

PLAN OF SURVEY OF  
**PART OF LOT 21**  
**REGISTERED PLAN 42717**  
**CITY OF OTTAWA**  
 Surveyed by Annis, O'Sullivan, Vollebek 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

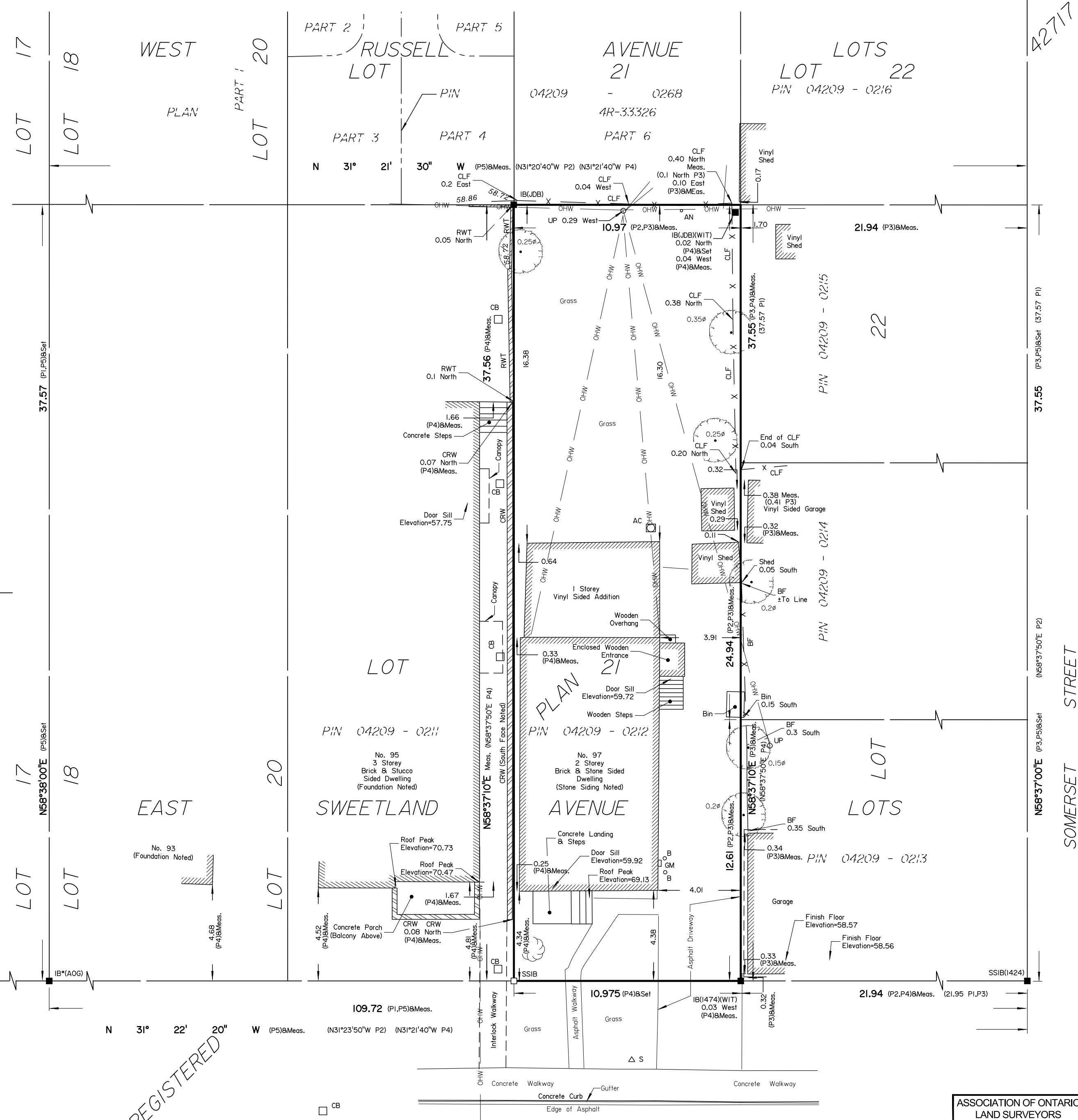
**Notes & Legend**

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, Vollebek 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).

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

OSGOODE STREET  
 SOUTH OSGOODE STREET LOTS  
 LOT 28



REGISTERED

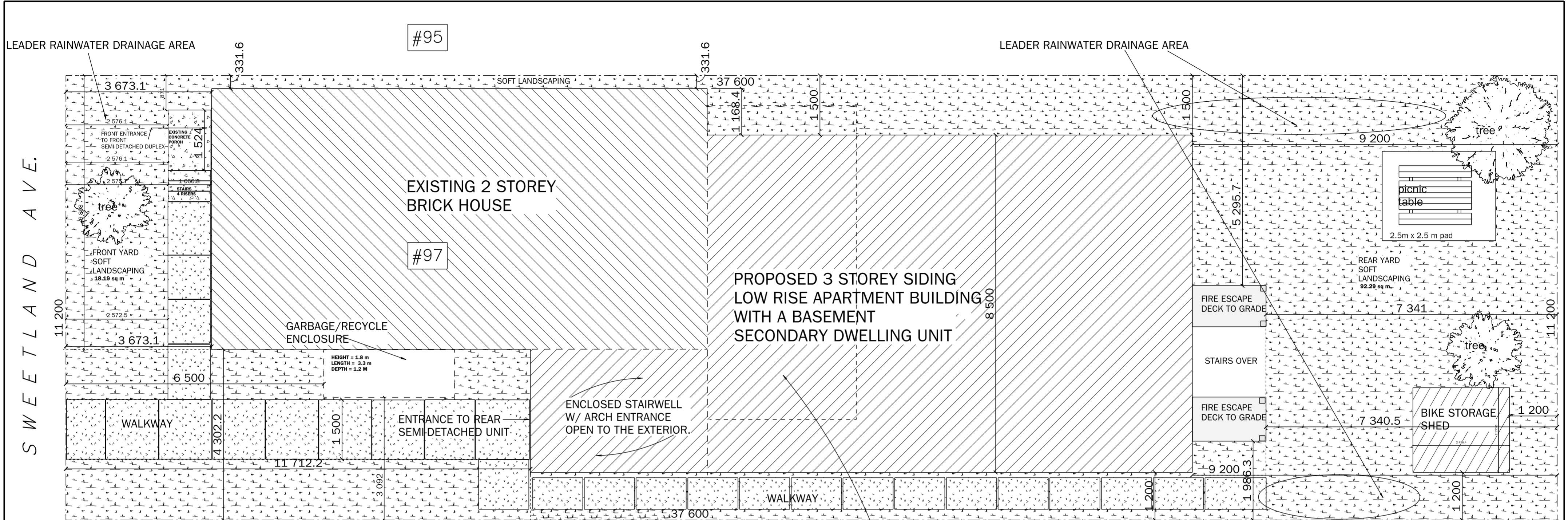
**UTILITY NOTES**  
 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.  
 2. Only visible surface utilities were located.  
 3. A field location of underground planning 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, VOLLEBEK 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



SWEETLAND AVE.

LEADER RAINWATER DRAINAGE AREA

LEADER RAINWATER DRAINAGE AREA

#95

#97

#97

EXISTING 2 STOREY BRICK HOUSE

PROPOSED 3 STOREY SIDING LOW RISE APARTMENT BUILDING WITH A BASEMENT SECONDARY DWELLING UNIT

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

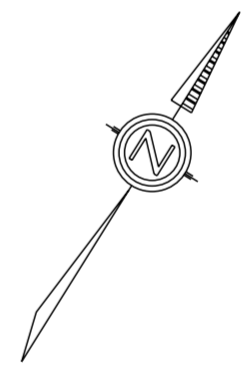
TOTAL PROPERTY AREA = 412.54 m<sup>2</sup>  
 TOTAL AREA OF PROPOSED DEVELOPMENT LOT COVERAGE = 198.1 m<sup>2</sup> (48 %)

# SITE PLAN

1:100

THIS MAIN FLOOR PORTION OF EXISTING BUILDING TO BE DEMOLISHED.

Committee of Adjustment  
 Received | Reçu le  
 Revised | Modifié le : 2025-03-13  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



## LOW RISE APARTMENT BUILDING WITH SIX UNITS

ZONING R4UD[480]

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



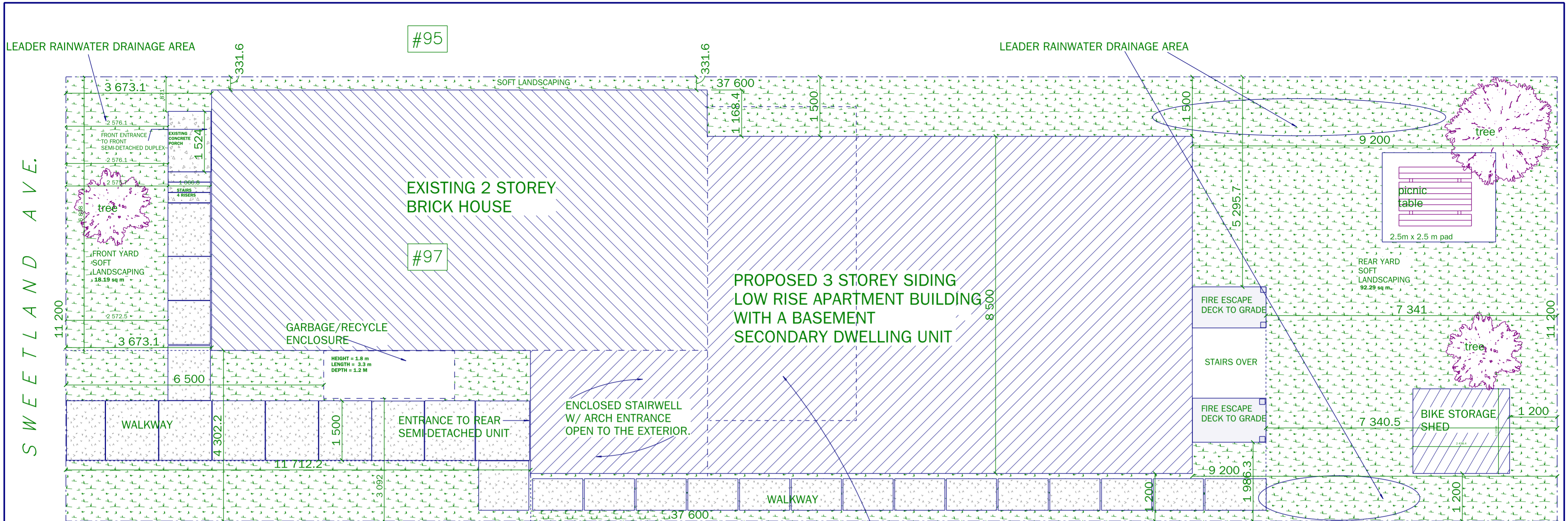
SITE PLAN

ADDRESS: 97 SWEETLAND AVE., OTTAWA

OWNER DAN BLEICHEM

A1

REVISED March 7, 2025



**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 m<sup>2</sup>  
 TOTAL AREA OF PROPOSED DEVELOPMENT LOT COVERAGE = 198.1 m<sup>2</sup> (48 %)

#97

# SITE PLAN

1:100

THIS MAIN FLOOR PORTION OF EXISTING BUILDING TO BE DEMOLISHED.

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## LOW RISE APARTMENT BUILDING WITH SIX UNITS

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

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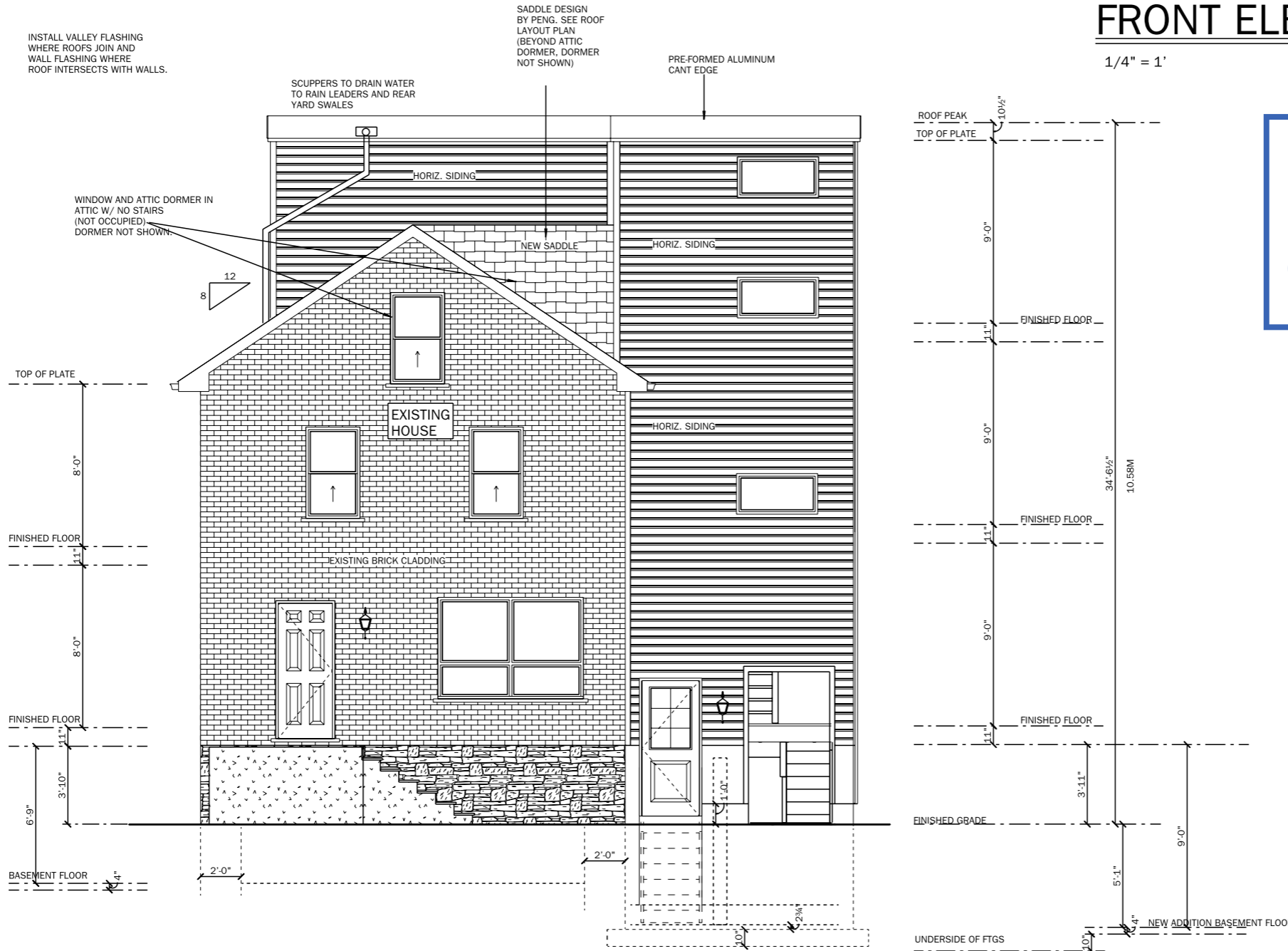
BEECHWOOD BUILDING DESIGN SERVICES 27040  
 Firm Name: BCIN #:  
 DATE:

REVISED March 7, 2025

BEECHWOOD BUILDING DESIGN SERVICES		SITE PLAN	
BCIN DESIGNER: D.BUCHHOLZ		ADDRESS: 97 SWEETLAND AVE., OTTAWA	
SCALE: 1:100		OWNER DAN BLEICHEM	
DATE: OCT. 31, 2024		<b>A1</b>	

# FRONT ELEVATION

1/4" = 1'



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QUALIFICATION INFORMATION  
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DEAN BUCHHOLZ  
Signature: *Dean Buchholz* BCIN #: 38870

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

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.

**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 2.2.4.1.(D) & (E) of the Ontario Building Code.  
 DEAN BUCHHOLZ Signature: *[Signature]* BCIN #: 38070  
**REGISTRATION INFORMATION**  
 Required unless design is exempt under 2.2.4.1.(D) & (E) of the Ontario Building Code.  
 BEECHWOOD BUILDING DESIGN SERVICES 37040  
 Firm Name: SCIN#:  
 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

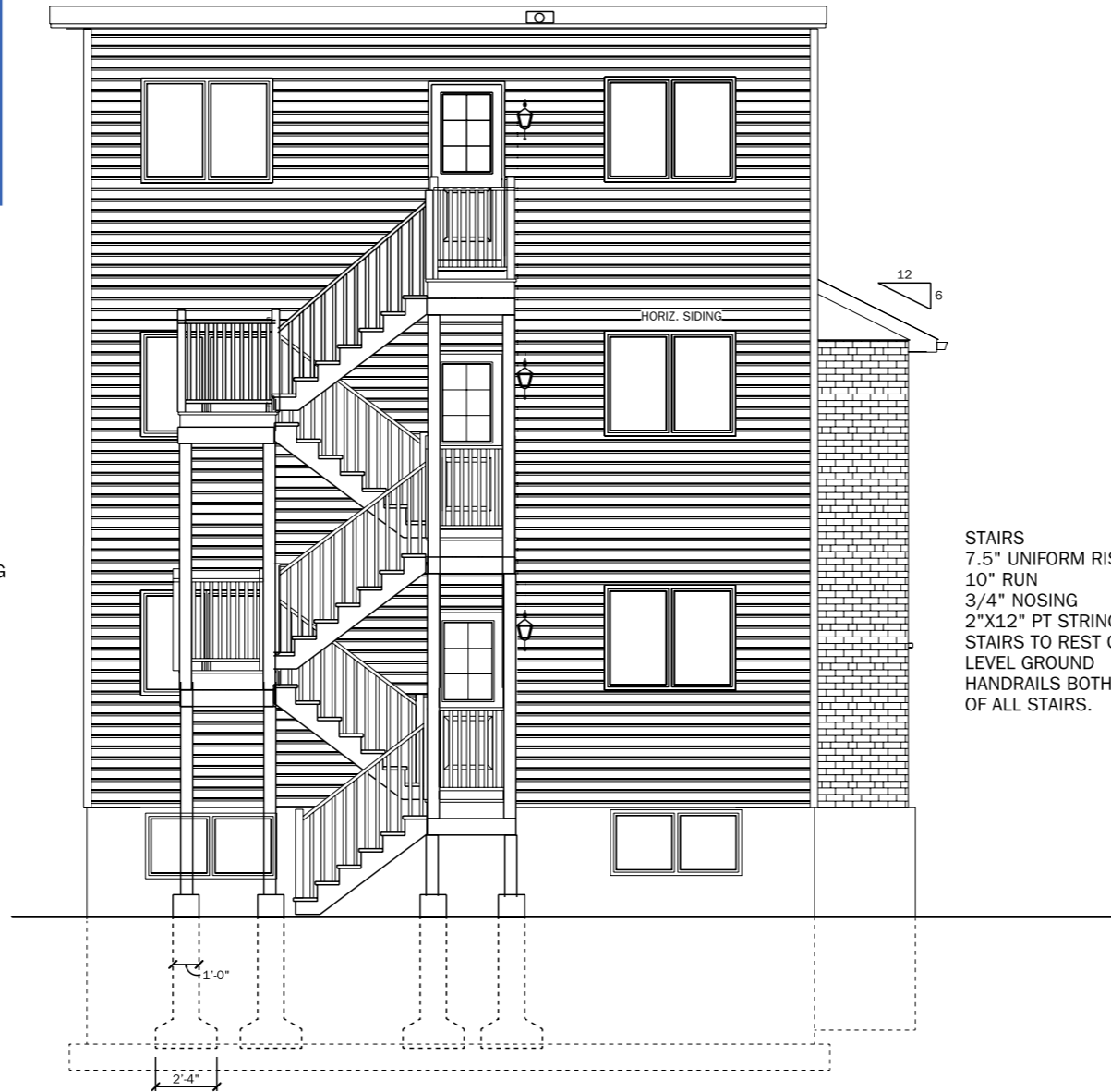
1/4" = 1'

**Committee of Adjustment  
Received | Reçu le**

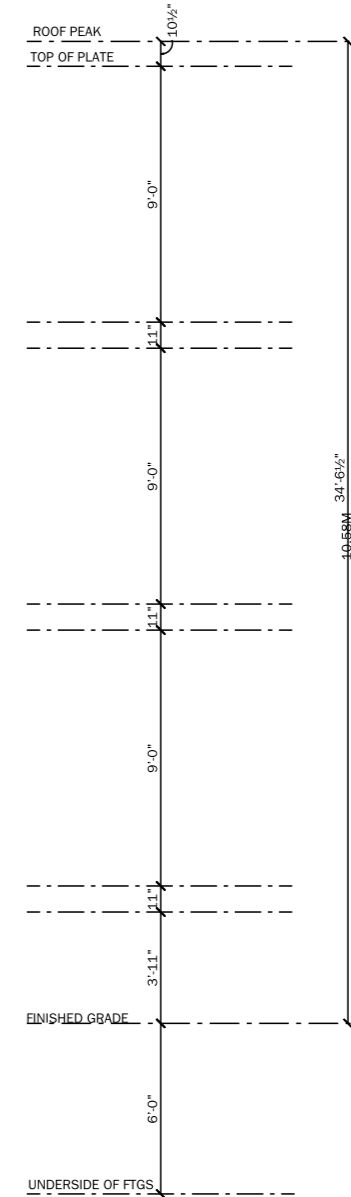
**2025-01-30**

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

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.



FINISHED GRADE  
5'-0"  
UNDERSIDE OF PIER FTGS

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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 *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

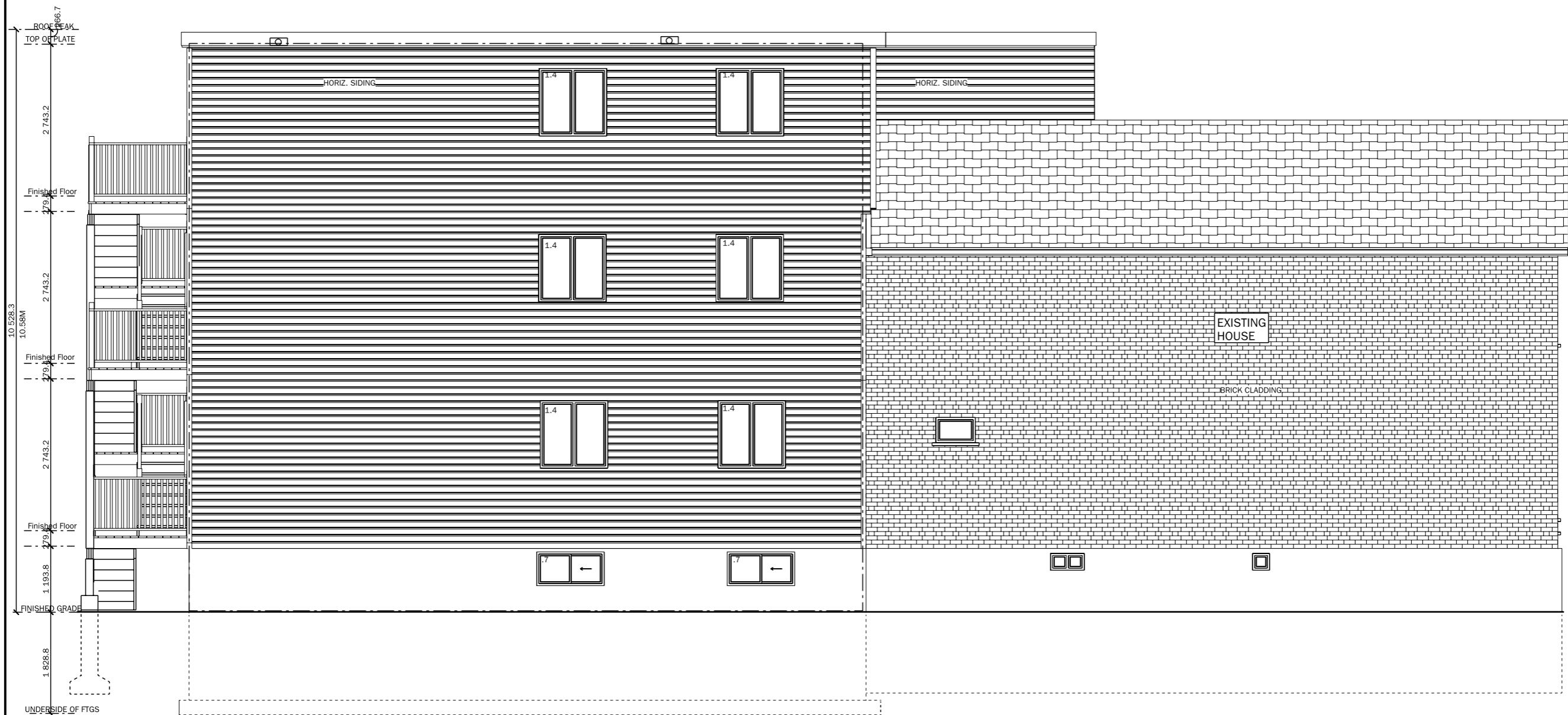
OWNER: DAN BLEICHAM

**A11**

# LEFT SIDE ELEVATION

1/4" = 1'

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



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**QUALIFICATION INFORMATION**  
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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'

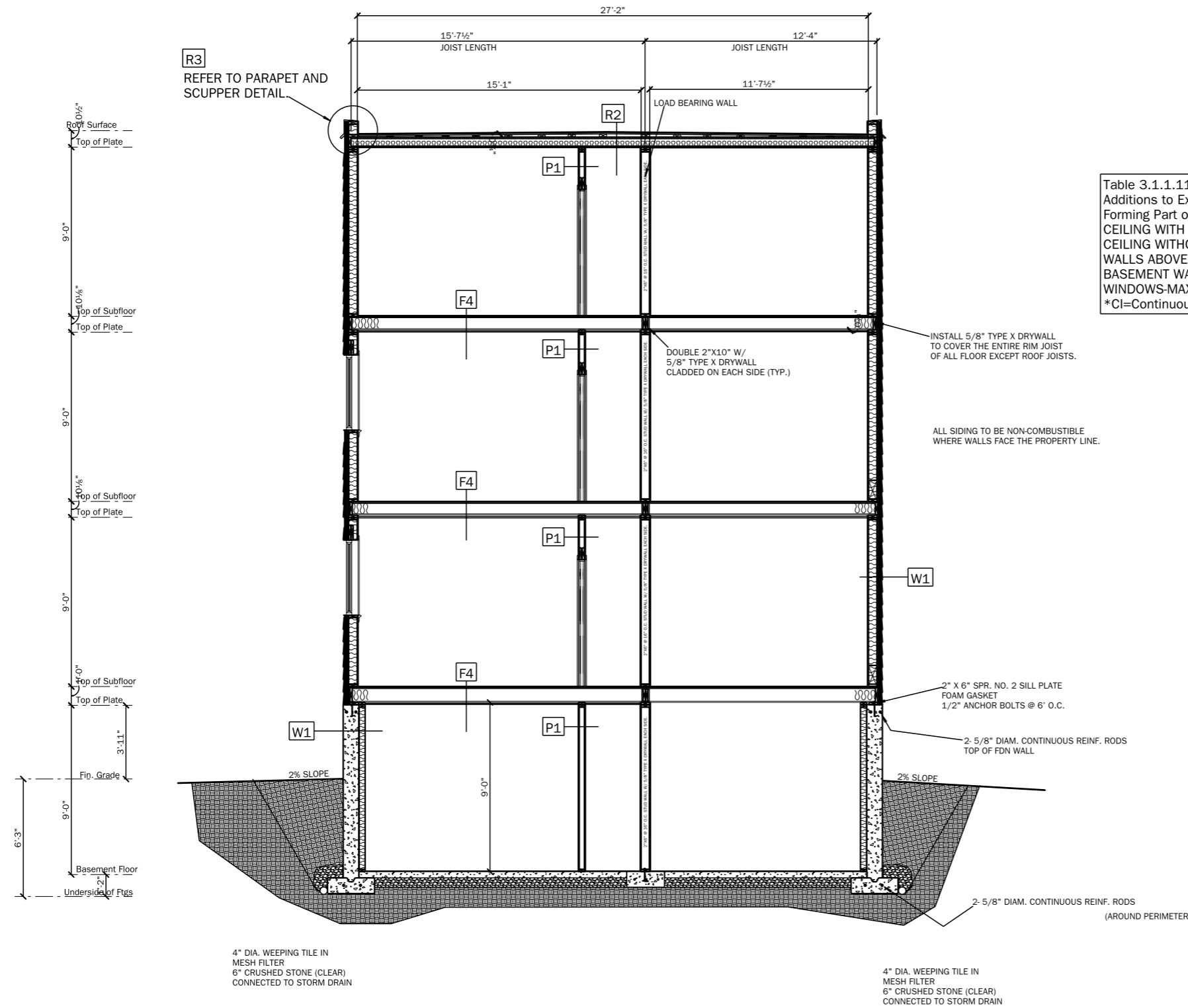


Table 3.1.1.11. (SI) Thermal Performance Requirements for Additions to Existing Buildings  
 Forming Part of Sentence 3.1.1.11.(2)  
 CEILING WITH ATTIC SPACE-R60  
 CEILING WITHOUT ATTIC SPACE-R31  
 WALLS ABOVE GRADE-19 +5CI  
 BASEMENT WALLS-20CI  
 WINDOWS-MAX U RATING=0.28/ENERGY RATING 25  
 \*CI=Continuous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

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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  
 REGISTRATION INFORMATION  
 Required unless design is exempt under 3.2.4.1. (2) & (4) of the Ontario Building Code.  
 BEECHWOOD BUILDING DESIGN SERVICES 27080  
 Firm Name: BCIN#: [Blank]  
 DATE: [Blank]

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



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

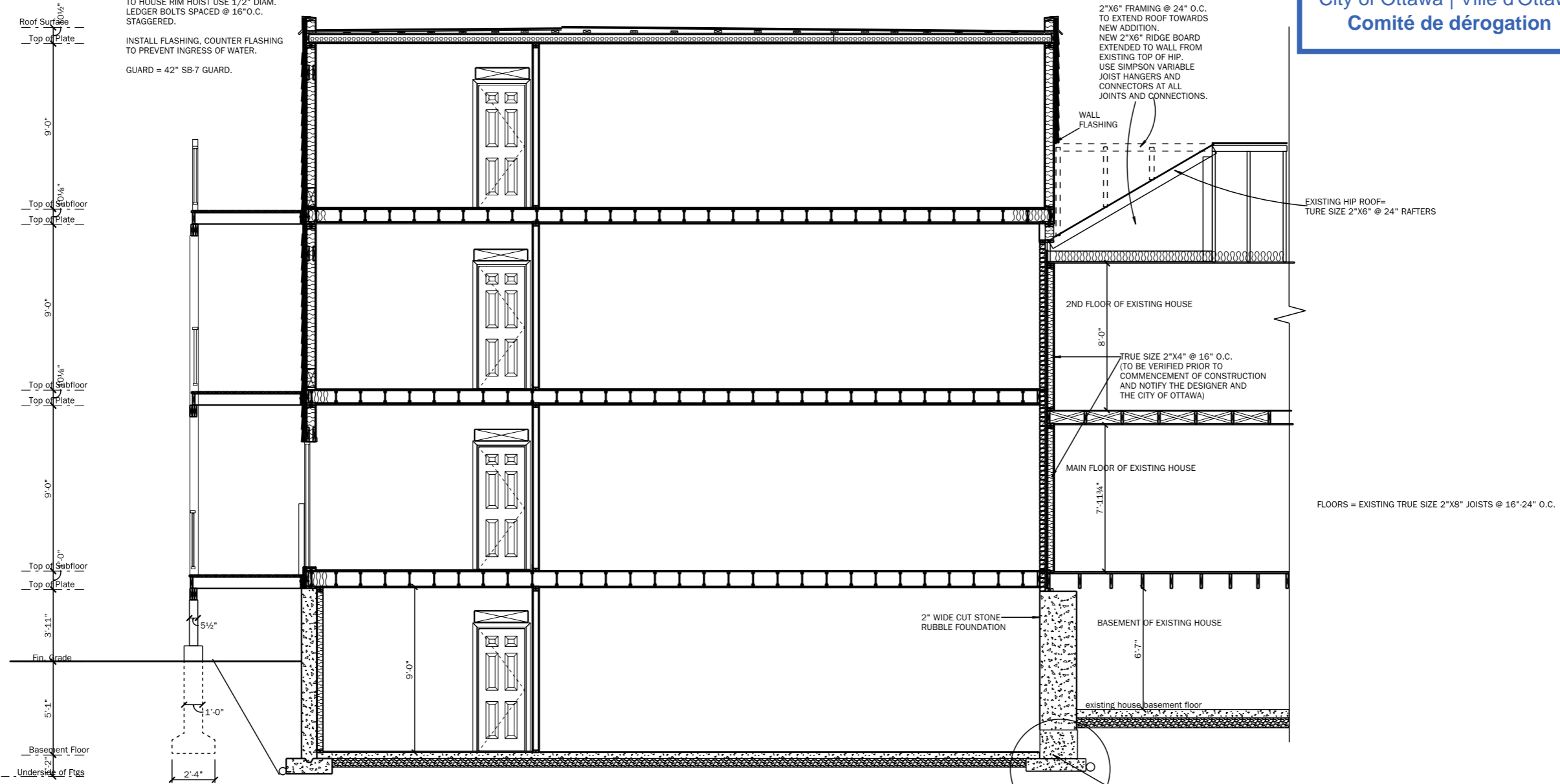
<p>Table 3.1.1.1.1. (SI) Thermal Performance Requirements for Additions to Existing Buildings Forming Part of Sentence 3.1.1.11.(2) CEILING WITH ATTIC SPACE-R60 CEILING WITHOUT ATTIC SPACE-R31 WALLS ABOVE GRADE-19 +5CI BASEMENT WALLS-20CI WINDOWS-MAX U RATING=0.28/ENERGY RATING 25 *CI=Continuous Insulation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

# SECTION "B"- "B"

1/4" = 1'

**Committee of Adjustment**  
 Received | Reçu le  
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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  
name: Signature BCIN #:

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

BEECHWOOD BUILDING DESIGN SERVICES 37040  
Firm Name: BCIN #:  
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

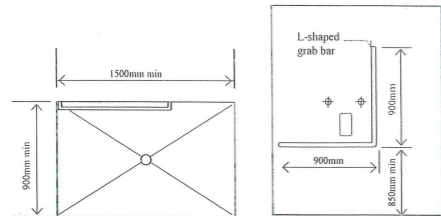
DO NOT SCALE

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

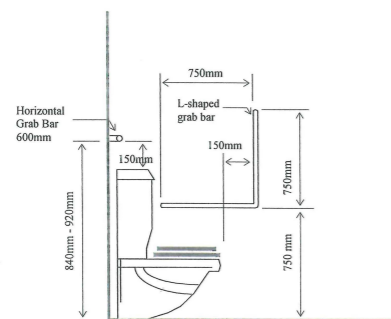
USE 2"x8" HORIZ. BLOCKING (ON IT'S SIDE) BETWEEN WALL STUDS USE THREE (3) 3 1/2" SPIRAL NAILS OR SCREWS EACH END TO SECURE BLOCKING

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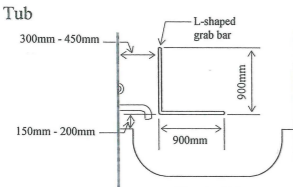
Shower stall



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.

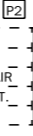
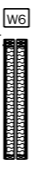
**W5** INTERIOR CONC. PARTY WALL:  
1/2" DRYWALL FIN.  
1"x3" STRAPPING  
-24" RUBBLE FOUNDATION WALL  
(REFER TO FDN PLAN FOR ALL  
MEASUREMENTS INCL. FOOTINGS).  
1"x3" STRAPPING  
1/2" DRYWALL FIN.

**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.

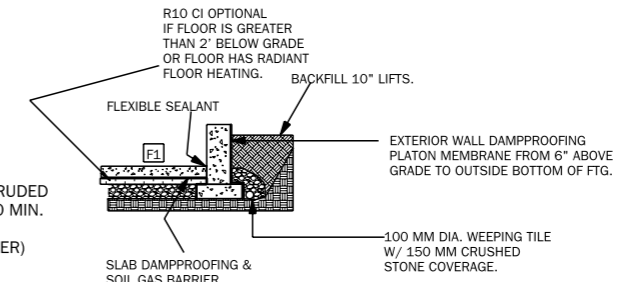


**F1** BASEMENT SLAB CONSTRUCTION:  
25 MPA 4" POURED CONC. SLAB  
6 MIL POLY VB, LAP JOINTS 12",  
CAULK AND TUCK TAPE  
2" OWENS CORNING FOAMULAR RIGID EXTRUDED  
XPS POLYSTYRENE FOAM INSULATION -R 10 MIN.  
3/4" CLEAR GRANULAR FILL - NO FINES  
(8" OR DEPT OF FTG, WHICHEVER IS GREATER)

**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

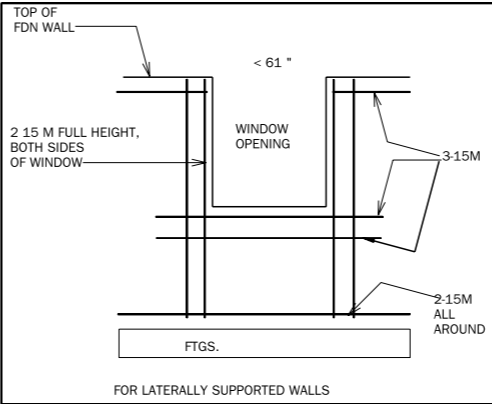
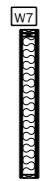


**W7** FIRE RATED WALL CONSTRUCTION:  
(W5d-SB3 1 HR FRR, 53 STC)  
2"x4" WOOD STUDS SPACED @ 24" O.C.  
4" THICK ABSORPTIVE MATERIAL  
RESILIENT METAL CHANNELS ON  
ONE SIDE SPACED 16" OR 24" O.C.  
1 LAYER 1/2" TYPE X DRYWALL ON  
RESILIENT METAL CHANNEL  
2 LAYERS 1/2" TYPE X DRYWALL  
ON OTHER SIDE

**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.

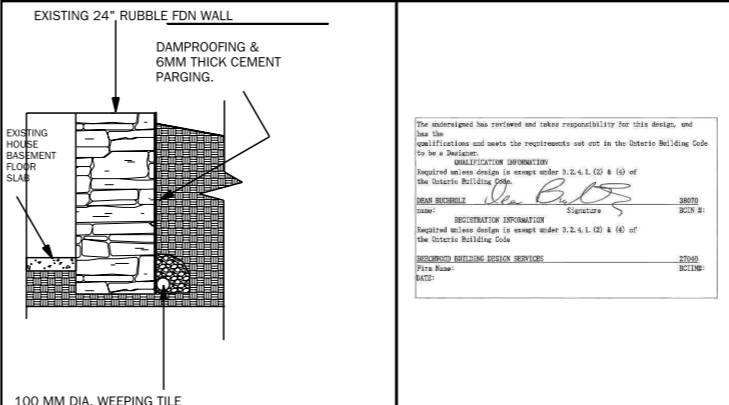
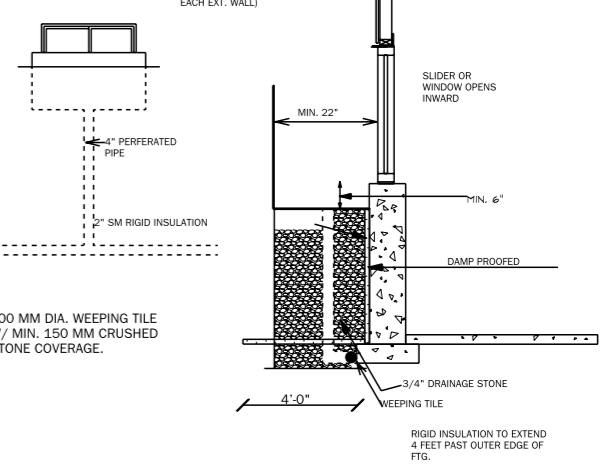
**R2** 2 BITUMOUS TORCH DOWN ROOFING FELT  
ICE SHIELD ENTIRE SURFACE ON PLYWOOD.  
3/4" PLYWOOD SHEATHING.  
2"x4" CROSS PURLINS IN CENTER OF ROOF  
DIMINISHING TO HEIGHT TO EDGE TO PROVIDE  
SLOPE TO SHED WATER.  
ROOF JOISTS AS PER JOIST PLAN LAYOUT  
2 INCH AIR SPACE  
R31 INSULATION  
6 MIL POLY 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.



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

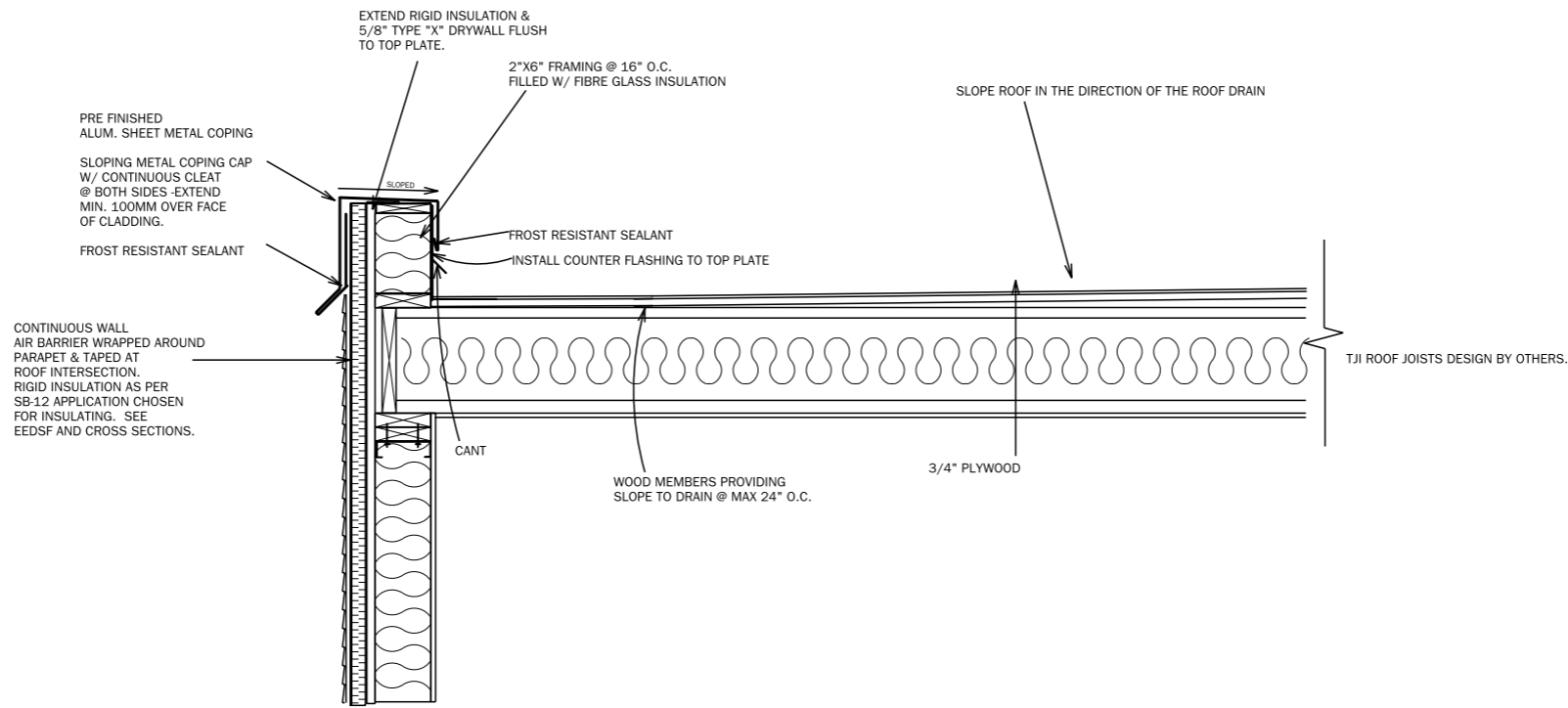
**DETAILS**  
ADDRESS: 97 SWEETLAND AVE. OTTAWA  
OWNER: DAN BLEICHAM



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

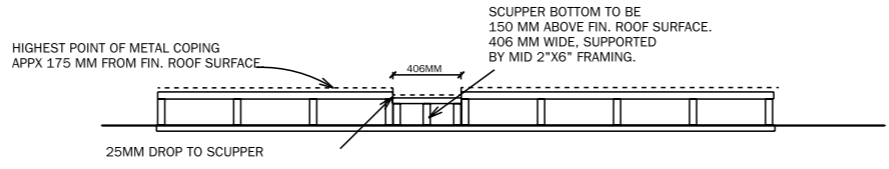
### PARAPET & ROOF DETAIL-R2

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: \_\_\_\_\_ Signature: \_\_\_\_\_ BCIN #: \_\_\_\_\_  
 BEECHWOOD BUILDING DESIGN SERVICES  
 Firm Name: \_\_\_\_\_ 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: 10/31/2024

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"
<del>ROOMS LOCATED OF HALLWAYS THAT ARE PERMITTED TO BE 710 MM (28") WIDE</del>	610MM 24"	1980MM 78"
<del>ROOM NOT MENTIONED ABOVE EXTERIOR BALCONIES</del>	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

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) & (4) of the Ontario Building Code.

DEAN BUCHHOLZ Signature 38070 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 BCIN#

DATE:

BEECHWOOD BUILDING  
DESIGNS

BCIN DESIGNER: D.BUCHHOLZ

DATE: OCT. 31/2024



NOTES

ADDRESS: 97 SWEETLAND AVE.  
OTTAWA

OWNER: DAN BLEICHEM



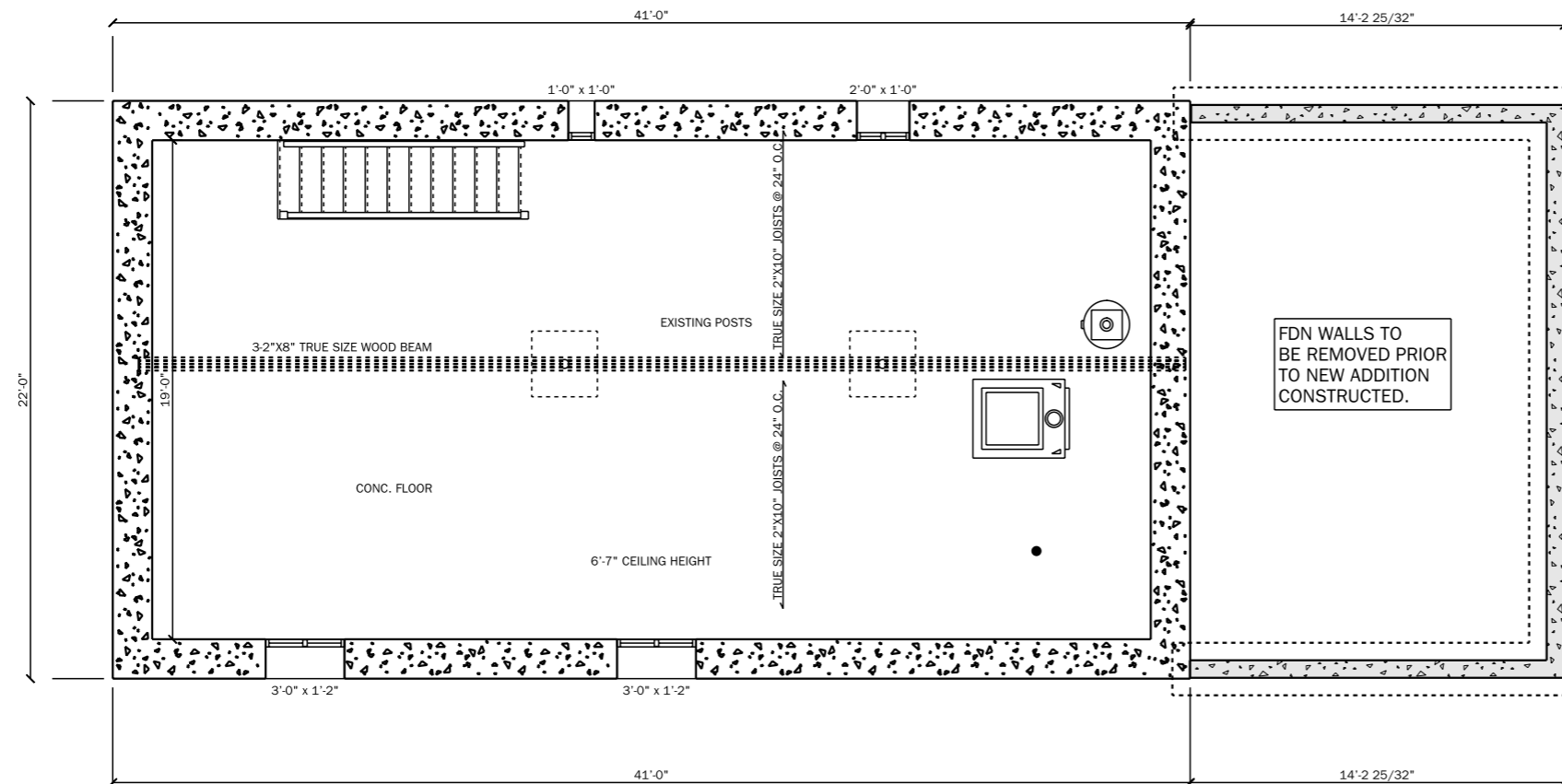
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2025-01-30

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Comité de dérogation

# EXISTING BASEMENT PLAN

1/4" = 1'



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.

DEAN BUCHHOLZ 38070  
Signature: *[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

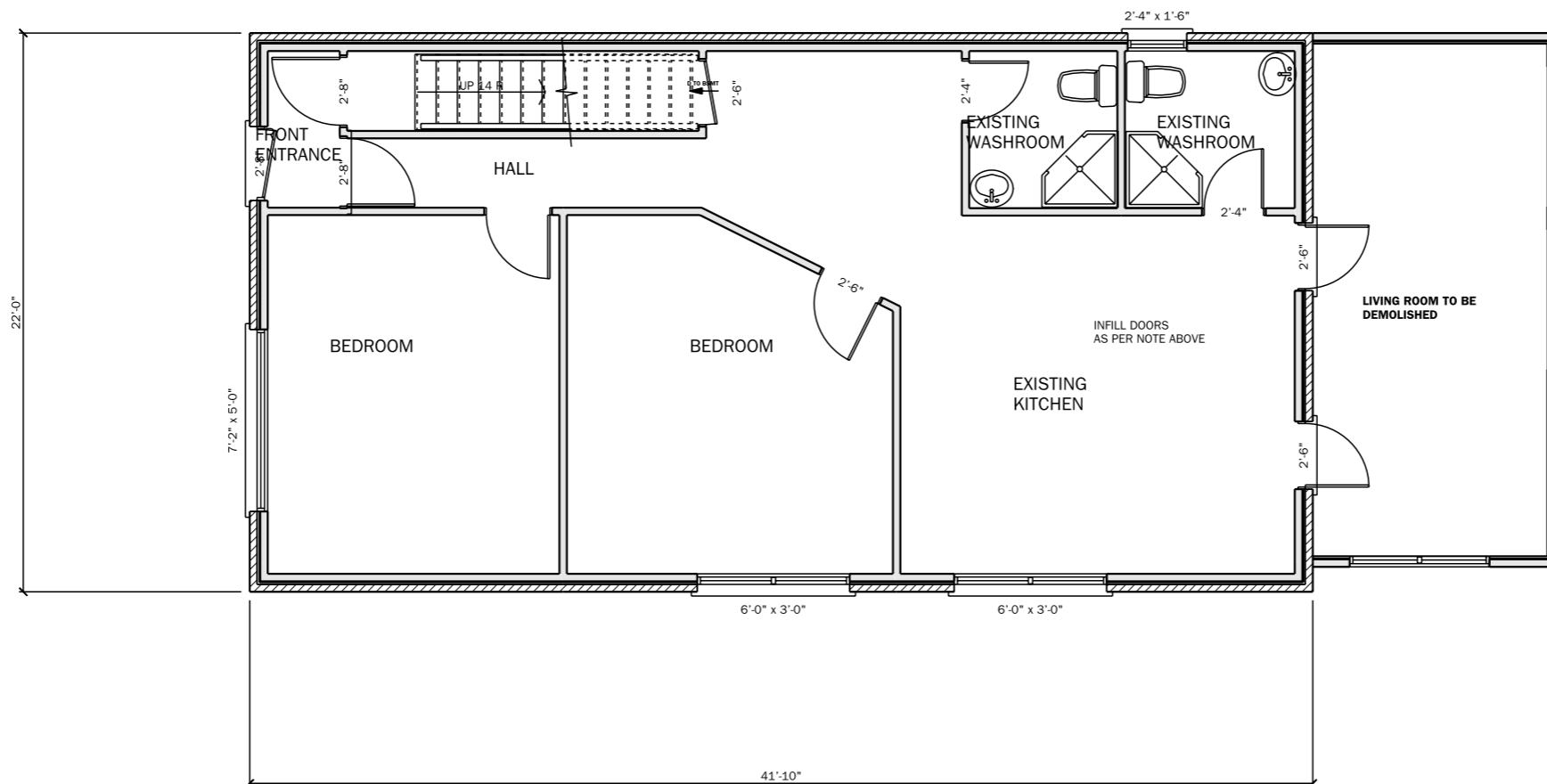
A2

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 Received | Reçu le  
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 Comité de dérogation

# EXISTING MAIN FLOOR PLAN

1/4" = 1'

NOTE: MAIN FLOOR APARTMENT  
 HAS EXISTING LAUNDRY IN THE BASEMENT



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 *[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**

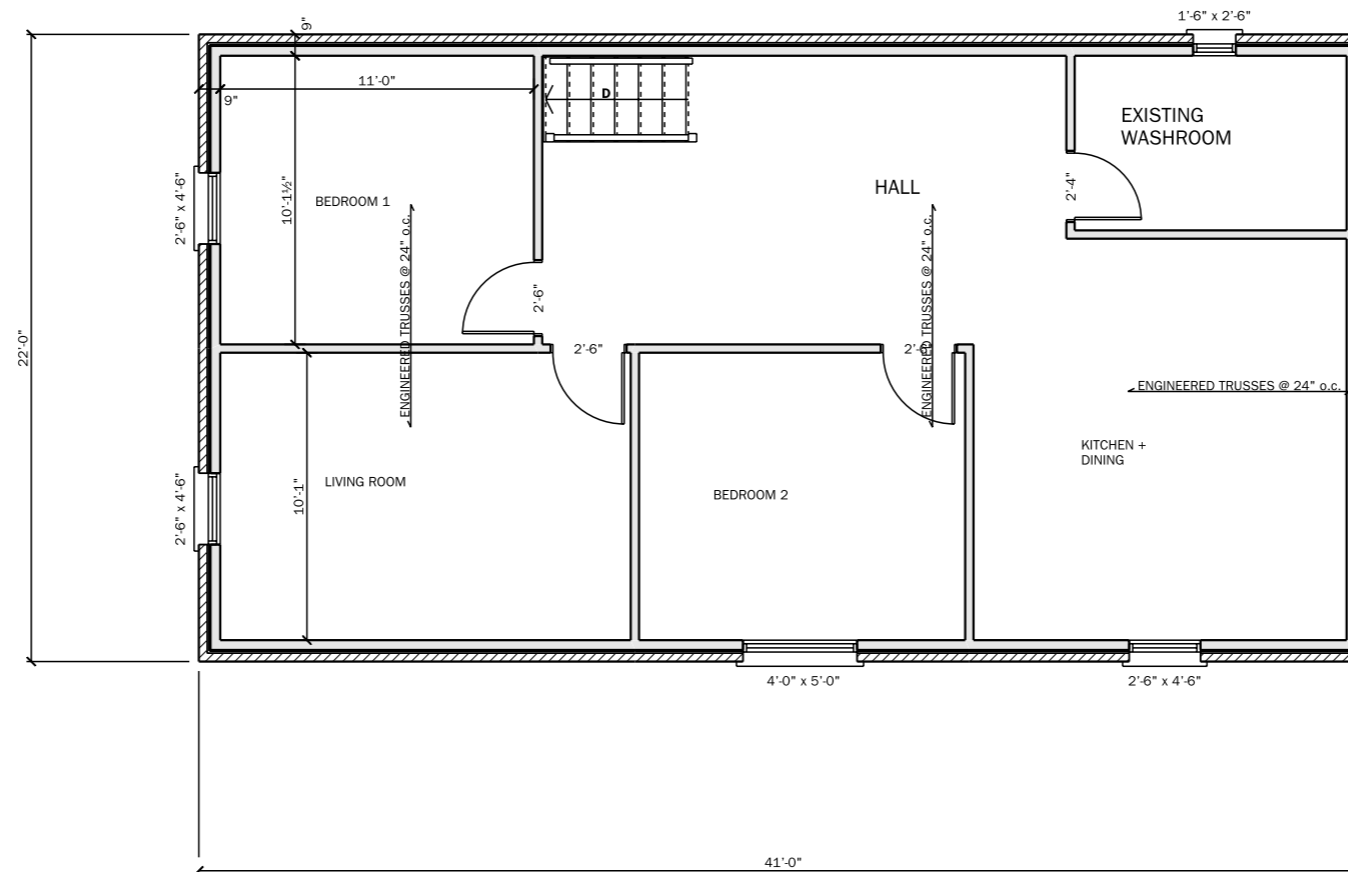
# EXISTING 2nd FLOOR PLAN

1/4" = 1'

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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 *[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.

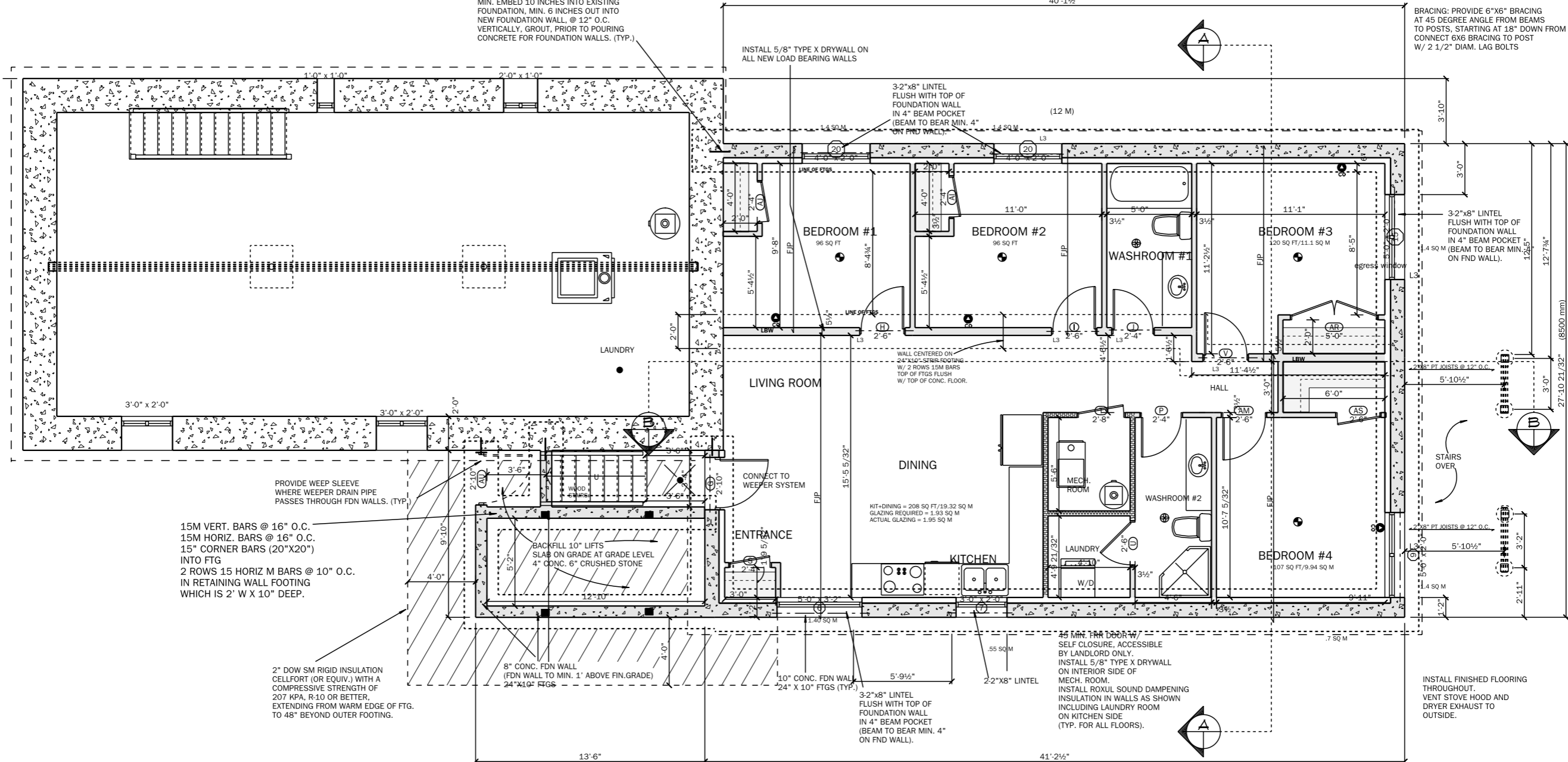
NOTE: WHERE OLD AND NEW FOUNDATION  
WALLS INTERSECT, INSTALL HORIZ. 15 M BARS  
MIN. EMBED 10 INCHES INTO EXISTING  
FOUNDATION, MIN. 6 INCHES OUT INTO  
NEW FOUNDATION WALL, @ 12" O.C.  
VERTICALLY, GROUT, PRIOR TO POURING  
CONCRETE FOR FOUNDATION WALLS. (TYP.)

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:

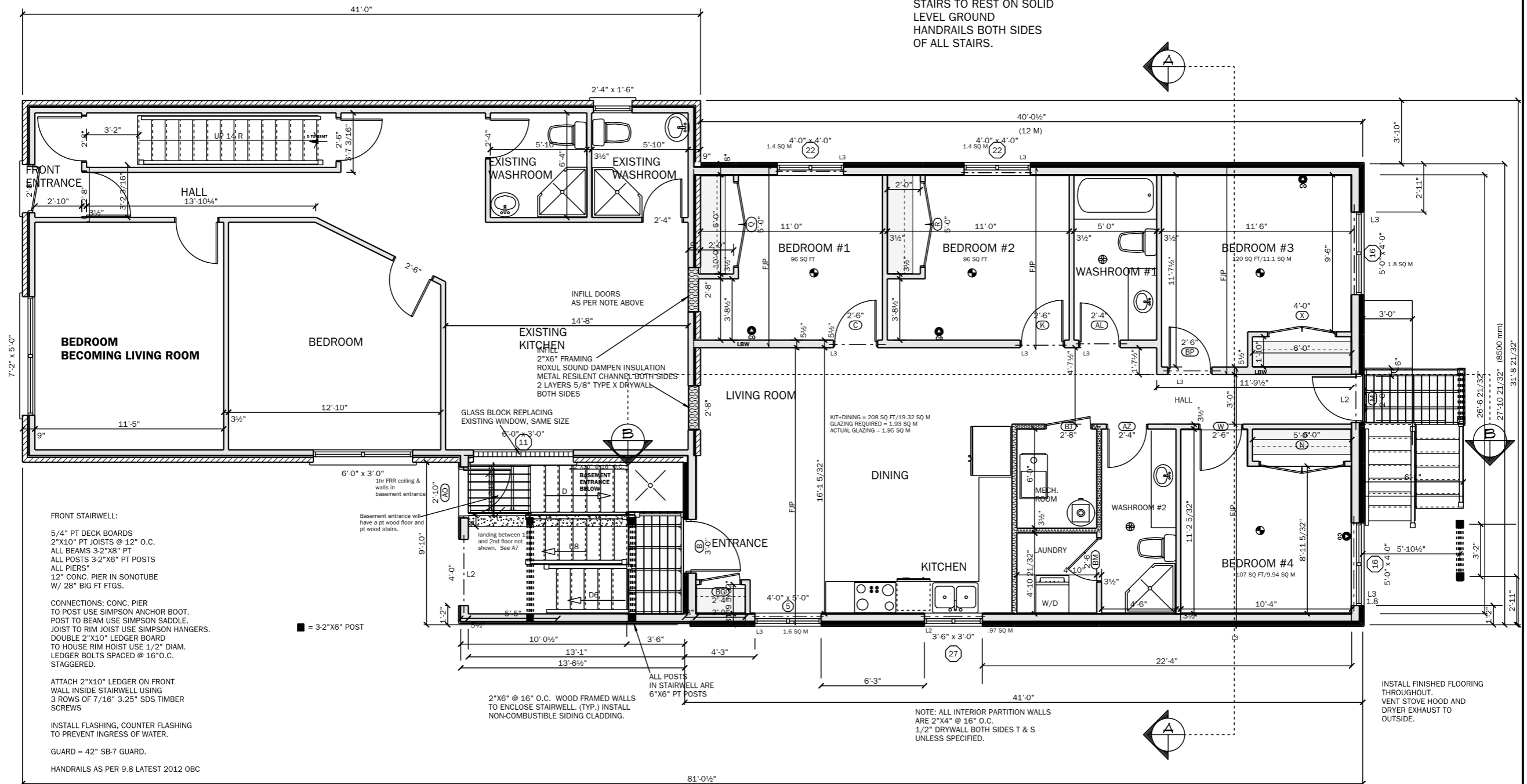
- ☉ INTERCONNECTED SMOKE DETECTORS OF THE AUDIBLE AND STROBE TYPE.
- ☉ CO DETECTORS INSTALLED IN BEDROOMS
- ☉ 200 CFM BATHROOM FAN
- INSTALL 5/8" TYPE X DRYWALL ON ALL NEW LOAD BEARING WALLS
- INSTALL NON-COMBUSTIBLE CLADDING ON ALL WALLS AT 1.5 M OR LESS SETBACK FROM A PROPERTY LINE.
- LBW=2"x6" @ 16"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

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:                     

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
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Committee of Adjustment  
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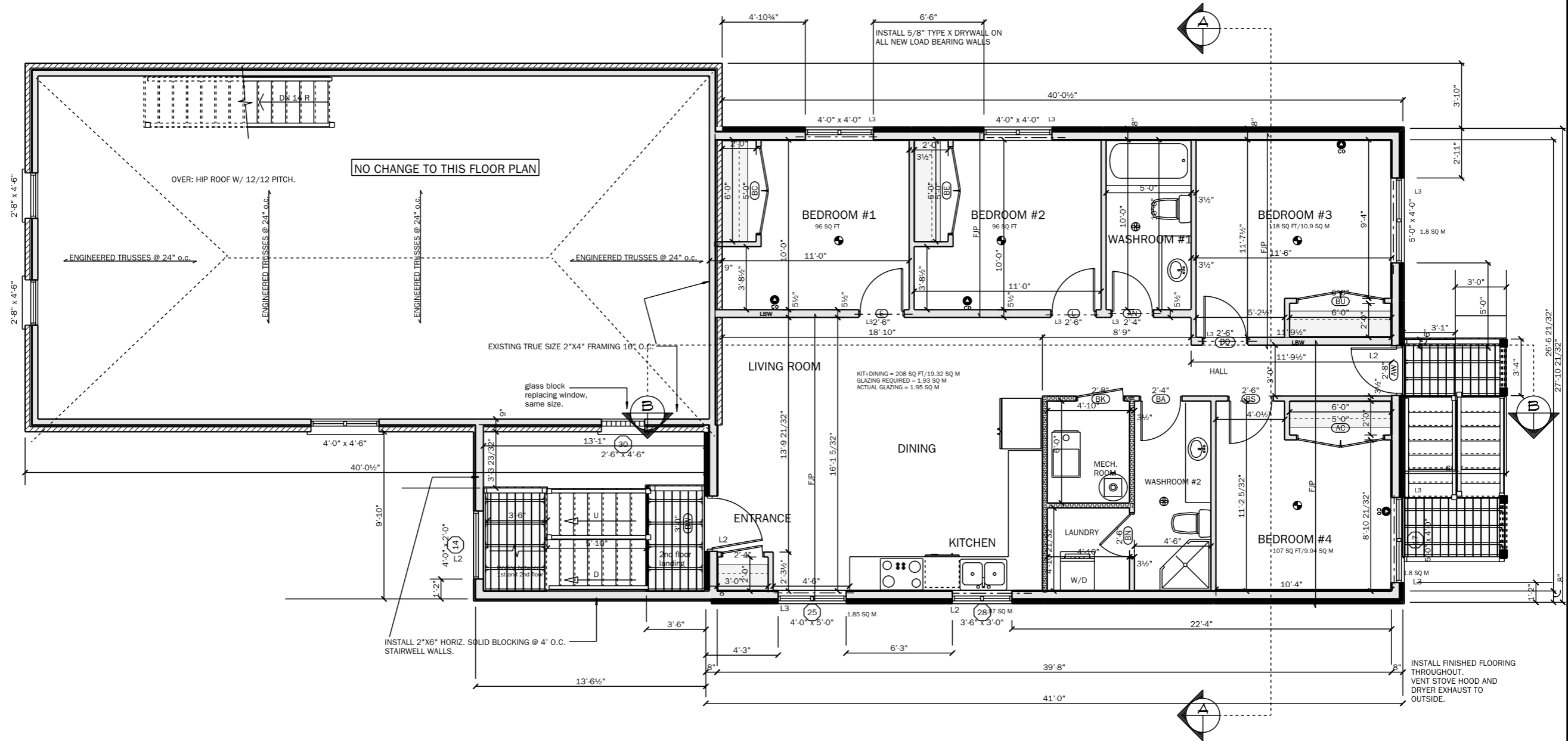
# PROPOSED 2ND FLOOR PLAN

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



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* 38076  
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



PROPOSED 2ND FLOOR PLAN

ADDRESS: 97 SWEETLAND AVE. OTTAWA

OWNER: DAN BLEICHAM

AT

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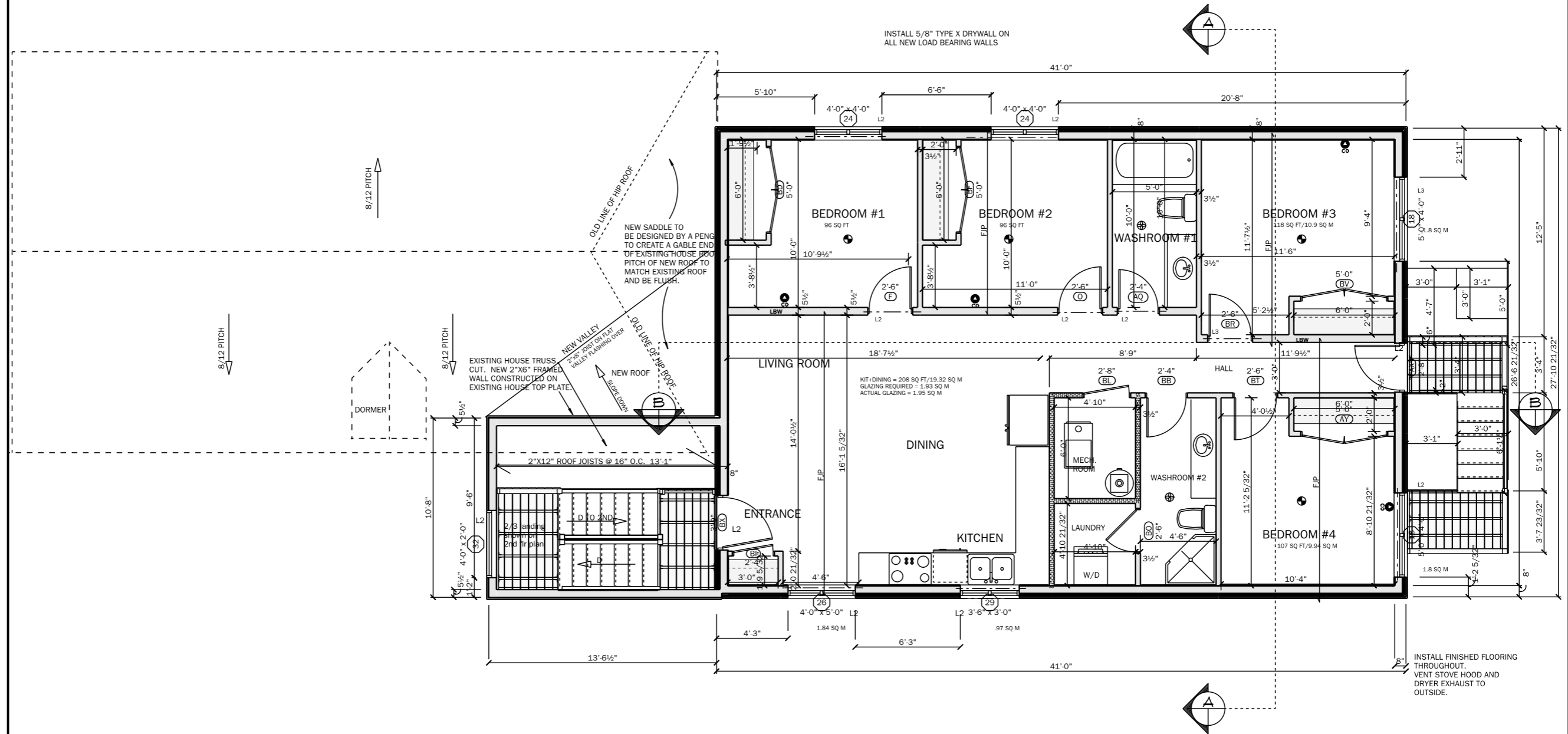
# PROPOSED 3rd FLOOR PLAN

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



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



PROPOSED 3rd FLOOR PLAN

ADDRESS: 97 SWEETLAND AVE. OTTAWA

OWNER: DAN BLEICHAM

A8