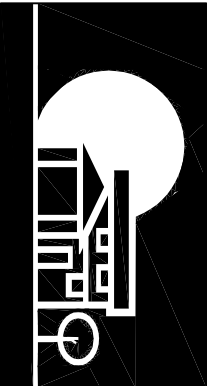


FIRM NAME: CERTIFICATE OF PRACTICE NO.:					
NAME OF PROJECT: URBANDALE CONDO. STACKS LOCATION : OTTAWA, ONTARIO					
ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX PARTS 3 OR 9		O.B.C. REFERENCE REFERENCES ARE TO DIVISION B UNLESS NOTED (A) FOR DIVISION A OR (C) FOR DIVISION C.		
1	PROJECT DESCRIPTION: STACKED TOWNHOMES ☒ NEW ☐ ADDITION ☐ ALTERATION ☐ CHANGE OF USE	☐ PART 11 11.1 TO 11.4	☐ PART 3 1.1.2.(A)	☒ PART 9 1.1.2.(A) 9.10.1.3	
2	MAJOR OCCUPANCY(S): GROUP C – RESIDENTIAL OCCUPANCIES		3.1.2.1.(1) 9.10.2		
3	BUILDING AREA (m.sq.): END UNIT : INTERIOR UNIT :		1.4.1.2.(A) 1.4.1.2.(A)		
4	GROSS AREA (m.sq.): END UNIT : INTERIOR UNIT :		1.4.1.2.(A) 1.4.1.2.(A)		
5	NUMBER OF STOREYS ABOVE GRADE: 3 BELOW GRADE: 0		1.4.1.2.(A) & 3.2.1.1 1.1.2.(A)		
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: VARIES BY SITE		3.2.2.10 & 3.2.5 9.10.20		
7	BUILDING CLASSIFICATION: GROUP C – RESIDENTIAL OCCUPANCIES		3.2.2.20–83 9.10.2		
8	SPRINKLER SYSTEM PROPOSED: ☐ ENTIRE BUILDING ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☒ NOT REQUIRED		3.2.2.20–83 3.2.1.5 3.2.2.17 9.10.8		
9	STANDPIPE REQUIRED ☐ YES ☒ NO		3.2.9 N/A		
10	FIRE ALARM REQUIRED ☐ YES ☒ NO		3.2.4 9.10.18		
11	WATER SERVICE / SUPPLY IS ADEQUATE ☒ YES ☐ NO		3.2.5.7 N/A		
12	HIGH BUILDING ☐ YES ☒ NO		3.2.6 N/A		
13	PERMITTED CONSTRUCTION ACTUAL CONSTRUCTION ☒ COMBUSTIBLE ☒ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☐ NON-COMBUSTIBLE ☐ BOTH		3.2.2.20–83 9.10.6		
14	OCCUPANT LOAD BASED ON GROUND FLOOR: 4 PERSONS 1st FLOOR: 4 PERSONS 2nd FLOOR: 4 PERSONS ☐ m.sq. / PERSON DESIGN OF BUILDING		3.1.17 9.9.1.3		
15	BARRIER-FREE DESIGN ☐ YES ☒ NO (EXPLAIN)		3.8 9.5.2		
16	HAZARDOUS SUBSTANCES ☐ YES ☒ NO		3.3.1.2 & 3.3.1.9 9.10.1.3.(4)		
17	REQUIRED FIRE RESISTANCE RATING (FRR) HORIZONTAL ASSEMBLIES FRR (HOURS) FLOORS: 0.75 HRS. ROOF: N/A FRR OF SUPPORTING MEMBERS FLOORS: 0.75 HRS. ROOF: N/A		LISTED DESIGN No. OR DESCRIPTION (SG-2) ----- LISTED DESIGN No. OR DESCRIPTION (SG-2) -----		
18	BUILDING ENVELOPE REQUIREMENTS SB-12 TABLE 3.1.1.2(1)				
OPAQUE ELEMENTS		REQUIRED INSULATION	PROVIDED INSULATION	NOTES:	
ROOF WALLS ABOVE GRADE WALLS BELOW GRADE		R60 R22 R20 ci	R60 R22 R13 + R10 ci		
NOTE: REFER TO ASSEMBLY SCHEDULES FOR MATERIALS AND R VALUES					

PRELIMINARY



URBANDALE CONSTRUCTION LIMITED
2193 ARCH STREET, OTTAWA

LASTEST REMSON THIS PAGE:



ENERGY STAR

SITE:
JAZZ LITE

DMC: GROUP BLOCK 2
FRONT ELEVATION

SCALE:
DATE: JUNE 5, 2019

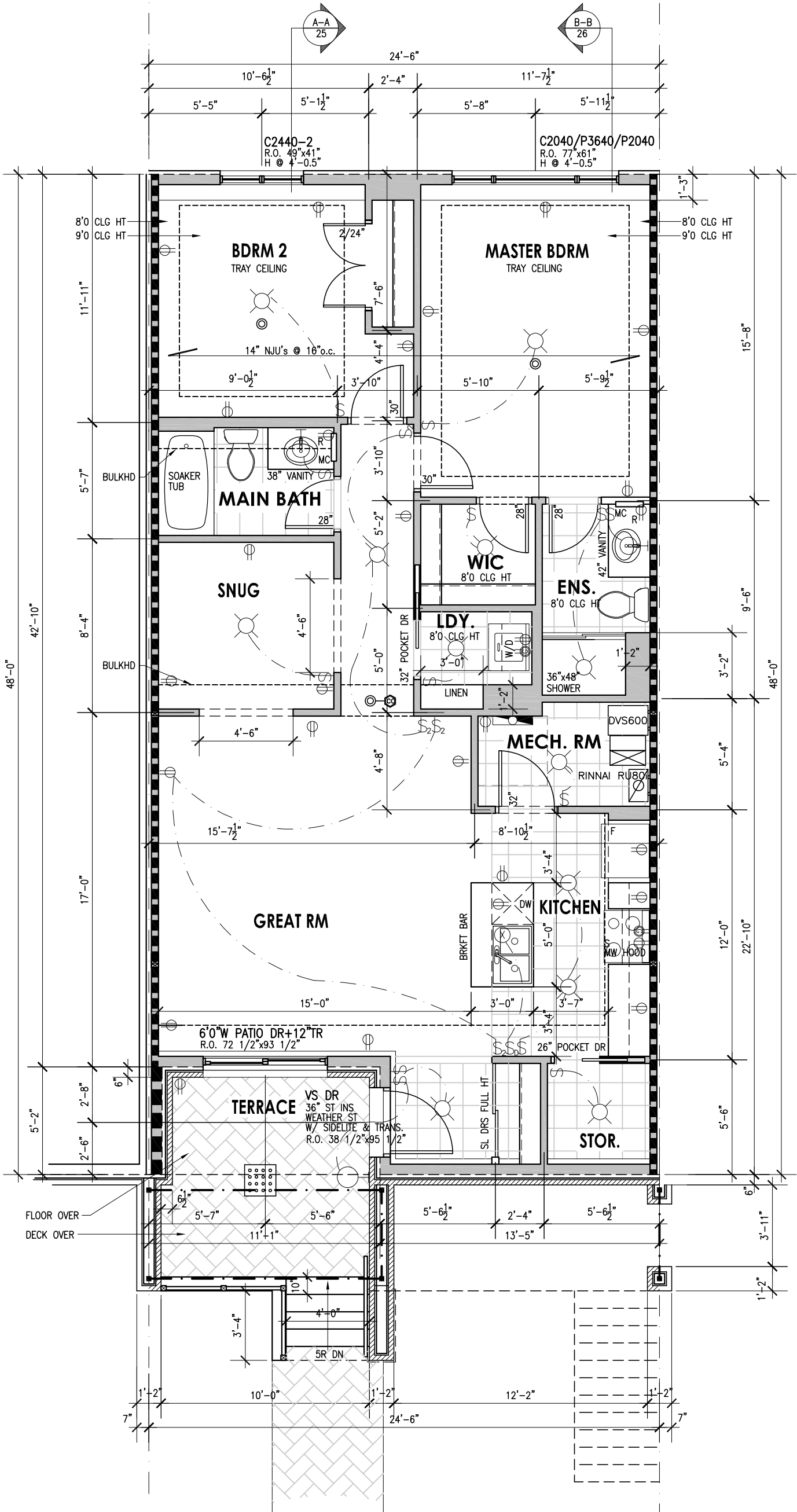
DMC No:
1
OF 22



SITE:		COWAN'S GROVE	
MODEL:			
JAZZ LITE			
DWG:			
INTERIOR UNIT FOUNDATION PLAN			
SCALE:	3/16" = 1'-0"	DWG No:	2 OF 22
DATE:	JUNE 5, 2019		



SITE:		COWAN'S GROVE	
MODEL:			
JAZZ LITE			
DWG:			
INTERIOR UNIT FOUNDATION PLAN			
SCALE:	3/16" = 1'-0"	DWG No:	3 OF 22
DATE:	JUNE 5, 2019		

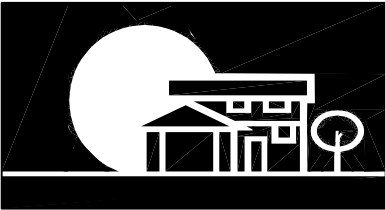


INTERIOR UNIT
LAYOUT GROUND FLOOR
PLAN (1119sq.ft)
CONDITION WHERE TERRACE TO STORAGE

DWG	REVISIONS	DATE
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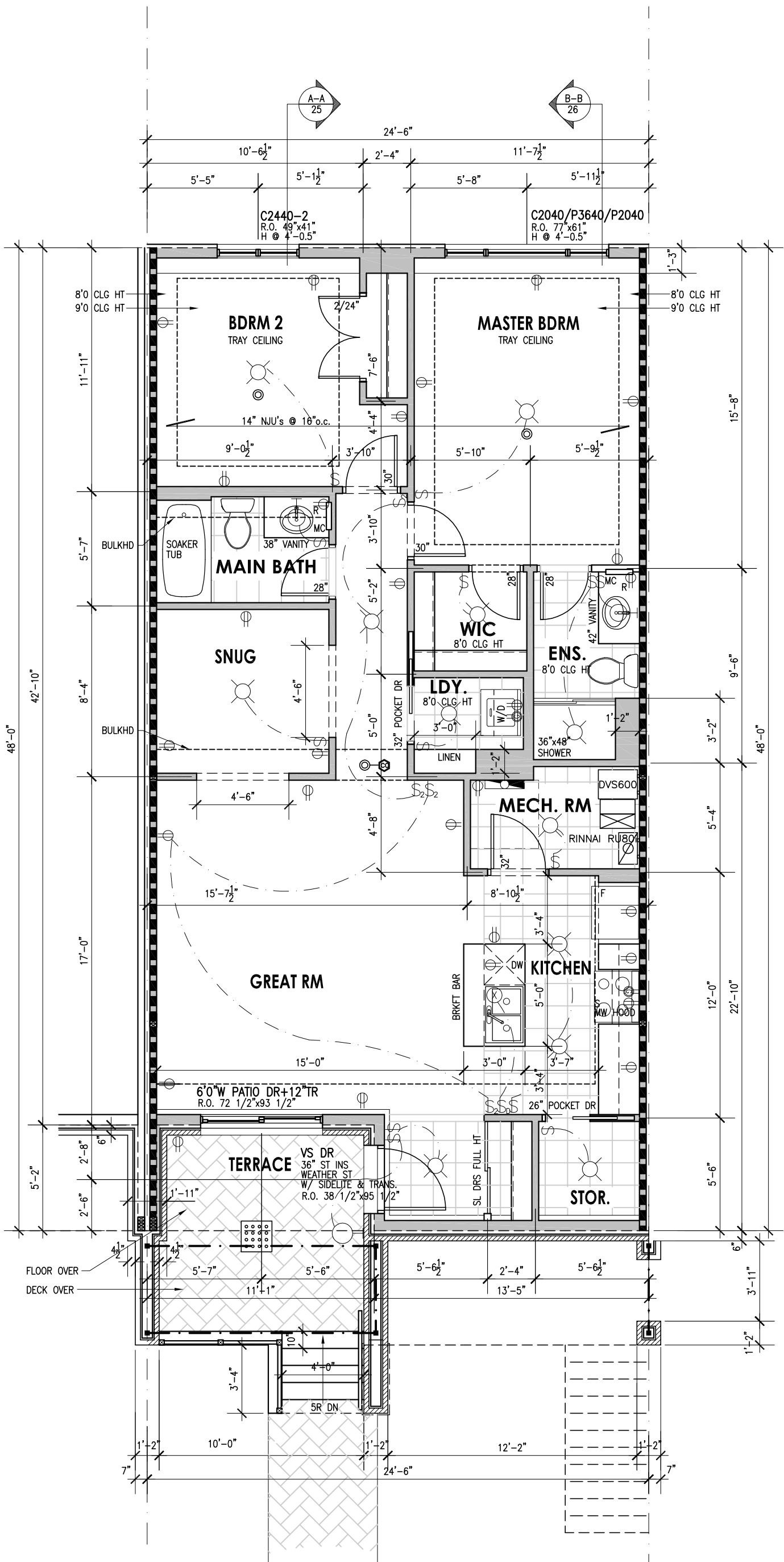
LASTEST REVISION THIS PAGE:


ENERGY STAR



URBANDALE CONSTRUCTION LIMITED
2193 ARCH STREET, OTTAWA
"There's Comfort in Higher Standards"

SITE:	COWAN'S GROVE	
MODEL:	JAZZ LITE	
DWG:	INTERIOR UNIT GROUND FLOOR PLAN	
SCALE:	3/16" = 1'-0"	DWG No:
DATE:	JUNE 5,2019	4 OF 22



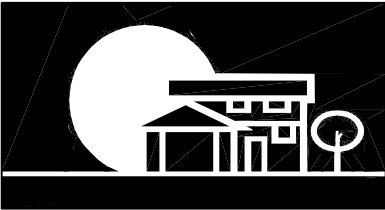
**INTERIOR UNIT
STANDARD LAYOUT GROUND
FLOOR PLAN (1119sq.ft)
CONDITION WHERE TERRACE TO TERRACE**

DWG	REVISIONS	DATE
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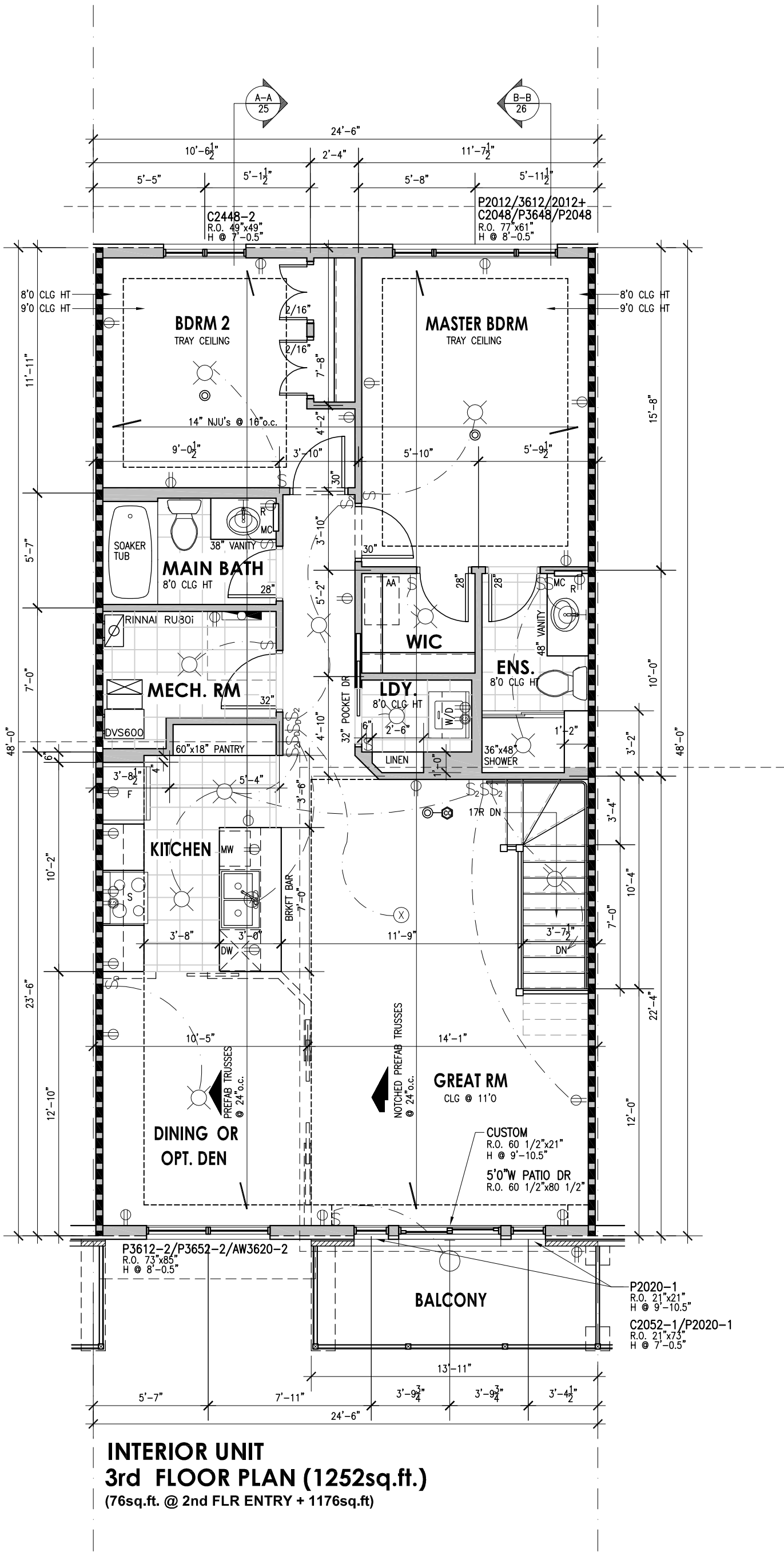


ENERGY STAR



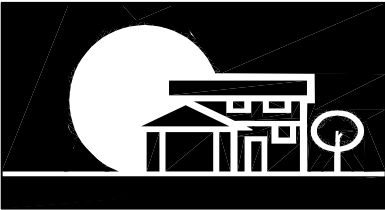
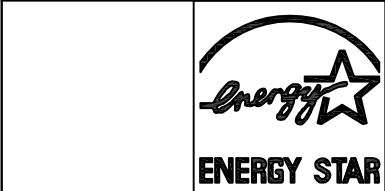
URBANDALE CONSTRUCTION LIMITED
2193 ARCH STREET, OTTAWA
"There's Comfort in Higher Standards"

SITE:	COWAN'S GROVE	
MODEL:	JAZZ LITE	
DWG:	INTERIOR UNIT GROUND FLOOR PLAN	
SCALE:	3/16" = 1'-0"	DWG No: 5 OF 22
DATE:	JUNE 5,2019	



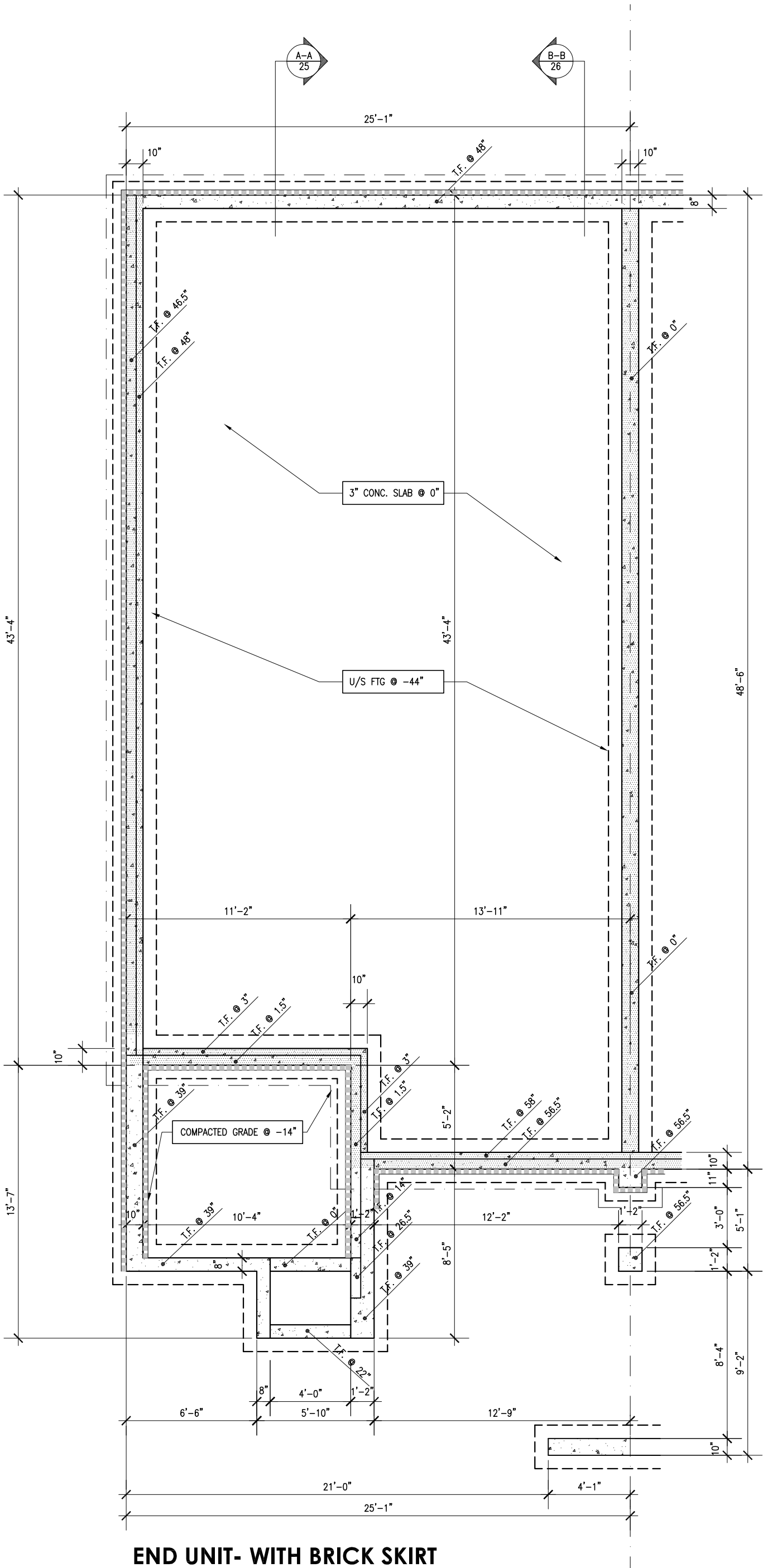
DWG	REVISIONS	DATE
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2193 ARCH STREET, OTTAWA
"There's Comfort in Higher Standards"

SITE:	COWAN'S GROVE	
MODEL:	JAZZ LITE	
DWG:	INTERIOR UNIT 3rd FLOOR PLAN	
SCALE:	3/16" = 1'-0"	DWG No:
DATE:	JUNE 5,2019	7 OF 22



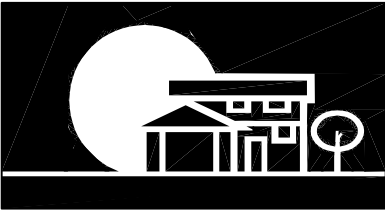
END UNIT- WITH BRICK SKIRT
FOUNDATION PLAN

DWG	REVISIONS	DATE
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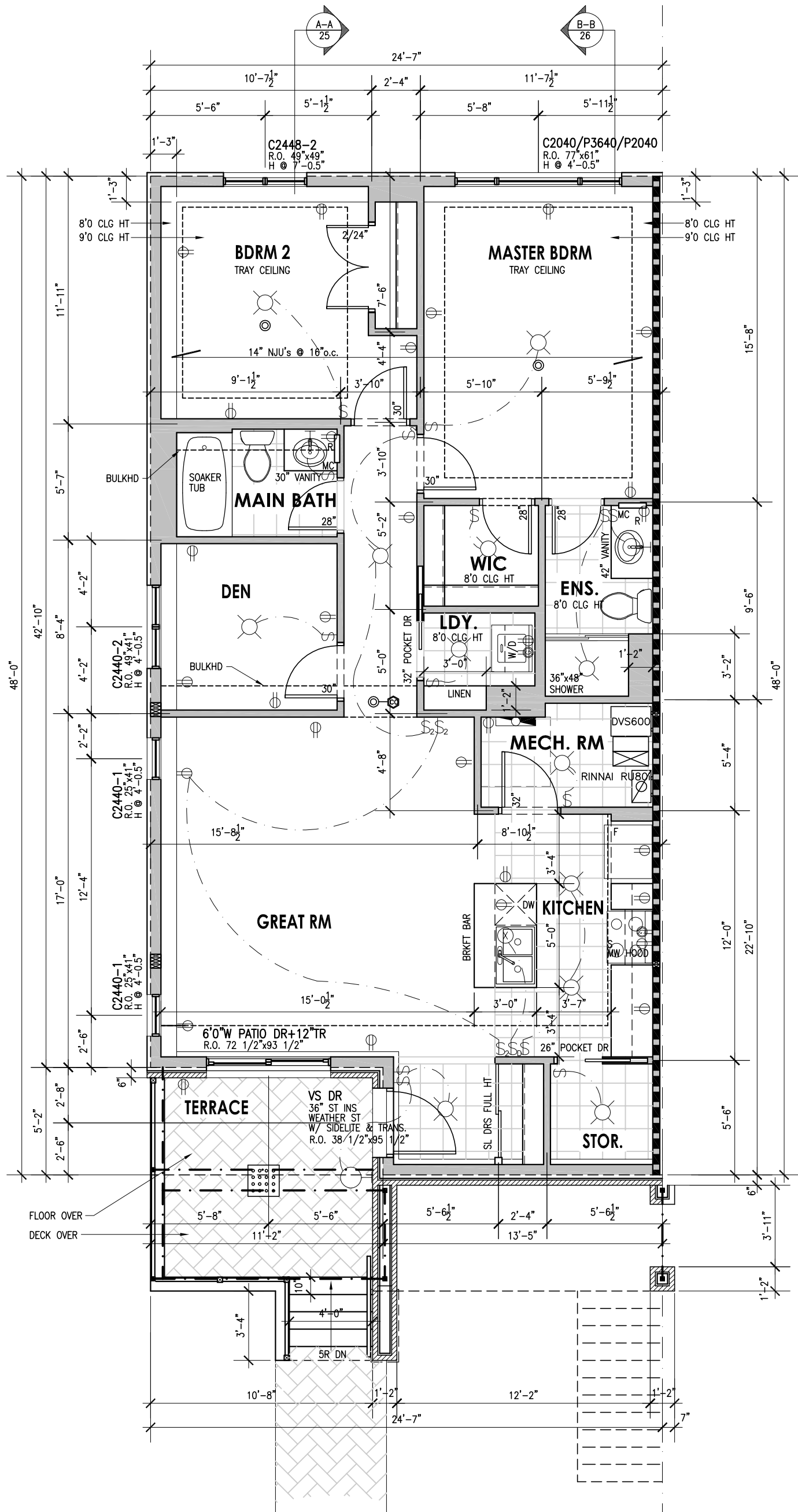


ENERGY STAR



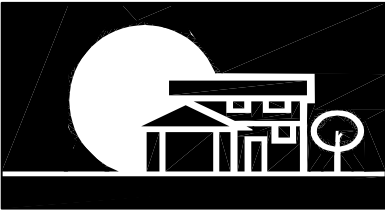
URBANDALE CONSTRUCTION LIMITED
2193 ARCH STREET, OTTAWA
"There's Comfort in Higher Standards"

SITE:	COWAN'S GROVE	
MODEL:	JAZZ LITE	
DWG:	END UNIT WITH BRICK SKIRT FOUNDATION PLAN	
SCALE:	3/16" = 1'-0"	DWG No: 9 OF 22
DATE:	JUNE 5,2019	



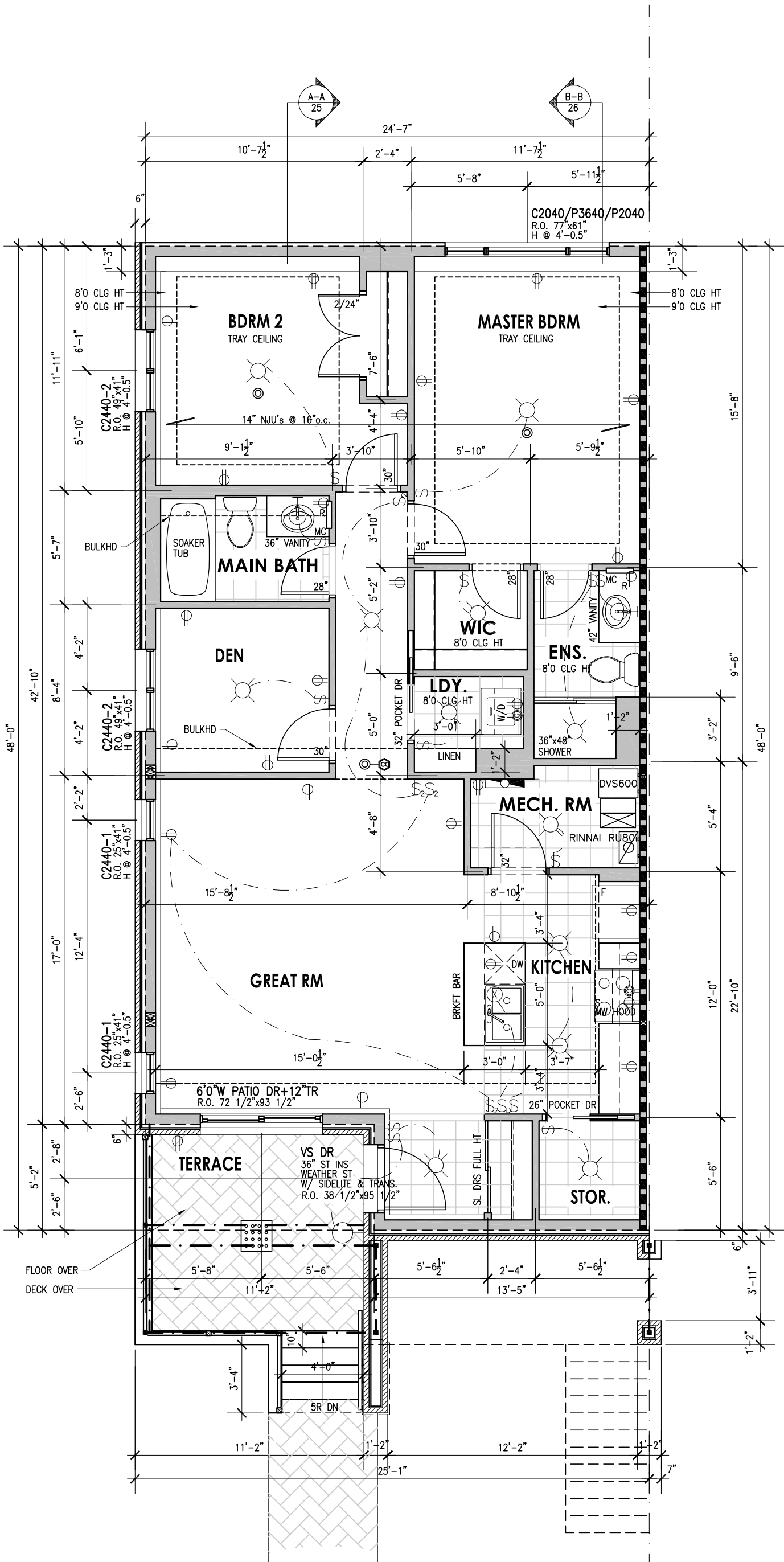
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2193 ARCH STREET, OTTAWA
"There's Comfort in Higher Standards"

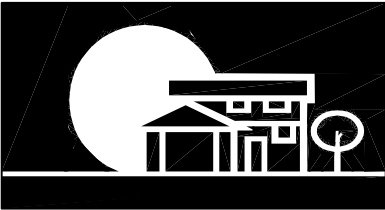
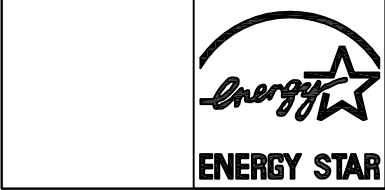
SITE:	COWAN'S GROVE	
MODEL:	JAZZ LITE	
DWG:	END UNIT W/O BRICK SKIRT GROUND FLOOR PLAN	
SCALE:	3/16" = 1'-0"	10 OF 22
DATE:	JUNE 5,2019	



END UNIT - WITH BRICK SKIRT
LAYOUT GROUND FLOOR
PLAN (1119sq.ft)

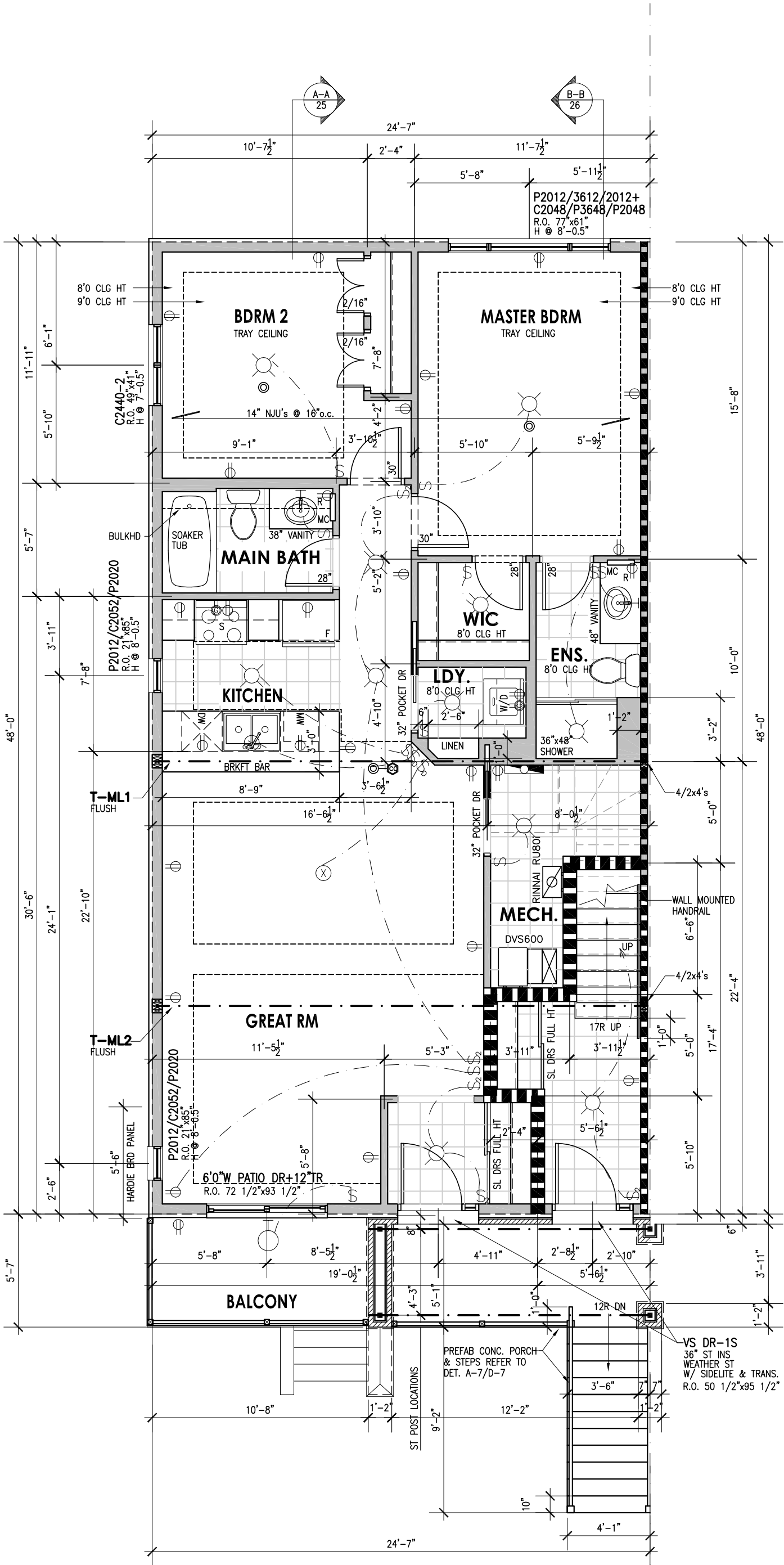
DWG	REVISIONS	DATE
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URBANDALE CONSTRUCTION LIMITED
2193 ARCH STREET, OTTAWA
"There's Comfort in Higher Standards"

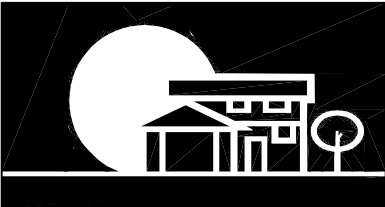
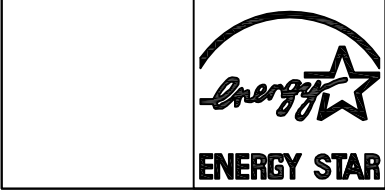
SITE:	COWAN'S GROVE	
MODEL:	JAZZ LITE	
DWG:	END UNIT WITH BRICK SKIRT GROUND FLOOR PLAN	
SCALE:	3/16" = 1'-0"	DWG No: 11 OF 22
DATE:	JUNE 5,2019	



END UNIT - W/O BRICK SKIRT
2nd FLOOR PLAN (1079sq.ft.)

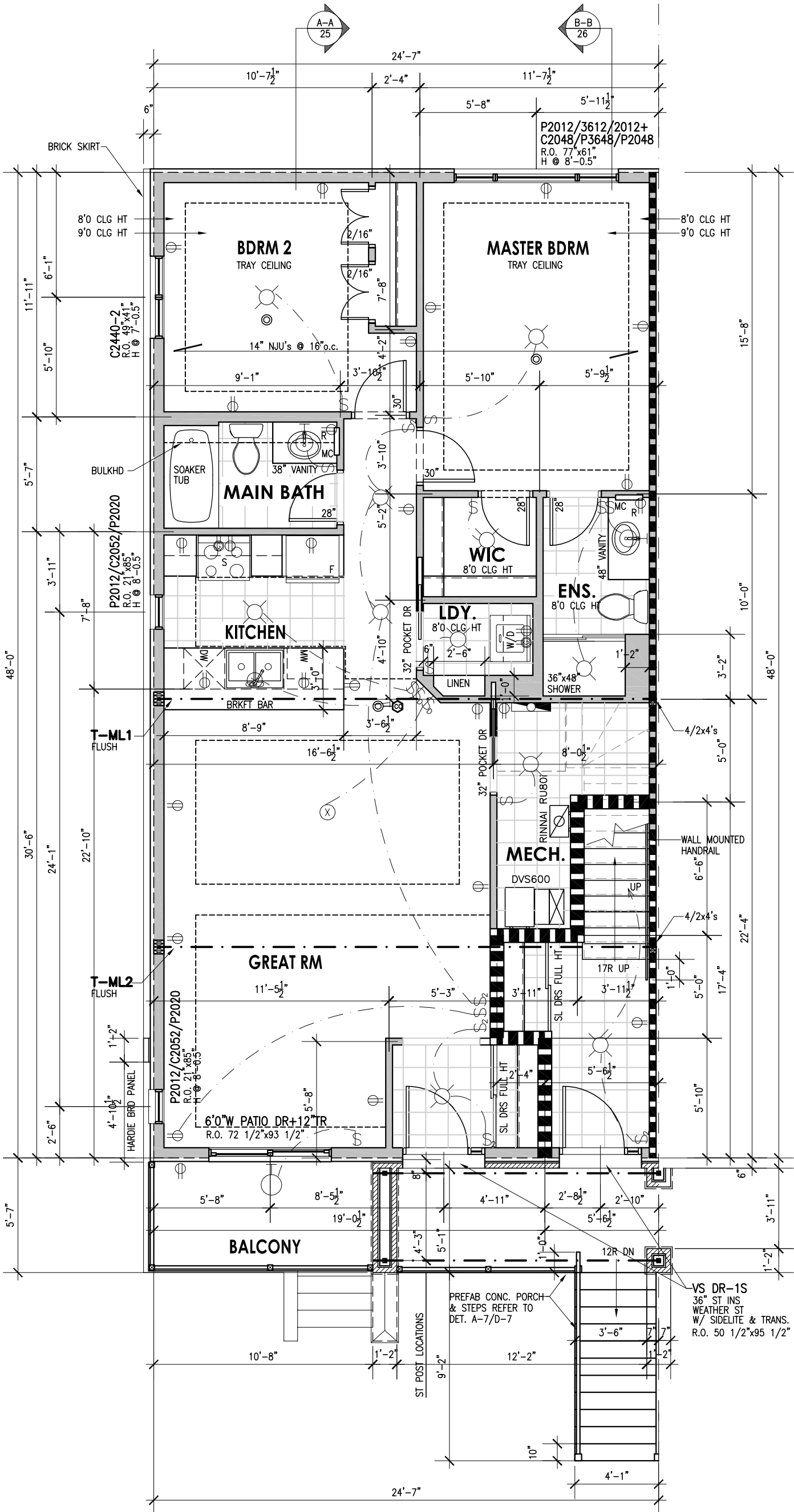
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2193 ARCH STREET, OTTAWA
"There's Comfort in Higher Standards"

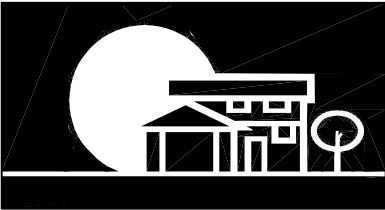
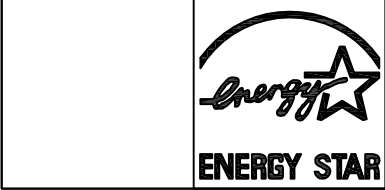
SITE:	COWAN'S GROVE	
MODEL:	JAZZ LITE	
DWG:	END UNIT W/O BRICK SKIRT 2nd FLOOR PLAN	
SCALE:	3/16" = 1'-0"	DWG No: 12 OF 22
DATE:	JUNE 5,2019	



END UNIT - WITH BRICK SKIRT
2nd FLOOR PLAN (1079sq.ft.)

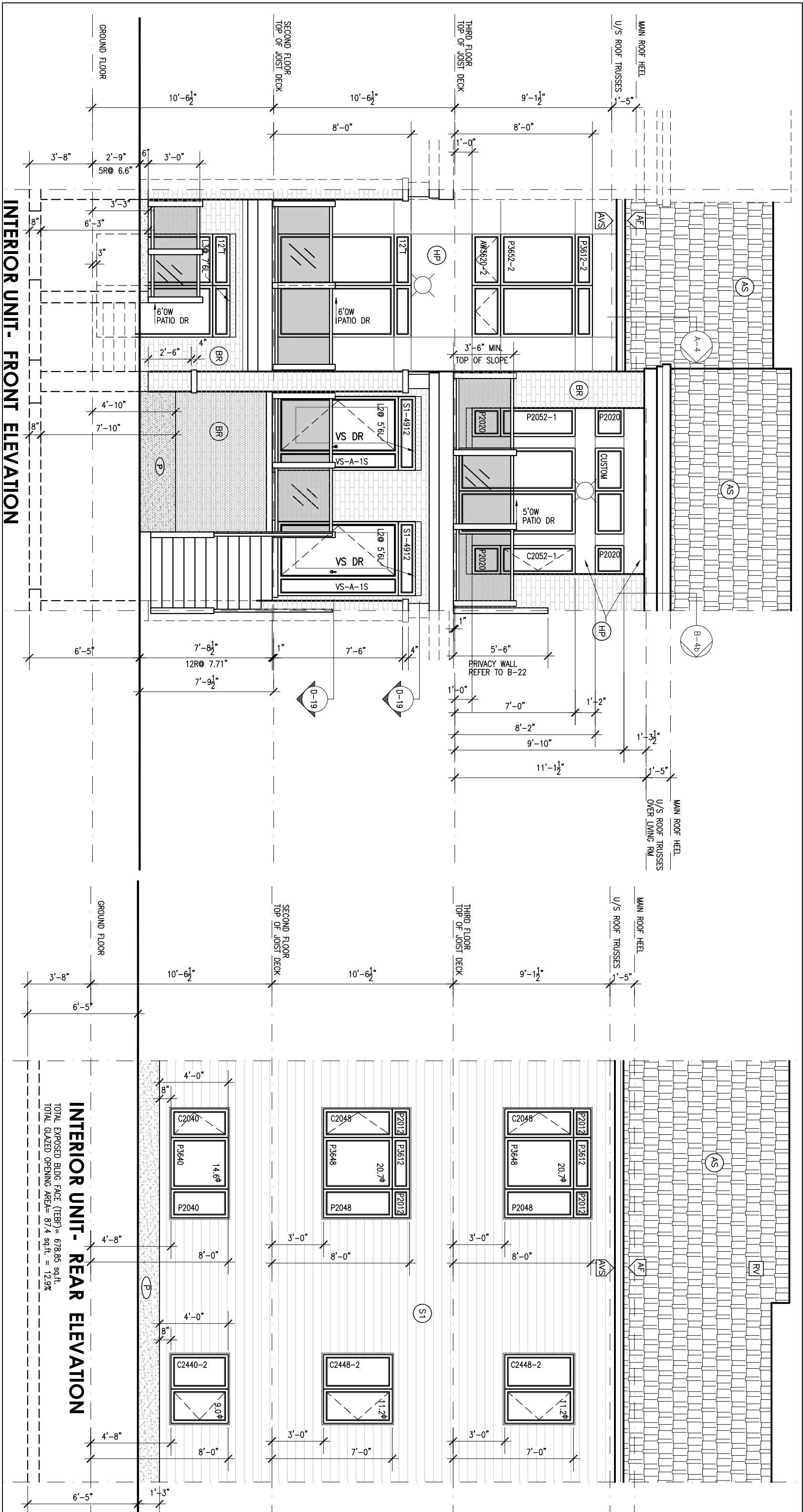
DWG	REVISIONS	DATE
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URBANDALE CONSTRUCTION LIMITED
2193 ARCH STREET, OTTAWA
"There's Comfort in Higher Standards"

SITE:	COWAN'S GROVE	
MODEL:	JAZZ LITE	
DWG:	END UNIT WITH BRICK SKIRT 2nd FLOOR PLAN	
SCALE:	3/16" = 1'-0"	DWG No: 13 OF 22
DATE:	JUNE 5,2019	



INTERIOR UNIT- FRONT ELEVATION

INTERIOR UNIT- REAR ELEVATION

WINDOWS

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

BRICK FACADE

• WEEP HOLES @ WALL @ BASE &
OVER ALL OPENING TO BE SPACED
34" MAX

- FLASHING @ TOP & BOTTOM OF OPENINGS & TOP OF BRICK SKIRT

STEEL LINTELS

	NAME	DIMENSIONS (mm)
LENGTH		

≥ 3'-11"	L1	(L-89 X 89 X 6.4)
≤ 4'-11"	L2	(L-89 X 89 X 7.9)

≥ 0.11	L3 (L-102 x 89 x 7.9)
≤ 7'-10"	L4 (L-127 x 89 x 7.9)
≥ 0.18"	L5 (L-142 x 89 x 7.9)

≤9-10"	L6	(L-152 x 102 x 11)
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ELEVATION LEGEND

	ALUM. OR VINYL SIDING		FLASHING
	ASPHALT SHINGLES		ROOF VENT
	BRICK		PARGING
	HARDI BOARD PANEL		STOVE EXHAUST
	ALUMINUM FASCIA		6" D INTAKE-HRV
	ALUMINUM VENTED SOFFIT		4" D INTAKE-FURNACE

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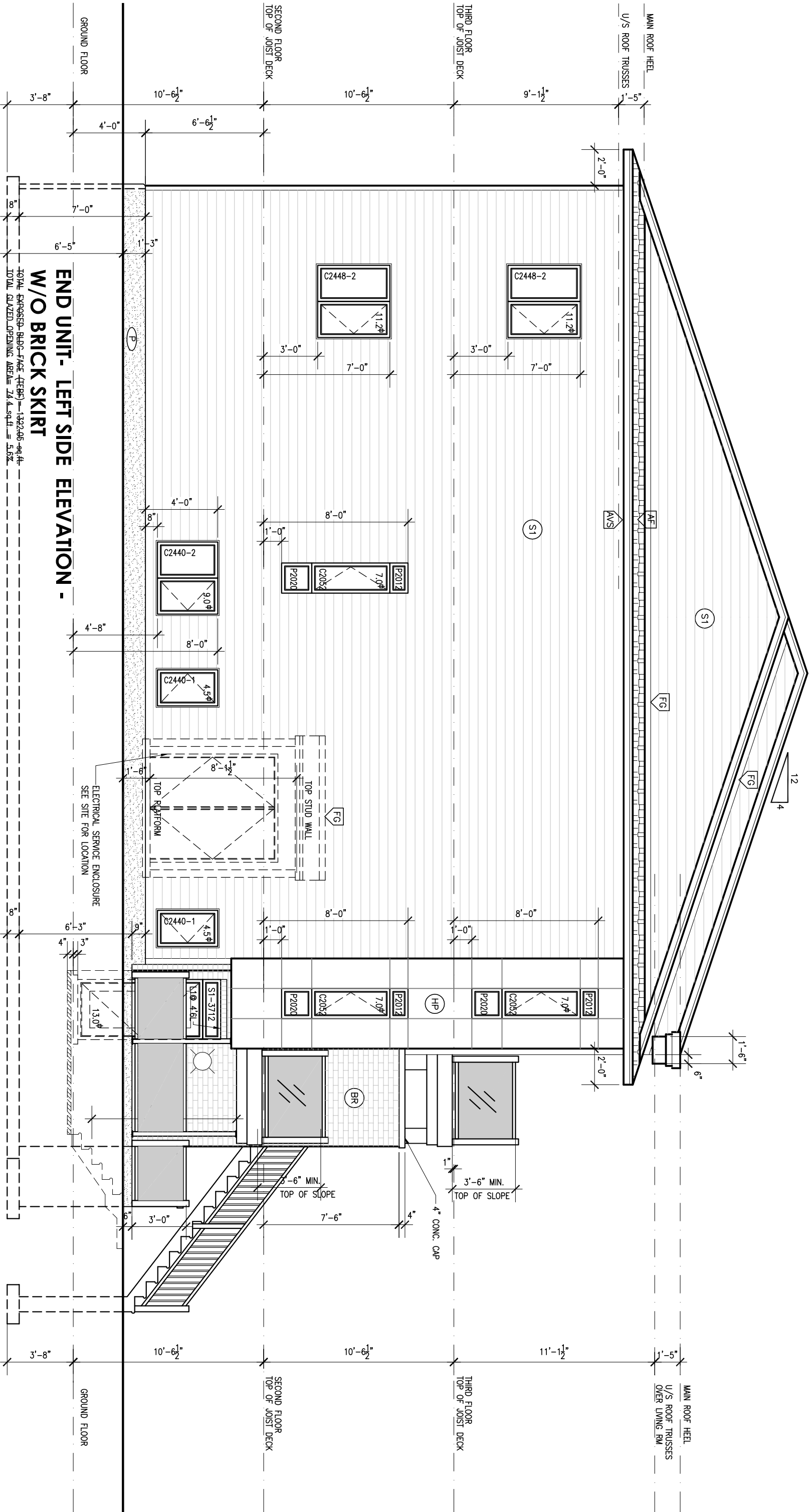
SITE:	COWAN'S GROVE
MODEL:	

INTERIOR UNIT ELEVATIONS



ENERGY STAR

SITE:		COWAN'S GROVE	
MODEL:		JAZZ LITE	
DWG:		INTERIOR UNIT ELEVATIONS	
SCALE:	3/16" = 1'-0"	DWG No:	15
DATE:	JUNE 5, 2019		OF 22



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

10% EXPOSED BRICK FACE (FEB) = 1322.05 sq.ft.
TOTAL GLAZED OPENING AREA = 74.4 sq.ft. = 5.6%

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

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)

ELEVATION LEGEND

- ALUM. OR VINYL SIDING
- ASPHALT SHINGLES
- BRICK
- HARDI BOARD PANEL
- ALUMINUM FASCIA
- ALUMINUM VENTED SOFFIT
- FLASHING
- ROOF VENT
- PARGING
- STOVE EXHAUST
- 6"D EXHAUST-HRV
- EXHAUST-DRIER
- 2"D EXHAUST-HOT WATER
- 2"D EXHAUST-FURNACE
- 6"D INTAKE-HRV
- 4"D INTAKE-FURNACE

LASTEST REMSON THIS PAGE:

SITE: COWAN'S GROVE
MODEL: JAZZ LITE

DWG:

END UNIT-SIDE ELEV.
W/O BRICK SKIRT

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

DATE: JUNE 5, 2019

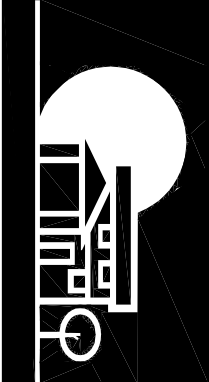


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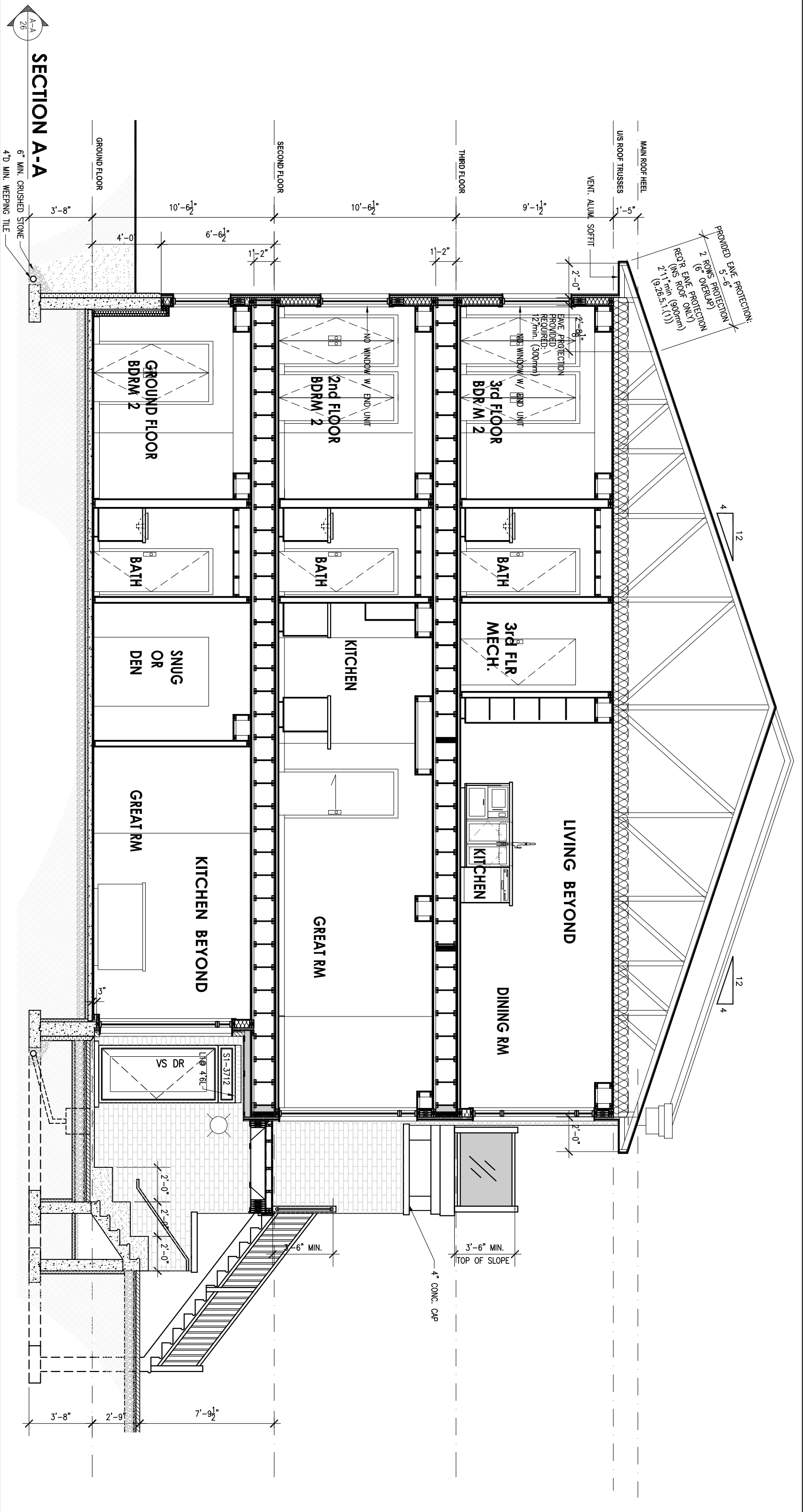
DWG No:

17

OF 22



URBANDALE CONSTRUCTION LIMITED
2193 ARCH STREET, OTTAWA



SECTION A-A

A-A
26

6" MIN. CRUSHED STONE
4" MIN. WEeping TILE

LASTEST REMSON THIS PAGE:

SITE: COWAN'S GROVE
MODEL: JAZZ LITE

DWG:

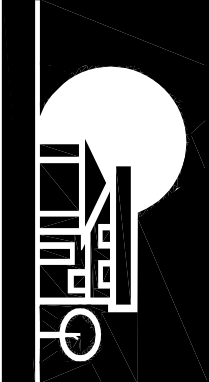
SECTION A-A

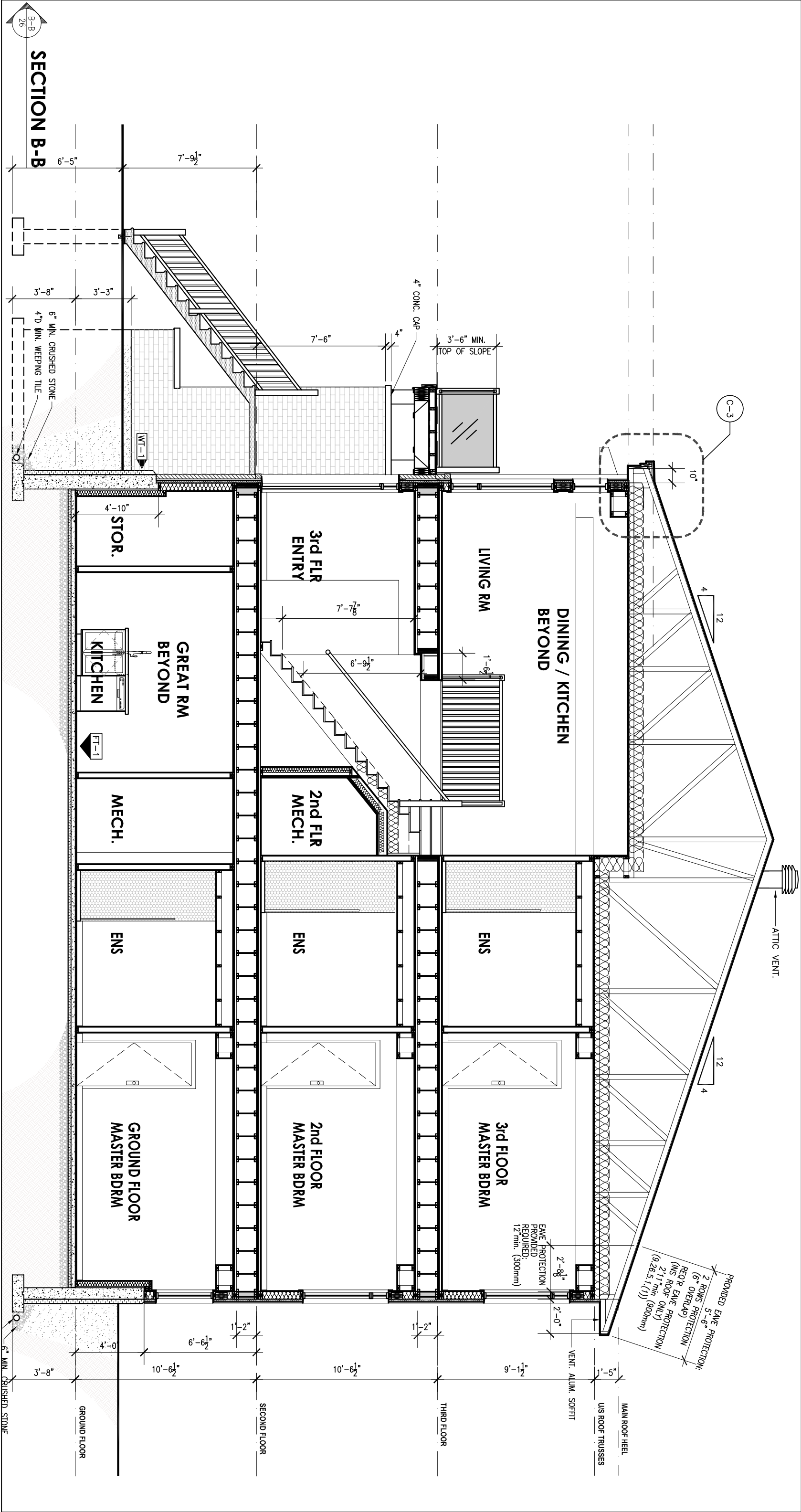
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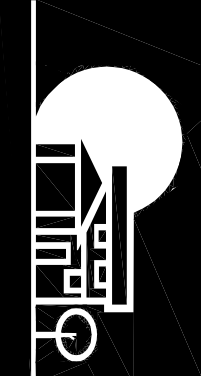
DATE: JUNE 5, 2019



ENERGY STAR







URBANDALE CONSTRUCTION LIMITED
2193 ARCH STREET, OTTAWA

SECTION B-B

26

LASTEST REMSON THIS PAGE:



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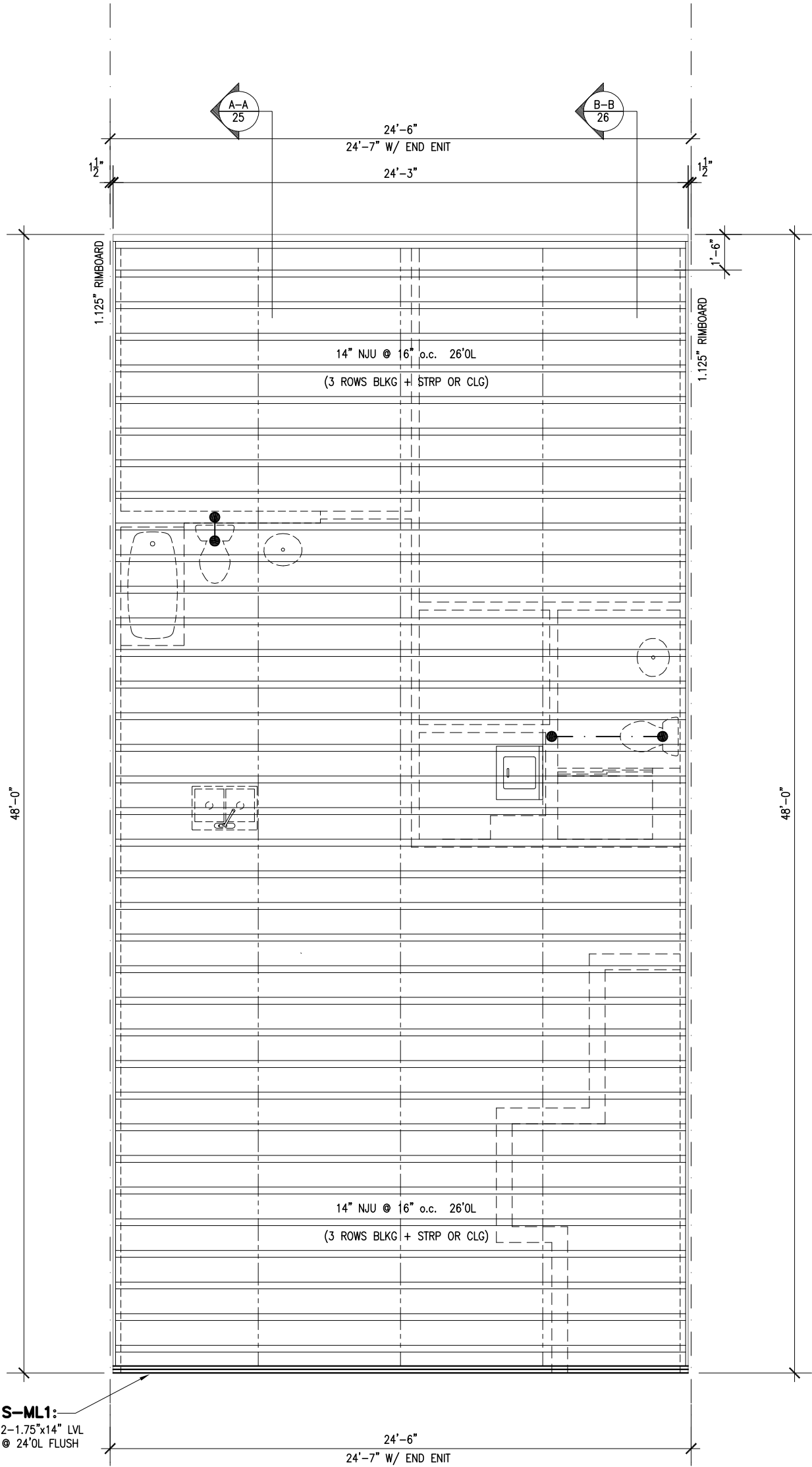
SCALE:
3/16" = 1'-0"

DATE:
JUNE 5, 2019

SITE:
COWAN'S GROVE

MODEL:
JAZZ LITE

DWG No:
20
OF 22



2nd FLOOR PLAN
JOIST LAYOUT

DWG	REVISIONS	DATE

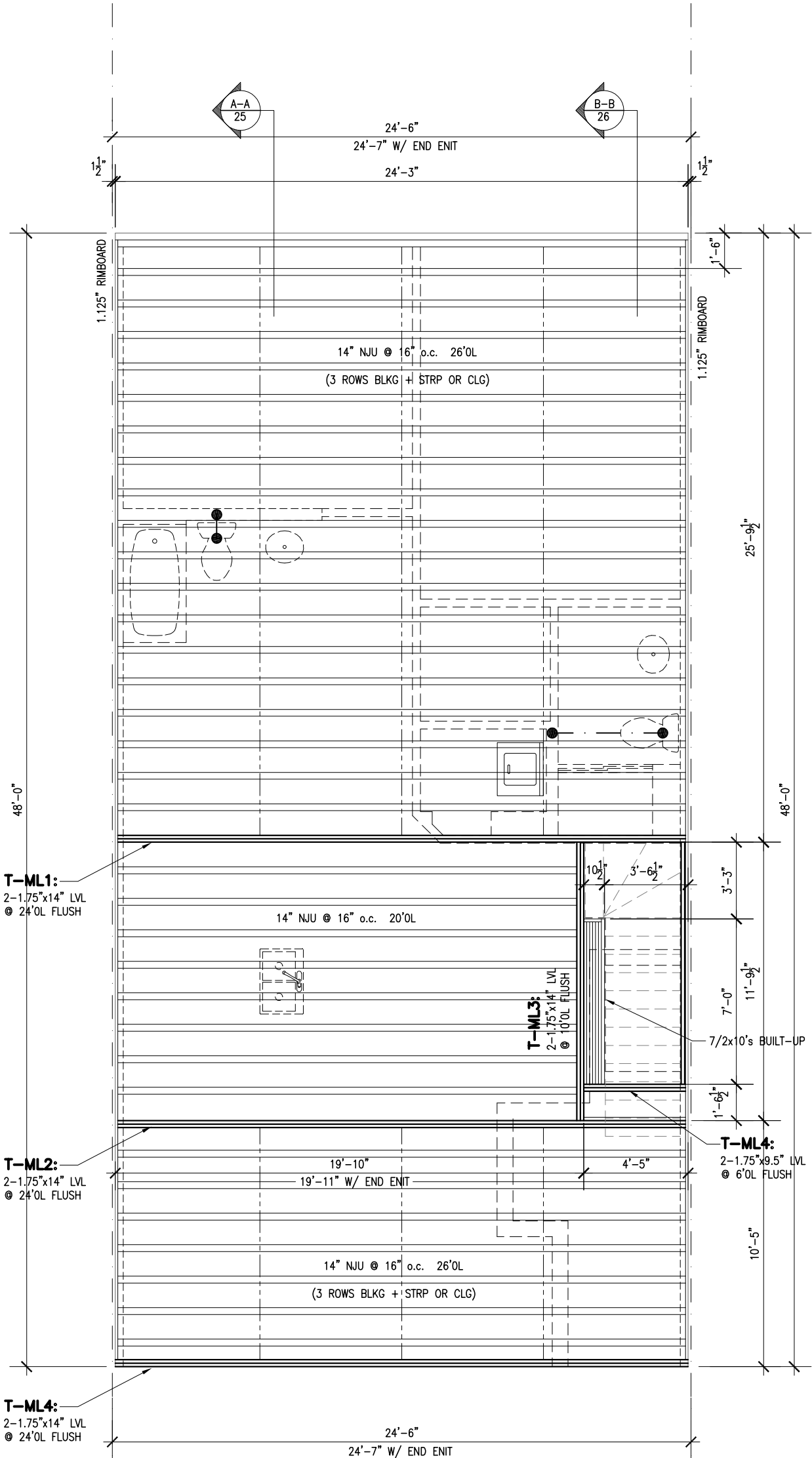
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URBANDALE CONSTRUCTION LIMITED
2193 ARCH STREET, OTTAWA
"There's Comfort in Higher Standards"

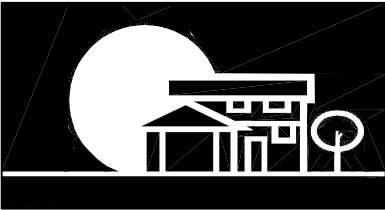
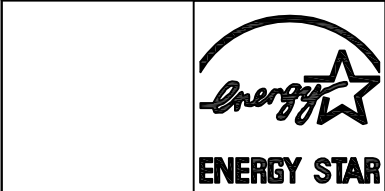
SITE:	COWAN'S GROVE	
MODEL:	JAZZ LITE	
DWG:	2nd FLOOR JOIST LAYOUT	
SCALE:	3/16" = 1'-0"	DWG No: 21 OF 22
DATE:	JUNE 5,2019	



3rd FLOOR PLAN
JOIST LAYOUT

DWG	REVISIONS	DATE
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URBANDALE CONSTRUCTION LIMITED
2193 ARCH STREET, OTTAWA
"There's Comfort in Higher Standards"

SITE:	COWAN'S GROVE	
MODEL:	JAZZ LITE	
DWG:	3rd FLOOR JOIST LAYOUT	
SCALE:	3/16" = 1'-0"	DWG No:
DATE:	JUNE 5,2019	22 OF 22