

METRIC

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

Committee of Adjustment
Received | Reçu le

2025-04-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT - PART 1
TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 7 AND
PART OF LOT 8,
BLOCK C
REGISTERED PLAN 113
CITY OF OTTAWA

SCALE 1 : 150
0 1 2 5 10 15 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

ELEVATION NOTES

ELEVATIONS ARE REFERRED TO GEODETIC DATUM (CGVD28).

UTILITY NOTES

- 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.
- BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTES

- BEARINGS ARE ASTRONOMIC REFERRED TO THE WESTERLY LIMIT OF DUROCHER STREET AS SHOWN ON A PLAN OF SURVEY BY FAIRHALL, MOFFATT & WOODLAND DATED OCTOBER 14, 2024 (REF. 5-113GR), HAVING A BEARING OF N 29°30'10" W.
- LIMIT BETWEEN PINS 045233-0239 & 04233-0240 SET TO CLEAR FACE OF BUILDINGS, ACCEPTED OCCUPATION AS EVIDENCE OF DEED LINE.

LEGEND

- - SURVEY MONUMENT FOUND (P) - REGISTERED PLAN 113
- SSIB - SHORT STANDARD IRON BAR (S) - SET
- IB - IRON BAR (M) - MEASURED
- CC - CUT CROSS PIN - PROPERTY IDENTIFIER NUMBER
- CP - CONCRETE PIN D - DESCRIPTION PER PIN 04233-0240
- IP - IRON PIPE D1 - INSTRUMENT V10780
- Ø - ROUND D2 - INSTRUMENT NS238224
- (SU) - SOURCE UNKNOWN Ⓜ - GAS METER
- (WT) - WITNESS Ⓢ - BOLLARDS
- (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED O.L.S. (REF. 5-113GR)
- (AOG) - ANNIS O'SULLIVAN & VOLLEBEKK LTD., O.L.S.
- (JDB) - J.D. BARNES LTD. O.L.S. (Ref. 03-10-182-00)

SURVEYOR'S REAL PROPERTY REPORT - PART 2
REPORT SUMMARY

DESCRIPTION OF LAND
PART OF LOT 7 AND PART OF LOT 8, BLOCK C, REGISTERED PLAN 113, CITY OF OTTAWA, AS IN ALL OF PIN 04233-0240.

REGISTERED EASEMENTS

NONE REGISTERED.

ZONING

COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR
SHABAZ AHMADZADGAN,
BEHIND THE WALL INC. &
FARMHOUSE INVESTMENTS INC.
THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-88234

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON OCT. 14, 2024.

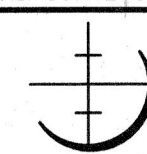
2024/11/12
DATE

JOHN H. GUTRI
ONTARIO LAND SURVEYOR



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3).

**Fairhall
Moffatt &
Woodland**
LIMITED
ONTARIO LAND SURVEYORS



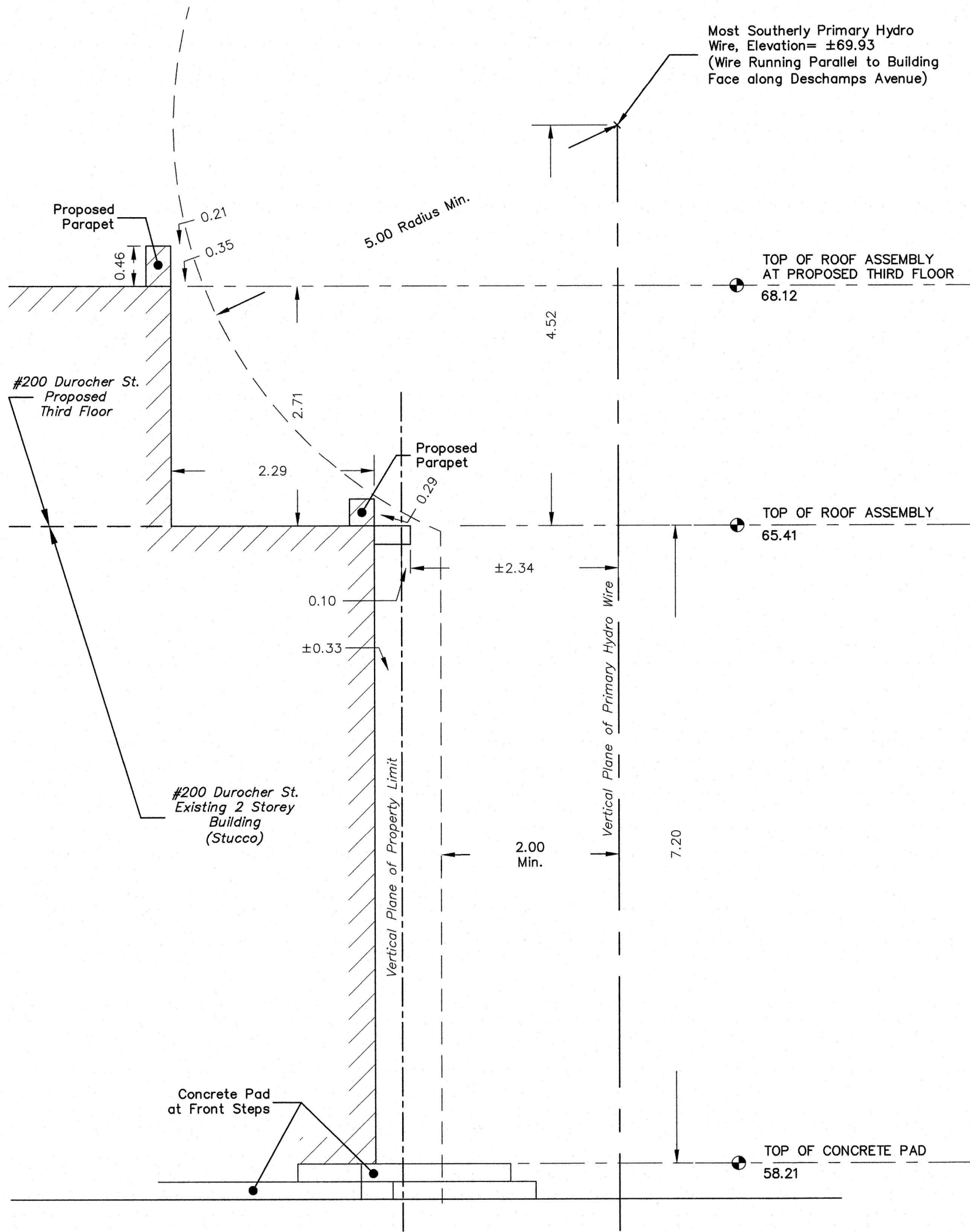
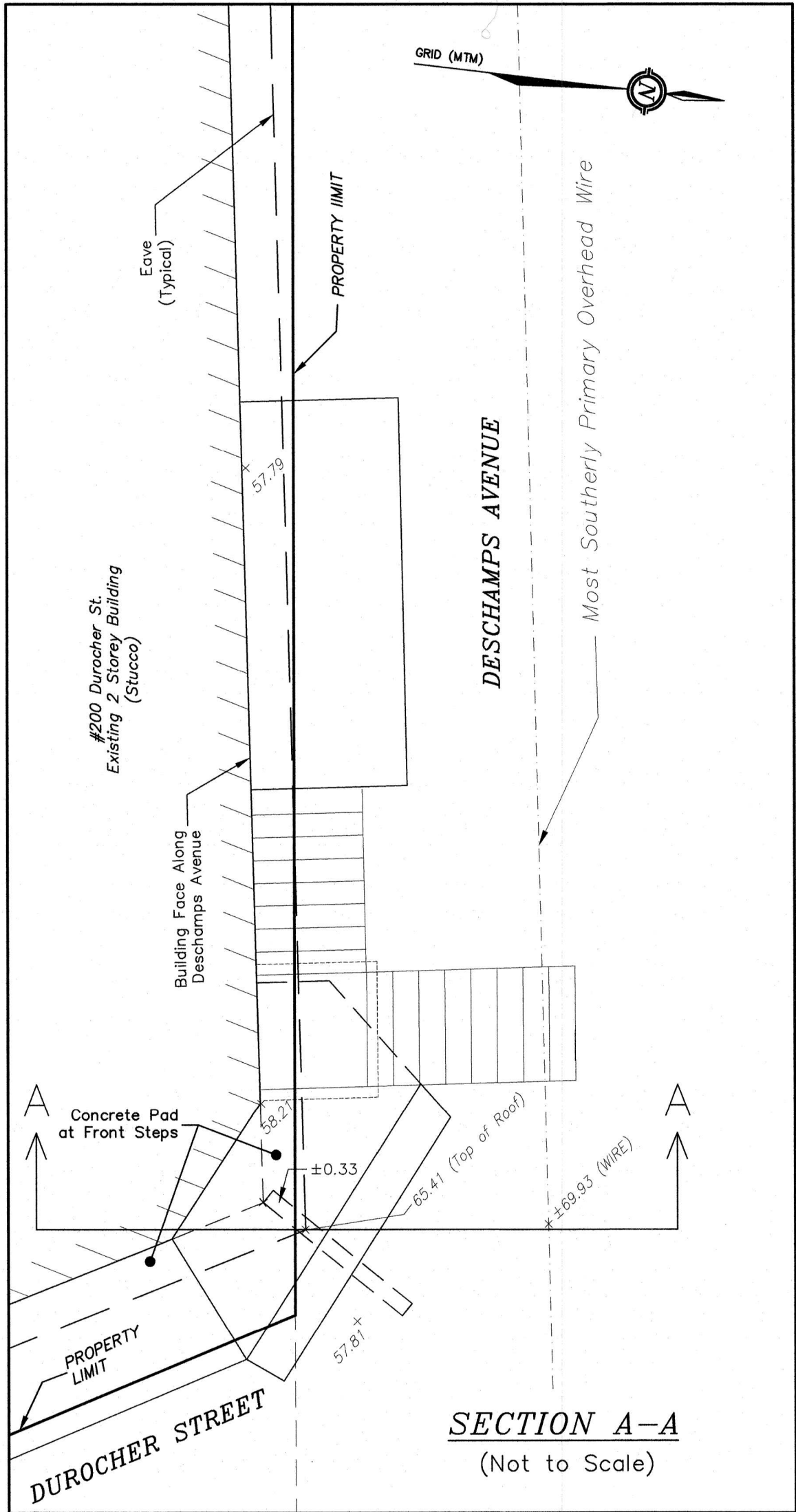
Surveying and Land Information Services
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591-2580 FAX: (613) 591-1495
www.fmw.on.ca

JOB No.
AE2000
E 370074, N 5733287
REFERENCE No.
5 (a) - 113 GR
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METRIC

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



**SKETCH SHOWING ELEVATION
OF HYDRO CONDUCTOR RELATIVE
TO EXISTING BUILDING AT
200 DUROCHER STREET, OTTAWA**

SCALE 1 : 50
0 1 2 5 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

Committee of Adjustment
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2025-04-24

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NOTES

- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CGVD28).
- DATE OF FIELD OBSERVATIONS - MARCH 26, 2025.
- PROPERTY LIMIT AND TOPOGRAPHIC DETAILS PER PLANS BY FAIRHALL, MOFFATT AND WOODLAND LIMITED, DATED OCTOBER 14, 2024 (REF. 5(d)-113GR AND 5(a)-113GR.
- Min. DENOTES DISTANCES PER HYDRO OTTAWA ENGINEERING SPECIFICATION OLS0002, REV. 4, DATED 2018-11-21.

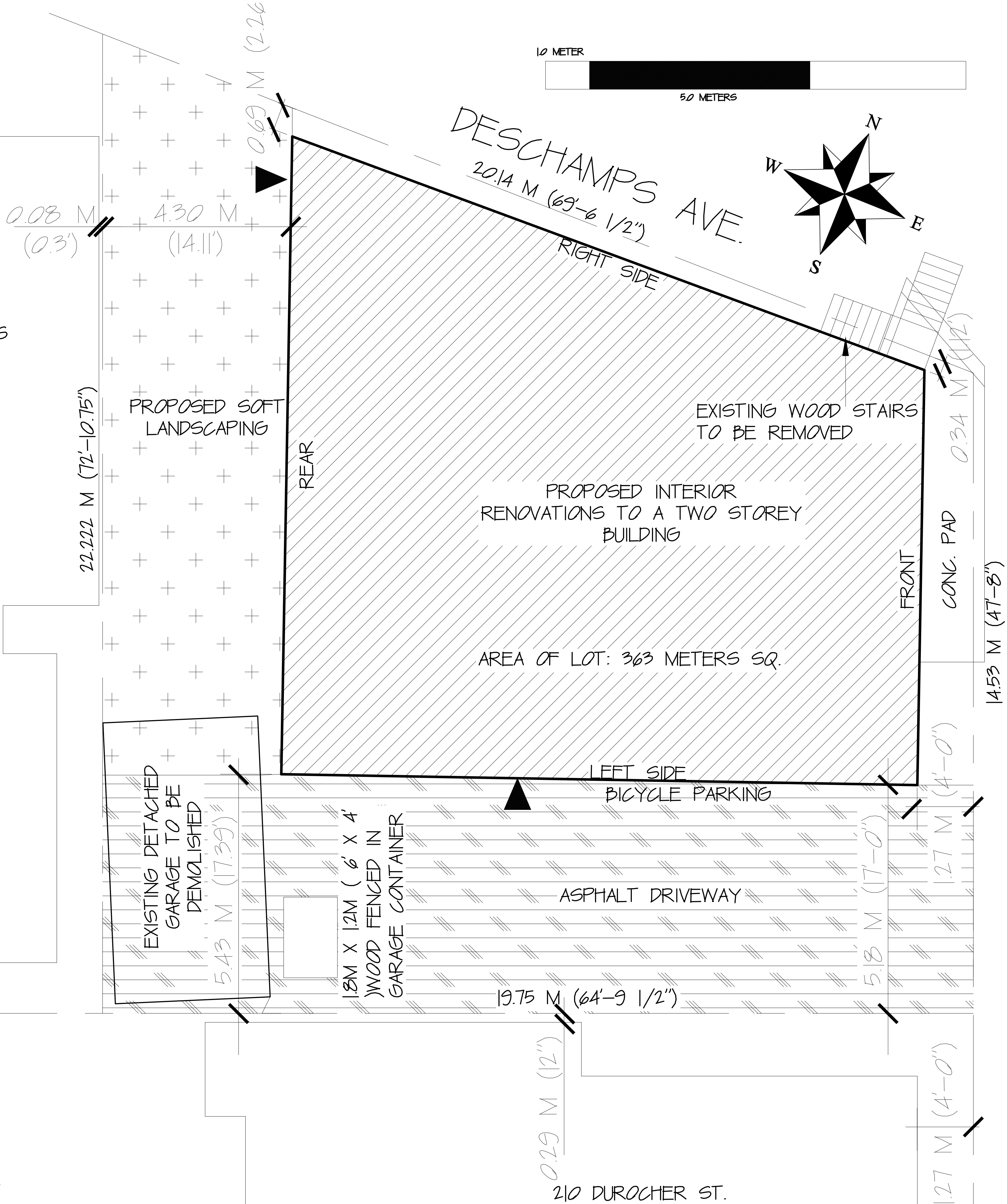
REVISED PER CLIENT REQUEST, DATED APRIL 15, 2025 - ADDED PROPOSED THIRD STOREY

Fairhall Moffatt & Woodland LIMITED ONTARIO LAND SURVEYORS <i>Surveying and Land Information Services</i> 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2580 FAX: (613) 591-1495 www.fmw.on.ca		JOB No. A E 2 0 0 0 0	
		DATE March 31, 2025	
		REFERENCE No. 5(d) - 113 GR	
		S:\JOBS\AE20000\DWG 2025/04/15 hydro_clearance_ae200.dwg	

PROPOSED SITE PLAN

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

158 DESCHAMPS



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2025-04-24

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Comité de dérogation

No. Revision Date

INTERIOR RENOVATION
TO 200 DUROCHER ST.
OTTAWA

DATE: MARCH 04, 2025

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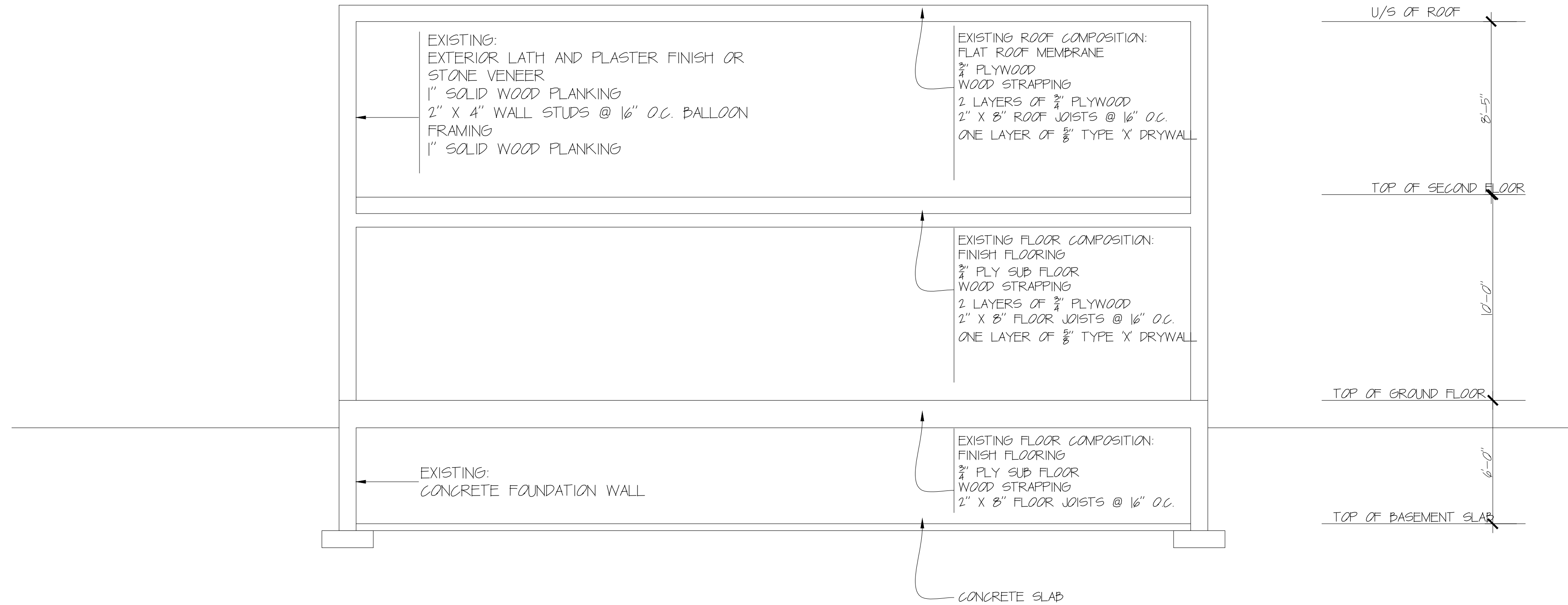
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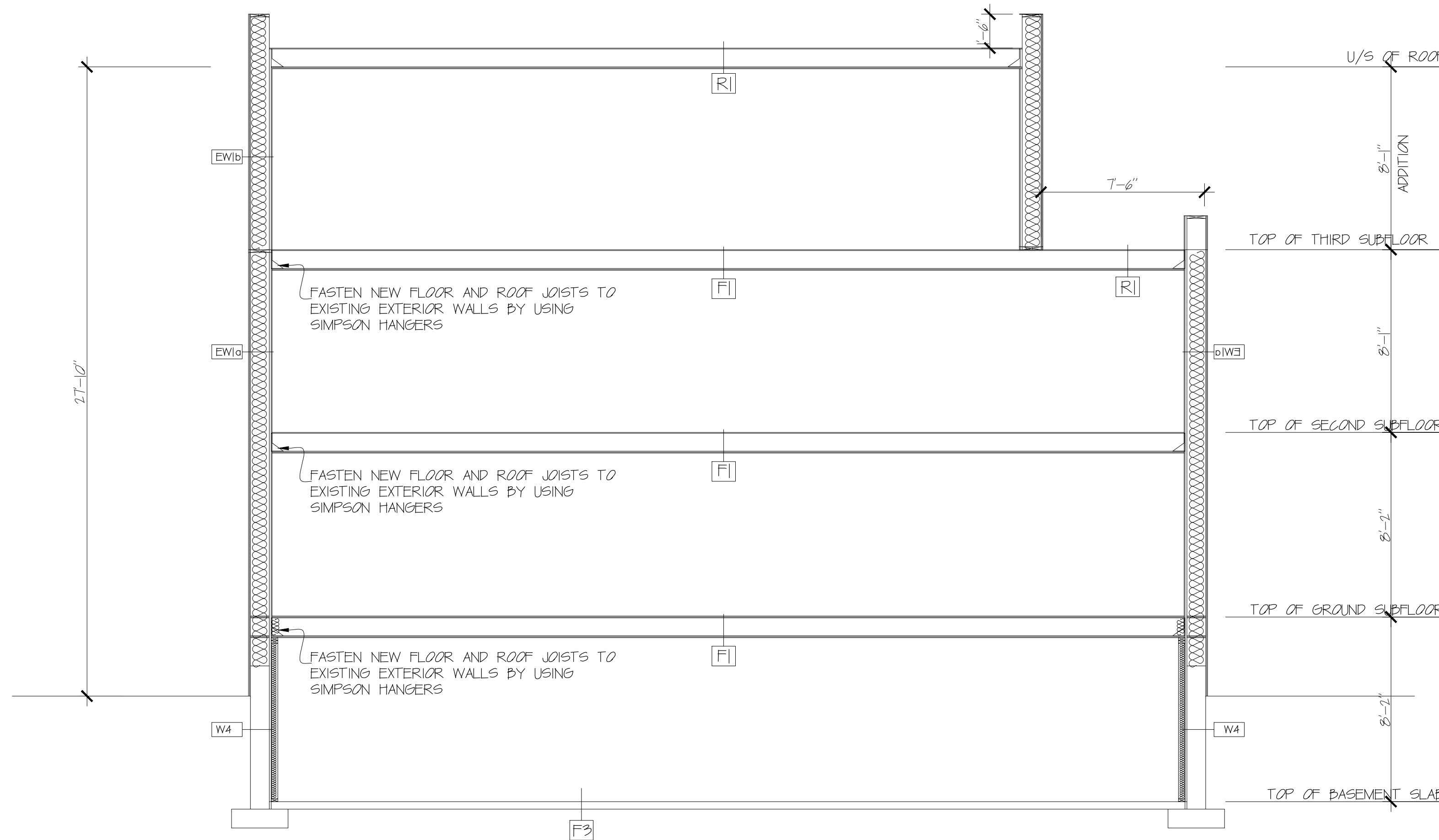
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BUILDING SECTION A-A
SCALE : 1/4" = 1'-0"



BUILDING SECTION B-B
SCALE : 1/4" = 1'-0"

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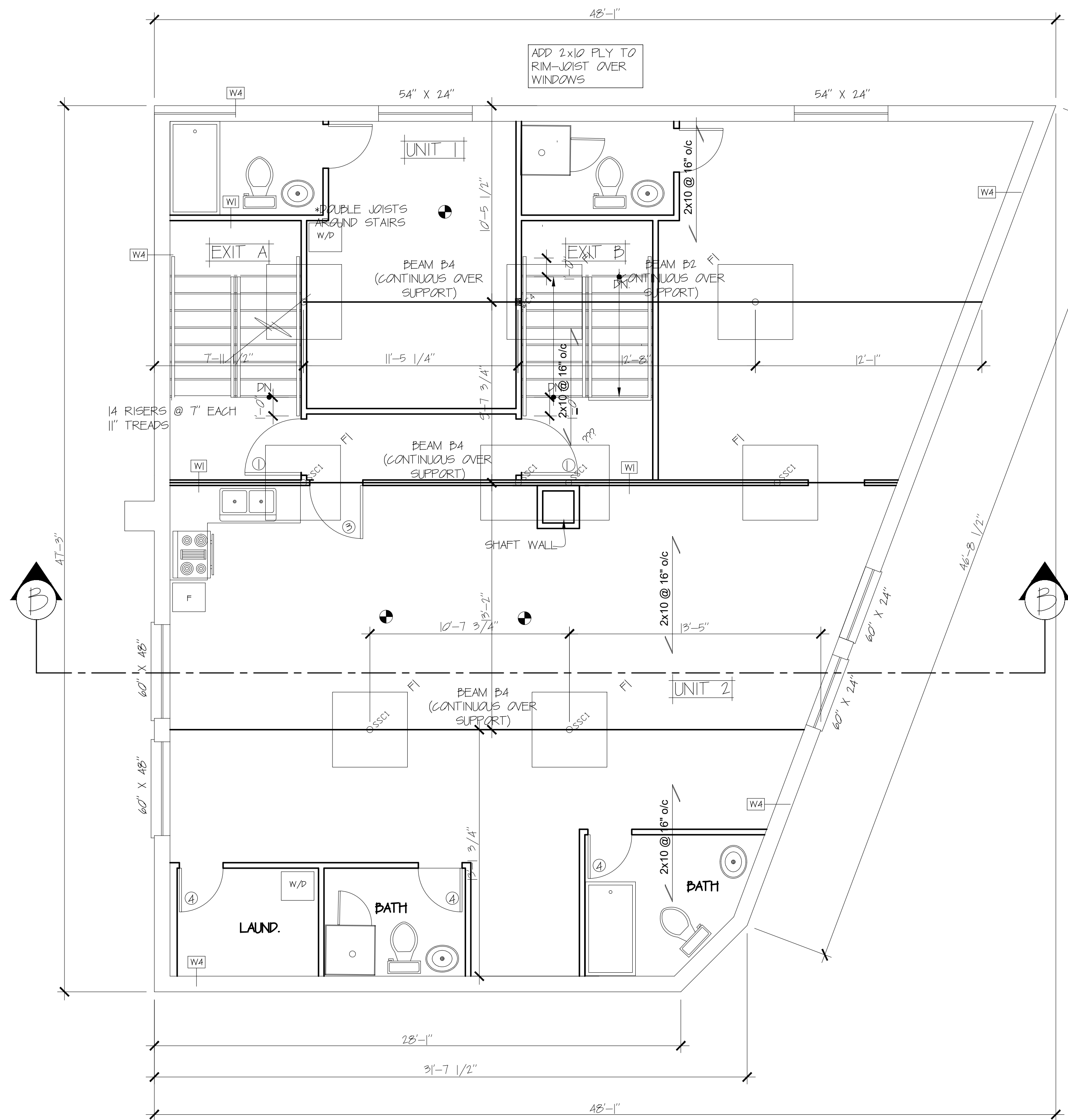
No.	Revision	Date



INTERIOR RENOVATION TO 200 DUROCHER ST. OTTAWA	
DATE: JULY 2024	
Drawn by: _____	
Checked by: _____	
Scale: As Shown	

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I hereby understand, warrant and take responsibility for the design and for the qualifications and competence of the professionals and others who have prepared the drawings and for the requirements set out in the Ontario Building Code.
Notary Public (Notary) 12081 1011



PROPOSED FOUNDATION FLOOR PLAN
SCALE : 1/4" = 1'-0"

WALL AND FLOOR COMPOSITIONS

EW1a (SIMILAR) (ONE HOUR FRR) EXISTING: EXTERIOR LATH AND PLASTER FINISH OR STONE VENEER 1" SOLID WOOD PLANKING 2" X 4" WALL STUDS @ 16" O.C. BALLOON FRAMING CLOSED CELL TYPE 2 INSULATION 1" SOLID WOOD PLANKING ADD NEW: 5/8" TYPE 'X' DRYWALL.
EW1b (SIMILAR) (ONE HOUR FRR) METAL SIDING NON COMBUSTIBLE 2" X 6" WOOD STUDS @ 16" O.C. ROXUL INSULATION TO FILL CAVITY 2 LAYERS OF 5/8" TYPE 'X' DRYWALL.
W2 1/2" DRYWALL 2" X 4" WOOD STUDS @ 16" O.C. 1/2" DRYWALL
W3 SEE SB3 W4a FRR 60 MIN. STC 51 5/8" TYPE 'X' DRYWALL 2" X 4" @ 16" O.C. WOOD STUDS RUXUL INSULATION TO FILL CAVITY RESILIENT CHANNELS @ 16" O.C. TWO LAYERS 5/8" TYPE 'X' DRYWALL
W4 CONCRETE FOUNDATION WALL WOOD STUDS BATT INSULATION 6 MIL V.B. 1/2" DRYWALL
W5 1/2" DRYWALL 2" X 4" WOOD STUDS @ 16" O.C. TO HOUSE FIRE ALARM PANEL 1/2" DRYWALL SEE SB3 W4a FRR 60 MIN. STC 51 (FIRE SEP. TO BE CONT) 5/8" TYPE 'X' DRYWALL 2" X 4" @ 16" O.C. WOOD STUDS RUXUL INSULATION TO FILL CAVITY RESILIENT CHANNELS @ 16" O.C. TWO LAYERS 5/8" TYPE 'X' DRYWALL
F1 SEE SB3 F9d FRR 60 MIN. STC 54 ONE LAYER OF 11 mm PLYWOOD OR OSB ONE LAYER OF 15.5 mm PLYWOOD OR OSB 2" X 10" @ 16" O.C. FLOOR JOISTS ROXUL INSULATION RESILIENT CHANNELS @ 16" O.C. 5/8" TYPE 'X' DRYWALL
F3 CONCRETE SLAB
R1 SIMILAR TO SB3 F9d FRR 60 MIN. STC 54 FLAT ROOFING MEMBRANE-SEE MANUF. SPECS ONE LAYER OF 11 mm PLYWOOD OR OSB ONE LAYER OF 15.5 mm PLYWOOD OR OSB 2" X 10" @ 16" O.C. ROOF JOISTS ROXUL INSULATION 6 MIL POLY V.B. RESILIENT CHANNELS @ 16" O.C. 5/8" TYPE 'X' DRYWALL

BEAM SCHEDULE

B1: 2ply - 1.75" x 11-7/8" LVL (fasten plies
w/ (2) rows of 16d nails @ 12" o/c)

B2: 3ply - 1.75" x 95" LVL (fasten plies
w/ (2) rows of 16d nails @ 12" o/c)

B3: 4ply - 1.75" x 95" LVL (fasten plies
w/ (2) rows of 1/2" A307 bolts @ 18" o/c

B4: W150 x 37

POST SCHEDULE

WC1: 3PLY - 2x6
WC2: 4PLY - 2x6

WC3: 3PLY - 2x4
WC4: 4PLY - 2x4

SSC1: Redjack 30 Heavy Duty

FOOTING SCHEDULE

F1: 54" x 54" x 14", c/w (6) - 13M e/w

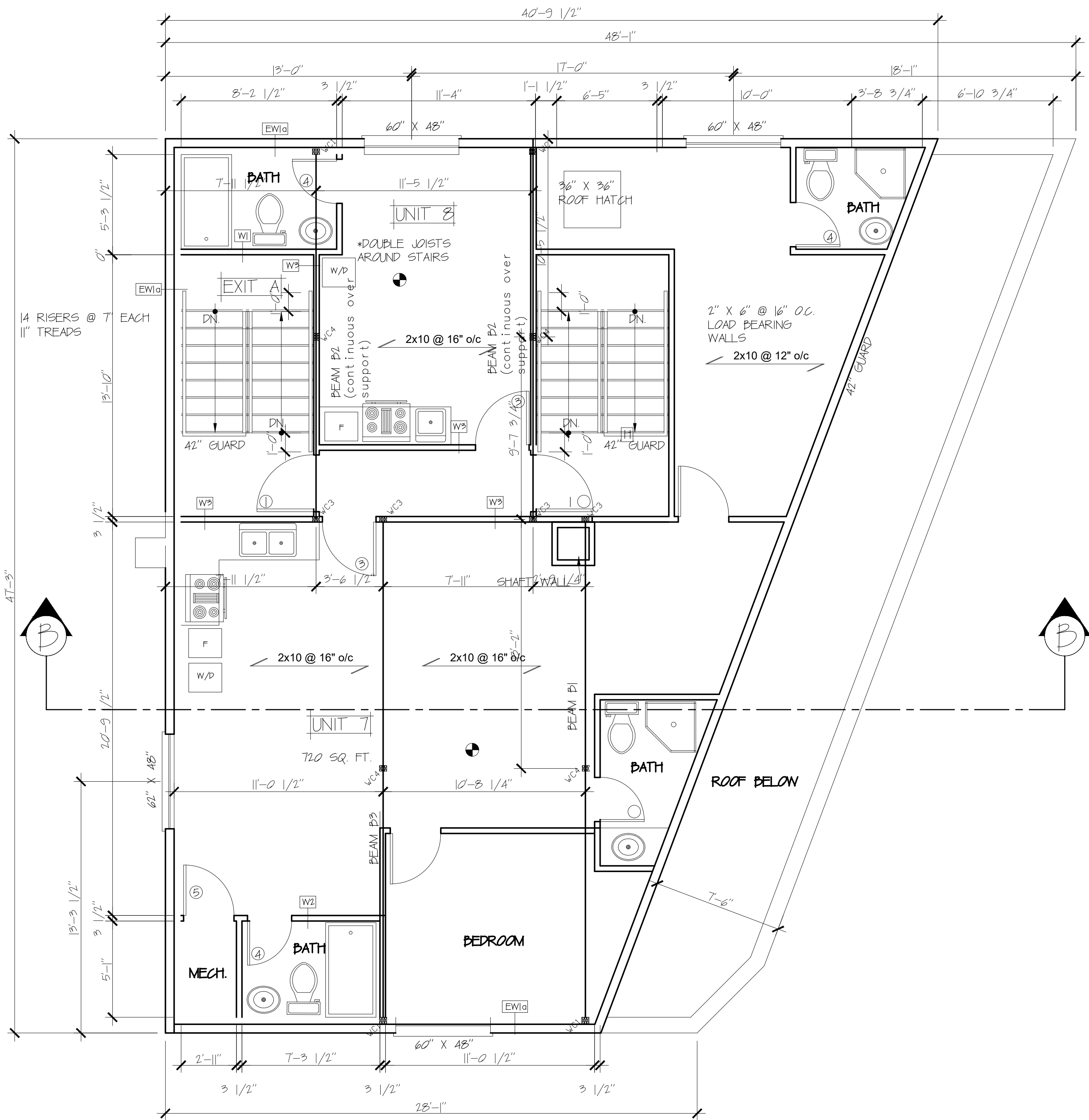
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DATE: JAN. 2025
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PROPOSED THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"

BEAM SCHEDULE
B1: 2ply - 1.75" x 11-7/8" LVL (fasten plies w/ (2) rows of 16d nails @ 12" o/c)
B2: 3ply - 1.75" x 9.5" LVL (fasten plies w/ (2) rows of 16d nails @ 12" o/c)
B3: 4ply - 1.75" x 9.5" LVL (fasten plies w/ (2) rows of 1/2" A307 bolts @ 18" o/c)
B4: W150 x 37

POST SCHEDULE
WC1: 3PLY - 2x6
WC2: 4PLY - 2x6
WC3: 3PLY - 2x4
WC4: 4PLY - 2x4
SSC1: Redjack 30 Heavy Duty

FOOTING SCHEDULE
F1: 54" x 54" x 14", c/w (6) - 15M e/w

WALL AND FLOOR COMPOSITIONS
EW1a (SIMILAR) (ONE HOUR FRR) EXISTING: EXTERIOR LATH AND PLASTER FINISH OR STONE VENEER 1" SOLID WOOD PLANKING 2" X 4" WALL STUDS @ 16" O.C. BALLOON FRAMING CLOSED CELL TYPE 2 INSULATION 1" SOLID WOOD PLANKING ADD NEW: 5/8" TYPE 'X' DRYWALL.
EW1b (SIMILAR) (ONE HOUR FRR) METAL SIDING NON COMBUSTIBLE 2" X 6" WOOD STUDS @ 16" O.C. ROXUL INSULATION TO FILL CAVITY 2 LAYERS OF 5/8" TYPE 'X' DRYWALL.
W2 1/2" DRYWALL 2" X 4" WOOD STUDS @ 16" O.C. 1/2" DRYWALL
W3 SEE SP3 W4a FRR 60 MIN. STC 51 5/8" TYPE X DRYWALL 2" X 4" @ 16" O.C. WOOD STUDS RUXUL INSULATION TO FILL CAVITY RESILIENT CHANNELS @ 16" O.C. TWO LAYERS 5/8" TYPE X DRYWALL
W4 CONCRETE FOUNDATION WALL WOOD STUDS BATT INSULATION 6 MIL V.P. 1/2" DRYWALL
W5 1/2" DRYWALL 2" X 4" WOOD STUDS @ 16" O.C. TO HOUSE FIRE ALARM PANEL 1/2" DRYWALL SEE SP3 W4a FRR 60 MIN. STC 51 (FIRE SEP. TO BE CONT.) 5/8" TYPE X DRYWALL 2" X 4" @ 16" O.C. WOOD STUDS RUXUL INSULATION TO FILL CAVITY RESILIENT CHANNELS @ 16" O.C. TWO LAYERS 5/8" TYPE X DRYWALL
F1 SEE SP3 F9d FRR 60 MIN. STC 54 ONE LAYER OF 11 mm PLYWOOD OR OSB ONE LAYER OF 155 mm PLYWOOD OR OSB 2" X 10" @ 16" O.C. FLOOR JOISTS ROXUL INSULATION RESILIENT CHANNELS @ 16" O.C. 5/8" TYPE X DRYWALL
F3 CONCRETE SLAB
R1 SIMILAR TO SP3 F9d FRR 60 MIN. STC 54 FLAT ROOFING MEMBRANE-SEE MANUF. SPECS ONE LAYER OF 11 mm PLYWOOD OR OSB ONE LAYER OF 155 mm PLYWOOD OR OSB 2" X 10" @ 16" O.C. ROOF JOISTS ROXUL INSULATION 6 MIL POLY V.P. RESILIENT CHANNELS @ 16" O.C. 5/8" TYPE X DRYWALL

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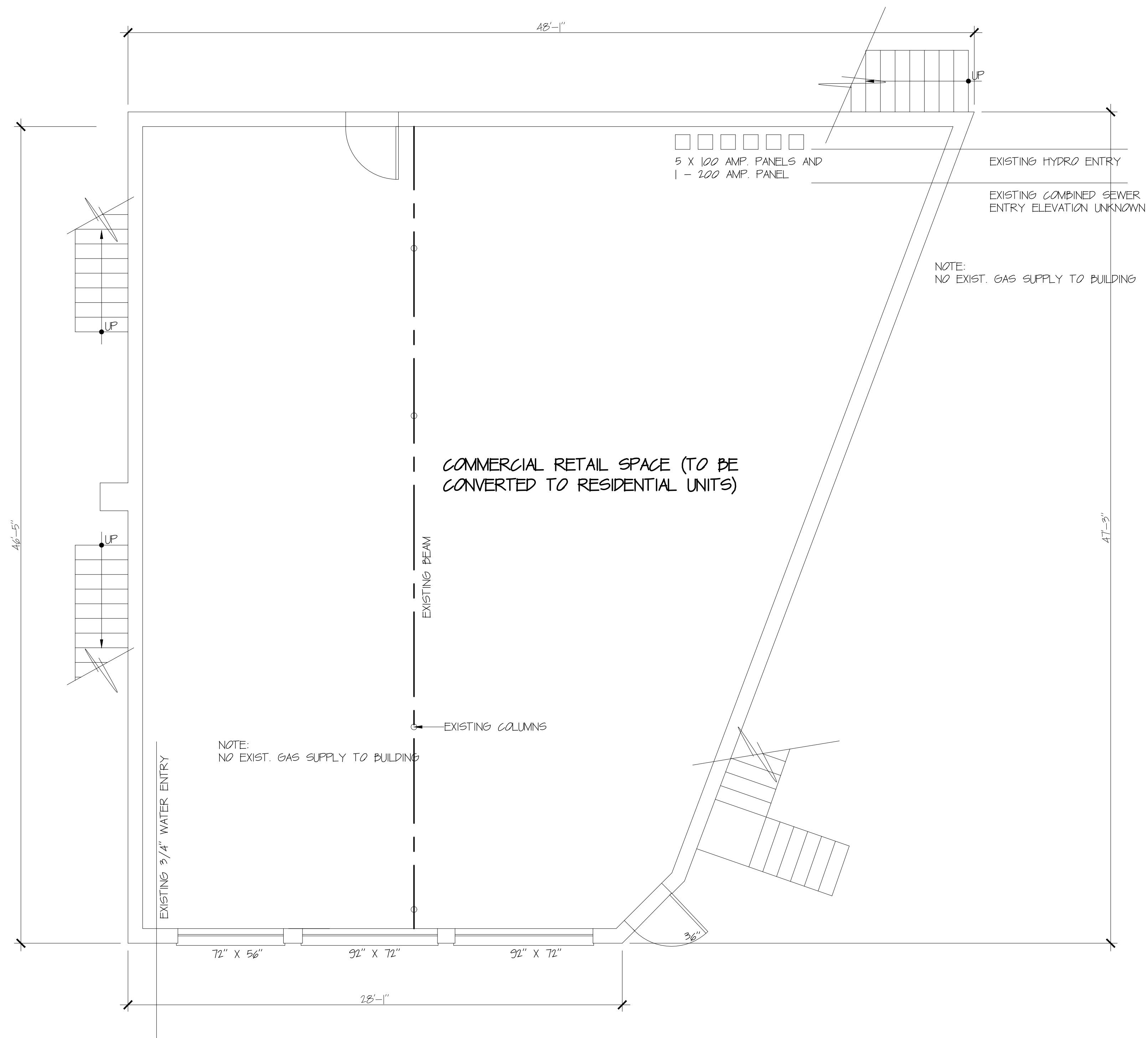
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EXISTING GROUND FLOOR PLAN
SCALE : $\frac{1}{4}'' = 1'-0''$

The undersigned reviewed and takes responsibility for the design, and has the qualifications and meet the requirements set out in the Ontario building code.

Nargay Richard Ouellet 19683 born



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INTERIOR RENOVATION
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OTTAWA

DATE: JULY 2024

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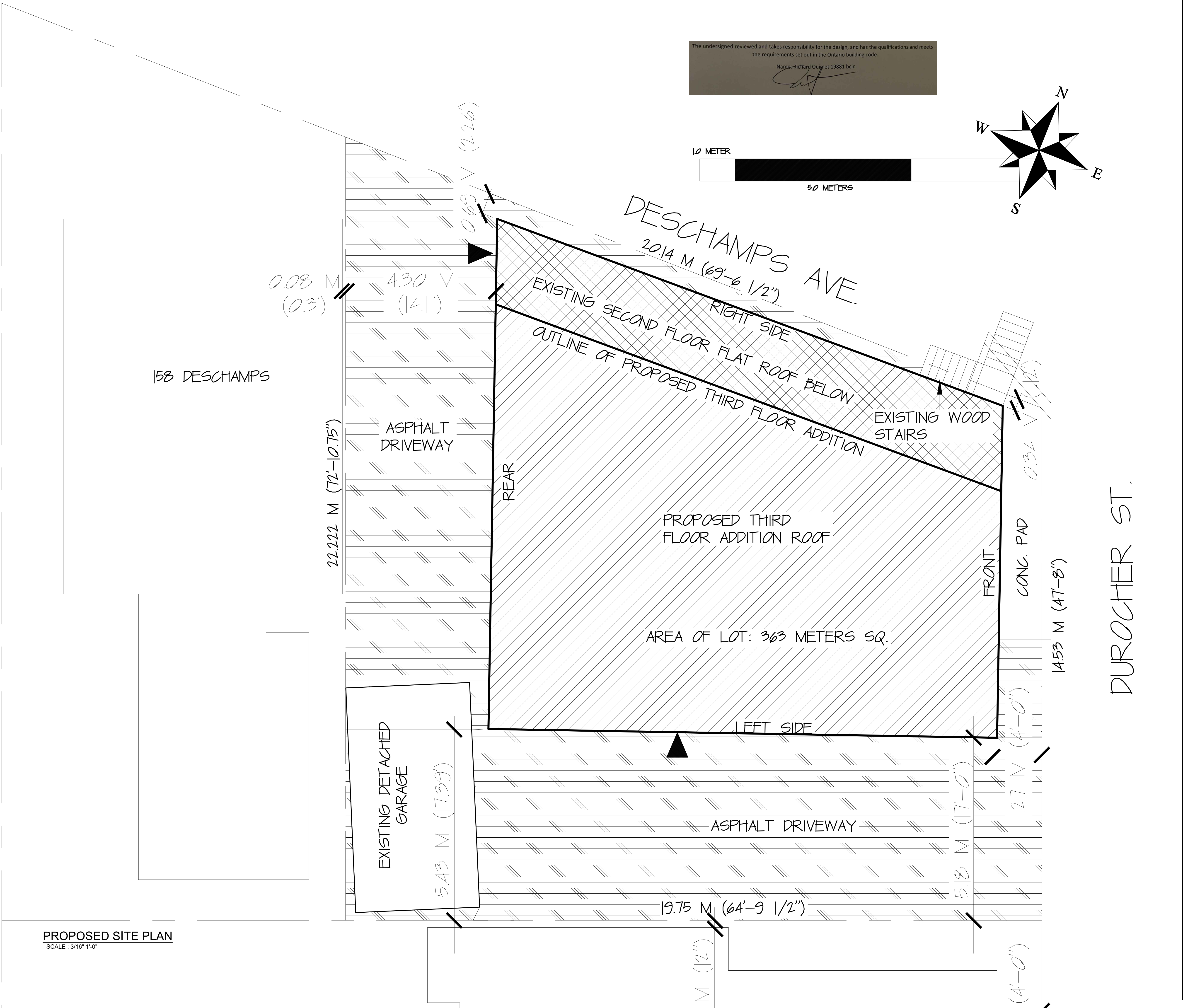
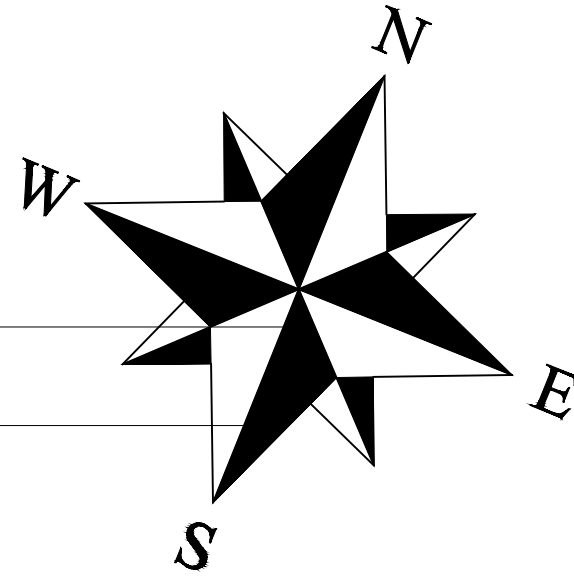
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A1
OF
8

The undersigned reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario building code.
Name: Richard Oujamet 19881 bcin
Richard Oujamet



PROPOSED SITE PLAN
SCALE : 3/16" 1'-0"

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INTERIOR RENOVATION TO 200 DUROCHER ST. OTTAWA
DATE: MARCH 04, 2025
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