
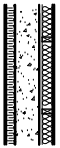

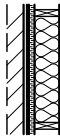












WALL ASSEMBLY SCHEDULE				
WALL TAG	WALL TYPE & LOCATION	WALL COMPOSITION	FIRE RATING	OBC WALL No.
	EXTERIOR- FOUNDATION ELEC. RM EXTERIOR WALLS	 <div>-EXTERIOR ELASTOMERIC COATING 40 mil. DRY FILM THICKNESS -R12.1 2-7/8" HARDBOARD FIBERGLASS INSULATION (24" MIN. BELOW FINISHED GRADE OR TOP OF SLAB WHICH EVER LOWER) -TUFF-N-DRI WATERPROOF LIQUID APPLIED MEMBRANE -8"/10" FOUNDATION WALL -2-15M REINFORCING RODS CONT. @ TOP -PRESSURE TREATED 2x4's @ 24"o.c. -3 ROWS 1x3 STRAPPING NAILED TO 2x4 STUD WALL -R12 FIBERGLASS INSULATION TO FLOOR -5/8" TYPE "X" GYPSUM BOARD</div>		
	TYP. EXTERIOR LOAD BEARING ELEC. RM EXTERIOR WALLS	 <div>-BRICK + 1" AIR SPACE OR HARDIBOARD CLADDING + 7/8" ALUM FURRING CHANNELS -TYVEK AIR BARRIER -7/16" OSB SHEATHING W/ 2" RIGID INSULATION (R10) INSTALLED ON THE HORIZONTAL -2x6's @ 24"o.c. -R22 FIBERGLASS INSULATION -6 MIL POLY VAPOUR BARRIER -5/8" TYPE "X" GYPSUM BOARD</div>	1 HOUR	EWa
	TYP. EXTERIOR LOAD BEARING WASTE MANAGEMENT RM EXTERIOR WALLS	 <div>-BRICK + 1" AIR SPACE OR HARDIBOARD CLADDING -7/16" OSB SHEATHING -TYVEK AIR BARRIER -2x6's @ 24"o.c. -2 LAYERS 5/8" TYPE "X" GYPSUM BOARD</div>	*1 HOUR	BASED ON W1a
	TYP. EXTERIOR LOAD BEARING WASTE MANAGEMENT RM EXTERIOR WALLS	 <div>-BRICK + 1" AIR SPACE OR HARDIBOARD CLADDING OR ALUM SIDING -7/16" OSB SHEATHING -TYVEK AIR BARRIER -2x4's @ 16"o.c. -2 LAYERS 5/8" TYPE "X" GYPSUM BOARD</div>	*1 HOUR	BASED ON W1a
	TYP. INTERIOR LOAD BEARING PARTITIONS BETWEEN ELEC. RM & WASTE MANAGEMENT RM	 <div>-5/8" TYPE "X" GYPSUM BOARD -6 MIL POLY VAPOUR BARRIER -2x6's @ 16"o.c. -R22 FIBERGLASS INSULATION -7/16" OSB SHEATHING W/ 1-1/4" RIGID INSULATION (R5.6) INSTALLED ON THE HORIZONTAL (ON COLD SIDE) -TYVEK AIR BARRIER -5/8" TYPE "X" GYPSUM BOARD</div>	*1 HOUR	BASED ON W1a

LUMBER


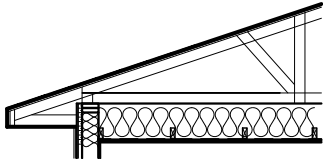


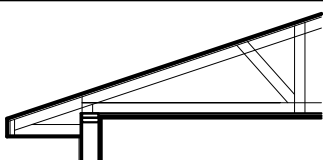

- LUMBER GRADE: SPF No. 2 OR BETTER
- ALL BUILT-UP WOOD POSTS CONTAIN AT LEAST THREE PLIES AND MATCH THE WALL THICKNESS
- ALL EXTERIOR WOOD FRAME TO BE PRESSURE TREATED UNLESS NOTED OTHERWISE

SOIL

- MINIMUM SAFE SOIL BEARING PRESSURE = 1600 psf

FLOOR ASSEMBLY SCHEDULE		
FLOOR TAG	FLOOR TYPE & LOCATION	FLOOR COMPOSITION
	ELEC. RM SLAB	 <div>-4" CONCRETE SLAB -6 MIL POLY VAPOUR BARRIER -3" RIGID INSULATION (R15) -6" CRUSHED STONE</div>
	WASTE MANAGEMENT RM SLAB	 <div>-4" CONCRETE SLAB -5-8% AIR ENTRAINMENT & FIBERSTRAND 200 -6 MIL POLY VAPOUR BARRIER -3" RIGID INSULATION (R15) -6" CRUSHED STONE</div>

STEEL TAKE-OFF	
B1- W10x22 @ 13'6L P1/P2- ADJ. 2.5"x2.5"x.125 HSS POSTS @ 101"L W/ EMBEDDED ANCHOR PL	
GENERAL STEEL NOTES:	
1. PROVIDE MINIMUM 4"x6"x1/2" CAP AND BASE PLATES TO ALL HSS POSTS.	

ROOF ASSEMBLY SCHEDULE			
TAG	TYPICAL ROOF COMPOSITION	RERERENCE DETAILS	FIRE RATING
	 <div>-210# ASPHALT SHINGLES -#15 BUILDING PAPER -7/16" OSB SHEATHING C/W EDGE CLIPS -PRE-MANUFACTURED ROOF TRUSSES @ 24o.c. -FIBERGLASS BATT INSULATION (R60 MINIMUM) (BELOW TRUSSES) -6 MILL POLYETHYLENE VAPOUR BARRIER -2x4's FURRING @ 24"o.c -2 LAYERS 1/2" TYPE "X" GYP. BRD. (TAPED JOINTS)</div>		*1 HOUR
	 <div>-210# ASPHALT SHINGLES -#15 BUILDING PAPER -7/16" OSB SHEATHING C/W EDGE CLIPS -PRE-MANUFACTURED ROOF TRUSSES @ 24o.c. -1x3 FURRING @ 24"o.c -2 LAYERS 1/2" TYPE "X" GYP. BRD. (TAPED JOINTS)</div>		*1 HOUR

2.3.4. METHOD OF CALCULATION

*USING SECTION 2.3.4 OF THE SUPPLEMENTARY GUIDELINES OF THE OBC

WOOD ROOF TRUSS ASSEMBLIES AT 24"o.c.- 5 MINS-(2.3.4.c.)
2x6 STUDS AT 16"o.c.- 20 MINS-(2.3.4.c.)
2x6 STUDS AT 24"o.c.- 15 MINS-(2.3.4.c.)
FIBERGLASS INSULATION- 5 MINS-(2.3.4.d)
5/8" TYPE X GYP BRD- 40 MINS-(2.3.4.a)

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3. GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE & COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.

4. ALL WORK DISCRIBED 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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TEL: 613-731-6331

APPROVED

By Lily Xu at 7:05 pm, Aug 30, 2021



LILY XU, MCIP, RPP

MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

REVIEWED:	APPROVED:	JOB NO.
PROJECT: LOCALE FLATS PHASE 1 - WASTE MANAGEMENT ROOM		
DWG: GENERAL NOTES WALL & FLR ASSEMBLIES		
SCALE: 3/16" = 1'-0"	DWG No: A01 OF 9	
DATE: OCT 10,2020	ARCHITECTURAL	

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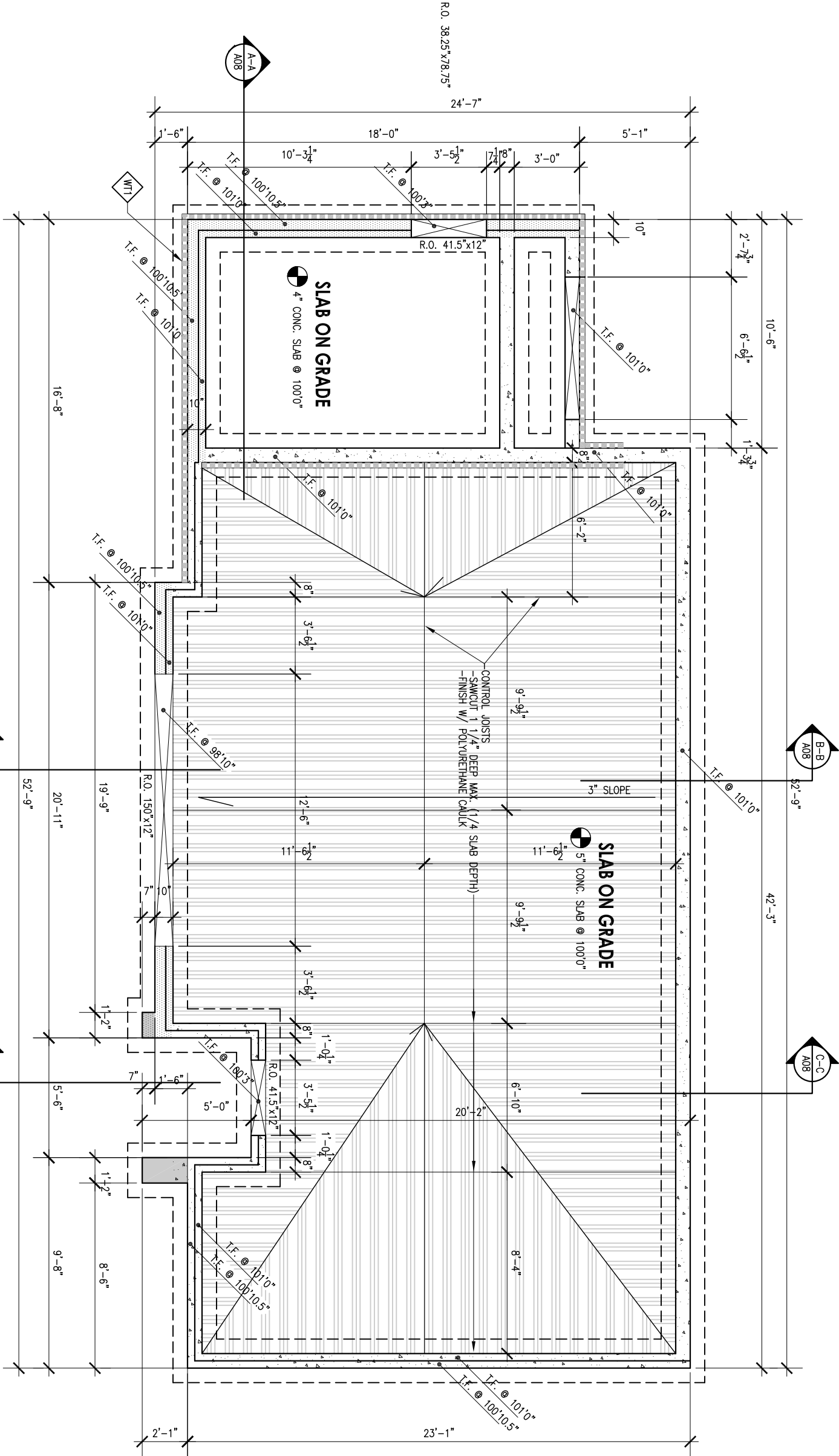
REVIEWED:	APPROVED:	JOB NO.

PROJECT:
LOCALE FLATS
PHASE 1 - WASTE
MANAGEMENT ROOM

DWG:
FOUNDATION PLAN

SCALE:	3/16" = 1'-0"	DWG No:	A02
DATE:	OCT 10, 2020		OF 9

ARCHITECTURAL



FOUNDATION PLAN

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

CONCRETE SPECIFICATIONS

TYPE	DESCRIPTION
FOUNDATION WALLS:	• 8 7/10" CONCRETE WALLS (18 MPa) W/ 2-15M REINFORCING RODS @ TOP (UNLESS OTHERWISE NOTED) • 1/2" ANCHOR BOLTS MAX. 4'-0" O.C. W/ 12" MIN. EMB.
FOUNDATION FOOTINGS	• 24"x8" CONTINUOUS CONCRETE FOOTINGS (17 MPa) -(UNLESS OTHERWISE NOTED)
WASTE MANAGEMENT RM	• 4" CONCRETE SLAB (32 MPa) W/ 5-8% AIR ENTRAINMENT & FIBERSTRAND 200
ELEC. RM	• 4" CONCRETE SLAB (20 MPa) W/ 6 MIL POLY VAPOUR BARRIER

FOUNDATION PLAN NOTES:

1. TYPICAL FOUNDATION WALL HEIGHT 76".
2. TYPICAL FOUNDATION BRICK CHECK HEIGHT 1.5".
3. REFER TO SECTIONS AND ELEVATIONS FOR ELEVATIONS OF WALLS & FOOTINGS.
4. AT ALL INTERIOR HEATED SLABS PROVIDE MINIMUM OF 24" POLYSTYRENE INSULATION (R10) TO U/S OF SLAB.
5. PROVIDE 1/2" DIAM. ANCHOR BOLTS TO A MAXIMUM OF 8'-0" O.C. PER SILL PLATE.

APPROVED
By Lily Xu at 7:06 pm, Aug 30, 2021

[Signature]

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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LEGEND	
\$	STANDARD SWITCH
\$ _{PIR}	PASSIVE INFRARED SWITCH (TIMER)
	WEATHERPROOFED DUPLEX PLUG OUTLET @ 36" FROM SLAB
	WALL MOUNTED PHOTOCCELL LIGHT
	48" LED LIGHT -CEILING MOUNTED
	ELECTRICAL ROUGH-IN FOR FUTURE BASEBOARD HEATER
	ELECTRICAL PANEL
	INTERCONNECTED AC (ELECTRIC) SMOKE DETECTOR
	TRANSFORMER -MOUNTED HIGH
	WATER METRE
	EXHAUST VENT

ISSUE RECORD:	
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REVIEWED:	
	APPROVED:
	JOB NO.
PROJECT: LOCALE FLATS PHASE 1 - WASTE MANAGEMENT ROOM	
DWG:	
GROUND FLOOR PLAN	
SCALE: 3/16" = 1'-0"	DWG No: A03
DATE: OCT 10, 2020	OF 9
ARCHITECTURAL	

APPROVED

By Lily Xu at 7:06 pm, Aug 30, 2021

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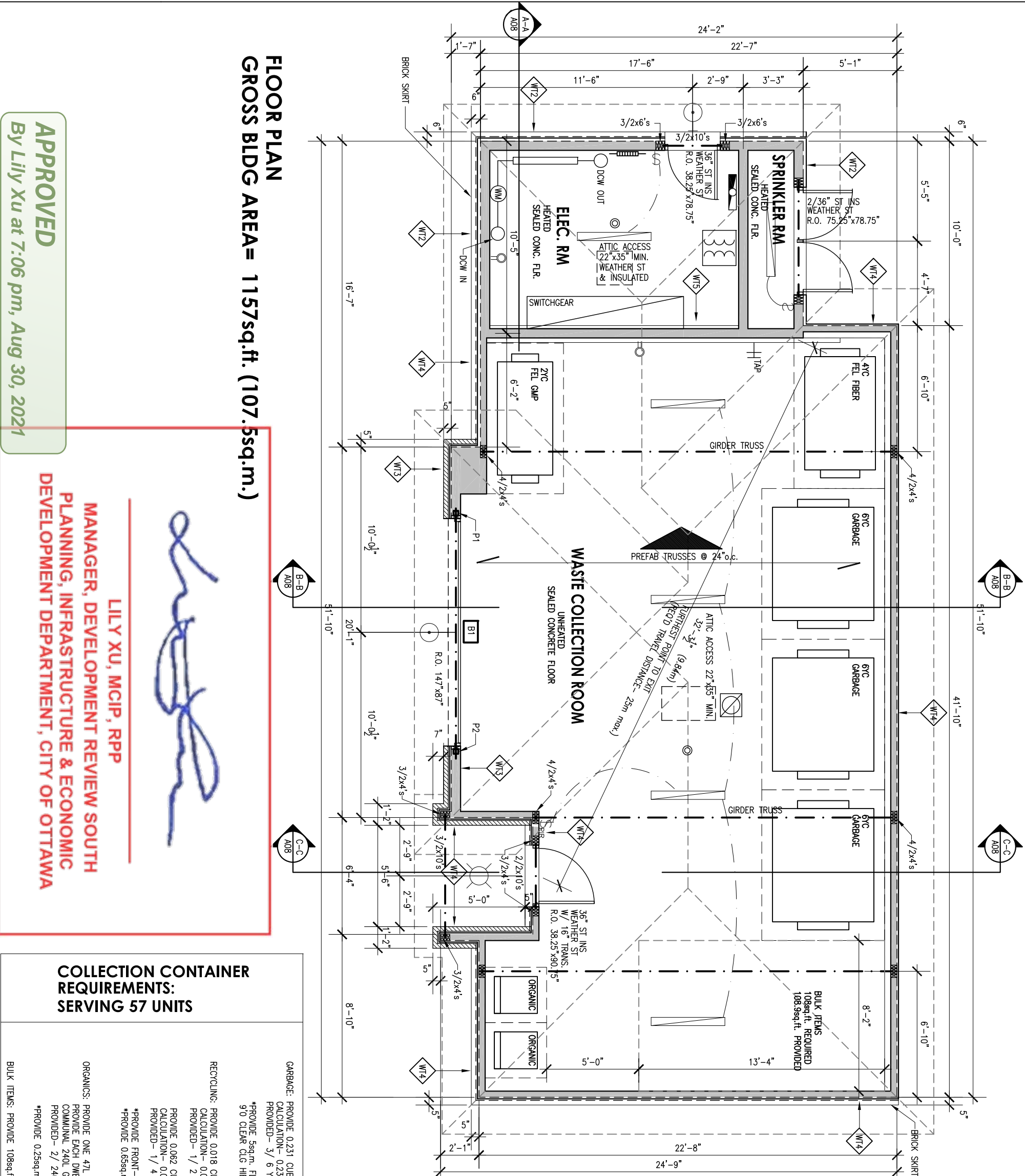
COLLECTION CONTAINER REQUIREMENTS: SERVING 57 UNITS	
GARBAGE: PROVIDE 0.231 CUBIC YARDS PER UNIT CALCULATION:- 0.231x57= 13.2 CUBIC YARDS PROVIDED- 3/ 6 YARD CONTAINERS (HT 60"XWIDTH 84"XLENGTH 66") *PROVIDE 5sq.m. FLOOR AREA FOR EACH CONTAINER 9'0" CLEAR CLG HIEGHT	RECYCLING: PROVIDE 0.018 CUBIC YARDS PER UNIT FOR FEL GLASS-METAL-PLASTIC (GMP) CALCULATION:- 0.018x57= 1.0 CUBIC YARDS PROVIDED- 1/ 2 YARD CONTAINER (HT 44"XWIDTH 84"XLENGTH 36") PROVIDE 0.062 CUBIC YARDS PER UNIT FOR FEL FIBRE CONTAINERS CALCULATION:- 0.062x57= 3.53 CUBIC YARDS PROVIDED- 1/ 4 YARD CONTAINER (HT 60"XWIDTH 84"XLENGTH 67") *PROVIDE FRONT-END LOADING (FEL) CONTAINERS *PROVIDE 0.65sq.m. FLOOR AREA FOR EACH CONTAINER
ORGANICS: PROVIDE ONE 47L GREEN BIN PER UNIT -OR- PROVIDE EACH DWELLING WITH "KITCHEN CATCHER" CONTAINER & ONE COMMUNAL 240L GREEN CONTAINER PER 50 UNITS PROVIDED- 2/ 240L GREEN CONTAINERS (HT 42"XWIDTH 24"XLENGTH 28") *PROVIDE 0.25sq.m. FLOOR AREA FOR EACH CONTAINER	
BULK ITEMS: PROVIDE 108sq.ft. (10.0m AREA)	

APPROVED

By Lily Xu at 7:06 pm, Aug 30, 2021

MANAGER, DEVELOPMENT REVIEW SOUTH PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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TEL: 613-731-6331

REVIEWED:	APPROVED:	JOB NO.

PROJECT:
LOCALE FLATS
PHASE 1 - WASTE
MANAGEMENT ROOM

DWG: LEFT
SIDE ELEVATION

SCALE: 3/16" = 1'-0"	DWG No: A04
DATE: OCT 10, 2020	OF 9

ARCHITECTURAL

9.19.1 VENT REQUIREMENTS

MATERIAL SPEC.:	
ALUM. SOFFIT = 0.02833 sq.ft.	
ROOF VENT = 1.0 sq.ft	
UNINSULATED CEILING	951.66 sq.ft.
- 1/300	3.17 sq.ft.
- 1/300 X 25%	0.79 UNITS REQUIRED
SOFFIT	314.51 sq.ft.
- UNOBSTRUCTED VENT AREA	8.9 sq.ft.
REQ'D # OF ROOF VENT	1 UNIT
INSULATED CEILING	99.66 sq.ft.
- 1/300	0.33 sq.ft.
- 1/300 X 25%	0.08 UNITS REQUIRED
SOFFIT	59.89 sq.ft.
- UNOBSTRUCTED VENT AREA	1.70 sq.ft.
REQ'D # OF ROOF VENT	0 UNIT
ELEC. RM	
ATTIC ACCESS PROVIDED AS PER OBC 9.19.2.1	
- ROOF AREA EXCEEDS 108sq.ft. (10m.sq.)	
- ROOF SPACE EXCEEDS 3'3" (1m) IN WIDTH OR LENGTH	
- ROOF SPACE EXCEEDS 24" (600mm)	

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

ELEVATION LEGEND

- AS

ASPHALT SHINGLES
- AF

ALUM. FASOA
- AVS

VENT. ALUM. SOFFIT
- RV

ROOF VENT
- FG

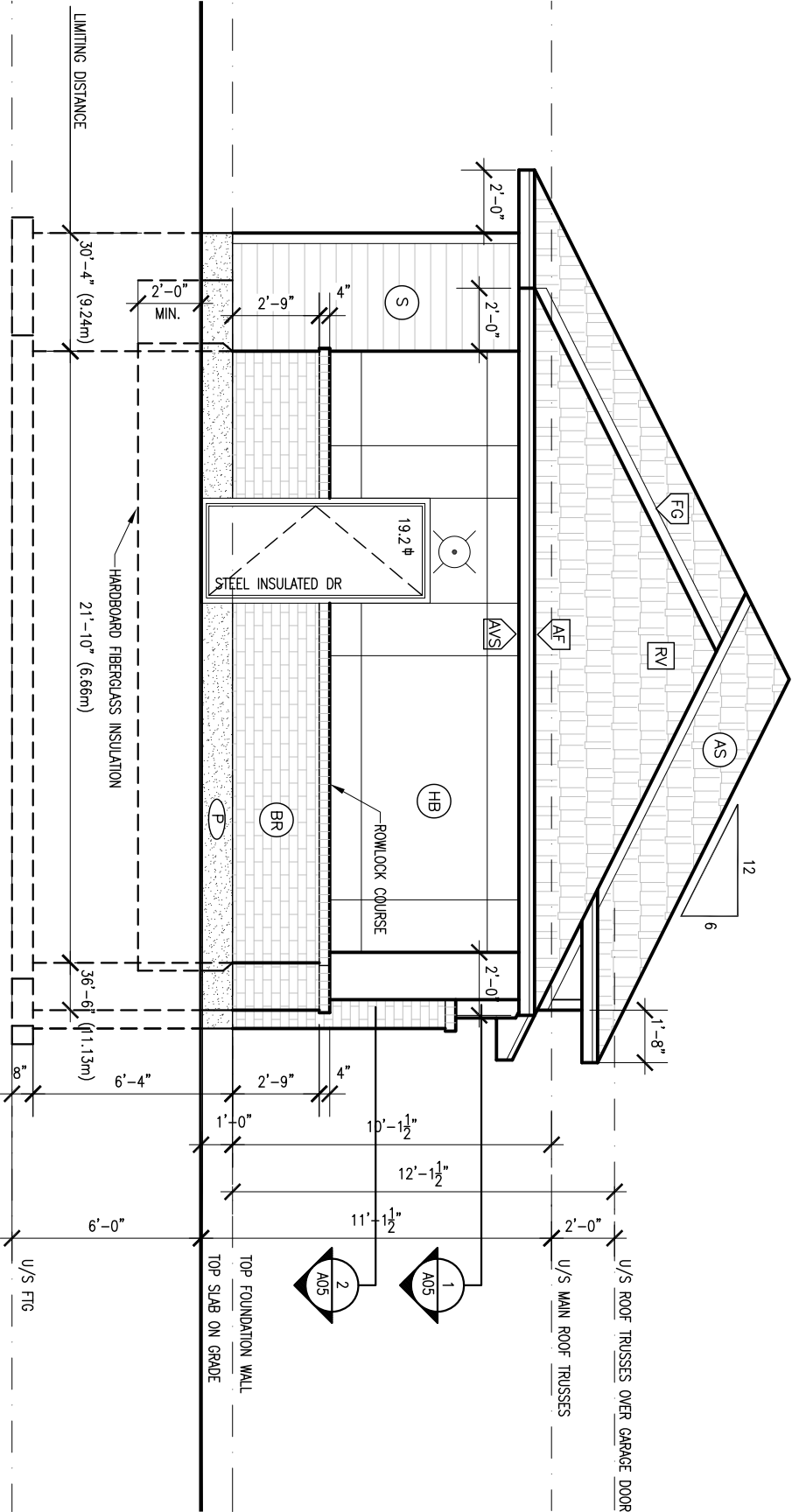
FLASHING
- BR

BRICK
- S

ALUM. OR VINYL SIDING
- HP

HARD BOARD PANEL (REVEAL PANEL INSTALLATION)
- P

PARKING



LEFT SIDE ELEVATION

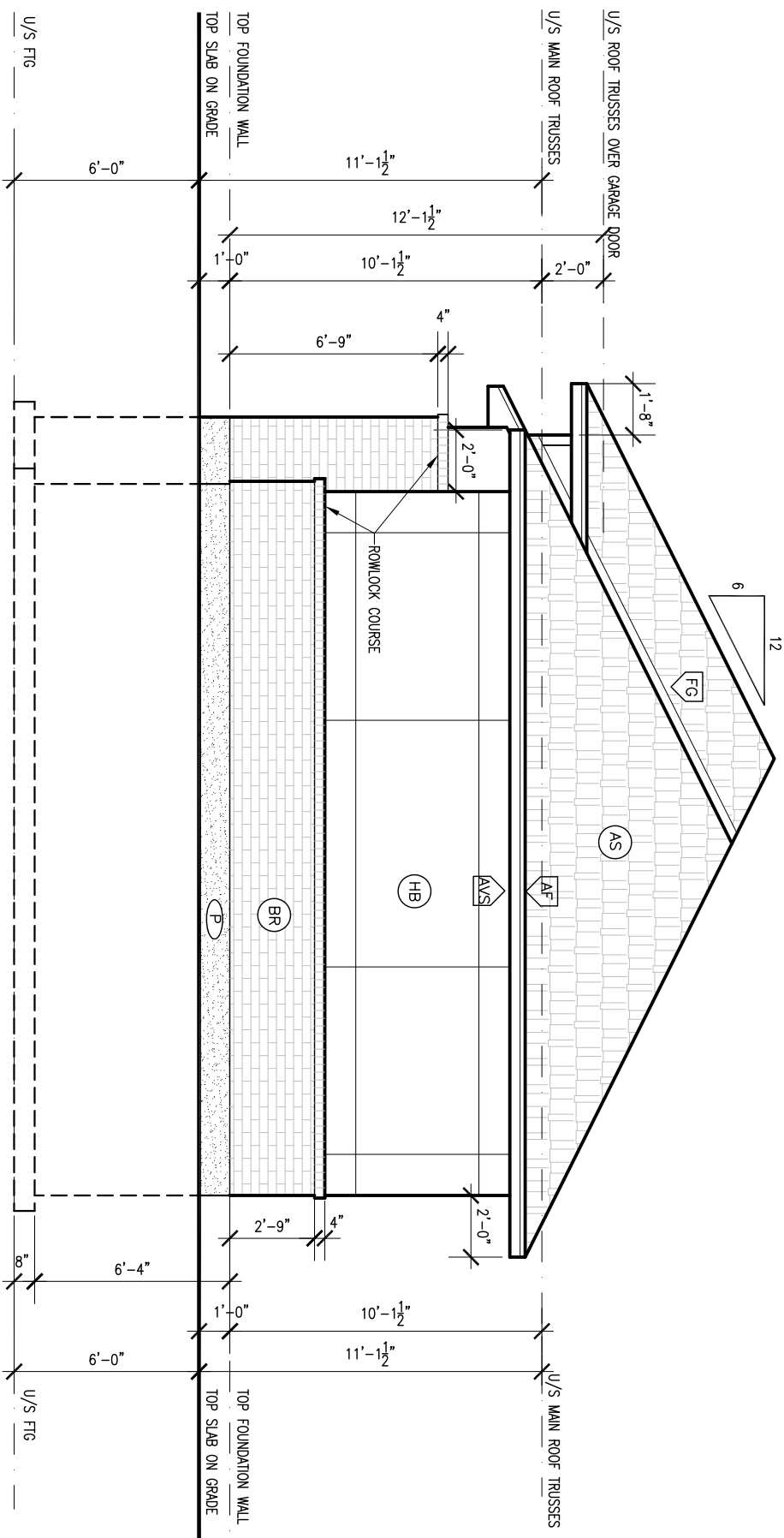
TOTAL EXPOSED BLDG FACE (TEBF) = 161.25 sq.ft. (15.0 sq.m.)
TOTAL GLAZED OPENING AREA= 19.2 sq.ft. (1.8 sq.m.) = 11.9%
LIMITING DISTANCE 21'-10" (6.66m)

APPROVED

By Lily Xu at 7:06 pm, Aug 30, 2021

LILY XU, MCIP, RPP

MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



RIGHT SIDE ELEVATION

TOTAL EXPOSED BLDG FACE (TEBF) = 272.07 sq.ft. (25.3 sq.m.),
TOTAL GLAZED OPENING AREA = 0 = 0%
LIMITING DISTANCE 61'-0" (18.59m) - FACING PRIVATE ROAD

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

ELEVATION LEGEND

- AS ASPHALT SHINGLES
- AF ALUM. FASCIA
- AVS VENT. ALUM. SOFFIT
- RV ROOF VENT
- FG FLASHING
- BR BRICK
- S ALUM. OR VINYL SIDING
- HP HARD BOARD PANEL
(REVEAL PANEL INSTALLATION)
- P PARING

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NO.	DISCRPTION	DATE

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TEL: 613-731-6331

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

PROJECT:
LOCALE FLATS
PHASE 1 - WASTE
MANAGEMENT ROOM

RIGHT
SIDE ELEVATION

SCALE: 3/16" = 1'-0"	DWG No: A06 OF 9
DATE: OCT 10, 2020	

ARCHITECTURAL

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By Lily Xu at 7:06 pm, Aug 30, 2021

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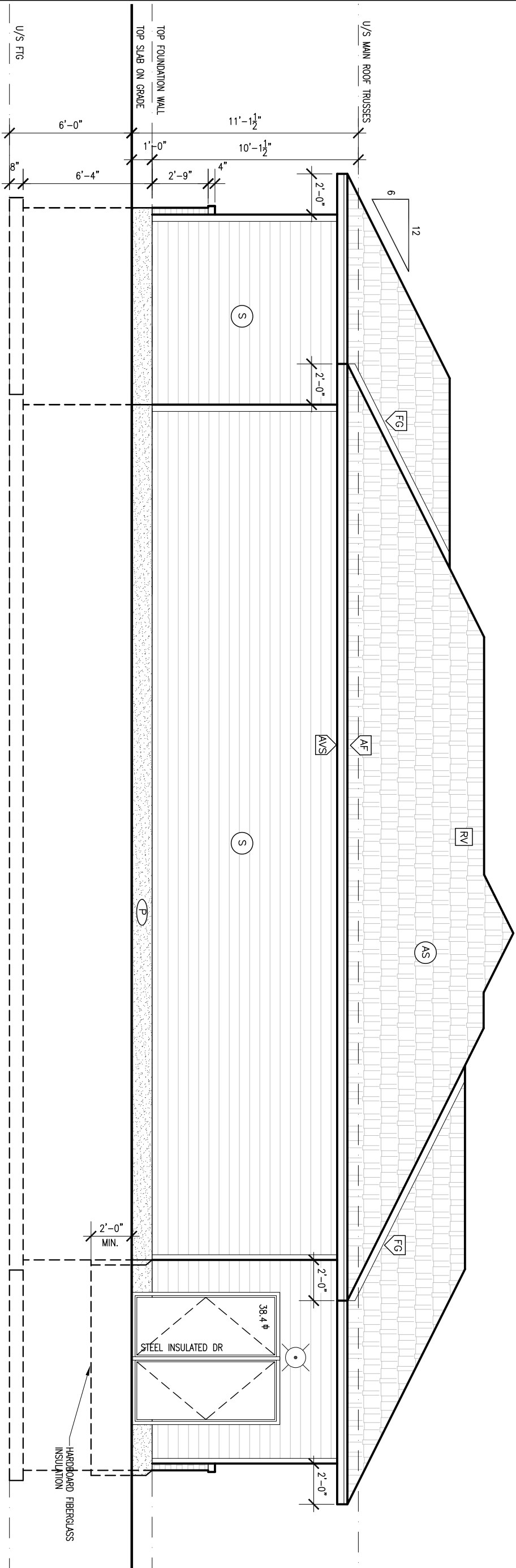
REVIEWED:	APPROVED:	JOB NO.

PROJECT:
LOCALE FLATS
PHASE 1 - WASTE
MANAGEMENT ROOM

DWG:
REAR ELEVATION

SCALE: 3/16" = 1'-0"	DWG No: A07
DATE: OCT 10, 2020	OF 9

ARCHITECTURAL



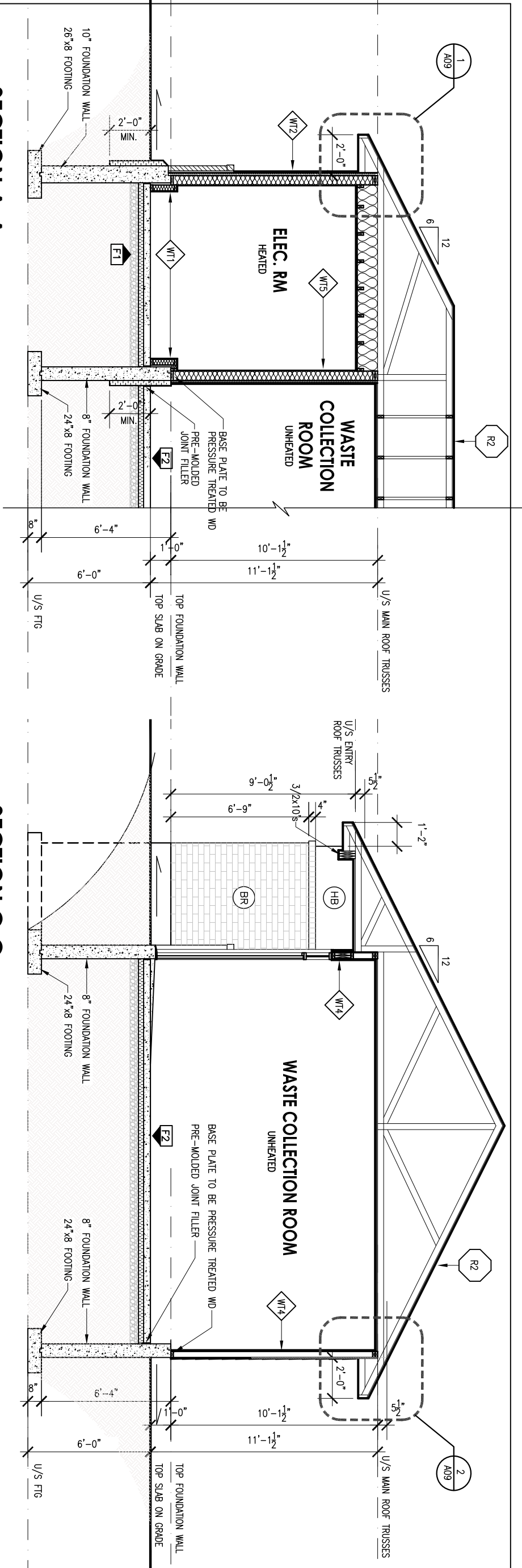
REAR ELEVATION

TOTAL EXPOSED BLDG FACE (TEBF) = 684.81 sq.ft. (63.6 sq.m.)
TOTAL GLAZED OPENING AREA = 38.4 sq.ft. (3.6sq.m.) = 5.6%
LIMITING DISTANCE –FACING PRIVATE PARKING BAY

APPROVED

By Lily Xu at 7:07 pm, Aug 30, 2021

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



SECTION A-A

SECTION C-C

SECTION B-B

A08

B

A08

A08

APPROVED

By Lily Xu at 7:07 pm, Aug 30, 2021

LILY XU, MCIP, RPP

MANAGER, DEVELOPMENT REVIEW SOUTH

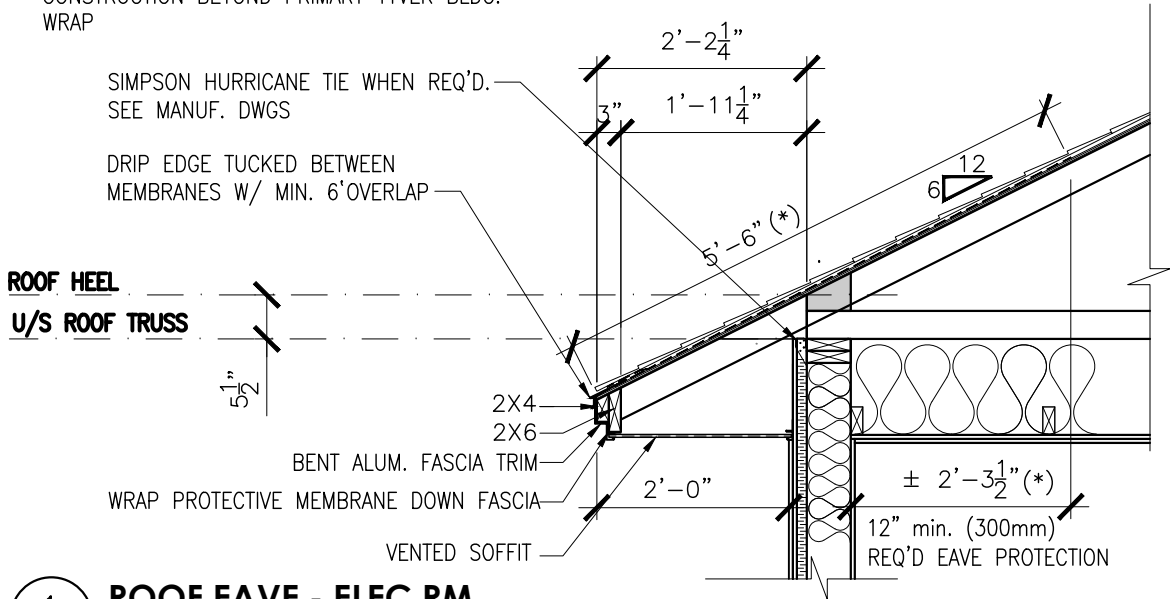
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GENERAL NOTES:		
1. DO NOT SCALE DRAWINGS, ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.		
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE, REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.		
3. GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE & COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.		
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ISSUE RECORD:		
NO.	DISCRIPTION	DATE
CLIENT:		
URBANDALE CONSTRUCTION LTD 2193 ARCH STREET, OTTAWA TEL: 613-731-6331		
PROJECT:		
LOCALE FLATS PHASE 1 - WASTE MANAGEMENT ROOM		
DWG:		
SECTIONS		
REVIEWED:	APPROVED:	JOB NO.
SCALE: 3/16" = 1'-0"		
DATE: OCT 10, 2020	DWG No: A08 OF 9	
ARCHITECTURAL		

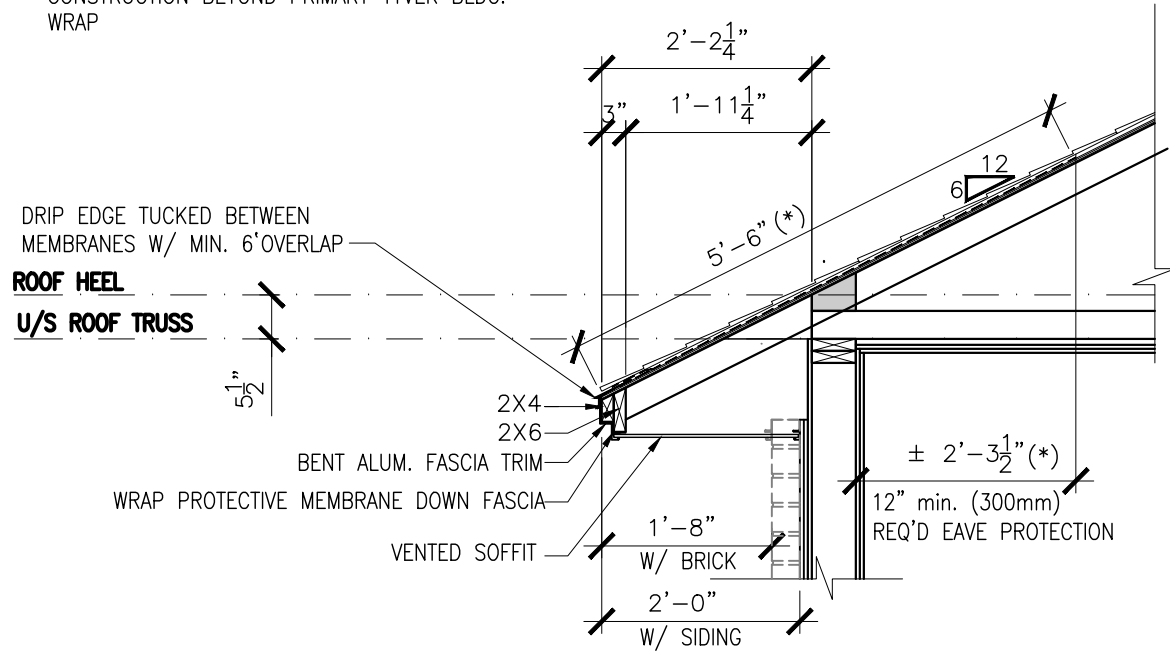
(*)-PROVIDED EAVE PROTECTION: 2 ROWS PROTECTION (6" OVERLAP)
-REQ'D EAVE PROTECTION (INSULATED ROOF ONLY):
• 2'-11" min. (900mm) / (9.26.5.1.(1))

(**) USE PRESSURE TREATED LUMBER (W/ S.S. FASTENERS ONLY) FOR ALL ON-SITE CONSTRUCTION BEYOND PRIMARY TYVEK BLDG. WRAP



1
A09 **ROOF EAVE - ELEC RM**
SCALE: 1/2"=1'-0"

(**) USE PRESSURE TREATED LUMBER (W/ S.S. FASTENERS ONLY) FOR ALL ON-SITE CONSTRUCTION BEYOND PRIMARY TYVEK BLDG. WRAP



2
A09 **ROOF EAVE - WASTE MANAGEMENT RM**
SCALE: 1/2"=1'-0"

- 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.
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ISSUE RECORD:		
NO.	DISCRIPTION	DATE

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

REVIEWED:	APPROVED:	JOB NO.

PROJECT:
**LOCALE FLATS
PHASE 1 - WASTE
MANAGEMENT ROOM**

DWG:
DETAILS

SCALE: 3/16" = 1'-0"
DATE: OCT 10, 2020
DWG No: **A09**
OF 9

ARCHITECTURAL

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By Lily Xu at 7:07 pm, Aug 30, 2021


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