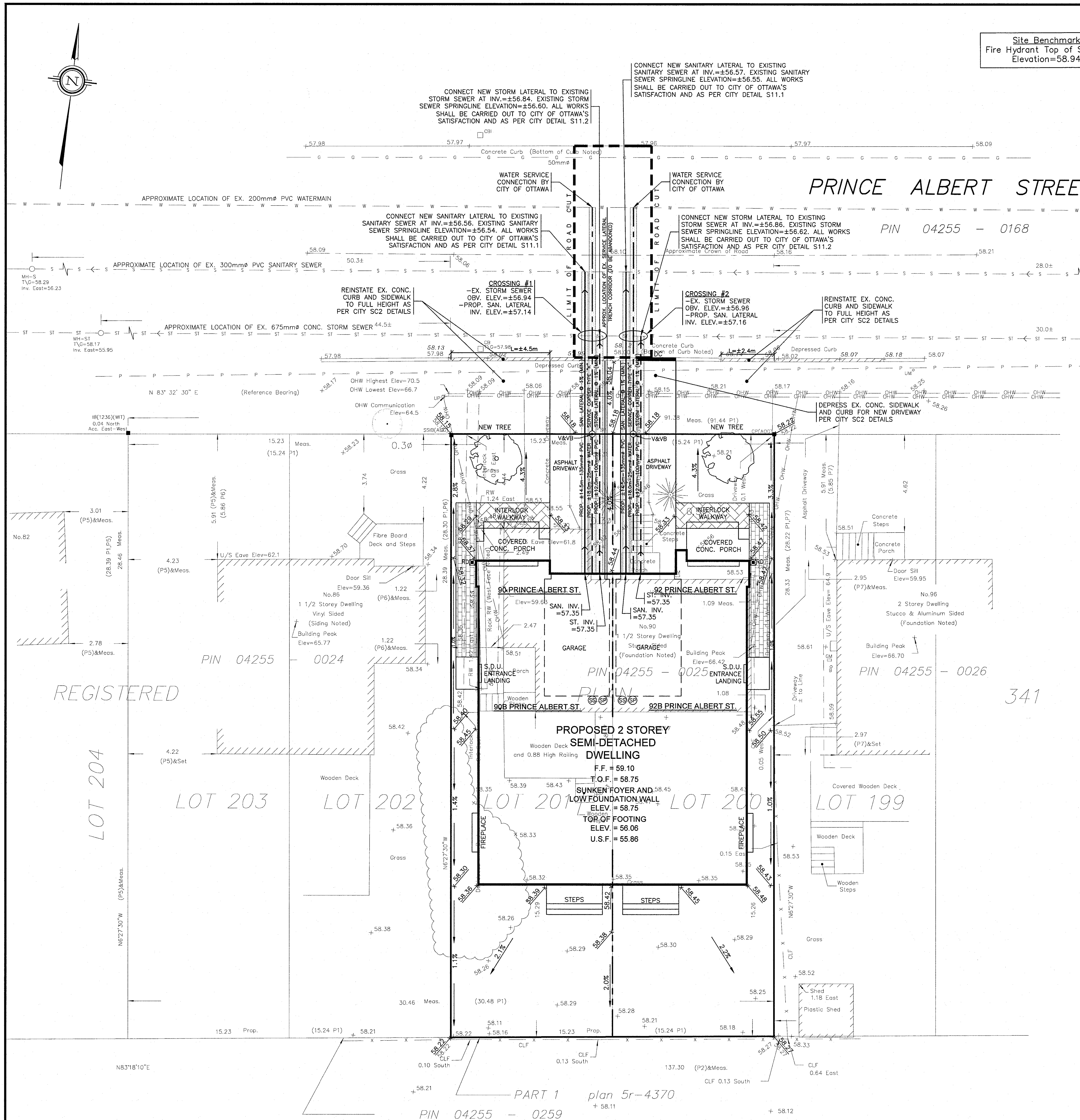
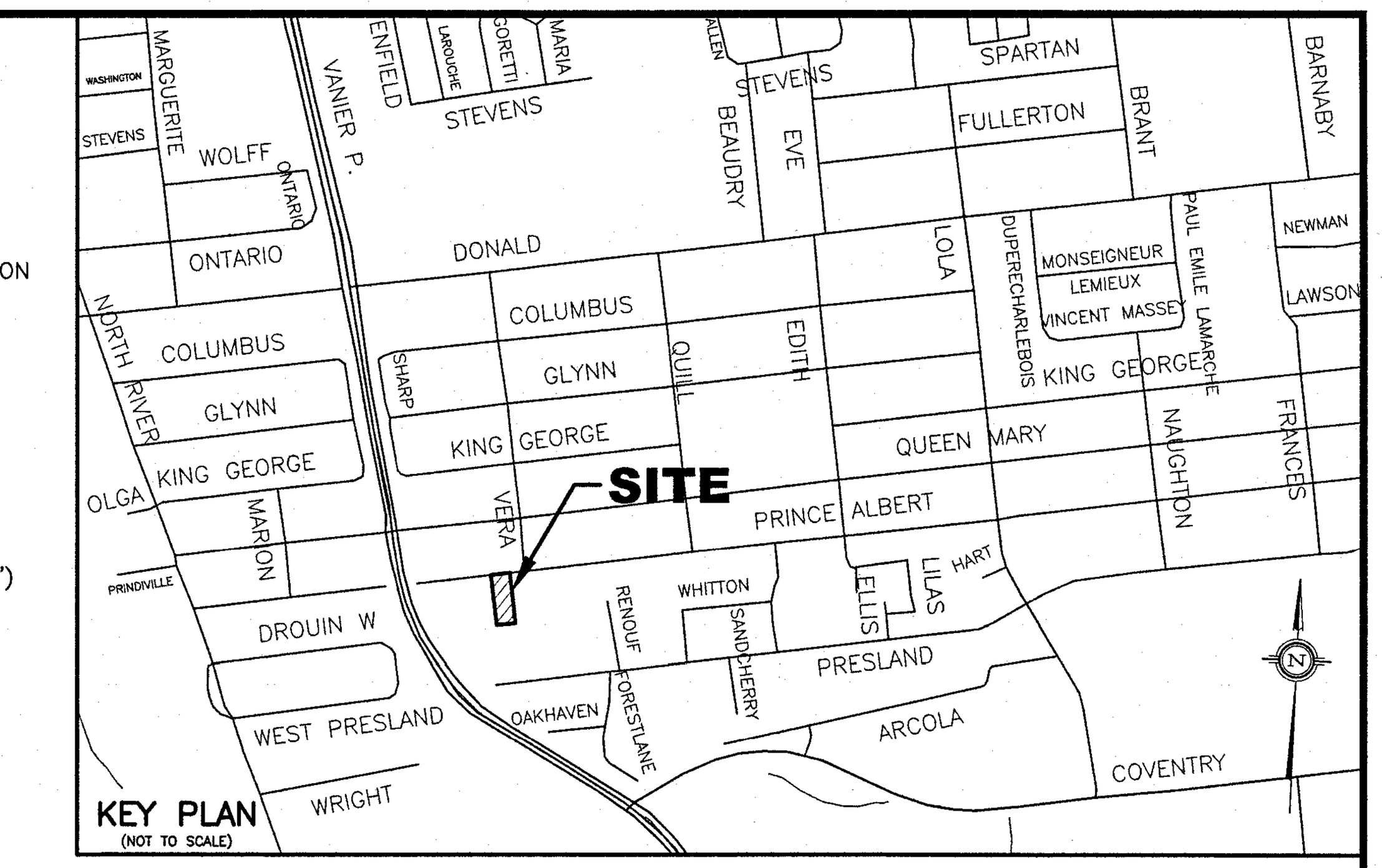




Committee of Adjustment
Received | Reçu le
2024-05-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation

LEGEND

58.40	PROPOSED ELEVATION
58.18	EXISTING ELEVATION
F.F.	PROPOSED TOP OF GROUND FLOOR ELEVATION
T.O.F.	PROPOSED TOP OF CONCRETE FOUNDATION ELEVATION
U.S.F.	PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
D/W	PROPOSED DRIVEWAY
—S—	EXISTING SANITARY SEWER
—ST—	EXISTING STORM SEWER
—W—	EXISTING WATERMAIN
	PROPOSED 135mmø PVC SANITARY LATERAL SERVICE @ 1% (MIN.) SLOPE
	PROPOSED 100mmø PVC STORM LATERAL SERVICE @ 1% (MIN.) SLOPE
	PROPOSED 25mmø WATER SERVICE (COPPER TYPE "K")
MH-S	EXISTING SANITARY MANHOLE
MH-ST	EXISTING STORM MANHOLE
CB	EXISTING CATCH BASIN
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
UP	EXISTING UTILITY POLE
—OHW—	EXISTING OVERHEAD WIRES
V&VB	PROPOSED VALVE AND VALVE BOX (V&VB)
	PROPOSED GENERAL DIRECTION OF LOT GRADING AND SURFACE FLOW
DC	PROPOSED DEPRESSED CURB
	PROPOSED RIGID STYROFOAM INSULATION 75mm THICK (MIN.)
	DENOTES LIMIT OF ROAD CUT AND REINSTATEMENT
RD	DENOTES PROPOSED ROOF DOWNSPOUT LOCATION TO DISCHARGE ONTO CONCRETE PAD PER HOUSE DESIGNER'S REQUIREMENTS

NOTES

1. EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS BUT ARE NOT COMPLETE. CONTRACTOR IS REQUIRED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.

2. CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY.

3. SITING DETAILS FOR THE PROPOSED RESIDENTIAL DWELLING WERE PROVIDED BY MIROCA DESIGN INC. AS SHOWN ON THEIR SITE PLAN (DWG. No. S.1.1 REV. No. 2 DATED MARCH 17, 2023) RECEIVED ON MARCH 17, 2023. THE BUILDING "FRONT AND REAR ELEVATION PLAN" (DWG. No. A4.7 REV. No. 2 DATED MARCH 17, 2023) PREPARED BY MIROCA DESIGN INC. AND RECEIVED ON MARCH 17, 2023 WAS USED TO ESTABLISH THE PROPOSED F.F., T.O.F., TOP OF FOOTING, AND U.S.F. ELEVATIONS OF THE NEW BUILDING.

4. EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATIONS, SEWER INVERTS, SEWER LOCATIONS, AND TOPOGRAPHICAL INFORMATION OF THE LOT WERE PROVIDED BY ANNIS O'SULLIVAN VOLLEBEKK LTD. AS DEPICTED ON THEIR TOPOGRAPHICAL SURVEY PLAN (JOB No. 22995-22 COMPLETED ON JULY 18, 2022). T.L. MAK ENGINEERING CONSULTANTS LTD. DOES NOT TAKE ANY RESPONSIBILITY FOR THE SURVEY INFORMATION SHOWN HERE. FOR INFORMATION ABOUT STORM AND SANITARY INVERT ELEVATION AT MANHOLES, AND SEWER AND WATERMAIN LOCATION AND SIZE, THE CONTRACTOR SHALL ALSO REFER TO CITY OF OTTAWA PLAN AND PROFILE DRAWING ENTITLED "PRINCE ALBERT STREET" – FROM STA. 220.00 TO STA. 370.00 SHEET 3 OF 4 REV. No. 1 DATED SEPTEMBER 1999 FOR DETAILS.

5. ALL GRADES SHOWN ARE GEODETIC AND METRIC. GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA. PROPOSED SURFACE GRADE SHALL BE 7% (MAX.) WHERE THE GROUND DROPS OFF STEEPLY. TERRACE THE GROUND AT 3H (MAX.) TO 1V AS NECESSARY TO MEET THE CITY'S GRADING REQUIREMENTS.

6. ALL WATERWORKS SHALL BE CONSTRUCTED TO CITY OF OTTAWA'S LATEST REVISED STANDARDS AND APPROVAL OF CITY. THE 25mm DIA. WATER SERVICES SHALL BE COPPER TYPE "K". WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY W17 DETAIL. WATER SERVICE CONNECTION ON PRINCE ALBERT STREET SHALL BE DONE BY THE CITY. ALL CONNECTIONS AND OTHER RELATED WORKS TO WATERMAIN SHALL BE MADE BY THE CITY AND EXCAVATION, BACKFILLING AND REINSTATEMENTS BY CONTRACTOR. ALL WATERWORKS SHALL BE CARRIED OUT TO THE CITY'S SATISFACTION.

7. PROPOSED SANITARY AND STORM SERVICE LATERALS AND STORM PIPE SHALL BE PVC DR-28 OR EQUIVALENT. SANITARY AND STORM SEWER SERVICE (22½ DEGREES LONG RADIUS) BENDS AND RISERS USED MUST BE CONSTRUCTED TO THE CITY'S SATISFACTION.

8. CONSTRUCT ALL SANITARY, STORM AND WATER SERVICES IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARD OTHERWISE AS PER OPSS AND OPSD SPECIFICATIONS.

9. SITE BENCHMARK SHALL BE REFERENCED FROM THE ANNIS O'SULLIVAN VOLLEBEKK LTD. TOPOGRAPHICAL SURVEY PLAN.

10. THIS LOT GRADING DESIGN PLAN WAS PREPARED FOR THE OWNERS FOR BUILDING PERMIT APPLICATION ONLY. ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERING STANDARDS AND PER CITY'S REQUIREMENTS. THIS GRADING PLAN SHALL NOT BE USED FOR BUILDING CONSTRUCTION LAYOUT PURPOSES. REFER TO THE APPROVED SITE PLAN FOR EXACT DIMENSIONS REGARDING BUILDING LOCATION LAYOUT.

11. THE CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE NEW 25mm DIA. WATER SERVICES ON THIS LOT SHALL HAVE A MINIMUM OF 2.4m OF GROUND COVER. THE WATER SERVICE INSTALLATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY STANDARDS. ALSO, IF WATER SERVICE IS LESS THAN 2.4m FROM SEWER, MANHOLE OR CATCH BASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH S/M RIGID INSULATION (AS PER CITY DETAIL W22 AND W23).

12. ALL SEWER BEDDING TO BE CLASS 'B'-1 AS PER OPSD 802.03 C/W GRANULAR COVER. BEDDING FOR SEWERS AND WATERMAIN INSTALLATION SHALL BE TYPE 'B' COMPACTED TO 95% DRY PROCTOR DENSITY. FOR THE SEWER LATERALS USE 300mm THICK APPROVED GRANULAR COVER MATERIAL COMPACT TO 95% DRY PROCTOR DENSITY. TRENCH BACKFILL WITH NATIVE MATERIAL AND COMPACT TO 95% DRY PROCTOR DENSITY MINIMUM. NO FROZEN MATERIALS ARE TO BE USED AS BACKFILL IN THE SERVICING TRENCHES.

13. WHERE SERVICE LATERALS PASS UNDER THE FRONT PORCH, THE CITY OF OTTAWA RECOMMENDS SLEEVING TO BE PROVIDED.

14. IT IS RECOMMENDED THAT A FULL PORT BACKWATER VALVE BE INSTALLED FOR THE SANITARY SERVICE LATERAL AND A BACKWATER VALVE FOR THE STORM SERVICE LATERAL PROPOSED TO SERVICE THE NEW BUILDING UNDER THE CURRENT REGULATION OF THE ONTARIO PLUMBING CODE AND PER CITY DETAILS S14, S14.1 AND S14.2.

15. THE OWNER'S HOUSE DESIGNER AND PLUMBER SHALL CHECK THE CURRENT ONTARIO PLUMBING CODE FOR REQUIREMENTS FOR A BACKWATER VALVE IN THE BUILDING AND AS PER THE MECHANICAL ENGINEER'S DRAWINGS AT THE SANITARY AND STORM SERVICE LATERALS.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE WORKS.

17. ALL BENDS SHALL BE LONG RADIUS TYPE OR AS APPROVED BY THE CITY OF OTTAWA.

18. THE CONTRACTOR SHALL CHECK AND VERIFY TO ENSURE THAT THE NEW STORM AND SANITARY SERVICE LATERALS AS PER ALIGNMENT REQUIRED BY THE CITY WILL ACHIEVE 1% (MINIMUM) SLOPE TO THE FOUNDATION WALL OF THE PROPOSED DWELLING.

19. LOCATION OF EXISTING WATERMAIN AND SEWERS SHOWN ON THIS PLAN WERE TAKEN FROM THE CITY'S AVAILABLE PLANS AND DRAWINGS, WHICH WERE LIMITED AND INCOMPLETE. THE CONTRACTOR IS ADVISED TO OBTAIN AND REVIEW THESE PLANS AND SATISFY HIMSELF OR HERSELF ALONG WITH OBTAINING LOCATES OF THESE SERVICES PRIOR TO CONSTRUCTION.

20. INSULATE THE PROPOSED HOUSE SERVICE LATERALS ON PRIVATE PROPERTY FROM PROPERTY LINE TO THE HOUSE AND WITHIN THE ROAD RIGHT OF WAY WITH RIGID STYROFOAM INSULATION (50mm THICK MINIMUM) AND ANY OTHER LOCATION WHERE GROUND COVER IS LESS THAN 2.4m FOR WATER, 2.0m FOR STORM AND SANITARY SERVICES. INSULATION THICKNESS AND WIDTH REQUIREMENTS SHALL BE AS PER CITY'S ENGINEERING STANDARDS AND PER REQUIREMENTS OF THE CITY OF OTTAWA AND OWNER'S SOILS ENGINEER.

21. WHERE FROST COVER FROM UNDERSIDE OF HOUSE CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 1.5m, IT IS RECOMMENDED THAT INSULATION BE INSTALLED AT THE BUILDING FOOTING AND FOUNDATION OF THE HOUSE TO PROVIDE SUFFICIENT FROST COVER FOR THE FOUNDATION STRUCTURE. THE HOUSE FOUNDATION AND FOOTING WILL NEED TO BE REVIEWED FOR INSULATION BY THE OWNER'S SOILS ENGINEER. EXACT INSULATION REQUIREMENTS SHALL BE AS PER OWNER'S HOUSE DESIGNER'S DESIGN INSULATION DETAILS AND CONFIRMED BY THE OWNER'S SITE SOILS ENGINEER. INSULATE THE HOUSE WATER SERVICE WITHIN THE ROAD RIGHT OF WAY ADJACENT TO THE EXISTING ROADWAY SURFACE AND UNDERGROUND STRUCTURES WHERE GROUND COVER IS LESS THAN 2.4m FOR WATER SERVICE, SANITARY GRAVITY SEWER AND SUMP PUMP FORCEMAIN.

22. DETAILS OF THE EXISTING SEWERS AND WATERMAIN SHOWN ON PRINCE ALBERT STREET FROM THE CITY MAY NOT BE CURRENT. THE CONTRACTOR SHALL REFER TO THE CITY'S SEWER AND WATERMAIN DRAWINGS FOR DETAILS BEFORE DIGGING. THE CONTRACTOR IS ADVISED TO EXCAVATE AND INVESTIGATE THE SEWER ELEVATIONS IN FRONT OF THIS PROPERTY FIRST TO ENSURE THAT AT THE VERY LEAST 1% (MINIMUM) PIPE SLOPE OF THE SANITARY AND STORM LATERALS CAN BE ACHIEVED USING THE PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF 1% (MINIMUM) SLOPE IS NOT POSSIBLE FROM THE HOUSE TO THE SEWER, THEN THE CONTRACTOR SHOULD INFORM THE OWNER'S PROJECT MANAGER AND THE CITY ACCORDINGLY FOR FURTHER DIRECTION.

23. FOR DEVELOPMENT OF THIS LOT, THE CONTRACTOR MUST FIRST CONSTRUCT THE UNDERGROUND SANITARY, STORM AND WATER SERVICES FROM THE SEWER AND WATERMAIN TO THE PROPERTY, PRIOR TO HOUSE CONCRETE FOUNDATION POURING. THE CONTRACTOR SHALL VERIFY SEWER DEPTHS TO ENSURE THAT THE SEWER LATERALS CAN ACHIEVE A SLOPE OF 1% (MINIMUM) AND STILL BE BELOW PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF THIS IS FOUND TO BE NOT POSSIBLE, THE CONTRACTOR SHALL CONTACT THE OWNER AND HIS OR HER PROJECT MANAGER TO REPORT THE FINDING IN ORDER TO ADJUST HOUSE FOUNDATION GRADES PRIOR TO CONCRETE POURING.

24. HOUSE WATER SERVICE, STORM LATERAL AND SANITARY LATERAL ARE THE RESPONSIBILITY OF THE OWNER'S PLUMBER FROM 1.0m OUTSIDE THE FOUNDATION WALL INTO THE PROPOSED DWELLING UNDER THE LATEST REVISION OF THE ONTARIO PLUMBING CODE.

25. THE CONTRACTOR, UPON COMPLETION OF THE NEW DRIVEWAY, SHALL RESTORE THE EXISTING PRINCE ALBERT STREET ROADWAY BOULEVARD DISTURBED BY CONSTRUCTION WORKS ON THIS PROPERTY. ADDITIONALLY, THE ROADWAY GRADING SHALL BE RESTORED AND RE-GRADED TO DRAIN POSITIVELY TO THE EXISTING STORMWATER OUTLET AS REQUIRED BY THE CITY INSPECTOR.

26. ROOF EAVESTROUGHS SHALL BE INSTALLED. ROOF DOWNSPOUTS MUST BE DIRECTED TO OUTLET DISCHARGE TO THE FRONT YARD ONLY AND NOT TO THE SIDE YARDS OR REAR YARD.

27. THE CONTRACTOR SHALL CONTACT ALL THE UTILITY COMPANIES REGARDING LOCATION OF THE EXISTING OVERHEAD UTILITY WIRES FOR RELOCATION AND POSSIBLE CONFLICT CLEARANCE PRIOR TO CONSTRUCTION.

28. THE OWNER'S HOUSE DESIGNER SHALL REVIEW THIS PLAN WITH THE OWNER AND CONFIRM THE FINISHED FLOOR, TOP OF FOUNDATION/TOP OF LANDING, TOP OF BASEMENT SLAB, UNDERSIDE OF FOOTING ELEVATIONS, ETC. PRIOR TO CONSTRUCTION AS PER THE ARCHITECTURAL PLANS.

29. a) THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR THE PROTECTION OF THE RECEIVING STORM SEWER DURING CONSTRUCTION ACTIVITIES. THESE PRACTICES ARE REQUIRED TO ENSURE NO SEDIMENT AND/OR ASSOCIATED POLLUTANTS ARE RELEASED TO THE RECEIVING WATERCOURSE. THESE PRACTICES INCLUDE INSTALLATION OF SEDIMENT BARRIERS ON ALL CATCH BASIN AND MAINTENANCE HOLES AND A SILT FENCE BARRIER (AS PER OPSD 219.110 AND ASSOCIATED SPECIFICATIONS) ALONG THE PROPERTY LIMITS OF THE PROPOSED DEVELOPMENT AND ALL OTHER AREAS THAT SHEET DRAIN OFF SITE. MAINTENANCE HOLE SEDIMENT BARRIERS TO BE AMOCO 4555 NONWOVEN GEOTEXTILE OR APPROVED EQUIVALENT.

b) THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICE TO PROVIDE PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

30. THE CONTRACTOR SHALL INSTALL RIGID STYROFOAM INSULATION (50mm THICK MINIMUM) OVER ALL PROPOSED SERVICE LATERALS SHOWN ON THIS DRAWING. THE RIGID INSULATION DETAILS REGARDING COMPRESSIVE STRENGTH, THICKNESS AND WIDTH SHALL BE AS PER MINISTRY OF ENVIRONMENT STANDARDS AND THE OWNER'S SOILS ENGINEER'S REQUIREMENTS FOR INSTALLATION.

31. THE ROOF TYPE OF THE PROPOSED SEMI-DETACHED DWELLING IS PITCHED.

32. SANITARY AND STORM LATERALS SHALL BE REQUIRED TO BE SLEEVED UNDERNEATH DRIVEWAYS AND GARAGE SLAB AS PER CITY OF OTTAWA REQUIREMENTS.

33. EXISTING HOUSE LATERALS AND WATER SERVICE PIPING HAVE BEEN AND/OR SHALL BE ABANDONED. WATER SERVICE SHALL BE BLANKED AT THE MAIN AS PER CITY OF OTTAWA'S REQUIREMENTS. SEWER LATERAL(S) SHALL BE CAPPED AT FRONT PROPERTY LINE. ALL WATER AND SEWER LATERAL WORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION AND AS PER CITY DETAIL S11.4 FOR CAPPING SERVICES.

34. CONCRETE BARRIER CURB AND DEPRESSED CURB DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG. No. SC2 MARCH 2009). CONCRETE CURB CONSTRUCTION AND REINSTATEMENT SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.

35. NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION, WILL BE DIRECTED TOWARDS THE NEIGHBOURS' PROPERTIES.

36. ALL TREES ON THE RIGHT-OF-WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION AND ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE "MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAWS" AND THE "URBAN TREES CONSERVATION BY-LAW" AS AMENDED FROM TIME TO TIME.

37. THERE WILL BE NO ALTERATION TO THE EXISTING GRADE AND DRAINAGE PATTERN ON THE PROPERTY LINES.

NO.	REVISION	DATE	BY
2	REVISIONS AS PER CITY'S REVIEW COMMENTS OF APRIL 26, 2023	04/28/23	TLM
1	REVISIONS AS PER HOUSE DESIGNER'S COMMENTS AND REVISED SITE PLAN OF MARCH 17, 2023	03/20/23	TLM

LICENSED PROFESSIONAL ENGINEER — TONY L. MAK — PROVINCE OF ONTARIO — 04/28/23

SCALE: 1:100 HORIZONTAL; VERTICAL (0 1 3 5m)

DESIGN	T.L.M.
CHECKED	T.L.M.
DRAWN BY	P.M.
CHECKED	T.L.M.
APPROVED	T.L.M.

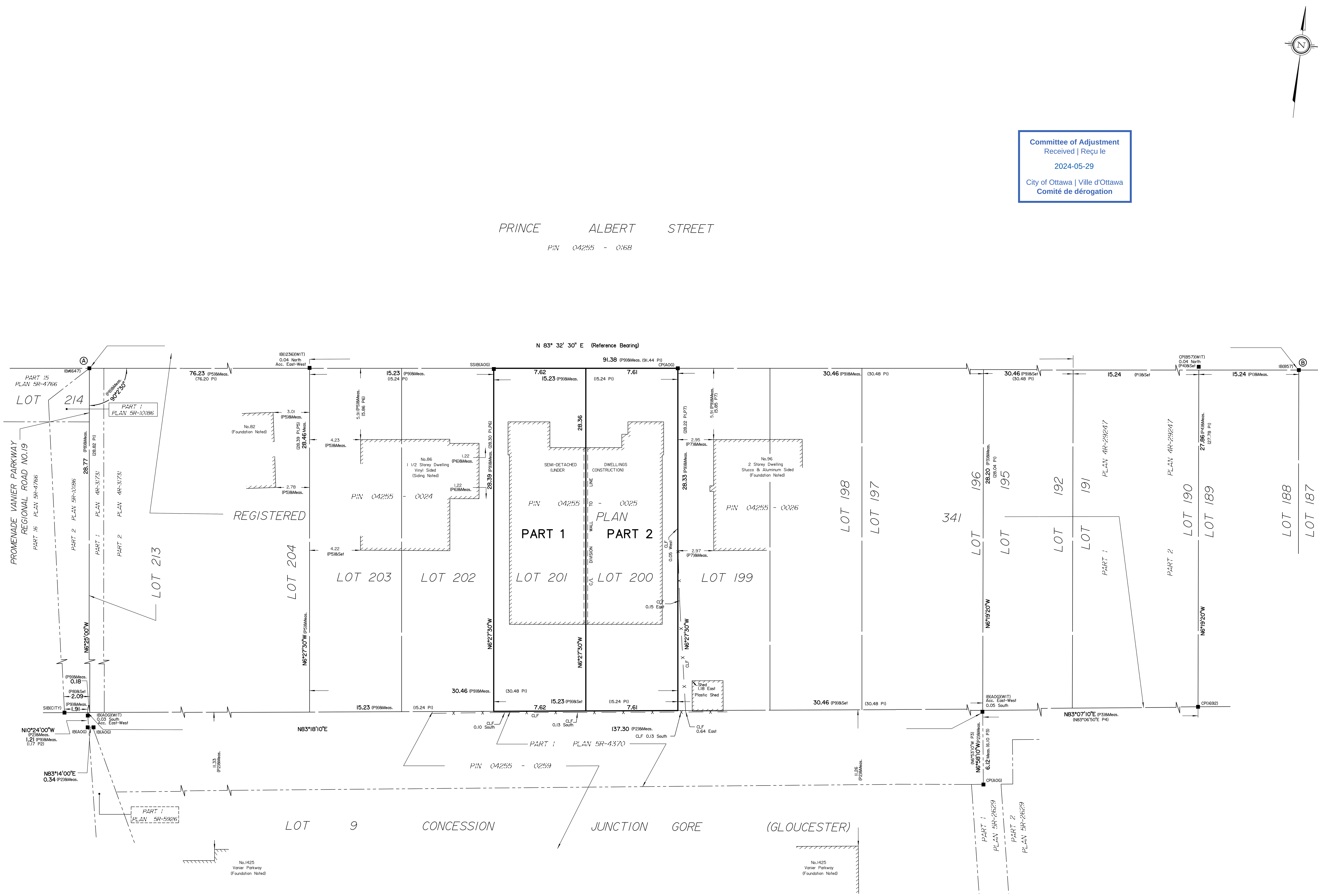
PROJECT: 90 PRINCE ALBERT STREET
LOTS 200 AND 201
REGISTERED PLAN 341
CITY OF OTTAWA

DRAWING TITLE: PROPOSED LOT GRADING AND SERVICING PLAN

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No.	DATE	DRAWING No.
823-27	MARCH 2023	G-1

Committee of Adjustment
Received | Reçu le
2024-05-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation



AREA (Sq.m.)	PART	LOT	PLAN	PIN
216.1	1	201	341	ALL OF 04255-0025
215.9	2	200		

PLAN OF SURVEY OF

LOTS 200 AND 201 REGISTERED PLAN 341 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 150

6 4.5 3.0 1.5 0 3 6 Metres

The intended plot size of the plan is 914 mm in width by 610 mm in height when plotted at a scale of 1:150.

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 :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the _ _ day of _ _ _ _ _ _ _ _ _, 2024.

_ _ _ _ _ _ _ _ _ _
Date

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _
Jamie Leslie
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-

Notes & Legend

—□—	Denotes	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBØ	"	Round Iron Bar
CP	"	Concrete Pin
(WIT)	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd.
Acc.	"	Accepted
Meas.	"	Measured
(P1)	"	Registered Plan 341
(P2)	"	(AOG) August 3, 2018
(P3)	"	(AOG) May 3, 1999
(P4)	"	Plan 4R-29247
(P5)	"	(1236) July 19, 2000
(P6)	"	(990) July 27, 1994
(P7)	"	(AOG) April 23, 1974
(P8)	"	Plan 5R-10186
(P9)	"	(AOG) September 1, 2022
CLF	"	Chain Link Fence

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999944.

Bearings are grid, derived from the southerly limit of Prince Albert Street, shown to be N83°32'30"E on plan by (725) dated September 22,1986, and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°02'50" counter-clockwise was applied to bearings on plan P2. A rotation of 0°37'40" counter-clockwise was applied to bearings on plan P3. A rotation of 0°02'50" clockwise was applied to bearings on plan P4. A rotation of 0°02'20" counter-clockwise was applied to bearings on plan P8.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680105 and 01918434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

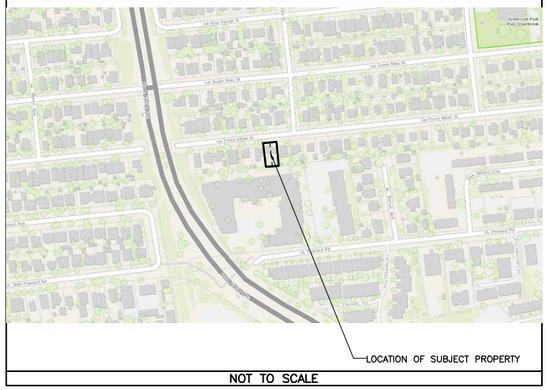
. 01919680105	Northing	5024915.16	Easting	373971.65
. 019198434761	Northing	5036178.12	Easting	372436.11
. Point A	Northing	5031882.79	Easting	370401.38
. Point B	Northing	5031905.07	Easting	370598.22

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors

Job No. 24559-24 MirocaDesign Lts200,201 Pl341 R Dl | pj

KEY PLAN



NOT TO SCALE

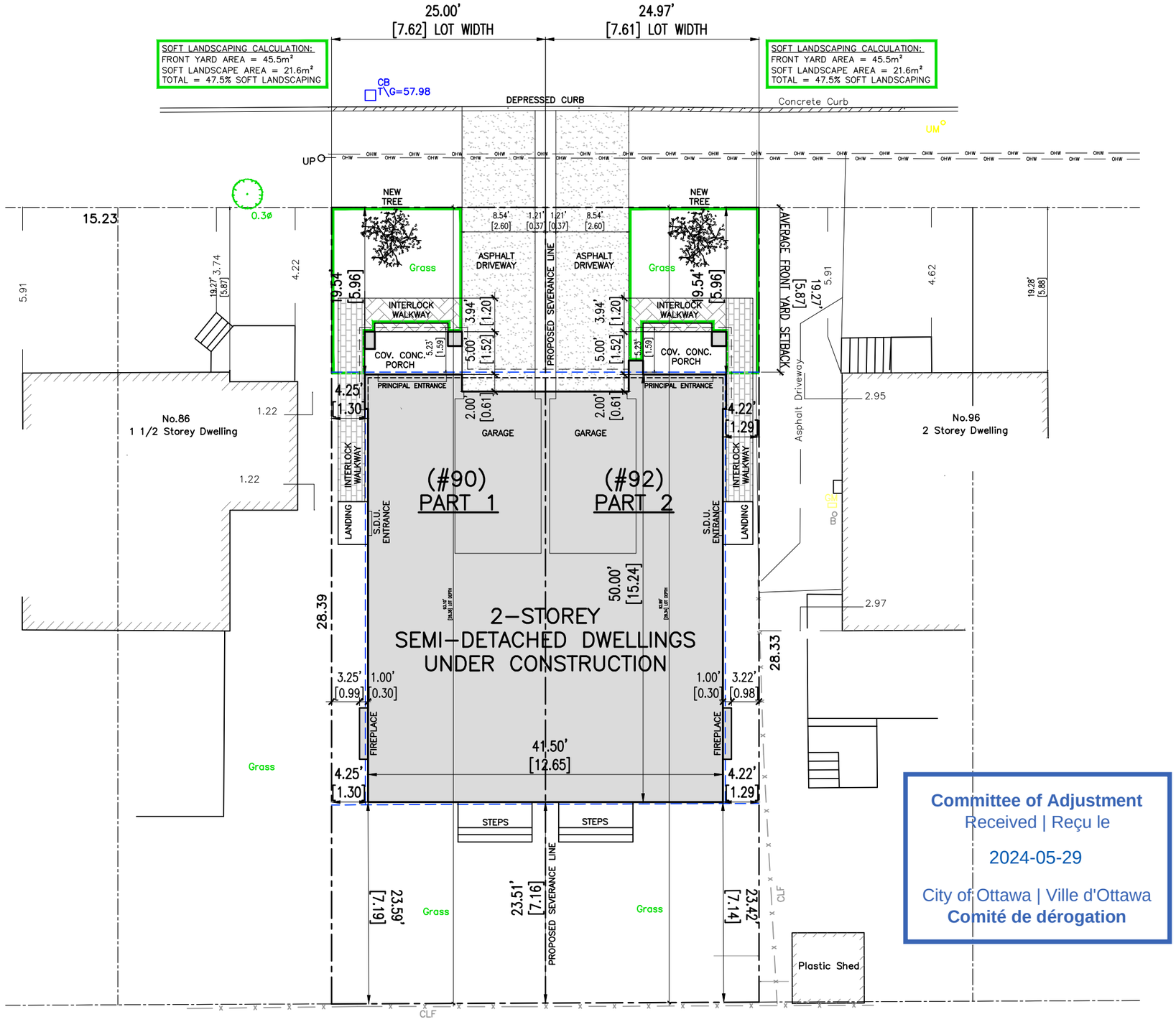
PROJECT INFORMATION	
ADDRESS	90 & 92 PRINCE ALBERT STREET OTTAWA, ON. K1K 2A1
LEGAL DESCRIPTION	LOTS 200 AND 201 REGISTERED PLAN 341 CITY OF OTTAWA WARD 13, RIDEAU–ROCKCLIFFE
ZONING	ZONING BYLAW 2008–250	R3M SECTION 139 – LOW–RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 – ALTERNATIVE YARD SETBACKS AFFECTING LOW–RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT

DEVELOPMENT STANDARDS			
SITE PROVISIONS	BY–LAW REQUIREMENTS	PROVIDED PART 1 (#92)	PROVIDED PART 2 (#90)
MIN. LOT WIDTH	6m	7.62m	7.61m
LOT DEPTH	–	28.38m	28.34m
MIN. LOT AREA	180m²	216.1m²	215.9m²
MAX. BUILDING HEIGHT	8m	7.67m	7.62m
MIN. FRONT YARD SETBACK	5.87m AVERAGE	5.96m	5.96m
MIN. REAR YARD SETBACK	25%	25.22% (7.16m)	25.19% (7.14m)
MIN. REAR YARD AREA	25%	25.31% (54.71m²)	25.19% (54.40m²)
MIN. INTERIOR YARD SETBACK	1.2m	1.30m	1.29m
FRONT YARD SOFT LANDSCAPE AREA	30%	47.50%	47.50%
MAXIMUM DRIVEWAY WIDTH	2.75m	2.6m	2.6m
AVERAGE FRONT YARD SETBACK CALCULATION: ADJACENT LOT (WEST) = 5.87m ADJACENT LOT (EAST) = 5.88m AVERAGE OF ADJACENT LOTS = 5.87m			

LEGEND

BUILDING UNDER CONSTRUCTION		SOFT LANDSCAPING AREA	
DRIVEWAY		LINE OF REQUIRED SETBACK	
WALKWAY		OVERHEAD WIRES	OHW OHW
FENCE	x x		

PRINCE ALBERT STREET



Committee of Adjustment
Received | Reçu le
2024-05-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SITE PLAN
SCALE = 1:150

0 1 2 5 10 15 METRES

MD
MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONCOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

TEL: 613-274-2653
FAX: 613-274-7085

CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

CELEBRATING 35 YEARS
DESIGN•BUILD

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.

2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY–LAWS.

3. FOOTINGS DESIGNED FOR 2000 P.S.F ASSUMED BEARING BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.

4. DO NOT SCALE THE DRAWINGS.

5. THE OWNER / GENERAL CONTRACTOR SHALL CONFIRM ALL UTILITY EASEMENTS AND/OR SETBACK REQUIREMENTS BEFORE SETTING OUT FOR CONSTRUCTION.

6. THE GENERAL CONTRACTOR SHALL CONFIRM ALL FROST PROTECTION DETAILS ON SITE WITH A GEOTECHNICAL ENGINEER BEFORE FORMING.

NO.	DESCRIPTION & DATE
1	

REVISIONS

JOB TITLE:
90 & 92 PRINCE ALBERT STREET
OTTAWA, ON.

2–STOREY SEMI–DETACHED DWELLINGS UNDER CONSTRUCTION

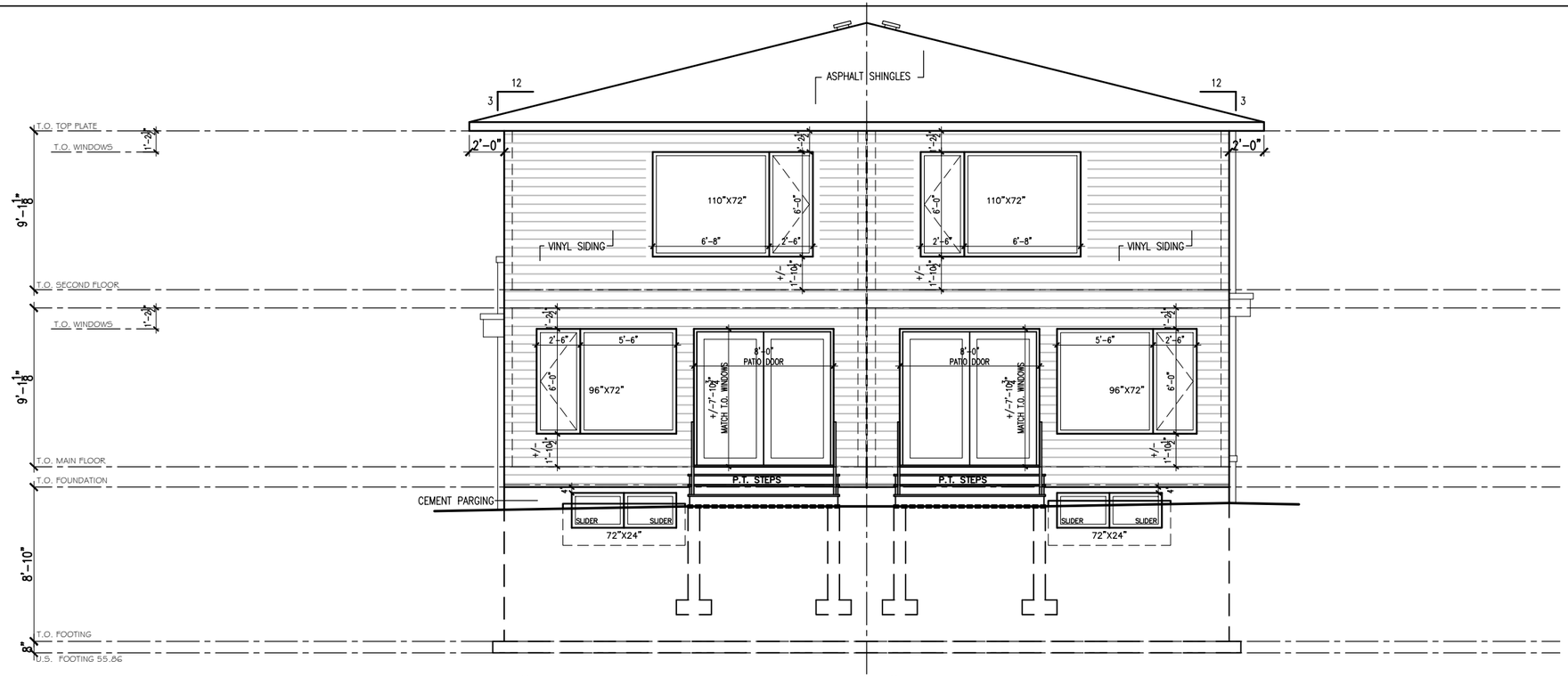
PROPOSED SEVERANCE

SITE PLAN
KEY PLAN
ZONING INFORMATION

SCALE: AS SHOWN	DWG NO.
DRAWN: M.D.	S1.1
CHECKED:	
DATE: 2024-MAY	
PRINT DATE: 2024-MAY-28	

FRONT ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"



REAR ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"

Committee of Adjustment
Received | Reçu le

2024-05-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONCOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

TEL: 613-274-2653
FAX: 613-274-7085

CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

CELEBRATING 35 YEARS DESIGN•BUILD

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.

2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.

3. FOOTINGS DESIGNED FOR 3000 P.S.F ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.

4. DO NOT SCALE THE DRAWINGS.

5. THE OWNER / GENERAL CONTRACTOR SHALL CONFIRM ALL UTILITY EASEMENTS AND/OR SETBACK REQUIREMENTS BEFORE SETTING OUT FOR CONSTRUCTION.

6. THE GENERAL CONTRACTOR SHALL CONFIRM ALL FROST PROTECTION DETAILS ON SITE WITH A GEOTECHNICAL ENGINEER BEFORE FORMING.

No.	Description & Date
1	

Revisions

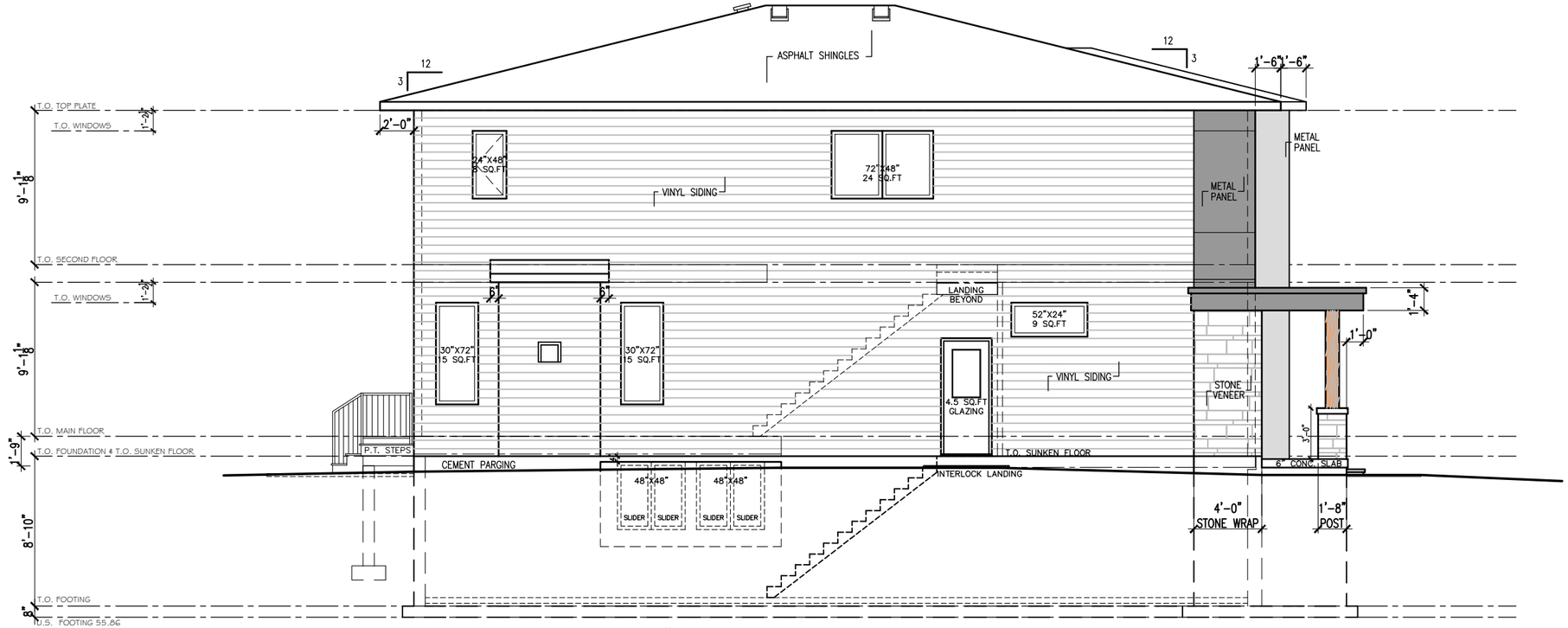
JOB TITLE:
90 & 92 PRINCE ALBERT STREET
OTTAWA, ON.

2-STOREY SEMI-DETACHED DWELLINGS UNDER CONSTRUCTION

PROPOSED SEVERANCE

FRONT ELEVATION (NORTH)
REAR ELEVATION (SOUTH)

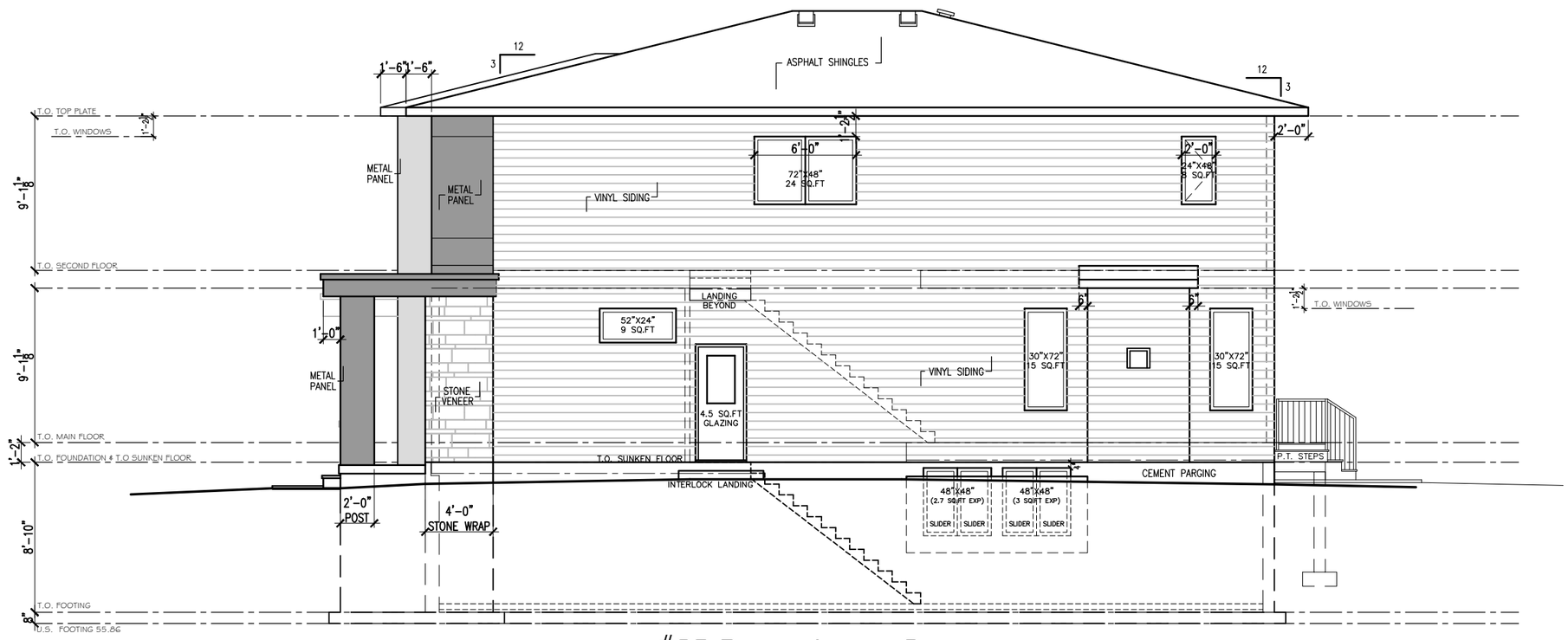
Scale: As Shown	Dwg No.
Drawn: M.D.	A1.2
Checked:	
Date: 2024-MAY	
Print Date: 2024-MAY-23	



#92 Prince Albert Street

LEFT SIDE ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



#90 Prince Albert Street

RIGHT SIDE ELEVATION (WEST)

SCALE: 1/8" = 1'-0"

MD
MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONCOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

TEL: 613-274-2653
FAX: 613-274-7085

CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

CELEBRATING 35 YEARS
DESIGN•BUILD

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.

2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.

3. FOOTINGS DESIGNED FOR 2000 P.S.F ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.

4. DO NOT SCALE THE DRAWINGS.

5. THE OWNER / GENERAL CONTRACTOR SHALL CONFIRM ALL UTILITY EASEMENTS AND/OR SETBACK REQUIREMENTS BEFORE SETTING OUT FOR CONSTRUCTION.

6. THE GENERAL CONTRACTOR SHALL CONFIRM ALL FROST PROTECTION DETAILS ON SITE WITH A GEOTECHNICAL ENGINEER BEFORE FORMING.

No.	Description & Date
1	

REVISIONS

JOB TITLE:
90 & 92 PRINCE ALBERT STREET
OTTAWA, ON.

2-STOREY SEMI-DETACHED DWELLINGS UNDER CONSTRUCTION

PROPOSED SEVERANCE

RIGHT SIDE ELEVATION (WEST)
LEFT SIDE ELEVATION (EAST)

SCALE: AS SHOWN	DWG NO.
DRAWN: M.D.	A2.2
CHECKED:	
DATE: 2024-MAY	
PRINT DATE: 2024-MAY-23	