

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N22°13'30"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°01'10" counter-clockwise was applied to bearings on P1 & P2.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

.01919680005 Northing 5027191.26 Easting 361496.76
 .01919680105 Northing 5024915.16 Easting 373971.65
 .Point A Northing 5023254.01 Easting 372297.72
 .Point B Northing 5023221.26 Easting 372311.10

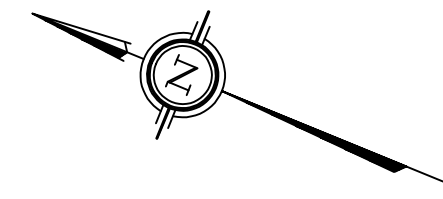
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4 (RIDEAU FRONT) (GLOUCESTER)

ALBION ROAD

PIN 04340 - 0466

Centerline of Constructed Road



Committee of Adjustment
 Received | Reçu le
 2024-07-25
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SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF 8	3 (RIDEAU FRONT)	ALL OF PIN 04338-0159
2			
3			
4			
5			
6			
7			ALL OF PIN 04338-0158

PLAN OF SURVEY OF
PART OF LOT 8
CONCESSION 3 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 200

 The intended plot size of this plan is 762 mm in width by 610 mm in height when plotted at a scale of 1:200.

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

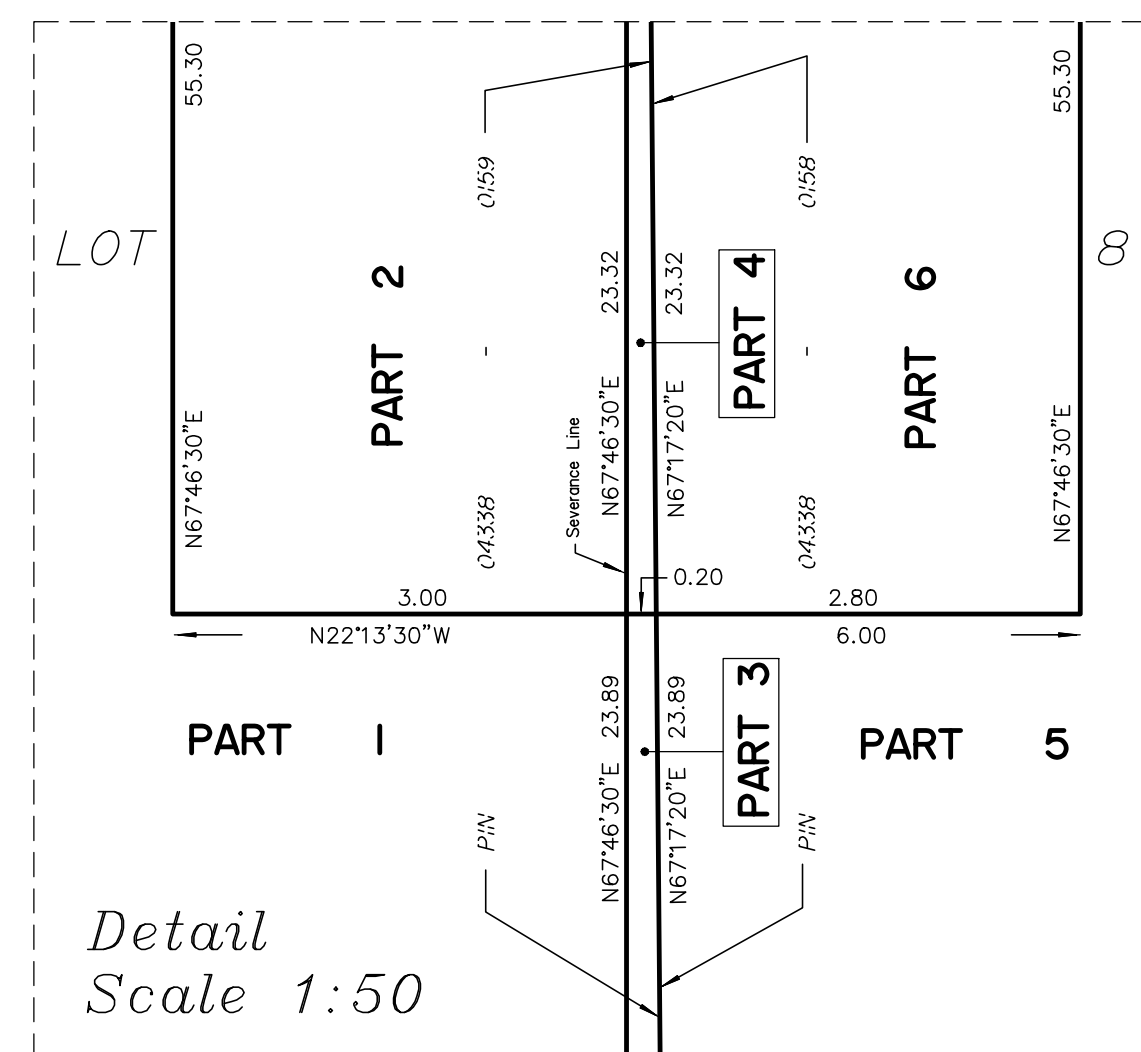
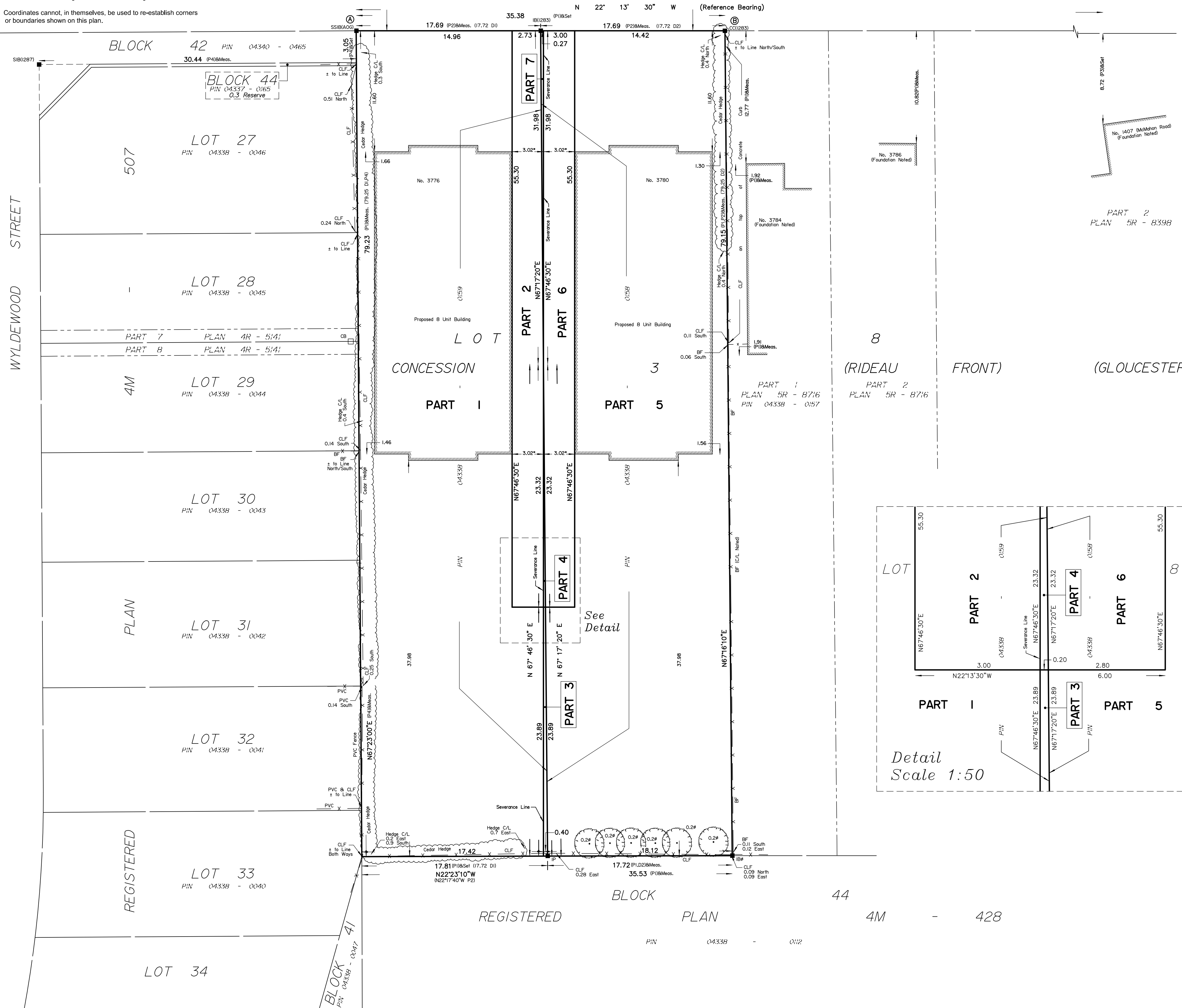
Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the ___ day of _____, 2024.

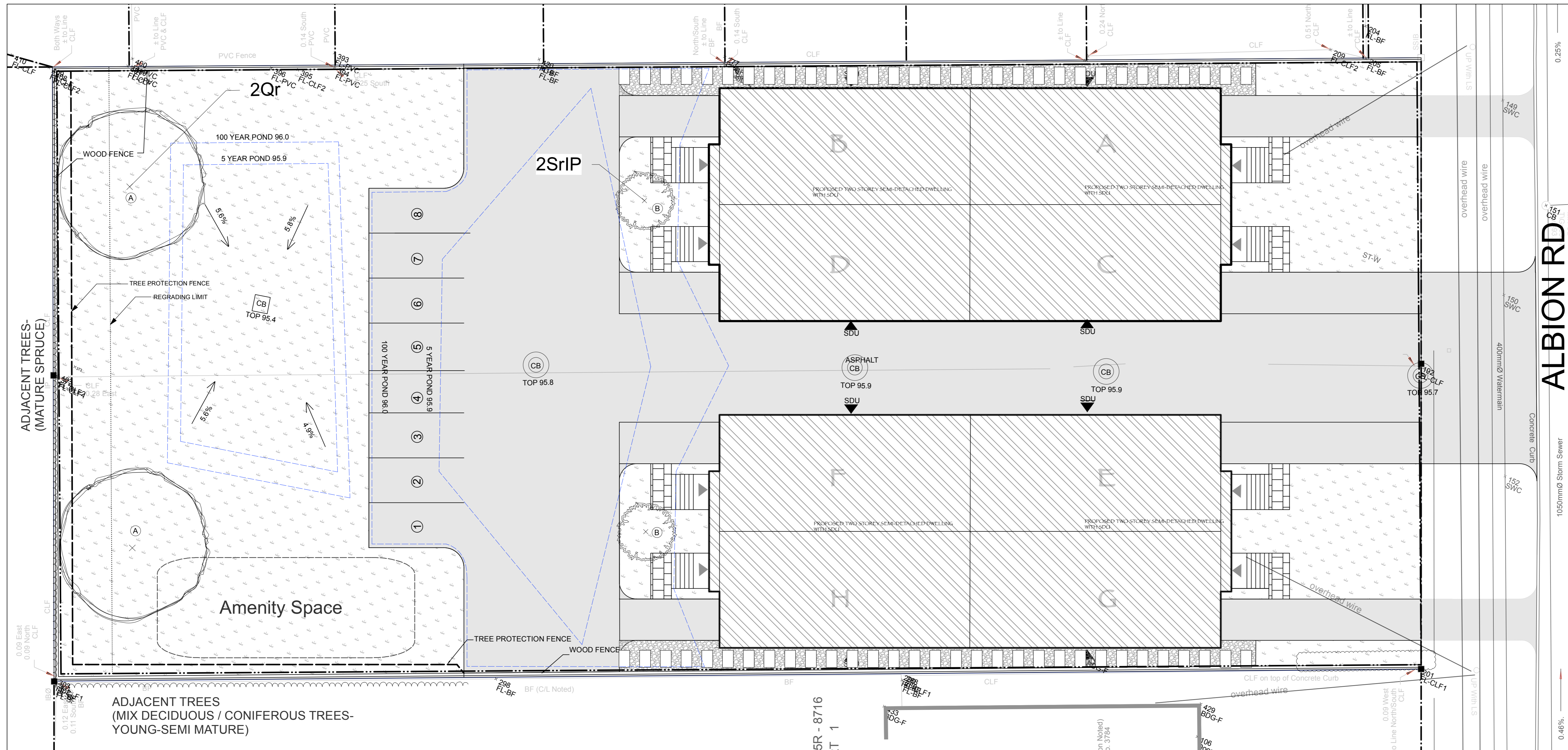
Date _____ E.H. Herweyer
 Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-75379

- Notes & Legend
- Denotes
 - Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - CC Cut Cross
 - IP Iron Pipe
 - IBØ Round Iron Bar
 - (WT) Witness
 - Meas. Measured
 - (AOG) Annis, O'Sullivan, Vollebek Ltd.
 - (P1) Plan SR-8716
 - (P2) (1283) Plan October 19, 1990
 - (P3) (1287) Plan June 29, 2001
 - (P4) Registered Plan 4M-507
 - (D1) Deed Inst. GL50501
 - (D2) Deed Inst. N689051
 - CLF Chain Link Fence
 - BF Board Fence
 - Ø Diameter
 - C/L Centreline
 - 3.00+ Distance to Severance Line

Parts 1, 2 & 7 Area = 1401.1 (Sq.m.)
 Parts 3, 4, 5 & 6 Area = 1406.5 (Sq.m.)





LANDSCAPE / PLANTING PLAN

LEGEND

PROPERTY LINE	REGRADING LIMITS
PROPOSED BUILDING	TREE PROTECTION FENCE
PROPOSED ASPHALT	100/5YR POND LIMITS
SOD	EXISTING CEDAR HEDGE
STONE AND SLAB PATHWAY	

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PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL/ HT.	CONDITION/REMARKS
TREES					
Qr	2	Quercus rubra	Red Oak	70mm	W.B. Staked
SrIP	2	Syringa reticulata 'Ivory Pillar'	Ivory Pillar Tree Lilac	50mm	W.B. Staked

TREE SOIL VOLUME MATRIX

Soil Volume Area, Tree Quantity and Size	Tree Quantity	OTTAWA TARGET SOIL VOLUME (m3)	Design Soil Volume	SOIL ADEQUACY percentage
AREA A - 2 Large shade trees in plant bed				
Plant bed (708.5 sq m x 0.45 metre deep)	2	36.0	318.9	885.70%
AREA B - 1 small tree in plant bed				
plant bed (22.7 sq m x .45 metre deep)	1	15.0	10.2	68.10%

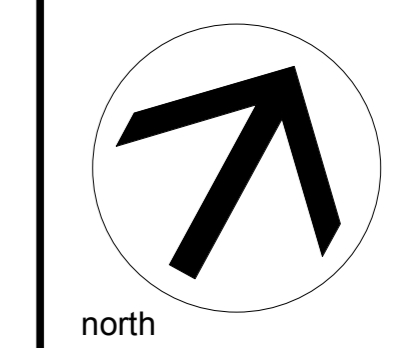
NOTE:
THIS PLAN IS ISSUED FOR SITE PLAN CONTROL SUBMISSION ONLY. ADDITIONAL DETAILING AND SPECIFICATIONS ARE REQUIRED PRIOR TO TENDERING OR CONSTRUCTION.

DRAWINGS TO BE READ IN CONJUNCTION WITH TREE CONSERVATION REPORT. REFER TO TREE CONSERVATION REPORT PREPARED BY MARIETTA RUHLAND DATED 2021-12-13 FOR TREE PROTECTION MEASURES AND DETAILS.

TREES TO BE PLANTED 2M FROM HYDRO LINE WHERE APPLICABLE. CRZ PROTECTION FENCE TO BE 80CM FROM TRUNK.

- GENERAL NOTES**
- All general site information and conditions compiled from existing plans, surveys and consultant's field notes. Report all discrepancies prior to any work. No responsibility is born by the Consultant for unknown subsurface conditions.
 - The location of the utilities is approximate only, and the exact location should be determined by consulting the municipal authorities and utility companies concerned. The Contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.
 - All dimensions shown are to be verified on site prior to any construction. No deviations are to be made from the layouts as shown on this plan without prior consultation with the Landscape Architect and Owner.
 - Obtain approval of Landscape Architect for granular base and layout of all pavement areas prior to construction.
 - Stake planting locations and receive approval of Landscape Architect, prior to excavation of any planting pits. No substitutions of plant material shall be made without prior approval of the Landscape Architect.
 - Where clay is encountered proper drainage must be ensured in tree/shrub pits, prior to planting. Have method approved by Landscape Architect.
 - All sodded areas to receive a minimum of 150mm of topsoil over graded sub-base. If sod with mesh is used, mesh to be removed completely during sodding operations. Sod shall come from an approved source and shall be laid within 24 hours of being cut in the nursery. Only nursery sod shall be used.
 - Final subgrade is to be approved by the Landscape Architect prior to sod being laid.
 - Maintain positive surface runoff through the entire construction period.
 - Reinstate all areas and items damaged as a result of construction activities.

6		
5		
4		
3		
2		
1	ISSUED FOR REVIEW	FEB 07/22
no.	issue / revision	date



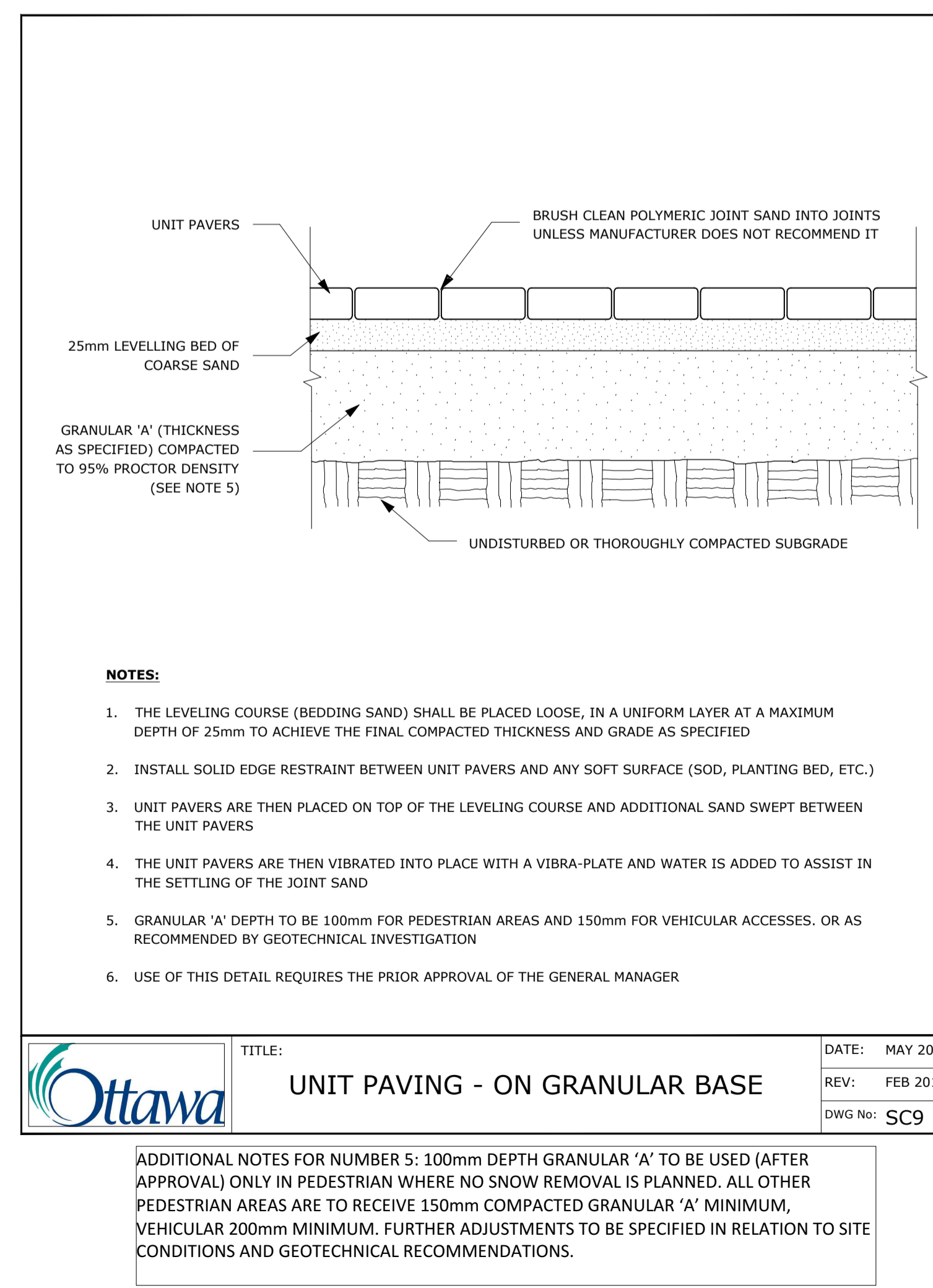
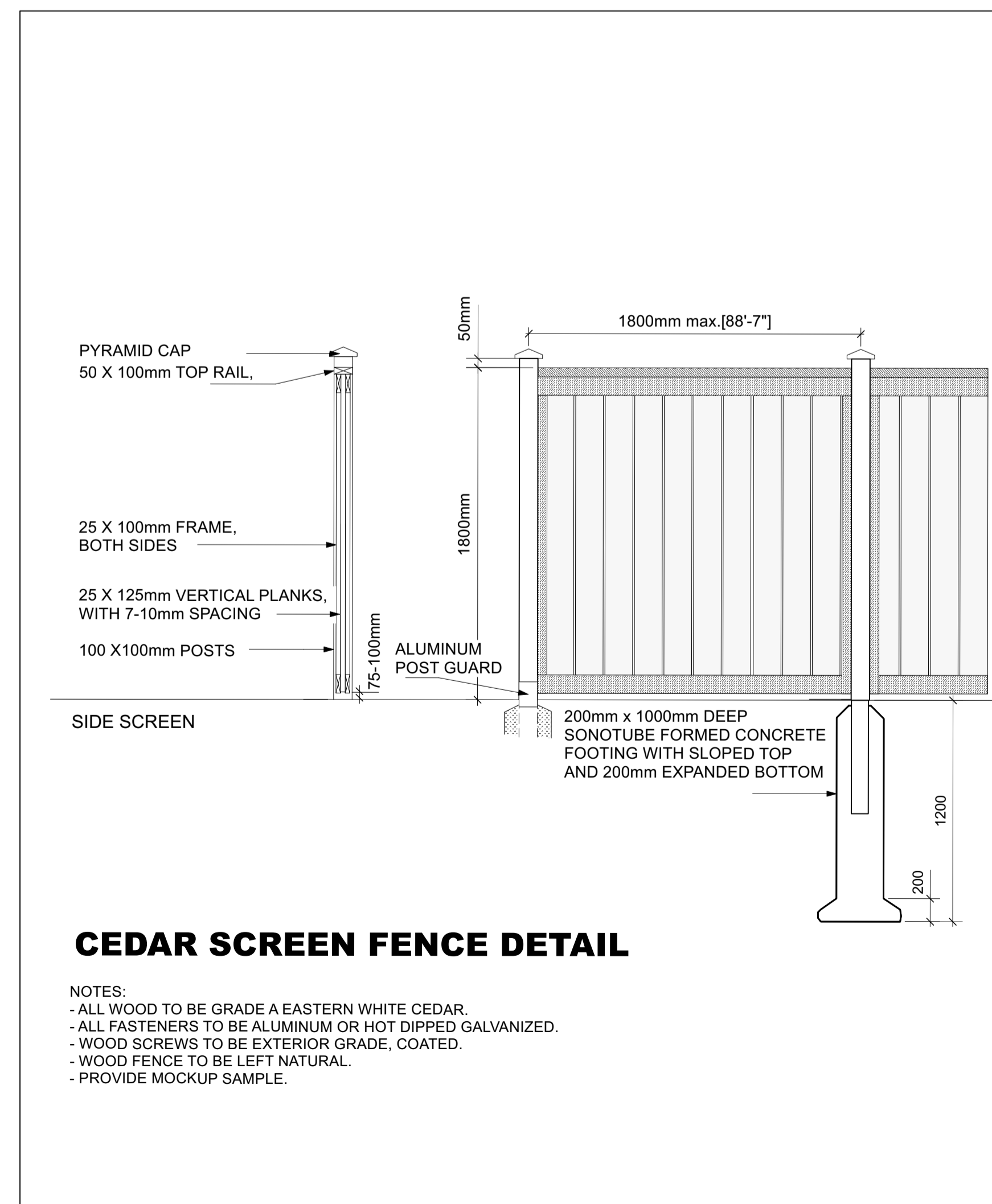
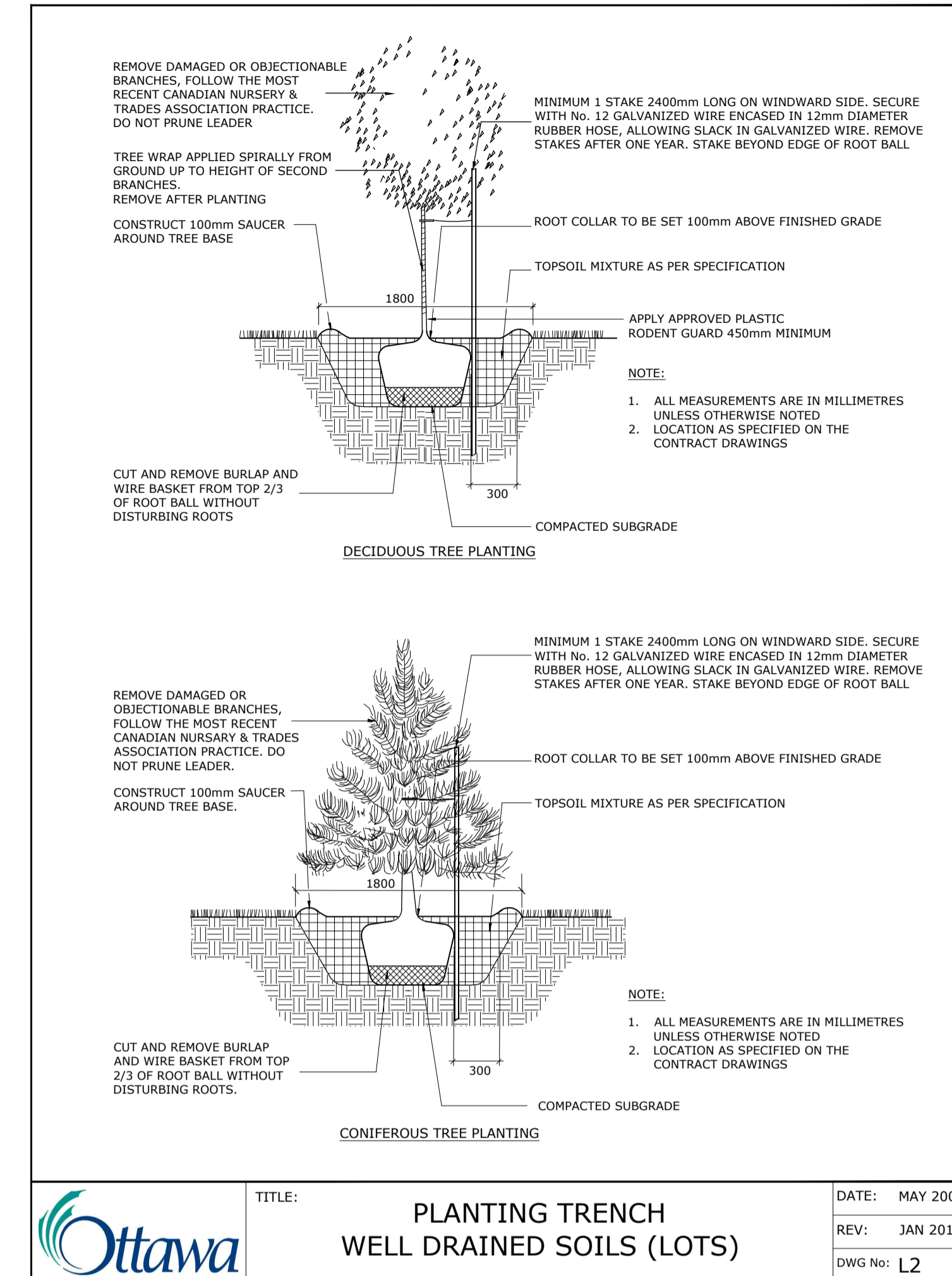
project
**3776 ALBION RD,
OTTAWA ON**

drawing title
**LANDSCAPE / PLANTING
PLAN**

scale 1:125	drawn by C. Reed	designed by C. Reed
date February 2022	checked by M. Ruhland	plot date

project number 20-1620	drawing number L - 01
----------------------------------	---------------------------------

Contractor to check and verify all dimensions on the job



6		
5		
4		
3		
2		
1	ISSUED FOR REVIEW	FEB 07/22

no.	issue / revision	date
	seal	
	north	

Ruhland & Associates Ltd
landscape architecture • urban design • site planning
Ph 613-224-4744 Fx 613-224-1131 info@rala.ca www.rala.ca

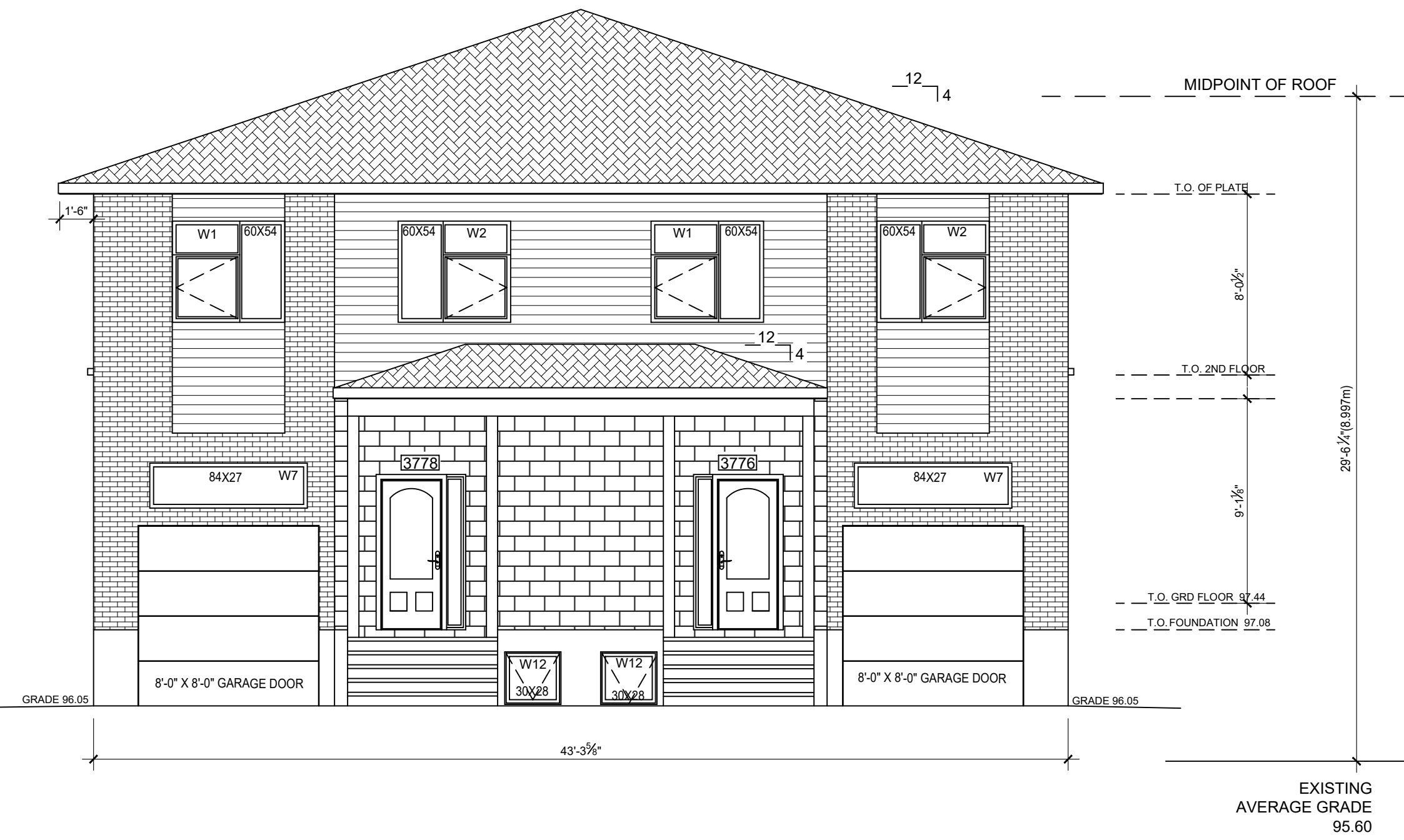
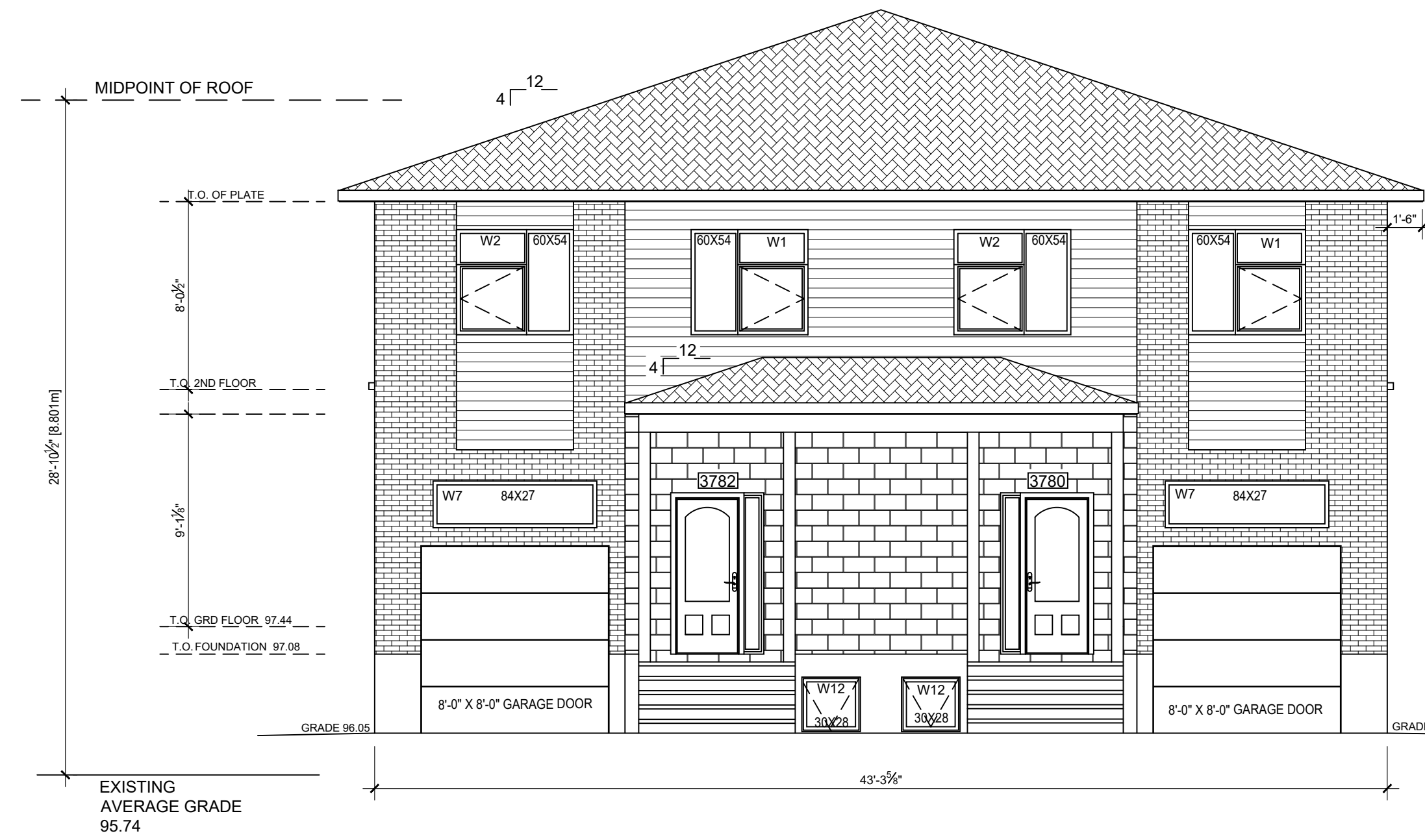
project
**3776 ALBION RD,
OTTAWA ON**

drawing title		
DETAILS		
scale	drawn by C. Reed	designed by C. Reed
date December 2021	checked by M. Ruhland	plot date Feb. 7th 2022
project number 20-1620	drawing number L - 02	

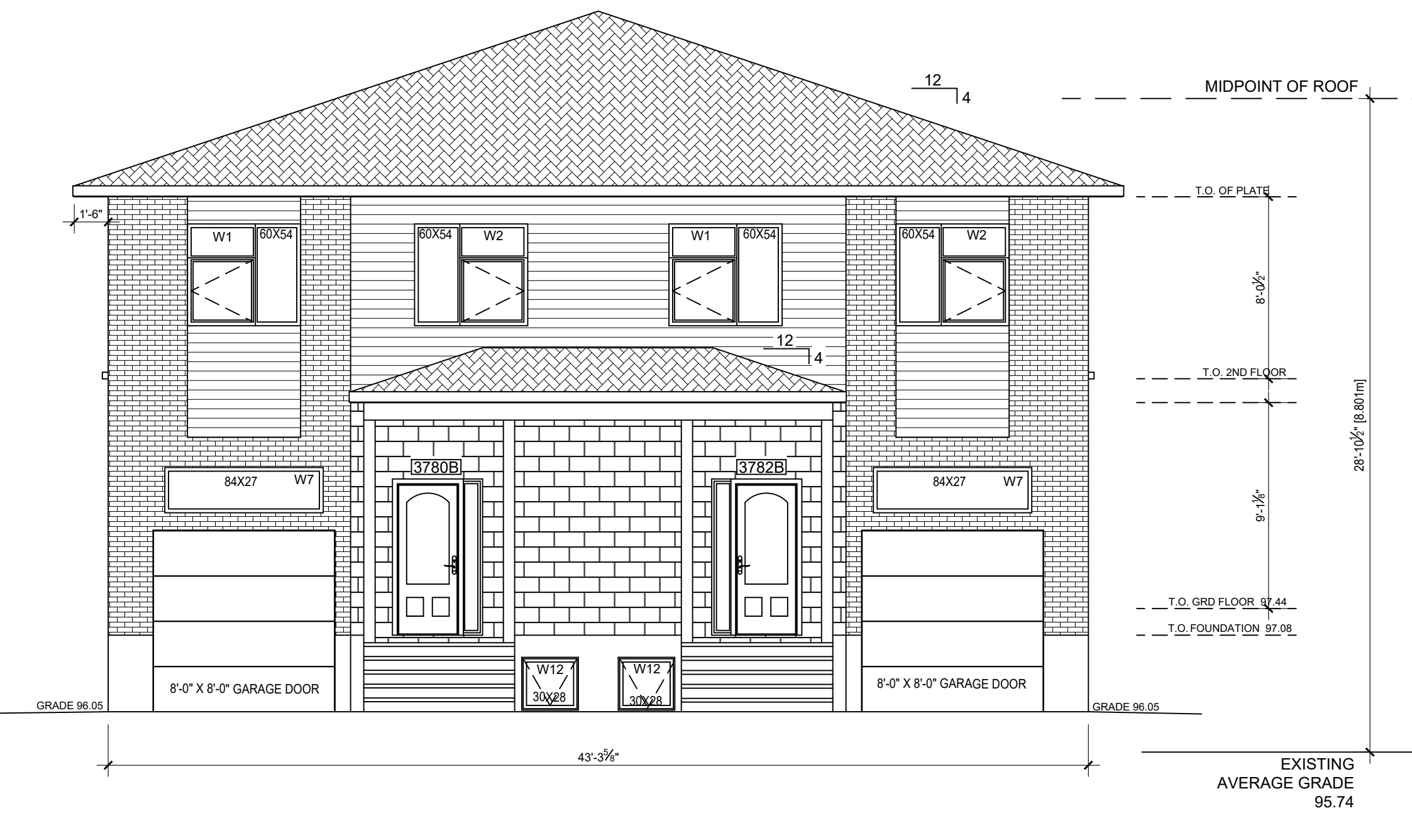
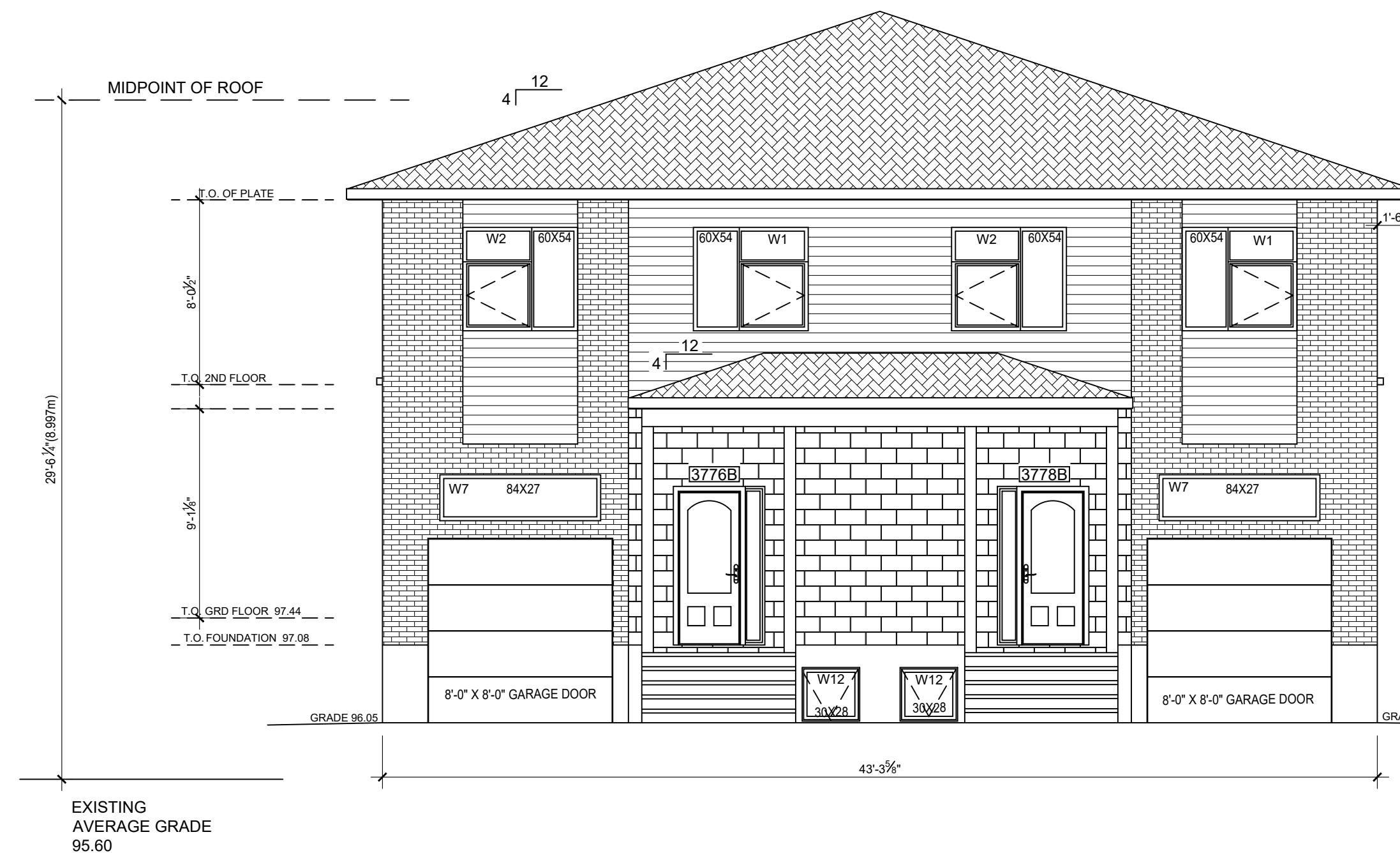
CONTRACTOR MUST VERIFY SITE CONDITIONS AND DIMENSIONS PREVIOUS WORK EXECUTION.

DO NOT SCALE DRAWINGS.

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-08-02
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1 FRONT ELEVATIONS SCALE: 3/16" = 1'-0"



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

1	ISSUED FOR BUILDING PERMIT	MAY/26/2023
2	REVISION	FEB/11/2024
4	REISSUED FOR BUILDING PERMIT	JULY/02/2024

PROJECT
**3776-3782 ALBION RD S
OTTAWA ON K1T 1A5**

DRAWING TITLE
**FRONT & REAR
ELEVATIONS**

DRAWN BY
KARLA ESCOBEDO, DIP.ARCH.TECH.

REVIEWED BY
PABLO RANGEL, BCIN 107353

DATE
JULY 24, 2024

SCALE
AS SHOWN

SHEET
A1

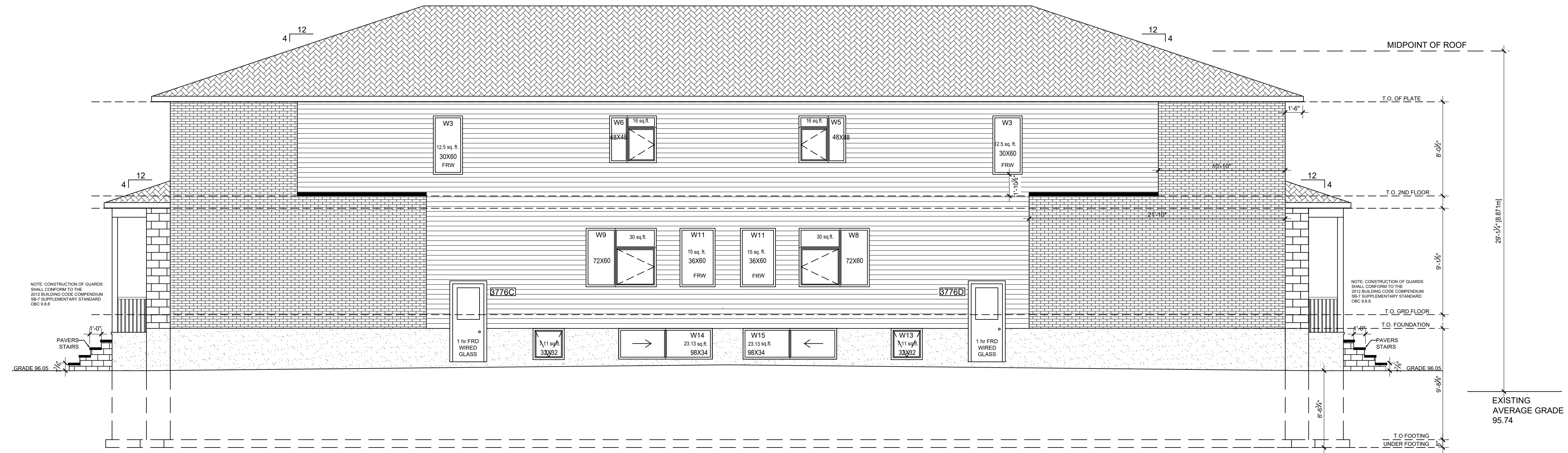
CONTRACTOR MUST VERIFY SITE CONDITIONS AND DIMENSIONS PREVIOUS WORK EXECUTION.

DO NOT SCALE DRAWINGS.

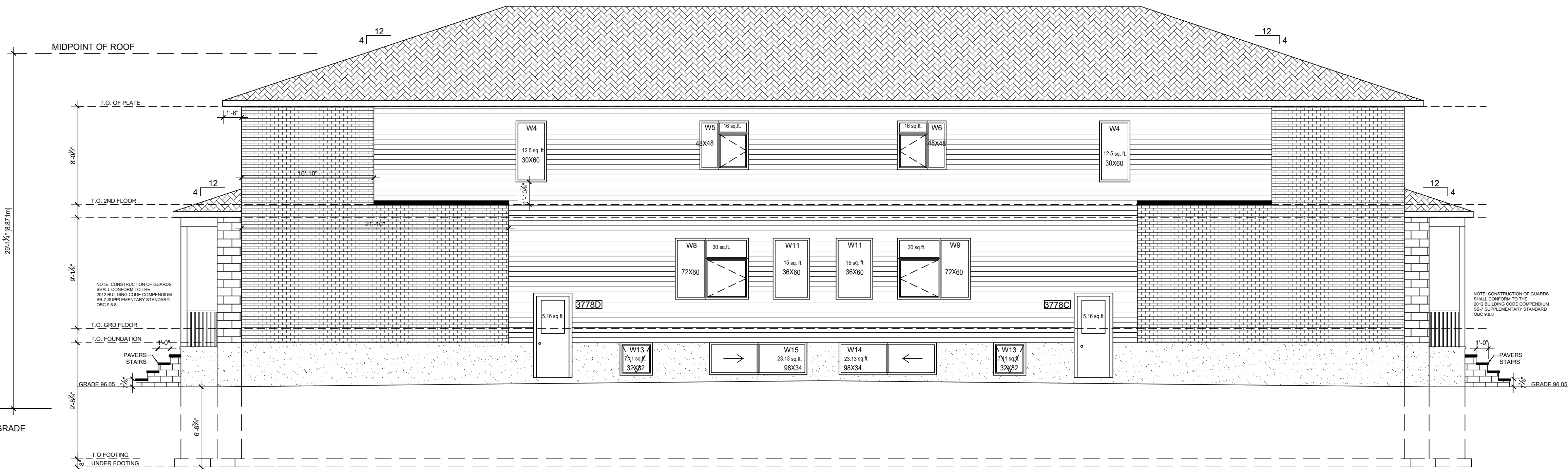
Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-08-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation



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



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

4	REISSUED FOR BUILDING PERMIT	JULY 02/2024
2	REVISION	FEB 11/2024
1	ISSUED FOR BUILDING PERMIT	MAY 28/2023

PROJECT
3776-3782 ALBION RD S
OTTAWA ON K1T 1A5

DRAWING TITLE
SIDE ELEVATIONS

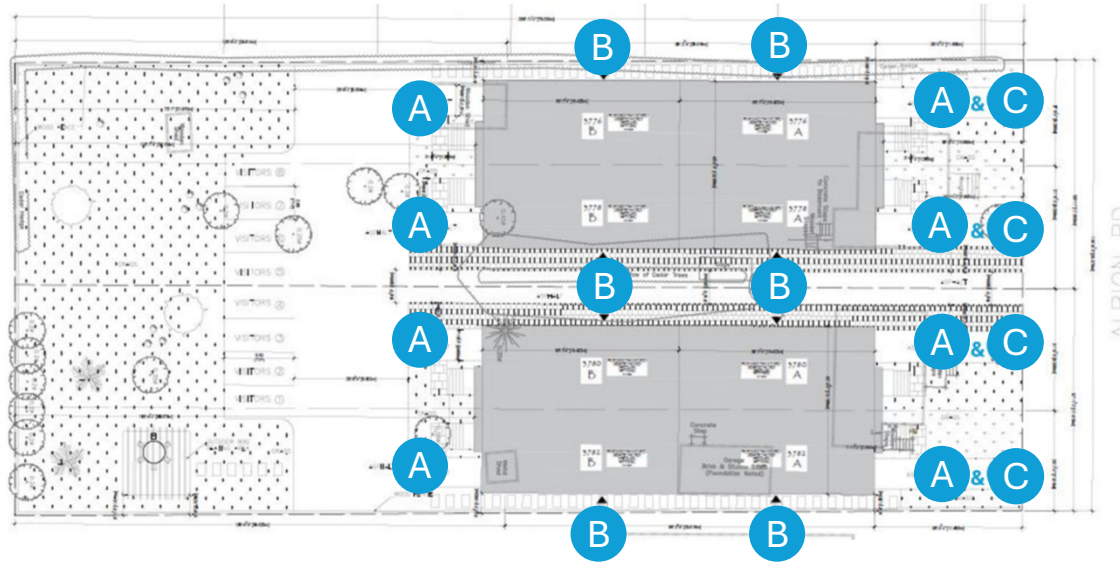
DRAWN BY
KARLA ESCOBEDO, DIP.ARCH.TECH.

REVIEWED BY
PABLO RANGEL, BCIN 107353

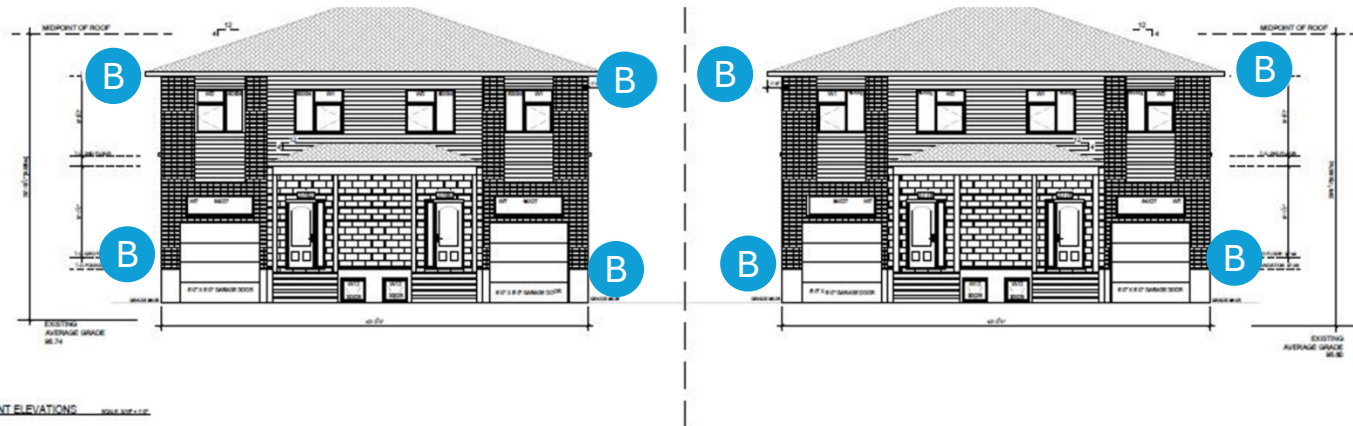
DATE	JULY 24, 2024
SCALE	AS SHOWN

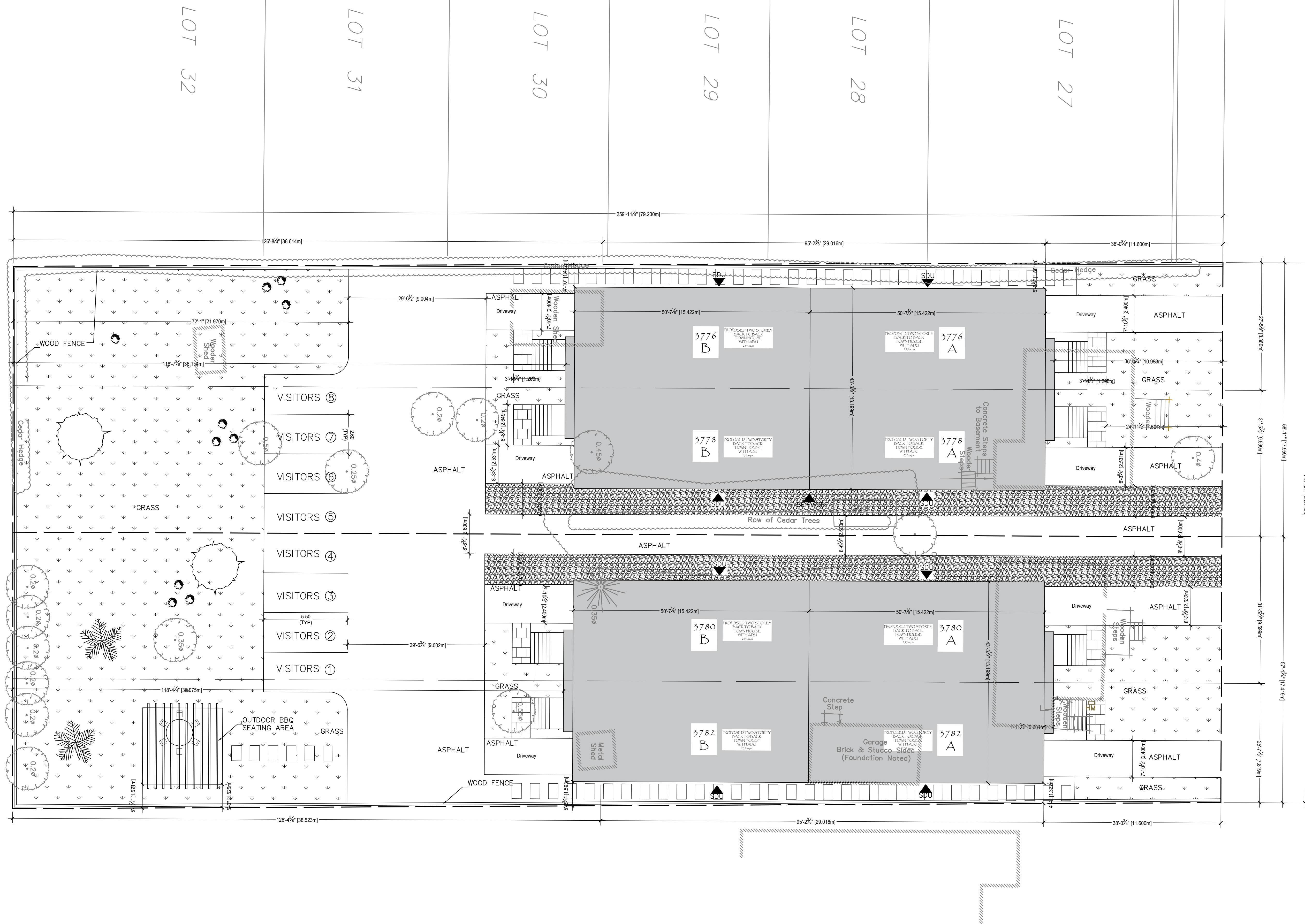
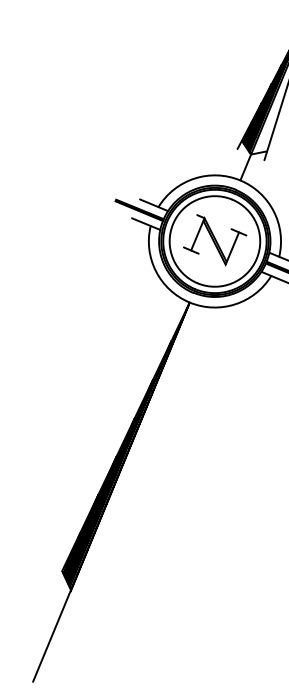
A2

3776 and 3780 Albion Road: Proposed Areas Requiring Minor Variance Relief



Committee of Adjustment
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Revised | Modifié le : 2024-08-08
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ALBION RD

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

Project Studio Incorporated 1613 884 3839 mail@projectstudio.ca	
1	ISSUED FOR BUILDING PERMIT
2	REVISION
1	ISSUED FOR BUILDING PERMIT
1	REISSUED FOR BUILDING PERMIT
2	REVISION
1	ISSUED FOR BUILDING PERMIT

PROJECT
3776-3782 ALBION RD S
OTTAWA ON K1T 1A5

DRAWING TITLE
SITE PLAN

DRAWN BY
KARLA ESCOBEDO, DIP.ARCH.TECH.

REVIEWED BY

DATE
DECEMBER 21, 2022

SHEET
SP