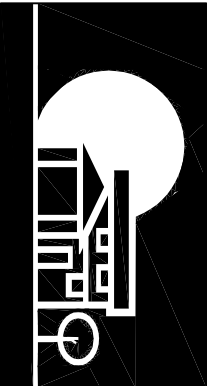


FIRM NAME: CERTIFICATE OF PRACTICE NO.:			
NAME OF PROJECT: URBANDALE CONDO. STACKS LOCATION : OTTAWA, ONTARIO			
ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX PARTS 3 OR 9	O.B.C. REFERENCE REFERENCES ARE TO DIVISION B UNLESS NOTED (A) FOR DIVISION A OR (C) FOR DIVISION C.	
1	PROJECT DESCRIPTION: STACKED TOWNHOMES ☒ NEW ☐ ADDITION ☐ ALTERATION ☐ CHANGE OF USE	☐ PART 11 11.1 TO 11.4	☐ PART 3 ☒ PART 9
2	MAJOR OCCUPANCY(S): GROUP C – RESIDENTIAL OCCUPANCIES		
3	BUILDING AREA (m.sq.): END UNIT : INTERIOR UNIT :		
4	GROSS AREA (m.sq.): END UNIT : INTERIOR UNIT :		
5	NUMBER OF STOREYS ABOVE GRADE: 3 BELOW GRADE: 0		
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: VARIES BY SITE		
7	BUILDING CLASSIFICATION: GROUP C – RESIDENTIAL OCCUPANCIES		
8	SPRINKLER SYSTEM PROPOSED: ☐ ENTIRE BUILDING ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☒ NOT REQUIRED		
9	STANDPIPE REQUIRED ☐ YES ☒ NO		
10	FIRE ALARM REQUIRED ☐ YES ☒ NO		
11	WATER SERVICE / SUPPLY IS ADEQUATE ☒ YES ☐ NO		
12	HIGH BUILDING ☐ YES ☒ NO		
13	PERMITTED CONSTRUCTION ☒ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☐ BOTH ACTUAL CONSTRUCTION ☒ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☐ BOTH		
14	OCCUPANT LOAD BASED ON GROUND FLOOR: 4 PERSONS ☐ m.sq./ PERSON ☒ DESIGN OF BUILDING 1st FLOOR: 4 PERSONS 2nd FLOOR: 4 PERSONS		
15	BARRIER-FREE DESIGN ☐ YES ☒ NO (EXPLAIN)		
16	HAZARDOUS SUBSTANCES ☐ YES ☒ NO		
17	REQUIRED FIRE RESISTANCE RATING (FRR) HORIZONTAL ASSEMBLIES FRR (HOURS) LISTED DESIGN No. OR DESCRIPTION (SG-2) FLOORS: 0.75 HRS. ----- ROOF: N/A ----- FRR OF SUPPORTING MEMBERS FLOORS: 0.75 HRS. LISTED DESIGN No. OR DESCRIPTION (SG-2) ROOF: N/A -----		
18	BUILDING ENVELOPE REQUIREMENTS SB-12 TABLE 3.1.1.2(1)		
OPAQUE ELEMENTS		REQUIRED INSULATION	PROVIDED INSULATION
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:
MODEL: JAZZ LITE

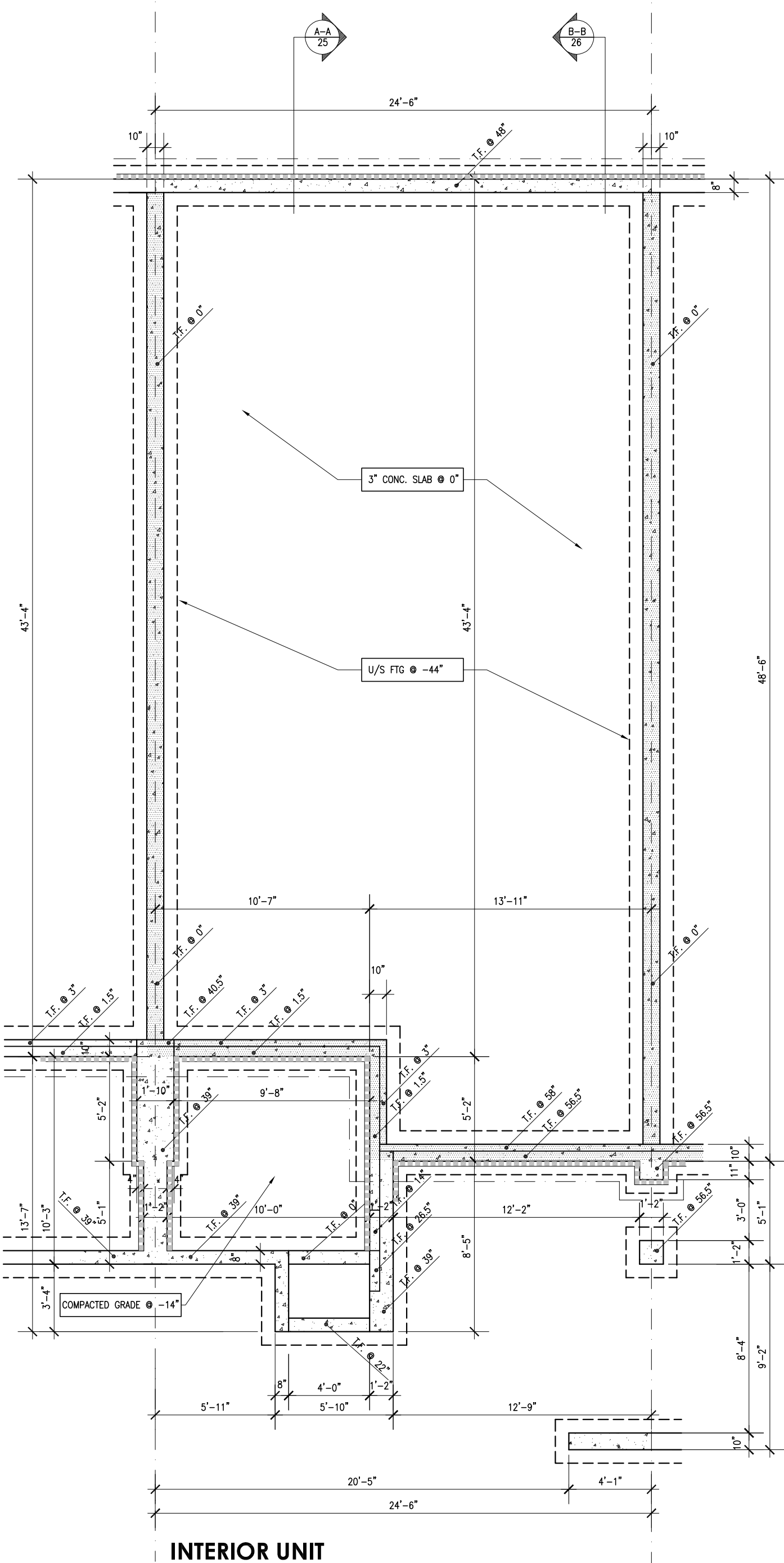
DWG: GROUP BLOCK 2
FRONT ELEVATION

SCALE:
DATE: JUNE 5, 2019

DWG No:
1
OF 22



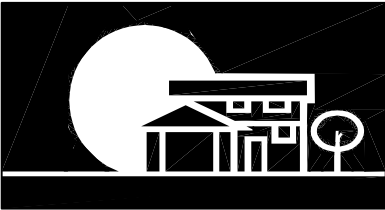
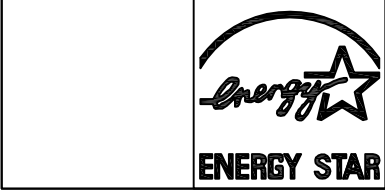
SITE:		COWAN'S GROVE	
MODEL:			
JAZZ LITE			
DWG:			
INTERIOR UNIT FOUNDATION PLAN			
SCALE:		DWG No:	2 OF 22
3/16" = 1'-0"			
DATE:			
JUNE 5, 2019			



INTERIOR UNIT
FOUNDATION PLAN
CONDITION WHERE TERRACE TO TERRACE

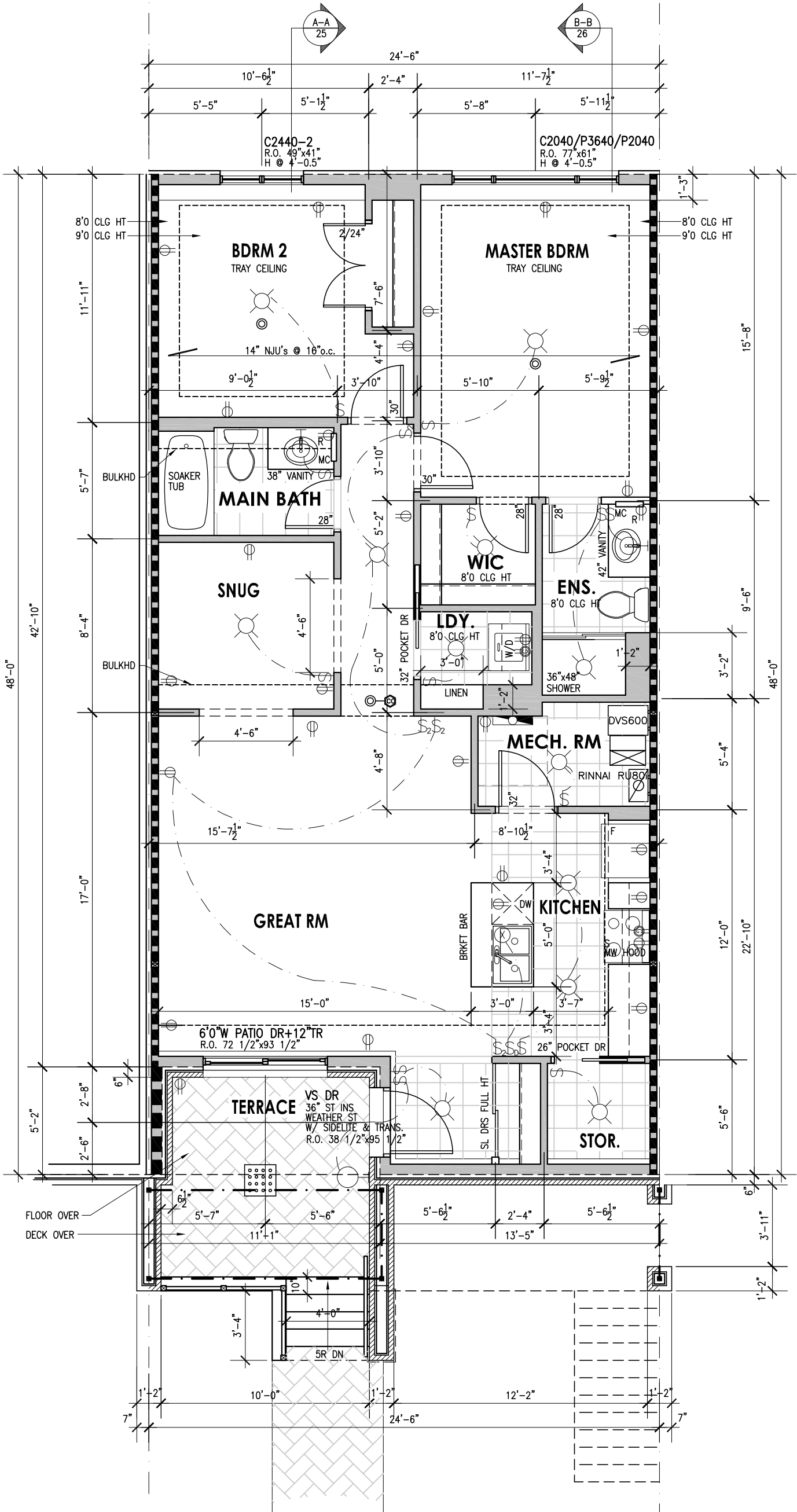
DWG	REVISIONS	DATE
-----	-----------	------

LASTEST REVISION THIS PAGE:



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

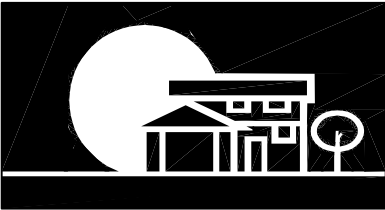
SITE:	COWAN'S GROVE
MODEL:	JAZZ LITE
DWG:	INTERIOR UNIT FOUNDATION PLAN
SCALE:	3/16" = 1'-0"
DATE:	JUNE 5,2019
DWG No:	3 OF 22



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

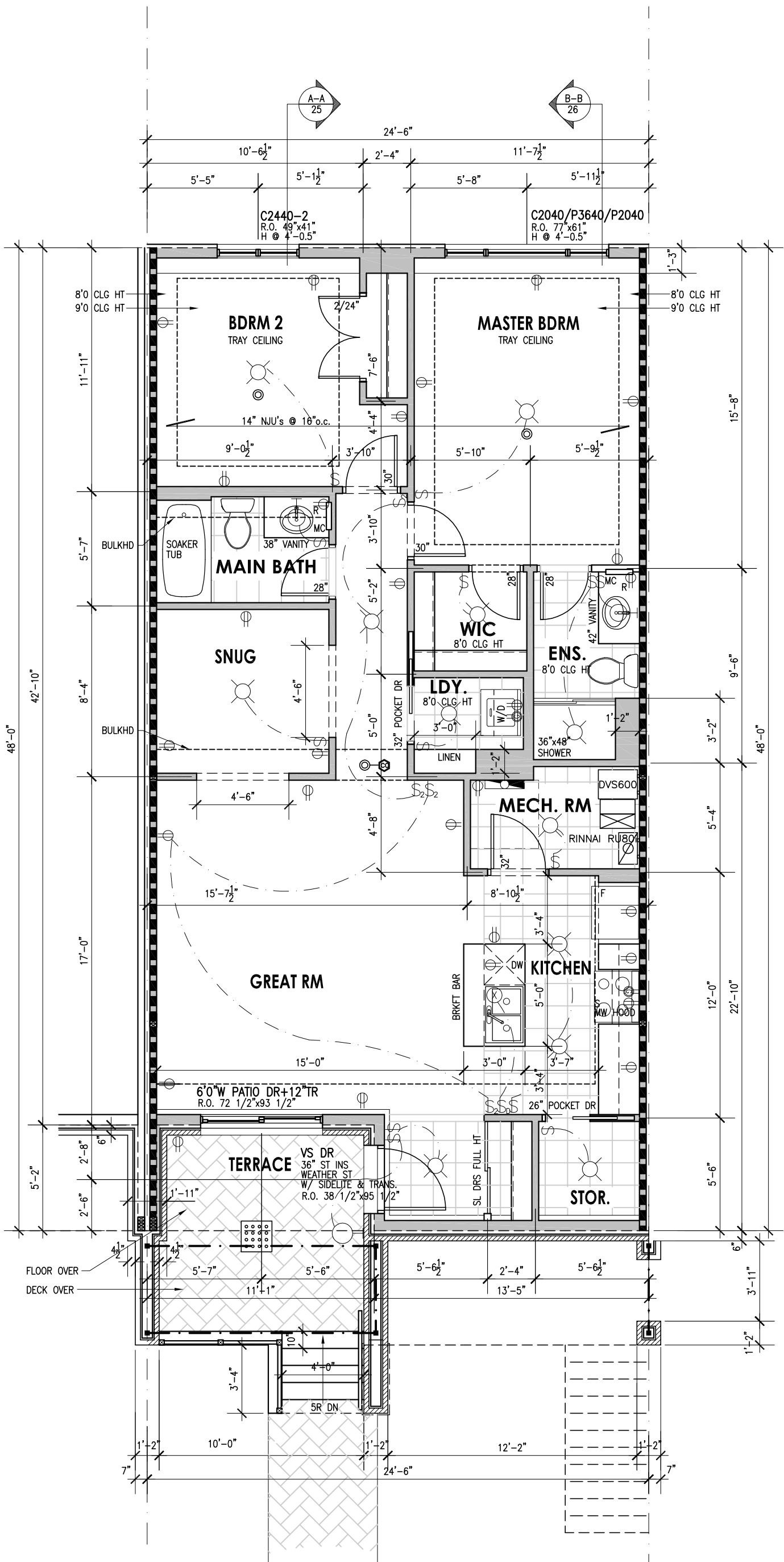
DWG	REVISIONS	DATE
-----	-----------	------

LASTEST REVISION THIS PAGE:



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

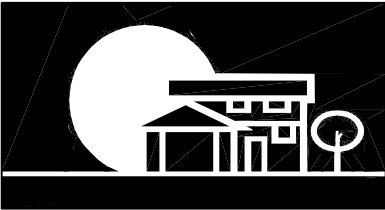


INTERIOR UNIT
STANDARD LAYOUT GROUND
FLOOR PLAN (1119sq.ft)
CONDITION WHERE TERRACE TO TERRACE

DWG	REVISIONS	DATE
-----	-----------	------

LASTEST REVISION THIS PAGE:

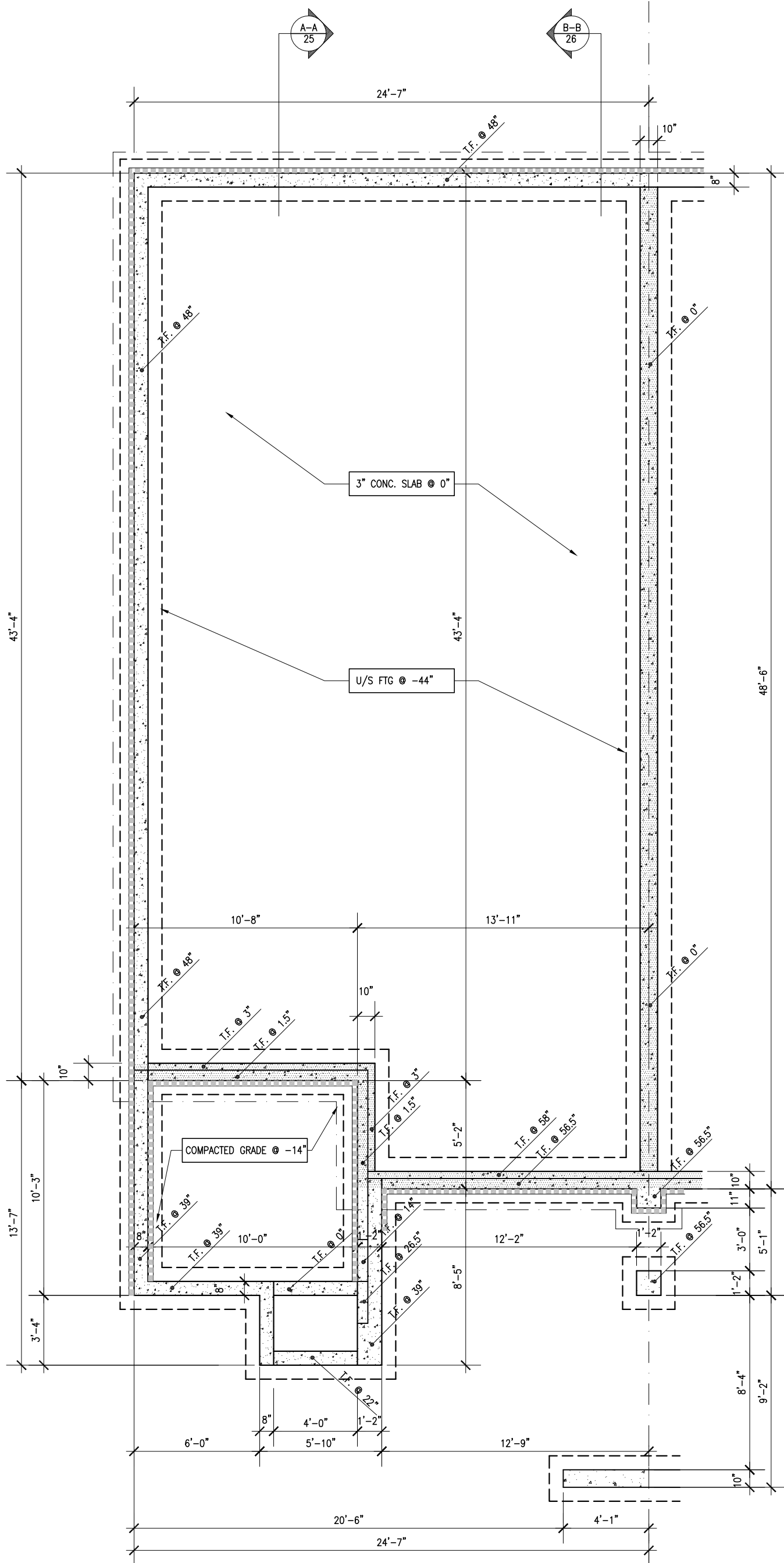
ENERGY STAR



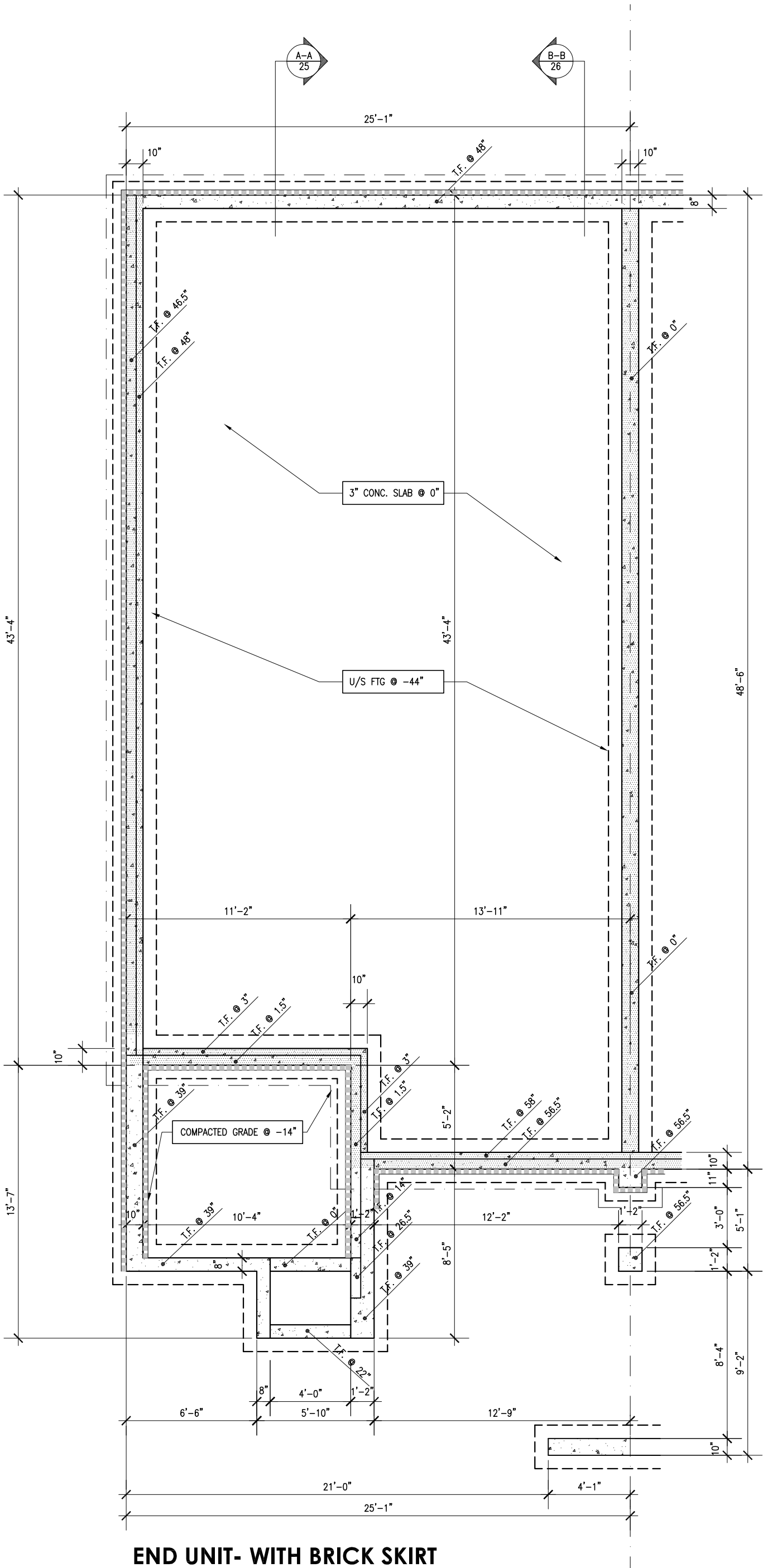
URBANDALE CONSTRUCTION LIMITED
2193 ARCH STREET, OTTAWA
"There's Comfort in Higher Standards"

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





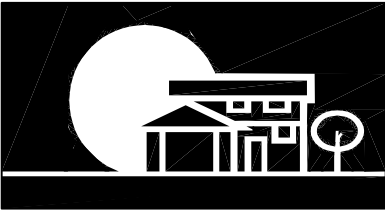
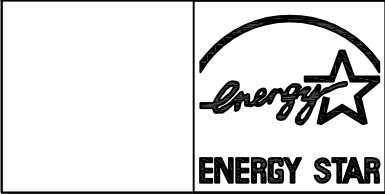
DWG	REVISIONS	DATE
LASTEST REVISION THIS PAGE:		
		 ENERGY STAR
		
URBANDALE CONSTRUCTION LIMITED 2193 ARCH STREET, OTTAWA <i>"There's Comfort in Higher Standards"</i>		
SITE: COWAN'S GROVE		
MODEL: JAZZ LITE		
DWG: END UNIT W/O BRICK SKIRT FOUNDATION PLAN		
SCALE: 3/16" = 1'-0"		DWG No: 8 OF 22
DATE: JUNE 5,2019		



END UNIT- WITH BRICK SKIRT
FOUNDATION PLAN

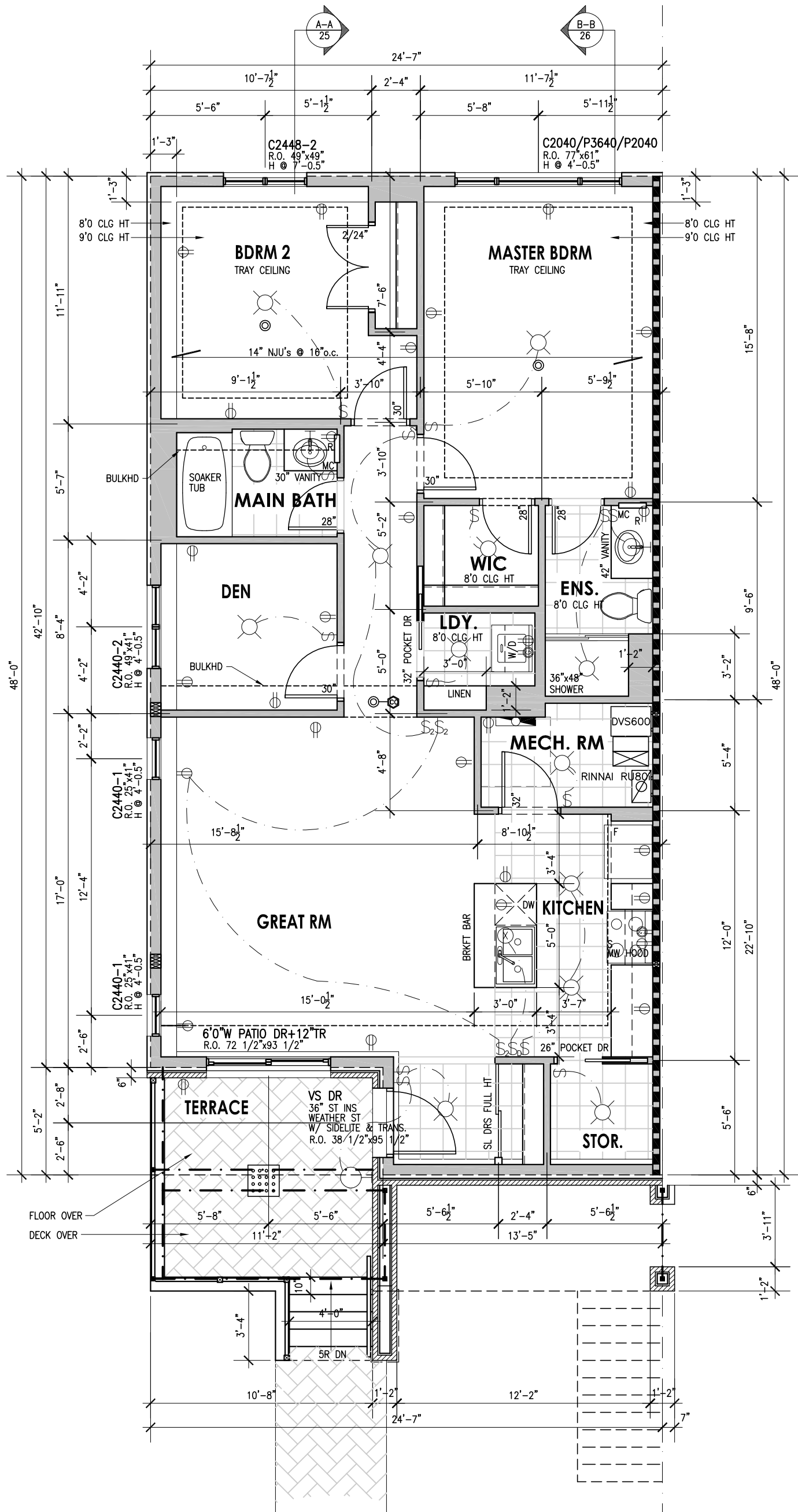
DWG	REVISIONS	DATE
-----	-----------	------

LASTEST REVISION THIS PAGE:



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"
DATE:	JUNE 5,2019
DWG No:	9 OF 22

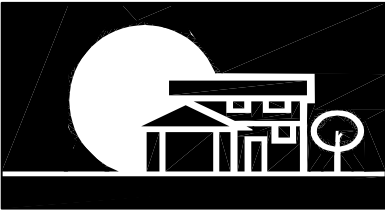


END UNIT - W/O BRICK SKIRT
LAYOUT GROUND FLOOR
PLAN (1119sq.ft)

DWG	REVISIONS	DATE
-----	-----------	------

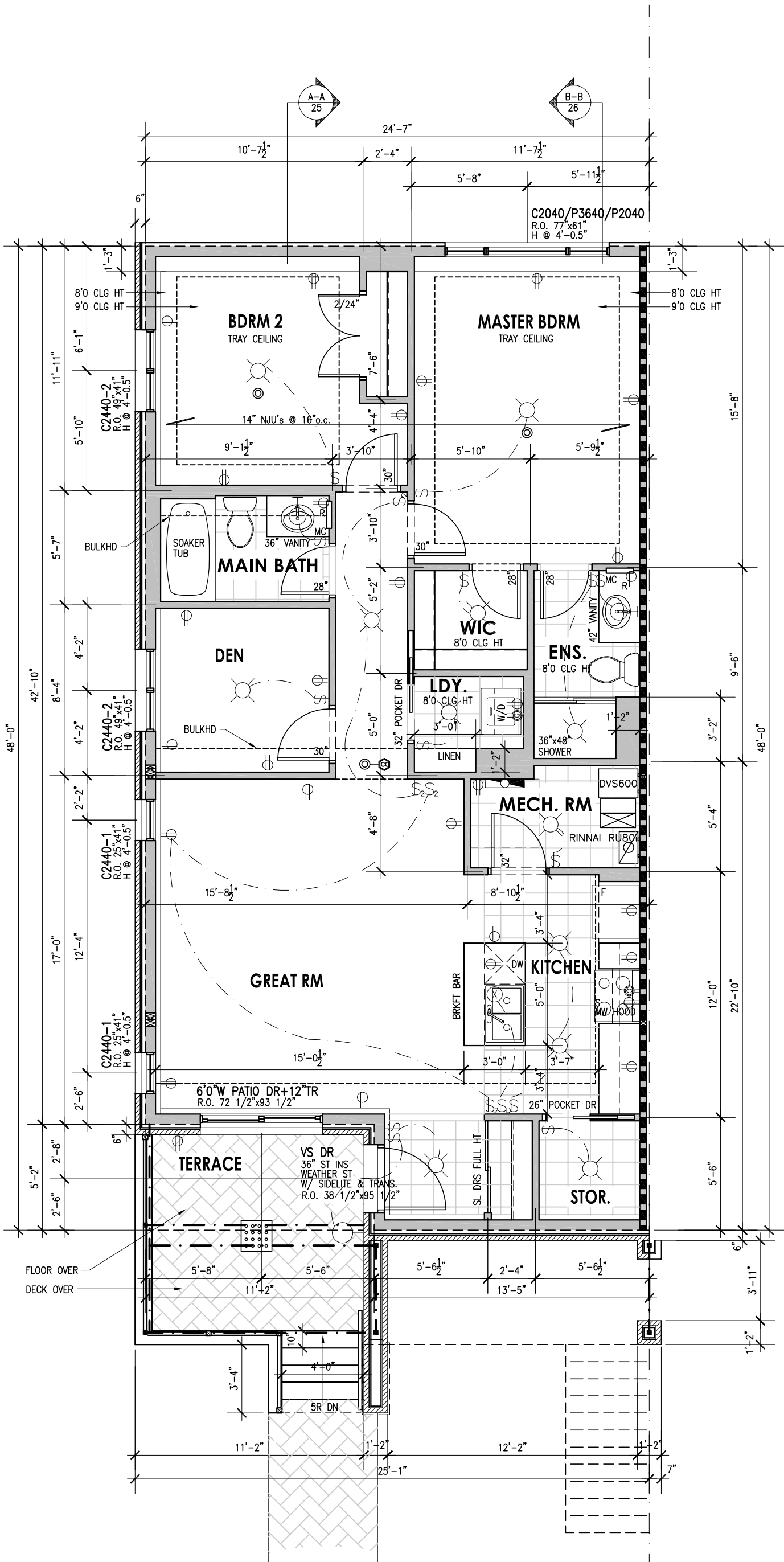
LASTEST REVISION THIS PAGE:


ENERGY STAR



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

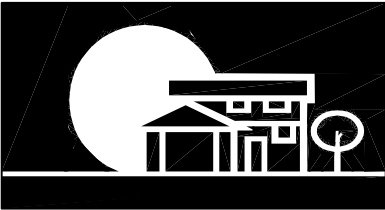
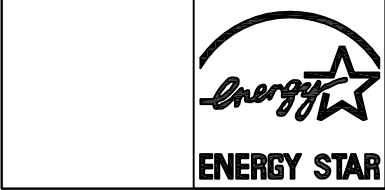
SITE:	COWAN'S GROVE	
MODEL:	JAZZ LITE	
DWG:	END UNIT W/O BRICK SKIRT GROUND FLOOR PLAN	
SCALE:	3/16" = 1'-0"	DWG No: 10 OF 22
DATE:	JUNE 5,2019	



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

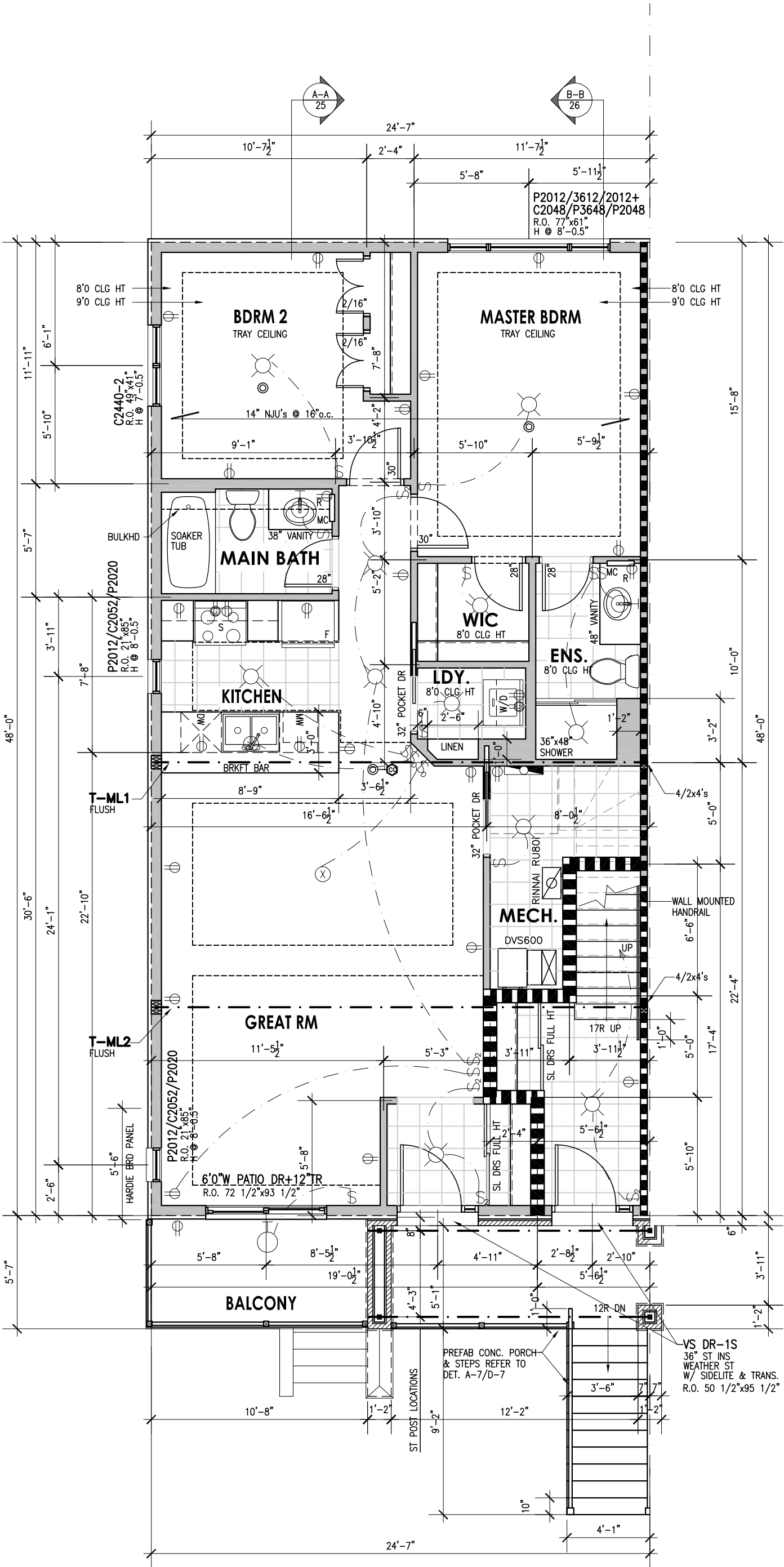
DWG	REVISIONS	DATE
-----	-----------	------

LASTEST REVISION THIS PAGE:



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:
DATE:	JUNE 5,2019	11 OF 22

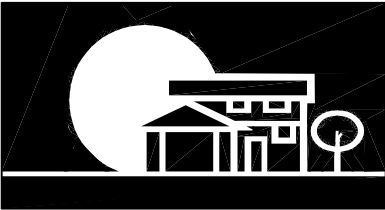


END UNIT - W/O BRICK SKIRT
2nd FLOOR PLAN (1079sq.ft.)

DWG	REVISIONS	DATE

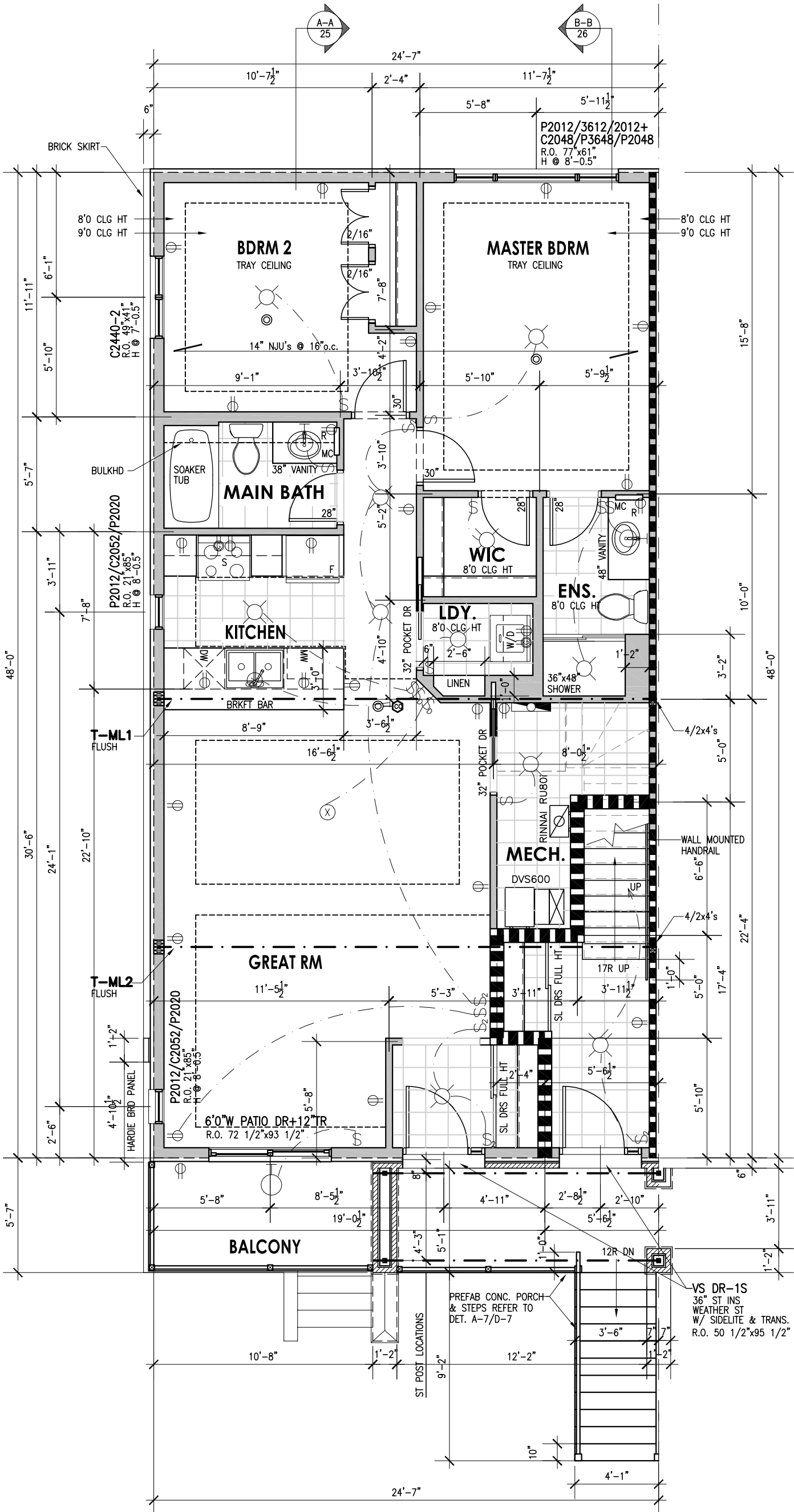
LASTEST REVISION THIS PAGE:


ENERGY STAR



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

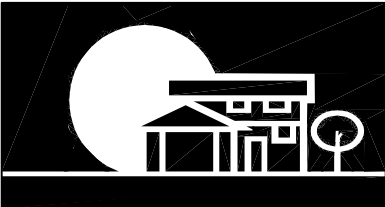
SITE:	COWAN'S GROVE	
MODEL:	JAZZ LITE	
DWG:	END UNIT W/O BRICK SKIRT 2nd FLOOR PLAN	
SCALE:	3/16" = 1'-0"	DWG No: 12 OF 22
DATE:	JUNE 5,2019	



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

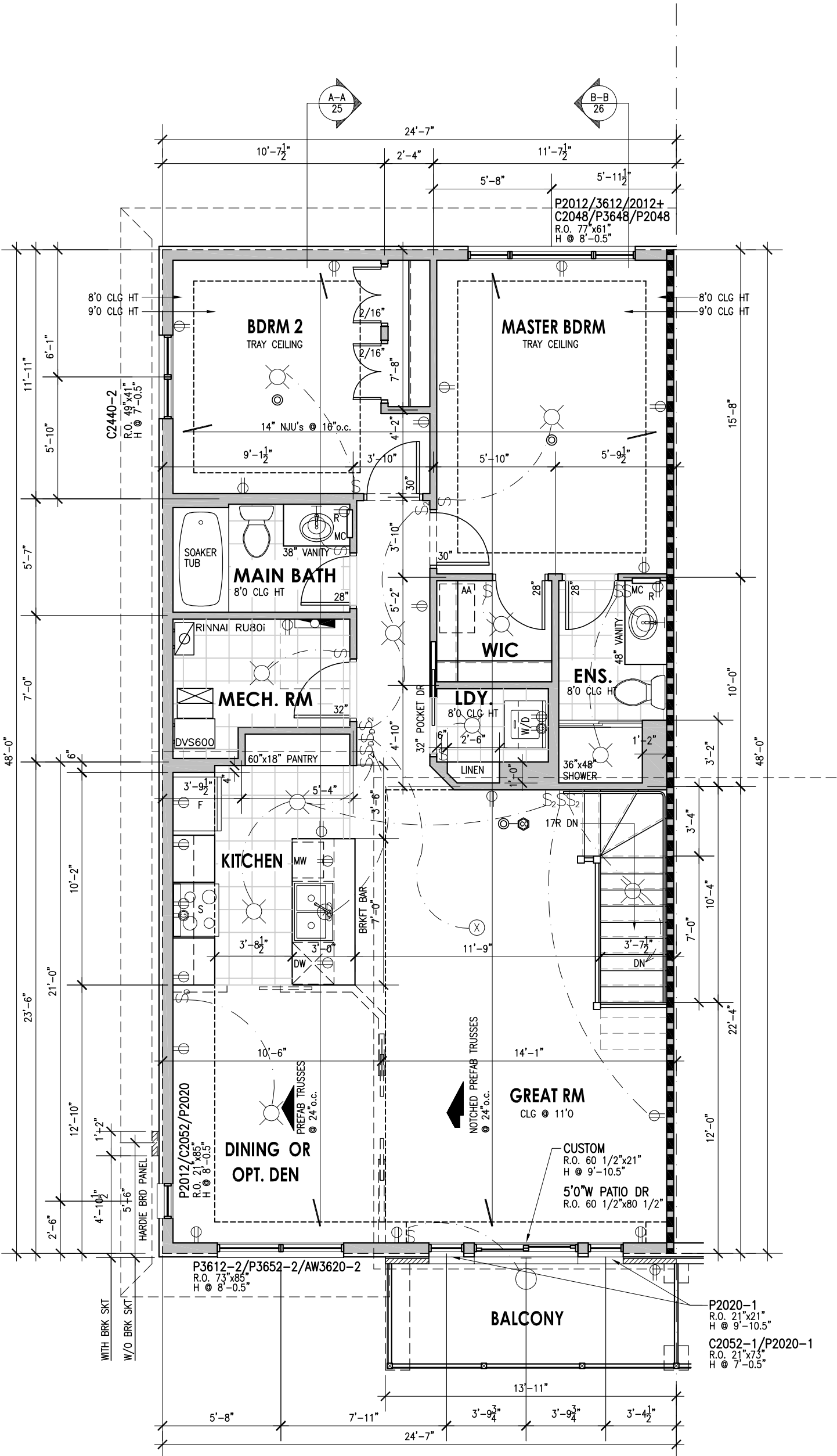
DWG	REVISIONS	DATE
-----	-----------	------

LASTEST REVISION THIS PAGE:



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	

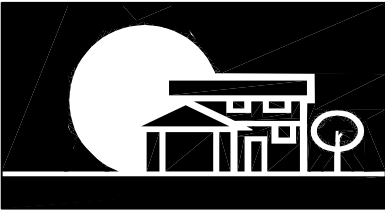


END UNIT
3rd FLOOR PLAN (1252sq.ft.)
(76sq.ft. @ 2nd FLR ENTRY + 1176sq.ft)

DWG	REVISIONS	DATE
-----	-----------	------

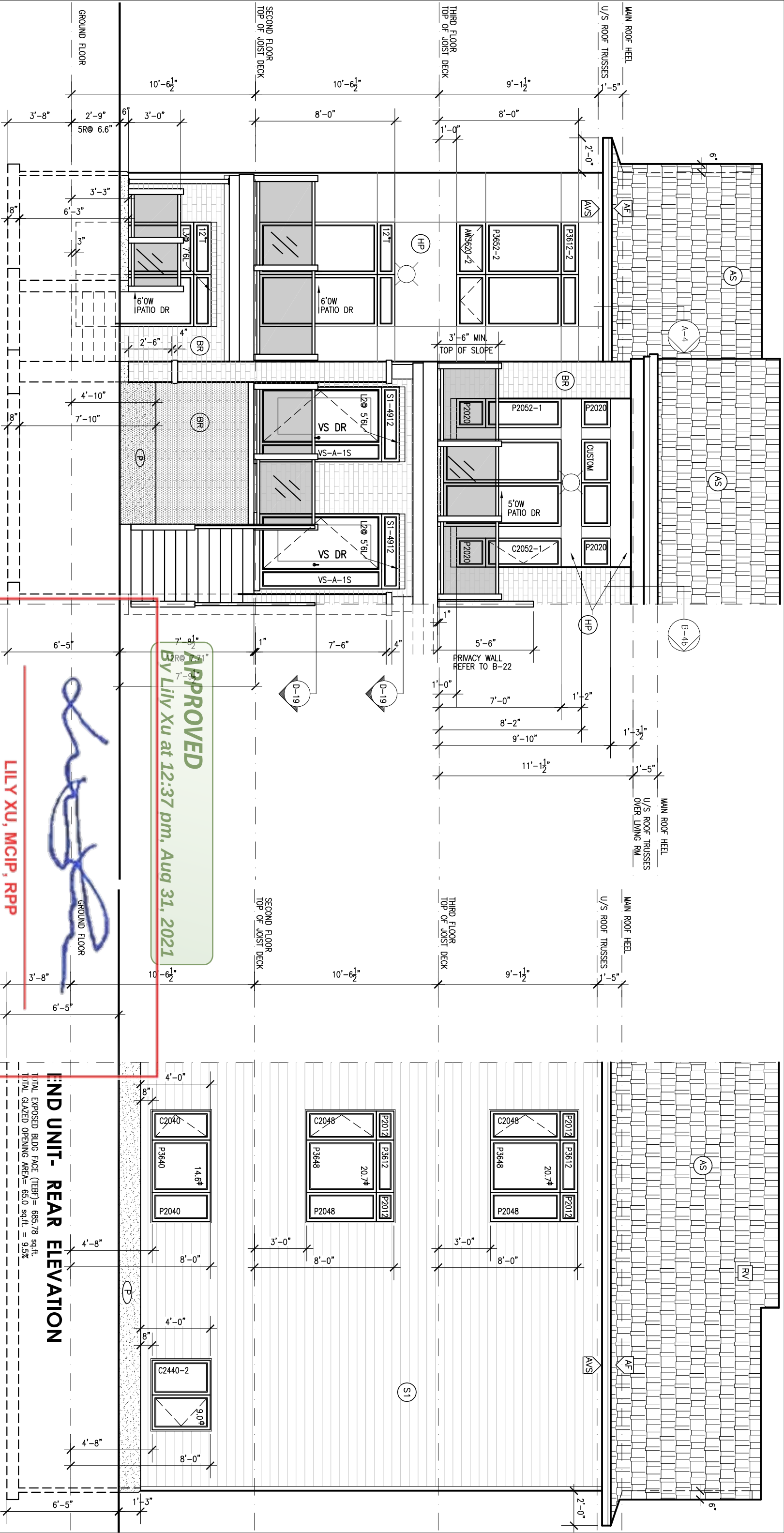
LASTEST REVISION THIS PAGE:

ENERGY STAR



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

SITE:	COWAN'S GROVE	
MODEL:	JAZZ LITE	
DWG:	END UNIT 3rd FLOOR PLAN	
SCALE:	3/16" = 1'-0"	DWG No: 14 OF 22
DATE:	JUNE 5,2019	



END UNIT - FRONT ELEVATION

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

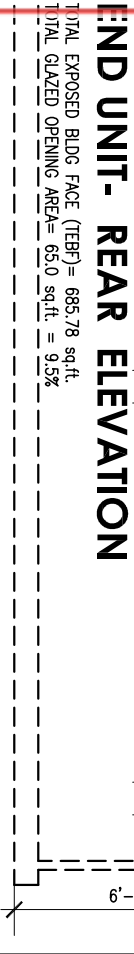
STEEL LINTELS

LENGTH	NAME	DIMENS	NS (mm)
5'-3'-11"	L1	(L-89 x 81 x 6.4)	
5'-4'-11"	L2	(L-89 x 81 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)	

ELEVATION 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** PARKING
- SE** STOVE EXHAUST
- I-HRV** 6" D INTAKE-HRV
- I-FUR** 4" D INTAKE-FURNACE
- EH** 6" D EXHAUST-HRV
- EH-W** 2" D EXHAUST-HOT WATER
- E-FUR** 2" D EXHAUST-FURNACE
- ENDRV** EXHAUST-RIER

MANAGER, DEVELOPMENT REVIEW SOUTH



END UNIT - REAR ELEVATION

TOTAL EXPOSED BLDG FACE (TEBF) = 685.78 sq.ft.
TOTAL GLAZED OPENING AREA = 65.0 sq.ft. = 9.5%

LASTEST RENSON THIS PAGE:

SITE: COWAN'S GROVE
MODEL: JAZZ LITE

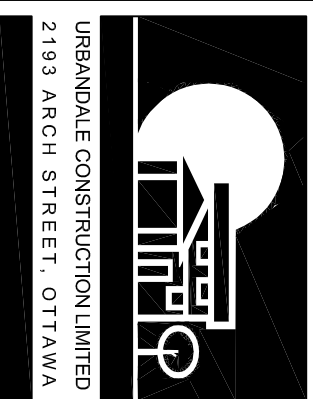
DATE: JUNE 5, 2019

END UNIT FRONT & REAR ELEV.

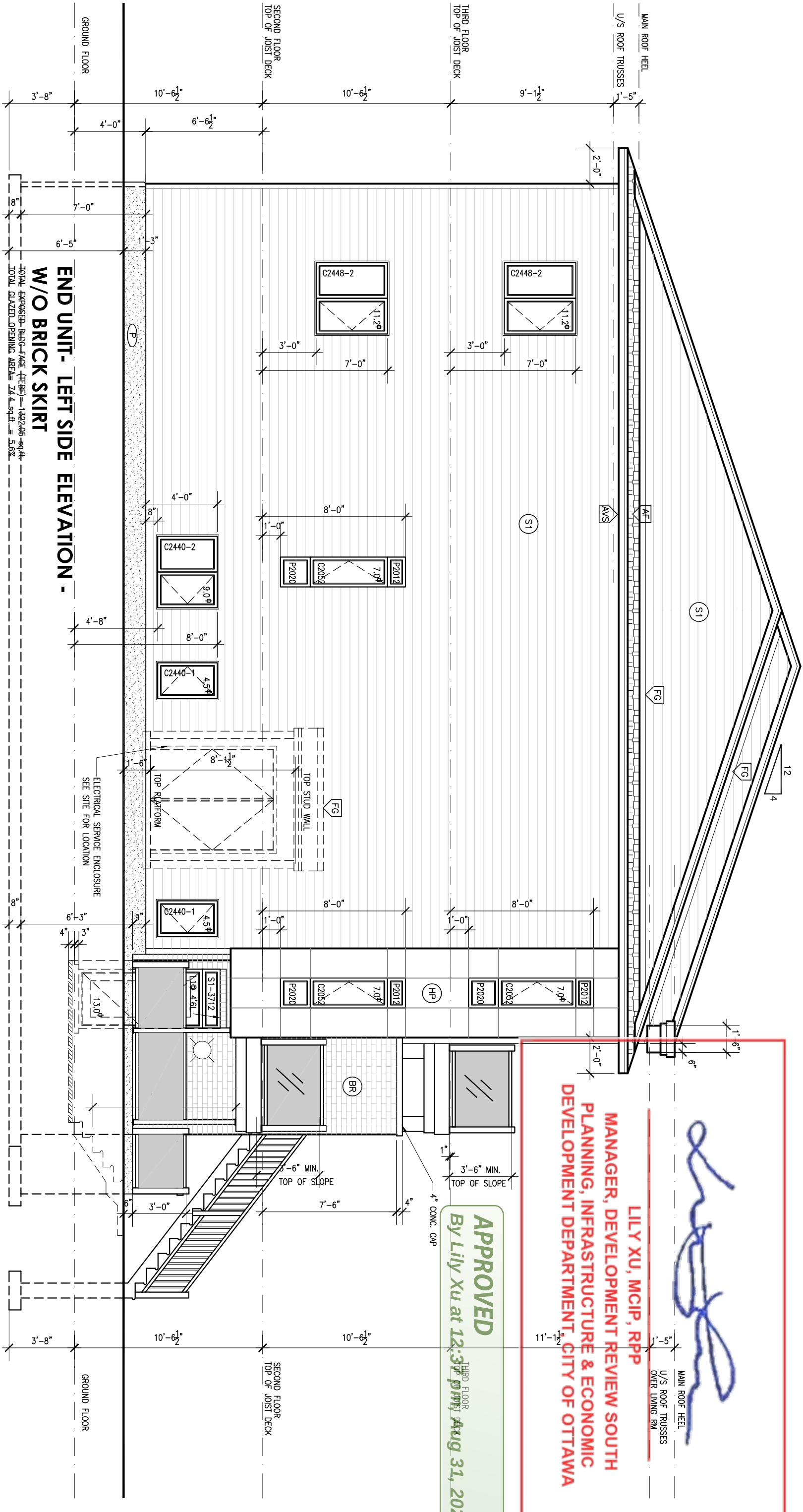


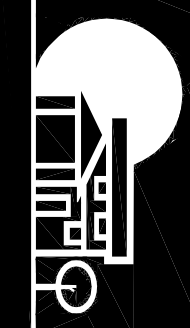
ENERGY STAR

SCALE: 3/16" = 1'-0"
DATE: JUNE 5, 2019
DWG No: 16 OF 22



URBANDALE CONSTRUCTION LIMITED
2193 ARCH STREET, OTTAWA





URBANDALE CONSTRUCTION LIMITED
2193 ARCH STREET, OTTAWA

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 INTAKE-HRV

⬠ 4" D INTAKE-FURNACE

⬠ 6" D EXHAUST-HRV

⬠ EXHAUST-DRIER

⬠ 2" D EXHAUST-HOT WATER

⬠ 2" D EXHAUST-FURNACE

LASTEST REMSON THIS PAGE:



ENERGY STAR

END UNIT-SIDE ELEV.
W/O BRICK SKIRT

SITE: COWAN'S GROVE

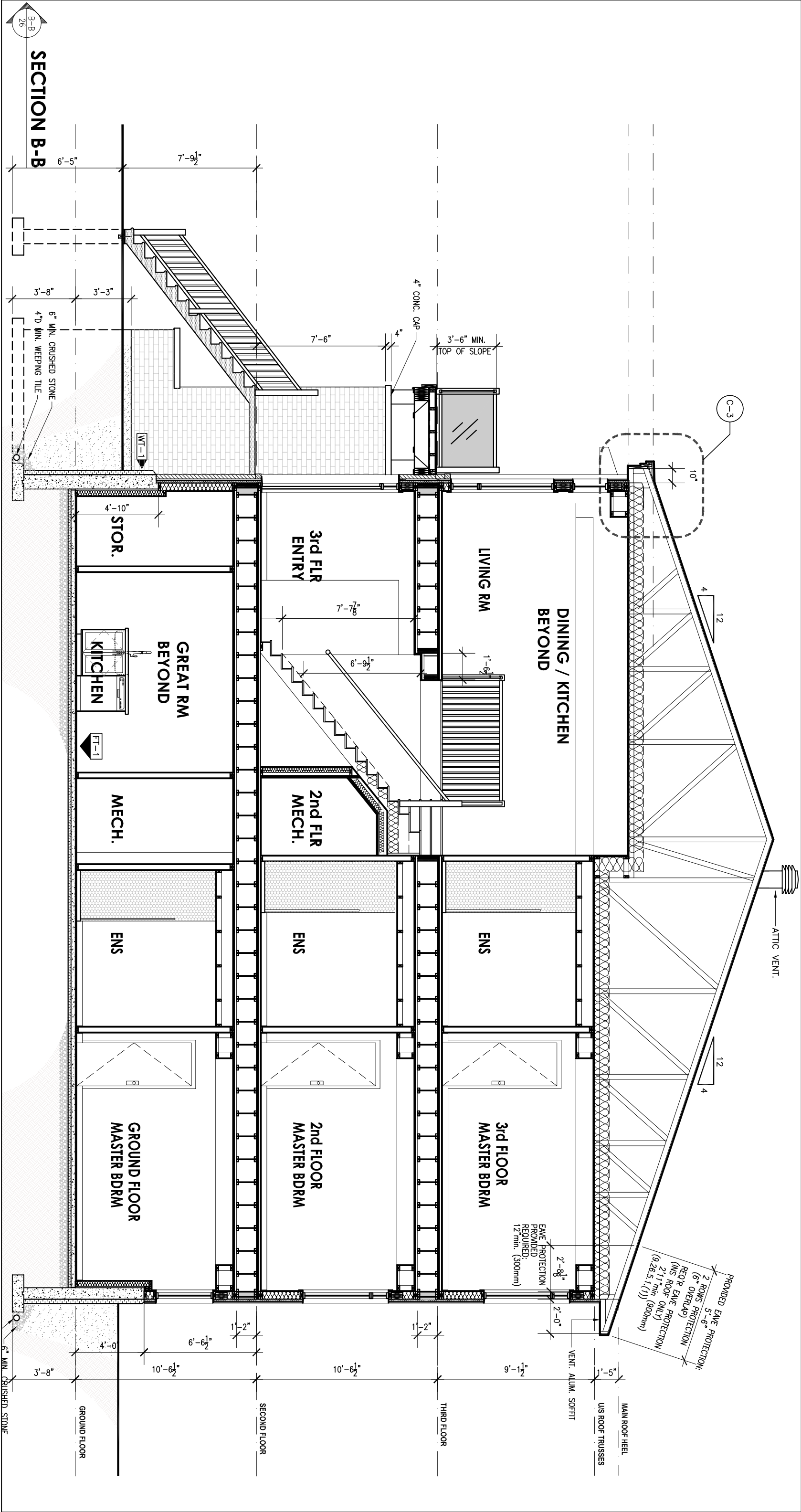
MODEL: JAZZ LITE

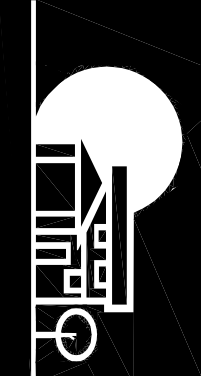
DWG: END UNIT-SIDE ELEV.
W/O BRICK SKIRT

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

DATE: JUNE 5, 2019

DWG No: 17 OF 22





URBANDALE CONSTRUCTION LIMITED
2193 ARCH STREET, OTTAWA

LASTEST REMSON THIS PAGE:



ENERGY STAR

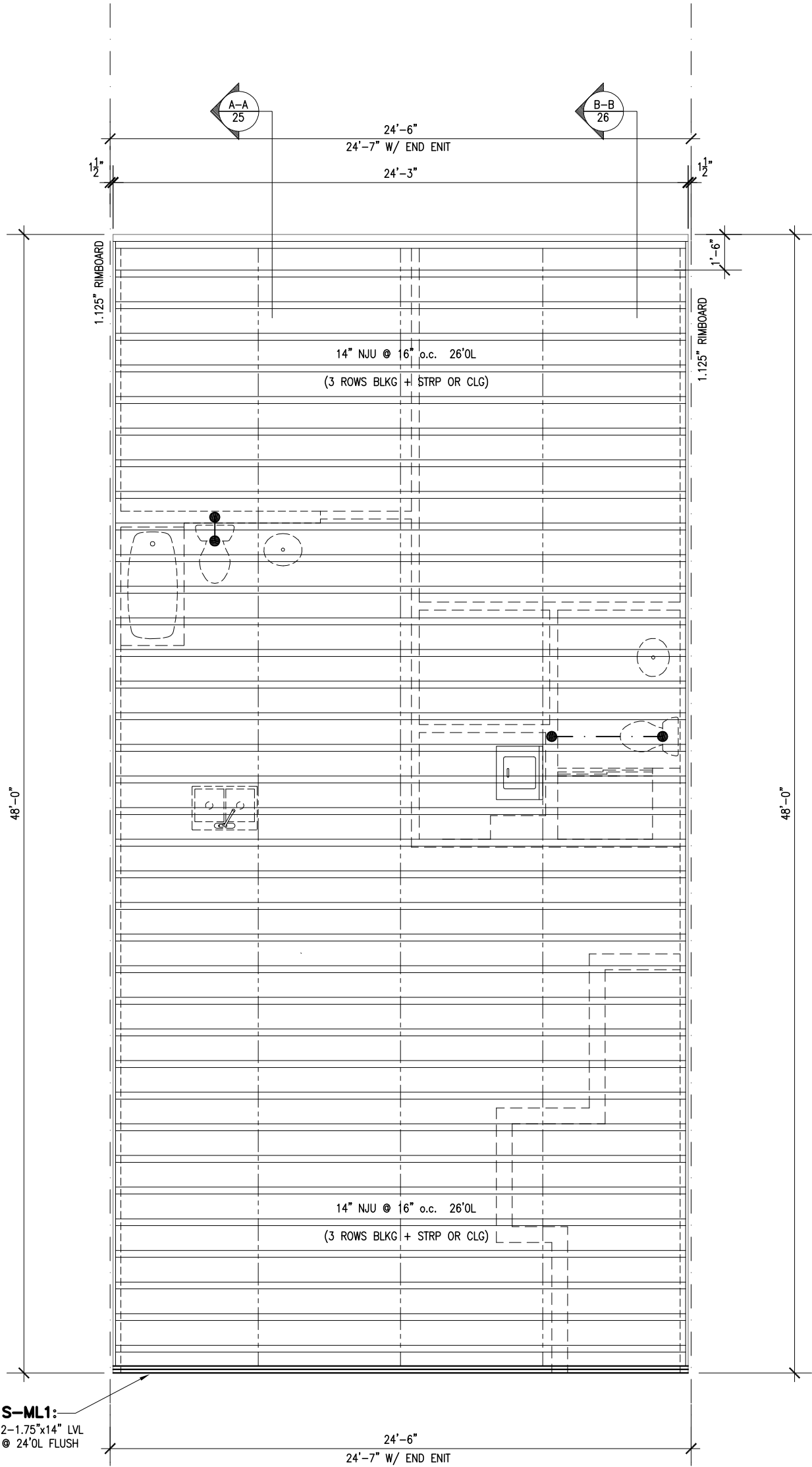
SITE: COWAN'S GROVE

MODEL: JAZZ LITE

DWG: SECTION B-B

DATE: JUNE 5, 2019

DWG No: 20 OF 22

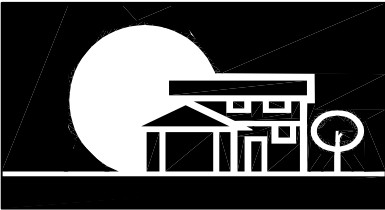


2nd FLOOR PLAN
JOIST LAYOUT

DWG	REVISIONS	DATE

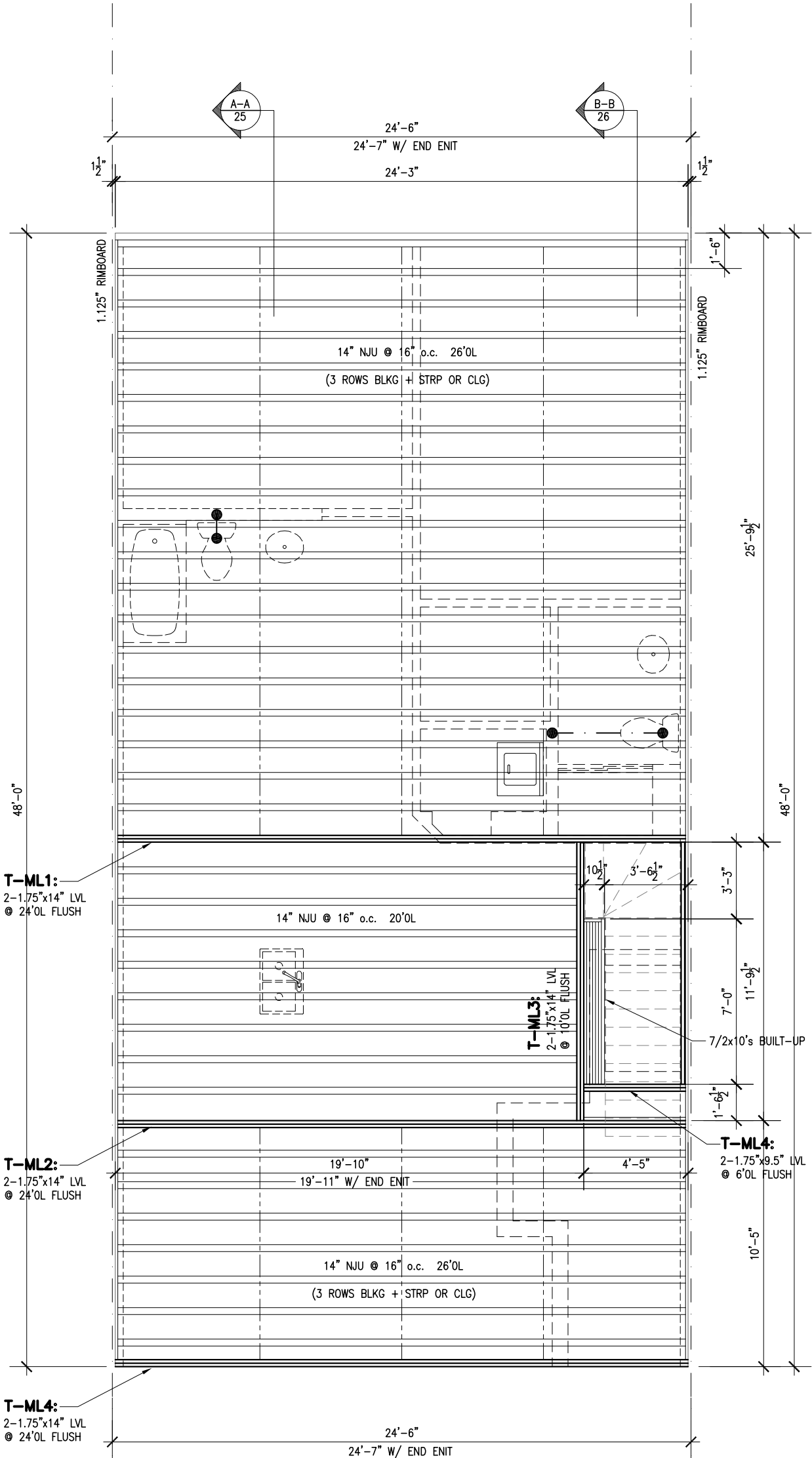
LASTEST REVISION THIS PAGE:


ENERGY STAR



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

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

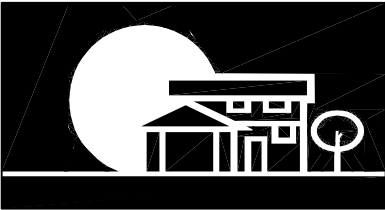


3rd FLOOR PLAN
JOIST LAYOUT

DWG	REVISIONS	DATE

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: 3rd FLOOR JOIST LAYOUT	
SCALE: 3/16" = 1'-0"	DWG No: 22 OF 22
DATE: JUNE 5,2019	