

2023-04-03

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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

PLAN PREPARED FOR COMMITTEE
OF ADJUSTMENT PURPOSES
24 FEBRUARY, 2023

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA(M ²)
1				148
2				120
3	PART OF BLOCK 13	4M-997	ALL OF PIN 04740-1918	363
4				0.2

PARTS 1, 2, 3 & 4 - SUBJECT TO EASEMENTS DESCRIBED, CC030350, CC037903 AND CC037321
PART 4 - SUBJECT TO EASEMENT INST. 0063250

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.
DATE _____

PLAN 4R--
RECEIVED AND DEPOSITED
DATE _____
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA - CARLETON (N 4)

PLAN OF SURVEY OF
PART OF BLOCK 13
REGISTERED PLAN 4M-997
CITY OF OTTAWA
SCALE 1 : 150
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

NOTES
1. BEARINGS ARE GRID DERIVED FROM THE SOUTHERLY LIMIT OF
INVERKIP AVENUE AS SHOWN ON REGISTERED PLAN 4M-997, HAVING A
BEARING OF N 80°18'50" E AND ARE REFERRED TO THE CENTRAL
MERIDIAN 76°30' W LONGITUDE, WTM ZONE 9, NAD83 (CGRS, 2010-0)
2. DISTANCES ARE GRID AND CAN BE CONVERTED TO GROUND BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99999

- NOTES
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - DSB - SHORT STANDARD IRON BAR
 - ID - IRON BAR
 - CP - CONCRETE PIN
 - (P) - PLAN 4R-37935
 - (S) - SET
 - (M) - MEASURED
 - (M1) - WITNESS
 - (SG) - STANTEC GEOMATICS LTD., O.L.S.

COORDINATES WERE DERIVED FROM REAL TIME NETWORK
OBSERVATIONS (SMARTNET) WITH ZONE 9, NAD83 (CGRS, 2010-0)
COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY
IN ACCORDANCE WITH SECTION 14(2) OF OREG 216/10

POINT ID	NORTHING	EASTING
50	5025790.837	378279.301
51	5025793.147	378284.643
52	5025755.175	378260.855

COORDINATES OMBUST IN THEMSELVES BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

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.

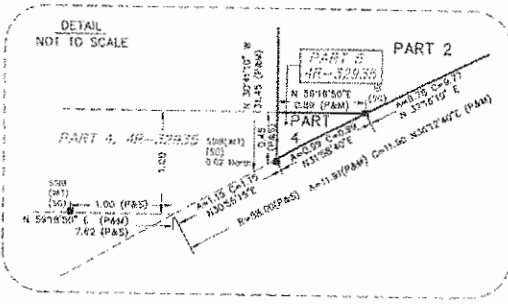
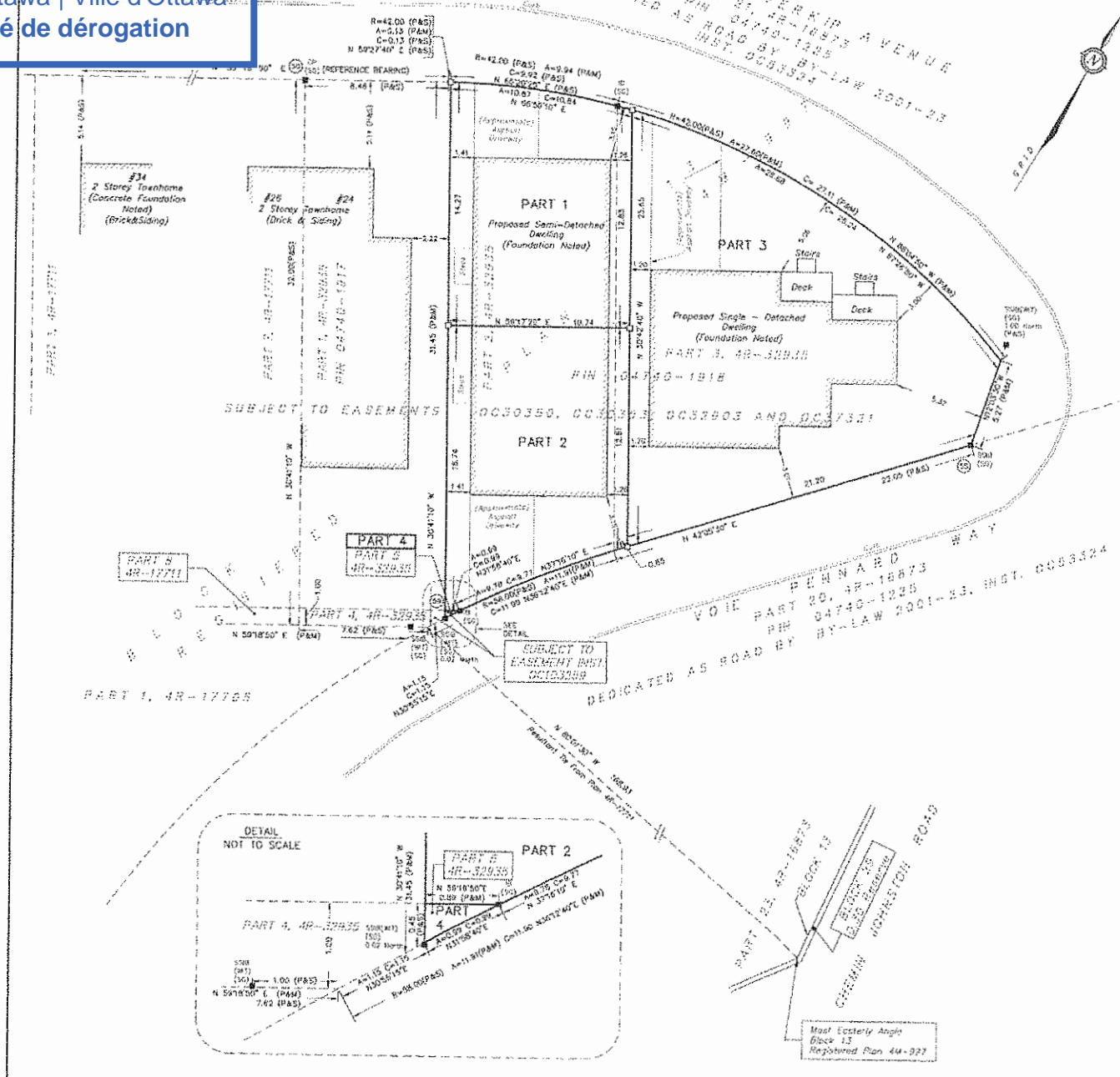
2. THE SURVEY WAS COMPLETED ON _____, 2023.

John H. Oude
DATE

JOHN H. OUDE
ONTARIO LAND SURVEYOR

**Fairhall
Moffatt &
Woodland**
REGISTERED
LAND SURVEYORS
Surveying and Land Information Services
100-100 Street For Road, CANAL, WINDSOR, ONT
Tel: (519) 251-2262 Fax: (519) 561-1443
www.fairhall.com

560 No. A 222800
E. 372606, N 5025701
REFERENCE No:
(S)-4M-997
PLAN 4R-997

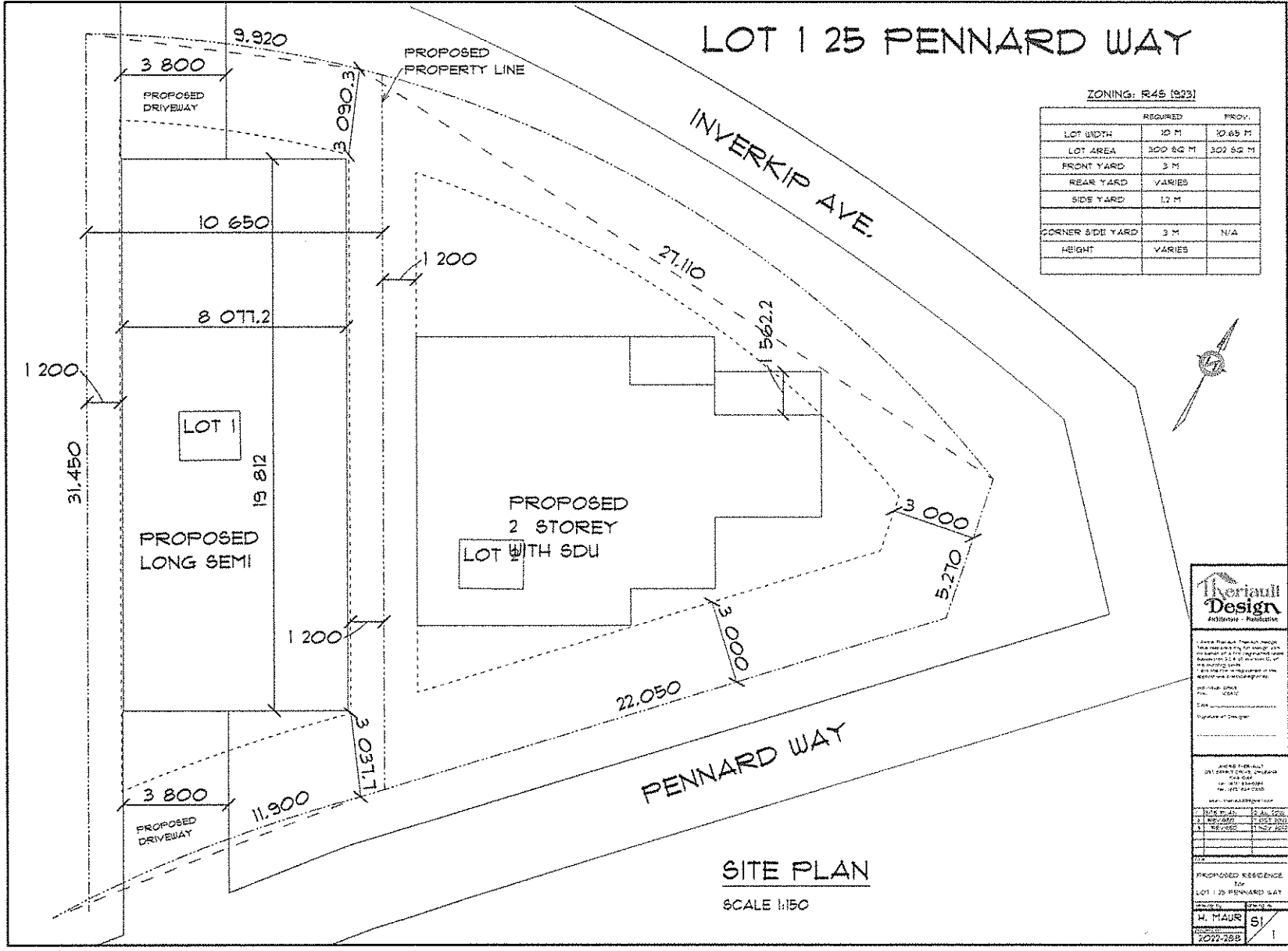


Most Easterly Angle
Block 13
Registered Plan 4M-997

LOT 1 25 PENNARD WAY

ZONING: R45 (R23)

	REQUIRED	PROV.
LOT WIDTH	10 M	10.65 M
LOT AREA	300 SQ M	302 SQ M
FRONT YARD	3 M	
REAR YARD	VARIABLE	
SIDE YARD	1.2 M	
CORNER SIDE YARD	3 M	N/A
HEIGHT	VARIABLE	



SITE PLAN
SCALE 1:150

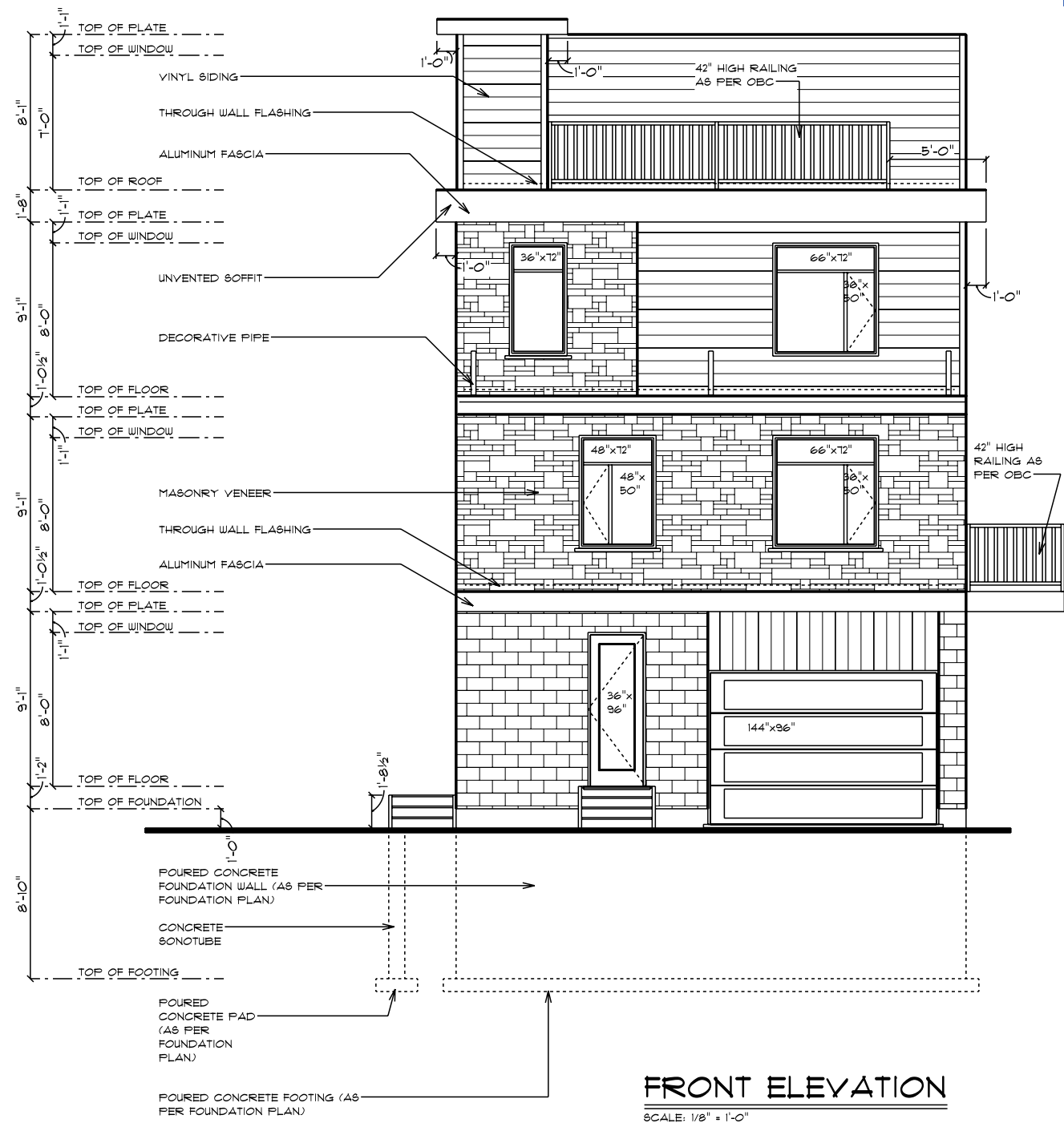


These Plans and Specifications have been prepared by me or under my supervision and to the best of my knowledge and belief they conform to all laws, ordinances, regulations and codes in effect at the time of preparation of these Plans and Specifications.

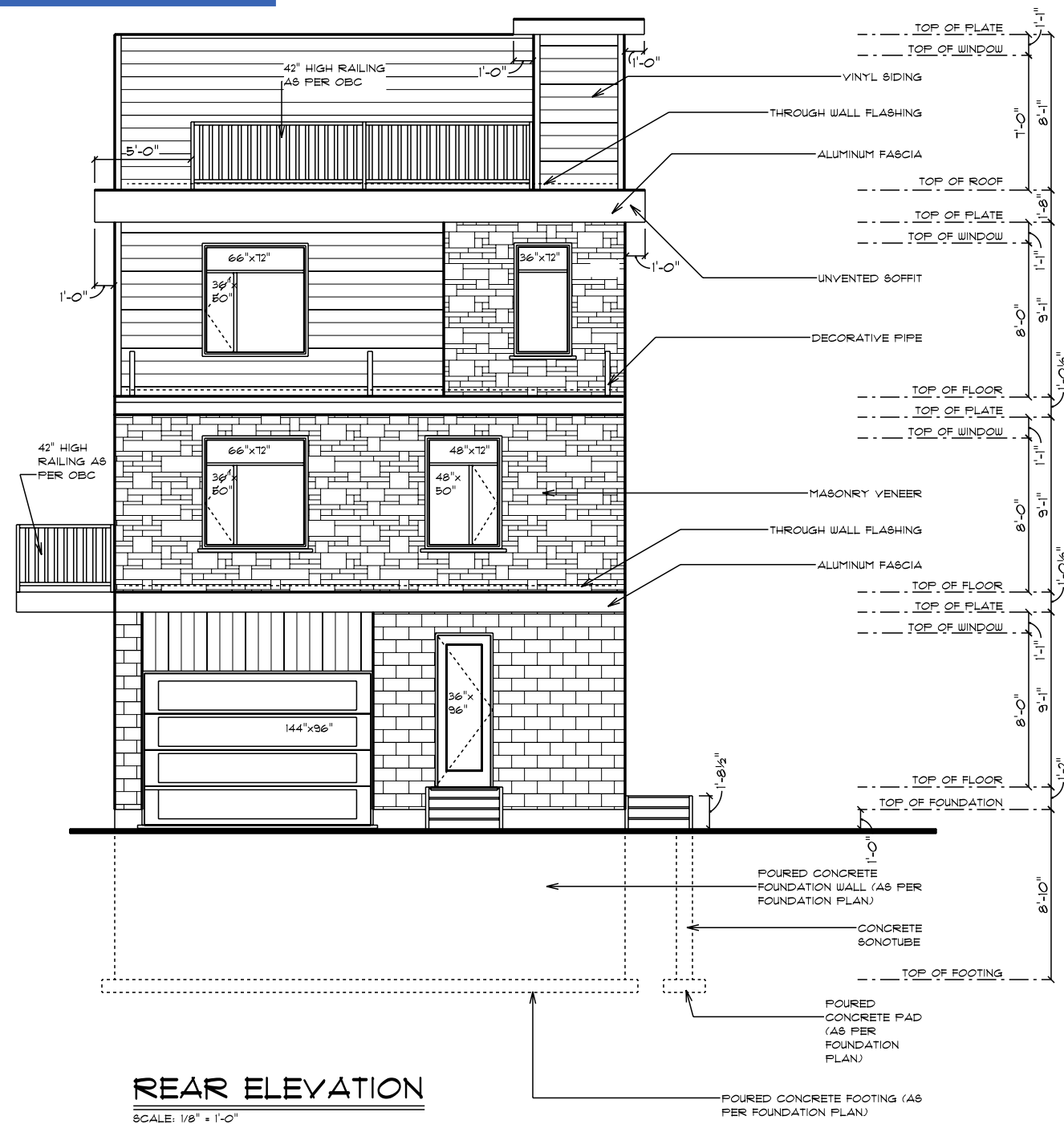
DATE: 11/27/2022
 PROJECT: 2022-188
 DRAWING NO.: 51

DATE: 11/27/2022	SCALE: 1:150
PROJECT: 2022-188	DRAWING NO.: 51
PROPOSED RESIDENCE TO LOT 1 25 PENNARD WAY	
DATE: 11/27/2022	SCALE: 1:150
PROJECT: 2022-188	DRAWING NO.: 51

Committee of Adjustment
 Received | Reçu le
2023-03-30
 City of Ottawa | Ville d'Ottawa
Comité de dérogation



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



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

structural engineer stamp if required:



I, Andre Theriault, Theriault design, take responsibility for design work on behalf of a firm registered under Subsection 3.2.4 of division C of the building code. I and the firm is registered in the appropriate class/categories.

Individual: 22968
Firm: 105420

Date: 10 JULY 2022

Signature of Designer:

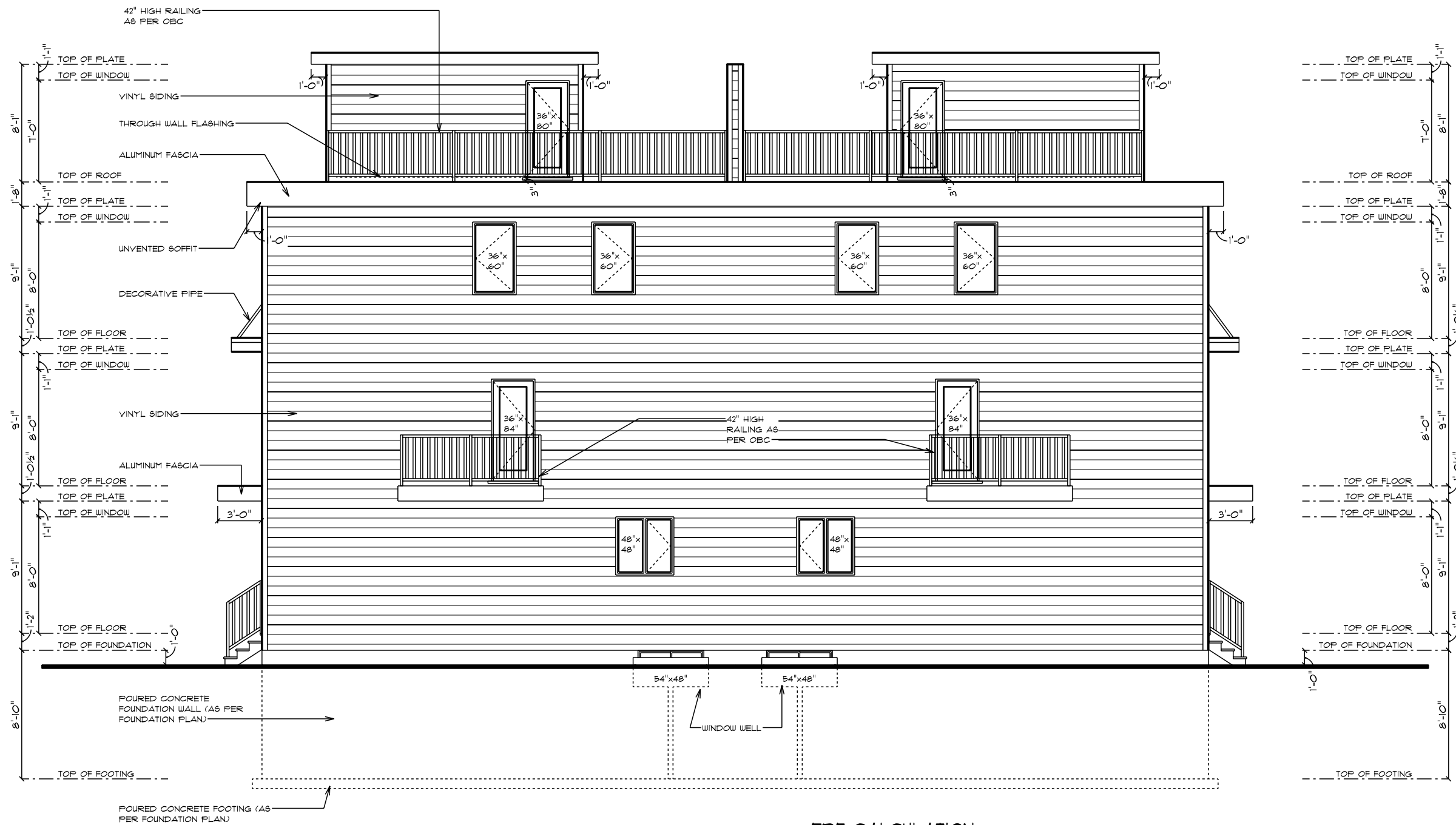
Andre Theriault

ANDRE THERIAULT
21-5330 CANOTEK RD, OTTAWA
K1J 9C3
tel: (613) 834-5284
email: andre@theriaultdesign.ca

1 CONST DWG 10 JULY 2022
project name

PROPOSED LONG SEMI
FOR
LOT 1 - PENNARD WAY

drawn by	drawing no
A.THERIAULT	1
project no.	12
2022-288	



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

EBF CALCULATION

WALL AREA: 2392 sqft
WIN AREA: 163 sqft
LD: 1.2 M
% PROPOSED OPENINGS: 6.8%

structural engineer stamp if required:



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Individual: 22968
Firm: 105420
Date: 10 JULY 2022

Signature of Designer:
Andre Theriault

ANDRE THERIAULT
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tel: (613) 834-5284
email: andre@theriaultdesign.ca

1 CONST DWG 10 JULY 2022
project name

PROPOSED LONG SEMI
FOR
LOT 1 - PENNARD WAY

drawn by	drawing no
A.THERIAULT	2
project no.	12
2022-288	



EBF CALCULATION

WALL AREA: 2392 sqft
 WIN AREA: 152 sqft
 LD: 1.2 M
 % PROPOSED OPENINGS: 6.3%

LEFT ELEVATION

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

structural engineer stamp if required:



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Individual: 22968
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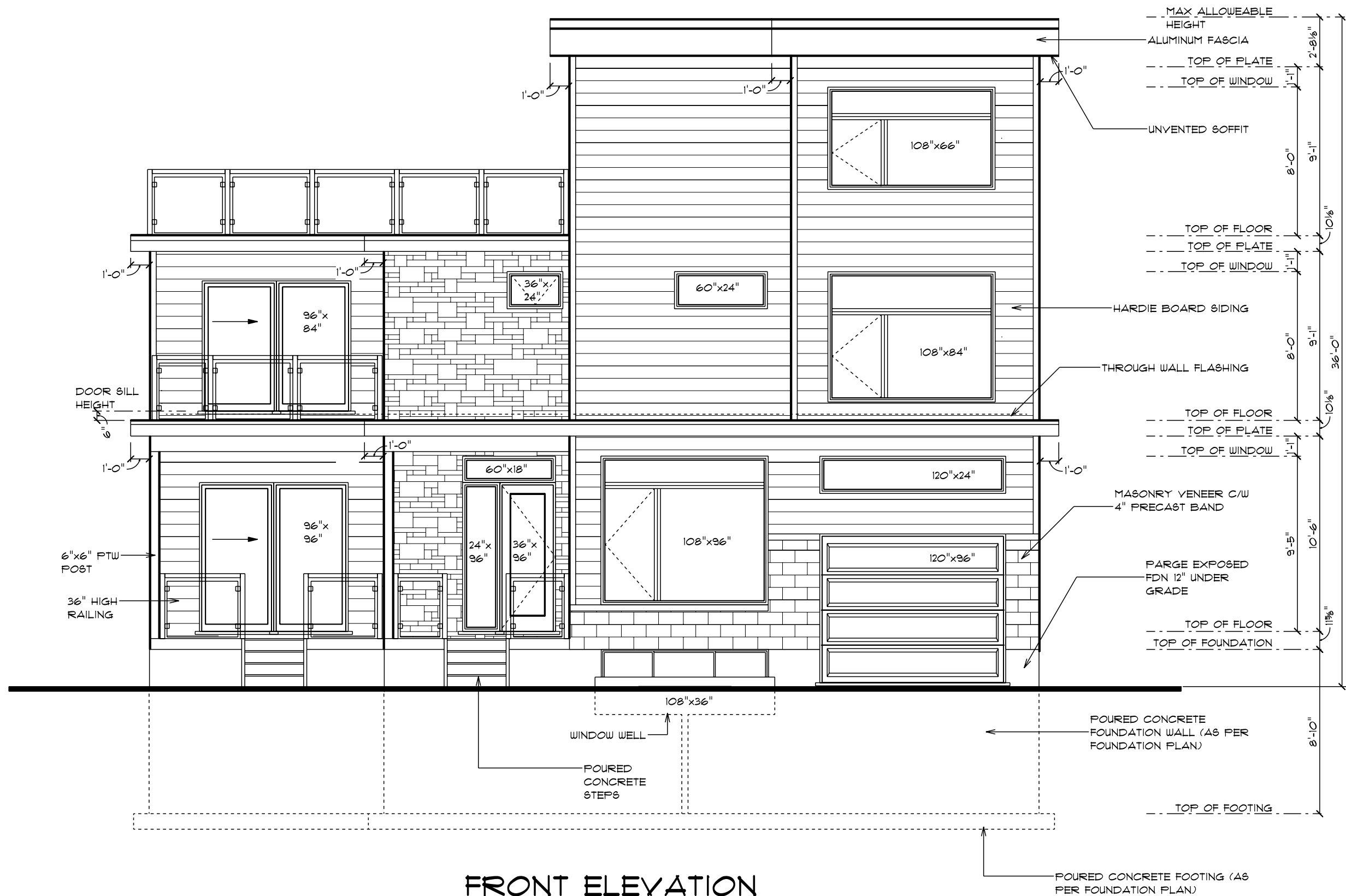
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1 CONST DWG 10 JULY 2022
 project name

PROPOSED LONG SEMI
 FOR
 LOT 1 - PENNARD WAY

drawn by	drawing no
A.THERIAULT	3
Project no.	12
2022-288	



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

structural engineer stamp if required:



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Firm: 105420

Date: 20 JAN 2023

Signature of Designer:
Andre Theriault

ANDRE THERIAULT
2251 ESFRIT DRIVE, ORLEANS
K4A 0A4
tel: (613) 834-5284
fax: (613) 834-0895
email: theriault85@gmail.com

1 CONST. DWG 17 NOV 2022

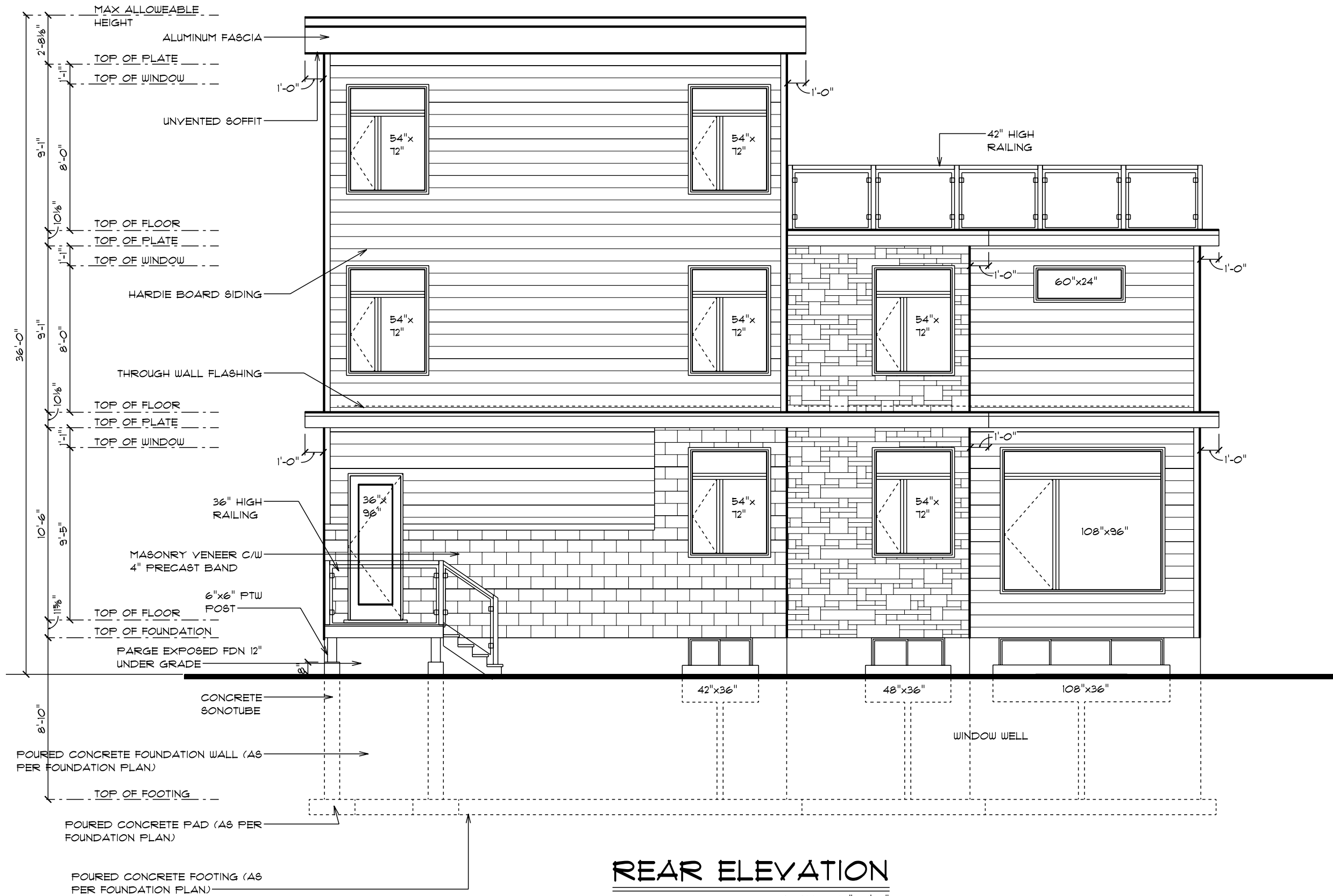
project name

PROPOSED DEVELOPMENT
FOR
LOT 2 PENNARD WAY

drawn by drawing no

A.THERIAULT 1

project no. 2022-289 13



REAR ELEVATION

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

structural engineer stamp if required:



I, Andre Theriault, Theriault design:
 Take responsibility for design work
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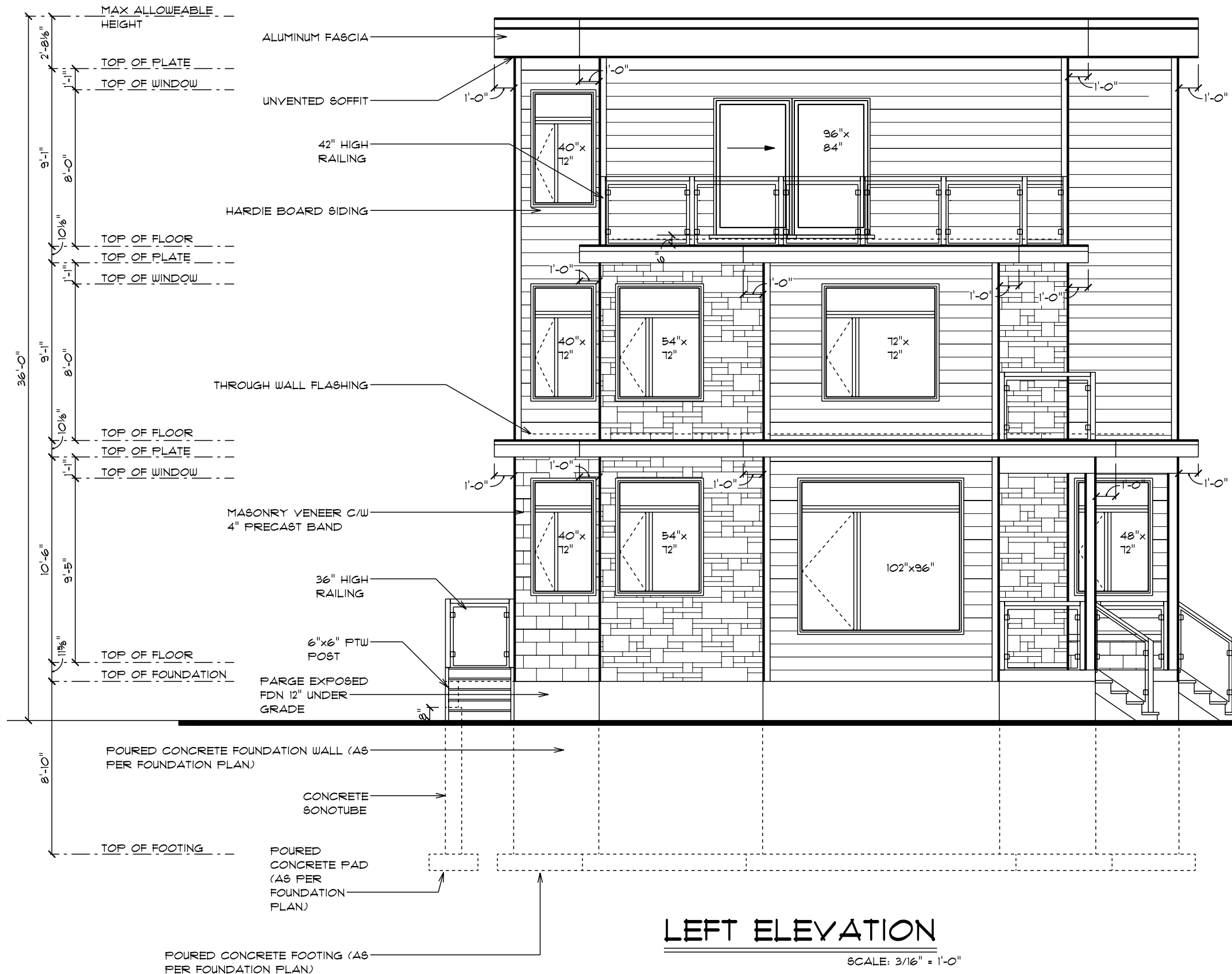
ANDRE THERIAULT
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 email: theriault85@gmail.com

1 CONST. DWG 17 NOV 2022

project name

PROPOSED DEVELOPMENT
 FOR
 LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	2
project no.	13
2022-289	



LEFT ELEVATION

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

structural engineer stamp if required:



I Andre Theriault, Theriault design:
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Date: 20 JAN 2023

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PROPOSED DEVELOPMENT
FOR
LOT 2 PENNARD WAY

drawn by

A.THERIAULT

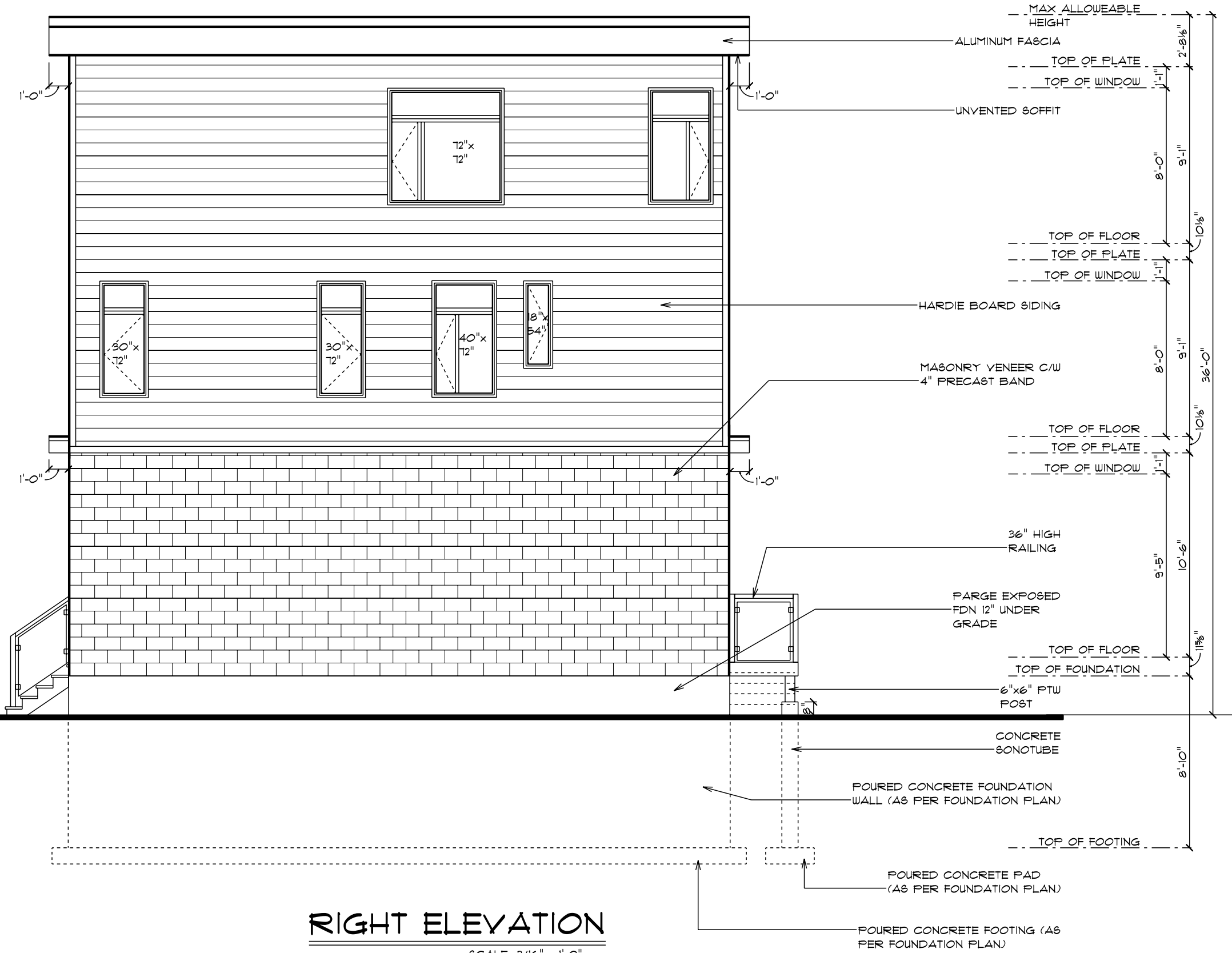
project no.

2022-289

drawing no

3

13



RIGHT ELEVATION

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

structural engineer stamp if required:



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1 CONST. DWG 17 NOV 2022

project name
PROPOSED DEVELOPMENT
FOR
LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	4
project no.	13
2022-289	

PRE-ENGINEERED FLOOR
JOISTS SEE LAYOUT

LEGEND

POST TABLE:

- P1 = 3" DIA. TELEPOST
- P1a = HSS 3 1/2" X 3 1/2" X .188"
- P2 = 2-2X6 + KING POST
- P3 = 3-2X6 + KING POST
- P4 = 4-2X6 + KING POST
- P5 = 5-2X6 + KING POST
- P6 = VERSALAM 5 1/4" X 5 1/4"

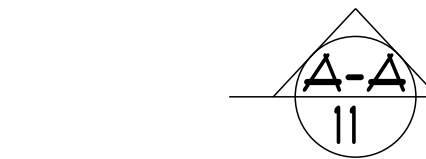
PROVIDE A MIN. OF 4" X 4" X 1/4"
END BEARING PLATES TOP AND BOTTOM
OF ALL STEEL COLUMNS

LINTEL TABLE:

- L1 = 2-2X10
- L2 = 3-2X10
- L3 = 2 PLY 1 3/4" X 9 1/2" 2.OE 2900 Fb LVL
- L4 = 3 PLY 1 3/4" X 9 1/2" 2.OE 2900 Fb LVL

ALL LVL TO BE 1 3/4" WIDTH PER PLY,
2.OE 2900Fb OR BETTER

S.F.L. SEE FLOOR JOIST LAYOUT



- CP A 36"x36"x10" conc. pad C/W 6-15M BOTTOM EACH WAY
- CP B 48"x48"x10" conc. pad C/W 6-15M BOTTOM EACH WAY
- CP C 24"x24"x8" conc. pad

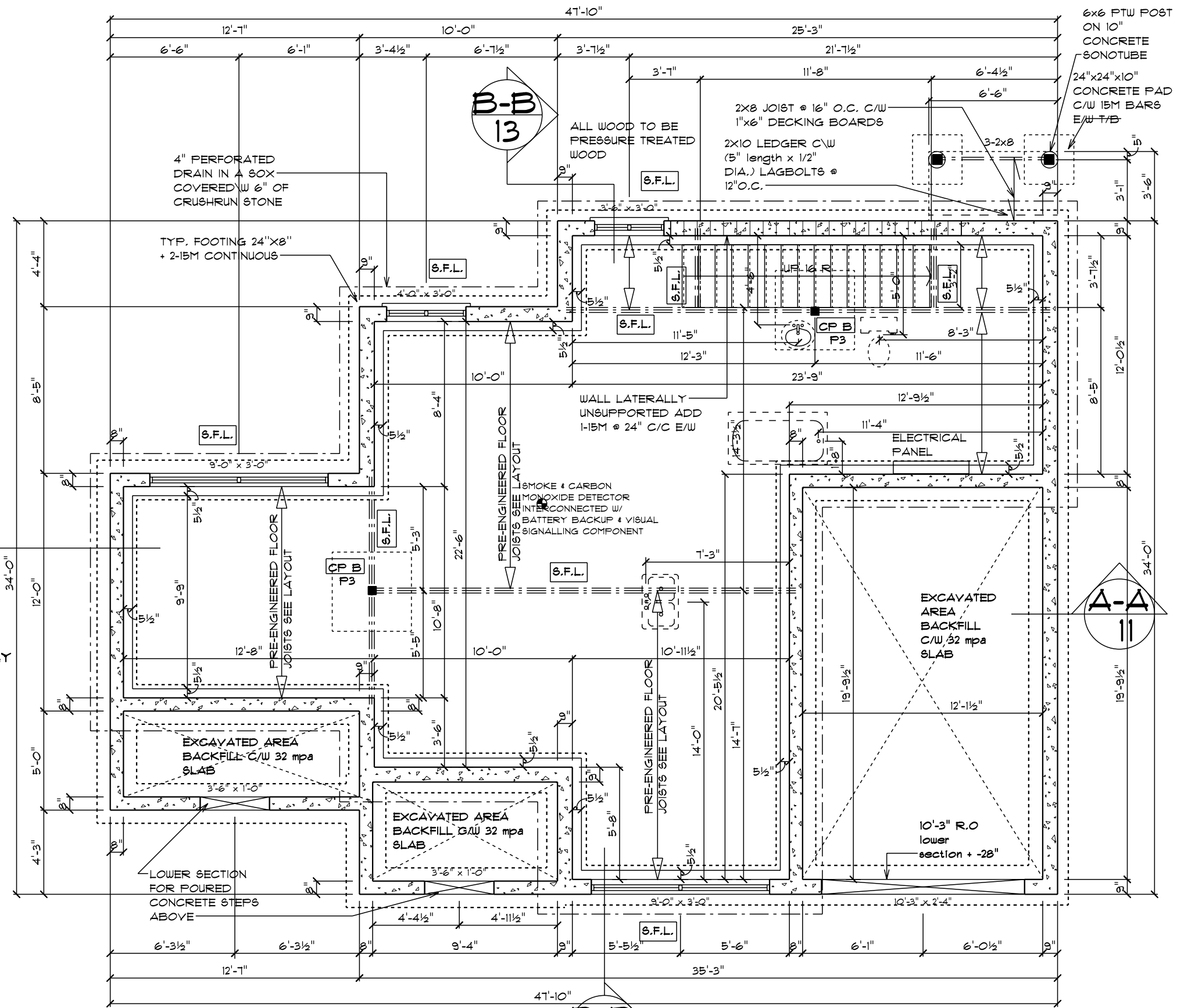
UNDISTURBED NATIVE MATERIAL 75
KPA MIN. GEOTECHNICAL
ENGINEER TO CONFIRM PRIOR TO
CONCRETE PLACEMENT

MINIMUM SOIL BEARING
CAPACITY ASSUMED AT 75
KPA FOR SERVICEABILITY
LOADS

REFER TO MANUFACTURER
FLOOR AND ROOF LAYOUT

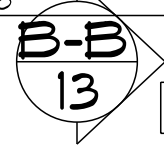
CARRY ALL POINTLOADS DOWN
TO FOOTINGS/FOUNDATION

PLEASE INSTALL 96" DOORS IF
WALL HEIGHT IS 9'-1". OTHERWISE
DOORS ARE 80"



FOUNDATION PLAN

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



SEE PAGE 6 FOR BASEMENT SDU SPECS

structural engineer stamp if required:



I, Andre Therault, Therault design:
Take responsibility for design work
on behalf of a firm registered under
Subsection 3.2.4 of division C. of
the building code.
I and the firm is registered in the
appropriate class/categories.

Individual: 22968
Firm: 105420

Date: 20 JAN 2023

Signature of Designer:

Andre Therault

ANDRE THERAULT
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tel: (613) 834-5284
fax: (613) 834-0895

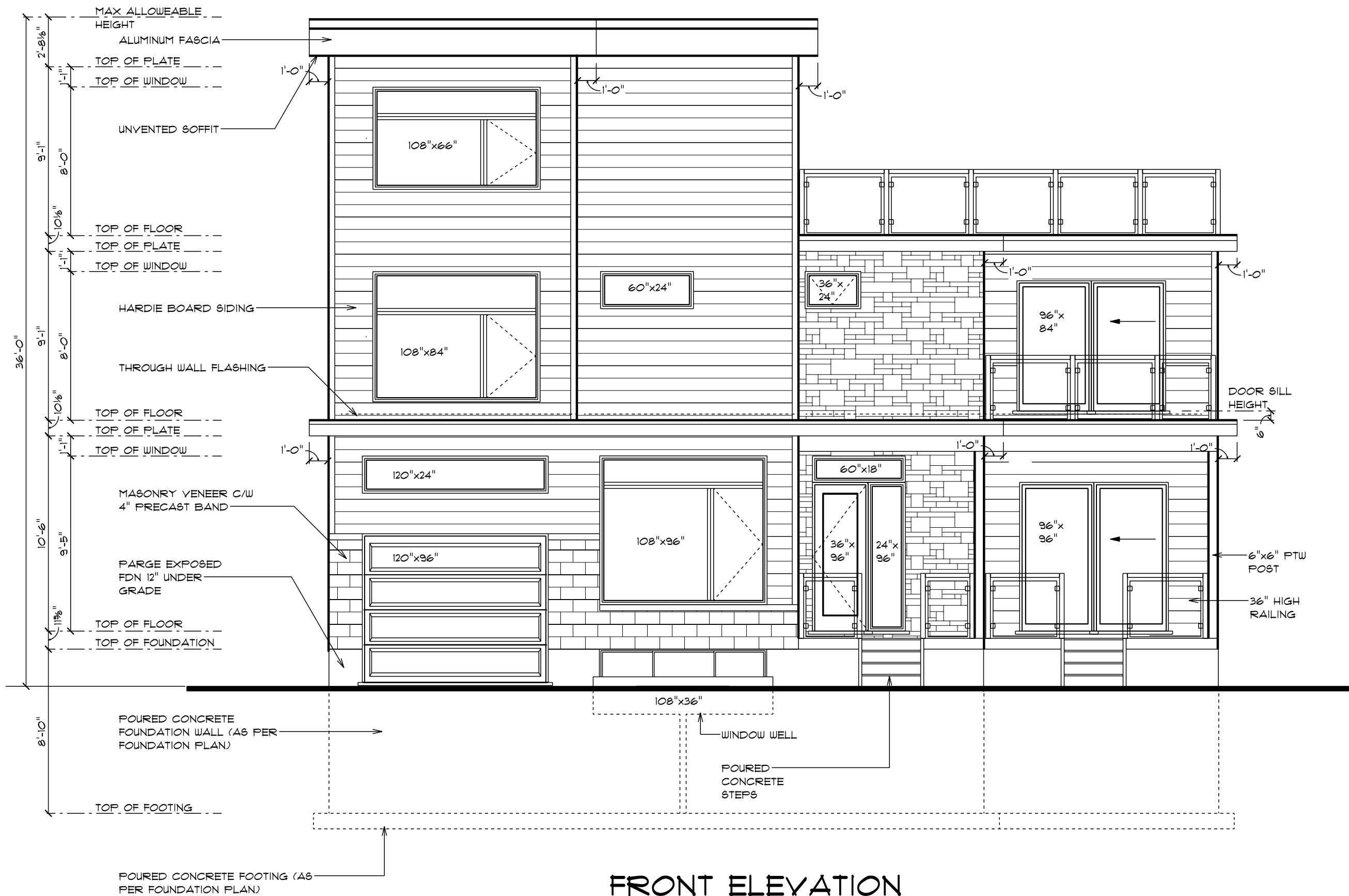
email: therault85@gmail.com

1 CONST. DWG 17 NOV 2022

project name

PROPOSED DEVELOPMENT
FOR
LOT 2 PENNARD WAY

drawn by	drawing no
A.THERAULT	5
project no.	13
2022-289	



FRONT ELEVATION

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



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Signature of Designer:

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tel: (613) 834-5284

email: andre@theriaultdesign.ca

1 CONST. DWG 17 NOV 2022

project name

PROPOSED DEVELOPMENT
FOR
LOT 2 PENNARD WAY

drawn by drawing no

A.THERIAULT

1

project no.

2022-289

13



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



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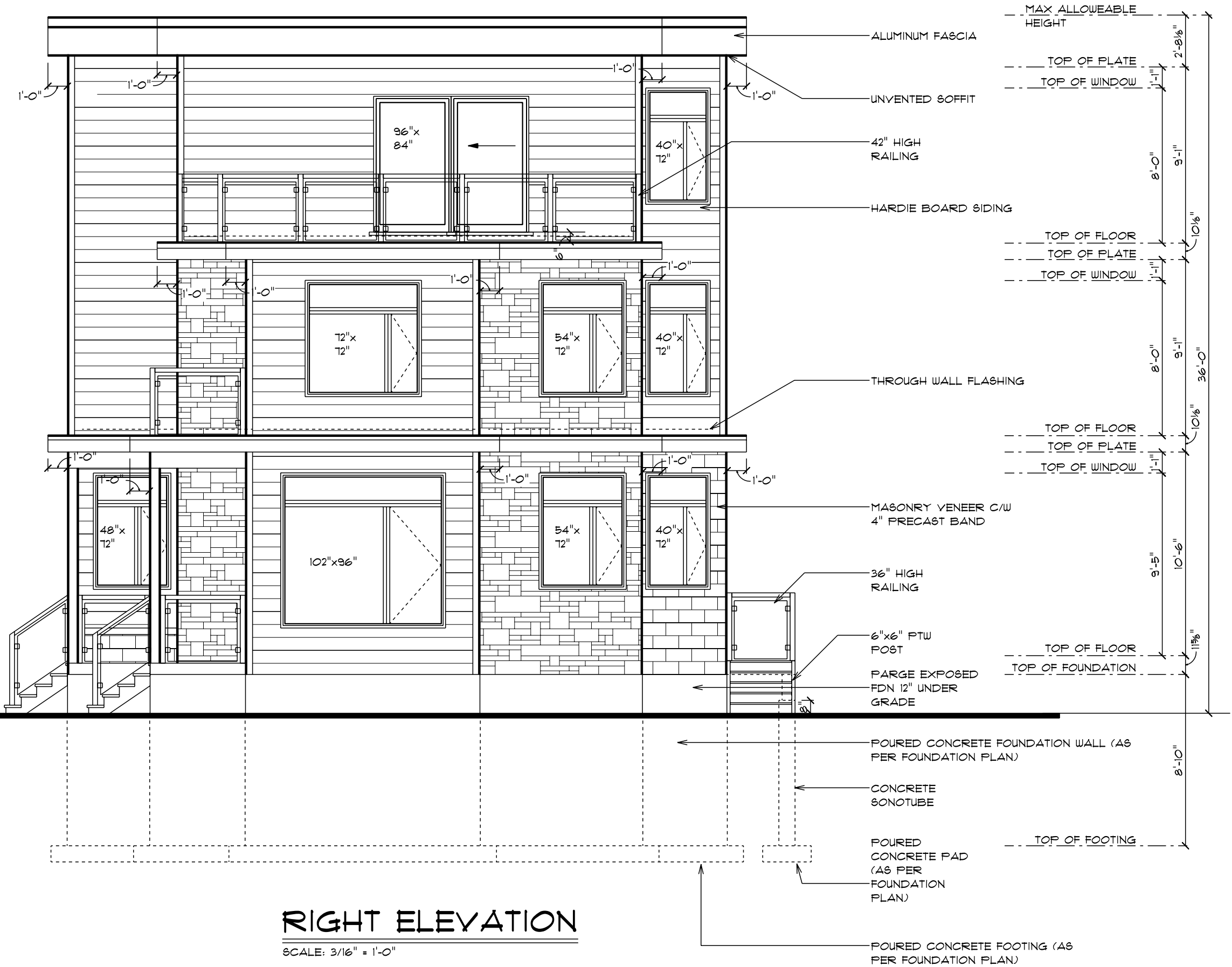
ANDRE THERIAULT
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 tel: (613) 834-5284

email: andre@theriaultdesign.ca

1	CONST. DWG	17 NOV 2022

project name
 PROPOSED DEVELOPMENT
 FOR
 LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	2
project no.	13
2022-289	



RIGHT ELEVATION

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



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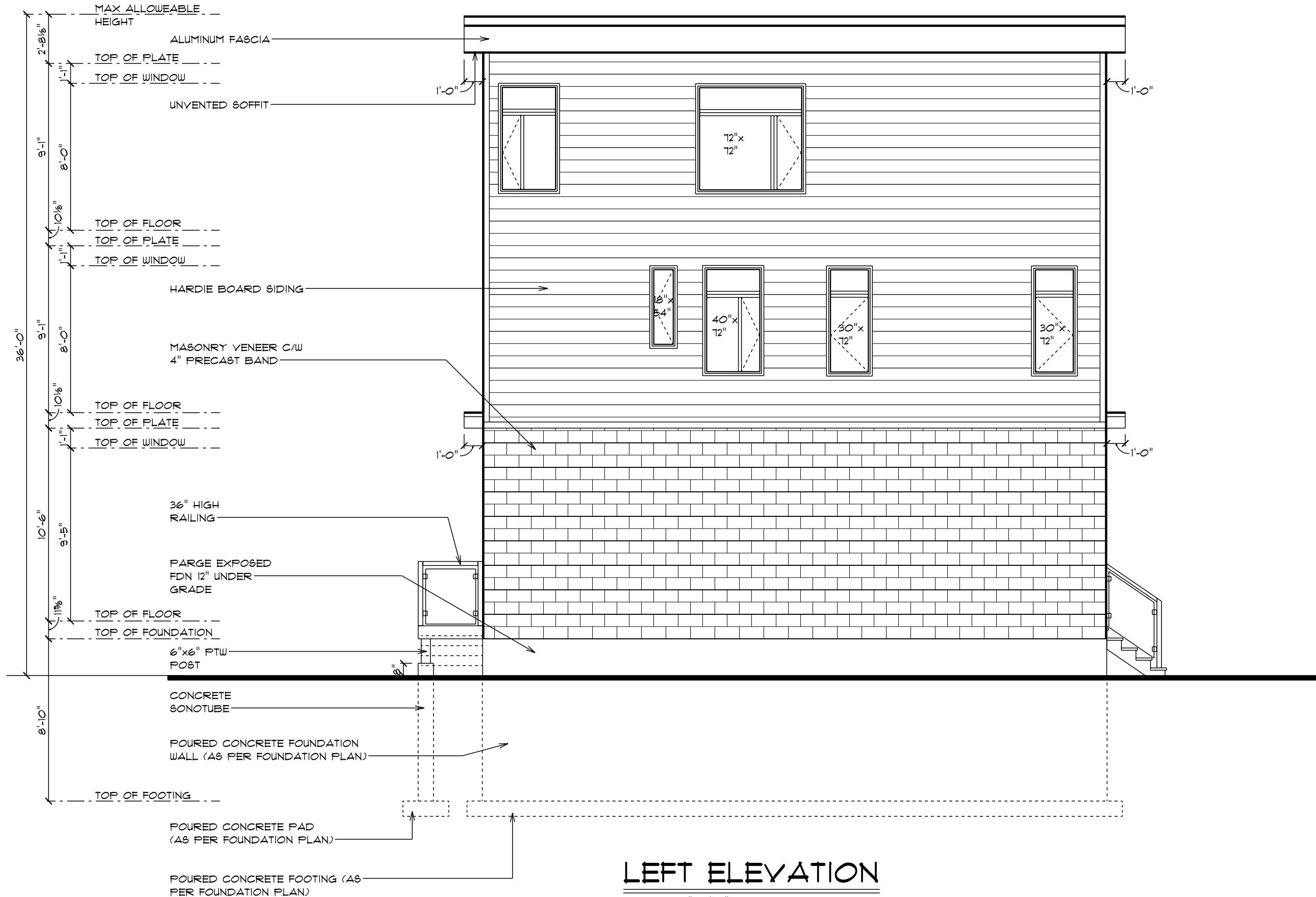
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1 CONST. DWG 17 NOV 2022

PROPOSED DEVELOPMENT
 FOR
 LOT 2 PENNARD WAY

drawn by	drawing no
A.THERIAULT	3
project no.	13
2022-289	



LEFT ELEVATION

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



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PROPOSED DEVELOPMENT
 FOR
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A.THERIAULT	4
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2022-289	