

+7.800 1/3 PARAPET
 +7.461 1/3 ROOF
 +6.935
 +4.495 1/3 SECOND FLOOR
 +4.167
 +1.415 1/3 GROUND FLOOR
 +0.481 1/3 FOUNDATIONS
 TOP OF THE AVERAGE GRADE (E3.83 ± (E3.00))
 -1.377 1/3 BASEMENT FLOOR
 -1.662 UNDER SIDE OF FOOTING
 -2.251 UNDER SIDE OF FOOTING LOWER LEVEL

AREA OF THE WALL 100.65m²
 ALLOWABLE 7% = 7.04m²
 PROPOSED 6.42m²

Committee of Adjustment Oct 16, 2018

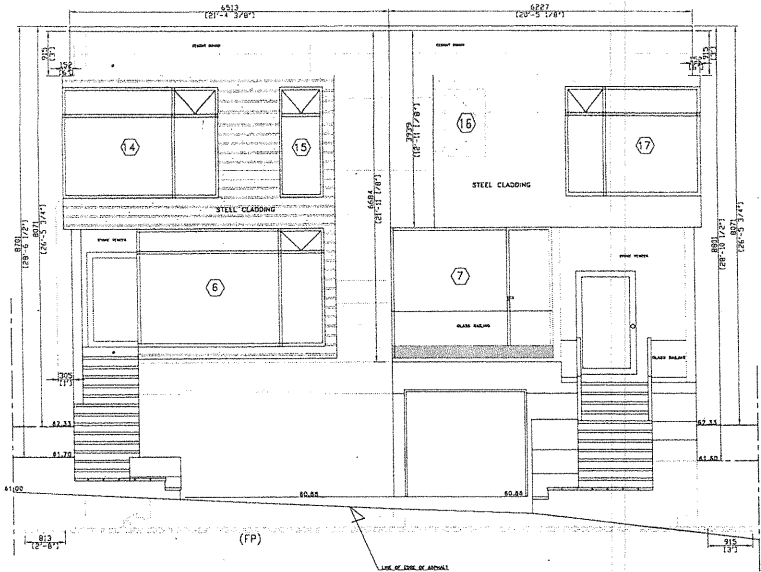
ELV - E

AREA OF THE WALL 117.02m²
 ALLOWABLE 7% = 8.19m²
 PROPOSED 8.16m²

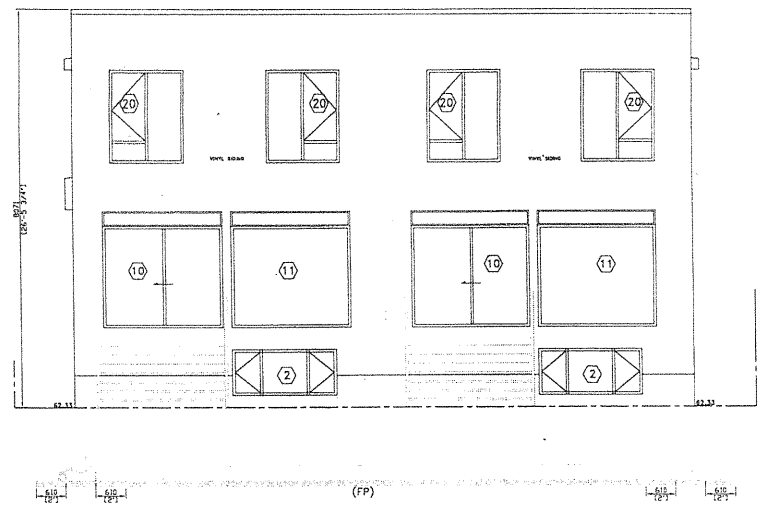
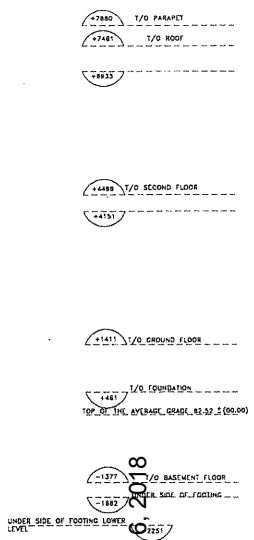
ELV - W



PROJECT:	
RESIDENTIAL HOUSES SEMI-DETACHED	
LOCATION:	
266 ROYAL AVE. OTTAWA, ONTARIO	
DWG TITLE:	
ELEVATIONS	
DATE:	
15 JUNE 2018	
SCALE:	
1:50	
FILE NAME:	PROJECT:
DWG	
DESIGNED BY:	
DRAWN BY:	
APPROVED BY:	
DRAWING NO:	
A 04	
OP	

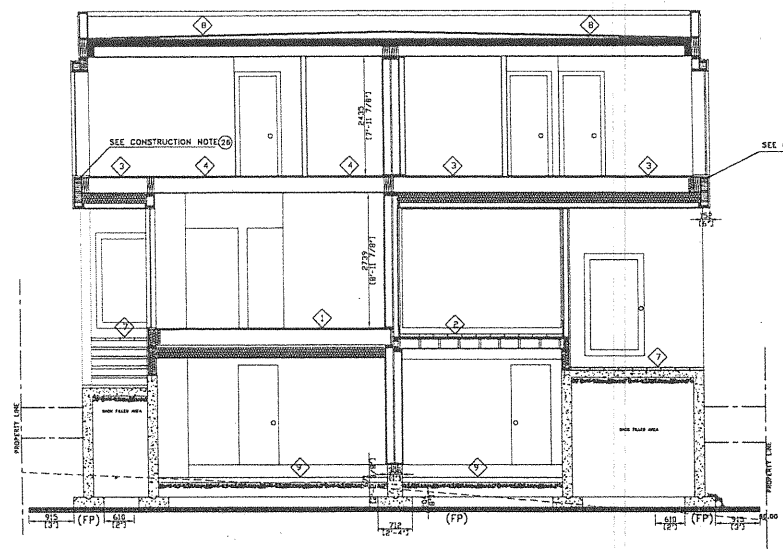


FRONT ELEVATION

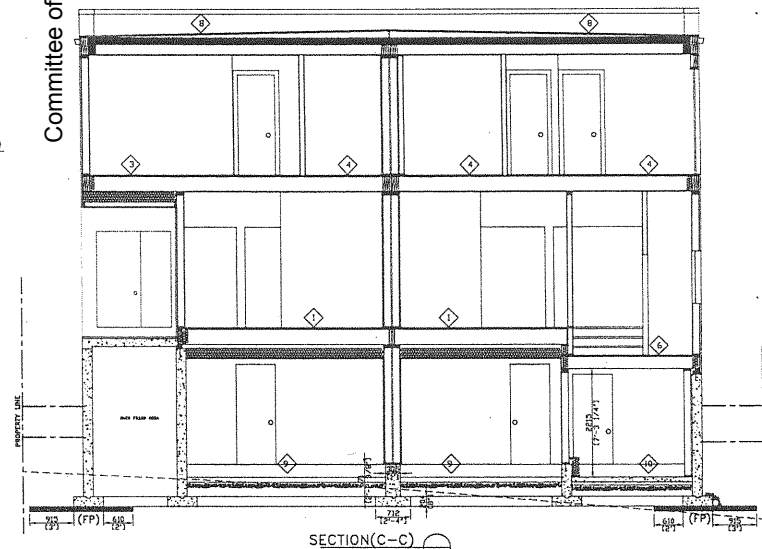


REAR ELEVATION

Committee of Adjustment Oct 16 2018



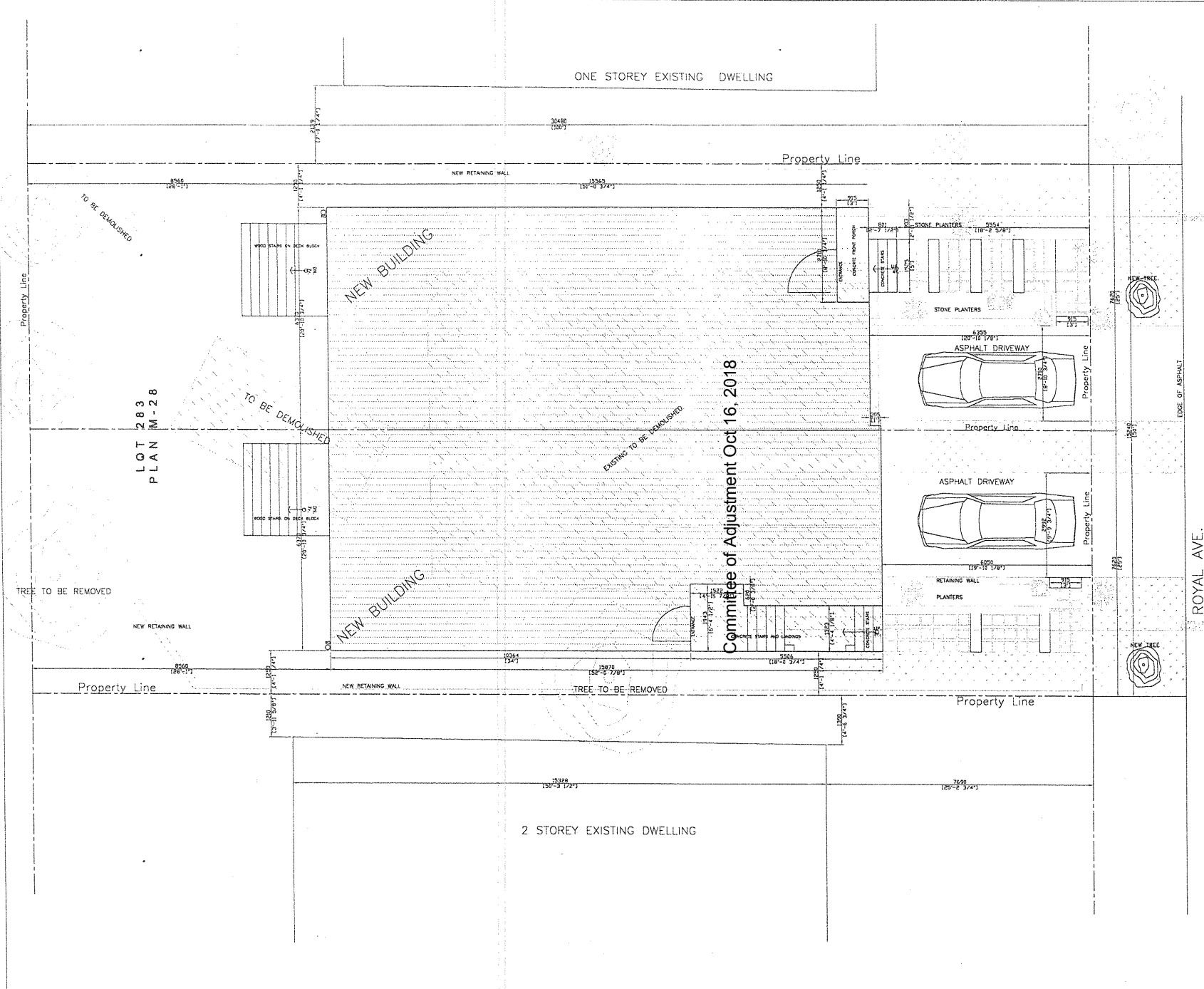
SECTION (D-D)
1 : 50



SECTION (C-C)
1 : 50



PROJECT:	RESIDENTIAL HOUSES SEMI-DETACHED	
LOCATION:	266 ROYAL AVE. OTTAWA, ONTARIO	
DWO TITLE:	ELEVATIONS AND SECTIONS	
DATE:	13 JUNE 2018	
SCALE:	1:50	
FILE NAME:	DJWO	PROJECT:
DISCREPANCY BY:		
DRAWN BY:		
APPROVED BY:		
DRAWING NO.:	A 05	



266 ROYAL AVE.
OTTAWA, ON., K2A 1T7
PLAN M-28 LOT 283
ZONING: R3E
LOT SIZE: 15.24mx30.48m
LOT AREA: 464.51m²
EXISTING BUILDING: 106.65m²

PROPOSED NEW SEMI-DETACHED
EACH
LOT SIZE: 7.62mx30.48m
LOT AREA: 232.26m²
LOT COVERAGE: 106.57m²
LOT COVERAGE: 45.9% OF LOT AREA

FRONT SET-BACK: 6.05m TO 6.355m
SIDE SET BACK: 1.25m
REAR YARD SETBACK: 8.56m
28 % OF LOT DEPTH AND LOT AREA
FRONT LANDSCAPE TOTAL 83.50m²
DRIVEWAY 35.3m²

2012/2089 S/D OF EACH BUILDING
GARAGE & BASEMENT NOT INCLUDED

LEGEND:

- GRASS/LANDSCAPE SURFACE
- HARD SURFACE ASPHALT
- HYDRO POST
- TREE
- FIRE HYDRANT
- PROPERTY LINE
- CATCH BASIN

LICENSED PROFESSIONAL ENGINEER
S. TCHOU
100672451
REG. 3/2008
PROVINCE OF ONTARIO

PROJECT:
RESIDENTIAL HOUSES SEMI-DETACHED

LOCATION:
266 ROYAL AVE
OTTAWA, ONTARIO

DWG TITLE:
SITE PLAN

DATE:
13 NOV 2018

SCALE:
1:50

FILE NAME: DWG **PROJECT:**

DISCREPANCY BY:

DRAWN BY:

APPROVED BY:

DRAWING NO:
A 00

OR