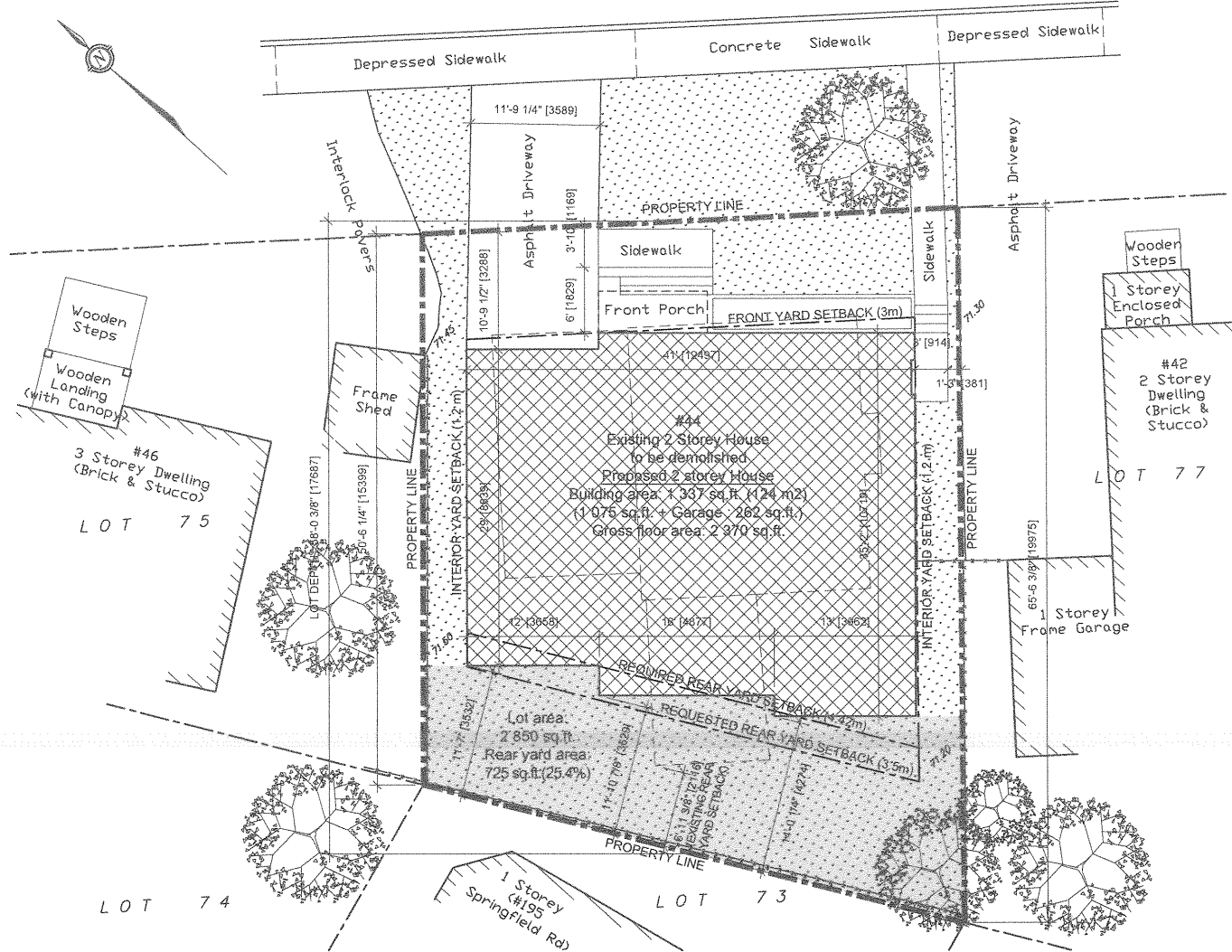


ROCKCLIFFE WAY



ZONING BY-LAW - 44 ROCKCLIFFE WAY

ZONE R1QQ - RESIDENTIAL FIRST DENSITY (SEC. 155-156)

DESCRIPTION	PROPOSED	REQUIRED
MINIMUM LOT WIDTH	15 m	12 m
MINIMUM LOT AREA	265 m ² *	360 m ²
MAXIMUM BUILDING HEIGHT	8 m	8 m
MIN. FRONT YARD SETBACK	3 m	3 m
MIN. REAR YARD SETBACK	3.5 m *	4.42 m ^A
MIN. INTERIOR YARD SETBACK	1.2 m	1.2 m
MAXIMUM LOT COVERAGE	46%	N/A

* REQUEST FOR MINOR VARIANCE

NOTES:

A) REAR YARD SETBACK = 25% of the lot depth & area
ART.155 - R1 ZONE PROVISIONS - 6) a-1)

BUILDING CODE ANALYSIS

- 2 STOREY SINGLE HOUSE
- FACING 1 STREET
- BUILDING AREA: 124 m²
- GROUP "C" RESIDENTIAL
- PART 9 OF O.B.C. 2012
- COMBUSTIBLE CONSTRUCTION
- NO F.R.R. REQUIRED FOR FLOORS, ROOF AND THEIR VERTICAL STRUCTURAL COMPONENTS
- GUARDRAIL @ 900mm HEIGHT MIN. INSIDE AND 1 070mm OUTSIDE THE HOUSE
- STAIRS: HEIGHT 3.7m MAX. - RISE: 200mm MAX. RUN: 210mm. MIN. - TREAD: 235mm MIN. NOSE: 25mm
- NATURAL LIGHTING: 10% REQUIRED FOR LIVING AND DINING ROOMS 5% REQUIRED FOR BEDROOMS
- ELECTRO-MECHANICAL VENTILATION REQUIRED FOR NON-NATURALLY VENTILATED WASHROOMS
- BARRIER FREE PATH OF TRAVEL NON APPLICABLE AS PER SECTION 3.8. OF O.B.C. 2012

SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS

WALL	AREA OF EBF (SQ.M)	L.D. (M)	% MAX. PERMITTED OPENINGS	% PROPOSED OPENING	FRR (H)	COMBUSTIBLE CONSTRUCTION	NON-COMBUSTIBLE CONSTRUCTION	COMBUSTIBLE CLADDING	NON-COMBUSTIBLE CLADDING
N/E	N/A	N/A	100%	N/A	0	X	-	X	-
N/W	54	1.2	7%	7%	0	X	-	X	-
S/E	62	1.2	7%	7%	0	X	-	X	-
S/W	74	3.5	19%	17%	0	X	-	X	-

ISSUED	NO	DATE	DESCRIPTION	APP.
	01	2018/04/03	CONCEPTUAL DRAWINGS	P.T.
	02	2018/04/10	MINOR VARIANCE	
REVISED	01	2018/06/14	BALCONY MODIFICATION	

Stamp

Pierre J. Tabet architect
167 De Roquebrune Gatineau, Qc. J8T 7Y6
Tel.: 819.568.3994 / Cell.: 613.797.5375 / Fax: 819.246.4312
Email: pierre.tabet@architecte@gmail.com

Project: ROCKCLIFFE HOUSE
44 ROCKCLIFFE WAY, OTTAWA ON
Title: SITE PLAN
Scale: 1" = 10'-0"
Date: 2018/06/15
Revision: 0
Drawn: P. Tabet
Verified: P. Tabet
Drawing #: A100

Committee of Adjustment
JUN 22 2018
City of Ottawa



Committee
of Adjustment
JUN 22 2018
City of Ottawa

Committee
of Adjustment

JUN 22 2018

City of Ottawa

METRIC
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ROCKCLIFFE WAY

PIN 04224-0245

TOPOGRAPHIC SURVEY OF
LOT 76
REGISTERED PLAN 4M-51
CITY OF OTTAWA

SCALE 1 : 100
0 1 2 3 4 5 10 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

NOTES
1. BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY
LIMIT OF ROCKCLIFFE WAY AS SHOWN ON REGISTERED PLAN 4M-51
HAVING A BEARING OF N 45°11'00" W.
2. SURVEY PERFORMED UNDER WINTER CONDITIONS AND MAY NOT
ILLUSTRATE ALL SITE FEATURES DUE TO ICE AND SNOW COVER.

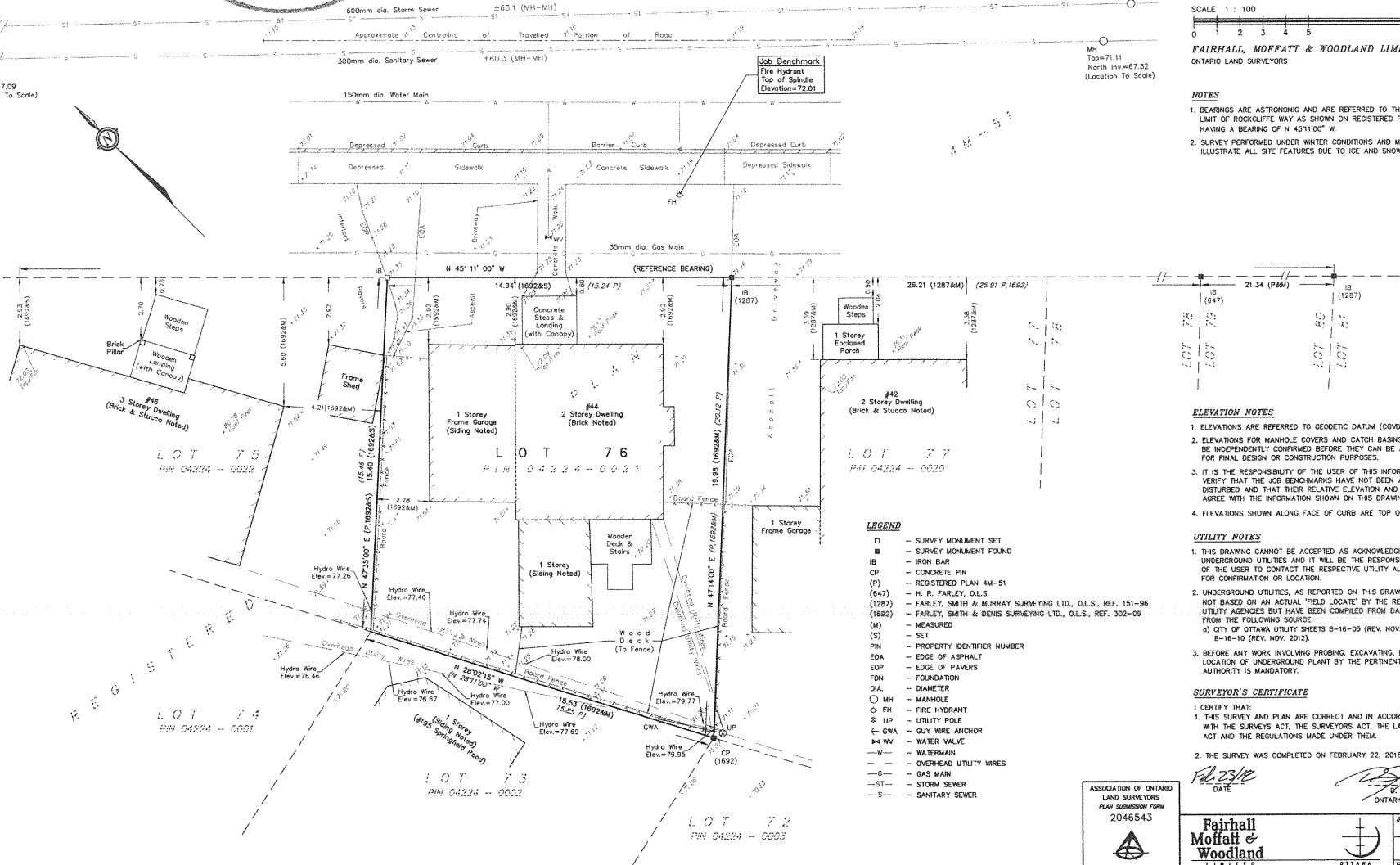
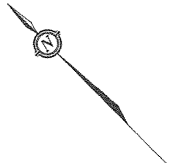
MH
Top=71.03
South Inv.=67.38
(Location Not To Scale)

MH
Top=71.02
South Inv.=67.09
(Location Not To Scale)

MH
Top=71.12
North Inv.=67.85
(Location To Scale)

MH
Top=71.11
North Inv.=67.32
(Location To Scale)

Job Benchmark
Fire Hydrant
Top of Spindle
Elevation=72.01



ELEVATION NOTES
1. ELEVATIONS ARE REFERRED TO GEODETIC DATUM (CGVD28).
2. ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO
BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED
FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
3. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO
VERIFY THAT THE JOB BENCHMARKS HAVE NOT BEEN ALTERED OR
DISTURBED AND THAT THEIR RELATIVE ELEVATION AND DESCRIPTION
AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.
4. ELEVATIONS SHOWN ALONG FACE OF CURB ARE TOP OF ASPHALT.

UTILITY NOTES
1. THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ANY
UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY
OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES
FOR CONFIRMATION OR LOCATION.
2. UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE
NOT BASED ON AN ACTUAL FIELD LOCATE BY THE RESPECTIVE
UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED
FROM THE FOLLOWING SOURCE:
a) CITY OF OTTAWA UTILITY SHEETS B-16-05 (REV. NOV. 2012) AND
B-16-10 (REV. NOV. 2010).
3. BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD
LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY
AUTHORITY IS MANDATORY.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON FEBRUARY 22, 2018.

DATE: Feb 23/18
S. McGRORAN
ONTARIO LAND SURVEYOR

- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - IB - IRON BAR
 - CP - CONCRETE PIN
 - (P) - REGISTERED PLAN 4M-51
 - (647) - H. R. FARLEY, O.L.S.
 - (1287) - FARLEY, SMITH & MURRAY SURVEYING LTD., O.L.S., REF. 151-96
 - (1692) - FARLEY, SMITH & DENIS SURVEYING LTD., O.L.S., REF. 302-09
 - (M) - MEASURED
 - (S) - SET
 - PIN - PROPERTY IDENTIFIER NUMBER
 - EOA - EDGE OF ASPHALT
 - EDP - EDGE OF PAVERS
 - FN - FOUNDATION
 - DIA - DIAMETER
 - MH - MANHOLE
 - FH - FIRE HYDRANT
 - UP - UTILITY POLE
 - GWA - GUY WIRE ANCHOR
 - WV - WATER VALVE
 - WM - WATERMAIN
 - OUV - OVERHEAD UTILITY WIRES
 - G - GAS MAIN
 - ST - STORM SEWER
 - SS - SANITARY SEWER

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2046543

THIS PLAN IS NOT VALID
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ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1006 (Section 10.1)

**Fairhall
Moffatt &
Woodland**
LIMITED
Ontario Land Surveyors
Surveying and Land Information Services
100-100 RIVERVIEW DRIVE, SUITE 100, OTTAWA, ONTARIO K2L 2M8
TEL: (613) 591-2590 FAX: (613) 581-1435
www.fmw.com

JOB No.	Y 119 00
E	369155 - H5034312
REFERENCE No.	92 - 44-51
SURVEYOR'S LICENSE NO.	SURVEYOR'S LICENSE NO.
DATE	DATE

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