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 Planning & Design
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 Apt 3, Ottawa, Ont.
 K1N 1H2

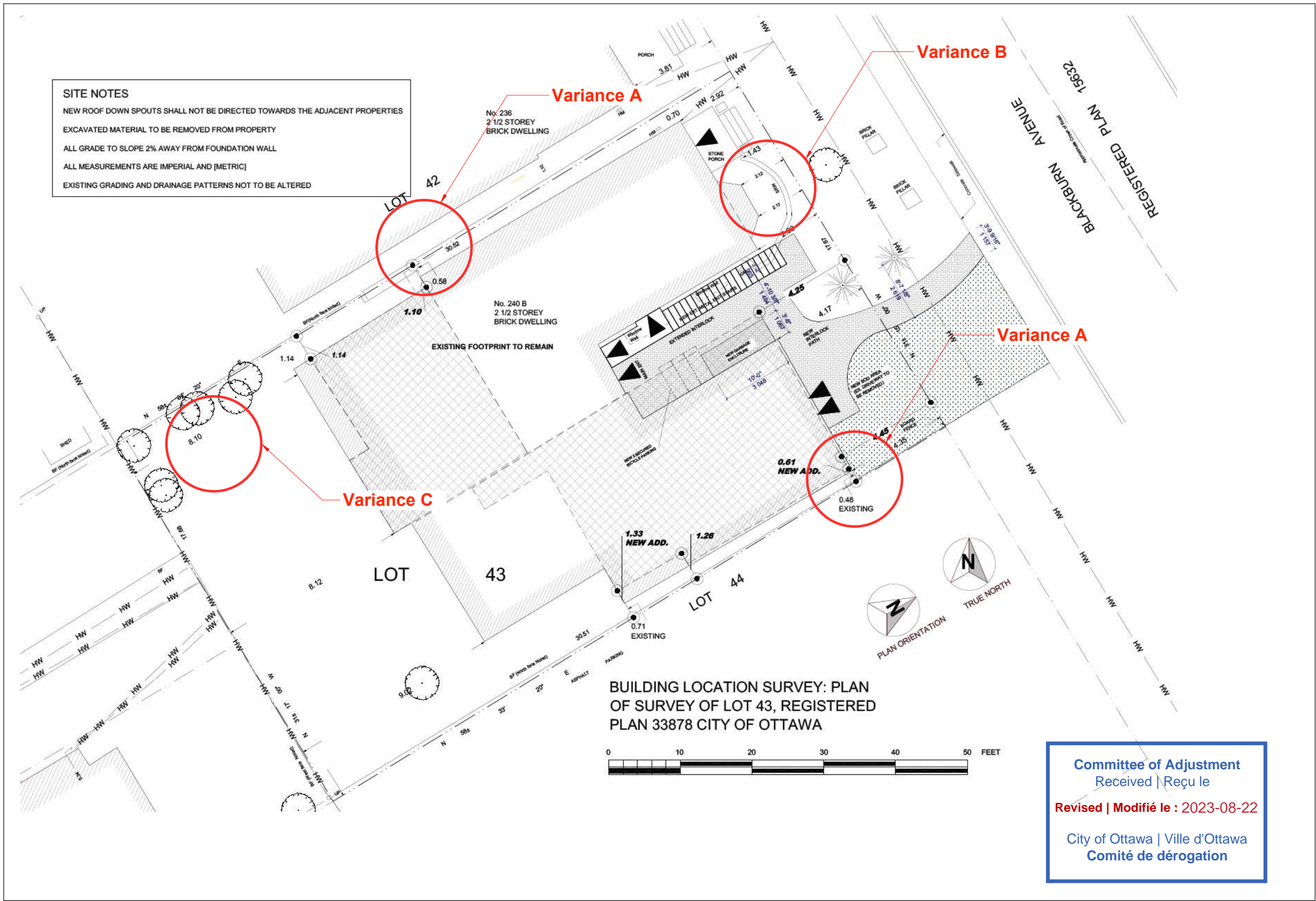
CLIENT
 Scale
 1:150

PROJECT
 240 Blackburn
 PROJECT NO.
 2023

ISSUE
 DRAWN BY
 CJ

August 22, 2023
 Site Arch

A.01



SITE NOTES
 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 IMPERIAL AND [METRIC]
 EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED

**BUILDING LOCATION SURVEY: PLAN
 OF SURVEY OF LOT 43, REGISTERED
 PLAN 33878 CITY OF OTTAWA**



Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2023-08-22
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



1 SITE MAP & CONTEXT
SCALE NTS

Committee of Adjustment
Received / Reçu le
2023-08-15
City of Ottawa / Ville d'Ottawa
Comité de dérogation

SB-12 REQUIREMENTS

Thermal Performance Requirements for Additions to Existing Buildings...
Building Component Minimum Requirements Proposed Requirements

Building Component	Minimum Requirements	Proposed Requirements
Ceiling with Attic Space	R50	N/A
Ceiling without Attic	R31	R66.5
Exposed Floors	R1	R51
Floors Above Grade	R24	R24
Basement Walls Windows and Sliding Glass Doors	R24 U1.8	N/A U1.8

GENERAL CONSTRUCTION NOTES

All design and construction shall conform to O.B.C. 2012 requirements.

Interior Spaces Design & Materials
Windows and Doors
Stairs, Ramps, Handrails & Guards
Interior Private Stair
Interior Public Stair
Exterior Private Stair
Staircase
Fire Protection
Roof Framing & Components
Fireplaces
Wood Frame Construction
Masonry Veneer

GENERAL STRUCTURAL NOTES

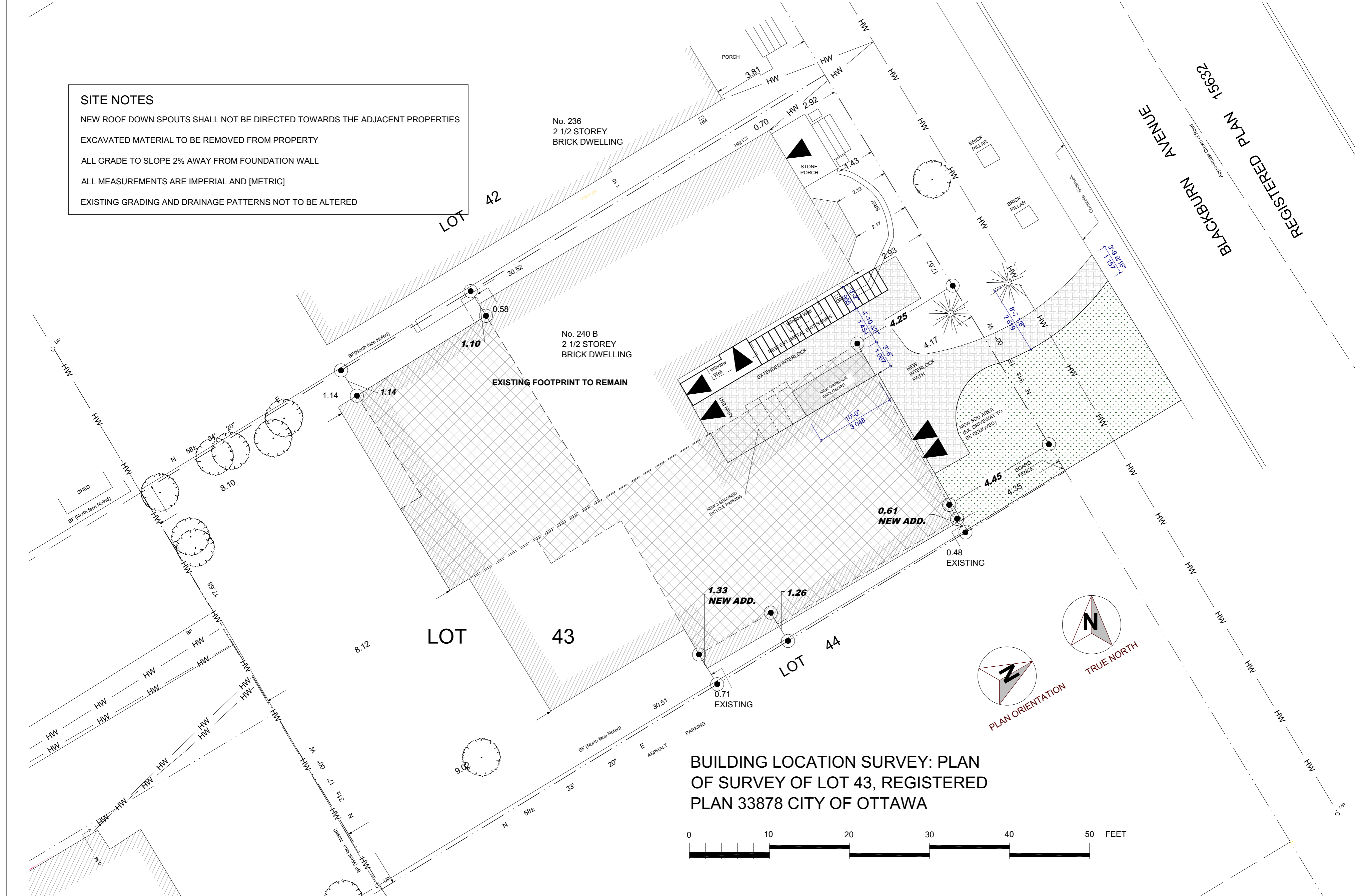
Foundations
Concrete
Structural Lumber
Roof Trusses
Wall Footings
Columns & Pads
Posts
Beams

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
[Symbol]	METER SOCKET
[Symbol]	SUB-PANEL ELECTRICAL BOX, 12 CCTS
[Symbol]	Ceiling Fan w/ Light
[Symbol]	Fluorescent Light Fixture
[Symbol]	110V Ceiling Light Fixture
[Symbol]	110V Recessed Light Fixture
[Symbol]	110V EXT. WALL MOUNTED LIGHT FIXTURE
[Symbol]	Pendant Light Fixture
[Symbol]	Pendant Light Fixture (Large)
[Symbol]	110V WALL LIGHT FIXTURE
[Symbol]	SINGLE POLE SWITCH
[Symbol]	THREE WAY SWITCH
[Symbol]	FOUR WAY SWITCH
[Symbol]	DIMMER SWITCH
[Symbol]	OUTDOOR SWITCH
[Symbol]	110V DUPLEX RECEPTACLE
[Symbol]	110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED
[Symbol]	110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
[Symbol]	240V RECEPTACLE
[Symbol]	TELEPHONE JACKS
[Symbol]	CABLE JACKS
[Symbol]	DOOR BELL PUSH BUTTON
[Symbol]	THERMOSTAT TO CONTROL ALL RADIATORS WITHIN EACH OF THE UNITS
[Symbol]	SMOKE/CO DETECTOR
[Symbol]	EXHAUST FAN
[Symbol]	DOOR CHIME
[Symbol]	FIRE ALARM PANEL
[Symbol]	COMPUTER/TELEPHONE POINT
[Symbol]	110V CENTRAL VAC OUTLET

STRUCTURAL NOTES

Foundation Walls
Floor Joists
Floor Slabs
Columns & Pads
Posts
Beams



2 SITE PLAN
SCALE 1/8" = 1'-0"

SOMA PRO DESIGNS - BCIN 33578
2008 WOODBINE RD.
OTTAWA, ON K1H 6K8
FERNANDO MATOS - BCIN 23451
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:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND BYLAWS HAVING JURISDICTION
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND BYLAWS HAVING JURISDICTION
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES AND OMISSIONS TO THE ARCHITECT/DESIGNER
COPYRIGHT RESERVED
GENERAL NOTES
POSTING DESIGNED FOR 75 W.P.S.
ALLOWABLE BEARING PRESSURE TO BE CONFIRMED BY SOIL CONSULTANT
ALL APPLIANCES TO BE U.L.C. LISTED, AND INSTALLED AS PER MANUFACTURER SPECIFICATIONS
CONCRETE STRENGTHS
FOOTINGS & FND. WALLS: 20 MPa
BASEMENT FLOOR SLAB: 25 MPa
GARAGE, PORCH, EXT. SLABS: 32 MPa w/ 6% AIR ENTRAINMENT
COLUMN & PADS
F2 10" DIA. POURS CONCRETE (TYPICAL)
MIN. 2000 PSI MIN. STRENGTH AFTER 30 DAYS; 6" MIN. ABOVE GRADE (TYPICAL)
WALL FOOTINGS
3/4"x24"x10" THICK CONCRETE FOOTING ON UNDISTURBED SOIL SUPPORTING DECK & BUILDING (BELOW GRADE) (TYPICAL)
F1 10'x8" CONT. FOOTING UNDER RETAINING WALLS
L1 2"x10"
L2 3"x10"
L3 2-1/4"x8 1/2" 1.5E LVL
L4 3-1/4"x8 1/2" 1.5E LVL
L5 3-1/4"x11 7/8" 1.5E LVL
L6 3-1/4"x11 7/8" 1.5E LVL
L7 1-3/4" x 11 7/8" 1.5E LVL - FLUSH (DESIGNED AS PER MANUFACTURER)
L8 1-3/4"x11 7/8" 1.5E LVL - FLUSH (DESIGNED AS PER MANUFACTURER)
LB1 2x6 LEDGER BOARD ON 2 5/8" DIA. THRU BOLTS @ 24" ON CENTER
(F) or (D) FLUSH or DROP
ONE JACK & KING POST FOR LINTELS SPANNING LESS THAN 7'6" AND TWO JACK POSTS AND ONE KING POST FOR LINTELS SPANNING MORE THAN 7'6"
P1 ADJUSTABLE TELEPOST ON 1/4" TOP & BOTTOM STEEL PLATE
P2 3"x4 COLUMN
P3 4"x4 COLUMN
P4 3"x4 COLUMN
P5 4"x4 COLUMN
P6 5"x4 COLUMN
P7 4x4 P.T. POST
P8 6x6 P.T. POST
P10 HSS 3 1/2" x 1/2" x 1/4" ON 6" x 6" 3/8" TOP & BOTTOM PLATE
P11 HSS 4" x 1/2" ON 6" x 6" 3/8" TOP & BOTTOM PLATE
HP1 PRE-ENGINEERED HELICAL PILE
BP1 1/4"x1/2" STEEL BASE PLATE ON 4 3/4" DIA. WELDED ANCHOR BOLTS EMBEDDED 12" INTO CONC. WALL
PL POINT LOAD ABOVE
PROVIDE SOLID BLOCKING UNDER POINTS ABOVE TO TRANSFER POINT LOADS DOWN TO UNDER FOUNDATION
BEAMS
B1 1-1/4" x 11 7/8" 1.5E LVL - P.E.
B2 2-1/4" x 11 7/8" 1.5E LVL - P.E.
B3 3-1/4" x 11 7/8" 1.5E LVL - P.E.
B4 W31x50 STEEL BEAM
B5 W20x51 STEEL BEAM
B6 4-1/4" x 11 7/8" 1.5E LVL - P.E.
RT 2x6 ROOF BEAM
GT 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
FOUNDATION WALLS
ALL FOUNDATION WALLS TO BE 8" CONCRETE WALLS UNLESS OTHERWISE NOTED
FLOOR JOISTS
FLOOR JOISTS DESIGNED AND ENGINEERED AS PER SUPPLIERS INSTALLATION PLANS & DETAILS
FLOOR REINFORCEMENT REQUIRED UNDER CERAMIC TILE AS PER 306.3
NITE: STRENGTHEN RIB BOARD FOR ALL DECK ATTACHMENTS
LSL MAXIMUM ALLOWABLE SPANS FOR STEEL LINTELS SUPPORTING 3 1/2" MASONRY VENEER
6'-11" x 1-3 1/2" x 4 1/2" x 14"
8'-5" x 1-4" x 3 1/2" x 14"
10'-10" x 1-4 7/8" x 3 1/2" x 51/8"

240 BLACKBURN PROJECT
SCOPE OF WORK: CONVERT EXISTING SINGLE W/ SDU TO A 6 UNIT LOW RISE DWELLING

CONSULTANTS: W. ELIAS & ASSOCIATES
STRUCTURAL, MECHANICAL, ELECTRICAL, MDY

NO.	REVISIONS/DATES
4	REVISIONS TO FINAL 00/00/00
3	REVISIONS TO FINAL 00/00/00
1	PREAMLINES 07/20/23
NO.	RESPONSIBILITIES
NO.	DATE

PROJECT: 240 BLACKBURN AVE.
ADDITIONS
240 BLACKBURN AVE.
OTTAWA, ON K1H 6K8
613-278-6444

DRAWING NAME: SITE PLAN, NOTES & DEMO. PLAN
BY: F.M.
DATE: MAY 3, 2023
SCALE: AS NOTED

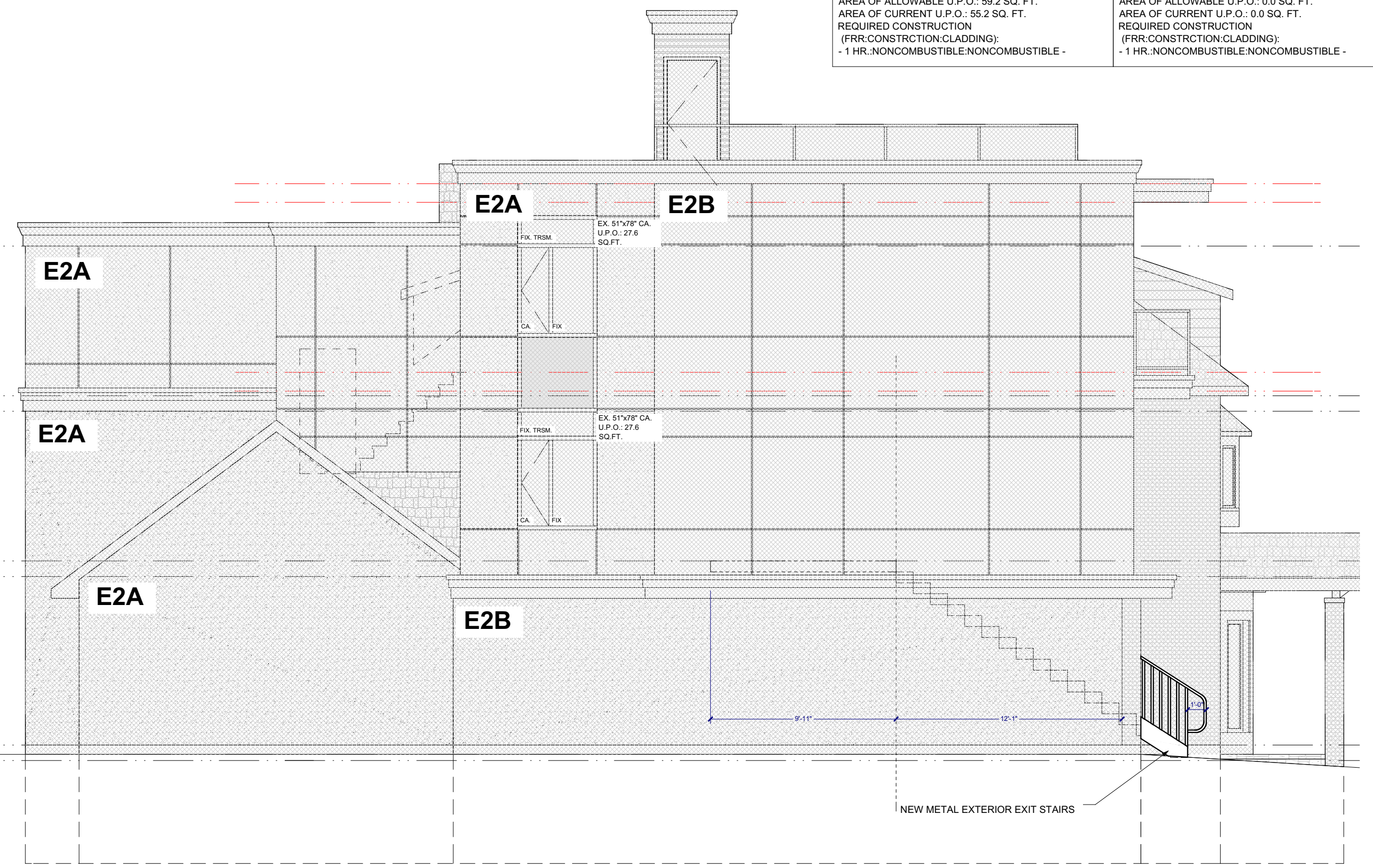


FRONT FACADE WINDOW RATIO
FRONT FACING WINDOW AREA: 28.5 m²
AREA OF FACADE: 127.5 m²
RATIO: 22.3%

UPDATE

FACADE RECESSED 0.6m RATIO
FACADE RECESSED 0.6m OR MORE: 72.9 m²
AREA OF FACADE: 127.5 m²
RATIO: 57.2%

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



SPATIAL SEPARATION CALCULATION
 MAX. AREA OF EXPOSING BLDNG. FACE E: 1952 SQ. FT.
 LIMITING DISTANCE: 4.13' [1.26m]
 % ALLOWABLE U.P.O.: 7%
 AREA OF COMPARTMENT E2A: 845.0 SQ. FT.
 AREA OF ALLOWABLE U.P.O.: 59.2 SQ. FT.
 AREA OF CURRENT U.P.O.: 55.2 SQ. FT.
 REQUIRED CONSTRUCTION
 (FRR CONSTRUCTION CLADDING):
 - 1 HR. NONCOMBUSTIBLE/NONCOMBUSTIBLE -

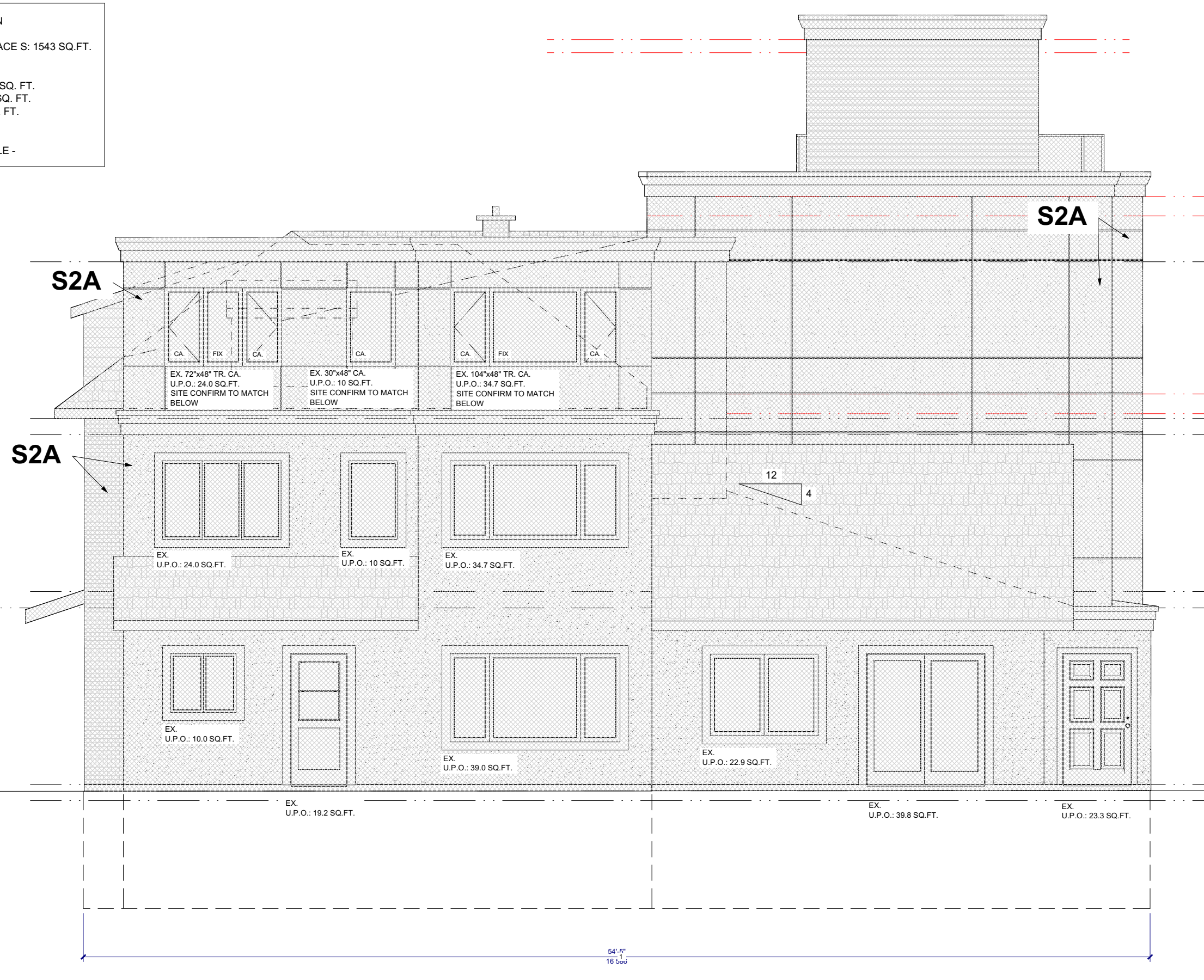
SPATIAL SEPARATION CALCULATION
 MAX. AREA OF EXPOSING BLDNG. FACE E: 1952 SQ. FT.
 LIMITING DISTANCE: 1.57' [0.48m]
 % ALLOWABLE U.P.O.: 0%
 AREA OF COMPARTMENT E2B: 858.5 SQ. FT.
 AREA OF ALLOWABLE U.P.O.: 0.0 SQ. FT.
 AREA OF CURRENT U.P.O.: 0.0 SQ. FT.
 REQUIRED CONSTRUCTION
 (FRR CONSTRUCTION CLADDING):
 - 1 HR. NONCOMBUSTIBLE/NONCOMBUSTIBLE -

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

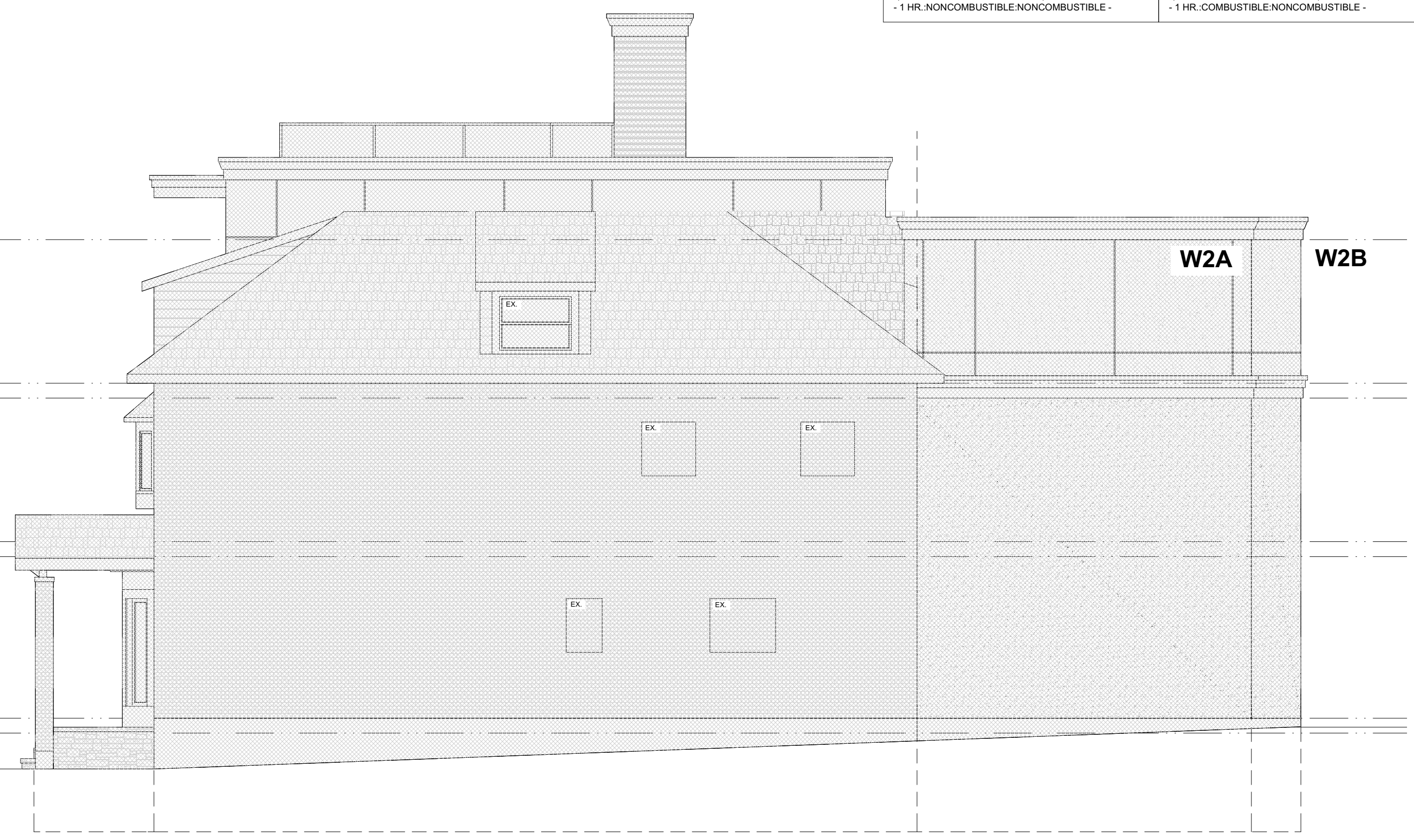
- MATERIAL LEGEND & NOTES**
- 1 EXISTING BRICK VENEER CLADDING
 - 2 EXISTING STUCCO CLADDING
 - 3 EXISTING SHINGLES
 - 4 2x6 ALUMINUM CLAD FASCIA
 - 5 CEMENT PARING TO 4" BELOW GRADE
 - 6 DRAIN TO BE CONNECTED TO WEEPING TILE
 - 7 NEW ASPHALT SHINGLES
 - 8 NEW CEMENT PANELS
 - 9 5" WIDE PRE-CAST CONC. SURROUND
 - 10 6"x12" RAISED EIFS KEY STONE
 - 11 4" ACCENT SURROUND
 - 12 NEW VINYL SIDING CLADDING
 - 13 ALUMINUM CLAD STOCK
 - 14 CONCRETE STEPS
 - 15 WOOD STEPS
 - 16 EXISTING ADJACENT DWELLINGS
- GLAZING AREA USED TO CALCULATE FOR SB-12
 TOTAL WALL AREA USED TO CALCULATE FOR SB-12

SPATIAL SEPARATION CALCULATION
 MAX. AREA OF EXPOSING BLDNG. FACE W: 1952 SQ. FT.
 LIMITING DISTANCE: 3.61' [1.10m]
 % ALLOWABLE U.P.O.: 0%
 AREA OF COMPARTMENT W2A: 167.4 SQ. FT.
 AREA OF ALLOWABLE U.P.O.: 0.0 SQ. FT.
 AREA OF CURRENT U.P.O.: 0.0 SQ. FT.
 REQUIRED CONSTRUCTION
 (FRR CONSTRUCTION CLADDING):
 - 1 HR. NONCOMBUSTIBLE/NONCOMBUSTIBLE -

SPATIAL SEPARATION CALCULATION
 MAX. AREA OF EXPOSING BLDNG. FACE W: 1952 SQ. FT.
 LIMITING DISTANCE: 18.67' [5.69m]
 % ALLOWABLE U.P.O.: 12%
 AREA OF COMPARTMENT W2B: 24.3 SQ. FT.
 AREA OF ALLOWABLE U.P.O.: 2.9 SQ. FT.
 AREA OF CURRENT U.P.O.: 0.0 SQ. FT.
 REQUIRED CONSTRUCTION
 (FRR CONSTRUCTION CLADDING):
 - 1 HR. COMBUSTIBLE/NONCOMBUSTIBLE -



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



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

240 BLACKBURN PROJECT
 SCOPE OF WORK: CONVERT EXISTING SINGLE W/ SDU TO A 6 UNIT LOW RISE DWELLING

SOMA PRO DESIGNS - BCIN# 33578
 2036 WOODCREEK RD.
 OTTAWA, ON K1H 6H8
 FERNANDO MATOS - BCIN# 22451
 613-884-4425

QUALIFICATION INFO
 SMALL BUILDINGS

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RESPONSIBILITIES:
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 COPYRIGHT RESERVED
 GENERAL NOTES:

CONSULTANTS: W. ELIAS & ASSOCIATES
 STRUCTURAL, MECHANICAL, ELECTRICAL

NO.	REVISIONS/ISSUE	DATE
4	REVISIONS TO FINAL	05/05/20
3	REVISIONS TO FINAL	05/05/20
2	FINAL	05/05/20
1	PRELIMINARY	07/26/23

PROJECT: **240 BLACKBURN AVE. ADDITIONS**
 240 BLACKBURN AVE.
 OTTAWA, ON K1H 6A8
 613-278-6444

DRAWING NAME: **PROPOSED ELEVATIONS**

DRAWN BY: F.M. SHEET: **A4**
 DATE: MAY 3, 2023
 SCALE: AS NOTED

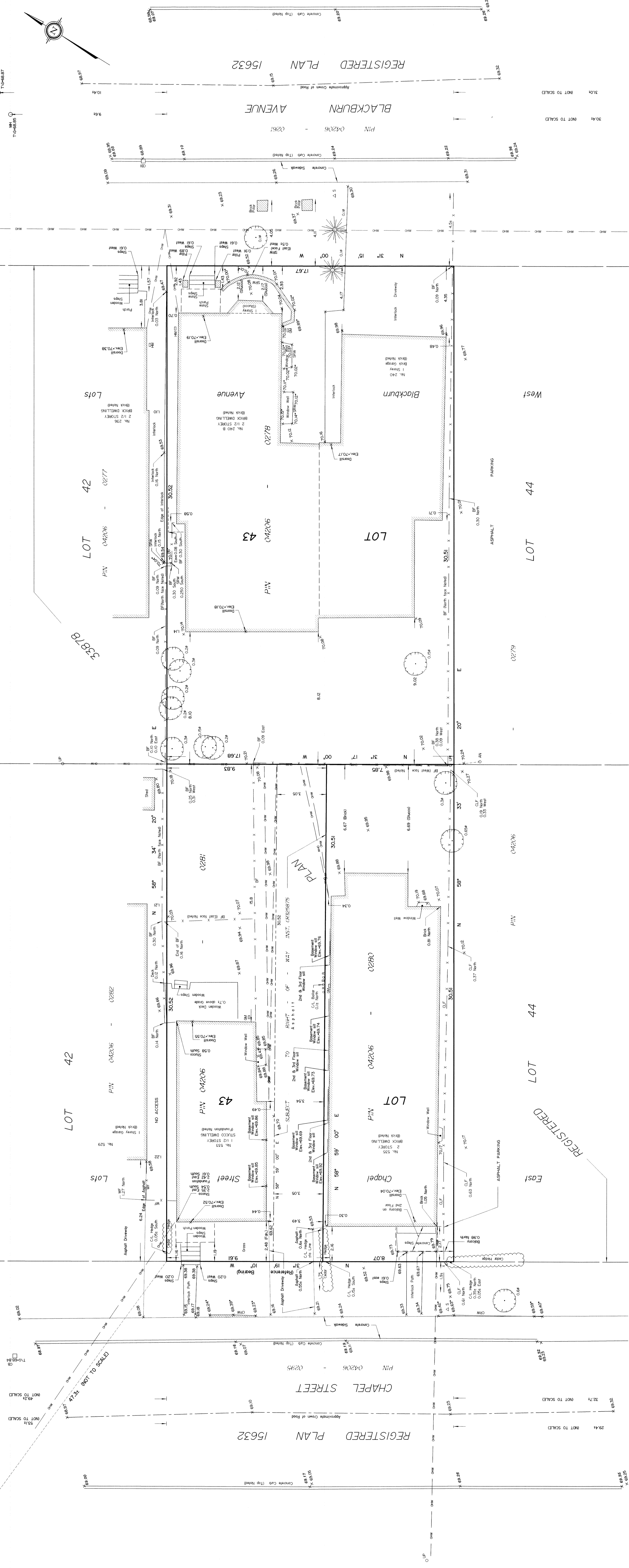
TOPOGRAPHICAL PLAN OF

LOT 43
(West Blackburn Avenue)
LOT 43
(East Chapel Street)
REGISTERED PLAN 33878
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebakk Ltd.
Scale 1:100

Comitee of Adjustment
Received | Reçu le
2023-08-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation

DATE: 11/14
V. Adewunmi, O.L.S.



Notes & Legend table with symbols for Fire Hydrant, Manhole, Catch Basin, etc.

Topographic data was collected under Winter Conditions. Show cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

Bearings are astronomic, derived from the easterly limit of Chapel Street shown to be N31°19'17"W on Plan 4R-65236.

SITE AREA:
PIN 04206-0278 AREA= 539.4 m²
PIN 04206-0280 AREA= 243.0 m²
PIN 04206-0281 AREA= 296.6 m²

BOUNDARY INFORMATION DERIVED FROM EXISTING SURVEY RECORDS AND FIELD SURVEY.

ELEVATION 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. On-site surface utilities were located.
3. On-site subsurface utilities were located by the permit utility authority's mandatory before any work involving breaking ground, probing, excavating etc. agrees with the information shown on this drawing.

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. On-site surface utilities were located.
3. On-site subsurface utilities were located by the permit utility authority's mandatory before any work involving breaking ground, probing, excavating etc. agrees with the information shown on this drawing.