

PLAN OF SURVEY OF
PART OF LOT 21
REGISTERED PLAN 42717
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150

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 regulations made under them.
 2. The survey was completed on the 29th day of November, 2024.

Date _____ T. Hartwick
 Ontario Land Surveyor

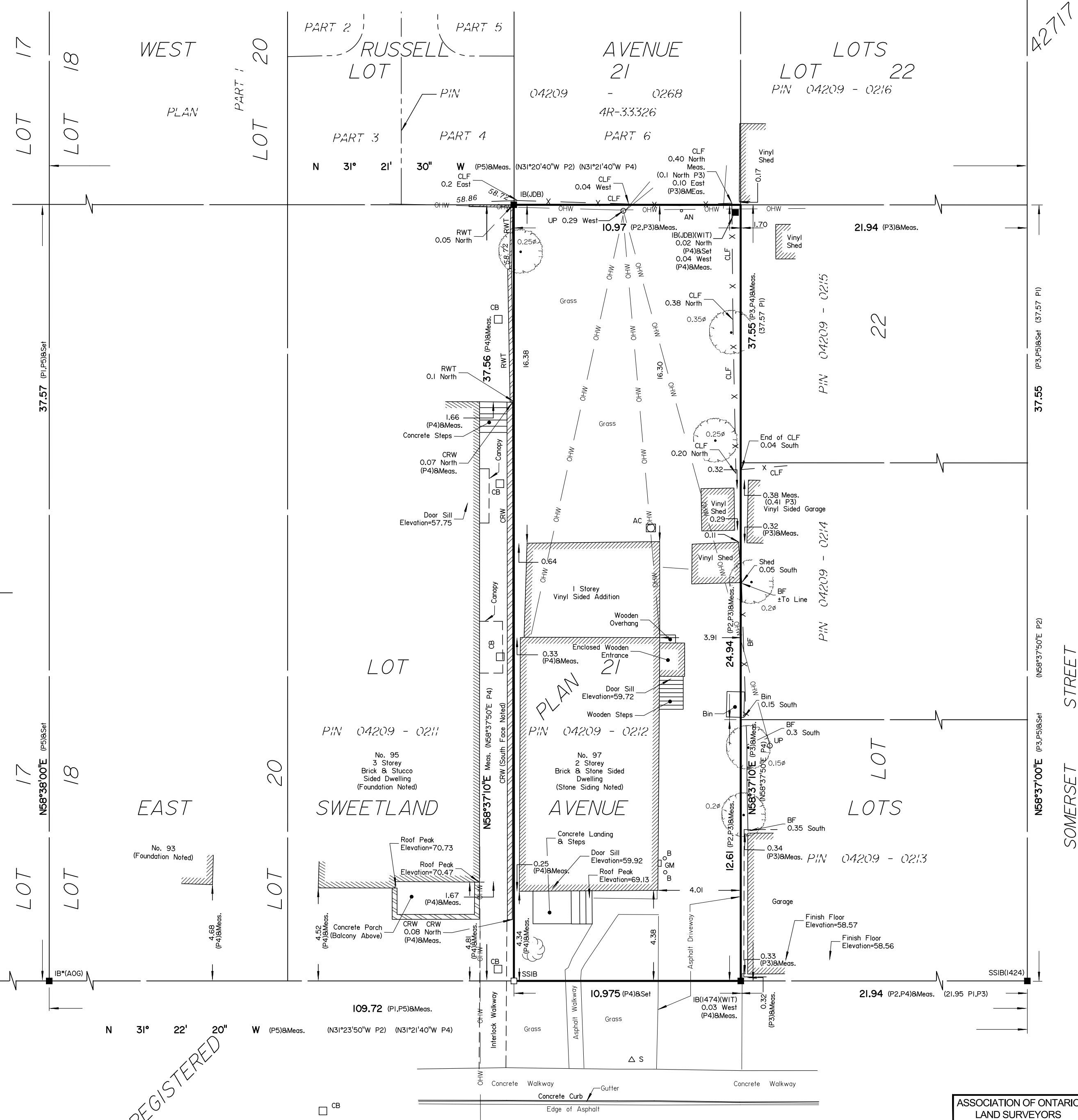
Notes & Legend

Denotes	
	Survey Monument Planted
	Survey Monument Found
SSIB	Short Standard Iron Bar
IB	Iron Bar
IB*	Iron Bar (0.3 Long)
(WIT)	Witness
Meas.	Measured
(AOG)	Annis, O'Sullivan, Vollebakk Ltd.
(PI)	Registered Plan 42717
(P2)	Plan 4R-33326
(P3)	(JDB) Plan Dated January 10, 2012
(P4)	(JDB) Plan Dated March 6, 2024
(P5)	(AOG) Plan Dated May 7, 2024
OHW	Overhead Wires
o UP	Utility Pole
o AN	Anchor
CB	Catch Basin
T/G	Top of Grate
GM	Gas Meter
B	Bollard
S	Sign
CLF	Chain Link Fence
BF	Board Fence
CRW	Concrete Retaining Wall
RWT	Timber Retaining Wall
AC	Air Conditioner
Ø	Diameter
	Deciduous Tree
	Shrub

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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OSGOODE STREET
 SOUTH OSGOODE STREET LOTS
 LOT 28



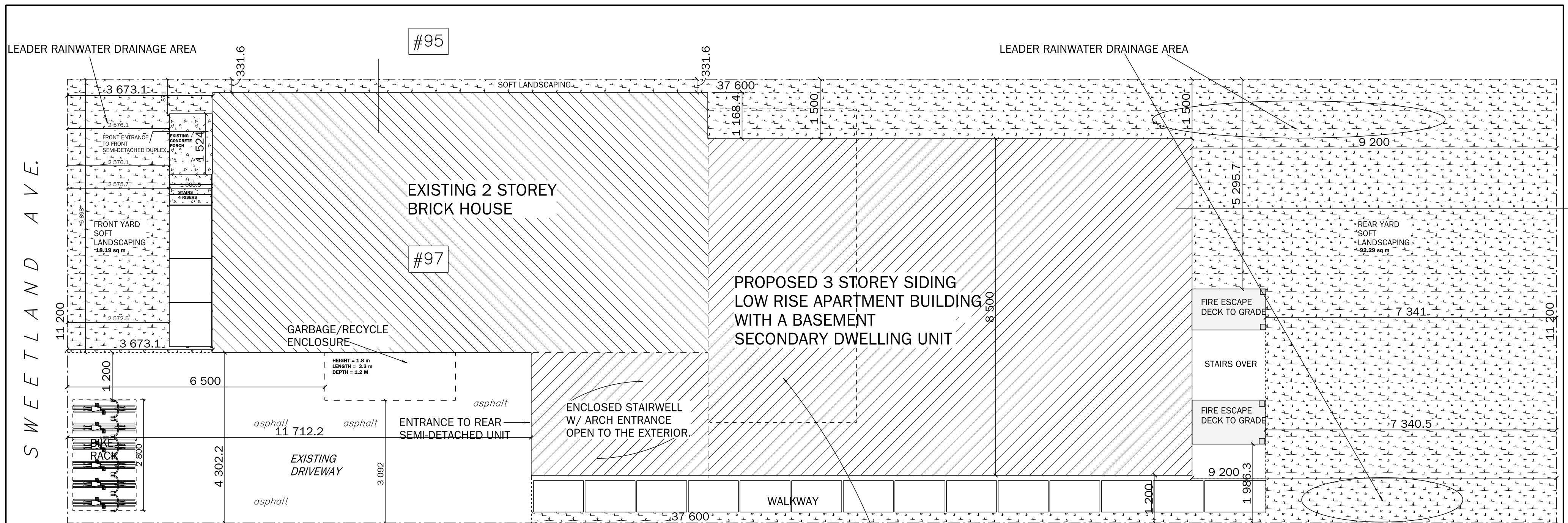
REGISTERED

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. Only visible surface utilities were located.
 3. A field location of underground planning by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
V-90531

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

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ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: Nepean@aovltd.com
 Ontario Land Surveyors
 Job No. 25553-24 DarB.PIL121 P142717 O F2



THIS MAIN FLOOR PORTION OF EXISTING BUILDING TO BE DEMOLISHED.

GFA (METERS)

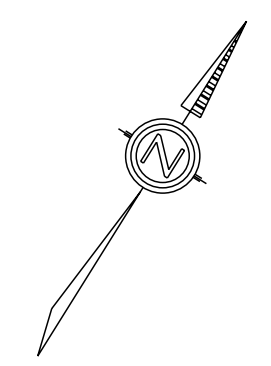
GFA MAIN FLOOR FRONT UNIT: 71.4
 GFA 2ND FLOOR FRONT UNIT: 67.3
 GFA REAR BASEMENT FLOOR UNIT: 88.4
 GFA REAR MAIN FLOOR UNIT: 96.2
 GFA REAR 2ND FLOOR UNIT: 96.2
 GFA REAR 3RD FLOOR UNIT: 96.2

TOTAL REAR YARD GREEN SPACE: 89.3 SQ M
 TOTAL GREEN SPACE (INCLUDES WALKWAY): 142 SQ M

TOTAL PROPERTY AREA = 412.54 m²
 TOTAL AREA OF PROPOSED DEVELOPMENT LOT COVERAGE = 198.1 m² (48 %)

SITE PLAN

1:100



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LOW RISE APARTMENT BUILDING WITH SIX UNITS

ZONING R4UD[480]

REVISED JAN. 28, 2025

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.

DEAN BUCHHOLZ *Dean Buchholz* 38070
 name: Signature BCIN #:

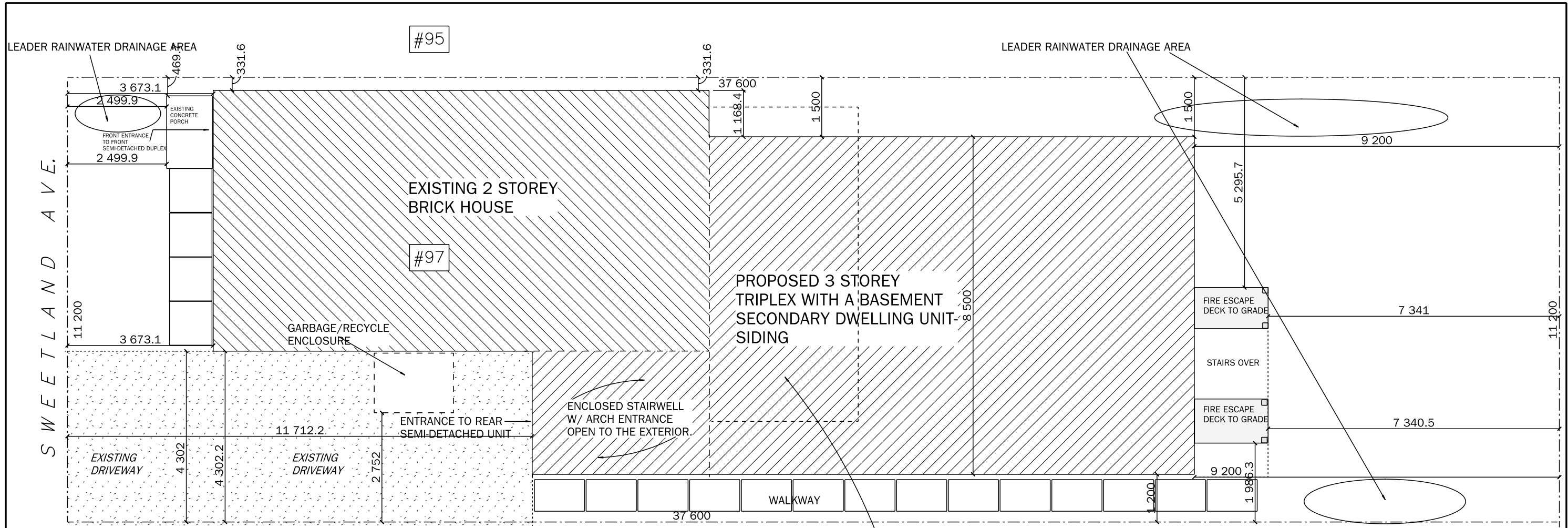
REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1.(2) & (4) of the Ontario Building Code.

BEECHWOOD BUILDING DESIGN SERVICES 27040
 Firm Name: BCIN#:
 DATE:

BEECHWOOD BUILDING DESIGN SERVICES
BCIN DESIGNER: D.BUCHHOLZ
SCALE: 1:100
DATE: OCT. 31, 2024



SITE PLAN	
ADDRESS: 97 SWEETLAND AVE., OTTAWA	
OWNER DAN BLEICHEM	A1



#95

#97

#97

GFA (METERS)
 GFA MAIN FLOOR FRONT UNIT: 71.4
 GFA 2ND FLOOR FRONT UNIT: 67.3
 GFA REAR BASEMENT FLOOR UNIT: 88.4
 GFA REAR MAIN FLOOR UNIT: 96.2
 GFA REAR 2ND FLOOR UNIT: 96.2
 GFA REAR 3RD FLOOR UNIT: 96.2

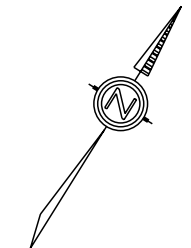
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 TOTAL GREEN SPACE (INCLUDES WALKWAY): 142 SQ M

TOTAL PROPERTY AREA = 412.54 m²
 TOTAL AREA OF PROPOSED DEVELOPMENT LOT COVERAGE = 198.1 m² (48 %)

SITE PLAN

1:100

THIS MAIN FLOOR PORTION OF EXISTING BUILDING TO BE DEMOLISHED.



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ZONING R4UD[480]

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QUALIFICATION INFORMATION
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DEAN BUCHHOLZ *Dean Buchholz* 38070
 name: Signature BCIN #:

REGISTRATION INFORMATION
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BEECHWOOD BUILDING DESIGN SERVICES 27040
 Firm Name: BCIN#:
 DATE:

BEECHWOOD BUILDING DESIGN SERVICES
BCIN DESIGNER: D.BUCHHOLZ
SCALE: 1:100
DATE: OCT. 31, 2024



SITE PLAN	
ADDRESS: 97 SWEETLAND AVE., OTTAWA	
OWNER DAN BLEICHEM	A1

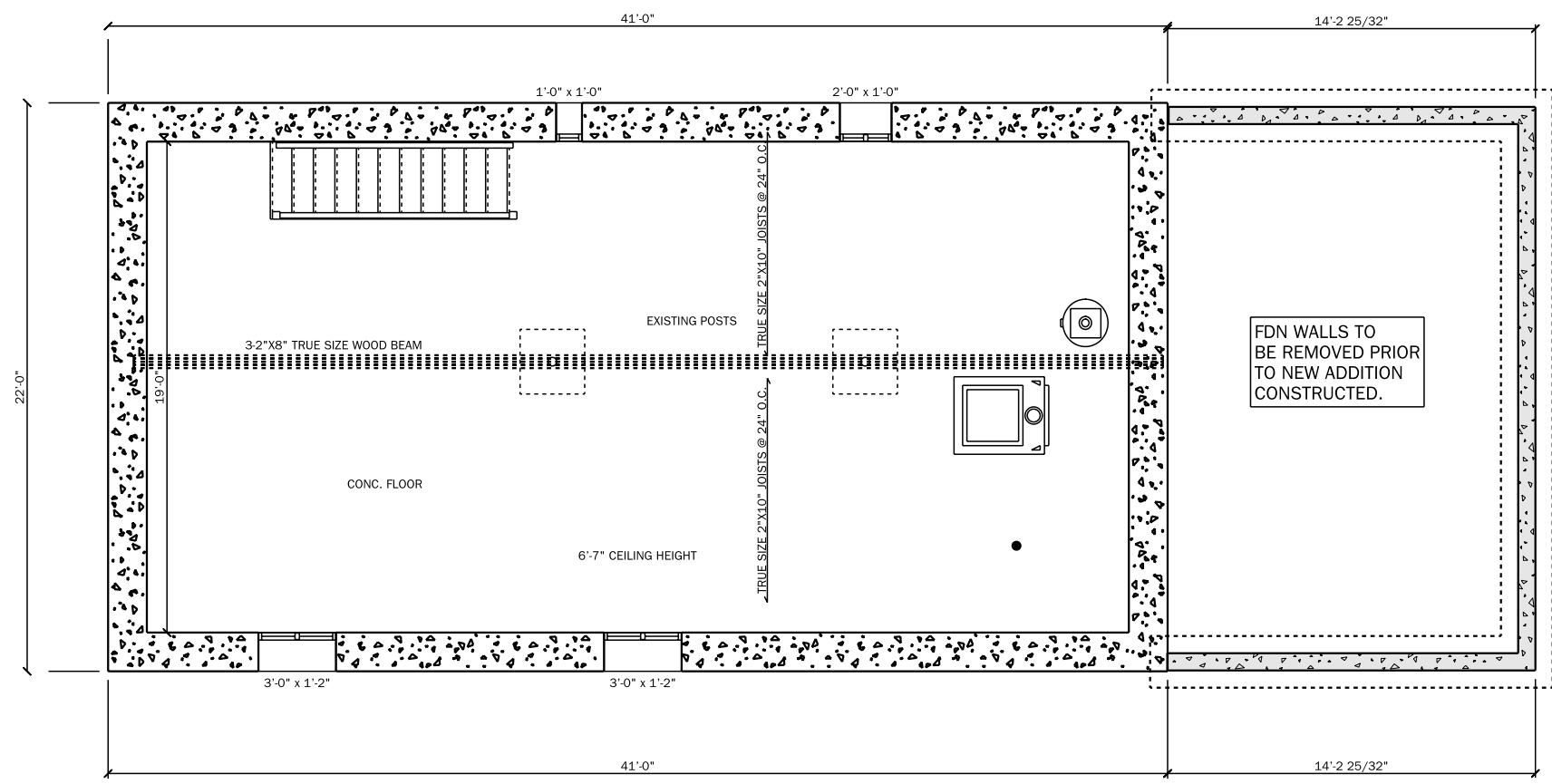
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EXISTING BASEMENT PLAN

1/4" = 1'



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DEAN BUCHHOLZ 38070
Signature BCIN #

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

BEECHWOOD BUILDING DESIGN SERVICES 37060
Firm Name BCIN #

DATE:

BEECHWOOD BUILDING
DESIGN SERVICES

BCIN DESIGNER: D.BUCHHOLZ

SCALE: 1/4"

DATE: OCT. 31, 2024



EXISTING BASEMENT PLAN

ADDRESS: 97 SWEETLAND AVE. OTTAWA

OWNER: DAN BLEICHAM

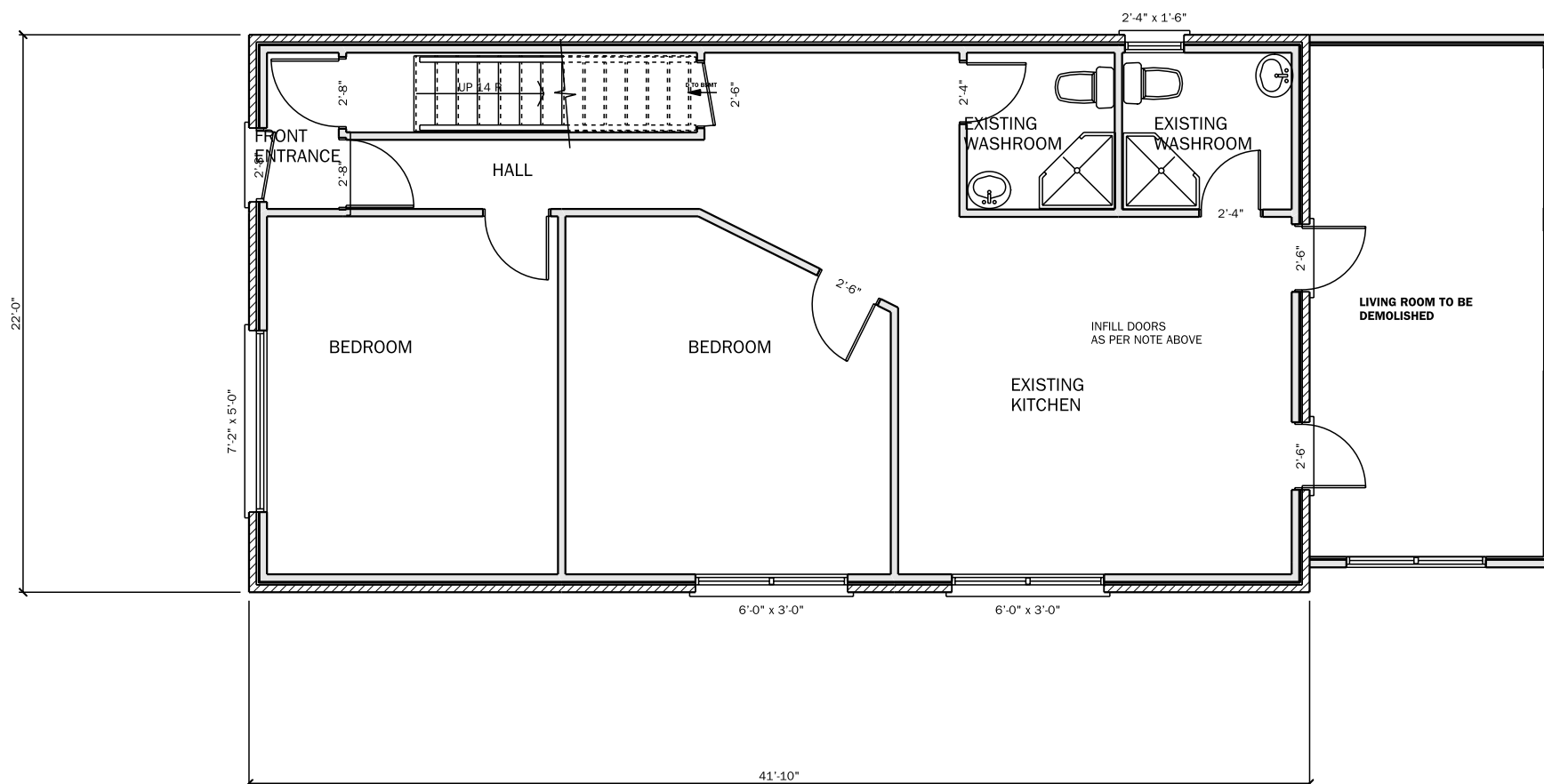
A2

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EXISTING MAIN FLOOR PLAN

1/4" = 1'

NOTE: MAIN FLOOR APARTMENT
 HAS EXISTING LAUNDRY IN THE BASEMENT



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 QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (3) & (4) of the Ontario Building Code.
 DEAN BUCHHOLZ *[Signature]* 38870
 name: Signature BCIN #:
 REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (3) & (4) of the Ontario Building Code.
 BEECHWOOD BUILDING DESIGN SERVICES 27940
 Firm Name: BCIN #:
 DATE:

BEECHWOOD BUILDING
 DESIGN SERVICES
 BCIN DESIGNER: D.BUCHHOLZ
 SCALE: 1/4"
 DATE: OCT. 31, 2024



EXISTING MAIN FLOOR PLAN
 ADDRESS: 97 SWEETLAND AVE. OTTAWA
 OWNER: DAN BLEICHAM
A3

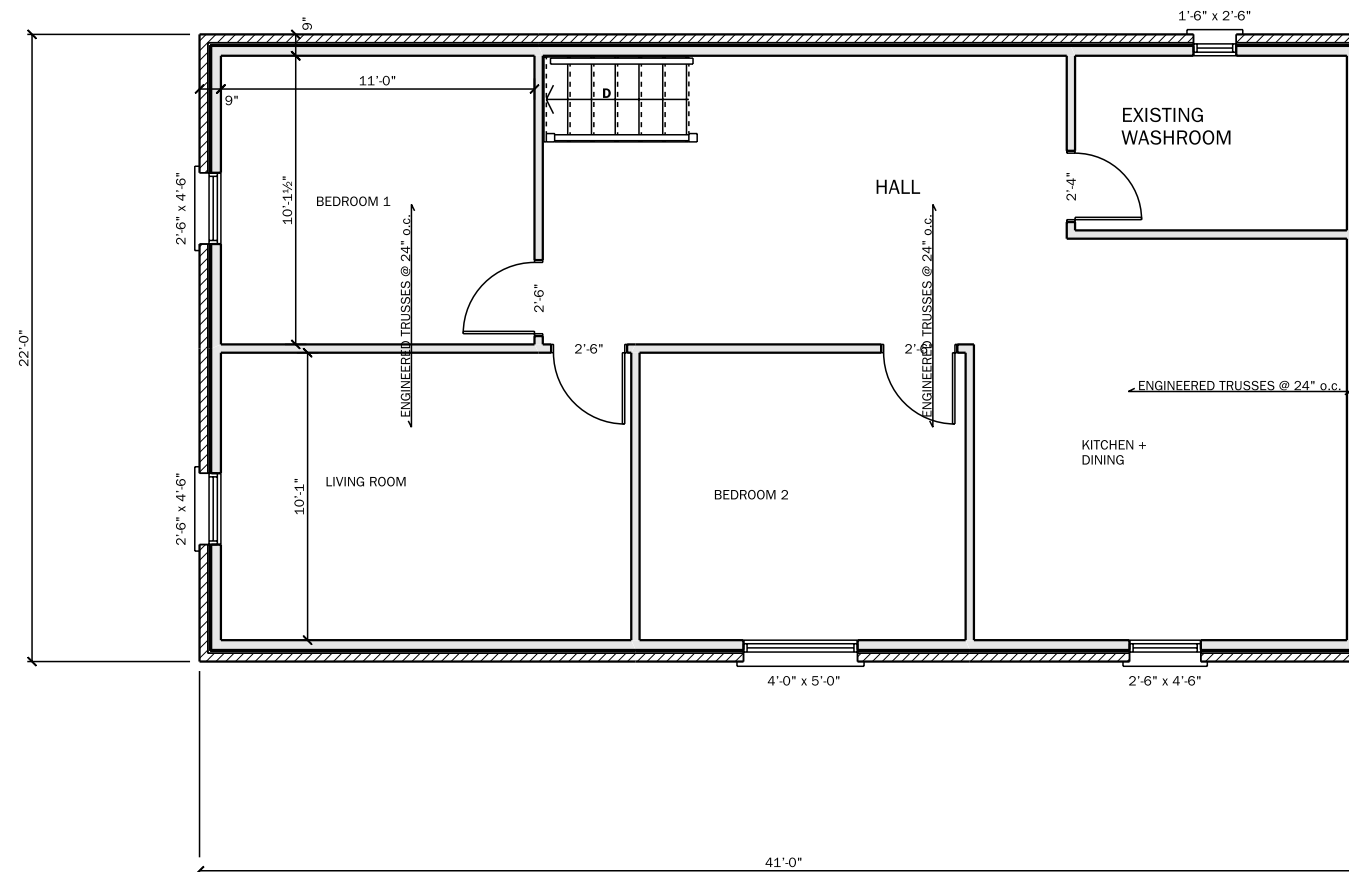
EXISTING 2nd FLOOR PLAN

1/4" = 1'

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Comité de dérogation



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QUALIFICATION INFORMATION
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DEAN BUCHHOLZ *[Signature]* 38970
name: Signature BCIN #:

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

BEECHWOOD BUILDING DESIGN SERVICES 27060
Firm Name: BCIN#:
DATE:

BEECHWOOD BUILDING
DESIGN SERVICES

BCIN DESIGNER: D.BUCHHOLZ

SCALE: 1/4"

DATE: OCT. 31, 2024



EXISTING 2nd FLOOR PLAN

ADDRESS: 97 SWEETLAND AVE. OTTAWA

OWNER: DAN BLEICHAM

A4

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PROPOSED BASEMENT PLAN

1/4" = 1'

ALL DECKS OVER:

5/4" PT DECK BOARDS
2"x8" PT JOISTS @ 12" O.C.
ALL BEAMS 3-2"x8" PT
ALL POSTS 6"x6" PT POSTS
ALL PIERS
12" CONC. PIER IN SONOTUBE
W/ 28" BIG FT FTGS.

CONNECTIONS: CONC. PIER
TO POST USE SIMPSON ANCHOR BOOT.
POST TO BEAM USE SIMPSON SADDLE.
JOIST TO RIM JOIST USE SIMPSON HANGERS.
DOUBLE 2"x8" PT LEDGER BOARD
TO HOUSE RIM HOIST USE 1/2" DIAM.
LEDGER BOLTS SPACED @ 16" O.C.
STAGGERED.

INSTALL FLASHING, COUNTER FLASHING
TO PREVENT INGRESS OF WATER.

GUARD = 42" SB-7 GUARD.

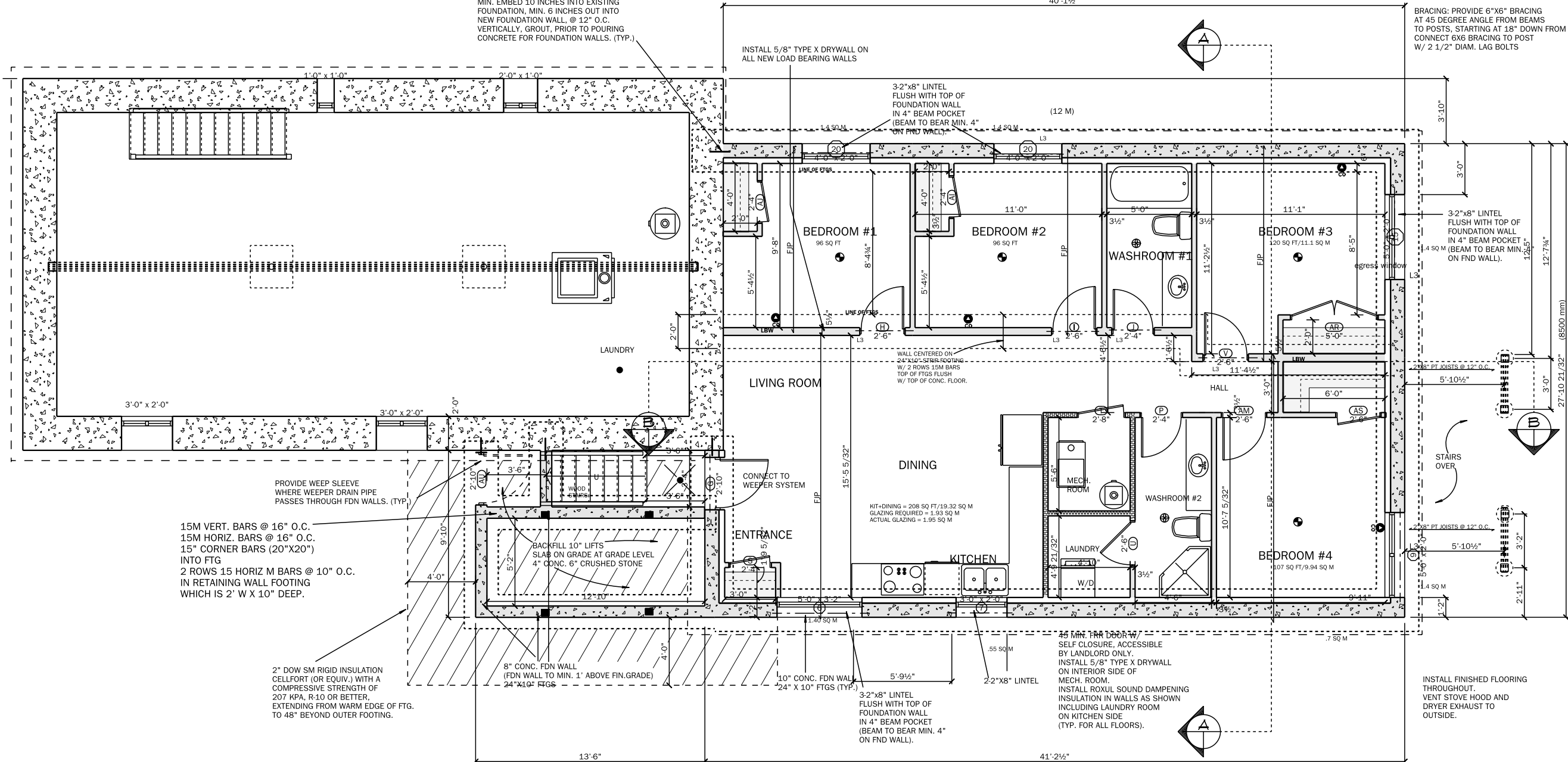
NOTE: WHERE OLD AND NEW FOUNDATION
WALLS INTERSECT, INSTALL HORIZ. 15 M BARS
MIN. EMBED 10 INCHES INTO EXISTING
FOUNDATION, MIN. 6 INCHES OUT INTO
NEW FOUNDATION WALL, @ 12" O.C.
VERTICALLY, GROUT, PRIOR TO POURING
CONCRETE FOR FOUNDATION WALLS. (TYP.)

INSTALL 5/8" TYPE X DRYWALL ON
ALL NEW LOAD BEARING WALLS

3-2"x8" LINTEL
FLUSH WITH TOP OF
FOUNDATION WALL
IN 4" BEAM POCKET
(BEAM TO BEAR MIN. 4"
ON FND WALL).

BRACING: PROVIDE 6"x6" BRACING
AT 45 DEGREE ANGLE FROM BEAMS
TO POSTS, STARTING AT 18" DOWN FROM BEAM/
CONNECT 6X6 BRACING TO POST
W/ 2 1/2" DIAM. LAG BOLTS

- INTERCONNECTED SMOKE DETECTORS OF
THE AUDIBLE AND STROBE TYPE.
- CO DETECTORS INSTALLED IN BEDROOMS
- 200 CFM BATHROOM FAN



15M VERT. BARS @ 16" O.C.
15M HORIZ. BARS @ 16" O.C.
15" CORNER BARS (20"x20")
INTO FTG
2 ROWS 15 HORIZ M BARS @ 10" O.C.
IN RETAINING WALL FOOTING
WHICH IS 2' W X 10" DEEP.

2" DOW SM RIGID INSULATION
CELLFLOTT (OR EQUIV.) WITH A
COMPRESSIVE STRENGTH OF
207 KPA, R-10 OR BETTER,
EXTENDING FROM WARM EDGE OF FTG.
TO 48" BEYOND OUTER FOOTING.

8" CONC. FDN WALL
(FDN WALL TO MIN. 1' ABOVE FIN.GRADE)
24"x10" FTGS

10" CONC. FDN WALL
24" X 10" FTGS (TYP.)

45 MIN. FRR DOOR W/
SELF CLOSURE, ACCESSIBLE
BY LANDLORD ONLY.
INSTALL 5/8" TYPE X DRYWALL
ON INTERIOR SIDE OF
MECH. ROOM.
INSTALL ROXUL SOUND DAMPENING
INSULATION IN WALLS AS SHOWN
INCLUDING LAUNDRY ROOM
ON KITCHEN SIDE
(TYP. FOR ALL FLOORS).

INSTALL FINISHED FLOORING
THROUGHOUT.
VENT STOVE HOOD AND
DRYER EXHAUST TO
OUTSIDE.

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.
DEAN BUCHHOLZ 38072
Signature: [Signature] BCIN #: [Blank]
REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1.(3) & (4) of
the Ontario Building Code.
BEECHWOOD BUILDING DESIGN SERVICES 27040
Firm Name: [Blank] BCIN#: [Blank]
DATE: [Blank]

BEECHWOOD BUILDING
DESIGN SERVICES
BCIN DESIGNER: D.BUCHHOLZ
SCALE: 1/4"
DATE: OCT. 31, 2024



PROPOSED BASEMENT PLAN
ADDRESS: 97 SWEETLAND AVE. OTTAWA
OWNER: DAN BLEICHAM
A5

PROPOSED MAIN FLOOR PLAN

1/4" = 1'

NOTES:

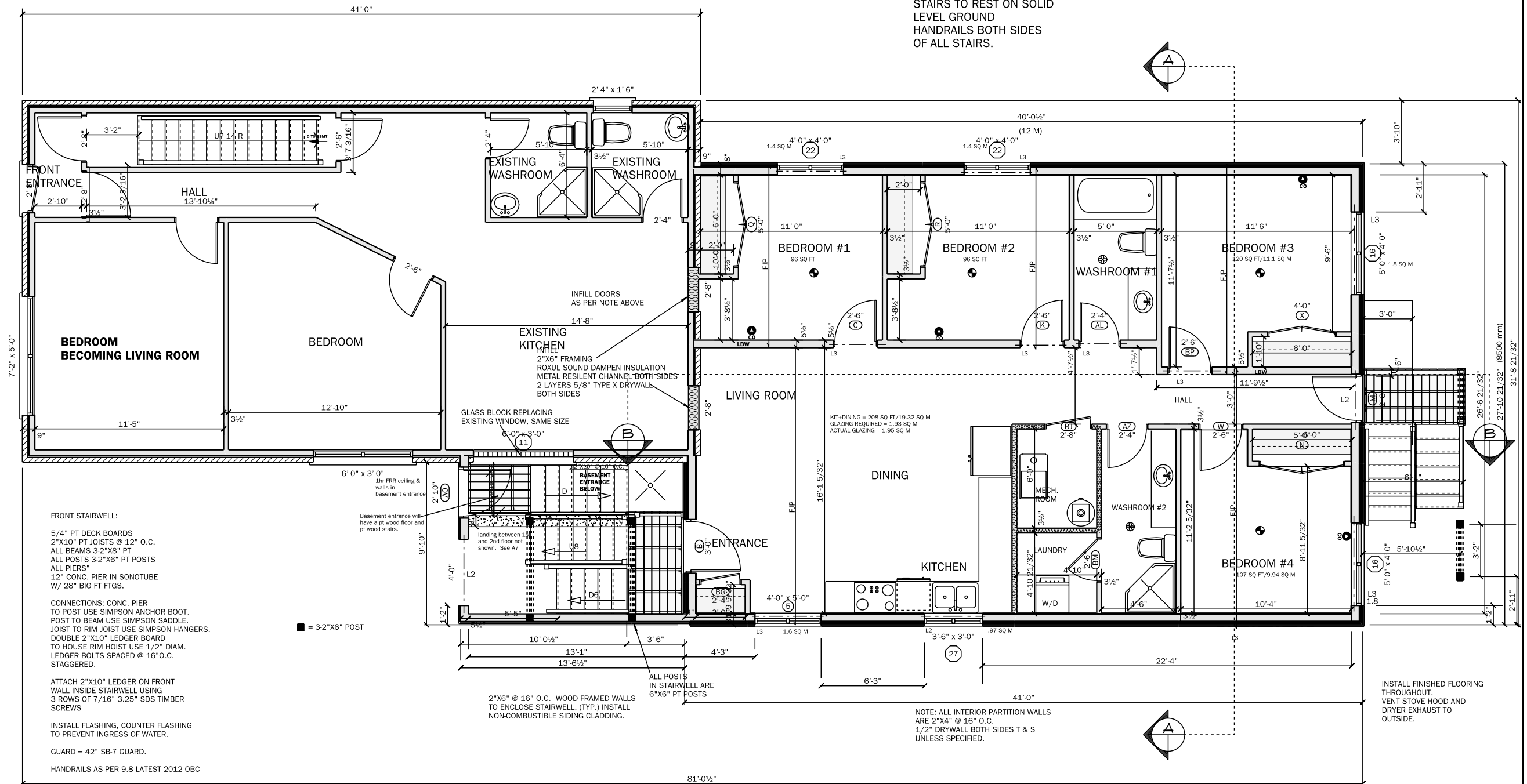
- ☉ INTERCONNECTED SMOKE DETECTORS OF THE AUDIBLE AND STROBE TYPE.
- ☉ CO DETECTORS INSTALLED IN BEDROOMS
- ☉ 200 CFM BATHROOM FAN
- INSTALL 5/8" TYPE X DRYWALL ON ALL NEW LOAD BEARING WALLS
- INSTALL NON-COMBUSTIBLE CLADDING ON ALL WALLS AT 1.5 M OR LESS SETBACK FROM A PROPERTY LINE.
- LBW=2"x6" @ 16" O.C.

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LINTEL/BEAM SCHEDULE

L2 = 2.2"x8"
L3 = 2.2"x10"

STAIRS
 7.5" UNIFORM RISE
 10" RUN
 3/4" NOSING
 2"x12" PT STRINGERS
 STAIRS TO REST ON SOLID LEVEL GROUND
 HANDRAILS BOTH SIDES OF ALL STAIRS.



FRONT STAIRWELL:

- 5/4" PT DECK BOARDS
- 2"x10" PT JOISTS @ 12" O.C.
- ALL BEAMS 3-2"x8" PT
- ALL POSTS 3-2"x6" PT POSTS ALL PIERS
- 12" CONC. PIER IN SONOTUBE W/ 28" BIG FT FTGS.
- CONNECTIONS: CONC. PIER TO POST USE SIMPSON ANCHOR BOOT. POST TO BEAM USE SIMPSON SADDLE. JOIST TO RIM JOIST USE SIMPSON HANGERS. DOUBLE 2"x10" LEDGER BOARD TO HOUSE RIM HOIST USE 1/2" DIAM. LEDGER BOLTS SPACED @ 16" O.C. STAGGERED.
- ATTACH 2"x10" LEDGER ON FRONT WALL INSIDE STAIRWELL USING 3 ROWS OF 7/16" 3.25" SDS TIMBER SCREWS
- INSTALL FLASHING, COUNTER FLASHING TO PREVENT INGRESS OF WATER.
- GUARD = 42" SB-7 GUARD.
- HANDRAILS AS PER 9.8 LATEST 2012 OBC

■ = 3-2"x6" POST

NOTE: ALL INTERIOR PARTITION WALLS ARE 2"x4" @ 16" O.C. 1/2" DRYWALL BOTH SIDES T & S UNLESS SPECIFIED.

INSTALL FINISHED FLOORING THROUGHOUT. VENT STOVE HOOD AND DRYER EXHAUST TO OUTSIDE.

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: D. BUCHHOLZ Signature: [Signature] BCIN #: 38870

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

FIRM NAME: BEECHWOOD BUILDING DESIGN SERVICES BCIN#: 27660

DATE: 2024

BEECHWOOD BUILDING DESIGN SERVICES
 BCIN DESIGNER: D.BUCHHOLZ
 SCALE: 1/4"
 DATE: OCT. 31, 2024



PROPOSED MAIN FLOOR PLAN
 ADDRESS: 97 SWEETLAND AVE. OTTAWA
 OWNER: DAN BLEICHAM

A6

Committee of Adjustment
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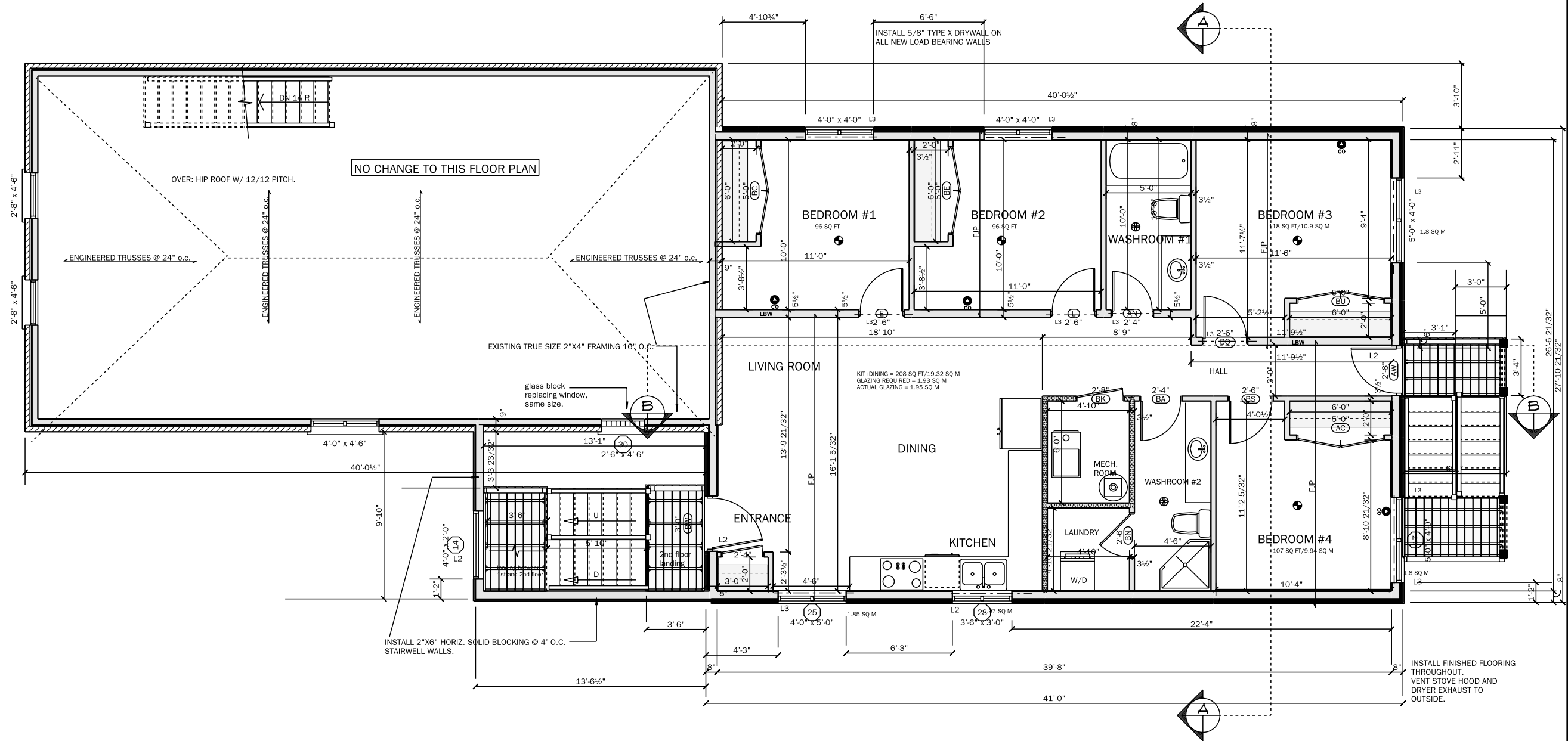
PROPOSED 2ND FLOOR PLAN

1/4" = 1'

LINTEL/BEAM SCHEDULE

L2 = 22"x8"
L3 = 22"x10"

- ☉ INTERCONNECTED SMOKE DETECTORS OF THE AUDIBLE AND STROBE TYPE.
- ☼ CO DETECTORS INSTALLED IN BEDROOMS
- ⊕ 200 CFM BATHROOM FAN



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QUALIFICATION INFORMATION
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DEAN BUCHHOLZ *[Signature]* 38076 BCIN #:

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

BEECHWOOD BUILDING DESIGN SERVICES 27060 BCIN#:

File Name: DATE:

BEECHWOOD BUILDING
DESIGN SERVICES

BCIN DESIGNER: D.BUCHHOLZ

SCALE: 1/4"

DATE: OCT. 31, 2024



PROPOSED 2ND FLOOR PLAN

ADDRESS: 97 SWEETLAND AVE. OTTAWA

OWNER: DAN BLEICHAM



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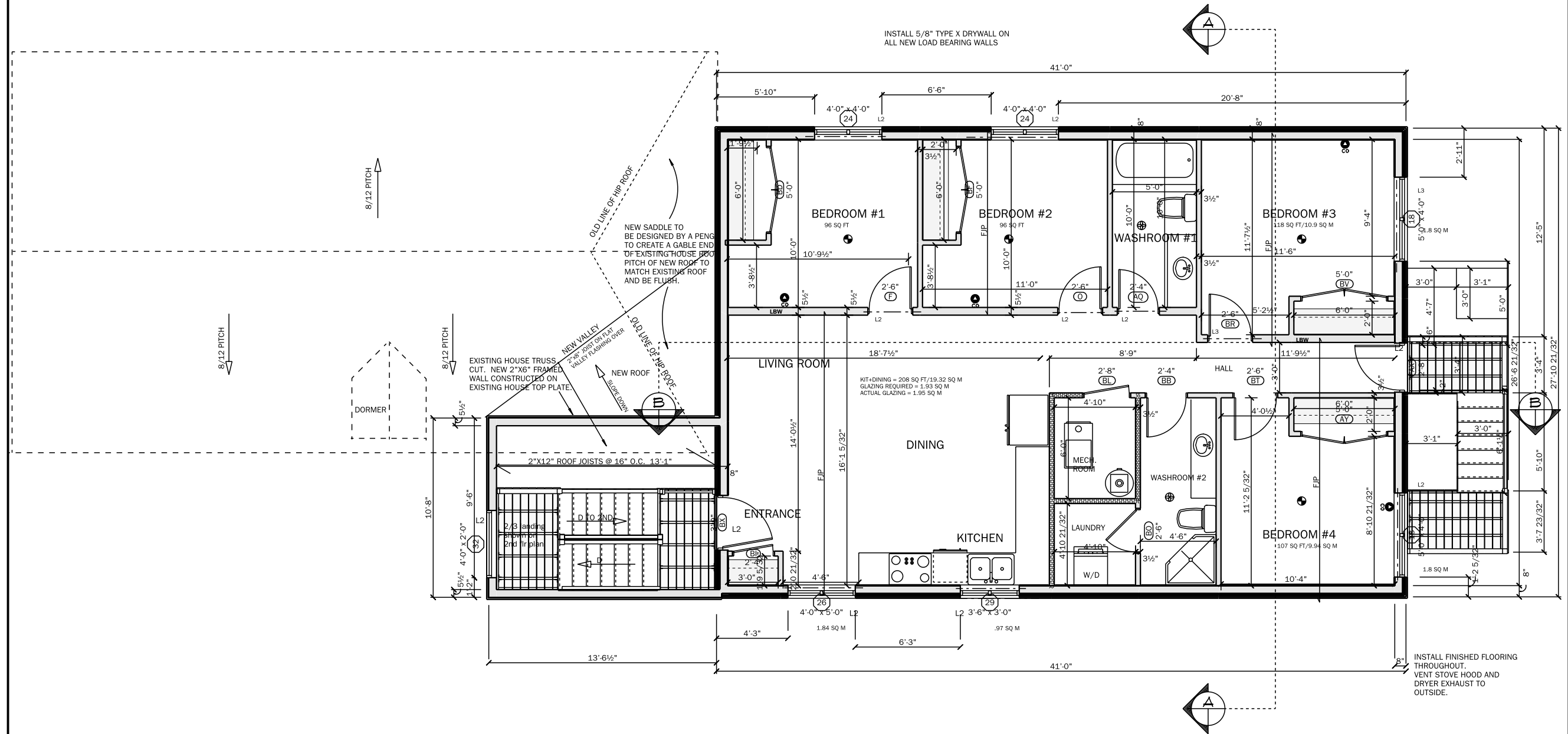
PROPOSED 3rd FLOOR PLAN

1/4" = 1'

LINTEL/BEAM SCHEDULE

L2 = 2-2"x8"
L3 = 2-2"x10"

- ☉ INTERCONNECTED SMOKE DETECTORS OF THE AUDIBLE AND STROBE TYPE.
- ☉ CO DETECTORS INSTALLED IN BEDROOMS
- ☉ 200 CFM BATHROOM FAN



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QUALIFICATION INFORMATION
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DEAN BUCHHOLZ *[Signature]* 38870
name: Signature BCIN #:

REGISTRATION INFORMATION
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BEECHWOOD BUILDING DESIGN SERVICES 27040
Firm Name: BCIN#:
DATE:

BEECHWOOD BUILDING
DESIGN SERVICES

BCIN DESIGNER: D.BUCHHOLZ

SCALE: 1/4"

DATE: OCT. 31, 2024



PROPOSED 3rd FLOOR PLAN

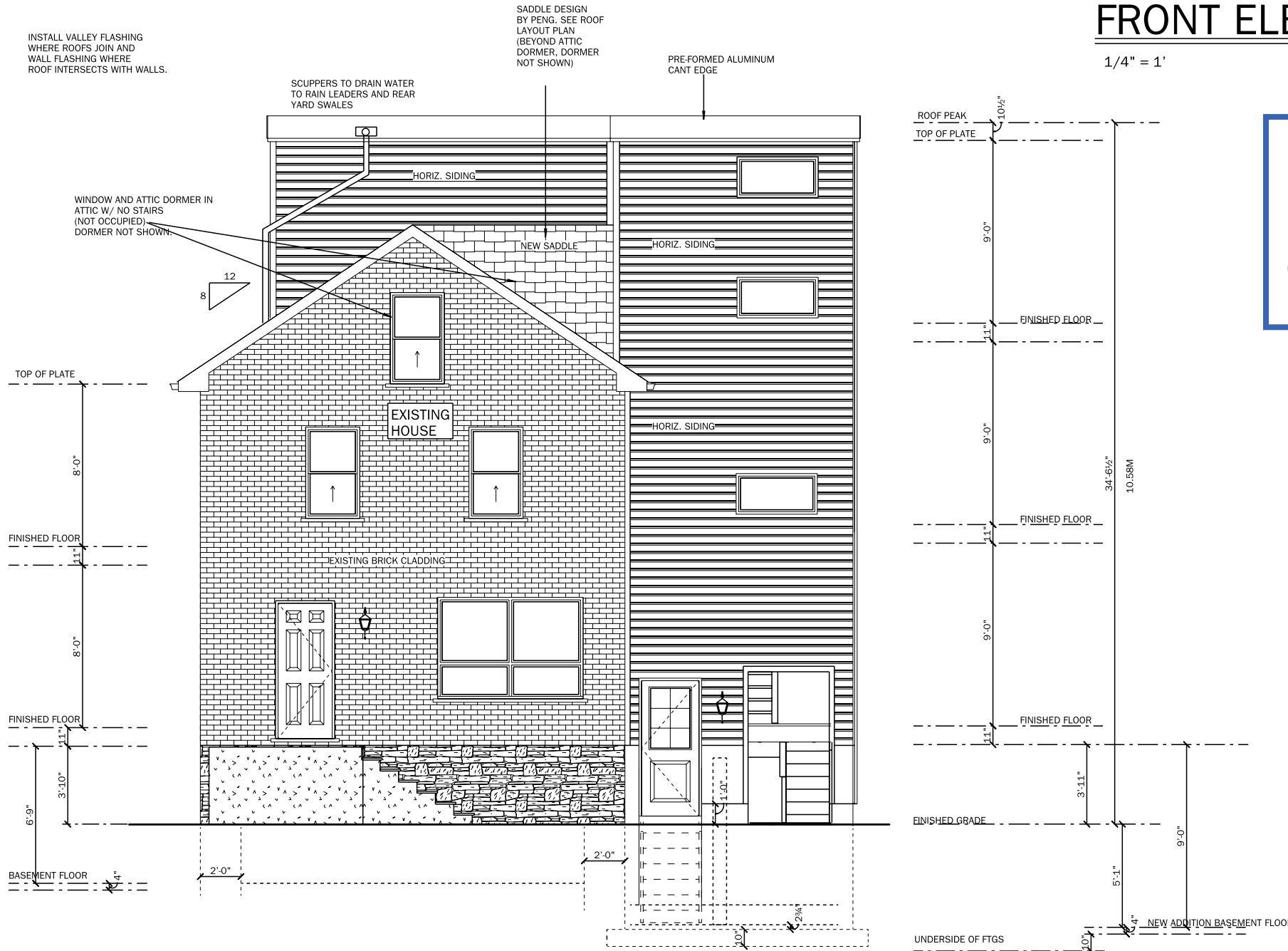
ADDRESS: 97 SWEETLAND AVE. OTTAWA

OWNER: DAN BLEICHAM

A8

FRONT ELEVATION

1/4" = 1'



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DEAN BUCHHOLZ
Signature: *[Signature]* BCIN #: 38870

REGISTRATION INFORMATION
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BEECHWOOD BUILDING DESIGN SERVICES
Firm Name: BEECHWOOD BUILDING DESIGN SERVICES BCIN#: 27360
DATE:

BEECHWOOD BUILDING DESIGN SERVICES

BCIN DESIGNER: D.BUCHHOLZ

SCALE: 1/4"

DATE: OCT. 31, 2024



FRONT ELEVATION

ADDRESS: 97 SWEETLAND AVE. OTTAWA

OWNER: DAN BLEICHAM

A9

RIGHT SIDE ELEVATION

1/4" = 1'

TOTAL WALL AREA: 171.37 SQ M
TOTAL GLAZING = 9.66 SQ M /5.6%



NOTE: ALL WINDOW SILLS IN BASEMENT WILL BE GREAT THAN 8 INCHES OVER FINISHED GRADE.

STRUCTURAL BEAMS AND POSTS TO BE SHOWN ON FUTURE DRAWINGS.
NOTE WINDOWS MAY DIFFER THAN AS SHOWN.

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QUALIFICATION INFORMATION
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DEAN BUCHHOLZ *[Signature]* 38070 BCIN #:
Signature

REGISTRATION INFORMATION
Required unless design is exempt under 2.2.4.1.(D) & (E) of the Ontario Building Code.

BEECHWOOD BUILDING DESIGN SERVICES 37040 BCIN #:
Firm Name: BBD
DATE:

BEECHWOOD BUILDING DESIGN SERVICES
BCIN DESIGNER: D.BUCHHOLZ
SCALE: 1/4"
DATE: OCT. 31, 2024



RIGHT SIDE ELEVATION
ADDRESS: 97 SWEETLAND AVE. OTTAWA
OWNER: DAN BLEICHAM

A10

NOTE: RAIN LEADERS TO BE INSTALLED
(NOT SHOWN)

REAR ELEVATION

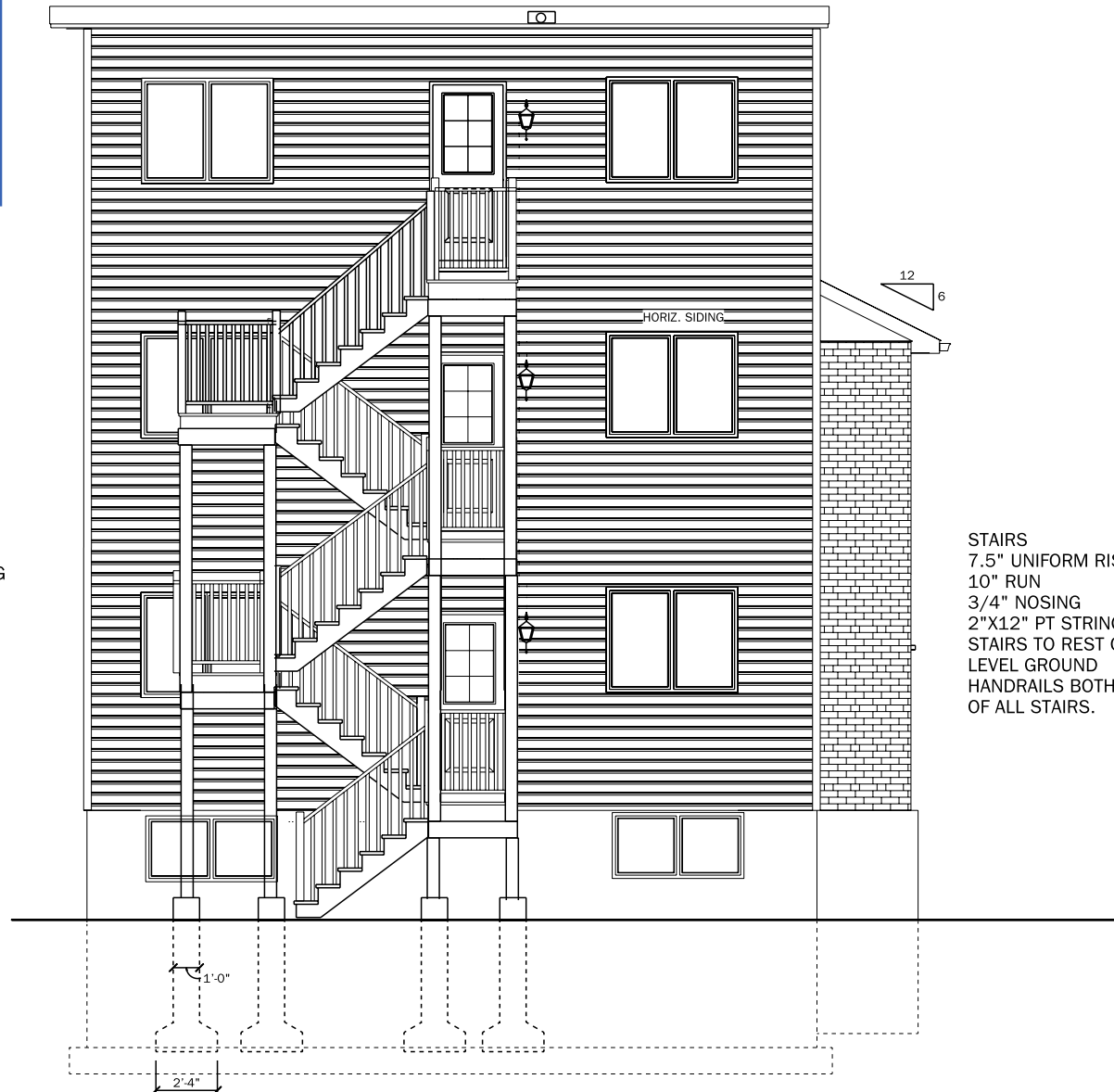
1/4" = 1'

**Committee of Adjustment
Received | Reçu le**

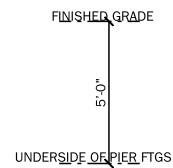
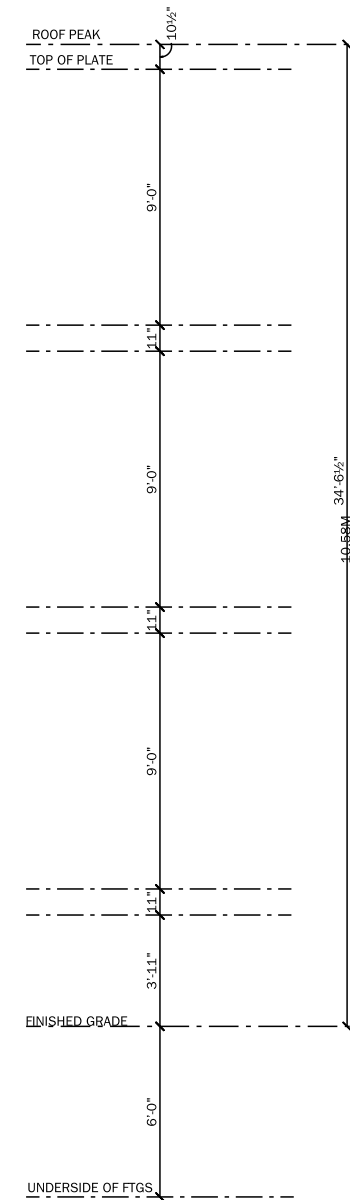
2025-01-30

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PROVIDE SENSOR EXTERIOR LIGHTING
BESIDE ALL DOORS AND ALONG THE
PATH OF TRAVEL WALKWAY TO THE
FRONT OF THE BUILDING FROM THE
SOUTH EAST CORNER.



STAIRS
7.5" UNIFORM RISE
10" RUN
3/4" NOSING
2"X12" PT STRINGERS
STAIRS TO REST ON SOLID
LEVEL GROUND
HANDRAILS BOTH SIDES
OF ALL STAIRS.



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.

DEAN BUCHHOLZ *Dean Buchholz* 38070
name: Signature BCIN #:

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

BEECHWOOD BUILDING DESIGN SERVICES 27040
Firm Name: BCIN #:
DATE:

BEECHWOOD BUILDING
DESIGN SERVICES

BCIN DESIGNER: D.BUCHHOLZ

SCALE: 1/4"

DATE: OCT. 31, 2024



REAR ELEVATION

ADDRESS: 97 SWEETLAND AVE. OTTAWA

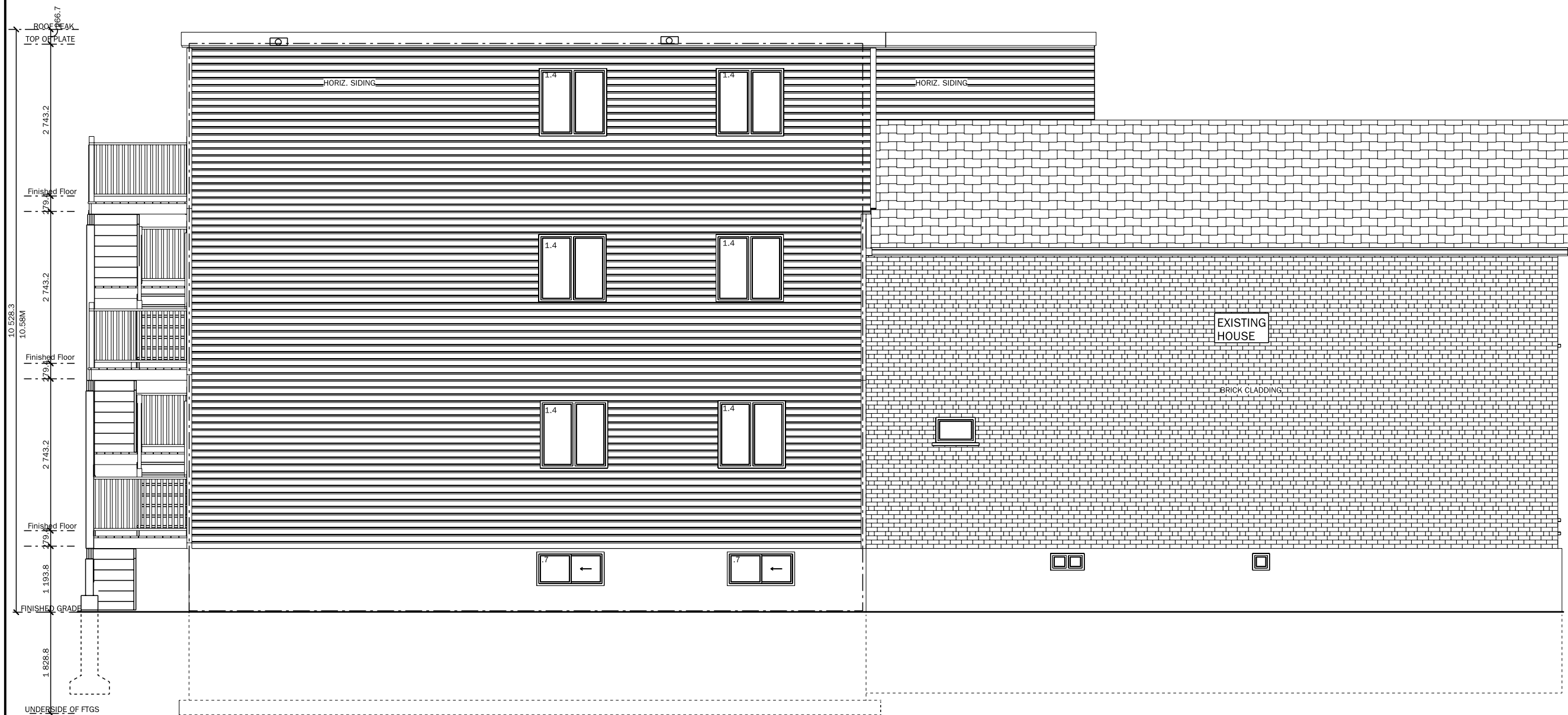
OWNER: DAN BLEICHAM

A11

LEFT SIDE ELEVATION

1/4" = 1'

TOTAL WALL AREA OF NEW ADDITION=124.69 SQ M
TOTAL GLAZING = 9.8 SQ M/7%



Committee of Adjustment
Received | Reçu le

2025-01-30

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Comité de dérogation

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.
 DEAN BUCHHOLZ *Dean Buchholz* 38970
 name: Signature BCIN #:
REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (2) & (4) of the Ontario Building Code.
 BEECHWOOD BUILDING DESIGN SERVICES 27060
 Firm Name: BCIN #:
 DATE:

BEECHWOOD BUILDING
DESIGN SERVICES
 BCIN DESIGNER: D.BUCHHOLZ
 SCALE: 1/4"
 DATE: OCT. 31, 2024



LEFT SIDE ELEVATION
 ADDRESS: 97 SWEETLAND AVE. OTTAWA
 OWNER: DAN BLEICHAM
A12

NOTE: RAIN LEADERS TO BE INSTALLED (NOT SHOWN)

SECTION "A"- "A"

1/4" = 1'

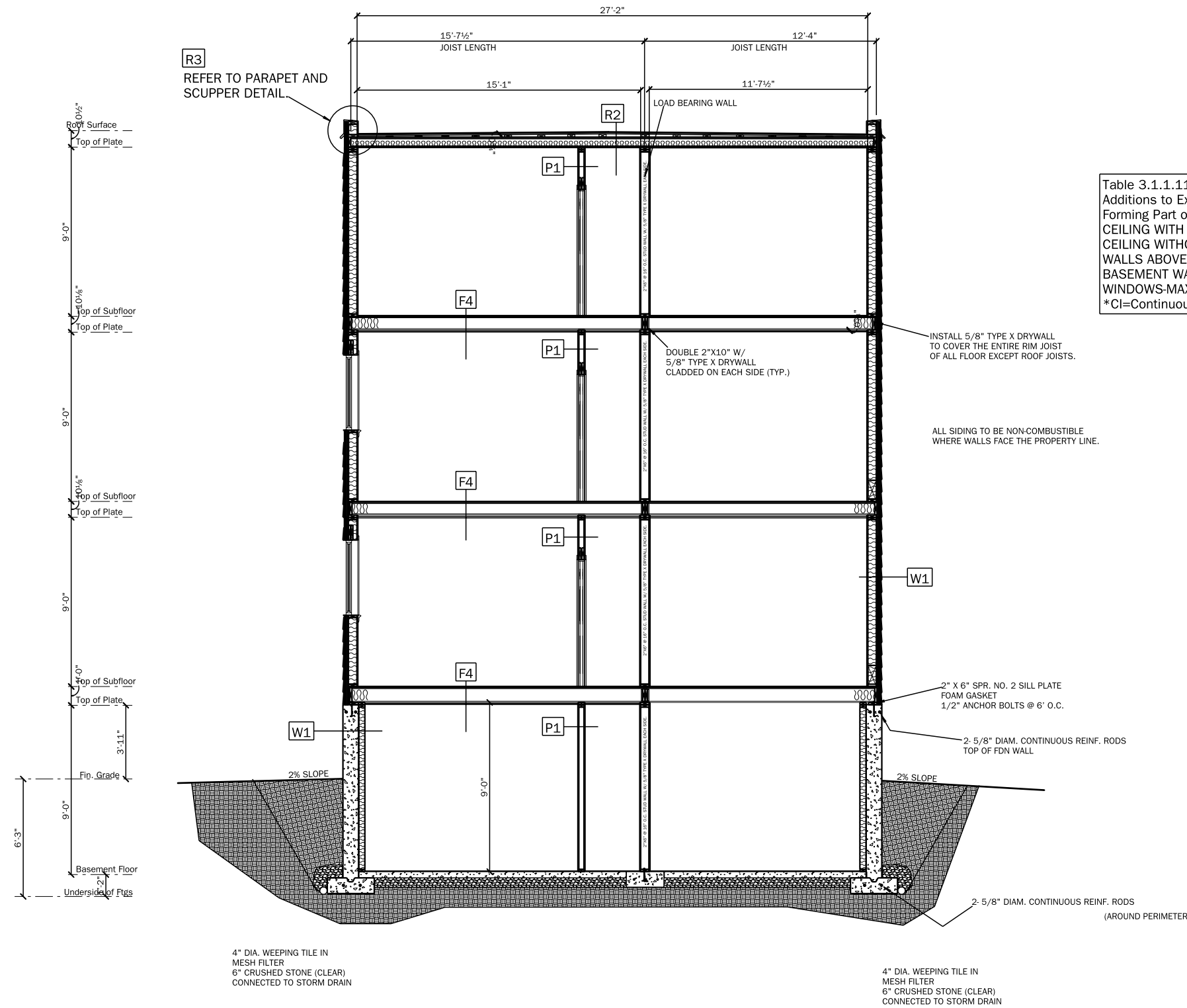


Table 3.1.1.11. (SI) Thermal Performance Requirements for Additions to Existing Buildings
 Forming Part of Sentence 3.1.1.11.(2)
 CEILING WITH ATTIC SPACE-R60
 CEILING WITHOUT ATTIC SPACE-R31
 WALLS ABOVE GRADE-19 +5CI
 BASEMENT WALLS-20CI
 WINDOWS-MAX U RATING=0.28/ENERGY RATING 25
 *CI=Continuous Insulation

Committee of Adjustment
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 Comité de dérogation

SOIL TO HAVE MIN. BEARING CAPACITY OF 75 KPA.
 GEOTECHNICAL PENG. TO CONFIRM PRIOR TO POURING FOOTINGS AND PROVIDE REPORT TO THE CITY OF OTTAWA BUILDING DEPT.

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.
 DEAN BUCHHOLZ Signature: *[Signature]* BCIN #: 38870
 DESIGNATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (2) & (4) of the Ontario Building Code.
 BEECHWOOD BUILDING DESIGN SERVICES 27080 BCIN #:
 Date: _____

BEECHWOOD BUILDING DESIGN SERVICES	SECTION "A"- "A"
BCIN DESIGNER: D.BUCHHOLZ	ADDRESS: 97 SWEETLAND AVE. OTTAWA
SCALE: 1/4"	OWNER: DAN BLEICHAM
DATE: OCT. 31, 2024	A12



NOTE: RAIN LEADERS TO BE INSTALLED (NOT SHOWN)

ALL DECKS OVER:

5/4" PT DECK BOARDS
2"x8" PT JOISTS @ 12" O.C.
ALL BEAMS 3-2"x8" PT
ALL POSTS 6"x6" PT POSTS
ALL PIERS*
12" CONC. PIER IN SONOTUBE
W/ 28" BIG FT FTGS.

CONNECTIONS: CONC. PIER
TO POST USE SIMPSON ANCHOR BOOT.
POST TO BEAM USE SIMPSON SADDLE.
JOIST TO RIM JOIST USE SIMPSON HANGERS.
DOUBLE 2"x8" PT LEDGER BOARD
TO HOUSE RIM JOIST USE 1/2" DIAM.
LEDGER BOLTS SPACED @ 16" O.C.
STAGGERED.

INSTALL FLASHING, COUNTER FLASHING
TO PREVENT INGRESS OF WATER.

GUARD = 42" SB-7 GUARD.

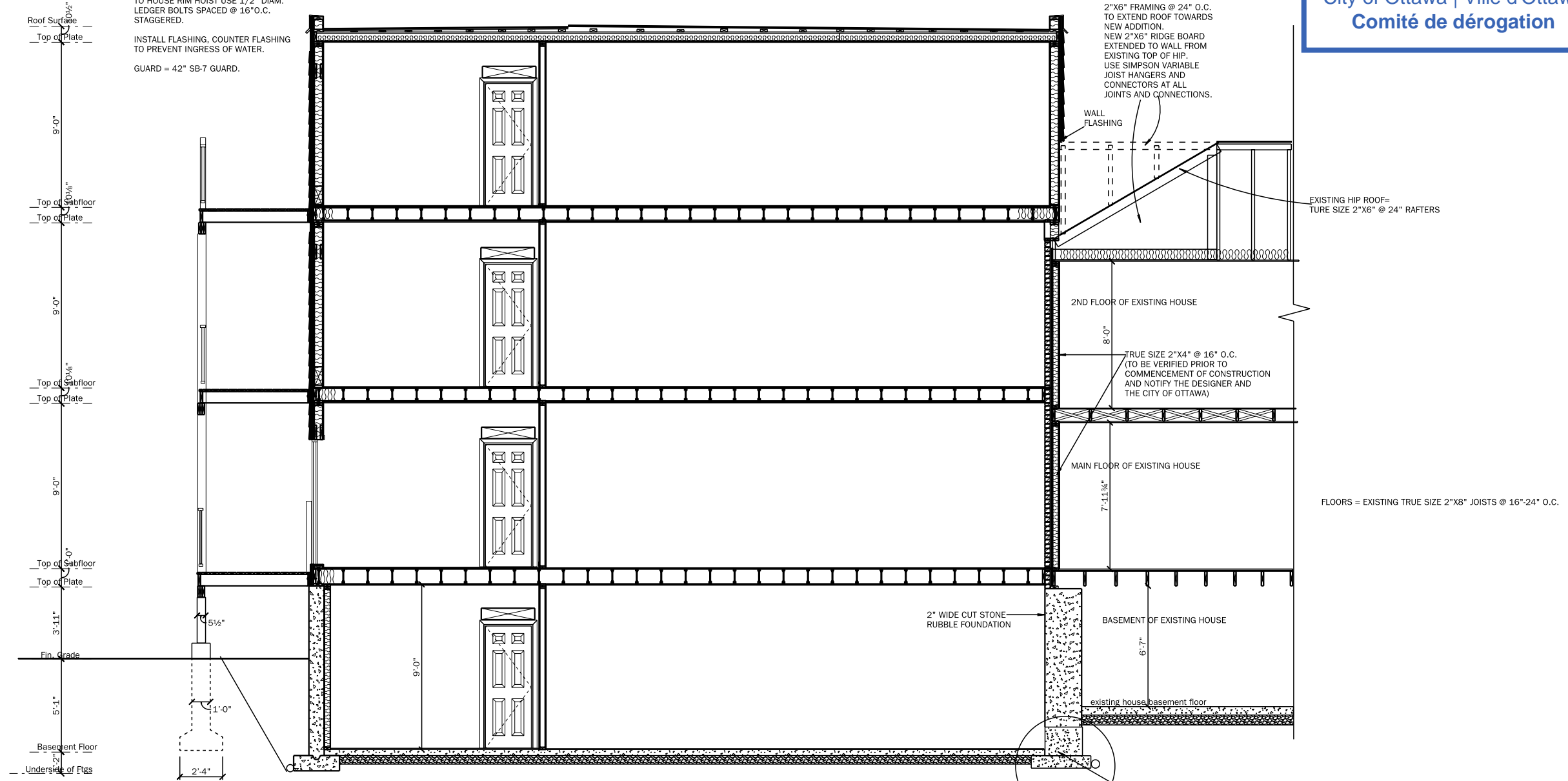
<p>Table 3.1.1.1.1. (SI) Thermal Performance Requirements for Additions to Existing Buildings Forming Part of Sentence 3.1.1.11.(2) CEILING WITH ATTIC SPACE-R60 CEILING WITHOUT ATTIC SPACE-R31 WALLS ABOVE GRADE-19 +5CI BASEMENT WALLS-20CI WINDOWS-MAX U RATING=0.28/ENERGY RATING 25 *CI=Continuous Insulation</p>

SEE SECTION "A"- "A" FOR ALL ASSEMBLIES

SECTION "B"- "B"

1/4" = 1'

Committee of Adjustment
 Received | Reçu le
2025-01-30
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 Comité de dérogation



SOIL TO HAVE MIN. BEARING CAPACITY OF 75 KPA. GEOTECHNIAL PENG. TO CONFIRM PRIOR TO POURING FOOTINGS AND PROVIDE REPORT TO THE CITY OF OTTAWA BUILDING DEPT.

4" DIA. WEEPING TILE IN MESH FILTER
6" CRUSHED STONE (CLEAR)
CONNECTED TO STORM DRAIN

DEPTH DETERMINED UPON EXCAVATION. IF THE EXISTING HOUSE FOUNDATION WALL IS LOWER THAN THE PROPOSED ADDITION FOUNDATION, UNDERPINNING DRAWINGS BY A PROFESSIONAL ENGINEER OF ONTARIO TO BE PROVIDED TO THE CITY OF OTTAWA BUILDING DEPARTMENT AND BEECHWOOD BUILDING DESIGN SERVICES, PRIOR TO ANY FOUNDATIONS TO BE POURED.

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 2.2.4.1.(2) & (3) of the Ontario Building Code.

DEAN BUCHHOLZ *[Signature]* 38070 BCIN #:
name: SIGNATURE

REGISTRATION INFORMATION
Required unless design is exempt under 2.2.4.1.(2) & (3) of the Ontario Building Code.

BEECHWOOD BUILDING DESIGN SERVICES 37040 BCIN #:
Firm Name: BEECHWOOD BUILDING DESIGN SERVICES
DATE:

BEECHWOOD BUILDING DESIGN SERVICES
BCIN DESIGNER: D.BUCHHOLZ
SCALE: 1/4"
DATE: OCT. 31, 2024



SECTION "B"- "B"
ADDRESS: 97 SWEETLAND AVE. OTTAWA
OWNER: DAN BLEICHAM

A13

GRAB BAR DETAILS

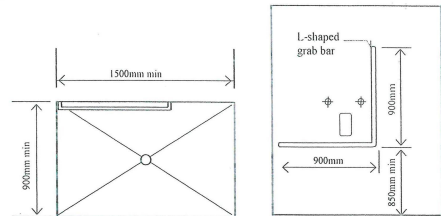
DO NOT SCALE

NOTE: INSTALL GRAB BARS AS PER 9.5.2.3. & FOR A WATER CLOSET 3.8.3.8.(3)(a)&(c) FOR A SHOWER: 3.8.3.13.(2)(f) & FOR A BATHTUB: 3.8.3.13.(4)(c), & GRAB BAR TO RESIST LOAD OF 1.3 KN APPLIED VERTICALLY AND HORIZONTALLY AS PER 9.31.2.3.(1) LATEST VERSION OF 2012 OBC

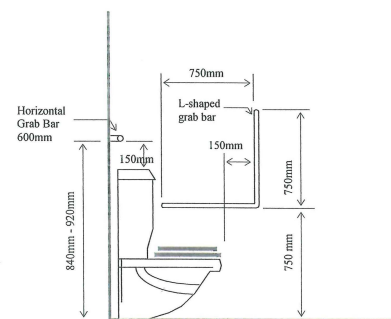
USE 2"x8" HORIZ. BLOCKING (ON IT'S SIDE) BETWEEN WALL STUDS USE THREE (3) 3 1/2" SPIRAL NAILS OR SCREWS EACH END TO SECURE BLOCKING

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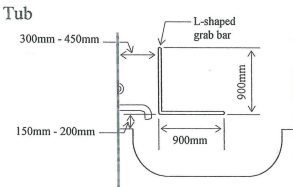
Shower stall



Water closet



Tub



9.8.8.1(4) - Where the door sill height is greater than 600mm (23 5/8") above adjacent floor, landing, stair tread, or ground level, the door shall be permanently adjusted to prevent an opening greater than 100mm (4") OR protected by a guard conforming to section 9.8

SECTION DETAILS:

DO NOT SCALE

W1 FOUNDATION WALL:
CEMENT PARING TO 6" BELOW GRADE.
ABOVE GRADE PARING "SAND PARGE" FINISH
PLATON WATERPROOFING MEMBRANE
TO EXTEND OVER FOOTINGS
CAST IN PLACE CONCRETE-REFER TO PLANS
FOR DIMENSIONS. MIN. COMPRESSIVE
STRENGTH = 25 MPA CLASS F2
3" SPRAY FOAM IN STUD CAVITY
2"x3" @ 24" O.C. FRAMING
1/2" DRYWALL FIN.
FTGS AS SHOWN ON FDN PLAN.

W2 =NOT USED

W3 NON-COMBUSTIBLE CLADDING
3/4" VERT. ORIENTED FURRING OR AS PER
MANUF. SPECS.
2" RIGID INSULATION
TYPAR AIR BARRIER OR EQUAL.
7/16" OSB WALL SHEATHING
DOUBLE STAGGERED TOP PLATE (2X6)
2"x6" @ 16" O.C. WOOD STUDS
R23 BATT INSULATION
6MIL VAPOUR BARRIER, TUCKED TAPED
AT OVERLAPPED SECTIONS AND OUTLETS.
5/8" TYPE X" DRYWALL FIN.

W4 NOT APPLICABLE
EXTERIOR WOOD FRAMED MASONRY WALL:
3.5" MASONRY VENEER, TIES AS PER OBC 9.20.9.5
1" AIR SPACE
TYPAR AIR BARRIER OR EQUAL
7/16" OSB WALL SHEATHING
2"x6" @ 16" O.C. STUD WALL
R23 BATT INSULATION
6 MIL POLY VB, TUCK TAPED AT OVERLAPPED
SECTIONS AND OUTLETS
1/2" DRYWALL FIN.

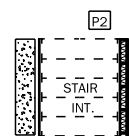
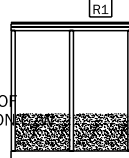
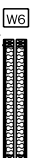
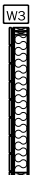
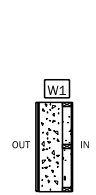
W5 INTERIOR CONC. PARTY WALL:
1/2" DRYWALL FIN.
1"x3" STRAPPING
-24" RUBBLE FOUNDATION WALL
(REFER TO FDN PLAN FOR ALL
MEASUREMENTS INCL. FOOTINGS).
1"x3" STRAPPING
1/2" DRYWALL FIN.

W6 NOT APPLICABLE
PARTY WALL-INTERIOR WOOD FRAMED
(SB3 W15A 1 HR FRR)
3 layers 5/8" TYPE X DRYWALL, RUN JOINTS VERT
GREEN GLUE NOISEPROOFING COMPOUND
5/8" TYPE X DRYWALL LAP PREVIOUS
JOINTS MIN. 16"
SOUND REDUCING BATT INSULATION
2"x4" @ 16" O.C. STUD FRAMING
1" AIRSPACE FILLED WITH 1" CORE BOARD
AT ALL FLOOR & ROOF LEVELS
2"x4" @ 16" O.C. WOOD FRAMING
SOUND REDUCING BATT INSULATION
5/8" TYPE X DRYWALL, RUN JOINTS VERT.
GREEN GLUE NOISE PROOFING COMPOUND
5/8" TYPE X DRYWALL, LAP PREVIOUS JOINTS
MIN. 16"

R1 ROOF TRUSS CONSTRUCTION:
MIN. #235 ASPHALT SHINGLES
15 LB BUILDING PAPER ENTIRE ROOF
5/8" OSB SHEATHING C/W H-CLIPS
PRENG TRUSSES OR STICK FRAME ROOF
R60 BLOWN IN FIBERGLASS INSULATION
POLYSTYRENE AIR-FLOW BAFFLES
6 MIL POLY V.B.
1"x3" WOOD FURRING
1/2" DRYWALL FIN.

P1 TYP. INTERIOR PARTITION:
1/2" DRYWALL FIN.
2"x4" @ 16" O.C. (UNLESS NOTED
TO BE 2"x6") WOOD STUD FRAMING
1/2" DRYWALL FIN.

P2 INTERIOR PARTITION AT STAIR
(1 HR. FRR. AS PER SB 2.2.3.12)
STAIR CONSTRUCTION
METAL RESILIENT CHANNEL
3 layers 1/2" type x drywall on
stud wall adjacent to stairs.

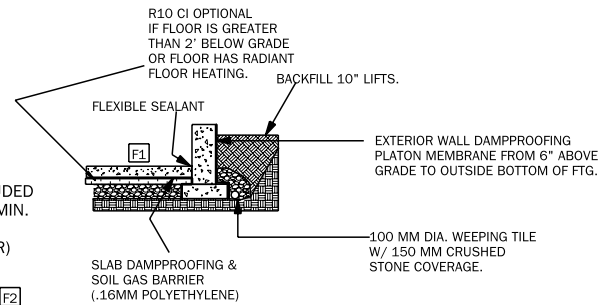
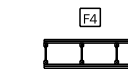
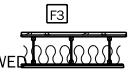
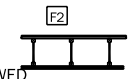


F1 BASEMENT SLAB CONSTRUCTION:
25 MPA 4" POURED CONC. SLAB
6 MIL POLY VB, LAP JOINTS 12",
CAULK AND TUCK TAPE
2" OWENS CORNING FOAMULAR RIGID EXTRUDED
XPS POLYSTYRENE FOAM INSULATION -R 10 MIN.
3/4" CLEAR GRANULAR FILL - NO FINES
(8" OR DEPT OF FTG, WHICHEVER IS GREATER)

F2 TYPICAL FLOOR CONSTRUCTION:
FIN. FLOORS
3/4" T&G PLYWOOD SUBFLOOR SCREWED
& GLUED.
PRENG. OPEN WEB WOOD FLOOR JOISTS.
REFER TO FJP FROM SUPPLIER.
1"x3" WOOD FURRING @ 24" O.C.
1/2" DRYWALL FIN.

F3 NOT APPLICABLE
TYPICAL FIRE RATED FLOOR CONSTRUCTION:
(1 HR FRR, STC 60, SB-3 F20e)
FINISHED FLOORS
38 MM CONC. TOPPING
(AT LEAST 70 kg/m2).
3/4" T&G PLYWOOD SUBFLOOR SCREWED
AND GLUED.
PRENG. OPEN WEB WOOD FLOOR JOISTS
REFER TO FJP FROM SUPPLIER MAX SPACED
24" O.C.
METAL RESILIENT CHANNELS @ 24" O.C.
5/8" TYPE X DRYWALL FIN

F4 ALL FLOORS AS FIRE SEPARATIONS
F11B (1 HR FRR, STC 50)
FINISHED FLOORS
3/4" T&G PLYWOOD SUBFLOOR SCREWED
AND GLUED.
JOISTS @ 16" O.C.
METAL RESILIENT CHANNELS @ 24" O.C.
2 LAYERS 5/8" TYPE X DRYWALL FIN

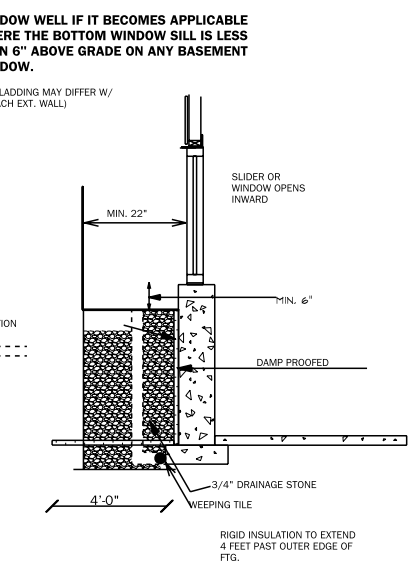


W7 FIRE RATED WALL CONSTRUCTION:
(W5d-SB3 1 HR FRR, 53 STC)
2"x4" WOOD STUDS SPACED @ 24" O.C.
4" THICK ABSORPTIVE MATERIAL
RESILIENT METAL CHANNELS ON
ONE SIDE SPACED 16" OR 24" O.C.
1 LAYER 1/2" TYPE X DRYWALL ON
RESILIENT METAL CHANNEL
2 LAYERS 1/2" TYPE X DRYWALL
ON OTHER SIDE

F5 FIN. FLOOR (BASEMENT DROPPED LANDING
WHERE APPLICABLE)
3/4" T&G PLYWOOD SUBFLOOR SCREWED
& GLUED.
FLOOR JOISTS @ MIN. 16" O.C.
FOR LANDINGS AS SPECIFIED
ON ANY DRAWINGS)
1"x3" WOOD STRAPPING
1/2" DRYWALL FIN.

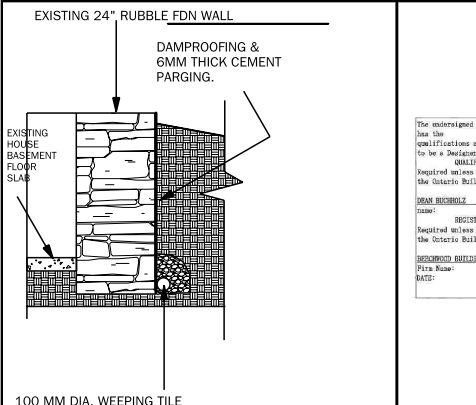
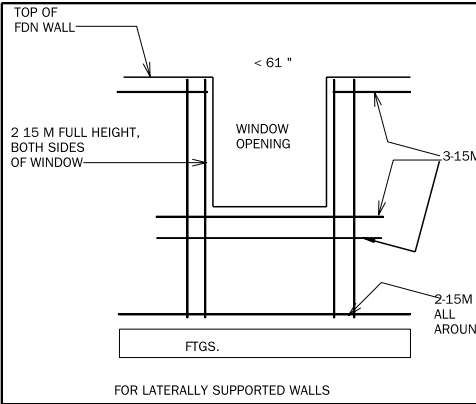
R2 2 BITUMOUS TORCH DOWN ROOFING FELT
ICE SHIELD ENTIRE SURFACE ON PLYWOOD.
3/4" PLYWOOD SHEATHING.
2"x4" CROSS PURLINS IN CENTER OF ROOF
DIMINISHING TO HEIGHT TO EDGE TO PROVIDE
SLOPE TO SHED WATER.
ROOF JOISTS AS PER JOIST PLAN LAYOUT
2 INCH AIR SPACE
R31 INSULATION
6 MIL POLY VAPOUR BARRIER TUCK TAPED
AT ALL OVERLAPS
1"x4" CROSS STRAPPING OR METAL
RESILIENT CHANNEL @ 18" O.C.
1/2" DRYWALL FIN.

R3 REFER TO PARAPET DETAIL



WHERE APPLICABLE:
EGRESS WINDOW TO BE OPENABLE FROM THE
INSIDE WITHOUT THE USE OF TOOLS,
WITH AN UNOBSTRUCTED PORTION OF MIN.
.35 M. SQ WITH NO DIMENSION LESS
THAN 380 MM.
WINDOW WELL TO BE MIN. 550 MM OF CLEAR
SPACE FROM THE WINDOW.

WINDOW WELL IF IT BECOMES APPLICABLE
WHERE THE BOTTOM WINDOW SILL IS LESS
THAN 6" ABOVE GRADE ON ANY BASEMENT
WINDOW.
(CLADDING MAY DIFFER W/
EACH EXT. WALL)



The undersigned has reviewed and taken responsibility for this design, and
has the
specifications and details 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. CE & (4) of
the Ontario Building Code
NAME: *D. Buchholz* SIGNATURE: *D. Buchholz* 2020
PROF: *Architect*
REGISTRATION INFORMATION:
Required unless design is exempt under 3.2.4.1. CE & (4) of
the Ontario Building Code
Firm Name: *BDD* 2700
REG: *1000* 2700

100 MM DIA. WEEPING TILE
W/ 150 MM CRUSHED
STONE COVERAGE.
SEE F1 DETAIL ABOVE
FOR STANDARD FOOTING
WEEPER DRAINAGE SYSTEM.

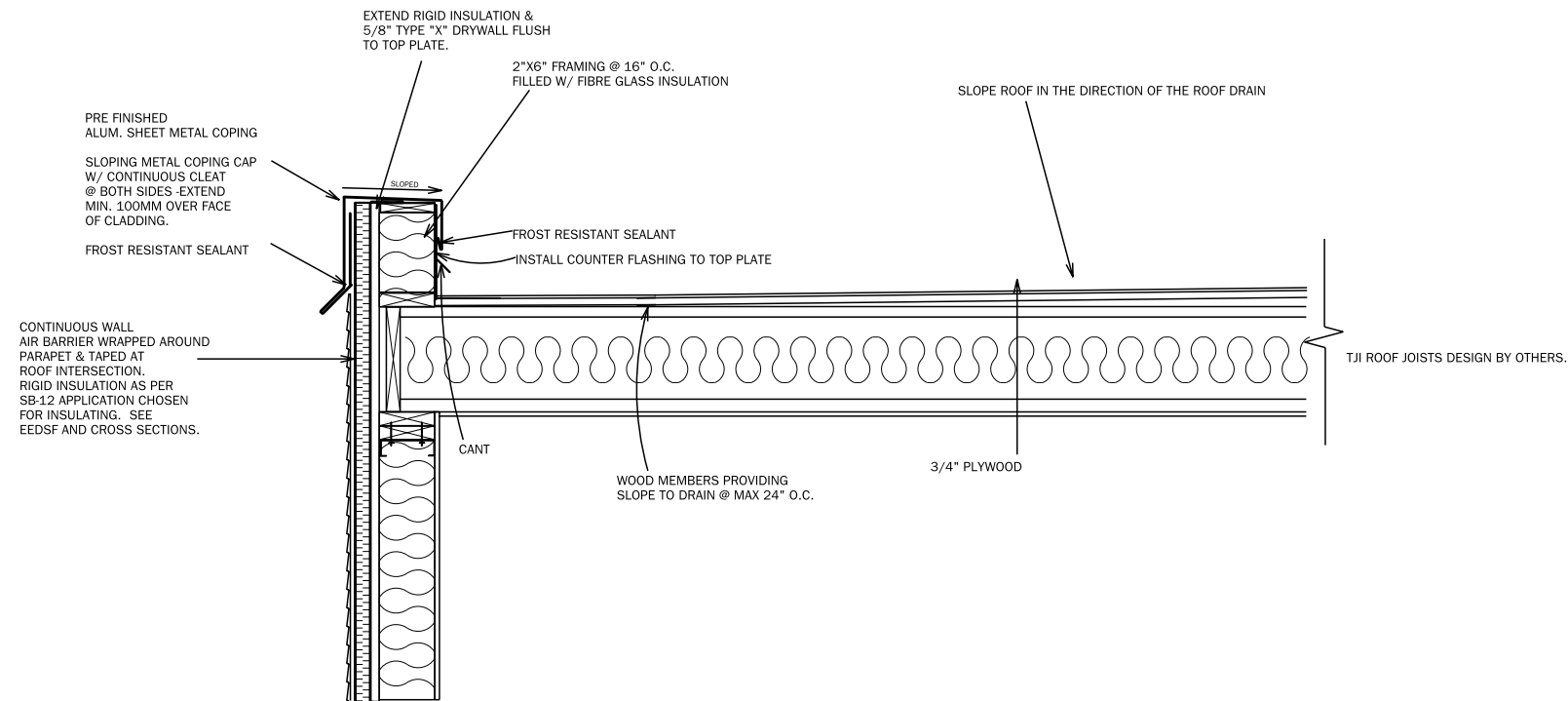
BEECHWOOD BUILDING DESIGN SERVICES	
BCIN DESIGNER: D.BUCHHOLZ	
SCALE: 1/4"	
DATE: OCT. 31, 2024	

DETAILS	
ADDRESS: 97 SWEETLAND AVE. OTTAWA	
OWNER: DAN BLEICHAM	

Committee of Adjustment
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Comité de dérogation

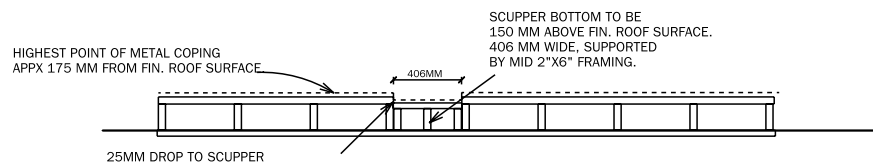
PARAPET & ROOF DETAIL-R2

D.N.S.



DETAIL 2: PARAPET SCUPPER FRAMING

ONE OPEN TOP SPILL SCUPPER TO BE LOCATED ON SOUTH WALL PARAPET OF UPPER AND LOWER ROOFS. WITH SLOPED COPING, THE HIGHEST POINT OF THE PARAPET SHOULD NOT EXCEED 175 MM. THE SPILL SCUPPER WILL BE CONSTRUCTED WITH LOWER 2"x6" @ 8" FRAMING. LOWEST PART OF THE SCUPPER TO NOT EXCEED 150 MM ABOVE FINISHED ROOF SURFACE.



NOTE: SCUPPER MAY BE A MANUFACTURED ALUMINUM UNIT WITH A 4" DIAM DRAIN WHOLE AS SHOWN ON THE DRAWINGS, INSTALLED AS PER MANUFACTURER INSTRUCTIONS. HOWEVER, THE CONSTRUCTION METHOD ABOVE IS AN ALTERNATE MEANS OF SCUPPER IMPLEMENTATION OF REMOVING THE BUILD UP OF WATER ON THE ROOF.

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 design is exempt under 3.2.4.1. (2) & (4) of the Ontario Building Code.
 DESIGNER: *D. Buchholz* Signature: _____ BCIN #: 38079
 REGISTRAR INFORMATION
 Registered unless design is exempt under 3.2.4.1. (2) & (4) of the Ontario Building Code.
 BEECHWOOD BUILDING DESIGN SERVICES 27045 BCIN#: _____
 Date: _____

BEECHWOOD BUILDING
 DESIGN SERVICES
 BCIN DESIGNER: D.BUCHHOLZ
 D.N.S.
 DATE: OCT. 31, 2024



PARAPET & SCUPPER DETAIL
 ADDRESS: 97 SWEETLAND AVE. OTTAWA
 OWNER: DAN BLEICHAM
A15

OPENING SCHEDULE

OPENING SCHEDULE					
PRODUCT CODE	COUNT	WIDTH	HEIGHT	OPENING ID	GLAZING AREA
Picture Awning	1	4'-0"	5'-0"	5	13.5 sq. ft.
SLIDER	1	5'-0"	3'-6"	6	13.4 sq. ft.
SLIDER	1	3'-0"	2'-0"	7	3.7 sq. ft.
SLIDER	1	5'-0"	2'-0"	9	6.8 sq. ft.
GLASS BLOCK	1	6'-0"	3'-0"	11	17.6 sq. ft.
CASEMENT	1	4'-0"	2'-0"	14	5.5 sq. ft.
CASEMENT	1	5'-0"	2'-0"	15	6.5 sq. ft.
CASEMENT	2	5'-0"	4'-0"	16	14.9 sq. ft.
CASEMENT	2	5'-0"	4'-0"	17	14.9 sq. ft.
CASEMENT	2	5'-0"	4'-0"	18	14.9 sq. ft.
4BX24 SLIDER	2	4'-0"	2'-0"	20	5.3 sq. ft.
CASEMENT	2	4'-0"	4'-0"	22	11.4 sq. ft.
CASEMENT	2	4'-0"	4'-0"	23	11.4 sq. ft.
CASEMENT	2	4'-0"	4'-0"	24	11.4 sq. ft.
4BX60 Picture Awning 2	1	4'-0"	5'-0"	25	13.5 sq. ft.
4BX60 Picture Awning 2	1	4'-0"	5'-0"	26	13.5 sq. ft.
CASEMENT	1	3'-6"	3'-0"	27	6.9 sq. ft.
CASEMENT	1	3'-6"	3'-0"	28	6.9 sq. ft.
CASEMENT	1	3'-6"	3'-0"	29	6.9 sq. ft.
GLASS BLOCK	1	2'-6"	4'-6"	30	11.0 sq. ft.
CASEMENT	1	4'-0"	2'-0"	32	5.5 sq. ft.
COUNTRY ENTRY	1	3'-0"	6'-8"	B	5.9 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	C	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	E	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	F	0.0 sq. ft.
COUNTRY ENTRY	1	2'-10"	6'-8"	G	5.6 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	H	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	I	0.0 sq. ft.
INTERIOR DOOR	1	2'-4"	6'-8"	J	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	K	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	L	0.0 sq. ft.
COUNTRY ENTRY	1	2'-8"	6'-8"	M	5.3 sq. ft.
INTERIOR DOOR	1	5'-0"	6'-8"	N	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	O	0.0 sq. ft.
INTERIOR DOOR	1	2'-4"	6'-8"	P	0.0 sq. ft.
INTERIOR DOOR	1	5'-0"	6'-8"	Q	0.0 sq. ft.
INTERIOR DOOR	1	5'-0"	6'-8"	R	0.0 sq. ft.
INTERIOR DOOR	1	2'-4"	6'-8"	S	0.0 sq. ft.
INTERIOR DOOR	1	2'-8"	6'-8"	T	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	U	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	V	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	W	0.0 sq. ft.
INTERIOR DOOR	1	4'-0"	6'-8"	X	0.0 sq. ft.
INTERIOR DOOR	1	5'-0"	6'-8"	AC	0.0 sq. ft.
INTERIOR DOOR	1	2'-4"	6'-8"	AI	0.0 sq. ft.
INTERIOR DOOR	1	2'-4"	6'-8"	AJ	0.0 sq. ft.
INTERIOR DOOR	1	2'-4"	6'-8"	AL	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	AM	0.0 sq. ft.
INTERIOR DOOR	1	2'-4"	6'-8"	AN	0.0 sq. ft.
COUNTRY ENTRY	1	2'-10"	6'-8"	AO	5.6 sq. ft.
INTERIOR DOOR	1	2'-4"	6'-8"	AQ	0.0 sq. ft.
INTERIOR DOOR	1	5'-0"	6'-8"	AR	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	AS	0.0 sq. ft.
COUNTRY ENTRY	1	2'-10"	6'-8"	AU	5.6 sq. ft.
COUNTRY ENTRY	1	2'-8"	6'-8"	AW	5.3 sq. ft.
COUNTRY ENTRY	1	2'-8"	6'-8"	AX	5.3 sq. ft.
INTERIOR DOOR	1	5'-0"	6'-8"	AY	0.0 sq. ft.
INTERIOR DOOR	1	2'-4"	6'-8"	AZ	0.0 sq. ft.
INTERIOR DOOR	1	2'-4"	6'-8"	BA	0.0 sq. ft.
INTERIOR DOOR	1	2'-4"	6'-8"	BB	0.0 sq. ft.
INTERIOR DOOR	1	5'-0"	6'-8"	BC	0.0 sq. ft.
INTERIOR DOOR	1	5'-0"	6'-8"	BD	0.0 sq. ft.
INTERIOR DOOR	1	5'-0"	6'-8"	BE	0.0 sq. ft.
INTERIOR DOOR	1	5'-0"	6'-8"	BF	0.0 sq. ft.
INTERIOR DOOR	1	2'-4"	6'-8"	BG	0.0 sq. ft.
INTERIOR DOOR	1	2'-4"	6'-8"	BH	0.0 sq. ft.
INTERIOR DOOR	1	2'-4"	6'-8"	BI	0.0 sq. ft.
INTERIOR DOOR	1	2'-8"	6'-8"	BJ	0.0 sq. ft.
INTERIOR DOOR	1	2'-8"	6'-8"	BK	0.0 sq. ft.
INTERIOR DOOR	1	2'-8"	6'-8"	BL	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	BM	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	BN	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	BO	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	BP	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	BQ	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	BR	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	BS	0.0 sq. ft.
INTERIOR DOOR	1	2'-6"	6'-8"	BT	0.0 sq. ft.
INTERIOR DOOR	1	5'-0"	6'-8"	BU	0.0 sq. ft.
INTERIOR DOOR	1	5'-0"	6'-8"	BV	0.0 sq. ft.
COUNTRY ENTRY	1	3'-0"	6'-8"	BW	5.9 sq. ft.
COUNTRY ENTRY	1	3'-0"	6'-8"	BX	5.9 sq. ft.

OPENING NOTES:

EXTERIOR DOORS TO BE SELF-CLOSING, WEATHER STRIPPED, WEATHER STRIPPED, INSULATED, WITH A DEAD BOLT LOCK.

Committee of Adjustment
 Received | Reçu le
2025-01-30
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

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) & (3) of the Ontario Building Code.

NAME: D. BUCHHOLZ Signature: [Signature] 38078 BCIN #:
 REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1.(2) & (3) of the Ontario Building Code

BEECHWOOD BUILDING DESIGN SERVICES 27000
 Firm Name: BCIN #:
 DATE:

BEECHWOOD BUILDING DESIGN SERVICES
 BCIN DESIGNER: D.BUCHHOLZ
 DATE: OCT. 31, 2024



OPENING SCHEDULE
 ADDRESS: 97 SWEETLAND AVE. OTTAWA
 OWNER: DAN BLEICHAM

A16

CONSTRUCTION NOTES:

DESIGNER DISCLOSURE:

AIR BARRIER SYSTEMS TO COMPLY WITH 9.25.3 LATEST 2012 O.B.C.

MECHANICAL VENTILATION: PROVIDE 5.0 L/S IN KITCHENS & BATHROOMS, 37.7 L/S FOR PRINCIPLE EXHAUST FAN.

DOORS (9.6.):

WOOD DOORS LEADING INTO DWELLING UNIT TO BE EITHER A SOLID CORE TYPE NOT LESS THAN 44 MM (3/4") THICK, OR STILE AND RAIL TYPE WITH A PANEL THICKNESS OF NOT LESS THAN 19MM (3/4") AND A TOTAL PANEL AREA NOT EXCEEDING 50% OF THE DOOR AREA OR HAVE A DOOR VIEWER.

ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED TO CONTROL AIR LEAKAGE.

DOORS TO GARAGE TO BE EXTERIOR TYPE, HAVE A SELF CLOSING DEVICE, NOT CONNECT TO A BEDROOM, AND BE WEATHERSTRIPPED. (9.10.13.15)

ALL SWING TYPE EXTERIOR DOORS LEADING INTO THE DWELLING UNIT TO BE INSTALLED AS PER 9.6.8. AND TO RESIST FORCED ENTRY WITH A DEAD BOLT LOCK.

STAIRS (9.8.)

TO HAVE A UNIFORM RISE AND RUN.
RISE: 235-355 MM (MIN. 4 7/8", MAX 7 7/8")
RUN/NOSING TO NOSING EDGE: (MIN. 10", MAX 14")
TREAD DEPTH LIMITS: 9 1/4" - 14"
MAX. DEPTH OF NOSING 25 MM (1")
WIDTH: MIN. 860MM (2'-10") WITHIN A DWELLING UNIT.
MIN. 900MM (2'-11") REQUIRED EXIT STAIRS.
MAX. VERTICAL HEIGHT IS 3.7M (12'-2") BETWEEN LANDINGS

LANDINGS (9.8.3, 9.8.6)

MUST BE AT LEAST AS WIDE AND AS LONG AS THE WITH OF THE STAIRS THEY SERVE, EXCEPT THE LENGTH OF A LANDING SERVING A SINGLE DWELLING UNIT MUST NOT BE LESS THAN 900 MM (2'-11") FOR EXTERIOR STAIRS AND NOT LESS THAN 860 MM (2'-10") FOR INTERIOR STAIRS.
CLEAR HEIGHT OVER LANDINGS MUST BE MIN. 1.95M (6'-5") WITHIN DWELLING UNITS.

RAMPS TO COMPLY WITH 9.8.5 AND 9.8.6. 2012 LATEST O.B.C.

HANDRAILS:

REQUIRED ON AT LEAST ONE SIDE OF STAIRS OR RAMPS LESS THAN 1100 MM (3'-7") WIDE AND TWO SIDES OF STAIRS OR RAMPS 100 MM (3'-7") WIDE OR GREATER
NOT REQUIRED FOR INTERIOR STAIRS SERVING ONE DWELLING UNIT
HAVING NOT MORE THAN TWO RISERS, EXTERIOR STAIRS SERVING ONE DWELLING UNIT HAVING NOT MORE THAN THREE RISERS AND RAMPS WITH A SLOPE NOT LESS THAN 1 IN 12 OR RISING NOT MORE THAN 400 MM (15 3/4").

GUARDS:

HEIGHT REQUIRMENTS:
900 MM (2'-11") HIGH GUARD IS REQUIRED WHERE THE HEIGHT OF A WALKING SURFACE (IE. DECK, FLOOR, RAMP, WALKWAY, STAIR) OVER ADJACENT GROUND IS GREAT THAN 600MM (23 5/8").
1070 (42") HIGH GUARD IS REQUIRED WHERE THE HEIGHT OF A WALKING SURFACE (IE. DECK, FLOOR, RAMP, WALKWAY, STAIR) OVER ADJACENT GROUND IS GREAT THAN 1800 MM (5'-11").

GUARDS TO BE DESIGNED TO NOT FACILITATE CLIMBING BY MINIMIZING HORIZONTAL HAD GRIPS AND TOE HOLDS, AND MUST PREVENT THE PASSAGE OF A 100 MM (4") DIAMETER SPHERE.

ROOMS & SPACES

[MIN. CEILING HEIGHT: 2.3 M SQ (7'-7") OVER AT LEAST 75% OF THE REQUIRED FLOOR AREA 9.5.3.1.]

LIVING ROOM:

TO HAVE MIN. AREA OF 13.5 M SQ (145' SQ)
OR
11.8 M SQ (118' SQ) WHEN COMBINED WITH KITCHEN AND DINING AREA AND CONTAINS SLEEPING ACCOMODATION FOR NOT MORE THAN 2 PERSONS IN A SEPARATE BEDROOM (9.5.4.1.)
OR
13.5 M SQ (145' SQ) WHEN COMBINED WITH KITCHEN, DINING, AND BEDROOM AREA AND CONTAINS SLEEPING ACCOMMODATION FOR NOT MORE THAN 2 PERSONS (9.5.8.1.)

DINING ROOM:

7M SQ (75' SQ)
OR
3.25 M SQ (35' SQ) WHEN COMBINED WITH ANOTHER SPACE (9.5.5.1.)

KITCHEN:

4.2 M SQ (45' SQ) INCLUDING BASE CABINETS
OR
3.7 M SQ (40' SQ), FOR DWELLING UNITS CONTAINING SLEEPING ACCOMMODATIONS FOR NOT MORE THAN 2 PERSONS (9.5.6.1.)

BEDROOM OPTION 1

70 M SQ (75' SQ)
OR
6 M SQ (65' SQ) WHERE BUILT IN CABINETS ARE PROVIDED (9.5.7.1.)
OR
4.2 M SQ (45' SQ) WHERE COMBINED WITH OTHER SPACES (9.5.7.1.)
*CEILING HEIGHT MIN. 50% OF THE REQUIRED FLOOR AREA (ONLY PORTION OF FLOOR HAVING A CEILING HEIGHT OF 1.4M (4'-7") OR MORE CAN BE INCLUDED IN FLOOR AREA CALCULATION.

BEDROOM OPTION 2

MASTER BEDROOM 9.8 M SQ (105' SQ)
OR
8.8M SQ (95 FT SQ) WHERE CABINETS ARE PROVIDED
*CEILING HEIGHT 2.1M (6'-11") HEIGHT OVER 100% OF REQUIRED FLOOR AREA.

NOTE: WHERE BEDROOMS ARE PROVIDED, AT LEAST 1 MUST BE THE SIZE OF A MASTER BEDROOM (9.5.7.2)

BATHROOM:

SUFFICIENT SPACE TO ACCOMODATE FIXTURES.
*CEILING HEIGHT 2.1M (6'-11") WHERE ANYONE WOULD NORMALLY STAND.

BASEMENT:

NO MIN. AREA.
CEILING HEIGHT 1.95 M (6'-5") HEIGHT UNDER BEAMS AND DUCTS & 2.1M (6'-11") OVER AT LEAST 75% OF THE BASEMENT FLOOR AREA

EGRESS:

EVERY DWELLING UNIT MUST CONTAIN AT LEAST ONE EXIT WHICH CAN BE ACCESSED DIRECTLY WITHOUT GOING THROUGH ANOTHER DWELLING UNIT, SERVICE ROOM OR OCCUPANCY.

DWELLING UNIT TO BE DESIGNED SO THAT IT IS NOT NECESSARY TO TRAVEL UP OR DOWN MORE THAN ONE STOREY TO REACH A LEVEL SERVED BY AN EXIT DOORWAY WITHIN 1.5 M (4'-11") ABOVE GROUND LEVEL. OTHERWISE AN ADDITIONAL EXIT IS REQUIRED.

HALLWAY WIDTH:

ONE EXIT-860 MM (2'-10")
MULTIPLE EXITS-710 MM (2'-4")
TWO EXITS, SECOND EXIT AT END OF HALLWAY-710 MM (2'-4")

CO DETECTORS TO BE INSTALLED ADJACENT TO EACH SLEEPING AREA (9.33.4.1, 9.33.4.2 & 9.33.4.3.)

SMOKE DETECTORS:

INSTALL IN EACH SLEEPING ROOM
HALLS OUTSIDE THE SLEEPING ROOM
EACH LEVEL OF THE HOUSE
ON OR NEAR THE CEILING
(9.10.19.3.)

MIN. SIZE OF DOORS DEPENDING ON ENTRANCE:

	WIDTH	HEIGHT
DWELLING UNIT (REQ'D ENTRANCE) VESTIBULE OR ENTRANCE HALL	810MM 32"	1980MM 78"
STAIRS TO A FLOOR LEVEL W/ FINISHED SPACE ALL DOORS IN AT LEAST ONE LINE OF PASSAGE FROM THE EXTERIOR TO THE BASEMENT UTILITY ROOMS	810MM 32"	1980MM 78"
WALK IN CLOSET		
BATHROOMS, WATER CLOSET ROOM, SHOWER ROOM	610MM 24"	1980MM 78"
ROOMS LOCATED OF HALLWAYS THAT ARE PERMITTED TO BE 710 MM (28") WIDE	610MM 24"	1980MM 78"
ROOM NOT MENTIONED ABOVE EXTERIOR BALCONIES	610MM 24"	1980MM 78"
	760MM 30"	1980MM 78"

ALL MEASUREMENTS AND DIMENSIONS TO BE CHECKED AND VERIFIED. ANY DISCREPANCIES TO BE REPORTED TO OWNER, DESIGNER, AND LOCAL BUILDING DEPARTMENT PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION.

NOTE: DESIGN & CONSTRUCTION OF ALL WORK ON THIS PROJECT TO CONFORM TO LATEST EDITION OF PART 9 OF THE OBC 2012 O.REG 332/12. , ALL LOCAL REGULATIONS, AND THE OCCUPATIONAL HEALTH AND SAFETY ACT.

BEECHWOOD BUILDING DESIGN SERVICES OR IT'S DESIGNERS DO NOT ASSUME RESPONSIBILITY FOR ANY OF THE DESIGN OF THE FOLLOWING COMPONENTS:
PLUMBING, ON SITE SEWAGE SYSTEMS, HVAC SYSTEMS AND ALL IT'S COMPONENTS, ENGINEERED JOISTS AND BEAMS AND LAYOUT ROOF TRUSSES, CONSTRUCTION NOT AS DESCRIBED IN PLANS, AND ERRORS BY OTHERS.

THIS GENERAL NOTE APPLIES TO ALL DRAWINGS IN THIS SET.

NOTE: SHOULD THERE BE A DISCREPANCY BETWEEN THESE DRAWINGS AND ANY ENGINEER'S STAMPED NOTES AND DETAILS IN THIS PERMIT APPLICATION SET OF DRAWINGS, THE ENGINEER'S NOTES/DRAWINGS/DETAILS SHALL BE USED INSTEAD OF THE DESIGNER'S NOTES/DRAWINGS/DETAILS.

Committee of Adjustment
Received | Reçu le

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City of Ottawa | Ville d'Ottawa
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QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.1.(2) & (4) of the Ontario Building Code.

DEAN BUCHHOLZ Signature 38070 BCIN #

REGISTRATION INFORMATION
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BEECHWOOD BUILDING DESIGN SERVICES 27040 BCIN#

DATE:

BEECHWOOD BUILDING
DESIGNS

BCIN DESIGNER: D.BUCHHOLZ

DATE: OCT. 31/2024



NOTES

ADDRESS: 97 SWEETLAND AVE.
OTTAWA

OWNER: DAN BLEICHEM

