

GENERAL NOTES:

- 1 - THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO THE DESIGNER.
- 2 - ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
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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 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)

P3 3 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)

P4 4 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)

P5 5 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)

P6 HSS 3"x3"x.188" c/w 5"x3/8"x8" B.P. & C.P.

BRICK LINTELS

OPENINGS UP TO	L SIZE
5'-0"	L 3 1/2" x 3 1/2" x 7/16"
7'-0"	L 4" x 3 1/2" x 7/16"
8'-0"	L 5" x 3 1/2" x 7/16"
9'-0"	L 5" x 3 1/2" x 3/8"
10'-0"	L 6" x 4" x 3/8"

6"min. BEARING EACH END

10.			
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1.	12/04/15	FOR REVIEW	KL
#	DATE:	DESCRIPTION	Int.

A

B

C

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

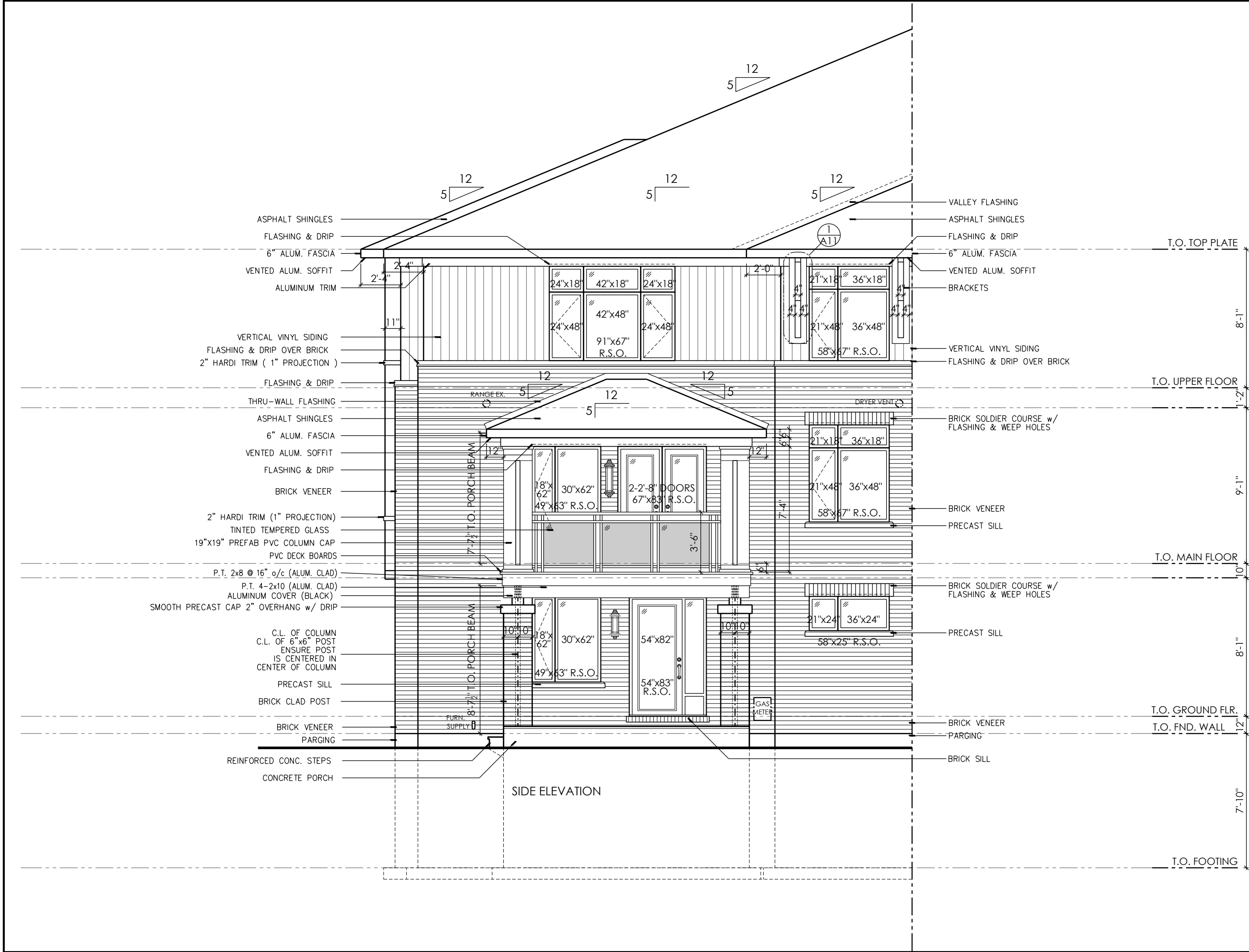
SEAL:

PROJECT: LONGFIELDS
STANLEY CORNER (15-05-2)
BACK to BACK
1585 sq. ft.
OTTAWA, ONTARIO

CLIENT: RICH CRAFT
Group of Companies

DRAWING TITLE: FRONT ELEVATION

DATE: APRIL 2012	SCALE: 3/16" = 1'-0"	SHEET #:
DRAWN BY: PRA	CHECKED: MDB	A5



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REVISIONS		
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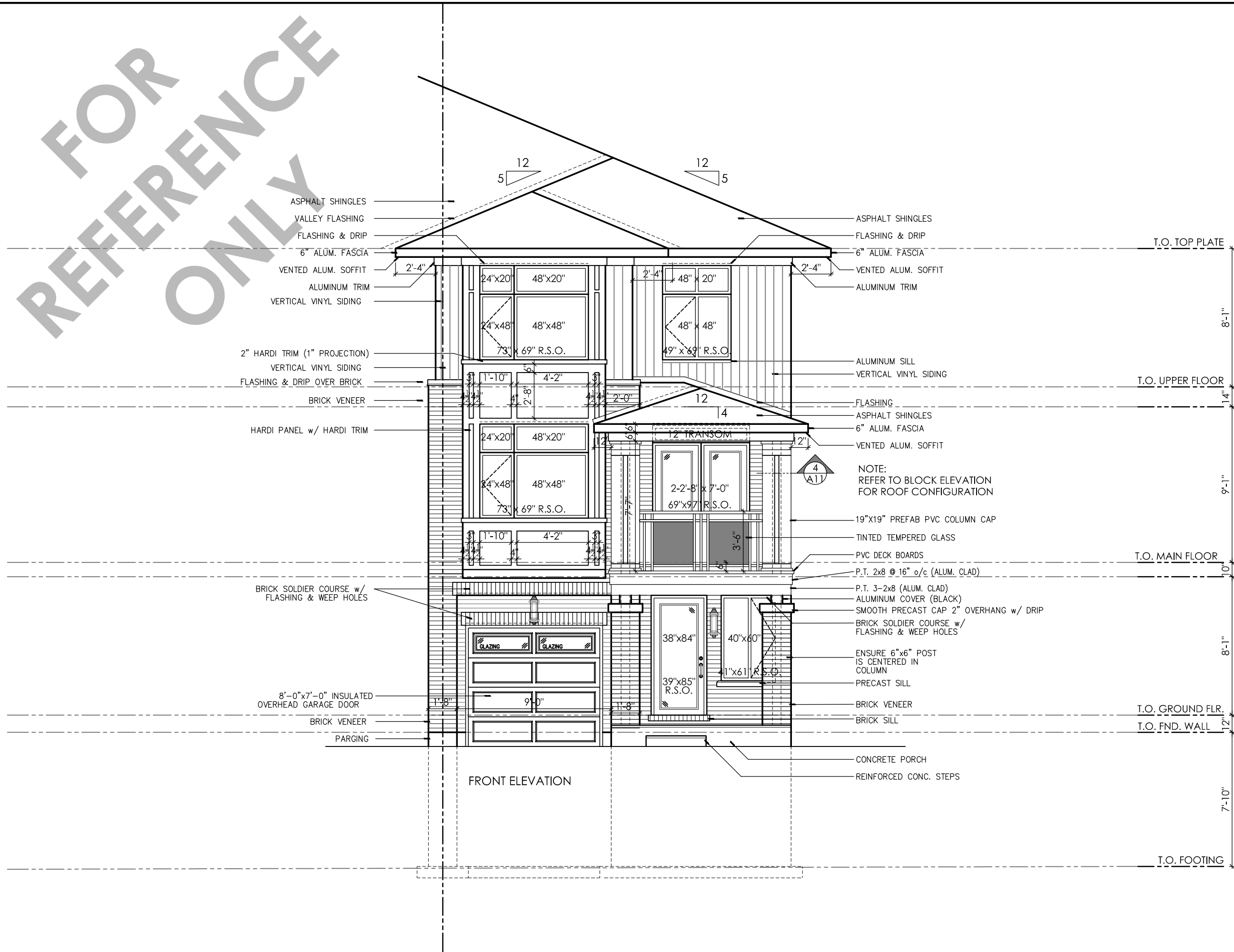
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STANLEY CORNER (15-05-2)
BACK to BACK
1585 sq. ft.
OTTAWA, ONTARIO

CLIENT: RICH CRAFT
Group of Companies

DRAWING TITLE: SIDE ELEVATION

DATE: APRIL 2012	SCALE: 3/16" = 1'-0"	SHEET #: A6
DRAWN BY: PRA	CHECKED: MDB	

FOR
REFERENCE
ONLY



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SEAL:

PROJECT:

STANLEY (15-06-2)
BACK to BACK
1575 sq. ft.
OTTAWA, ONTARIO

CLIENT:

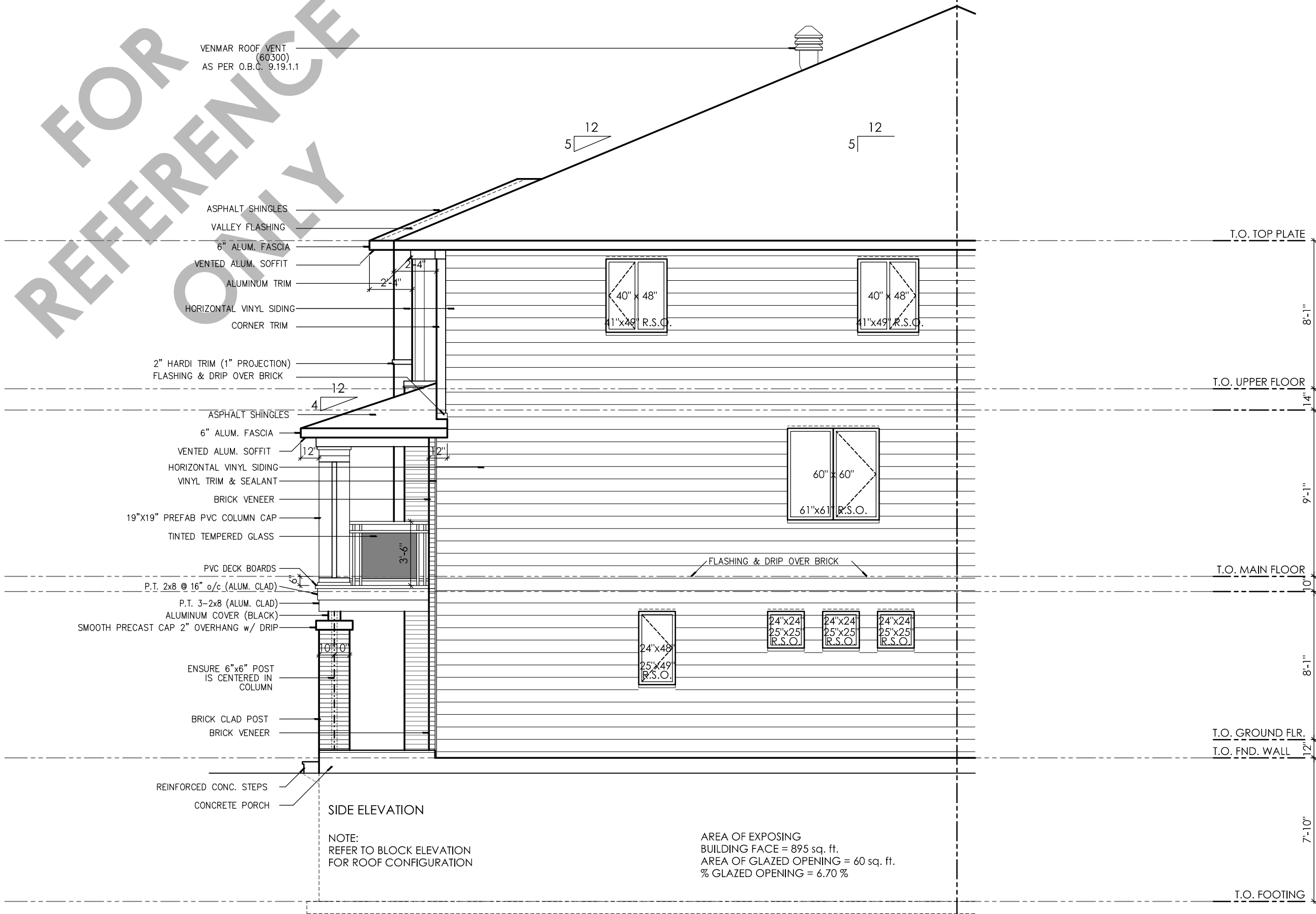
RICH CRAFT
Group of Companies

DRAWING TITLE:

FRONT ELEVATION

DATE:	APRIL 2012	SCALE:	3/16" = 1'-0"	SHEET #:	A5
DRAWN BY:	PRA	CHECKED:	RW		

FOR REFERENCE ONLY



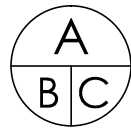
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REVISIONS



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

SEAL:

PROJECT:

STANLEY (15-06-2)
BACK to BACK
1575 sq. ft.
OTTAWA, ONTARIO

CLIENT:

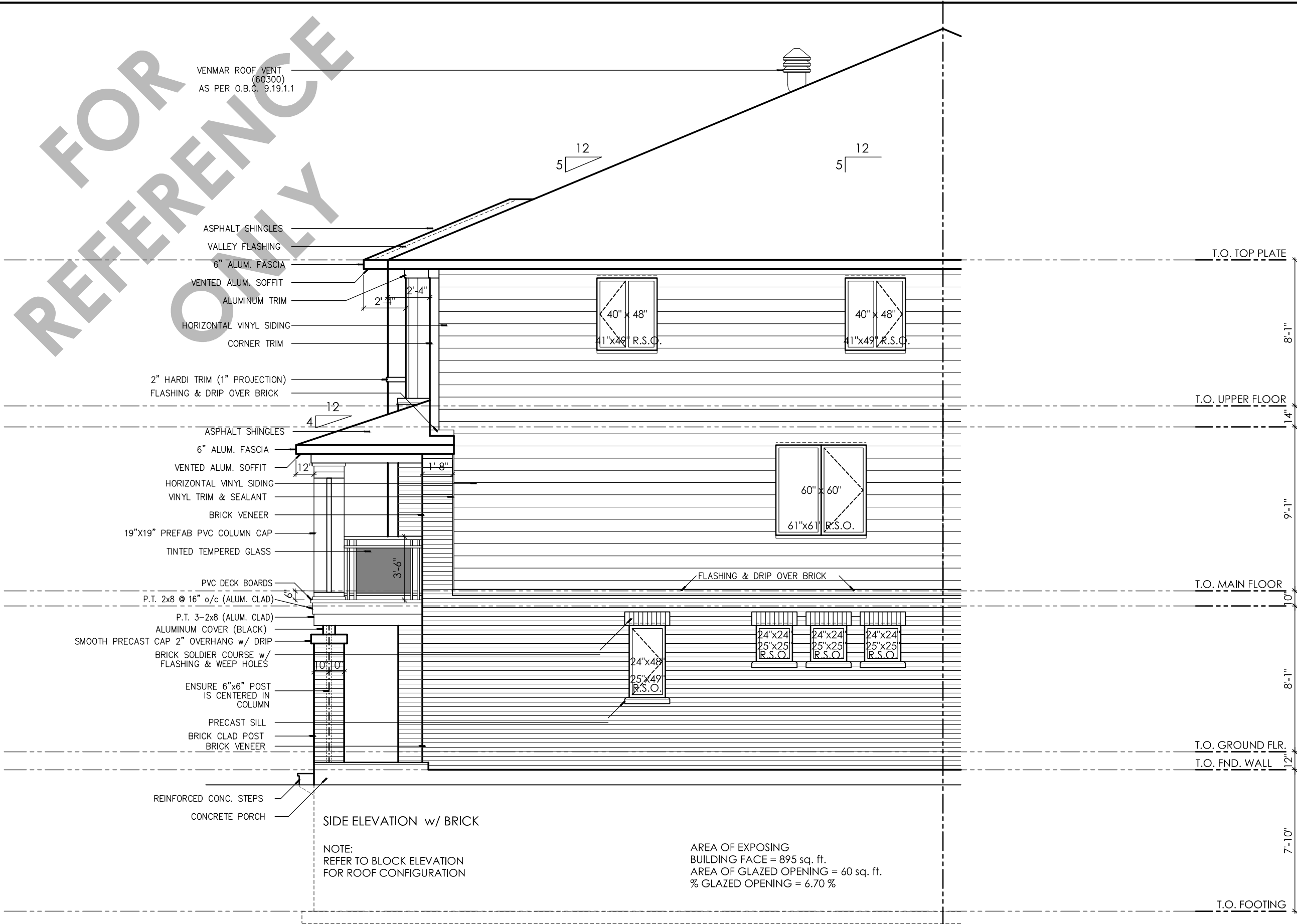
RICH CRAFT
Group of Companies

DRAWING TITLE:

SIDE ELEVATION - A

DATE: APRIL 2012 SCALE: 3/16" = 1'-0" SHEET #: **A6**

DRAWN BY: PRA CHECKED: RW




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REVISIONS	
	A - DETAIL NUMBER
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SEAL:

PROJECT:

STANLEY (15-06-2)
BACK to BACK
1575 sq. ft.
OTTAWA, ONTARIO

CLIENT:

RICH CRAFT
Group of Companies

DRAWING TITLE:

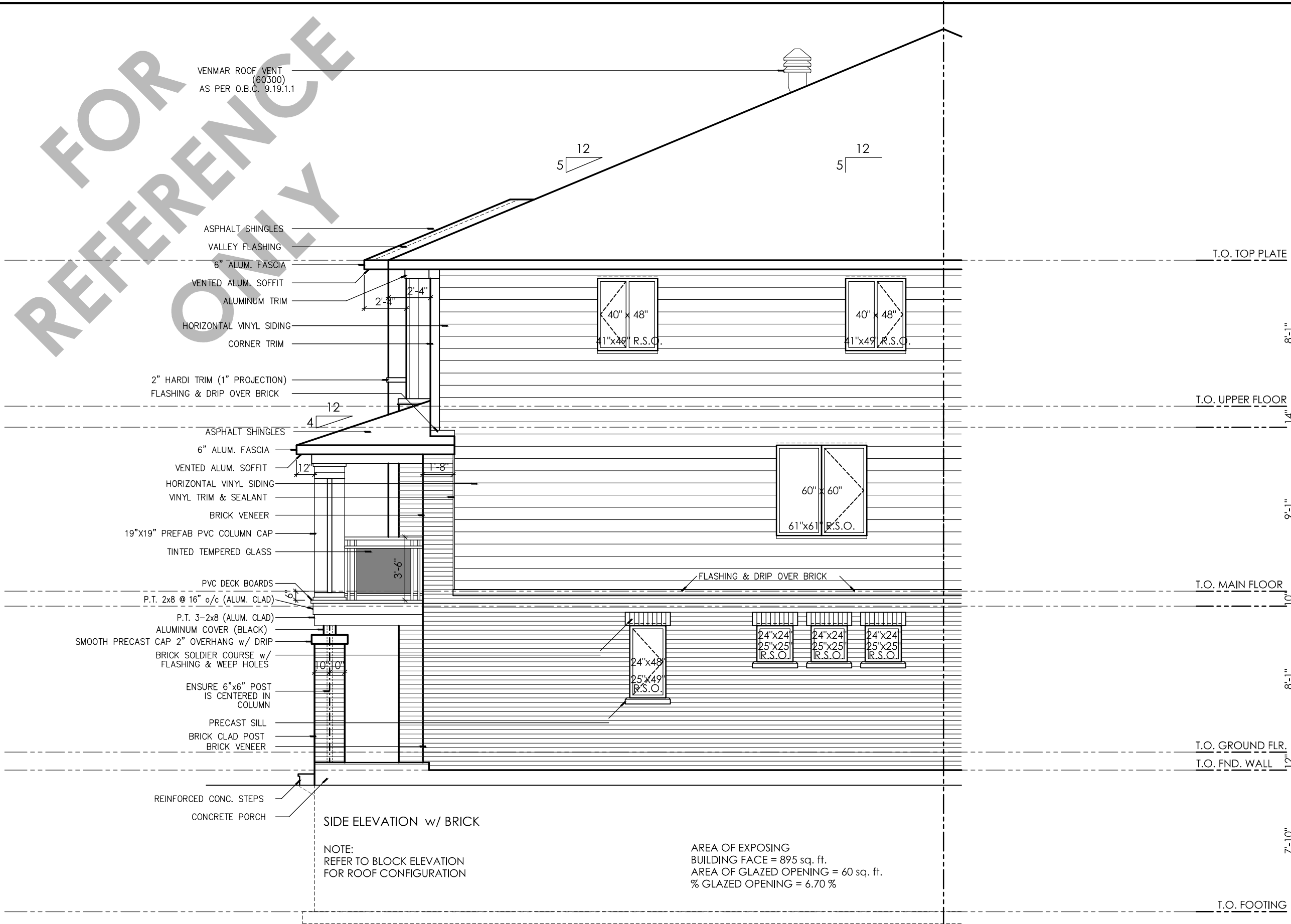
SIDE ELEVATION - B

DATE:	APRIL 2012	SCALE:	3/16" = 1'-0"	SHEET #:	A6b
DRAWN BY:	PRA	CHECKED:	RW		

NOTE:
REFER TO BLOCK ELEVATION
FOR ROOF CONFIGURATION

AREA OF EXPOSING
BUILDING FACE = 895 sq. ft.
AREA OF GLAZED OPENING = 60 sq. ft.
% GLAZED OPENING = 6.70 %

FOR REFERENCE ONLY



VENMAR ROOF VENT
(60300)
AS PER O.B.C. 9.19.1.1

ASPHALT SHINGLES
VALLEY FLASHING
6" ALUM. FASCIA
VENTED ALUM. SOFFIT
ALUMINUM TRIM
HORIZONTAL VINYL SIDING
CORNER TRIM

2" HARDI TRIM (1" PROJECTION)
FLASHING & DRIP OVER BRICK

ASPHALT SHINGLES
6" ALUM. FASCIA
VENTED ALUM. SOFFIT
HORIZONTAL VINYL SIDING
VINYL TRIM & SEALANT
BRICK VENEER
19"x19" PREFAB PVC COLUMN CAP
TINTED TEMPERED GLASS

PVC DECK BOARDS
P.T. 2x8 @ 16" o/c (ALUM. CLAD)
P.T. 3-2x8 (ALUM. CLAD)
ALUMINUM COVER (BLACK)
SMOOTH PRECAST CAP 2" OVERHANG w/ DRIP
BRICK SOLDIER COURSE w/
FLASHING & WEEP HOLES

ENSURE 6"x6" POST
IS CENTERED IN
COLUMN

PRECAST SILL
BRICK CLAD POST
BRICK VENEER

REINFORCED CONC. STEPS
CONCRETE PORCH

SIDE ELEVATION w/ BRICK

NOTE:
REFER TO BLOCK ELEVATION
FOR ROOF CONFIGURATION

AREA OF EXPOSING
BUILDING FACE = 895 sq. ft.
AREA OF GLAZED OPENING = 60 sq. ft.
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8'-0" L 5" x 3 1/2" x 7/16"
9'-0" L 5" x 3 1/2" x 3/8"
10'-0" L 6" x 4" x 3/8"
6"min. BEARING EACH END

T.O. TOP PLATE
8'-1"

T.O. UPPER FLOOR
1'-4"

9'-1"

T.O. MAIN FLOOR
1'-0"

8'-1"

T.O. GROUND FLR.
1'-2"

T.O. FND. WALL

7'-10"

T.O. FOOTING

10.			
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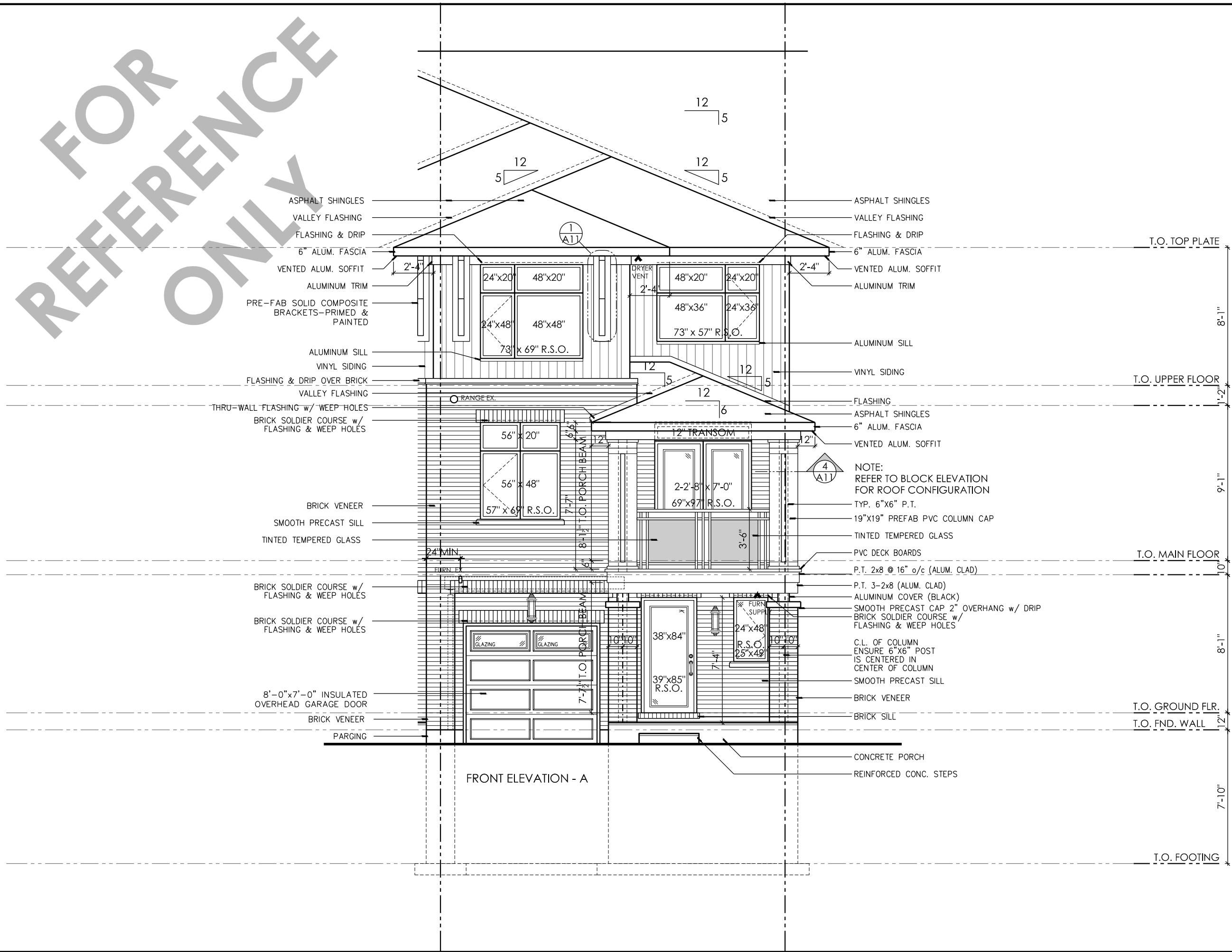
PROJECT: STANLEY (15-06-2)
BACK to BACK
1575 sq. ft.
OTTAWA, ONTARIO

CLIENT: RICH CRAFT
Group of Companies

DRAWING TITLE: SIDE ELEVATION - B

DATE: APRIL 2012	SCALE: 3/16" = 1'-0"	SHEET #: A6b
DRAWN BY: PRA	CHECKED: RW	

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6"min. BEARING EACH END

10.			
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1.	11/30/15	FOR REVIEW	KL
#	DATE:	DESCRIPTION	Int.

REVISIONS

A
B
C

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SEAL:

PROJECT:

GARRISON (15-07-1)
BACK to BACK
1455 sq. ft.
OTTAWA, ONTARIO

CLIENT:

RICH CRAFT
Group of Companies

DRAWING TITLE:

FRONT ELEVATION - A

DATE:	APRIL 2012	SCALE:	3/16" = 1'-0"	SHEET #:	A5a
DRAWN BY:	KL	CHECKED:	RW		

FOR REFERENCE ONLY

VENMAR ROOF VENT
(60300)
AS PER O.B.C. 9.19.1.1

ASPHALT SHINGLES
VALLEY FLASHING
6" ALUM. FASCIA
VENTED ALUM. SOFFIT
ALUMINUM TRIM
PRE-FAB SOLID COMPOSITE
BRACKETS-PRIMED &
PAINTED
VINYL SIDING
CORNER TRIM
FLASHING & DRIP OVER BRICK

ASPHALT SHINGLES
6" ALUM. FASCIA
VENTED ALUM. SOFFIT
VINYL SIDING
VINYL TRIM & SEALANT
BRICK VENEER
19"x19" PREFAB PVC COLUMN CAP
TINTED TEMPERED GLASS

PVC DECK BOARDS
P.T. 2x8 @ 16" o/c (ALUM. CLAD)

P.T. 3-2x8 (ALUM. CLAD)
ALUMINUM COVER (BLACK)
SMOOTH PRECAST CAP 2"
OVERHANG w/ DRIP

C.L. OF COLUMN
ENSURE 6"x6" POST
IS CENTERED IN
CENTER OF COLUMN
BRICK CLAD POST
VINYL SIDING
VINYL TRIM & SEALANT
BRICK VENEER

REINFORCED CONC. STEPS
CONCRETE PORCH

SIDE ELEVATION w/ SIDING

NOTE:
REFER TO BLOCK ELEVATION
FOR ROOF CONFIGURATION

12
5

12
5

28"x60"
29"x61" R.S.O.

48"x60"
49"x61" R.S.O.

24"x24"
25"x25"
R.S.O.

24"x24"
25"x25"
R.S.O.

24"x24"
25"x25"
R.S.O.

T.O. TOP PLATE

T.O. UPPER FLOOR

T.O. MAIN FLOOR

T.O. GROUND FLR.

T.O. FND. WALL

T.O. FOOTING

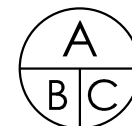
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(DETAIL LOCATION)

SEAL:

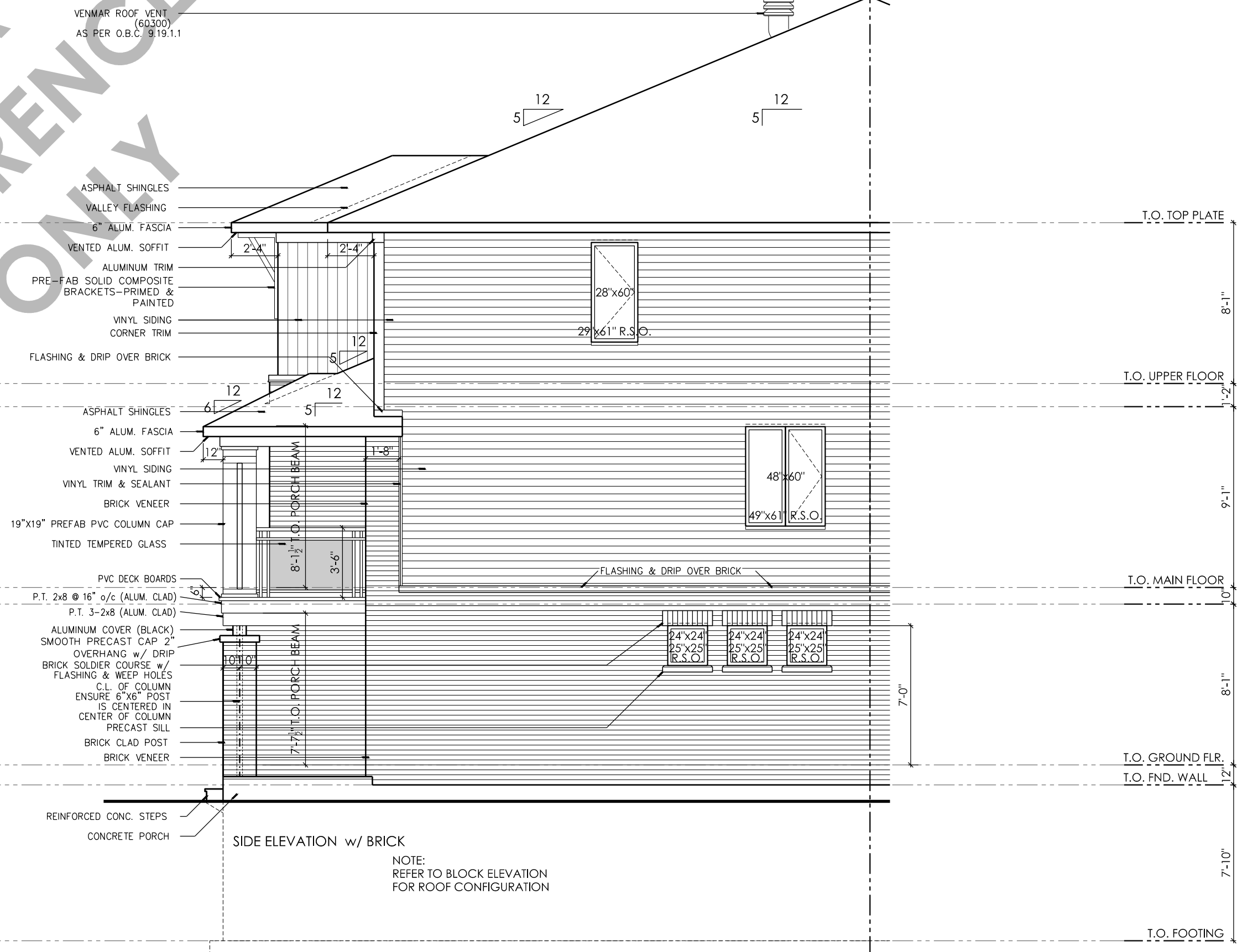
PROJECT: GARRISON (15-07-1)
BACK to BACK
1455 sq. ft.
OTTAWA, ONTARIO

CLIENT: RICH CRAFT
Group of Companies

DRAWING TITLE: SIDE ELEVATION - A

DATE: APRIL 2012	SCALE: 3/16" = 1'-0"	SHEET #: A6a
DRAWN BY: KL	CHECKED: RW	

FOR REFERENCE ONLY



GENERAL NOTES:

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POST SCHEDULE

P1 3" Dia. ADJUSTABLE STEEL TELEPOST
8500 POUND CAP. (MIN.)

P2 2 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)

P3 3 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)

P4 4 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)

P5 5 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)

P6 HSS 3"x3"x.188" c/w 5"x3/8"x8" B.P. & C.P.

BRICK LINTELS

OPENINGS UP TO	L SIZE
5'-0"	L 3 1/2" x 3 1/2" x 5/16"
7'-0"	L 4" x 3 1/2" x 5/16"
8'-0"	L 5" x 3 1/2" x 5/16"
9'-0"	L 5" x 3 1/2" x 3/8"
10'-0"	L 6" x 4" x 3/8"

6"min. BEARING EACH END

10.			
9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.			
1.	11/30/15	FOR REVIEW	KL
#	DATE:	DESCRIPTION	Int.

REVISIONS

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

SEAL:

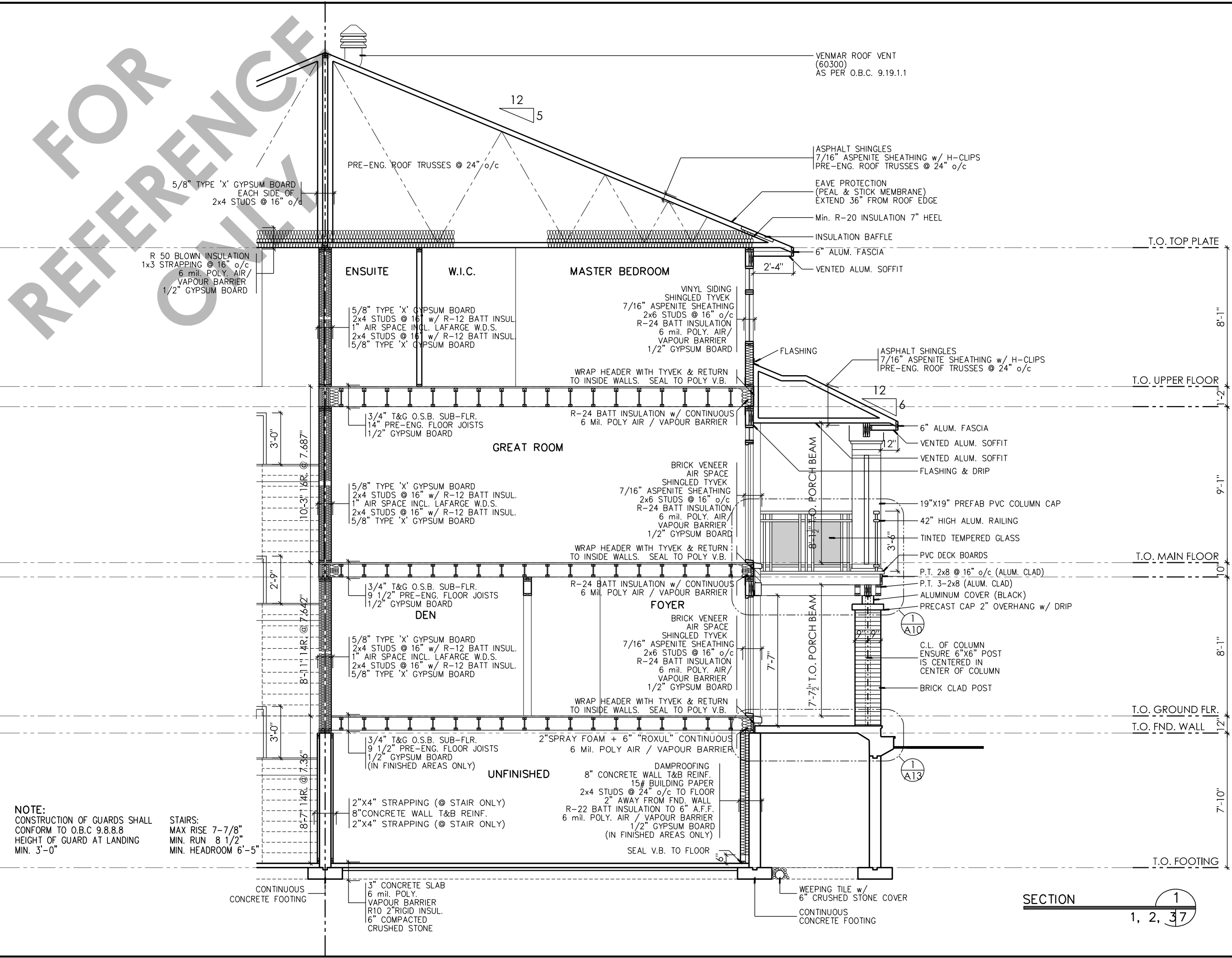
PROJECT: GARRISON (15-07-1)
BACK to BACK
1455 sq. ft.
OTTAWA, ONTARIO

CLIENT: RICH CRAFT
Group of Companies

DRAWING TITLE: SIDE ELEVATION - B

DATE: APRIL 2012	SCALE: 3/16" = 1'-0"	SHEET #:
DRAWN BY: KL	CHECKED: RW	A6b

FOR
REFERENCE



NOTE:
CONSTRUCTION OF GUARDS SHALL
CONFORM TO O.B.C 9.8.8.8
HEIGHT OF GUARD AT LANDING
MIN. 3'-0"

STAIRS:
MAX RISE 7-7/8"
MIN. RUN 8 1/2"
MIN. HEADROOM 6'-5"

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POST SCHEDULE

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8500 POUND CAP. (MIN.)

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P3 3 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)

P4 4 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)

P5 5 - 2x4 or 2x6 or 2x8 (AS APPLICABLE)

P6 HSS 3"x3"x.188" c/w 5"x3/8"x8" B.P. & C.P.

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7'-0"	L 4" x 3 1/2" x 5/16"
8'-0"	L 5" x 3 1/2" x 5/16"
9'-0"	L 5" x 3 1/2" x 3/8"
10'-0"	L 6" x 4" x 3/8"

6"min. BEARING EACH END

10.		
9.		
8.		
7.		
6.		
5.		
4.		
3.		
2.		
1.	11/30/15 FOR REVIEW	KL
#	DATE:	DESCRIPTION

REVISIONS

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

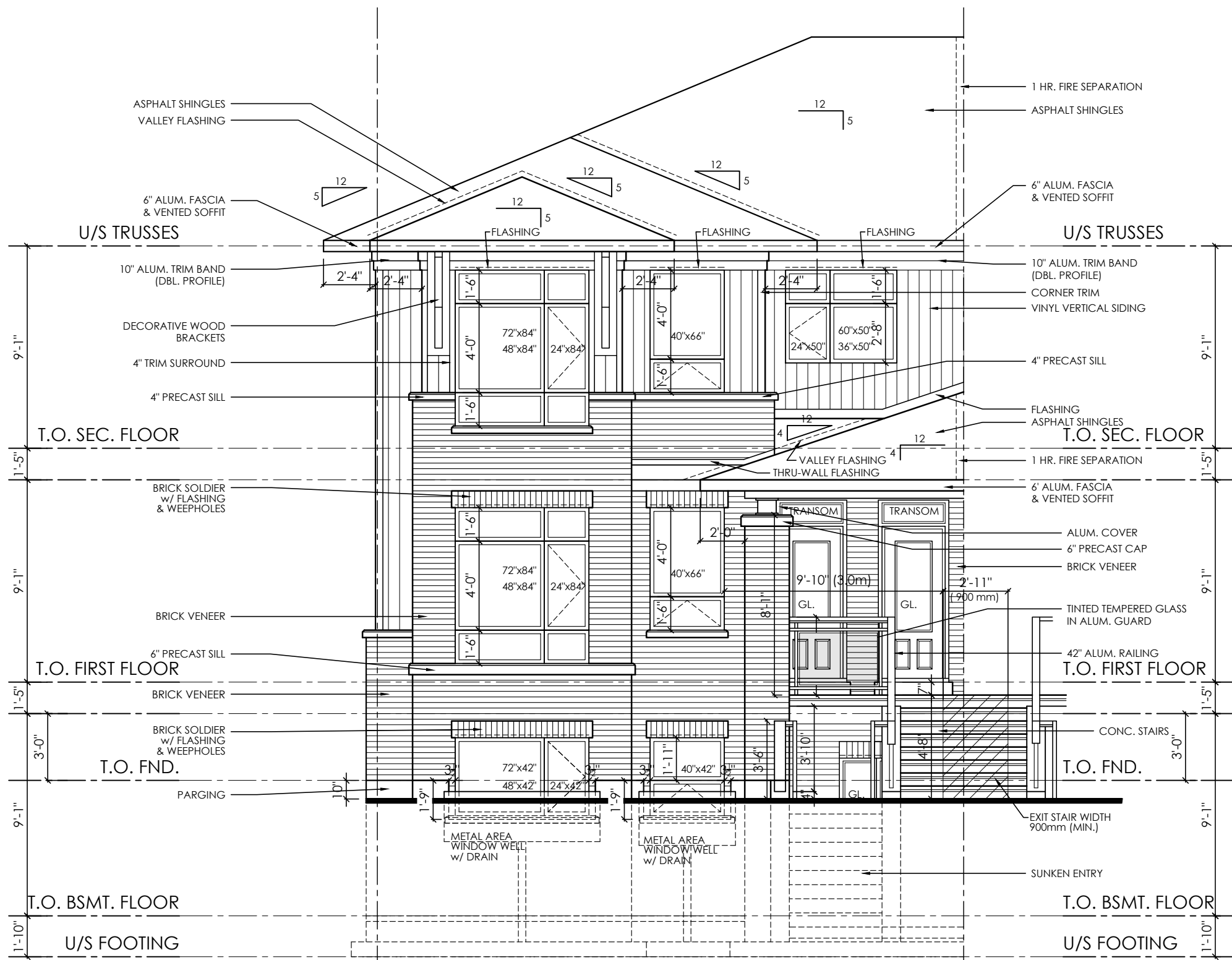
SEAL:

PROJECT: GARRISON (15-07-1)
BACK to BACK
1455 sq. ft.
OTTAWA, ONTARIO

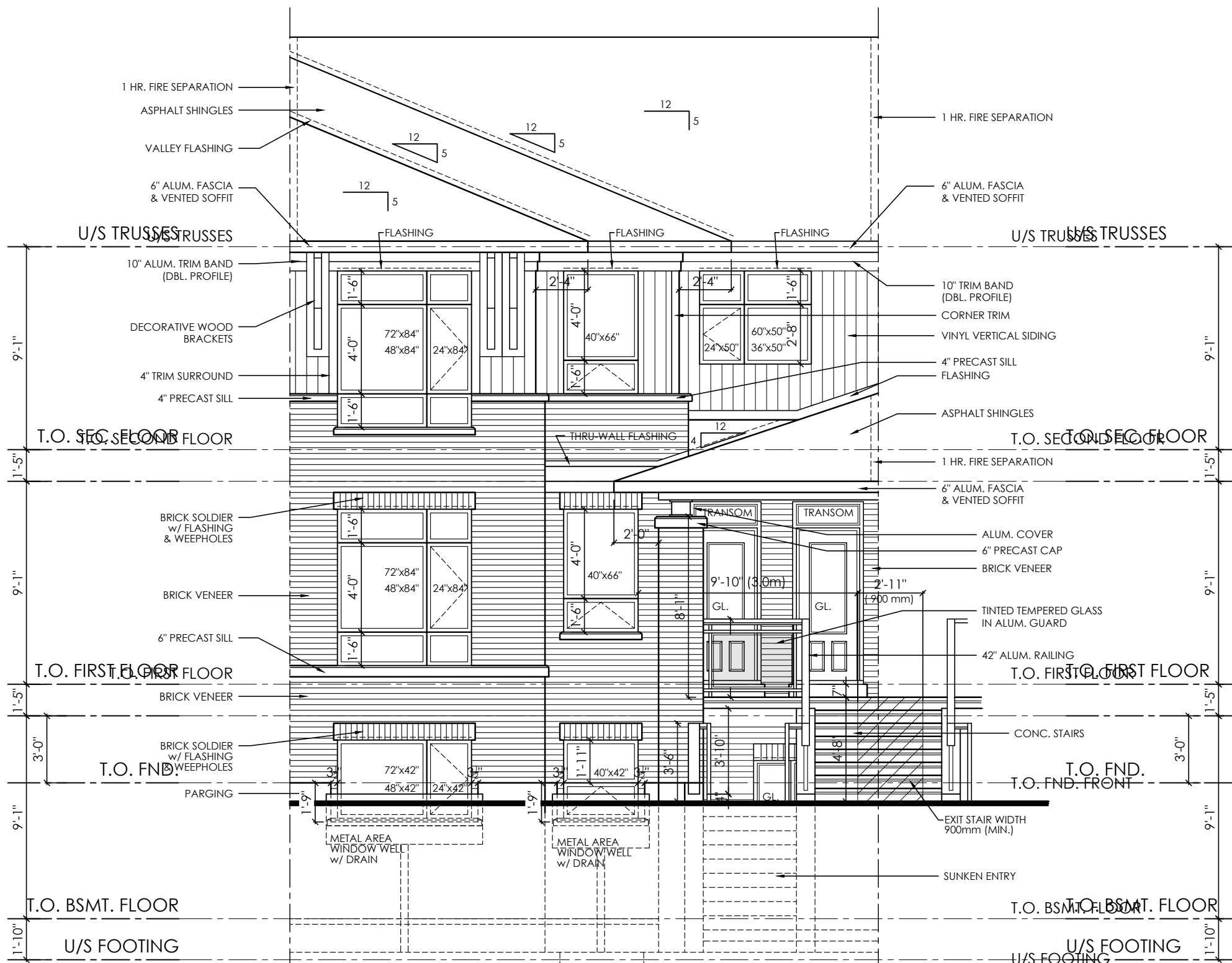
CLIENT: **RICHCRAFT**
Group of Companies

DRAWING TITLE: **SECTION**

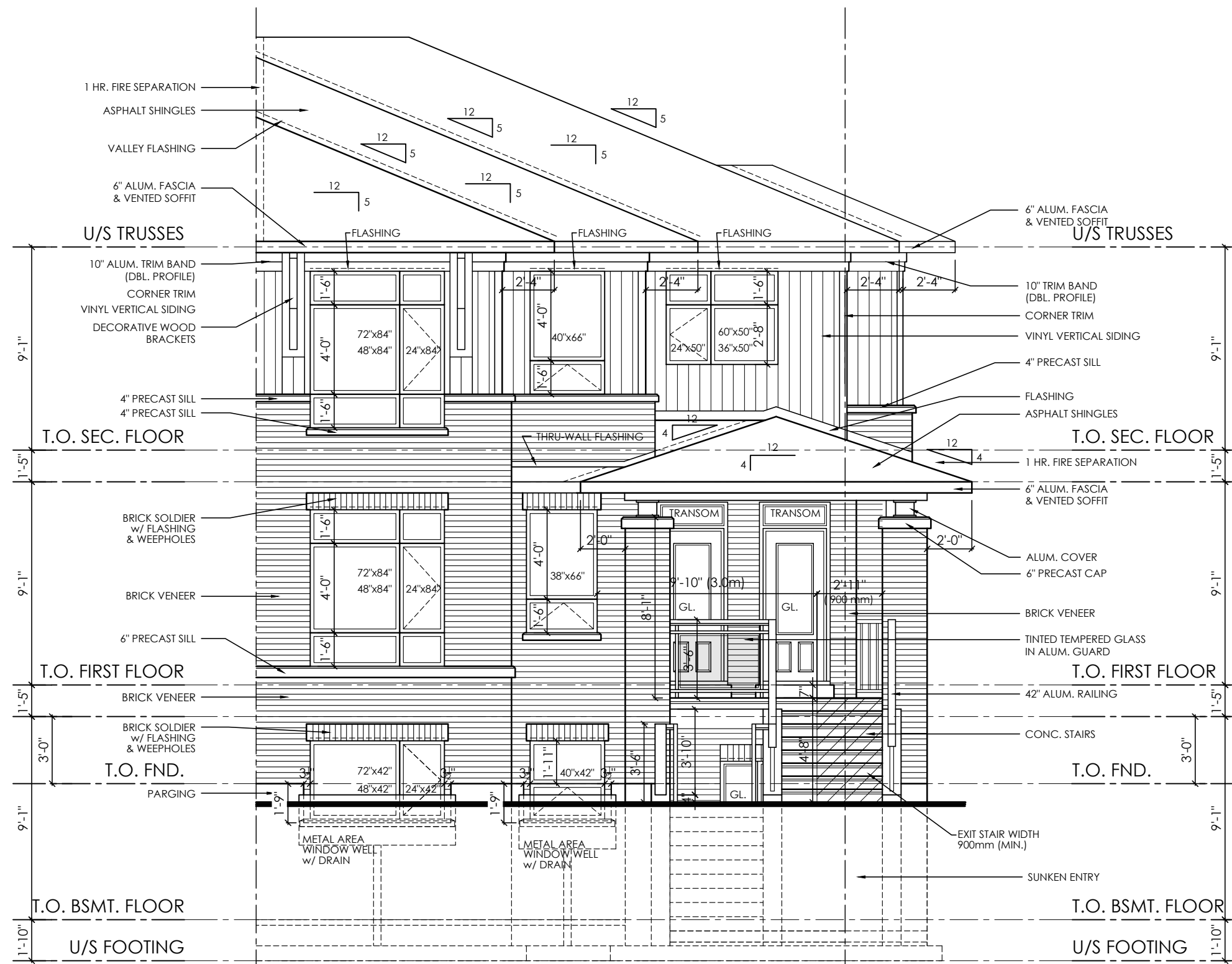
DATE: APRIL 2012	SCALE: 3/16" = 1'-0"	SHEET #: A7
DRAWN BY: KL	CHECKED: RW	



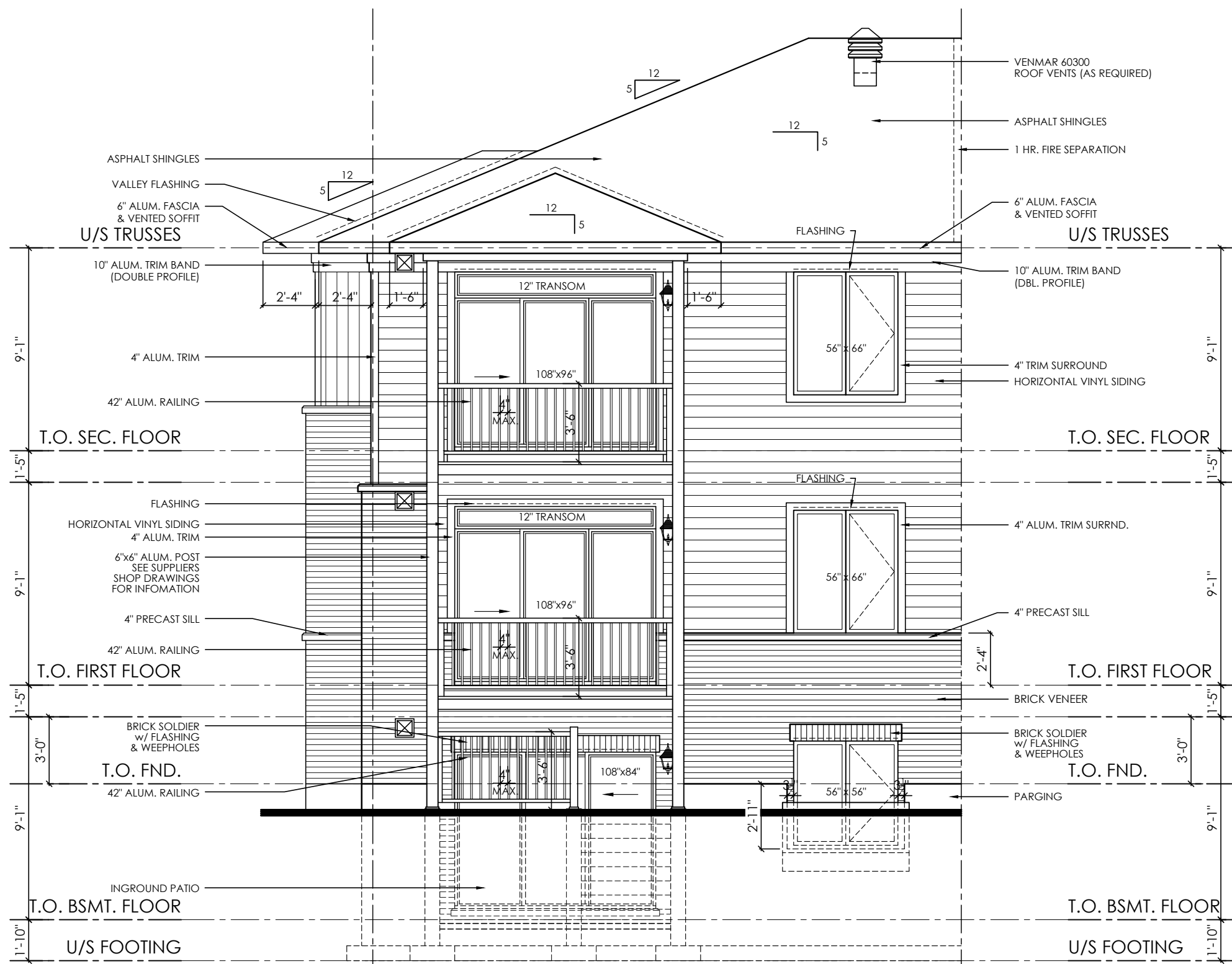
END UNIT - FRONT ELEVATION



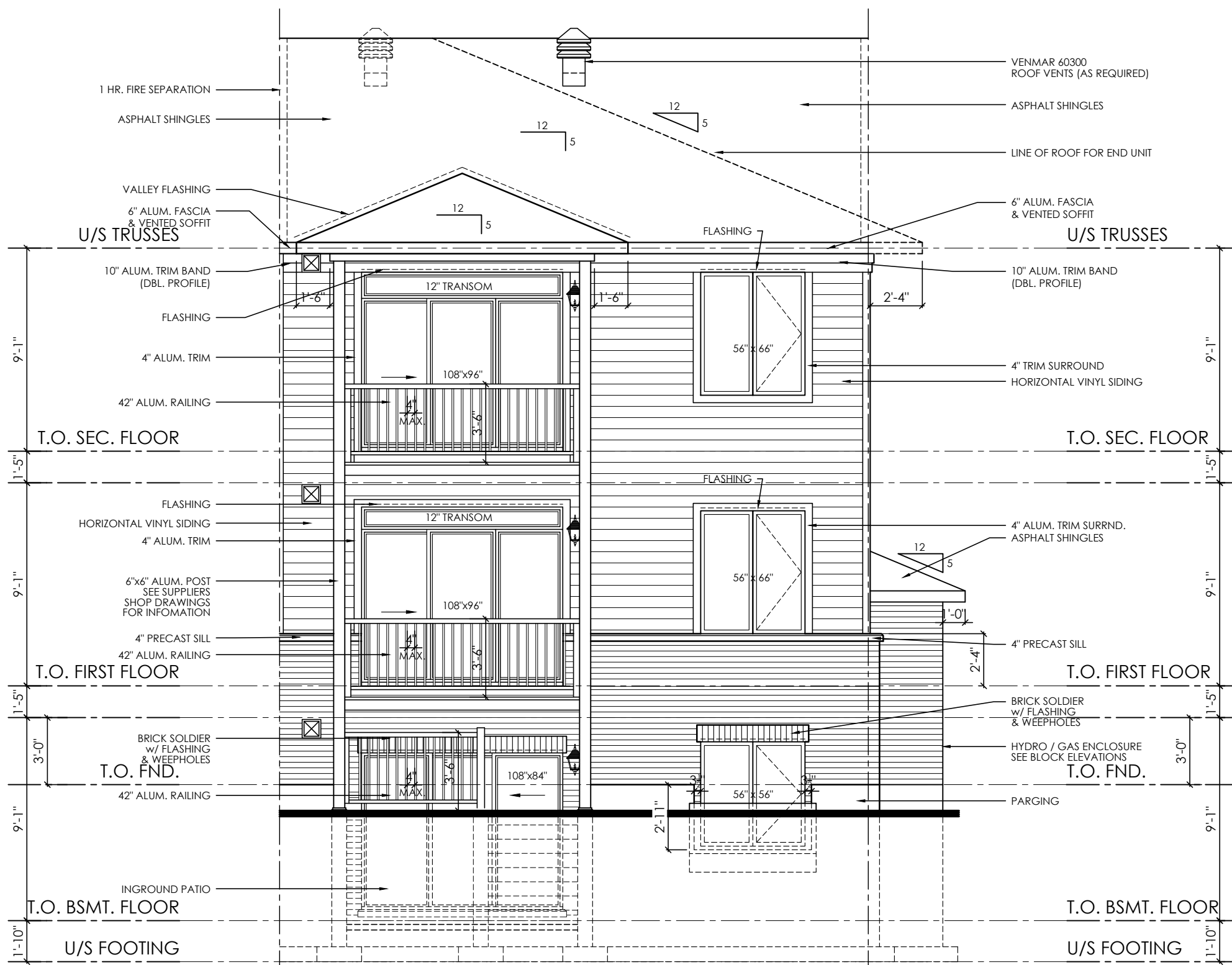
MID UNIT - FRONT ELEVATION



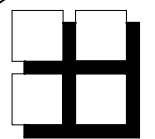
STREET END UNIT - FRONT ELEVATION



END UNIT REAR ELEVATION



STANDARD END / MID UNIT REAR ELEVATION



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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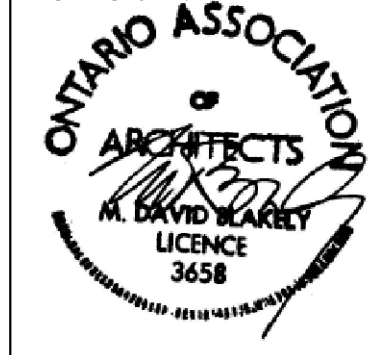
POST SCHEDULE

P1 - 3" DIA. ADJUSTABLE STEEL POST
8500 POUND CAP. (MIN.)
P2 - 2"x4x6 OR 8" (AS APPLICABLE)
P3 - 3"x4x6 OR 8" (AS APPLICABLE)
P4 - 4"x4x6 OR 8" (AS APPLICABLE)
P5 - 5"x4x6 OR 8" (AS APPLICABLE)
P6 - HSS 3"x3x1/8" 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"

ARCHITECT SEAL:



NO.	DATE	DESCRIPTION	REVISED
11.	15/03/18	FOR MOUNTSHANNON DR. / FOR PERMIT	SM
10.	24/06/14	AS PER STRUCTURAL / CITY COMMENTS	SM
9.	25/05/16	BLOCK 7 - FOR STRUCTURAL REVIEW	SM
8.	08/03/16	REVISED FOR BLOCK 3	SM
7.	27/11/15	ISSUED FOR CONSTRUCTION	SM
6.	23/09/15	BLOCKS 2 & 3 - FOR PERMIT	SM
5.	18/12/14	GENERAL REV. AS PER BLOCK 1	SM
4.	15/10/14	REVISED FRONT PORCH - ADDED BRICK	SM
3.	27/01/14	AS PER STRUCTURAL / FOR PERMIT	SM
2.	06/04/13	FOR STRUCTURAL REVIEW	SM
1.	20/05/13	FOR REVIEW	SM
NO.	DATE	DESCRIPTION	REVISED
12.	15/08/18	REVISED FOUNDATION ELEVATIONS	SM

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

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

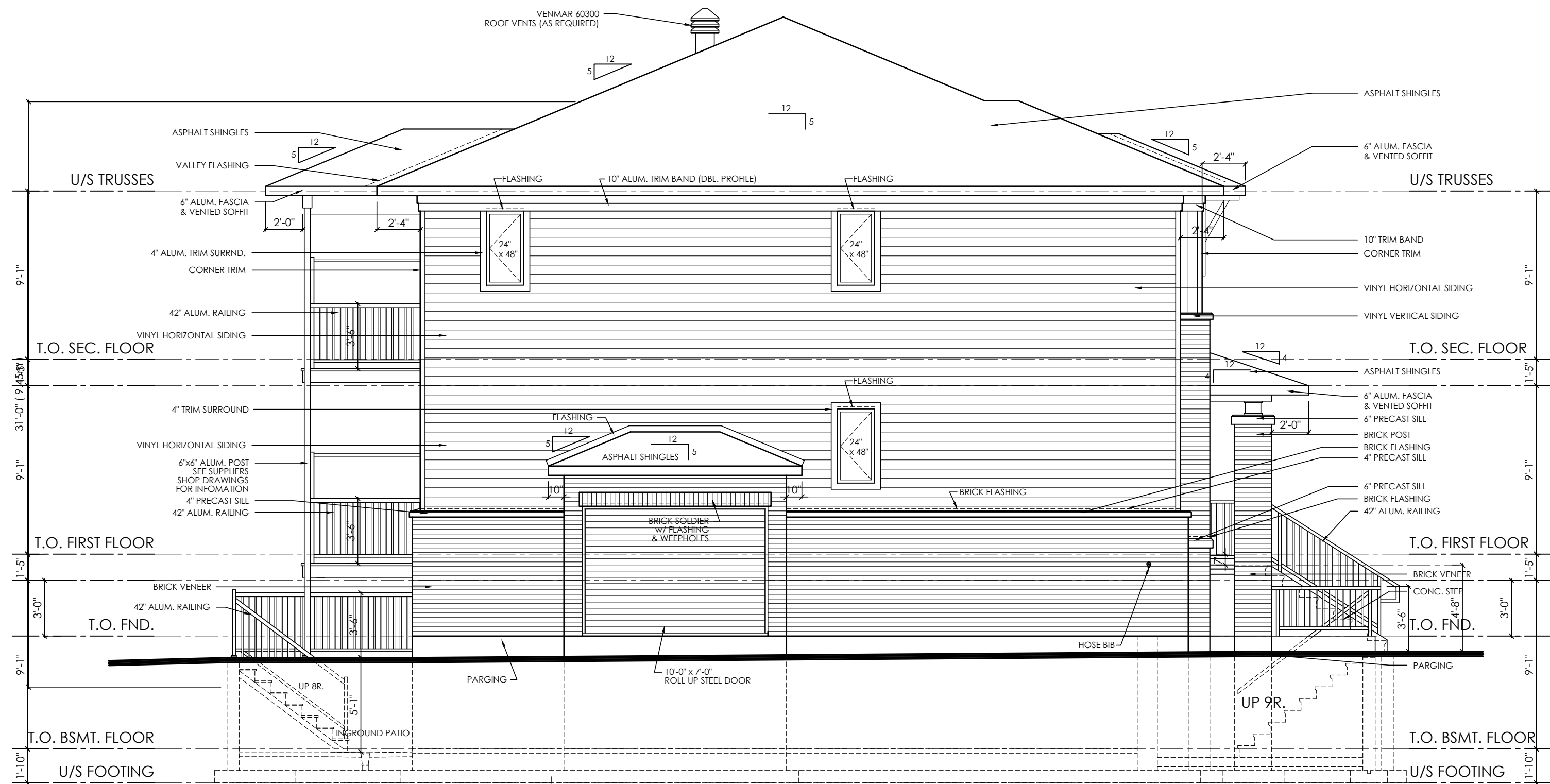
CLIENT: **RICHCRAFT**
Group Of Companies

DRAWING TITLE:

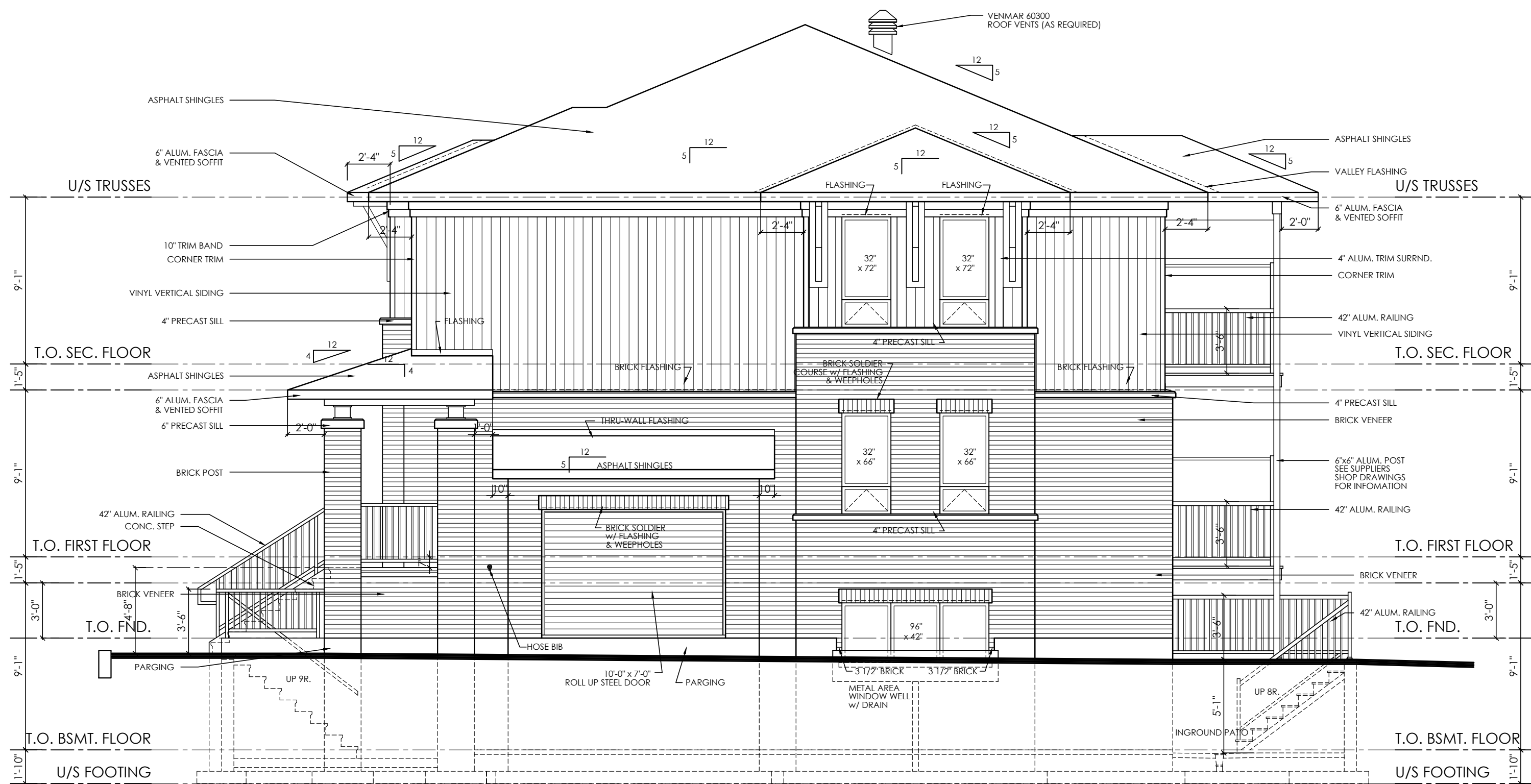
ELEVATIONS

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

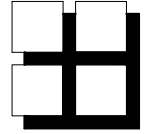
\\on-pc\N\2018 PROJECTS\Richcraft Homes\MountShannon\Terrace Flats Unit Plans\W-D-180815-5-R12.dwg, 21/08/2018 2:15:03 PM



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



STREET END UNIT, SIDE ELEVATION w/ GAS METER ENCLOSURE



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8500 POUND CAP. (MIN.)
P2 - 2"x4x6 OR 8" (AS APPLICABLE)
P3 - 3"x4x6 OR 8" (AS APPLICABLE)
P4 - 4"x4x6 OR 8" (AS APPLICABLE)
P5 - 5"x4x6 OR 8" (AS APPLICABLE)
P6 - HSS 3"x3"x1/8" C/W 5"x3/8"x8" B. PL. & CAP PL.

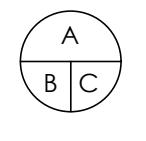
BRICK LINTEL SCHEDULE

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

ARCHITECT SEAL:



NO.	DATE	DESCRIPTION	REVISED	DATE	DESCRIPTION	REVISED
11.	15/03/18	FOR MOUNTSHANNON DR. / FOR PERMIT	SM	23.		
10.	24/06/14	AS PER STRUCTURAL / CITY COMMENTS	SM	22.		
9.	25/05/14	FOR PERMIT	SM	21.		
8.	08/03/14	FOR PERMIT	SM	20.		
7.	27/11/13	ISSUED FOR CONSTRUCTION	SM	19.		
6.	23/09/13	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.	06/04/13	FOR STRUCTURAL REVIEW	SM	14.		
1.	20/05/13	FOR REVIEW	SM	13.		
12.	15/08/18	REVISED FOUNDATION ELEVATIONS	SM			



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

PROJECT:

TERRACE FLATS
146 MOUNTSHANNON DRIVE
OTTAWA, ONT.

CLIENT:



DRAWING TITLE:

ELEVATIONS

DATE:

MAY, 2013.

DRAWN BY:

SBM

SCALE:

3/16" = 1'-0"

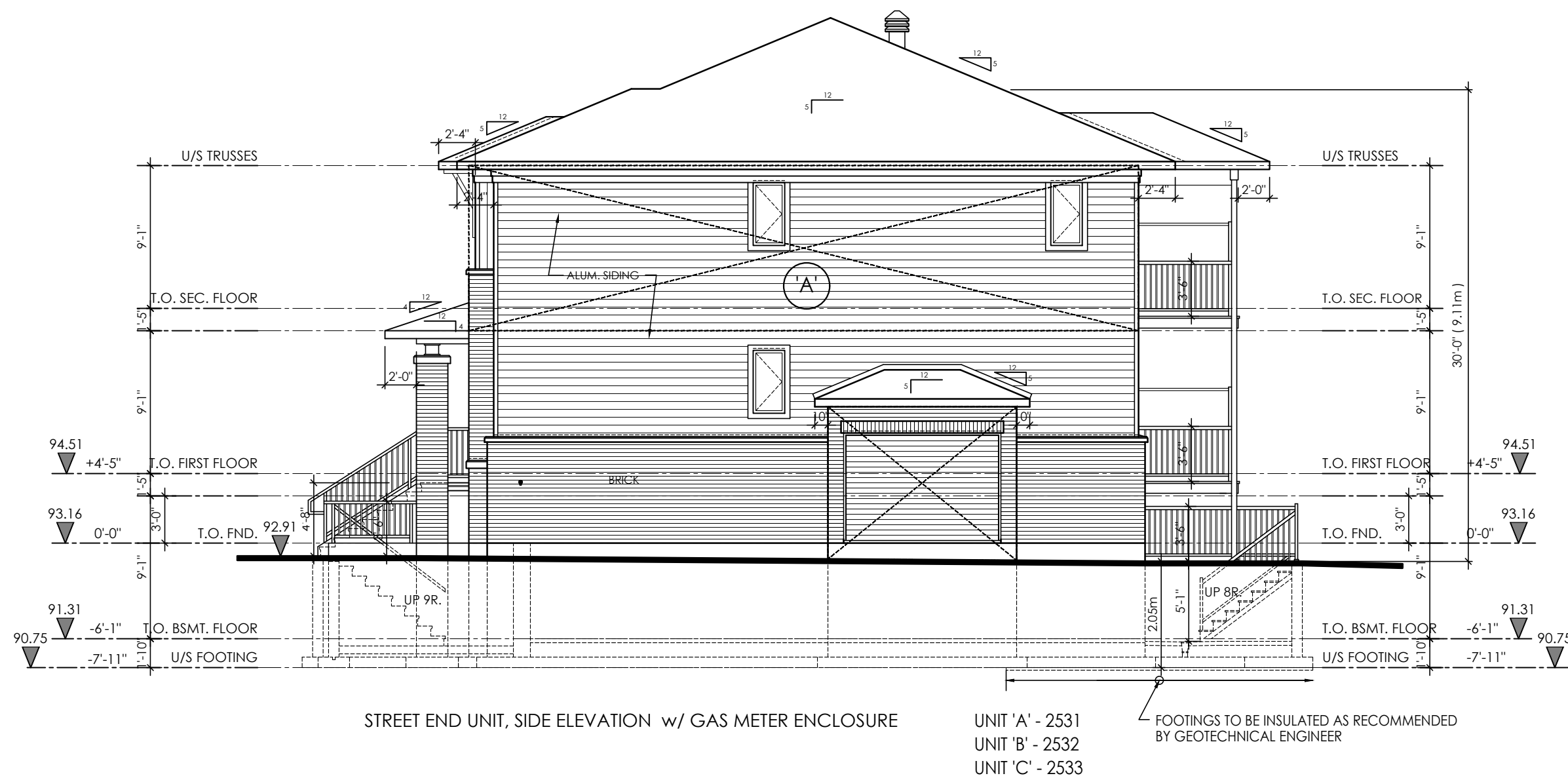
CHECKED:

MDB

SHEET NO.:

A-5

\\Jon-pc\N\2018 PROJECTS\Richcraft Homes\Mountshannon\Blocks\Terrace Flats\Block 25\180815 Rev03.dwg, 16/09/2018 11:07:11 AM

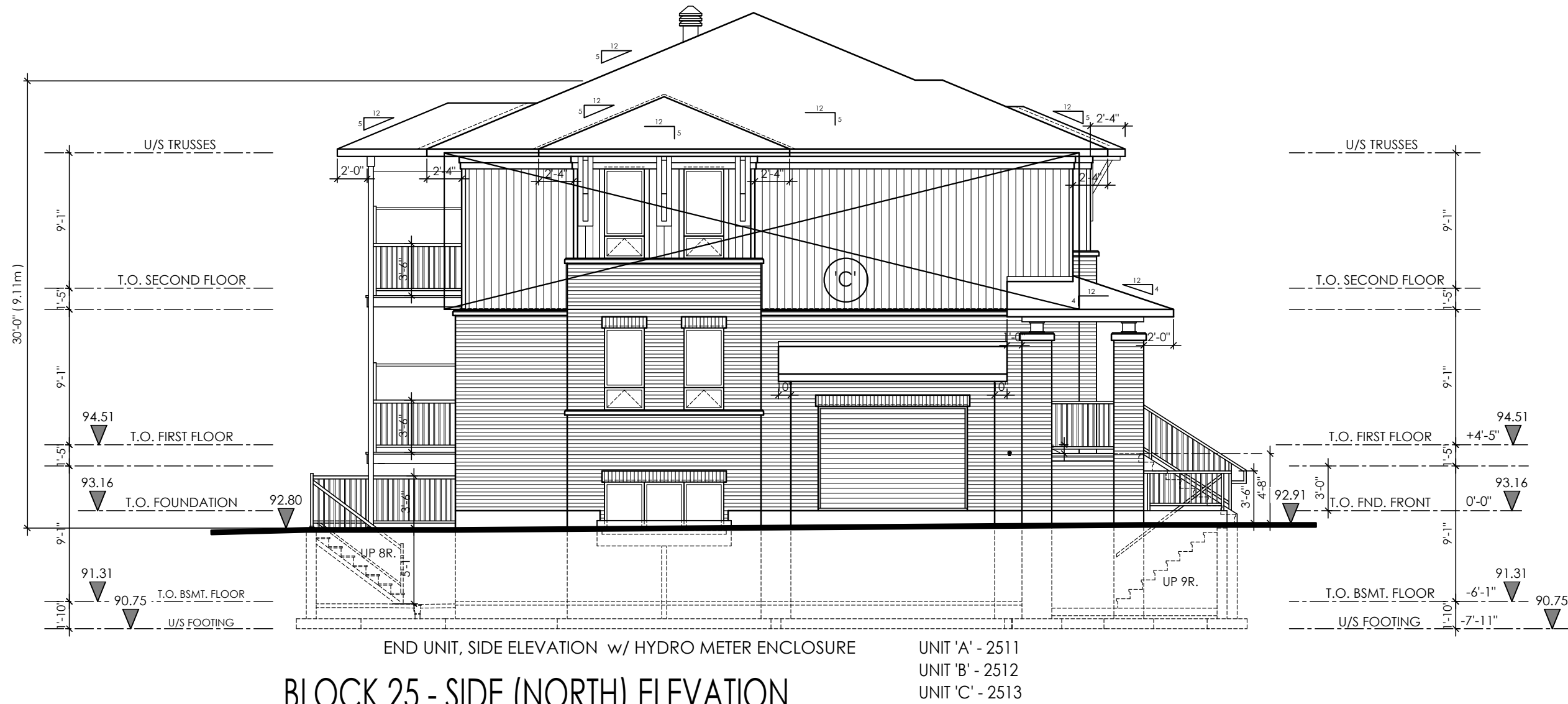


BLOCK 25 - SIDE (SOUTH) ELEVATION

LIMITING DISTANCE = 4.64m
AREA OF EXPOSED BUILDING FACE (AREA 'A') = 41.3m² (445 sq.ft.)
MAXIMUM PERMITTED U.P.O. = 32% (9.10.15.4)
AREA OF U.P.O. = 1.6m² (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

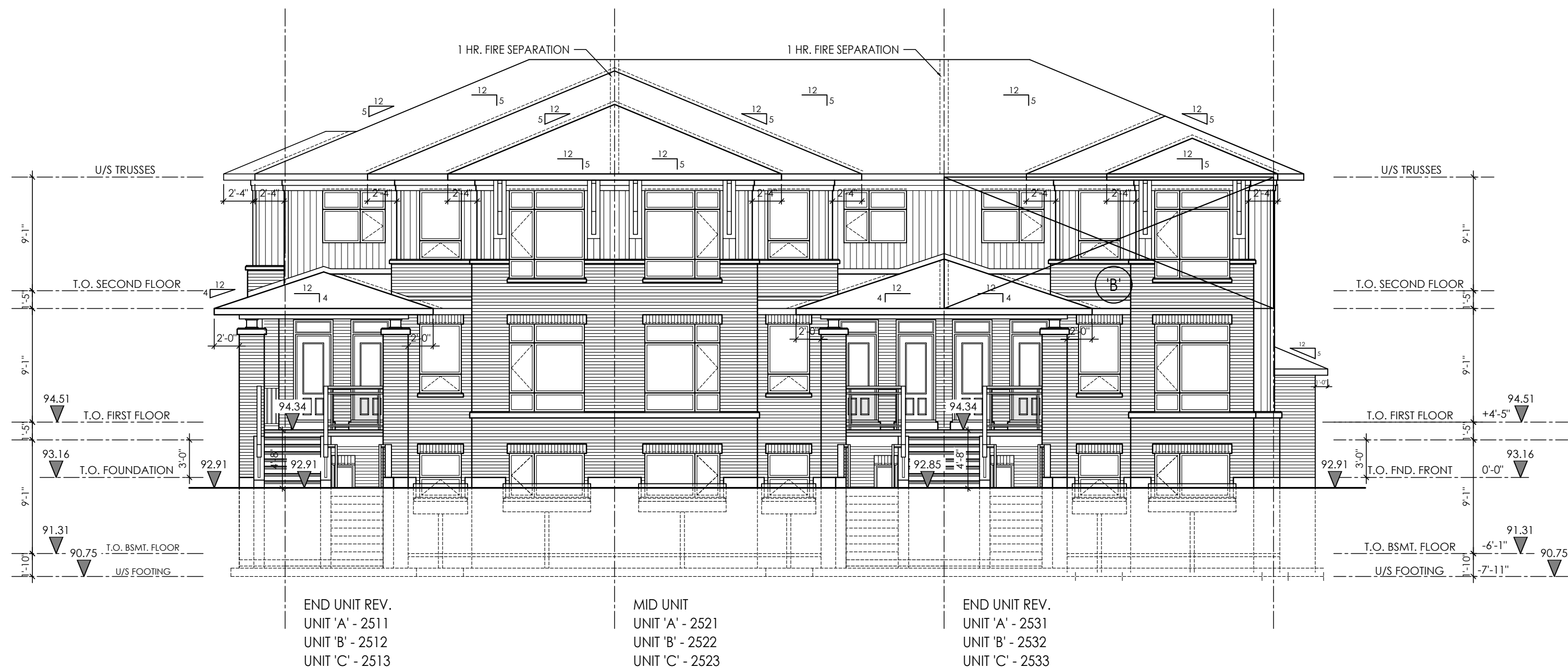
WINDOW and SLIDING GLASS DOOR AREA CALCULATION FOR GROUND FLOOR END UNIT	
PERIPHERAL WALL AREA OF UNIT	1,227.0 sq.ft.
WINDOW & SLIDING GLASS DOOR AREA	175.0 sq.ft.
PERCENT = 14.26%	
WINDOW & SLIDING GLASS DOOR MAXIMUM U-VALUE = 1.8 (2.1.1.1 [8] (b))	



BLOCK 25 - SIDE (NORTH) ELEVATION

LIMITING DISTANCE = 10.81m to Centre of Street
AREA OF EXPOSED BUILDING FACE (AREA 'C') = 41.3m² (445 sq.ft.)
MAXIMUM PERMITTED U.P.O. = 100% (9.10.15.4)
AREA OF U.P.O. = 2.6m² (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 - FRONT (WEST) ELEVATION

LIMITING DISTANCE = 13.05m to Centre of Street
AREA OF EXPOSED BUILDING FACE (AREA 'B') = 25.6m² (276 sq.ft.)
MAXIMUM PERMITTED U.P.O. = 100% (9.10.15.4)
AREA OF U.P.O. = 7.53m² (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

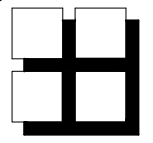


BLOCK 25 - REAR (EAST) ELEVATION

LIMITING DISTANCE = 6.12m
AREA OF EXPOSED BUILDING FACE (AREA 'D') = 25.6m² (276 sq.ft.)
MAXIMUM PERMITTED U.P.O. = 100% (9.10.15.4)
AREA OF U.P.O. = 7.11m² (76.6 sq.ft.)
PERCENT OF U.P.O. = 27.7%

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.



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GENERAL NOTES:

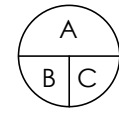
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ARCHITECT SEAL:



NO.	DATE	DESCRIPTION	INT.
12.			
11.			
10.			
9.			
8.			
7.			
6.			
5.			
4.			
3.	15/08/18	REVISED AS PER GRADING PLAN	SM
2.	15/03/18	FOR PERMIT	SM
1.	06/03/18	FOR REVIEW	SM

NO.	DATE	DESCRIPTION	INT.
24.			
23.			
22.			
21.			
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.			



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

PROJECT:

TERRACE FLATS
146 MOUNTSHANNON DRIVE
OTTAWA, ONT.

CLIENT:



DRAWING TITLE:

BLOCK 25
ELEVATIONS

DATE:

MARCH, 2018.

DRAWN BY:

SBM

SCALE:

1/8" = 1'-0"

CHECKED:

MDB

SHEET No.:

B25-2