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рволест 240 Blackburn

2023

August 22, Site Arch

A.01

2A[1378] S232

GENERAL CONSTRUCTION NOTES

1. WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION (9.14.6.3.) 2. DRAINAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXTERIOR SURFACE OF A FOUNDATION WALL WHERE THE INSULATION EXTENDS TO MORE THAN (900MM) 2'11" BELOW THE ADJACENT EXTERIOR GROUND LEVEL. (9.14.2.1)

FOUNDATIONS & CONCRETE

1 MINIMUM FOOTING DEPTH FOR FOUNDATION WALL (1524MM) 5'0" BELOW GRADE AND FOR SONOTURES OR CONCRETE PIERS (1828MM) 60° BELOW GRADE TO PROVIDE ADEQUATE FROST PROTECTION OR PROVIDE P. ENG SOILS REPORT STATING OTHERWISE.

- PROVIDE P. ENG SOILS REPORT TO CONFIRM SOILS BEARING CAPACITY DESIGN OF PLANS HAVE BEEN DESIGNED TO A MINIMUM OF 75 2. PROVIDE 1/2" DEEP SAW CUT AT ALL CONCRETE SLABS TO MAX. AREA OF 300 SQ. FT.

 $1.\,9.20.9.5 - \text{MASONRY VENEER TIES ARE REQUIRED TO HAVE A MAXIMUM VERTICAL SPACING OF (400MM)}\,16"\,\text{AND A MAXIMUM HORIZONTAL SPACING OF (800MM)}\,32".$ 2. 9.20.13 - FLASHING ON MASONRY WALLS MUST BE INSTALLED BENEATH JOINTED MASONRY SILLS, OVER THE BACK AND TOP OF 3. 9.20.13.3 - THROUGH WALL FLASHING SHALL BE PROVIDED IN MASONRY VENEER WALL IN SUCH THAT, ANY MOISTURE THAT ACCUMULATES IN THE AIR SPACE, WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING.

4, 9,20,13,8 - WEEP HOLES MUST NOT BE SPACED MORE THAN (800MM) 27" APART AND BE PROVIDED AT THE BOTTOM OF EVERY CAVITY 5. STEEL ANGLE LINTELS SUPPORTING MASONRY SHALL BE PRIME PAINTED. (9.20.5.2(5)). 6. FLASHING SHALL BE INSTALLED BEHIND SHEATHING MEMBRANE, (9.20.13.3 TO 9.20.13.6). FLASHING MUST BE INSTALLED WHERE SLOPING SURFACES INTERSECT TO FORM A VALLEY, INTERSECTION OF ROOF WALLS AND SHINGLED FLOORS, AND AT CHIMNEY AND CHIMNEY SADDLE INTERSECTIONS. (9.26.4.)

1. FIREPLACE, FIREPLACE INSERT, WOODSTOVE, AND/OR CHIMNEY TO BE ULC LISTED AND INSTALLED AS PER MANUFACTURERS'

1. MOISTURE BARRIER SHALL BE PROVIDED IN ALL AREAS WHERE WOOD IS IN CONTACT WITH CONCRETE OR UNIT MASONRY LOCATED BELOW GRADE (9.23.2.3) 2. SUPPORT OF WALLS WITH ADDITIONAL BLOCKING OR JOISTS

3. WHERE THE TOP OF THE FOUNDATION WALL IS LEVEL, THE JUNCTION BETWEEN THE SILL PLATE AND THE FOUNDATION IS TO BE CAULKED OR THE SILL PLATE IS TO BE PLACED ON A LAYER OF MINERAL WOOL NOT LESS THAN (25MM) 1" THICK. (9.23.7.2)

ROOF FRAMING & COMPONENTS 1. TRUSS AND FLOOR SYSTEM SUPPLIER TO PROVIDE SHOP DWG'S STAMPED BY PROFFESIONAL ENGINEER FOR APPROVAL BY DESIGNER

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO INSPECTOR BEFORE ERECTION OF TRUSSES. 2. FINAL ROOF/ GIRDER TRUSS LAYOUT BY SUPPLIER MAY REQUIRE MODIFICATIONS TO FRAMING INDICATED. 3. ADD INSULATION DEPRESSORS AT EACH TRUSS SPACE WHERE

NECESSARY TO MAINTAIN MINIMUM 2 1/2" AIR SPACE ABOVE 4. LOCATE ALL PLUMBING STACKS AND VENTS ON REAR ROOF

5. ROOF VENTS ARE TO BE UNIFORM ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THA 25% AT THE TOP AND NOT LESS THAN 25% AT THE BOTTOM. (9.19.1.2.) ROOF VENT AREA MUST BE A MINIMUM OF 1/300 OF THE INSULATED CEILING AREA. IF ROOF SLOPE IS ESS THAN 1 IN 6. THE AREA IS 1/150 OF THE INSULATED CEILING AREA. 6. EAVE PROTECTION REQUIRED ON SHINGLE. SHAKE, OR TILE ROOFS EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM OF (900MM) 2'11" UP THE ROOF SLOPE TO A LINE NOT LESS THAN (300MM) 11 3/4" INSIDE THE INNER FACE OF THE EXTERIOR WALL. (9.26.5).

1. RUN FLASHING UP WALL 6" MINIMUM AT BACKSIDE OF AIR BARRIER,

2. AIR BARRIERS ARE TO BE CONTINUOUS. (9.25.3.3)

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ASHRAE STANDARDS

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ELECTRICAL SAFETY CODE 2. PROVIDE EXT. LIGHT AT ALL EXTERIOR DOORS

1. THE CONSTRUCTION OF THE PLUMBING SYSTEM SHALL CONFORM TO PART 7 OF THE O.B.C. 2. SERVICE WATER HEATERS SHALL BE ANCHORED TO THE STRUCTURE TO PREVENT 3. IT IS RECOMMENDED THAT BASEMENT FLOOR DRAINS AND OTHER BASEMENT FITTINGS BE PROVIDED WITH APPROPRIATE CHECK DEVICES TO PREVENT AGAINST BACK FLOW FROM STREET SEWERS. (7.4.6.4).

SOMA PRO DESIGNS - BCIN#: 33578

FERNANDO MATOS - BCIN#: 22431

QUALIFICATION INFO

SMALL BUILDINGS

The undersigned has reviewed and takes

qualifications and meets the requirements

esponsibility for this design, and has the

set out in the Ontario Building Code to be a

RESPONSIBILITIES:

ALL DESIGN AND CONSTRUCTION TO BE IN

ALL CONTRACTORS MUST WORK IN

AND BYLAWS HAVING JURISDICTION

ACCORDANCE WITH THE ONTARIO BUILDING

ACCORDANCE WITH ALL LAWS, REGULATIONS

IT IS THE RESPONSIBILITY OF THE APPROPRIATE

AND OMISSIONS TO THE ARCHITECT/DESIGNE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS

2030 WOODCREST RD.

613-884-4425

DO NOT SCALE DRAWINGS

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GENERAL NOTES:

CODE 2012

OTTAWA, ON. K1H-6H8

AS PER CLASSIC HARDWOODS OR EQUAL TYPICAL: MITRE ALL CORNERS AND RETURNS. CAULK ALL GAPS W/ LATEX CAULKING. BASEBOARD: 3/4" X 4-1/2" POPLAR. SHOE MOLDING 3/4", 1/4 ROUND POPLAR WINDOH AND JAMB CASINGS: 3/4" X 3-1/2".
WINDOW AND DOOR HEAD CASINGS: 3/4" X 3-1/2" POPLAR WINDOW SILL: EXTENDED STOOL: MITRE ALL RETURNS. WINDOW SILL CASINGS: 3/4" X 3-1/2" POPLAR, MITRE END RETURNS.

1. PROVIDE WATER PROOF WALL FINISH AS PER 9.29.2 OF 2012 O.B.C.

9.29.2. MOISTURE RESISTANT BACKING REQUIRED AS PER 9.29.10.4. (1) - MIN. 5'-11" ABOVE FLOOR OF SHOWERS - MIN. 3'-11" ABOVE RIM OF TUBS w/ A SHOWER - MIN. 3-11 ASDVE NIM OF TUBS W/o A SHOWER

2. ALL PLUMBING FIX. TO BE CAN/USA-B45.0 CERT. WITH MAX FLUSH CYCLE OF 4.8L 3. WATER RESISTANT FLOORING IN BATHROOM AS PER 9.30.1.2.(1) 4. TEMP. CONTROL VALVE REQ' D TO PREVENT WATER TO EXCEED 45'C 5. REPLACE 1/2" GYPSUM BD. WITH CEMENTITIOUS BOARD AT ALL SHOWERS, SHOWER-TUB WALLS & SHOWER WINDOW SILLS AND

I. WATERPROOF WALL FINISH REQUIRED AROUND ALL SHOWERS AND TUBS AS PER

6. REPLACE 1/2" GYPSUM BD. WITH WATER RESISTANT GYPSUM BD. AT BATHTUB & SURROUNDS 7. PROVIDE BATHROOMS WITH EXHAUST FAN WITH DUCT TERMINATING OUTSIDE OF BUILDING.

MAIN BATHROOM

1 STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS FOR W.C./TUB/SHOWER AS PER 9.5.2.3

1. SUB. FLOOR FOR CERAMIC AS PER 9.30.6, 2012 O.B.C. 2. FINISHED FLOORING IN BATHROOMS, STOPPE (A CORP. LOTTE A LINE TO FABE SEAS AND ENTRANCES SHALL BE WATER RESISTANT (9.30.1.2) 3. CERAMIC TILE SUBSTRATE AS PER 9.30.6. STRUCTURAL NOTES

FOOTING DESIGNED FOR 75 kPa ALLOWABLE BEARING PRESSURE TO BE CONFIRMED BY SOILS CONSULTANT ALL APPLIANCES TO BE ULC LISTED, AND INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS. CONCRETE STRENGTHS

> COLUMN & PADS F2 10" DIA. POURED CONCRETE PIER (20

FOOTINGS & FND. WALLS: 20 MPa

BASEMENT FLOOR SLAB: 25 MPa GARAGE, PORCH, EXT. SLABS: 32 MPa w

MPA - 2900 PSI MIN. STRENGTH AFTER 30 DAYS), 6" MIN. ABOVE GRADE (TYPICAL)

24"x24"x10" THICK CONCRETE FOOTING

DECK & BUILDING - 6' BELOW GRADE

GENERAL PLUMBING & ELECTRIC NOTES: - ALL PLUMBING WORK TO COMPLY WITH ALL PLUMBING CODES AND BYLAWS AS AMENDED, AL WORK TO BE CARRIED OUT BY AN ONTARIO LICENSED PLUMBER, PLUMBER TO BE REPONSIBLE

ELECTRICAL LEGEND SYMBOL DESCRIPTION

> METER SOCKET WALL FOOTINGS SUB-PANEL ELECTRICAL BOX, 12 CCTS 24"x8" TYPICAL CEILING FAN W/ LIGHT FLUORESCENT LIGHT FIXTURE

110V CEILING LIGHT FIXTURE

PENDANT LIGHT FIXTURE

110V WALL LIGHT FIXTURE

SINGLE POLE SWITCH

THREE WAY SWITCH

FOUR WAY SWITCH

DIMMER SWITCH

₩P

 Θ

MBOL FIXTURE TYPE

FLOOR DRAIN

WATER CLOSET

NATURAL GAS INSTALLATION

OUTDOOR SWITCH

110V DUPLEX RECEPTACLE

GROUND FAULT INTERUPTED 110V DUPLEX RECEPTACLE

W/ WEATHERPROOF COVER

110VFLOOR MOUNTED

DUPLEX RECEPTACLE

TELEPHONE JACKS

DOOR BELL PUSH BUTTON

SMOKE/CO DETECTOR

WITHIN EACH OF THE UNITS

COMPUTER/TELEPHONE POINT

DCW DHW SAN. VENT. COMMENTS

3" DIA. 1 1/2" DIA.

2" DIA. 1 1/4" DIA. PROVIDE TRAP SEAL PRII

CABLE JACKS

EXHAUST FAN

DOOR CHIME

NOTE: ALL ITEMS ON THIS LEGEND ARE NOT

PLUMBING FIXTURE SYMBOLS AND PIPING SCHEDULE

NECESSARILY USED ON THE DRAWINGS

SHOWER or TUB 1/2" DIA. 1/2" DIA. 1 1/2" DIA. 1 1/4" DIA.

. VENTING OF ALL FIXTURES IS TO CONFORM TO THE REQUIREMENTS OF PART 7 OF THE OBC.

5. ALL WATER AND VENT PIPING NOT LOCATED WITHIN WALLS OR WITHIN THE CEILING SPACE IS TO BE NSTALLED PARALLEL TO BUILDING LINES.

7. PROVIDE SANITARY, HOT AND COLD WATER LINES AND VENTING AS OUTLINED IN THE PLUMBING FIXTURE SCHEDULE. ALL FIXTURES ARE TO BE INSTALLED WITH ISOLATION VALVES ON THE HOT AND COLD WATER LINES SO THAT ANY FIXTURE CAN BE ISOLATED FROM THE WATER SUPPLY WITHOUT AFFECTING ANY OTHER FIXTURE

INWALL COLD/HOT W/D 1/2" DIA. 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA.

ALL NATURAL GAS APPLIANCES, PIPING AND VENTING IS TO BE INSTALLED TO MEET HE REQUIREMENTS OF THE LATEST APPLICABLE EDITION OF CANCGA-8149 .1-M IATURAL GAS INSTALLATION CODE".

3. ALL GAS PIPING THAT IS NOT CONCEALED EXCLUDING THE APPLIANCE CONNECTORS SHALL BE PAINTED YELLOW AND SHALL BE LABELED.

PROVIDE TRAP SEAL PRIMERS AND VENTING FOR ALL FLOOR DRAINS

. NO NEW PLUMBING IS TO BE LOCATED IN EXTERIOR WALLS.

FIRE ALARM PANEL

110V RECESSED LIGHT FIXTURE

PENDANT LIGHT FIXTURE (LARGE)

110V EXT. WAL MOUNTED LIGHT FIXTURE

16"x8" CONT. FOOTING UNDER RETAINING WALLS LINTELS 2-2x10

L2 3-2x10 L3 2-1 3/4"x9 1/2" 1.9E LVL L4 3-1 3/4"x9 1/2" 1.9E LVL

(DESIGNED AS PER MANUFACTURER) 2-1 3/4"x14" 1.9E LVL - FLUSH (DESIGNED AS PER MANUFACTURER)

L5 2-1 3/4"x11 7/8" 1.9E LVL

L6 3-1 3/4"x11 7/8" 1.9E LVL

LB1 2x8 LEDGER BOARD c/w 2 - 5/8" DIA. THRU BOLTS @ 24" o/c STAGGERED ONE JACK & KING POST FOR LINTELS SPANNING LESS THAN 9.8' AND TWO JACK POSTS AND ONE KING POST FOR

LINTELS SPANNING MORE THAN 9.8'.

P6 5-2x6 COLUMN

ADJUSTABLE TELEPOST c/w 4"x4" P2 3-2x4 COLUMN

P3 4-2x4 COLUMN P4 3-2x6 COLUMN P5 4-2x6 COLUMN

P7 4x4 P.T. POST P8 6x6 P.T. POST 3/8" TOP & BOTTOM PLATE

P11 HSS 4" x 4" x 5/16" c/w 5" x 5" x 3/8" TOP & BOTTOM PLATE

BP1 8"x8"x1/2" STEEL BASE PLATE c/w 4 - 3/4" DIA. WELDED ANCHOR BOLTS EMBEDDED 16" INTO CONC. WALL

PL POINT LOAD ABOVE PROVIDE SOLID BLOCKING UNDER POSTS ABOVE TO TRANSFER
POINT LOADS DOWN TO PROPER FOUNDATION

1-1 3/4" x 11 7/8" 1.9E LVL - P.E. B2 2-1 3/4" x 11 7/8" 1.9E LVL - P.E.

B3 3-1 3/4" x 11 7/8" 1.9E LVL - P.E. B4 W310x39 STEEL BEAM B5 W200x31 STEEL BEAM

B6 4-1 3/4" x 11 7/8" 1.9E LVL - P.E. R1 2-2x8 ROOF BEAM PRE-ENGINEERED GIRDER TRUSS

BP BEAM POCKET HG APPROVED HANGER (F) or (D) FLUSH or DROP

BEAMS SHALL HAVE NOT LESS THAN 3 1/2" END BEARING

> ALL BASEMENT WALLS TO BE 8" CONCRETE WALLS UNLESS OTHERWISE NOTED

FLOOR JOISTS AS PER SUPPLIERS INSTALLATION PLANS & CERAMIC TILE AS PER 9.30.6.3

DECK ATTACHMENTS MAXIMUM ALLOWABLE SPANS FOR STEEL LINTELS SUPPORTING 3 1/2" MASONRY VENEER

8'-1" = L 3 1/2" x 3 1/2" x 1/4"

_ 10'-10" = L 4 7/8" x 3 1/2" x 5/16"

8'-9" = L 4" x 3 1/2" x 1/4"

REVISION/ISSUE 240 BLACBURN AVE. **ADDITIONS** 240 BLACKBURN AVE. OTTAWA, ON K1N 8A8 SITE PLAN, NOTES & DEMO. PLANS

STRUCTURAL - W. ELIAS & ASSOCIATES

REVISIONS TO FINAL

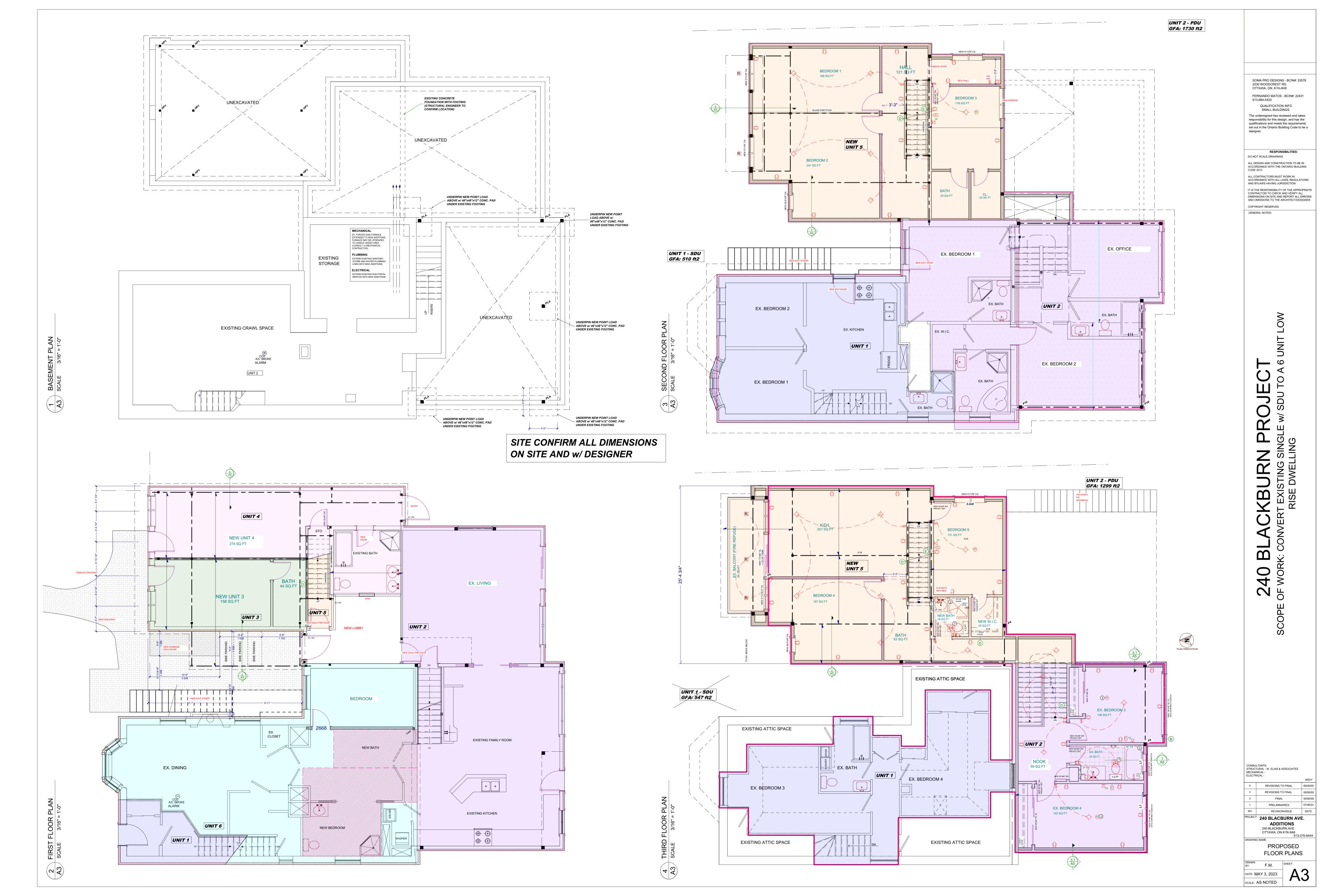
FINAL

PRELIMINARIES

F.M.

SCALE: AS NOTED

DATE: MAY 3, 2023





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 plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc. ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datu
2. It is the responsibility of the user of this information to verify that the job benchas not been altered or disturbed and that it's relative elevation and descriptio agrees with the information shown on this drawing. BOUNDARY INFORMATION DERIVED FROM EXISTING SURVEY RECORDS AND FIELD SURVEY . ANNIS, ©*SULLIVAN, WOLLEBERK 14 Concourse Gate, Suite 500

14 Concourse Gate, Suite 500

Nepean, Ont. K2E 7S6

Phone: (613) 727-0850 / Fax: (613) 727-1079

Email: Nepean@acvidi.com LOT 43
(West Blackburn Avenue)
LOT 43
(East Chapel Street)
REGISTERED PLAN 33878
CITY OF OTTAWA Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048 Prepared by Annis, O'Sullivan, Vollebekk Ltd. TOPOGRAPHICAL PLAN OF Bearings are astronomic, derived from the ea shown to be N31°19'10"W on Plan 4R-25236 Notes & Legend March 14/14 PIN 04206-0278 PIN 04206-0280 PIN 04206-0281 Scale 1:100 SITE AREA: O MH-ST
O MH-ST
O CBI
CCLF
WF Committee of Adjustment Received | Reçu le 2023-08-15 City of Ottawa | Ville d'Ottawa Comité de dérogation Concrete Curb (Top Moted) 72991 **BECIZLEBED** NV7d Approximate Crown of Road (NOT TO SCALE) BLACKBURN DNENNE ∓9.6 (NOT TO SCALE) 1920 90240 Nid 9.36 69.24 68.95 9.03 Concrete Curb (Top Noted) - Concrete Sidewalk ۱۵۱ ٤١٥ - Doorsill Elev.=70.19 Doorsill Elev.=70.38 (Brick Noted) Brick Garage No. 240 I Storey əunəν A sto7 Blackburn te9W (Brick Noted) No. 236 (Brick Noted) BBICK DMEFFING No, 240 B _ llioorsill ΓΙον.=70.Ι7 42 17.0 $\mathcal{E}\mathcal{V}$ 107 07 107 Doorsill Elev.=70.18 ,,00 الم عاه 58.6 12 Brick North Wooden Deck O.7± above Grade 44 Doorsill Elev.=70.55 - opout2 O.58 South 42 90240 107 $\mathcal{E}\mathcal{V}$ l Storey Garage (Brick Noted) STUCCO DWELLING (Foundation Noted) No. 535 BRICK DWELLING (Brick Noted) No. 533 Foundation 2.42 East 0.61 South Cyabel sto. 199112 t≳D∃ Stucco ____ 2.35 East 0.54 South WF 1.27 Doorsill ____ Elev.=70.52 Cedar Hedge Bearing) F (Reference × 91.69 × √ × 69.07 Concrete Curb (Top Noted) 69.32 69.23 82 48.83=0/T 90240 *9620* Nid MH-S T\6=68 STREET CHVBET 49.2± (NOT TO SCALE) (NOT TO SCALE) ±7.25 63.1± (NOT TO SCALE) Approximate Crown of Road JOB BENCHMARK (NOT TO SCALE) (in Front of No. 648 Chapel Street TOP OF SPINDLE Elev.=69.33 (NOT TO SCALE) 72991 NY7d **KECIZLEKED** Concrete Curb (Top Noted)

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