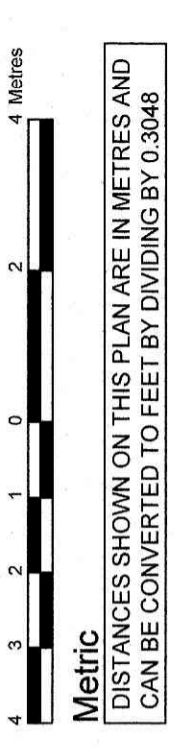


TOPOGRAPHIC PLAN OF SURVEY OF
**PART OF LOT 5
(WEST PERCY STREET LOTS)
REGISTERED PLAN 30
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.
Scale 1 : 100



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 regulations made under them.
2. The survey was completed on the 29th day of November, 2024.

Date: Dec 3, 2024
Ontario Land Surveyor
Jamie Leslie

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-90546

THIS PLAN IS NOT VALID UNLESS IT IS AN EMPOWERED ORIGINAL COPY IN ACCORDANCE WITH REGULATION 1026, SECTION 29 (3).

Notes & Legend

- Denotes
- Survey Monument Planted
- Survey Monument Found
- Standard Iron Bar
- Short Standard Iron Bar
- C.I. Cross
- C.I. Cross
- Witness
- Measured
- (AOG)
- (P1)
- (P2)
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ELEVATION NOTES

1. Elevations shown are derived from City of Ottawa Vertical Control Monument No. 3603 (Lack Point 160), having an elevation of 76.959 metres referred to the CGVD28 geoid datum.
2. 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.
3. Only visible surface utilities were located.
4. Underground utility data and Sanitary and storm sewer grades, and inverts were derived from City of Ottawa Engineering Drawings: Plan No. 2910, Sheets 6 & 7 of 8 and Plan No. 9097, Sheets 3 & 4 of 5.
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
6. For bearing comparisons, a relation of 0°49'10" counter-clockwise was applied to bearings (P2) and a relation of 1°17'40" counter-clockwise was applied to bearings (P4) and a relation of 1°21'30" counter-clockwise was applied to bearings (P6).

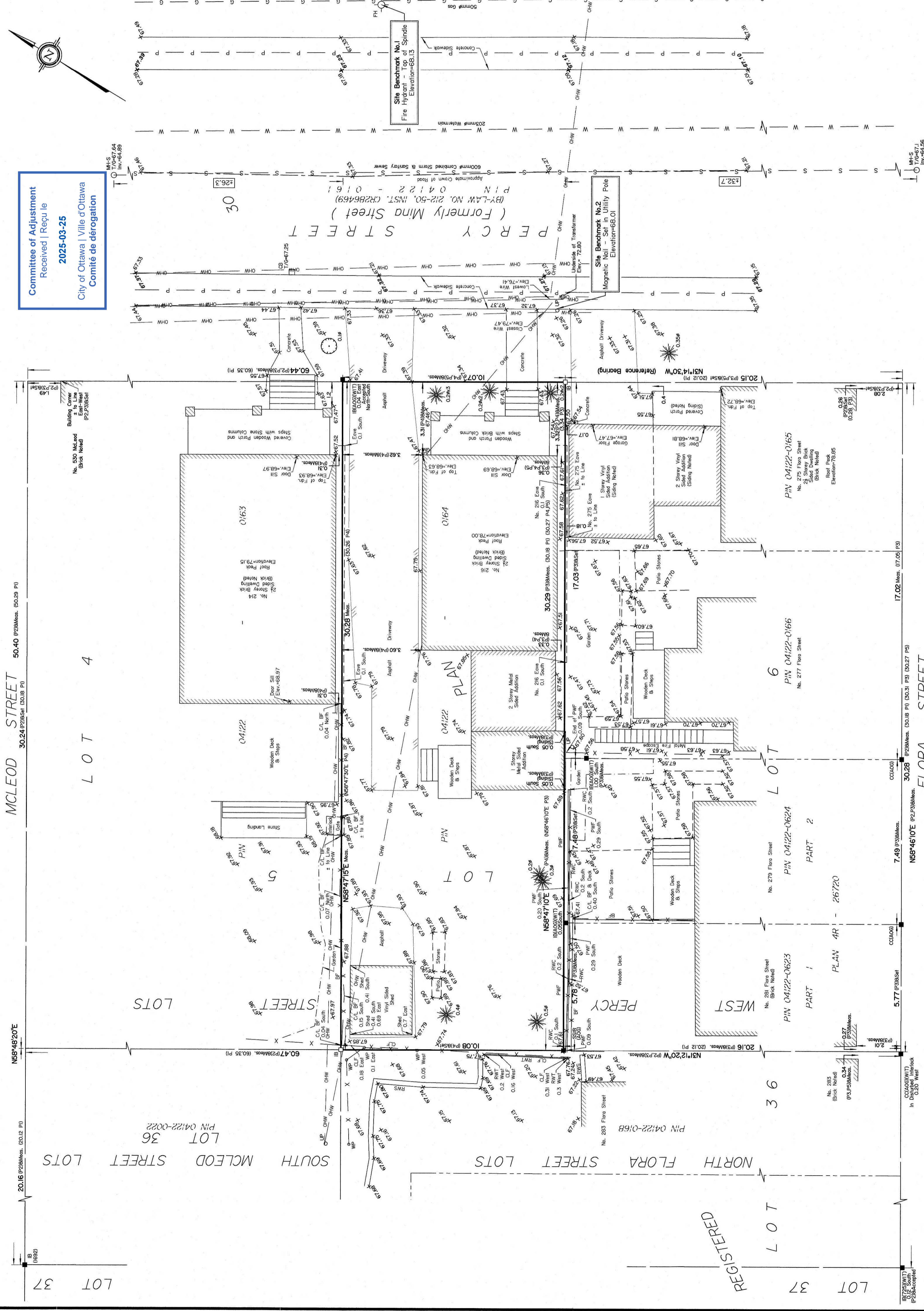
UTILITY NOTES

1. 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.
2. Only visible surface utilities were located.
3. Underground utility data and Sanitary and storm sewer grades, and inverts were derived from City of Ottawa Engineering Drawings: Plan No. 2910, Sheets 6 & 7 of 8 and Plan No. 9097, Sheets 3 & 4 of 5.
4. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

COMMITTEE OF ADJUSTMENT RECEIVED

2025-03-25
City of Ottawa | Ville d'Ottawa
Comité de dérogation

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Annis@annisov.com

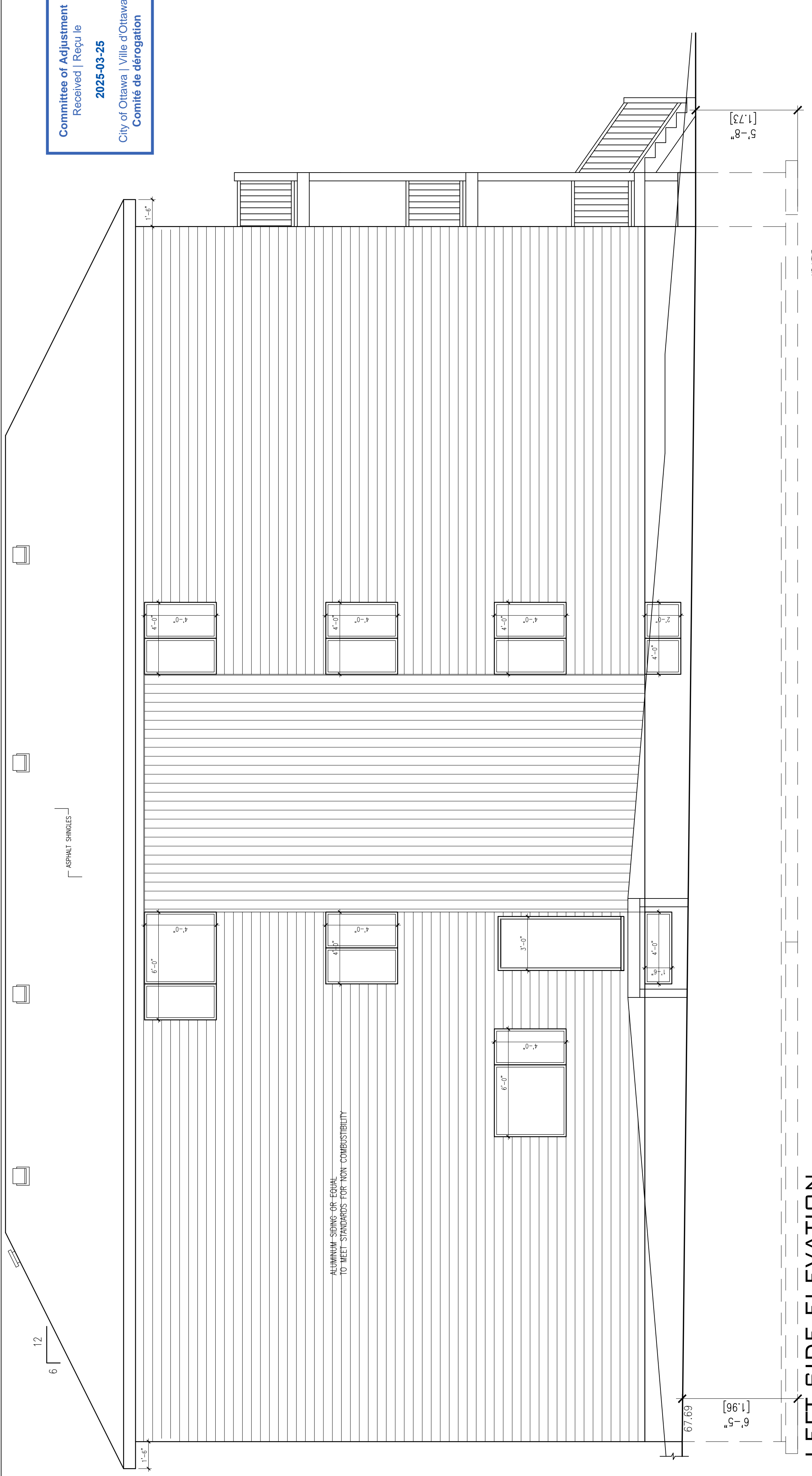




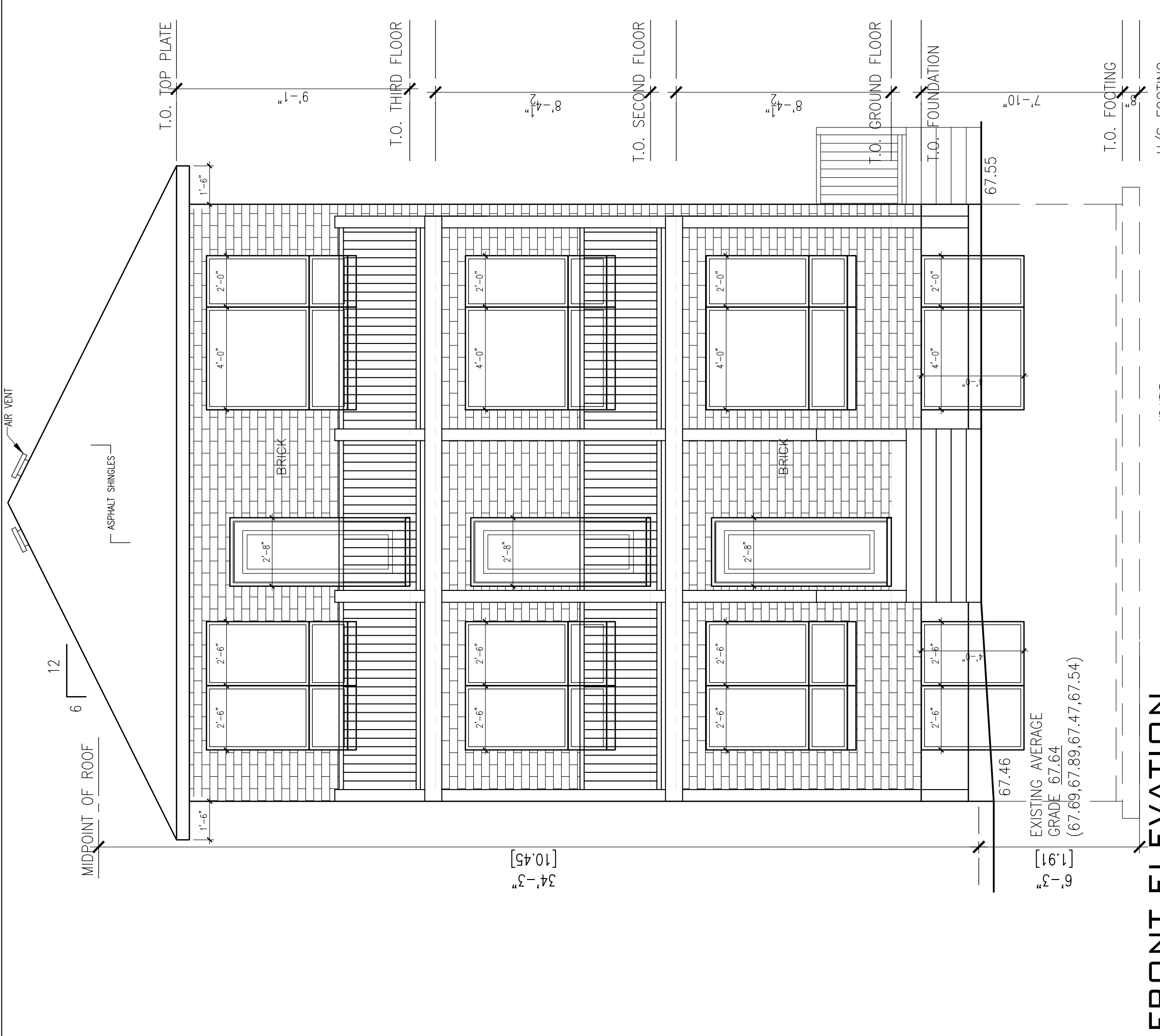
MIROCA DESIGN
 INCORPORATED SINCE 1986
 CUSTOM HOME DESIGN
 PROJECT MANAGEMENT

30 CONROUSE GATE
 SUITE 107
 OTTAWA, ONTARIO
 K2E 7Y7
 TEL: 613-274-2653
 FAX: 613-274-7085
 CONTACT@MIRCADESIGN.COM
 WWW.MIRCADESIGN.COM

Committee of Adjustment
 Received | Reçu le
2025-03-25
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



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

- GENERAL NOTES:**
- THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 - ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 - FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA SHALL BE IDENTIFIED BY GEOTECHNICAL SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 - DO NOT SCALE THE DRAWINGS.

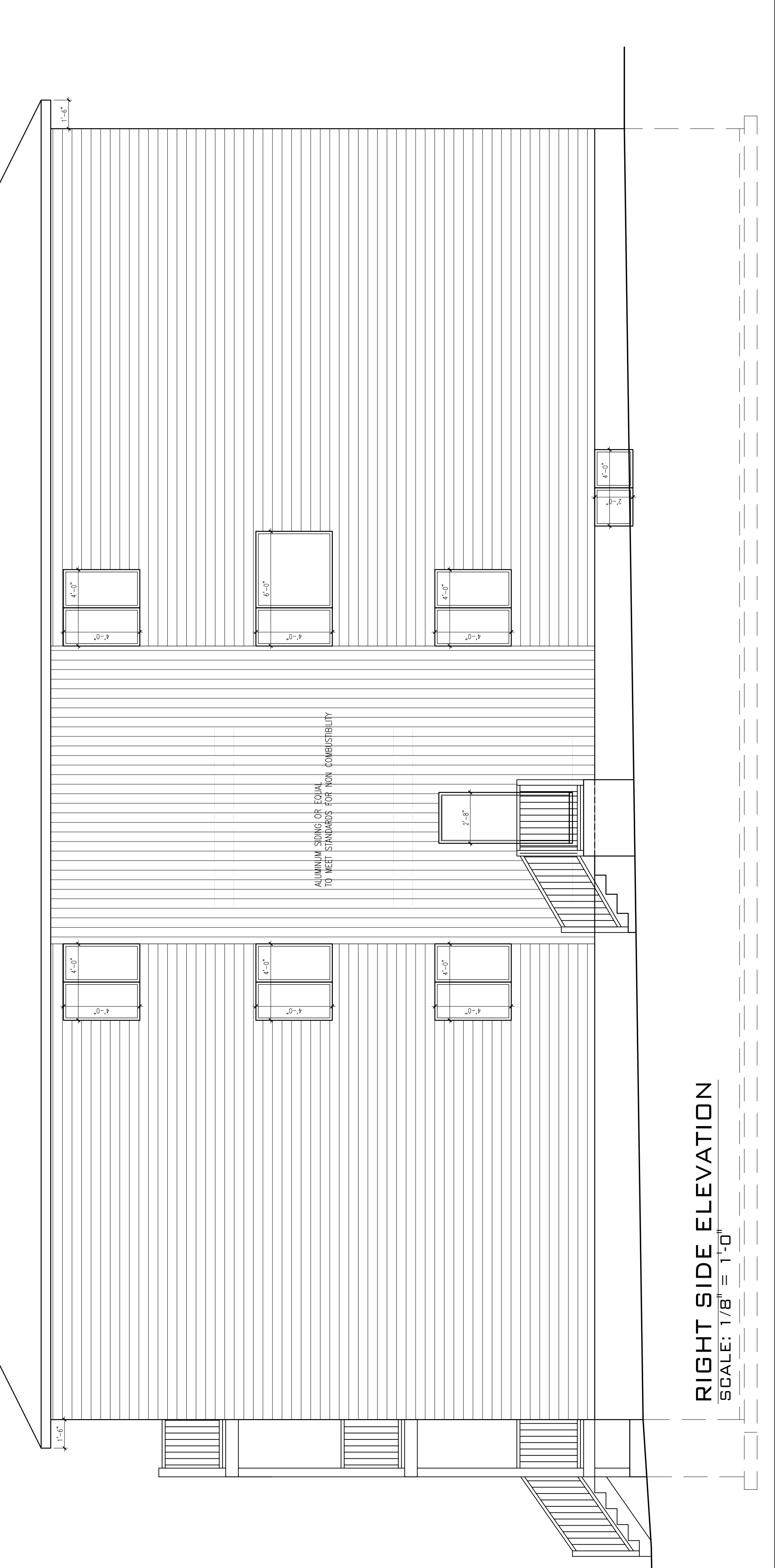
NO.	DESCRIPTION & DATE	REVISIONS
1		

JOB TITLE:
**PROPOSED
 THREE STOREY 8
 UNIT LOW RISE
 216 PERCY ST
 CITY OF OTTAWA**

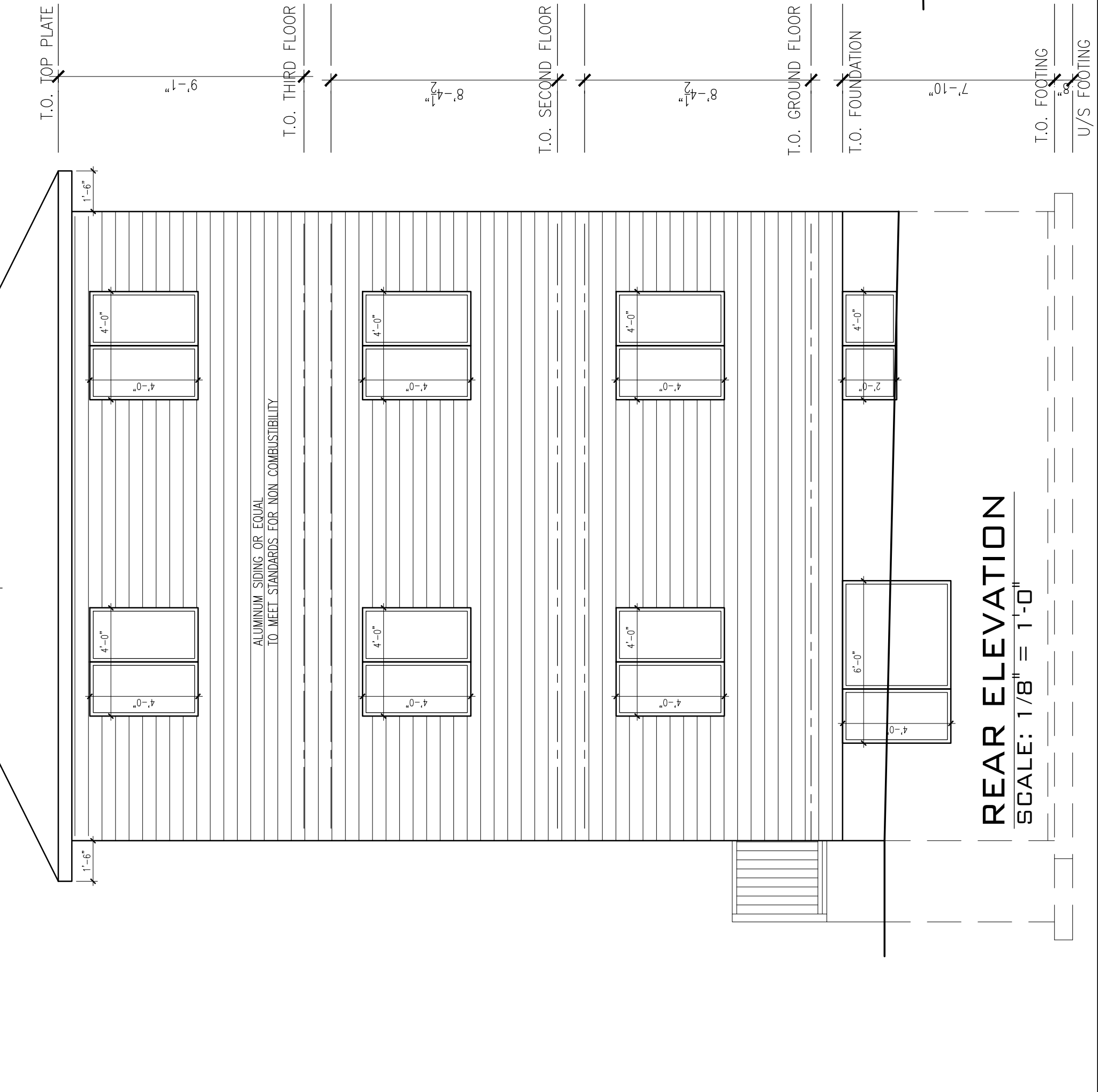
SHEET TITLE:
**PROPOSED
 ELEVATIONS**

SCALE: AS SHOWN DWG NO.
 DRAWN: C.S.
 CHECKED:
 DATE: MARCH 2025

A1.1



RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



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

T.O. TOP PLATE 9'-1"
 T.O. THIRD FLOOR 8'-4 1/2"
 T.O. SECOND FLOOR 8'-4 1/2"
 T.O. GROUND FLOOR 7'-10"
 T.O. FOUNDATION 67.55
 T.O. FOOTING 67.46
 U/S FOOTING 67.46

T.O. TOP PLATE 9'-1"
 T.O. THIRD FLOOR 8'-4 1/2"
 T.O. SECOND FLOOR 8'-4 1/2"
 T.O. GROUND FLOOR 7'-10"
 T.O. FOUNDATION 67.46
 T.O. FOOTING 67.46
 U/S FOOTING 67.46

34'-3"

[10.45]

EXISTING AVERAGE
 GRADE 67.64
 (67.69, 67.89, 67.47, 67.54)

SIDE YARD SETBACKS

Committee of Adjustment
Received | Reçu le
2025-03-25
City of Ottawa | Ville d'Ottawa
Comité de dérogation

