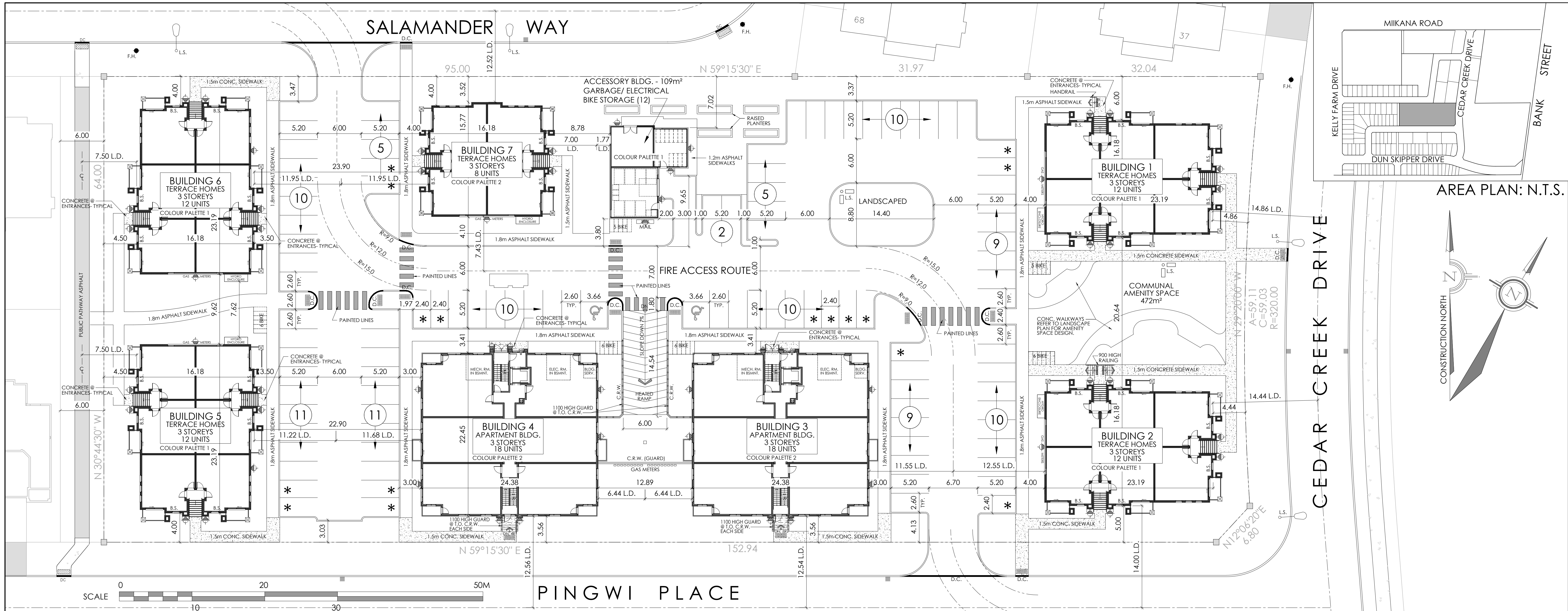




SITE INFORMATION :

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 (1.6x)	4.50 m
INTERIOR SIDE YARD (MIN.): (NORTH LINE)	3.0 m (1x)	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.

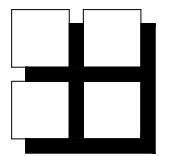
PARKING :
PARKING REQUIRED : 1.2 Spaces / (92) d.u. + 0.2 / (92) d.u. (Visitor) = 110.4 + 18.4 = 129 Spaces

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 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 PRECEDENCE AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
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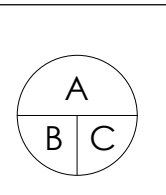
OWNER: PHOENIX HOMES
18A BENTLEY AVE.
OTTAWA, ON K2E 6T8
(613) 723-7227
ARCHITECT: M. DAVID BLAKELY ARCHITECT INC.
2200 PRINCE OF WALES DR., SUITE 101
OTTAWA, ON K2E 6Z9
(613) 226-8811
CIVIL ENGINEER: IBI GROUP
333 PRESTON STREET #400
OTTAWA, ON K1S 5N4
(613) 225-1311

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	INIT.
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.	18/11/19	FOR SITE PLAN SUBMISSION	MB
10.	27/06/19	FOR COORDINATION	MB
11.	04/04/19	FOR REVIEW	MB
12.	12/08/24	BUILDINGS 3&4 FOOTPRINTS REVISED (ARIA)	MB

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



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

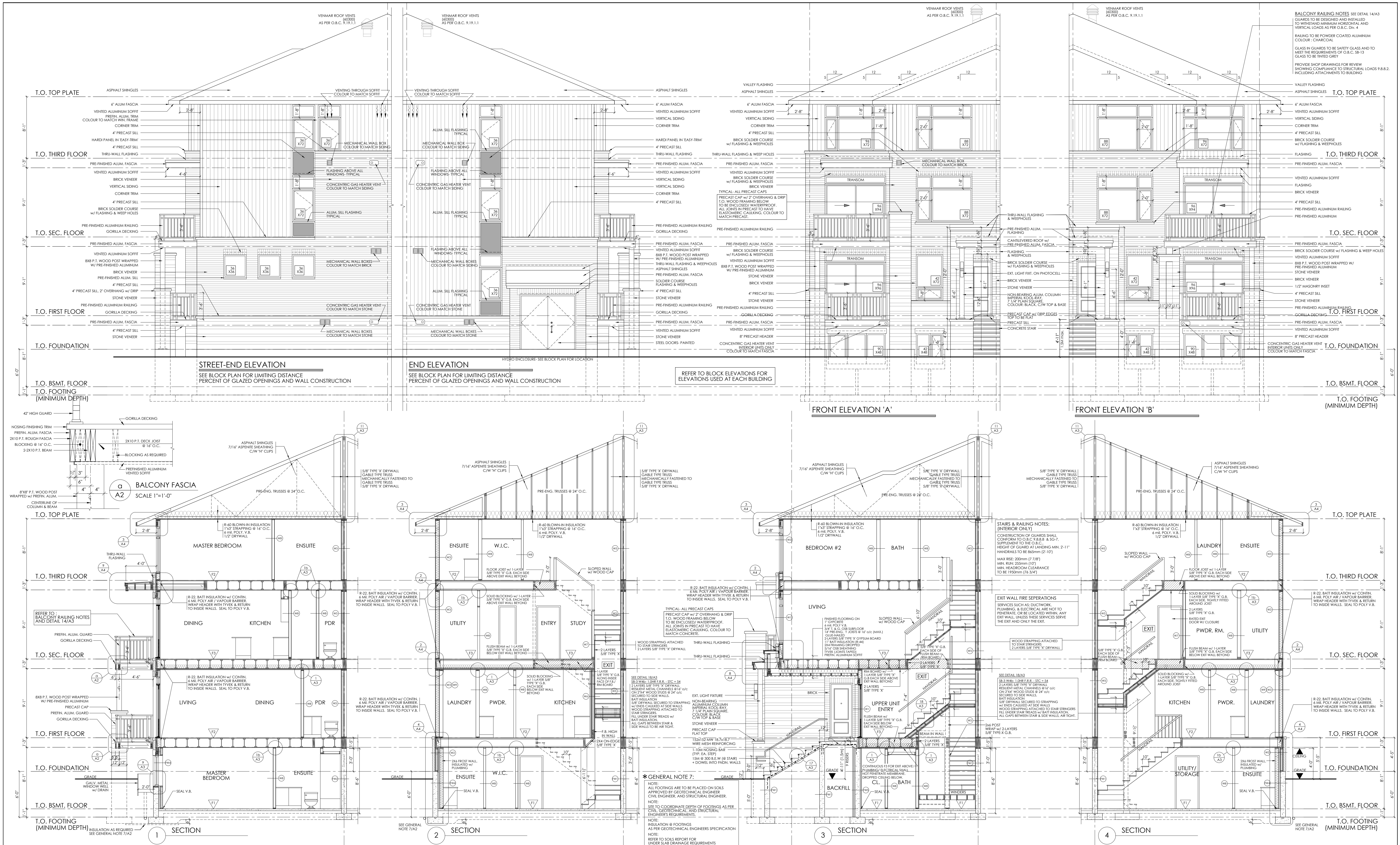
PROJECT: PATHWAYS | BLOCK 232
PLANNED UNIT DEVELOPMENT
1055 CEDAR CREEK DRIVE
OTTAWA, ONTARIO
CLIENT: PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

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 1/2" R.P.L. & CAP P.L.
P7 - HSS 4" X 1/2", 180° C/W 5/8" X 1/2" R.P.L. & CAP P.L.
P8 - 1" 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
1 3/4" X 3 1/2" X 5 1/4"
4" X 3 1/2" X 5 1/4"
6" X 3 1/2" X 5 1/4"
8" X 3 1/2" X 5 1/4"
10" X 3 1/2" X 5 1/4"
12" X 3 1/2" X 5 1/4"
14" X 3 1/2" X 5 1/4"
16" X 3 1/2" X 5 1/4"
18" X 3 1/2" X 5 1/4"
20" X 3 1/2" X 5 1/4"
22" X 3 1/2" X 5 1/4"
24" X 3 1/2" X 5 1/4"
26" X 3 1/2" X 5 1/4"
28" X 3 1/2" X 5 1/4"
30" X 3 1/2" X 5 1/4"
32" X 3 1/2" X 5 1/4"
34" X 3 1/2" X 5 1/4"
36" X 3 1/2" X 5 1/4"
38" X 3 1/2" X 5 1/4"
40" X 3 1/2" X 5 1/4"
42" X 3 1/2" X 5 1/4"
44" X 3 1/2" X 5 1/4"
46" X 3 1/2" X 5 1/4"
48" X 3 1/2" X 5 1/4"
50" X 3 1/2" X 5 1/4"
52" X 3 1/2" X 5 1/4"
54" X 3 1/2" X 5 1/4"
56" X 3 1/2" X 5 1/4"
58" X 3 1/2" X 5 1/4"
60" X 3 1/2" X 5 1/4"
62" X 3 1/2" X 5 1/4"
64" X 3 1/2" X 5 1/4"
66" X 3 1/2" X 5 1/4"
68" X 3 1/2" X 5 1/4"
70" X 3 1/2" X 5 1/4"
72" X 3 1/2" X 5 1/4"
74" X 3 1/2" X 5 1/4"
76" X 3 1/2" X 5 1/4"
78" X 3 1/2" X 5 1/4"
80" X 3 1/2" X 5 1/4"
82" X 3 1/2" X 5 1/4"
84" X 3 1/2" X 5 1/4"
86" X 3 1/2" X 5 1/4"
88" X 3 1/2" X 5 1/4"
90" X 3 1/2" X 5 1/4"
92" X 3 1/2" X 5 1/4"
94" X 3 1/2" X 5 1/4"
96" X 3 1/2" X 5 1/4"
98" X 3 1/2" X 5 1/4"
100" X 3 1/2" X 5 1/4"

NOTE:
ALL ANGLES TO BE HOT DIPPED GALVANIZED

STRUCTURAL ENGINEER:
Cieland 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
11.	12/01/24	BLDG. 1&2- AS PER STRUC. / M&E, FOR BUILDING PERMIT	MB 24.
12.	12/01/24	BLDG. 1&2- AS PER STRUC. / M&E, FOR BUILDING PERMIT	MB 23.
13.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 22.
14.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 21.
15.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 20.
16.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 19.
17.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 18.
18.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 17.
19.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 16.
20.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 15.
21.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 14.
22.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 13.
23.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 12.
24.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 11.
25.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 10.
26.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 9.
27.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 8.
28.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 7.
29.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 6.
30.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 5.
31.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 4.
32.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 3.
33.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 2.
34.	02/05/23	BLDG. 1&2- FOR CLIENT REVIEW	MB 1.

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

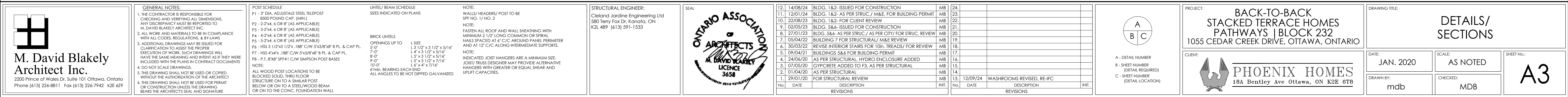
DATE:
JAN. 2020

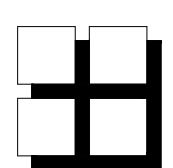
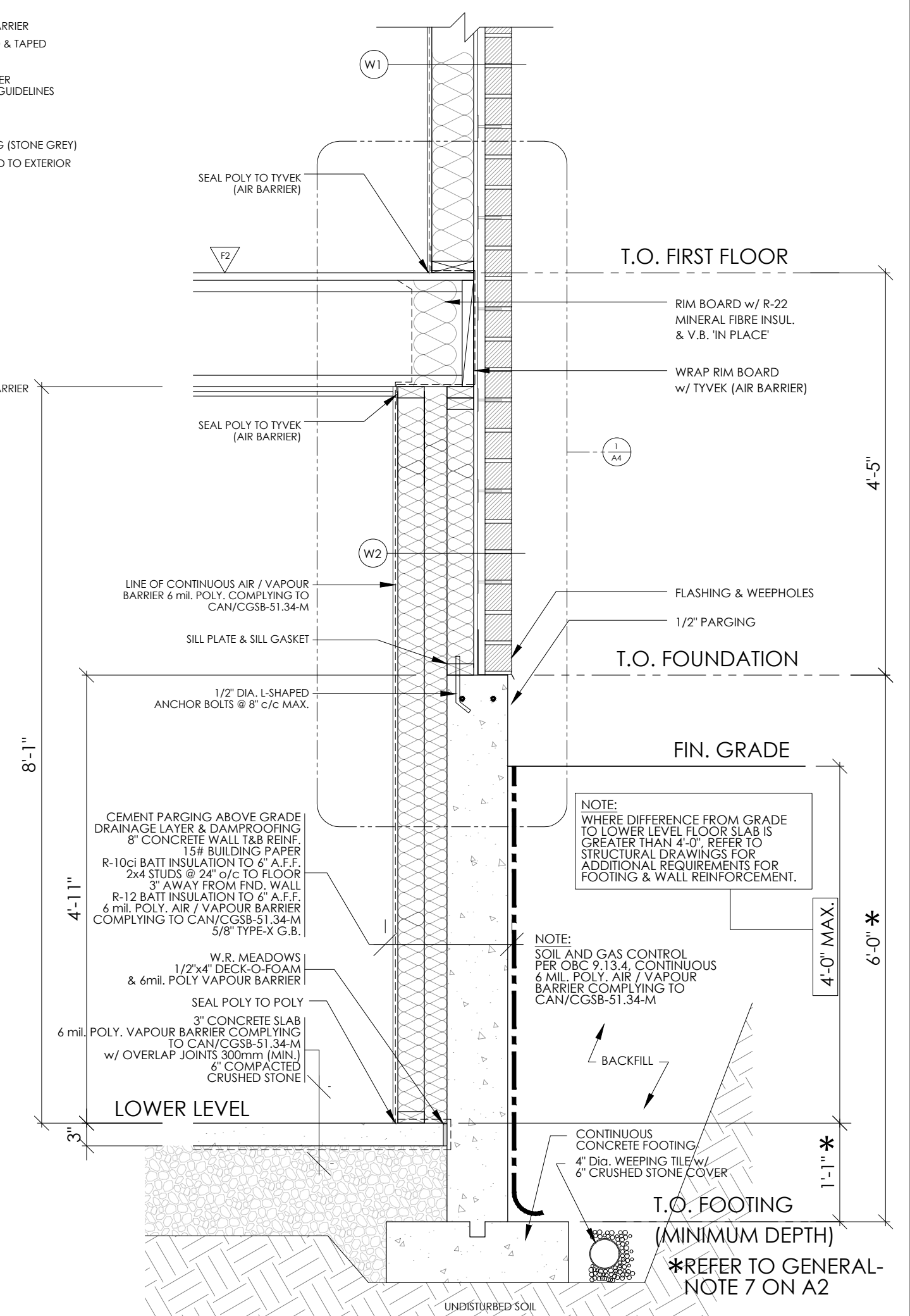
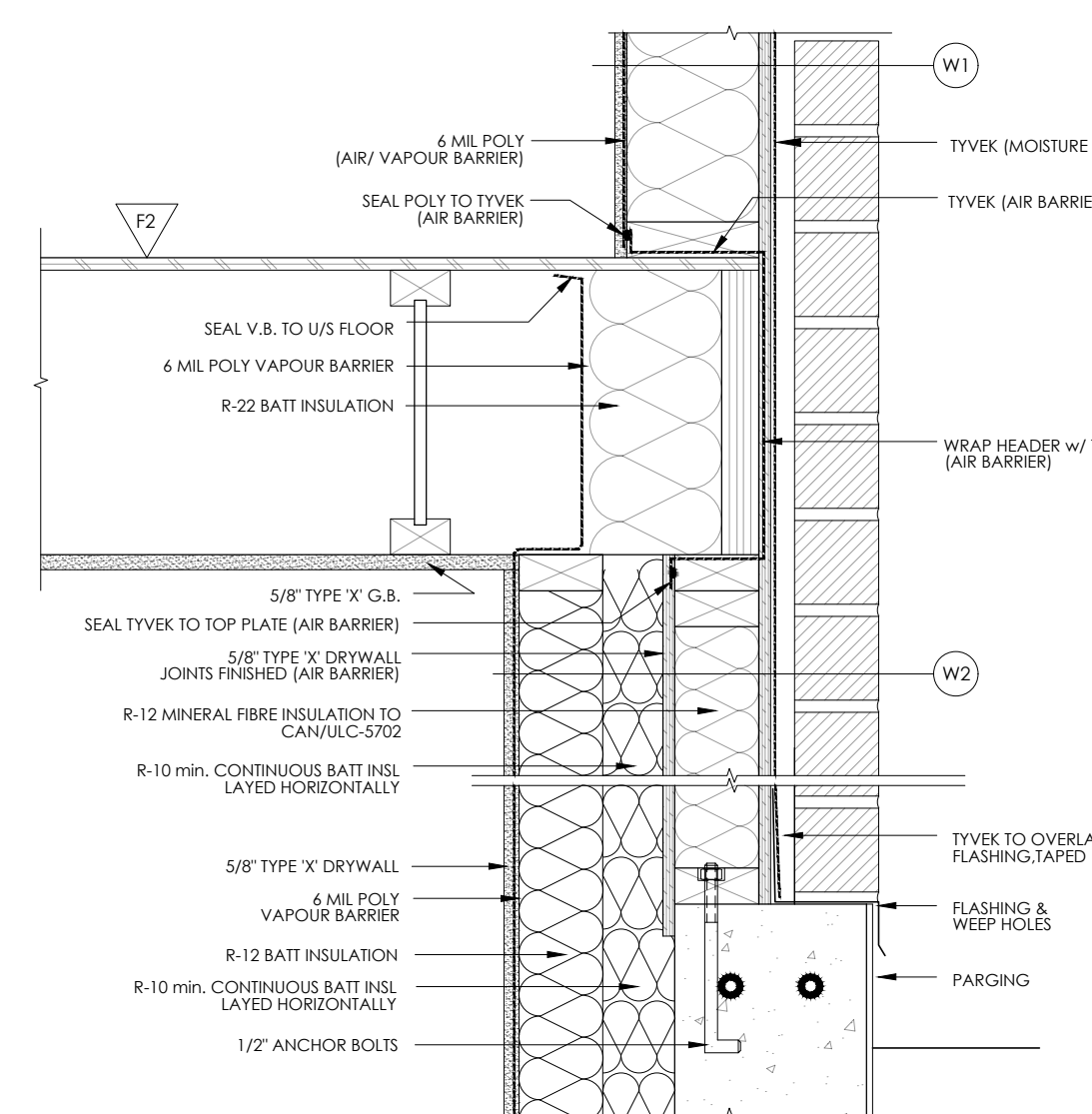
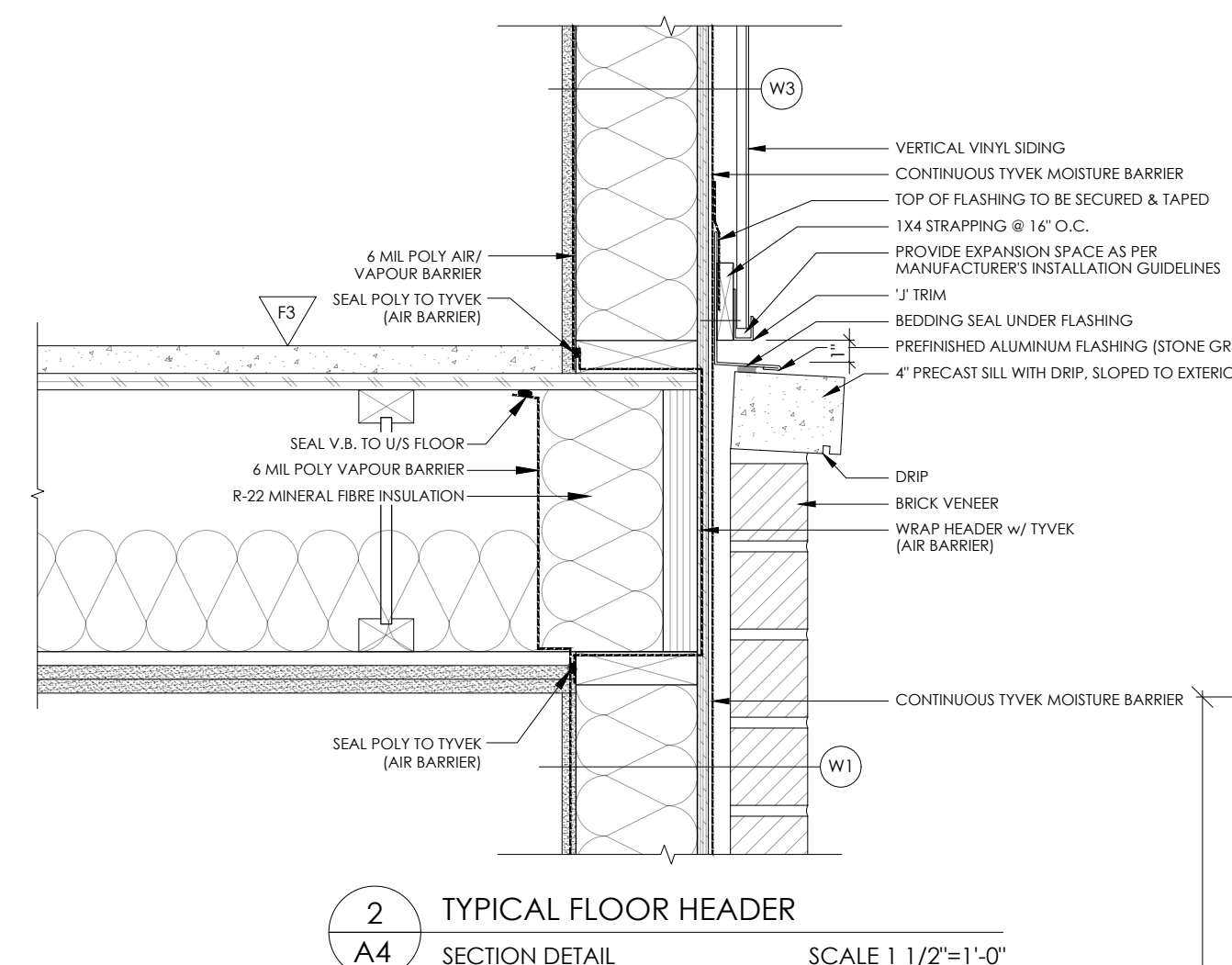
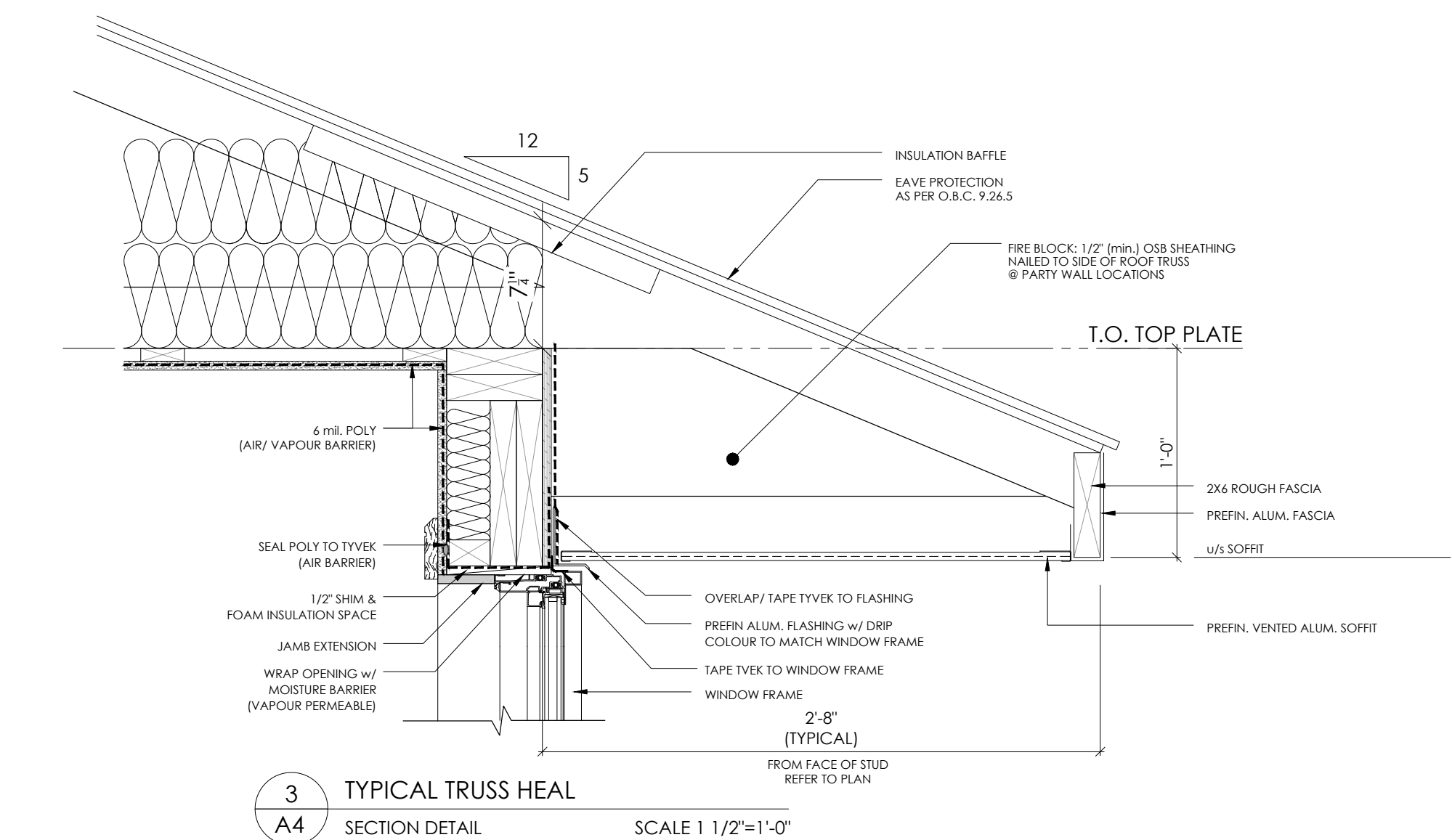
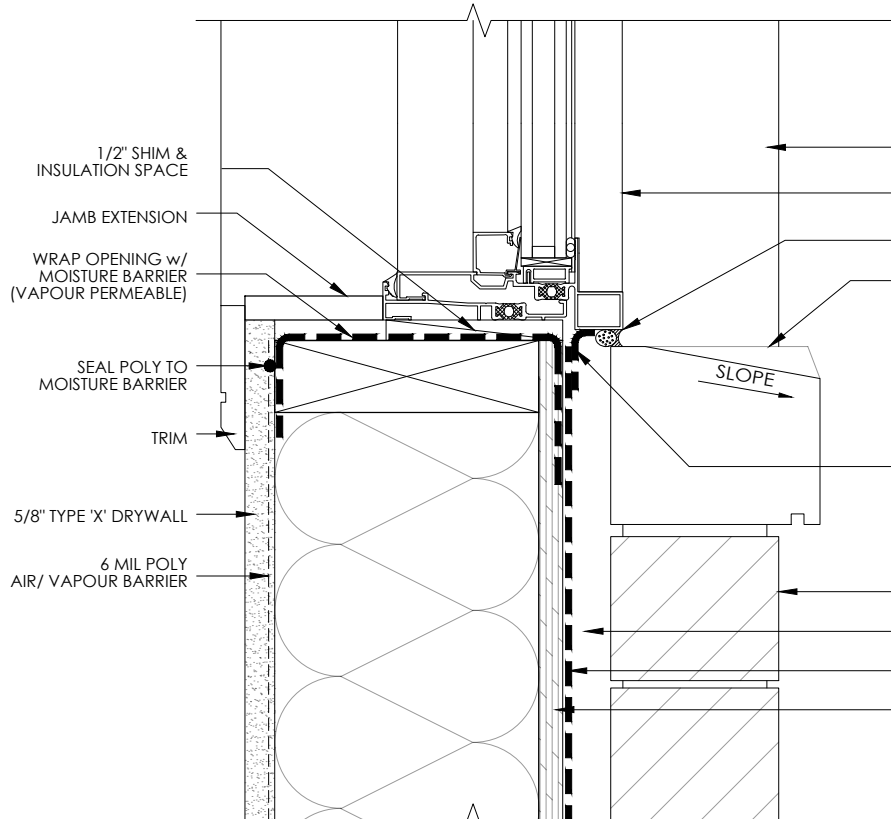
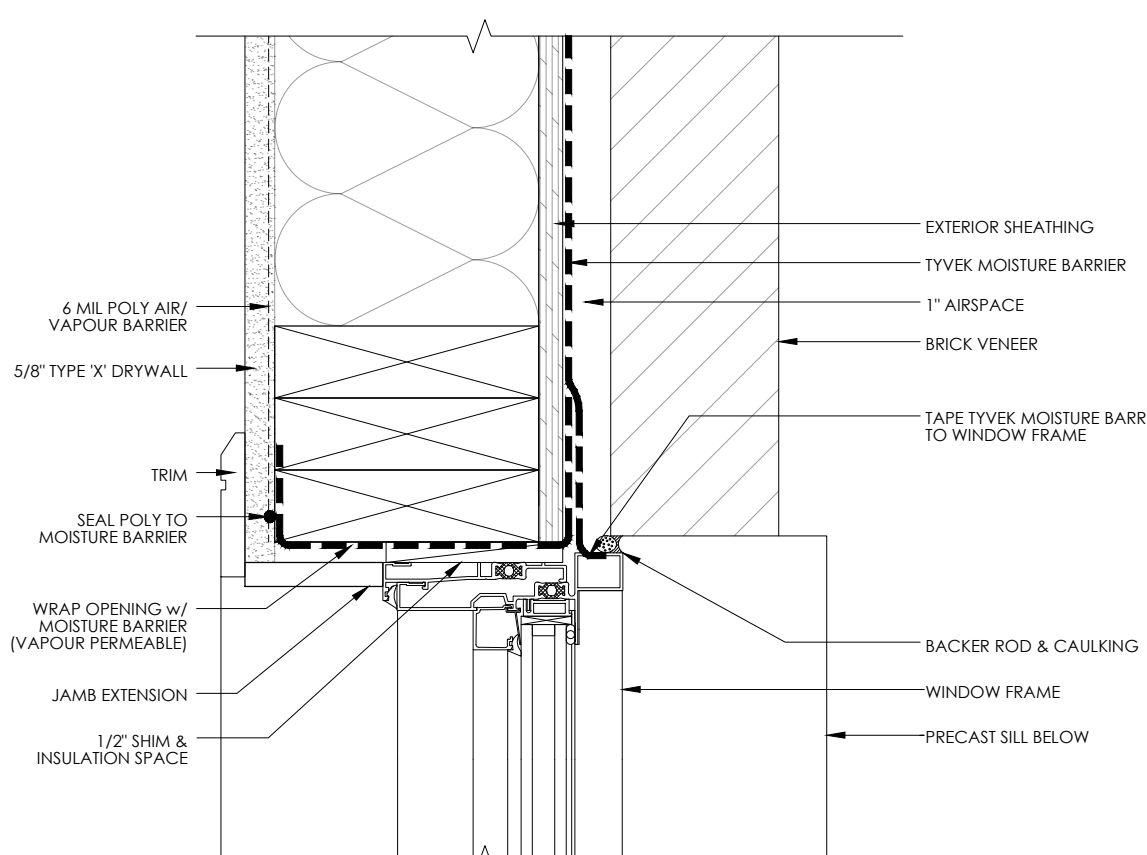
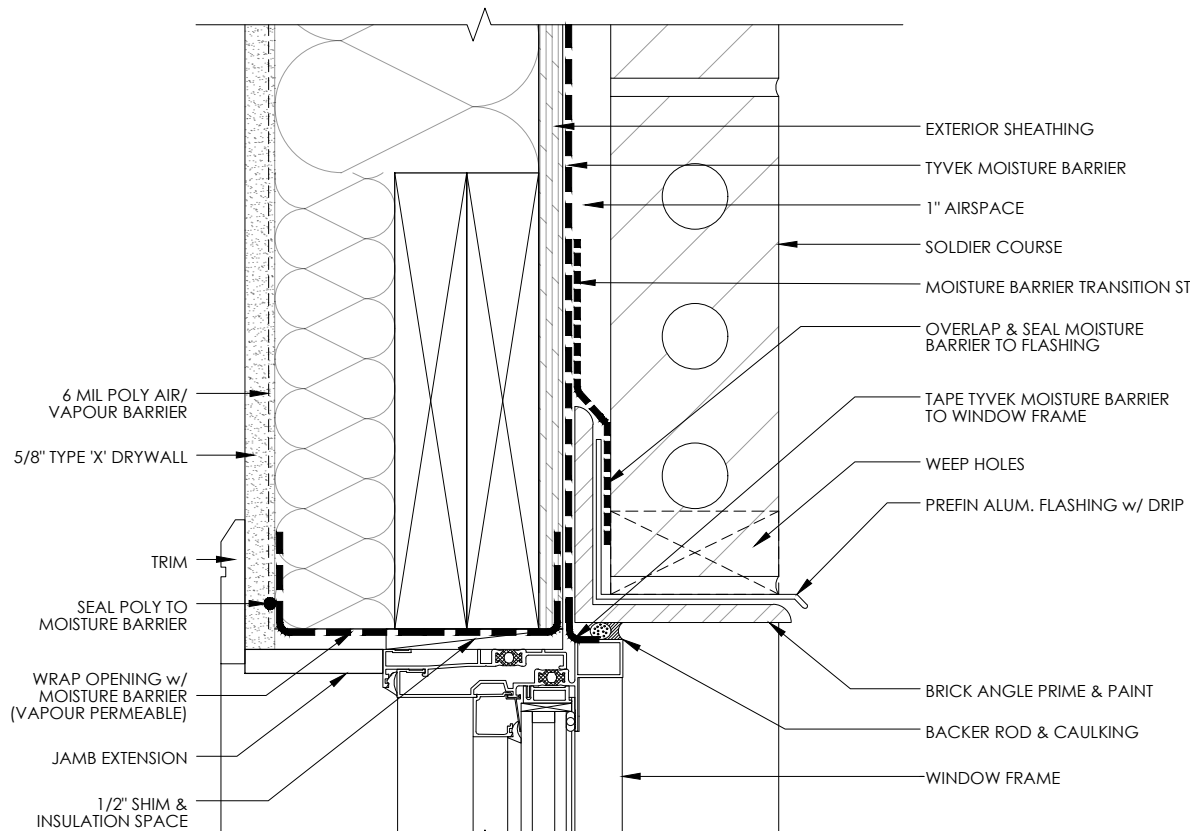
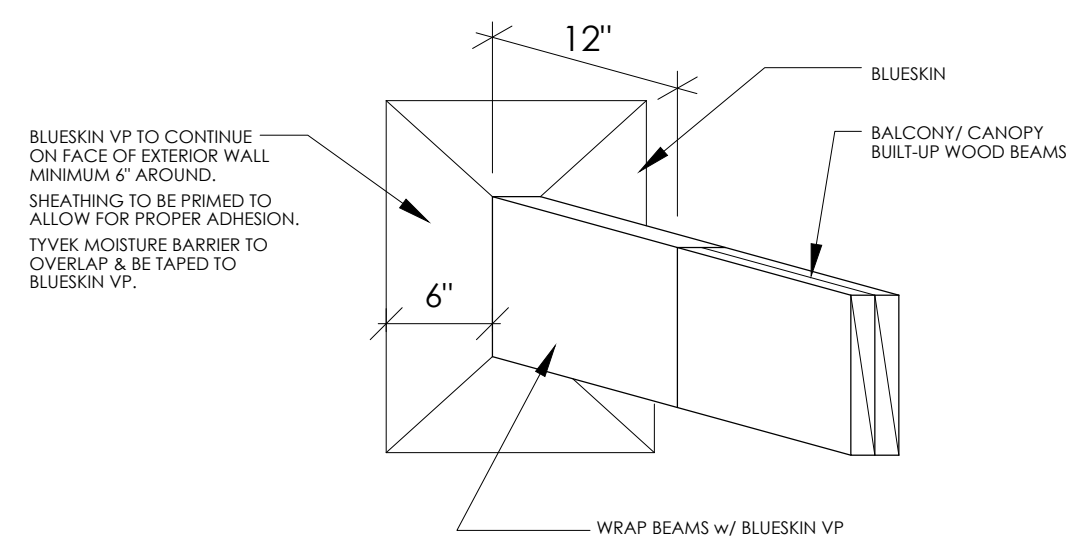
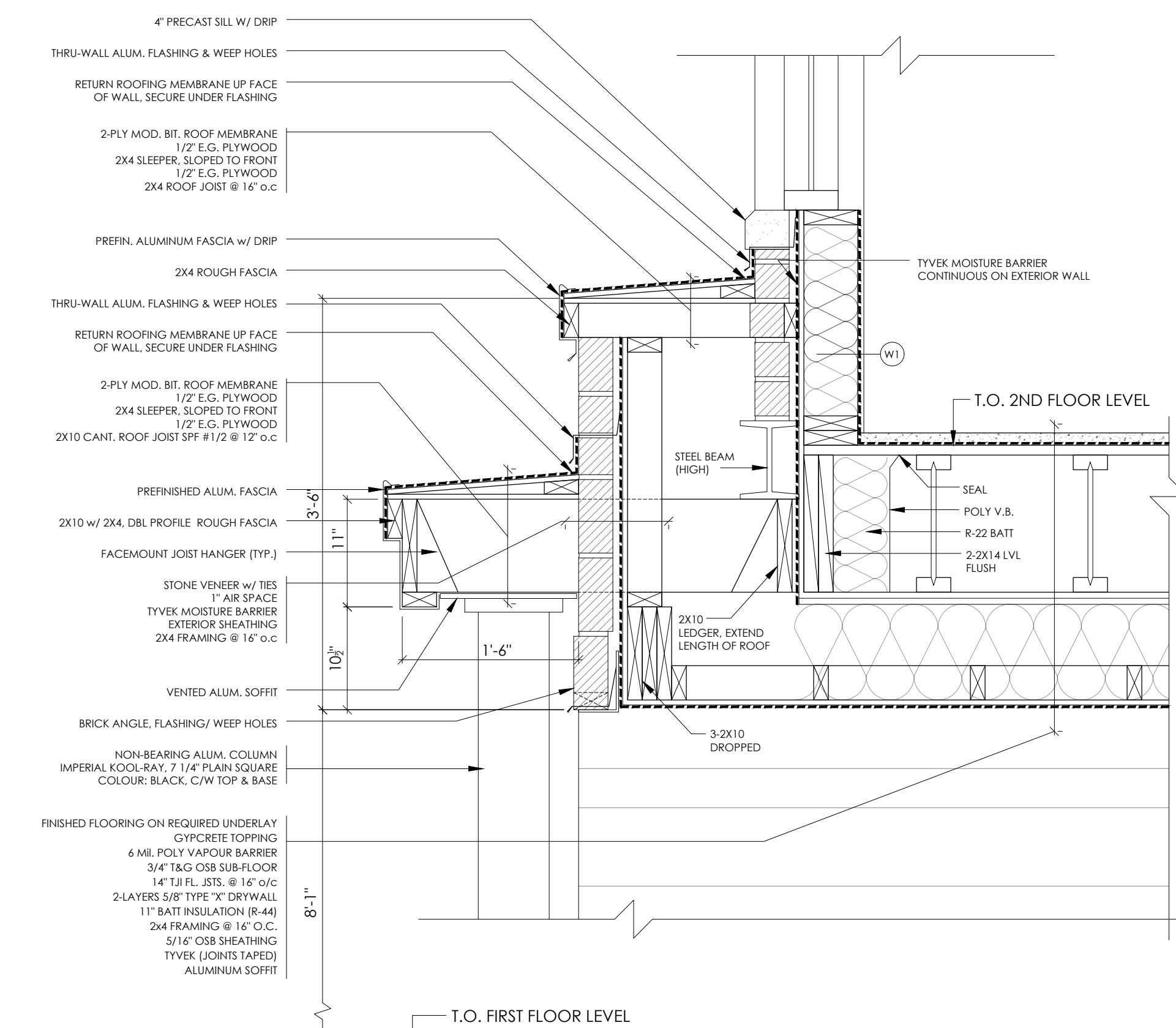
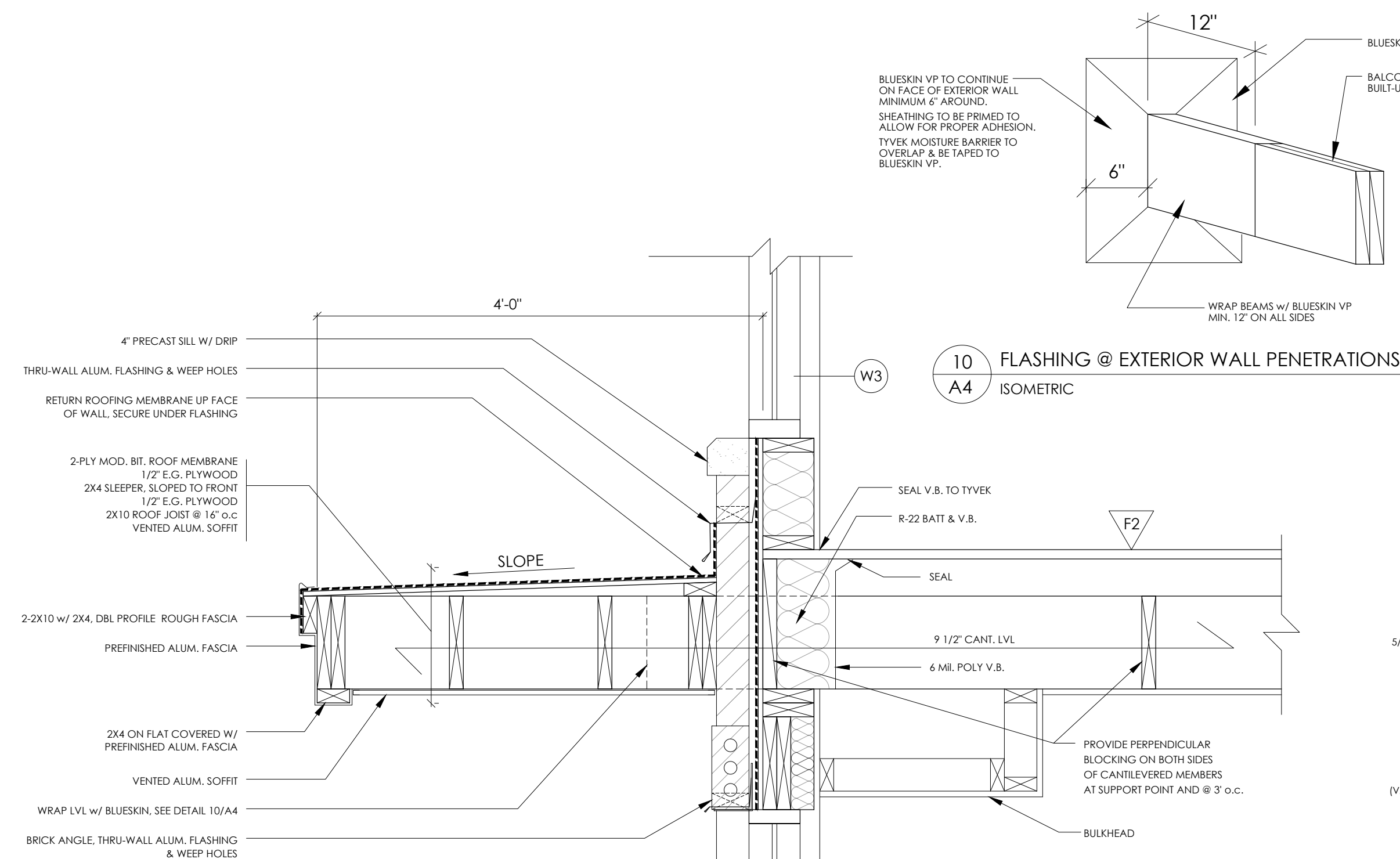
SCALE:
3/16" = 1'-0"

SHEET NO.:
A2

DRAWN BY:
mdb

CHECKED:
MDB





M. David Blakely
Architect Inc.

2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 k2E 679

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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"
P7 - HSS 4"x4", .188" C/W 5"x3/8"x8" & P.L. &
P8 - P1".8"x8" SFP#1 C/W WIMPOST POST BASE

NOTE:
ALL WOOD POST LOCATIONS TO BE
STRUCTURED SOLID, THRU FLOOR
BELOW OR 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 1/2" 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 CORNERS OR SPIRAL
NAILS SPACED AT 4" C/C AROUND PANEL PER
AND AT 12" C/C ALONG INTERMEDIATE SUPP.

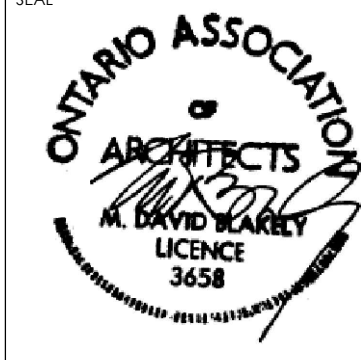
NOTE:

INDICATED JOIST HANGERS ARE A MINIMUM 5"
JOIST TRUSS DESIGNER MAY PROVIDE ALTERN.
HANGERS WITH GREATER OR EQUAL SHEAR AND
UPLIFT CAPACITIES.

STRUCTURAL ENGINEER:

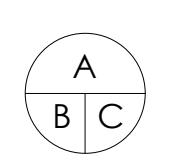
Cleland Jardine Engineering Ltd
580 Terry Fox Dr, Kanata, ON
K2L 4B9 (613) 591-1533

SEAL



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. 1&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 10in. TREADS/ FOR REVIEW	MB
5	04/04/21	BUILDINGS 5&6 FOR BUILDING PERMIT	MB
4	29/01/20	AS PER STRUCTURAL, HYDRO ENCLOSURE ADDED	MB
3	07/05/20	GYPCRATE ADDED TO F3, AS PER STRUCTURAL	MB
2	01/04/20	AS PER STRUCTURAL	MB
1	29/01/20	FOR STRUCTURAL REVIEW	MB
No.	DATE	DESCRIPTION	INT

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



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

PROJECT:

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



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

DRAWING TITLE:

DRAWING TITLE:

DATE: _____

JAN.

DRAWN BY:

mc

DETAILS/ SECTIONS

DATE: _____

SCALE:

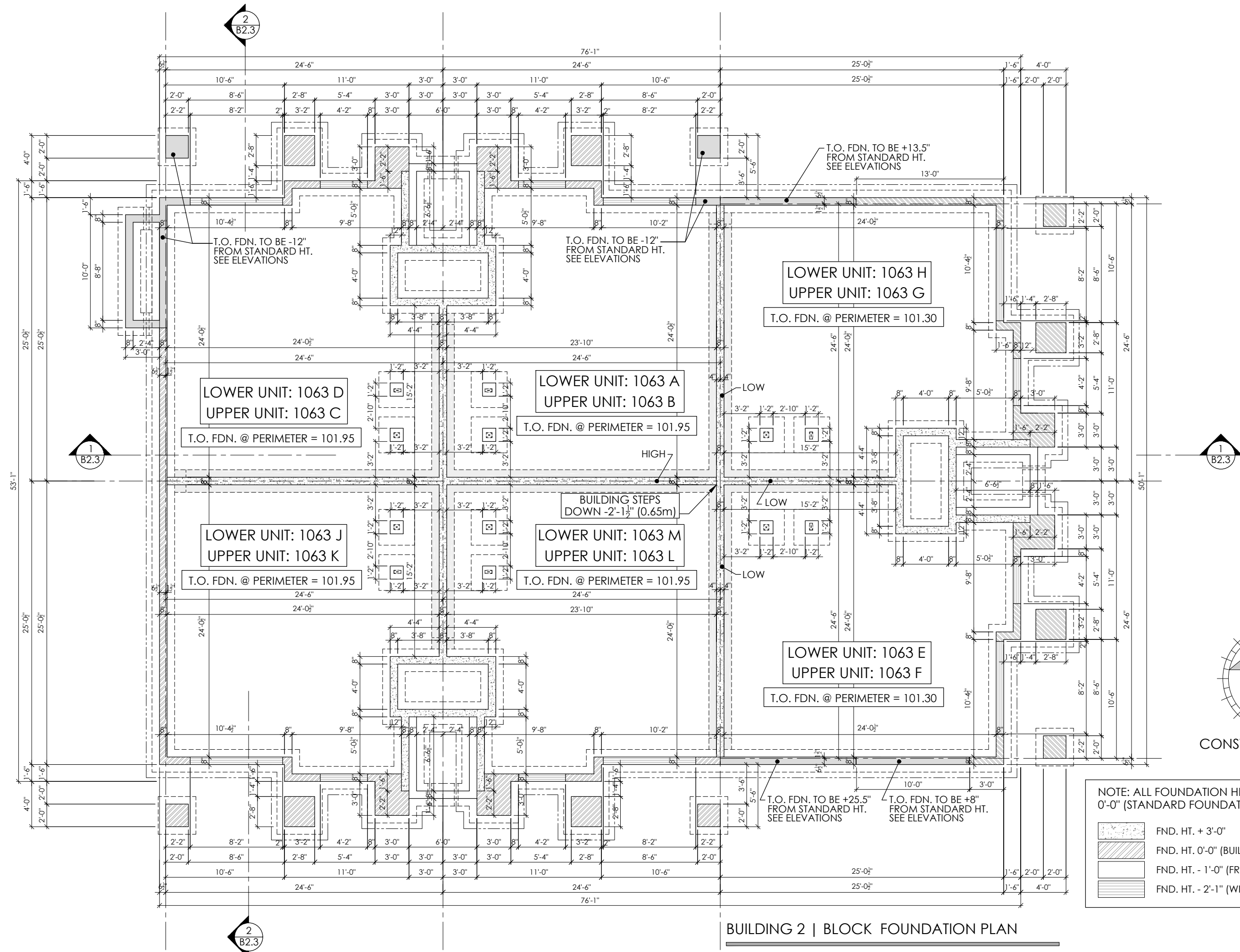
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CHECKED:

MDB

SHEET No.

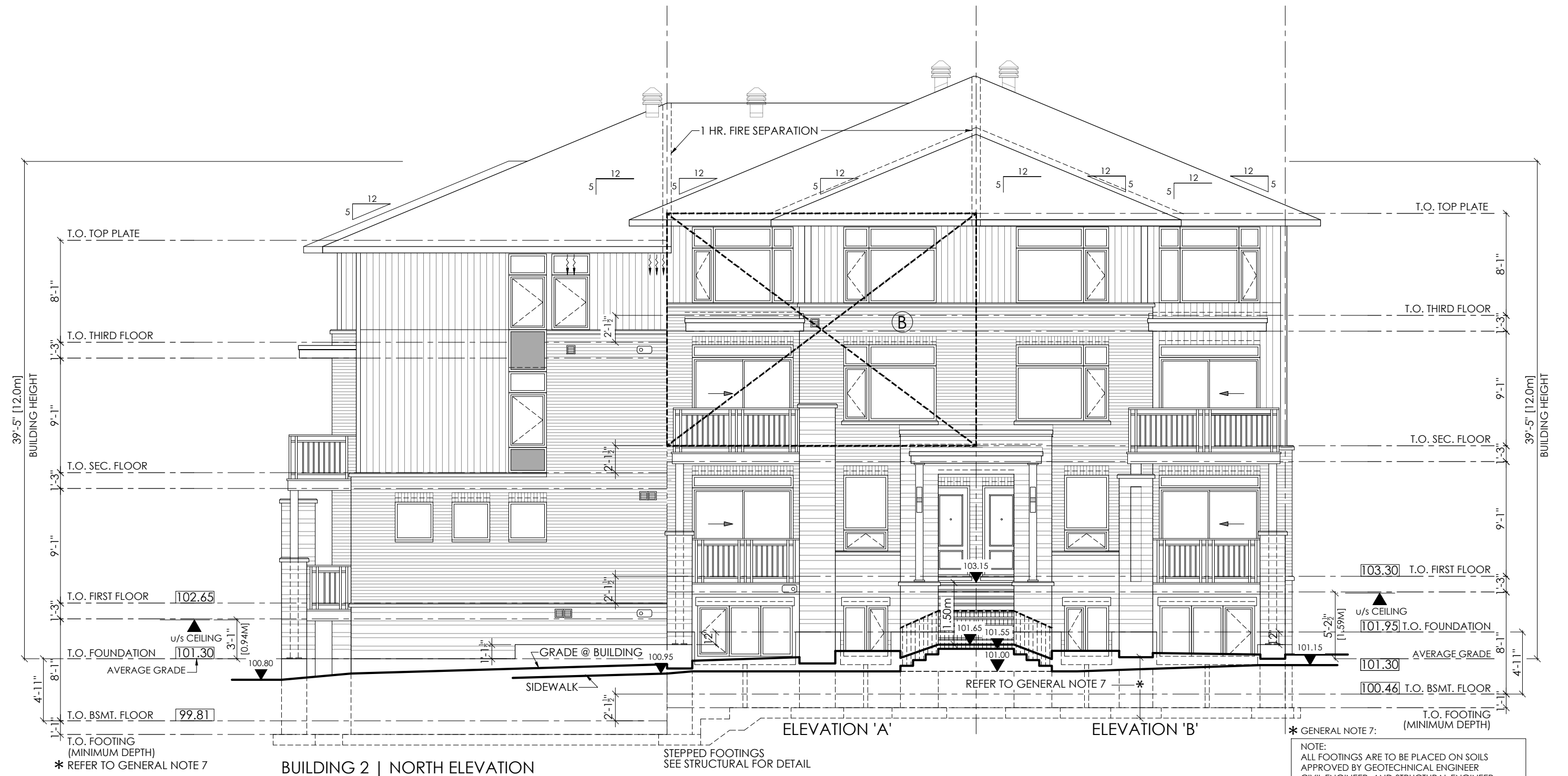
A4



BUILDING 2 | BLOCK FOUNDATION PLAN
BUILDING AREA = 358.7m² (3,861 FT²)

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

1/2" (12.0mm)	FND. HT. + 3'-0"
1/2" (12.0mm)	FND. HT. 0'-0" (BUILDING PERIMETER)
1/2" (12.0mm)	FND. HT. - 1'-0" (FRONT STAIR)
1/2" (12.0mm)	FND. HT. - 2'-1" (WINDOWS AT FRONT)



BUILDING 2 | NORTH ELEVATION

BUILDING 2: AVERAGE GRADE CALCULATIONS

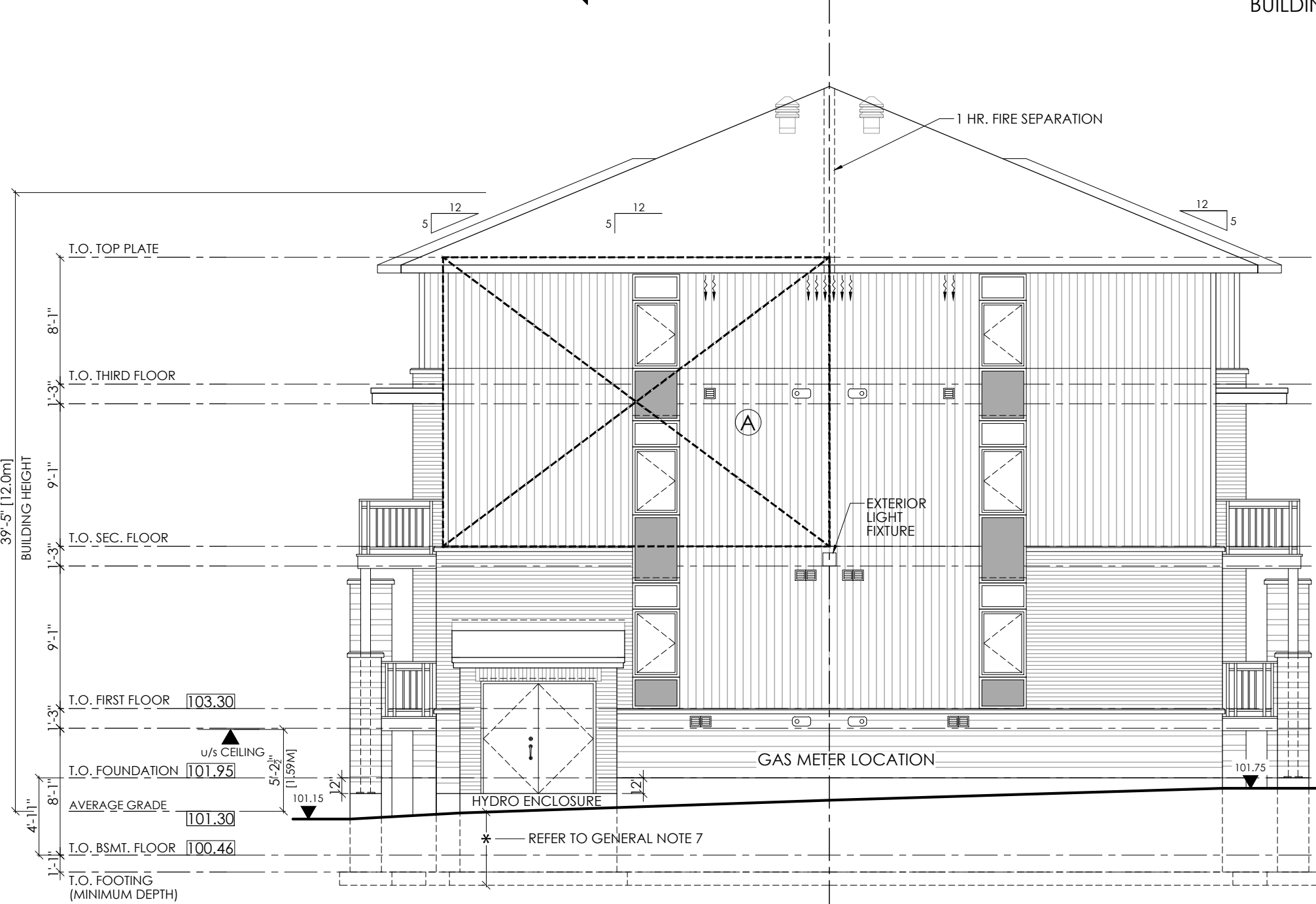
NORTH:	23.19m x	101.20	=	2,346.83
SOUTH:	23.19m x	101.45	=	2,352.63
SOUT:	15.27m x	101.00	=	1,542.27
WEST:	15.27m x	101.52	=	1,550.21
	76.92m			7,791.94

AVERAGE GRADE = 101.30

LIMITING DISTANCE = 10.32m
AREA OF EXPOSED BUILDING FACE (AREA 'B') = 451 sq.ft. (41.9m²)
MAXIMUM PERMITTED U.P.O. = 100% (9.10.14.4)
AREA OF U.P.O. = 198 sq.ft. (18m²)
PERCENT OF U.P.O. = 43.9%

REQUIRED WALL CONSTRUCTION (9.10.14.5)
- 0 HOUR FIRE RESISTANCE RATING
- COMBUSTIBLE CONSTRUCTION
- COMBUSTIBLE CLADDING
- (1-HOUR F.R.R. PROVIDED)

NOTE:
ALL FOOTINGS ARE TO BE PLACED ON SOILS 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

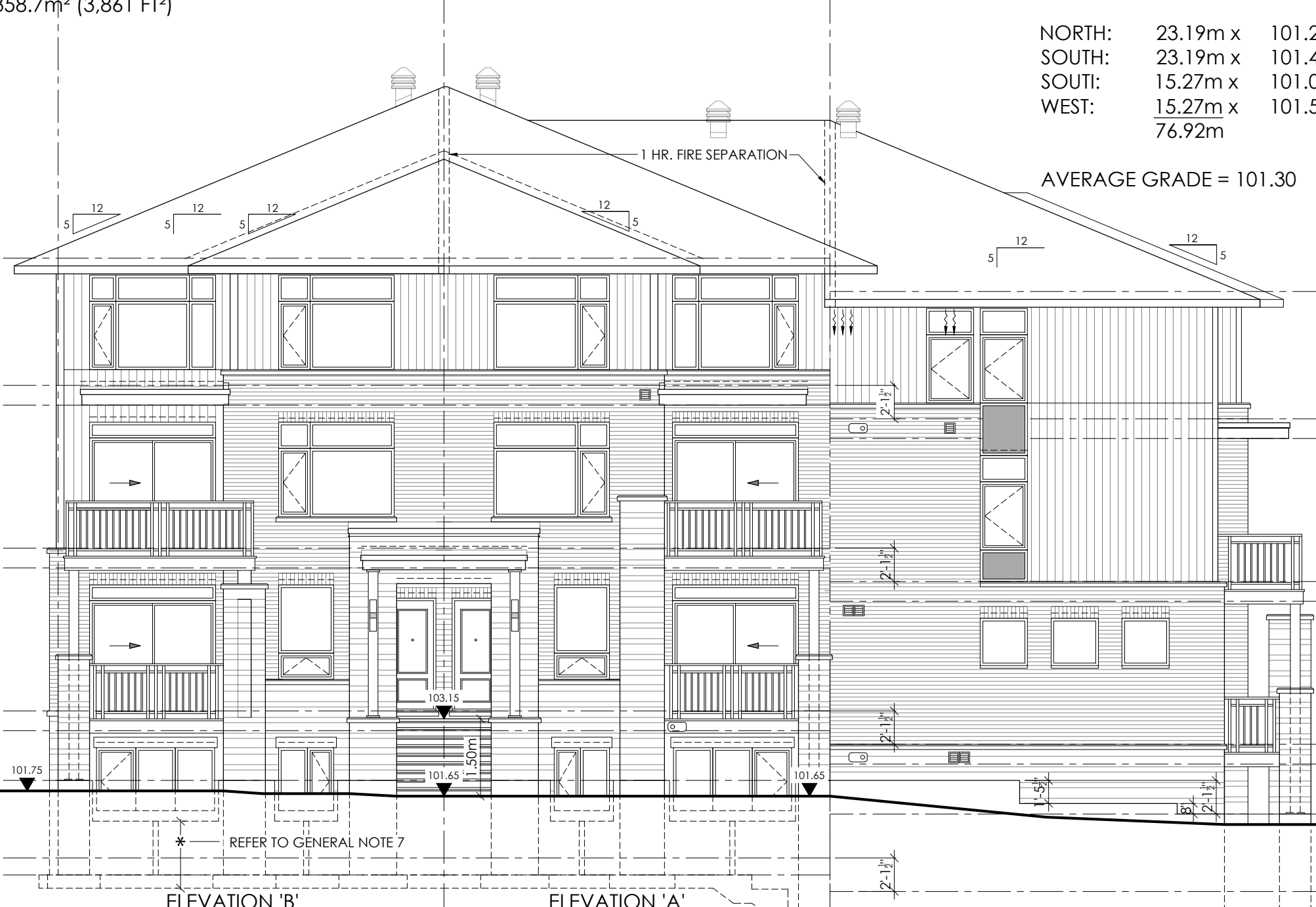


BUILDING 2 | WEST ELEVATION

LIMITING DISTANCE = 12.55m
AREA OF EXPOSED BUILDING FACE (AREA 'A') = 454 sq.ft. (42.2m²)
MAXIMUM PERMITTED U.P.O. = 100% (9.10.14.4)
AREA OF U.P.O. = 36.0 sq.ft. (3.3m²)
PERCENT OF U.P.O. = 7.9%

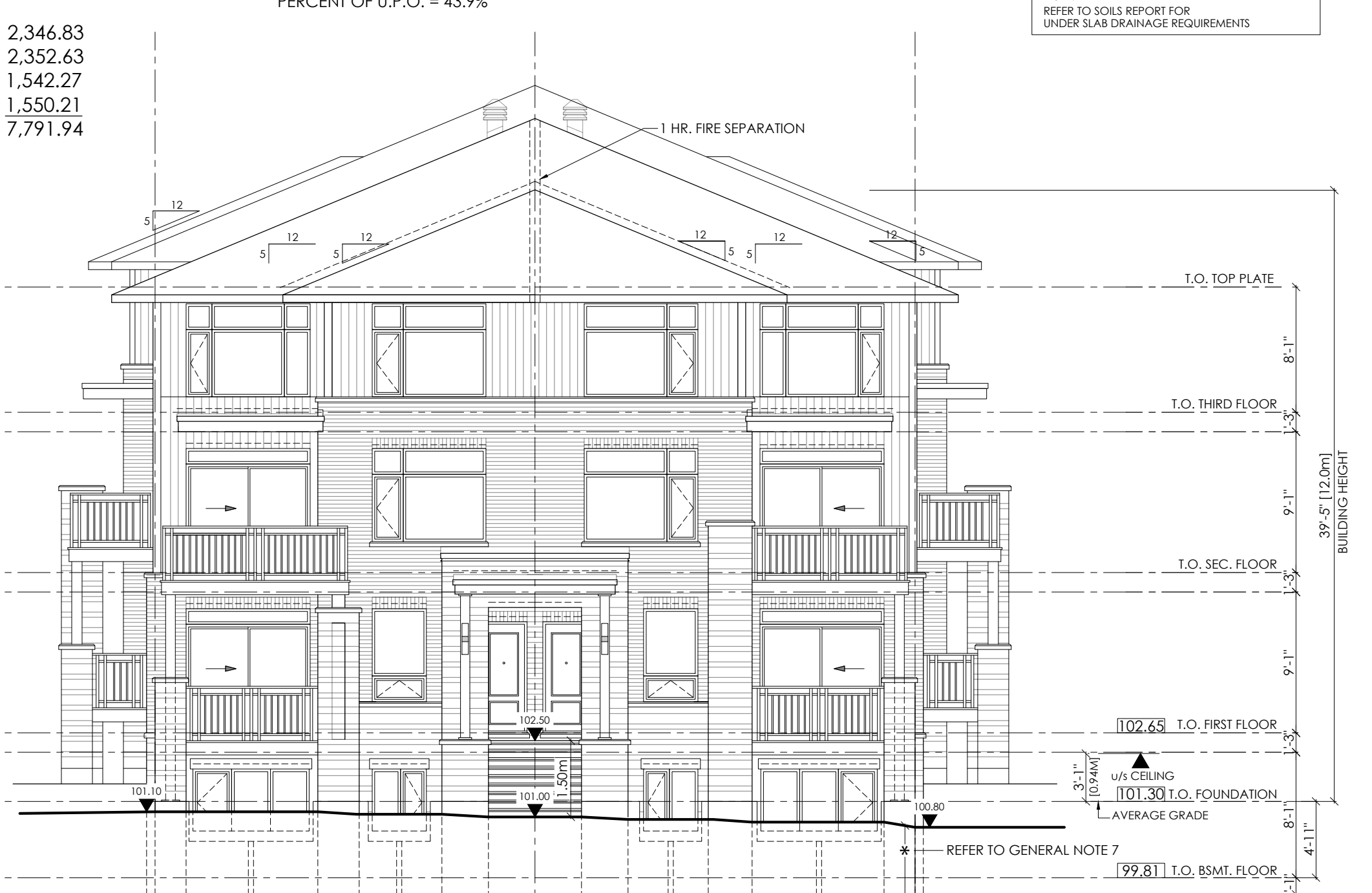
REQUIRED WALL CONSTRUCTION (9.10.14.5)
- 0 HOUR FIRE RESISTANCE RATING
- COMBUSTIBLE CONSTRUCTION
- COMBUSTIBLE CLADDING
- (1-HOUR F.R.R. PROVIDED)

HYDRO ENCLOSURE
LIMITING DISTANCE = 11.64m
AREA OF EXPOSED BUILDING FACE = 80 sq.ft. (7.4m²)
MAXIMUM PERMITTED U.P.O. = 100% (9.10.14.4)
AREA OF U.P.O. = 0 sq.ft. (0m²)
PERCENT OF U.P.O. = 0%



BUILDING 2 | SOUTH ELEVATION

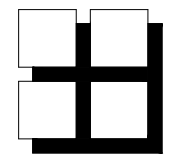
LIMITING DISTANCE = 14.0m



BUILDING 2 | EAST ELEVATION (FACING CEDAR CREEK)

LIMITING DISTANCE = 14.44m

NOTE:
ALL FOOTINGS ARE TO BE PLACED ON SOILS 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



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 PRESENT 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" 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 1/8" B PL. & CAP PL.
P7 - HSS 4" X 1/8" C/W 5/8" X 1/8" B PL. & CAP PL.
P8 - F.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.

LINE/LEAD SCHEDULE
SEE INDICATED ON PLANS

BRICK UNITS
L SIZE
1 3/4" X 2 1/4" X 3 1/2" X 5 1/4"
7'-0"
1 3/4" X 2 1/4" X 3 1/2" X 5 1/4"
7'-0"
1 3/4" X 2 1/4" X 3 1/2" X 5 1/4"
7'-0"
1 3/4" X 2 1/4" X 3 1/2" X 5 1/4"
7'-0"

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

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



NO.	DATE	DESCRIPTION	INT.
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 M&E, FOR BUILDING PERMIT	MB
4.	22/08/23	FOR CLIENT REVIEW	MB

NO.	DATE	DESCRIPTION	INT.
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 M&E, FOR BUILDING PERMIT	MB
4.	22/08/23	FOR CLIENT REVIEW	MB

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

PROJECT: BACK-TO-BACK STACKED TERRACE HOMES PATHWAYS | BUILDING #2 1063 CEDAR CREEK DRIVE, OTTAWA, ONTARIO

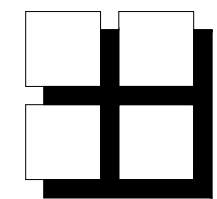
CLIENT: PHOENIX HOMES 18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE: BUILDING 2 BLOCK FOUNDATION PLAN BLOCK ELEVATIONS

DATE: JULY, 2023

SCALE: 1/8" = 1'-0"

SHEET NO.: B2.1



**M. David Blakely
Architect Inc.**

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Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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7. THIS REPRODUCTION SHALL NOT BE ALTERED.

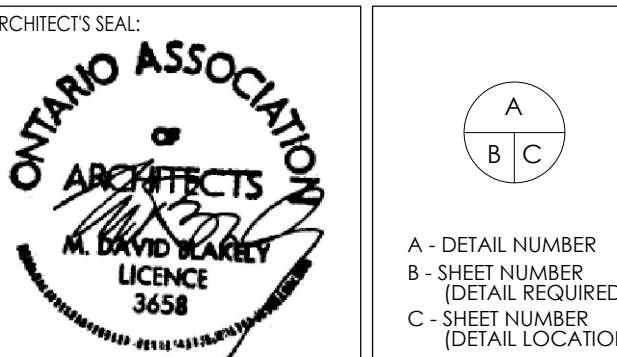
POST SCHEDULE
P1- 3" DIA. ADJUSTABLE STEEL TELEPOST
8500 POUND CAP. (MIN.)
P2- 2"x4, 6 OR 8" (AS APPLICABLE)
P3- 3"x4, 6 OR 8" (AS APPLICABLE)
P4- 4"x4, 6 OR 8" (AS APPLICABLE)
P5- 5"x4, 6 OR 8" (AS APPLICABLE)
P6- HSS 3 1/2"x3 1/2"x .188" C/W 5"x3/8"x8" B PL. & CAP PL.
P7- HSS 4"x4"x .188" C/W 5"x3/8"x8" 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 3/4" x 3 1/2" x 5/16"
8'-0" L5 3/4" x 3 1/2" x 5/16"
9'-0" L5 3/4" x 3 1/2" x 7/16"
10'-0" L6 3/4" x 4" x 7/16"
6"min. BEARING EACH END
ALL ANGLES TO BE HOT DIP 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

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

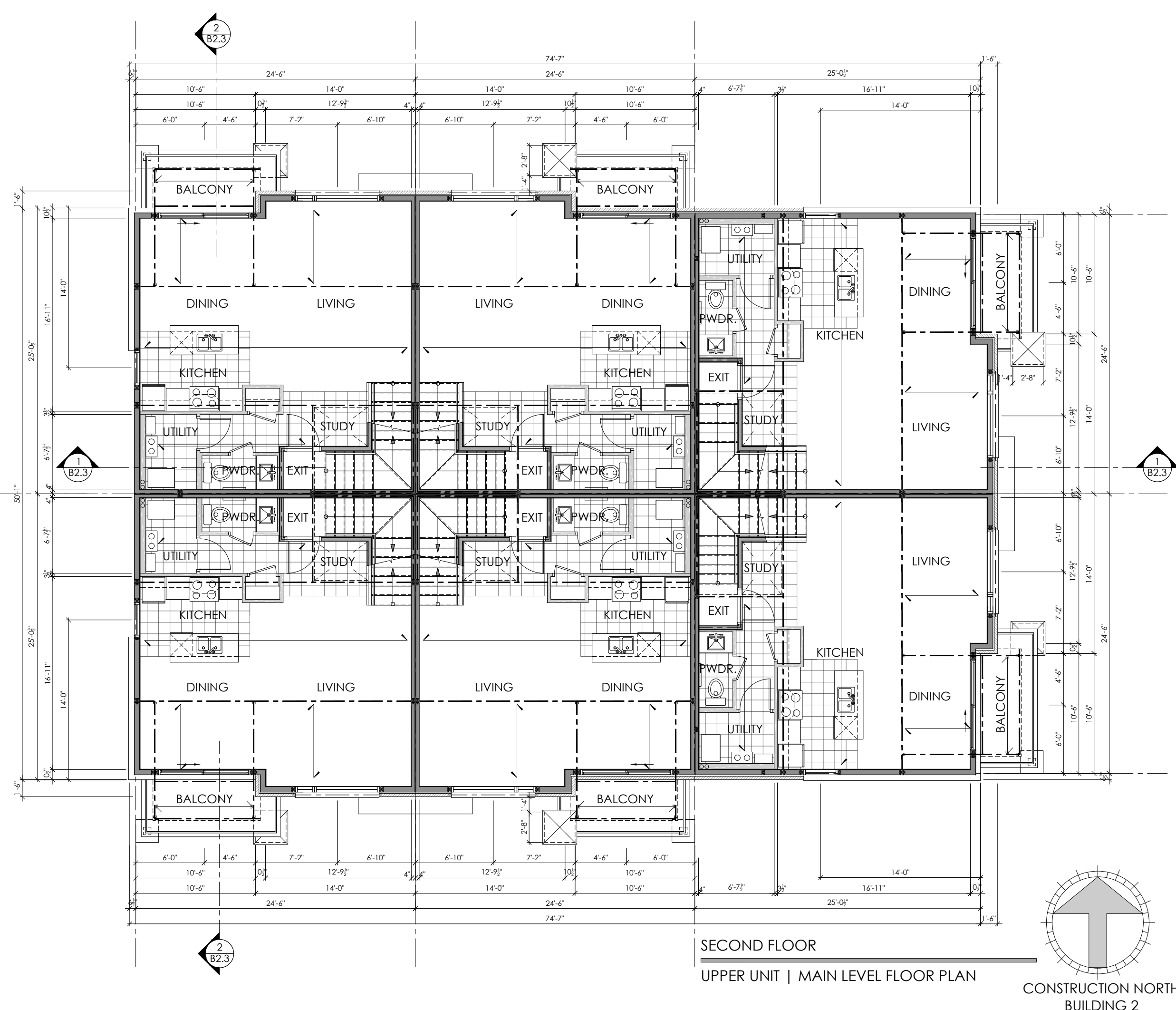


PROJECT
BACK-TO-BACK
STACKED TERRACE HOMES
PATHWAYS | BUILDING #2
1063 CEDAR CREEK DRIVE, OTTAWA, ONTARIO

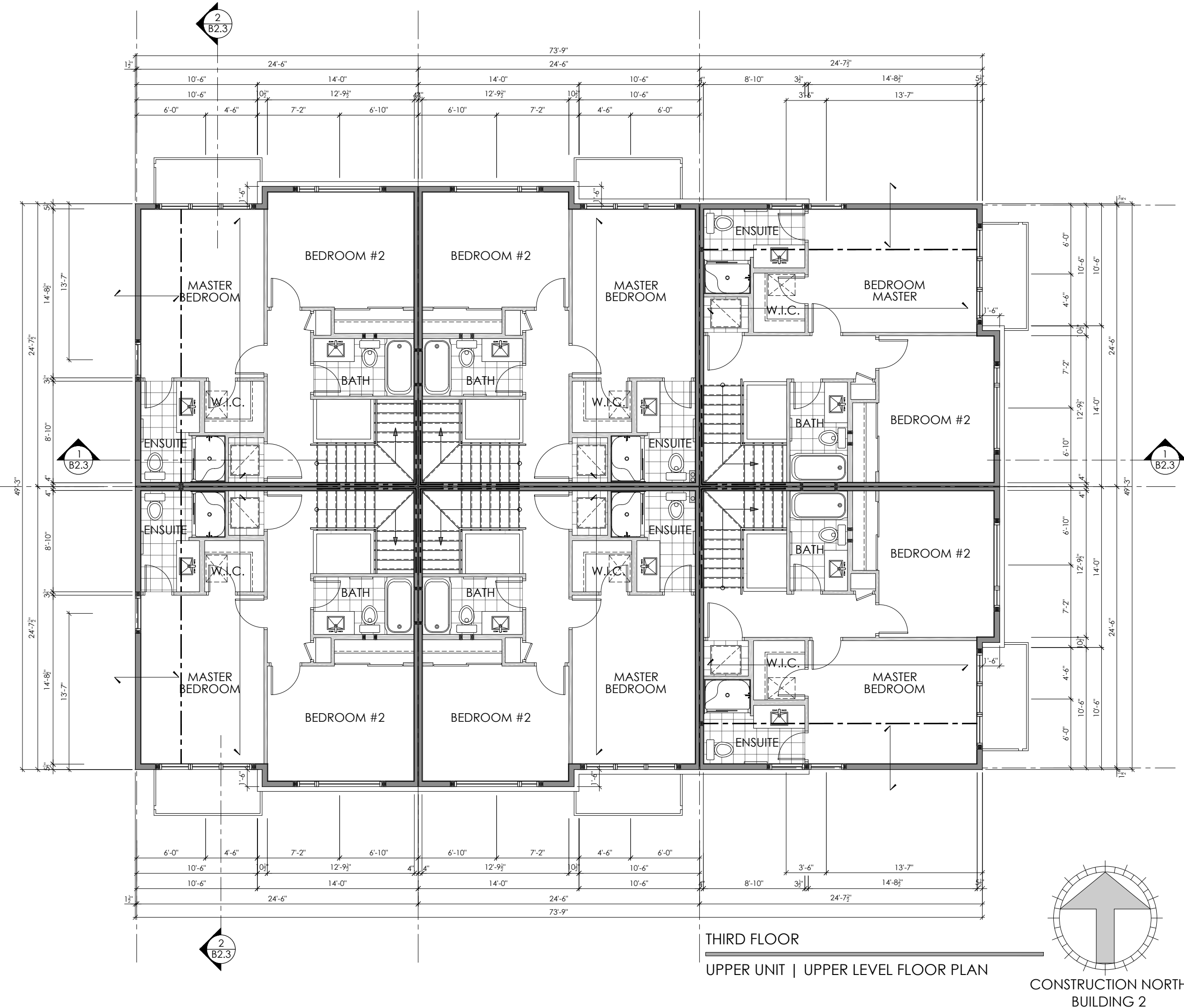
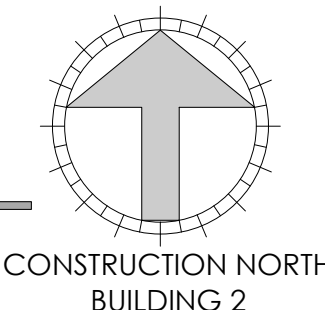
CLIENT:
 PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE:
BUILDING 2
LOWER UNIT FLOOR PLANS
UPPER UNIT FLOOR PLANS

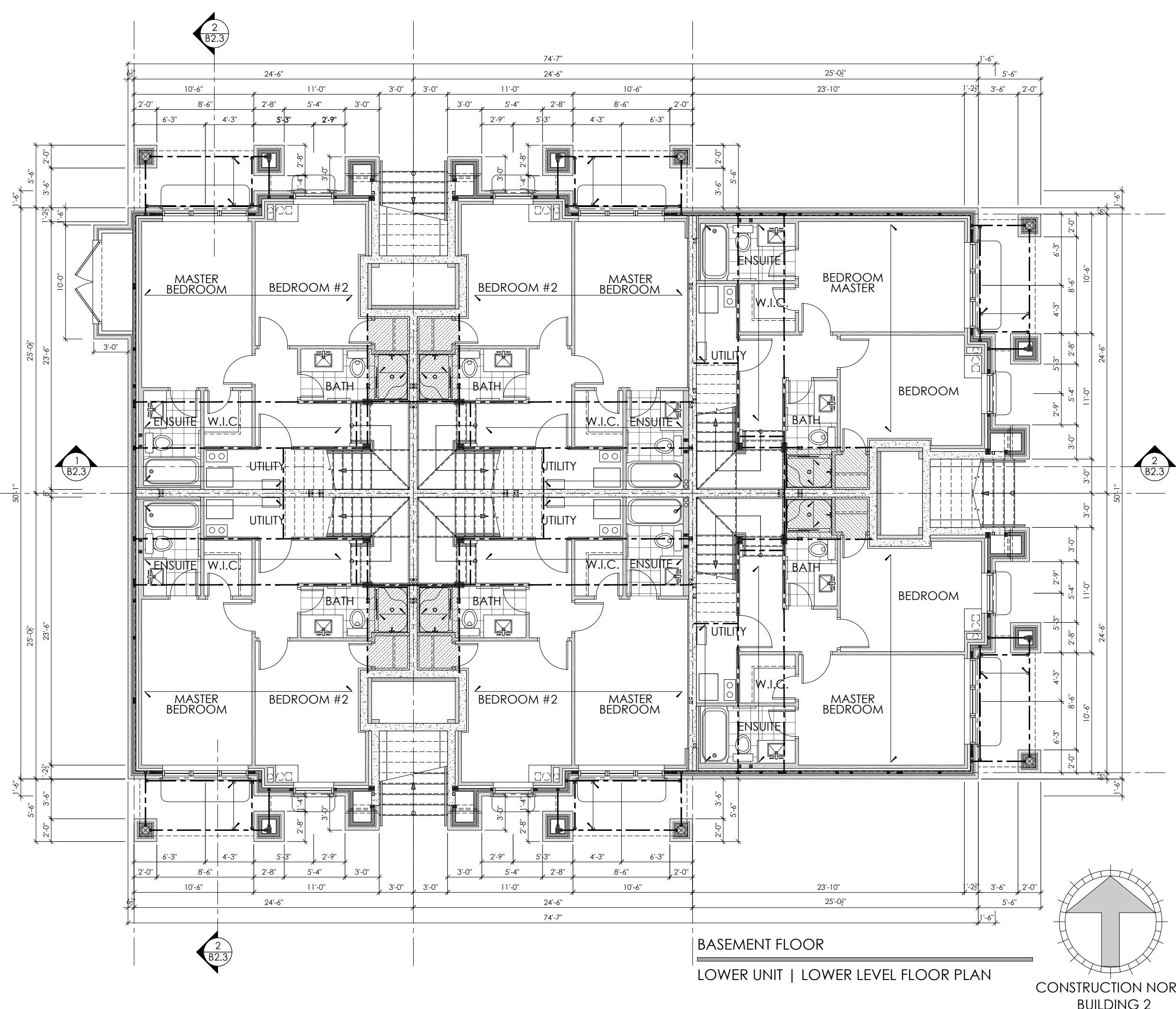
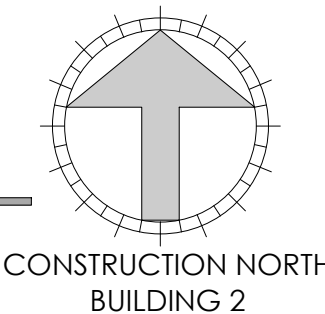
DATE: JULY 2023
SCALE: 1/8" = 1'-0"
SHEET NO.: B2.2
DRAWN BY: mdb
CHECKED: MDB



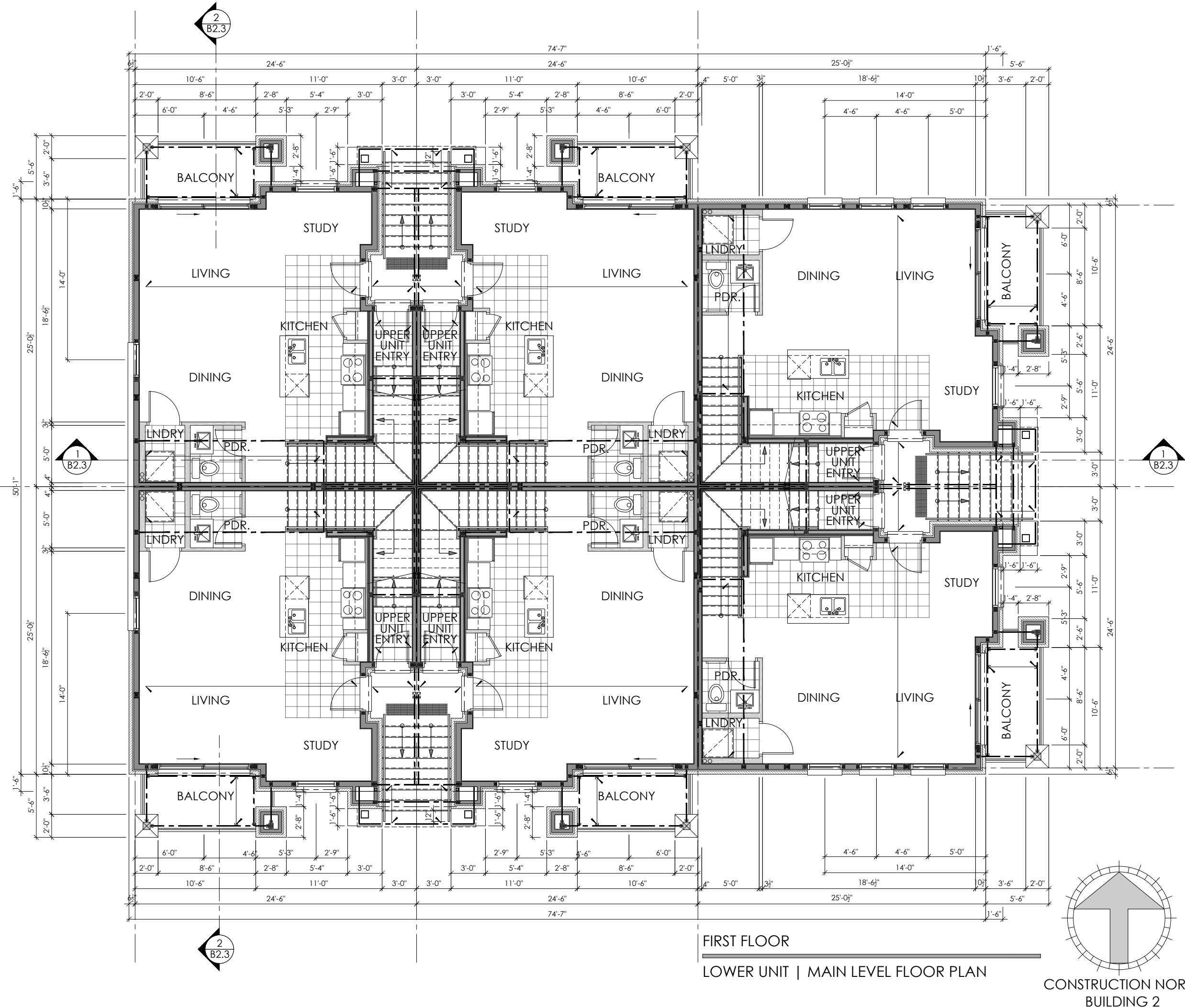
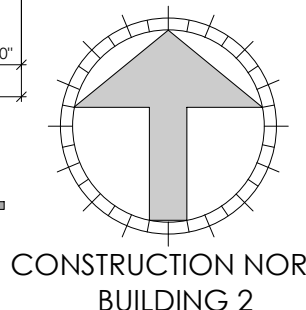
SECOND FLOOR
UPPER UNIT | MAIN LEVEL FLOOR PLAN



THIRD FLOOR
UPPER UNIT | UPPER LEVEL FLOOR PLAN



BASEMENT FLOOR
LOWER UNIT | LOWER LEVEL FLOOR PLAN



FIRST FLOOR
LOWER UNIT | MAIN LEVEL FLOOR PLAN

