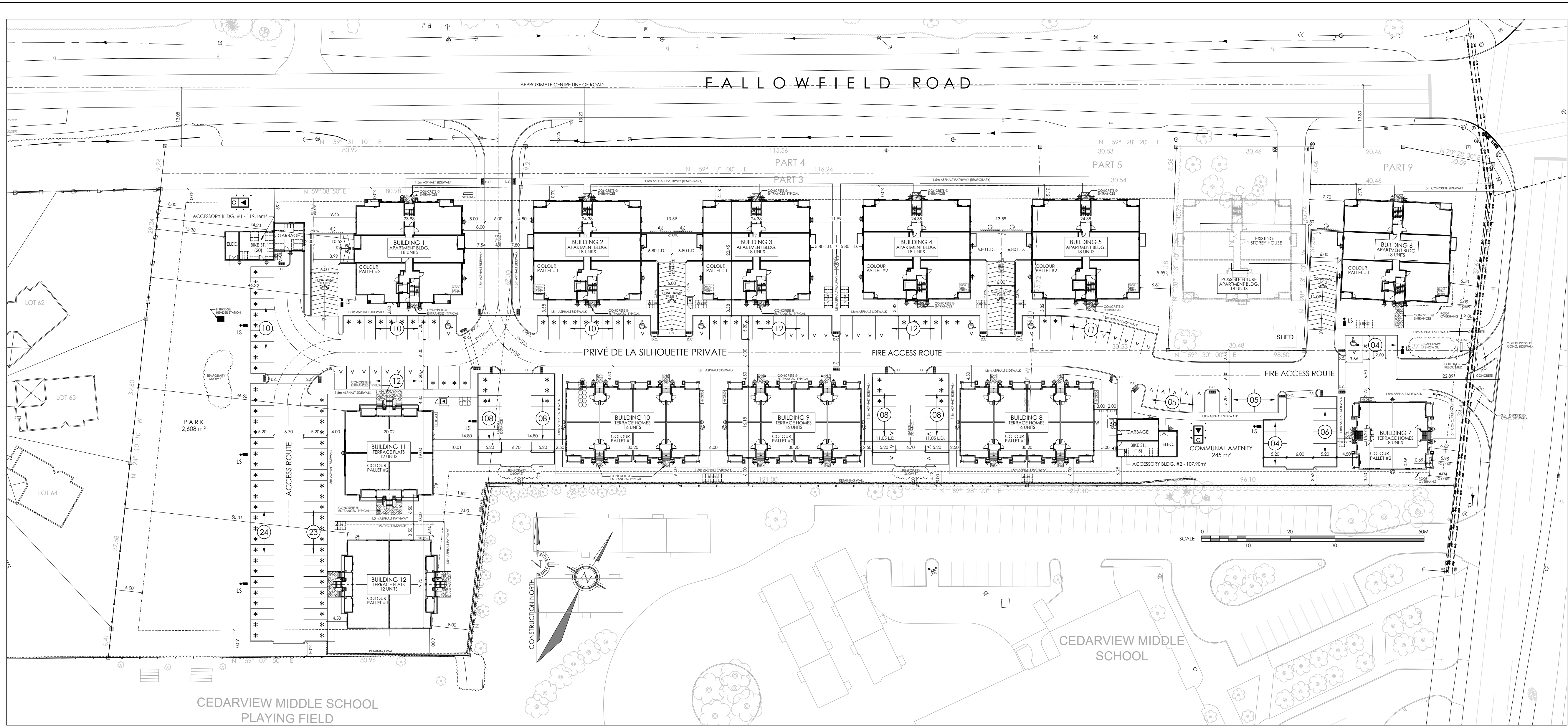




KEY PLAN: N.T.S.

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 :

REVISIONS

REVISIONS

REVISIONS

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REVISIONS

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

BUILDING NO.:

BUILDING AREA: GROSS FLOOR AREA: No. UNITS:

BUILDING 1 = APARTMENT BLDG.

BUILDING 2 = APARTMENT BLDG.

BUILDING 3 = APARTMENT BLDG.

BUILDING 4 = APARTMENT BLDG.

BUILDING 5 = APARTMENT BLDG.

BUILDING 6 = APARTMENT BLDG.

BUILDING 7 = BACK TO BACK TERRACE HOMES

BUILDING 8 = BACK TO BACK TERRACE HOMES

BUILDING 9 = BACK TO BACK TERRACE HOMES

BUILDING 10 = BACK TO BACK TERRACE HOMES

BUILDING 11 = TERRA FLATS

BUILDING 12 = TERRA FLATS

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 :

UNDERGROUND - 6 x 14 Spaces =

SURFACE - 180 Spaces (38 Visitor Spaces) =

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 PROVIDED :

(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

L.S. - 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

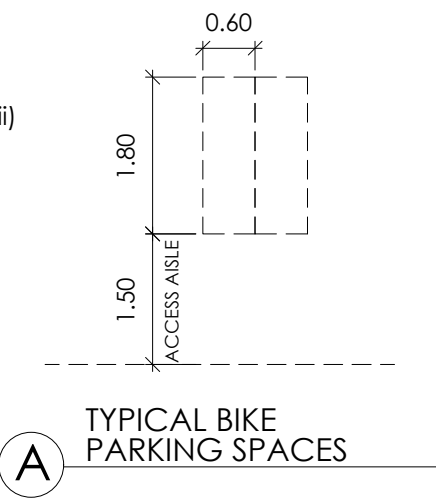
ENGINEERING CONSULTANTS.

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

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12.	29/08/19	GENERAL REVISIONS	MB
13.	28/08/19	FOR RESUBMISSION	MB
14.	25/07/19	CEDARVIEW ENTRANCE REVISED	MB
15.	22/07/19	SIDEWALK REVISIONS	MB
16.	15/07/19	AS PER NOVATECH'S COMMENTS	MB
17.	06/02/19	PARKING ADDED	MB
18.	05/02/19	FOR DISCUSSION	MB
19.	27/07/18	SITE PLAN SUBMISSION	MB
20.	14/05/18	FOR REVIEW - FOR CO-ORDINATION	SM
21.	14/04/18	PARKING PROVIDED 274	MB
22.	06/04/18	BUILDING 7 SHIFTED WEST	MB
23.	18/01/18	FOR REVIEW	MB
24.	02/05/22	VISITOR SPACES INDICATED	MB
25.	22/02/22	1 SURFACE PARKING SPACE ADDED	MB
26.	09/11/21	GAS METERS RELOCATED, BLDGS. 1-6	MB
27.	21/10/21	BUILDINGS 1,11,12 FOR PERMIT	MB
28.	19/07/21	SURFACE BIKE PARKING ADDED	MB
29.	08/10/20	HYDRO ENCLOSURES GAS METERS LOCATED	MB
30.	31/08/20	PRIVATE STREET NAME ADDED	MB
31.	24/08/20	FOR RESUBMISSION	MB
32.	17/07/20	SIDEWALK @ BLDG. 6 SHIFTED NORTH	MB
33.	16/07/20	BLDG. 6&7 SHIFTED, ELEC. ROOMS ADDED	MB
34.	04/03/20	BUILDING 08 FOOTPRINT REVISED	MB
35.	13/02/20	BUILDING 08 FOOTPRINT REVISED	MB
36.	01/09/22	ACCESSORY BUILDING #1 FOR PERMIT	MB

37.	10/01/24	BLDG. 7&8 & ACC. #2 ISSUED FOR PERMIT	MB
38.	18/12/23	ACCESSORY BLDG. #2 FOOTPRINT REV.	MB
39.	19/09/23	BUILDINGS 2-4 FOOTPRINTS REVISED	MB
40.	31/08/23	ACC. BLDG. #1 REV. AS PER PHOENIX	MB
41.	24/08/23	BUILDINGS 7&8 FOR PERMIT	MB
42.	23/08/23	ACC. BLDG. #1 REV./TRANSFORMERS ADDED	MB
43.	21/11/22	BUILDINGS 9&10 FOR PERMIT	MB
44.	08/11/22	BUILDINGS 2&3 FOR PERMIT	MB
45.	01/09/22	ACCESSORY BUILDING #1 FOR PERMIT	MB

46.	10/01/24	BLDG. 7&8 & ACC. #2 ISSUED FOR PERMIT	MB
47.	18/12/23	ACCESSORY BLDG. #2 FOOTPRINT REV.	MB
48.	19/09/23	BUILDINGS 2-4 FOOTPRINTS REVISED	MB
49.	31/08/23	ACC. BLDG. #1 REV. AS PER PHOENIX	MB
50.	24/08/23	BUILDINGS 7&8 FOR PERMIT	MB
51.	23/08/23	ACC. BLDG. #1 REV./TRANSFORMERS ADDED	MB
52.	21/11/22	BUILDINGS 9&10 FOR PERMIT	MB
53.	08/11/22	BUILDINGS 2&3 FOR PERMIT	MB
54.	01/09/22	ACCESSORY BUILDING #1 FOR PERMIT	MB

55.	10/01/24	BLDG. 7&8 & ACC. #2 ISSUED FOR PERMIT	MB
56.	18/12/23	ACCESSORY BLDG. #2 FOOTPRINT REV.	MB
57.	19/09/23	BUILDINGS 2-4 FOOTPRINTS REVISED	MB
58.	31/08/23	ACC. BLDG. #1 REV. AS PER PHOENIX	MB
59.	24/08/23	BUILDINGS 7&8 FOR PERMIT	MB
60.	23/08/23	ACC. BLDG. #1 REV./TRANSFORMERS ADDED	MB
61.	21/11/22	BUILDINGS 9&10 FOR PERMIT	MB
62.	08/11/22	BUILDINGS 2&3 FOR PERMIT	MB
63.	01/09/22	ACCESSORY BUILDING #1 FOR PERMIT	MB

64.	10/01/24	BLDG. 7&8 & ACC. #2 ISSUED FOR PERMIT	MB
65.	18/12/23	ACCESSORY BLDG. #2 FOOTPRINT REV.	MB
66.	19/09/23	BUILDINGS 2-4 FOOTPRINTS REVISED	MB
67.	31/08/23	ACC. BLDG. #1 REV. AS PER PHOENIX	MB
68.	24/08/23	BUILDINGS 7&8 FOR PERMIT	MB
69.	23/08/23	ACC. BLDG. #1 REV./TRANSFORMERS ADDED	MB
70.	21/11/22	BUILDINGS 9&10 FOR PERMIT	MB
71.	08/11/22	BUILDINGS 2&3 FOR PERMIT	MB
72.	01/09/22	ACCESSORY BUILDING #1 FOR PERMIT	MB

73.	10/01/24	BLDG. 7&8 & ACC. #2 ISSUED FOR PERMIT	MB
74.	18/12/23	ACCESSORY BLDG. #2 FOOTPRINT REV.	MB
75.	19/09/23	BUILDINGS 2-4 FOOTPRINTS REVISED	MB
76.	31/08/23	ACC. BLDG. #1 REV. AS PER PHOENIX	MB
77.	24/08/23	BUILDINGS 7&8 FOR PERMIT	MB
78.	23/08/23	ACC. BLDG. #1 REV./TRANSFORMERS ADDED	MB
79.	21/11/22	BUILDINGS 9&10 FOR PERMIT	MB
80.	08/11/22	BUILDINGS 2&3 FOR PERMIT	MB
81.	01/09/22	ACCESSORY BUILDING #1 FOR PERMIT	MB

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

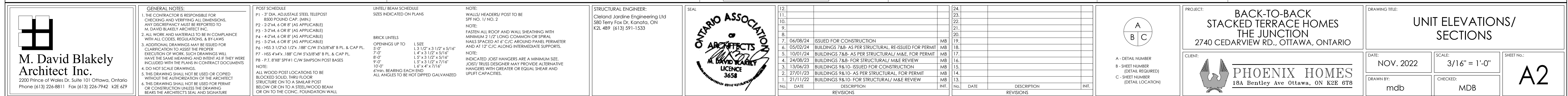
CLIENT: PHOENIX HOMES 18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE: SITE PLAN

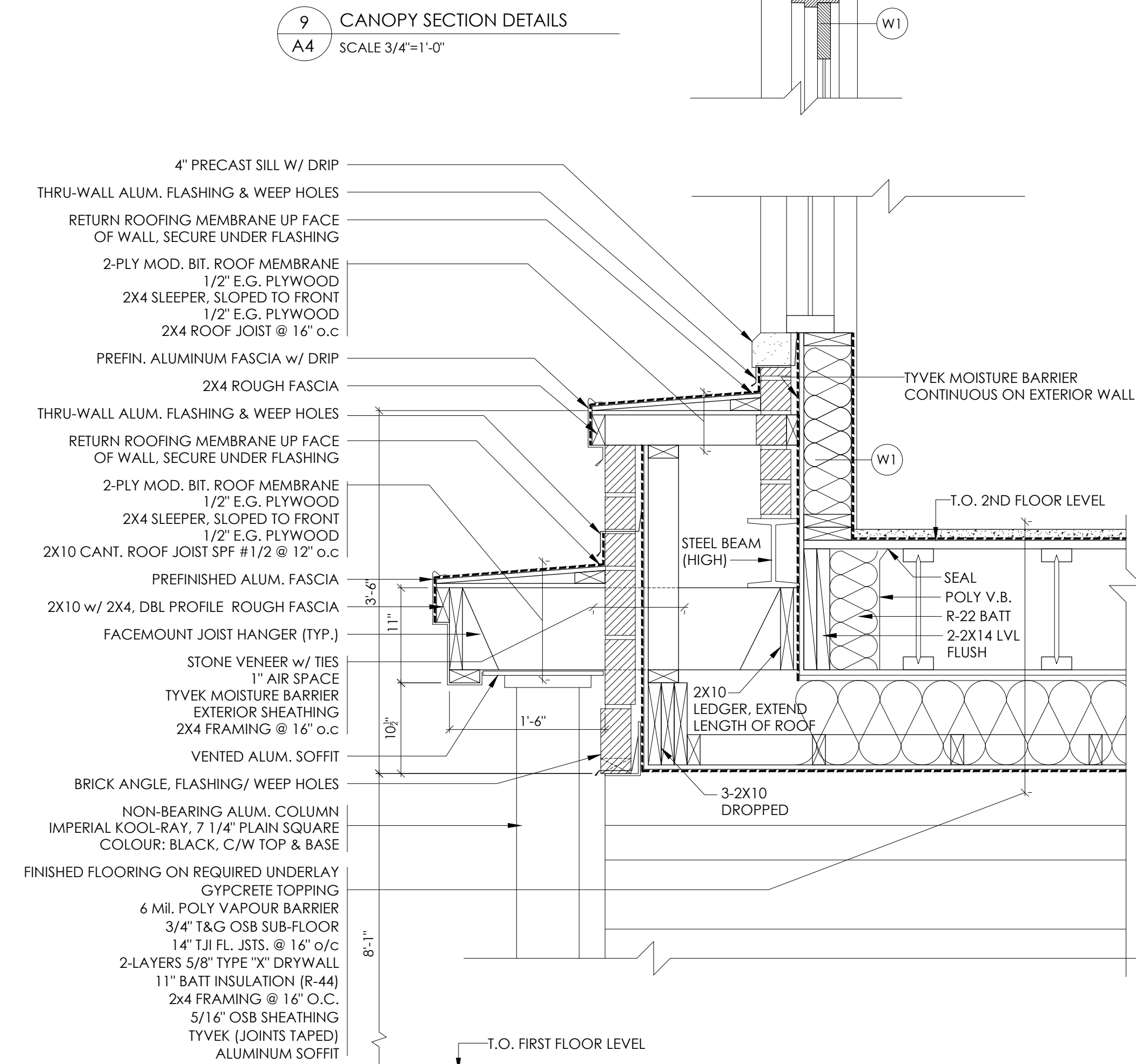
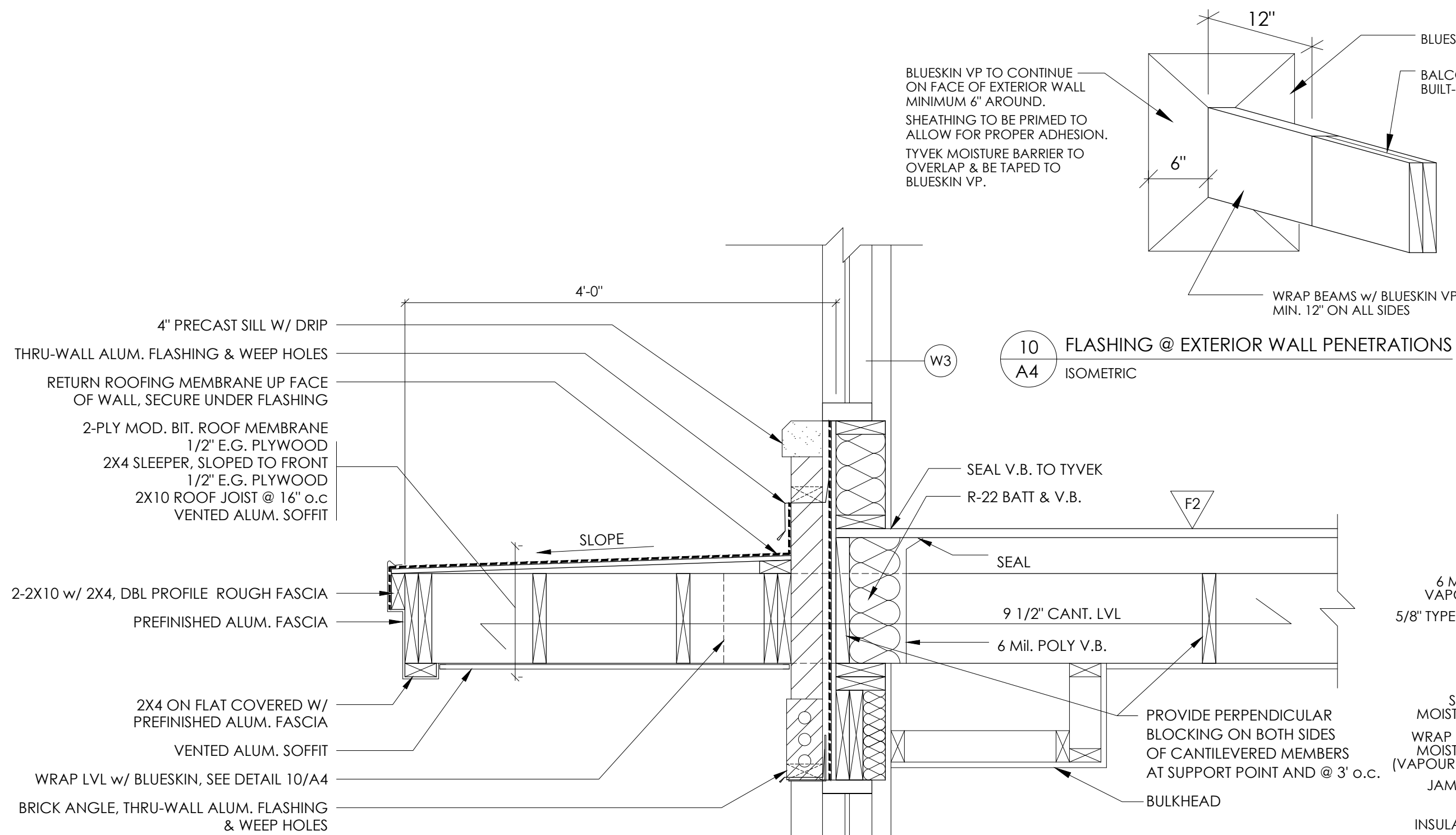
DATE: JAN. 2017. SCALE: 1 : 500

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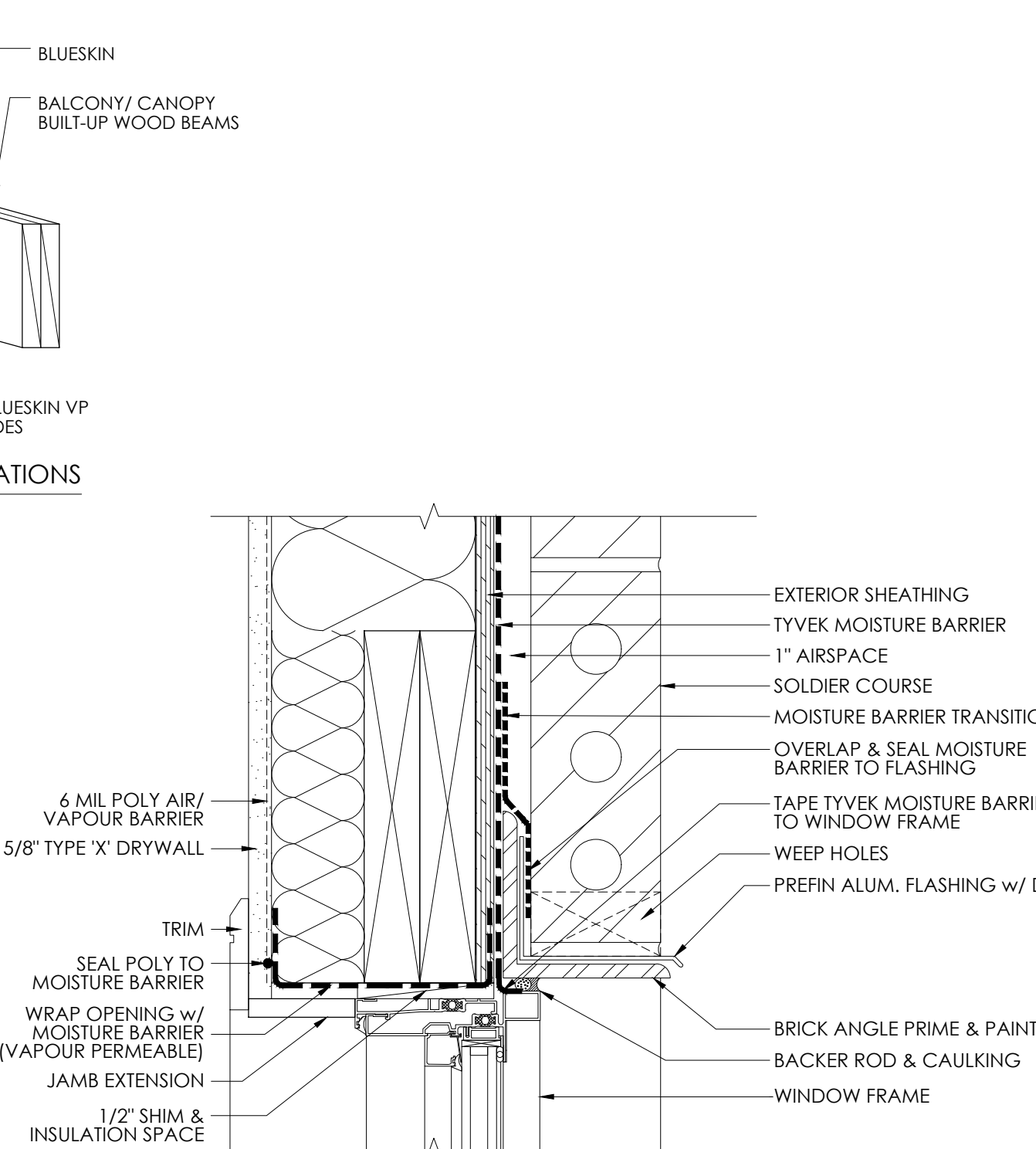
SHEET NO.: SP1



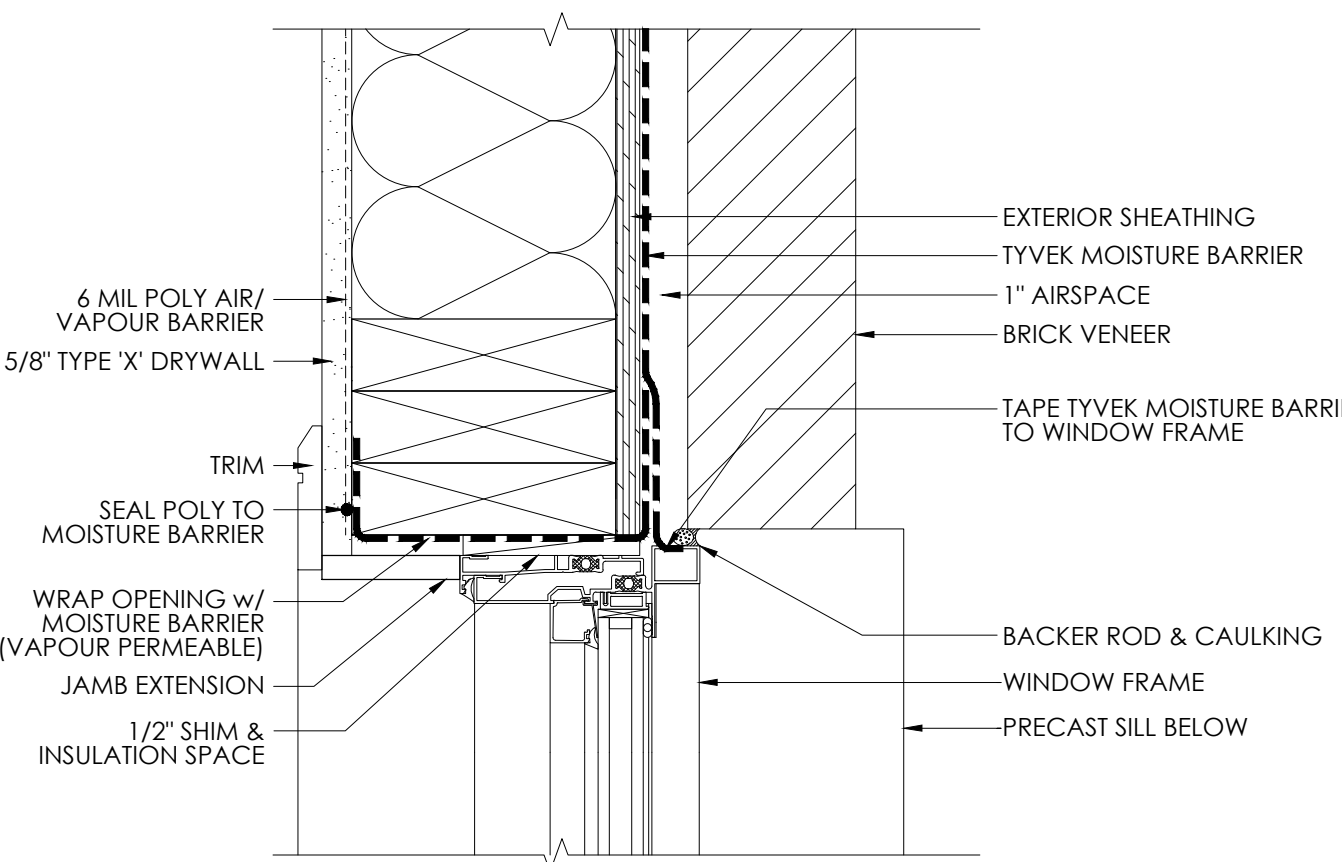




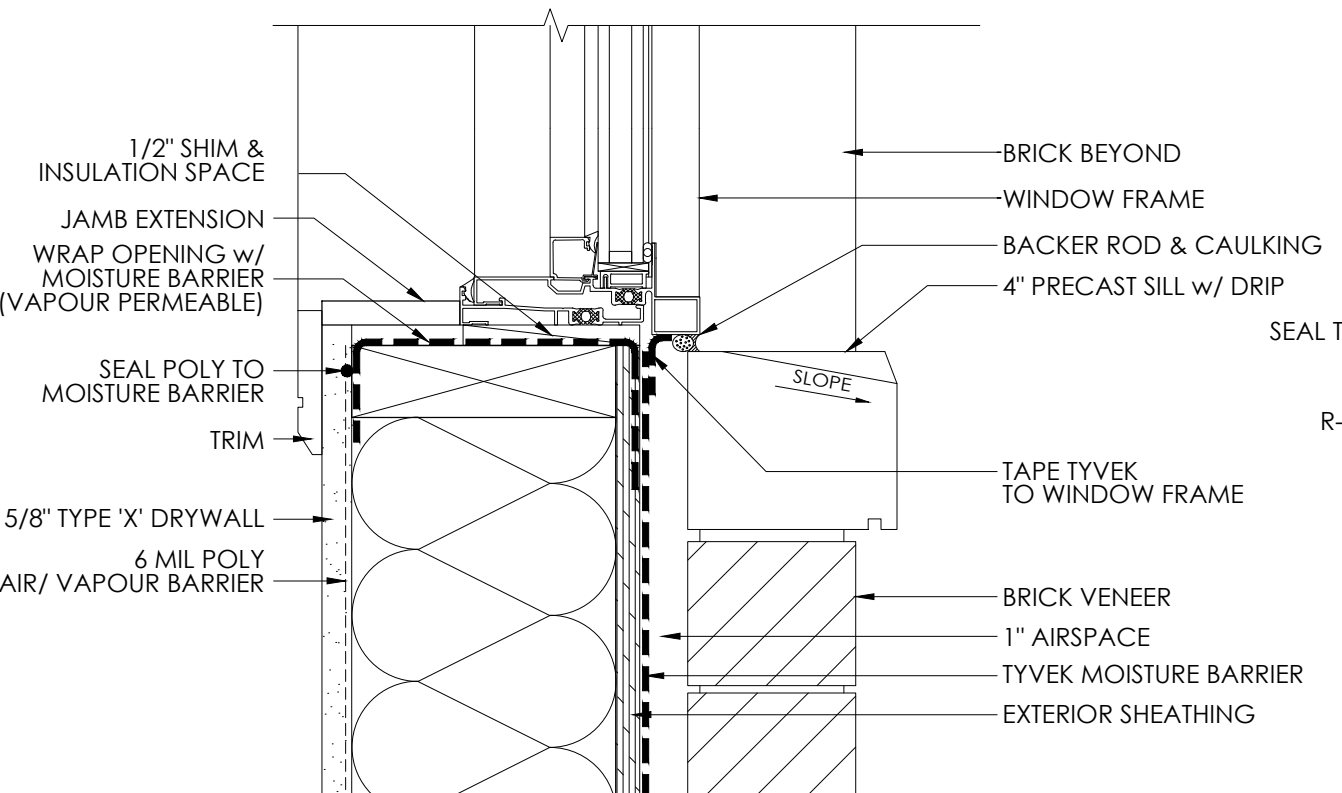
8 PORCH ROOF SECTION DETAIL
A4 SCALE 3/8"=1'-0"



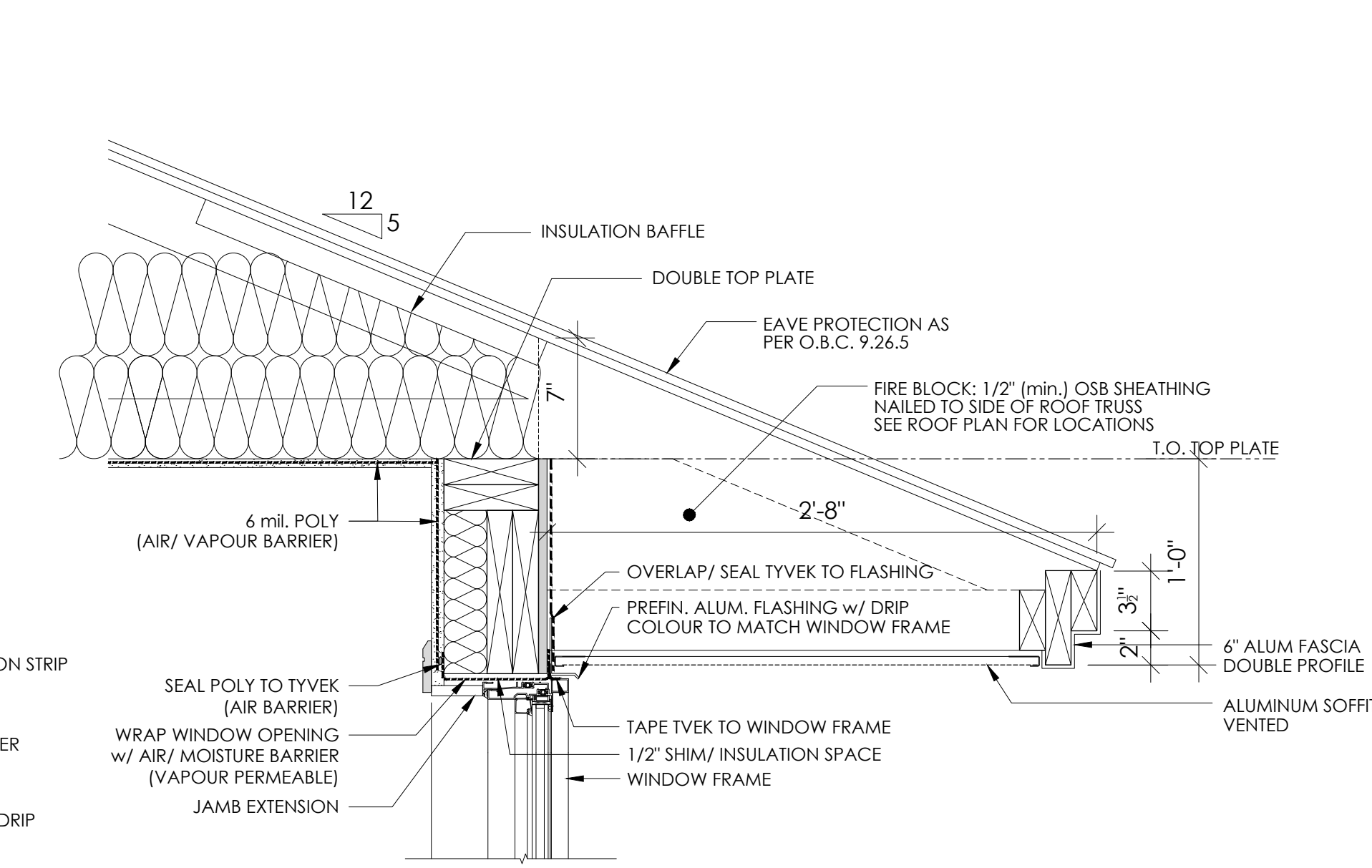
7 TYPICAL WINDOW HEADER
A4 SECTION DETAIL SCALE 3"=1'-0"



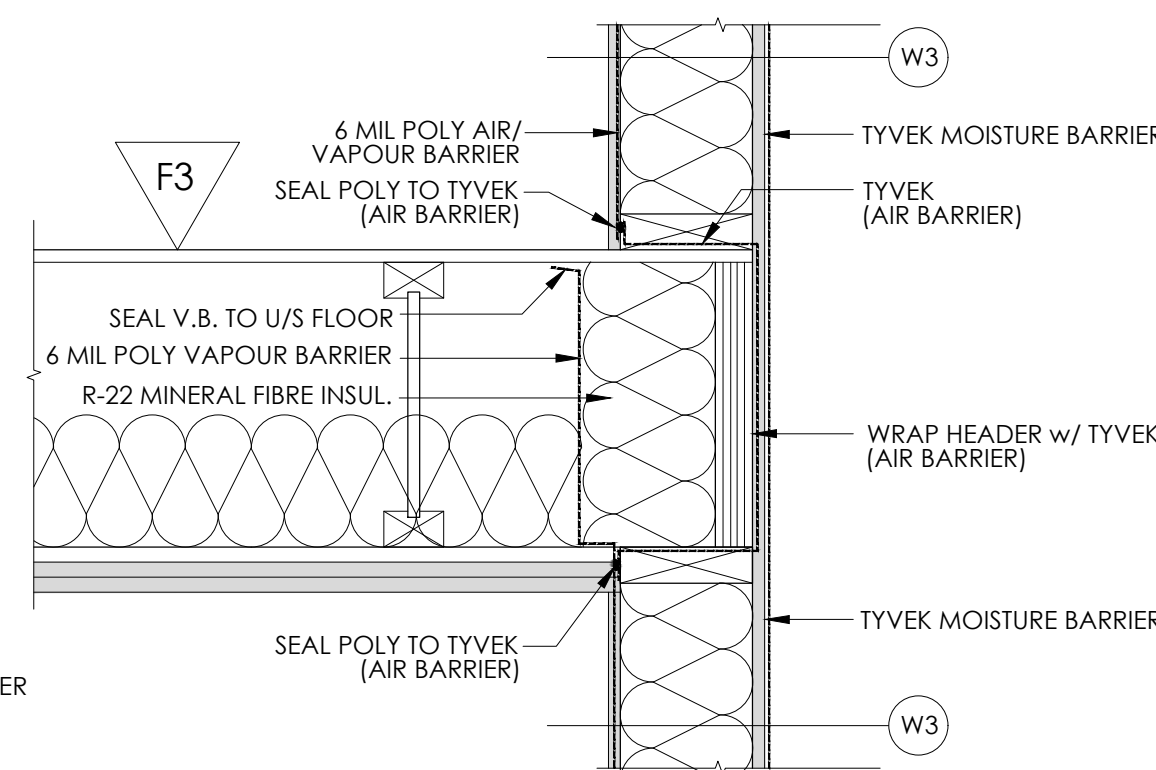
6 TYPICAL WINDOW JAMB
A4 SECTION DETAIL SCALE 3"=1'-0"



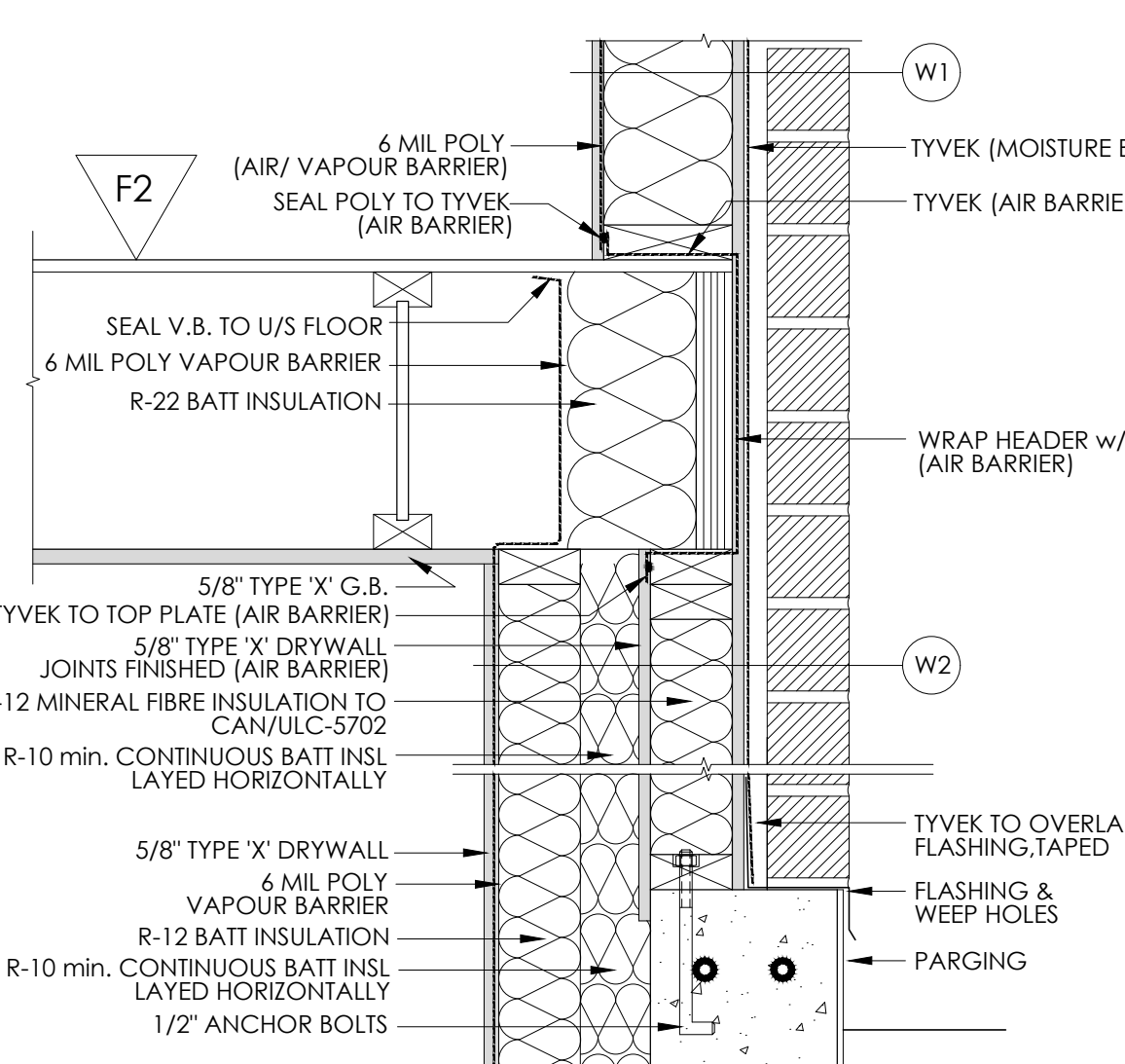
5 TYPICAL WINDOW SILL
A4 SECTION DETAIL SCALE 3"=1'-0"



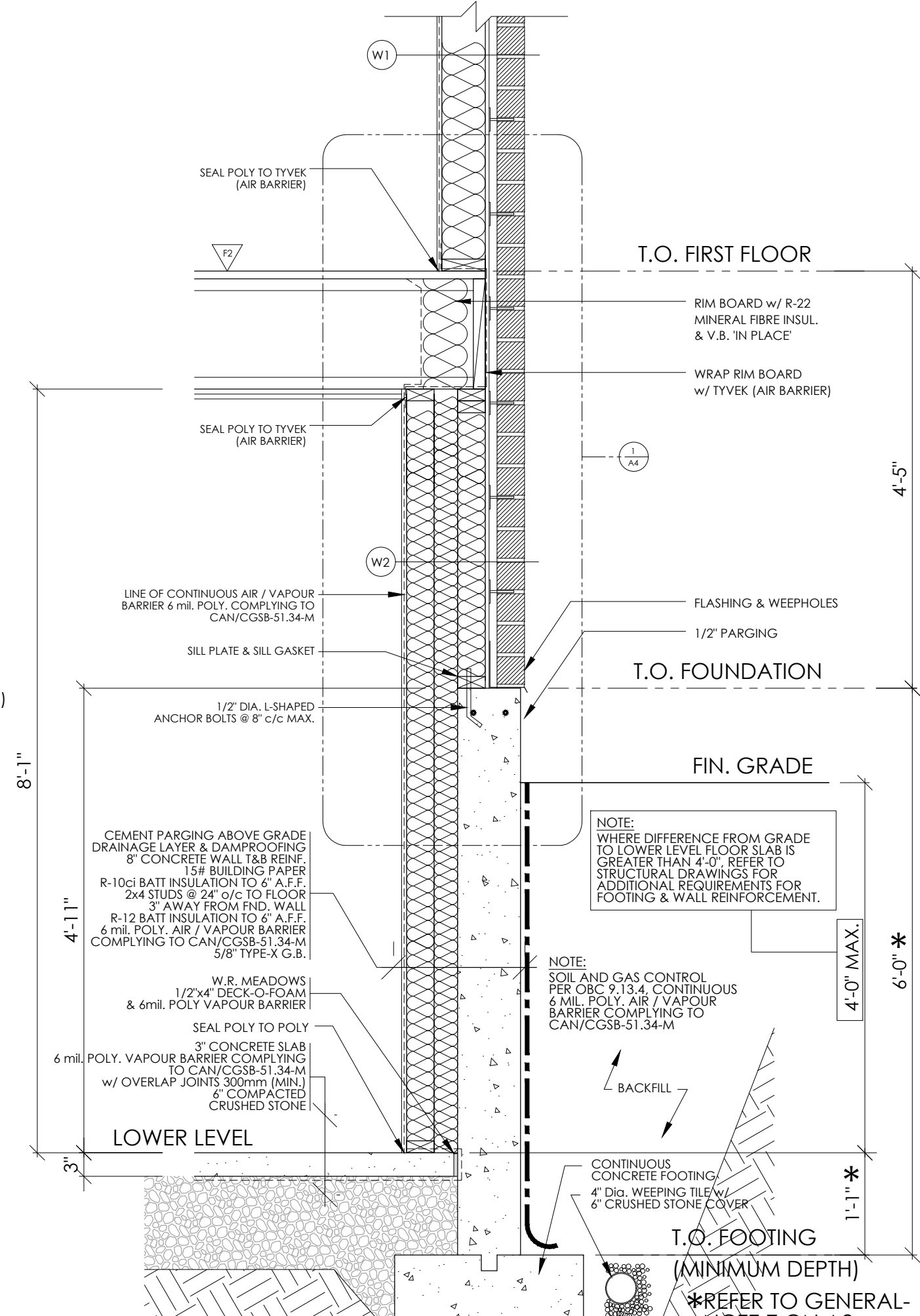
3 TYPICAL TRUSS HEAL
A4 SECTION DETAIL SCALE 1 1/2"=1'-0"



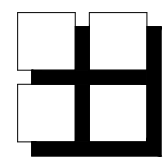
2 TYPICAL FLOOR HEADER
A4 SECTION DETAIL SCALE 1 1/2"=1'-0"



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



4 TYPICAL END WALL w/ BRICK
A4 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 K2E 6Z9

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

POST SCHEDULE

- P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST 8800 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 - HAS 3 1/2"x3 1/2" 180° C/W 5/8"x8" PL. & CAP PL.
P7 - HAS 4"x4, 180° C/W 5/8"x8" PL. & CAP PL.
P8 - P1, 8"x8" SP#1 C/W SIMPSON POST BASES

LINTEL / BEAM SCHEDULE

- SIZES INDICATED ON PLANS
- | BRICK LINTELS | OPENINGS UP TO | L SIZE |
|---------------|----------------|---------------------------|
| | 5'-0" | L 3 1/2" x 3 1/2" x 5/16" |
| | 7'-0" | L 4" x 3 1/2" x 5/16" |
| | 8'-0" | L 5" x 3 1/2" x 5/16" |
| | 10'-0" | L 6" x 4" x 7/16" |
- NOTE: INDICATED JOIST HANGERS ARE A MINIMUM SIZE. JOIST TRUSS DESIGNER MAY PROVIDE ALTERNATIVE HANGERS WITH GREATER OR EQUAL SHEAR AND UPLIFT CAPACITIES.

NOTE:

- WALLS / HEADERS / POST TO BE SP# NO. 1 AND 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:

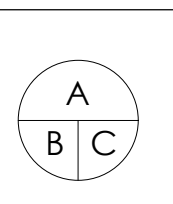
Cleland Jardine Engineering Ltd
580 Terry Fox Dr. Kanata, ON
K2L 4B7 (613) 591-1533

SEAL



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



A - DETAIL NUMBER
B - SHEET NUMBER
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

DRAWN BY:

mdb

SCALE:

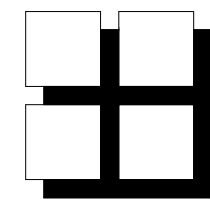
AS NOTED

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

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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

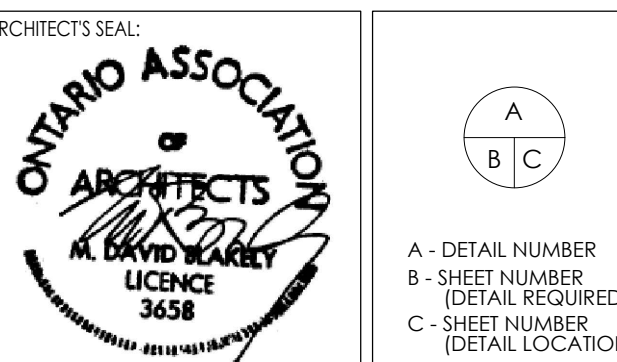
NOTE:
ALL WOOD POST LOCATIONS TO BE
BLOCKED WOOD THRU FLOOR
STRUCTURE ON TO A SIMILAR POST
BELOW OR ON TO A STEEL/WOOD BEAM
OR ON TO THE CONC. FOUNDATION WALL

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

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



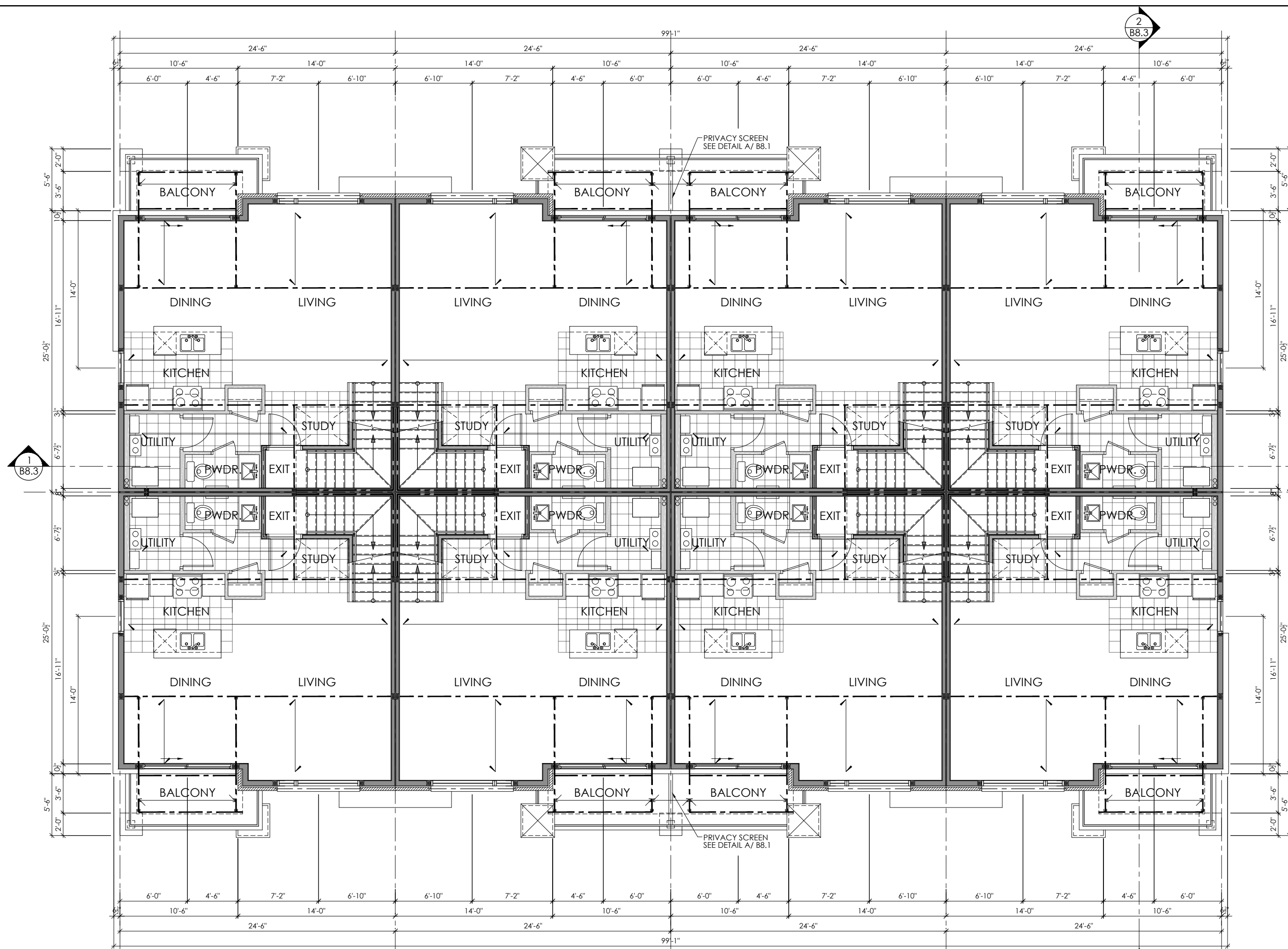
PROJECT
**BACK-TO-BACK
STACKED TERRACE HOMES
THE JUNCTION | BUILDING #8**
601-631 SILHOUETTE PVT., OTTAWA, ONTARIO

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

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

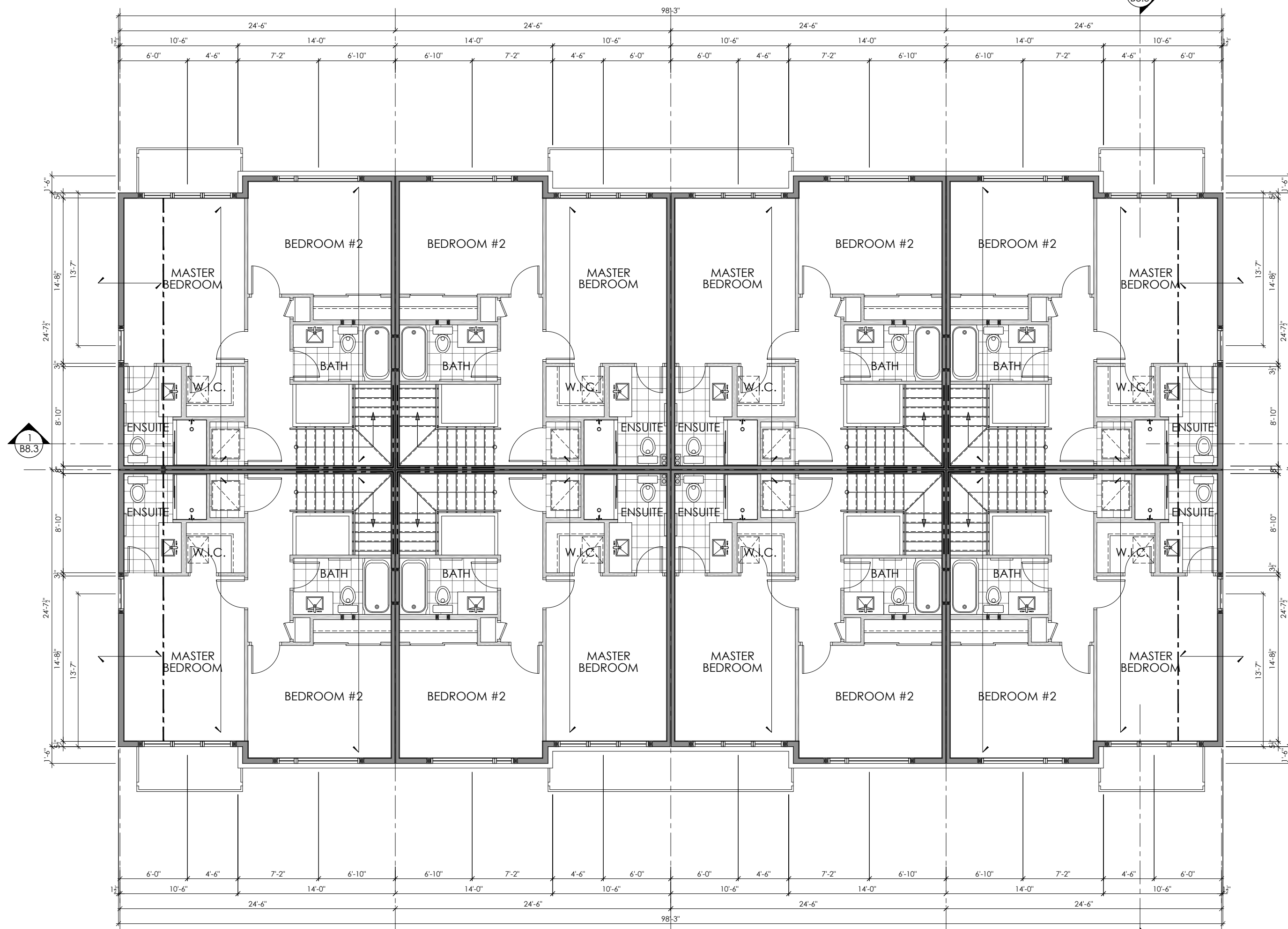
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B8.2

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CHECKED: MDB



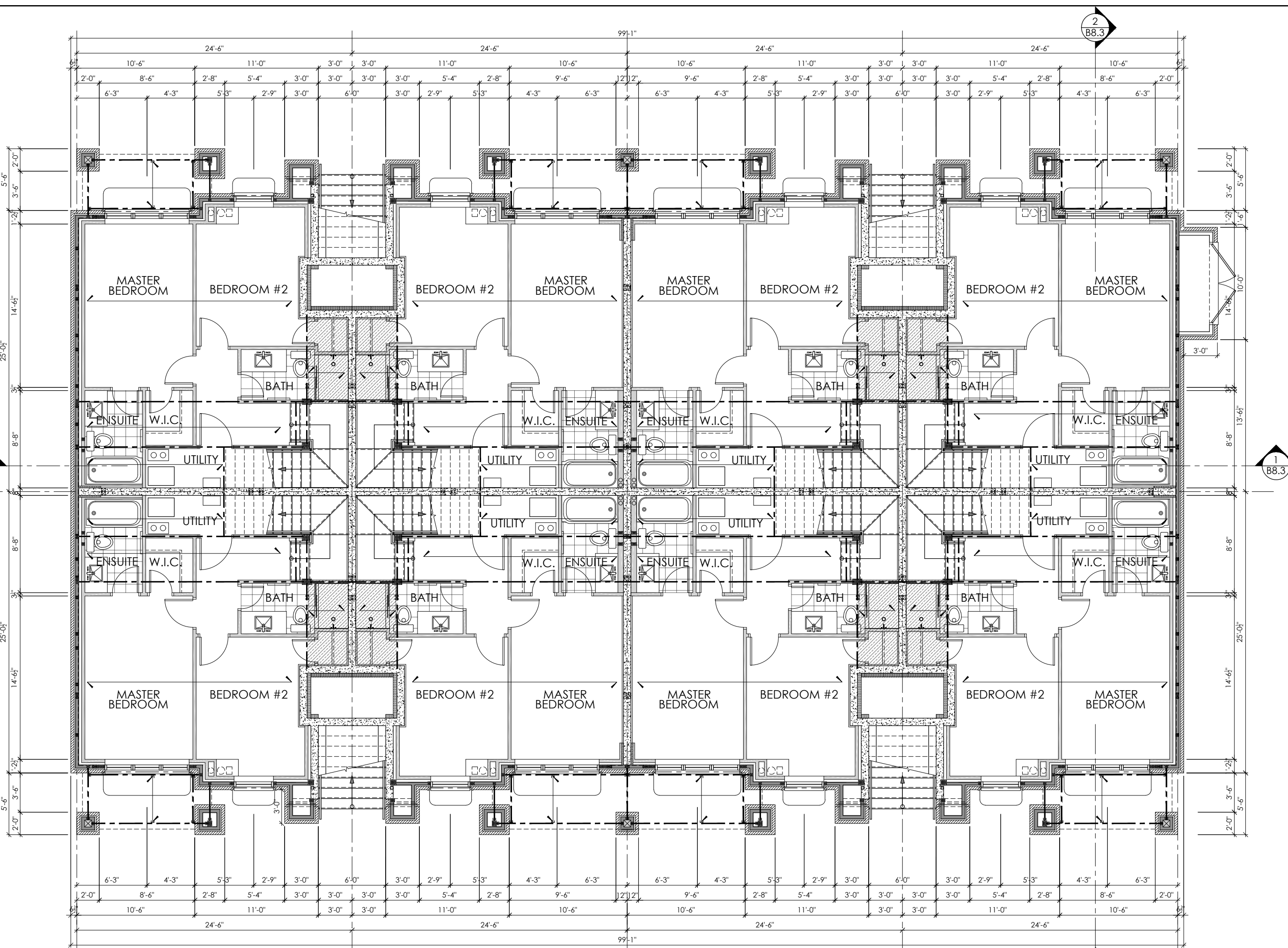
UPPER UNIT | MAIN LEVEL FLOOR PLAN

CONSTRUCTION NORTH



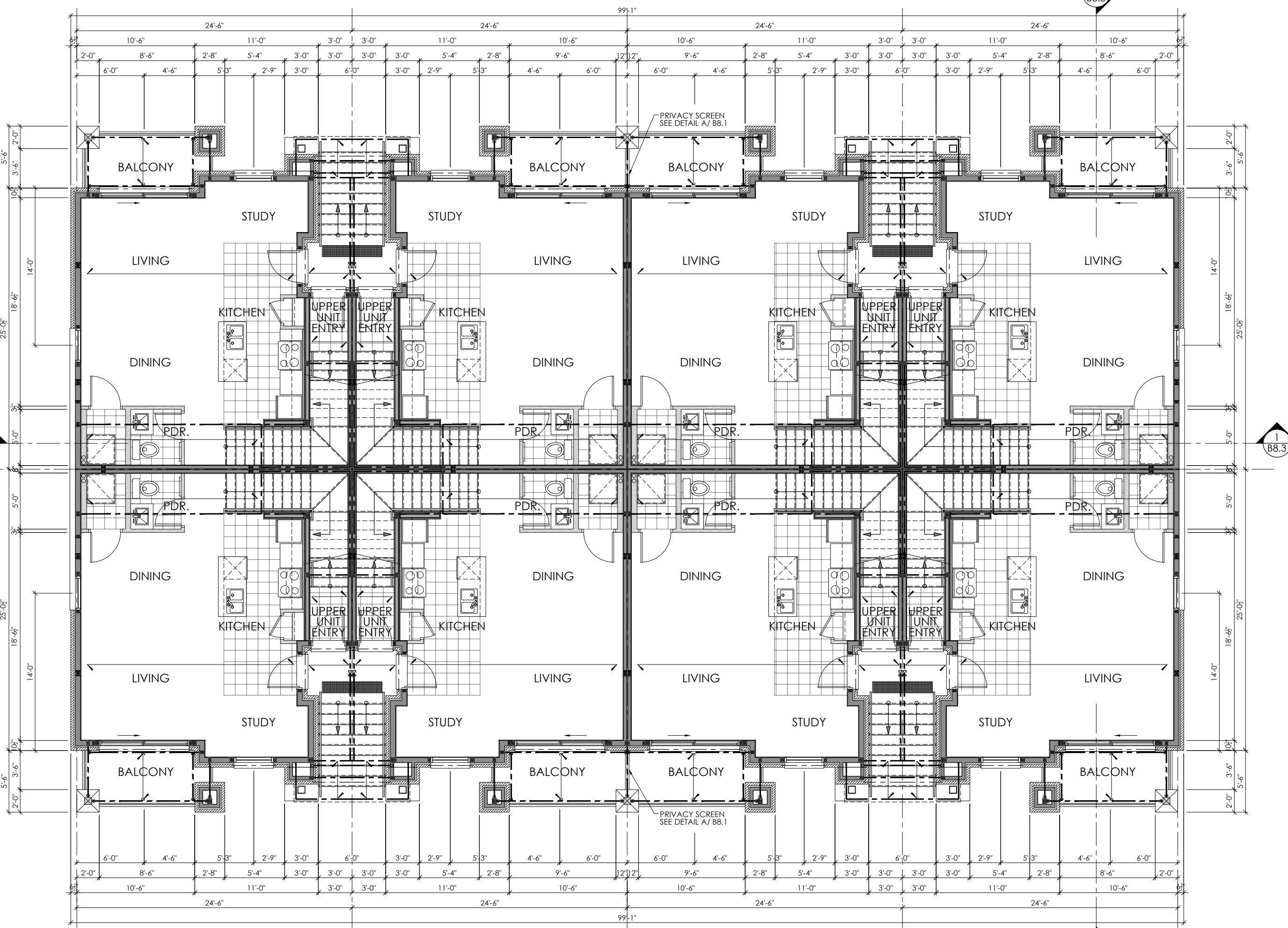
UPPER UNIT | UPPER LEVEL FLOOR PLAN

CONSTRUCTION NORTH



LOWER UNIT | LOWER LEVEL FLOOR PLAN

CONSTRUCTION NORTH



LOWER UNIT | MAIN LEVEL FLOOR PLAN

CONSTRUCTION NORTH

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

