

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 MANUFACTURE 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- WEEP HOLES 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 'LV' 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 AND OUTSIDE OF EXTERIOR DOORS AND WINDOWS.
7.4- SERVICES PENETRATING A FIRE SEPARATION (RATED ASSEMBLY) SHALL CONFORM 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, UJS OF BRICK AND AS SHOWN ON DRAWINGS.
7.6- FIRE BLOCKING SHALL CONFORM TO SECTIONS 9.10.10, 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- SPECIALITIES:
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 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 1/4 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 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.

REFER TO SITE PLAN FOR COLOUR PALETTE SELECTION

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 THERMOPLANE, CLEAR LOW-E GLASS.
- GLAZING TO BE DOUBLE GLAZED THERMOPLANE, 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)

EXTERIOR COLOURS- PALETTE 1

- BRICK: BRAMPTON BRICK- KENTVILLE
- STONE: BRAMPTON FINESSE- CANVAS BEIGE, SUAVE
- SIDING: GENTEK- WINDSWEEP SMOKE
- WINDOWS: JELDWEN- SABLE
- HARDIE PANELS: TO MATCH CHARCOAL
- EAST-TRIM: KAYCAN- CHARCOAL
- ALUMINUM SOFFIT/ FASCIA: CHARCOAL
- ALUMINUM RAILINGS: 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
- EAST-TRIM: KAYCAN- CHARCOAL
- ALUMINUM SOFFIT/ FASCIA: CHARCOAL
- ALUMINUM RAILINGS: DUAL BLACK

LIST OF DRAWINGS:

A0 - GENERAL NOTES (2), OBC MATRIX, ENERGY EFFICIENCY DESIGN
SP1 - SITE PLAN
A1 - UNIT FLOOR PLANS, SCHEDULES
A2 - UNIT ELEVATIONS, SECTIONS
A3 - UNIT DETAILS
A4 - UNIT DETAILS
B1.1 - BLOCK ELEVATIONS, BLOCK FOUNDATION PLAN
B1.2 - BLOCK FLOOR PLANS
B1.3 - BLOCK CROSS SECTIONS

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

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 %

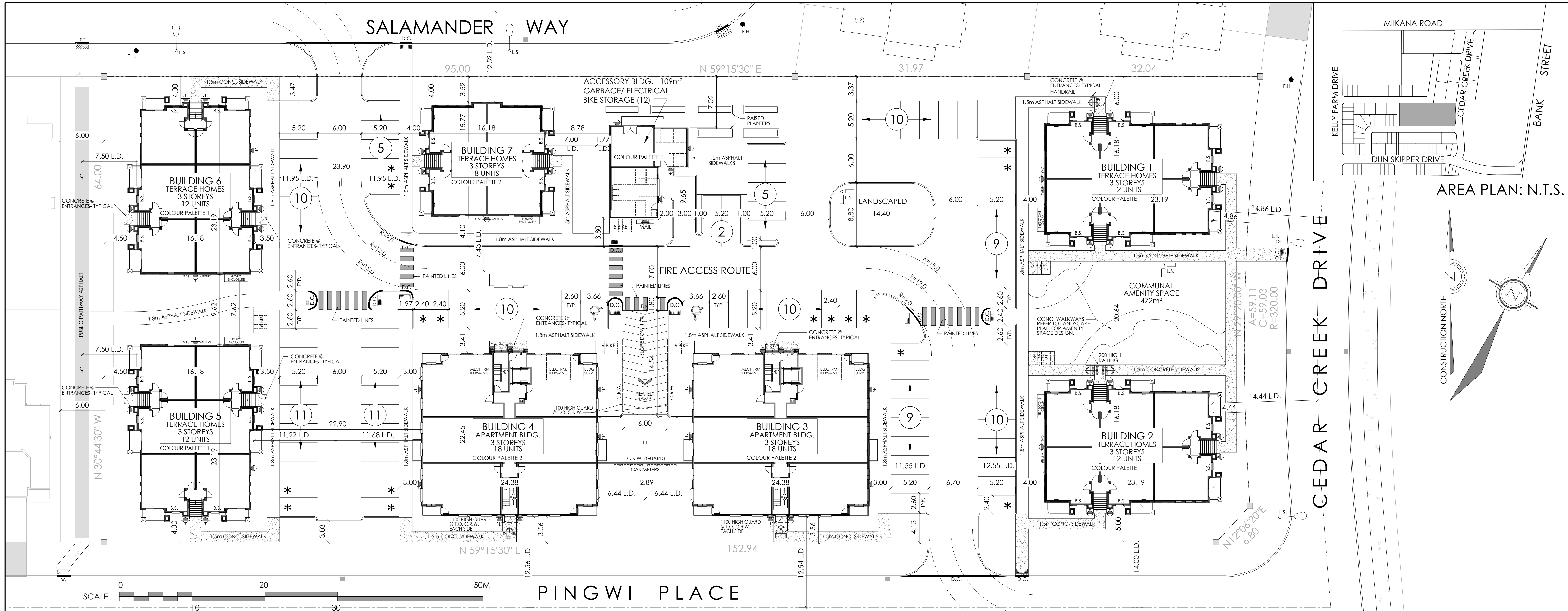


ARTIST'S CONCEPT

Name of Practice: M. DAVID BLAKELY ARCHITECT INC. 2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario, K2E 6Z9 Name of Project: BUILDING 1 PATHWAYS, BLOCK 232 Location: 1055 Cedar Creek Drive, Ottawa, Ontario Date: MARCH, 2021																		
Ontario Building Code Matrix Part 9 Housing and Small Buildings												Building Code Reference						
9.00	Building Code Version: Q_Reg.332/12 ___ Last Amendment Q_Reg.191/14 ___																	
9.01	Project Type: ☒ New ☐ Addition ☐ Renovation ☐ Change of Use ☐ Addition and renovation Description: Back-to-Back Stacked Row Houses (12 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 0.00m² New 358.7m² Total 358.7m² 0.00m² 358.7m² 358.7m²		[A] 1.4.1.2.															
9.05	Gross Area (m²) Description: Main Building Existing 0.00m² New 1,395.7m² Total 1,395.7m² 0.00m² 1,395.7m² 1,395.7m²		[A] 1.4.1.2.															
9.06	Mezzanine Area (m²) Description: Existing 0.00m² New 0.00m² Total 0.00m² 0.00m² 0.00m² 0.00m²		9.10.4.1.															
9.07	Building Height 3 ___ 1 ___ Storeys above grade Storeys below grade 12.0 (m) above grade		[A] 1.4.1.2. & 9.10.4.															
9.08	Number of Streets/Firefighter Access 2 ___ Street(s)		9.10.20.															
9.09	Sprinkler System ☐ Required ☒ Not Required Proposed: ☐ Entire building ☐ Selected compartments ☐ In lieu of roof rating ☐ Basement ☒ 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		Floor Level/ Area		Occupancy Type		Based On		Occupant Load (Persons)		3.1.17.							
			Basement		Residential		2 ppl. per br.		24									
			First		Residential		2 ppl. per br.		0									
			Second		Residential		2 ppl. per br.		0									
			Third		Residential		2 ppl. per br.		24									
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		Horizontal Assembly		Rating (R)		Supporting Assembly (R)		Non-combustible in lieu of rating?		9.10.8.							
			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							
9.18	Spatial Separation		* SEE ELEVATIONS										9.10.14, 9.10.15.					
9.20	Energy Efficiency		Category:		12.2.1.													
			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 EnergyGuide for New Houses													
			Project Design Conditions:															
			Climatic Zone:		Zone 1 (< 5000 degree days)													
			Fenestration		Gross Above Grade Wall or Roof Area (m²)		Gross Fenestration Area (m²)		Fenestration Ratio									
			Vertical (W+D) Skylights		SEE SEPARATE NOTE FOR INDIVIDUAL UNIT		0		<17% 0									
			Space Heating Fuel		☒ Natural Gas ☐ Oil ☐ Electrically ☐ Propane ☐ Solid Fuel ☐ 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 ☐ Blow-in Insulation ☐ Spray-applied Foam Insulation Above Grade Wall ☐ Drain Water Heat Recovery Unit Provided													
			Compliance Package		A-1													
9.21	Notes:																	

BUILDING 1 | BACK-TO-BACK TERRACE HOMES
PATHWAYS | BLOCK 232

 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. THESE DRAWINGS 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"X24, 6 OR 8" (AS APPLICABLE) P3 - 3"X24, 6 OR 8" (AS APPLICABLE) P4 - 4"X24, 6 OR 8" (AS APPLICABLE) P5 - 5"X24, 6 OR 8" (AS APPLICABLE) P6 - HSS 3 1/2"x12"x1.188 C/W 5'X3/8"x8" B PL. & CAP PL. P7 - HSS 4"x4", 1.188" C/W 5'X3/8"x8" B PL. & CAP PL. P8 - F.T. 6'x6" NOTE: ALL WOOD POST LOCATIONS TO BE BLOCKED SOUTH, THRU FLOOR STRUCTURE ON TO A SINGLE POST BELOW OR ON TO A STEEL/WOOD BEAM OR ON TO THE CONC. FOUNDATION WALL.	LINTEL/ BEAM SCHEDULE SEES INDICATED ON PLANS BRICK LINTELS L SIZE 1.3' 1/2" x 3 1/2" x 5 1/4" 1.4' x 3 1/2" x 5 1/4" 1.5' x 3 1/2" x 5 1/4" 1.6' x 4' x 7 1/4" 1.6' x 4' x 7 1/4" NOTE: 6" MIN. BEARING EACH END ALL ANGLES TO BE HOT DIPPED GALVANIZED	NOTE: WALLS/ HEADERS/ POST TO BE SPF NO. 1/ NO. 2	SEAL ONTARIO ASSOCIATION OF ARCHITECTS M. DAVID BLAKELY LICENSE 3658 2019-2024	12. 11. 10. 9. 8. 7. 6. 5. 4. 3. 2. 1. No. DATE	24. 23. 22. 21. 20. 19. 18. 17. 16. 15. 14. 13. 12. No. DATE	DESCRIPTION REVISIONS	DESCRIPTION REVISIONS	PROJECT: BACK-TO-BACK STACKED TERRACE HOMES PATHWAYS BUILDING #1 1055 CEDAR CREEK DRIVE, 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: JULY, 2023 SCALE: SHEET NO.: A0 DRAWN BY: mdb CHECKED: MDB
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SITE INFORMATION :

SITE AREA :	10,061.14 m ² = 1.0 ha (2.47 A)	
ZONING :	R4Z [2370]	
PERMITTED USES :	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	
LOT WIDTH (MIN.):	18.0 m	64.00 m
LOT AREA (MIN.):	1,400.00 m ²	10,061.14 m ²
BUILDING HEIGHT (MAX.):	15.0 m	12.15 m 12.06 m
FRONT YARD (MIN.): (CEDAR CREEK DRIVE)	3.0 m	4.44 m
REAR YARD (MIN.): (PUBLIC WALKWAY)	6.0 m (1.&.6)	4.50 m
INTERIOR SIDE YARD (MIN.): (NORTH LINE)	3.0 m (1.)	6.00 m
CORNER SIDE YARD (MIN.):	3.0 m	3.56 m
ACCESSORY BUILDING SIZE (MAX.):	N/A [2370]	109.0 m ²
ACCESSORY BUILDING HEIGHT (MAX.):	3.6 m	3.54 m
LANDSCAPED AREA OF LOT (MIN.):	30 %	43.39 % (4,365m ²)
TOTAL AMENITY AREA REQUIRED : - APARTMENT LOW RISE -	6.0 m ² x 36 = 216 m ²	
COMMUNAL AMENITY AREA REQ'D. (MIN.):	50% of 216 m ² = 108 m ²	
AMENITY AREA PROVIDED :	- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) =	251 m ²
	- COMMUNAL AMENITY AREA -	472 m ²
	TOTAL AMENITY AREA PROVIDED :	723 m ²

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

BUILDING No. :	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BUILDING 1 = BACK TO BACK TERRACE HOMES	358.0 m ²	1,394.0 m ²	12 UNITS
BUILDING 2 = BACK TO BACK TERRACE HOMES	358.0 m ²	1,394.0 m ²	12 UNITS
BUILDING 3 = APARTMENT BLDG.	534.0 m ²	1,576.0 m ²	18 UNITS
BUILDING 4 = APARTMENT BLDG.	534.0 m ²	1,576.0 m ²	18 UNITS
BUILDING 5 = BACK TO BACK TERRACE HOMES	358.0 m ²	1,394.0 m ²	12 UNITS
BUILDING 6 = BACK TO BACK TERRACE HOMES	358.0 m ²	1,394.0 m ²	12 UNITS
BUILDING 7 = BACK TO BACK TERRACE HOMES	230.0 m ²	907.5 m ²	8 UNITS
ACCESSORY BUILDING	109.0 m ²		
TOTAL =	2,839.0 m ²	9,635.5 m	92 UNITS
APARTMENT BUILDINGS =	36 UNITS		
BACK TO BACK TERRACE HOMES =	56 UNITS		
TOTAL =	92 UNITS		

LEGEND/ ABBREVIATIONS:

D.C.	- DEPRESSED CURB
C.R.W.	- CONCRETE RETAINING WALL
B.S.	- BUILDING SERVICES LOCATION
WALL MOUNT LIGHT FIXTURE	
FIRE HYDRANT	
L.S.	- LIGHT STANDARD
TACTILE WALKING SURFACE INDICATOR	
SIAMESE CONNECTIONS	
COLOUR PALETTES: REFER TO BUILDING ELEVATIONS	

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH :
- SITE SERVICING AND GRADING PLAN PREPARED BY IBI GROUP
- 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.

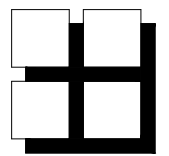
PARKING :
PARKING REQUIRED : 1.2 Spaces / (92) d.u. + 0.2 / (92) d.u. (Visitor) = 110.4 + 18.4 = 129 Spaces

PARKING PROVIDED : UNDERGROUND : 2 x 14 Spaces = 28 Spaces
SURFACE : 84 Spaces + 18 Visitor Spaces = 102 Spaces
TOTAL : 130 Spaces

20 (4 u/g) PARKING SPACES (15.4% total) INDICATED WITH AN * HAVE A WIDTH OF 2.4m as per SECTION 106 (3)(a)

BICYCLE PARKING REQUIRED : 0.5 / d.u.(92) = 46 Spaces
BICYCLE PARKING PROVIDED : 12 (Accessory bldg.) + 34 Surface = 46 spaces

SNOW STORAGE : CLEARED SNOW TO BE REMOVED FROM SITE



M. David Blakely
Architect Inc.

2200 Prince of Wales Dr., Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z7

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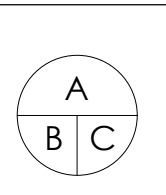
OWNER: PHOENIX HOMES
18A BENTLEY AVE.
OTTAWA, ON K2E 6T8
(613) 723-7227
ARCHITECT: M. DAVID BLAKELY ARCHITECT INC.
2200 PRINCE OF WALES DR., SUITE 101
OTTAWA, ON K2E 6Z7
(613) 226-8811
CIVIL ENGINEER: IBI GROUP
333 PRESTON STREET #400
OTTAWA, ON K1S 5N4
(613) 225-1311

LANDSCAPE ARCHITECT: JAMES B. LENNOX AND ASSOCIATES INC.
3332 CARLING AVE.
NEPEAN, ON K2H 5A8
(613) 722-5168
SURVEYOR: ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONCORCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S4
(613) 727-0520



No.	DATE	DESCRIPTION	INT.
1.	12/01/24	BUILDINGS 1&2 FOR BUILDING PERMIT	MB
2.	02/05/23	BUILDINGS 3&4 ISSUED FOR CONSTRUCTION	MB
3.	11/11/22	RAISED PLANTERS RELOCATED	MB
4.	07/04/22	ACCESSORY BUILDING FOR BUILDING PERMIT	MB
5.	05/04/22	BUILDING 7 FOR BUILDING PERMIT	MB
6.	07/03/22	BUILDINGS 3&4 FOR BUILDING PERMIT	MB
7.	09/04/21	BUILDINGS 3&4 FOR BUILDING PERMIT	MB
8.	10/08/20	FOR RESUBMISSION	MB
9.	10/08/20	FOR RESUBMISSION	MB
10.	18/11/19	FOR SITE PLAN SUBMISSION	MB
11.	27/06/19	FOR COORDINATION	MB
12.	04/04/19	FOR REVIEW	MB
13.	12/08/24	BUILDINGS 3&4 FOOTPRINTS REVISED (ARIA)	MB

No.	DATE	DESCRIPTION	INT.
1.	12/01/24	BUILDINGS 1&2 FOR BUILDING PERMIT	MB
2.	02/05/23	BUILDINGS 3&4 ISSUED FOR CONSTRUCTION	MB
3.	11/11/22	RAISED PLANTERS RELOCATED	MB
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5.	05/04/22	BUILDING 7 FOR BUILDING PERMIT	MB
6.	07/03/22	BUILDINGS 3&4 FOR BUILDING PERMIT	MB
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9.	10/08/20	FOR RESUBMISSION	MB
10.	18/11/19	FOR SITE PLAN SUBMISSION	MB
11.	27/06/19	FOR COORDINATION	MB
12.	04/04/19	FOR REVIEW	MB
13.	12/08/24	BUILDINGS 3&4 FOOTPRINTS REVISED (ARIA)	MB



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

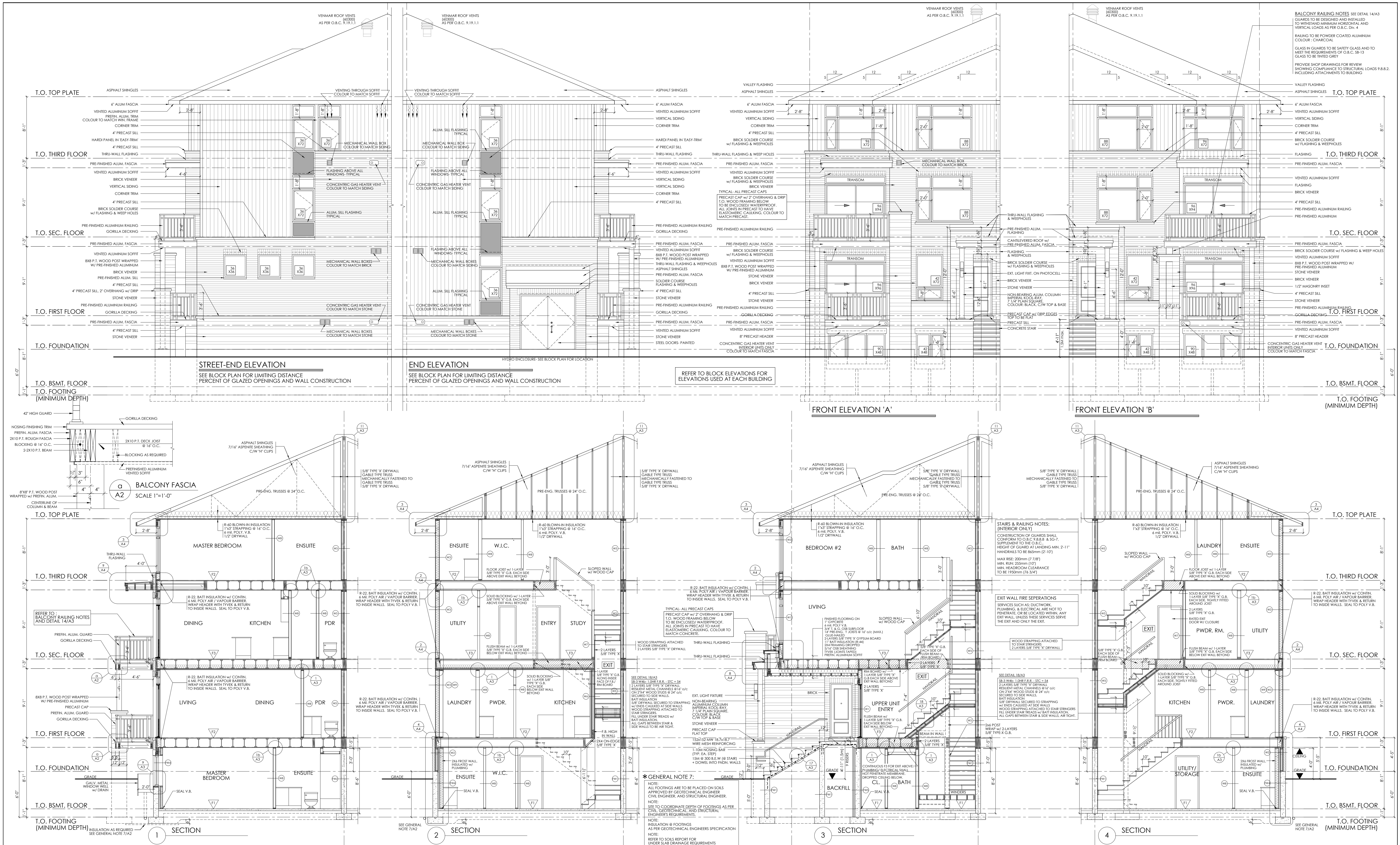
PROJECT: PATHWAYS | BLOCK 232
PLANNED UNIT DEVELOPMENT
1055 CEDAR CREEK DRIVE
OTTAWA, ONTARIO
CLIENT: PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE: SITE PLAN

DATE: APRIL 2019
SCALE: 1 : 250
DRAWN BY: mdb
CHECKED: MDB

SHEET NO.: SP1

D07-12-20-0037



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
8500 POUND CAP. (MIN.)
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 - HSS 3 1/2" X 1/2", 180° C/W 5/8" X 1/8" P.L. & CAP. P.L.
P7 - HSS 4" X 1/2", 180° C/W 5/8" X 1/8" P.L. & CAP. P.L.
P8 - P.L. 8" X 8" S.F.P. C/W SIMPSON POST BASES

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

BRICK UNITS

OPENINGS UP TO 2'-0"
L SIZE
L 3 1/2" X 3 1/2" X 5 1/2"
L 4" X 3 1/2" X 5 1/2"
L 5" X 3 1/2" X 5 1/2"
L 6" X 4" X 7 1/2"
L 8" X 4" X 7 1/2"
L 10" X 4" X 7 1/2"
L 12" X 4" X 7 1/2"
L 14" X 4" X 7 1/2"
L 16" X 4" X 7 1/2"
L 18" X 4" X 7 1/2"
L 20" X 4" X 7 1/2"
L 22" X 4" X 7 1/2"
L 24" X 4" X 7 1/2"
L 26" X 4" X 7 1/2"
L 28" X 4" X 7 1/2"
L 30" X 4" X 7 1/2"
L 32" X 4" X 7 1/2"
L 34" X 4" X 7 1/2"
L 36" X 4" X 7 1/2"
L 38" X 4" X 7 1/2"
L 40" X 4" X 7 1/2"
L 42" X 4" X 7 1/2"
L 44" X 4" X 7 1/2"
L 46" X 4" X 7 1/2"
L 48" X 4" X 7 1/2"
L 50" X 4" X 7 1/2"
L 52" X 4" X 7 1/2"
L 54" X 4" X 7 1/2"
L 56" X 4" X 7 1/2"
L 58" X 4" X 7 1/2"
L 60" X 4" X 7 1/2"
L 62" X 4" X 7 1/2"
L 64" X 4" X 7 1/2"
L 66" X 4" X 7 1/2"
L 68" X 4" X 7 1/2"
L 70" X 4" X 7 1/2"
L 72" X 4" X 7 1/2"
L 74" X 4" X 7 1/2"
L 76" X 4" X 7 1/2"
L 78" X 4" X 7 1/2"
L 80" X 4" X 7 1/2"
L 82" X 4" X 7 1/2"
L 84" X 4" X 7 1/2"
L 86" X 4" X 7 1/2"
L 88" X 4" X 7 1/2"
L 90" X 4" X 7 1/2"
L 92" X 4" X 7 1/2"
L 94" X 4" X 7 1/2"
L 96" X 4" X 7 1/2"
L 98" X 4" X 7 1/2"
L 100" X 4" X 7 1/2"

NOTE:
WALLS/HEADERS/POST TO BE S.F.P. NO. 11/NO. 2

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

GENERAL NOTE 7:

NOTE:
ALL FOOTINGS ARE TO BE PLACED ON SOLS 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 SOLS REPORT FOR UNDER SLAB DRAINAGE REQUIREMENTS

REVISIONS

NO.	DATE	DESCRIPTION	INT.
12.	14/08/24	BLDG. 1&2- ISSUED FOR CONSTRUCTION	MB 24.
11.	12/01/24	BLDG. 1&2- AS PER STRUC./M&E. FOR BUILDING PERMIT	MB 23.
10.	22/08/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 22.
9.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 21.
8.	27/01/23	BLDG. 1&2- AS PER STRUC./M&E. FOR STRUC. REVIEW	MB 20.
7.	05/04/22	BUILDING 7 FOR STRUCTURAL/M&E REVIEW	MB 19.
6.	30/03/22	REVISE INTERIOR STAIRS FOR TOW. TREADS/ FOR REVIEW	MB 18.
5.	09/04/21	BUILDINGS 5&6 FOR BUILDING PERMIT	MB 17.
4.	24/06/20	AS PER STRUCTURAL HYDRO ENCLOSURE ADDED	MB 16.
3.	07/05/20	GYPCRETE ADDED TO F3. AS PER STRUCTURAL	MB 15.
2.	01/04/20	AS PER STRUCTURAL	MB 14.
1.	22/01/20	FOR STRUCTURAL REVIEW	MB 13.

REVISIONS

NO.	DATE	DESCRIPTION	INT.
13.	12/09/24	WASHROOMS REVISED, RE-IFC	INT.

PROJECT:
BACK-TO-BACK STACKED TERRACE HOMES
PATHWAYS | BLOCK 232
1055 CEDAR CREEK DRIVE, OTTAWA, ONTARIO

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

DRAWING TITLE:
UNIT ELEVATIONS/ SECTIONS

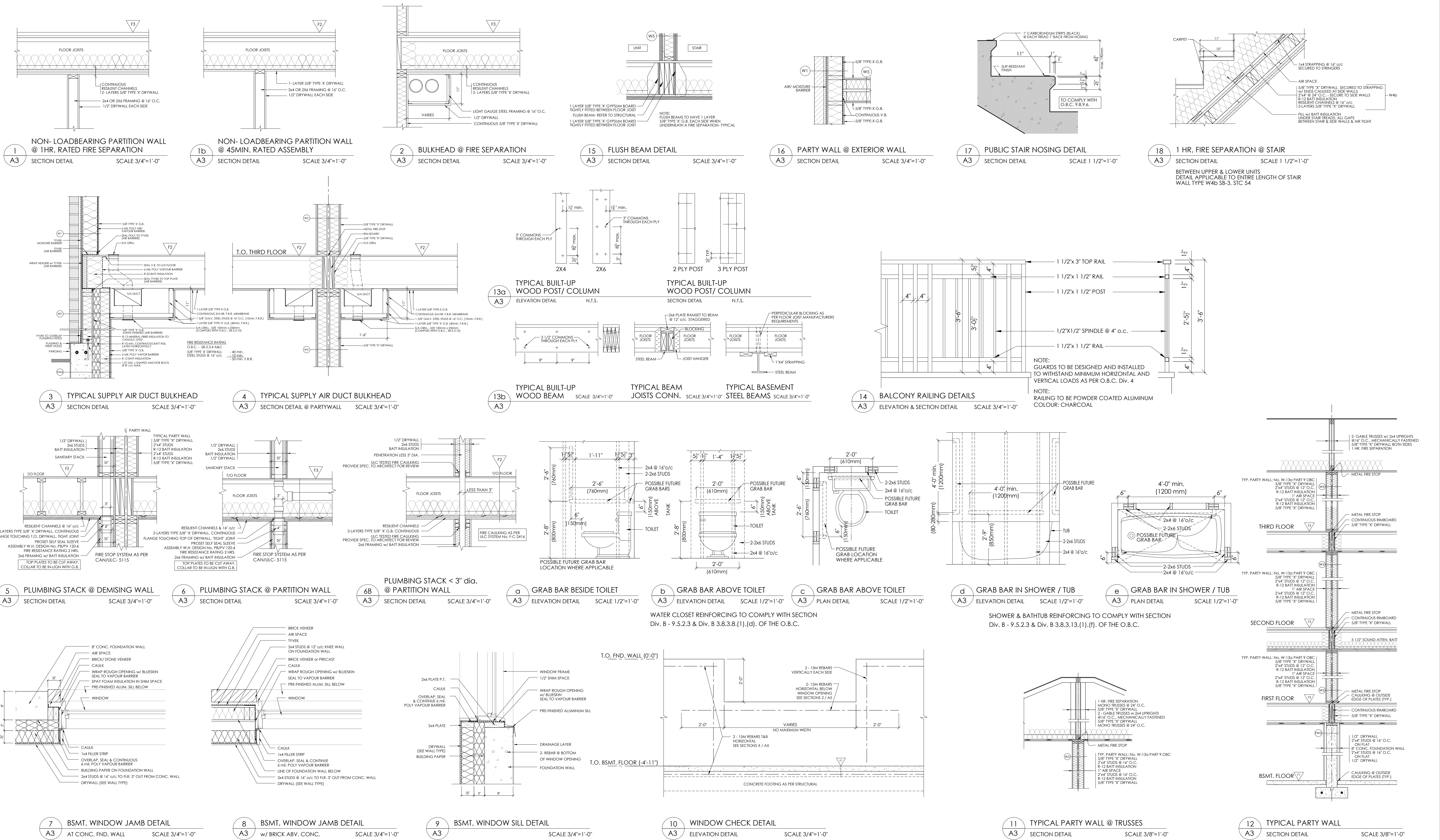
DATE:
JAN. 2020

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

SHEET NO.:
A2

DRAWN BY:
mdb

CHECKED:
MDB



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POST SCHEDULE

- P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST 8500 POUND CAP. (MIN.)
P2 - 2"x4, 4 OR 6" (AS APPLICABLE)
P3 - 3"x4, 4 OR 6" (AS APPLICABLE)
P4 - 4"x4, 4 OR 6" (AS APPLICABLE)
P5 - 5"x4, 4 OR 6" (AS APPLICABLE)
P6 - 6"x4, 4 OR 6" (AS APPLICABLE)
P7 - 8"x4, 4 OR 6" (AS APPLICABLE)
P8 - 1" x 8"x8" SPP#1 C/W SIMPSON POST BASES
- NOTE:
1. 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
- UPPENS TO
- L SIZE
- 3 1/2" x 3 1/2" x 5'16"
- 1'4" x 3 1/2" x 5'16"
- 7'0"
- 6'0"
- 5'0"
- 4'0"
- 3'0"
- 2'0"
- 1'0"
- NOTE:
1. ALL ANGLES TO BE HOT DIPPED GALVANIZED

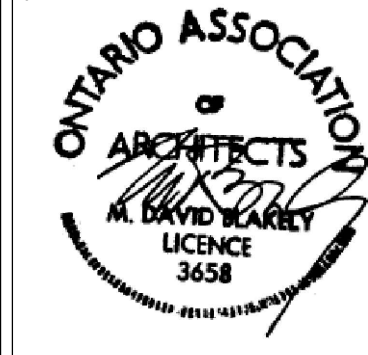
NOTE:

- WALLS/ HEADERS/ POST TO BE 8500 POUND CAP. (MIN.)
- NOTE:
1. 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:
1. INDICATED JOIST HANGERS ARE A MINIMUM SIZE. JOIST TRUSS DESIGNER MAY PROVIDE ALTERNATIVE HANGERS WITH GREATER OR EQUAL SHEAR AND UPLIFT CAPACITIES.

STRUCTURAL ENGINEER:

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

SEAL



NO.

DATE

DESCRIPTION

REVISIONS

NO.

DATE

DESCRIPTION

REVISIONS

NO.

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REVISIONS

NO.

DATE

DESCRIPTION

REVISIONS

NO.

DATE

DESCRIPTION

REVISIONS

PROJECT:

BACK-TO-BACK
STACKED TERRACE HOMES
PATHWAYS | BLOCK 232
1055 CEDAR CREEK DRIVE, OTTAWA, ONTARIO

CLIENT:

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

DRAWING TITLE:

DETAILS/
SECTIONS

DATE:

JAN. 2020

SCALE:

AS NOTED

SHEET NO.:

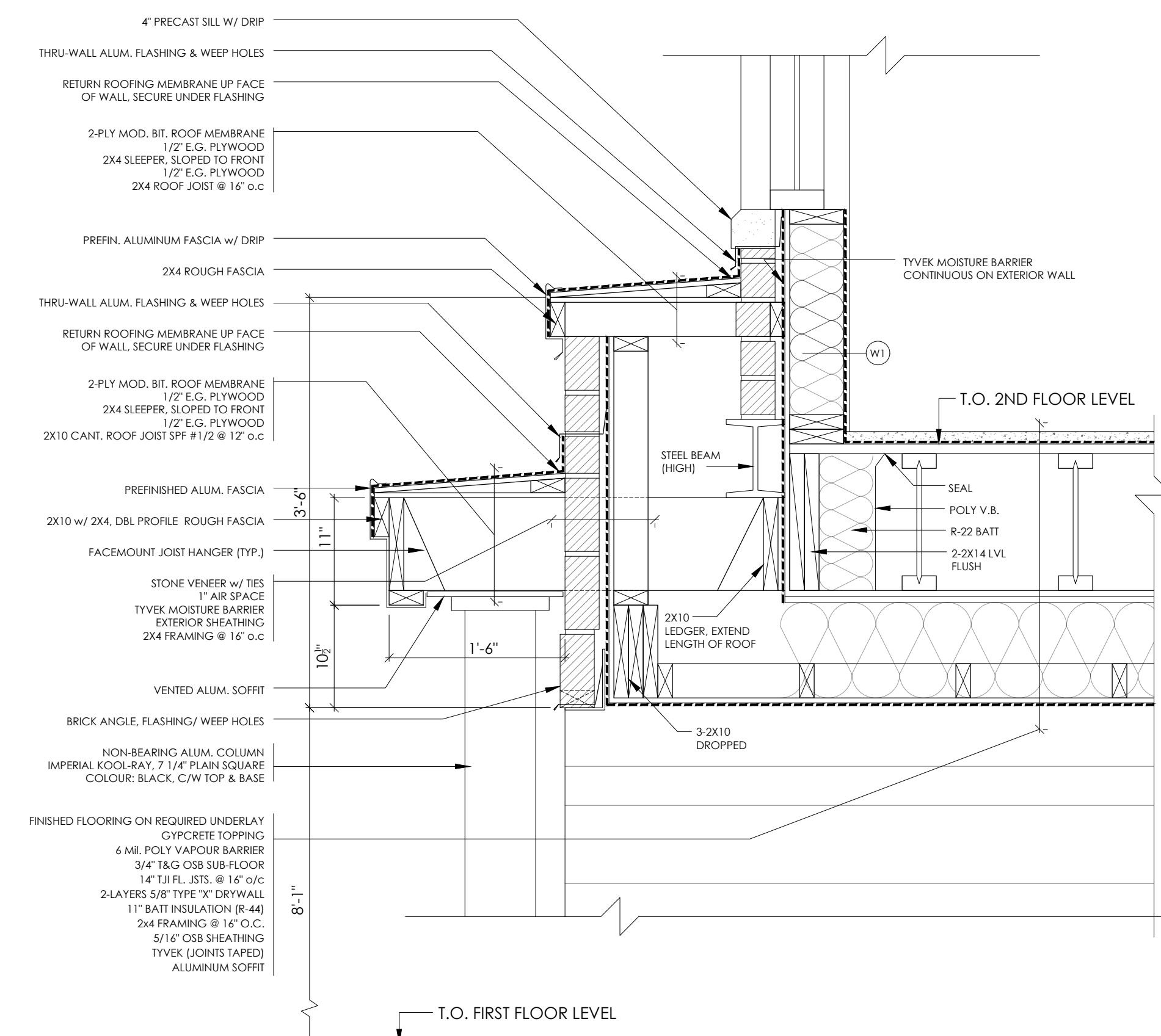
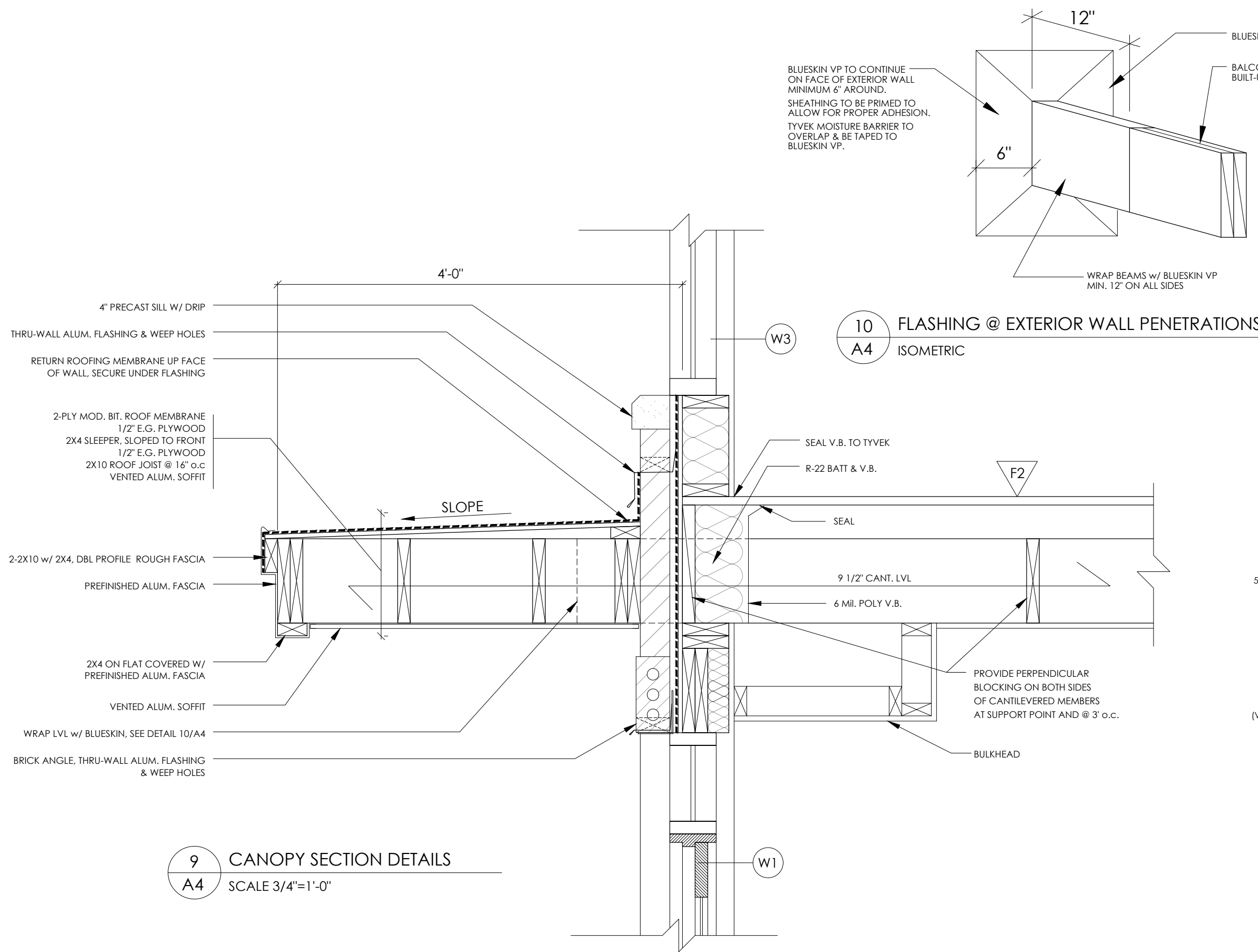
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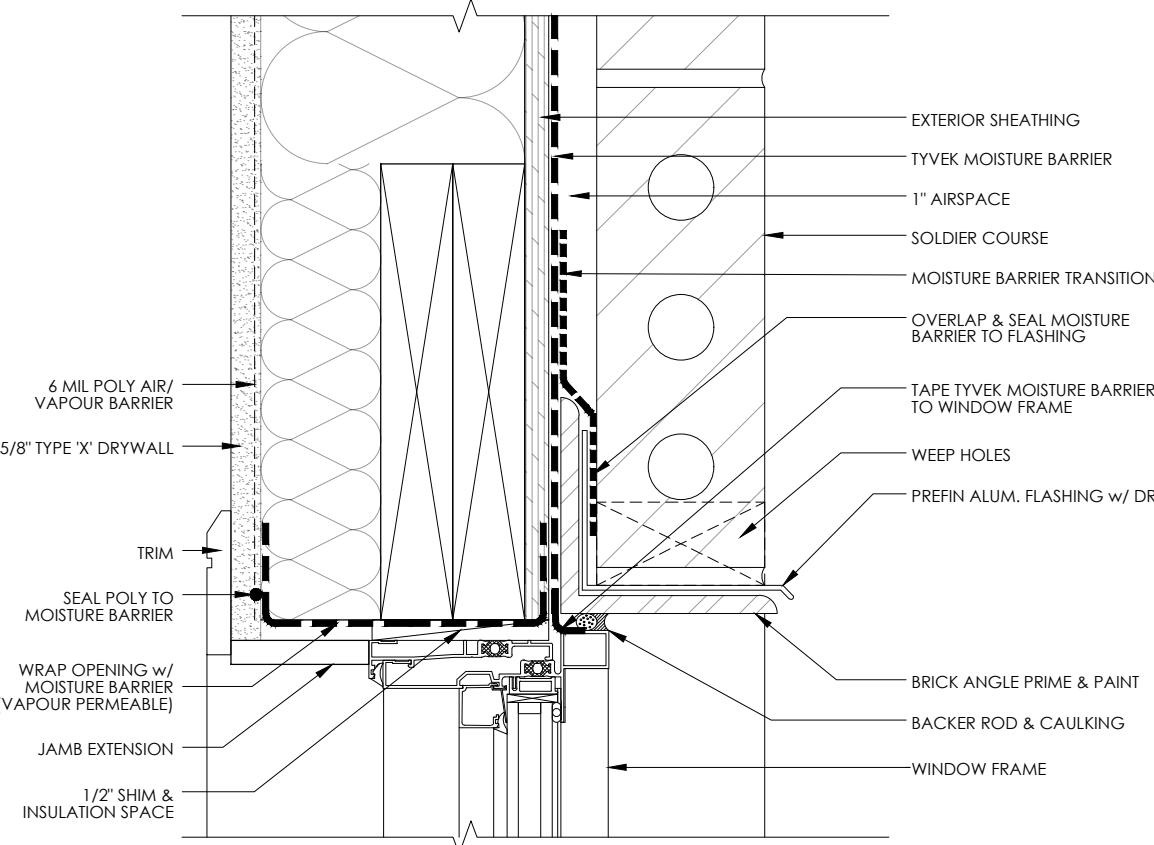
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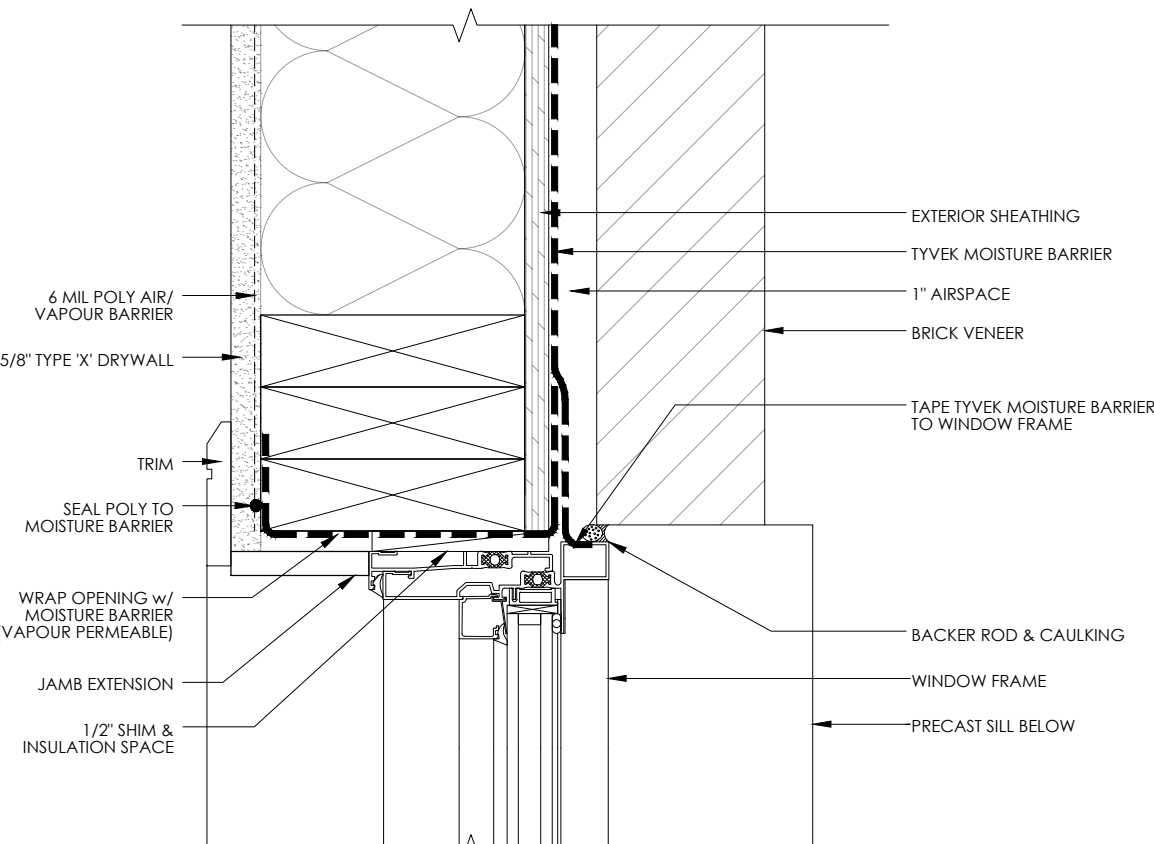
MDb



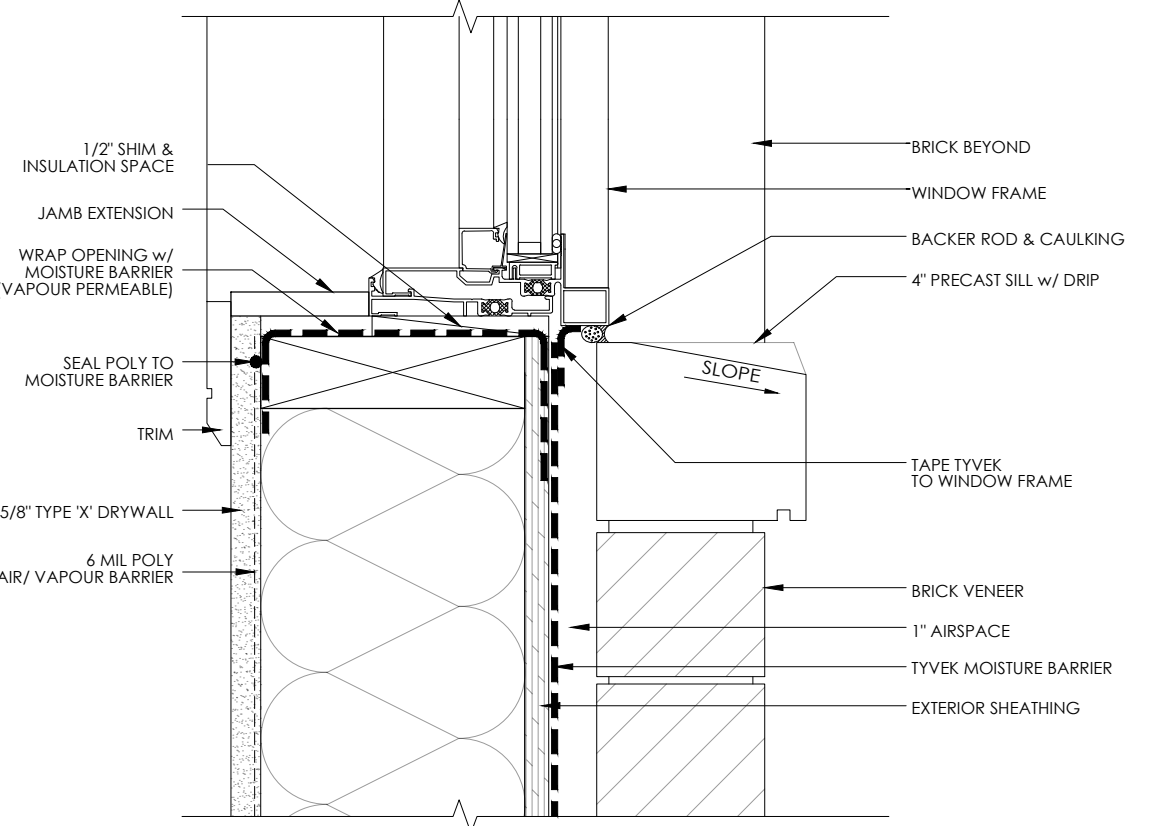
8 PORCH ROOF SECTION DETAIL SCALE 3/8"=1'-0"



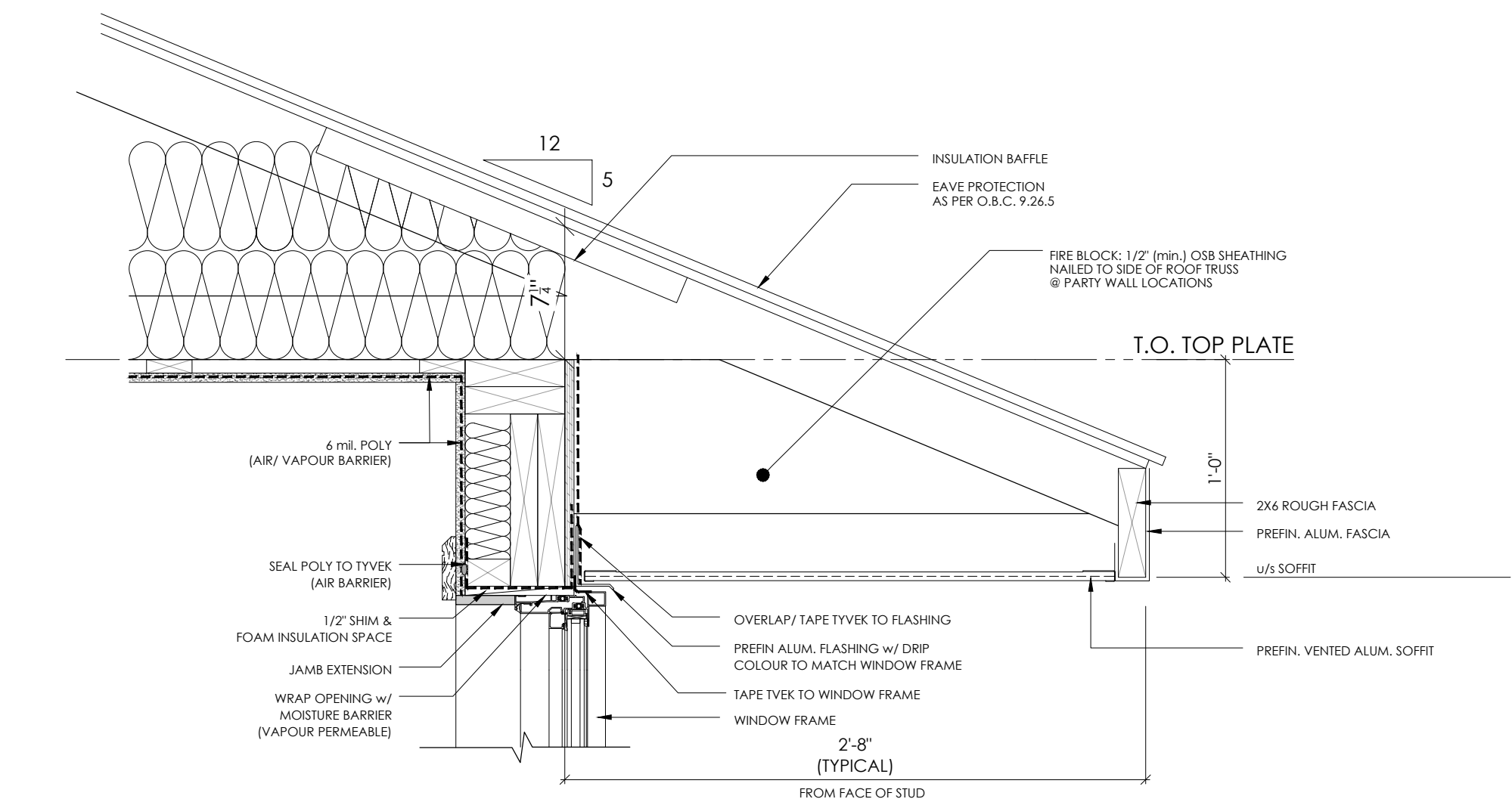
7 TYPICAL WINDOW HEADER SECTION DETAIL SCALE 3"=1'-0"



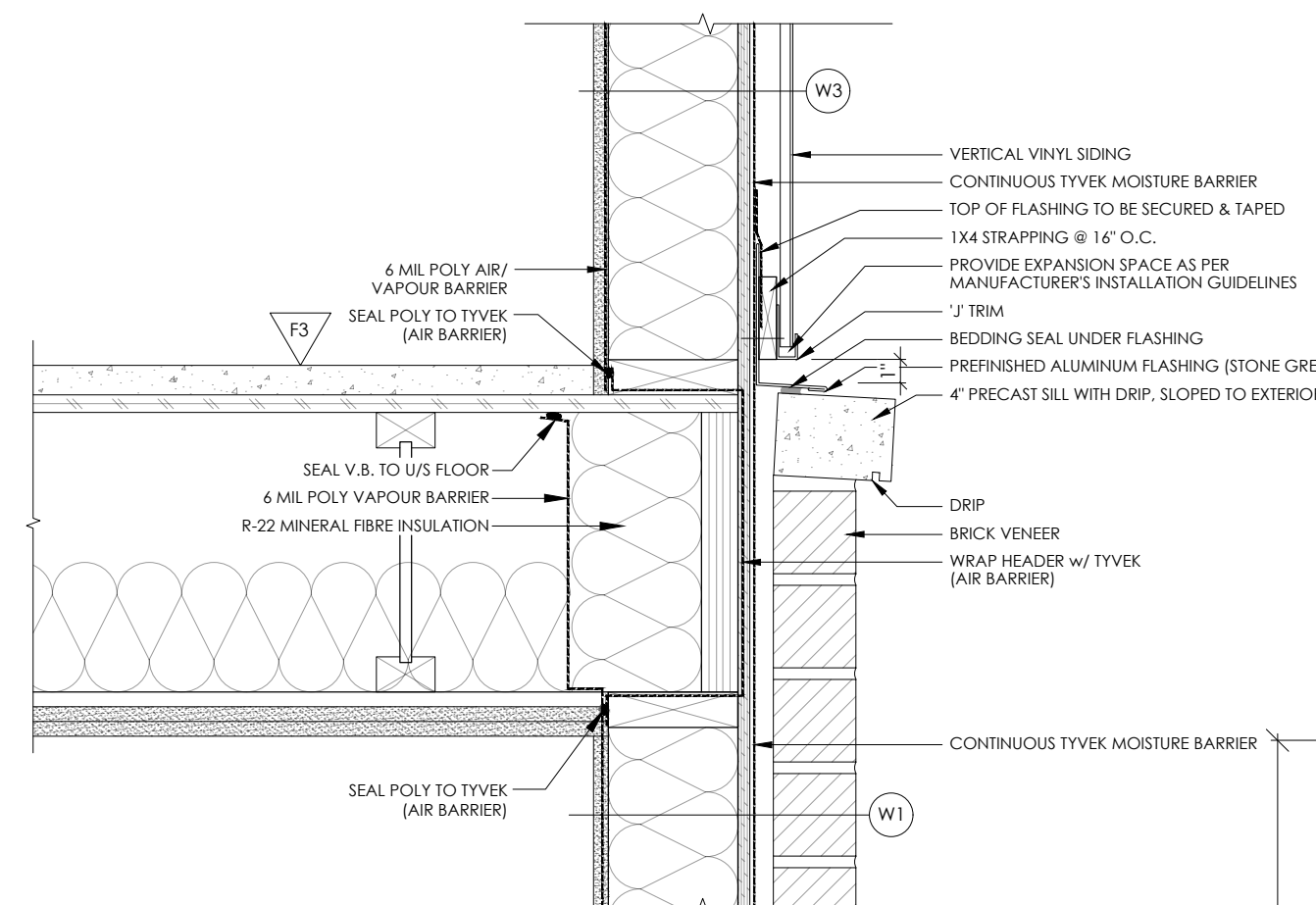
6 TYPICAL WINDOW JAMB SECTION DETAIL SCALE 3"=1'-0"



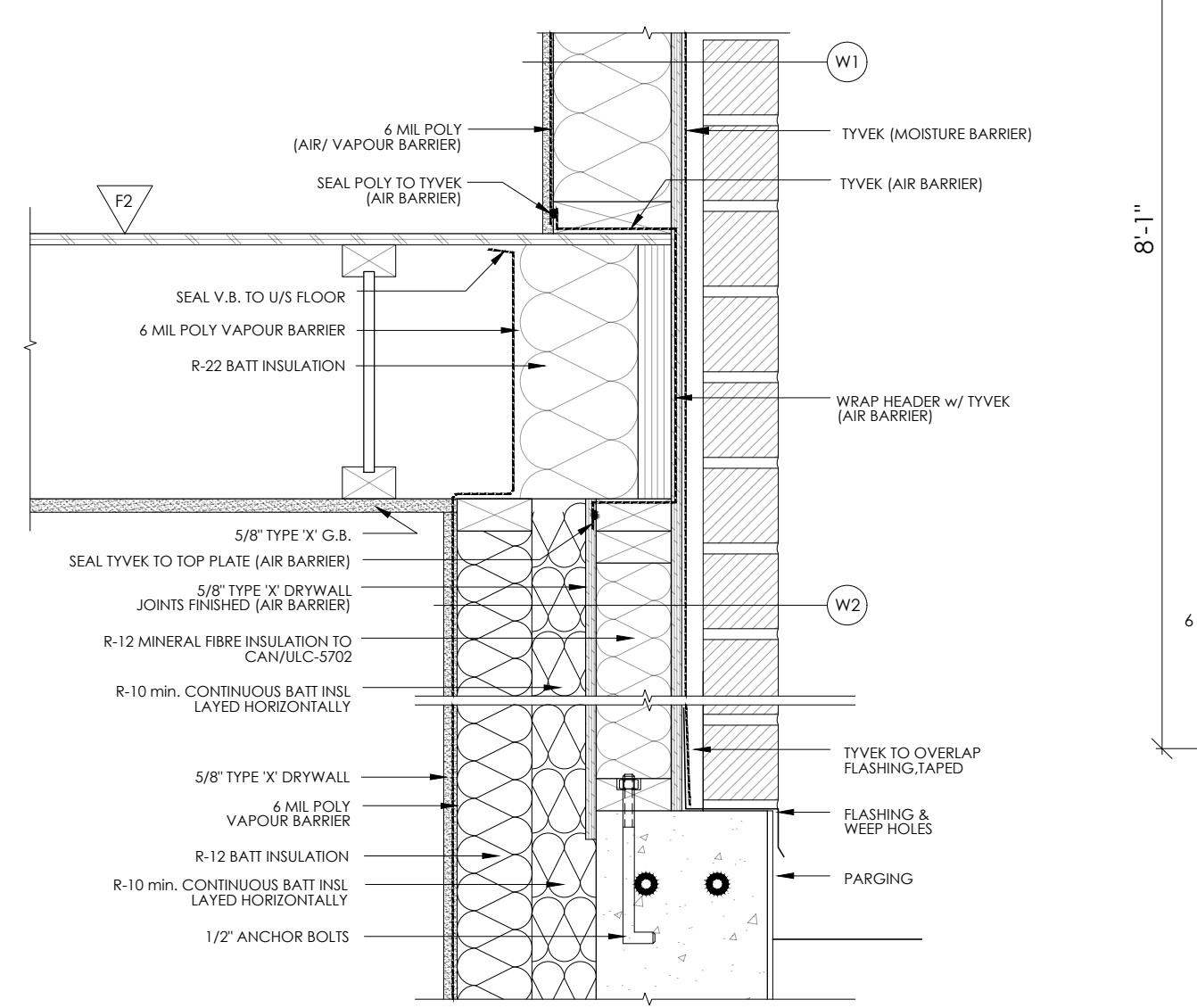
5 TYPICAL WINDOW SILL SECTION DETAIL SCALE 3"=1'-0"



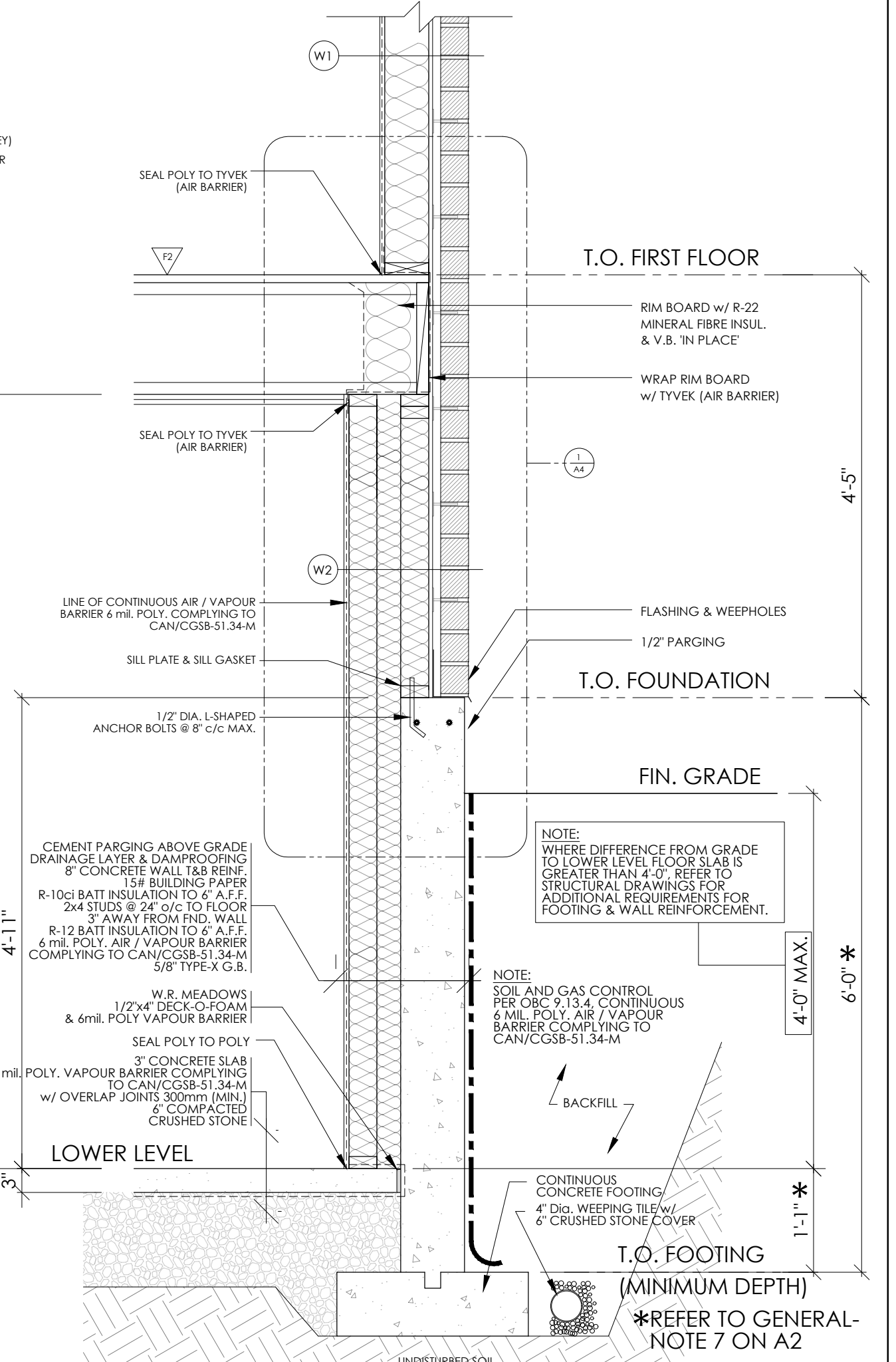
3 TYPICAL TRUSS HEAL SECTION DETAIL SCALE 1 1/2"=1'-0"



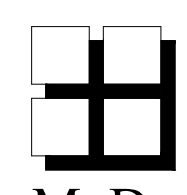
2 TYPICAL FLOOR HEADER SECTION DETAIL SCALE 1 1/2"=1'-0"



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



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



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

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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 ARCHITECT'S SEAL AND SIGNATURE.

POST SCHEDULE
P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST 8800 POUND CAP. (MIN.)
P2 - 2" DIA. 6 OR 8" (AS APPLICABLE)
P3 - 2" DIA. 6 OR 8" (AS APPLICABLE)
P4 - 4" DIA. 6 OR 8" (AS APPLICABLE)
P5 - 5" DIA. 6 OR 8" (AS APPLICABLE)
P6 - HS 3 1/2" x 1/2" 180° C/W 5/8" x 8" PL. & CAP PL.
P7 - HS 4" x 4" 180° C/W 5/8" x 8" PL. & CAP PL.
P8 - P1, 8" x 8" SFP#1 C/W SIMPSON POST BASES
NOTE:
ALL WOOD POST LOCATIONS TO BE BLOCKED SOLID THRU FLOOR STRUCTURE ON TO A STEEL WOOD BEAM OR ON TO THE CONC. FOUNDATION WALL.

LINTEL / BEAM SCHEDULE
SIZES INDICATED ON PLANS
BRICK LINTELS
OPENINGS UP TO 5'-0" L 3 1/2" x 3 1/2" x 5/16" L 4" x 3 1/2" x 5/16" L 5" x 3 1/2" x 5/16" L 6" x 4" x 7/16" L 8" x 4" x 7/16" L 10" x 6" x 7/16"
6" MIN. BEARING EACH END
ALL ANGLES TO BE HOT DIPPED GALVANIZED

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

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



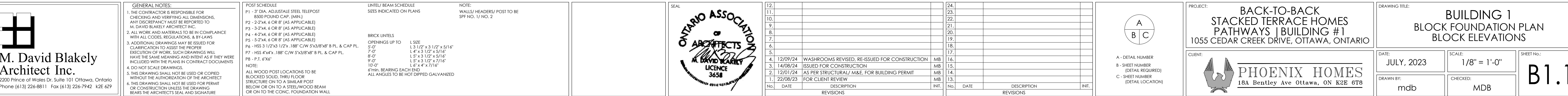
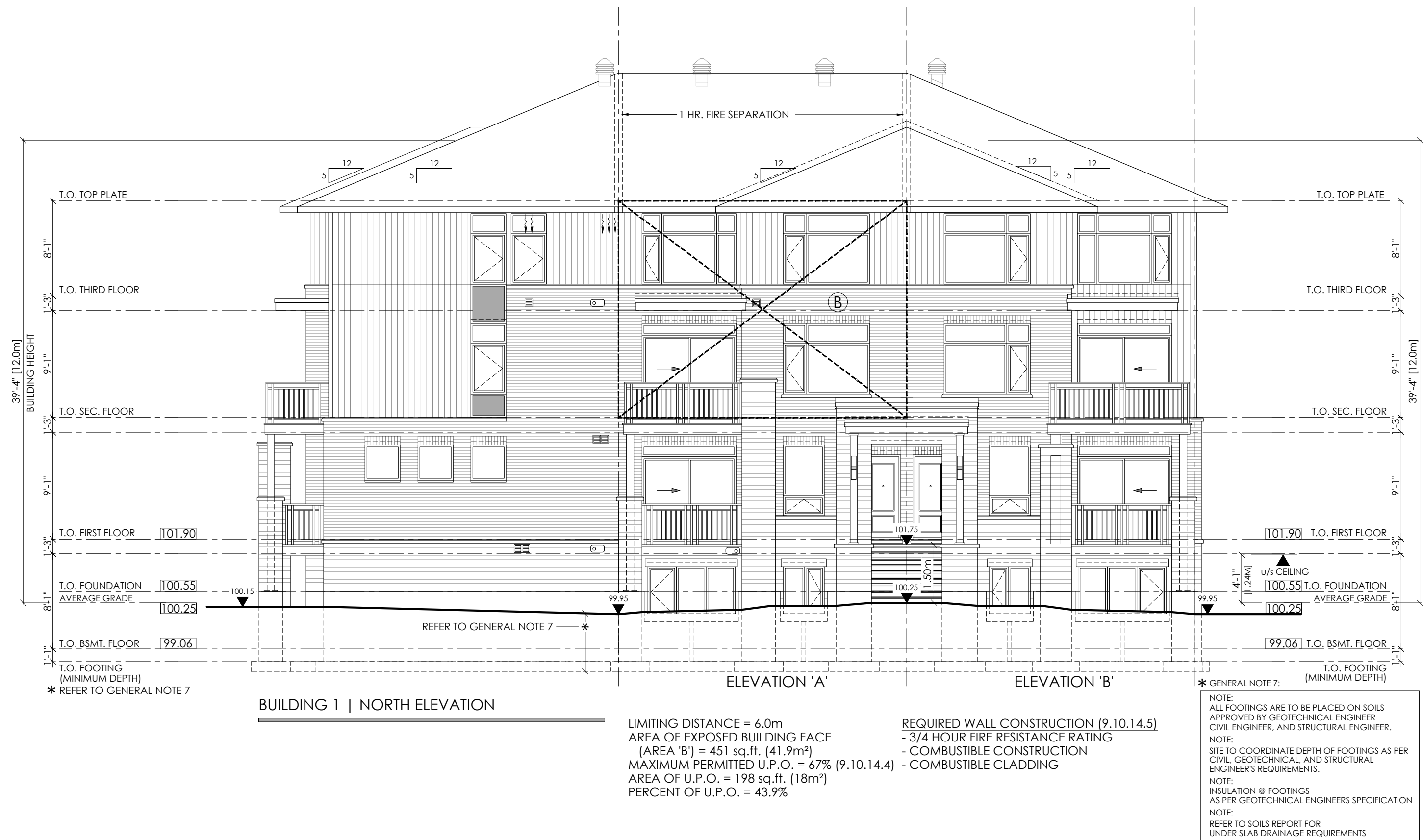
NO.	DATE	DESCRIPTION	REVISIONS
12.	14/08/24	BLDG. 1&2- ISSUED FOR CONSTRUCTION	MB
11.	12/01/24	BLDG. 1&2- AS PER STRUC./ M&E. FOR BUILDING PERMIT	MB
10.	22/08/23	BLDG. 1&2- FOR CLIENT REVIEW	MB
9.	02/05/23	BLDG. 5&6- ISSUED FOR CONSTRUCTION	MB
8.	27/01/23	BLDG. 5&6- AS PER STRUC./ AS PER CITY/ FOR STRUC. REVIEW	MB
7.	05/04/22	BUILDING 7 FOR STRUCTURAL/ M&E REVIEW	MB
6.	30/03/22	REVISE INTERIOR STAIRS FOR 10th. TREADS/ FOR REVIEW	MB
5.	09/04/21	BUILDINGS 5&6 FOR BUILDING PERMIT	MB
4.	24/06/20	AS PER STRUCTURAL HYDRO ENCLOSURE ADDED	MB
3.	07/05/20	GYPCRETE ADDED TO F3. AS PER STRUCTURAL	MB
2.	01/04/20	AS PER STRUCTURAL	MB
1.	22/01/20	FOR STRUCTURAL REVIEW	MB
NO.	DATE	DESCRIPTION	REVISIONS

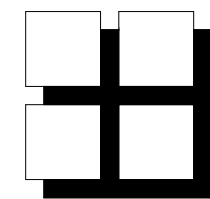
NO.	DATE	DESCRIPTION	REVISIONS
24.			MB
23.			MB
22.			MB
21.			MB
20.			MB
19.			MB
18.			MB
17.			MB
16.			MB
15.			MB
14.			MB
13.	12/09/24	WASHROOMS REVISED, RE-IFC	MB
NO.	DATE	DESCRIPTION	REVISIONS

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

PROJECT:
BACK-TO-BACK
STACKED TERRACE HOMES
PATHWAYS | BLOCK 232
1055 CEDAR CREEK DRIVE, OTTAWA, ONTARIO
CLIENT:
PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE:
DETAILS/ SECTIONS
DATE:
JAN. 2020
SCALE:
AS NOTED
CHECKED:
MDB
SHEET NO.:
A4





**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:

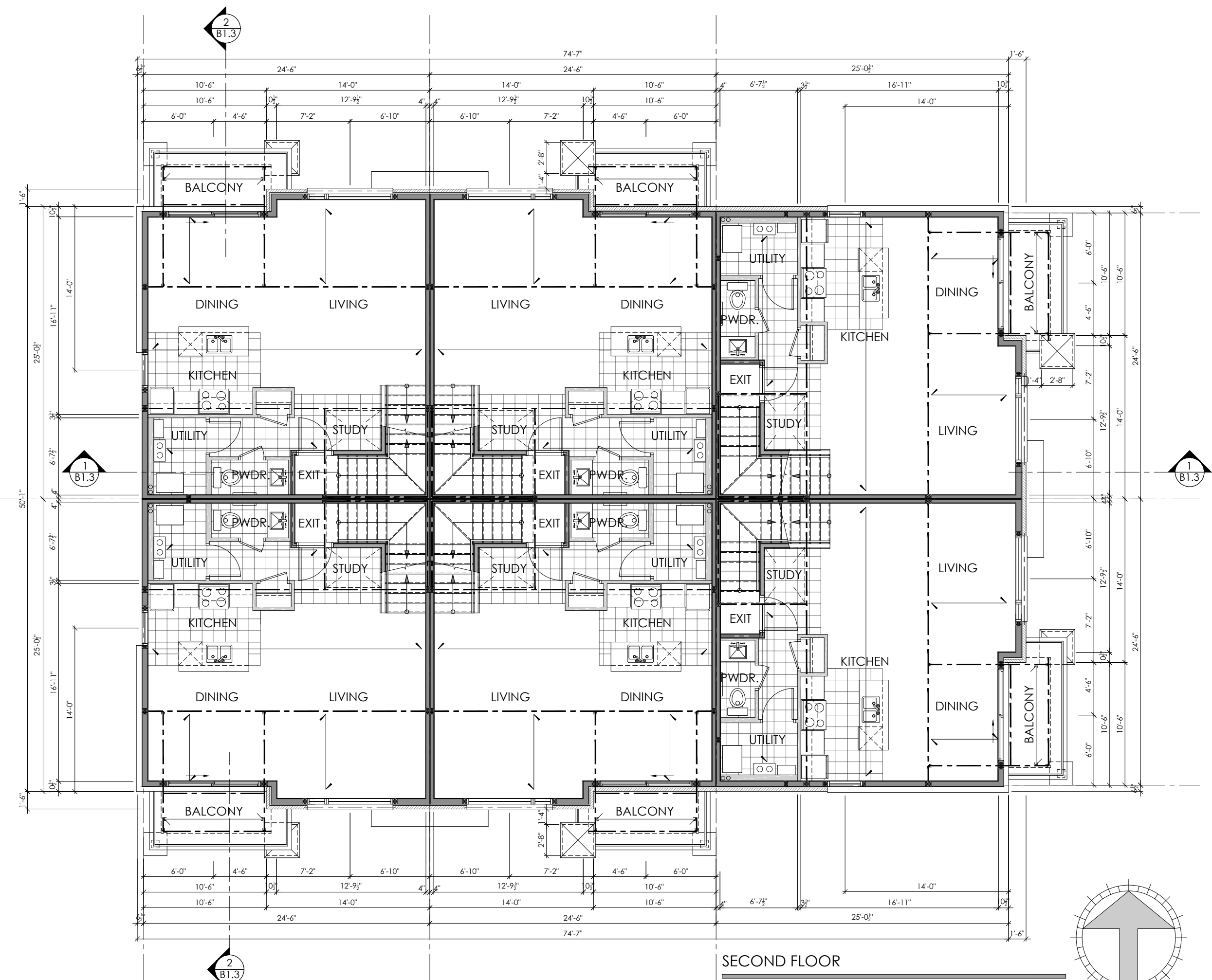
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7. THIS REPRODUCTION SHALL NOT BE ALTERED.

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

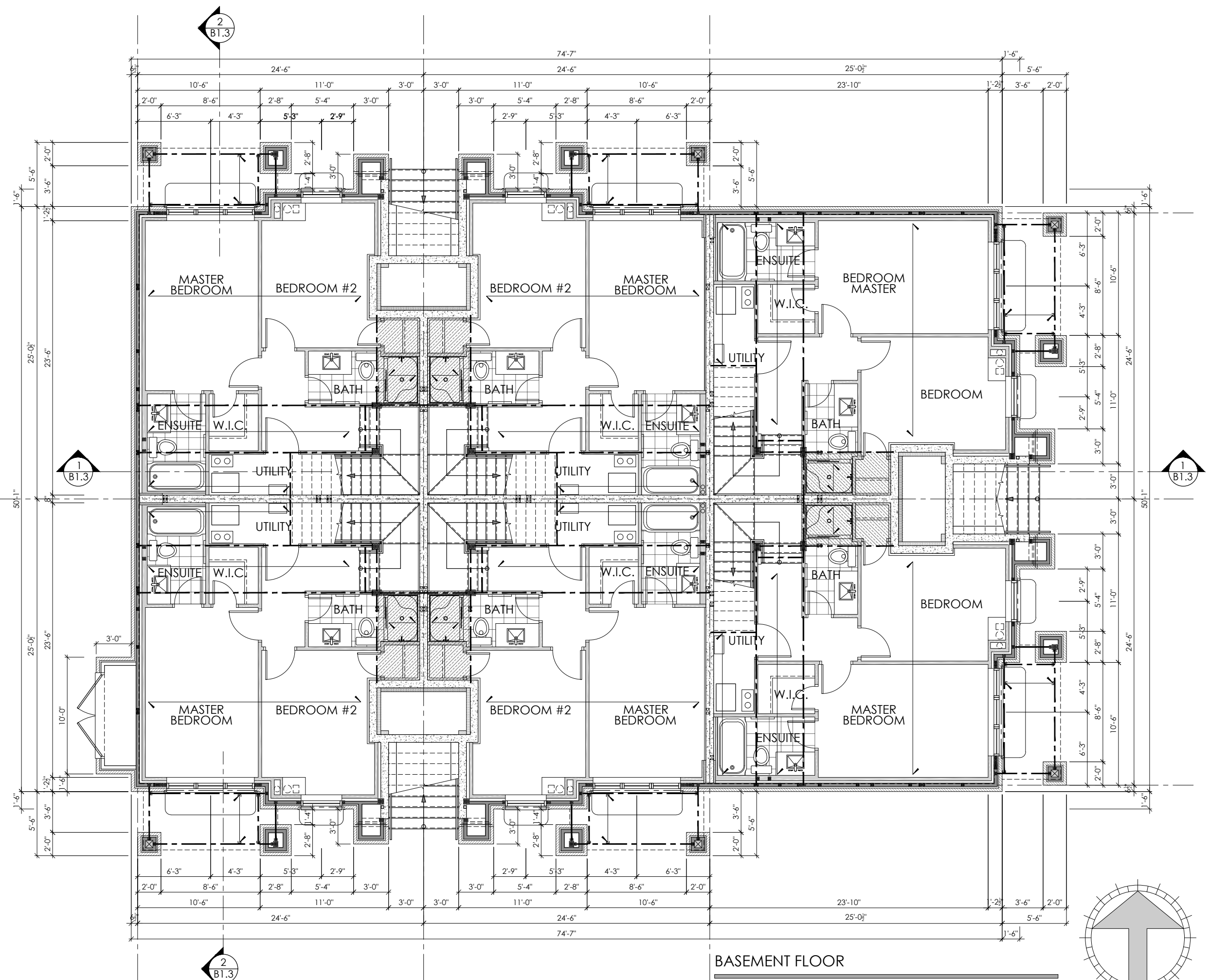
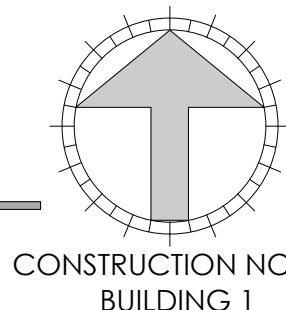
BRICK LINTELS
OPENINGS UP TO L SIZE
5'-0" L3 1/2" x 3 1/2" x 5/16"
7'-0" L4" x 3 1/2" x 5/16"
8'-0" L5" x 3 1/2" x 5/16"
9'-0" L5" x 3 1/2" x 7/16"
10'-0" L6" x 4" x 7/16"
6"min. BEARING EACH END
ALL ANGLES TO BE HOT DIPPED GALVANIZED

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

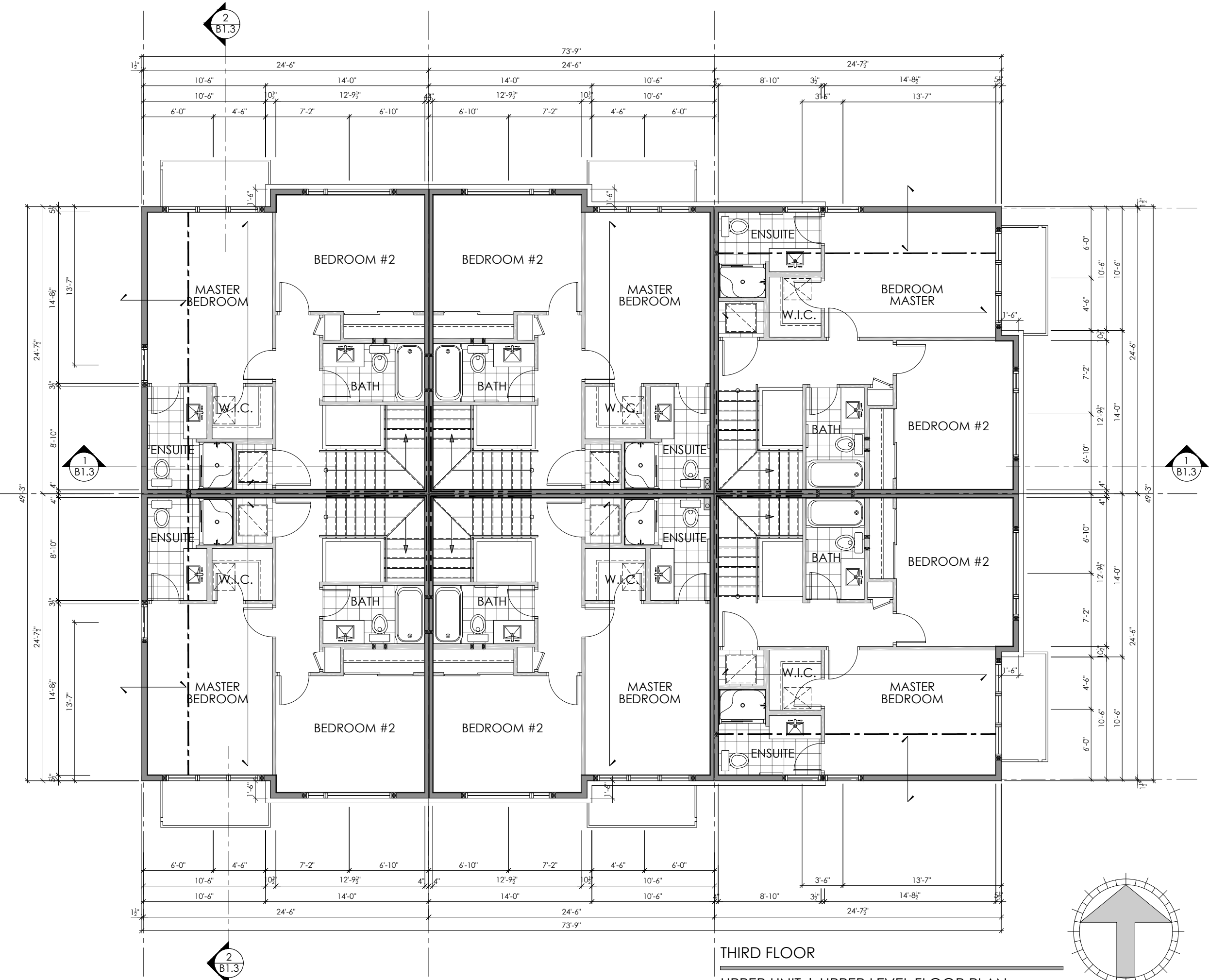
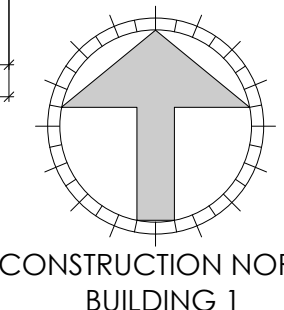
NOTE:
WALLS/HEADERS/POST TO BE
SPF NO. 11/NO. 2



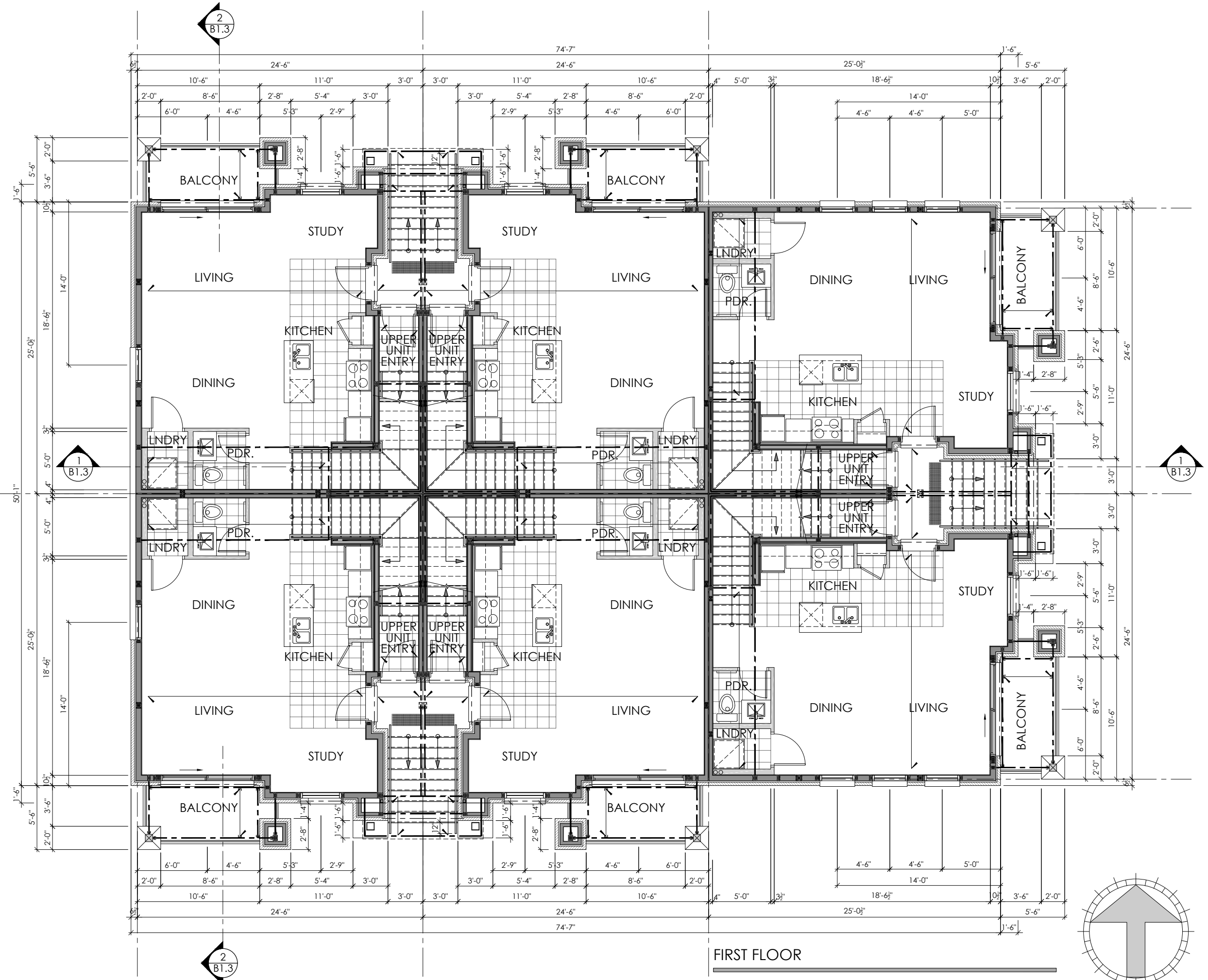
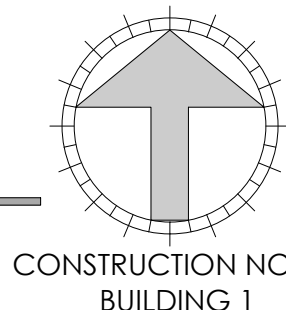
SECOND FLOOR
UPPER UNIT | MAIN LEVEL FLOOR PLAN



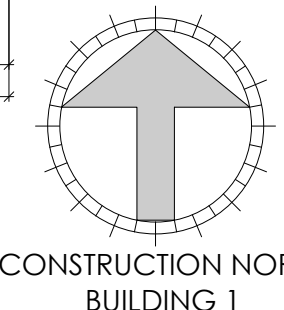
BASEMENT FLOOR
LOWER UNIT | LOWER LEVEL FLOOR PLAN



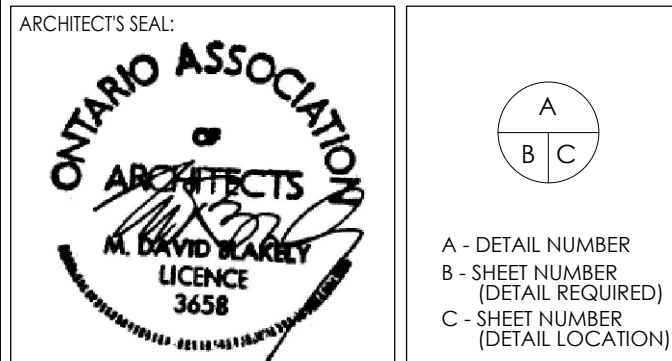
THIRD FLOOR
UPPER UNIT | UPPER LEVEL FLOOR PLAN



FIRST FLOOR
LOWER UNIT | MAIN LEVEL FLOOR PLAN



NO.	DATE	DESCRIPTION	REVISIONS
10.			
9.			
8.			
7.			
6.			
5.			
4.	12/09/24	WASHROOMS REVISED, REISSUED FOR CONSTRUCTION	MB
3.	14/08/24	ISSUED FOR CONSTRUCTION	MB
2.	12/01/24	AS PER STRUCTURAL M/A.E. FOR BUILDING PERMIT	MB
1.	22/08/23	FOR CLIENT REVIEW	MB
NO.	DATE	DESCRIPTION	REVISIONS

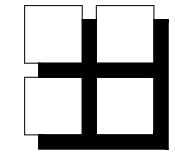


PROJECT
**BACK-TO-BACK
STACKED TERRACE HOMES
PATHWAYS | BUILDING #1**
1055 CEDAR CREEK DRIVE, OTTAWA, ONTARIO

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

DRAWING TITLE:
**BUILDING 1
LOWER UNIT FLOOR PLANS
UPPER UNIT FLOOR PLANS**

DATE: JULY 2023
SCALE: 1/8" = 1'-0"
SHEET NO.:
DRAWN BY: mdb
CHECKED: MDB
B1.2



**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. ADJUSTABLE STEEL TELEPOST
8500 POUND CAP. (MIN.)
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 - HSS 3 1/2" X 1/2" X 1/8" C/W 5/8" X 8" B PL. & CAP PL.
P7 - HSS 4" X 1/2" X 1/8" C/W 5/8" X 8" B PL. & CAP PL.
P8 - P.T. 6" X 6"

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

INTEL. BEAM SCHEDULE
SEES INDICATED ON PLANS

BRICK: UNITS
OPENINGS UP TO 5'-0"
5'-0" TO 7'-0"
7'-0" TO 9'-0"
9'-0" TO 10'-0"
10'-0" TO 12'-0"

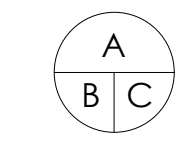
L-SIZE
1.3 1/2" X 3 1/2" X 5 1/4"
1.4" X 3 1/2" X 5 1/4"
1.5" X 3 1/2" X 5 1/4"
1.6" X 4" X 7 1/2"
6" MIN. BEARING EACH END
ALL ANGLES TO BE HOT DIPPED GALVANIZED

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



NO.	DATE	DESCRIPTION	REVISIONS
1.	12/09/24	WASHROOMS REVISED, RE-ISSUED FOR CONSTRUCTION	MB
2.	14/08/24	ISSUED FOR CONSTRUCTION	MB
3.	12/01/24	AS PER STRUCTURAL MAKE, FOR BUILDING PERMIT	MB
4.	22/08/23	FOR CLIENT REVIEW	MB

NO.	DATE	DESCRIPTION	REVISIONS
1.	12/09/24	WASHROOMS REVISED, RE-ISSUED FOR CONSTRUCTION	MB
2.	14/08/24	ISSUED FOR CONSTRUCTION	MB
3.	12/01/24	AS PER STRUCTURAL MAKE, FOR BUILDING PERMIT	MB
4.	22/08/23	FOR CLIENT REVIEW	MB



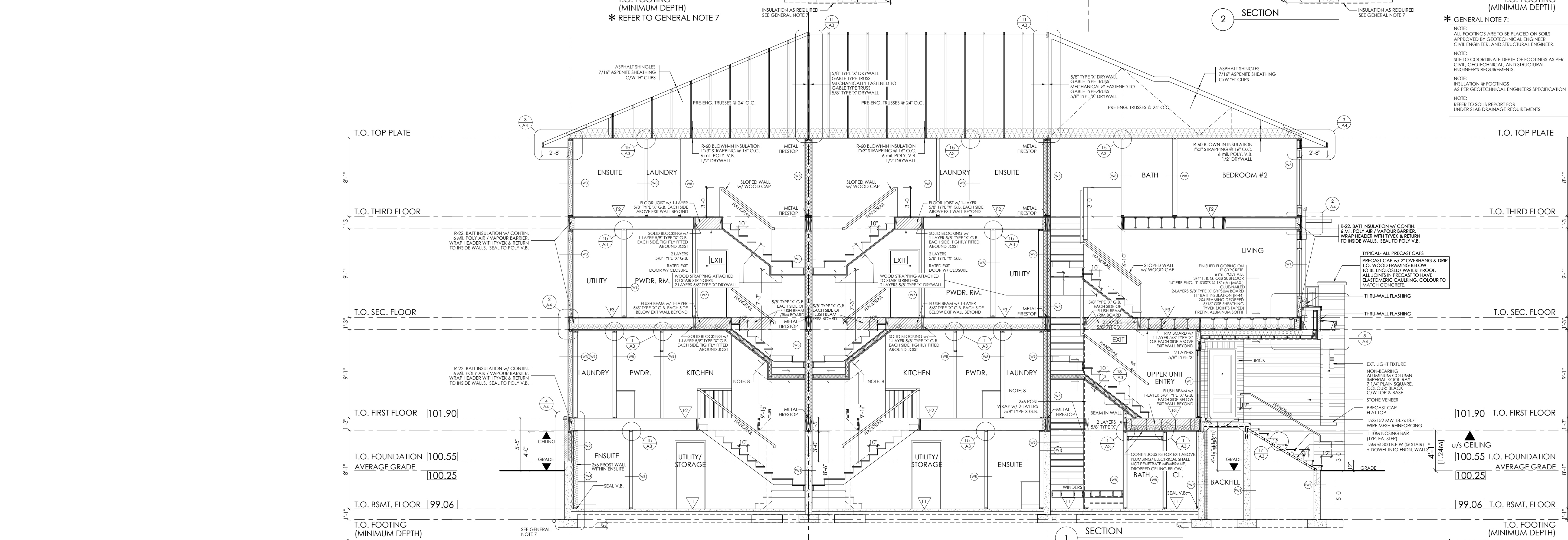
PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

PROJECT:
BACK-TO-BACK
STACKED TERRACE HOMES
PATHWAYS | BUILDING #1
1055 CEDAR CREEK DRIVE, OTTAWA, ONTARIO

CUSTOMER:
PHOENIX HOMES

DRAWING TITLE:
BUILDING 1
BUILDING SECTIONS

DATE: JULY, 2023
SCALE: 3/16" = 1'-0"
SHEET NO.: B1.3



*** 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:
1.3" WIDE, 1.0" DEEP, 1.0" HIGH
2. LAYERS 5/8" TYPE 'X' DRYWALL
RESIDENTIAL METAL CHANNELS 8" WIDE
ON 2" WIDE WOOD STUDS @ 24" O.C.
BATT INSULATION
5/8" DRYWALL SECURED TO STAPLING
W/ ENDS CALLED AT SIDE WALLS
WOOD STAPLING ATTACHED TO STEEL STRINGERS
ALL CAPS BETWEEN STAIR & SIDE WALLS AIR TIGHT.

STAIRS & RAILING NOTES:
(INTERIOR ONLY)
CONSTRUCTION OF GUARDS SHALL CONFORM TO O.C.B.C. 9.8.8.8 & 9.7.7.7.
MIN. RISE: 210mm (8 1/4")
MIN. TREAD: 225mm (9 1/4")
MIN. HEADROOM CLEARANCE TO BE 1920mm (78 3/4")
HANDRAILS TO BE 865mm (34")

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

NOTE:
ALL SECTIONS ON THIS PAGE TO BE READ IN CONJUNCTION WITH UNIT SECTIONS ON SHEET A2.1