

**LOT LOCATION**

LOT 19

LOT 20  
ZONE: R4S1400

LOT 20

LOT 21

LOT 21

LOT 21  
LOT 22

SWEETLAND AVENUE

2 KEY PLAN & CONTEXT  
A1 SCALE N.T.S.

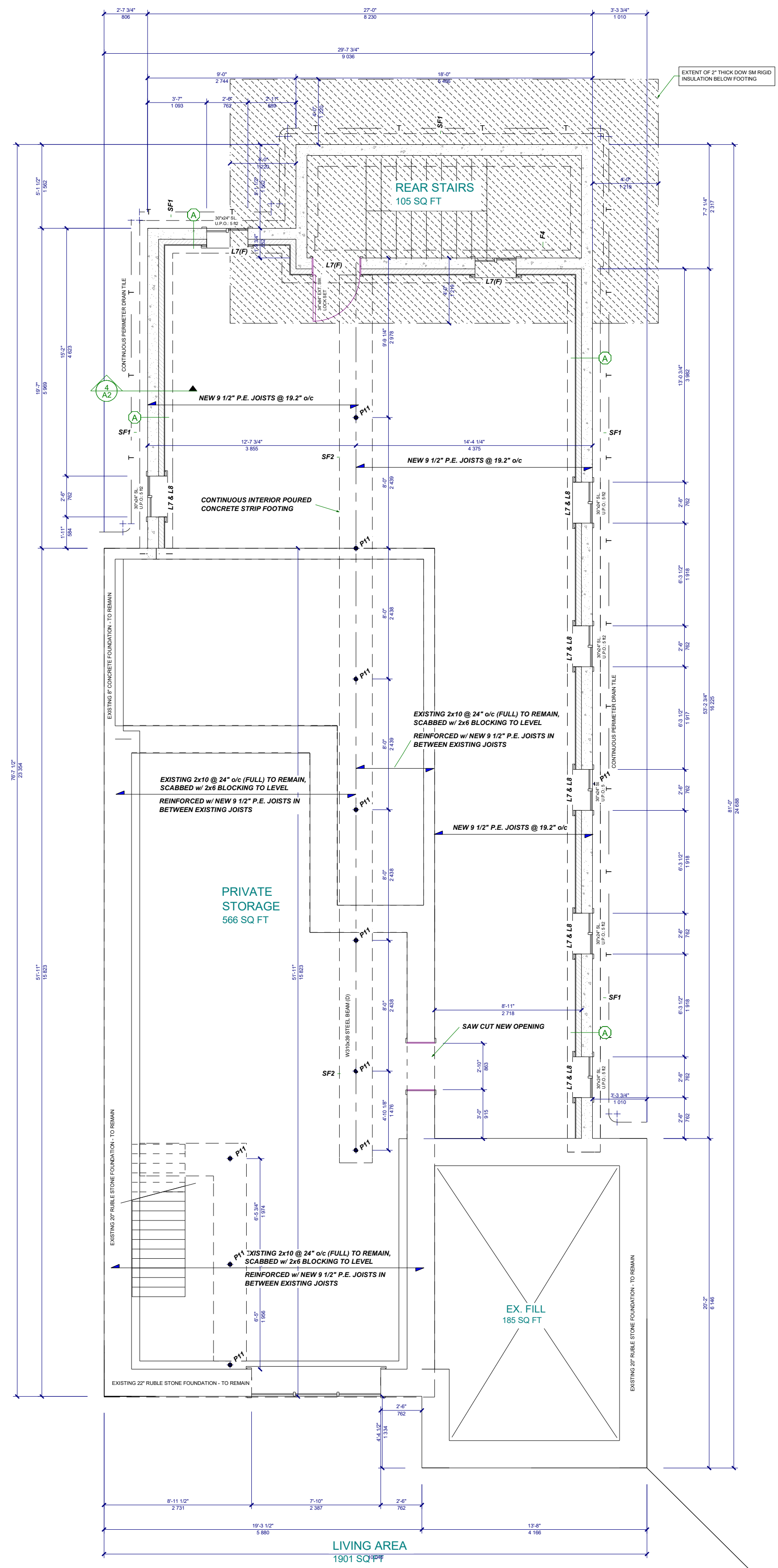
1 BUILDING LOCATION PLAN  
A1 SCALE 1/8" = 1'-0"

SITE PLAN OF PART LOT 21 (NORTH HALF) EAST SIDE OF SWEETLAND AVENUE, REGISTERED PLAN 4217, CITY OF OTTAWA				SITE LEGEND																									
ZONING: R4S1400				DENOTES SOFT LANDSCAPING																									
PROPOSED: R4S1400				DENOTES HARD LANDSCAPING																									
EXISTING: R4S1400				EXISTING BUILDING FOOTPRINT																									
<b>LOT INFO:</b> LOT WIDTH: 33.00' (REQUIRED) 33.00' (EXISTING) 33.00' (PROPOSED) LOT AREA: 3600' (REQUIRED) 412' (EXISTING) 412' (PROPOSED) HEIGHT: 11.00' (REQUIRED) 11.00' (EXISTING) 11.00' (PROPOSED) FRONT YARD: 3.00' (REQUIRED) 3.00' (EXISTING) 3.00' (PROPOSED) REAR YARD: 11.00' (REQUIRED) 11.00' (EXISTING) 11.00' (PROPOSED) SIDE YARD: 3.00' (REQUIRED) 3.00' (EXISTING) 3.00' (PROPOSED) PARKING SPACES: 1 (REQUIRED) 1 (EXISTING) 1 (PROPOSED) SIDE SPACES: 0 (REQUIRED) 0 (EXISTING) 0 (PROPOSED)				PROPOSED ASPHALT DRIVEWAY BI-CYCLE PARKING (ASPHALT) WASTE COLLECTION AREA PROPOSED EXISTING EXTERIOR EX UTILITY POLE EX CHANGED LANDSCAPING FENCE PROPERTY LINE																									
<b>BUILDING AREAS:</b> BASEMENT AREA: 87' (PROPOSED) 172' (EXISTING) FIRST FLOOR AREA: 87' (PROPOSED) 172' (EXISTING) SECOND FLOOR AREA: 87' (PROPOSED) 172' (EXISTING) THIRD FLOOR AREA: 87' (PROPOSED) 172' (EXISTING) STORAGE: 87' (PROPOSED) 172' (EXISTING) EXITS (ALL FLOORS): 2 (PROPOSED) 2 (EXISTING) TOTAL BUILDING: 2 (PROPOSED) 2 (EXISTING) TOTAL ALL AREAS: 317' (PROPOSED) 762' (EXISTING)				<b>WASTE COLLECTION LEGEND:</b> GB - 1 x 100 LITRE GREEN BIN BB - 1 x 100 LITRE BLUE BIN B - 1 x 60 LITRE BLACK BIN G - 1 x 120 LITRE WASTE CONTAINERS																									
<b>PROPOSED SITE DEVELOPMENT INFO:</b> NEW GROSS FLOOR AREA: 2 UNITS NUMBER OF UNITS: 2 UNITS PARKING SPACES: 1 MAXIMUM BUILDING HEIGHT: 10.50m LOT COVERAGE: 4% SOFT LANDSCAPING COVERAGE: 4%				<b>RESPONSIBILITIES:</b> DO NOT SCALE DRAWINGS ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER COPYRIGHT RESERVED GENERAL NOTES:																									
<b>SURVEY INFO:</b> SURVEY INFO TAKEN FROM: PART LOT 21 (NORTH HALF), EAST SIDE OF SWEETLAND AVENUE, REGISTERED PLAN 4217, CITY OF OTTAWA PREPARED BY: J.D. BARNES LIMITED MARCH 23, 2016				<b>NEW PLANTING MATERIAL:</b> <table border="1"> <thead> <tr> <th>CODE</th> <th>CORONAH NAME</th> <th>LATIN NAME</th> <th>QTY</th> <th>SIZE (DIA.)</th> <th>CONDITION/NOTES</th> </tr> </thead> <tbody> <tr> <td>RB1</td> <td>RIVER BIRCH</td> <td>BETULA NIGRA</td> <td>1</td> <td>1.50m</td> <td>SINGLE ITEM</td> </tr> <tr> <td>WC1</td> <td>WHITE CEDAR</td> <td>THUJA OCCIDENTALIS</td> <td>4</td> <td>HEDGE</td> <td>NEW</td> </tr> <tr> <td>WC2</td> <td>WHITE CEDAR</td> <td>THUJA OCCIDENTALIS</td> <td>1</td> <td>HEDGE</td> <td>NEW</td> </tr> </tbody> </table>		CODE	CORONAH NAME	LATIN NAME	QTY	SIZE (DIA.)	CONDITION/NOTES	RB1	RIVER BIRCH	BETULA NIGRA	1	1.50m	SINGLE ITEM	WC1	WHITE CEDAR	THUJA OCCIDENTALIS	4	HEDGE	NEW	WC2	WHITE CEDAR	THUJA OCCIDENTALIS	1	HEDGE	NEW
CODE	CORONAH NAME	LATIN NAME	QTY	SIZE (DIA.)	CONDITION/NOTES																								
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WC2	WHITE CEDAR	THUJA OCCIDENTALIS	1	HEDGE	NEW																								
<b>SITE NOTES:</b> NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL ALL MEASUREMENTS ARE METRIC AND METRIC EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED				<b>TREE CONSERVATION NOTES:</b> 1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES. 2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE. 3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE. 4. DO NOT TRIM OR CUT THE CRZ OF ANY TREE WITHOUT APPROVAL. 5. TRIMMING OR BOHE WHEN CARRIED OUT WITHIN THE CRZ OF A TREE. 6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE. 7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE CANOPY. 8. THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 15 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH x 10 CM. 9. TREE PROTECTION FENCE (TPF) TO BE ERECTED BEFORE AND MAINTAINED UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW)																									

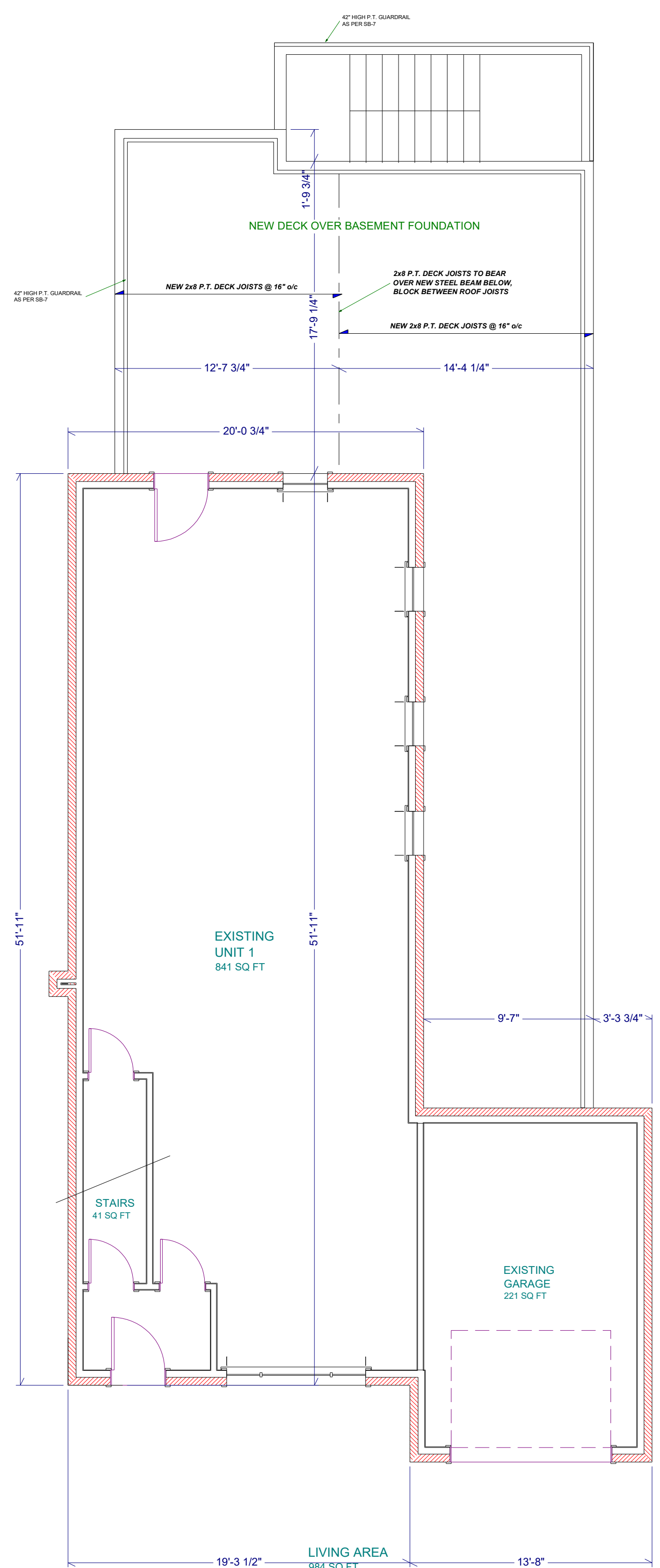
**95 SWEETLAND AVENUE**  
 SCOPE OF WORK: CONVERT EXISTING 2-STORY DUPLEX INTO A 3-STORY TRI-PLEX (NEW REAR, SIDE AND THIRD STOREY ADDITIONS)

CONSULTANTS:	
STRUCTURAL - WISSAM	
MECHANICAL -	
ELECTRICAL -	
NO.	REVISION/ISSUE DATE
4	REVISIONS TO FINAL 000000
3	CONSTRUCTION SET 000000
2	SITE PLAN REVISION 1 100011
1	PRELIMINARY 000010
PROJECT: 95 SWEETLAND AVE. FOUNDATION PLAN	
95 SWEETLAND AVE. OTTAWA, ON K1N 7T5 613-709-9000	
DRAWING NAME: SITE & LANDSCAPE PLAN	
DRAWN BY: F.M.	SHEET: A1
DATE: AUG. 14, 2016	SCALE: AS NOTED

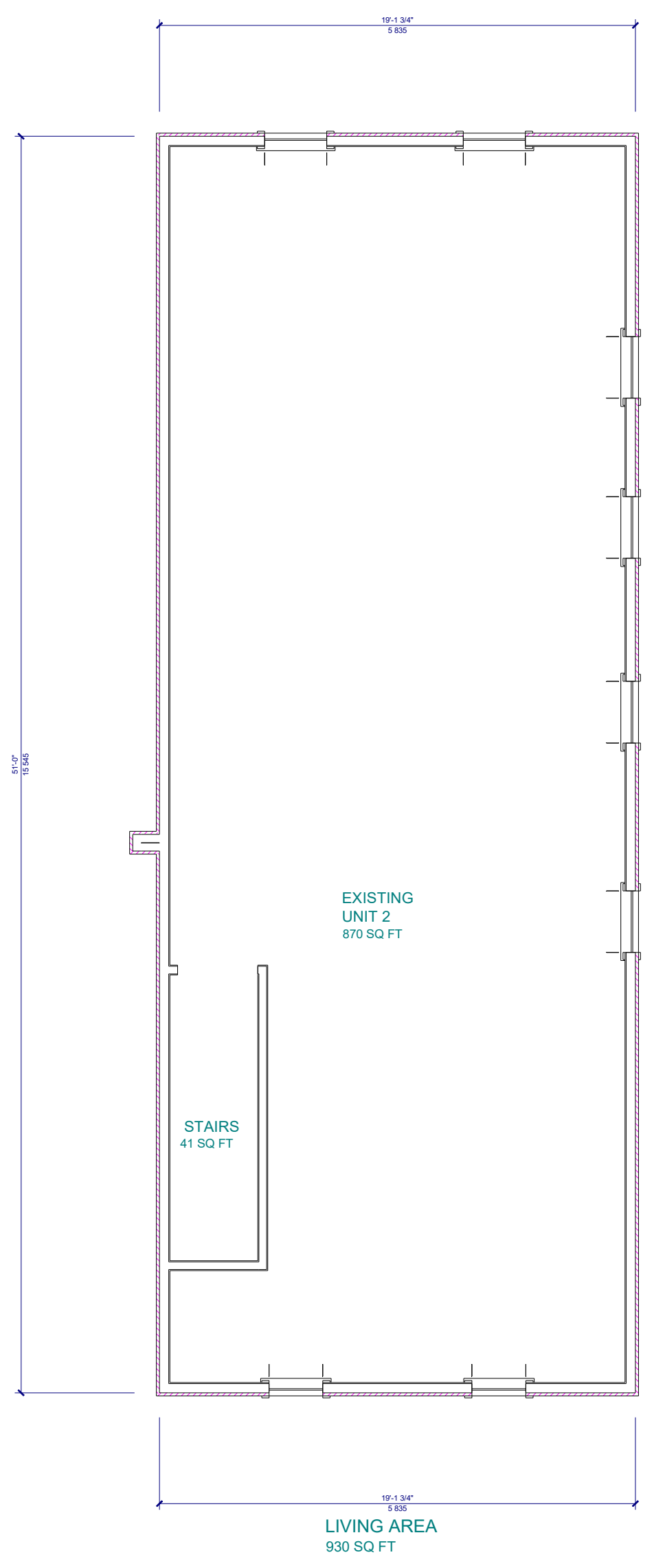




1 BASEMENT FLOOR PLAN  
SCALE 3/16" = 1'-0"



2 FIRST FLOOR PLAN  
SCALE 3/16" = 1'-0"



3 SECOND FLOOR PLAN  
SCALE 3/16" = 1'-0"

SOMA PRO DESIGNS - BCIN# 33078  
2030 WOODCREST RD.  
OTTAWA, ON K1M 4B8  
FERNANDO MATOS - BCIN# 22431  
613-854-4425  
QUALIFICATION INFO  
SMALL BUILDINGS  
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.

RESPONSIBILITIES:  
DO NOT SCALE DRAWINGS  
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006  
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION  
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER  
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GENERAL NOTES:

**95 SWEETLAND AVENUE**  
SCOPE OF WORK: CONVERT EXISTING 2-STORY DUPLEX INTO A 3-STORY TRI-PLEX (NEW REAR, SIDE AND THIRD STOREY ADDITIONS)

NO.	REVISION/ISSUE	DATE
4	REVISIONS TO FINAL	00/00/00
3	CONSTRUCTION SET	00/00/00
2	SITE PLAN REVISION 1	13/06/17
1	PRELIMINARY	09/14/16

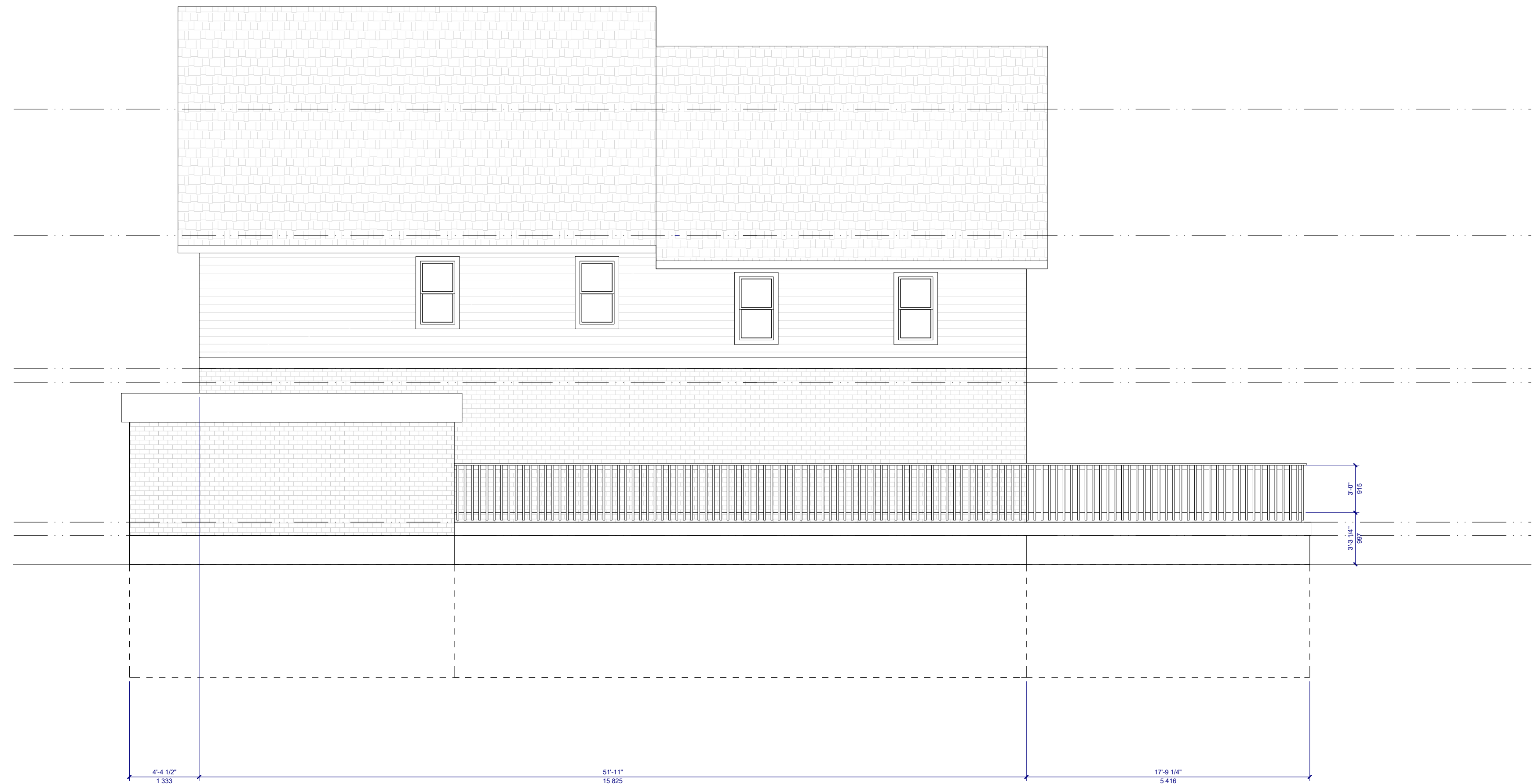
PROJECT: 95 SWEETLAND AVE FOUNDATION PLAN  
95 SWEETLAND AVE.  
OTTAWA, ON K1N 7Y9  
613-709-0000

DRAWING NAME: EX. FLOOR PLANS

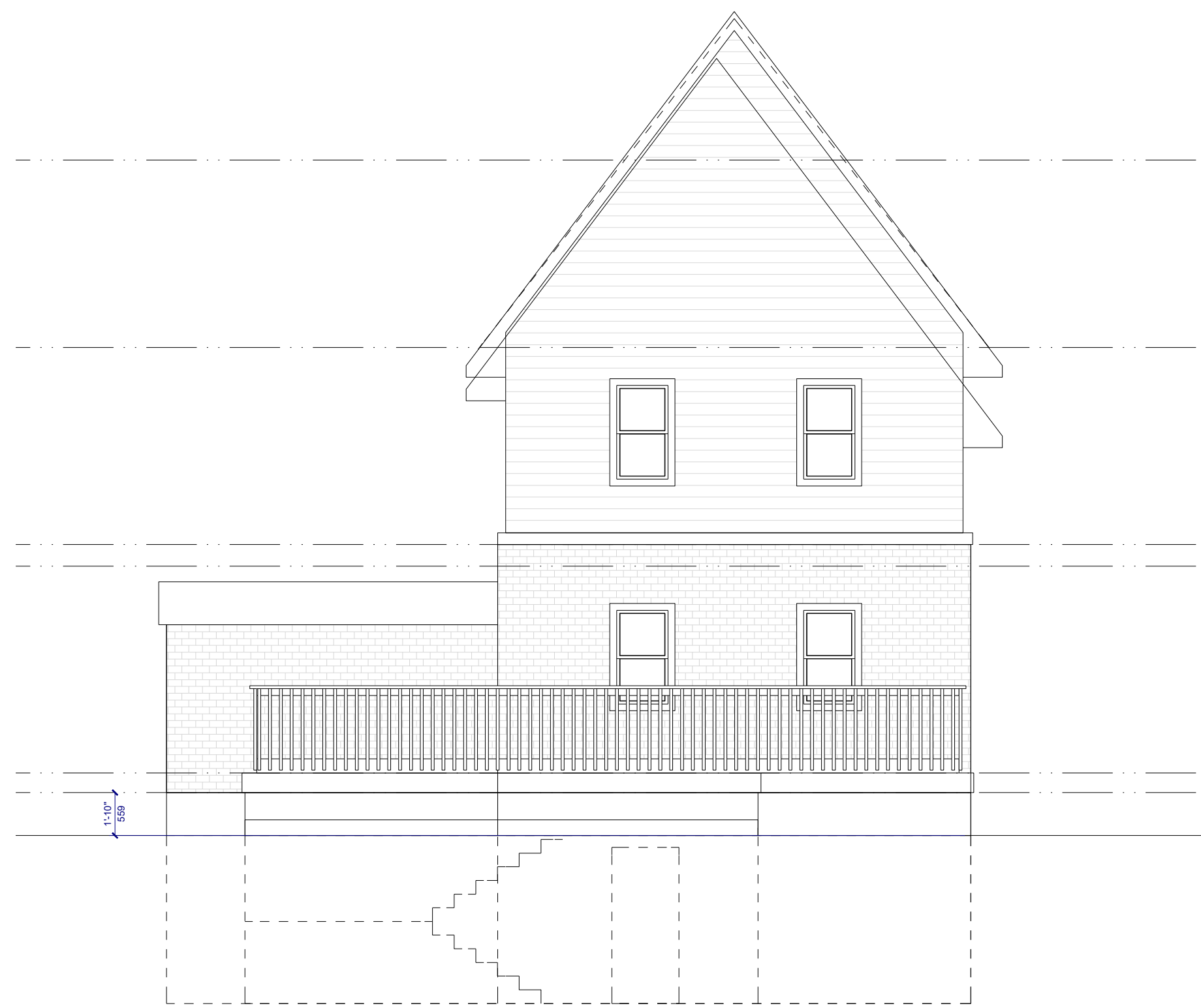
DATE	BY	F.M.	SHEET
DATE: AUG 14, 2016	BY:	F.M.	SHEET: A2
SCALE: AS NOTED			



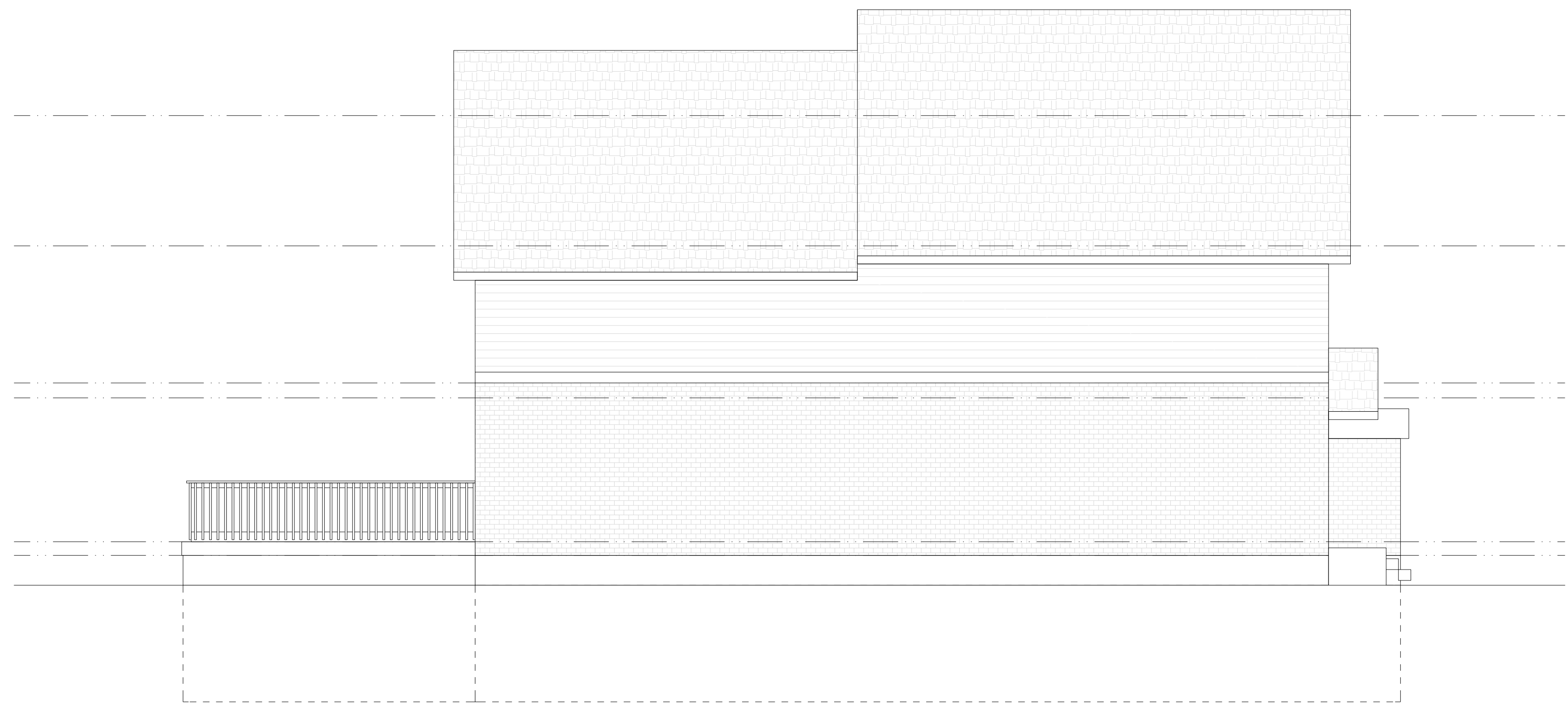
1 SOUTH ELEVATION  
A3 SCALE 3/16" = 1'-0"



2 EAST ELEVATION  
A3 SCALE 3/16" = 1'-0"



3 NORTH ELEVATION  
A4 SCALE 3/16" = 1'-0"



4 WEST ELEVATION  
A4 SCALE 3/16" = 1'-0"

SOMA PRO DESIGNS - BCIN: 33578  
2030 WOODCREST RD.  
OTTAWA, ON K1H 4R8  
FERNANDO MATOS - BCIN: 22431  
613-884-4425  
QUALIFICATION #110  
SMALL BUILDINGS  
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.

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GENERAL NOTES

95 SWEETLAND AVENUE  
SCOPE OF WORK: CONVERT EXISTING 2-STORY DUPLEX INTO A 3-STORY TRI-PLEX (NEW REAR, SIDE AND THIRD STOREY ADDITIONS)

NO.	REVISION/ISSUE	DATE
4	REVISIONS TO FINAL	00/00/00
3	CONSTRUCTION SET	00/00/00
2	SITE PLAN REVISION 1	13/07/17
1	PRELIMINARY	02/14/16

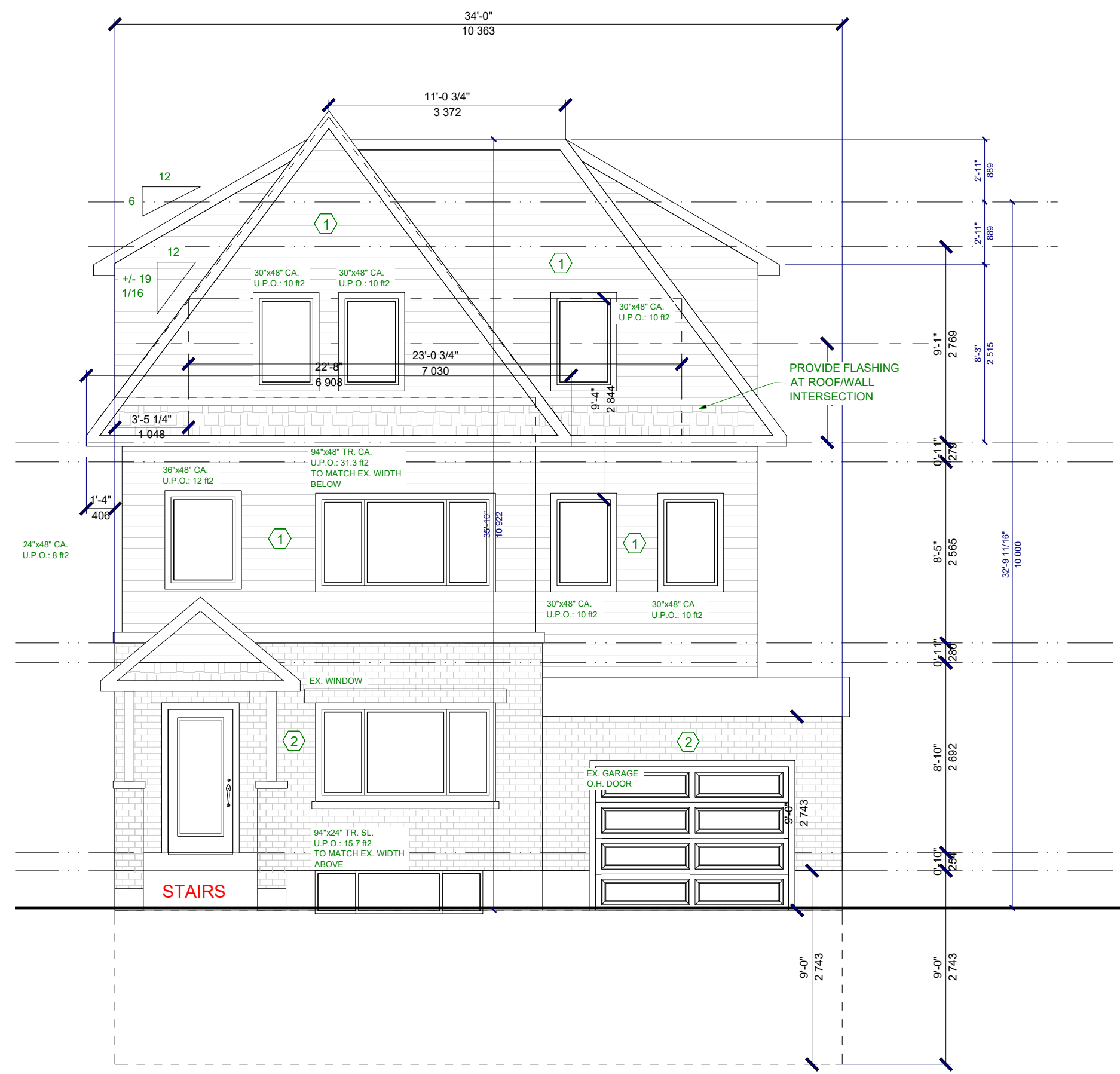
CONSULTANTS:  
STRUCTURAL - WISSAM  
MECHANICAL -  
ELECTRICAL -  
MDY

PROJECT:  
95 SWEETLAND AVE.  
FOUNDATION PLAN  
95 SWEETLAND AVE.  
OTTAWA, ON K1H 4R8  
613-709-9000

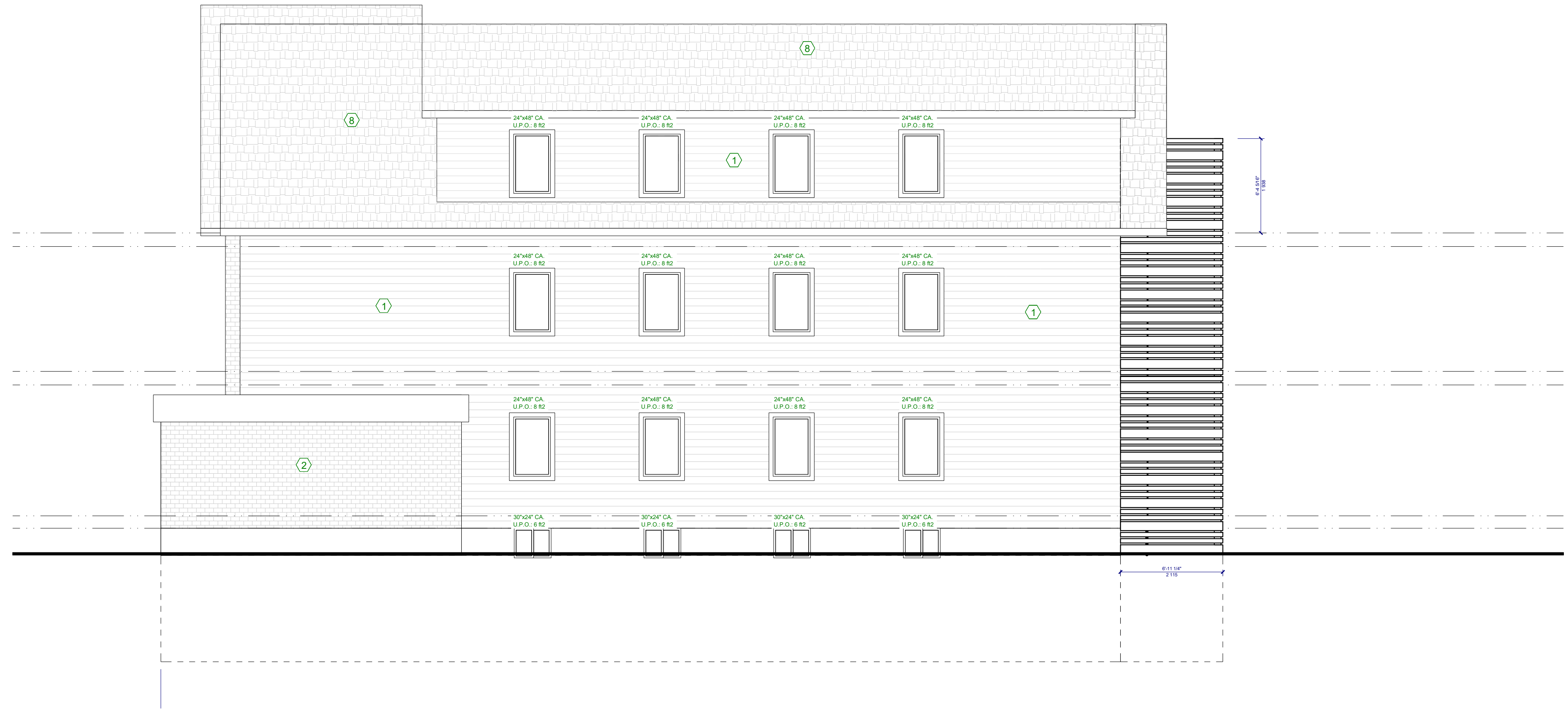
DRAWING NAME:  
EX.  
ELEVATIONS

DRAWN BY: F.M. SHEET: A3  
DATE: AUG. 14, 2016  
SCALE: AS NOTED





1 WEST ELEVATION  
SCALE 3/16" = 1'-0"



2 SOUTH ELEVATION  
SCALE 3/16" = 1'-0"



3 EAST ELEVATION  
SCALE 3/16" = 1'-0"

**MATERIAL LEGEND & NOTES**

- ① FIBRE CEMENT HORIZONTAL LAP SIDING (SPEC. B)
  - ② STONE VENEER EXTERIOR FINISH (SPEC. C)
  - ③ EIFS EXTERIOR FINISH
  - ④ 4" or 5" PRE-CAST CONC. SILL
  - ⑤ 2x6 ALUMINUM CLAD FASCIA
  - ⑥ CEMENT PARKING TO 4" BELOW GRADE
  - ⑦ DRAIN TO BE CONNECTED TO WEIRING TILE
  - ⑧ ASPHALT SHINGLES TO CONFORM TO CBC S-26.8
  - ⑨ FLASHING AT WALL/ROOF INTERSECTIONS
  - ⑩ FLASHING AT ROOF VALLEYS
  - ⑪ ROOF VENTS
  - ⑫ GLAZING AREA USED TO CALCULATE FOR SB-12
- 104 SQ. FT. TOTAL GLAZING AREA  
~~104 SQ. FT.~~ TOTAL WALL AREA USED TO CALCULATE FOR SB-12  
~~104 SQ. FT.~~



4 NORTH ELEVATION  
SCALE 3/16" = 1'-0"

**SPATIAL SEPARATION CALCULATION**  
 MAX. AREA OF EXPOSING BLDG. FACE W: 1893 SQ. FT.  
 LIMITING DISTANCE: 4.00' [1.22m]  
 % ALLOWABLE U.P.O.: 7%  
 AREA OF COMPARTMENT W: 1893.0 SQ. FT.  
 AREA OF ALLOWABLE U.P.O.: 134.5 SQ. FT.  
 AREA OF CURRENT U.P.O.: 120.0 SQ. FT.  
 REQUIRED CONSTRUCTION (FRR-CONSTRUCTION-CLADDING):  
 - 1 HR. NONCOMBUSTIBLE/NONCOMBUSTIBLE -

**SPATIAL SEPARATION CALCULATION**  
 MAX. AREA OF EXPOSING BLDG. FACE E: 1870 SQ. FT.  
 LIMITING DISTANCE: 5.01' [1.53m]  
 % ALLOWABLE U.P.O.: 7%  
 AREA OF COMPARTMENT E: 1870 SQ. FT.  
 AREA OF ALLOWABLE U.P.O.: 130.9 SQ. FT.  
 AREA OF CURRENT U.P.O.: 0.0 SQ. FT.  
 REQUIRED CONSTRUCTION (FRR-CONSTRUCTION-CLADDING):  
 - 1 HR. NONCOMBUSTIBLE/NONCOMBUSTIBLE -

SOMA PRO DESIGNS - BCIN: 33578  
 2026 WOODCREST RD.  
 OTTAWA, ON K1H 6H8  
 FERNANDO MATOS - BCIN: 22431  
 613-884-4425  
 QUALIFICATION INFO  
 SMALL BUILDINGS  
 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.  
**RESPONSIBILITIES:**  
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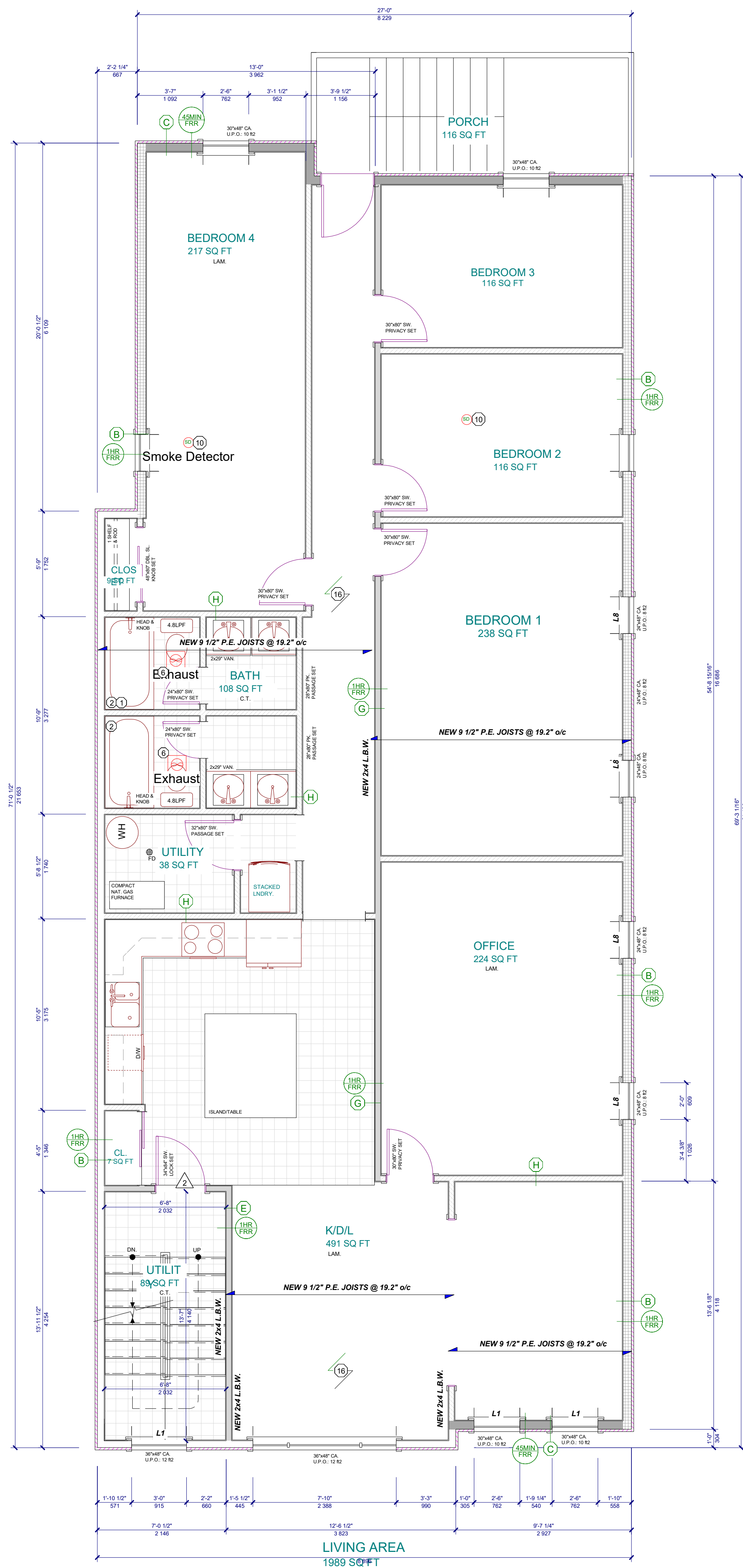
**95 SWEETLAND AVENUE**  
 SCOPE OF WORK: CONVERT EXISTING 2-STORY DUPLEX INTO A 3-STORY TRI-PLEX (NEW REAR, SIDE AND THIRD STOREY ADDITIONS)

CONSULTANTS:	
STRUCTURAL - WISSAM	MDY
MECHANICAL -	
ELECTRICAL -	
4 REVISIONS TO FINAL	000000
3 CONSTRUCTION SET	000000
2 SITE PLAN REVISION 1	100077
1 PRELIMINARIES	081014
NO. REVISION/ISSUE	DATE
PROJECT: 95 SWEETLAND AVE. FOUNDATION PLAN	
95 SWEETLAND AVE. OTTAWA, ON K1N 7T9	
213-709-9000	
DRAWING NAME: ELEVATIONS	
DRAWN BY: F.M.	SHEET: A5
DATE: AUG. 14, 2016	SCALE: AS NOTED

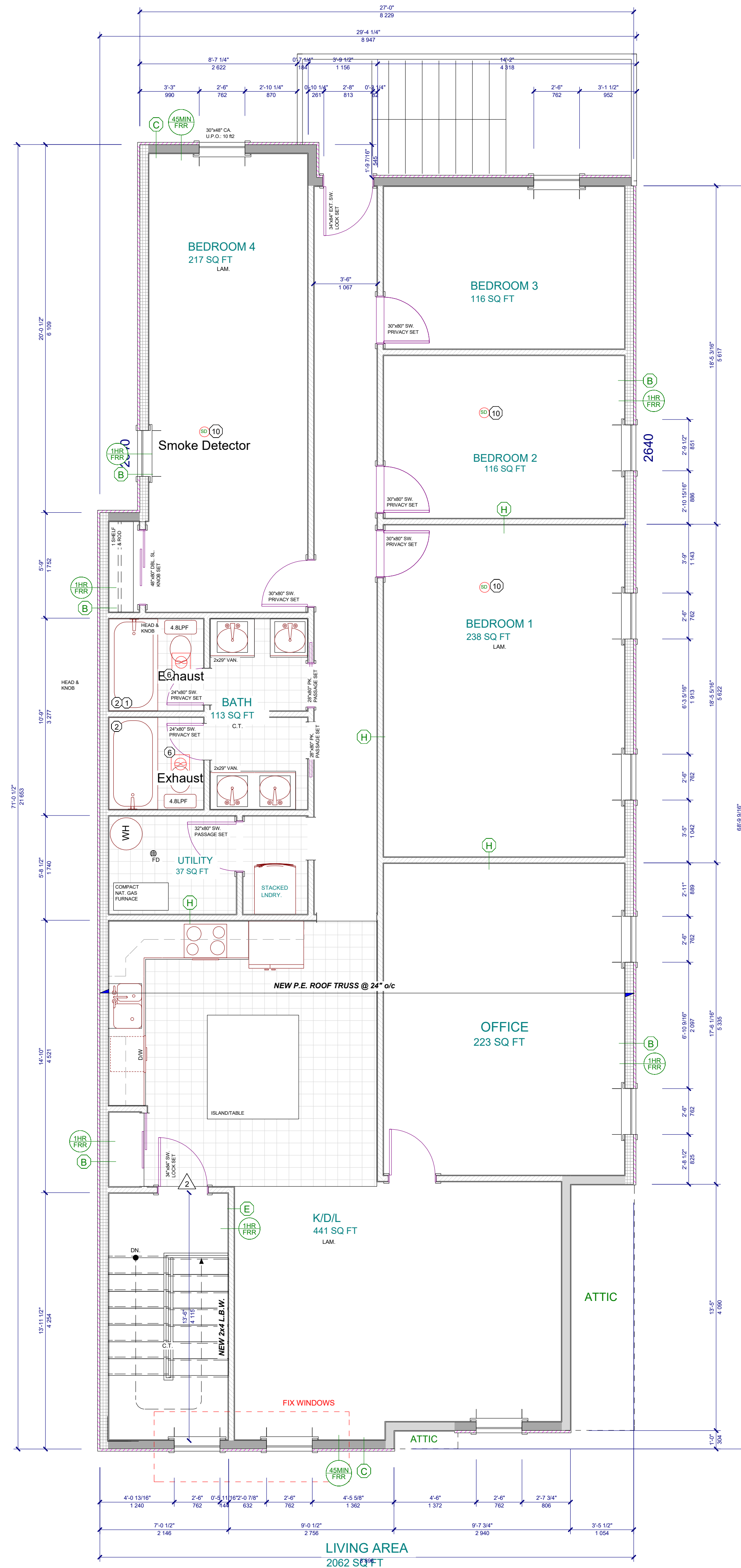








**1** PROPOSED SECOND FLOOR PLAN  
**A8** SCALE 1/4" = 1'-0"



**2** PROPOSED THIRD FLOOR PLAN  
**A8** SCALE 1/4" = 1'-0"

SOMA PRO DESIGNS - BCIN# 33578  
 2038 WOODCREST RD.  
 OTTAWA, ON K1H 4H6  
 FERNANDO MATOS - BCIN# 22431  
 613-884-4425  
 QUALIFICATION INFO  
 SMALL BUILDINGS  
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**95 SWEETLAND AVENUE**  
 SCOPE OF WORK: CONVERT EXISTING 2-STORY DUPLEX INTO A 3-STORY TRI-PLEX (NEW REAR, SIDE AND THIRD STOREY ADDITIONS)

CONSULTANTS:	STRUCTURAL - WISSAM	MECHANICAL	MEYD
NO.	REVISION/ISSUE	DATE	
1	PRELIMINARY	08/14/18	
2	CONSTRUCTION SET	05/04/20	
3	REVISIONS TO FINAL	05/04/20	
4	REVISIONS TO FINAL	05/04/20	

PROJECT: **95 SWEETLAND AVE.**  
**FOUNDATION PLAN**  
 95 SWEETLAND AVE.  
 OTTAWA, ON K1H 4T9  
 613-709-9000

DRAWING NAME: **FLOOR PLANS**

DATE: AUG. 14, 2016  
 SCALE: AS NOTED

**A8**