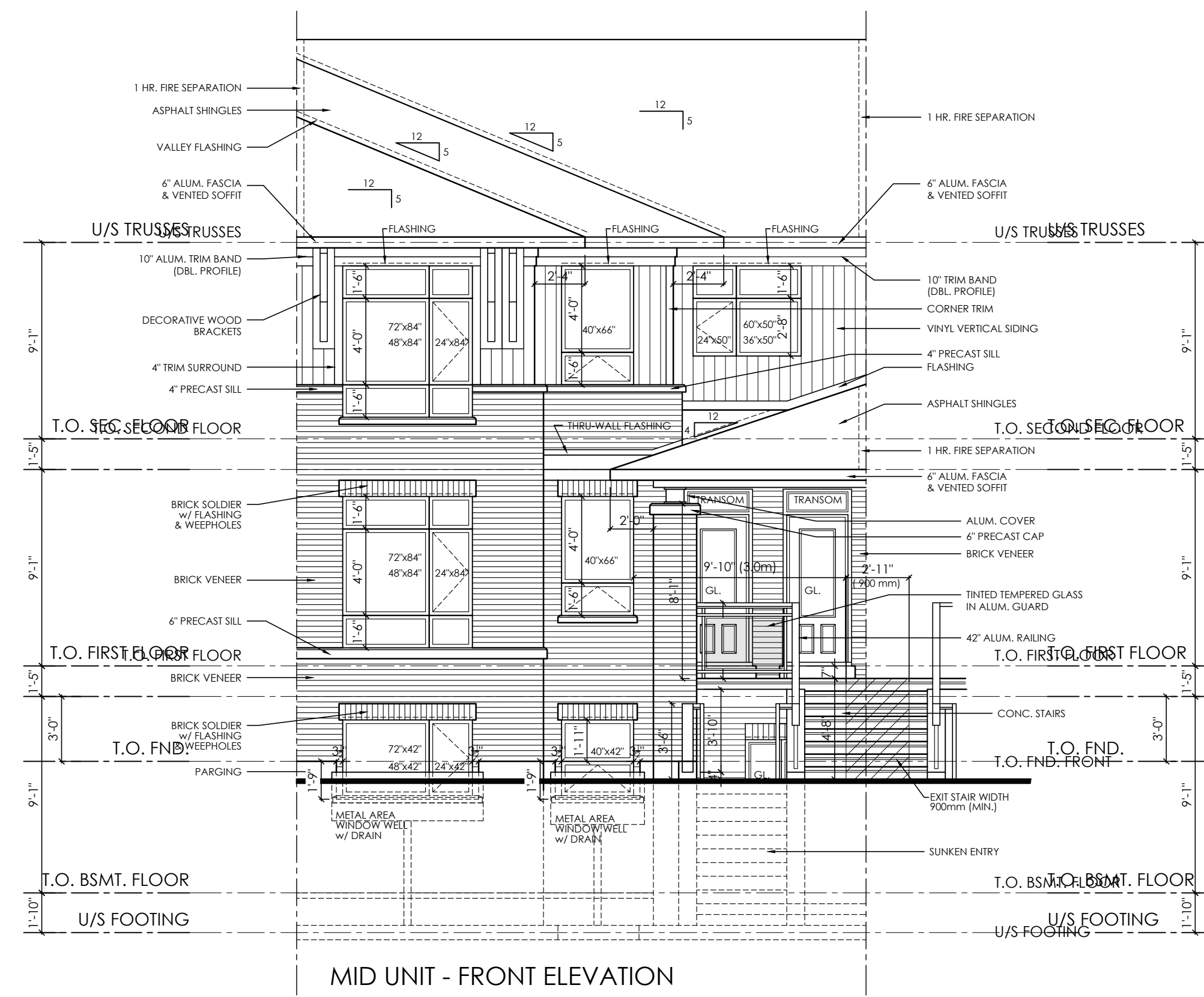
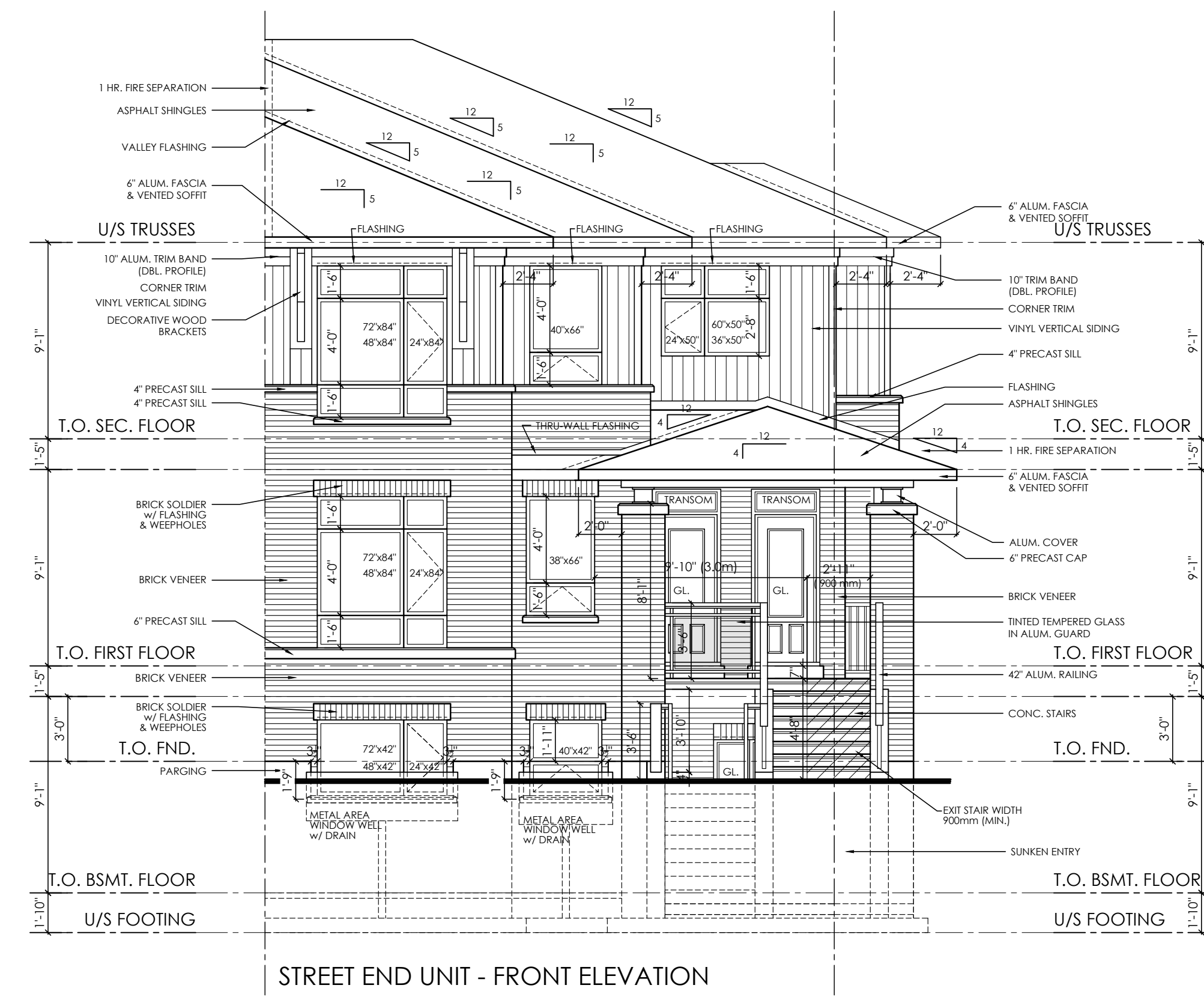


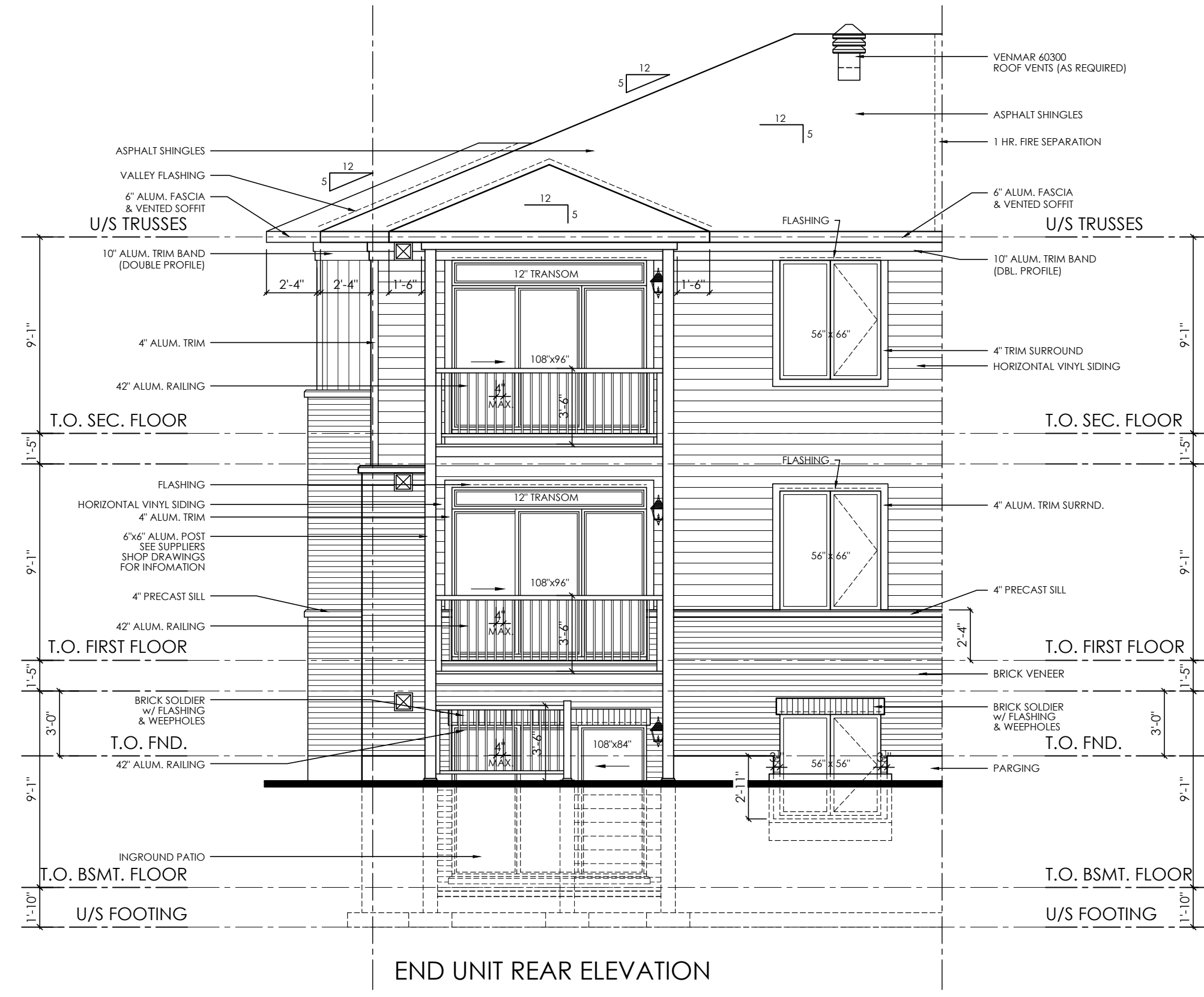
END UNIT - FRONT ELEVATION



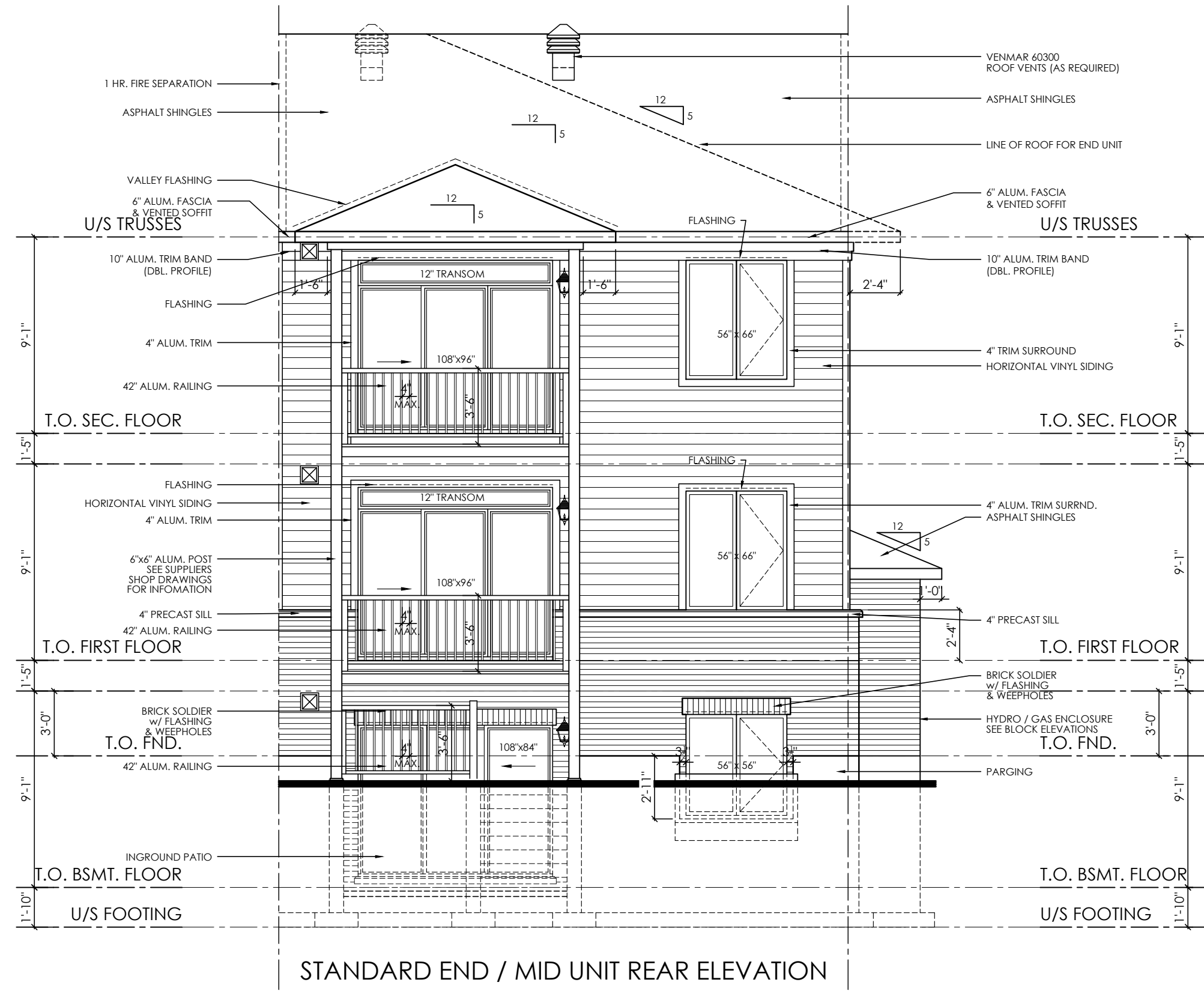
MID UNIT - FRONT ELEVATION



STREET END UNIT - FRONT ELEVATION



END UNIT REAR ELEVATION



STANDARD END / MID UNIT REAR ELEVATION

**GENERAL NOTES:**  
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 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND 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 INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.  
 4. DO NOT SCALE DRAWINGS.  
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**POST SCHEDULE**

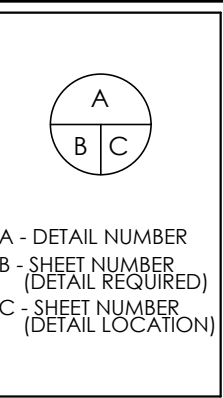
P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST	8500 POUND CAP. (MIN.)
P2 - 2"x4" OR 8" (AS APPLICABLE)	
P3 - 3"x4" OR 8" (AS APPLICABLE)	
P4 - 4"x4" OR 8" (AS APPLICABLE)	
P5 - 5"x4" OR 8" (AS APPLICABLE)	
P6 - HSS 3"x3"x1/8" C/W 5"x3/8"x8" B. PL. & CAP PL.	

**BRICK LITTEL SCHEDULE**

OPENING UP TO	ANGLE SIZE
5'-0"	L 3 1/2"x3 1/2"x5/16"
7'-0"	L 4"x3 1/2"x5/16"
8'-0"	L 5"x3 1/2"x5/16"
9'-0"	L 5"x3 1/2"x3/8"
10'-0"	L 6"x4"x3/8"



NO.	DATE	DESCRIPTION	REVISED	NO.	DATE	DESCRIPTION	REVISED
11.	15/03/18	FOR MOUNTSHANNON DR. / FOR PERMIT	SM	23.			
10.	24/06/16	AS PER STRUCTURAL / CITY COMMENTS	SM	22.			
9.	25/05/16	BLOCK 2 - FOR STRUCTURAL REVIEW	SM	21.			
8.	08/03/16	REVISED FOR BLOCK 3	SM	20.			
7.	27/11/15	ISSUED FOR CONSTRUCTION	SM	19.			
6.	23/09/15	BLOCKS 2 & 3 - FOR PERMIT	SM	18.			
5.	18/12/14	GENERAL REV. AS PER BLOCK 1	SM	17.			
4.	15/10/14	REVISED FRONT PORCH - ADDED BRICK	SM	16.			
3.	27/01/14	AS PER STRUCTURAL / FOR PERMIT	SM	15.			
2.	06/06/13	FOR STRUCTURAL REVIEW	SM	14.			
1.	20/05/13	FOR REVIEW	SM	13.			
				12.	15/08/18	REVISED FOUNDATION ELEVATIONS	SM



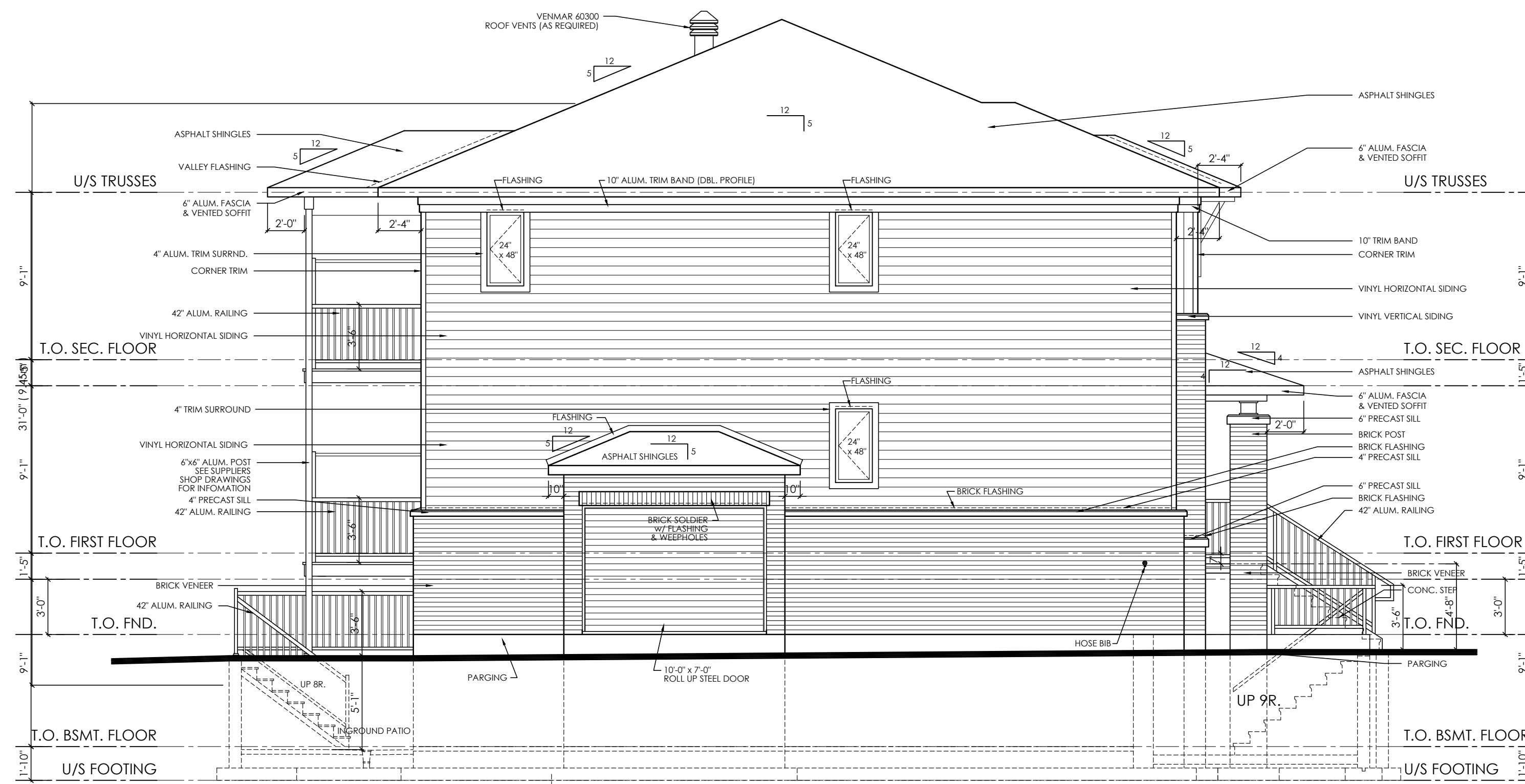
**PROJECT:** TERRACE FLATS  
 146 MOUNTSHANNON DRIVE  
 OTTAWA, ONT.

**CLIENT:** RICHCRAFT Group Of Companies

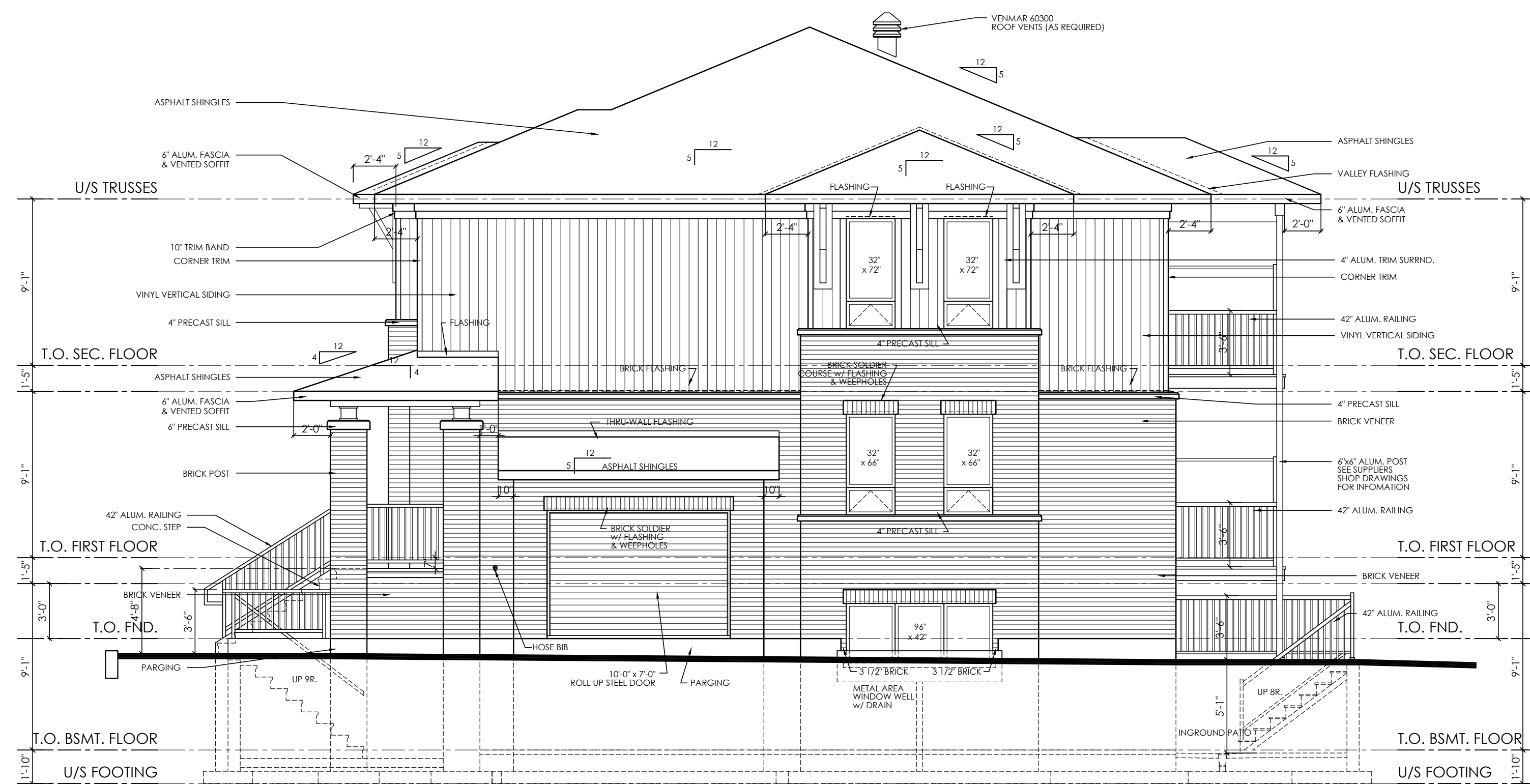
**DRAWING TITLE:** ELEVATIONS

DATE: MAY, 2013.	SCALE: 3/16" = 1'-0"	SHEET NO.:
DRAWN BY: SBM	CHECKED: MDB	A-4

\\jnp-pc\1\2018 PROJECTS\Richcraft Homes\Mountshannon\Terrace Flats Unit Plans\W-D-180815-912.dwg, 21/08/2018 2:14:58 PM



END UNIT, SIDE ELEVATION w/ HYDRO/GAS METER ENCLOSURE



STREET END UNIT, SIDE ELEVATION w/ GAS METER ENCLOSURE

GENERAL NOTES:

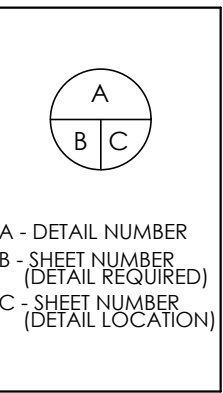
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7. THIS REPRODUCTION SHALL NOT BE ALTERED.

POST SCHEDULE

- P1 - 3" DIA. ADJUSTABLE STEEL TELEPOST 8500 POUND CAP. (MIN.)
  - P2 - 2"x4x4 OR 8" (AS APPLICABLE)
  - P3 - 3"x4x4 OR 8" (AS APPLICABLE)
  - P4 - 4"x4x4 OR 8" (AS APPLICABLE)
  - P5 - 5"x4x4 OR 8" (AS APPLICABLE)
  - P6 - HSS 3"x3"x.188" C/W 5"x3/8"x8" B. PL. & CAP PL.
- BRICK LINTEL SCHEDULE
- | OPENING UP TO | ANGLE SIZE            |
|---------------|-----------------------|
| 5'-0"         | L 3 1/2"x3 1/2"x5/16" |
| 7'-0"         | L 4"x3 1/2"x5/16"     |
| 8'-0"         | L 5"x3 1/2"x5/16"     |
| 9'-0"         | L 5"x3 1/2"x3/8"      |
| 10'-0"        | L 6"x4"x3/8"          |



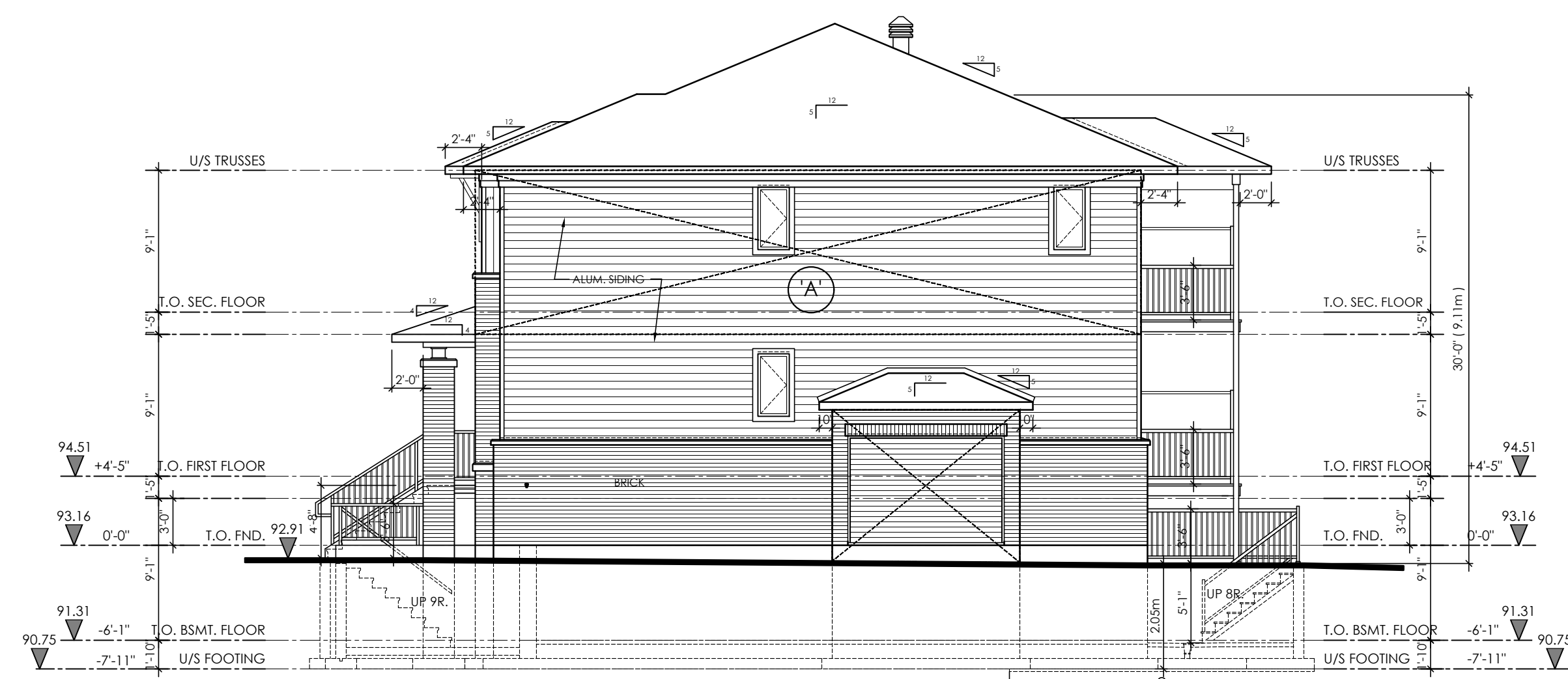
NO.	DATE	DESCRIPTION	REVISED	NO.	DATE	DESCRIPTION	REVISED
11.	15/03/18	FOR MOUNTSHANNON DR. / FOR PERMIT	SMX	23.			
10.	24/06/16	AS PER STRUCTURAL / CITY COMMENTS FOR PERMIT	SM	22.			
9.	25/05/16	BLOCK 7 - FOR STRUCTURAL REVIEW	SM	21.			
8.	08/03/16	REVISED FOR BLOCK 3	SM	20.			
7.	27/11/15	ISSUED FOR CONSTRUCTION	SM	19.			
6.	23/09/15	BLOCKS 2 & 3 - FOR PERMIT	SM	18.			
5.	18/12/14	GENERAL REV. AS PER BLOCK 1	SM	17.			
4.	15/10/14	REVISED FRONT PORCH - ADDED BRICK	SM	16.			
3.	27/01/14	AS PER STRUCTURAL / FOR PERMIT	SM	15.			
2.	06/06/13	FOR STRUCTURAL REVIEW	SM	14.			
1.	20/05/13	FOR REVIEW	SM	13.	15/08/18	REVISED FOUNDATION ELEVATIONS	SM



PROJECT: **TERRACE FLATS**  
146 MOUNTSHANNON DRIVE  
OTTAWA, ONT.

CLIENT: **RICHCRAFT**  
Group Of Companies

DRAWING TITLE: <b>ELEVATIONS</b>	
DATE: MAY, 2013.	SCALE: 3/16" = 1'-0"
DRAWN BY: SBM	CHECKED: MDB
SHEET NO.: <b>A-5</b>	

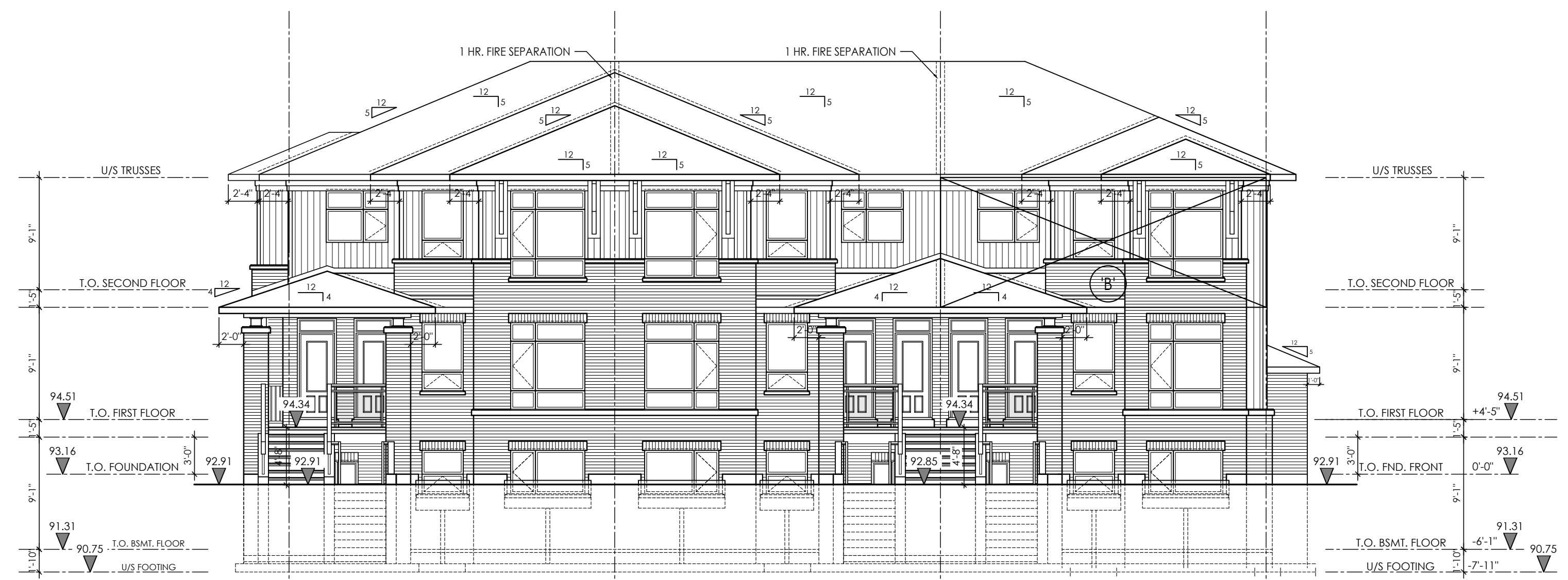


**BLOCK 25 - SIDE (SOUTH) ELEVATION**

LIMITING DISTANCE = 4.64m  
 AREA OF EXPOSED BUILDING FACE ( AREA 'A' ) = 41.3m<sup>2</sup> (445 sq.ft.)  
 MAXIMUM PERMITTED U.P.O. = 32% ( 9.10.15.4 )  
 AREA OF U.P.O. = 1.6m<sup>2</sup> (18 sq.ft.)  
 PERCENT OF U.P.O. = 3.80%

REQUIRED WALL CONSTRUCTION ( 9.10.14.5 )  
 - 45 MIN. FIRE RESISTANCE RATING  
 ( 1 HR. PROVIDED WITH 5/8" TYPE 'X' DRYWALL )  
 - COMBUSTIBLE CONSTRUCTION  
 - COMBUSTIBLE CLADDING

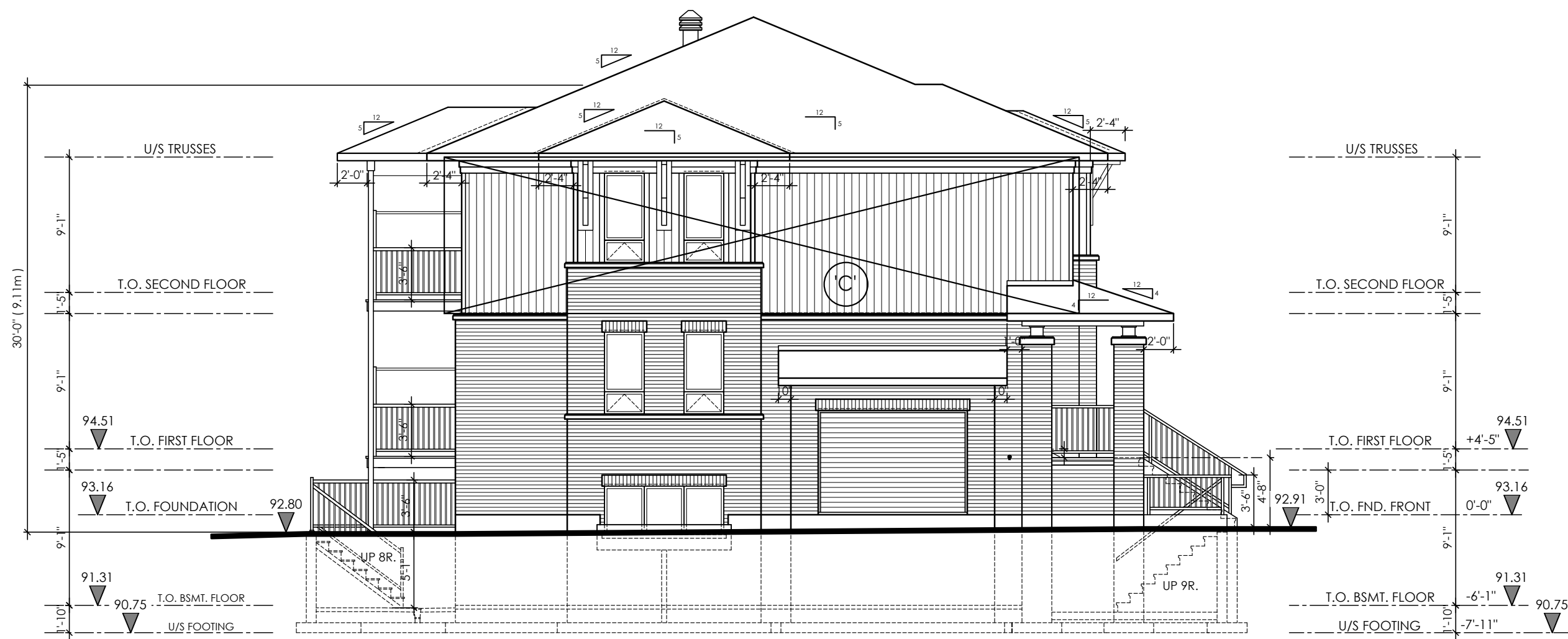
WINDOW and SLIDING GLASS DOOR AREA CALCULATION FOR GROUND FLOOR END UNIT PERIPHERAL WALL AREA OF UNIT	
PERIPHERAL WALL AREA OF UNIT	1,227.0 sq.ft.
WINDOW & SLIDING GLASS DOOR AREA	175.0 sq.ft.
PERCENT	14.26%
WINDOW & SLIDING GLASS DOOR MAXIMUM U-VALUE	1.8 [2.1.1.1(8)(b)]



**BLOCK 25 - FRONT (WEST) ELEVATION**

LIMITING DISTANCE = 13.05m to Centre of Street  
 AREA OF EXPOSED BUILDING FACE ( AREA 'B' ) = 25.6m<sup>2</sup> (276 sq.ft.)  
 MAXIMUM PERMITTED U.P.O. = 100% ( 9.10.15.4 )  
 AREA OF U.P.O. = 7.53m<sup>2</sup> (81.1 sq.ft.)  
 PERCENT OF U.P.O. = 29.41%

REQUIRED WALL CONSTRUCTION ( 9.10.14.5 )  
 - 0 HOUR FIRE RESISTANCE RATING  
 ( 1 HR. PROVIDED WITH 5/8" TYPE 'X' DRYWALL )  
 - COMBUSTIBLE CONSTRUCTION  
 - COMBUSTIBLE CLADDING



**BLOCK 25 - SIDE (NORTH) ELEVATION**

LIMITING DISTANCE = 10.81m to Centre of Street  
 AREA OF EXPOSED BUILDING FACE ( AREA 'C' ) = 41.3m<sup>2</sup> (445 sq.ft.)  
 MAXIMUM PERMITTED U.P.O. = 100% ( 9.10.15.4 )  
 AREA OF U.P.O. = 2.6m<sup>2</sup> (28 sq.ft.)  
 PERCENT OF U.P.O. = 6.20%

REQUIRED WALL CONSTRUCTION ( 9.10.14.5 )  
 - 0 HOUR FIRE RESISTANCE RATING  
 ( 1 HR. PROVIDED WITH 5/8" TYPE 'X' DRYWALL )  
 - COMBUSTIBLE CONSTRUCTION  
 - COMBUSTIBLE CLADDING



**BLOCK 25 - REAR (EAST) ELEVATION**

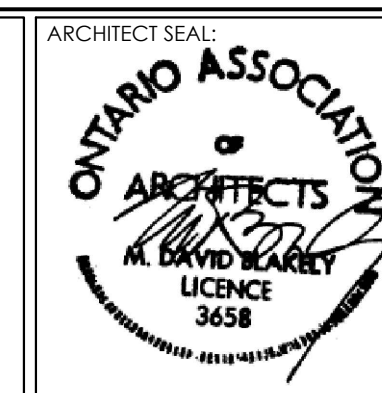
LIMITING DISTANCE = 6.12m  
 AREA OF EXPOSED BUILDING FACE ( AREA 'D' ) = 25.6m<sup>2</sup> (276 sq.ft.)  
 MAXIMUM PERMITTED U.P.O. = 100% ( 9.10.15.4 )  
 AREA OF U.P.O. = 7.11m<sup>2</sup> (76.6 sq.ft.)  
 PERCENT OF U.P.O. = 27.77%

REQUIRED WALL CONSTRUCTION ( 9.10.14.5 )  
 - 0 HOUR FIRE RESISTANCE RATING  
 ( 1 HR. PROVIDED WITH 5/8" TYPE 'X' DRYWALL )  
 - COMBUSTIBLE CONSTRUCTION  
 - COMBUSTIBLE CLADDING

REFER TO 3/16" PLANS FOR DIMENSIONS & DETAILS NOT SHOWN.

**M. David Blakely Architect Inc.**  
 2200 Prince of Wales Dr. - Suite 101  
 Ottawa, Ontario K2E 6Z9  
 Phone (613) 226-8811 Fax (613) 226-7942

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NO.	DATE	DESCRIPTION	INT.	NO.	DATE	DESCRIPTION	INT.
12.				24.			
11.				23.			
10.				22.			
9.				21.			
8.				20.			
7.				19.			
6.				18.			
5.				17.			
4.				16.			
3.	15/08/18	REVISED AS PER GRADING PLAN	SM	15.			
2.	15/03/18	FOR PERMIT	SM	14.			
1.	04/03/18	FOR REVIEW	SM	13.			

**A**  
**B**  
**C**

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

PROJECT:  
**TERRACE FLATS**  
 146 MOUNTSHANNON DRIVE  
 OTTAWA, ONT.

CLIENT:  
**RICHCRAFT**  
 Group Of Companies

DRAWING TITLE:  
**BLOCK 25 ELEVATIONS**

DATE:  
 MARCH, 2018.

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

SHEET No.:  
**B25-2**

DRAWN BY:  
 SBM

CHECKED:  
 MDB

\\jdp-001\2018 PROJECTS\Richcraft Homes\Mountshannon\Blocks\Terrace Flats\Block 25\Block 25 Rev003.dwg, 16/09/2018 11:07:11 AM