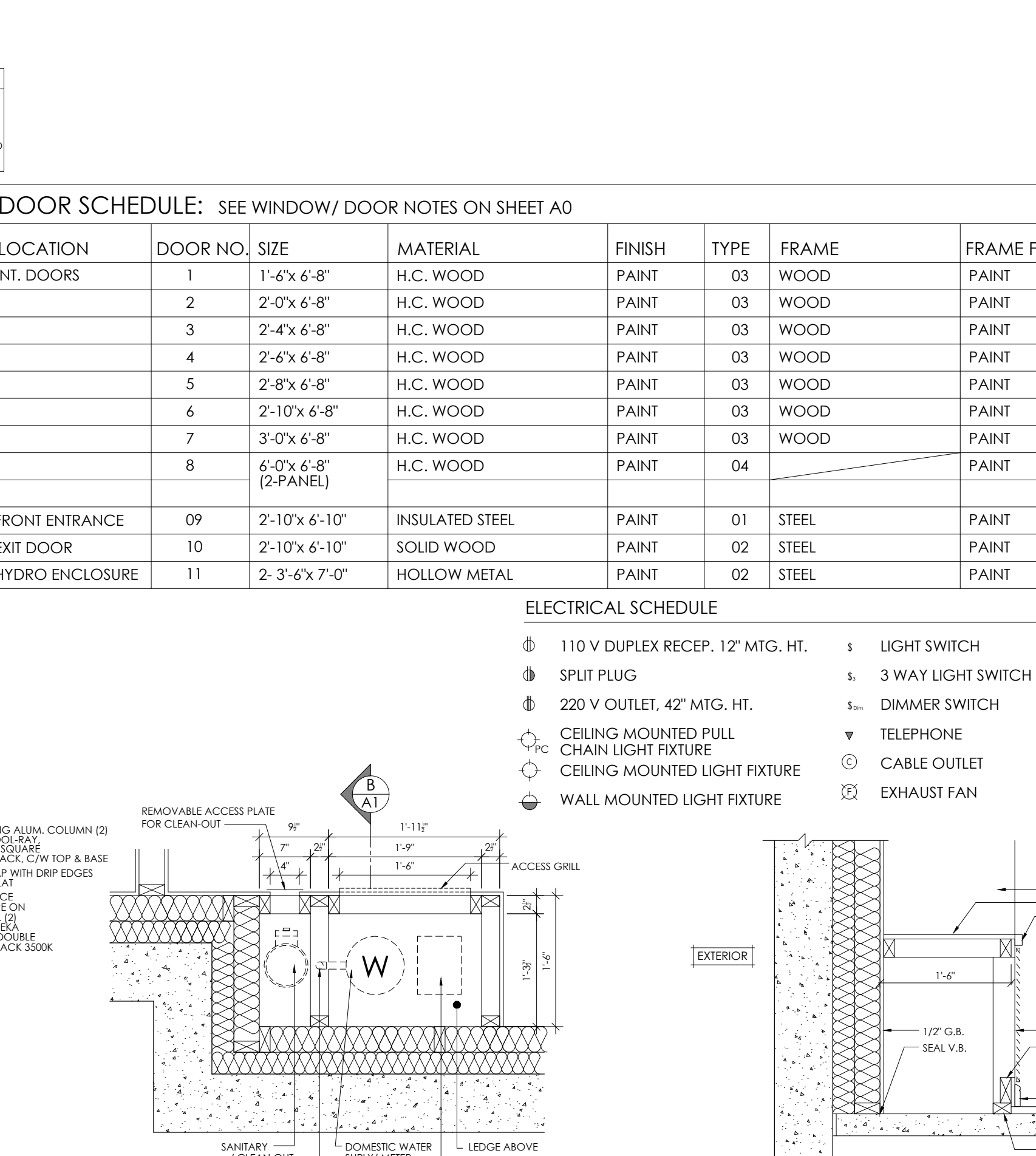
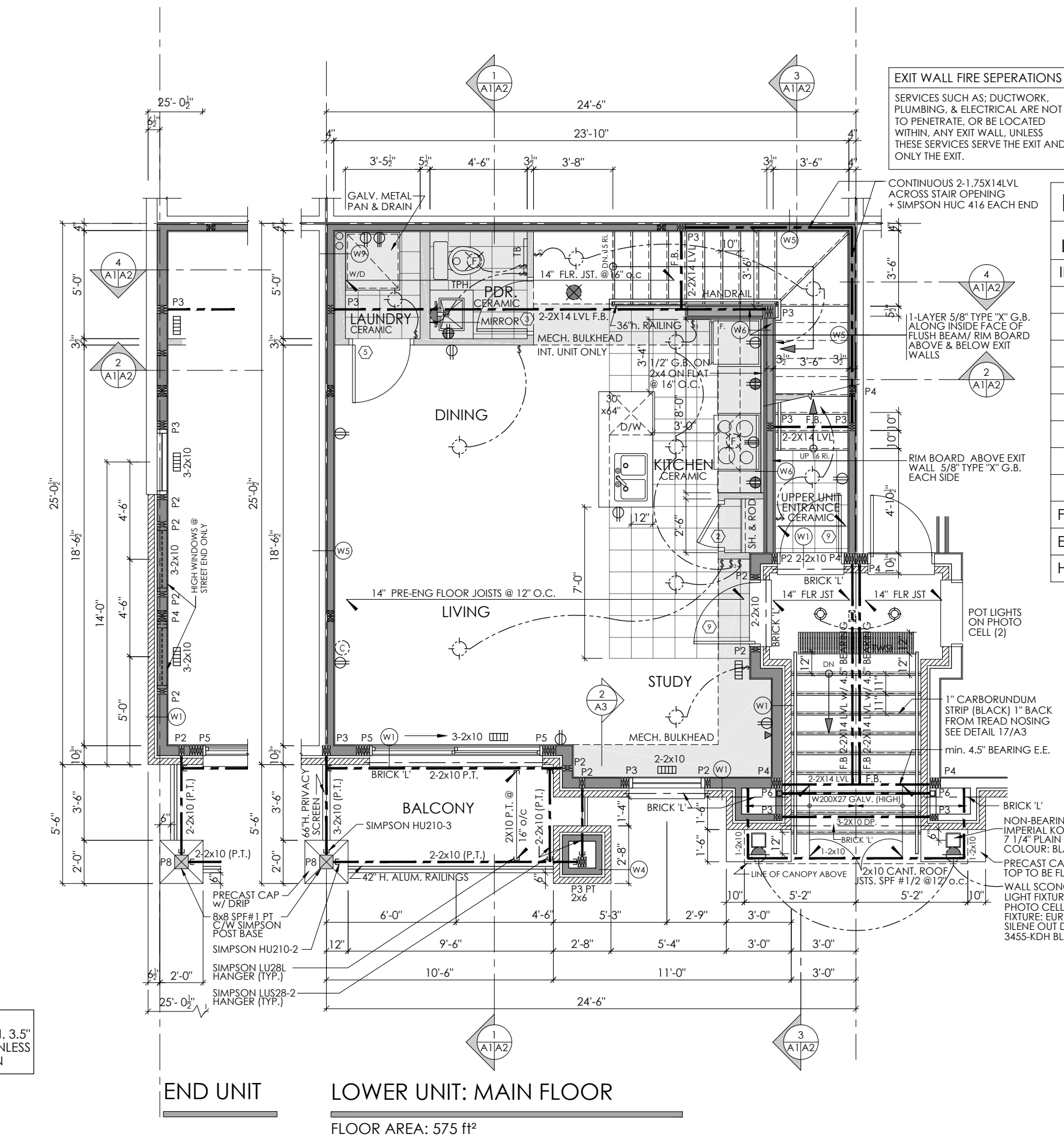
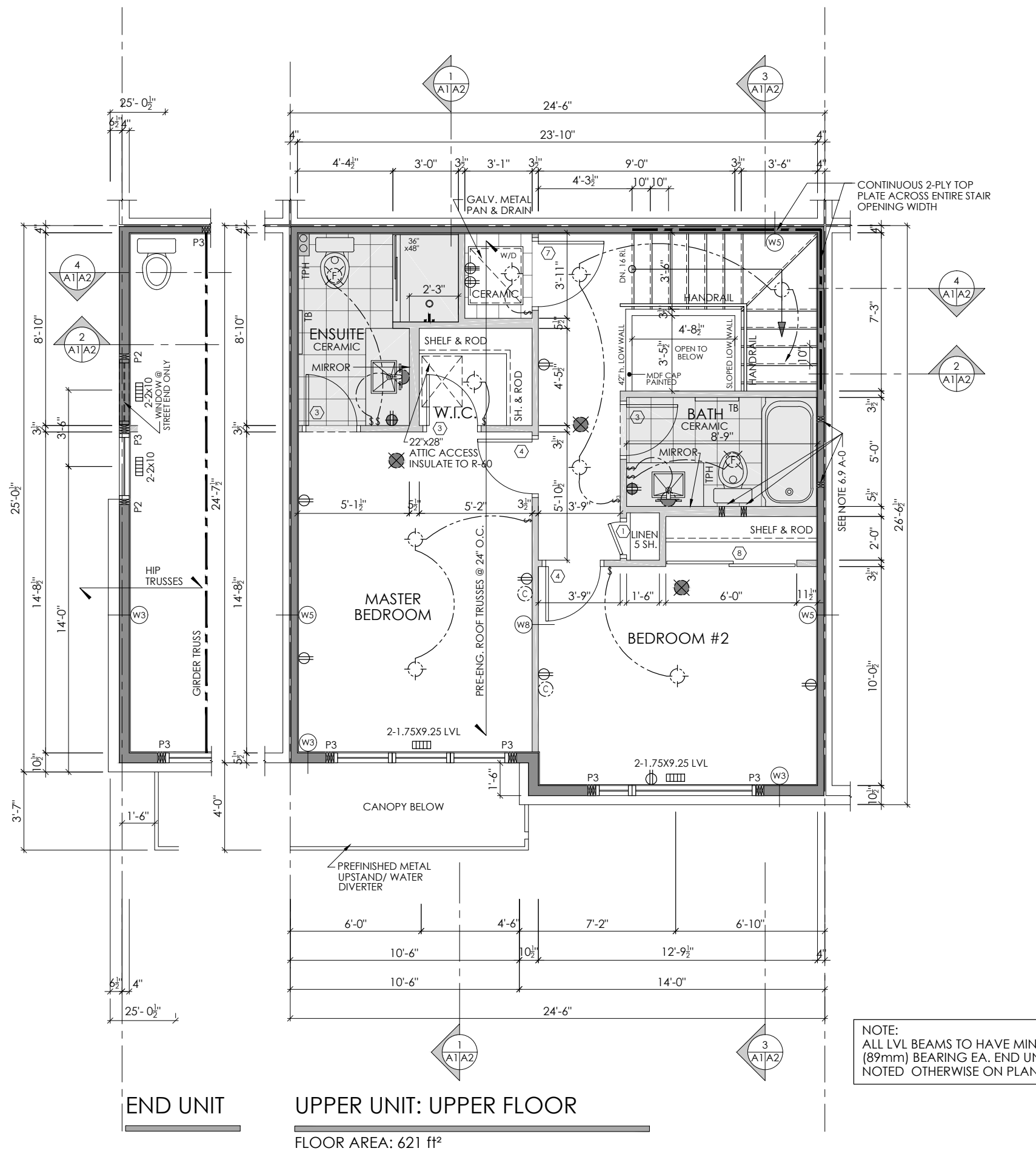


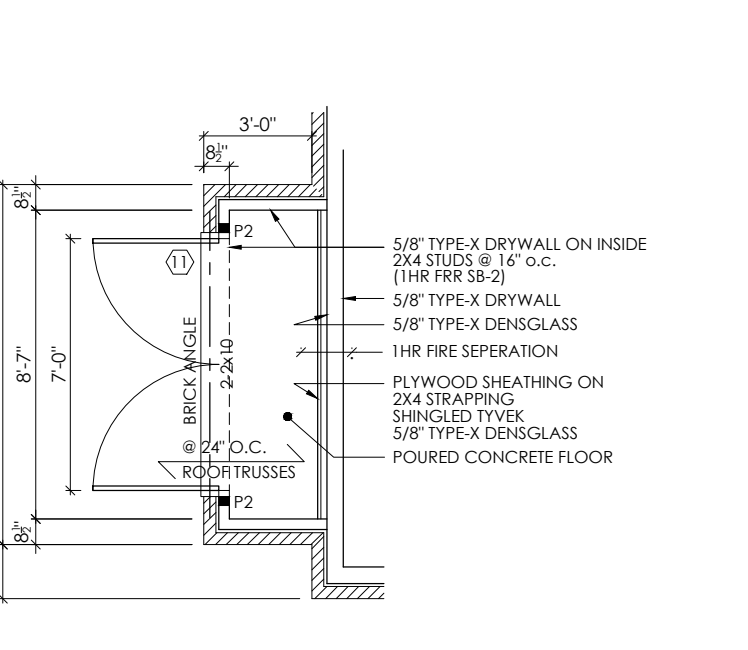
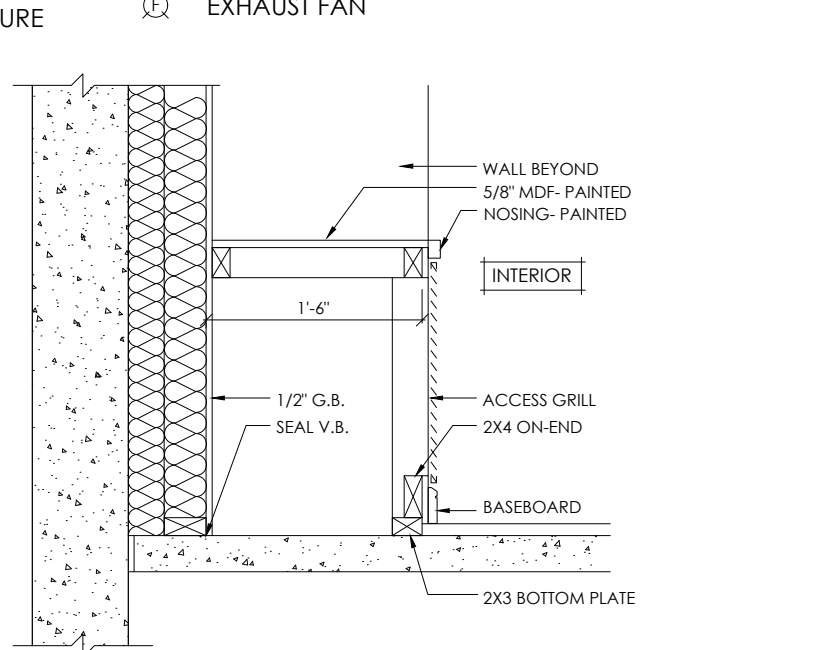
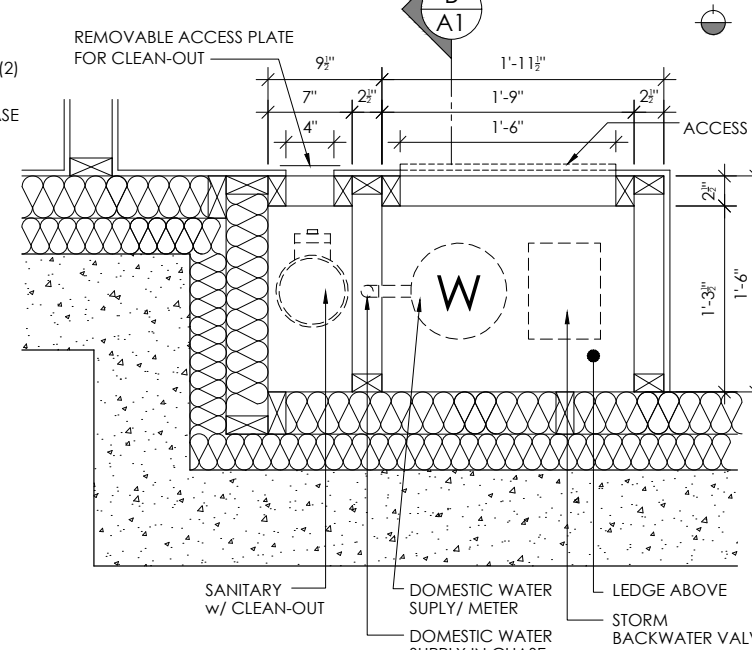
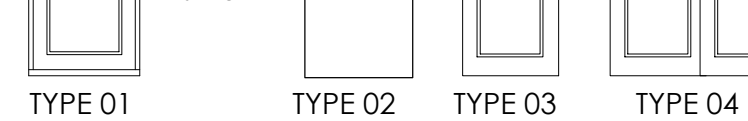
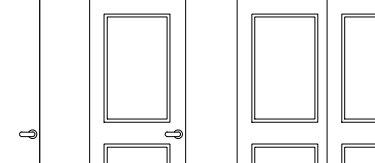
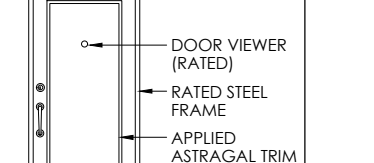
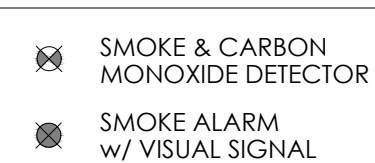


W2) EXTERIOR WALL - 1 hr. F.R.R.
STONE OR BRICK VENEER w/ TIES
1" AIRSPACE
SHINGLED TYPICAL HOUSEWRAP
7/16" OSB SHEATHING
2x4 WOOD STUDS @ 12" o/c (KNELL WALL)
R-12 MINERAL FIBRE INSULATION TO CANULIC/3702
WITH A MINIMUM MASS OF 1.22kg/m² OF WALL AREA
5/8" TYPE 'X' DRYWALL
10' MAX CONTINUOUS BATT INSULATION
LAYED HORIZONTALLY
2x4 WOOD STUDS @ 16" o/c
FRAME 'S' OUT FROM FOUNDATION WALL,
FLOOR TO CEILING
R-12 BATT INSULATION
6 mil POLY 'A' AIR / VAPOR BARRIER
5/8" TYPE 'X' DRYWALL
PER OBC-SB 2.3.4, A/E/JF

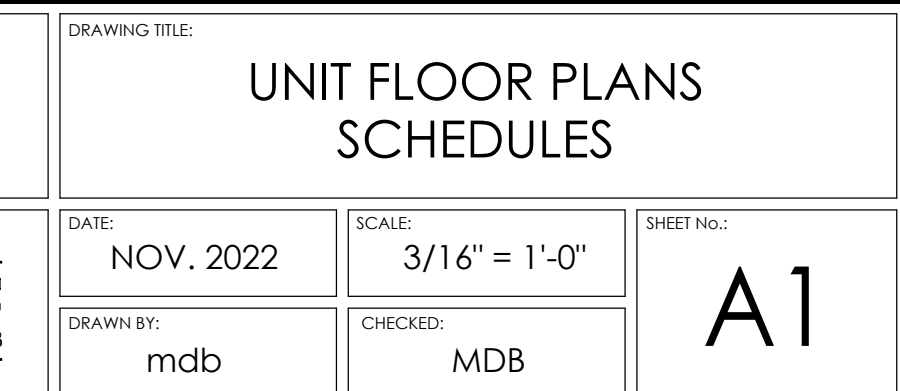
W3) EXTERIOR WALL - 1 hr. F.R.R.
VERTICAL VINYL SIDING [REFER TO BLOCK ELEVATIONS
FOR FINISHING AND REQUIREMENTS]
HORIZONTAL WOOD STRAPPING
SHINGLED TYPICAL HOUSEWRAP
7/16" OSB SHEATHING
2x4 WOOD STUDS @ 16" o/c
R-22 MINERAL FIBRE INSULATION TO CANULIC/3702
WITH A MINIMUM MASS OF 1.22kg/m² OF WALL AREA
6 mil POLY 'A' AIR / VAPOR BARRIER
5/8" TYPE 'X' DRYWALL
PER OBC-SB 2.3.4, A/E/JF

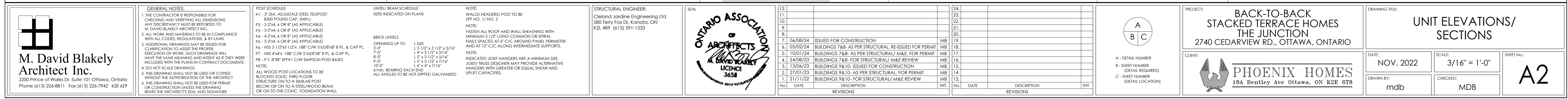
LOCATION	DOOR NO.	SIZE	MATERIAL	FINISH	TYPE	FRAME	FRAME FINISH	LABEL	HARDWARE
INT. DOORS	1	1'-6"x 6'-8"	H.C. WOOD	PAINT	03	WOOD	PAINT	1	PASSAGESET, DOOR STOP
	2	2'-0"x 6'-8"	H.C. WOOD	PAINT	03	WOOD	PAINT	1	LATCHSET, (PRIVACY SET @ BATHROOM), DOOR STOP
	3	2'-4"x 6'-8"	H.C. WOOD	PAINT	03	WOOD	PAINT	1	LATCHSET, (PRIVACY SET @ BATHROOM), DOOR STOP
	4	2'-6"x 6'-8"	H.C. WOOD	PAINT	03	WOOD	PAINT	1	LATCHSET, (PRIVACY SET @ BATHROOM), DOOR STOP
	5	2'-8"x 6'-8"	H.C. WOOD	PAINT	03	WOOD	PAINT	1	LATCHSET, (PRIVACY SET @ BATHROOM), DOOR STOP
	6	2'-10"x 6'-8"	H.C. WOOD	PAINT	03	WOOD	PAINT	1	LATCHSET, (PRIVACY SET @ BATHROOM), DOOR STOP
	7	3'-0"x 6'-8"	H.C. WOOD	PAINT	03	WOOD	PAINT	1	LATCHSET, (PRIVACY SET @ BATHROOM), DOOR STOP
	8	6'-0"x 6'-8" (2-PANEL)	H.C. WOOD	PAINT	04		PAINT	1	BYPASS DOOR HARDWARE
FRONT ENTRANCE	09	2'-10"x 6'-10"	INSULATED STEEL	PAINT	01	STEEL	PAINT	3/4HR.	ENTRANCE SET, DEAD BOLT, WEATHERSTRIPPING, STOP, DOOR VIEWER (RATED) & CLOSER
EXIT DOOR	10	2'-10"x 6'-10"	SOLID WOOD	PAINT	02	STEEL	PAINT	3/4HR.	ENTRANCE SET, DEAD BOLT, STOP, DOOR VIEWER (RATED) & CLOSER
HYDRO ENCLOSURE	11	2- 3'-6"x 7'-0"	HOLLOW METAL	PAINT	02	STEEL	PAINT	3/4HR.	LOCK SET, WEATHERSTRIPPING, HOLD OPEN & SELF CLOSER, FLUSH BOLTS

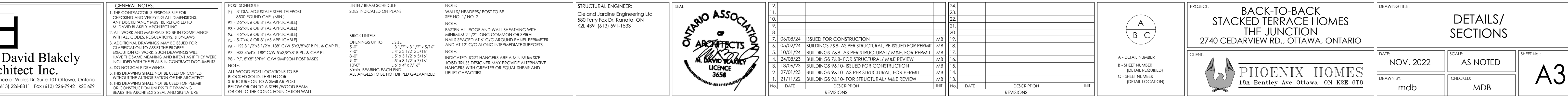
-  110 V DUPLEX RECEP. 12" MTG. HT.
-  SPLIT PLUG
-  220 V OUTLET, 42" MTG. HT.
-  CEILING MOUNTED PULL CHAIN LIGHT FIXTURE
-  CEILING MOUNTED LIGHT FIXTURE
-  WALL MOUNTED LIGHT FIXTURE

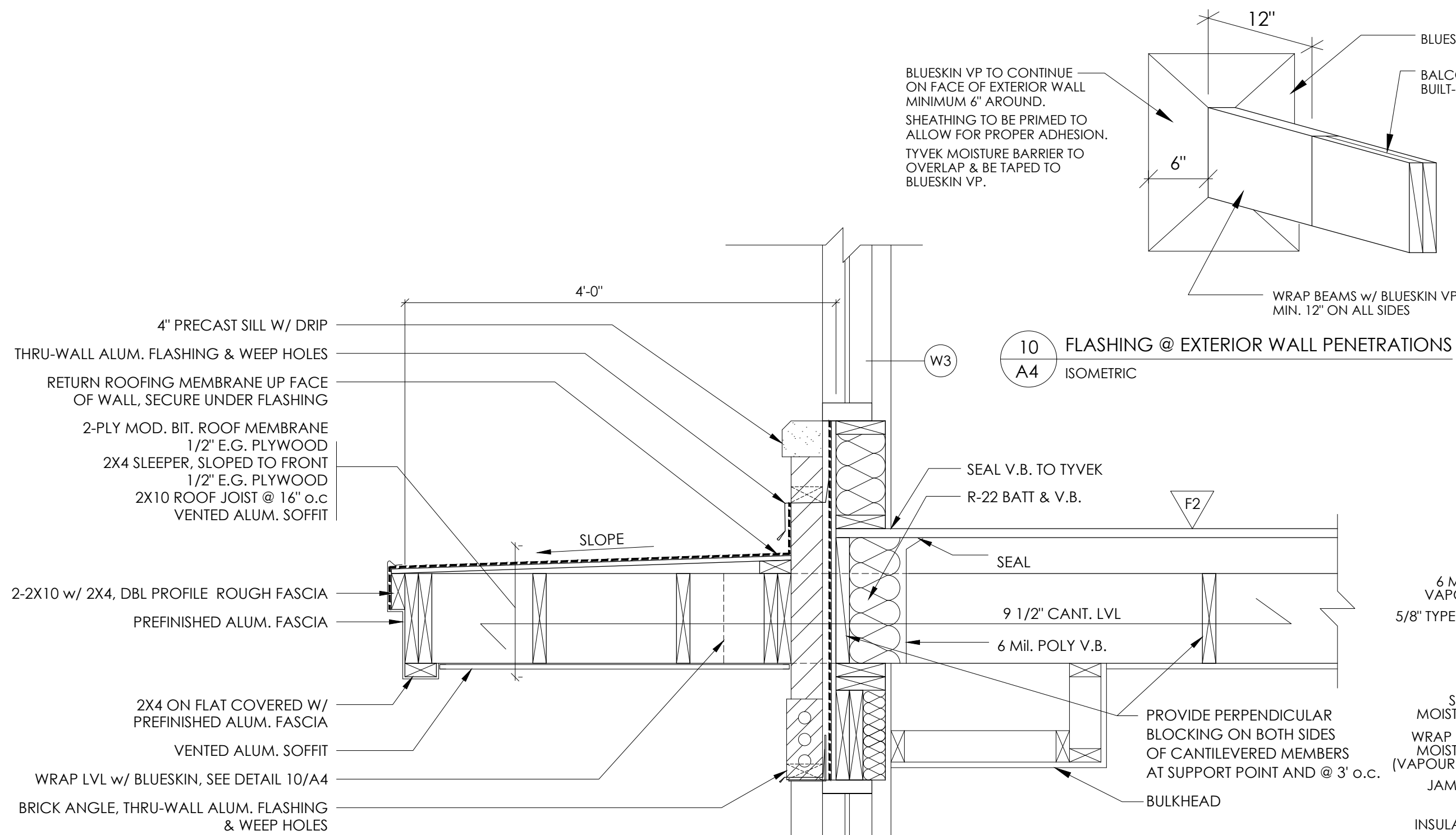


C HYDRO ENCLOSURE
A1 PLAN DETAIL SCALE 3/16"=1'-0"

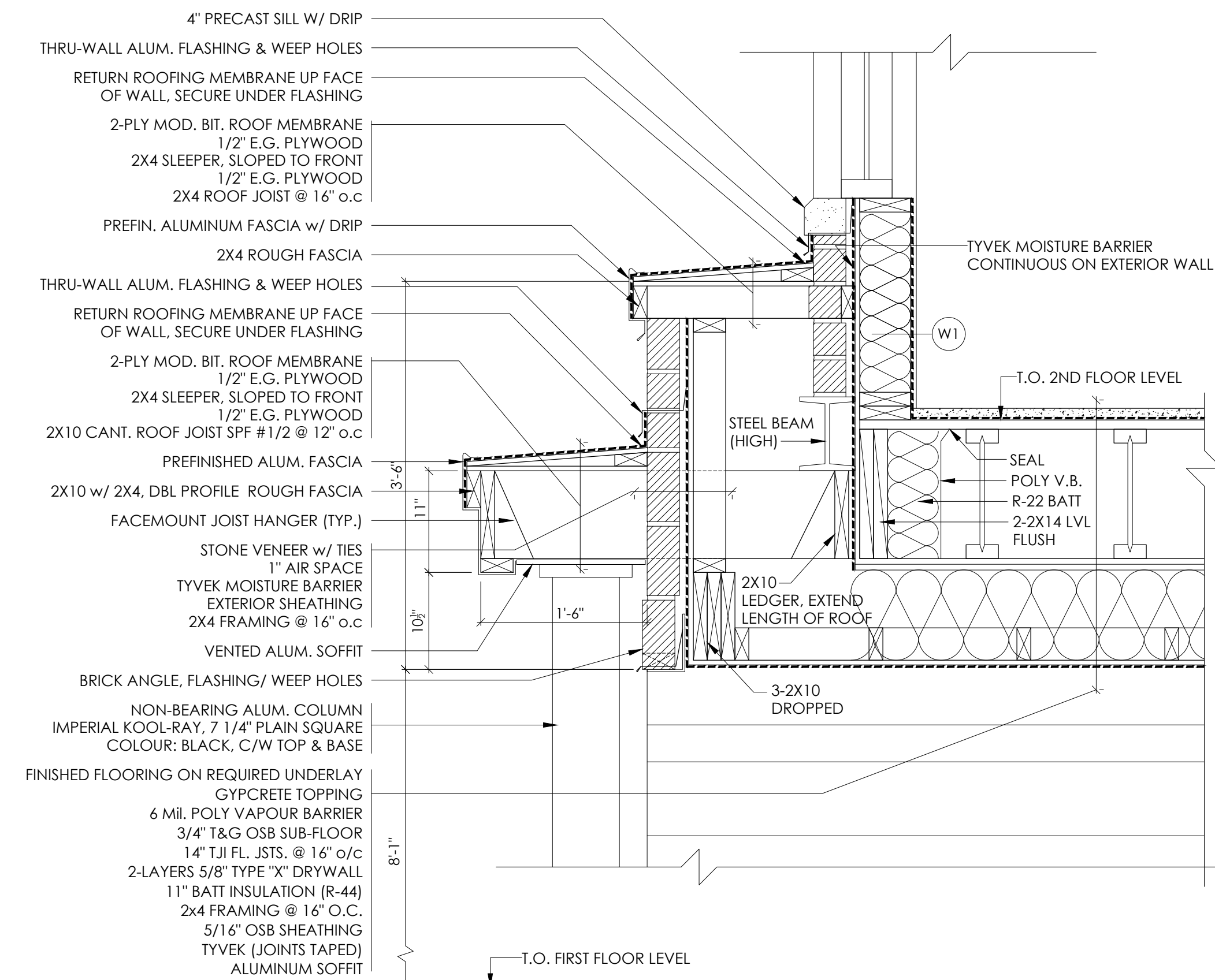




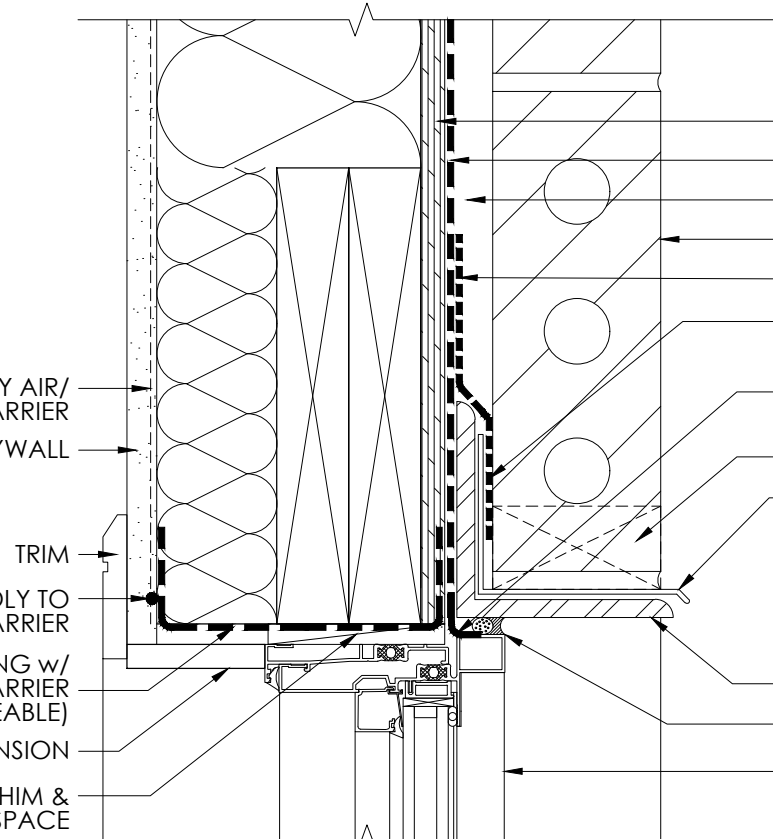




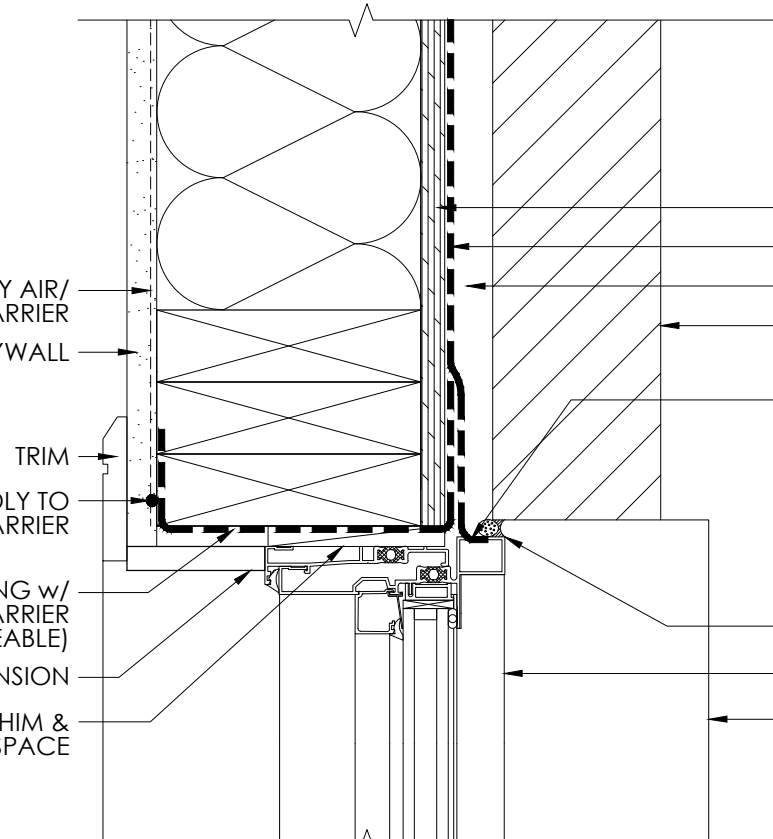
9 CANOPY SECTION DETAILS
SCALE 3/4"=1'-0"



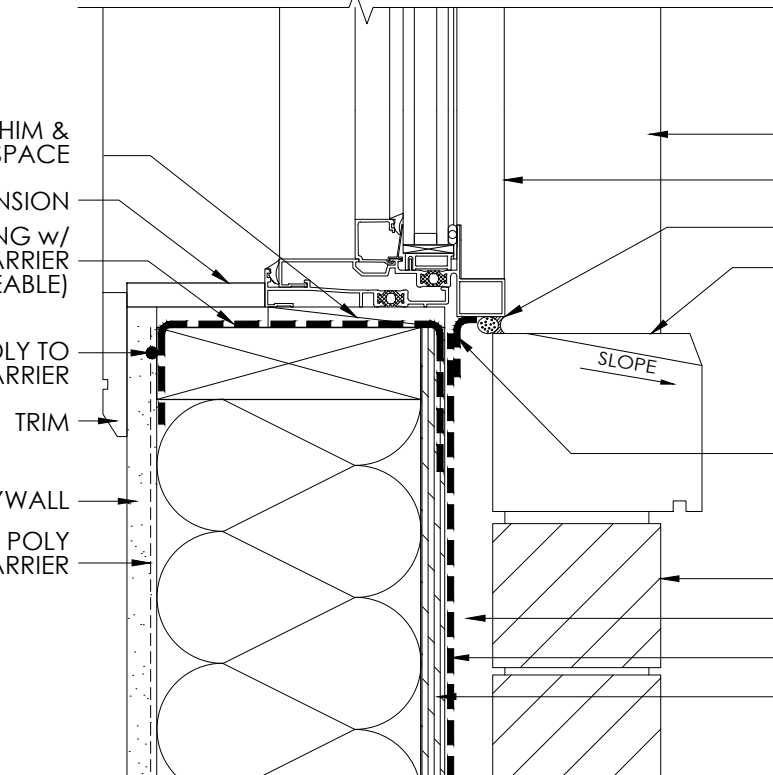
8 PORCH ROOF SECTION DETAIL
SCALE 3/8"=1'-0"



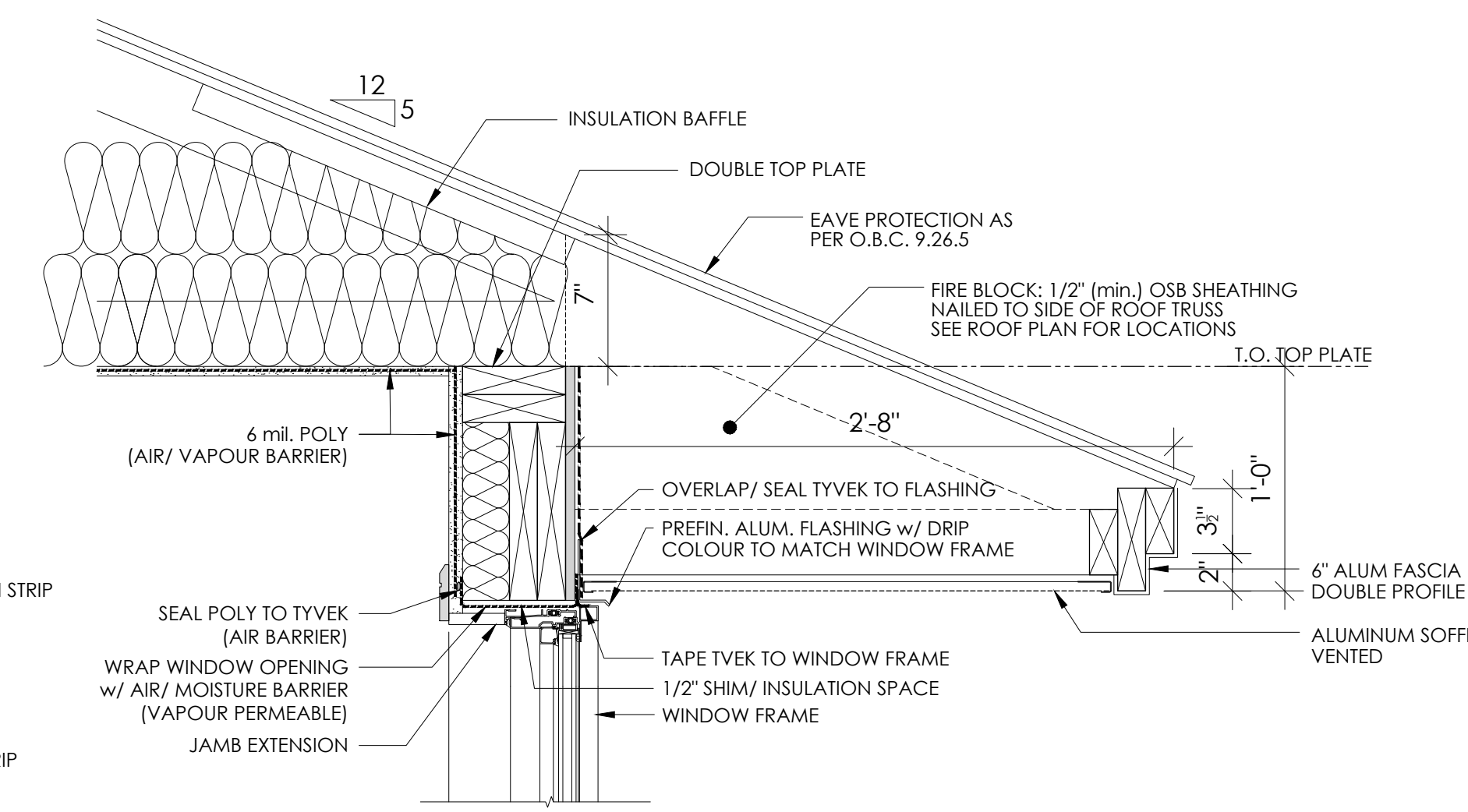
7 TYPICAL WINDOW HEADER
SCALE 3"=1'-0"



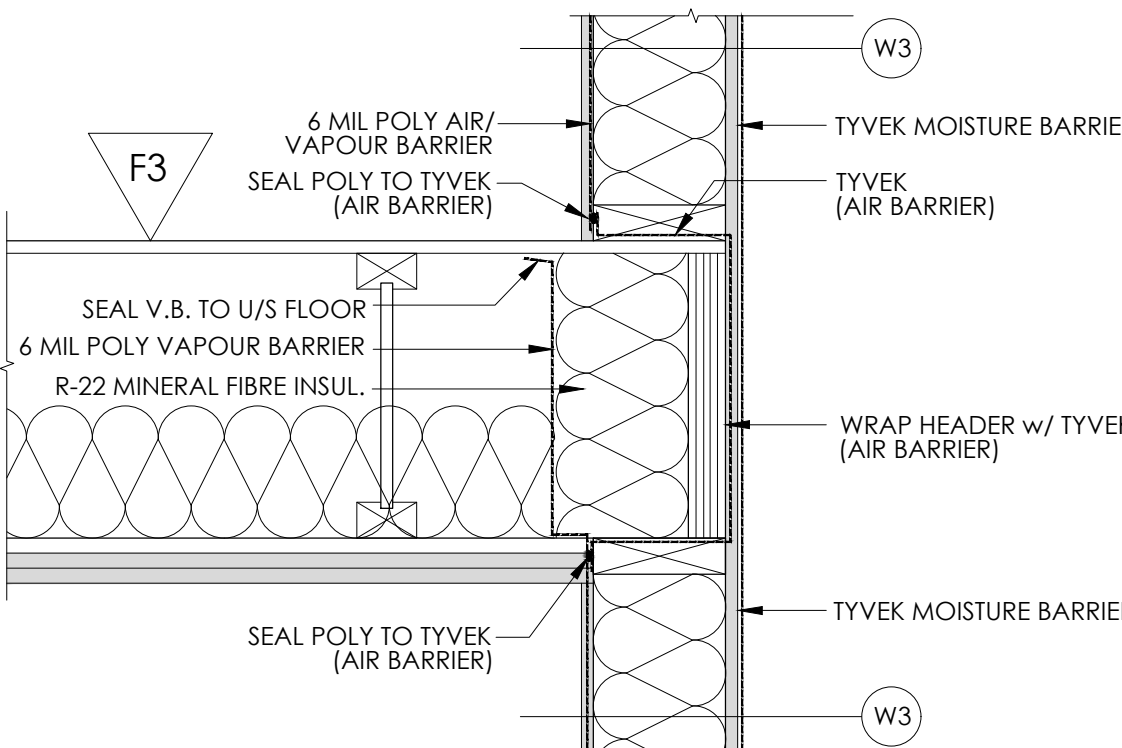
6 TYPICAL WINDOW JAMB
SCALE 3"=1'-0"



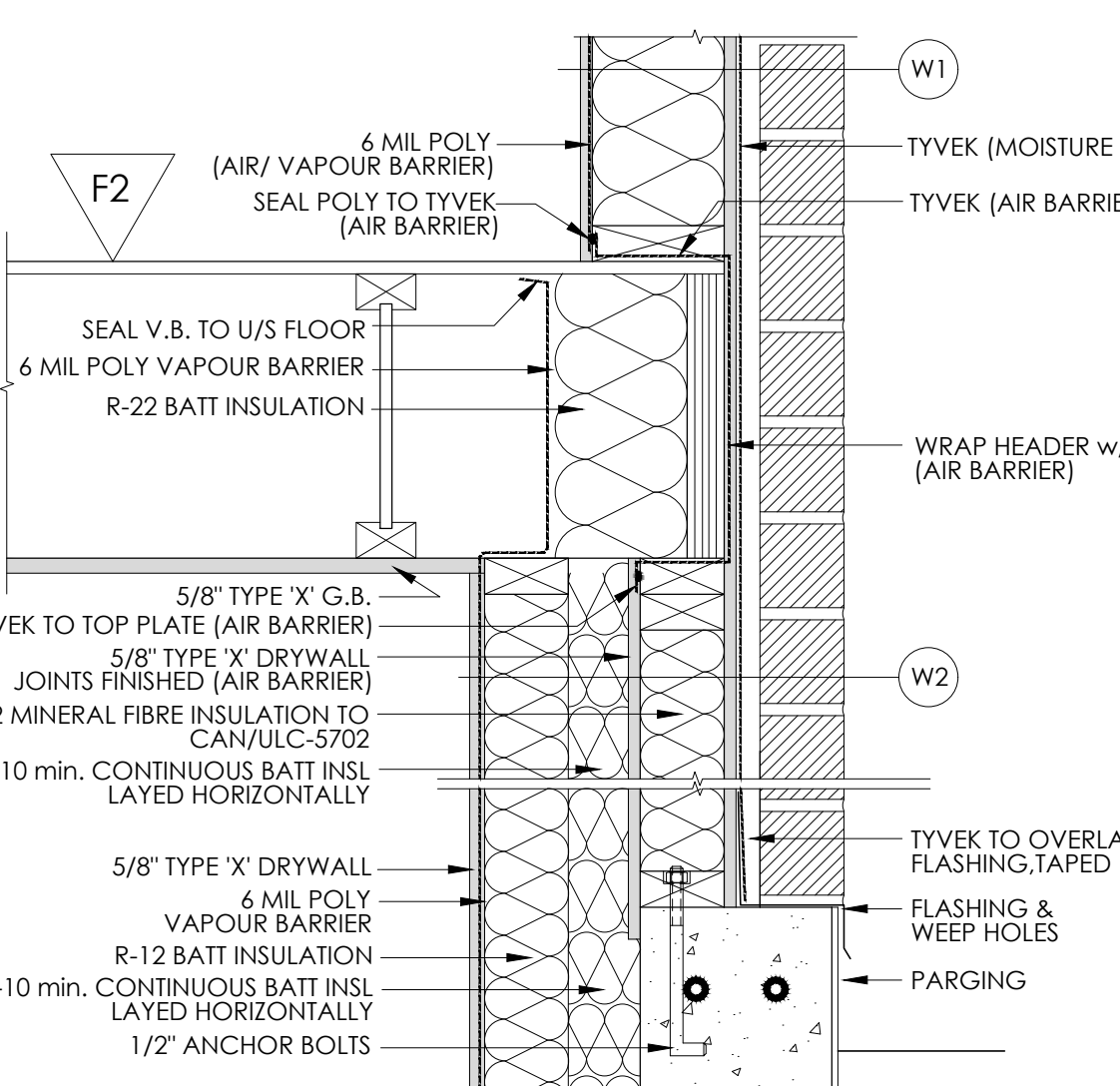
5 TYPICAL WINDOW SILL
SCALE 3"=1'-0"



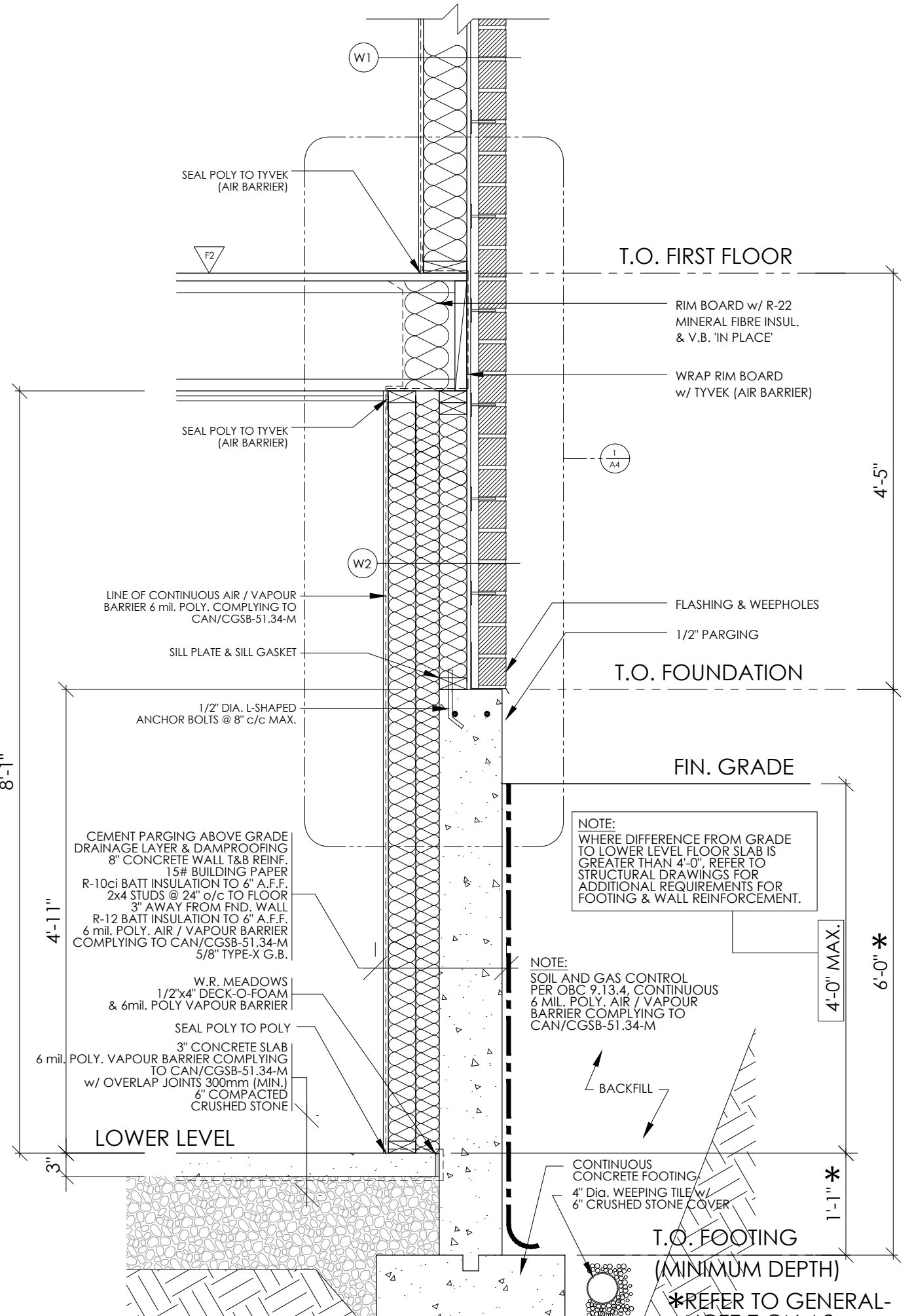
3 TYPICAL TRUSS HEAL
SCALE 1/2"=1'-0"



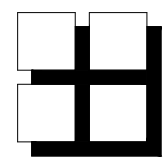
2 TYPICAL FLOOR HEADER
SCALE 1/2"=1'-0"



1 TYPICAL FLOOR HEADER w/ BRICK
SCALE 1/2"=1'-0"



4 TYPICAL END WALL w/ BRICK
SCALE 3/8"=1'-0"



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Architect Inc.

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6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

POST SCHEDULE

- P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST
8500 POUND CAP. (MIN.)
P2 - 2x2x4, 6 OR 8" (AS APPLICABLE)
P3 - 2x2x4, 6 OR 8" (AS APPLICABLE)
P4 - 4x2x4, 6 OR 8" (AS APPLICABLE)
P5 - 5x2x4, 6 OR 8" (AS APPLICABLE)
P6 - HAS 3 1/2x3 1/2x 1/8" C/W 5/16x9/16" 9 PL. & CAP PL.
P7 - HAS 4x4x 1/8" C/W 5/16x9/16" 9 PL. & CAP PL.
P8 - P1, 8'x8" SP#1 C/W SIMPSON POST BASES

LINTEL / BEAM SCHEDULE

- SIZES INDICATED ON PLANS
- | BRICK LINTELS | OPENINGS UP TO | L SIZE |
|---------------|----------------|---------------------------|
| | 5'-0" | L 3 1/2" x 3 1/2" x 5/16" |
| | 7'-0" | L 4" x 3 1/2" x 5/16" |
| | 7'-0" | L 5" x 3 1/2" x 5/16" |
| | 10'-0" | L 6" x 4" x 7/16" |
- NOTE: BEARING EACH END
ALL ANGLES TO BE HOT DIPPED GALVANIZED

NOTE:

- WALLS / HEADERS / POST TO BE
SPF NO. 11 AND 2
- NOTE:
FASTER ALL ROOF AND WALL SHEATHING WITH
MINIMUM 2 1/2" LONG COMMON OR SPIRAL
NAILS SPACED AT 6" C/C AROUND PANEL PERIMETER
AND AT 12" C/C ALONG INTERMEDIATE SUPPORTS.
- NOTE:
INDICATED JOIST HANGERS ARE A MINIMUM SIZE.
JOIST TRUSS DESIGNER MAY PROVIDE ALTERNATIVE
HANGERS WITH GREATER OR EQUAL SHEAR AND
UPLIFT CAPACITIES.

STRUCTURAL ENGINEER:

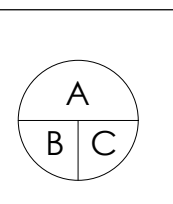
Cleland Jardine Engineering Ltd
580 Terry Fox Dr. Kanata, ON
K2L 4B7 (613) 591-1533

SEAL



NO.	DATE	DESCRIPTION	REVISIONS
1.	06/08/24	ISSUED FOR CONSTRUCTION	MB
2.	09/02/24	BUILDINGS 7&8- AS PER STRUCTURAL REISSUED FOR PERMIT	MB
3.	10/01/24	BUILDINGS 7&8- AS PER STRUCTURAL M&E, FOR PERMIT	MB
4.	24/08/23	BUILDINGS 7&8- FOR STRUCTURAL M&E REVIEW	MB
5.	13/06/23	BUILDINGS 9&10- ISSUED FOR CONSTRUCTION	MB
6.	27/01/23	BUILDINGS 9&10- AS PER STRUCTURAL, FOR PERMIT	MB
7.	21/11/22	BUILDINGS 9&10- FOR STRUCTURAL M&E REVIEW	MB

NO.	DATE	DESCRIPTION	REVISIONS
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6.	27/01/23	BUILDINGS 9&10- AS PER STRUCTURAL, FOR PERMIT	MB
7.	21/11/22	BUILDINGS 9&10- FOR STRUCTURAL M&E REVIEW	MB



PROJECT:

BACK-TO-BACK
STACKED TERRACE HOMES
THE JUNCTION
2740 CEDARVIEW RD., OTTAWA, ONTARIO

CLIENT:

PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE:

DETAILS/
SECTIONS

DATE:

NOV. 2022

DRAWN BY:

mdb

SCALE:

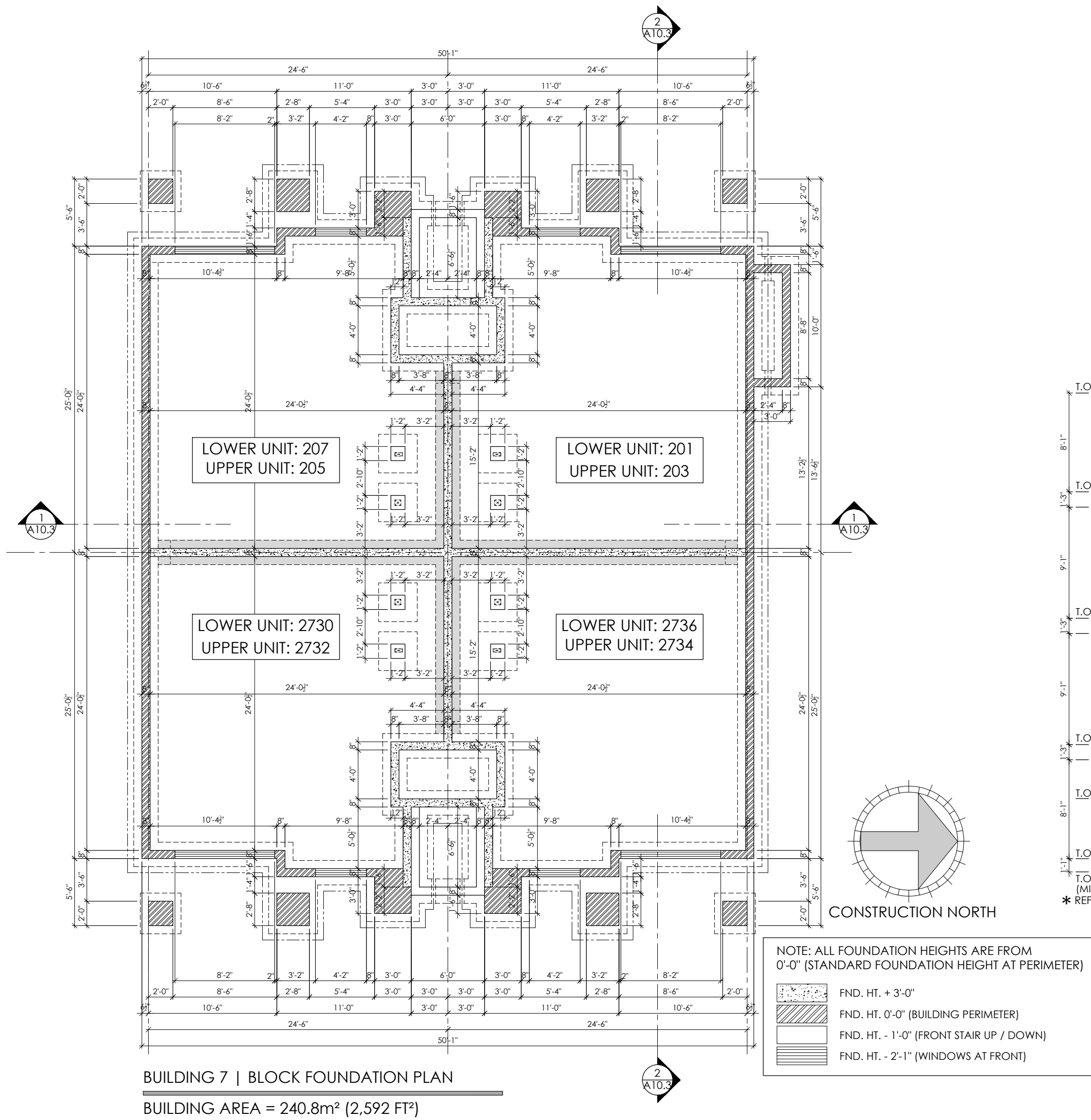
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CHECKED:

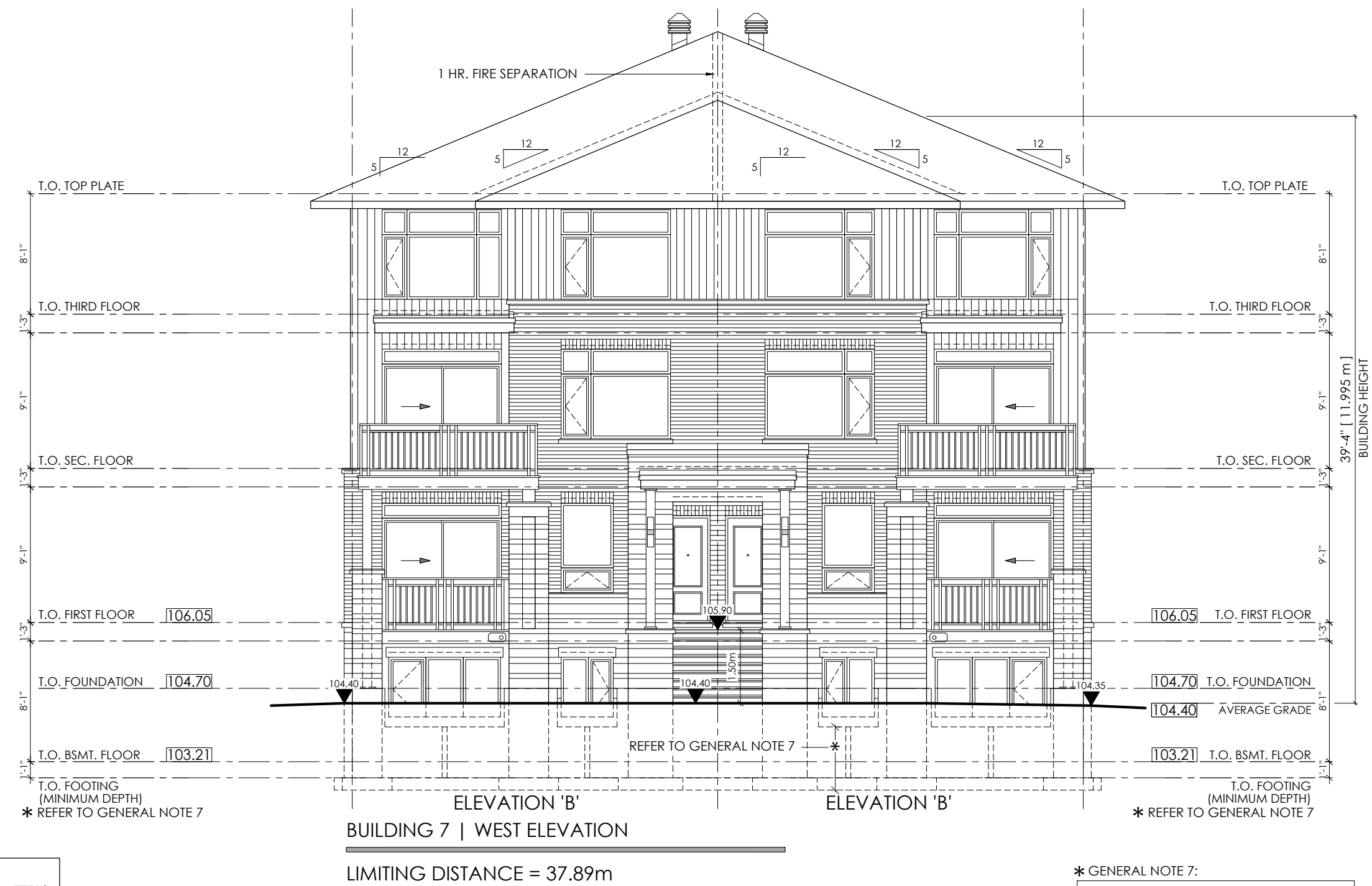
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SHEET NO.:

A4



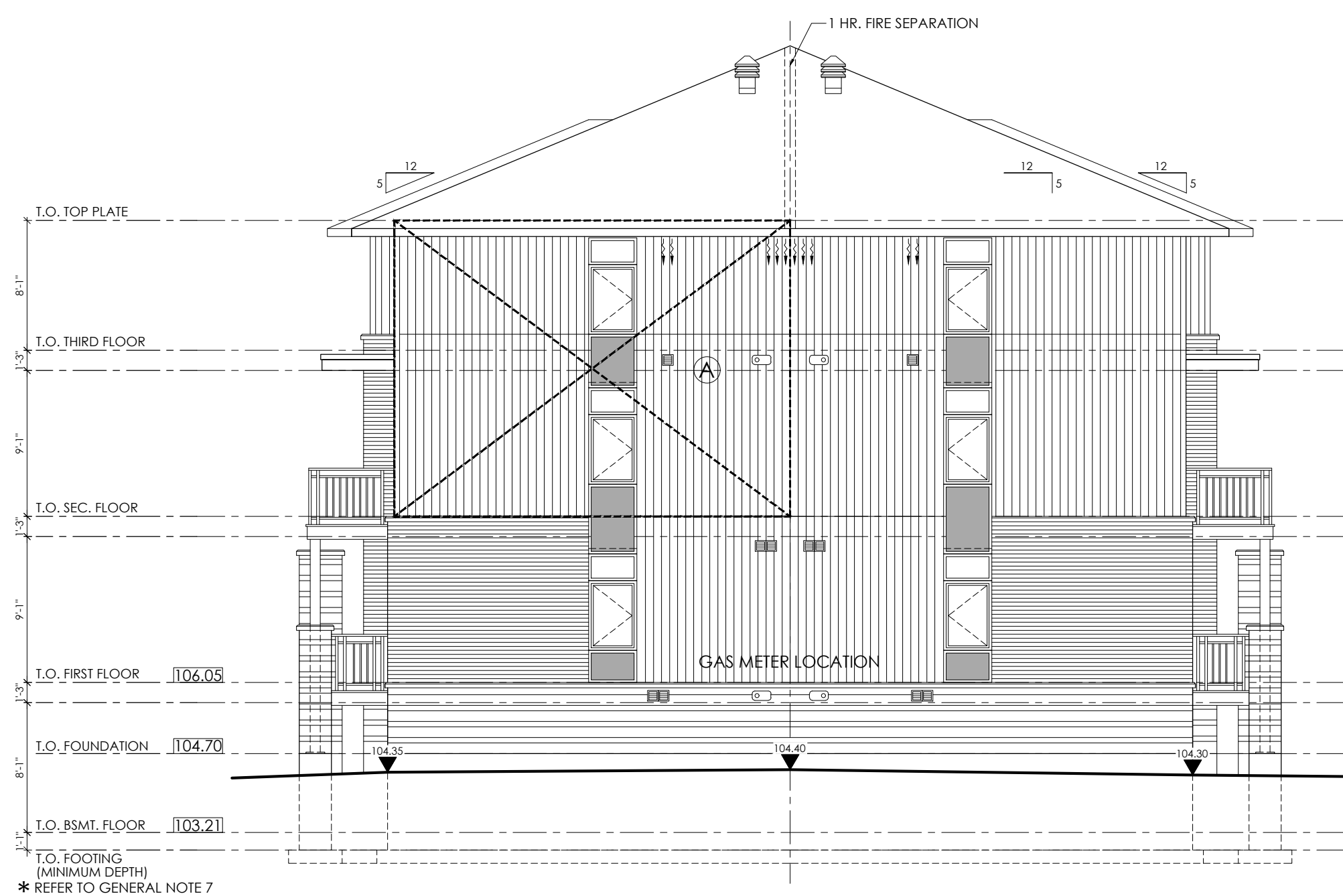
BUILDING 7 | BLOCK FOUNDATION PLAN
BUILDING AREA = 240.8m² (2,592 FT²)



BUILDING 7 | WEST ELEVATION
LIMITING DISTANCE = 37.89m

* GENERAL NOTE 7:
NOTE:
ALL FOOTINGS ARE TO BE PLACED ON SOILS
APPROVED BY GEOTECHNICAL ENGINEER
CIVIL ENGINEER, AND STRUCTURAL ENGINEER.
NOTE:
SITE TO COORDINATE DEPTH OF FOOTINGS AS PER
CIVIL, GEOTECHNICAL, AND STRUCTURAL
ENGINEERS' REQUIREMENTS.
NOTE:
INSULATION @ FOOTINGS
AS PER GEOTECHNICAL ENGINEERS SPECIFICATION
NOTE:
REFER TO SOILS REPORT FOR
UNDER-SLAB DRAINAGE REQUIREMENTS

ALL ELEVATIONS ON THIS PAGE
TO BE READ IN CONJUNCTION
WITH UNIT ELEVATIONS ON SHEET A2

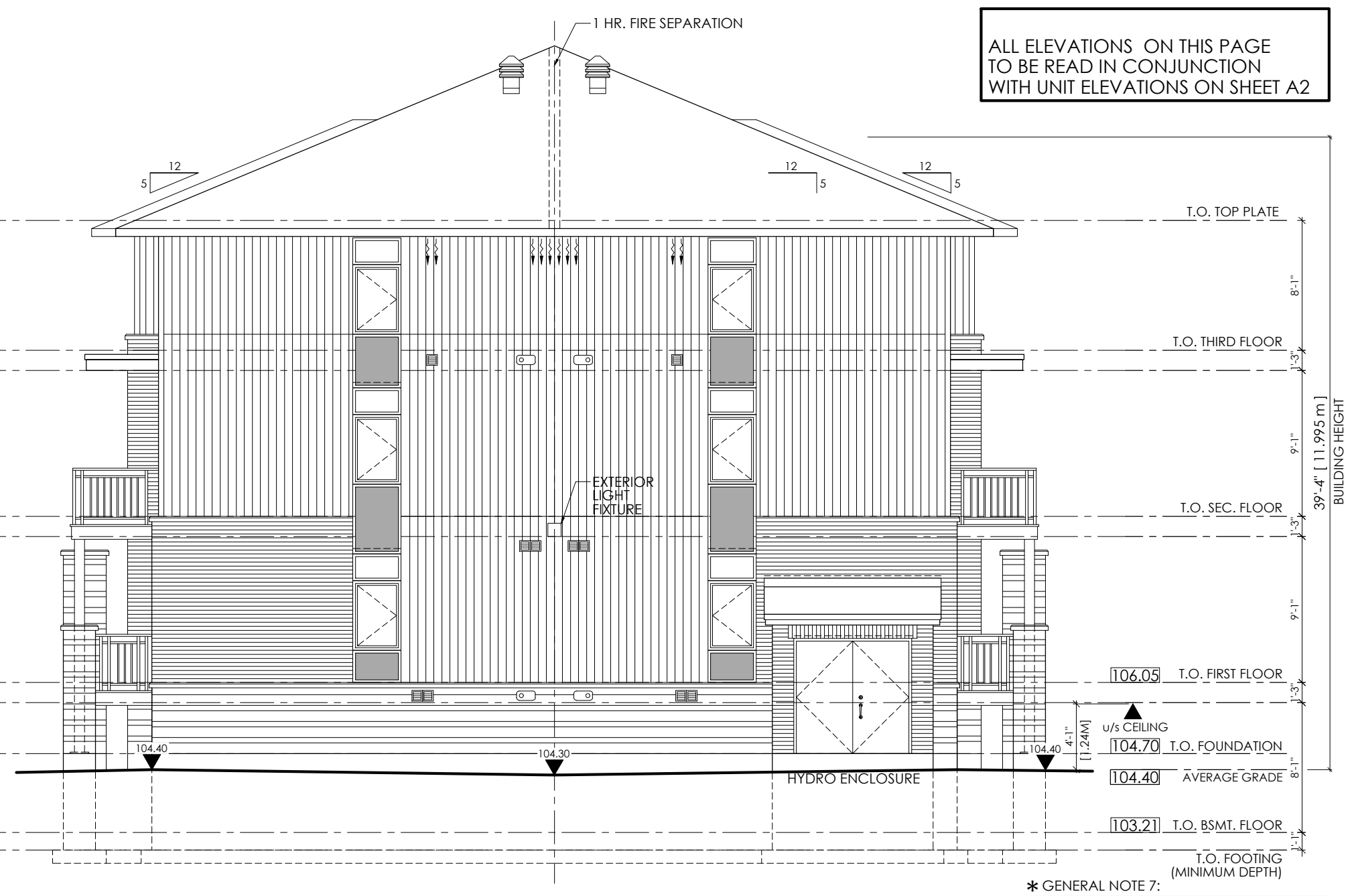


BUILDING 7 | SOUTH ELEVATION
LIMITING DISTANCE = 3.5m

REQUIRED WALL CONSTRUCTION [9.10.14.5]
- 1 HOUR FIRE RESISTANCE RATING
- COMBUSTIBLE CONSTRUCTION
- COMBUSTIBLE CLADDING
LIMITING DISTANCE = 3.5m
AREA OF EXPOSED BUILDING FACE
(AREA 'A') = 454 sq.ft. (42.2m²)
MAXIMUM PERMITTED U.P.O. = 25.4% [9.10.14.4]
AREA OF U.P.O. = 36.0 sq.ft. (3.3m²)
PERCENT OF U.P.O. = 7.9%

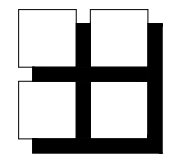


BUILDING 7 | EAST ELEVATION (CEDARVIEW RD.)
LIMITING DISTANCE = 20.44m



BUILDING 7 | NORTH ELEVATION
LIMITING DISTANCE = 10.87m

* GENERAL NOTE 7:
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ENGINEERS' REQUIREMENTS.
NOTE:
INSULATION @ FOOTINGS
AS PER GEOTECHNICAL ENGINEERS SPECIFICATION
NOTE:
REFER TO SOILS REPORT FOR
UNDER-SLAB DRAINAGE REQUIREMENTS



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POST SCHEDULE
P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST
8500 POUND CAP. (MIN.)
P2 - 2"x4" x 8 OR 8" (AS APPLICABLE)
P3 - 3"x4" x 6 OR 8" (AS APPLICABLE)
P4 - 4"x4" x 6 OR 8" (AS APPLICABLE)
P5 - 5"x4" x 6 OR 8" (AS APPLICABLE)
P6 - HSS 3 1/2"x3 1/2" x 1/4" 180" C/W 5'x3/8"x8" B PL. & CAP PL.
P7 - HSS 4"x4" x 1/4" 180" C/W 5'x3/8"x8" B PL. & CAP PL.
P8 - P.T. 6'x6'
NOTE:
ALL WOOD POST LOCATIONS TO BE
BLOCKED SOLID, THRU FLOOR
STRUCTURE ON TO A SIMILAR POST
BELOW OR ON TO A STEEL/WOOD BEAM
OR ON TO THE CONC. FOUNDATION WALL

LINTEL / BEAM SCHEDULE
SIZES INDICATED ON PLANS
BRICK LINTELS
OPENINGS UP TO
5'-0"
7'-0"
8'-0"
9'-0"
10'-0"
6" MIN. BEARING EACH END
ALL ANGLES TO BE HOT DIPPED GALVANIZED

NOTE:
WALLS/ HEADERS/ POST TO BE
SPF NO. 1/1 NO. 2
NOTE:
FASTEN ALL ROOF AND WALL SHEATHING WITH
MINIMUM 3 1/2" LONG COMMON OR SPIRAL
NAILS SPACED AT 6" C/C AROUND PANEL PERIMETER
AND AT 12" C/C ALONG INTERMEDIATE SUPPORTS.
NOTE:
INDICATED JOIST HANGERS ARE A MINIMUM SIZE.
JOIST TRUSS DESIGNER MAY PROVIDE ALTERNATIVE
HANGERS WITH GREATER OR EQUAL SHEAR AND
UPLIFT CAPACITIES.

STRUCTURAL ENGINEER:
Cleveland Jordine Engineering Ltd
580 Terry Fox Dr., Kitchener, ON
K2L 4B9 (613) 591-1533



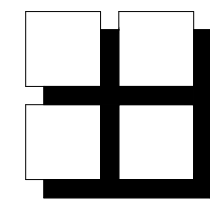
NO.	DATE	DESCRIPTION	INIT.
1.	06/08/24	ISSUED FOR CONSTRUCTION	MB
2.	05/02/24	AS PER STRUCTURAL REVIEW FOR PERMIT	MB
3.	10/01/24	AS PER STRUCTURAL M&E FOR BUILDING PERMIT	MB
4.	24/08/23	FOR STRUCTURAL M&E REVIEW	MB

NO.	DATE	DESCRIPTION	INIT.
1.	06/08/24	ISSUED FOR CONSTRUCTION	MB
2.	05/02/24	AS PER STRUCTURAL REVIEW FOR PERMIT	MB
3.	10/01/24	AS PER STRUCTURAL M&E FOR BUILDING PERMIT	MB
4.	24/08/23	FOR STRUCTURAL M&E REVIEW	MB

A - DETAIL NUMBER
B - SHEET NUMBER
(DETAIL REQUIRED)
C - SHEET NUMBER
(DETAIL LOCATION)

PROJECT:
B2B STACKED TERRACE HOMES
THE JUNCTION | BUILDING #7
201-207 SILHOUETTE PVT., OTTAWA, ONTARIO
2730-2736 CEDARVIEW RD., OTTAWA, ONTARIO
CLIENT:
PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE:
BUILDING 7
BLOCK FOUNDATION PLAN
BLOCK ELEVATIONS
DATE:
AUG., 2023
SCALE:
1/8" = 1'-0"
SHEET NO.:
B7.1
DRAWN BY:
mdb
CHECKED:
MDB



**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
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7. THIS REPRODUCTION SHALL NOT BE ALTERED.

POST SCHEDULE

- P1- 3" DIA. ADJUSTABLE STEEL TELEPOST
8500 POUND CAP. (MIN.)
P2- 2"x4, 6 OR 8" (AS APPLICABLE)
P3- 3"x4, 6 OR 8" (AS APPLICABLE)
P4- 4"x4, 6 OR 8" (AS APPLICABLE)
P5- 5"x4, 6 OR 8" (AS APPLICABLE)
P6- HSS 3 1/2"x3 1/2"x .188" C/W 5"x3/8"x8" B PL. & CAP PL.
P7- HSS 4"x4"x .188" C/W 5"x3/8"x8" B PL. & CAP PL.
P8- P.T. 6"x6"

BRICK LINTELS	OPENINGS UP TO	L SIZE
	5'-0"	L 3 1/2" x 3 1/2" x 5/16"
	7'-0"	L 4" x 3 1/2" x 5/16"
	8'-0"	L 5" x 3 1/2" x 5/16"
	9'-0"	L 5" x 3 1/2" x 7/16"
	10'-0"	L 6" x 4" x 7/16"

6"min. BEARING EACH END
ALL ANGLES TO BE HOT DIPPED GALVANIZED

NOTE:
ALL WOOD POST LOCATIONS TO BE BLOCKED SOLID THRU FLOOR STRUCTURE ON TO A SIMILAR POST BELOW OR ON TO A STEEL/WOOD BEAM OR ON TO THE CONC. FOUNDATION WALL

NOTE:
WALLS/ HEADERS/ POST TO BE SPF NO. 11/ NO. 2

NOTE:
FASTEN ALL ROOF AND WALL SHEATHING WITH MINIMUM 2 1/2" LONG COMMON OR SPIRAL NAILS SPACED AT 6" C/C AROUND PANEL PERIMETER AND AT 12" C/C ALONG INTERMEDIATE SUPPORTS.

NOTE:
INDICATED JOIST HANGERS ARE A MINIMUM SIZE. JOIST/ TRUSS DESIGNER MAY PROVIDE ALTERNATIVE HANGERS WITH GREATER OR EQUAL SHEAR AND UPLIFT CAPACITIES.

NO.	DATE	DESCRIPTION	REVISED BY
10.			
9.			
8.			
7.			
6.			
5.			
4.	06/08/24	ISSUED FOR CONSTRUCTION	MB
3.	05/02/24	AS PER STRUCTURAL, RE-ISSUED FOR PERMIT	MB
2.	10/01/24	AS PER STRUCTURAL/ M&E, FOR BUILDING PERMIT	MB
1.	24/08/23	FOR STRUCTURAL/ M&E REVIEW	MB
NO.	DATE	DESCRIPTION	REVISED BY

ARCHITECT'S SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS

M. DAVID BLAKELY

3658

A - DETAIL NUMBER
B - SHEET NUMBER
(DETAIL REQUIRED)
C - SHEET NUMBER
(DETAIL LOCATION)

PROJECT
B2B STACKED TERRACE HOMES
THE JUNCTION | BUILDING #7
201-207 SILHOUETTE PVT., OTTAWA, ONTARIO
2730-2736 CEDARVIEW RD., OTTAWA, ONTARIO

CLIENT:

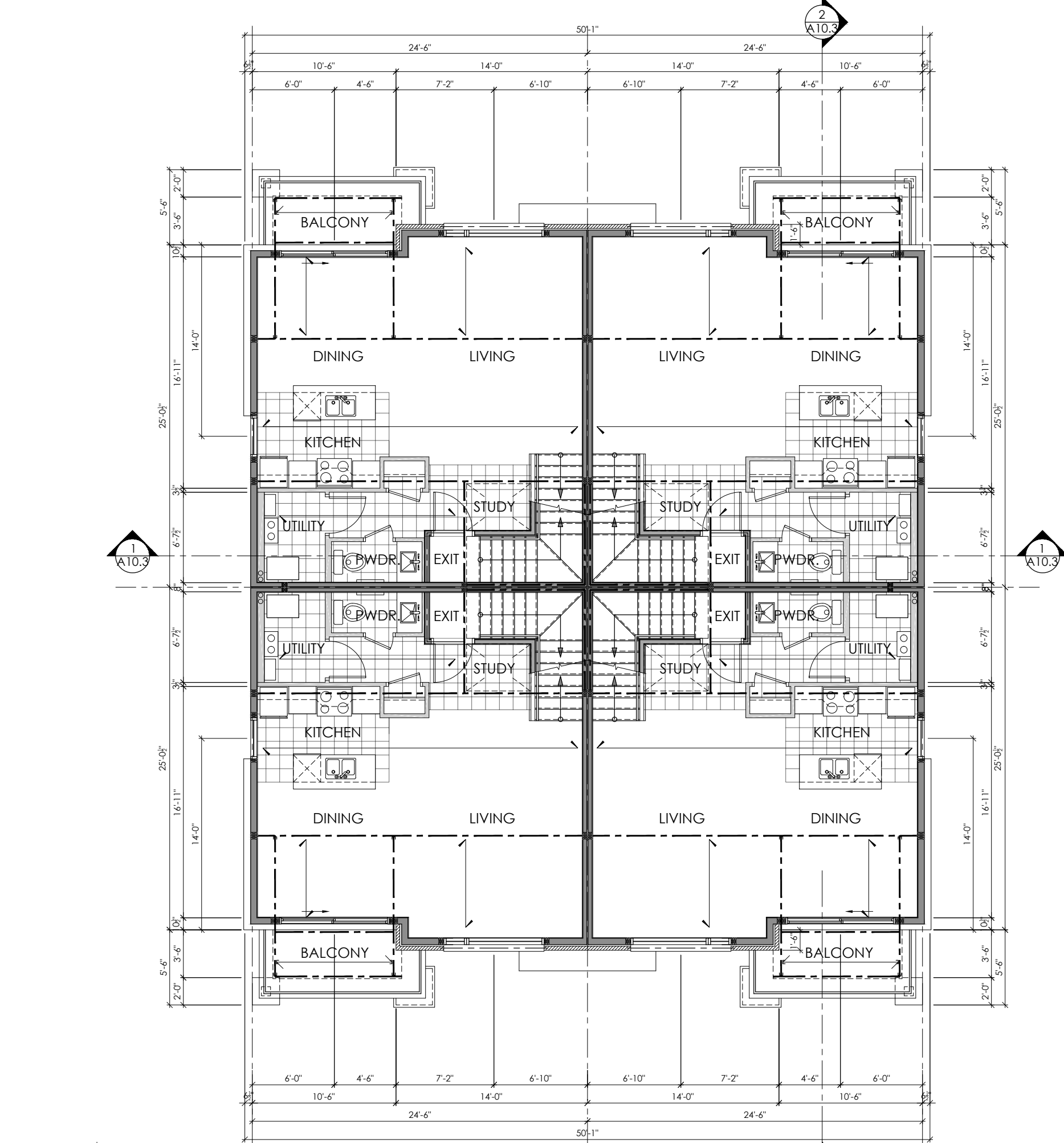
PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE:

BUILDING 7
LOWER UNIT FLOOR PLANS
UPPER UNIT FLOOR PLANS

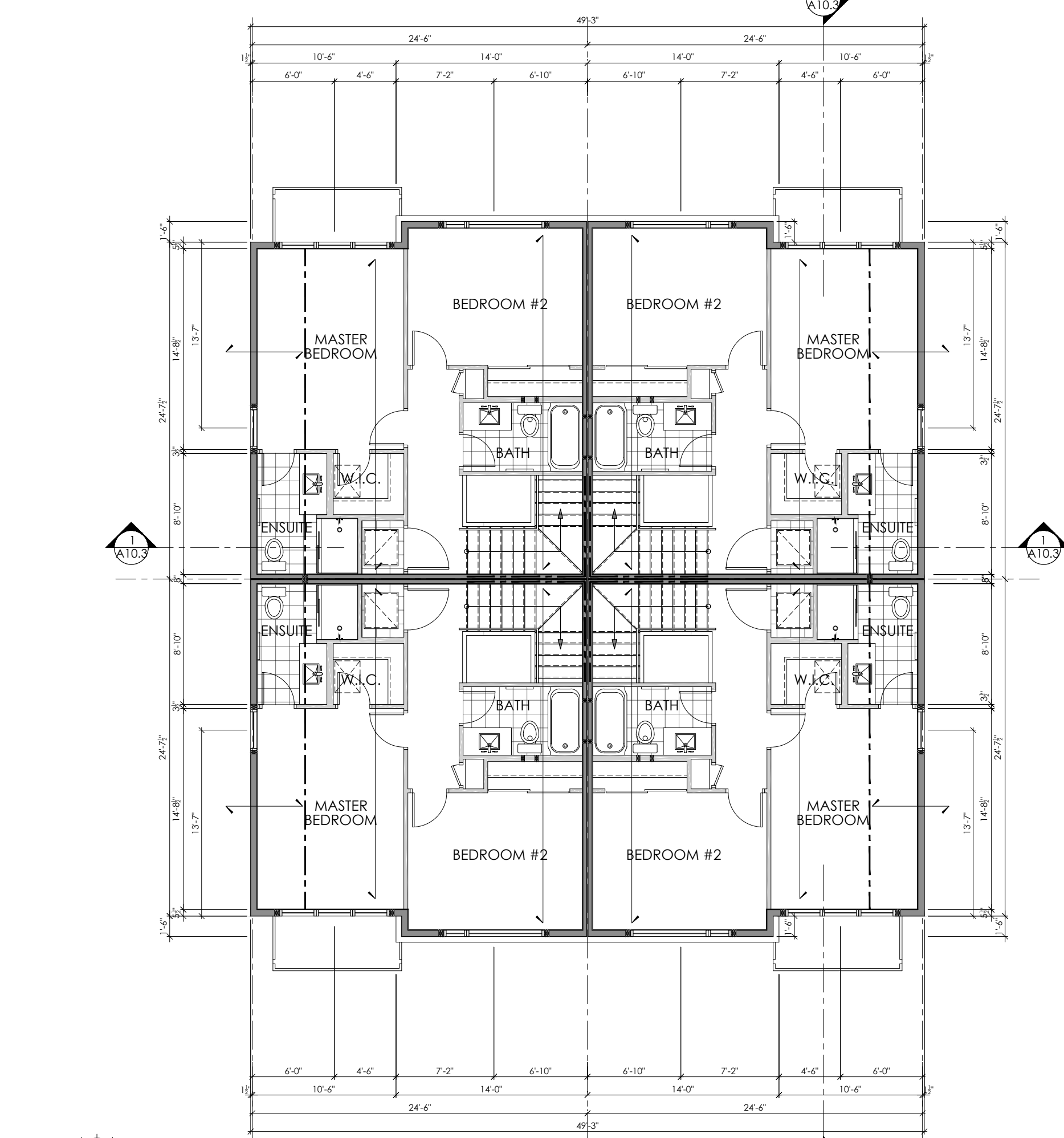
DATE: AUG. 2023
SCALE: 1/8" = 1'-0"
SHEET NO.: B7.2

DRAWN BY: mdb
CHECKED: MDB



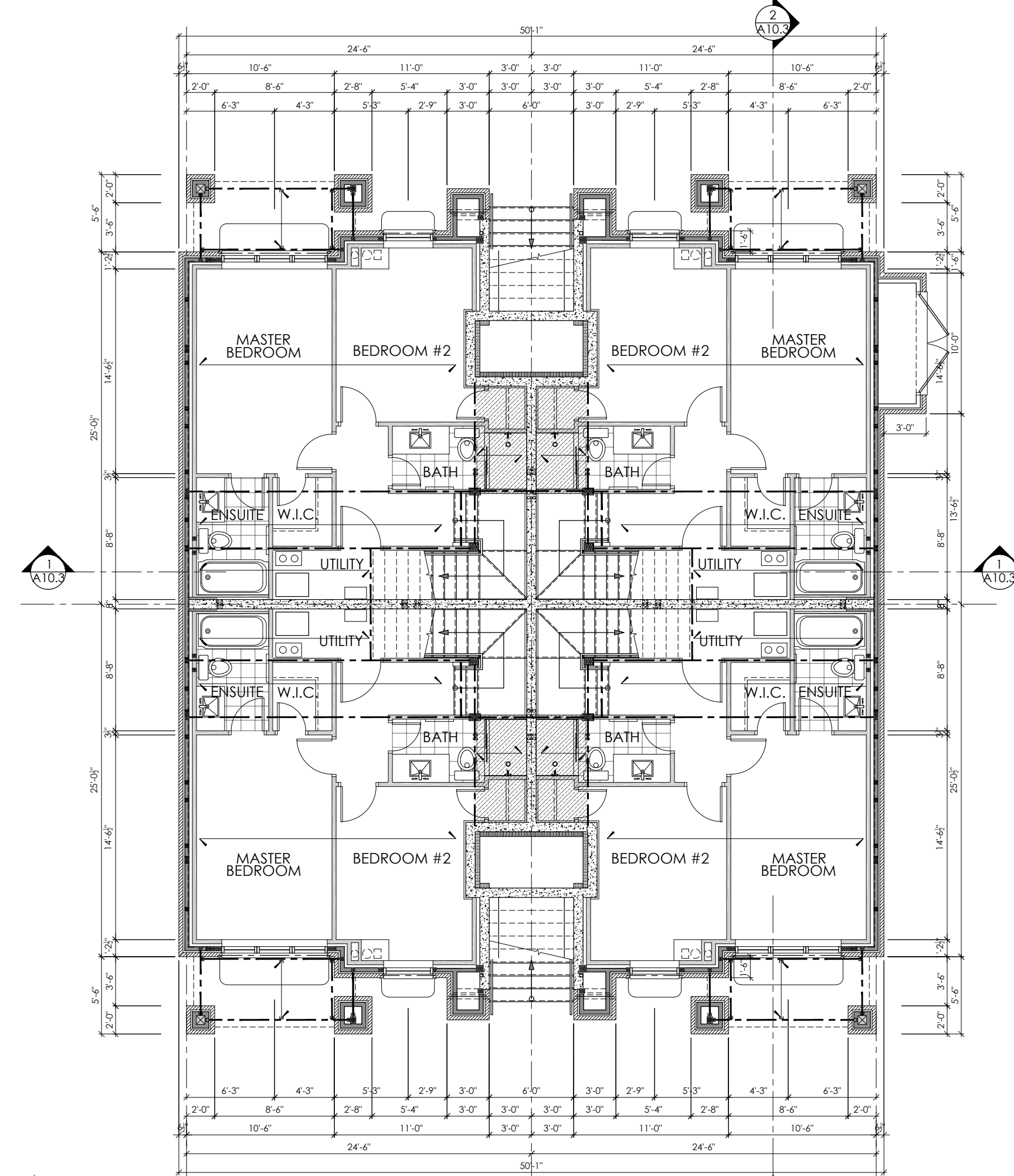
UPPER UNIT | MAIN LEVEL FLOOR PLAN

CONSTRUCTION NORTH



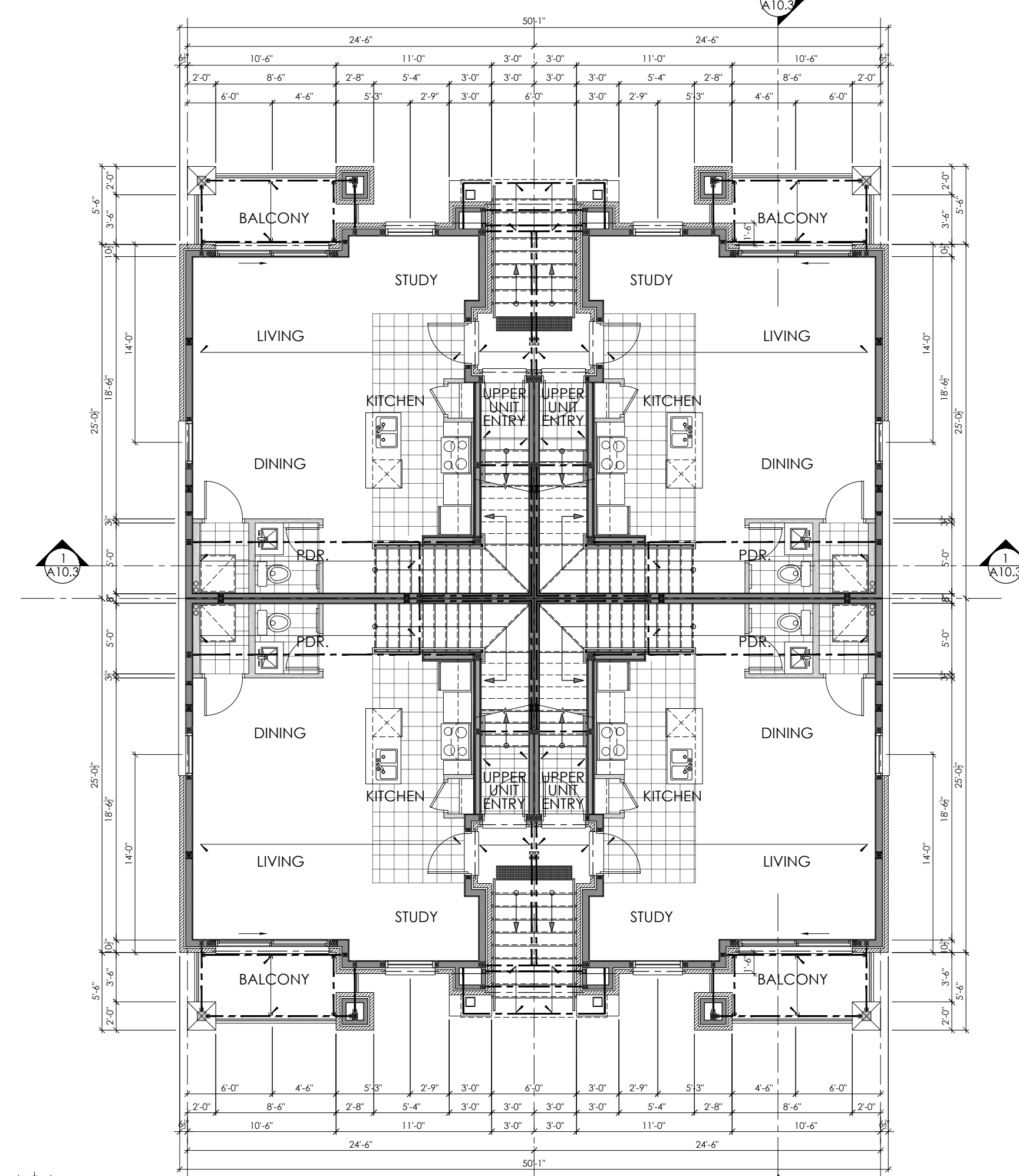
UPPER UNIT | UPPER LEVEL FLOOR PLAN

CONSTRUCTION NORTH



LOWER UNIT | LOWER LEVEL FLOOR PLAN

CONSTRUCTION NORTH



LOWER UNIT | MAIN LEVEL FLOOR PLAN

CONSTRUCTION NORTH

NOTE:
ALL FLOOR PLANS ON THIS PAGE TO BE READ IN CONJUNCTION WITH UNIT FLOOR PLANS ON SHEET A1

