

Committee of Adjustment

Received | Reçu le

2023-12-22

City of Ottawa | Ville d'Ottawa

Comité de dérogation

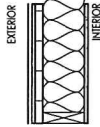
**Appendix "C" to December 21, 2023 letter of
Amanda and Connor McGarry**

PARTITION ASSEMBLIES



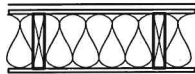
- W1 - 4 1/2" PARTITION WALL**
- 1/2" GWB INTERIOR FINISH
 - 2x4 SPF WOOD STUDS @ 16" O.C.
 - 1/2" GWB INTERIOR FINISH

EXTERIOR WALLS ASSEMBLIES

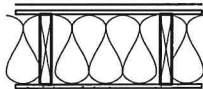


- W2 - EXTERIOR WALLS (SIDING)**
- SIDING (SEE ELEVATIONS FOR PROFILE)
 - TYVEK BUILDING WRAP (OR SIMILAR)
 - R5-1.5 STYROFOAM "D38 COMFORT BOARD" CONT.
 - 2x6 SPF WOOD STUDS @ 16" O.C.
 - R20 BATT INSULATION
 - 6mil POLY VAPOUR BARRIER
 - 1/2" GWB INTERIOR FINISH

FLOOR ASSEMBLIES



- F1 - MIDROOM FLOOR FRAMING**
- FINISHED FLOOR (SEE PLANS)
 - 5/8" T&G PLYWOOD SHEATHING
 - 2x8 WOOD JOISTS @ 16" O.C.
 - R35 SPRAY FOAM INSULATION
 - 1/2" PLYWOOD SHEATHING



- F2 - MAIN HOME FLOOR**
- FINISHED FLOOR (SEE PLANS)
 - 5/8" T&G PLYWOOD SHEATHING
 - 2x10 WOOD JOISTS @ 16" O.C.
 - R35 SPRAY FOAM INSULATION
 - 1/2" PLYWOOD SHEATHING

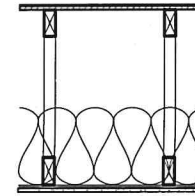


- F3 - SECOND FLOOR**
- FINISHED FLOOR (SEE PLANS)
 - 5/8" T&G PLYWOOD SHEATHING
 - 2x10 WOOD JOISTS @ 16" O.C.
 - 1x4 SPF WOOD STRAPPING @ 16" O.C.
 - 1/2" GWB INTERIOR FINISH



- F4 - DECK FRAMING**
- 4 X 5/4" PT WOOD DECKING
 - 2x8 FT WOOD JOISTS @ 16" O.C. w/ BLOCKING @ 6'-0" MAX SPACING

ROOF ASSEMBLIES



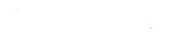
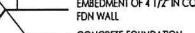
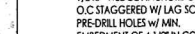
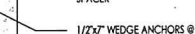
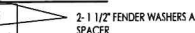
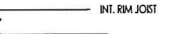
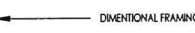
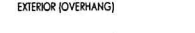
- R1 - MAIN HOME ROOF**
- ASPHALT SHINGLES
 - 15 LBS ROOFING FELT w/ 30 LBS ICE AND WATER SHIELD STARTER STRIP MIN. 4'-0" FROM EAVES
 - METAL FLASHING @ ALL VALLEYS
 - 1/2" PLYWOOD SHEATHING w/ HCLIPS
 - PRE-ENG TRUSSES @ 24" O.C. 67/12" PITCH
 - R50 BLOWN-IN INSULATION
 - 6 MIL POLY VAPOUR BARRIER
 - 1x4 SPF WOOD STRAPPING @ 16" O.C.
 - 1/2" GWB INTERIOR FINISH



- R2 - ROOF (FLAT CEILING)**
- ASPHALT SHINGLES
 - 15 LBS ROOFING FELT w/ 30 LBS ICE AND WATER SHIELD STARTER STRIP (FLASHING @ ALL VALLEYS)
 - 1/2" PLYWOOD SHEATHING w/ HCLIPS
 - 2x10 RAFTERS @ 16" O.C.
 - 2x6 CEILING JOISTS
 - R50 BLOWN-IN INSULATION
 - 6 MIL POLY VAPOUR BARRIER
 - 1x4 SPF WOOD STRAPPING @ 16" O.C.
 - 1/2" GWB FINISH (1/2" TYPE X GWS @ GARAGE)



- R3 - BOSCH ROOF**
- ASPHALT SHINGLES
 - 15 LBS ROOFING FELT w/ 30 LBS ICE AND WATER SHIELD STARTER STRIP (FLASHING @ ALL VALLEYS)
 - 1/2" PLYWOOD SHEATHING w/ HCLIPS
 - 2x10 RAFTERS @ 16" O.C.
 - 2x6 CEILING JOISTS
 - 1x4 SPF WOOD STRAPPING @ 16" O.C.
 - ALUMINUM VENTED SOFFIT



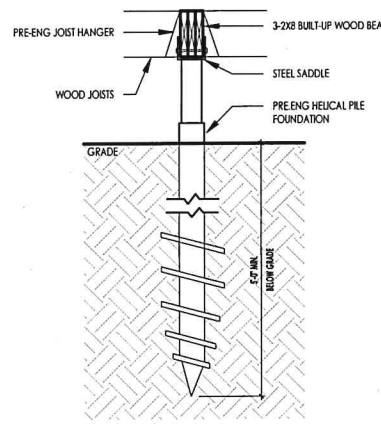
The undersigned has reviewed and takes responsibility for these drawings and data. The undersigned certifies and swears the requirements set out in the Ontario Building Code to be as indicated.

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.2.4.1. (3) & (4) of the Ontario Building Code.

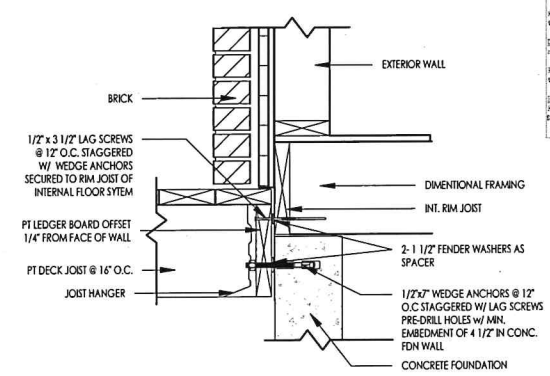
DESIGNER: *J. D. Diamond* SIGNATURE: *J. D. Diamond* DATE: 10/05/23

REGISTRATION INFORMATION
 Registered unless design is exempt under 2.2.4.1. (3) & (4) of the Ontario Building Code.

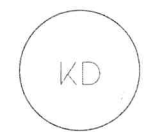
PROFESSIONAL REGISTERED DESIGN SERVICES: *J. D. Diamond* DATE: 10/05/23



2 TECHNO POST FOUNDATION
1/2" = 1'-0"



3 LEDGER TO CONCRETE CONNECTION
1" = 1'-0"



KEYSERLINGK
DESIGN

341a Richmond Rd
Ottawa, ON
343.984.5650

PROJECT
30 BECKWITH

30 Beckwith Ave
Ottawa, ON K1S 0K7

DRAWING TITLE
ASSEMBLIES

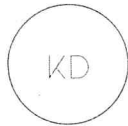
STATUS
COSNSTRUCTION

DATE
JUNE 5, 2023

SHEET NUMBER

01

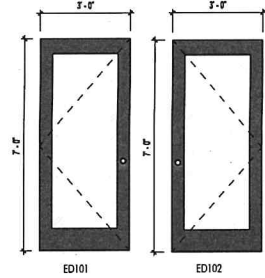




KEYSERLINGK
DESIGN

341a Richmond Rd
Ottawa, ON
343.984.5650

EXTERIOR DOOR SCHEDULE				
DOOR #	DOOR TYPE	WIDTH	HEIGHT	SWING DIRECTION
ED101	Exterior Door - Full Glass	36"	84"	LH
ED102	Exterior Door - Full Glass	36"	84"	RH



INTERIOR DOOR SCHEDULE				
DOOR #	DOOR TYPE	WIDTH	HEIGHT	SWING DIRECTION
ID101	Interior Door - Single	30"	80"	LH
ID102	Interior Door - Single	30"	80"	RH
ID201	Interior Door - Bifold (4 Panel)	60"	80"	BI-FOLD
ID202	Interior Door - Single	30"	80"	RH
ID203	Interior Door - Bifold (4 Panel)	60"	80"	BI-FOLD
ID204	Interior Door - Single	30"	80"	LH
ID205	Interior Door - Single	30"	84"	LH
ID206	Interior Door - Single	36"	84"	RH

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer:

QUALIFICATION INFORMATION:
Required unless design is exempt under 3.2.4.1. (3) & (4) of the Ontario Building Code.

NAME: KEYSERLINGK DESIGN INC. Signature: [Signature] 38070
 TITLE: REGISTERED ARCHITECT 38070
 REGISTRATION INFORMATION: Required unless design is exempt under 3.2.4.1. (3) & (4) of the Ontario Building Code.
 SIGNATURE: [Signature] 38070
 PRINT NAME: KEYSERLINGK DESIGN INC. 38070
 DATE: 38070

PROJECT
30 BECKWITH
30 Beckwith Ave
Ottawa, ON K1S 0K7

DRAWING TITLE
WINDOW & DOOR
SCEDULE

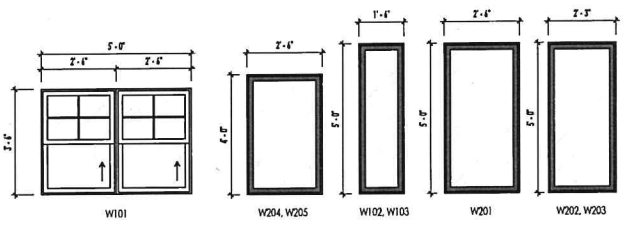
STATUS
COSNSTRUCTION

DATE
JUNE 5, 2023

SHEET NUMBER

02

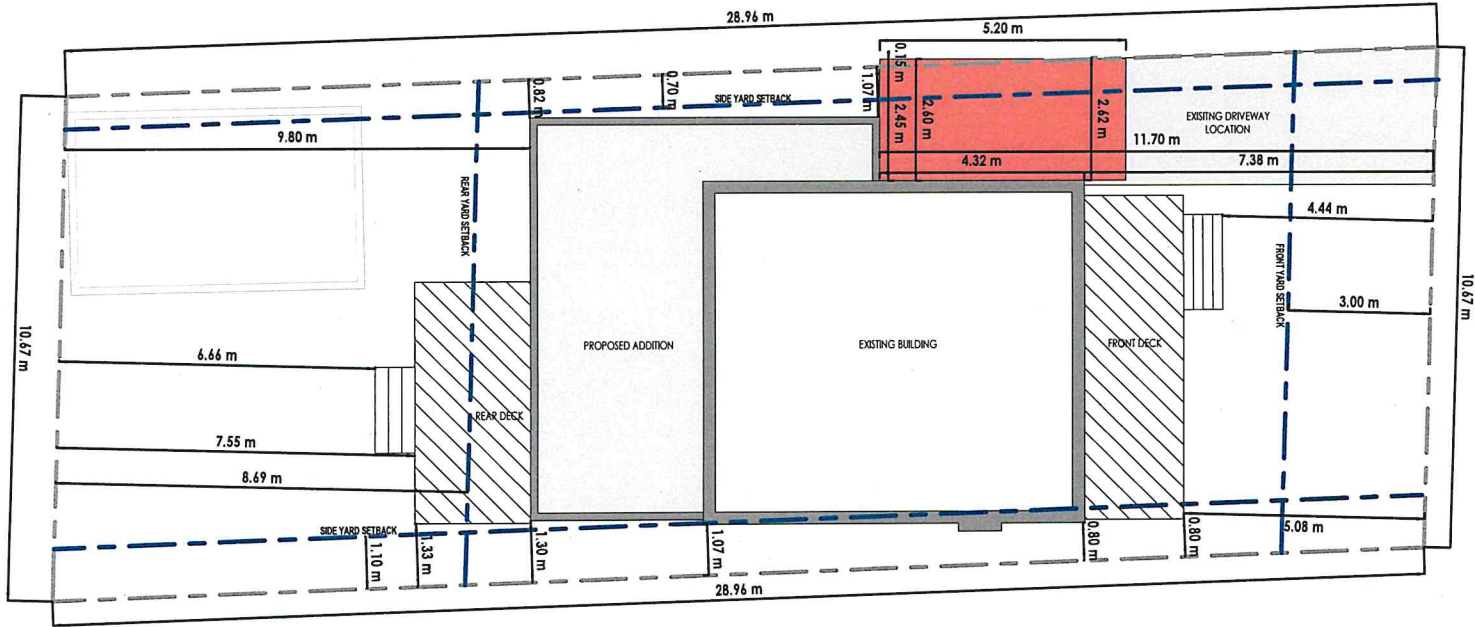
WINDOW SCHEDULE				
WINDOW #	WINDOW TYPE	WIDTH	HEIGHT	OPERATION
W101	Window - Double Hung	60"	42"	
W102	Window - Single Panel	18"	60"	
W103	Window - Single Panel	18"	60"	
W201	Window - Single Panel	30"	60"	
W202	Window - Single Panel	27"	60"	
W203	Window - Single Panel	27"	60"	
W204	Window - Single Panel	30"	48"	
W205	Window - Single Panel	30"	48"	





KEYSERLINGK
DESIGN

341a Richmond Rd
Ottawa, ON
343.984.5650



30 BECKWITH AVENUE
OTTAWA ON
K1S 0K7

ZONING: R1T1
MATURE NEIGHBOURHOOD OVERLAY

TOTAL LOT AREA: 308.61 M²

FRONT SETBACK: 3M
SIDE SETBACK: TOTAL IS 1.8M, ONE SIDE TO
BE NO LESS THAN 0.6M
REAR SETBACK: 30% LOT DEPTH



VISUAL SCALE 1:100

PROJECT
30 BECKWITH

30 Beckwith Ave
Ottawa, ON K1S 0K7

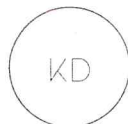
DRAWING TITLE
SITE PLAN

STATUS
CONSTRUCTION

DATE
DECEMBER 20, 2023

SHEET NUMBER

A001



KEYSERLINGK
DESIGN

341a Richmond Rd
Ottawa, ON
343.984.5650

PROJECT
30 BECKWITH

30 Beckwith Ave
Ottawa, ON K1S 0K7

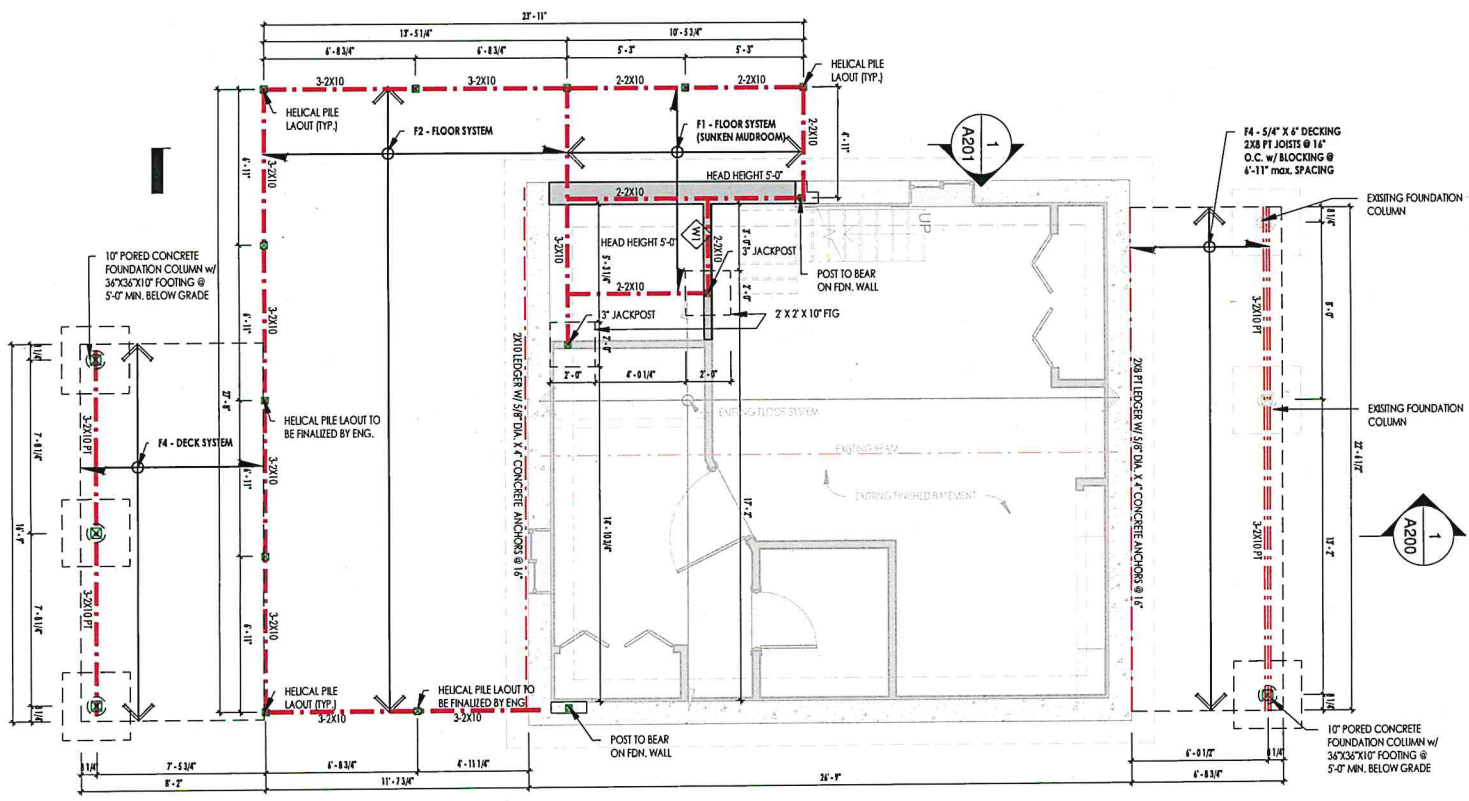
DRAWING TITLE
BASEMENT

STATUS
CONSTRUCTION

DATE
JUNE 5, 2023

SHEET NUMBER

A100



The undersigned has reviewed and taken responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION
Registered unless stated in respect under S.2.4.4. (1) & (2) of the Ontario Building Code

NAME: J. D. DIAMOND Signature: [Signature] DESIGN NO: 24070

REGISTRATION INFORMATION
Registered unless stated in respect under S.2.4.4. (2) & (3) of the Ontario Building Code

MEMBERSHIP BUILDING DESIGN SERVICES: 20100 DESIGN NO: [Blank]





KEYSERLINGK
DESIGN

341a Richmond Rd
Ottawa, ON
343.984.5650

PROJECT
30 BECKWITH

30 Beckwith Ave
Ottawa, ON K1S 0K7

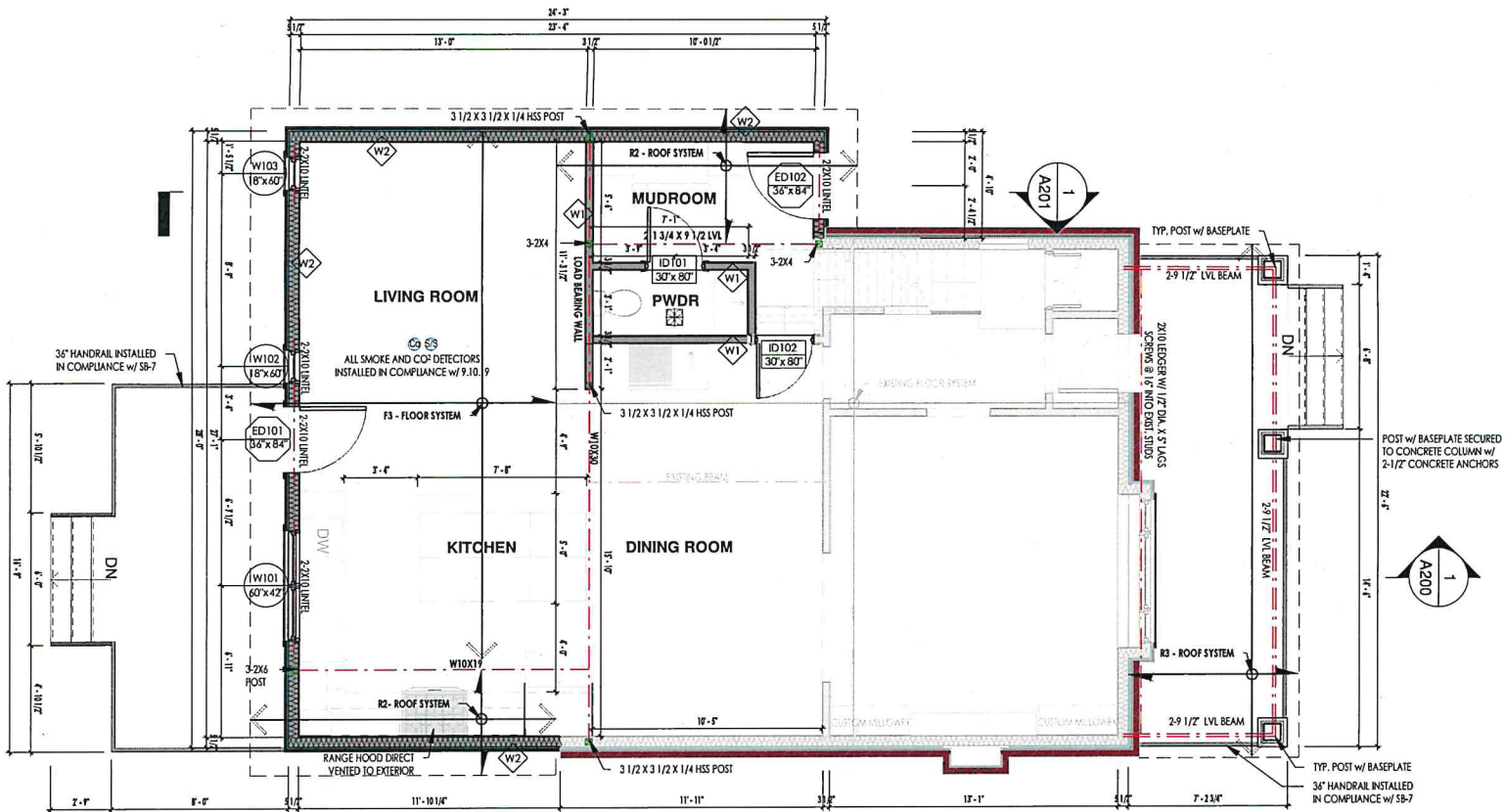
DRAWING TITLE
FIRST FLOOR

STATUS
CONSTRUCTION

DATE
JUNE 5, 2023

SHEET NUMBER

A101



The undersigned has reviewed and taken responsibility for this drawing, and that the
 drawings conform to the requirements set out in the Ontario Building Code
 to be a Designer.

DESIGNATION INFORMATION
 Required unless design is exempt under 3.2.4.1 (2) & (3) of
 the Ontario Building Code.

DESIGNER INFORMATION
 Name: J. D. Diamond Signature: [Signature] 2023
 Registration Number: 90234642
 Required unless design is exempt under 3.2.4.1 (2) & (3) of
 the Ontario Building Code.

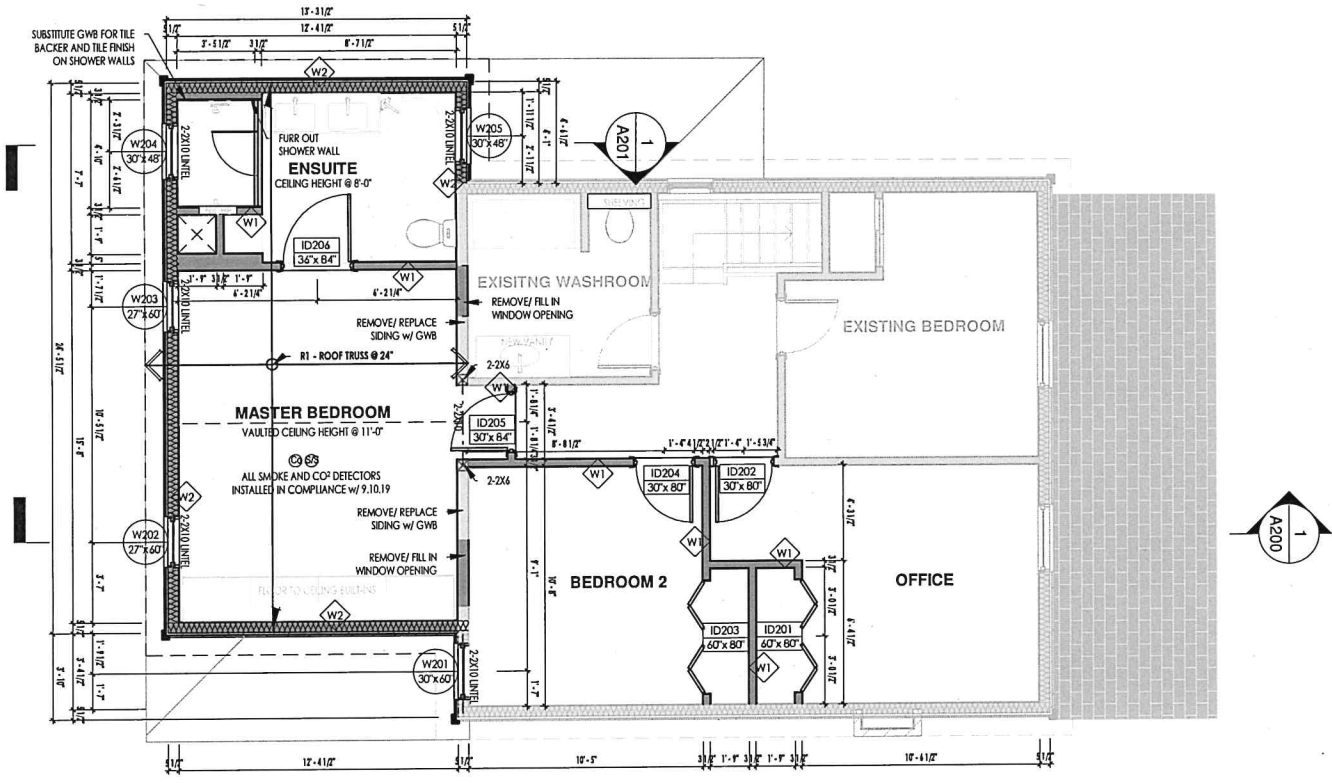
PROFESSIONAL DESIGN SERVICES
 Firm Name: [Firm Name] 2023
 P.E. No.: [P.E. No.] 2023





KEYSERLINGK
DESIGN

341a Richmond Rd
Ottawa, ON
343.984.5650



PROJECT
30 BECKWITH

30 Beckwith Ave
Ottawa, ON K1S 0K7

DRAWING TITLE
SECOND FLOOR

STATUS
CONSTRUCTION

DATE
JUNE 5, 2023

SHEET NUMBER

A102

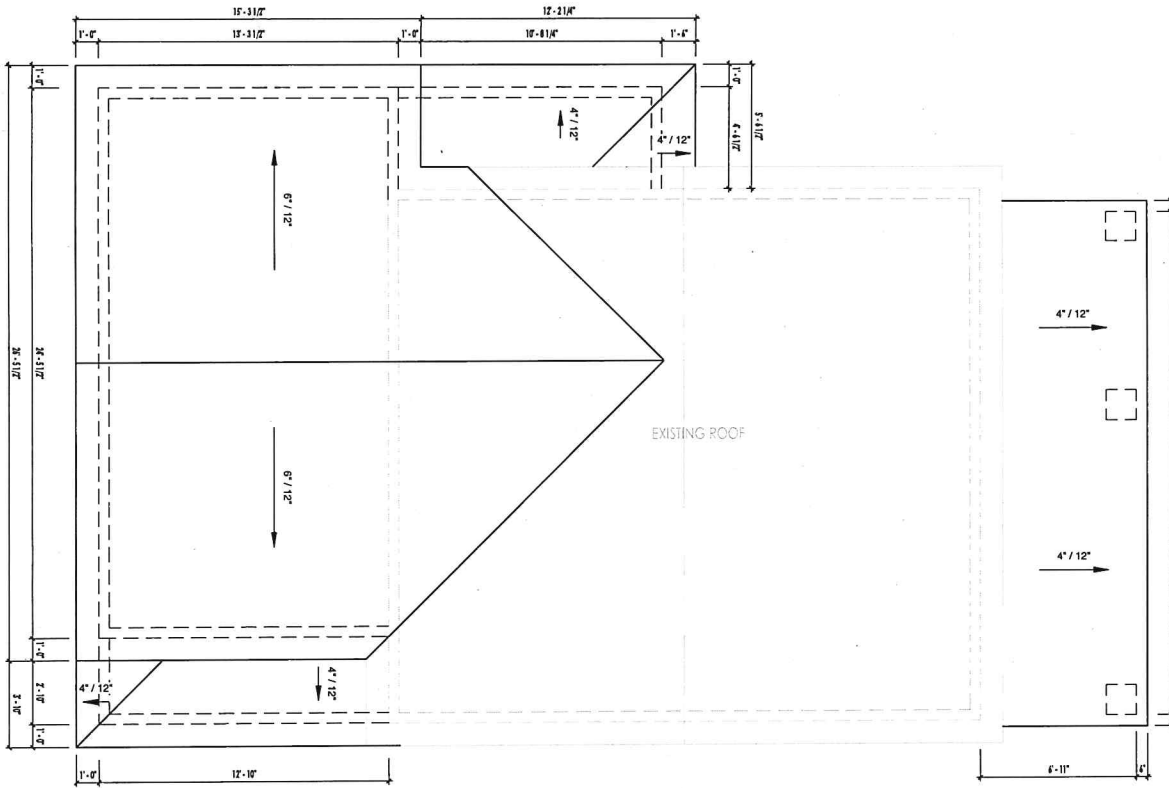
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

ORGANIZATION INFORMATION
 Required unless design is exempt under 3.2.4.4. (2) & (3) of the Ontario Building Code

NAME: J. D. DIAMOND Signature: [Signature] DESIGN NO: 20020
 DESIGNER'S REGISTRATION NO: 106705/23 DESIGNER'S REGISTRATION NO: 106705/23

RECORDING BUILDING DESIGN SERVICES: 27242
 Firm Name: K&C DESIGN INC. DESIGNER'S REGISTRATION NO: 106705/23





The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer:

DESIGNER INFORMATION
 Registered unless design is exempt under S. 2.4.1. (2) & (4) of the Ontario Building Code.

NAME: MICHAEL J. KEYSERLINGK 38079 DESIGNER
 SIGNATURE: *[Signature]* DATE: OCT 19 2023

REGISTRATION INFORMATION
 Registered unless design is exempt under S. 2.4.1. (2) & (4) of the Ontario Building Code.

REGISTERED BUILDING DESIGN SERVICES 23050 DESIGNER
 FIRM NAME: DATE:



KEYSERLINGK
DESIGN

341a Richmond Rd
Ottawa, ON
343.984.5650

PROJECT
30 BECKWITH

30 Beckwith Ave
Ottawa, ON K1S 0K7

DRAWING TITLE
ROOF PLAN

STATUS
CONSTRUCTION

DATE
JUNE 5, 2023

SHEET NUMBER

A104



KEYSERLINGK
DESIGN

341a Richmond Rd
Ottawa, ON
343.984.5650

PROJECT
30 BECKWITH
30 Beckwith Ave
Ottawa, ON K1S 0K7

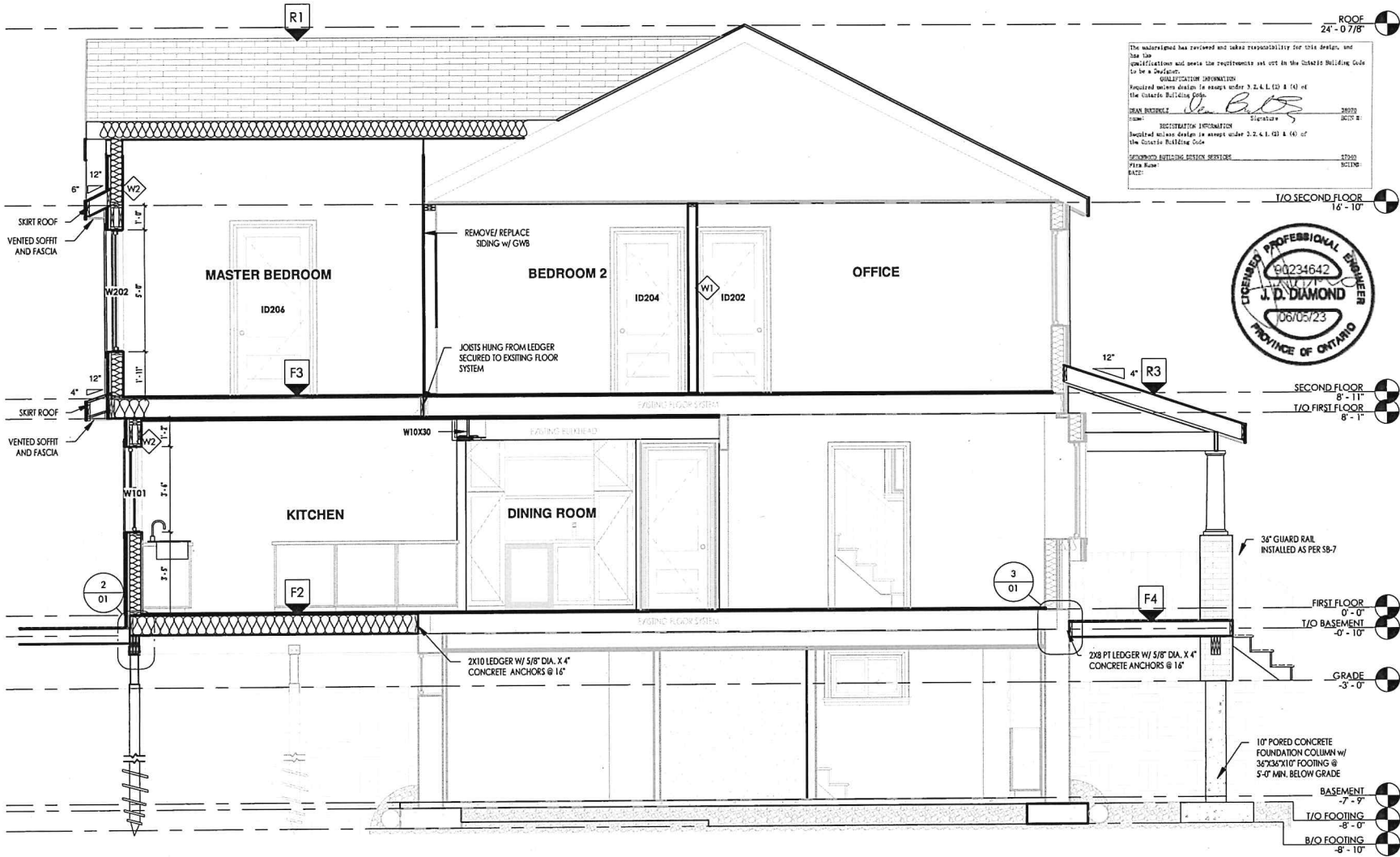
DRAWING TITLE
SECTIONS

STATUS
CONSTRUCTION

DATE
JUNE 5, 2023

SHEET NUMBER

A200

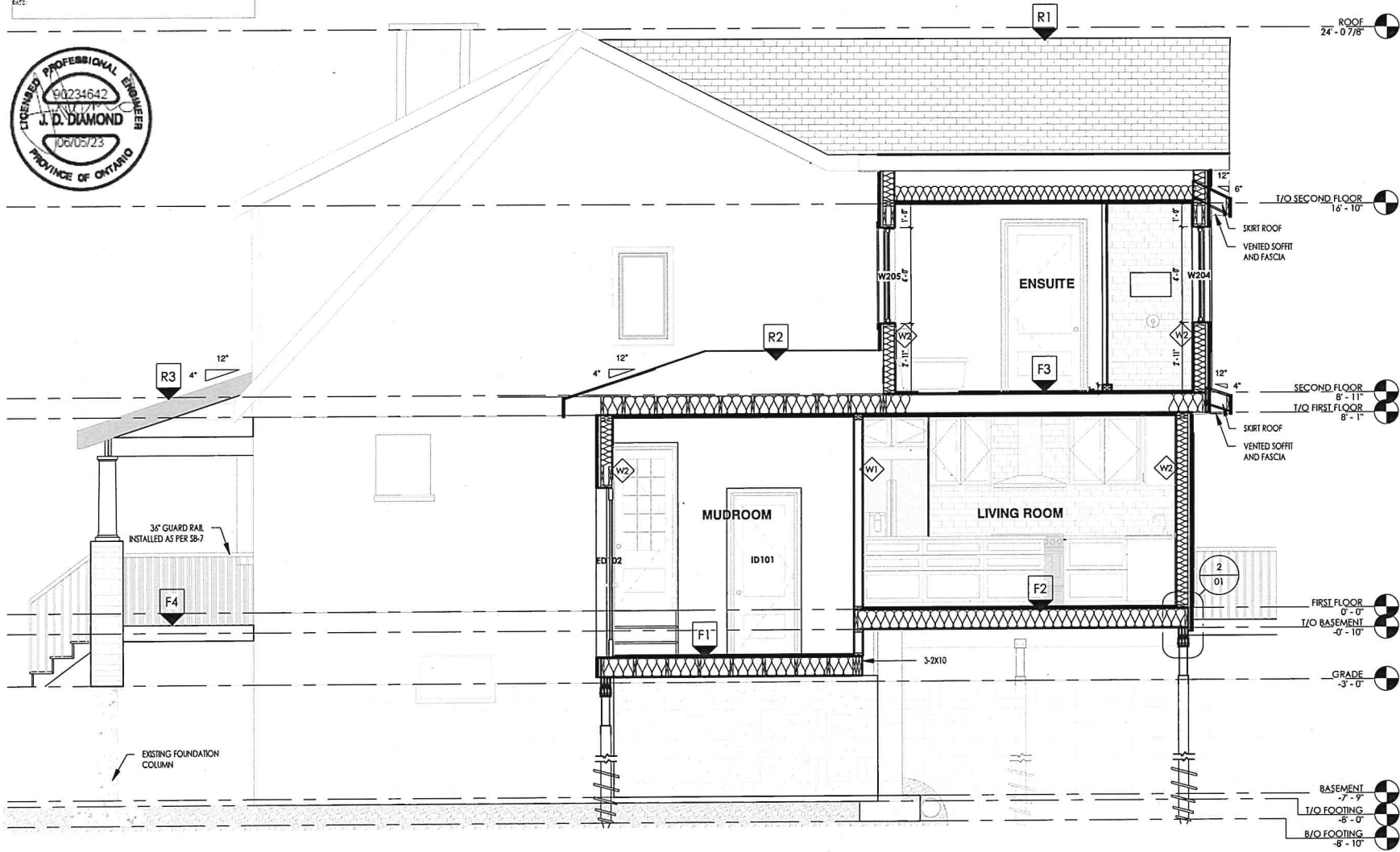


The undersigned has reviewed and taken responsibility for this design and the specifications and meets the requirements set out in the Ontario Building Code to be a Designer:

QUALIFICATION INFORMATION:
 Required unless design is exempt under 2.2.4.1. ED & (4) of the Ontario Building Code.

DESIGNER INFORMATION:
 Identified unless design is exempt under 2.2.4.1. (2) & (4) of the Ontario Building Code.

PROFESSIONAL DESIGN SERVICES:
 Firm Name: J. D. Diamond
 Date: 2023



KEYSERLINGK
 DESIGN

341a Richmond Rd
 Ottawa, ON
 343.984.5650

PROJECT
30 BECKWITH

30 Beckwith Ave
 Ottawa, ON K1S 0K7

DRAWING TITLE
 SECTIONS

STATUS
 CONSTRUCTION

DATE
 JUNE 5, 2023

SHEET NUMBER

A201

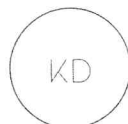
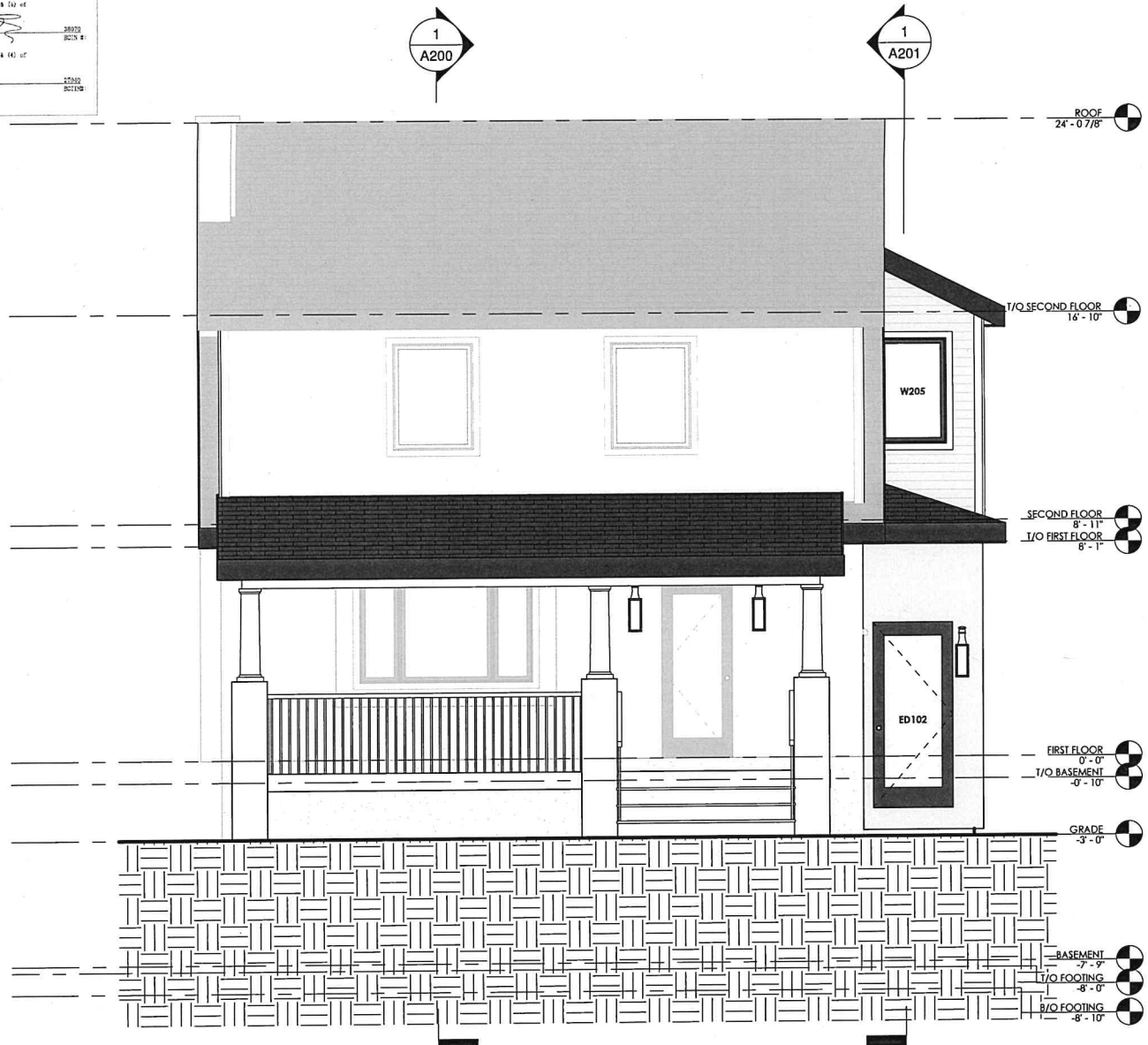
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (2) & (4) of the Ontario Building Code.

NAME: Keyserlingk Signature: [Signature] REG. NO.: 28872
 DESIGNATION: Designer REG. NO.: 25218

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (2) & (4) of the Ontario Building Code.

DESIGNER'S BUILDING DESIGN SERVICES REG. NO.: 27543
 FIRM NAME: KEYSERLINGK DESIGN REG. NO.: 25119



KEYSERLINGK
DESIGN

341a Richmond Rd
Ottawa, ON
343.984.5650

PROJECT
30 BECKWITH

30 Beckwith Ave
Ottawa, ON K1S 0K7

DRAWING TITLE
FRONT ELEVATION

STATUS
CONSTRUCTION

DATE
JUNE 5, 2023

SHEET NUMBER

A300

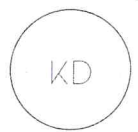
The undersigned has reviewed and takes responsibility for this design, and that the qualifications and areas the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION
 Registered architect design in exempt under 3.2.4.1. CD 4 (4) of the Ontario Building Code.

DESIGNER *[Signature]* 28073
 Name: *[Signature]* 2878 2
 Signature

REGISTRATION INFORMATION
 Registered architect design in exempt under 3.2.4.1. CD 4 (4) of the Ontario Building Code.

REGISTERED BUILDING DESIGN REVIEWER 27062
 Name: *[Signature]* 28782
 Signature



**KEYSERLINGK
 DESIGN**

341a Richmond Rd
 Ottawa, ON
 343.984.5650

PROJECT
30 BECKWITH

30 Beckwith Ave
 Ottawa, ON K1S 0K7

DRAWING TITLE
 REAR ELEVATION

STATUS
 CONSTRUCTION

DATE
 JUNE 5, 2023

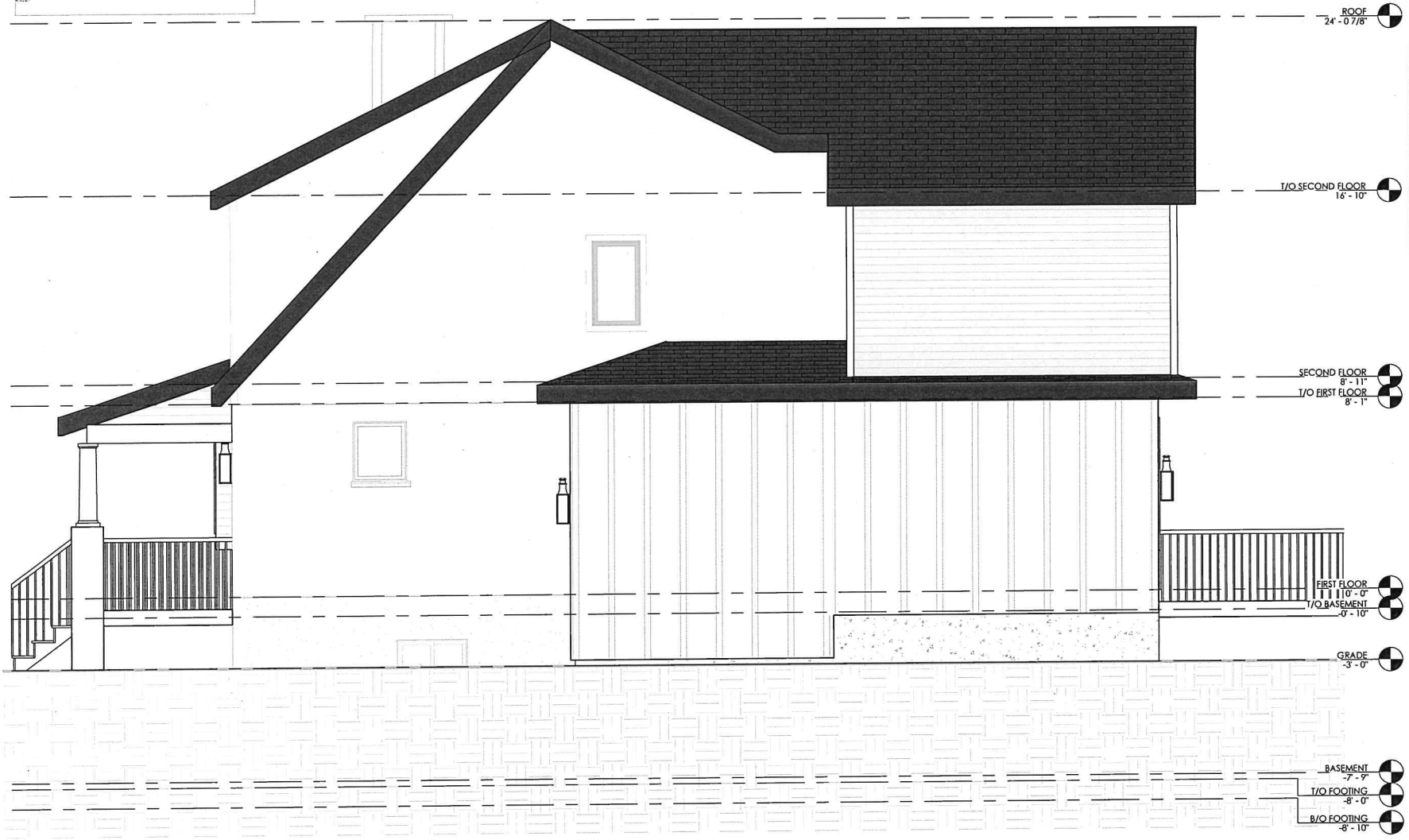
SHEET NUMBER

A301

The undersigned has reviewed and makes responsibility for this design, and the site verification and meet the requirements set out in the Ontario Building Code to be a Designer.

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (2) & (4) of the Ontario Building Code.
 DESIGNER: *[Signature]* 20072
 Title: Designer 20072

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (2) & (4) of the Ontario Building Code.
 DESIGNER: BUILDING DESIGN SERVICES 27043
 Firm Name: BUILDING DESIGN SERVICES 27043
 DATE: 2024



KEYSERLINGK
 DESIGN
 341a Richmond Rd
 Ottawa, ON
 343.984.5650

PROJECT
30 BECKWITH
 30 Beckwith Ave
 Ottawa, ON K1S 0K7

DRAWING TITLE
 RIGHT ELEVATION

STATUS
 CONSTRUCTION

DATE
 JUNE 5, 2023

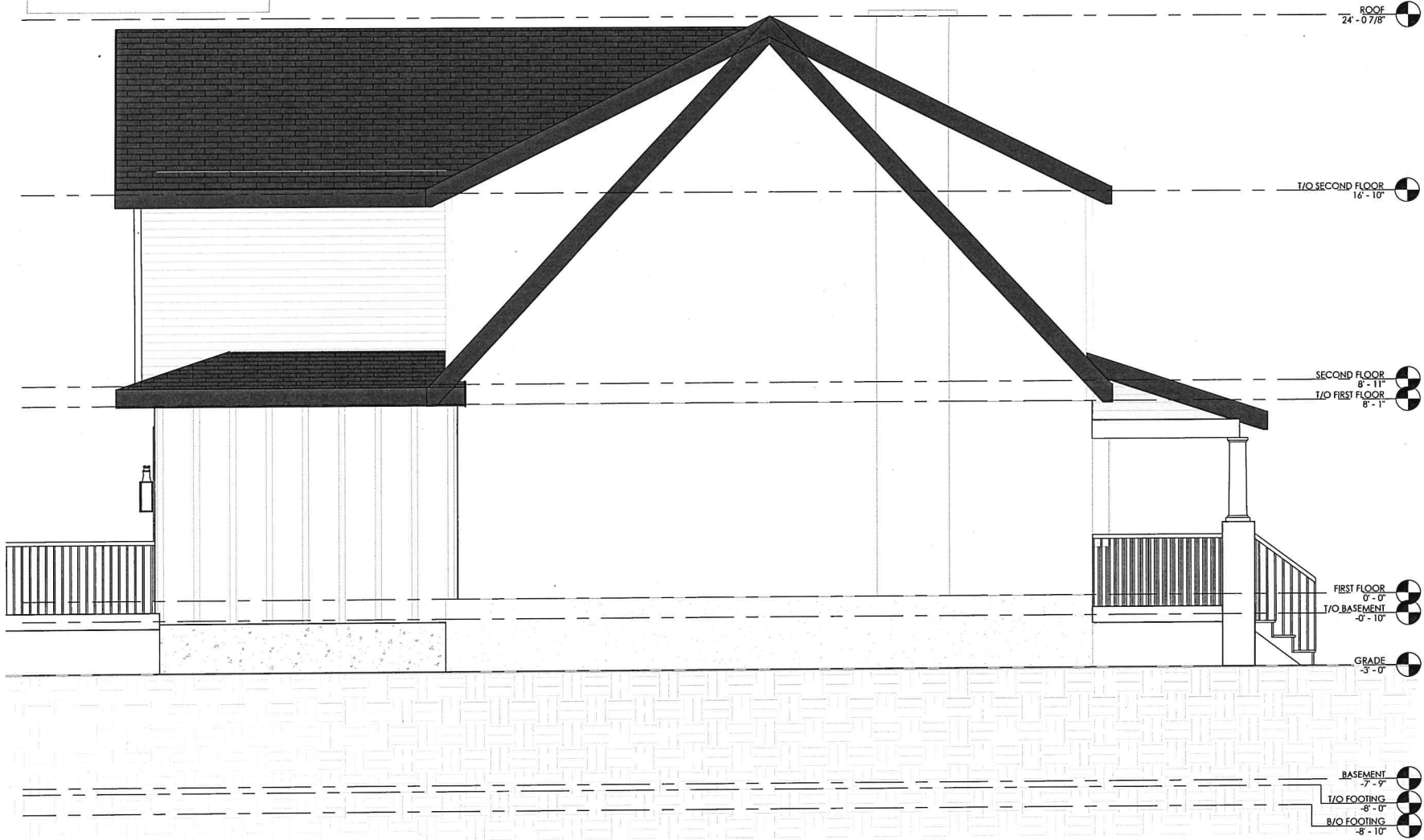
SHEET NUMBER
A302

The undersigned has reviewed and takes responsibility for this drawing, and the information and details shown hereon, and certifies that the same conform to the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (2) & (3) of the Ontario Building Code.

DESIGNER INFORMATION
 Required unless design is exempt under 3.2.4.1. (2) & (3) of the Ontario Building Code.

REGISTERED BUILDING DESIGN SERVICES
 Fire Alarm: 2700
 ELEC: 2222



**KEYSERLINGK
 DESIGN**

341a Richmond Rd
 Ottawa, ON
 343.984.5650

PROJECT
30 BECKWITH
 30 Beckwith Ave
 Ottawa, ON K1S 0K7

DRAWING TITLE
 LEFT ELEVATION

STATUS
 CONSTRUCTION

DATE
 JUNE 5, 2023

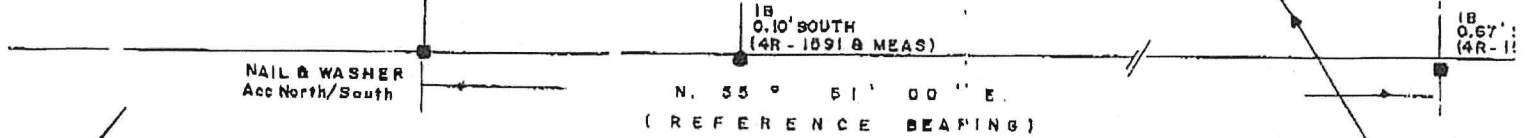
SHEET NUMBER
A303

LOT 218

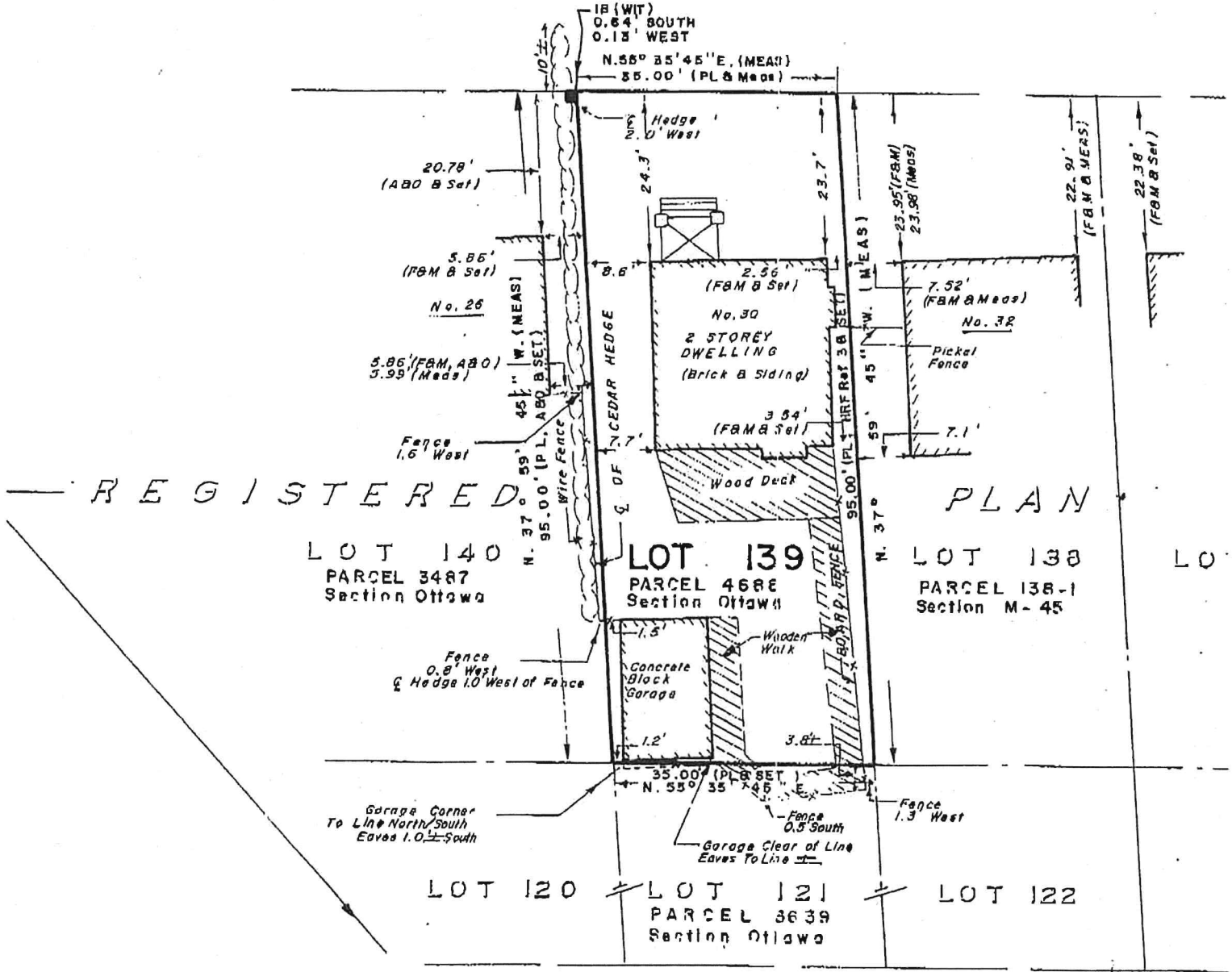
LOT 219

LOT 220

LOT 222



BECKWITH ROAD



REGISTERED PLAN

LOT 140
PARCEL 3487
Section Ottawa

LOT 139
PARCEL 4686
Section Ottawa

LOT 138
PARCEL 138-1
Section M-45

LOT 120

LOT 121
PARCEL 3639
Section Ottawa

LOT 122

GLENGARRY ROAD

REFERRED TO THE NORTHERLY LIMIT
4R-1591, HAVING A BEARING OF N. 55° 51' 00" E.

D.L.S. (Reference 3-M-45, Plan dated July 29/71.)
L.S. (Reference 47 M-45)