

TYPICAL INTERIOR UNIT
BRIXTON- BASEMENT FLOOR PLAN (1119sq.ft)
CONDITION WHERE TERRACE TO STORAGE

UNOBSTRUCTED GLASS AREA REQUIREMENT OBC (9.7.2.3.(1))				
ROOM	CLEAR FLOOR AREA	WINDOW GLAZING AREA	% UNOBSTRUCTED GLASS AREA	
			PROVIDED	REQUIRED
BDRM 2	120.1 ^Φ	10.9 ^Φ	9.1%	5.0%
M. BDRM	165.0 ^Φ	12.9 ^Φ	7.8%	5.0%
GREAT RM	245.0 ^Φ	34.2 ^Φ	14.0%	10.0%

WINDOW OR DOOR HEADERS:
2x10's - R.O < 3'-11" = 2/2x10's
- R.O ≥ 4'-0" = 3/2x10's
LVL's SEE PLANS
*UNLESS NOTED OTHERWISE

2 or 3/2x6's (1-STOREY) 3/2x8's (2-STOREY)

WINDOW OR DOOR STUDS:
FOR 2x10 HEADERS
-(SPAN < 10ft): 1 CONT. FULL HT + 1 JACK STUD
-(SPAN ≥ 10ft): 1 CONT. FULL HT + 2 JACK STUDS
FOR LVL HEADERS
-(ALL SPANS): 1 CONT. FULL HT + 2 JACK STUDS
*UNLESS NOTED OTHERWISE

GENERAL NOTES:

- DO NOT SCALE DRAWINGS, ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE, REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE & COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE 2012 OR NATIONAL BUILDING CODE 2015, INCLUDING MOST RECENT AMENDMENTS.
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BSMT FLR NOTES:

- REFER TO PAGE A2 FOR LEGEND.
- REFER TO PAGE A35 FOR WINDOW AND DOOF DETAILS.

ST-1:STAIR FROM GRADE TO TERRACE:

- POURED CONCRETE
- 6 RISERS @ *6.67"
- 5 TREADS @ 10" + 1" NOSING
- BLACK ALUM. HANDRAILS & GUARDS

*RISER HEIGHTS MAY VARY DUE TO GRADING VARIANCE, RISERS ARE TO BE EQUAL WITHIN RUNS. RISER HTS TO BE BETWEEN 4 7/8" min. TO 7 7/8" max. TO COMPLY WITH OBC (9.8.4.2)

LEGEND:

IRREGULAR FOUNDATION CONCRETE WALL (DIM. ARE SPECIFIED)

10" FOUNDATION CONCRETE WALL

8" TYP. FOUNDATION CONCRETE WALL

1 HOUR FIRE RATED WALL (WT7/ WT8)

ISSUE RECORD:		
NO.	DISCRIPTION	DATE

CLIENT:
URBANDALE CONSTRUCTION LTD
2193 ARCH STREET, OTTAWA
TEL: 613-731-6331

PRELIMINARY
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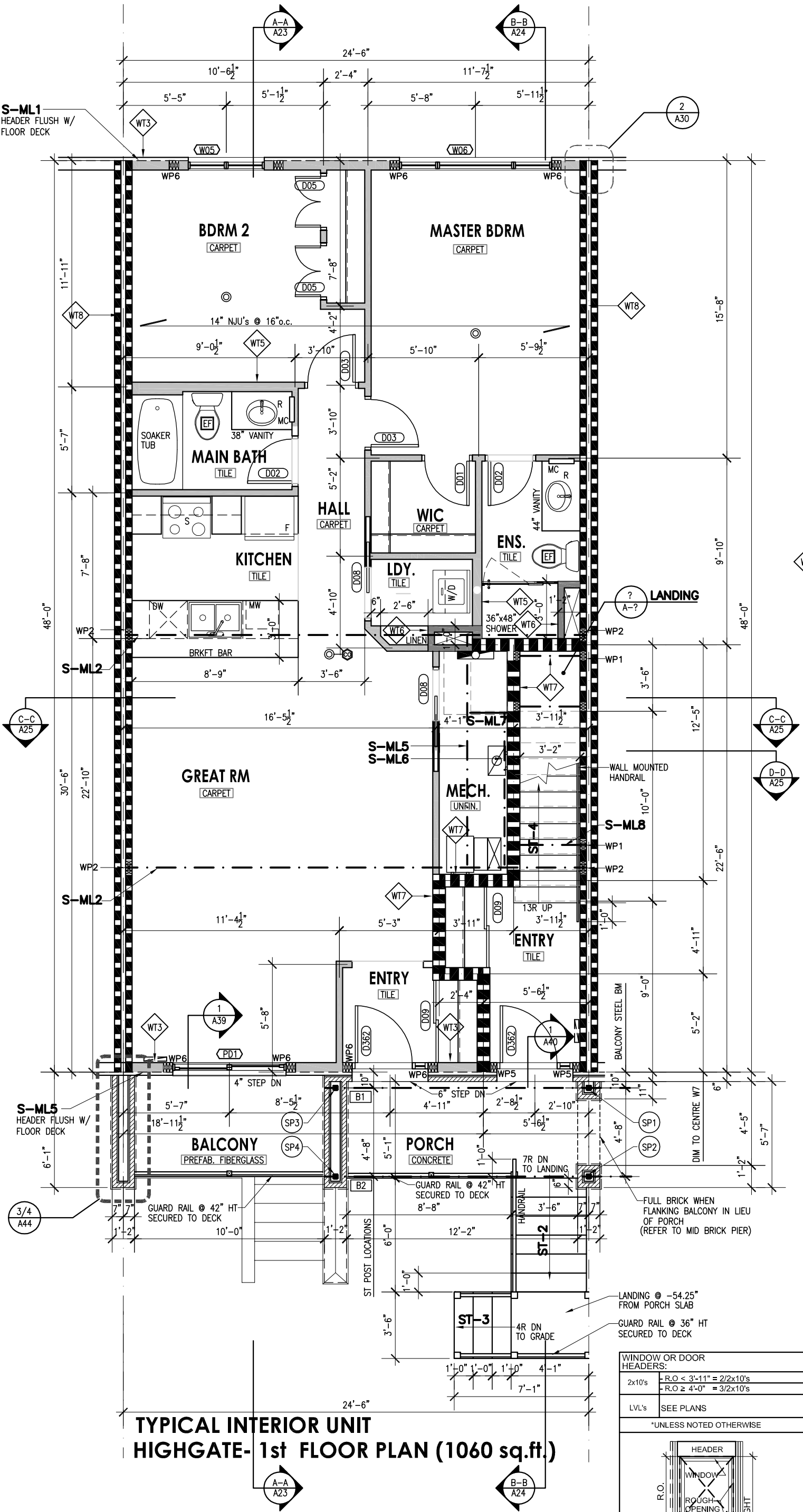
REVIEWED:	APPROVED:	JOB NO.
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PROJECT: **LOCALE FLATS**
URBANDALE STACKED TOWNHOMES
COWAN'S GROVE

DWG: **TYPICAL INTERIOR UNIT
BASEMENT FLOOR PLAN**

SCALE: 3/16" = 1'-0"	DWG No: A2
DATE: MARCH 5,2020	OF 17

ARCHITECTURAL



TYPICAL INTERIOR UNIT
HIGHGATE-1st FLOOR PLAN (1060 sq.ft.)

UNOBSTRUCTED GLASS AREA REQUIREMENT
OBC (9.7.2.3.(1))

ROOM	CLEAR FLOOR AREA	WINDOW GLAZING AREA	% UNOBSTRUCTED GLASS AREA	
			PROVIDED	REQUIRED
GREAT RM	326.6 ^Φ	34.2 ^Φ	10.5%	10.0%

WINDOW OR DOOR HEADERS:	
2x10's	-R.O < 3'-11" = 2/2x10's -R.O ≥ 4'-0" = 3/2x10's
LVL's	SEE PLANS
*UNLESS NOTED OTHERWISE	
WINDOW OR DOOR STUDS:	
FOR 2x10 HEADERS -(SPAN < 10ft): 1 CONT. FULL HT + 1 JACK STUD -(SPAN ≥ 10ft): 1 CONT. FULL HT + 2 JACK STUDS	
FOR LVL HEADERS -(ALL SPANS): 1 CONT. FULL HT + 2 JACK STUDS	
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- 1st FLR NOTES:
- REFER TO PAGE A2 FOR LEGEND.
 - REFER TO PAGE A35 FOR WINDOW AND DOOR DETAILS.

- ST-2:STAIR FROM PORCH TO LANDING:
- POURED CONCRETE
 - 7 RISERS @ 7.75"
 - 6 TREADS @ 10" + 1" NOSING
 - BLACK ALUM. HANDRAILS & GUARDS
- ST-3:STAIR FROM LANDING TO GRADE:
- POURED CONCRETE
 - 4 RISERS @ 7.44"
 - 3 TREADS @ 10" + 1" NOSING
 - BLACK ALUM. HANDRAILS & GUARDS
- *RISER HEIGHTS MAY VARY DUE TO GRADING VARIANCE, RISERS ARE TO BE EQUAL WITHIN RUNS. RISER HTS TO BE BETWEEN 4 7/8" min. TO 7 7/8" max. TO COMPLY WITH OBC (9.8.4.2)

- ST-4:STAIR UP TO 2nd FLOOR:
- FINISHED: OAK HARDWOOD
 - 13 RISERS @ 7.44"
 - 12 TREADS @ 10" + 1" NOSING
 - OAK HANDRAILS & SPINDLES
- ST-5:STAIR UP TO 2nd FLOOR:
- FINISHED: OAK HARDWOOD
 - 4 RISERS @ 7.44"
 - 3 TREADS @ 10" + 1" NOSING
 - OAK HANDRAILS & SPINDLES

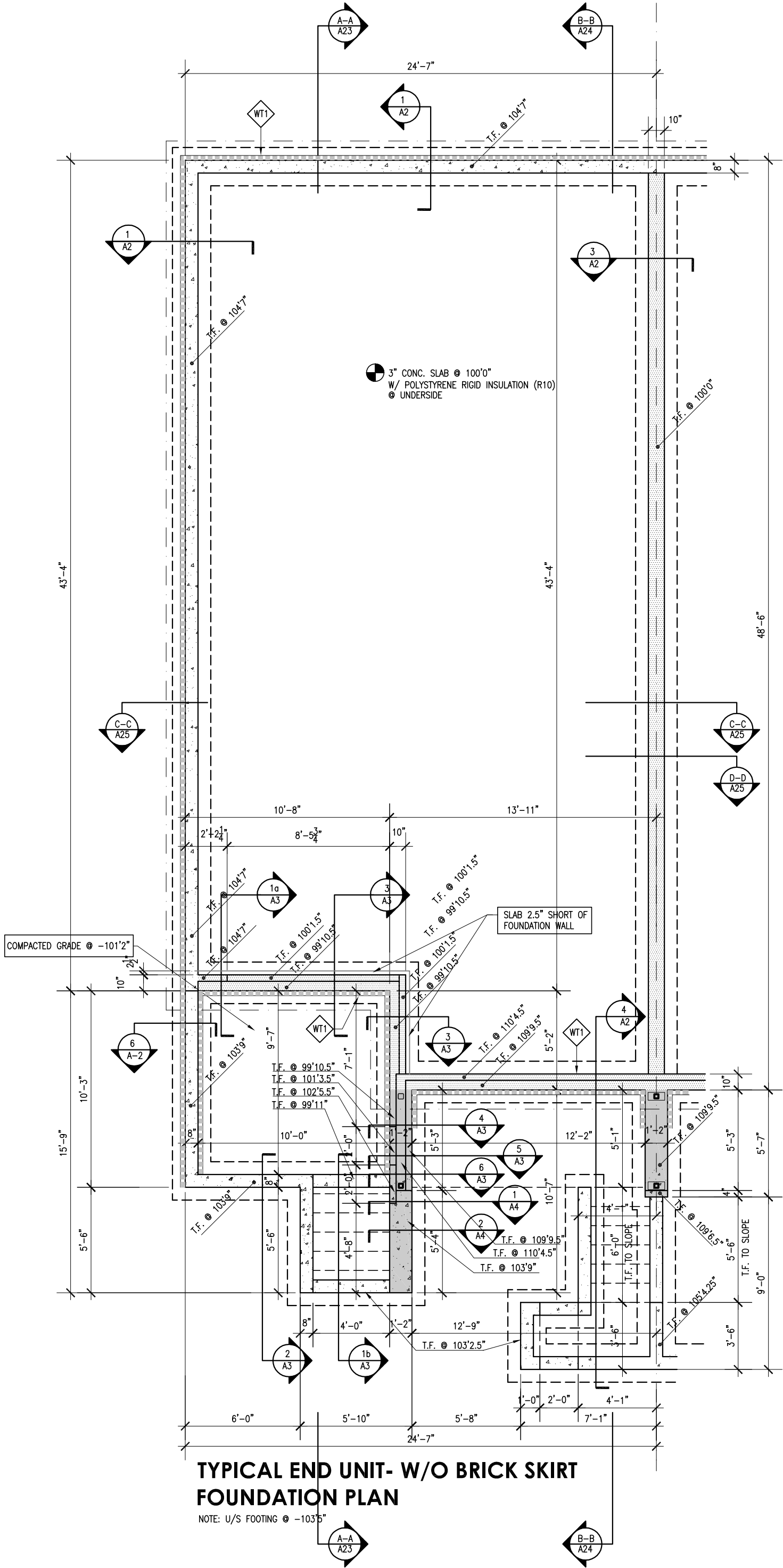
- LEGEND:
- 1 HOUR FIRE RATED WALL (WT7/ WT8)
 - SPACE RESERVED FOR WATER, SEWER LINES & STACK VENT (ENCLOSED W/ WT6)

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TEL: 613-731-6331

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REVIEWED:	APPROVED:	JOB NO.
PROJECT: LOCALE FLATS URBANDALE STACKED TOWNHOMES COWAN'S GROVE		
DWG: TYPICAL INTERIOR UNIT 1st FLOOR PLAN		
SCALE: DATE:	3/16" = 1'-0" MARCH 5,2020	DWG No: A3 OF 17
ARCHITECTURAL		



TYPICAL END UNIT- W/O BRICK SKIRT
FOUNDATION PLAN

NOTE: U/S FOOTING @ -103'5"

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FOUNDATION NOTES:

NOTE: TOP OF SLAB REFERENCE BEARING @ 100'0" COORDINATE W/ GEODETIC ELEVATION ON SITE PLAN BY CIVIL.

LEGEND:

- 2 7/8" (R12.1) RIGID GLASS FIBER BOARD INSULATION
- IRREGULAR FOUNDATION CONCRETE WALL (DIM. ARE SPECIFIED)
- 10" FOUNDATION CONCRETE WALL
- 8" TYP. FOUNDATION CONCRETE WALL
- 4" WEEP TILE RUNS ALONG EXCAVATED BASEMENT AREAS (INDICATED BY DASHED DOT LINE)

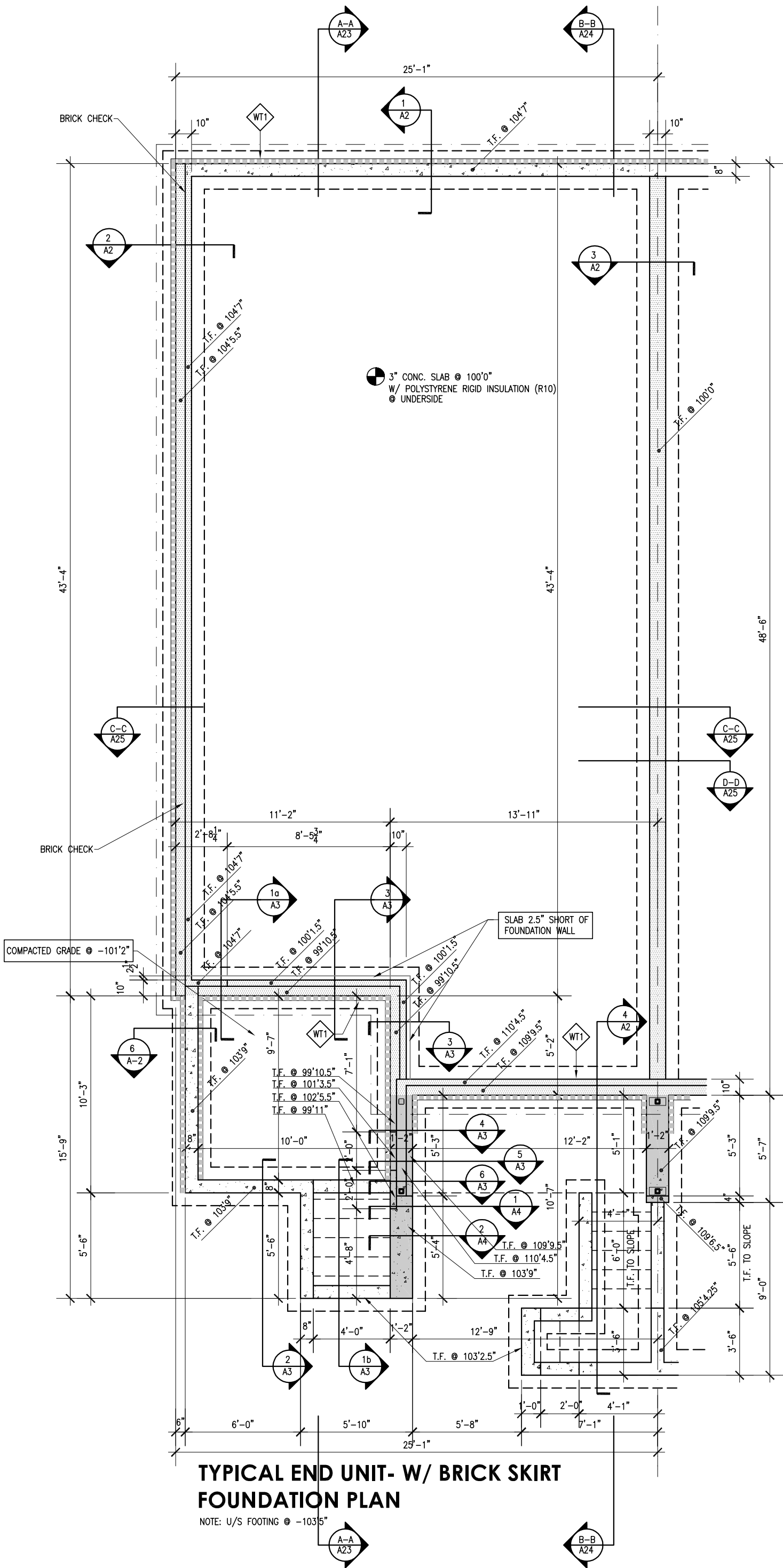
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PROJECT: LOCALE FLATS URBANDALE STACKED TOWNHOMES COWAN'S GROVE		
DWG: TYPICAL END UNIT FOUNDATION PLAN W/O BRICK SKIRT		
SCALE: 3/16" = 1'-0"	DWG No: A5 OF 17	
DATE: MARCH 5,2020	ARCHITECTURAL	



TYPICAL END UNIT- W/ BRICK SKIRT
FOUNDATION PLAN

NOTE: U/S FOOTING @ -103'5"

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LEGEND:

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- IRREGULAR FOUNDATION CONCRETE WALL (DIM. ARE SPECIFIED)
- 10" FOUNDATION CONCRETE WALL
- 8" TYP. FOUNDATION CONCRETE WALL
- 4" WEEP TILE RUNS ALONG EXCAVATED BASEMENT AREAS (INDICATED BY DASHED DOT LINE)

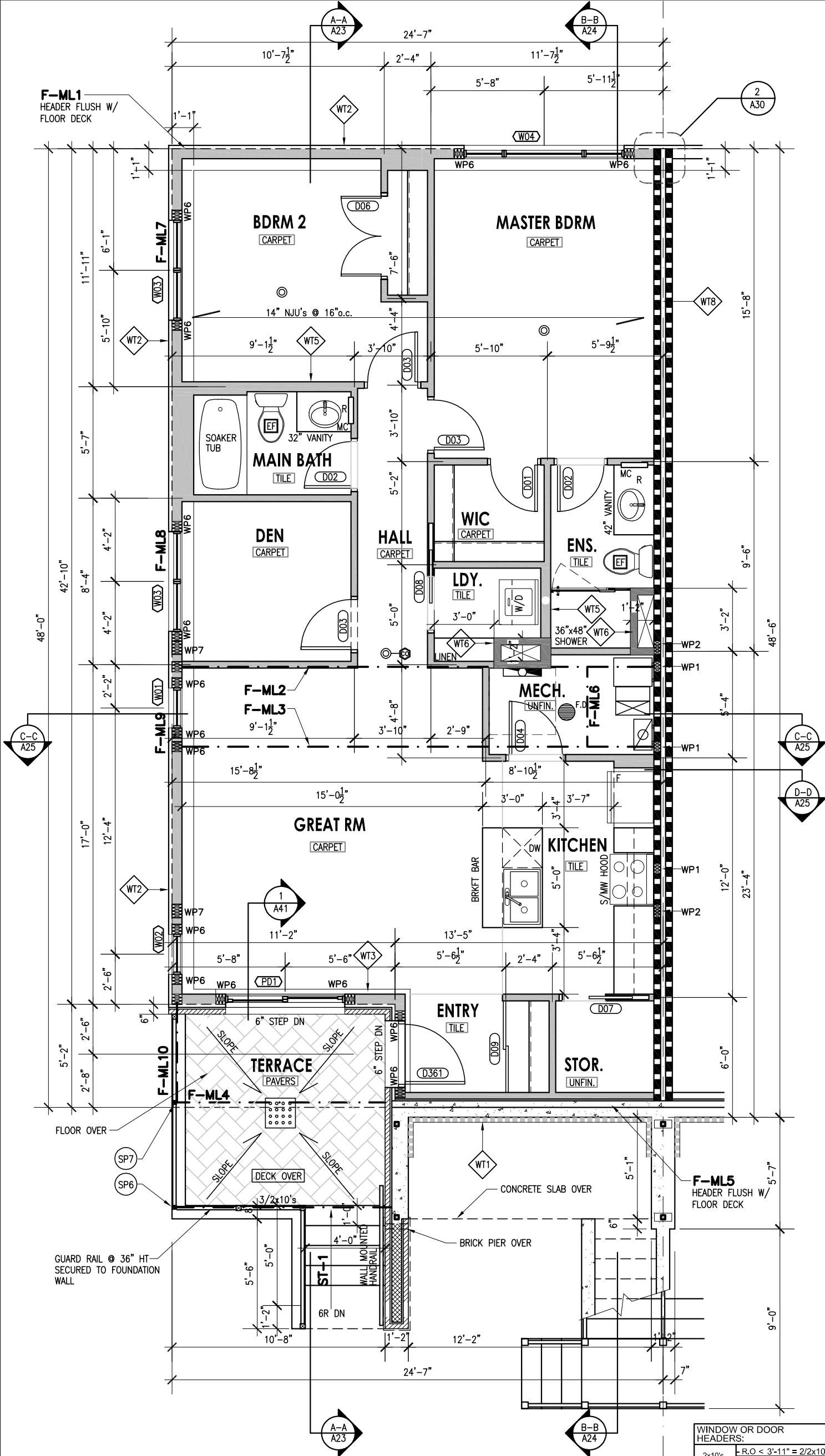
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REVIEWED:	APPROVED:	JOB NO.
PROJECT: LOCALE FLATS URBANDALE STACKED TOWNHOMES COWAN'S GROVE		
DWG: TYPICAL END UNIT FOUNDATION PLAN WITH BRICK SKIRT		
SCALE: 3/16" = 1'-0"	DWG No: A6 OF 17	
DATE: MARCH 5,2020	ARCHITECTURAL	



TYPICAL END UNIT - W/O BRICK SKIRT
BRIXTON- BASEMENT FLOOR PLAN (1119sq.ft)

UNOBSTRUCTED GLASS AREA REQUIREMENT OBC (9.7.2.3.(1))				
ROOM	CLEAR FLOOR AREA	WINDOW GLAZING AREA	% UNOBSTRUCTED GLASS AREA	
			PROVIDED	REQUIRED
BDRM 2	120.1 ^Φ	10.9 ^Φ	9.1%	5.0%
M. BDRM	165.0 ^Φ	12.9 ^Φ	7.8%	5.0%
DEN	67.7 ^Φ	10.9 ^Φ	16.1%	10.0%
GREAT RM	245.0 ^Φ	42.2 ^Φ	17.2%	10.0%

WINDOW OR DOOR HEADERS:	
2x10's	-R.O < 3'-11" = 2/2x10's -R.O ≥ 4'-0" = 3/2x10's
LVL's	SEE PLANS
*UNLESS NOTED OTHERWISE	
WINDOW OR DOOR STUDS:	
FOR 2x10 HEADERS -(SPAN < 10ft): 1 CONT. FULL HT + 1 JACK STUD -(SPAN ≥ 10ft): 1 CONT. FULL HT + 2 JACK STUDS	
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BSMT FLR NOTES:

- REFER TO PAGE A2 FOR LEGEND.
- REFER TO PAGE A35 FOR WINDOW AND DOOF DETAILS.

ST-1:STAIR FROM GRADE TO TERRACE:

- POURED CONCRETE
- 6 RISERS @ *6.67"
- 5 TREADS @ 10" + 1" NOSING
- BLACK ALUM. HANDRAILS & GUARDS

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LEGEND:

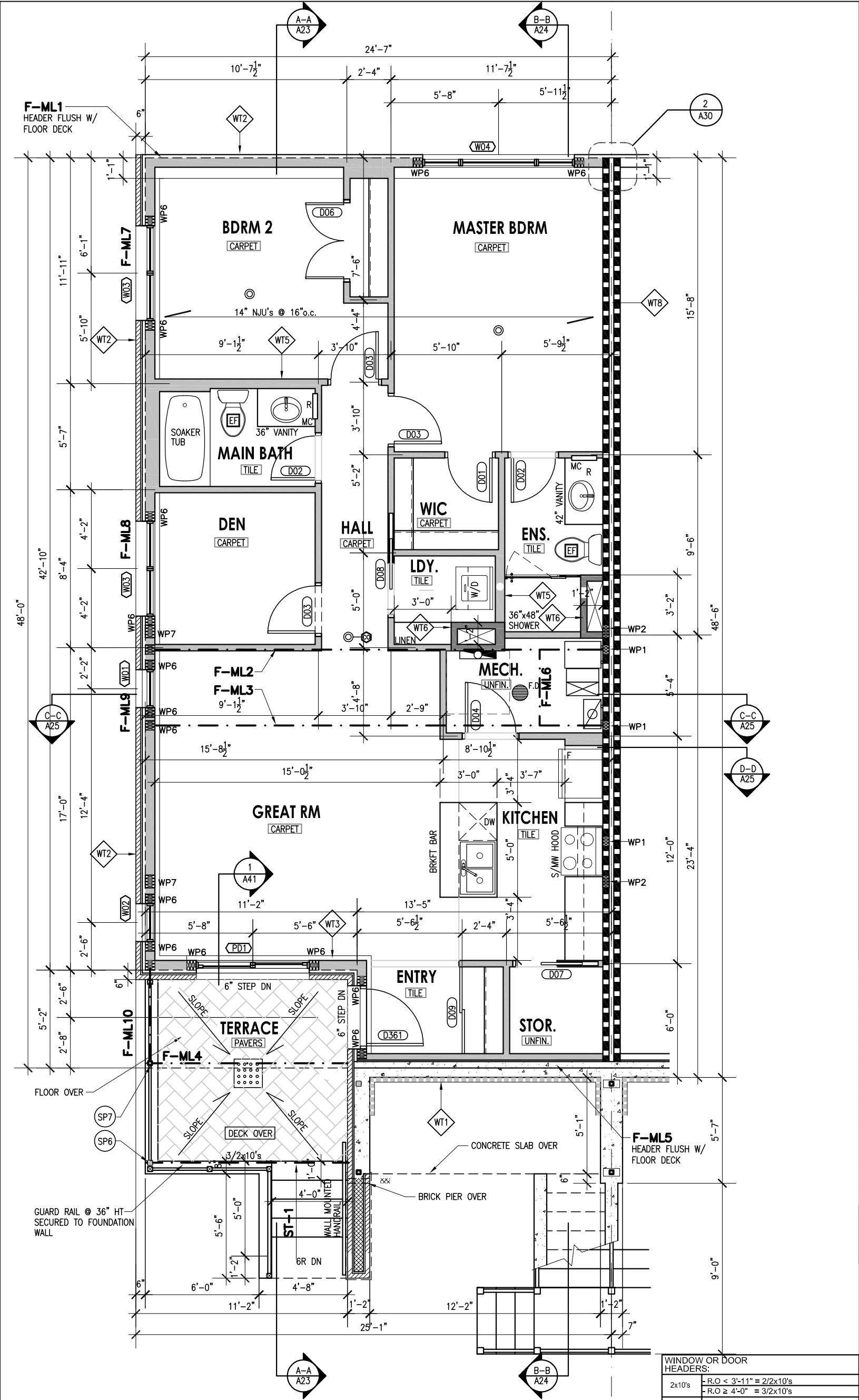
- IRREGULAR FOUNDATION CONCRETE WALL (DIM. ARE SPECIFIED)
- 10" FOUNDATION CONCRETE WALL
- 8" TYP. FOUNDATION CONCRETE WALL
- 1 HOUR FIRE RATED WALL (WT7/ WT8)

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REVIEWED:	APPROVED:	JOB NO.
PROJECT: LOCALE FLATS URBANDALE STACKED TOWNHOMES COWAN'S GROVE		
DWG: TYPICAL END UNIT BASEMENT FLOOR PLAN W/O BRICK SKIRT		
SCALE: 3/16" = 1'-0"	DWG No: A7 OF 17	
DATE: MARCH 5,2020	ARCHITECTURAL	



TYPICAL END UNIT - WITH BRICK SKIRT
BRIXTON- BASEMENT FLOOR PLAN (1119sq.ft)

UNOBSTRUCTED GLASS AREA REQUIREMENT OBC (9.7.2.3.(1))				
ROOM	CLEAR FLOOR AREA	WINDOW GLAZING AREA	% UNOBSTRUCTED GLASS AREA	
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8" TYP. FOUNDATION CONCRETE WALL

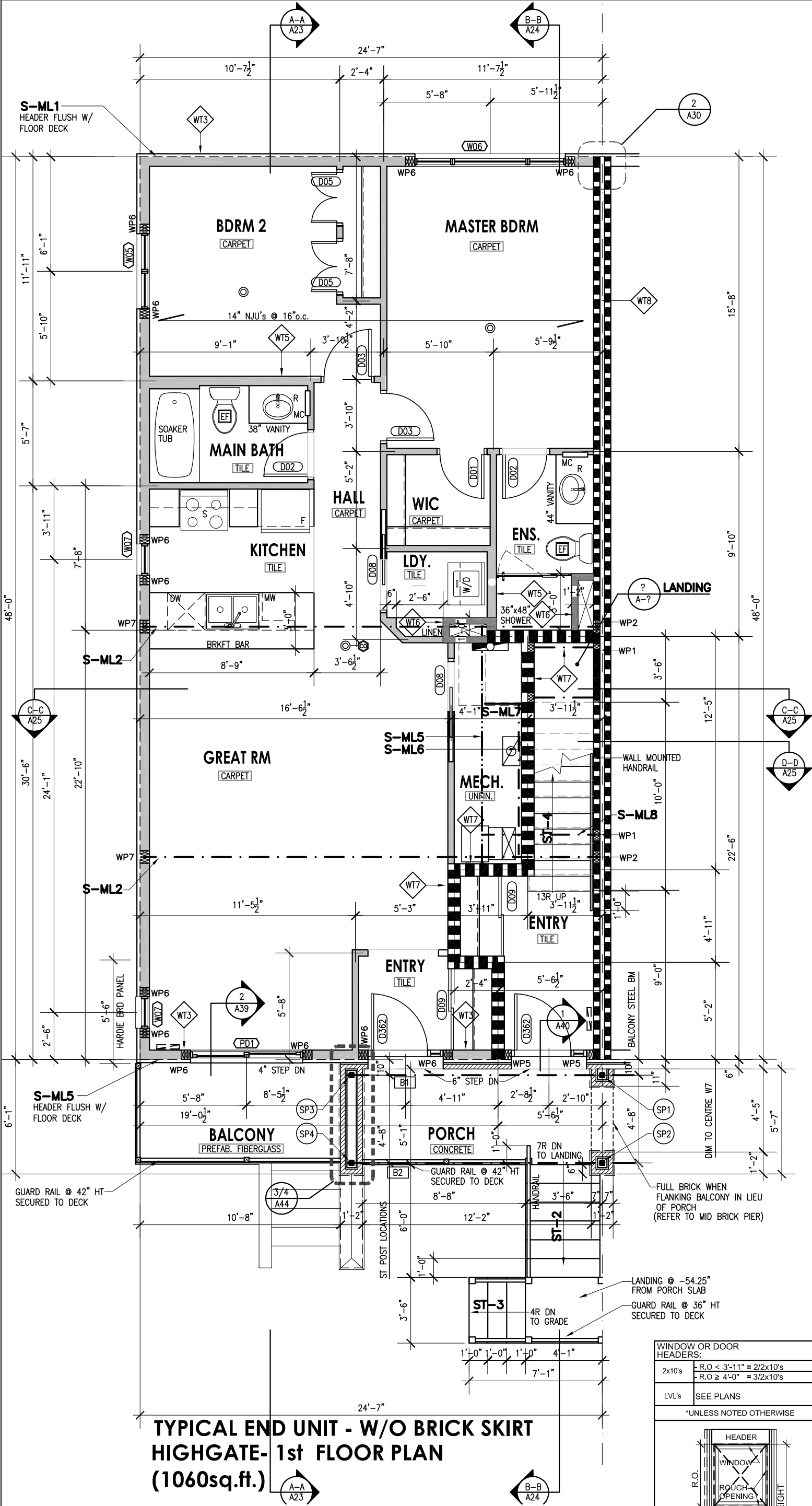
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DWG: TYPICAL END UNIT BASEMENT FLOOR PLAN W/ BRICK SKIRT		
SCALE: 3/16" = 1'-0"	DWG No: A8 OF 17	
DATE: MARCH 5,2020	ARCHITECTURAL	



TYPICAL END UNIT - W/O BRICK SKIRT
HIGHGATE- 1st FLOOR PLAN
(1060sq.ft.)

WINDOW OR DOOR HEADERS:	
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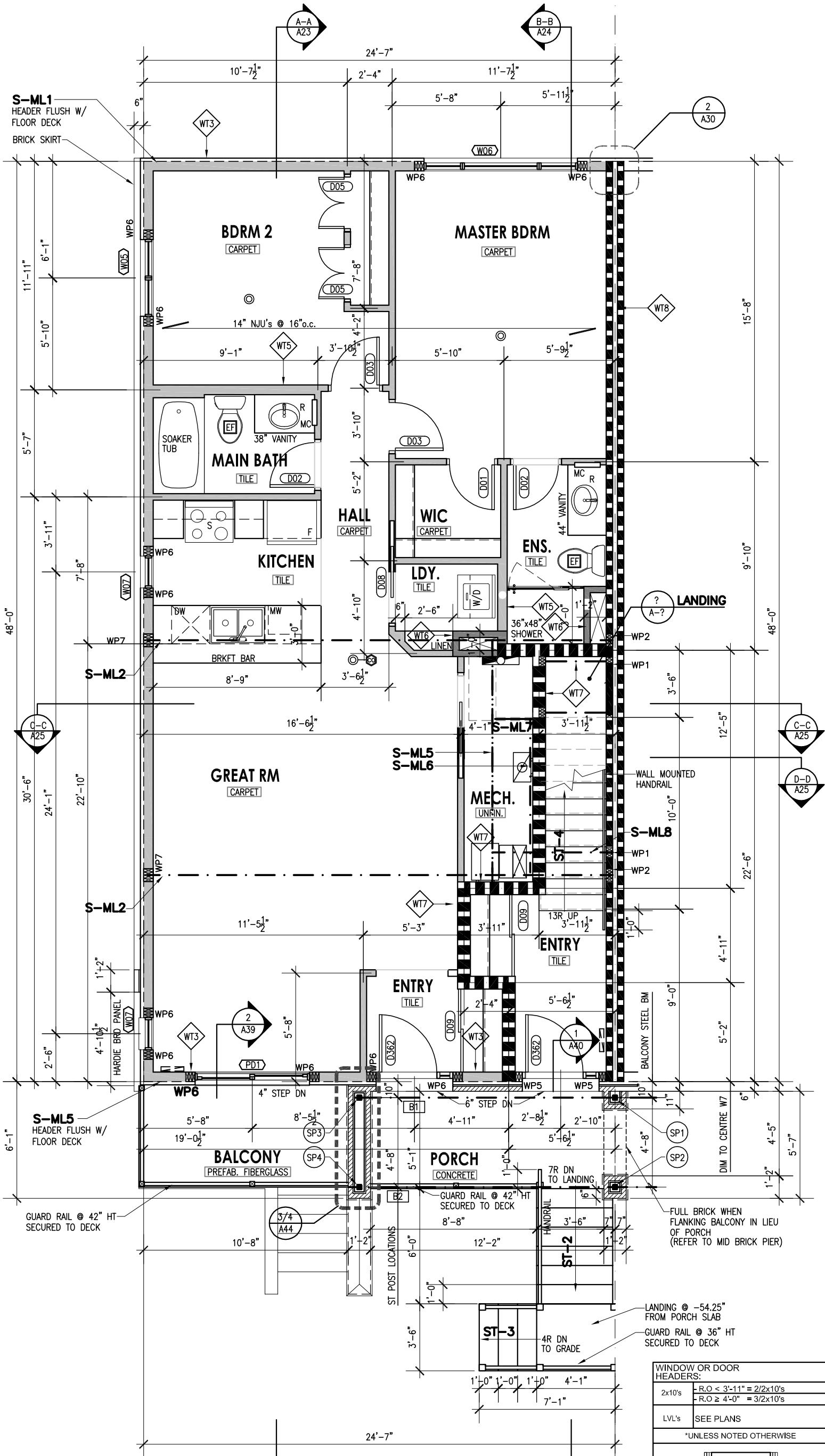
- LEGEND:
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SCALE: 3/16" = 1'-0"	DWG No: A9 OF 17	
DATE: MARCH 5,2020	ARCHITECTURAL	



TYPICAL END UNIT - WITH BRICK SKIRT
HIGHGATE- 1st FLOOR PLAN (1060sq.ft.)

GENERAL NOTES:

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- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE, REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE & COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
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1st FLR NOTES:

- REFER TO PAGE A2 FOR LEGEND.
- REFER TO PAGE A35 FOR WINDOW AND DOOF DETAILS.

ST-2:STAIR FROM PORCH TO LANDING:

- POURED CONCRETE
- 7 RISERS @ 7.75"
- 6 TREADS @ 10" + 1" NOSING
- BLACK ALUM. HANDRAILS & GUARDS

ST-3:STAIR FROM LANDING TO GRADE:

- POURED CONCRETE
- 4 RISERS @ 7.44"
- 3 TREADS @ 10" + 1" NOSING
- BLACK ALUM. HANDRAILS & GUARDS

*RISER HEIGHTS MAY VARY DUE TO GRADING VARIANCE, RISERS ARE TO BE EQUAL WITHIN RUNS. RISER HTS TO BE BETWEEN 4 7/8" min. TO 7 7/8" max. TO COMPLY WITH OBC (9.8.4.2)

ST-4:STAIR UP TO 2nd FLOOR:

- FINISHED: OAK HARDWOOD
- 13 RISERS @ 7.44"
- 12 TREADS @ 10" + 1" NOSING
- OAK HANDRAILS & SPINDLES

ST-5:STAIR UP TO 2nd FLOOR:

- FINISHED: OAK HARDWOOD
- 4 RISERS @ 7.44"
- 3 TREADS @ 10" + 1" NOSING
- OAK HANDRAILS & SPINDLES

LEGEND:

- 1 HOUR FIRE RATED WALL (WT7/ WT8)
- SPACE RESERVED FOR WATER, SEWER LINES & STACK VENT (ENCLOSED W/ WT6)

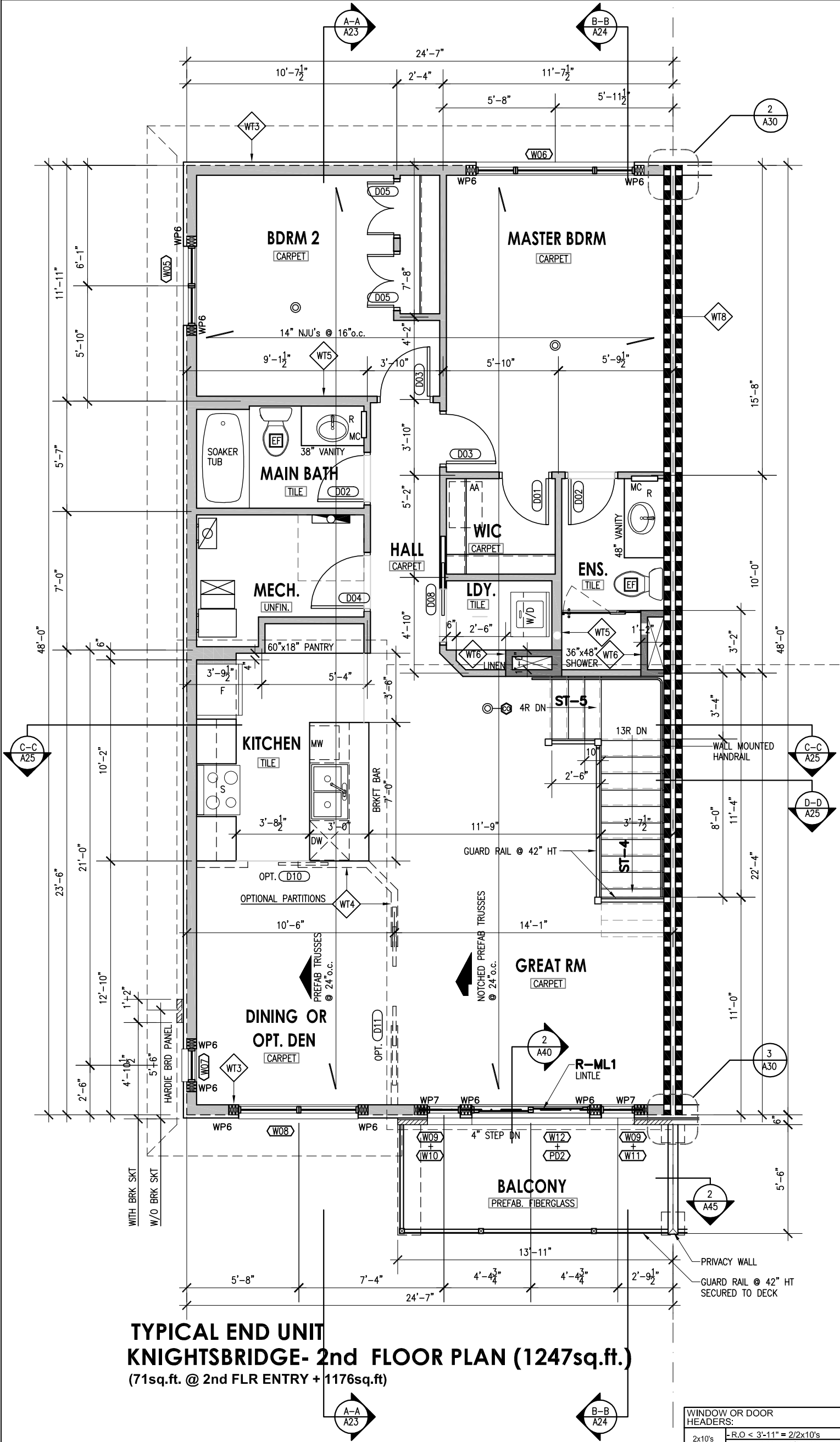
ISSUE RECORD:		
NO.	DISCRIPTION	DATE

CLIENT:
URBANDALE CONSTRUCTION LTD
2193 ARCH STREET, OTTAWA
TEL: 613-731-6331

PRELIMINARY
NOT FOR CONSTRUCTION

REVIEWED:	APPROVED:	JOB NO.
PROJECT: LOCALE FLATS URBANDALE STACKED TOWNHOMES COWAN'S GROVE		
DWG: TYPICAL END UNIT 1st FLOOR PLAN W/ BRICK SKIRT		
SCALE: 3/16" = 1'-0"	DWG No: A10 OF 17	
DATE: MARCH 5,2020	ARCHITECTURAL	

WINDOW OR DOOR HEADERS:	
2x10's	-R.O < 3'-11" = 2/2x10's -R.O ≥ 4'-0" = 3/2x10's
LVL's	SEE PLANS
*UNLESS NOTED OTHERWISE	
WINDOW OR DOOR STUDS:	
FOR 2x10 HEADERS -(SPAN < 10ft): 1 CONT. FULL HT + 1 JACK STUD -(SPAN ≥ 10ft): 1 CONT. FULL HT + 2 JACK STUDS	
FOR LVL HEADERS -(ALL SPANS): 1 CONT. FULL HT + 2 JACK STUDS	
*UNLESS NOTED OTHERWISE	



TYPICAL END UNIT
KNIGHTSBRIDGE- 2nd FLOOR PLAN (1247sq.ft.)
(71sq.ft. @ 2nd FLR ENTRY + 1176sq.ft.)

WINDOW OR DOOR HEADERS:	
2x10's	- R.O < 3'-11" = 2/2x10's - R.O ≥ 4'-0" = 3/2x10's
LVL's	SEE PLANS
*UNLESS NOTED OTHERWISE	
WINDOW OR DOOR STUDS:	
FOR 2x10 HEADERS	
-(SPAN < 10ft): 1 CONT. FULL HT + 1 JACK STUD	
-(SPAN ≥ 10ft): 1 CONT. FULL HT + 2 JACK STUDS	
FOR LVL HEADERS	
-(ALL SPANS): 1 CONT. FULL HT + 2 JACK STUDS	
*UNLESS NOTED OTHERWISE	

- GENERAL NOTES:
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- 2nd FLR NOTES:
- REFER TO PAGE A2 FOR LEGEND.
 - REFER TO PAGE A35 FOR WINDOW AND DOOR DETAILS.

- ST-4:STAIR UP TO 2nd FLOOR:
- FINISHED: OAK HARDWOOD
 - 13 RISERS @ 7.44"
 - 12 TREADS @ 10" + 1" NOSING
 - OAK HANDRAILS & SPINDLES

- ST-5:STAIR UP TO 2nd FLOOR:
- FINISHED: OAK HARDWOOD
 - 4 RISERS @ 7.44"
 - 3 TREADS @ 10" + 1" NOSING
 - OAK HANDRAILS & SPINDLES

- LEGEND:
- 1 HOUR FIRE RATED WALL (WT7/ WT8)
 - SPACE RESERVED FOR WATER, SEWER LINES & STACK VENT (ENCLOSED W/ WT6)

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REVIEWED:	APPROVED:	JOB NO.
PROJECT: LOCALE FLATS URBANDALE STACKED TOWNHOMES COWAN'S GROVE		
DWG: TYPICAL END UNIT 2nd FLOOR PLAN		
SCALE: 3/16" = 1'-0"	DWG No: A11 OF 17	
DATE: MARCH 5,2020	ARCHITECTURAL	

GENERAL NOTES

ELEVATION NOTES: WINDOWS

- ALL WINDOWS TO BE ZONE C
- LOW E ARGON THROUGHOUT

BRICK FACADE

- WEEP HOLES @ WALL @ BASE & OVER ALL OPENING TO BE SPACED 3" MAX.
- FLASHING @ TOP & BOTTOM OF OPENINGS & TOP OF BRICK SKIRT

LEGEND:

- ALUM. OR VINYL SIDING

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TEL: 613-731-6331

STEEL LINTELS		
LENGTH	NAME	DIMENSIONS (mm)
≤ 3'-11"	L1	(L-89 × 89 × 6.4)
≤ 4'-11"	L2	(L-89 × 89 × 7.9)
≤ 6'-11"	L3	(L-102 × 89 × 7.9)
≤ 7'-10"	L4	(L-127 × 89 × 7.9)
≤ 8'-10"	L5	(L-127 × 89 × 11)
≤ 9'-10"	L6	(L-152 × 102 × 11)

- HRV 6"D INTAKE-HRV
-
- IFR 4"D INTAKE-FURNACE
-
- HRV 6"D EXHAUST-HRV
-
- EDRY EXHAUST-DRIER
-
- HW 2"D EXHAUST-HOT WATER
- EFUR 2"D EXHAUST-FURNACE

STEEL LINTELS

TYPICAL INTERIOR UNIT- FRONT ELEVATION

MAX AVERAGE HT FROM U/S BASEMENT CLG TO GRADE= 5'11"

PREFABRICATED GUARDRAILS TO COMPLY WITH OBC (9.8.8)

PRELIMINARY
NOT FOR CONSTRUCTION

REVIEWED:	APPROVED:	JOB NO
-----------	-----------	--------

PROJECT: **LOCALE FLATS**

URBAN DALE STACKED TOWNHOMES
COWAN'S GROVE

DMG: TYP. INTERIOR UNIT
FRONT ELEVATION

SCALE: 3/4 in. = 41.0 m

DATE: MARCH 5 2020

DATE:	MARCH 5, 2020	OF 17
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ARCHITECTURAL

D07-04-20-0003

GENERAL NOTES:

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REVIEWED:	APPROVED:	JOB NO.

PROJECT:
LOCALE FLATS
URBANDALE STACKED TOWNHOMES
COWAN'S GROVE

DWG:
**TYP. INTERIOR UNIT
REAR ELEVATION**

SCALE: 3/16" = 1'-0"	DWG No: A13
DATE: MARCH 5, 2020	OF 17

ARCHITECTURAL

ELEVATION NOTES:

WINDOWS

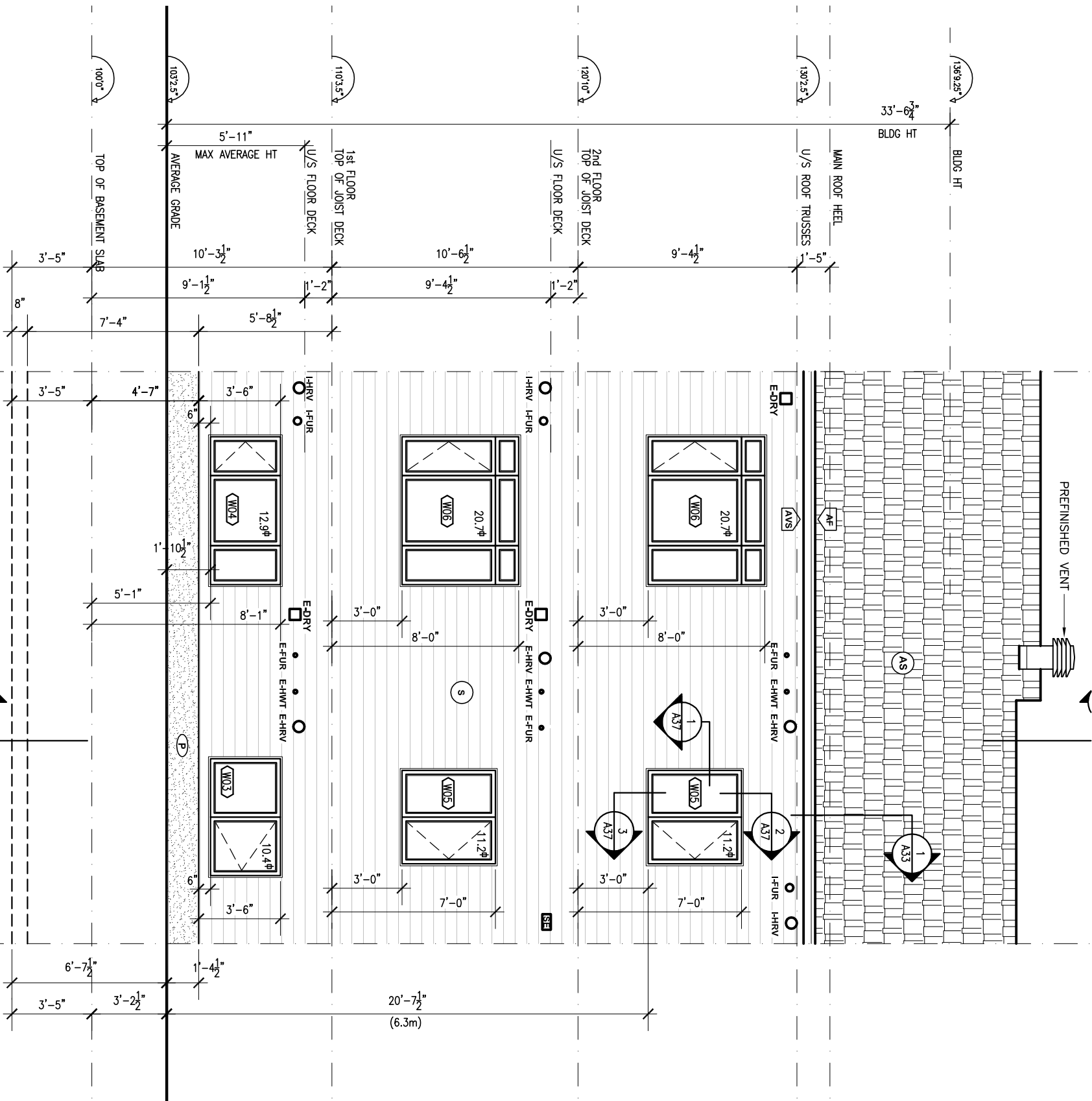
- ALL WINDOWS TO BE ZONE C
- LOW E ARGON THROUGHOUT

BRICK FACADE

- WEEP HOLES @ WALL @ BASE & OVER ALL OPENING TO BE SPACED 31" MAX.
- FLASHING @ TOP & BOTTOM OF OPENINGS & TOP OF BRICK SKIRT

LEGEND:

- (S) ALUM. OR VINYL SIDING
- (AS) ASPHALT SHINGLES
- (BR) BRICK
- (HP) HARDI BOARD PANEL
- (AF) ALUMINUM FASCIA
- (AVS) ALUMINUM VENTED SOFFIT
- (FG) FLASHING
- (RV) ROOF VENT
- (P) PARGING
- (SE) STOVE EXHAUST
- (HHRV) 6"D INTAKE-HRV
- (HHRV) 6"D INTAKE-HRV
- (HHRV) 4"D INTAKE-FURNACE
- (H-FUR) 6"D EXHAUST-HRV
- (E-HRV) 6"D EXHAUST-HRV
- (E-DRY) EXHAUST-DRIER
- (E-HWT) 2"D EXHAUST-HOT WATER
- (E-FUR) 2"D EXHAUST-FURNACE



TYPICAL INTERIOR UNIT- REAR ELEVATION

TOTAL EXPOSED BLDG FACE (TEBF) = 661.5 sq.ft. (61.5 sq.m.)
TOTAL GLAZED OPENING AREA = 87.1 sq.ft. (8.1 sq.m.) = 13.2%
LIMITING DISTANCE 18'-0" (5.5m) / ALLOWABLE UNPROTECTED OPENING 26%

GENERAL NOTES:

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REVIEWED: APPROVED: JOB NO.

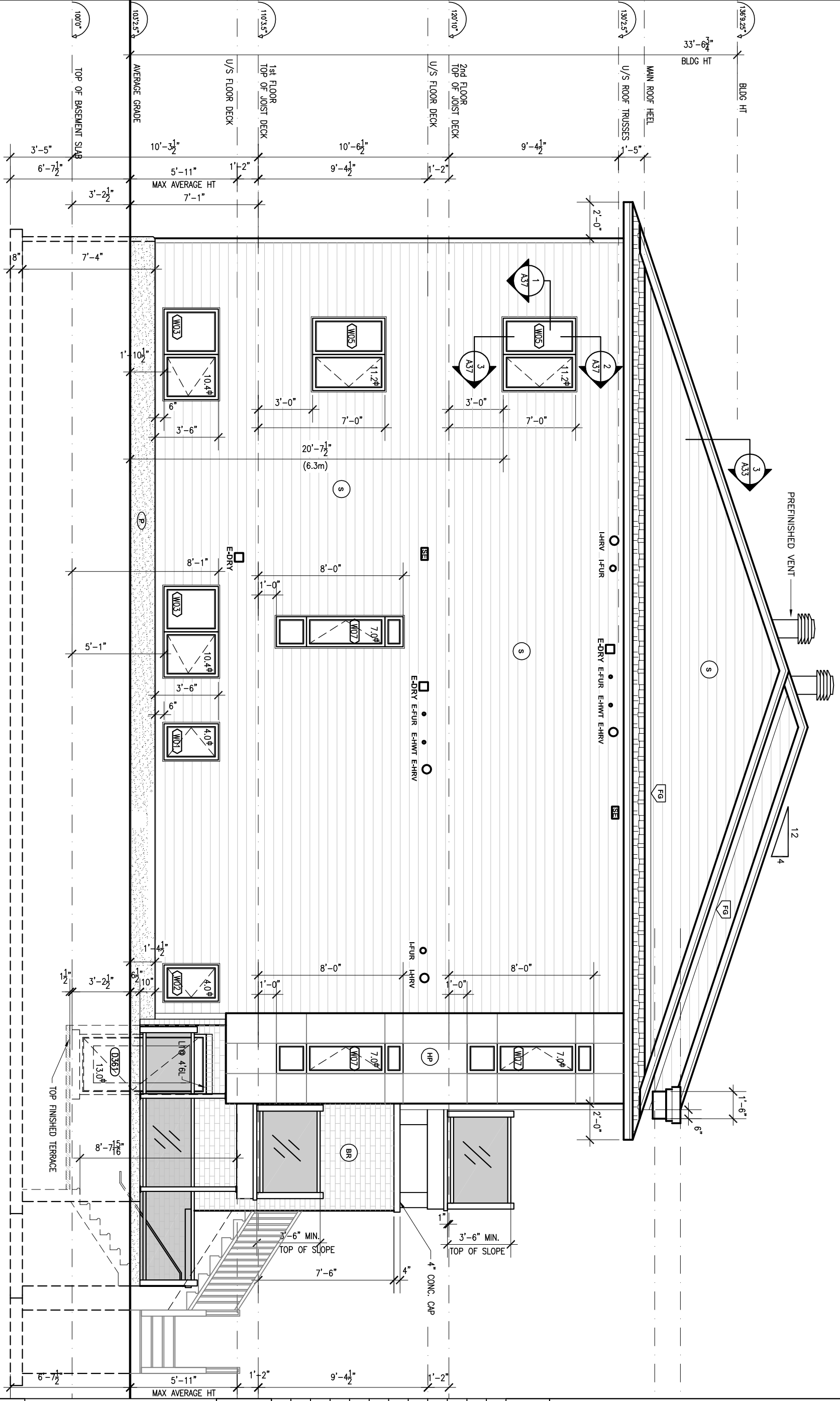
PROJECT: LOCALE FLATS

URBANDALE STACKED TOWNHOMES
COWAN'S GROVE

DWG: TYP. END UNIT
SIDE ELEVATION
W/O BRICK SKIRT

SCALE: 3/16" = 1'-0" DWG No: **A14**
DATE: MARCH 5, 2020 OF 17

ARCHITECTURAL



END UNIT- LEFT SIDE ELEVATION -
W/O BRICK SKIRT

TOTAL EXPOSED BLDG FACE (TEBF)= 1300.17 sq.ft. (120.8 sq.m.)
TOTAL GLAZED OPENING AREA= 85.2 sq.ft. (7.9 sq.m.) = 6.6%
LIMITING DISTANCE 10'-2" (3.1m) / ALLOWABLE UNPROTECTED OPENING 10.0%

ELEVATION NOTES:

WINDOWS

- ALL WINDOWS TO BE ZONE C
- LOW E ARGON THROUGHOUT

BRICK FACADE

- WEEP HOLES @ WALL @ BASE & OVER ALL OPENING TO BE SPACED 31" MAX.
- FLASHING @ TOP & BOTTOM OF OPENINGS & TOP OF BRICK SKIRT

LEGEND:

- S

ALUM. OR VINYL SIDING
- AS

ASPHALT SHINGLES
- BR

BRICK
- HP

HARDI BOARD PANEL
- AF

ALUMINUM FASCIA
- AVS

ALUMINUM VENTED SOFFIT
- FG

FLASHING
- RV

ROOF VENT
- SE

STOVE EXHAUST
- IFUR

4"ID INTAKE-FURNACE
- EHV

6"ID EXHAUST-HRV
- E-DRY

E-DRY EXHAUST-DRIER
- E-HWT

2"ID EXHAUST-HOT WATER
- E-FUR

2"ID EXHAUST-FURNACE

AF

ALUMINUM FASCIA

AVS

ALUMINUM VENTED SOFFIT

IFUR

4"ID INTAKE-FURNACE

EHV

6"ID INTAKE-HRV

E-DRY

E-DRY EXHAUST-DRIER

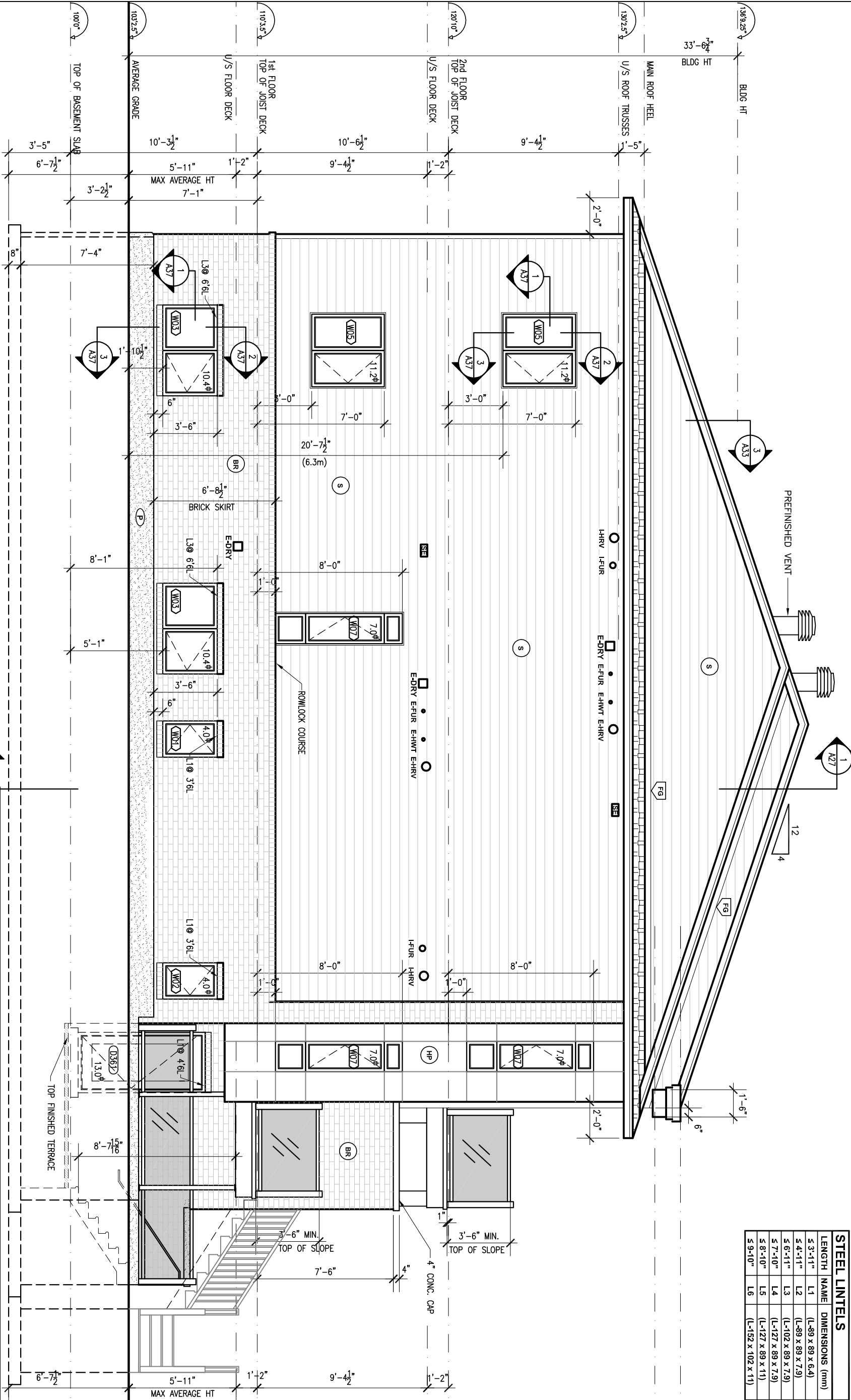
E-HWT

2"ID EXHAUST-HOT WATER

E-FUR

2"ID EXHAUST-FURNACE

STEEL LINTELS			
LENGTH	NAME	DIMENSIONS (mm)	
5'-3'-11"	L1	(L-89 x 89 x 6.4)	
5'-4'-11"	L2	(L-89 x 89 x 7.9)	
5'-6'-11"	L3	(L-102 x 89 x 7.9)	
5'-7'-10"	L4	(L-127 x 89 x 7.9)	
5'-8'-10"	L5	(L-127 x 89 x 11)	
5'-9'-10"	L6	(L-152 x 102 x 11)	



END UNIT - LEFT SIDE ELEVATION - W/ BRICK SKIRT

TOTAL EXPOSED BLDG FACE (TEBF)= 1300.17 sq.ft. (120.8 sq.m.)
TOTAL GLAZED OPENING AREA= 85.2 sq.ft. (7.9 sq.m.) = 6.6%
LIMITING DISTANCE NA (SIDE FACING PRIVATE ROAD) / ALLOWABLE UNPROTECTED OPENING 100%

ELEVATION NOTES:

WINDOWS

- ALL WINDOWS TO BE ZONE C
- LOW E ARGON THROUGHOUT

BRICK FACADE

- WEEP HOLES @ WALL @ BASE & OVER ALL OPENING TO BE SPACED 31" MAX.
- FLASHING @ TOP & BOTTOM OF OPENINGS & TOP OF BRICK SKIRT

LEGEND:

S	ALUM. OR VINYL SIDING	FG	FLASHING	E-HRV	6" D EXHAUST-HRV
AS	ASPHALT SHINGLES	RV	ROOF VENT	E-DRY	EXHAUST-DRIER
BR	BRICK	P	PARKING	E-HWT	2" D EXHAUST-HOT WATER
HP	HARDI BOARD PANEL	SE	STOVE EXHAUST	E-FUR	2" D EXHAUST-FURNACE
AF	ALUMINUM FASCIA	I-HRV	6" D INTAKE-HRV		
AVS	ALUMINUM VENTED SOFFIT	I-FUR	4" D INTAKE-FURNACE		

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TEL: 613-731-6331

PRELIMINARY
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REVIEWED: APPROVED: JOB NO.

PROJECT: LOCALE FLATS

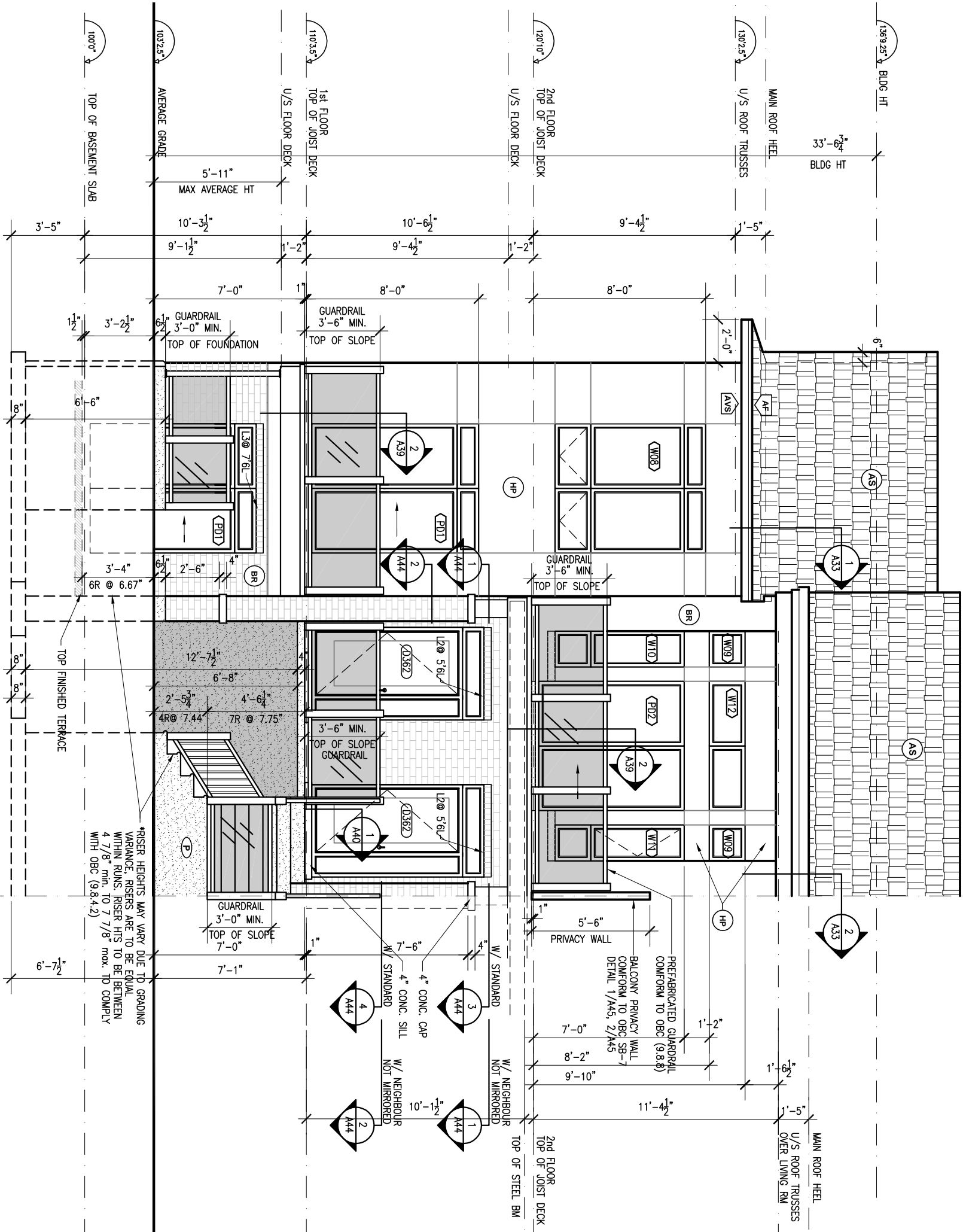
URBANDALE STACKED TOWNHOMES
COWANS GROVE

DMC: TYP. END UNIT
SIDE ELEVATION
W/ BRICK SKIRT

SCALE: 3/16" = 1'-0"
DATE: MARCH 5, 2020
DMC No: A15
OF 17

ARCHITECTURAL

STEEL LINTELS	
LENGTH	NAME DIMENSIONS (mm)
≤ 3'-11"	L1 (L-89 x 89 x 6.4)
≤ 4'-11"	L2 (L-89 x 89 x 7.9)
≤ 6'-11"	L3 (L-102 x 89 x 7.9)
≤ 7'-10"	L4 (L-127 x 89 x 7.9)
≤ 8'-10"	L5 (L-127 x 89 x 11)
≤ 9'-10"	L6 (L-152 x 102 x 11)



TYPICAL END UNIT- FRONT ELEVATION

MAX AVERAGE HT FROM U/S BASEMENT CLG TO GRADE= 5'11"
PREFABRICATED GUAROBAILS TO COMPLY WITH OBC (9.8.8)

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LEGEND:

- (S) ALUM. OR VINYL SIDING
- (AS) ASPHALT SHINGLES
- (BR) BRICK
- (HP) HARDI BOARD PANEL
- (AF) ALUMINUM FASCIA
- (AVS) ALUMINUM VENTED SOFFIT
- (FG) FLASHING
- (RV) ROOF VENT
- (P) PARING
- (SE) STOVE EXHAUST
- (HHRV) 6" D INTAKE-HRV
- (HFUR) 4" D INTAKE-FURNACE
- (EHRV) 6" D EXHAUST-HRV
- (EDRY) EXHAUST-DRIER
- (EHW) 2" D EXHAUST-HOT WATER
- (EFUR) 2" D EXHAUST-FURNACE

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2193 ARCH STREET, OTTAWA
TEL: 613-731-6331

PRELIMINARY
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REVIEWED: APPROVED: JOB NO.

PROJECT:
LOCALE FLATS
URBANDALE STACKED TOWNHOMES
COWANS GROVE

DMG:
**TYP. END UNIT
FRONT ELEVATION**

SCALE: 3/16" = 1'-0" DMG No: **A16**
DATE: MARCH 5, 2020 OF 17

ARCHITECTURAL

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REVIEWED:	APPROVED:	JOB NO.

PROJECT:
LOCALE FLATS
URBANDALE STACKED TOWNHOMES
COWANS GROVE

DWG: **TYP. END UNIT
REAR ELEVATION**

SCALE: 3/16" = 1'-0"	DWG No: A17
DATE: MARCH 5, 2020	OF 17

ARCHITECTURAL

ELEVATION NOTES:

WINDOWS

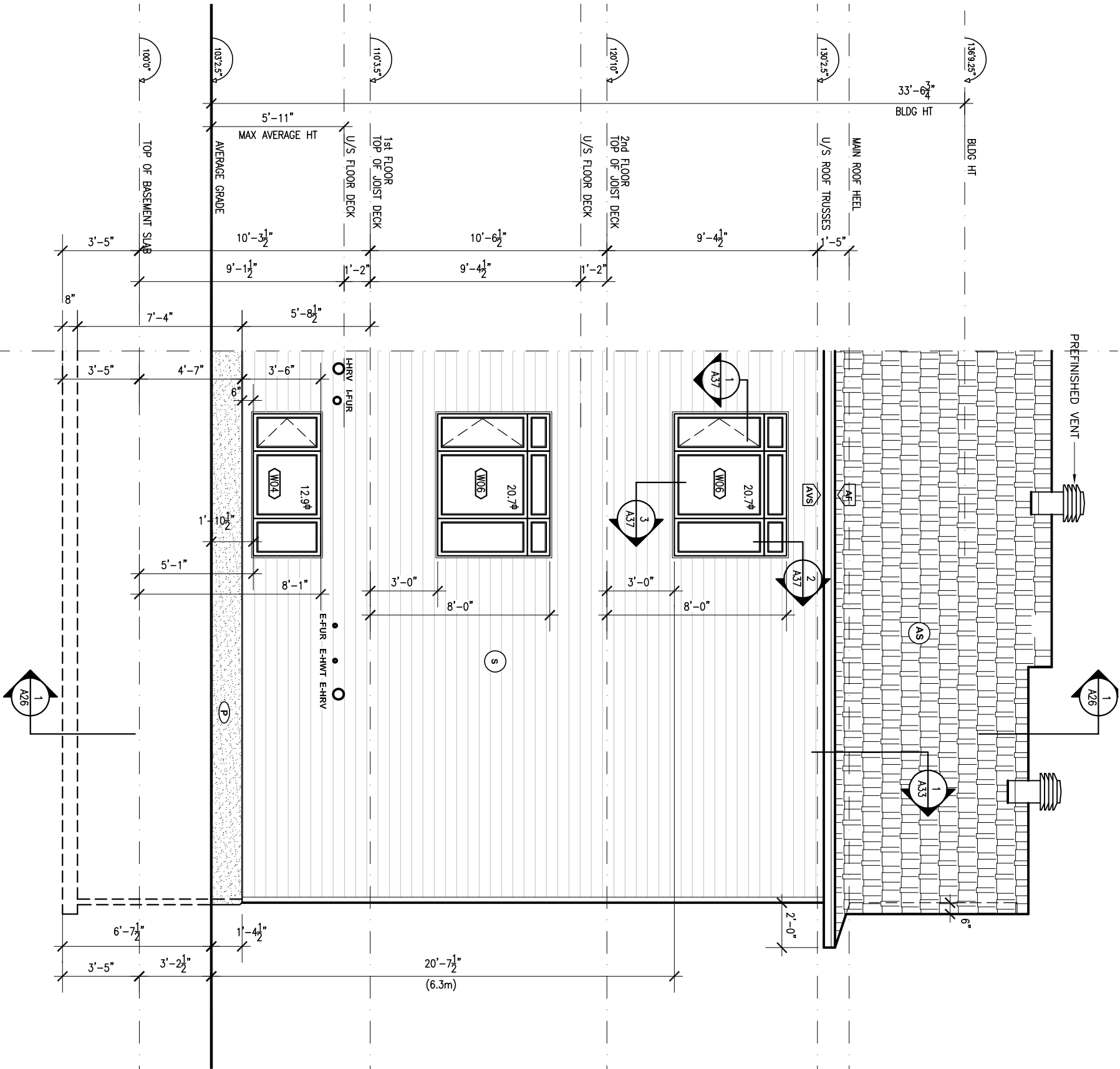
- ALL WINDOWS TO BE ZONE C
- LOW E ARGON THROUGHOUT

BRICK FACADE

- WEEP HOLES @ WALL @ BASE & OVER ALL OPENING TO BE SPACED 31" MAX.
- FLASHING @ TOP & BOTTOM OF OPENINGS & TOP OF BRICK SKIRT

LEGEND:

- (S) ALUM. OR VINYL SIDING
- (AS) ASPHALT SHINGLES
- (BR) BRICK
- (HP) HARDI BOARD PANEL
- (AF) ALUMINUM FASCIA
- (AVS) ALUMINUM VENTED SOFFIT
- (FG) FLASHING
- (RV) ROOF VENT
- (P) PARGING
- (SE) STOVE EXHAUST
- (HHRV) 6"D INTAKE-HRV
- (HFUR) 4"D INTAKE-FURNACE
- (EHRV) 6"D EXHAUST-HRV
- (EDRY) EXHAUST-DRYER
 - E-HWT 2"D EXHAUST-HOT WATER
 - E-FUR 2"D EXHAUST-FURNACE



TYPICAL END UNIT - REAR ELEVATION

TOTAL EXPOSED BLDG FACE (TEBF) = 663.8 sq.ft. (62.1 sq.m.)
TOTAL GLAZED OPENING AREA= 54.3 sq.ft. (5.2 sq.m.) = 8.2%
LIMITING DISTANCE 18'-0" (5.5m) / ALLOWABLE UNPROTECTED OPENING 26%