

LOT INFO:

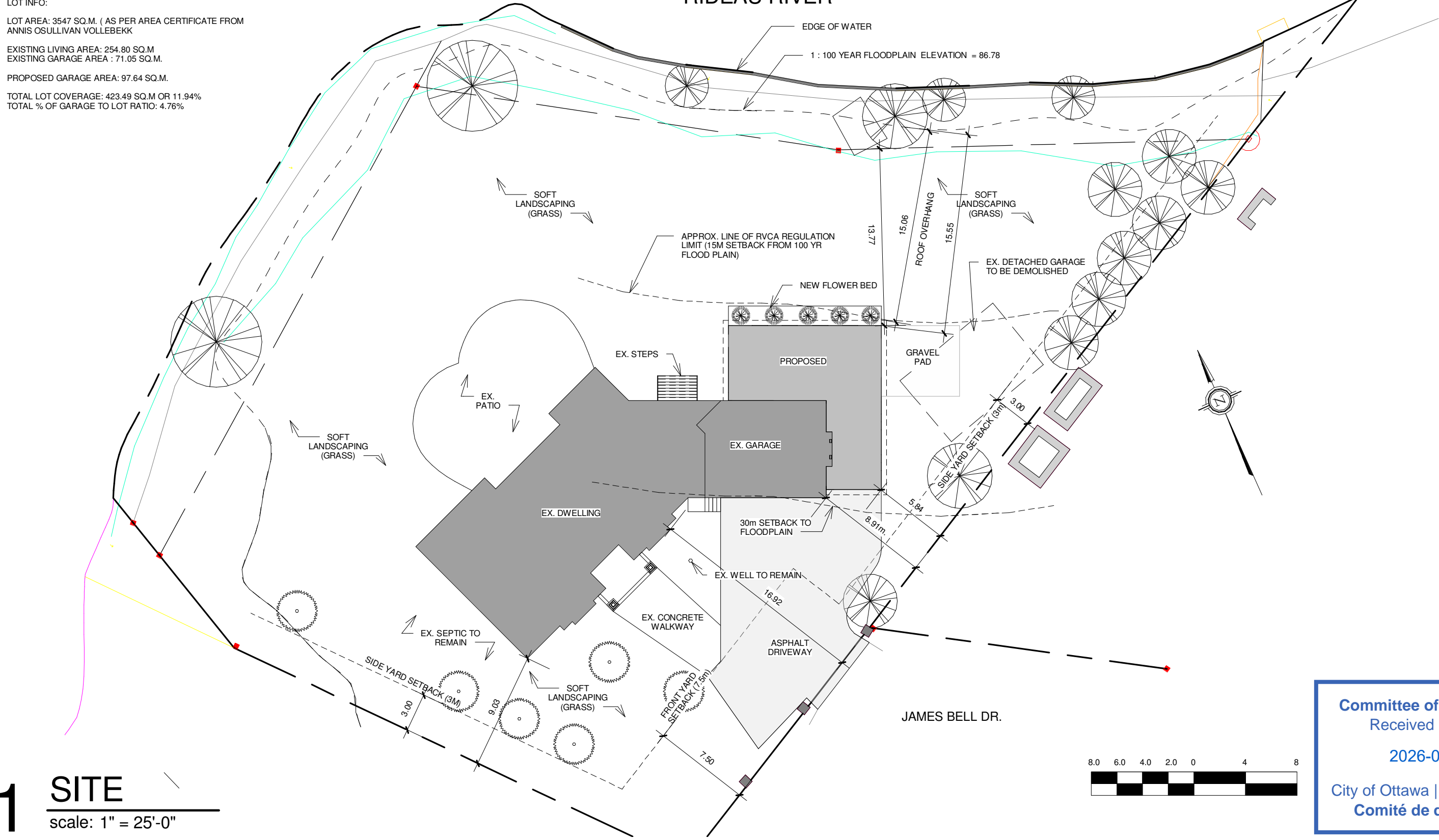
LOT AREA: 3547 SQ.M. (AS PER AREA CERTIFICATE FROM ANNIS OSULLIVAN VOLLEBEKK

EXISTING LIVING AREA: 254.80 SQ.M
EXISTING GARAGE AREA : 71.05 SQ.M.

PROPOSED GARAGE AREA: 97.64 SQ.M.

TOTAL LOT COVERAGE: 423.49 SQ.M OR 11.94%
TOTAL % OF GARAGE TO LOT RATIO: 4.76%

RIDEAU RIVER



1 SITE
scale: 1" = 25'-0"



Committee of Adjustment
Received | Reçu le
2026-04-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation

JHBG inc.
WE DESIGN AND BUILD DREAM HOMES

GERARD GARAGE ADDITION

No.	Description	Date
1	ISSUED FOR REVIEW	2026-04-07
2	ISSUED FOR MINOR VARIANCE	2026-04-21

SITE PLAN

Project number	2505	A-1
Date	SEPT 2025	
Drawn by	J.H.	
Checked by	N/A	
Scale 1" = 25'-0"		

Committee of Adjustment
 APR 22 2026
 City of Ottawa

PLAN OF SURVEY OF
 LOTS 16, 17 AND PART OF LOT 18
 REGISTERED PLAN 480
 AND
 PART OF LOT 11
 CONCESSION A (BROKEN FRONT)
 GEOGRAPHIC TOWNSHIP OF
 NORTH GOWER
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 200
 Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- Notes & Legend**
- Depleted Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SIBB Short Structural Iron Bar
 - IB Iron Bar
 - (WT) Witness
 - (AOC) Annis, O'Sullivan, Vollebek Ltd.
 - Meas Measured
 - C Calculated Per
 - (RP) Registered Plan 480
 - (P1) Plan 4R-20514
 - (P2) Plan 4R-20521
 - (P3) Plan by John H. Kennedy Ltd. dated November 14, 2007.
 - (P4) Plan by H.A. Ken Shuman Surveying Ltd. dated October 17, 2022
 - (PS) Plan by Annis, O'Sullivan, Vollebek Ltd. dated March 5, 2021
 - (N1) John H. Kennedy Ltd. Records
 - CLF Chain Link Fence
 - W Well Cap
 - GM Gas Meter
 - HM Hydro Meter
 - CL Centline
 - RV/S Spine Retaining Wall
 - +65.00 Location of Elevations
 - +65.00 Top of Retaining Wall Elevation

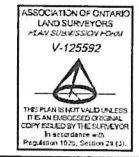
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999942. Example: a grid distance of 100.000 metres would be a ground distance of 100.006 metres.

For comparison purposes, a rotation of 0°20'00" counter clockwise was applied to the bearings on (P1), (P2) and (P3) a rotation of 0°34'00" counter clockwise was applied to the bearings on (P4).

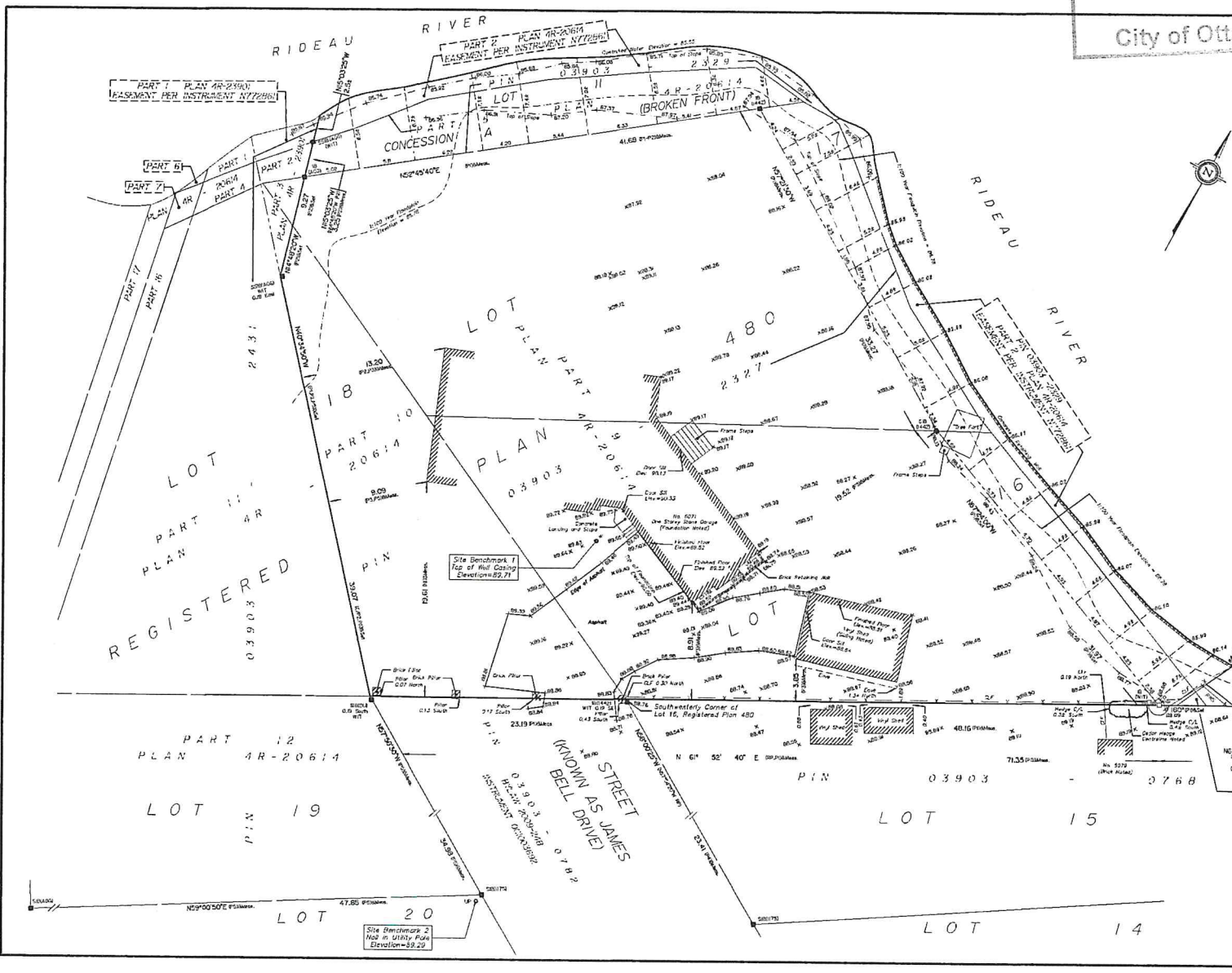
- ELEVATION NOTES**
1. Elevations shown are geoidal and are referred to the CGVD25 geoid datum specifically the Ontario Ministry of Natural Resources and Forestry Benchmark 0011970_036.
 2. It is the responsibility of the user of this information to verify that the spot benchmark has not been disturbed or destroyed and that its relative elevation and description agrees with the information shown on this drawing.

- UTILITY NOTES**
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 2. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the 27th day of January, 2005.
 February 2, 2005
 Date
 Ernest Kelchun
 Ontario Land Surveyor



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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 117 Rivercourt Street, Box 1242
 Kemptville, Ontario K0G 1J0
 Phone: (813) 236-1717
 Fax: (813) 236-1717
 Land Surveyors
 Reg. No. K14253-25 Haldeman P.L.L.B. 16 R1460 OTT P.O. F. 16



Committee of Adjustment
 APR 22 2026
 City of Ottawa

GERARD GARAGE

6071 JAMES BELL DR, OTTAWA ONTARIO
 CITY OF OTTAWA

GENERAL NOTES:

- ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE
- CONTRACTOR TO COORDINATE WITH THE MECHANICAL AND ELECTRICAL TRADES
- ANY VARIANCES FROM THE DRAWINGS AND SPECIFICATIONS AS SHOWN SHALL BE AT THE CONTRACTOR AND OWNERS RISK
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH APPROVED ENGINEERS PLANS
- DIMENSION ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED
- CONTRACTOR IS TO COORDINATE WITH THE MECHANICAL AND ELECTRICAL TRADES FOR REQ. PENETRATION IN FOUNDATION WALLS AND SLABS
- CONTRACTOR TO VERIFY ACTUAL ROUGH OPENING SIZES WITH DOOR AND WINDOW SUPPLIER PRIOR TO CONSTRUCTION
- CONTRACTOR TO CONFIRM PROPER SUPPORT OF TRUSS AND COORDINATE FLOOR AND ROOF LOAD LOCATIONS WITH TRUSS COMPANY
- ADDITIONAL DRAWINGS MAY BE ISSUED IN THE FORM OF AN ADDENDUM SUCH ADDENDUMS SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS
- THERE PLANS SHALL NOT BE USED FOR CONSTRUCTION OTHER THEN WHERE INDICATED ON THESE DRAWING UNLESS WRITTEN CONSENT IS PROVIDED BY JHBG inc.
- EXTERIOR LUMBER TO BE PRESSURE TREATED, ALL CUT ENDS TO BE TREATED
- DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERED DRAWINGS

CONSTRUCTION NOTES:

- LUMBER TO BE S-P-F No. 2 GRADE OR BETTER
- PROVIDE THROUGH BLOCKING AT ALL POINT LOAD LOCATIONS TO ENSURE SOLD BEARING IS CONTINUOUS TO FOOTING
- ALL POSTS TO HAVE SOLID BEARING
- ALL INTERIOR WALL PARTITIONS RUNNING PARALLEL TO FLOOR JOISTS TO HAVE 2x4 BLOCKING @ 4-0" o.c. BETWEEN JOISTS
- ALL LINTELS TO BE 2-2x10 UNLESS NOTED OTHERWISE
- MIN. OF 3-1/2" BEARING IS REQUIRED FOR ALL BEAMS UNLESS NOTED OTHERWISE
- MIN. OF 1 1/2" BEARING IS REQUIRED FOR ALL LINTELS UNLESS NOTED OTHERWISE
- FLUSH FRAMED WOOD MEMBERS TO BE ANCHORED WITH APPROPRIATE JOIST HANGER UNLESS NOTED OTHERWISE
- ALL SUBFLOORING IS TO BE GLUED AND SCREWED TO FLOOR JOISTS
- PROVIDE ROOF VENTING AS PER LATEST EDITION OF THE ONTARIO BUILDING CODE
- PROVIDE REQUIRED FIRE PROTECTION FOR HOOD RANGE, AS PER LATEST EDITION OF THE BUILDING CODE
- NAILING FOR FRAMING TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE TABLE: 9.23.3.4

STRUCTURAL NOTES:

- SOIL BEARING CAPACITY IS ASSUMED TO BE 75 kPa SERVICEABILITY LOADS
- CONCRETE WALLS, FOOTINGS, AND BASEMENT SLAB TO BE 20 MPa AT 28 DAYS
- ALL FOOTINGS TO BE POURED OVER UNDISTURBED SOIL OR COMPACTED GRANULARS
- POST SIZES:
 P1: 3" STEEL TELEPOST
 P1A: RED JACK LIGHT WEIGHT ADJUSTABLE STEEL POST
 P2: 2-2x6 (1 -STUD / 1 -JACKPOST)
 P3: 3-2x6 (1 -STUD / 2 -JACKPOST)
 P3A: 3-2x4
 P4: VERSA POST 5 1/4" x 5 1/4"
- LINTEL SIZES:
 L1: 2-2x10
 L2: 3-2x10
 L3: LVL AS PER MANUFACTURER

WALL TYPES:

- WT1**
 - 9" CONC. FOUNDATION WALL ON 24" WIDE x 8" DEEP CONCRETE FOOTING (20 MPa) ON UNDISTURBED SOIL
- WT2**
 - STONE VENEER
 - 1" AIR SPACE
 - TYVEC AIR BARRIER
 - 7/16 OSB SHEATHING
 - 2x6 WOOD STUDS @ 16" o.c.
 - R-20 BATT INSULATION
 - 6ml POLY VAPOUR BARRIER
 - 1/2" GYPSUM BOARD

FLOOR TYPES:

- FT1**
 - 4" CONCRETE SLAB 32MPa WITH AIR
 - WWWW REINFORCEMENT
 - COMPACTED FILL

ROOF TYPES:

- RT1**
 - ARCHITECTURAL ASPHALT SHINGLE
 - ICE AND WATER SHIELD @ EAVES AND VALLEYS
 - RINO ROOFING PAPER
 - ROOFDECK SHEATHING WITH "H" CLIPS
 - PRE-ENGINEERED ROOF TRUSS
 - BLOWN INSULATION C/W INSUL. BAFFLES BTW EACH ROOF TRUSS @ FINISHED AREAS
 - 6ml POLY VAPOUR BARRIER
 - 1x3 WOOD STRAPPING @ 16" o.c.
 - 1/2" GYPSUM BOARD (FINISHED AREA'S)

WINDOW SCHEDULE			
#	SIZE	TYPE	NOTES
WT1	40" x 55"	DOUBLE CASEMENT	C/W BRICK MOULD



DOOR SCHEDULE		
#	SIZE	DESCRIPTION
D1	10' x 9' HIGH	OVERHEAD DOOR
D2	10' x 10' HIGH	OVERHEAD DOOR
D3	36"	EXTERIOR DOOR
D4	36"	EXTERIOR DOOR WITH HALF GLASS



GERARD GARAGE ADDITION

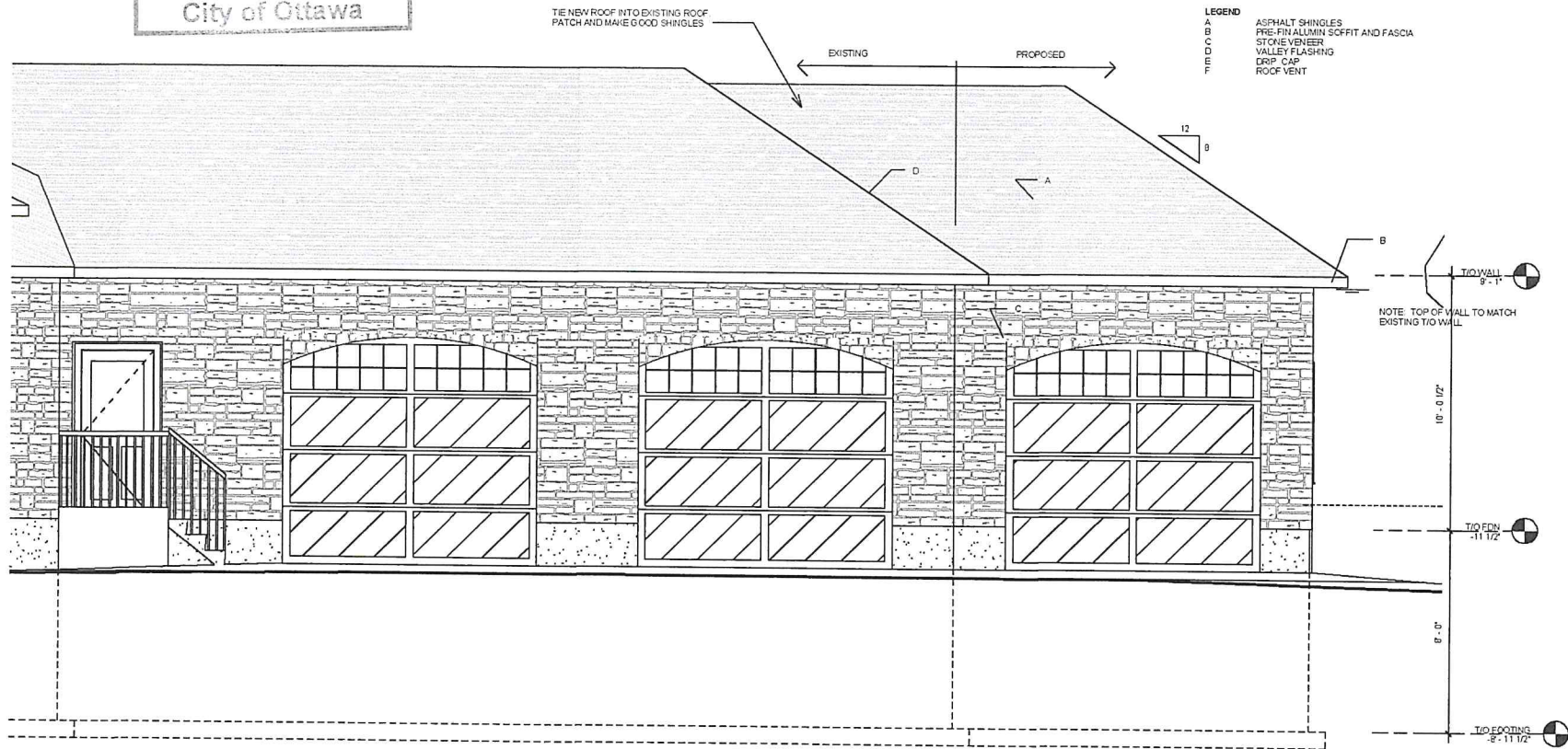
No.	Description	Date
1	ISSUED FOR REVIEW	2026-02-12
2	ISSUED FOR MINOR VARIANCE	2026-04-21

COVER PAGE

Project number	2505	A-0
Date	SEPT 2025	
Drawn by	J.H.	
Checked by	N/A	
		Scale

2026-04-21 9:52:16 PM

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 APR 22 2026
 City of Ottawa



1 GARAGE FRONT
 scale: 1/4" = 1'-0"

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GERARD GARAGE ADDITION

No.	Description	Date
1	ISSUED FOR REVIEW	2026-03-12
2	ISSUED FOR MINOR VARIANCE	2026-04-21

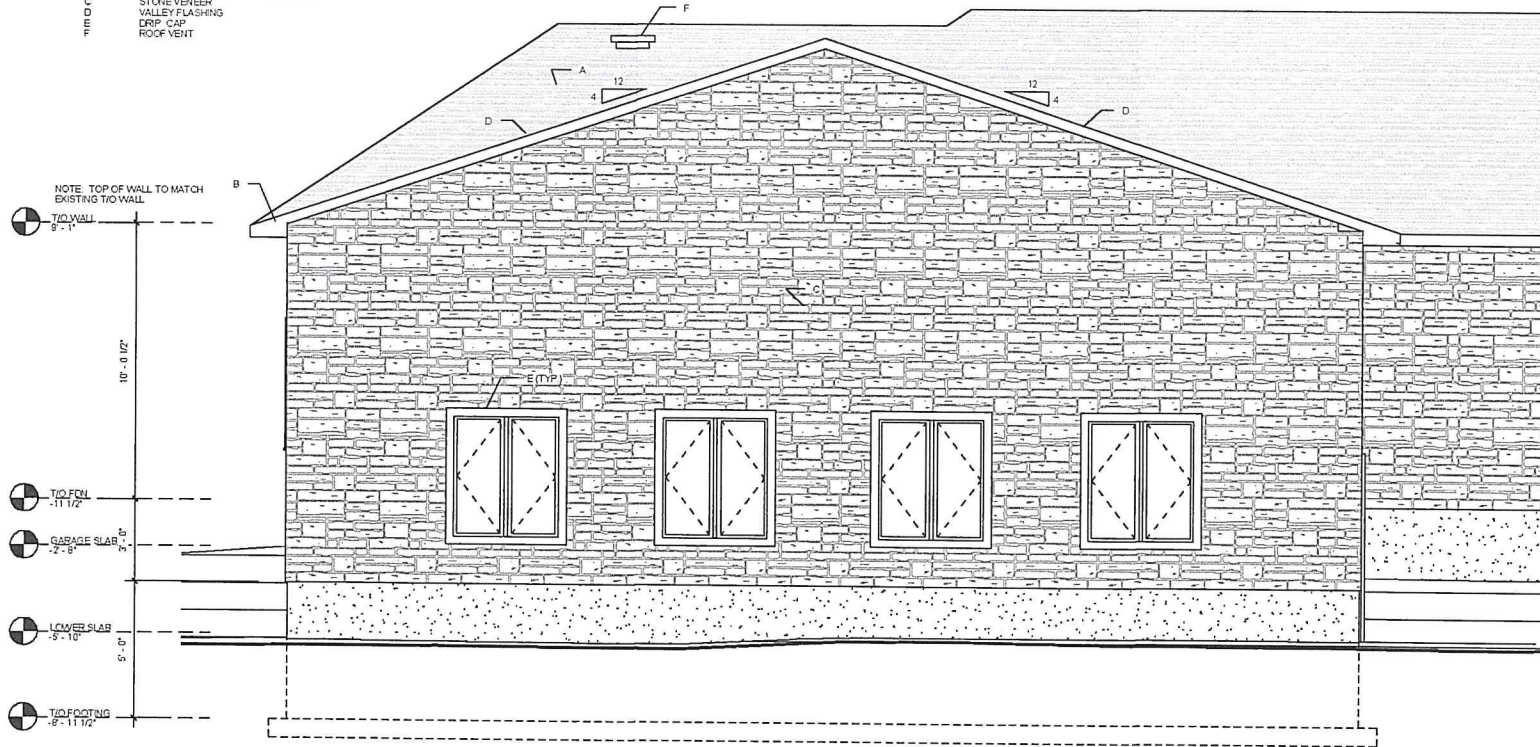
FRONT ELEVATION	
Project number	2505
Date	SEPT 2025
Drawn by	J.H.
Checked by	N/A
A-5	
Scale 1/4" = 1'-0"	

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- LEGEND**
- A ASPHALT SHINGLES
 - B PRE-FIN ALUMIN SOFFIT AND FASCIA
 - C STONE VENEER
 - D VALLEY FLASHING
 - E DRIP CAP
 - F ROOF VENT



1 GARAGE REAR
scale: 1/4" = 1'-0"

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GERARD GARAGE ADDITION

No.	Description	Date
1	ISSUED FOR REVIEW	2026-03-12
2	ISSUED FOR MINOR VARIANCE	2026-04-21

REAR ELEVATION

Project number 2505
Date SEPT 2025
Drawn by J.H.
Checked by N/A

A-6

Scale 1/4" = 1'-0"

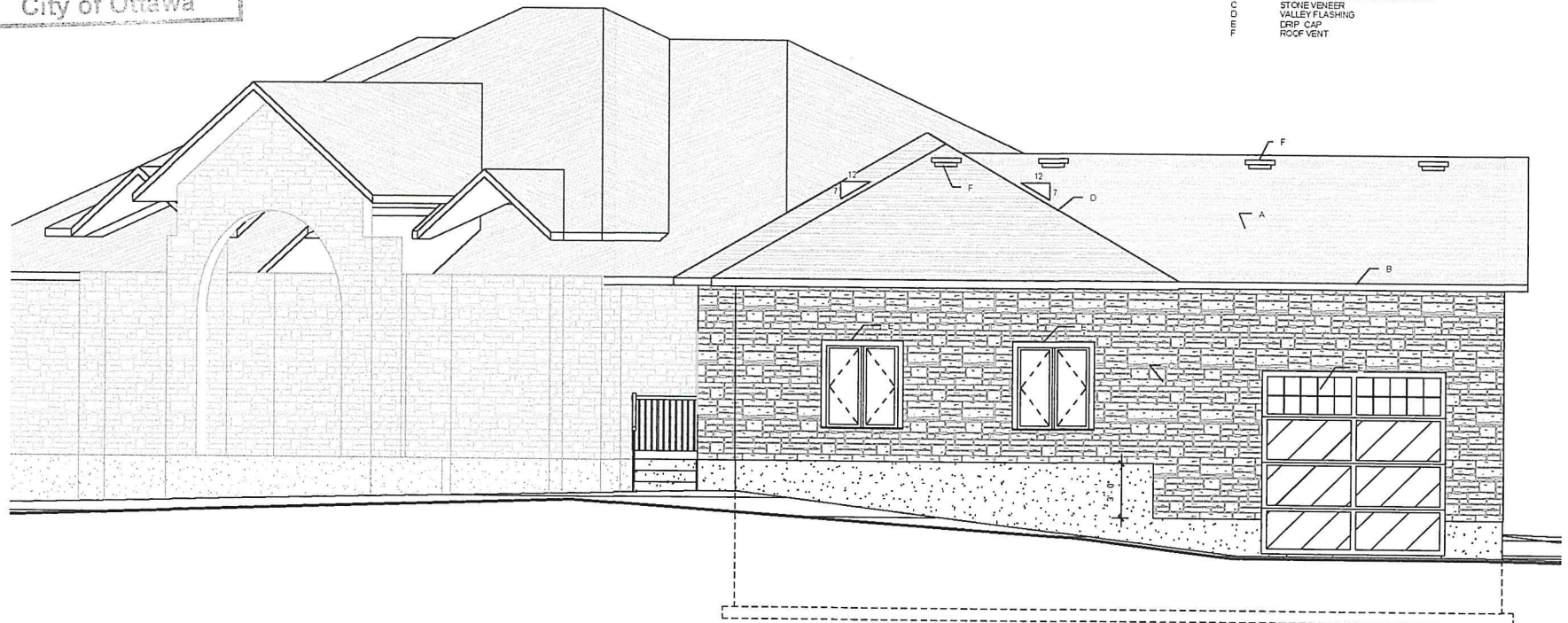
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APR 22 2026

City of Ottawa

LEGEND
 A ASPHALT SHINGLES
 B PRE-FIN ALUMIN SOFFIT AND FASCIA
 C STONE VENEER
 D VALLEY FLASHING
 E DRIP CAP
 F ROOF VENT



2 RIGHT ELEVATION
 scale: 3/16" = 1'-0"

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GERARD GARAGE ADDITION

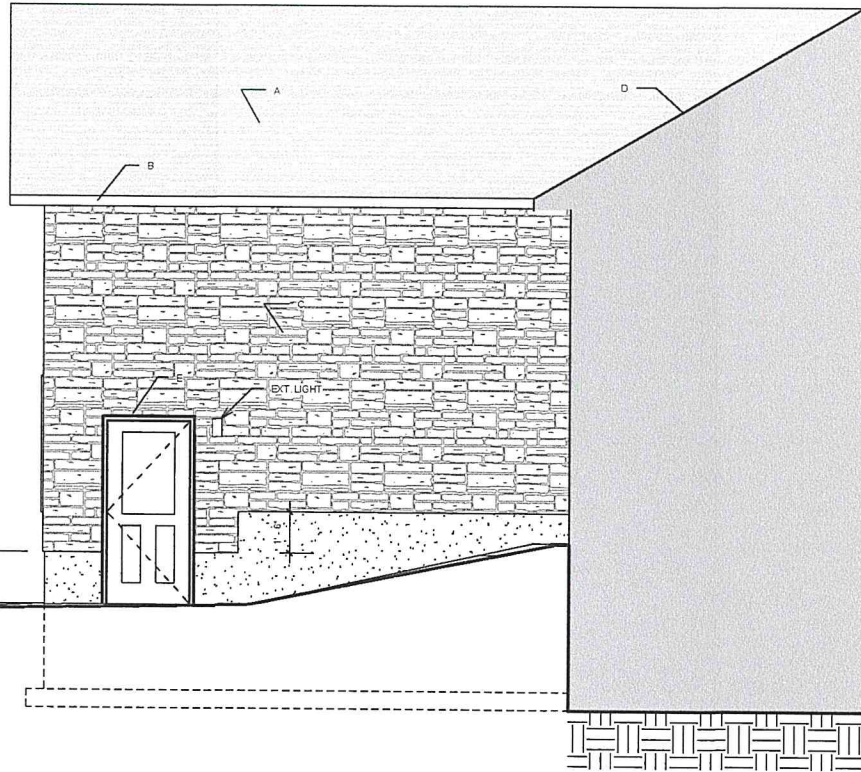
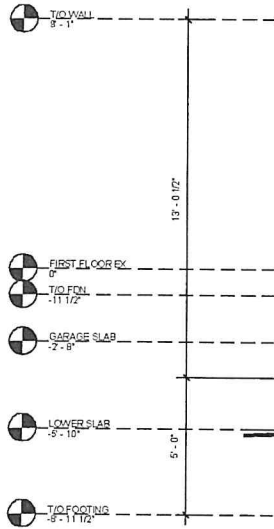
No.	Description	Date
1	ISSUED FOR REVIEW	2025-03-12
2	ISSUED FOR MINOR VARIANCE	2026-04-21

RIGHT SIDE ELEVATION	
Project number	2505
Date	SEPT 2025
Drawn by	J.H.
Checked by	N/A
A-7	
Scale 3/16" = 1'-0"	

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- LEGEND**
- A ASPHALT SHINGLES
 - B PRE-FIN ALUMIN SFFIT AND FASOA
 - C STONE VENEER
 - D VALLEY FLASHING
 - E DRIP CAP
 - F ROOF VENT

NOTE: TOP OF WALL TO MATCH EXISTING T/O WALL



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1 LEFT ELEVATION
 scale: 1/4" = 1'-0"

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GERARD GARAGE ADDITION

No.	Description	Date
1	ISSUED FOR REVIEW	2026-03-12
2	ISSUED FOR MINOR VARIANCE	2026-04-21

LEFT SIDE ELEVATION

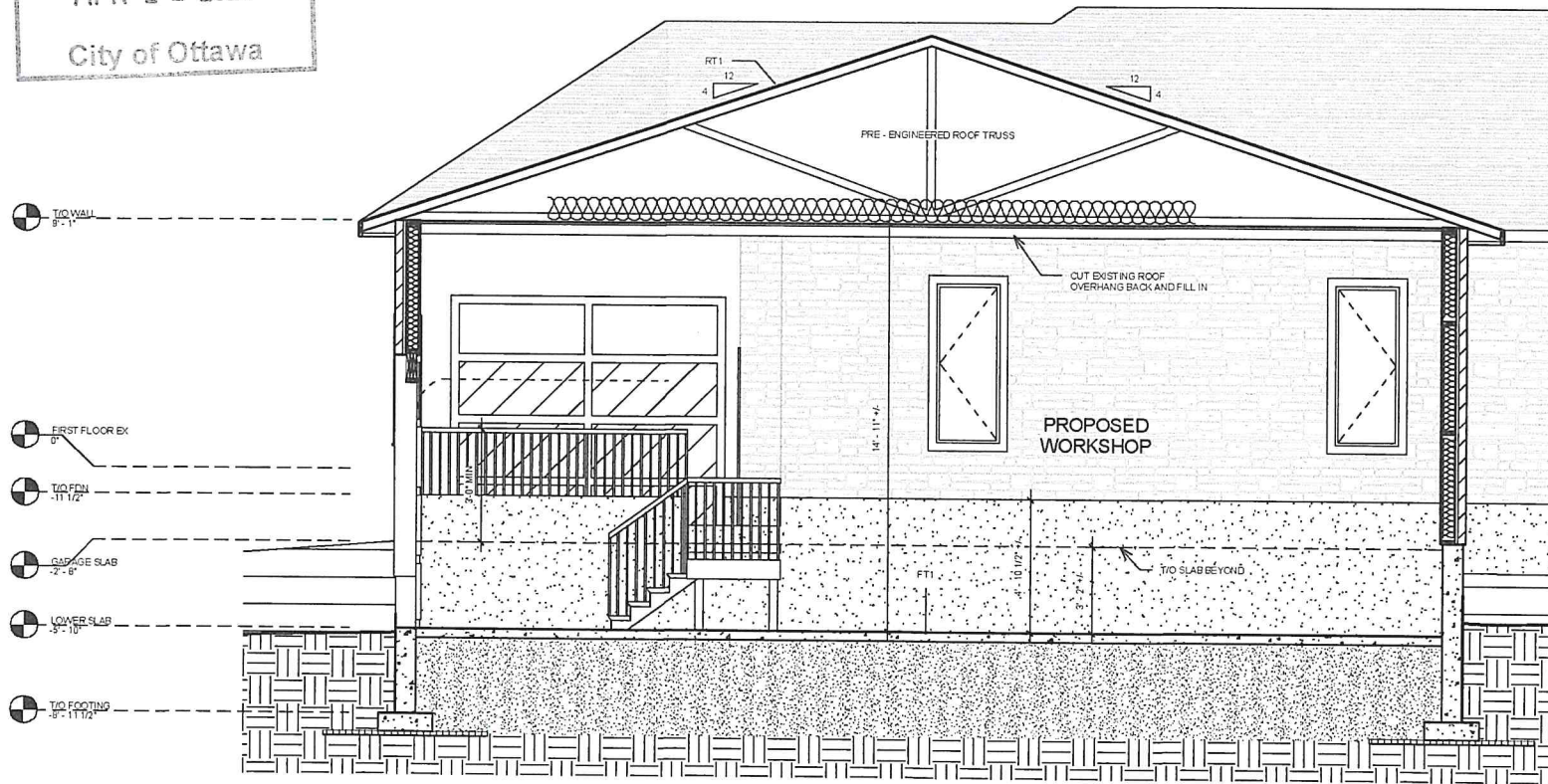
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Date	SEPT 2025	
Drawn by	J.H.	Scale 1/4" = 1'-0"
Checked by	N/A	

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1 CROSS SECTION 1
 scale: 1/4" = 1'-0"

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GERARD GARAGE ADDITION

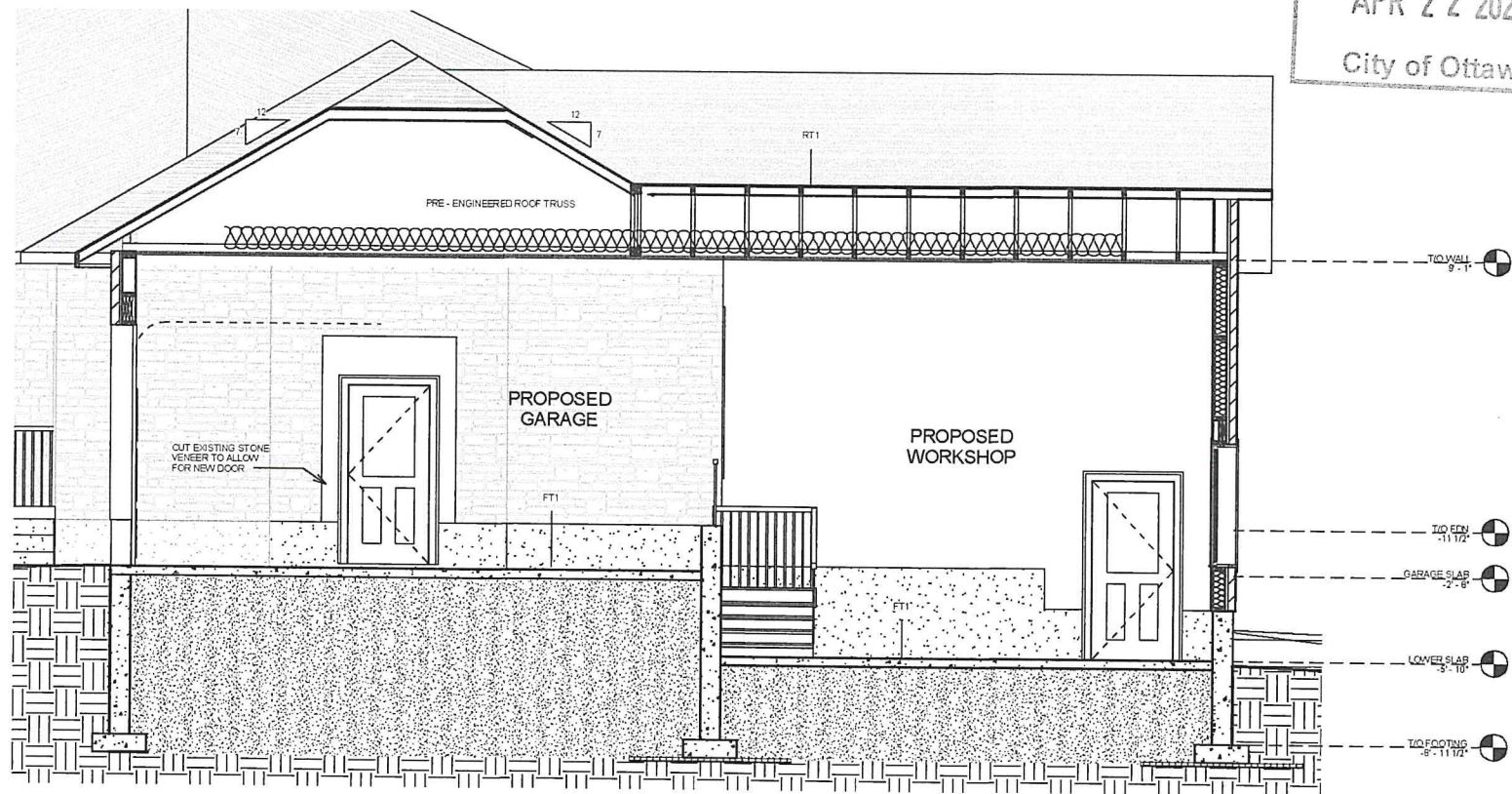
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2	ISSUED FOR MINOR VARIANCE	2026-04-21

SECTIONS

Project number	2505	A-9
Date	SEPT 2025	
Drawn by	J.H.	
Checked by	N/A	
Scale		1/4" = 1'-0"

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1 THROUGH SECTION
 scale: 1/4" = 1'-0"

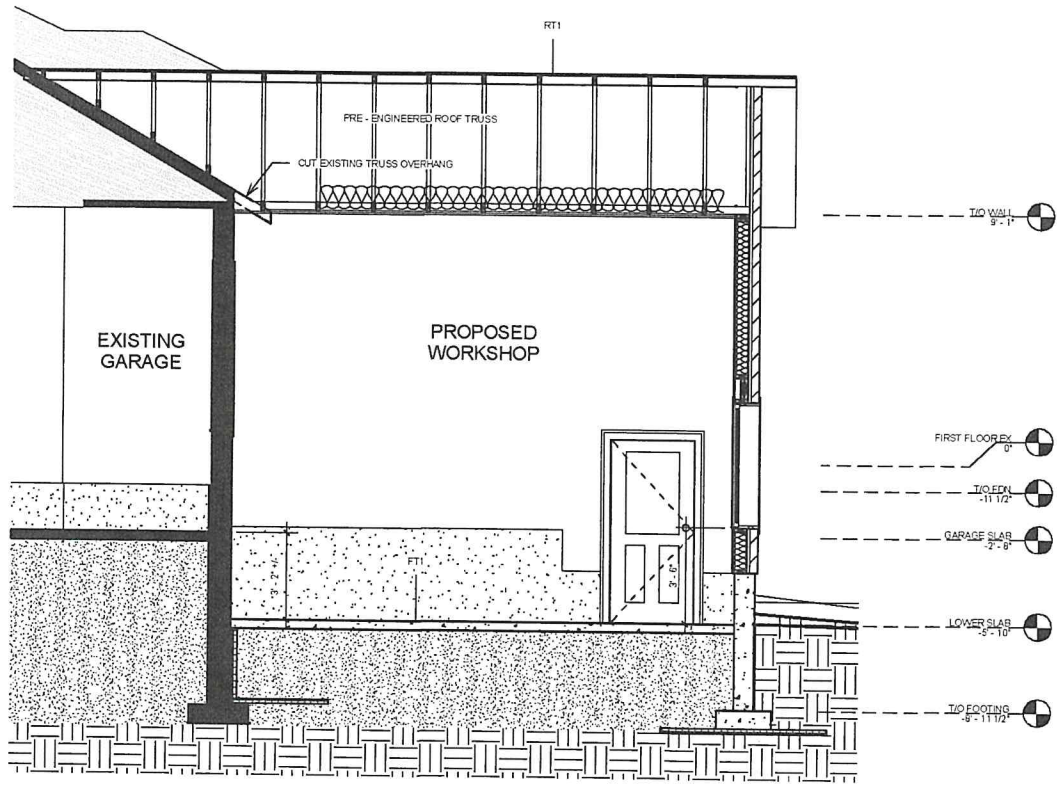
JHBMG inc.
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GERARD GARAGE ADDITION

No.	Description	Date
1	ISSUED FOR REVIEW	2026-03-12
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SECTIONS	
Project number	2505
Date	SEPT 2025
Drawn by	J.H.
Checked by	N/A
A-10	
Scale 1/4" = 1'-0"	

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1 SECTION
 scale: 1/4" = 1'-0"

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GERARD GARAGE ADDITION

No.	Description	Date
1	ISSUED FOR REVIEW	2025-03-12
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SECTION	
Project number	2505
Date	SEPT 2025
Drawn by	J.H.
Checked by	N/A
A-11	
Scale 1/4" = 1'-0"	

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