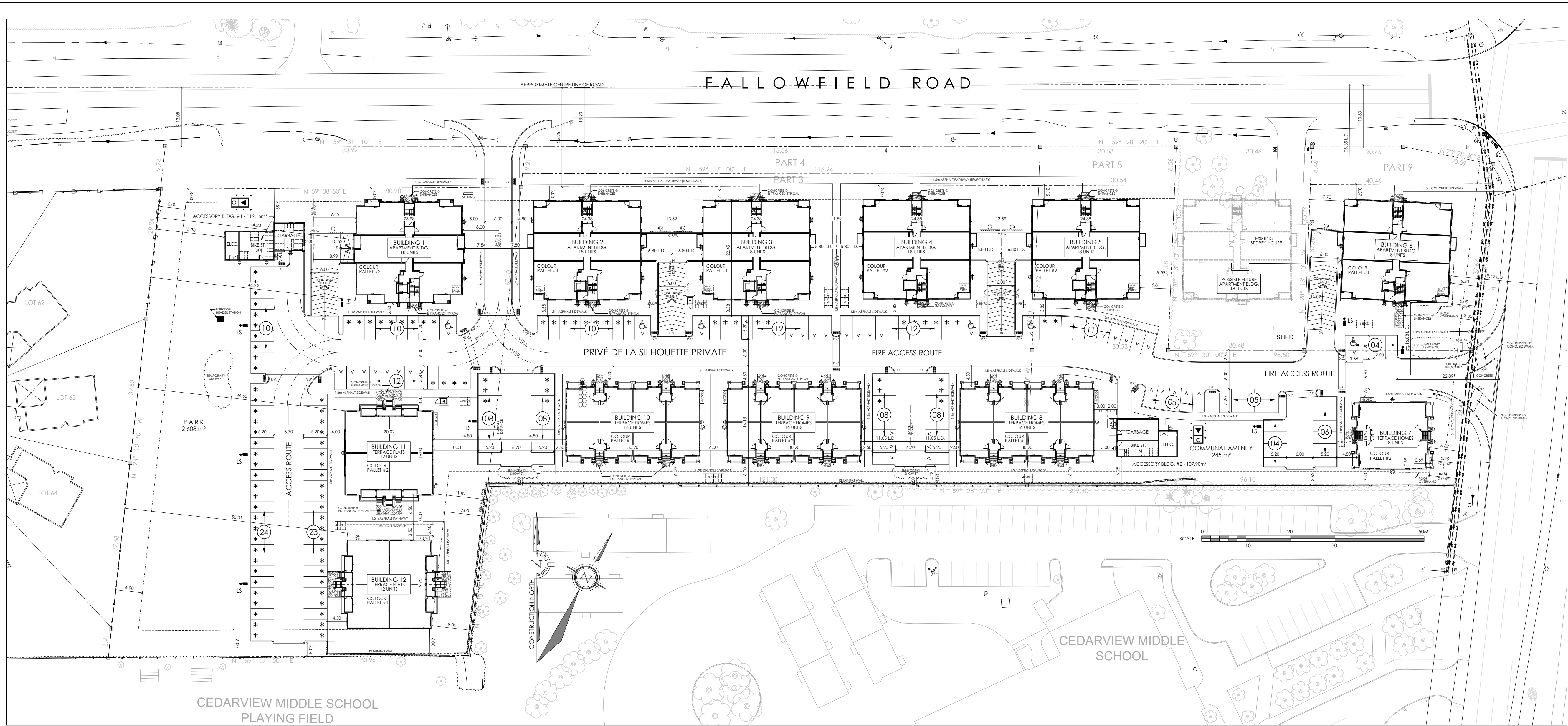




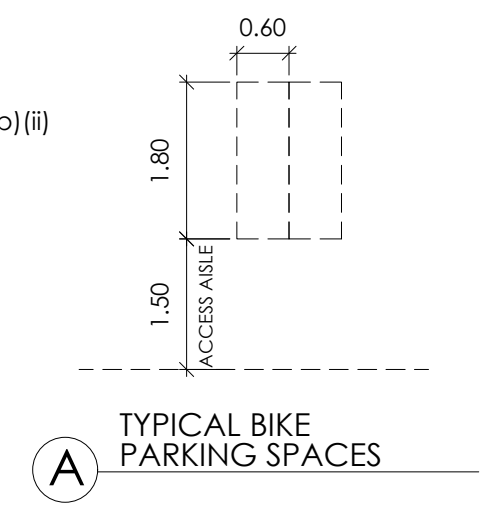
KEY PLAN: N.T.S.

SITE INFORMATION :			
SITE AREA :			
ZONING :			
PERMITTED USES :			
LOT WIDTH (MIN.):			
LOT AREA (MIN.):			
BUILDING HEIGHT (MAX.):			
FRONT YARD (MIN.):			
REAR YARD (MIN.):			
INTERIOR SIDE YARD (MIN.):			
CORNER SIDE YARD (MIN.):			
ACCESSORY BUILDING SIZE (MAX.):			
ACCESSORY BUILDING HEIGHT (MAX.):			
LANDSCAPED AREA OF LOT (MIN.):			
TOTAL AMENITY AREA REQUIRED :			
COMMUNAL AMENITY AREA REQ'D. (MIN.):			
AMENITY AREA PROVIDED :			
TOTAL AMENITY AREA PROVIDED :			

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
BUILDING 2 =	APARTMENT BLDG.	512.0 m²	1,526.0 m²
BUILDING 3 =	APARTMENT BLDG.	512.0 m²	1,526.0 m²
BUILDING 4 =	APARTMENT BLDG.	512.0 m²	1,526.0 m²
BUILDING 5 =	APARTMENT BLDG.	512.0 m²	1,526.0 m²
BUILDING 6 =	APARTMENT BLDG.	512.0 m²	1,526.0 m²
BUILDING 7 =	BACK TO BACK TERRACE HOMES	230.0 m²	907.5 m²
BUILDING 8 =	BACK TO BACK TERRACE HOMES	468.0 m²	1,836.0 m²
BUILDING 9 =	BACK TO BACK TERRACE HOMES	468.0 m²	1,836.0 m²
BUILDING 10 =	BACK TO BACK TERRACE HOMES	468.0 m²	1,836.0 m²
BUILDING 11 =	TERRA FLATS	354.0 m²	1,048.8 m²
BUILDING 12 =	TERRA FLATS	354.0 m²	1,048.8 m²
ACCESSORY BLDG. 1 =			
ACCESSORY BLDG. 2 =			
TOTAL =			
APARTMENT BUILDING =			
TERRA FLATS =			
BACK TO BACK TERRACE HOMES =			
TOTAL =			
PARKING :			
PARKING REQUIRED :			
TOTAL PARKING SPACES REQUIRED =			
PARKING PROVIDED :			
TOTAL :			
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
⊙	- GAS METERS LOCATION
⊙	- WALL MOUNT LIGHT FIXTURE
⊙	- FIRE HYDRANT
⊙	- LIGHT STANDARD
⊙	- VISITOR PARKING SPACE
⊙	- TRANSFORMER & MANHOLE
⊙	- MINI SUBSTATION

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.



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.



12.	29/08/19	GENERAL REVISIONS	MB	24.	02/05/22	VISITOR SPACES INDICATED	MB
11.	28/06/19	FOR RESUBMISSION	MB	23.	22/02/22	1 SURFACE PARKING SPACE ADDED	MB
10.	25/07/19	CEDARVIEW ENTRANCE REVISED	MB	22.	09/11/21	GAS METERS RELOCATED, BLDGS. 1-6	MB
9.	22/07/19	SIDEWALK REVISIONS	MB	21.	21/10/21	BUILDINGS 1,11,12 FOR PERMIT	MB
8.	15/07/19	AS PER NOVATECH'S COMMENTS	MB	20.	19/07/21	SURFACE BIKE PARKING ADDED	MB
7.	06/02/19	PARKING ADDED	MB	19.	05/10/20	HYDRO ENCLOSURES GAS METERS LOCATED	MB
6.	05/02/19	FOR DISCUSSION	MB	18.	21/08/20	PRIVATE STREET NAME ADDED	MB
5.	27/07/18	SITE PLAN SUBMISSION	MB	17.	22/07/20	FOR RESUBMISSION	MB
4.	14/05/18	FOR REVIEW - FOR CO-ORDINATION	SM	16.	17/07/20	SIDEWALK @ BLDG. 6 SHIFTED NORTH	MB
3.	14/04/18	PARKING PROVIDED 274	MB	15.	16/07/20	BLDG. 6&7 SHIFTED, ELEC. ROOMS ADDED	MB
2.	06/04/18	BUILDING 7 SHIFTED WEST	MB	14.	04/03/20	BUILDING 08 FOOTPRINT REVISED	MB
1.	18/01/18	FOR REVIEW	MB	13.	10/02/20	BUILDING TYPES REVISED	MB
NO.	DATE	DESCRIPTION	INT.	NO.	DATE	DESCRIPTION	INT.

32.	10/01/24	BLDG. 7&8 & ACC. #2 ISSUED FOR PERMIT	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
NO.	DATE	DESCRIPTION	INT.

A
B
C

A - DETAIL NUMBER
B - SHEET NUMBER
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

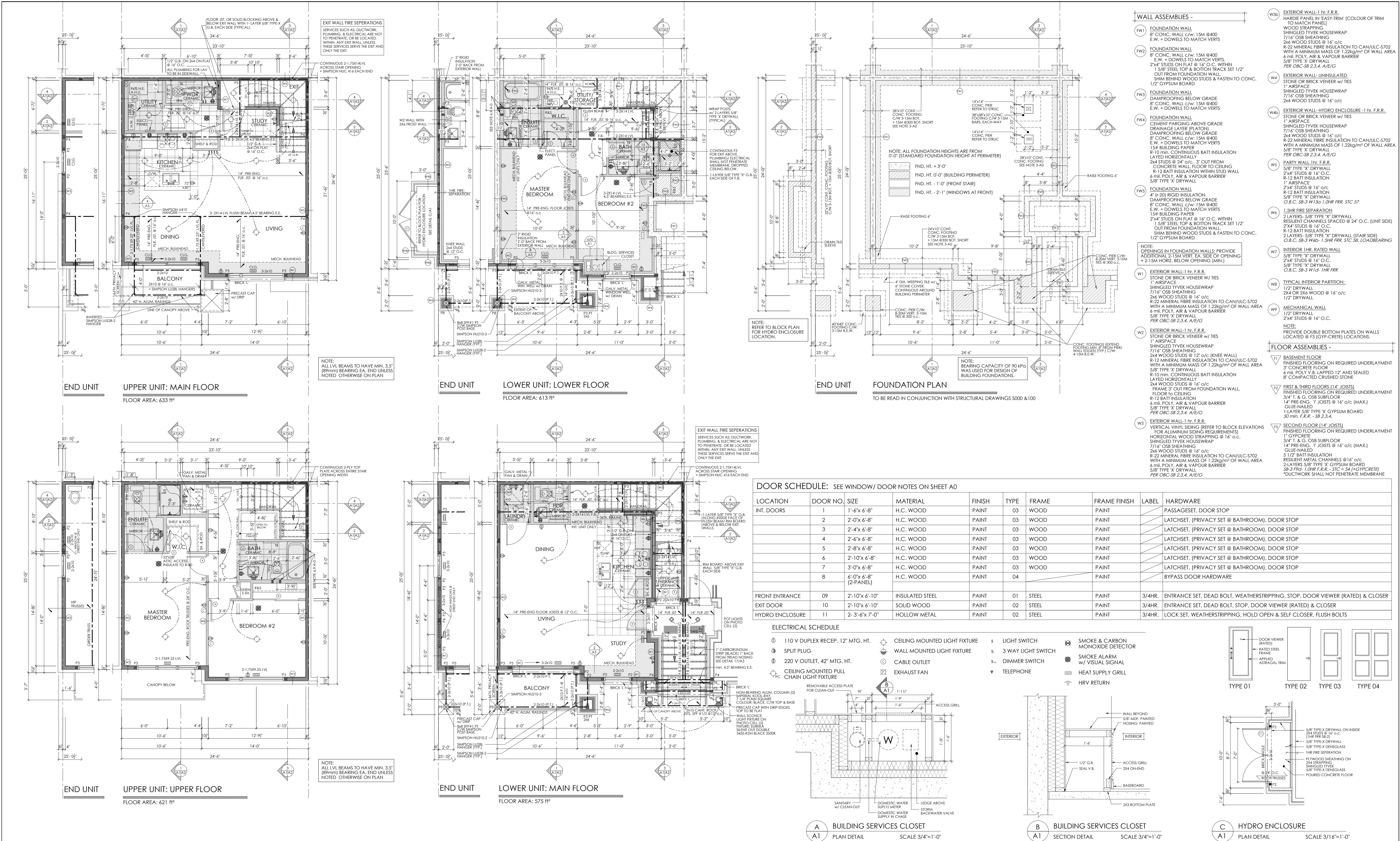
DRAWING TITLE: SITE PLAN

DATE: JAN. 2017. SCALE: 1 : 500

DRAWN BY: mdb CHECKED: MDB

SHEET NO.: SP1

PLAN # 18174 D07-12-08-1117





M. David Blakely
Architect Inc.

2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7422 K2E 6Z9

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POST SCHEDULE

P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST
P2 - 2" DIA. 6 OR 8" (AS APPLICABLE)
P3 - 3" DIA. 6 OR 8" (AS APPLICABLE)
P4 - 4" DIA. 6 OR 8" (AS APPLICABLE)
P5 - 5" DIA. 6 OR 8" (AS APPLICABLE)
P6 - 6" DIA. 6 OR 8" (AS APPLICABLE)
P7 - HDS 4"x4"x1/8" C/W 5/16"x8" PL. & CAP PL.
P8 - 1" 8"x8" SPFH 1/2" C/W SIMPSON POST BASES

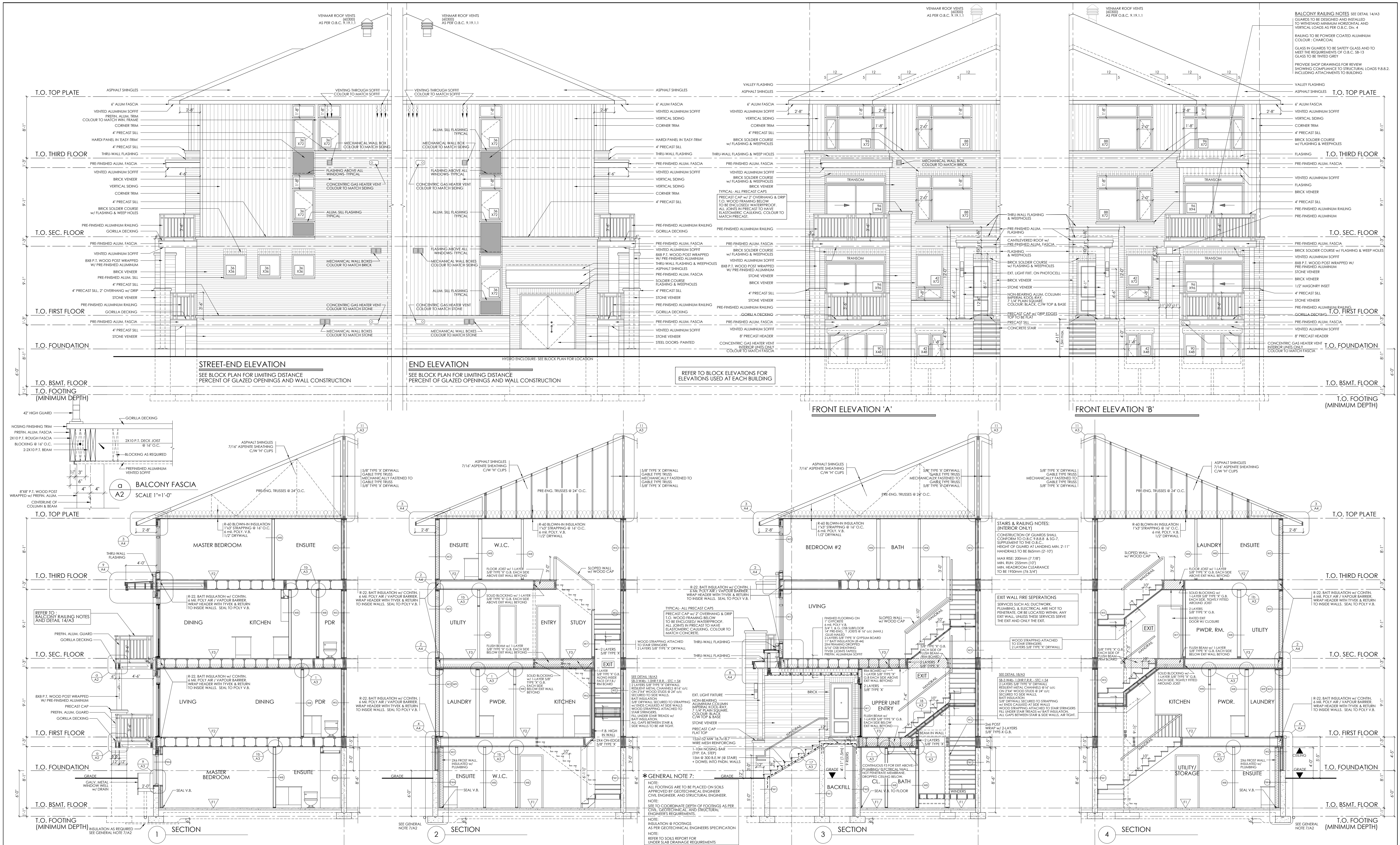
NOTE:
ALL WOOD POST LOCATIONS TO BE BLOCKED SOLID THRU FLOOR STRUCTURE ON TO A SIMILAR POST BELOW OR ON TO A STEEL WOOD BEAM OR ON TO THE CONC. FOUNDATION WALL.

BRICK UNITS

OPENINGS UP TO

L SIZE
L 3 1/2" x 3 1/2" x 5 1/4"
L 4" x 3 1/2" x 5 1/4"
L 5" x 3 1/2" x 5 1/4"
L 5" x 3 1/2" x 7 1/4"
L 6" x 4" x 7 1/4"

NOTE:
WALLS/ HEADERS/ POST TO BE SPFH NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 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2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2



M. David Blakely
Architect Inc.

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POST SCHEDULE

P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST
8000 POUND CAP. (MIN.)

P2 - 2"x4", 6 OR 8" (AS APPLICABLE)

P3 - 2"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"x12 1/2", 188 C/W 50X18" R.P.L. & CAP.P.L.

P7 - HSS 4"x4", 188 C/W 50X18" R.P.L. & CAP.P.L.

P8 - P1, 8"x8" S.P.F. #1 C/W SIMPSON POST BASES

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

BRICK UNITS

OPENINGS UP TO 2'-0"

L SIZE 1 1/2" x 3 1/2" x 5 1/2"

7-0" 1 1/2" x 3 1/2" x 5 1/2"

8-0" 1 1/2" x 3 1/2" x 5 1/2"

9-0" 1 1/2" x 3 1/2" x 5 1/2"

10-0" 1 1/2" x 3 1/2" x 5 1/2"

11-0" 1 1/2" x 3 1/2" x 5 1/2"

12-0" 1 1/2" x 3 1/2" x 5 1/2"

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

GENERAL NOTE 7:

NOTE: ALL FOOTINGS ARE TO BE PLACED ON SOLID APPROVED BY GEOTECHNICAL ENGINEER, CIVIL ENGINEER, AND STRUCTURAL ENGINEER'S REQUIREMENTS.

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.

STRUCTURAL ENGINEER:
Cleland Jardine Engineering Ltd
580 Terry Fox Dr. Kanata, ON
K0L 4B7 (613) 591-1533

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
M. DAVID BLAKELY
LICENCE 3458

NO.	DATE	DESCRIPTION	REVISIONS
12.			
11.			
10.			
9.			
8.	12/09/24	WASHROOMS REVISED. RE-ISSUED FOR CONSTRUCTION	MB 24.
7.	06/08/24	ISSUED FOR CONSTRUCTION	MB 23.
6.	05/02/24	BUILDINGS 7&8 AS PER STRUCTURAL, REISSUED FOR PERMIT	MB 22.
5.	10/01/24	BUILDINGS 7&8 AS PER STRUCTURAL/M&E, FOR PERMIT	MB 21.
4.	24/08/23	BUILDINGS 7&8 FOR STRUCTURAL/M&E REVIEW	MB 20.
3.	13/06/23	BUILDINGS 9&10 ISSUED FOR CONSTRUCTION	MB 19.
2.	27/01/23	BUILDINGS 9&10 AS PER STRUCTURAL, FOR PERMIT	MB 18.
1.	21/11/22	BUILDINGS 9&10 FOR STRUCTURAL/M&E REVIEW	MB 17.

NO.	DATE	DESCRIPTION	REVISIONS
12.			
11.			
10.			
9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.			
1.			

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

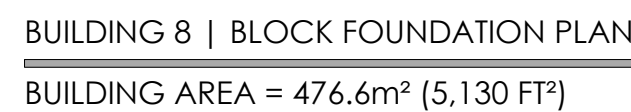
SCALE: 3/16" = 1'-0"

SHEET NO.: A2

DRAWN BY: mdb

CHECKED: MDB

A4



LIMITING DISTANCE = 6.0m
 AREA OF EXPOSED BUILDING FACE
 (AREA 'B') = 451 sq.ft. (41.9m²)
 MAXIMUM PERMITTED U.P.O. = 67% (9.10.14.4)
 AREA OF U.P.O. = 194 sq.ft. (18m²)
 PERCENT OF U.P.O. = 42.96%

REQUIRED WALL CONSTRUCTION (9.10.14.5)
 - 3/4 HOUR FIRE RESISTANCE RATING
 - COMBUSTIBLE CONSTRUCTION
 - COMBUSTIBLE CLADDING

*** 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



BUILDING 8 | WEST ELEVATION

LIMITING DISTANCE = 11.05m

BUILDING 8 | NORTH ELEVATION

LIMITING DISTANCE = 7.5m

ELEVATION 'A'

ELEVATION 'A'

ELEVATION 'B'

BUILDING 8 | EAST ELEVATION

LIMITING DISTANCE = 3.0m
AREA OF EXPOSED BUILDING FACE
(AREA 'A') = 454 sq.ft. (42.2m²)
MAXIMUM PERMITTED U.P.O. = 19%
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
- NON-COMBUSTIBLE CLADDING

*** GENERAL NOTE 7:** (MINIMUM DEPTH)

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
--



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. ADJUSTABLE STEEL TELEPOST 8500 POUND CAP. (MIN.) P2 - 2"x4x6 6 OR 8" [AS APPLICABLE] P3 - 3"x4x6 6 OR 8" [AS APPLICABLE] P4 - 4"x4x6 6 OR 8" [AS APPLICABLE] P5 - 5"x4x6 6 OR 8" [AS APPLICABLE] P6 - HSS 3 1/2"x3 1/2"x12x1.188" C/W 5X3/8"x8" B PL. & CAP PL. P7 - HSS 4"x4x1.188" C/W 5X3/8"x8" B PL. & CAP PL. P8 - P.T. 6"x6" NOTE: ALL WOOD POST LOCATIONS TO BE BUOYED, SHORING, OR BRACED TO 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"
10'-0"	L 5" x 3 1/2" x 7/16"
10'-0"	L 6" x 4" x 7/16"

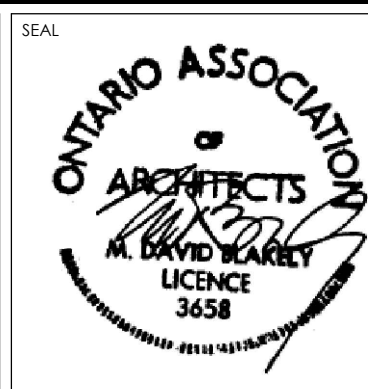
6 MIN. BEARING EACH END
ALL ANGLES TO BE HOT DIPPED GALVANIZED

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



12.				24.				
11.				23.				
10.				22.				
9.				21.				
8.				20.				
7.				19.				
6.				18.				
5.	12/09/24	WASHROOMS REVISED, RE-ISSUED FOR CONSTRUCTION	MB	17.				
4.	06/08/24	ISSUED FOR CONSTRUCTION	MB	16.				
3.	05/02/24	AS PER STRUCTURAL, RE-ISSUED FOR PERMIT	MB	15.				
2.	10/01/24	AS PER STRUCTURAL/ M&E, FOR BUILDING PERMIT	MB	14.				
1.	24/08/23	FOR STRUCTURAL/ M&E REVIEW	MB	13.				
No.	DATE	DESCRIPTION	REV.	No.	DATE	DESCRIPTION	REV.	No.
		REVISIONS				REVISIONS		

 A - DETAIL NUMBER B - SHEET NUMBER (DETAIL REQUIRED) C - SHEET NUMBER (DETAIL LOCATION)	PROJECT: BACK-TO-BACK STACKED TERRACE HOMES THE JUNCTION BUILDING #8 601-631 SILHOUETTE PVT., OTTAWA, ONTARIO CURT:  PHOENIX HOMES 18A Bentley Ave Ottawa, ON K2E 6T9
---	--

DRAWING TITLE:	
DATE:	AUG.,
DRAWN BY:	md

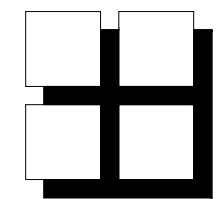
BUILDING 8
BLOCK FOUNDATION PLAN
BLOCK ELEVATIONS

SCALE:

178

SHEET No.:

B8.1



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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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- HS-3 1/2"x3 1/2"x .188" C/W 5"x3/8"x8" B PL. & CAP PL.
P7- HS-4"x4"x .188" C/W 5"x3/8"x8" B PL. & CAP PL.
P8- P-1, 6"x6"

BRICK LINTELS
OPENINGS UP TO
5'-0" L SIZE
7'-0" L 3 1/2" x 3 1/2" x 5/16"
8'-0" L 4" x 3 1/2" x 5/16"
9'-0" L 5" x 3 1/2" x 5/16"
10'-0" L 6" x 4" x 7/16"
6"min. BEARING EACH END
ALL ANGLES TO BE HOT DIPPED GALVANIZED

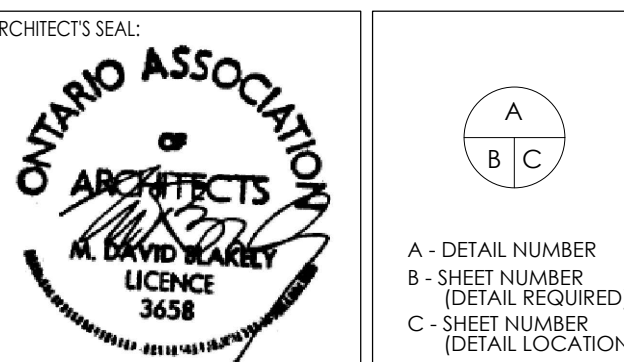
NOTE:
ALL WOOD POST LOCATIONS TO BE
BLOCKED SOLID THRU FLOOR
STRUCTURE ON TO A SIMILAR POST
BELOW OR ON TO A STEEL/WOOD BEAM
OR ON TO THE CONC. FOUNDATION WALL

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

NOTE:
FASTEN ALL ROOF AND WALL SHEATHING WITH
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NAILS SPACED AT 6" C/C AROUND PANEL PERIMETER
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UPLIFT CAPACITIES.

NO.	DESCRIPTION	DATE	BY
10.			
9.			
8.			
7.			
6.			
5.	12/09/24	WASHROOMS REVISED- RE-ISSUED FOR CONSTRUCTION	MB
4.	04/08/24	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	BY



PROJECT
**BACK-TO-BACK
STACKED TERRACE HOMES
THE JUNCTION | BUILDING #8**
601-631 SILHOUETTE PVT., OTTAWA, ONTARIO

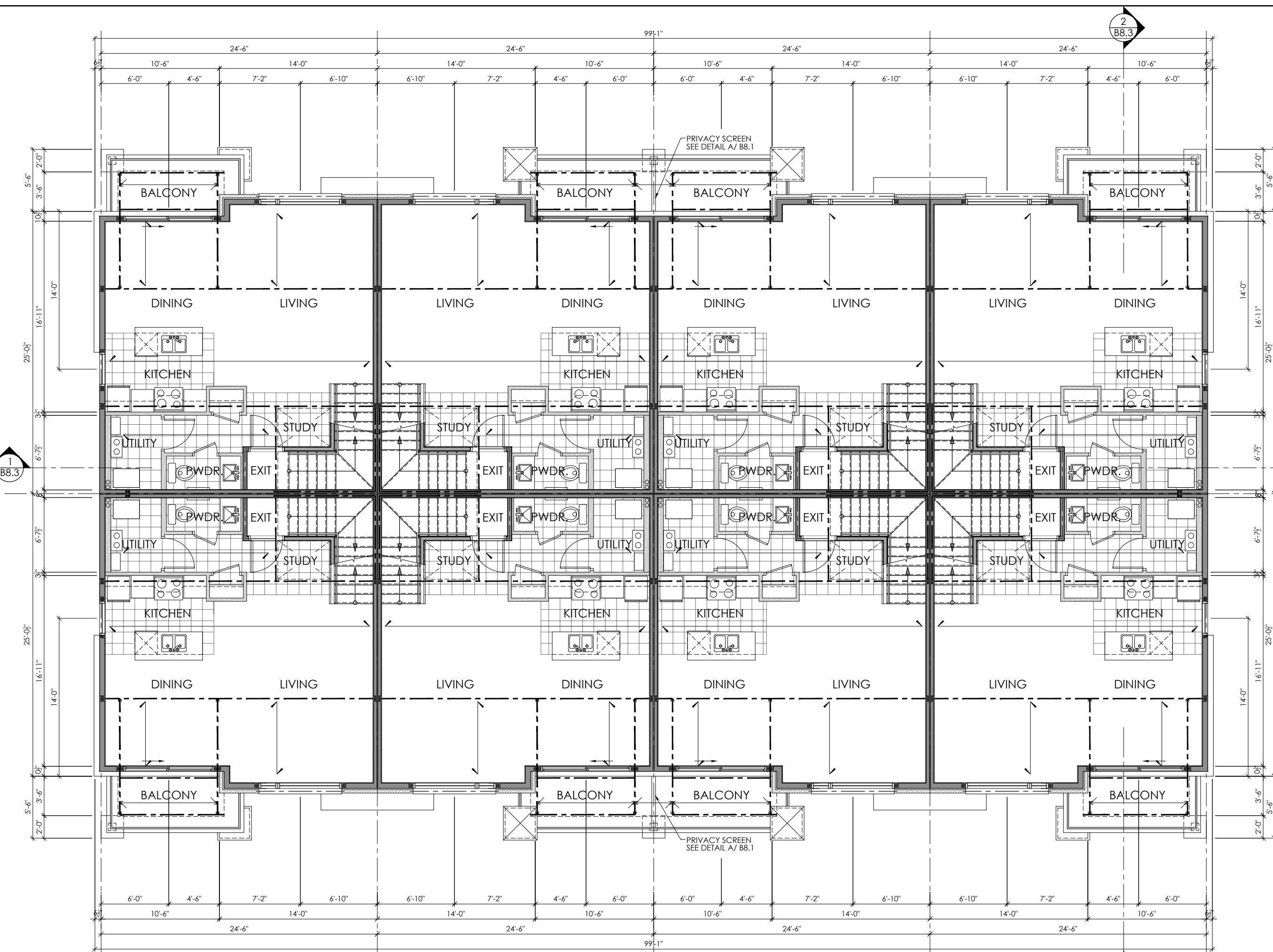
CLIENT:
PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE:
**BUILDING 8
LOWER UNIT FLOOR PLANS
UPPER UNIT FLOOR PLANS**

DATE: AUG. 2023
SCALE: 1/8" = 1'-0"
SHEET NO.:
B8.2

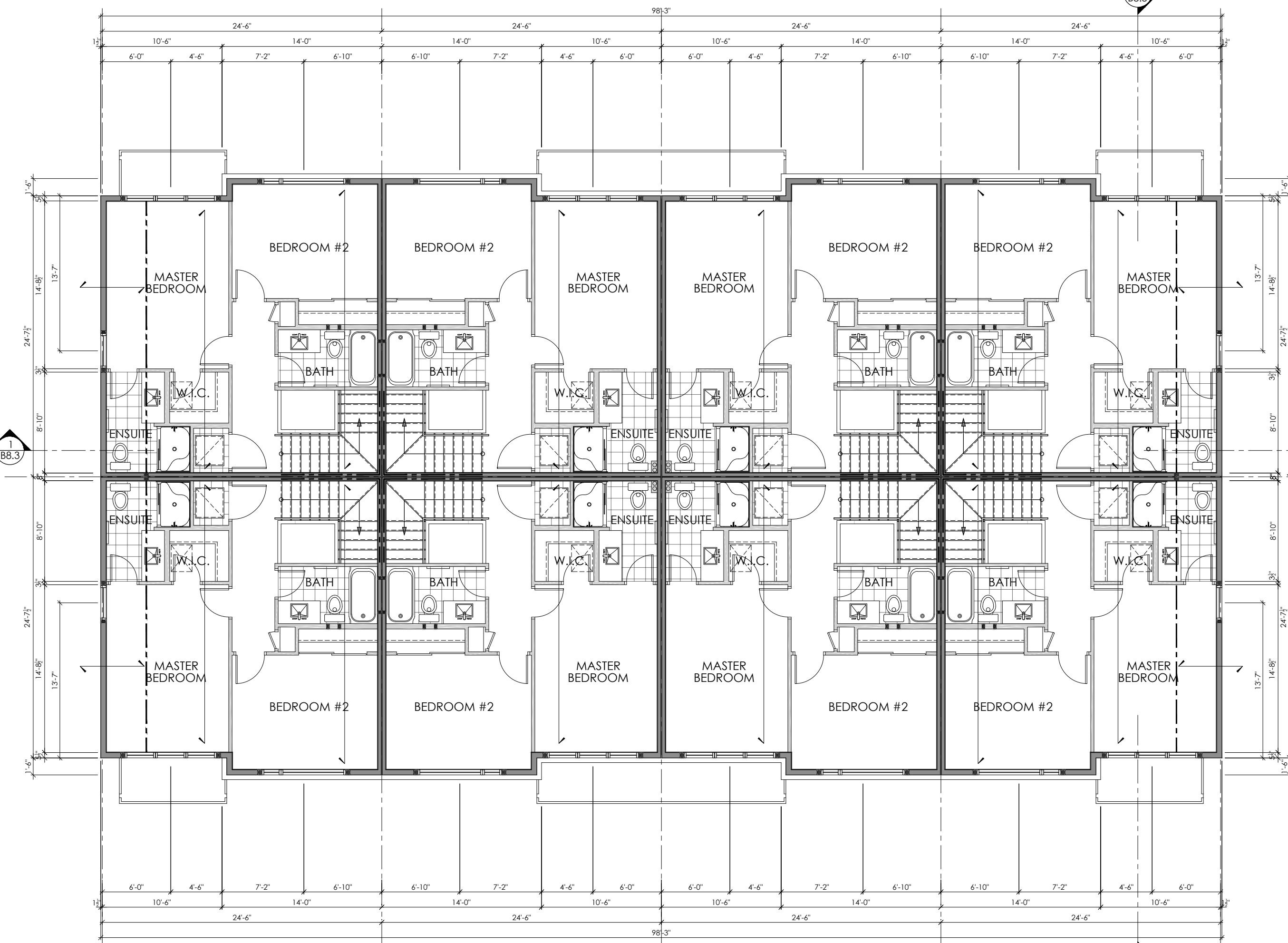
DRAWN BY: mdb
CHECKED: MDB

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



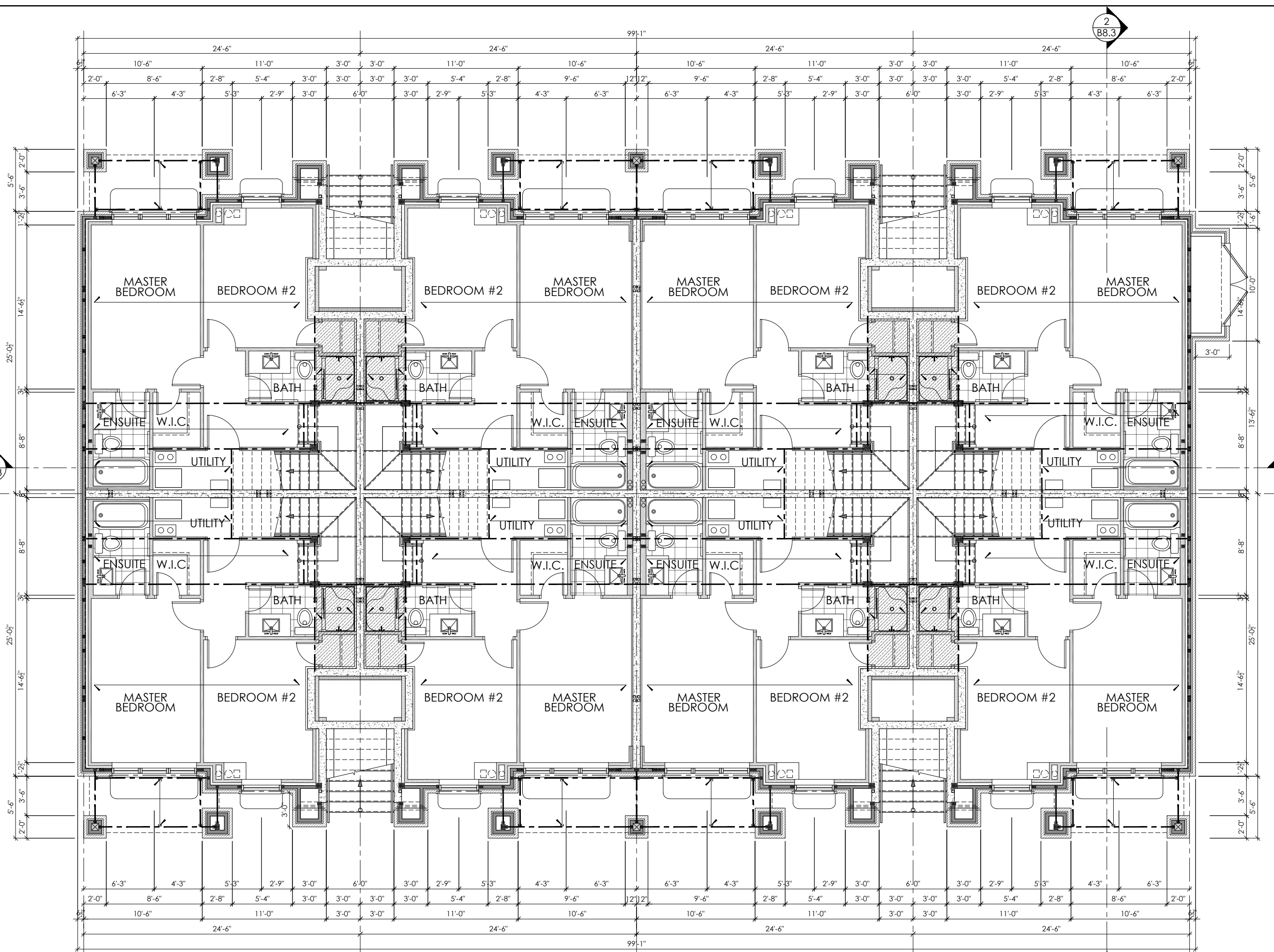
UPPER UNIT | MAIN LEVEL FLOOR PLAN

CONSTRUCTION NORTH



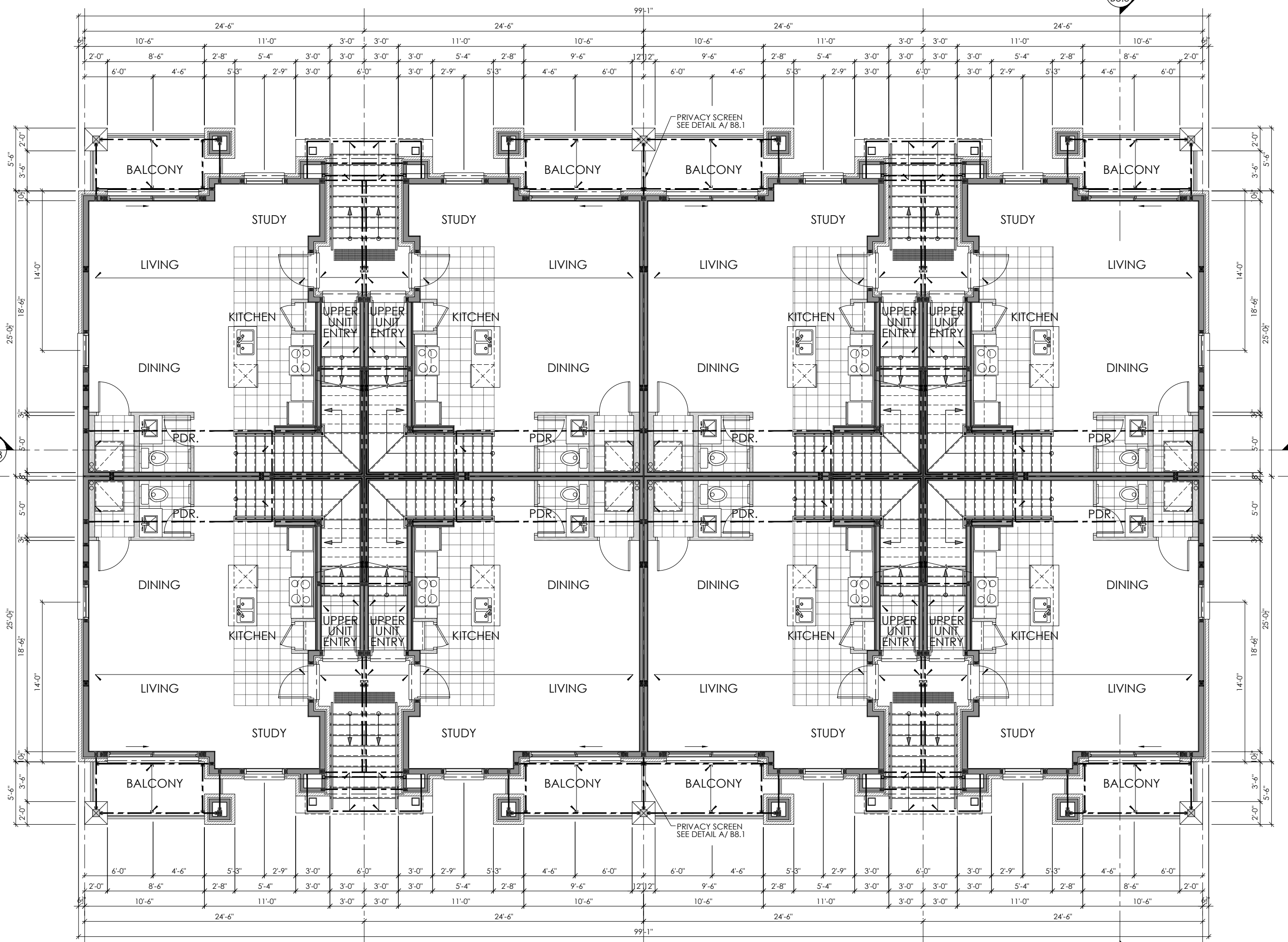
UPPER UNIT | UPPER LEVEL FLOOR PLAN

CONSTRUCTION NORTH



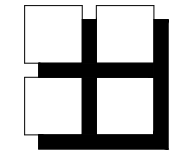
LOWER UNIT | LOWER LEVEL FLOOR PLAN

CONSTRUCTION NORTH



LOWER UNIT | MAIN LEVEL FLOOR PLAN

CONSTRUCTION NORTH



**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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P4 - 4"x4, 6 OR 8" (AS APPLICABLE)
P5 - 5"x4, 6 OR 8" (AS APPLICABLE)
P6 - 105.3 1/2"x3 1/2"x 1.88" C/W 5/8"x8" B PL. & CAP PL.
P7 - 105.3 1/2"x3 1/2"x 1.88" C/W 5/8"x8" B PL. & CAP PL.
P8 - P1, 6"x6"
NOTE:
ALL WOOD POST LOCATIONS TO BE BLOCKED SOLID, THRU FLOOR STRUCTURE OR TO A STEEL/WOOD BEAM BELOW OR ON TO A STEEL/WOOD BEAM OR ON TO THE CONC. FOUNDATION WALL.

LINTEL BEAM SCHEDULE
SEE INDICATED ON PLANS
BRICK LINTELS
OPENINGS UP TO 5'-0"
7'-0"
8'-0"
9'-0"
10'-0"
11'-0"
12'-0"
13'-0"
14'-0"
15'-0"
16'-0"
17'-0"
18'-0"
19'-0"
20'-0"
21'-0"
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90'-0"
91'-0"
92'-0"
93'-0"
94'-0"
95'-0"
96'-0"
97'-0"
98'-0"
99'-0"
100'-0"

NOTE:
WALLS/ HEADERS/ POST TO BE SPACED 1/1 NO. 2
NOTE:
FATHER ALL ROOF AND WALL SHEATHING WITH MINIMUM 3 1/2" LONG COMMON OR SPIRAL NAILS SPACED AT 6" C/C AROUND 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:
Claydon Jordine Engineering Ltd.
580 Terry Fox Dr. Kemptville, ON
K2L 4B9 (613) 591-1533



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2.	06/08/24	ISSUED FOR CONSTRUCTION	MB
3.	05/02/24	AS PER STRUCTURAL REVIEW FOR PERMIT	MB
4.	10/01/24	AS PER STRUCTURAL M&E REVIEW	MB
5.	24/08/23	FOR STRUCTURAL M&E REVIEW	MB

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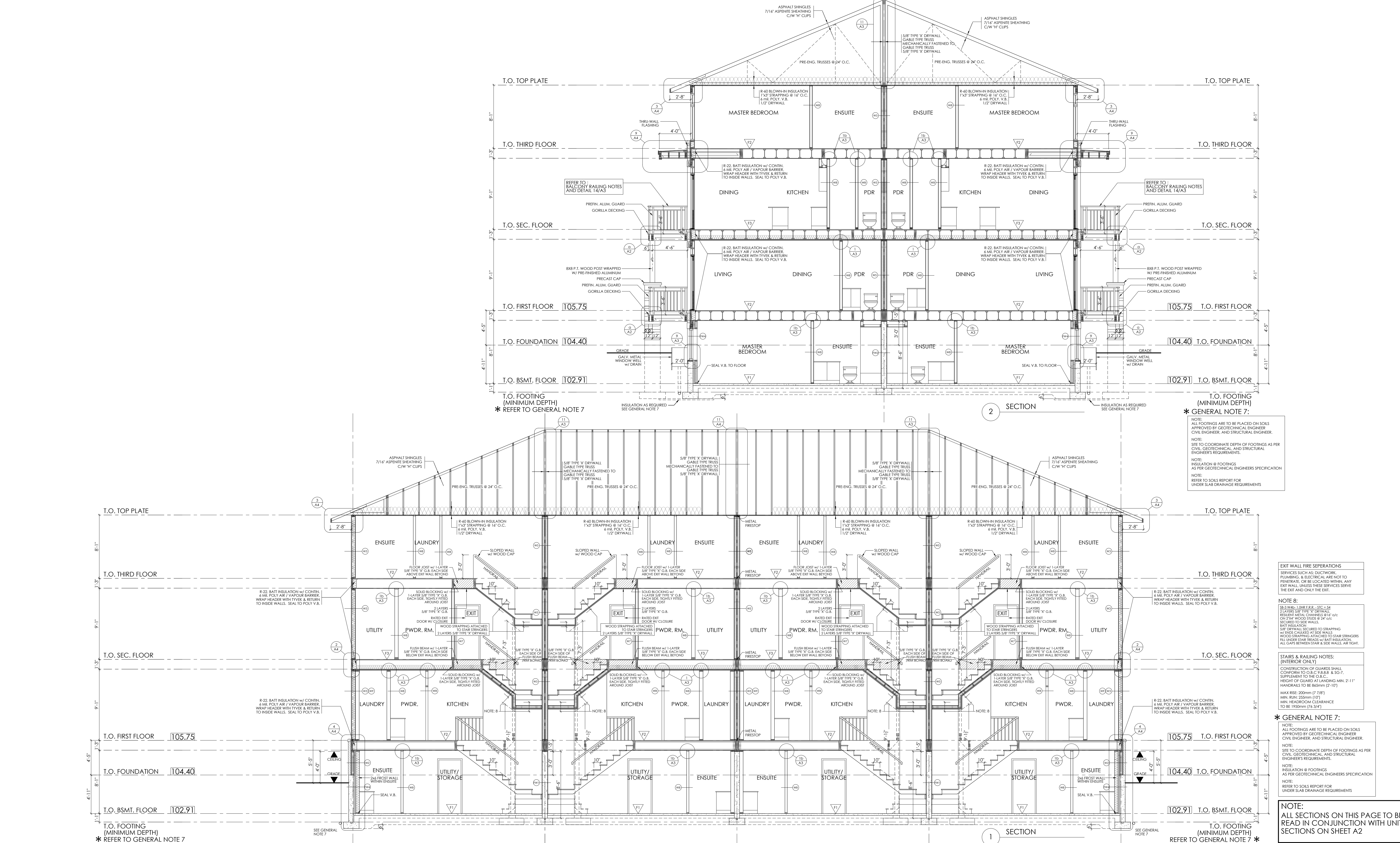
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T.O. FOOTING (MINIMUM DEPTH)
* REFER TO GENERAL NOTE 7:
NOTE:
ALL FOOTINGS ARE TO BE PLACED ON SOILS APPROVED BY GEOTECHNICAL ENGINEER, CIVIL ENGINEER, AND STRUCTURAL ENGINEER.
NOTE:
SITE TO COORDINATE DEPTH OF FOOTINGS AS PER CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEER'S REQUIREMENTS.
NOTE:
INSULATION @ FOOTINGS AS PER GEOTECHNICAL ENGINEERS SPECIFICATION
NOTE:
REFER TO SOILS REPORT FOR UNDER SLAB DRAINAGE REQUIREMENTS

EXIT WALL FIRE SEPARATIONS
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.
NOTE 8:
SOLID BLOCKING - 1 LAYER 5/8" TYPE 'X' DRYWALL
2 LAYERS 5/8" TYPE 'X' DRYWALL
RESIDENT METAL CHANNELS 1 1/2" C/C ON 2"x4" WOOD STUDS @ 24" O.C.
REQUIRED TO SIDE WALLS
BATT INSULATION
5/8" TYPE 'X' G.B. EACH SIDE OF FLUSH BEAM - 2 LAYERS 5/8" TYPE 'X' DRYWALL
WOOD STRAPPING ATTACHED TO STAIR STRINGERS ALL GAPS BETWEEN STAIR & SIDE WALLS, AIR TIGHT.

STAIRS & RAILING NOTES:
(INTERIOR ONLY)
CONSTRUCTION OF GUARDS SHALL CONFORM TO O.B.C. 9.8.8.8 & SG-7, SUPPLEMENT TO THE O.B.C.
HEIGHT OF GUARD AT LANDING MIN. 2'-11" HANDRAILS TO BE 865mm (2'-10")
MAX RISE: 200mm (7 7/8")
MIN. RUN: 255mm (10")
MIN. HEADROOM CLEARANCE TO BE 1950mm (76 3/4")

*** GENERAL NOTE 7:**
NOTE:
ALL FOOTINGS ARE TO BE PLACED ON SOILS APPROVED BY GEOTECHNICAL ENGINEER, CIVIL ENGINEER, AND STRUCTURAL ENGINEER.
NOTE:
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NOTE:
ALL SECTIONS ON THIS PAGE TO BE READ IN CONJUNCTION WITH UNIT SECTIONS ON SHEET A2