

REFERENCE PLAN OF SURVEY OF

PART OF LOT 1 AND PART OF EAST COMMONS LOT CONCESSION 2 (OLD SURVEY)

FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF CUMBERLAND

NOW IN THE CITY OF OTTAWA

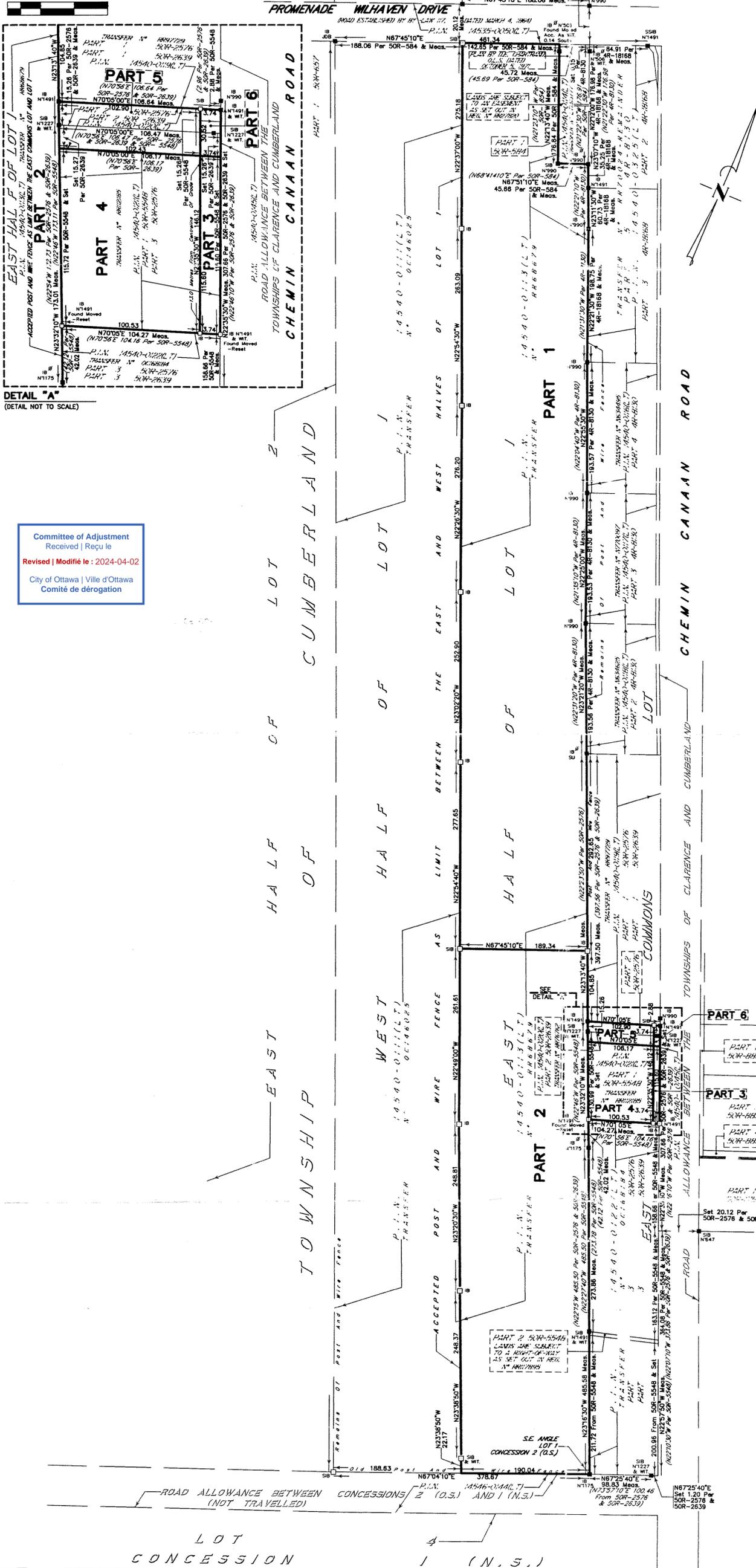
2003

SURVEYED BY: DENIS DUTRISAC, O.L.S.
SCALE 1 : 3000

0 20 50 100 150 Metres

CONCESSION 1 (OLD SURVEY)
LOT 1

EAST COMMONS LOT



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE 25th JUNE, 2003
DENIS DUTRISAC
ONTARIO LAND SURVEYOR
ROCKLAND, ONTARIO

PLAN 4R-18679
RECEIVED AND DEPOSITED
DATE July 18, 2003
"Susan Weisz" (not me)
LAND REGISTRAR
FOR THE LAND TITLES DIVISION
OF OTTAWA-CARLETON N° 4.

LAND TITLES SCHEDULE

PART	PART OF LOT	CON.	TRANSFER N°	AREA(Ha)	ALL OF P.I.N.
1	1		RR68679	24.403	14540-0113(LT)
2	1			14.901	14540-0113(LT)
3		2 (O.S.)	RR112185	0.043	14540-0121(LT)
4	EAST COMMONS LOT			1.172	
5				0.312	
6			RR76762	0.011	14540-0120(LT)

NOTES:
1) PARTS 1 AND 2 ARE ALL P.I.N. 14540-0113(LT).
1) PARTS 3 AND 4 ARE ALL P.I.N. 14540-0121(LT).
1) PARTS 5 AND 6 ARE ALL P.I.N. 14540-0120(LT)

METRIC
DISTANCES 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 16th DAY OF MAY, 2003.
25th JUNE, 2003
DATE DENIS DUTRISAC
ONTARIO LAND SURVEYOR
ROCKLAND, ONTARIO

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-04-02
City of Ottawa | Ville d'Ottawa
Comité de dérogation

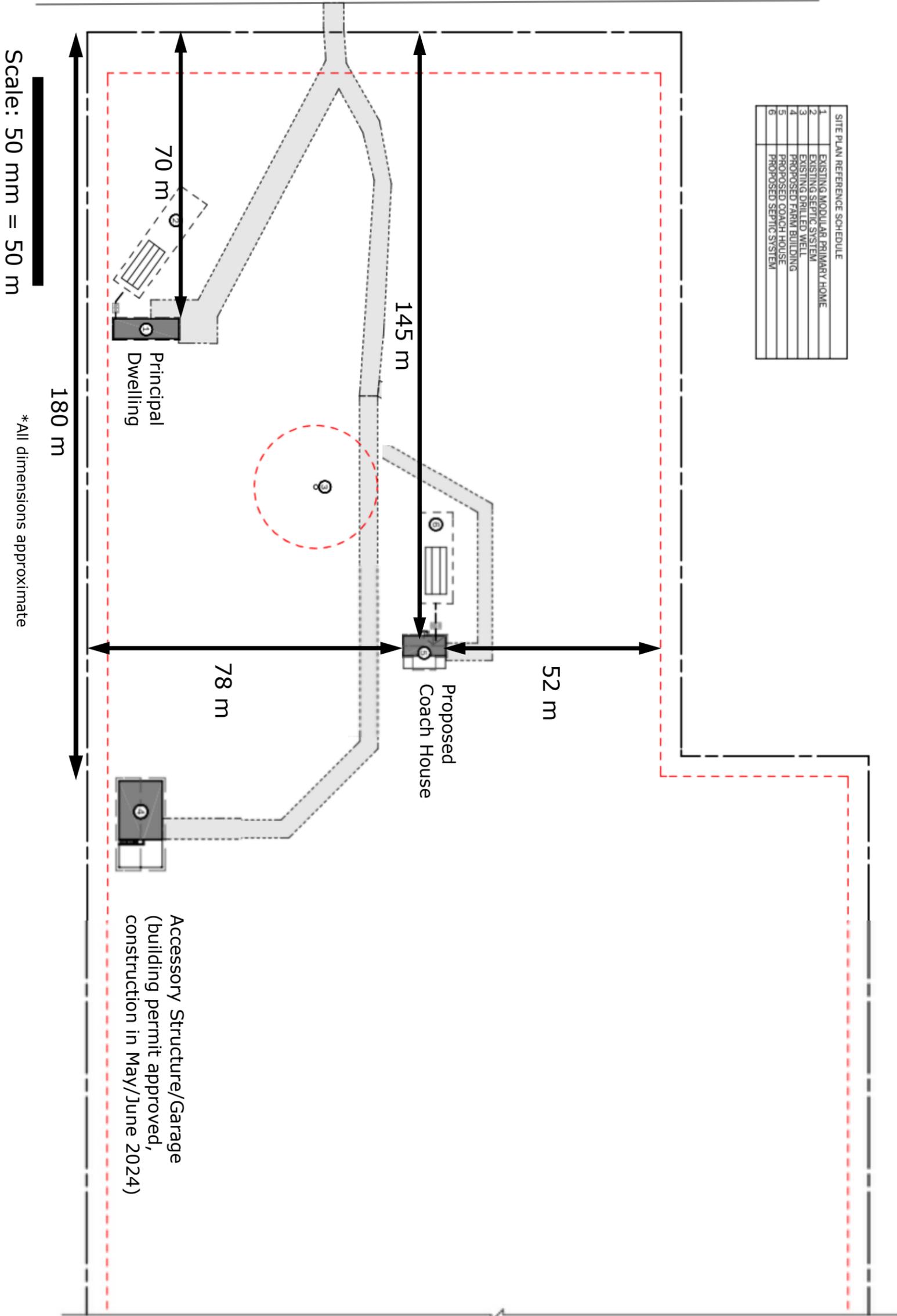
LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
SB	DENOTES	STANDARD IRON BAR (25mm X 120cm)
IB	DENOTES	IRON BAR (16mm X 60cm)
SSB	DENOTES	SHORT STANDARD IRON BAR (25mm X 80cm)
R	DENOTES	ROUND
SU	DENOTES	SOURCE UNKNOWN
WT.	DENOTES	WITNESS
Meas.	DENOTES	MEASURED
O.S.	DENOTES	OLD SURVEY
N.S.	DENOTES	NEW SURVEY
Reg.	DENOTES	REGISTRATION
P.I.N.	DENOTES	PARCEL IDENTIFICATION NUMBER
O.L.S.	DENOTES	ONTARIO LAND SURVEYOR
INST. N°	DENOTES	INSTRUMENT NUMBER
CON.	DENOTES	CONCESSION
N°506	DENOTES	D.E. CHARTRAND, O.L.S.
N°847	DENOTES	H.R. FARLEY, O.L.S.
N°727	DENOTES	L.E. ROSS, O.L.S.
N°990	DENOTES	J.G. PAYETTE, O.L.S.
N°1491	DENOTES	J.D. BARNES SURVEYING LTD.
JOB	DENOTES	ANNIS, O'SULLIVAN & VOULEBEK
ACV	DENOTES	ONTARIO LAND SURVEYORS

REFERENCE BEARING:
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM
RMOC I.S.C.M. 064920481 (N=5,041,718.447 E=398,582.534)
AND RMOC I.S.C.M. 064920546 (N=5,041,588.738 E=398,242.219).
NAD 83 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF ZONE
9 OF THE ONTARIO COORDINATE SYSTEM LONGITUDE OF 76°30' WEST.

ARPENTAGE DUTRISAC SURVEYING INC.
ONTARIO LAND SURVEYORS
ROCKLAND
PHONE: (613) 446-7101
FAX: (613) 446-7102

WILLHAVEN DRIVE



SITE PLAN REFERENCE SCHEDULE	
1	EXISTING MODULAR PRIMARY HOME
2	EXISTING SEPTIC SYSTEM
3	EXISTING DRILLED WELL
4	PROPOSED FARM BUILDING
5	PROPOSED COACH HOUSE
6	PROPOSED SEPTIC SYSTEM

View from North (as seen from Wilhaven Drive)



DOOR SCHEDULE				
NUMBER	WIDTH	HEIGHT	THICKNESS	ROOM NAME
D01	96"	84"	1 3/4"	HEATED GARAGE
D02	32"	80"	1 3/4"	HEATED GARAGE
D03	72"	80"	1 3/4"	HEATED GARAGE
D04	30"	80"	1 3/4"	HEATED GARAGE/BATH
D05	48"	80"	1 3/4"	FOYER
D06	48"	80"	1 3/8"	CLOSET/FOYER
D07	30"	80"	1 3/8"	FOYER/LAUNDRY
D08	26"	80"	1 3/8"	BATH/FOYER
D09	30"	80"	1 3/8"	BEDROOM/KITCHEN
D10	30"	80"	1 3/4"	DINING DECK
D11	64"	80"	1 3/4"	HEATED GARAGE/HEATED GARAGE

WINDOW SCHEDULE			
NUMBER	WIDTH	HEIGHT	ROOM NAME
W01	48"	152"	LIVING
W02	32"	40 1/8"	KITCHEN/OPEN BELOW
W03	48"	48"	BEDROOM/DECK
W04	72"	170"	DINING
W05	84"	48"	LIVING
W06	60"	80"	HEATED GARAGE
W07	72"	40"	BATH
W08	42"	55"	
W09	42"	55"	

View from East



- GENERAL NOTES:**
- DESIGN IN ACCORDANCE WITH ONTARIO BUILDING CODE (OBC 2012 O. REG. 332/21)
 - CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
 - ANY ERRORS SHALL BE REPORTED TO DESIGNER AND ENGINEER PRIOR TO CONSTRUCTION
 - ALL ANGLED WALLS ARE SHOWN ON A 45° ANGLE UNLESS NOTED OTHERWISE
 - DO NOT SCALE DRAWINGS
 - DIMENSIONS TO EXISTING AND NEW CONSTRUCTION TO FRAMING
 - ALL LUMBER SHALL BE SPF NO.2 OR BETTER
 - ENGINEERED ROOF TRUSSES SHALL NOT BE DRILLED OR NOTCHED UNLESS NOTED IN THE DESIGN
 - ALL WOOD IN CONTACT WITH CONCRETE SHALL BE SEPARATED WITH NO LESS THAN 6mil POLY
 - PROVIDE SQUASH BLOCKS AS NECESSARY TO TRANSFER POINT LOADS
 - ALL HANDRAILS AND GUARDRAILS TO CONFORM TO SB-7 UNLESS NOTED OTHERWISE
 - AIR BARRIERS ARE TO BE CONTINUOUS (9.25.3.3.)
 - CONSTRUCTION BETWEEN DWELLING UNIT AND GARAGE TO HAVE AN EFFECTIVE BARRIER BETWEEN GAS AND FUMES
 - GARAGE DOOR TO HAVE WEATHERSTRIPPING AND BE EQUIP WITH A SELF CLOSING DEVICE
 - PROVIDE EXHAUST FANS FOR ALL BATHROOMS WITH DUCT TERMINATING OUTSIDE OF BUILDING ENVELOPE UNLESS NOTED OTHERWISE
 - CONTRACTOR RESPONSIBLE FOR ANY REQUIRED SHORING, INCLUDING INSTALLATION AND DESIGN APPROVED BY ENGINEER
 - ALL PLUMBING FIXTURES TO BE INSTALLED WITH A 1/4 TURN BALL TYPE SHUTOFF VALVE
 - ALL PLUMBING CONNECTIONS TO BE REVIEWED BY INSPECTOR ON SITE PRIOR TO CLOSING
 - ANY EGRESS WINDOW IS TO HAVE A MINIMUM OF 3870 OF OPENABLE AREA AND HAVE A MINIMUM OF 21-5/8" CLEARANCE IN FRONT OF WINDOW WELL
 - ELECTRICAL PERMIT REQUIRED FROM ELECTRICAL SAFETY AUTHORITY FOR ANY ELECTRICAL WORK. 1-877-972-7233
 - ALL PLUMBING FIXTURES TO BE CSA APPROVED
 - SMOKE ALARMS TO HAVE A VISUAL SIGNALING COMPONENT AS PER 9.10.19.3 (3)
 - ALL FASTENING OF FRAMING MEMBERS TO CONFORM TO OBC 9.23.3.
 - ALL SHOWERS TO HAVE WATER-PROOFING SYSTEM MIN. 6'-0" UP WALL SURFACE.

Ottawa General Contractors
A renovation specialist

NO	DESCRIPTION	DATE
1	CONCEPT 0	04-APR-2023
2	CONCEPT 1	18-MAY-2023
3	CONCEPT 2	18-MAY-2023
4	CONCEPT 3	14-JUNE-2023
5	CONCEPT 4	2023-11-22
6	CONCEPT 5	2023-11-22

COACH HOUSE ELEVATIONS

3880 WILLHAVEN COACH HOUSE

DATE: 2023-11-22

SCALE: INDICATED

SIZE: Tabloid (11" x 17")

SHEET: A-6

1:54:47 PM

Committee of Adjustment
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Revised | Modifié le : 2024-04-02

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View from South



View from West



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Received | Reçu le
Revised | Modifié le : 2024-04-02
City of Ottawa | Ville d'Ottawa
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COACH HOUSE ELEVATIONS
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. DESIGN IN ACCORDANCE WITH ONTARIO BUILDING CODE (OBC 2012 O. REG. 332/21)
2. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
3. ANY ERRORS SHALL BE REPORTED TO DESIGNER AND ENGINEER PRIOR TO CONSTRUCTION
4. ALL ANGLED WALLS ARE SHOWN ON A 45° ANGLE UNLESS NOTED OTHERWISE
5. DO NOT SCALE DRAWINGS
6. ALL DIMENSIONS TO EXISTING AND NEW CONSTRUCTION TO FRAMING
7. ALL LUMBER SHALL BE SPF NO.2 OR BETTER
8. ENGINEERED ROOF TRUSSES SHALL NOT BE DRILLED OR NOTCHED UNLESS NOTED IN THE DESIGN
8. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE SEPARATED WITH NO LESS THAN 6mil POLY
9. PROVIDE SQUASH BLOCKS AS NECESSARY TO TRANSFER POINT LOADS
10. ALL HANDRAILS AND GUARDRAILS TO CONFORM TO SB-7 UNLESS NOTED OTHERWISE
11. AIR BARRIERS ARE TO BE CONTINUOUS (9.25.3.3.)
12. CONSTRUCTION BETWEEN DWELLING UNIT AND GARAGE TO HAVE AN EFFECTIVE BARRIER BETWEEN GAS AND FUMES
13. GARAGE DOOR TO HAVE WEATHERSTRIPPING AND BE EQUIP WITH A SELF CLOSING DEVICE
14. PROVIDE EXHAUST FANS FOR ALL BATHROOMS WITH DUCT TERMINATING OUTSIDE OF BUILDING ENVELOPE UNLESS NOTED OTHERWISE.
15. CONTRACTOR RESPONSIBLE FOR ANY REQUIRED SHORING, INCLUDING INSTALLATION AND DESIGN APPROVED BY ENGINEER
16. ALL PLUMBING FIXTURES TO BE INSTALLED WITH A 1/4 TURN BALL TYPE SHUTOFF VALVE
17. ALL PLUMBING CONNECTIONS TO BE REVIEWED BY INSPECTOR ON SITE PRIOR TO CLOSING.
18. ANY EGRESS WINDOW IS TO HAVE A MINIMUM OF 38FT² OF OPENABLE AREA AND HAVE A MINIMUM OF 24-5/8" CLEARANCE IN FRONT OF WINDOW WELL
19. ELECTRICAL PERMIT REQUIRED FROM ELECTRICAL SAFETY AUTHORITY FOR ANY ELECTRICAL WORK. 1-877-372-7233
20. ALL PLUMBING FIXTURES TO BE CSA APPROVED.
21. SMOKE ALARMS TO HAVE A VISUAL SIGNALING COMPONENT AS PER 9.10.19.3 (3)
22. ALL FASTENING OF FRAMING MEMBERS TO CONFORM TO OBC 9.23.3.
23. ALL SHOWERS TO HAVE WATER-PROOFING SYSTEM MIN. 6'-0" UP WALL SURFACE.



NO	DESCRIPTION	REVISION	DATE
1	CONCEPT 1.0	AS	04-APR-2023
2	CONCEPT 1.1	AS	18-MAY-2023
3	CONCEPT 1.2	AS	18-MAY-2023
4	CONCEPT 1.3	AS	14-JUNE-2023
5	CONCEPT 1.4	AS	2023-11-27
6	CONCEPT 1.5	AS	2023-11-27

SHEET TITLE:
COACH HOUSE ELEVATIONS

PROJECT DESCRIPTION:
3880 WILLHAVEN COACH HOUSE

DATE:
2023-11-22

SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-7

Committee of Adjustment
Received | Reçu le

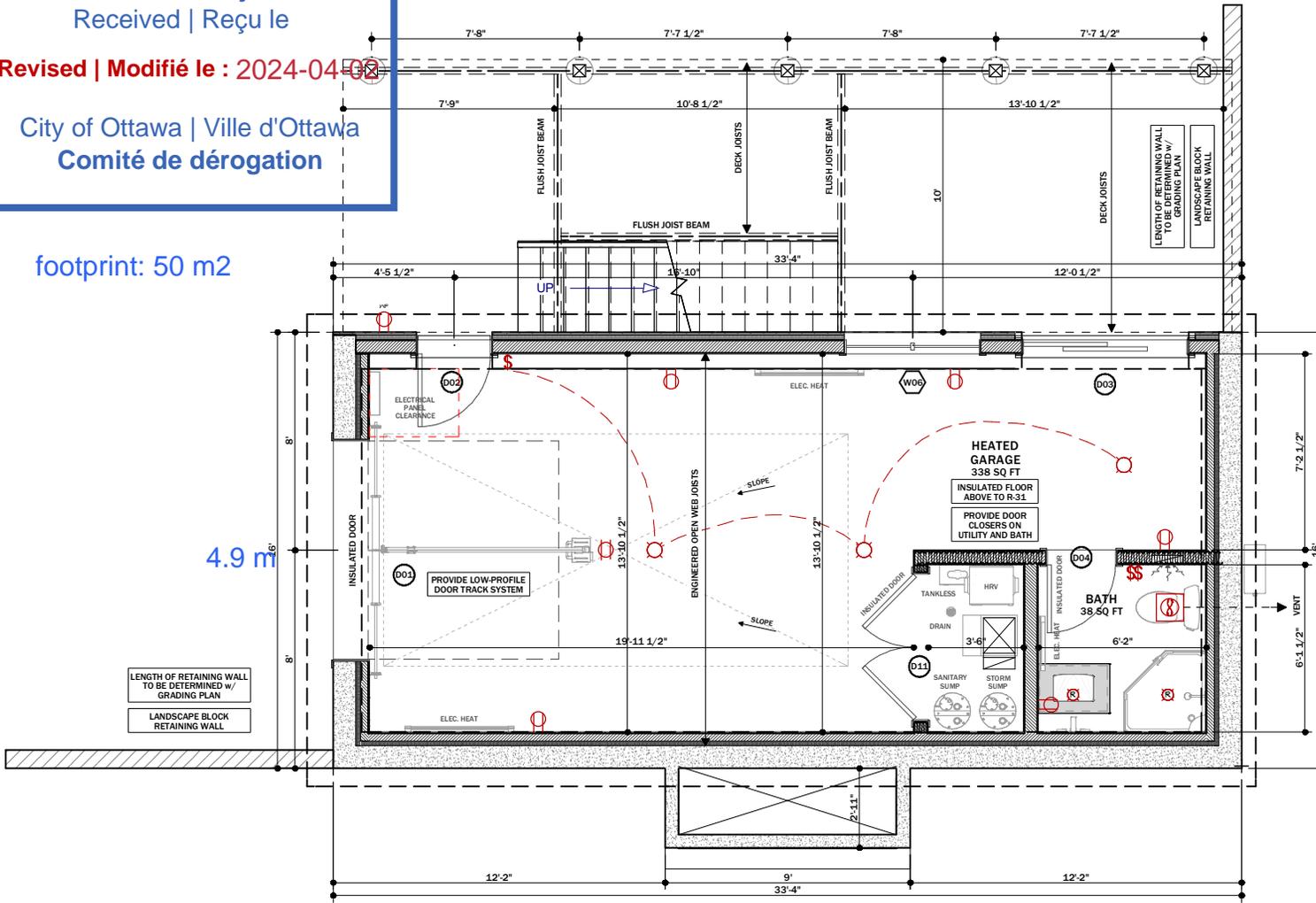
Revised | Modifié le : 2024-04-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation

footprint: 50 m²

4.9 m

10.2 m



LENGTH OF RETAINING WALL
TO BE DETERMINED W/
GRADING PLAN

LANDSCAPE BLOCK
RETAINING WALL

COACH HOUSE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

location of internal walls may change

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 - ANY EGRESS WINDOW IS TO HAVE A MINIMUM OF 3 SETS OF OPENABLE AREA AND HAVE A MINIMUM OF 21-5/8" CLEARANCE IN FRONT OF WINDOW WELL.
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NO.	REVISION	DATE
1	CONCEPT V.0	02 APR 2023
2	CONCEPT V.1	20 APR 2023
3	CONCEPT V.2	04 MAY 2023
4	CONCEPT V.3	14 JUNE 2023
5	CONCEPT V.4	2023.11.09
6	CONCEPT V.4	2023.11.22

SHEET TITLE:
**COACH HOUSE
FOUNDATION PLAN**

PROJECT DESCRIPTION:
**3880 WILLHAVEN
COACH HOUSE**

DATE:
2023-11-22

SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-3

1:54:42 PM

COACH HOUSE

3880 WILLHAVEN DRIVE, CUMBERLAND

CONCEPT V1.5

INDEX OF DRAWINGS

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A-5	ROOF FRAMING PLAN
A-6	COACH HOUSE ELEVATIONS
A-7	COACH HOUSE ELEVATIONS



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- ALL PLUMBING CONNECTIONS TO BE REVIEWED BY INSPECTOR ON SITE PRIOR TO CLOSING
- ANY EGRESS WINDOW IS TO HAVE A MINIMUM OF 3.87% OF OPENABLE AREA AND HAVE A MINIMUM OF 21.5" CLEARANCE IN FRONT OF WINDOW WELL
- ELECTRICAL PERMIT REQUIRED FROM ELECTRICAL SAFETY AUTHORITY FOR ANY ELECTRICAL WORK. 1-877-372-7233
- ALL PLUMBING FIXTURES TO BE CSA APPROVED.
- SMOKE ALARMS TO HAVE A VISUAL SIGNALING COMPONENT AS PER 9.10.19.3 (3)
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NO	DESCRIPTION	REVISION	DATE
1	CONCEPT V1.0	AS	04-APR-2023
2	CONCEPT V1.1	AS	18-MAY-2023
3	CONCEPT V1.2	AS	14-JUNE-2023
4	CONCEPT V1.3	AS	2023-11-27
5	CONCEPT V1.4	AS	2023-11-27
6	CONCEPT V1.5	AS	2023-11-27

SHEET TITLE:
COVER PAGE

PROJECT DESCRIPTION:
3880 WILLHAVEN COACH HOUSE

DATE:
2023-11-22

SCALE:
INDICATED

SIZE:
Tabloid (11" x 17")

SHEET:
A-1

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Committee of Adjustment
Received | Reçu le

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