GENERAL NOTES (2) - PART 9

0- GENERAL REQUIREMENTS:
0.1- DRAWINGS NOT TO BE USED FOR PERMIT OR CONSTRUCTION UNLESS SEAL IS SIGNED BY ARCHITECT.

1- STRUCTURAL : SEE ALSO, STRUCTURAL DRAWINGS PREPARED BY CLELAND JARDINE ENGINEERING LTD.
1.1 - STEEL, TIMBER AND BUILT-UP TIMBER COLUMNS FROM ALL LEVELS SHALL BE CARRIED DOWN TO THE FOUNDATION OR TO SUPPORTING BEAMS, PROVIDE BLOCKING WHERE REQUIRED. STEEL COLUMN PLATES TO BE ANCHORED TO FOOTINGS AND BEAM FLANGES.
1.2 - ALL LOAD BEARING WALLS, COLUMNS, ARCHES, IN THE STOREY IMMEDIATELY BELOW A FLOOR ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR ASSEMBLY.
1.3 - PRE-ENGINEERED TIMBER TRUSSES TO BE DESIGNED BY TRUSS MANUFACTURER, RESPONSIBILITY FOR THE DESIGN RESTS WITH THE CONTRACTOR, SUBMIT SHOP DRAWINGS FOR REVIEW.
1.4 - FLOOR FRAMING SYSTEM TO BE AS PER MANFACTURE STANDARD DETAILS AND SPECIFICATIONS.
1.5 - MINIMUM CONCRETE STRENGTH OF FOUNDATIONS (WALLS, FOOTINGS, PIERS, ETC...) TO BE 25MPa

2- SITEWORK:
2.1 - DRAINAGE: MAINTAIN EXISTING OVERALL SITE DRAINAGE AWAY FROM PERIMETER OF NEW FOUNDATIONS.

3- CONCRETE:
3.1 - DELETED
3.2 - FOUNDATION WALL DRAINAGE AS PER O.B.C. 9.14.
3.3 - DELETED
3.4 - DELETED.
3.5 - FOUNDATION INSULATION AND DRAINAGE TO BE REVIEWED BY GEOTECHNICAL ENGINEER.

4- MASONRY:
4.1 - DELETED
4.2 - PROVIDE BRICK TIES AS PER O.B.C. 9.20.9. PROVIDE THRU BRICK FLASHINGS w/ WEEP HOLES ON FOUNDATION WALL, OVER ROOFS AND ON LINTELS.
4.3 - WEEPHOLES TO BE PLACED AT 610mm (2'-0") o/c IN BOTTOM COURSES OF BRICK, AND OVER WINDOW AND DOOR HEADS.
4.4 - ALL JOINTS IN PRECAST SILLS AND CAPS TO HAVE ELASTOMERIC CAULKING, COLOUR TO MATCH PRECAST.

5- METALS:
5.1 - REINFORCING STEEL YIELD STRENGTH TO BE 60 K.S.I.
5.2 - PRIME AND PAINT EXPOSED STEEL LINTELS.

6- WOOD (FRAMING) AND PLASTICS
6.1 - LUMBER TO BE SPF #2 OR BETTER.
6.2 - ALL BEAMS TO BE FLUSH EXCEPT AS NOTED.
6.3 - BEAMS NOTED AS 'LVL' ARE LAMINATED VENEER LUMBER. SIZES ARE BASED ON THE USE OF TRUSS JOIST PRODUCTS AND ALTERNATES ARE ACCEPTABLE IF CAPACITY MEETS THOSE SPECIFIED ON THESE DRAWINGS
6.4 - NOTCHING AND DRILLING SHALL COMPLY TO 9.23.5 O.B.C.
6.5 - PROVIDE 38mm x 38mm (1 1/2" x 1 1/2") CROSS BRIDGING AT FLOOR JOIST @ 2,085mm (6'-10") MAX. o/c.
6.6 - FLOOR JOISTS OR BLOCKING UNDER ALL PARALLEL PARTITIONS.
6.7 - SUB- FLOOR TO BE 19mm (3/4") T&G OSB GLUED AND SCREWED, TYPICAL. REFER TO FLOOR SCHEDULE.
6.8 - CERAMIC FLOORING TO HAVE 12.5mm (1/2") PLYWOOD UNDERLAY.
6.9 - PROVIDE BLOCKING FOR FUTURE GRAB BARS IN MAIN BATHROOM AT TOILET AND TUB IN LOCATIONS REQUIRED BY O.B.C. 3.8.3.8 (1)(d) AND 3.8.3.13 (1)(f).
6.10 - EXTERIOR WINDOW AND DOOR LINTEL TO BE 3-2x10, EXCEPT AS NOTED.
6.11 - ALL INTERIOR PARTITIONS TO BE 12.8mm (1/2") GYPSUM BOARD ON BOTH SIDES OF 38mm x 98mm(2"x4") OR 38mm x 150mm (2"x6") STUDS @ 410mm (16") O.C. FINISHED WITH TAPE AND PLASTERED JOINTS, UNLESS NOTED OTHERWISE.
6.12 - STAIRS: MAX. 200mm (7 7/8") RISE (PRIVATE), MAX. 180mm (7 3/32") RISE (PUBLIC) MIN. 255mm (10") RUN (PRIVATE), MIN. 280mm (11") RUN (PUBLIC)
6.13 - HANDRAILS TO BE 865mm (2'-10") TO 965mm (3'-2") HIGH
6.14 - PROVIDE MIN. 1,950mm (6'-5") HEADROOM CLEARANCE ON STAIRS SERVING 1 DWELLING UNIT, 2,050mm FOR OTHER.
6.15 - PROVIDE 1/2" Ø ANCHOR BOLTS SPACED AT 4'-0" ON CENTER MAX, PLUS AT CORNERS, AT ENDS OF WALLS, AND ADJACENT TO OPENINGS FOR ALL LOAD BEARING AND EXTERIOR STUD WALLS (16" CONCRETE EMBEDMENT).
6.16 - PROVIDE MINIMUM 89mm (3.5") BEARING EACH END FOR ALL LINTELS UNLESS NOTED OTHERWISE ON PLANS.

7- THERMAL AND MOISTURE PROTECTION:
7.1 - MOISTURE BARRIER SHALL BE PROVIDED IN ALL AREAS WHERE WOOD IS IN CONTACT WITH CONCRETE OR UNIT MASONRY.
7.2 - ALL POLY VAPOUR / AIR BARRIER TO CONFORM TO CGSB-51.34 CAULK AND SEAL ALL JOINTS w/ 100mm (4") min. LAP JOINTS.
7.3 - CAULK PERIMETERS, INSIDE AND OUTSIDE OF EXTERIOR DOORS AND WINDOWS.
7.4 - SERVICES PENETRATING A FIRE SEPARATION (RATED ASSEMBLY) SHALL COMFORM TO 9.10.9.6 AND 9.10.9.7. O.B.C
7.5 - FLASHING TO BE PRE-FINISHED METAL. APPLY AT EXPOSED DOOR / WINDOW HEADS AND SILLS, ROOF VALLEYS, CHIMNEY / ROOF CONNECTIONS, HIGH WALL / ROOF CONNECTIONS, CHIMNEY CAPS, SKYLIGHT PERIMETERS, U/S OF BRICK AND AS SHOWN ON DRAWINGS.
7.6 - FIRE BLOCKING SHALL CONFORM TO SECTIONS 9.10.16. O.B.C.,
7.7 - TYVEK BY DUPONT , MOISTURE AIR BARRIER TO BE INSTALLED AS AIR BARRIER PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
7.8 - SHOWER ENCLOSURE GYPSUM BOARD TO BE MOISTURE RESISTANCE.
7.9 - ALL JOINTS IN PRECAST SILLS AND CAPS TO HAVE ELASTOMERIC CAULKING, COLOUR TO MATCH PRECAST.

8- DOORS AND WINDOWS:
8.1 - APPLIED WINDOW MUNTIN BARS TO BE WHERE SHOWN ON ELEVATIONS.
8.2 - GARAGE MAN-DOOR SHALL BE EXTERIOR - TYPE, SELF CLOSING AND WEATHERSTRIPPED.
8.3 - ALL WINDOWS SHALL COMPLY TO O.B.C. 9.8.8.1.

9- FINISHES:
9.1 - OAK HANDRAIL AND SPINDLES FOR ALL INTERIOR STAIRS, (U/N OTHERWISE), COMPLY TO 9.8. O.B.C.
9.2 - FOR CERAMIC TILE FLOORING PROVIDE CERAMIC TILE ADHESIVE AS PER MANUFACTURERS RECOMMENDATIONS ON 15.9mm (5/8") PLYWOOD UNLAY.
9.3 - FINISH FLOORING IN BATHROOMS, KITCHENS, LAUNDRY ROOMS AND ENTRANCES SHALL BE WATER RESISTANT.
9.4 - FINISHES, FIXTURES, MILLWORK AND WOOD STAIRS TO CLIENTS REQUIREMENTS.
9.5 - ALL WALL CABINETS IN KITCHEN/LAUNDRY TO HAVE DROPPED BULKHEADS ABOVE UNLESS NOTED.
9.6 - INTERIOR TRIM, BASEBOARDS, CASING AND ALL SWING/ SLIDING DOORS AS PER CLIENT SPECIFICATIONS.
9.7 - GYPSUM BOARD AT BATHTUB AND SHOWER WALLS TO BE WATER RESISTANT.
9.8 - ALL BATH TUB AND SHOWER ENCLOSURES TO HAVE 250mm (10") DROPPED CEILING AND CERAMIC TILE FINISH UNLESS NOTED OTHERWISE.

10- SPECIALTIES:
10.1 - PROVIDE BATHROOM ACCESSORIES, SHOWER ROD, SOAP HOLDER, TOILET PAPER HOLDER, TOWEL BAR, RECESSED MEDICINE CABINET AND GRAB BARS WHERE SHOWN.
10.2 - ALL ENSUITE AND BATHROOMS TO HAVE RECESSED MEDICINE CABINET IN INTERIOR WALLS AND SURFACE MOUNTED ON EXTERIOR WALLS.
10.3 - VANITY MIRRORS FULL WIDTH OF VANITY BY 765mm (30") HIGH.

11- MECHANICAL/ ELECTRICAL: SEE ALSO, MECHANICAL & ELECTRICAL DRAWINGS PREPARED BY Q M&E ENGINEERING.
11.1 - PROVIDE VENTILATION AS PER O.B.C. 9.32..
11.2 - N/A
11.3 - INSTALL SMOKE ALARMS AS PER O.B.C. 9.10.19., SMOKE ALARMS SHALL BE PROVIDED WHERE SHOWN, IN ALL BEDROOMS AND TO BE INTERCONNECTED.
11.4 - CARBON MONOXIDE DETECTOR, INSTALLED ON CEILING, WIRED DIRECT TO ELECTRICAL PANEL, ALSO WIRED TO SMOKE ALARMS.
11.5 - DELETED.
11.6 - HEATING AND VENTILATION SYSTEM TO BE DESIGNED BY ENGINEER. DESIGN LAYOUT TO BE PROVIDED FOR REVIEW .
11.7 - DRYER EXHAUST VENT DUCT SYSTEM SHALL CONFORM WITH PART 6.
11.8 - OUTDOOR INTAKE/EXHAUST VENTS SHALL CONFORM O.B.C. 9.32.3.12.
11.9 - PROVIDE ELECTRICAL AND PLUMBING CONNECTIONS FOR DISH-WASHER, CLOTHES WASHER AND DRYER.
11.10 - GAS FURNACES TO BE HIGH EFFICIENCY, GAS FIRED C/W DIRECT VENT. AS PER O.B.C. TABLE 2.1.1.2.A.
11.11 - IF APPLICABLE, MATERIALS USED IN PLENUM SHALL HAVE MAX. FLAME SPREAD OF 25, AND A SMOKE DEVELOPMENT OF 50.

12- ACOUSTICS FOR WOOD FRAME CONSTRUCTION
12.1- ALL TRADES SHALL BE AWARE OF THE REQUIREMENTS OF THESE ACOUSTICAL NOTES, AND SHALL ENSURE THAT THEIR WORK DOES NOT COVER UP ANY INCOMPLETE OR DEFICIENT WORK BY OTHERS. COSTS FOR REWORK ASSOCIATED WITH COVERED-OVER DEFICIENCIES WILL BE ASSIGNED IN PART TO THE SUB-CONTRACTOR RESPONSIBLE FOR COVERING OVER THE WORK.

12.2- CONSTRUCT ALL ASSEMBLIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LABELING AGENCY, I.E. WH, UL, ULC ETC. WHEN IN DOUBT, SEEK DIRECTION FROM THE PROJECT ARCHITECT OR ACOUSTIC ENGINEER.

12.3- CAULK SHALL BE SELECTED ENSURING THAT IT IS APPROPRIATE FOR THE PURPOSES SPECIFIED, AND THAT THERE ARE NO ISSUES CONCERNING INCOMPATIBILITY WITH ADJACENT MATERIALS.

12.4- ALL FRAMING ELEMENTS THAT ARE PART OF ACOUSTICALLY RATED CONSTRUCTION SHALL BE SEALED TO ADJACENT STRUCTURE (WOOD OR CONCRETE) BY ¼ INCH "SILL-SEAL" (SOMETIMES CALLED SILL GASKET), OF THE SAME WIDTH AS THE ASSOCIATED FRAMING. THERE MUST BE NO EMBEDDED GAPS IN THE SILL SEAL, I.E. ONLY CLEAN BUTT JOINTS OR OVERLAP JOINTS PERMITTED. WHERE IRREGULARITIES IN THE ADJACENT MATERIALS EXCEED THE CAPACITY TO BE FILLED BY THE SILL SEAL, THESE MUST BE FILLED WITH APPROPRIATE MATERIAL PRIOR TO PROCEEDING (I.E. GROUT, CAULK OR SIMILAR).
ALTERNATELY, FRAMING ELEMENTS THAT ARE PART OF ACOUSTICALLY RATED CONSTRUCTION SHALL BE CAULKED TO ADJACENT STRUCTURE USING ONE OR THE OTHER OF:
-TWO PARALLEL BEADS OF CAULK APPLIED BETWEEN THE FRAMING ELEMENT AND ADJACENT MATERIAL PRIOR TO INSTALLATION (I.E. SANDWICHED BETWEEN THE TWO); OR
-A "HEEL BEAD" OF CAULK, AFTER THE FRAMING ELEMENT HAS BEEN INSTALLED AND THE AREA CLEANED OF ALL CONSTRUCTION WASTE.
NOTE THAT SHOULD CAULK BE USED, THAT THERE MUST BE NO GAPS OR VOIDS IN THE WORK.
WHEN IN DOUBT, SEEK DIRECTION FROM THE PROJECT ARCHITECT OR ACOUSTIC ENGINEER.

12.5- WHERE SPECIFIED IN WALL CONSTRUCTION, INSULATION SHALL BE CAREFULLY FITTED SO AS TO LEAVE NO EMBEDDED GAPS, FILLING THE CAVITY 100%. INSULATION IN FLOOR ASSEMBLIES MUST ALSO BE GAP FREE ACROSS THE FULL WIDTH OF THE CAVITY.
12.6- ALL E-BOXES (AND SIMILAR I.E. PHONE, CABLE, ETC.) LOCATED IN ACOUSTICALLY RATED ASSEMBLIES SHALL BE THE PLASTIC, THERMALLY RATED TYPE WITH FACE-FLANGE AND GASKET. WHEN IN DOUBT, SEEK DIRECTION FROM THE PROJECT ARCHITECT OR ACOUSTIC ENGINEER.

12.7- RESILIENT CHANNELS ARE ONLY TO BE INSTALLED WHERE INDICATED ON THE DRAWINGS. THEY ARE NOT TO BE INSTALLED BEHIND GWB THAT BACKS UP HEAVY FIXTURES, OTHER FRAMING, OR OTHER FEATURE THAT WOULD PRECLUDE THEIR PROPER FUNCTION.
RESILIENT CHANNELS WHEN SPECIFIED FOR ONE SIDE OF A WALL ASSEMBLY SHALL BE INSTALLED ON THE SIDE WITH THE LEAST INTERRUPTIONS FOR SERVICES AND INTERIOR PARTITIONS.
RESILIENT CHANNELS ON CEILINGS MUST ALL BE ORIENTATED THE SAME DIRECTION.
ALL FASTENERS USED TO ATTACH THE GWB TO THE RESILIENT CHANNELS MUST BE SELECTED TO BE SHORT ENOUGH SO AS TO PRECLUDE PENETRATION INTO THE UNDERLYING FRAMING, OR ALTERNATELY OFFSET FROM FRAMING MEMBERS. UNDER NO CIRCUMSTANCES SHALL GWB FASTENERS BRIDGE THE GAP BETWEEN THE GWB AND THE FRAMING UNDERNEATH.

12.8- ALL GWB IN ACOUSTICALLY RATED CONSTRUCTION SHALL BE TYPE X OR TYPE C AS APPLICABLE. FULL SHEETS OF BOARD SHALL BE USED WHEREVER POSSIBLE, AND SMALLER PIECES SHALL BE AVOIDED EXCEPT WHERE NECESSARY DUE TO SPACE LIMITATIONS.
ALL BOARDS SHALL BE CONTINUOUS PAST INTERIOR PARTITIONS (BOTH LAYERS WHERE APPLICABLE).

12.9- TAPE AND COMPOUND EACH LAYER GWB PRIOR TO INSTALLING ANY SUBSEQUENT LAYER OR COVERING OVER WITH OTHER WORK. ALL GAPS BETWEEN ADJACENT SHEETS AND WHERE GWB ABUTS OTHER MATERIAL SHALL BE FULLY FILLED; NO EMBEDDED GAPS. UNDER NO CIRCUMSTANCES COVER-UP UN-TAPED JOINTS.

12.10- WHERE MORE THAN ONE LAYER OF GWB IS USED, OFFSET JOINTS.

12.11- SEAL ALL PENETRATIONS OF ACOUSTICAL PARTITIONS FOR ELECTRICAL, COMMUNICATIONS, GAS PIPING OR SIMILAR, WITH CAULK, PREFERABLY AT EACH LAYER OF GWB PRIOR TO COVERING OVER. CAULK SHALL BE INSTALLED TO FULLY FILL GAPS BETWEEN ADJACENT SURFACES; NO EMBEDDED GAPS. WHERE THE GAP IS GREATER THAN 10 MM, USE BACKER ROD OR SIMILAR.

12.12- ALL DRAIN PIPING IS TO BE WRAPPED WITH OR COVERED OVER BY INSULATION (MINIMUM ONE INCH), AND AS A MINIMUM, LOCATED BEHIND AT LEAST ONE LAYER OF 5/8 INCH GWB TYPE X. TREAT ALL DRAIN PIPING THE SAME, WHETHER VERTICAL OR HORIZONTAL, AND WHETHER EMBEDDED IN ACOUSTICAL ASSEMBLIES OR NOT, AS PER THE REQUIREMENTS GIVEN ABOVE. ON A PRACTICAL LEVEL THIS MEANS THAT DROPPED CEILINGS IN BATHROOMS AND KITCHENS SHALL INCLUDE INSULATION AND FULL ACOUSTICAL DETAILING AS PER THE ACOUSTICAL NOTES.

12.13- FLOATING FLOORS SHALL BE INSTALLED WITH AT LEAST A 6 MM CLEARANCE AROUND THE PERIMETER SO AS TO ACCOMMODATE EXPANSION OF THE FLOOR. FASTENER LENGTH SHALL BE SUCH THAT IT DOES NOT PENETRATE THE RESILIENT LAYER. FURTHERMORE, THE BASEBOARD AND OTHER MOLDING SHALL BE INSTALLED WITH A SMALL CLEARANCE TO THE FLOOR, FASTENED TO THE WALL ONLY.

WINDOW/ EXTERIOR DOOR NOTES
- WINDOWS AND DOORS TO BE MANUFACTURED, TESTED AND INSTALLED IN ACCORDANCE WITH O.B.C. 9.7.3., 9.7.4.1., 9.7.5., AND 9.7.6.
- WINDOW FRAME & SASH TO BE VINYL.
- FRAME & SASH COLOUR PER COLOUR SCHEDULE.
- GLAZING TO BE DOUBLE GLAZED THERMOPANE, CLEAR LOW-E GLASS.
- MAX U-VALUES TO COMPLY WITH OBC-12.
- PROVIDE SHOP DRAWINGS AND TEST DATA FOR REVIEW.
- OPERABLE WINDOWS WITHIN SUITES SHALL COMPLY TO SENTENCE 9.8.8.1(5)

REFER TO SITE PLAN FOR COLOUR PALETTE SELECTION

EXTERIOR COLOURS- PALETTE 1

- BRICK:	BRAMPTON BRICK- KENTVILLE
- STONE:	BRAMPTON FINESSE- CANVAS BEIGE, SUAVE
- SIDING:	GENTEK- WINDSWEPT SMOKE
- WINDOWS:	JELDWEN- SABLE
- HARDIE PANELS:	TO MATCH CHARCOAL
- 'EASY-TRIM':	TO MATCH CHARCOAL
- ALUMINUM SOFFIT/ FASCIA:	KAYCAN- CHARCOAL
- ALUMINUM RAILINGS:	CHARCOAL
- ASPHALT SHINGLES:	DRIFTWOOD

EXTERIOR COLOURS- PALETTE 2

- BRICK:	BRAMPTON BRICK- WINDSOR
- STONE:	BRAMPTON FINESSE- MINERAL GREY, SUAVE
- SIDING:	GENTEK- SAGE
- WINDOWS:	JELDWEN- SABLE
- HARDIE PANELS:	TO MATCH CHARCOAL
- 'EASY-TRIM':	TO MATCH CHARCOAL
- ALUMINUM SOFFIT/ FASCIA:	KAYCAN- CHARCOAL
- ALUMINUM RAILINGS:	CHARCOAL
- ASPHALT SHINGLES:	DUAL BLACK

LIST OF DRAWINGS:

ENERGY EFFICIENT DESIGN

ZONE 1
SB-12, TABLE 3.1.1.2.A (IP)
PACKAGE - A1

CEILING WITH ATTIC - R-60
CEILING WITHOUT ATTIC SPACE - R-31
EXPOSED FLOOR - R-31 Min.
WALLS ABOVE GRADE - R-22
BASEMENT WALLS - R-12 + R-10ci
WINDOWS & SLIDING GLASS DOORS - U = .28 Max
FURNACE - Min AFUE = 96 %
HEAT RECOVERY VENTILATOR - Min. SRE = 75 %
HOT WATER HEATER - Min EFFICIENCY = 0.80
DRAIN WATER HEAT RECOVERY UNITS SHALL BE INSTALLED IN UPPER UNITS ONLY IN ACCORDANCE TO SB-12, 3.1.1.12.

LOWER UNIT
PERIPHERAL WALL AREA : 1,509 ft²
AREA OF WINDOWS, SIDELITES, GLASS IN DOORS AND PATIO DOORS = 147 ft²
% WINDOWS = 9.74 %

UPPER UNIT
PERIPHERAL WALL AREA : 2,262 ft²
AREA OF WINDOWS, SIDELITES, GLASS IN DOORS AND PATIO DOORS = 236 ft²
% WINDOWS = 10.43 %

ARTIST'S CONCEPT

Name of Practice:
M. DAVID BLAKELY ARCHITECT INC.
2200 Prince of Wales Dr. Suite 101
Ottawa, Ontario, K2E 6Z9

Name of Project:
BUILDING 7 | BACK-TO-BACK STACKED TERRACE HOMES
THE JUNCTION

Location:
201 - 207 SILHOUETTE PVT. & 2730 - 2736 CEDARVIEW RD., Ottawa ON.

Date: AUGUST, 2023

Ontario Building Code Matrix
Part 9 Housing and Small Buildings

			Building Code Reference
9.00	Building Code Version:	O. Reg. 332/12 Last Amendment O. Reg. 88/19	
9.01	Project Type:	☒ New ☐ Addition ☐ Renovation ☐ Change of Use ☐ Addition and renovation Description: Back-to-Back Stacked Row Houses (8 Stacked Units)	[A] 1.1.2.
9.02	Major Occupancy Classification:	Occupancy: Group C Use: Residential	9.10.2.
9.03	Superimposed Major Occupancies:	☒ No ☐ Yes Description: n/a	9.10.2.3.
9.04	Building Area (m²)	Description: Main Building — Existing 00.00m² / New 240.8m² / Total 240.8m² Total: 00.00m² / 240.8m² / 240.8m²	[A] 1.4.1.2.
9.05	Gross Area (m²)	Description: Main Building — Existing 00.00m² / New 921.9m² / Total 921.9m² Total: 00.00m² / 921.9m² / 921.9m²	[A] 1.4.1.2.
9.06	Mezzanine Area (m²)	Description: — Existing 00.00m² / New 00.00m² / Total 00.00m² Total: 00.00m² / 00.00m² / 00.00m²	9.10.4.1.
9.07	Building Height	3 Storeys above grade 12.0 (m) above grade 1 Storeys below grade	[A] 1.4.1.2. & 9.10.4.
9.08	Number of Streets/ Firefighter Access	1 Street(s)	9.10.20.
9.09	Sprinkler System	☐ Required ☒ Not Required Proposed: ☐ Entire building ☐ Selected compartments ☐ Selected floor areas ☐ Basement ☐ In lieu of roof rating ☒ None	9.10.8.2.4.
9.10	Fire Alarm System	☐ Required ☒ Not Required Proposed: ☐ Single stage ☒ Not applicable ☐ Two stage	9.10.18.
9.11	Water Service/ Supply is Adequate	☐ No ☒ Yes	
9.12	Construction Type:	Restriction: ☒ Combustible permitted ☐ Non-combustible required Actual: ☐ Combustible ☐ Non-Combustible ☒ Combination Heavy Timber Construction: ☒ No ☐ Yes	9.10.6.
9.13	Post-Disaster Building	☒ No ☐ Yes	[A] 1.1.2.2.(2)
9.14	Occupant Load	Basement: Residential, 2 ppl. per br., 32 First: Residential, 2 ppl. per br., 0 Second: Residential, 2 ppl. per br., 0 Third: Residential, 2 ppl. per br., 32	3.1.17.
9.15	Barrier-free Design:	☐ Yes ☒ No Explanation	9.5.2.
9.16	Hazardous Substances:	☐ Yes ☒ No Explanation	9.10.1.3.
9.17	Required Fire Resistance Ratings	Floors over basement: 3/4 Hr., 1.0 Hr., ☒ No ☐ Yes ☐ N/A 2nd Floor: 1.0 Hr., 1.0 Hr., ☒ No ☐ Yes ☐ N/A 3rd Floor: 3/4 Hr., 3/4 Hr., ☒ No ☐ Yes ☐ N/A Mezzanine: n/a, n/a, ☒ No ☐ Yes ☐ N/A Roof: 0, 0, ☒ No ☐ Yes ☐ N/A	9.10.8.
9.18	Spatial Seperation	* SEE ELEVATION DRAWINGS ON B10.1	9.10.14.- 9.10.15.
9.20	Energy Efficiency	Category: Non-Residential Compliance Option: ☐ SB-10 Prescriptive (Div.4) ☐ SB-10 Performance (Div.2) ☐ SB-10 Performance (Div.2) Residential Compliance Option: ☒ SB-12 Prescriptive Compliance Packages ☐ SB-12 Performance Compliance ☐ SB-12 Other; Energy Star for New Homes ☐ EnerGuide for New Houses Project Design Conditions: Climatic Zone: Zone 1 (< 5000 degree days) Fenestration: Gross Above Grade Wall or Roof Area (m²): SEE SEPARATE NOTE FOR INDIVIDUAL UNIT; Gross Fenestration Area (m²): <17%; Fenestration Ratio: 0% (0 / 0) Vertical (W+D) Skylights Space Heating Fuel: ☒ Natural Gas ☐ Propane ☐ Oil ☐ Solid Fuel ☐ Electricity ☐ Earth energy Heating Equipment Efficiency: ☒ > 90% AFUE ☐ > 78% - < 90%AFUE Other Conditions: ☐ ICF Basement ☐ ICF Above Grade ☐ Walk-out Basement ☐ Slab-on-Ground ☐ Log/ Post & Beam ☐ Blown-in Insulation Above Grade Wall ☐ Spray-applied Foam Insulation Above Grade Wall ☐ Drain Water Heat Recovery Unit Provided Compliance Package A-1	12.2.1.
9.21	Notes:		

BUILDING 7 | BACK-TO-BACK TERRACE HOMES
THE JUNCTION | FALLOWFIELD & CEDARVIEW

M. David Blakely Architect Inc.
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT
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 - 2-2"x4, 6 OR 8" (AS APPLICABLE)
P3 - 3-2"x4, 6 OR 8" (AS APPLICABLE)
P4 - 4-2"x4, 6 OR 8" (AS APPLICABLE)
P5 - 5-2"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"
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 — L SIZE
3'-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:
WALLS/ HEADERS/ POST TO BE SPF NO. 1/ 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.

STRUCTURAL ENGINEER:
Cleland Jardine Engineering Ltd
580 Terry Fox Dr, Kanata, ON
K2L 4B9 (613) 591-1533

SEAL
ONTARIO ASSOCIATION of ARCHITECTS
M. DAVID BLAKELY
LICENCE 3658

No.	DATE	DESCRIPTION	INIT.
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11.			
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9.			
8.			
7.			
6.			
5.	12/09/24	WASHROOMS REVISED, RE-ISSUED FOR CONSTRUCTION	MB
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

REVISIONS

No.	DATE	DESCRIPTION	INIT.
24.			
23.			
22.			
21.			
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.			

REVISIONS

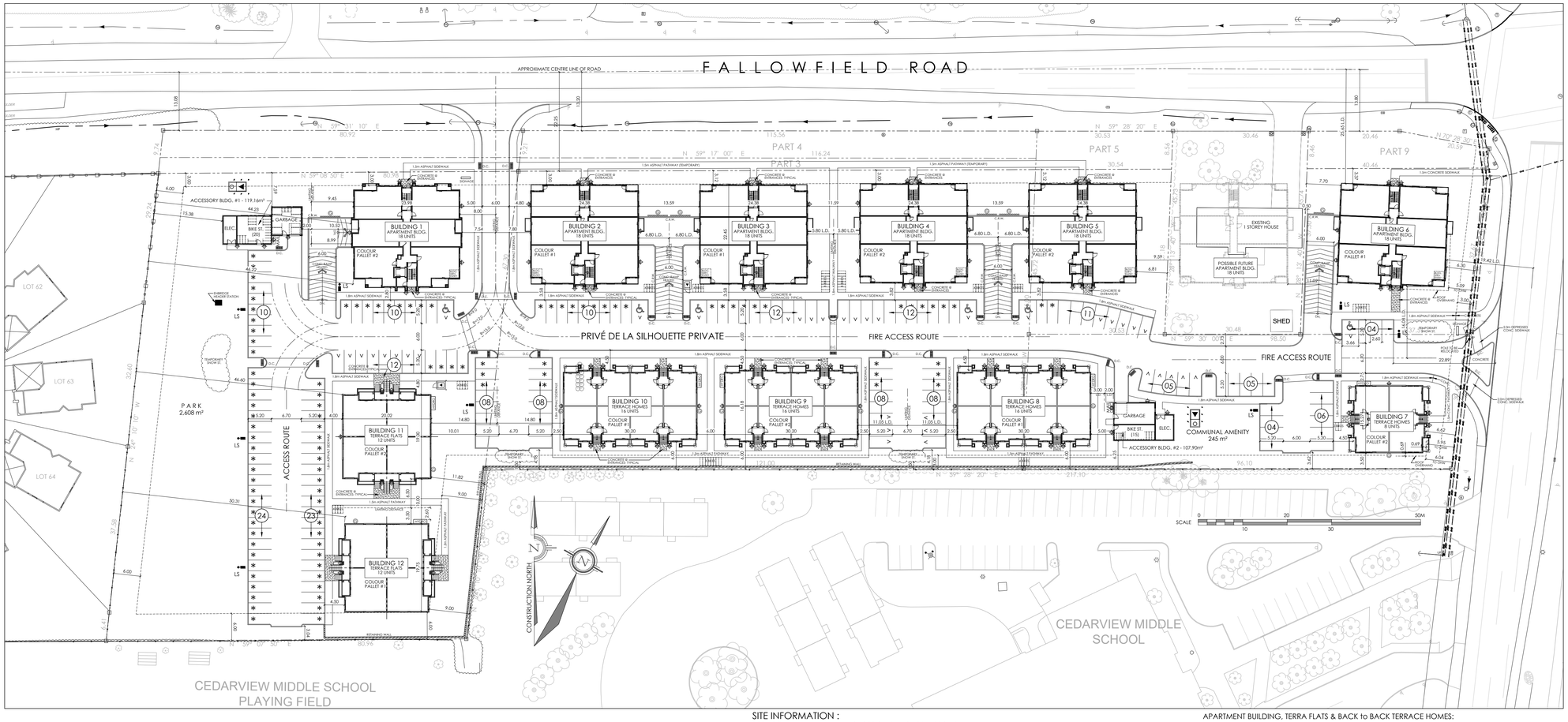
A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

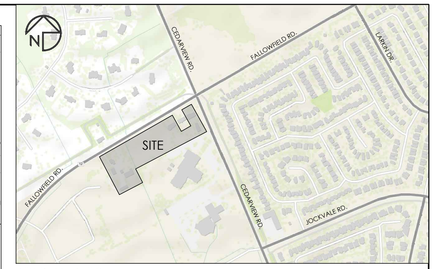
PROJECT:
B2B STACKED TERRACE HOMES
THE JUNCTION | BUILDING #7
201-207 SILHOUETTE PVT., OTTAWA, ONTARIO
2730-2736 CEDARVIEW RD., OTTAWA, ONTARIO

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

DRAWING TITLE:
GENERAL NOTES
LIST OF DRAWINGS
ENERGY EFFICIENCY DESIGN
O.B.C. MATRIX

DATE: AUG., 2023
SCALE:
DRAWN BY: mdb
CHECKED: MDB
SHEET No.: A0





KEY PLAN: N.T.S.

SITE INFORMATION :

SITE AREA : 24,352.8 m² = 2.43 ha (6.0 A)
ZONING : EXISTING - DR PROPOSED - R4Z

		REQUIRED :	PROVIDED :
PERMITTED USES:	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING		
LOT WIDTH (MIN.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	18.0 m	72.52 m
LOT AREA (MIN.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	1,400.00 m²	24,352.80 m²
BUILDING HEIGHT (MAX.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	15.0 m	12.66 m
FRONT YARD (MIN.) :	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	3.0 m	3.11 m
REAR YARD (MIN.) :	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	6.0 m (1.&12.)	44.23 m
INTERIOR SIDE YARD (MIN.) :	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	6.0 m (12.)	3.50 m
CORNER SIDE YARD (MIN.) :	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	3.0 m	3.00 m
ACCESSORY BUILDING SIZE (MAX.)		55.0 m²	119.16 m² (BLDG. #1) 107.90 m² (BLDG. #2)
ACCESSORY BUILDING HEIGHT (MAX.)		3.6 m	3.53 m
LANDSCAPED AREA OF LOT (MIN.):		30 %	51.79 % (12,614.35m²)

TOTAL AMENITY AREA REQUIRED : - APT. LOW RISE/ STACKED DWELLINGS - 6.0 m² x 188 = 1,128 m²
COMMUNAL AMENITY AREA REQ'D. (MIN.): 50% of 1,128 m² = 564 m²
AMENITY AREA PROVIDED : - PRIVATE AMENITY AREA - (BALCONIES & PATIOS) = 1,037.28 m²
- COMMUNAL AMENITY AREA - 2,853 m²
TOTAL AMENITY AREA PROVIDED : 3,890.28 m²

APARTMENT BUILDING, TERRA FLATS & BACK to BACK TERRACE HOMES:

BUILDING No. :		BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BUILDING 1 =	APARTMENT BLDG.	512.0 m²	1,526.0 m²	18 UNITS
BUILDING 2 =	APARTMENT BLDG.	512.0 m²	1,526.0 m²	18 UNITS
BUILDING 3 =	APARTMENT BLDG.	512.0 m²	1,526.0 m²	18 UNITS
BUILDING 4 =	APARTMENT BLDG.	512.0 m²	1,526.0 m²	18 UNITS
BUILDING 5 =	APARTMENT BLDG.	512.0 m²	1,526.0 m²	18 UNITS
BUILDING 6 =	APARTMENT BLDG.	512.0 m²	1,526.0 m²	18 UNITS
BUILDING 7 =	BACK to BACK TERRACE HOMES	230.0 m²	907.5 m²	8 UNITS
BUILDING 8 =	BACK to BACK TERRACE HOMES	468.0 m²	1,836.0 m²	16 UNITS
BUILDING 9 =	BACK to BACK TERRACE HOMES	468.0 m²	1,836.0 m²	16 UNITS
BUILDING 10 =	BACK to BACK TERRACE HOMES	468.0 m²	1,836.0 m²	16 UNITS
BUILDING 11 =	TERRA FLATS	354.0 m²	1,048.8 m²	12 UNITS
BUILDING 12 =	TERRA FLATS	354.0 m²	1,048.8 m²	12 UNITS
ACCESSORY BLDG. 1 =		120.0 m²		
ACCESSORY BLDG. 2 =		110.0 m²		
TOTAL =		5,644.0 m²	17,669.1 m	188 UNITS

APARTMENT BUILDING = 108 UNITS
TERRA FLATS = 24 UNITS
BACK to BACK TERRACE HOMES = 56 UNITS
TOTAL = 188 UNITS

PARKING :
PARKING REQUIRED : 1.2 Spaces / (188) d.u. = 226 spaces 0.2 Spaces/ (188) d.u. (Visitor) = 38 Spaces
TOTAL PARKING SPACES REQUIRED = 226 + 38 = 264 Spaces

PARKING PROVIDED : UNDERGROUND - 6 x 14 Spaces = 84 Spaces
SURFACE 180 Spaces (38 Visitor Spaces) = 180 Spaces
TOTAL: = 264 Spaces

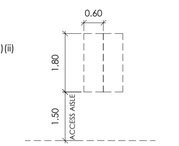
117 (12 u/g) PARKING SPACES (44.32% total) INDICATED WITH AN * HAVE A WIDTH OF 2.4m as per SECTION 106 (3)(b)(ii)

BICYCLE PARKING REQUIRED : (0.5 / (188) d.u.) = 94.0 Spaces
BICYCLE PARKING PROVIDED : 35 (Accessory bldg.) + 60 SURFACE = 95.0 spaces

SNOW STORAGE : CLEARED SNOW TO BE REMOVED FROM SITE

LEGEND:
D.C. - DEPRESSED CURB
- TRANSFORMER & MANHOLE
- GAS METERS LOCATION
- MINI SUBSTATION
- WALL MOUNT LIGHT FIXTURE
- FIRE HYDRANT
L.S. - LIGHT STANDARD
V - VISITOR PARKING SPACE

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH :
- SITE SERVICING AND GRADING PLAN PREPARED BY NOVATECH ENGINEERING CONSULTANTS.
- LANDSCAPING PLAN PREPARED BY JAMES B. LENNOX AND ASSOCIATES INC.
BOUNDARIES DERIVED FROM: PLAN 4M -XXX.
PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD.
DATED XXX. XX, 20XX.



A TYPICAL BIKE PARKING SPACES

M. David Blakely Architect Inc.
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT
6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECTS SEAL AND SIGNATURE

SEAL
ONTARIO ASSOCIATION OF ARCHITECTS
M. DAVID BLAKELY
LICENCE
3658

No.	DATE	DESCRIPTION	INIT.
12.	29/08/19	GENERAL REVISIONS	MB
11.	28/08/19	FOR RESUBMISSION	MB
10.	25/07/19	CEDARVIEW ENTRANCE REVISED	MB
9.	22/07/19	SIDEWALK REVISIONS	MB
8.	15/07/19	AS PER NOVATECH'S COMMENTS	MB
7.	06/02/19	PARKING ADDED	MB
6.	05/02/19	FOR DISCUSSION	MB
5.	27/07/18	SITE PLAN SUBMISSION	MB
4.	14/05/18	FOR REVIEW - FOR CO-ORDINATION	SM
3.	16/04/18	PARKING PROVIDED 274	MB
2.	06/04/18	BUILDING 7 SHIFTED WEST	MB
1.	18/01/18	FOR REVIEW	MB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
24.	02/05/22	VISITOR SPACES INDICATED	MB
23.	22/02/22	1 SURFACE PARKING SPACE ADDED	MB
22.	09/11/21	GAS METERS RELOCATED, BLDGS. 1-6	MB
21.	21/10/21	BUILDINGS 1,11,12 FOR PERMIT	MB
20.	19/07/21	SURFACE BIKE PARKING ADDED	MB
19.	05/10/20	HYDRO ENCLOSURES/ GAS METERS LOCATED	MB
18.	21/08/20	PRIVATE STREET NAME ADDED	MB
17.	22/07/20	FOR RESUBMISSION	MB
16.	17/07/20	SIDEWALK @ BLDG. 6 SHIFTED NORTH	MB
15.	16/07/20	BLDG. 6&7 SHIFTED, ELEC. ROOMS ADDED	MB
14.	04/03/20	BUILDING 06 FOOTPRINT REVISED	MB
13.	10/02/20	BUILDING TYPES REVISED	MB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
32.	10/01/24	BLDG. 7&8 & ACC. #2 ISSUED FOR PERMIT	MB
32.	18/12/23	ACCESSORY BLDG. #2 FOOTPRINT REV.	MB
31.	19/09/23	BUILDINGS 2-6 FOOTPRINTS REVISED	MB
30.	31/08/23	ACC. BLDG. #1 REV. AS PER PHOENIX	MB
29.	24/08/23	BUILDINGS 7&8 FOR PERMIT	MB
28.	23/08/23	ACC. BLDG. #1 REV. / TRANSFORMERS ADDED	MB
27.	21/11/22	BUILDINGS 9&10 FOR PERMIT	MB
26.	08/11/22	BUILDINGS 2&3 FOR PERMIT	MB
25.	01/09/22	ACCESSORY BUILDING #1 FOR PERMIT	MB

REVISIONS

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

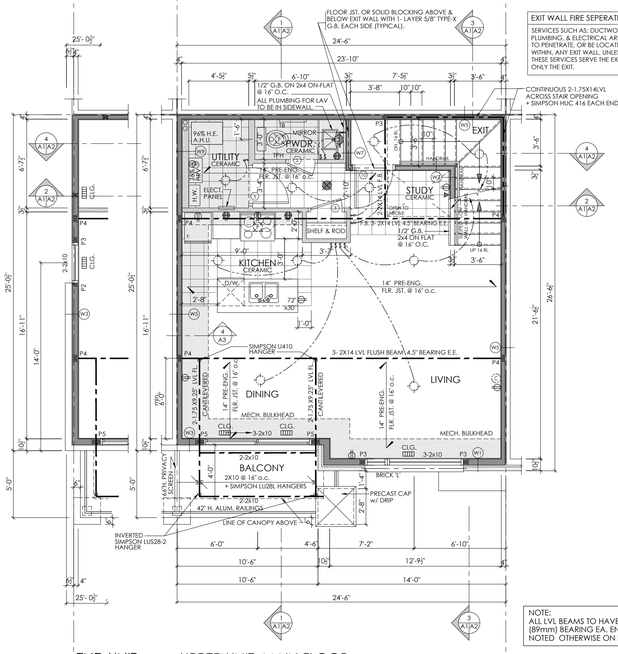
PROJECT:
THE JUNCTION
PLANNED UNIT DEVELOPMENT
2740 CEDARVIEW RD. @ FALLOWFIELD RD.
OTTAWA, ONTARIO

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

DRAWING TITLE:
SITE PLAN

DATE: JAN. 2017.
SCALE: 1 : 500
DRAWN BY: mdb
CHECKED: MDB
SHEET No.: SP1

PLAN #18174 D07-12-08-1117

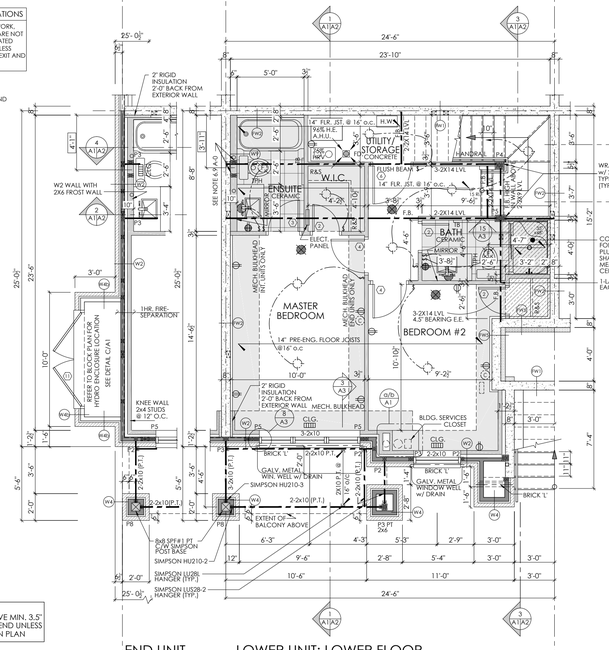


EXIT WALL FIRE SEPERATIONS

SERVICES SUCH AS; DUCTWORK, PLUMBING, & ELECTRICAL ARE NOT TO PENETRATE, OR BE LOCATED WITHIN, ANY EXIT WALL, UNLESS THESE SERVICES SERVE THE EXIT AND ONLY THE EXIT.

END UNIT — UPPER UNIT: MAIN FLOOR

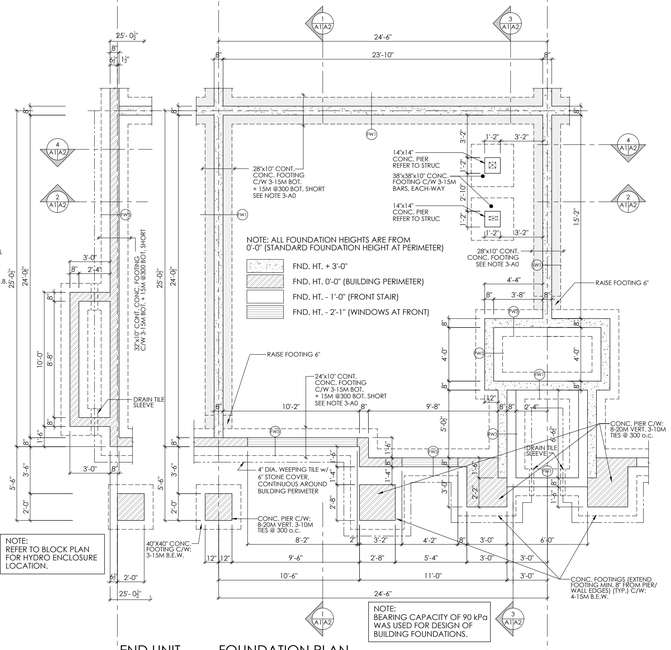
FLOOR AREA: 633 ft²



END UNIT — LOWER UNIT: LOWER FLOOR

FLOOR AREA: 613 ft²

NOTE:
REFER TO BLOCK PLAN FOR HYDRO ENCLOSURE LOCATION.



NOTE:
BEARING CAPACITY OF 90 kPa WAS USED FOR DESIGN OF BUILDING FOUNDATIONS.

END UNIT — FOUNDATION PLAN

TO BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS S000 &100

WALL ASSEMBLIES -

FW1 FOUNDATION WALL
8" CONC. WALL c/w: 15M @400
E.W. + DOWELS TO MATCH VERTS

FW2 FOUNDATION WALL
8" CONC. WALL c/w: 15M @400
E.W. + DOWELS TO MATCH VERTS.
2"x4" STUDS ON FLAT @ 16" O.C. WITHIN
1 5/8" STEEL TOP & BOTTOM TRACK SET 1/2" OUT FROM FOUNDATION WALL.
SHIM BEHIND WOOD STUDS & FASTEN TO CONC.
1/2" GYPSUM BOARD

FW3 FOUNDATION WALL
DAMPROOFING BELOW GRADE
8" CONC. WALL c/w: 15M @400
E.W. + DOWELS TO MATCH VERTS

FW4 FOUNDATION WALL
CEMENT PARGING ABOVE GRADE
DRAINAGE LAYER (PLATON)
DAMPROOFING BELOW GRADE
8" CONC. WALL c/w: 15M @400
E.W. + DOWELS TO MATCH VERTS
15# BUILDING PAPER
R-10 min. CONTINUOUS BATT INSULATION
LAYED HORIZONTALLY
2x4 STUDS @ 24" o/c. 5" OUT FROM CONCRETE WALL, FLOOR TO CEILING
R-12 BATT INSULATION WITHIN STUD WALL
6 mil. POLY. AIR & VAPOUR BARRIER
5/8" TYPE 'X' DRYWALL

FW5 FOUNDATION WALL
4" (r-20) RIGID INSULATION.
DAMPROOFING BELOW GRADE
8" CONC. WALL c/w: 15M @400
E.W. + DOWELS TO MATCH VERTS
15# BUILDING PAPER
2"x4" STUDS ON FLAT @ 16" O.C. WITHIN
1 5/8" STEEL TOP & BOTTOM TRACK SET 1/2" OUT FROM FOUNDATION WALL.
SHIM BEHIND WOOD STUDS & FASTEN TO CONC.
1/2" GYPSUM BOARD

NOTE:
OPENINGS IN FOUNDATION WALLS: PROVIDE ADDITIONAL 2-15M VERT. EA. SIDE OF OPENING + 2-15M HORIZ. BELOW OPENING (MIN.)

W1 EXTERIOR WALL-1 hr. F.R.R.
STONE OR BRICK VENEER W/ TIES
1" AIRSPACE
SHINGLED TYVEK HOUSEWRAP
7/16" OSB SHEATHING
2x6 WOOD STUDS @ 16" o/c
R-22 MINERAL FIBRE INSULATION TO CAN/ULC-S702 WITH A MINIMUM MASS OF 1.22kg/m² OF WALL AREA
6 mil. POLY. AIR & VAPOUR BARRIER
5/8" TYPE 'X' DRYWALL
PER OBC-SB 2.3.4. A/E/G

W2 EXTERIOR WALL-1 hr. F.R.R.
STONE OR BRICK VENEER w/ TIES
1" AIRSPACE
SHINGLED TYVEK HOUSEWRAP
7/16" OSB SHEATHING
2x4 WOOD STUDS @ 12" o/c. (KNEE WALL)
R-12 MINERAL FIBRE INSULATION TO CAN/ULC-S702 WITH A MINIMUM MASS OF 1.22kg/m² OF WALL AREA
5/8" TYPE 'X' DRYWALL
R-10 min. CONTINUOUS BATT INSULATION
LAYED HORIZONTALLY
2x4 WOOD STUDS @ 16" o/c
FRAME 3" OUT FROM FOUNDATION WALL, FLOOR to CEILING
R-12 BATT INSULATION
6 mil. POLY. AIR & VAPOUR BARRIER
5/8" TYPE 'X' DRYWALL
PER OBC-SB 2.3.4. A/E/G

W3 EXTERIOR WALL-1 hr. F.R.R.
VERTICAL VINYL SIDING [REFER TO BLOCK ELEVATIONS FOR ALUMINUM SIDING REQUIREMENTS]
HORIZONTAL WOOD STRAPPING @ 16" o.c.
SHINGLED TYVEK HOUSEWRAP
7/16" OSB SHEATHING
2x6 WOOD STUDS @ 16" o/c
R-22 MINERAL FIBRE INSULATION TO CAN/ULC-S702 WITH A MINIMUM MASS OF 1.22kg/m² OF WALL AREA
6 mil. POLY. AIR & VAPOUR BARRIER
5/8" TYPE 'X' DRYWALL
PER OBC-SB 2.3.4. A/E/G

W3b EXTERIOR WALL-1 hr. F.R.R.
HARDIE PANEL IN 'EASY-TRIM' [COLOUR OF TRIM TO MATCH PANEL]
WOOD STRAPPING
SHINGLED TYVEK HOUSEWRAP
7/16" OSB SHEATHING
2x6 WOOD STUDS @ 16" o/c
R-22 MINERAL FIBRE INSULATION TO CAN/ULC-S702 WITH A MINIMUM MASS OF 1.22kg/m² OF WALL AREA
6 mil. POLY. AIR & VAPOUR BARRIER
5/8" TYPE 'X' DRYWALL
PER OBC-SB 2.3.4. A/E/G

W4 EXTERIOR WALL- UNINSULATED
STONE OR BRICK VENEER w/ TIES
1" AIRSPACE
SHINGLED TYVEK HOUSEWRAP
7/16" OSB SHEATHING
2x4 WOOD STUDS @ 16" o/c

W4b EXTERIOR WALL- HYDRO ENCLOSURE -1 hr. F.R.R.
STONE OR BRICK VENEER w/ TIES
1" AIRSPACE
SHINGLED TYVEK HOUSEWRAP
7/16" OSB SHEATHING
2x4 WOOD STUDS @ 16" o/c
R-22 MINERAL FIBRE INSULATION TO CAN/ULC-S702 WITH A MINIMUM MASS OF 1.22kg/m² OF WALL AREA
5/8" TYPE 'X' DRYWALL
PER OBC-SB 2.3.4. A/E/G

W5 PARTY WALL 1hr. F.R.R.
5/8" TYPE 'X' DRYWALL
2"x4" STUDS @ 16" O.C.
R-12 BATT INSULATION
1" AIRSPACE
2"x4" STUDS @ 16" o/c
R-12 BATT INSULATION
5/8" TYPE 'X' DRYWALL
O.B.C. SB-3 W13a 1.0HR FRR, STC 57

W6 1.5HR FIRE SEPARATION
2 LAYERS- 5/8" TYPE "X" DRYWALL
RESILIENT CHANNELS SPACED @ 24" O.C. (UNIT SIDE)
2"x4" STUDS @ 16" O.C.
R-12 BATT INSULATION
2 LAYERS- 5/8" TYPE "X" DRYWALL (STAIR SIDE)
O.B.C. SB-3 W6a 1.5HR FRR; STC 58, LOADBEARING

W7 INTERIOR 1HR. RATED WALL
5/8" TYPE "X" DRYWALL
2"x4" STUDS @ 16" O.C.
5/8" TYPE "X" DRYWALL
O.B.C. SB-3 W1d- 1HR FRR

W8 TYPICAL INTERIOR PARTITION:
1/2" DRYWALL
2X4 OR 2X6 WOOD @ 16" o/c
1/2" DRYWALL

W9 MECHANICAL WALL
1/2" DRYWALL
2"x4" STUDS @ 16" O.C.

NOTE:
PROVIDE DOUBLE BOTTOM PLATES ON WALLS LOCATED @ F3 (GYP-CRETE) LOCATIONS.

FLOOR ASSEMBLIES -

F1 BASEMENT FLOOR
FINISHED FLOORING ON REQUIRED UNDERLAYMENT
3" CONCRETE FLOOR
6 mil, POLY V.B, LAPPED 12" AND SEALED
8" COMPACTED CRUSHED STONE

F2 FIRST & THIRD FLOORS (14" JOISTS)
FINISHED FLOORING ON REQUIRED UNDERLAYMENT
3/4" T. & G. OSB SUBFLOOR
14" PRE-ENG. 'I' JOISTS @ 16" o/c (MAX.)
GLUE-NAILED
1-LAYER 5/8" TYPE 'X' GYPSUM BOARD
50 min. F.R.R. - SB 2.3.4.

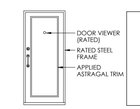
F3 SECOND FLOOR (14" JOISTS)
FINISHED FLOORING ON REQUIRED UNDERLAYMENT
1" GYPCRETE
3/4" T. & G. OSB SUBFLOOR
14" PRE-ENG. 'I' JOISTS @ 16" o/c (MAX.)
GLUE-NAILED
5 1/2" BATT INSULATION
RESILIENT METAL CHANNELS @16" o/c
2-LAYERS 5/8" TYPE 'X' GYPSUM BOARD
*SB-3 FF6- 1.0HR F.R.R. - STC = 54 (*GYPCRETE)*
*DUCTWORK SHALL NOT PENETRATE MEMBRANE

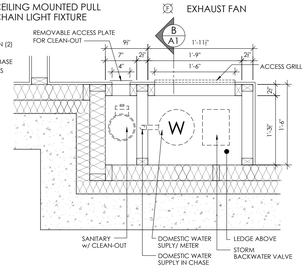
DOOR SCHEDULE: SEE WINDOW/ DOOR NOTES ON SHEET A0

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		PASSAGESET, DOOR STOP
	2	2'-0"x 6'-8"	H.C. WOOD	PAINT	03	WOOD	PAINT		LATCHSET, (PRIVACY SET @ BATHROOM), DOOR STOP
	3	2'-4"x 6'-8"	H.C. WOOD	PAINT	03	WOOD	PAINT		LATCHSET, (PRIVACY SET @ BATHROOM), DOOR STOP
	4	2'-6"x 6'-8"	H.C. WOOD	PAINT	03	WOOD	PAINT		LATCHSET, (PRIVACY SET @ BATHROOM), DOOR STOP
	5	2'-8"x 6'-8"	H.C. WOOD	PAINT	03	WOOD	PAINT		LATCHSET, (PRIVACY SET @ BATHROOM), DOOR STOP
	6	2'-10"x 6'-8"	H.C. WOOD	PAINT	03	WOOD	PAINT		LATCHSET, (PRIVACY SET @ BATHROOM), DOOR STOP
	7	3'-0"x 6'-8"	H.C. WOOD	PAINT	03	WOOD	PAINT		LATCHSET, (PRIVACY SET @ BATHROOM), DOOR STOP
	8	6'-0"x 6'-8" (2-PANEL)	H.C. WOOD	PAINT	04		PAINT		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

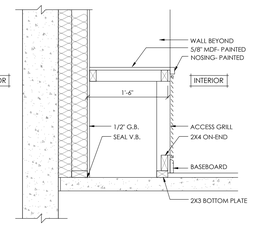
ELECTRICAL SCHEDULE

- 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
- CABLE OUTLET
- EXHAUST FAN
- $ LIGHT SWITCH
- $3 3 WAY LIGHT SWITCH
- $DIM DIMMER SWITCH
- TELEPHONE
- SMOKE & CARBON MONOXIDE DETECTOR
- SMOKE ALARM w/ VISUAL SIGNAL
- HEAT SUPPLY GRILL
- HRV RETURN

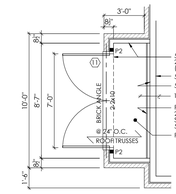




A / A1 BUILDING SERVICES CLOSET — PLAN DETAIL — SCALE 3/4"=1'-0"



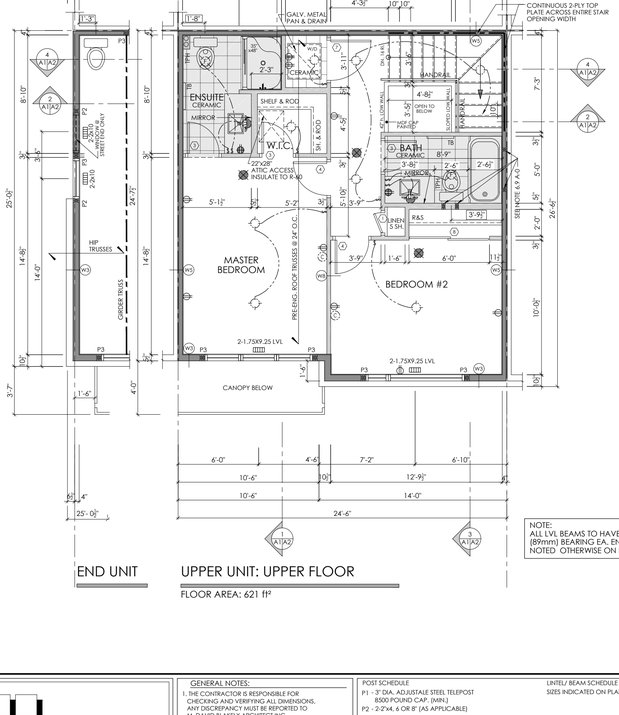
B / A1 BUILDING SERVICES CLOSET — SECTION DETAIL — SCALE 3/4"=1'-0"



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

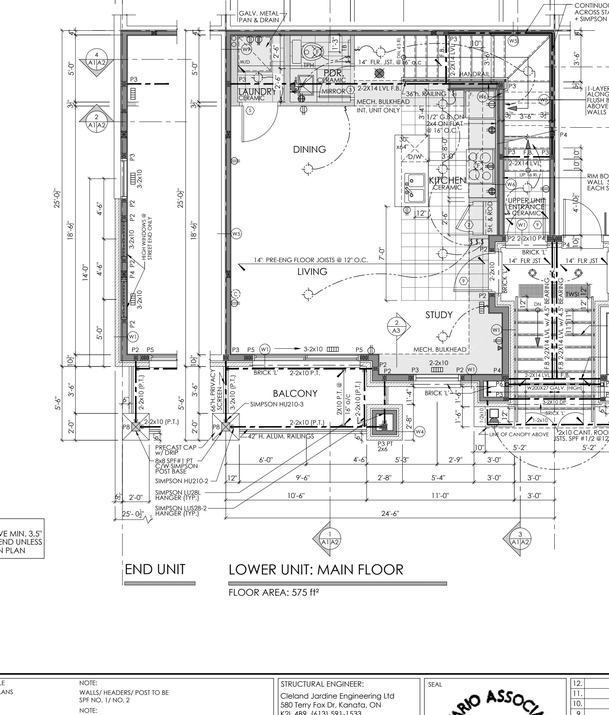
END UNIT — UPPER UNIT: UPPER FLOOR

FLOOR AREA: 621 ft²



END UNIT — LOWER UNIT: MAIN FLOOR

FLOOR AREA: 575 ft²



NOTE:
WALLS/ HEADERS/ POST TO BE SPF NO. 1/ 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.

M. David Blakely Architect Inc.
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 k2e 6z9

GENERAL NOTES:
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2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT
6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECTS SEAL AND SIGNATURE

POST SCHEDULE
P1 - 3" DIA. ADJUSTALE STEEL TELEPOST 850X750UND C.A.P. (MIN.)
P2 - 2-2"x4, 6 OR 8" (AS APPLICABLE)
P3 - 3-2"x4, 6 OR 8" (AS APPLICABLE)
P4 - 4-2"x4, 6 OR 8" (AS APPLICABLE)
P5 - 5-2"x4, 6 OR 8" (AS APPLICABLE)
P6 - HSS 3-1/2"X3-1/2"x .188" C/W 5"x5/8"x8" B PL. & CAP PL.
P7 - HSS 4"x4"x .188" C/W 5"x5/8"x8" B PL. & CAP PL.
P8 - P.T. 8"X8" SPF#1 C/W SIMPSON POST BASES
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	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

STRUCTURAL ENGINEER:
Cleland Jardine Engineering Ltd
580 Terry Fox Dr, Kanata, ON
K2L 4B9 (613) SF1-1533

SEAL
ONTARIO ASSOCIATION OF ARCHITECTS — M. DAVID BLAKELY — LICENCE 3658

No.	DATE	DESCRIPTION	INIT.
12.			
11.			
10.			
9.			
8.	12/09/24	WASHROOMS REVISED, RE-ISSUED FOR CONSTRUCTION	MB
7.	06/08/24	ISSUED FOR CONSTRUCTION	MB
6.	05/02/24	BUILDINGS 7&8- AS PER STRUCTURAL, RE-ISSUED FOR PERMIT	MB
5.	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
3.	13/06/23	BUILDINGS 9&10- ISSUED FOR CONSTRUCTION	MB
2.	27/01/23	BUILDINGS 9&10- AS PER STRUCTURAL, FOR PERMIT	MB
1.	21/11/22	BUILDINGS 9&10- FOR STRUCTURAL/ M&E REVIEW	MB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
24.			
23.			
22.			
21.			
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.			

REVISIONS

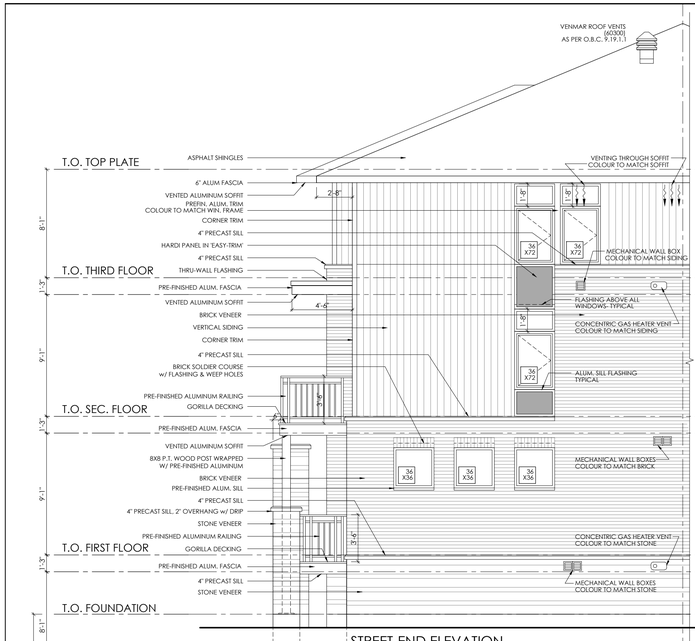
A / B / C
A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

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

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

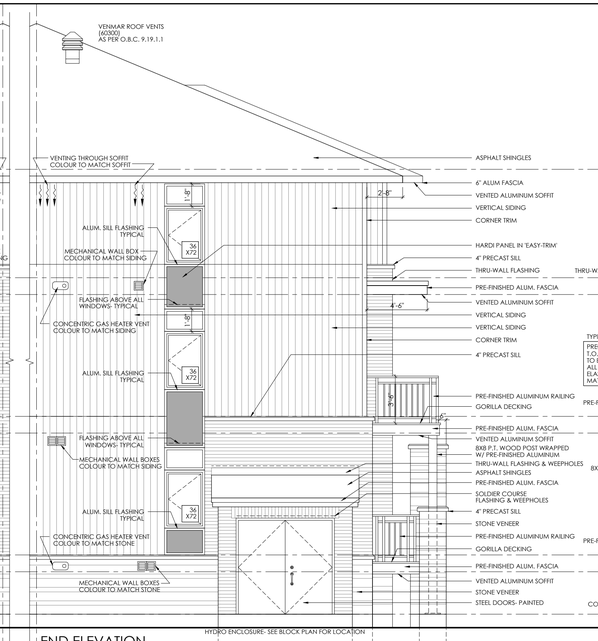
DRAWING TITLE:
UNIT FLOOR PLANS SCHEDULES

DATE:	SCALE:	SHEET No.:
NOV. 2022	3/16" = 1'-0"	A1
DRAWN BY: mdb	CHECKED: MDB	



STREET-END ELEVATION

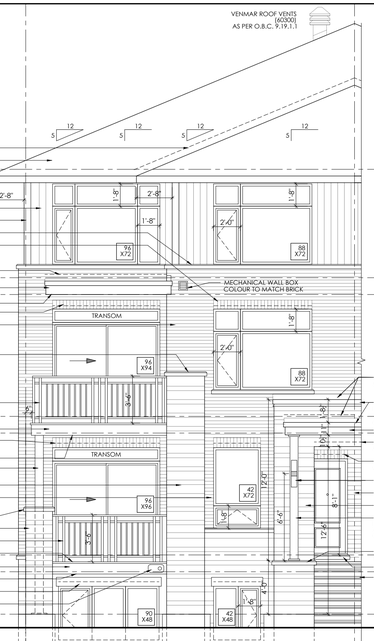
SEE BLOCK PLAN FOR LIMITING DISTANCE
PERCENT OF GLAZED OPENINGS AND WALL CONSTRUCTION



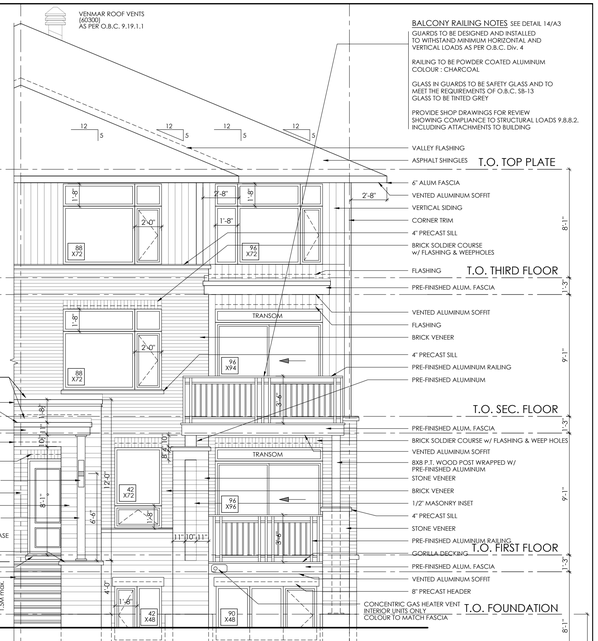
END ELEVATION

SEE BLOCK PLAN FOR LIMITING DISTANCE
PERCENT OF GLAZED OPENINGS AND WALL CONSTRUCTION

REFER TO BLOCK ELEVATIONS FOR ELEVATIONS USED AT EACH BUILDING



FRONT ELEVATION 'A'



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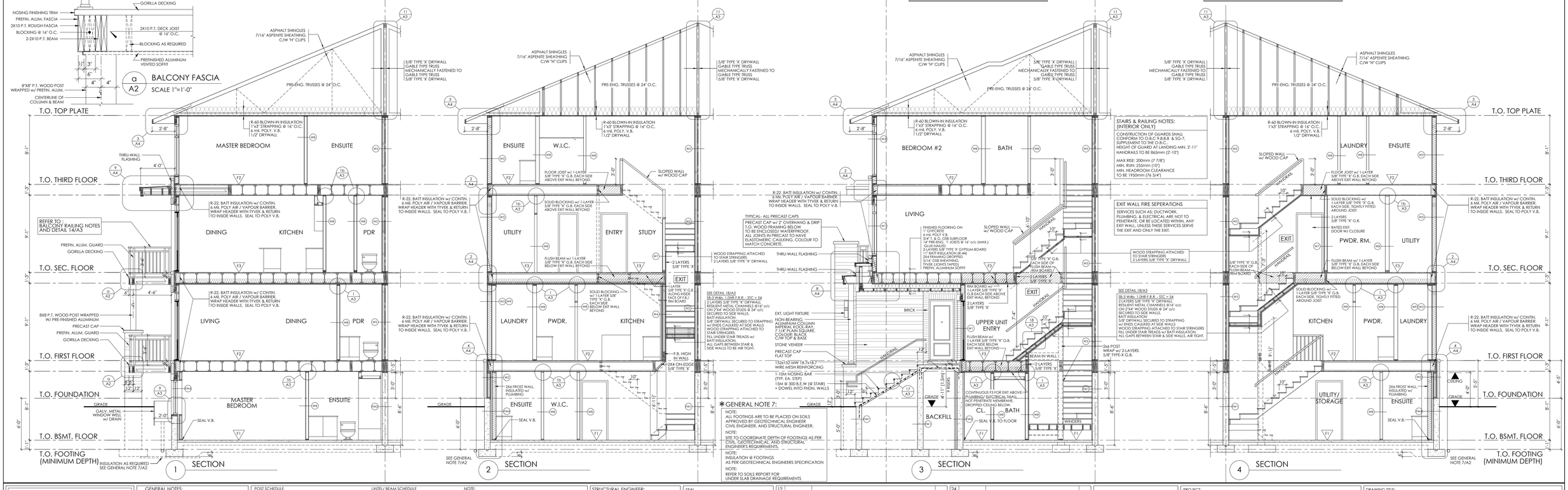

1 SECTION

2 SECTION

3 SECTION

4 SECTION

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POST SCHEDULE
P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST 8500 POUND CAP. (MIN.)
P2 - 2-2"x4, 6 OR 8" (AS APPLICABLE)
P3 - 3-2"x4, 6 OR 8" (AS APPLICABLE)
P4 - 4-2"x4, 6 OR 8" (AS APPLICABLE)
P5 - 5-2"x4, 6 OR 8" (AS APPLICABLE)
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SIZES INDICATED ON PLANS
BRICK LINTELS

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

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

NOTE:
WALLS/ HEADERS/ POST TO BE SPF NO. 1/ NO. 2
NOTE:
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SEAL

ONTARIO ASSOCIATION OF ARCHITECTS M. DAVID BLAKELY LICENCE 3658

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8.	12/09/24	WASHROOMS REVISED, RE-ISSUED FOR CONSTRUCTION	MB
7.	06/08/24	ISSUED FOR CONSTRUCTION	MB
6.	05/02/24	BUILDINGS 7&8- AS PER STRUCTURAL, RE-ISSUED FOR PERMIT	MB
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REVISIONS

No.	DATE	DESCRIPTION	INIT.
24.			
23.			
22.			
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15.			
14.			
13.			

REVISIONS

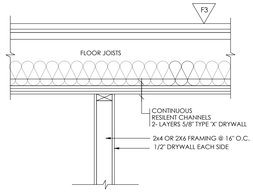
A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

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

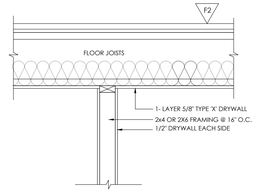
CLIENT:
PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE:
UNIT ELEVATIONS/ SECTIONS

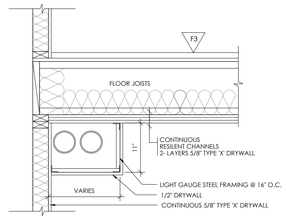
DATE: NOV. 2022
SCALE: 3/16" = 1'-0"
DRAWN BY: mdb
CHECKED: MDB
SHEET No.: A2



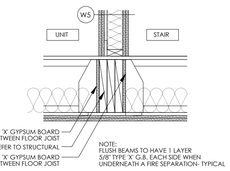
1 A3 NON- LOADBEARING PARTITION WALL @ 1HR. RATED FIRE SEPARATION
SECTION DETAIL SCALE 3/4"=1'-0"



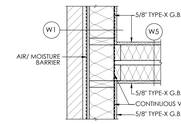
1b A3 NON- LOADBEARING PARTITION WALL @ 45MIN. RATED ASSEMBLY
SECTION DETAIL SCALE 3/4"=1'-0"



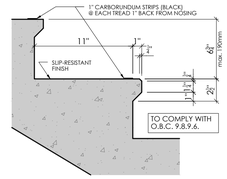
2 A3 BULKHEAD @ FIRE SEPARATION
SECTION DETAIL SCALE 3/4"=1'-0"



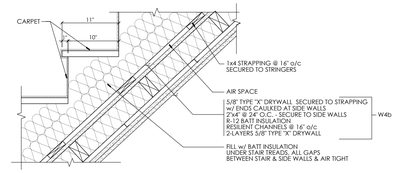
15 A3 FLUSH BEAM DETAIL
SECTION DETAIL SCALE 3/4"=1'-0"



16 A3 PARTY WALL @ EXTERIOR WALL
SECTION DETAIL SCALE 3/4"=1'-0"

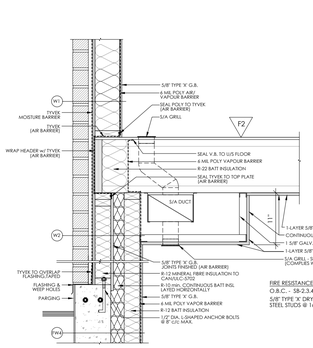


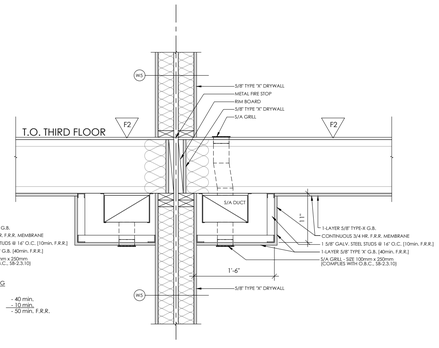
17 A3 PUBLIC STAIR NOSING DETAIL
SECTION DETAIL SCALE 1 1/2"=1'-0"



18 A3 1 HR. FIRE SEPARATION @ STAIR
SECTION DETAIL SCALE 1 1/2"=1'-0"

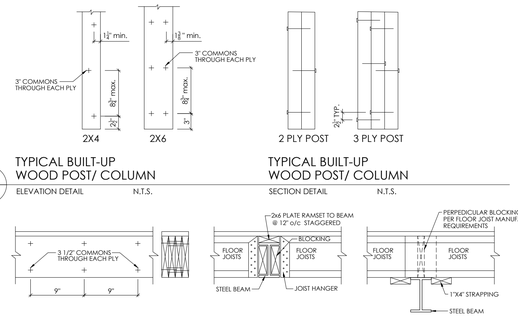
BETWEEN UPPER & LOWER UNITS
DETAIL APPLICABLE TO ENTIRE LENGTH OF STAIR
WALL TYPE W4D SB-3, STC 54





3 A3 TYPICAL SUPPLY AIR DUCT BULKHEAD
SECTION DETAIL SCALE 3/4"=1'-0"

4 A3 TYPICAL SUPPLY AIR DUCT BULKHEAD
SECTION DETAIL @ PARTYWALL SCALE 3/4"=1'-0"



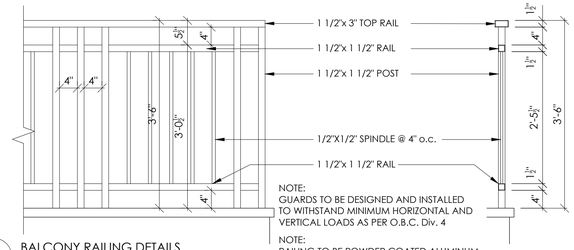
13a A3 TYPICAL BUILT-UP WOOD POST/ COLUMN
ELEVATION DETAIL N.T.S.

TYPICAL BUILT-UP WOOD POST/ COLUMN
SECTION DETAIL N.T.S.

13b A3 TYPICAL BUILT-UP WOOD BEAM SCALE 3/4"=1'-0"

TYPICAL BEAM JOISTS CONN. SCALE 3/4"=1'-0"

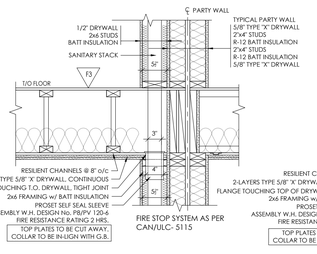
TYPICAL BASEMENT STEEL BEAMS SCALE 3/4"=1'-0"



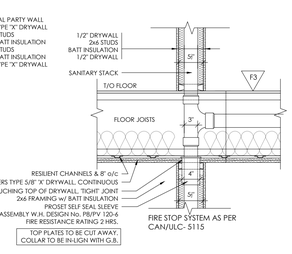
NOTE:
GUARDS TO BE DESIGNED AND INSTALLED TO WITHSTAND MINIMUM HORIZONTAL AND VERTICAL LOADS AS PER O.B.C. Div. 4

NOTE:
RAILING TO BE POWDER COATED ALUMINUM
COLOUR: CHARCOAL

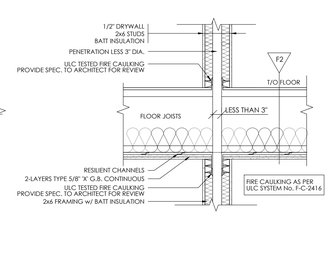
14 A3 BALCONY RAILING DETAILS
ELEVATION & SECTION DETAIL SCALE 3/4"=1'-0"



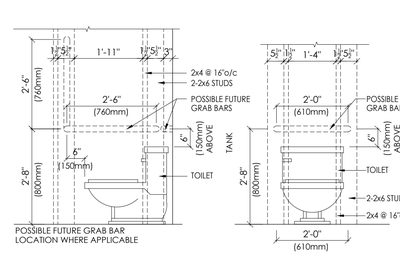
5 A3 PLUMBING STACK @ DEMISING WALL
SECTION DETAIL SCALE 3/4"=1'-0"



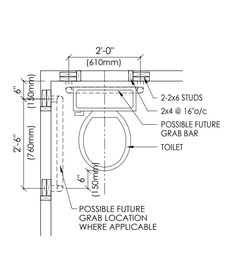
6 A3 PLUMBING STACK @ PARTITION WALL
SECTION DETAIL SCALE 3/4"=1'-0"



6B A3 PLUMBING STACK < 3" dia. @ PARTITION WALL
SECTION DETAIL SCALE 3/4"=1'-0"

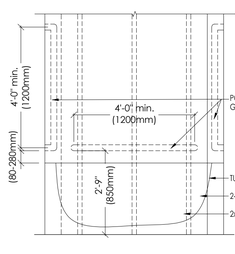


a A3 GRAB BAR BESIDE TOILET
ELEVATION DETAIL SCALE 1/2"=1'-0"

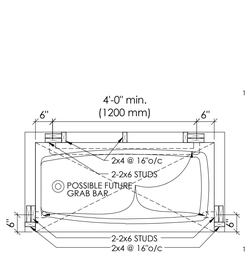


b A3 GRAB BAR ABOVE TOILET
ELEVATION DETAIL SCALE 1/2"=1'-0"

WATER CLOSET REINFORCING TO COMPLY WITH SECTION Div. B - 9.5.2.3 & Div. B 3.8.3.8.(1).(d). OF THE O.B.C.



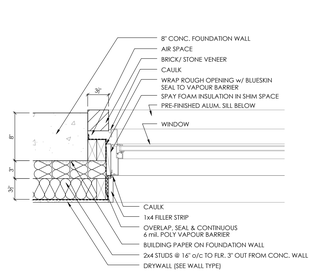
c A3 GRAB BAR ABOVE TOILET
PLAN DETAIL SCALE 1/2"=1'-0"



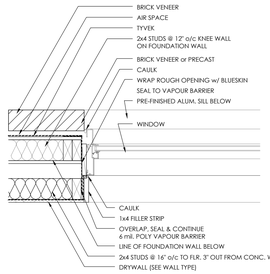
d A3 GRAB BAR IN SHOWER / TUB
ELEVATION DETAIL SCALE 1/2"=1'-0"

e A3 GRAB BAR IN SHOWER / TUB
PLAN DETAIL SCALE 1/2"=1'-0"

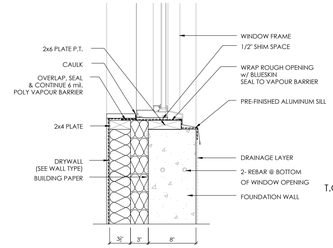
SHOWER & BATHTUB REINFORCING TO COMPLY WITH SECTION Div. B - 9.5.2.3 & Div. B 3.8.3.13.(1).(f). OF THE O.B.C.



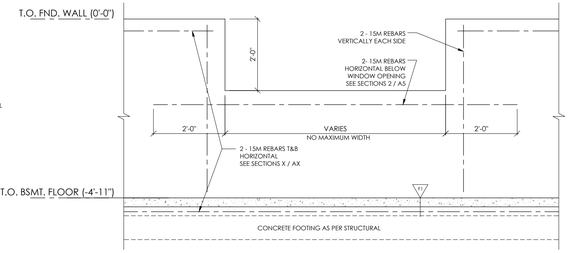
7 A3 BSMT. WINDOW JAMB DETAIL
AT CONC. FND. WALL SCALE 3/4"=1'-0"



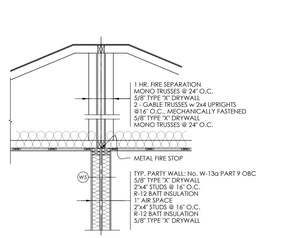
8 A3 BSMT. WINDOW JAMB DETAIL
w/ BRICK ABV. CONC. SCALE 3/4"=1'-0"



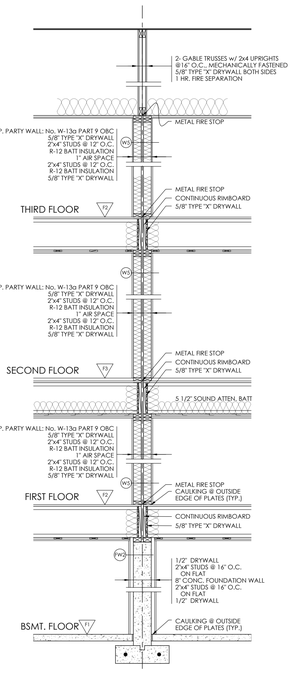
9 A3 BSMT. WINDOW SILL DETAIL
SCALE 3/4"=1'-0"



10 A3 WINDOW CHECK DETAIL
ELEVATION DETAIL SCALE 3/4"=1'-0"



11 A3 TYPICAL PARTY WALL @ TRUSSES
SECTION DETAIL SCALE 3/8"=1'-0"



12 A3 TYPICAL PARTY WALL
SECTION DETAIL SCALE 3/8"=1'-0"

GENERAL NOTES:
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POST SCHEDULE
P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST 8500 POUND CAP. (MIN.)
P2 - 2-2"x4, 6 OR 8" (AS APPLICABLE)
P3 - 3-2"x4, 6 OR 8" (AS APPLICABLE)
P4 - 4-2"x4, 6 OR 8" (AS APPLICABLE)
P5 - 5-2"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. 8"X8" SPF#1 C/W SIMPSON POST BASES
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 — 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"
67MIN. BEARING EACH END
ALL ANGLES TO BE HOT DIPPED GALVANIZED

NOTE:
WALLS/ HEADERS/ POST TO BE SPF NO. 1/ 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.

M. David Blakely Architect Inc.
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

STRUCTURAL ENGINEER:
Cleland Jardine Engineering Ltd
580 Terry Fox Dr, Kanata, ON
K2L 4B9 (613) 591-1533

SEAL
ONTARIO ASSOCIATION OF ARCHITECTS
M. DAVID BLAKELY
LICENCE 3658

No.	DATE	DESCRIPTION	INIT.
12.			
11.			
10.			
9.			
8.	12/09/24	WASHROOMS REVISED. RE-ISSUED FOR CONSTRUCTION	MB
7.	06/08/24	ISSUED FOR CONSTRUCTION	MB
6.	05/02/24	BUILDINGS 7&8- AS PER STRUCTURAL. RE-ISSUED FOR PERMIT	MB
5.	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
3.	13/06/23	BUILDINGS 9&10- ISSUED FOR CONSTRUCTION	MB
2.	27/01/23	BUILDINGS 9&10- AS PER STRUCTURAL. FOR PERMIT	MB
1.	21/11/22	BUILDINGS 9&10- FOR STRUCTURAL/ M&E REVIEW	MB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
24.			
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REVISIONS

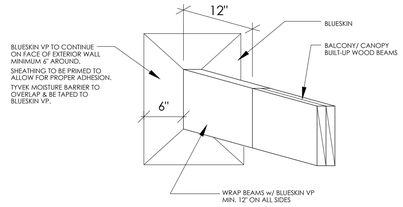
A - DRAWING NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

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

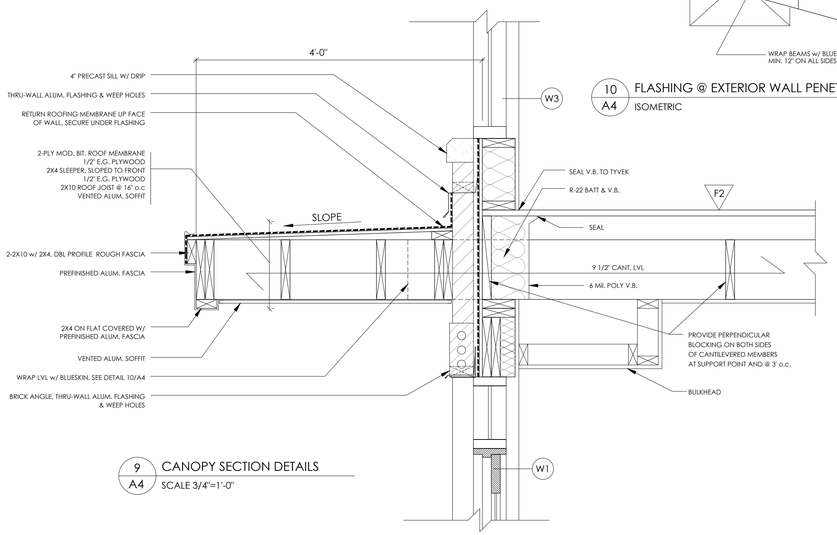
CLIENT:
PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE:
DETAILS/ SECTIONS

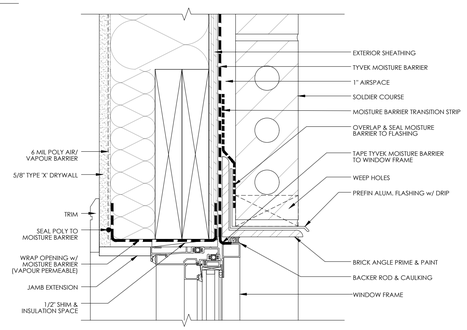
DATE: NOV. 2022
SCALE: AS NOTED
DRAWN BY: mdb
CHECKED: MDB
SHEET No.: A3



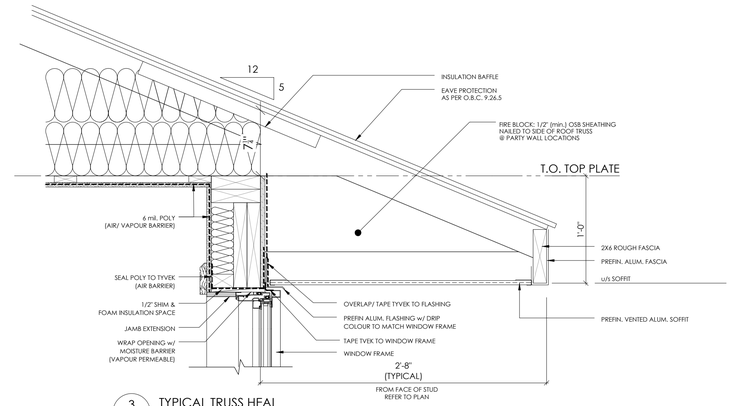
10 A4 FLASHING @ EXTERIOR WALL PENETRATIONS
ISOMETRIC



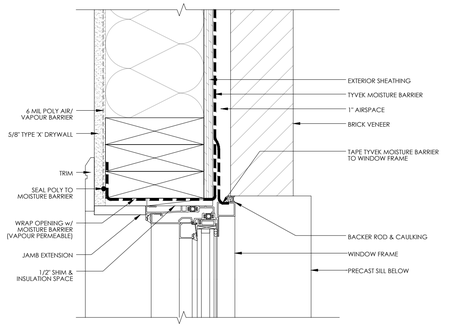
9 A4 CANOPY SECTION DETAILS
SCALE 3/4"=1'-0"



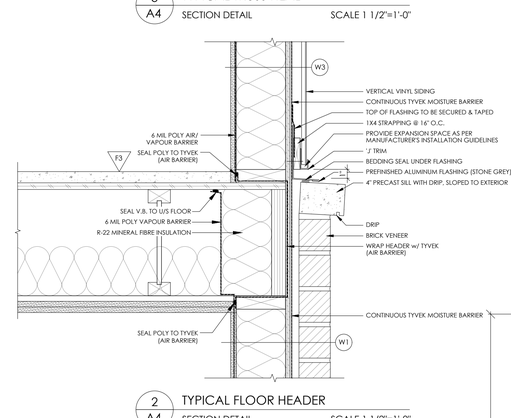
7 A4 TYPICAL WINDOW HEADER
SECTION DETAIL SCALE 3"=1'-0"



3 A4 TYPICAL TRUSS HEAL
SECTION DETAIL SCALE 1 1/2"=1'-0"

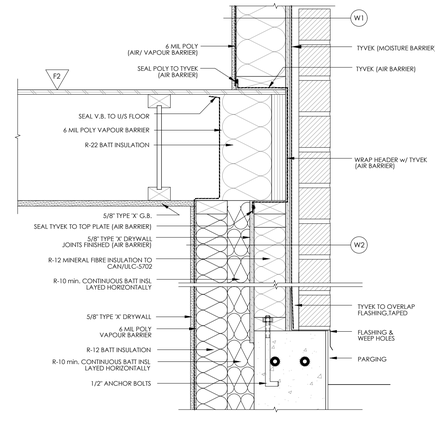


6 A4 TYPICAL WINDOW JAMB
SECTION DETAIL SCALE 3"=1'-0"

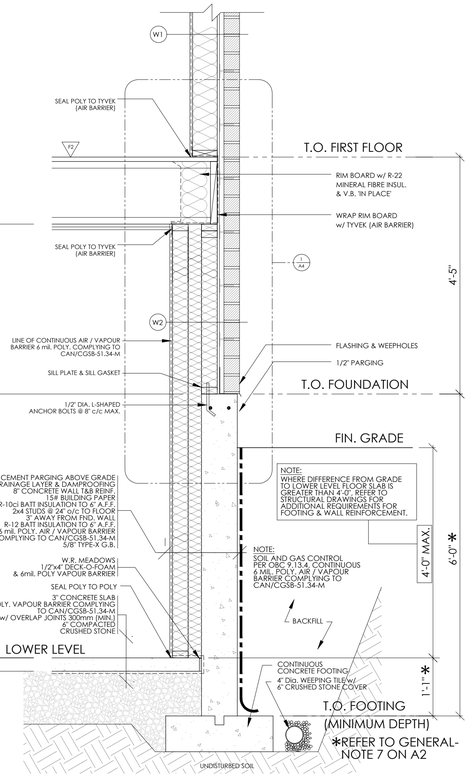


2 A4 TYPICAL FLOOR HEADER
SECTION DETAIL SCALE 1 1/2"=1'-0"

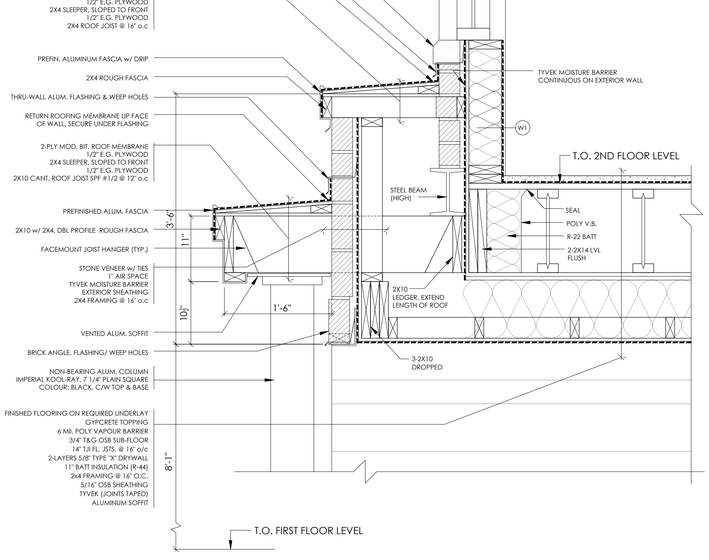
5 A4 TYPICAL WINDOW SILL
SECTION DETAIL SCALE 3"=1'-0"



1 A4 TYPICAL FLOOR HEADER w/ BRICK
SECTION DETAIL SCALE 1 1/2"=1'-0"



4 A4 TYPICALEND WALL w/ BRICK
SECTION DETAIL SCALE 3/8"=1'-0"



8 A4 PORCH ROOF SECTION DETAIL
SCALE 3/8"=1'-0"

M. David Blakely
Architect Inc.
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 x2E 6Z9

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POST SCHEDULE
P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST
8500 POUND CAP. (MIN.)
P2 - 2-2"x4, 6 OR 8" (AS APPLICABLE)
P3 - 3-2"x4, 6 OR 8" (AS APPLICABLE)
P4 - 4-2"x4, 6 OR 8" (AS APPLICABLE)
P5 - 5-2"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.
PB - P.T. 8"X8" SPF#1 C/W SIMPSON POST BASES
NOTE:
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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"
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:
WALLS/ HEADERS/ POST TO BE
SPF NO. 1/ NO. 2
NOTE:
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STRUCTURAL ENGINEER:
Cleland Jardine Engineering Ltd
580 Terry Fox Dr, Kanata, ON
K2L 4B9 (613) 591-1533

SEAL
ONTARIO ASSOCIATION OF ARCHITECTS
M. DAVID BLAKELY
LICENCE
3658

No.	DATE	DESCRIPTION	INIT.
12.			
11.			
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8.	12/09/24	WASHROOMS REVISED, RE-ISSUED FOR CONSTRUCTION	MB
7.	06/08/24	ISSUED FOR CONSTRUCTION	MB
6.	05/02/24	BUILDINGS 7&8- AS PER STRUCTURAL, RE-ISSUED FOR PERMIT	MB
5.	10/01/24	BUILDINGS 7&8- AS PER STRUCTURAL/ M&E, FOR PERMIT	MB
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REVISIONS

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REVISIONS

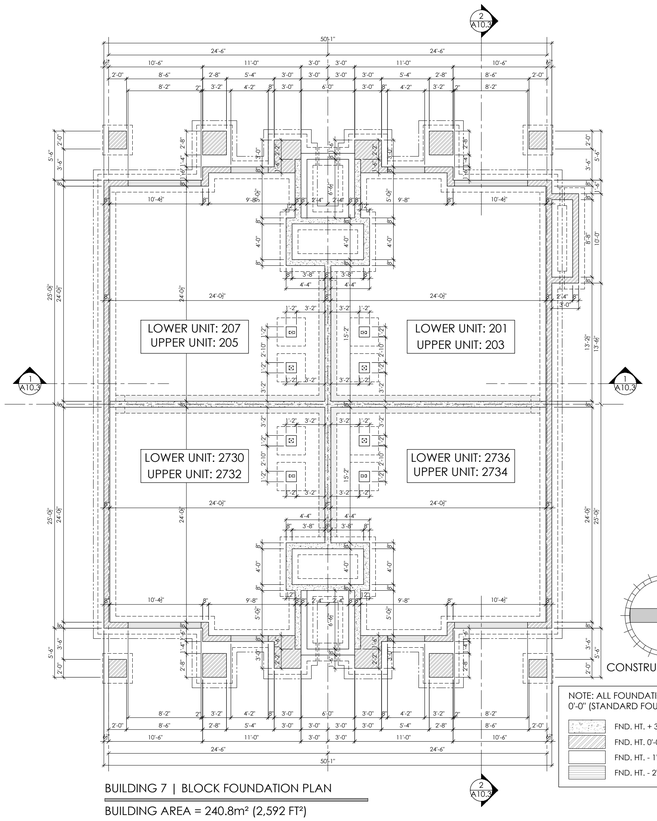
A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

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

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

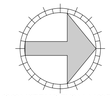
DRAWING TITLE:
DETAILS/
SECTIONS

DATE: NOV. 2022
SCALE: AS NOTED
DRAWN BY: mdb
CHECKED: MDB
SHEET No.: A4



BUILDING 7 | BLOCK FOUNDATION PLAN

BUILDING AREA = 240.8m² (2,592 FT²)



CONSTRUCTION NORTH

NOTE: ALL FOUNDATION HEIGHTS ARE FROM 0'-0" (STANDARD FOUNDATION HEIGHT AT PERIMETER)

- FND. HT. + 3'-0"
- FND. HT. 0'-0" (BUILDING PERIMETER)
- FND. HT. - 1'-0" (FRONT STAIR UP / DOWN)
- FND. HT. - 2'-1" (WINDOWS AT FRONT)

BUILDING 7 | WEST ELEVATION

LIMITING DISTANCE = 37.89m

✱ GENERAL NOTE 7:

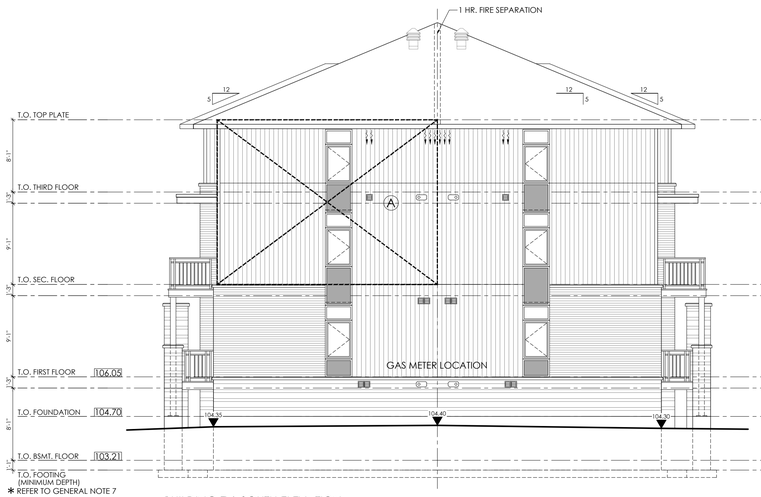
NOTE:
ALL FOOTINGS ARE TO BE PLACED ON SOILS APPROVED BY GEOTECHNICAL ENGINEER CIVIL ENGINEER, AND STRUCTURAL ENGINEER.

NOTE:
SITE TO COORDINATE DEPTH OF FOOTINGS AS PER CIVIL, GEOTECHNICAL, AND STRUCTURAL ENGINEER'S 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

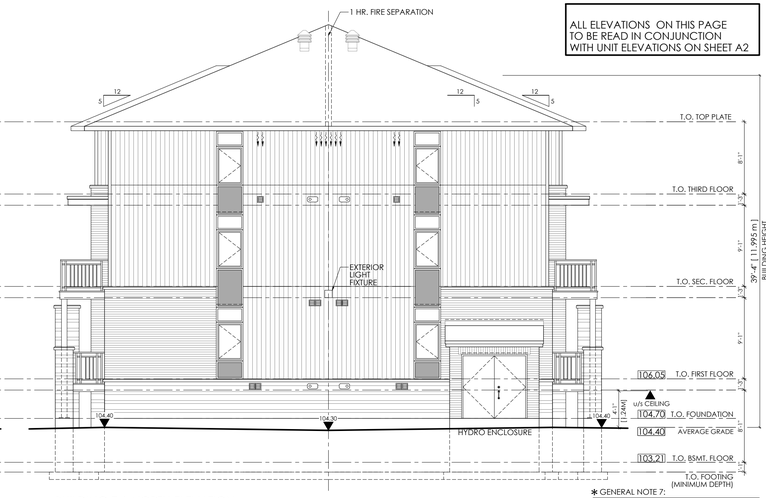
LIMITING DISTANCE = 3.5m

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%

REQUIRED WALL CONSTRUCTION (9.10.14.5)
- 1 HOUR FIRE RESISTANCE RATING
- COMBUSTIBLE CONSTRUCTION
- COMBUSTIBLE CLADDING

BUILDING 7 | EAST ELEVATION (CEDARVIEW RD.)

LIMITING DISTANCE = 20.44m



BUILDING 7 | NORTH ELEVATION

LIMITING DISTANCE = 10.87m

✱ GENERAL NOTE 7:

NOTE:
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NOTE:
SITE TO COORDINATE DEPTH OF FOOTINGS AS PER CIVIL, GEOTECHNICAL, AND STRUCTURAL ENGINEER'S REQUIREMENTS.

NOTE:
INSULATION @ FOOTINGS AS PER GEOTECHNICAL ENGINEERS SPECIFICATION

NOTE:
REFER TO SOILS REPORT FOR UNDER SLAB DRAINAGE REQUIREMENTS

M. David Blakely
Architect Inc.
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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POST SCHEDULE
P1 - 3" DIA. ADJUSTALE STEEL TELEPOST 8500 POUND CAP. (MIN.)
P2 - 2-2"x4, 6 OR 8" (AS APPLICABLE)
P3 - 3-2"x4, 6 OR 8" (AS APPLICABLE)
P4 - 4-2"x4, 6 OR 8" (AS APPLICABLE)
P5 - 5-2"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"
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	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"

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

NOTE:
WALLS/ HEADERS/ POST TO BE SPF NO. 1/ 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:
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STRUCTURAL ENGINEER:
Cleland Jardine Engineering Ltd
580 Terry Fox Dr, Kanata, ON
K2L 4B9 (613) 591-1533

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
M. DAVID BLAKELY
LICENCE
3658

No.	DATE	DESCRIPTION	INIT.
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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

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REVISIONS

A
B C

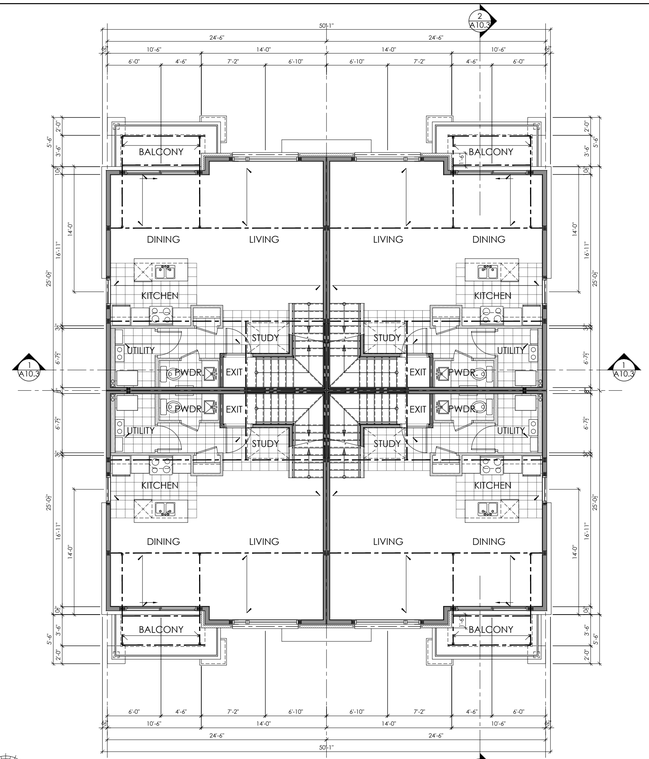
A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

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

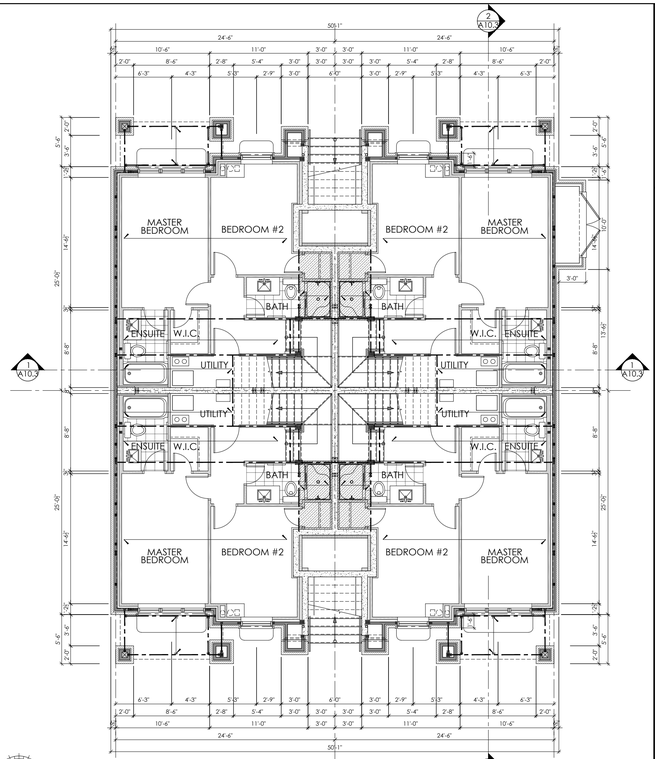
DRAWING TITLE:
BUILDING 7
BLOCK FOUNDATION PLAN
BLOCK ELEVATIONS

DATE: AUG., 2023
SCALE: 1/8" = 1'-0"
DRAWN BY: mdb
CHECKED: MDB
SHEET No.: B7.1



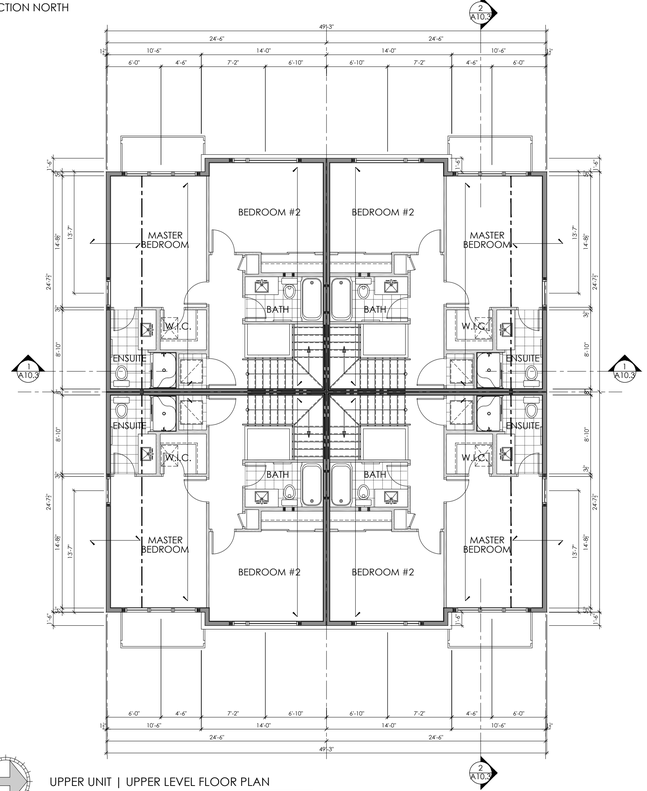
UPPER UNIT | MAIN LEVEL FLOOR PLAN

CONSTRUCTION NORTH



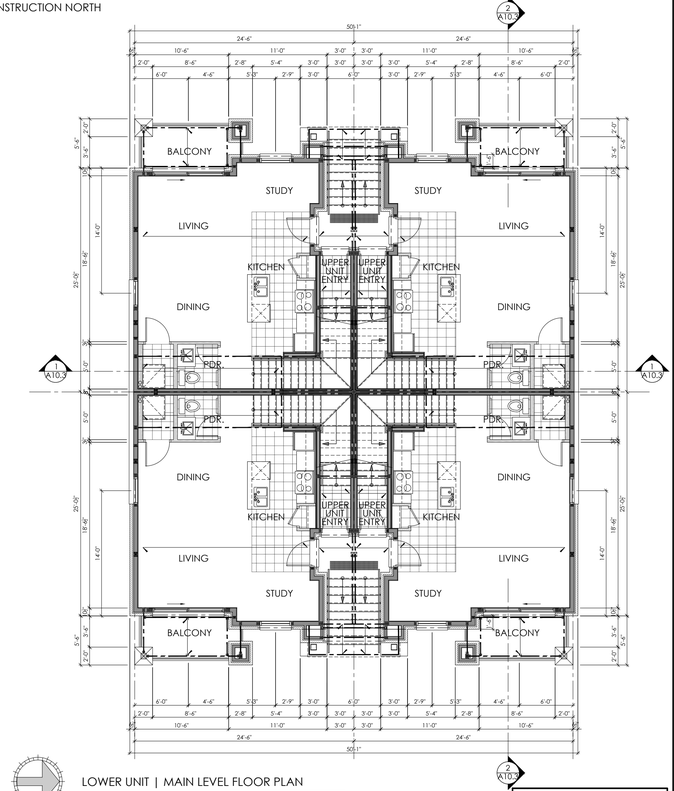
LOWER UNIT | LOWER LEVEL FLOOR PLAN

CONSTRUCTION NORTH



UPPER UNIT | UPPER 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

M. David Blakely Architect Inc.
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 k2E 6Z9

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECTS SEAL AND SIGNATURE.
7. THIS REPRODUCTION SHALL NOT BE ALTERED.

POST SCHEDULE
P1- 3" DIA. ADJUSTALE STEEL TELEPOST
8500 POUND CAP. (MIN.)
P2- 2-2"x4, 6 OR 8" (AS APPLICABLE)
P3- 3-2"x4, 6 OR 8" (AS APPLICABLE)
P4- 4-2"x4, 6 OR 8" (AS APPLICABLE)
P5- 5-2"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. 1/ 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	INIT.
10.			
9.			
8.			
7.			
6.			
5.	12/09/24	WASHROOMS REVISED, RE-ISSUED FOR CONSTRUCTION	MB
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

REVISIONS

ARCHITECTS SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
M. DAVID BLAKELY
LICENCE
3658

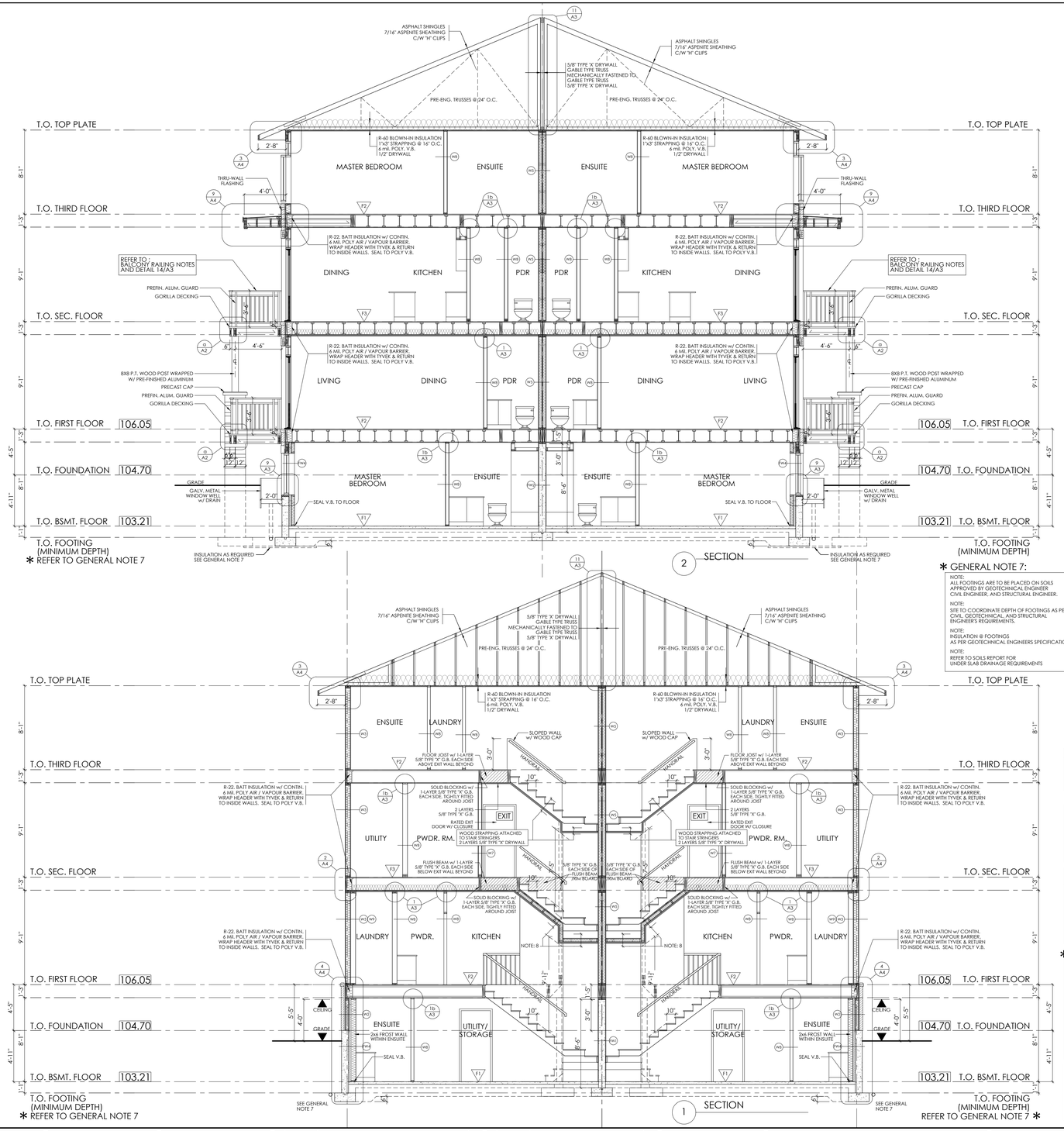
A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

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:	SCALE:	SHEET No.:
AUG. 2023	1/8" = 1'-0"	B7.2
DRAWN BY: mdb	CHECKED: MDB	



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P5 - 5-2"x4, 6 OR 8" (AS APPLICABLE)
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P8 - P.T. 6"x6"
NOTE:
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LINTEL/ BEAM SCHEDULE
SIZES INDICATED ON PLANS
BRICK LINTELS

OPENINGS UP TO	L SIZE
3'-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:
WALLS/ HEADERS/ POST TO BE SPF NO. 1/ 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:
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STRUCTURAL ENGINEER:
Cleland Jardine Engineering Ltd
580 Terry Fox Dr, Kanata, ON
K2L 4B9 (613) 591-1533

SEAL
ONTARIO ASSOCIATION of ARCHITECTS
M. DAVID BLAKELY
LICENCE 3658

No.	DATE	DESCRIPTION	INIT.
12.			
11.			
10.			
9.			
8.			
7.			
6.			
5.	12/09/24	WASHROOMS REVISED, RE-ISSUED FOR CONSTRUCTION	MB
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

REVISIONS

No.	DATE	DESCRIPTION	INIT.
24.			
23.			
22.			
21.			
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.			

REVISIONS

A - DETAIL NUMBER
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B2B STACKED TERRACE HOMES
THE JUNCTION | BUILDING #7
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2730-2736 CEDARVIEW RD., OTTAWA, ONTARIO

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

DRAWING TITLE:
BUILDING 7
BUILDING SECTIONS

DATE: AUG., 2023
SCALE: 3/16" = 1'-0"
DRAWN BY: mdb
CHECKED: MDB
SHEET No.: B7.3