



# CARRUTHERS AVENUE DEVELOPMENT

266-268 CARRUTHERS AVENUE, OTTAWA, ON

ISSUED FOR RE-ZONING AND SPC

2022-11-07 11:46:29 AM

ARCHITECTURAL DRAWINGS



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MECHANICAL /  
ELECTRICAL DRAWINGS



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PLANNER / LANDSCAPER

**JAMES B. LENNOX & ASSOCIATES INC.**  
LANDSCAPE ARCHITECTS

JAMES LENNOX ASSOCIATES INC  
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NOTES:  
 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.  
 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.  
 3) DO NOT SCALE DRAWINGS.  
 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.  
 5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

**INTERIOR WALL ASSEMBLIES**

**P1 - NON-RATE INTERIOR PARTITION**  
 NON-LOAD BEARING/ NON-INSULATED PARTITION STUDS & GYPSUM TO US OF FLOOR/ TRUSS OR GYPSUM CEILING (UNO)  
 • 1/2" GYPSUM BOARD + (TAPED, SANDED & PAINT)  
 • 2x4 SPF STUD @ 16" O.C.  
 • 1/2" GYPSUM BOARD + (TAPED, SANDED & PAINT)

**P2 - NON-RATE INTERIOR PARTITION**  
 NON-LOAD BEARING/ INSULATED PARTITION STUDS & GYPSUM TO US OF FLOOR/ TRUSS OR GYPSUM CEILING (UNO)  
 • 1/2" GYPSUM BOARD + (TAPED, SANDED & PAINT)  
 • 2x4 SPF STUD @ 16" O.C. CW BATT INSULATION  
 • 1/2" GYPSUM BOARD + (TAPED, SANDED & PAINT)

**P3 - NON-RATED INTERIOR PLUMBING CHASE**  
 NON-LOAD BEARING/ INSULATED PLUMBING CHASE STUDS & GYPSUM TO US OF FLOOR/ TRUSS OR GYPSUM CEILING (UNO)  
 • 1/2" GYPSUM BOARD + (TAPED, SANDED & PAINT)  
 • 2x4 SPF STUD @ 16" O.C. CW BATT INSULATION

**P4 - 1HR RATED INTERIOR PARTITION (45MIN FRR REQUIRED)**  
 RATED, INTERIOR, LOAD BEARING AND NON LOAD BEARING, PARTY WALLS STUDS & GYPSUM TO US OF BEAM/JOIST OR FIRE RATED GYPSUM CEILING (UNO)  
 1HR FRR (2012 OBC W4)  
 STC-51  
 • 5/8" TYPE-X GYPSUM BOARD + (TAPED, SANDED & PAINT)  
 • 2x6 WOOD STUD FRAMING @ 16" O.C. MAX CW BATT INSULATION  
 • 1/2" RESILIENT METAL CHANNELS SPACED 24" O.C.  
 • 5/8" TYPE-X GYPSUM BOARD + (TAPED, SANDED & PAINT)  
 • 5/8" TYPE-X GYPSUM BOARD + (TAPED, SANDED & PAINT)

**P5 - 1HR RATED INTERIOR PARTITION (45MIN FRR REQUIRED)**  
 RATED, LOAD BEARING AND NON LOAD BEARING, INTERIOR WALLS STUDS & GYPSUM TO US OF BEAM/JOIST OR FIRE RATED GYPSUM CEILING (UNO)  
 1HR FRR (2012 OBC W1a)  
 STC-36  
 • 5/8" TYPE-X GYPSUM BOARD + (TAPED, SANDED & PAINT)  
 • 2x6 WOOD STUD FRAMING @ 16" O.C. MAX CW BATT INSULATION (AS PER OBC SB-2 WALL TYPE W1a SUB TEXT 7)  
 • 5/8" TYPE-X GYPSUM BOARD + (TAPED, SANDED & PAINT)

**P6 - NON-RATE INTERIOR PARTITION**  
 SAME AS P5 - 2x4 STUD REPLACED WITH 2x6 STUD @ 16" O.C.

**FLOOR ASSEMBLIES**

**F1 - BASEMENT SLAB**  
 PROVIDE VAPOR RETARDER UNDER ENTIRE LEVEL 1 SLAB ON GRADE  
 • FLOOR FINISH (TBD BY OWNER)  
 • 5/8" 1x6 PLYWOOD SUBFLOOR (GLUED & SCREWED)  
 • 14" T&I FLOOR JOISTS (REFER TO MANUFACTURER SHOP DWGS) CW BATT INSULATION  
 • RESILIENT METAL CHANNELS SPACED @ 24" O.C.  
 • 2 LAYERS OF 1/2" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT)

**F2 - TYPICAL FLOOR ASSEMBLY**  
 TYPICAL RATED FLOOR ASSEMBLY  
 45min FRR (FLOOR TYPE F9h - 2012 OBC) STC-53  
 • FLOOR FINISH (TBD BY OWNER)  
 • 5/8" 1x6 PLYWOOD SUBFLOOR (GLUED & SCREWED)  
 • 14" T&I FLOOR JOISTS (REFER TO MANUFACTURER SHOP DWGS) CW BATT INSULATION  
 • RESILIENT METAL CHANNELS SPACED @ 24" O.C.  
 • 2 LAYERS OF 1/2" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT)

**F3 - TYPICAL BALCONY**  
 • PRESSURE TREATED WOOD DECKING ON 1x3 PRESSURE TREATED WOOD SLEEPERS (LINE SLEEPERS UP WITH DIRECTION OF SLOPE)  
 • 3 PLY MOPED BITUMEN ROOF MEMBRANE  
 • 1/2" EXTERIOR GRADE SHEATHING MECHANICALLY FASTENED TO  
 • 1 1/2" TO NOTHING DIMENSIONAL LUMBER RUNNING PERPENDICULAR TO FLOOR JOIST BELOW. (PROVIDE MIN 1% SLOPE)  
 • WOOD JOIST @ 16" O.C. CW (AS PER STRUCTURAL)  
 • 1/2" RESILIENT METAL CHANNEL SPACED 16" O.C.  
 • VENTED SOFFIT

**FOUNDATION WALLS**

**F1 - EXTERIOR FOUNDATION WALL**  
 • CEMENT PARGING FOR EXPOSED FDN WALL TO 8" BELOW GRADE  
 • HDPE DIMPLED DRAINAGE MEMBRANE FROM GRADE TO FOOTING  
 • BITUMINOUS DAMPROOFING  
 • CONCRETE WALL (THICKNESS AS INDICATED ON PLANS)

**F2 - INTERIOR FOUNDATION WALL**  
 • CONCRETE WALL (THICKNESS AS INDICATED ON PLANS)

**EXTERIOR WALL ASSEMBLIES**

**W1 - WALL TYPE**  
 LOAD BEARING EXTERIOR WALL WITH STONE/BRICK VENEER (REFER TO ELEVATIONS), COLOUR & PROFILE TBD BY OWNER  
 1 HOUR FRR (OBC SB-3 W1b)  
 MIN: R-19 + CI R5  
 • 3-1/2" MASONRY VENEER CW TIES & WEEP HOLES  
 • 1" AIR SPACE & MASONRY CAVITY MESH  
 • 1" RIGID INSULATION (R-5 CI)  
 • VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE (BLUESKIN) - ALL JOINTS SEALED  
 • 5/8" DENGLASS SHEATHING W/ FIREGUARD  
 • 2x6" WOOD STUDS AS PER STRUCTURAL  
 • 2x6" WOOD STUDS AS PER STRUCTURAL  
 • CW R-19 MINERAL FIBER INSULATING (AS PER OBC SB-2 WALL TYPE W1b (1HFR))  
 • 6MIL POLY VAPOR BARRIER (LAP & SEAL ALL JOINTS)  
 • 1/2" TYPE X GYPSUM BOARD + (TAPED, SANDED & PAINT)

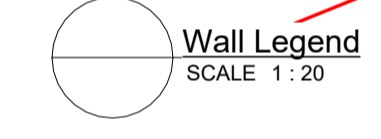
**W2 - WALL TYPE**  
 LOAD BEARING EXTERIOR WALL WITH ALUMINUM PLATE PANEL SYSTEM - COLOUR TBD BY OWNER  
 MIN: R-19 + CI R5  
 • ALUMINUM PLATE PANEL CW THERMALLY BROKEN FASTENING SYSTEM AS PER MANUFACTURER  
 • 1" AIRSPACE  
 • 1" RIGID INSULATION (R-5 CI)  
 • AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE (BLUESKIN) - ALL JOINTS SEALED  
 • 5/8" DENGLASS SHEATHING W/ FIREGUARD  
 • 2x6" WOOD STUDS AS PER STRUCTURAL  
 • CW R-19 MINERAL FIBER INSULATING (AS PER OBC SB-2 WALL TYPE W1b (1HFR))  
 • 6MIL POLY VAPOR BARRIER (LAP & SEAL ALL JOINTS)  
 • 1/2" TYPE X GYPSUM BOARD + (TAPED, SANDED & PAINT)

**W3 - WALL TYPE**  
 LOAD BEARING EXTERIOR WALL WITH HORIZONTAL METAL SIDING - COLOUR TBD BY OWNER  
 MIN: R-19 + CI R5  
 • PRE-FINISHED METAL CLADDING  
 • THERMALLY BROKEN GLAZING SUPPORT SYSTEM  
 • 1" AIRSPACE  
 • 1" RIGID INSULATION (R-5 CI)  
 • AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE (BLUESKIN) - ALL JOINTS SEALED  
 • 5/8" DENGLASS SHEATHING W/ FIREGUARD  
 • 2x6" WOOD STUDS AS PER STRUCTURAL  
 • CW R-19 MINERAL FIBER INSULATING (AS PER OBC SB-2 WALL TYPE W1b (1HFR))  
 • 6MIL POLY VAPOR BARRIER (LAP & SEAL ALL JOINTS)  
 • 1/2" TYPE X GYPSUM BOARD + (TAPED, SANDED & PAINT)

**ROOF ASSEMBLIES**

**R1 - TYPICAL ROOF TERRACE**  
 TYPICAL RATED ROOF ASSEMBLY  
 45min FRR (FLOOR TYPE F9h - 2012 OBC) R-VALUE = R33 MIN  
 • (2) 5/8" X 2 X 2 COMPOSITE PANEL PAVES SYSTEM CW ADJUSTABLE PAVES PEDESTALS  
 • FULLY ADHERED TPO ROOF MEMBRANE ASSEMBLY  
 • 1/2" MEMBRANE UNDERLAYMENT  
 • SLOPED INSULATION (AS INDICATED ON ROOF PLAN)  
 • 5/8" EXTERIOR GRADE SHEATHING CW H-CLIPS  
 • 16" LVL (REFER TO MANUFACTURER SHOP DWGS)  
 • MIN. R-31 MEDIUM DENSITY (2-LB) CLOSED CELL SPRAY FOAM INSULATION (CONTINUOUS VAPOR BARRIER)  
 • 1/2" RESILIENT CHANNEL @ 24" O.C. MAX.  
 • 1/2" TYPE X GYPSUM BOARD  
 • 1/2" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT)

**R2 - ROOF ABOVE STAIRS**  
 R-VALUE = R31 MIN  
 • FULLY ADHERED TPO ROOF MEMBRANE ASSEMBLY  
 • 1/2" MEMBRANE UNDERLAYMENT  
 • SLOPED INSULATION (AS INDICATED ON ROOF PLAN)  
 • 5/8" EXTERIOR GRADE SHEATHING CW H-CLIPS  
 • 2x8 ROOF JOIST (REFER TO MANUFACTURER SHOP DWGS)  
 • MIN. R-31 MEDIUM DENSITY (2-LB) CLOSED CELL SPRAY FOAM INSULATION (CONTINUOUS VAPOR BARRIER)  
 • 1x3" WOOD STRAPPING @ 16" O.C. MAX.  
 • 1/2" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT)



**ONTARIO BUILDING CODE MATRIX**

Item	WINCHESTER DEVELOPMENT, 454 LANCASTER LANE, WINCHESTER, ON, BUILDING B	OBC Reference
1	Project Description: <input type="checkbox"/> New <input type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Alteration 11.1 to 11.4 1.1.2. [A] 1.1.2. [A] & 10.1.3.	
2	Major Occupancy (s) Group: C Building Area (m²): Existing 0m², New 382m², Total 382m² 4 Gross Area (m²): Existing 0m², New 1,528m², Total 1,528m² 5 Number of Stories: Above Grade 3, Below Grade 1 6 Height of Building (m): +/- 11.18m 7 Number of Streets/ Fire Fighter Access: 1 8 Building Classification: RESIDENTIAL, OBC 9 Sprinkler System Proposed: <input type="checkbox"/> Entire Building <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input type="checkbox"/> Basement <input type="checkbox"/> In lieu of roof rating <input type="checkbox"/> Not Required 10 Standpipe Required: <input type="checkbox"/> Yes <input type="checkbox"/> No 11 Fire Alarm Required: <input type="checkbox"/> Yes <input type="checkbox"/> No 12 Water Service/ Supply is adequate: <input type="checkbox"/> Yes <input type="checkbox"/> No 13 High Building: <input type="checkbox"/> Yes <input type="checkbox"/> No 14 Permitted Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible 15 Mezzanine(s) Area (m²): 0 16 Occupant load based on: 1st and second Floor: Occupancy Group Load 0 Persons Basement ( ): Occupancy Group Load 21 Persons 4th floor ( ): Occupancy Group Load 21 Persons Total Occupant Load: Load 42 Persons 17 Barrier-free Design: <input type="checkbox"/> Yes <input type="checkbox"/> No 18 Hazardous Substances: <input type="checkbox"/> Yes <input type="checkbox"/> No 19 Required Fire Resistance Rating (FRR): Horizontal Assemblies: FRR (Hours) Listed Design No. or Description (SB-2) Floors: 45min / 1hr Refer to Assemblies Roof: 0hr Refer to Assemblies Mezzanine: n/a Refer to Assemblies Exits: n/a Refer to Assemblies FRR of Supporting Members: Listed Design No. or Description (SB-2) Floors: 45min / 1hr Refer to Assemblies Roof: 0hr Refer to Assemblies Mezzanine: n/a Refer to Assemblies 20 Spatial Separation - Construction of Exterior Walls Wall Area of EBP (m²) L.D. (m) L/H or H/L Permitted Max % of openings FRR (Hours) Listed Design or Description Construction Comb. NonComb. Comb. NonComb.	

**GENERAL NOTES:**

- GENERAL NOTES:**
- ALL WALLS TO BE CONTINUOUS FROM SLAB TO SLAB UNLESS NOTED OTHERWISE.
  - ALL INTERIOR CORRIDORS AND DEMISING WALLS BETWEEN SUITES TO BE TYPE P5 UNLESS OTHERWISE NOTED.
  - REFER TO FINISH SCHEDULE IN ID PACKAGE. REPLACE GYPSUM BOARD WITH TILE BACKER IN ALL AREAS HAVING CERAMIC TILE WALL FINISH. ENSURE LISTED FIRE RATINGS ARE MAINTAINED.
  - INTERIOR STUD WALLS: PROVIDE TWO ROWS OF CONTINUOUS ACOUSTIC CAULKING AT STUD TRACK AT TOP OF SLAB, UNDERSIDE OF SLAB AND AT VERTICAL FACE WHERE STUDS ABUT STRUCTURE.
  - PIECEMEAL OF GYPSUM BOARD SHEETS IS NOT ACCEPTABLE.
  - JOINTS OF LAYERED GYPSUM BOARD SHOULD BE STAGGERED.
  - CAULK AT TOP AND BOTTOM OF WALLS AT EDGE OF GYPSUM BOARD PANELS.
  - PROVIDE CAULKING ROD BACKUP AT ANY GAP OVER 1/4".
  - ELECTRICAL AND DEVICE BOXES ON OPPOSING FACES OF WALL SHALL BE LOCATED IN SEPARATE STUD CAVITIES.
  - RUN FIBERGLASS BATT/MINERAL WOOL (REFER TO WALL TYPE) INSULATION BEHIND AND AROUND ALL ELECTRICAL BOXES. - NO BACK TO BACK ELECTRICAL BOXES.
  - BACKING TO BE PROVIDED AT ALL MILLWORK LOCATIONS. COORDINATE ON SITE.
  - SEAL ALL PENETRATIONS THROUGH ACOUSTICAL RATED WALLS (PARTY WALLS AND CORRIDOR WALLS) TIGHT WITH A COMBINATION OF JOINT COMPOUND AND ACOUSTICAL CAULK.
  - SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS (PARTY WALLS, CORRIDOR WALLS, ETC) TIGHT WITH A COMBINATION OF JOINT COMPOUND AND FIRE CAULK, TO ENSURE A CONTINUOUS FIRE RATING. PROVIDE TESTED ASSEMBLIES FOR ALL FIRE STOPPING.
  - PROVIDE WOOD BLOCKING WITHIN WALL TO PROVIDE ANCHORAGE FOR CABINETS, WASHROOM ACCESSORIES, HAND RAILINGS, ETC. BLOCKING SHALL NOT LINK BOTH SIDES OF A WALL. PLYWOOD MAY BE USED AS BLOCKING ON THE INNER LAYER OF DOUBLE LAYER WALL ASSEMBLIES. 16GA METAL STRIPS IN 6" W/ WIDTH & CONTINUOUS THROUGHOUT LENGTH OF BLOCKING REQUIREMENT MAY ALSO BE USED.
  - PROVIDE 3/4" FIRE RATED OUT TREATED PLYWOOD, GOOD ONE SIDE WITH FIRE RETARDANT PAINT, FOR MOUNTING OF ALL ELECTRICAL PANELS, CABLING, COMMUNICATION, BELL, AND SECURITY PANELS. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS.
  - THICKEN WALLS AS REQUIRED TO ACCOMMODATE ELECTRICAL PANELS & MECHANICAL ITEMS. CONTRACTOR TO CONFIRM CODE COMPLIANCE WITH ARCHITECT BEFORE SITE WORK BEGINS.
  - ALL EXPOSED CONCRETE TO BE ENCLOSED WITH 12.7mm GYPSUM BOARD ON 41mm STEEL STUDS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
  - FOR ASSEMBLIES REQUIRING TO CONFORM TO A LISTED UL/ULC RATING, MATERIALS WITHIN THE ASSEMBLY SHALL BE EXACTLY AS PER THE TESTED ASSEMBLY. ALL MATERIAL SHALL BE LABELED WITH UL/ULC IDENTIFICATION.
  - ALL ELECTRICAL SWITCHES ARE TO BE LOCATED BETWEEN 4"-8" FROM THE ENTRANCE DOOR TO A ROOM. LOCATE STUDS TO ACCOMMODATE THE LOCATION OF SWITCHES SHOWN ON ELECTRICAL DRAWINGS AND SUIT THE APPROVED STUD MOCK-UP.
  - PROVIDE SCUPPERS AT EDGES OF ROOF WHERE OVER FLOW CONTROL, ROOF DRAINS ARE SPECIFIED. CONFIRM LOCATIONS WITH ARCHITECT.
  - ALL FIRE DAMPER INSTALLATION TO BE PER MANUFACTURER INSTRUCTIONS. HVAC CONTRACTOR TO COORDINATE ON SITE WITH DRYWALL/FRAMING CONTRACTOR TO ENSURE INSTALLATION INSTRUCTIONS ARE FOLLOWED EXACTLY AND ACCESS DOORS ARE PROVIDED.
  - PROVIDE ALL CLOSETS WITH MINIMUM 2 FULL WIDTH SHELVE 12" DEEP AND WITH ONE FULL WIDTH HANGER ROD.
  - ANY WASHROOM WALLS ADJACENT TO LIVING SPACES/PUBLIC AREAS ARE TO HAVE SOUND ATTENUATING BATT INSULATION -ULC APPROVED, IN THE STUD CAVITIES (TO FILL CAVITY).
  - ALL STEEL STUDS TO BE FRAMED @ 466mm o/c U.N.O ON PLAN.
  - ALL STEEL STUDS ARE TO EXTEND TO UNDERSIDE OF STRUCTURE U.N.O.
  - ALL GYPSUM BOARD IS TO EXTEND TO FULL HEIGHT OF PARTITION U.N.O.
  - INTERIOR DOORS TO BE INSTALLED 100mm FROM ADJACENT WALL UNO
  - INTERIOR FINISHES AS PER ID PACKAGE
  - FRAME DOOR OPENINGS SO THERE IS 100mm FROM EDGE OF DOOR FRAME TO PERPENDICULAR WALL

**LIST OF ABBREVIATIONS:**

ACT	ACOUSTIC CEILING TILE ABOVE FINISH FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ASSY	ASSEMBLY
BD	BOARD
BLDG	BUILDING GRADE
CB	BUILDING CATCH BASIN
CC	CATCH CENTER TO CENTER
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CPT	CARPET
CR	CARD READER
CT	CERAMIC TILE
CW	CURTAIN WALL
CW	COMPLETE WITH DIMENSION
DM	HANDICAP DOOR OPERATOR
DO	DOOR
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EP	EXTERIOR INSULATED & FINISH SYSTEM
EQ	EQUAL
ES	EMERGENCY SCUPPER
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FL	FLOOR
FRR	FIRE RESISTANCE RATING
GL	GLASS GLAZING
GB	GRAB BAR
GYP	GYPSUM WALLBOARD
H/L	HOT WATER TANK
HW	HOT WATER TANK
INT	INTERIOR
JO	JOINT
JT	JOINT
LTG	LIGHTING
MAX	MAXIMUM
MECH	MECHANICAL
MC	MEDICINE CABINET
MIN	MINIMUM
NBC	NATIONAL BUILDING CODE
NO	NOT TO SCALE
NTS	NOT TO SCALE
OBC	ONTARIO BUILDING CODE
OC	ON CENTER
OH	OVERHEAD
PT	PRESSURE TREATED
PLAM	PLASTIC LAMINATE
PSF	PRESSED STEEL FRAME
PVC	POLY VINYL CHLORIDE
RPC	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REIN	REINFORCED
REQD	REQUIRED
RWL	RAIN WATER LEADER
S	SHOWER
SM	SIMILAR
SS	STAINLESS STEEL
T/O	TOP OF
TYP	TYPICAL
US	UNDERSIDE
VCT	VINYL COMPOSITION TILE
VEST	VESTIBUL
WC	WATER CLOSET

**SECTION CUT**

**ROOM TAG**  
 DRAWING NUMBER: 1 A101  
 ROOM NUMBER

**DOOR TAG**  
 ROOM NAME  
 ROOM NUMBER

**WINDOW TAG**  
 DOOR NUMBER: 11

**CONSTRUCTION ASSEMBLY**  
 (B) - BASEMENT FLOOR (M) - MAIN FLOOR (S) - SECOND FLOOR (T) - THIRD FLOOR  
 (W) - WALL (EV) - EXISTING WALL (P) - PARTITION (F) - FLOOR (R) - ROOF  
 (11) / 100

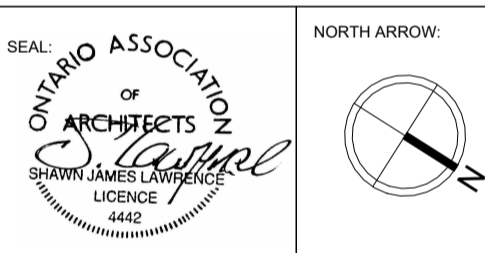
**POINT ELEVATION TAG**  
 ELEVATION HEIGHT: 1000

**ELEVATION TAG**  
 ELEVATION HEIGHT: 1000  
 Elevation Name: NAME OF ELEVATION

**REVISION**  
 REV 1: REVISION LOCATION AND NUMBER

**GRID TAG**  
 GRID NUMBER: 0

**CALLOUT TAG**  
 DRAWING NUMBER: 1 A101  
 SHEET NUMBER



No.	DATE	REVISION
04	2022.11.07	ISSUED FOR RE-ZONING AND SPC
03	2022.11.01	ISSUED FOR COORDINATION
02	2022.08.16	ISSUED FOR COORDINATION
01	2022.07.05	ISSUED FOR REVIEW

**S.J. LAWRENCE ARCHITECT INCORPORATED**  
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**LAWRENCE ARCHITECT INCORPORATED**

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**PROJECT:**  
**CARRUTHERS AVENUE DEVELOPMENT**  
 266-268 CARRUTHERS AVENUE, OTTAWA, ON

**SHEET TITLE:**  
**GENERAL NOTES AND SPECS**

**DRAWN BY:** GH **CHECKED BY:** B.L. S.J.L.

**PLOT DATE:** 2022-11-07 11:46:31 AM

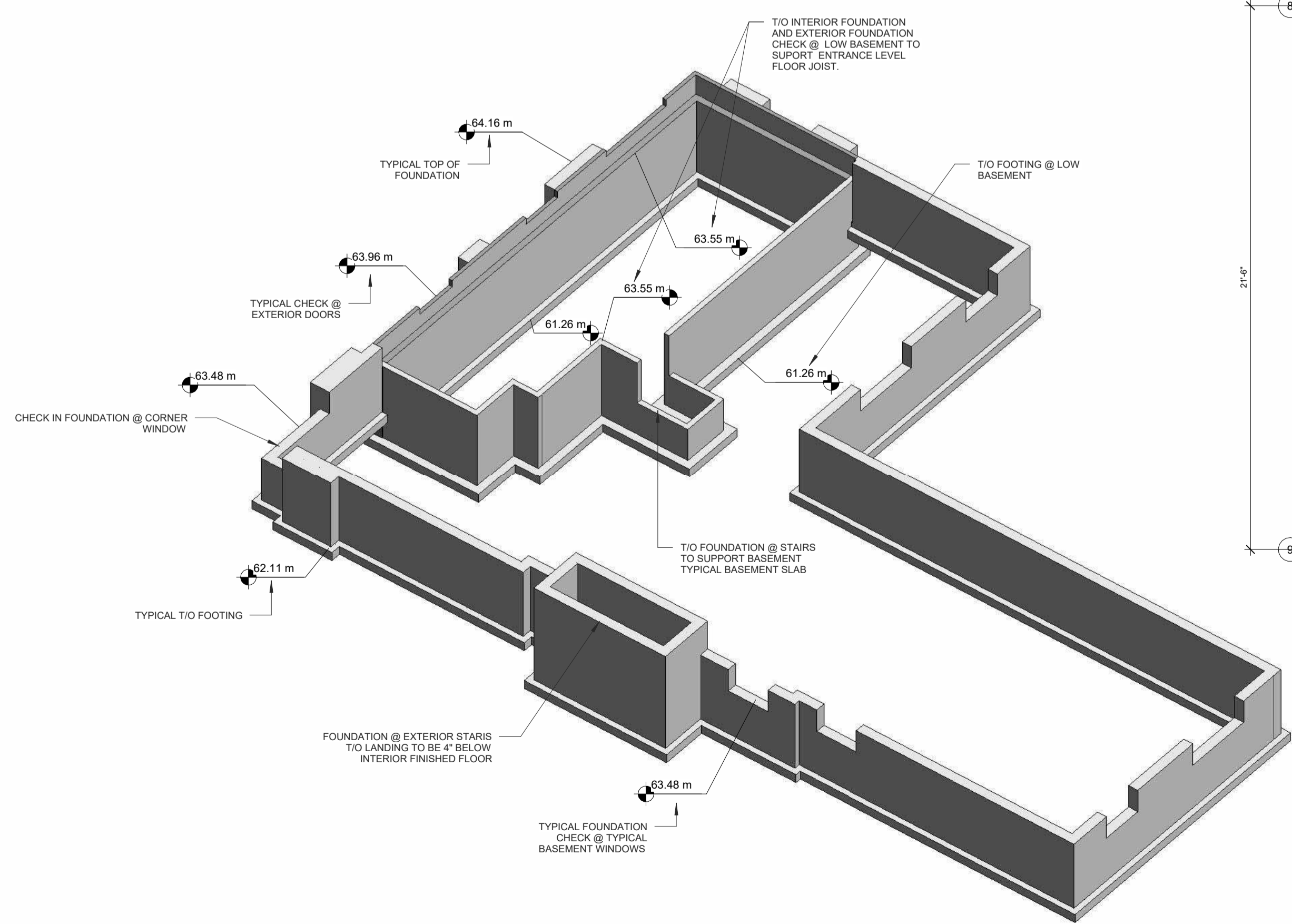
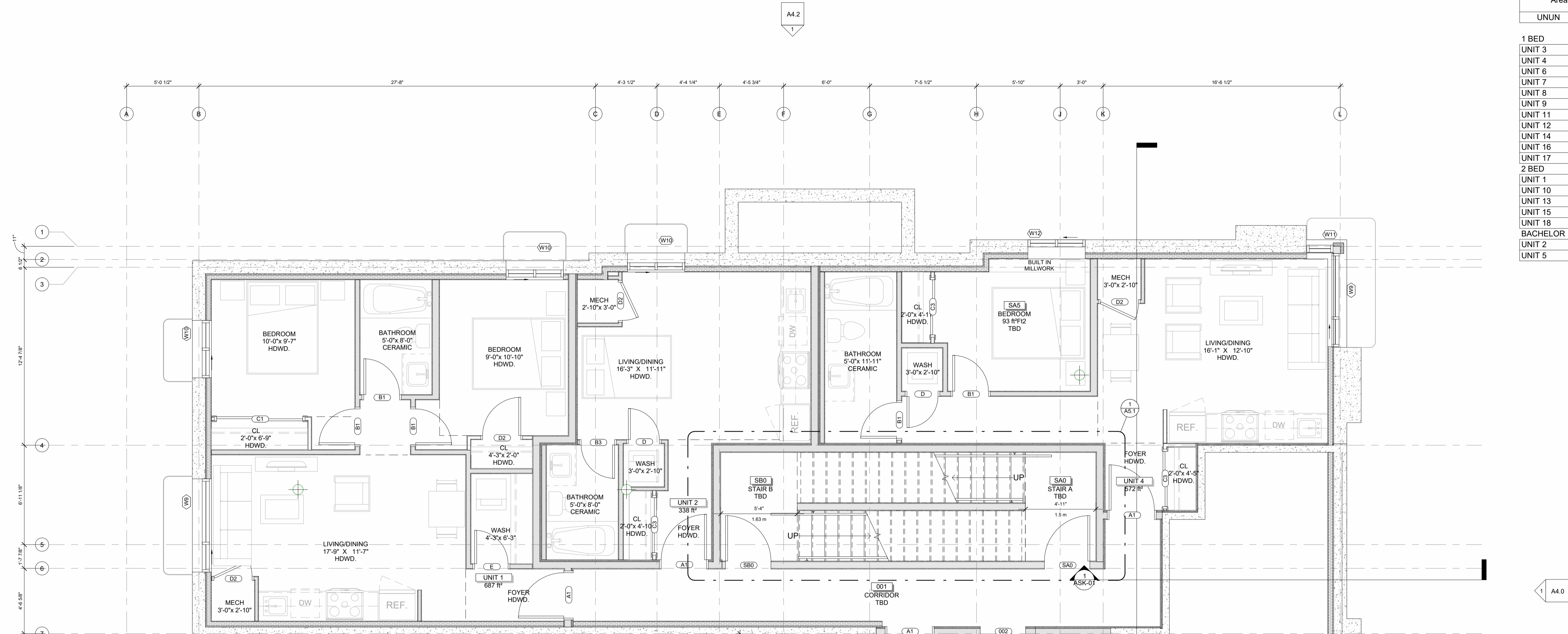
**JOB NUMBER:** SL-1077-22 **SCALE:** As Indicated

**A0.1**




Area Schedule (Gross Building)		
UNUN	Area	Level
<b>1 BED</b>		
UNIT 3	464 R <sup>2</sup>	BASEMENT
UNIT 4	572 R <sup>2</sup>	BASEMENT
UNIT 6	575 R <sup>2</sup>	LEVEL 1
UNIT 7	496 R <sup>2</sup>	LEVEL 1
UNIT 8	577 R <sup>2</sup>	LEVEL 1
UNIT 9	517 R <sup>2</sup>	LEVEL 2
UNIT 11	556 R <sup>2</sup>	LEVEL 2
UNIT 12	571 R <sup>2</sup>	LEVEL 2
UNIT 14	517 R <sup>2</sup>	LEVEL 3
UNIT 16	556 R <sup>2</sup>	LEVEL 3
UNIT 17	589 R <sup>2</sup>	LEVEL 3
<b>2 BED</b>		
UNIT 1	687 R <sup>2</sup>	BASEMENT
UNIT 10	852 R <sup>2</sup>	LEVEL 2
UNIT 13	674 R <sup>2</sup>	LEVEL 2
UNIT 15	852 R <sup>2</sup>	LEVEL 3
UNIT 18	686 R <sup>2</sup>	LEVEL 3
<b>BACHELOR</b>		
UNIT 2	338 R <sup>2</sup>	BASEMENT
UNIT 5	340 R <sup>2</sup>	LEVEL 1

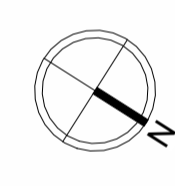
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  - 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
  - 3) DO NOT SCALE DRAWINGS.
  - 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
  - 5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



1 -T.O. Slab  
 A2.0 SCALE 1/4" = 1'-0"

3 3D FOUNDATION  
 A2.0 SCALE

SEAL  
 ARCHITECTS  
 S.J. LAWRENCE ARCHITECT INCORPORATED  
 LICENCE / 4442

NORTH ARROW:  


No.	DATE	REVISION
04	2022.11.07	ISSUED FOR RE-ZONING AND SPC
03	2022.11.01	ISSUED FOR COORDINATION
02	2022.08.16	ISSUED FOR COORDINATION
01	2022.07.05	ISSUED FOR REVIEW

S.J. LAWRENCE ARCHITECT INCORPORATED  
 18 DEAKIN STREET SUITE 305 OTTAWA, ONTARIO K2E 8B7  
 T: (613) 730 7770 F: (613) 739 7703  


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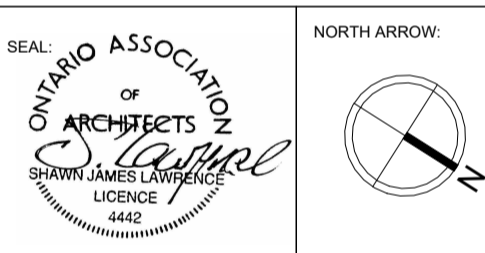
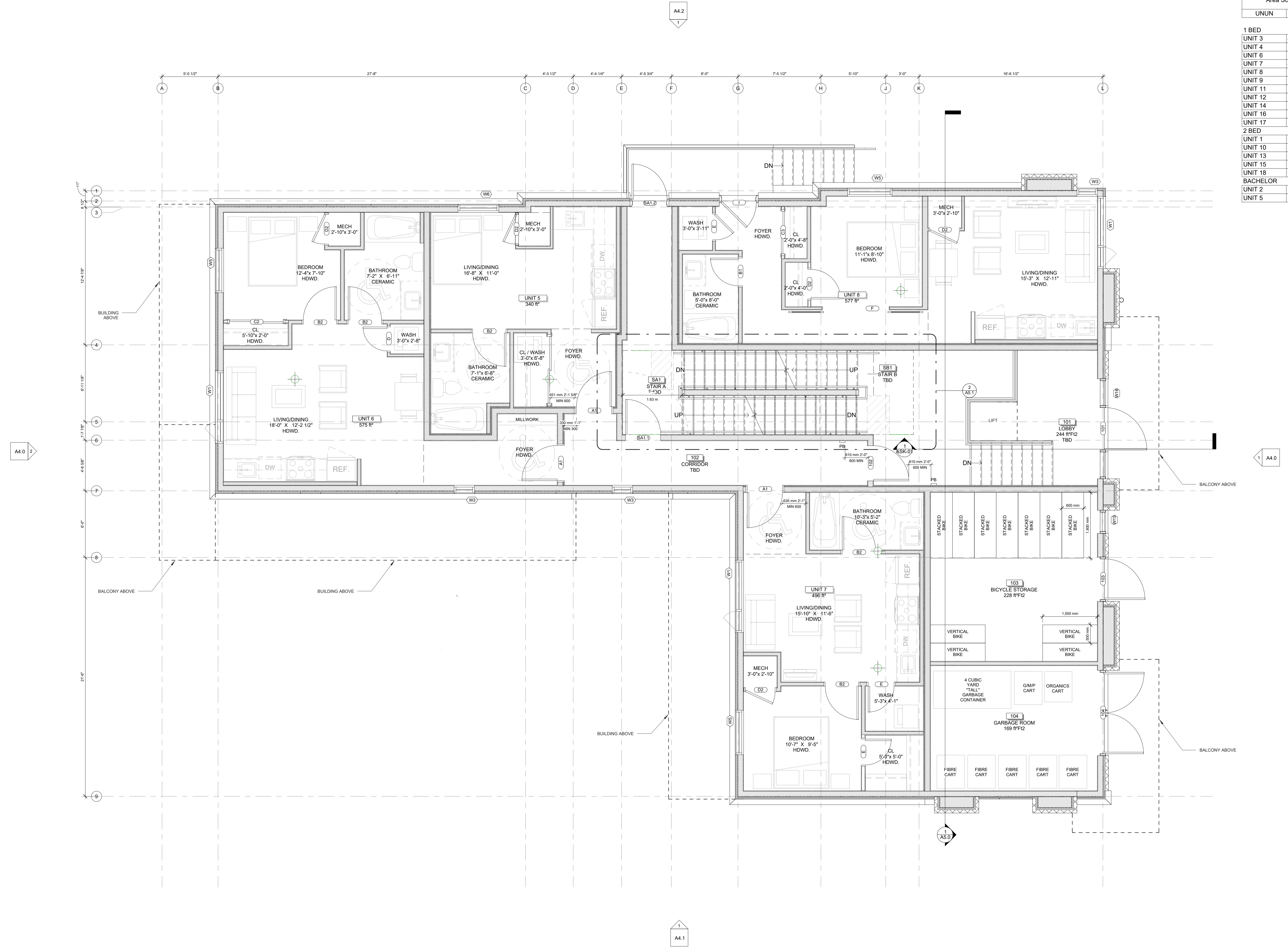
PROJECT:  
**CARRUTHERS AVENUE DEVELOPMENT**  
 268-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE:  
**BASEMENT PLAN**

DRAWN BY: GH CHECKED BY: B.L. S.J.L.  
 PLOT DATE: 2022-11-07 11:46:38 AM  
 JOB NUMBER: 8L-1077-22 SCALE: 1/4" = 1'-0"

NOTES:  
 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.  
 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.  
 3) DO NOT SCALE DRAWINGS.  
 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.  
 5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

Area Schedule (Gross Building)		
UNUN	Area	Level
<b>1 BED</b>		
UNIT 3	464 R <sup>2</sup>	BASEMENT
UNIT 4	572 R <sup>2</sup>	BASEMENT
UNIT 6	575 R <sup>2</sup>	LEVEL 1
UNIT 7	496 R <sup>2</sup>	LEVEL 1
UNIT 8	577 R <sup>2</sup>	LEVEL 1
UNIT 9	517 R <sup>2</sup>	LEVEL 2
UNIT 11	556 R <sup>2</sup>	LEVEL 2
UNIT 12	571 R <sup>2</sup>	LEVEL 2
UNIT 14	517 R <sup>2</sup>	LEVEL 3
UNIT 16	556 R <sup>2</sup>	LEVEL 3
UNIT 17	589 R <sup>2</sup>	LEVEL 3
<b>2 BED</b>		
UNIT 1	687 R <sup>2</sup>	BASEMENT
UNIT 10	852 R <sup>2</sup>	LEVEL 2
UNIT 13	674 R <sup>2</sup>	LEVEL 2
UNIT 15	852 R <sup>2</sup>	LEVEL 3
UNIT 18	686 R <sup>2</sup>	LEVEL 3
<b>BACHELOR</b>		
UNIT 2	338 R <sup>2</sup>	BASEMENT
UNIT 5	340 R <sup>2</sup>	LEVEL 1



No.	DATE	REVISION
04	2022.11.07	ISSUED FOR RE-ZONING AND SPC
03	2022.11.01	ISSUED FOR COORDINATION
02	2022.08.16	ISSUED FOR COORDINATION
01	2022.07.05	ISSUED FOR REVIEW

S.J. LAWRENCE ARCHITECT INCORPORATED  
 18 DEAKIN STREET SUITE 305 OTTAWA, ONTARIO K2E 8B7  
 T: (613) 739 7770 F: (613) 739 7703 sjl@sjlarchitect.com



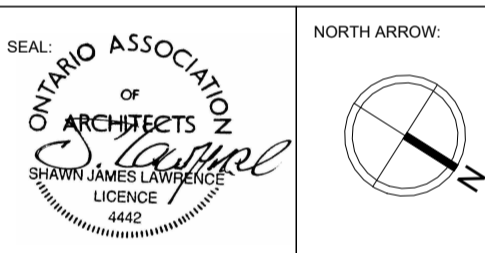
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PROJECT:  
**CARRUTHERS AVENUE DEVELOPMENT**  
 268-268 CARRUTHERS AVENUE, OTTAWA, ON  
 SHEET TITLE:  
**GROUND FLOOR PLAN**

DRAWN BY:  
 GH  
 CHECKED BY:  
 B.L. S.J.L.  
 PLOT DATE:  
 2022-11-07 11:46:40 AM  
 JOB NUMBER:  
 SL-1077-22  
 SCALE:  
 1/4" = 1'-0"

NOTES:  
 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.  
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Area Schedule (Gross Building)		
UNUN	Area	Level
<b>1 BED</b>		
UNIT 3	464 ft <sup>2</sup>	BASEMENT
UNIT 4	572 ft <sup>2</sup>	BASEMENT
UNIT 6	575 ft <sup>2</sup>	LEVEL 1
UNIT 7	496 ft <sup>2</sup>	LEVEL 1
UNIT 8	577 ft <sup>2</sup>	LEVEL 1
UNIT 9	517 ft <sup>2</sup>	LEVEL 2
UNIT 11	556 ft <sup>2</sup>	LEVEL 2
UNIT 12	571 ft <sup>2</sup>	LEVEL 2
UNIT 14	517 ft <sup>2</sup>	LEVEL 3
UNIT 16	556 ft <sup>2</sup>	LEVEL 3
UNIT 17	589 ft <sup>2</sup>	LEVEL 3
<b>2 BED</b>		
UNIT 1	687 ft <sup>2</sup>	BASEMENT
UNIT 10	852 ft <sup>2</sup>	LEVEL 2
UNIT 13	674 ft <sup>2</sup>	LEVEL 2
UNIT 15	852 ft <sup>2</sup>	LEVEL 3
UNIT 18	686 ft <sup>2</sup>	LEVEL 3
<b>BACHELOR</b>		
UNIT 2	338 ft <sup>2</sup>	BASEMENT
UNIT 5	340 ft <sup>2</sup>	LEVEL 1



No.	DATE	REVISION
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02	2022.08.16	ISSUED FOR COORDINATION
01	2022.07.05	ISSUED FOR REVIEW

**S.J. LAWRENCE ARCHITECT INCORPORATED**  
 18 DEAKIN STREET  
 SUITE 305  
 OTTAWA, ONTARIO  
 K2E 8B7  
 T: (613) 733-7770  
 F: (613) 739-7703  
 sl@sjlarchitect.com

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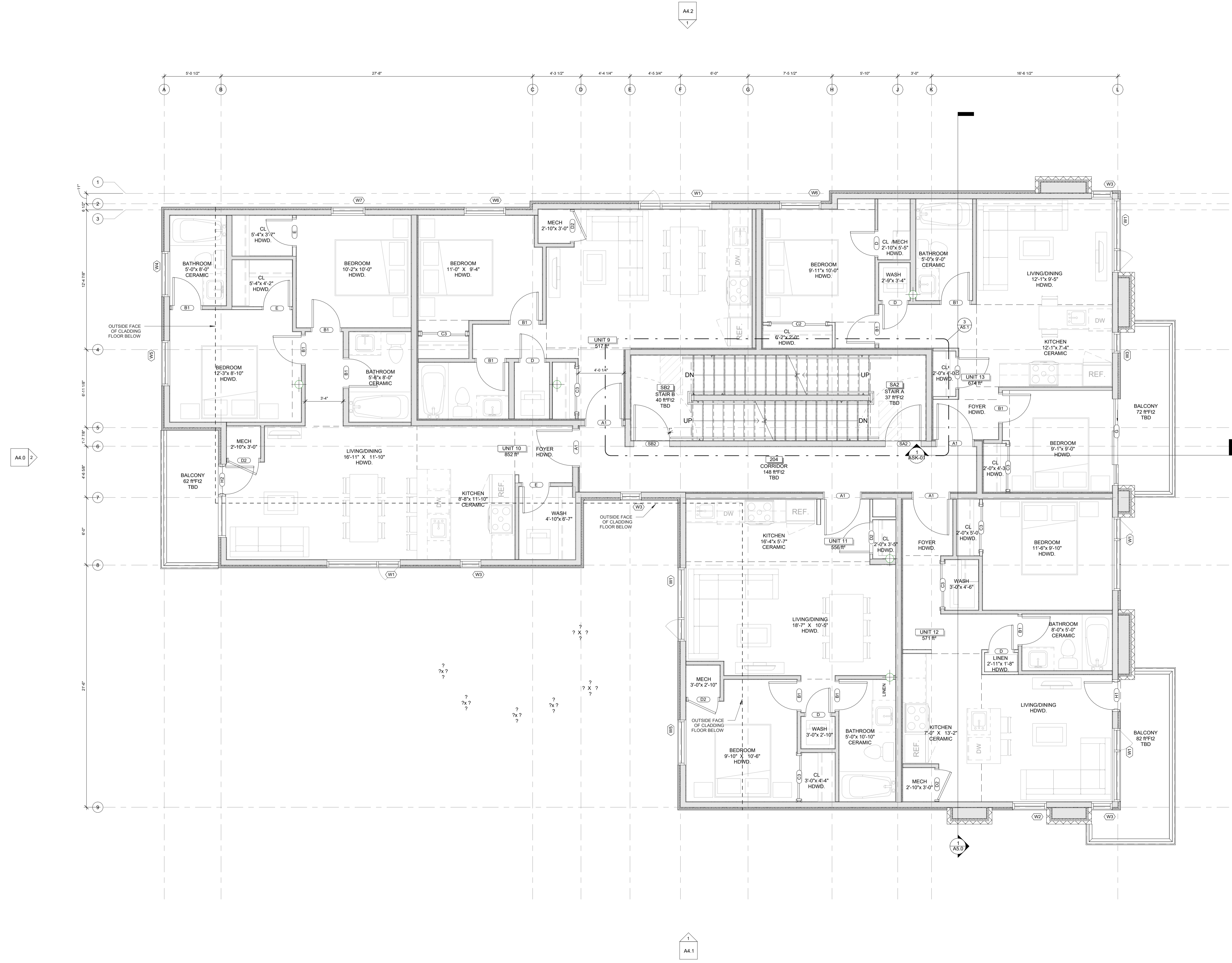
PROJECT:  
**CARRUTHERS AVENUE DEVELOPMENT**  
 268-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE:  
**SECOND AND THIRD FLOOR PLAN**

DRAWN BY: **GH** CHECKED BY: **B.L. S.J.L.**

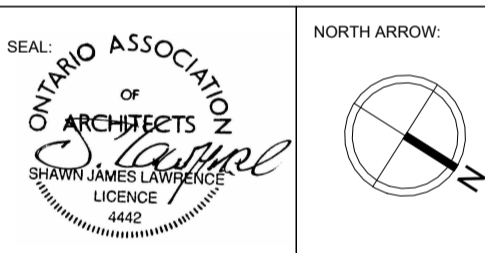
PLOT DATE:  
**2022-11-07 11:46:41 AM**

JOB NUMBER: **SL-1077-22** SCALE: **1/4" = 1'-0"**



NOTES:  
 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.  
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Area Schedule (Gross Building)		
UNUN	Area	Level
<b>1 BED</b>		
UNIT 3	464 ft <sup>2</sup>	BASEMENT
UNIT 4	572 ft <sup>2</sup>	BASEMENT
UNIT 6	575 ft <sup>2</sup>	LEVEL 1
UNIT 7	496 ft <sup>2</sup>	LEVEL 1
UNIT 8	577 ft <sup>2</sup>	LEVEL 1
UNIT 9	517 ft <sup>2</sup>	LEVEL 2
UNIT 11	556 ft <sup>2</sup>	LEVEL 2
UNIT 12	571 ft <sup>2</sup>	LEVEL 2
UNIT 14	517 ft <sup>2</sup>	LEVEL 3
UNIT 16	556 ft <sup>2</sup>	LEVEL 3
UNIT 17	589 ft <sup>2</sup>	LEVEL 3
<b>2 BED</b>		
UNIT 1	687 ft <sup>2</sup>	BASEMENT
UNIT 10	852 ft <sup>2</sup>	LEVEL 2
UNIT 13	674 ft <sup>2</sup>	LEVEL 2
UNIT 15	852 ft <sup>2</sup>	LEVEL 3
UNIT 18	686 ft <sup>2</sup>	LEVEL 3
<b>BACHELOR</b>		
UNIT 2	338 ft <sup>2</sup>	BASEMENT
UNIT 5	340 ft <sup>2</sup>	LEVEL 1



No.	DATE	REVISION
04	2022.11.07	ISSUED FOR RE-ZONING AND SPC
03	2022.11.01	ISSUED FOR COORDINATION
02	2022.08.16	ISSUED FOR COORDINATION
01	2022.07.05	ISSUED FOR REVIEW

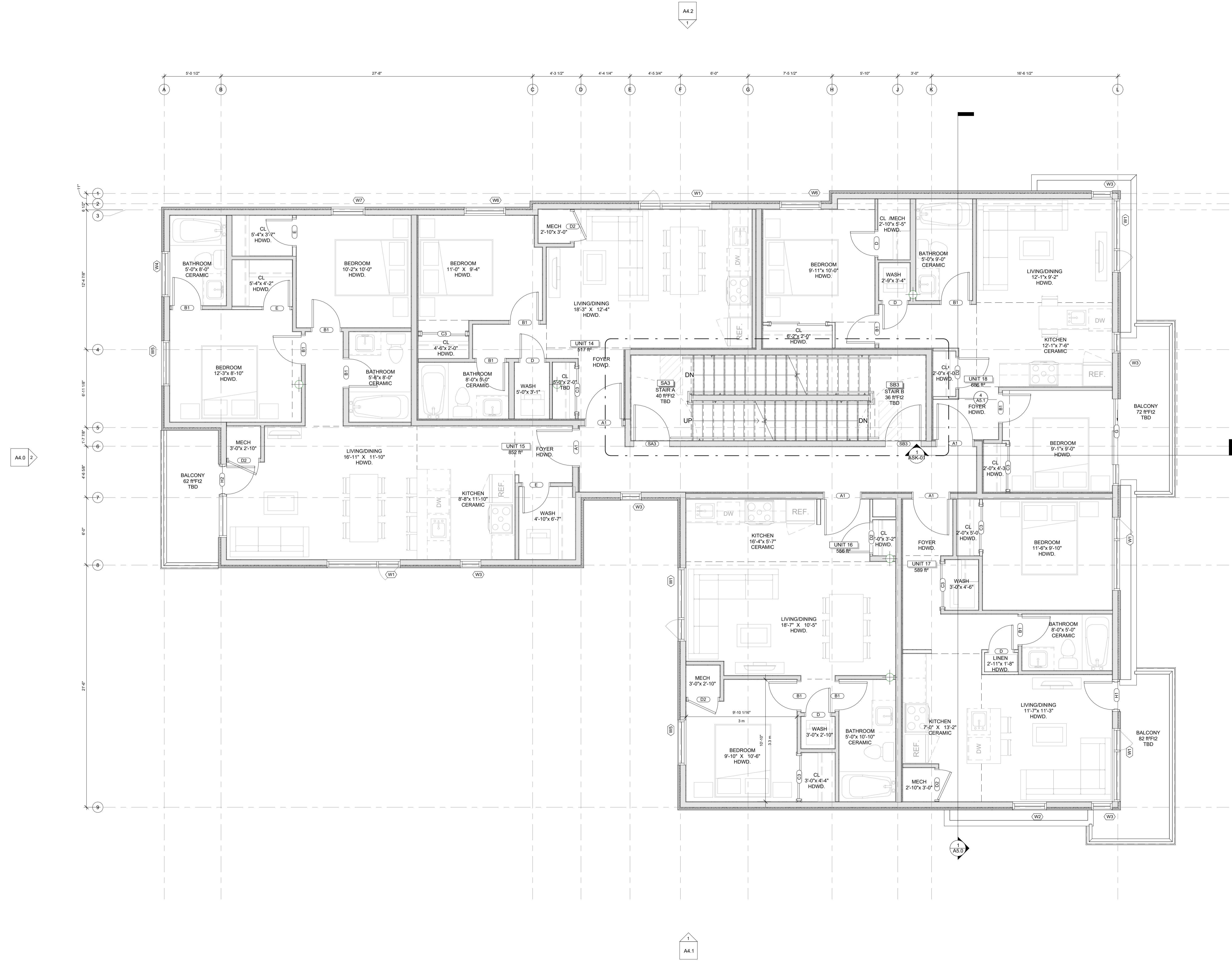
S.J. LAWRENCE ARCHITECT INCORPORATED  
 18 DEAKIN STREET SUITE 305 OTTAWA, ONTARIO K2E 8B7  
 T: (613) 739 7770 F: (613) 739 7703 sjl@sjlarchitect.com

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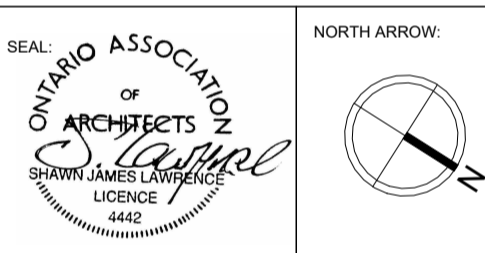
PROJECT:  
**CARRUTHERS AVENUE DEVELOPMENT**  
 268-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE:  
**THIRD FLOOR PLAN**

DRAWN BY: GH CHECKED BY: B.L. S.J.L.  
 PLOT DATE: 2022-11-07 11:46:44 AM  
 JOB NUMBER: SL-1077-22 SCALE: 1/4" = 1'-0"



- NOTES:
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No.	DATE	REVISION
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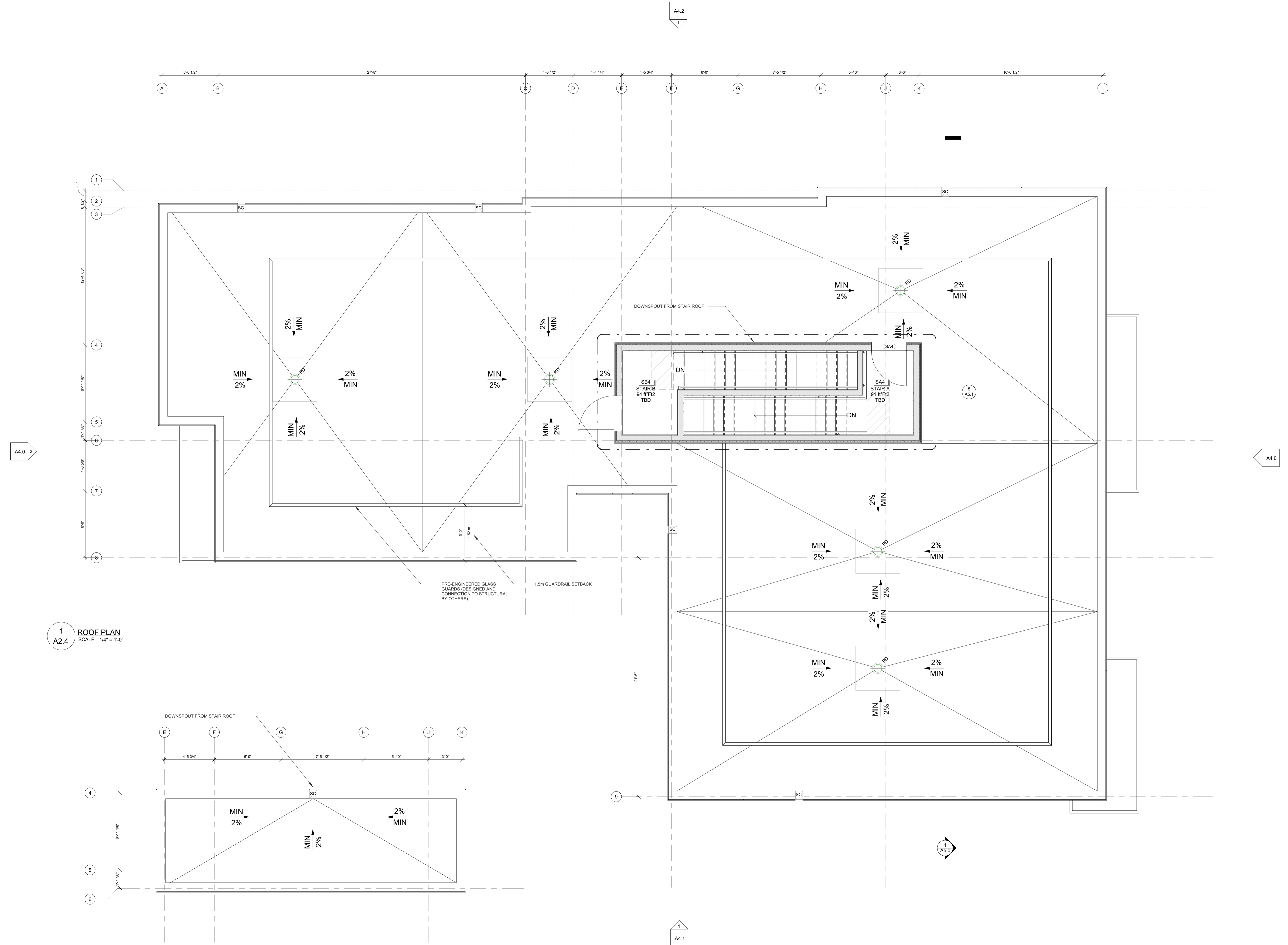
PROJECT:  
**CARRUTHERS AVENUE DEVELOPMENT**  
 266-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE:  
**ROOF PLAN**

DRAWN BY: **GH** CHECKED BY: **B.L. S.J.L.**

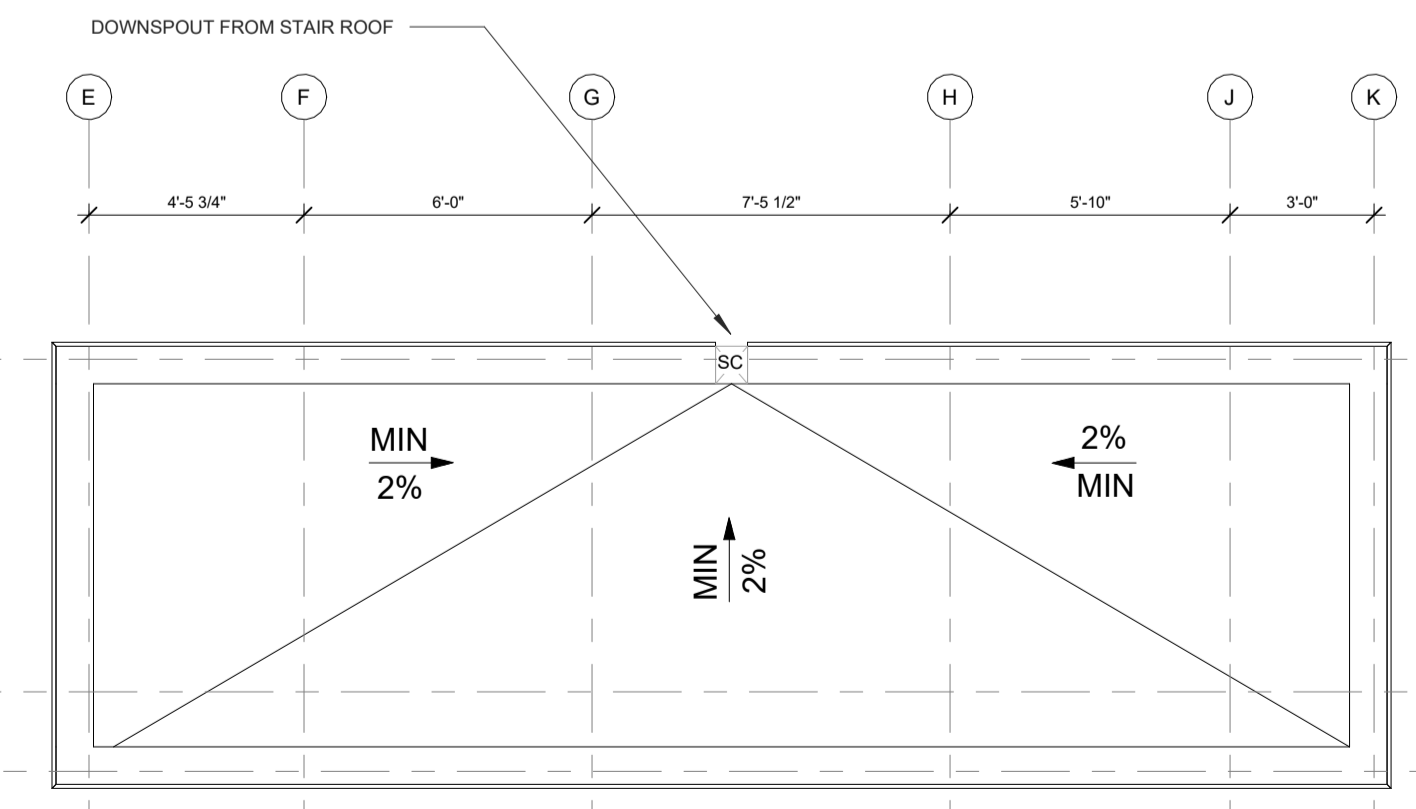
PLOT DATE:  
 2022-11-07 11:46:45 AM

JOB NUMBER: **SL-1077-22** SCALE: **1/4" = 1'-0"**



1  
**A2.4** ROOF PLAN  
 SCALE 1/4" = 1'-0"

2  
**A2.4** T/O STAIR ROOF STRUCTURE  
 SCALE 1/4" = 1'-0"

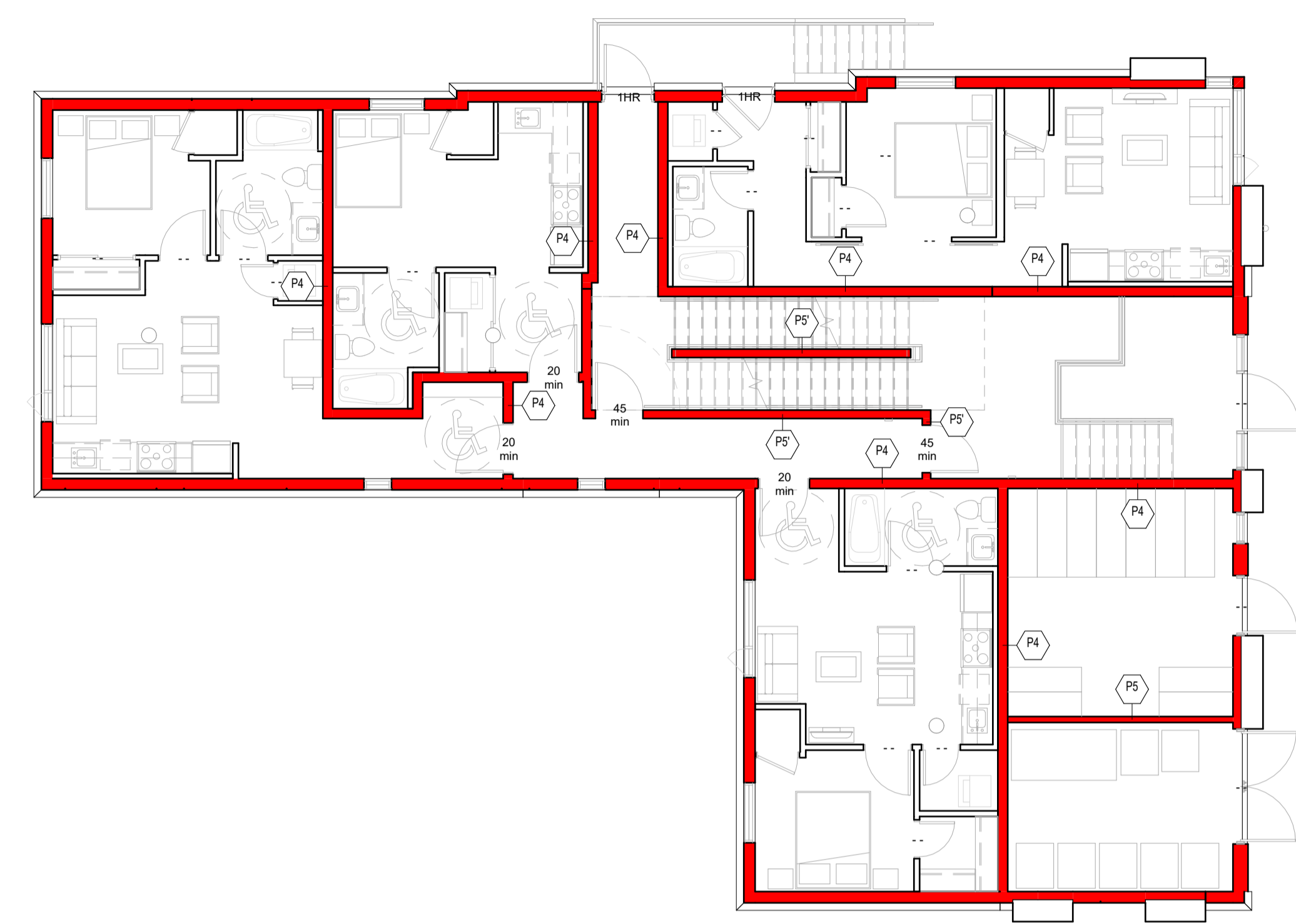




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1 -T.O. Slab FRR  
 A2.5 SCALE 1/8" = 1'-0"



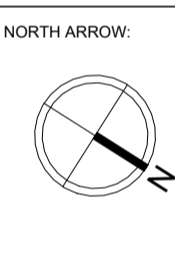
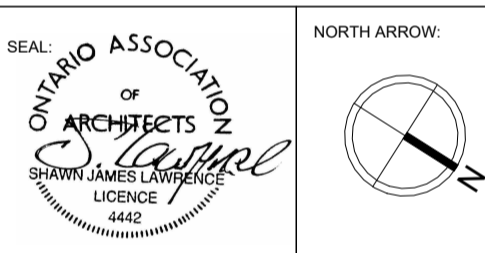
2 Level 1 FRR  
 A2.5 SCALE 1/8" = 1'-0"



3 Level 2 FRR  
 A2.5 SCALE 1/8" = 1'-0"



4 Level 3 FRR  
 A2.5 SCALE 1/8" = 1'-0"



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S.J. LAWRENCE ARCHITECT INCORPORATED  
 18 DEAKIN STREET SUITE 305 OTTAWA, ONTARIO K2E 8B7  
 T: (613) 730-7770 F: (613) 739-7703 sj@sjarchitect.com



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PROJECT:  
**CARRUTHERS AVENUE DEVELOPMENT**  
 266-268 CARRUTHERS AVENUE, OTTAWA, ON




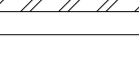
SHEET TITLE:  
**FRR PLANS**

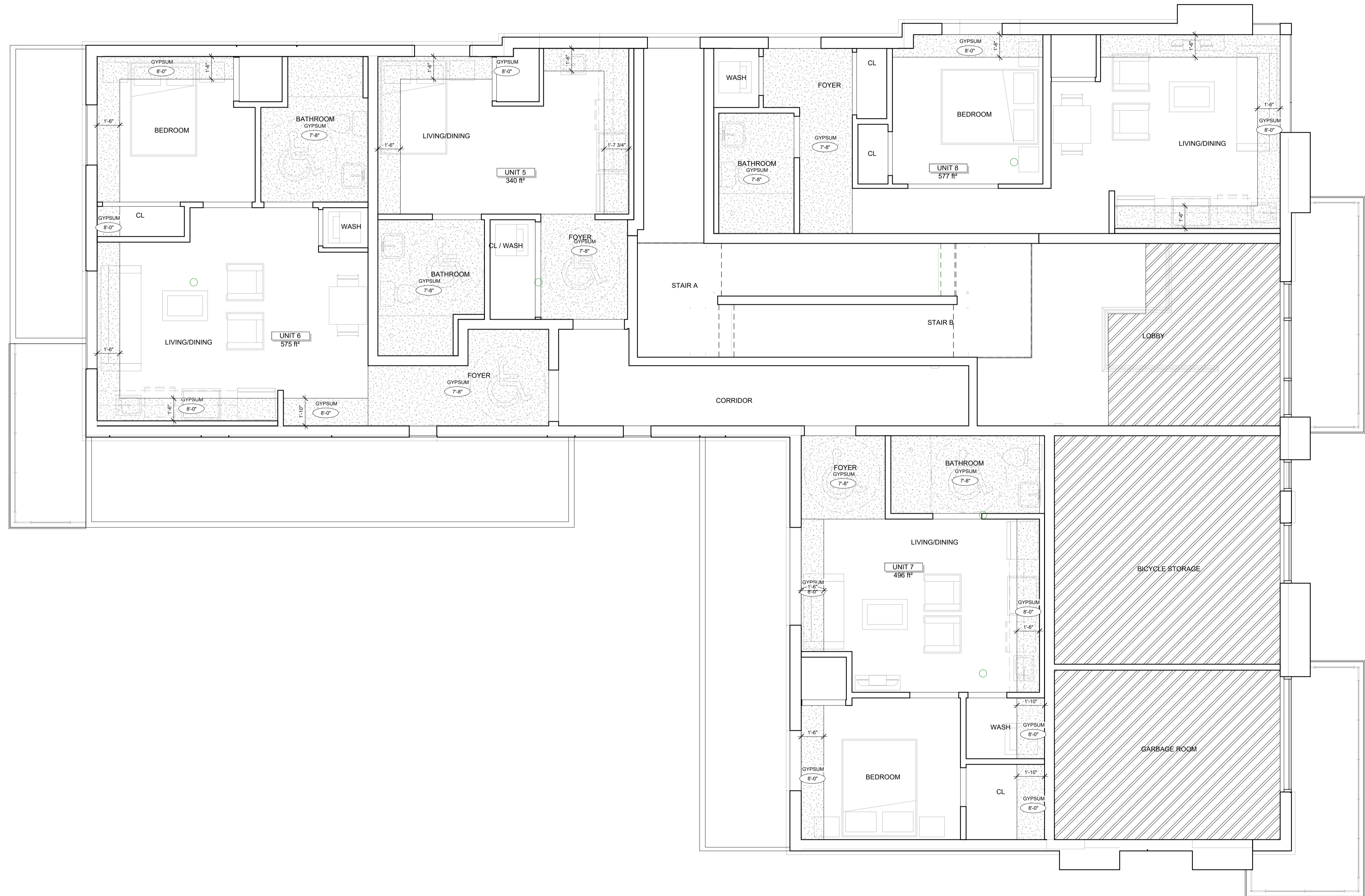
DRAWN BY: GH CHECKED BY: B.L. S.J.L.  
 PLOT DATE: 2022-11-07 11:46:49 AM  
 JOB NUMBER: SL-1077-22 SCALE: 1/8" = 1'-0"



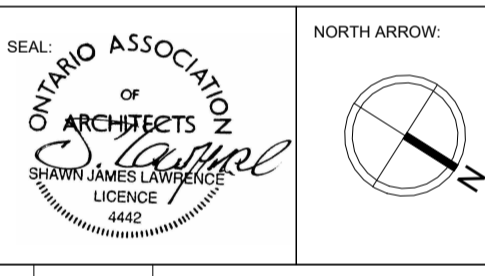
NOTES:  
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CEILING LEGEND

	BULKHEAD	REFER TO RCP FOR HEIGHT
	US OF ASSEMBLY	7'-0"
	US OF ASSEMBLY	13'-9"
	US OF ASSEMBLY	9'-0"



1 Level 1  
 A3.1 SCALE 1/4" = 1'-0"



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No.	DATE	REVISION

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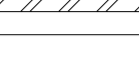
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PROJECT:  
**CARRUTHERS AVENUE DEVELOPMENT**  
 266-268 CARRUTHERS AVENUE, OTTAWA, ON

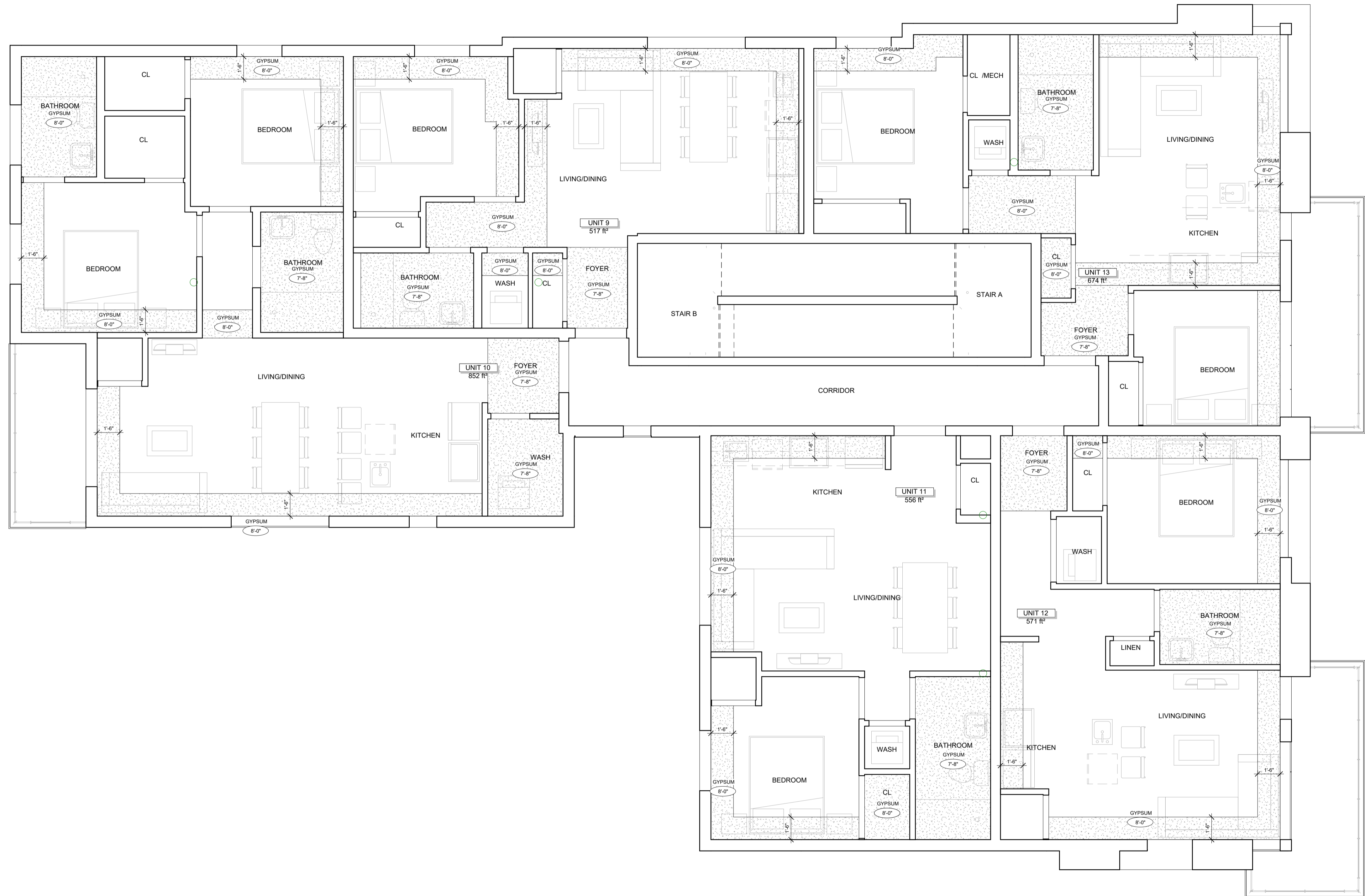
SHEET TITLE:  
**REFLECTED CEILING PLANS**

DRAWN BY: GH CHECKED BY: B.L. S.J.L.  
 PLOT DATE: 2022-11-07 11:46:52 AM  
 JOB NUMBER: SL-1077-22 SCALE: As Indicated


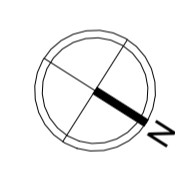
**CEILING LEGEND**

	BULKHEAD	REFER TO RCP FOR HEIGHT
	US OF ASSEMBLY	7'-0"
	US OF ASSEMBLY	13'-0"
	US OF ASSEMBLY	9'-0"

- NOTES**
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1 Level 2  
 A3.2 SCALE 1/4" = 1'-0"

SEAL OF THE ONTARIO ASSOCIATION OF ARCHITECTS  
  
 NORTH ARROW  


No.	DATE	REVISION
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PROJECT:  
**CARRUTHERS AVENUE DEVELOPMENT**  
 266-268 CARRUTHERS AVENUE, OTTAWA, ON  
 SHEET TITLE:  
**REFLECTED CEILING PLANS**

DRAWN BY: **GH** CHECKED BY: **B.L. S.J.L.**  
 PLOT DATE: **2022-11-07 11:46:54 AM**  
 JOB NUMBER: **SL-1077-22** SCALE: **As Indicated**



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KEYNOTES-ELEVATION

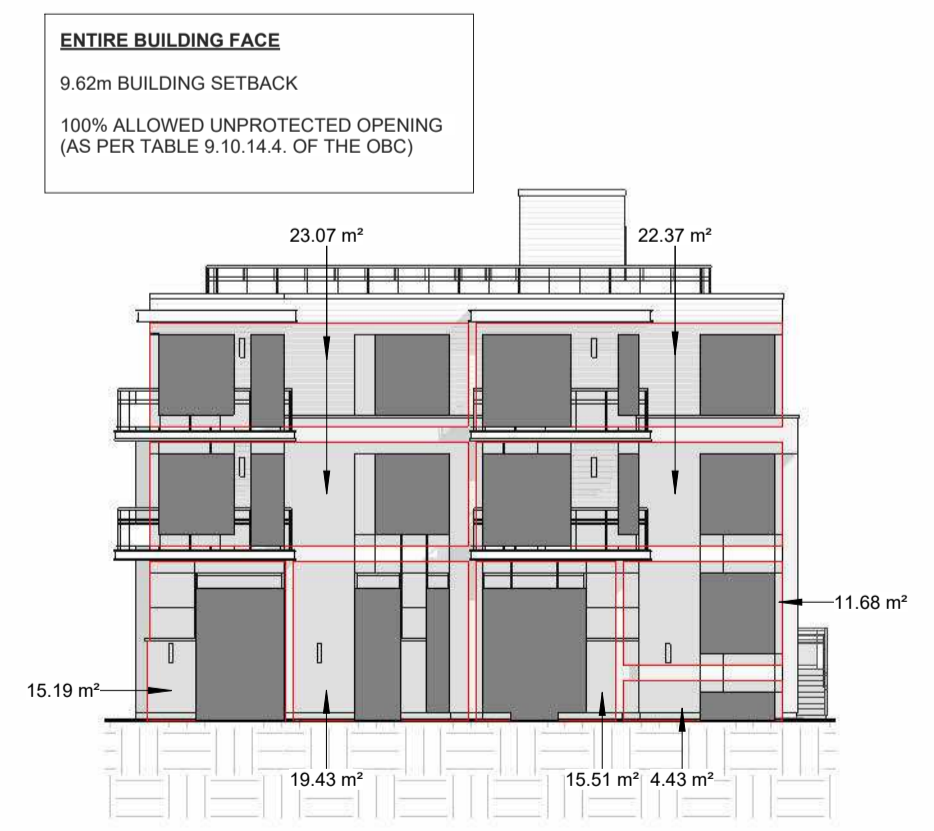
NOTE NUMBER	NOTE TEXT
1	CEMENT PARPING ON ALL EXPOSED FOUNDATION TO 8" BELOW GRADE
2	STONE VENEER A
3	4" PRECAST CONCRETE SILL
4	WALL SOUNCE
5	PRE-FINISHED METAL FASCIA
6	FIBER CEMENT COMPOSITE PANEL - COLOUR TBD BY OWNER
7	PRE-FINISHED METAL GUARD RAIL (3'-6" TALL)
8	FIBER CEMENT LAP SIDING - COLOUR TBD BY OWNER
9	OVERFLOW SCUPPER, REFER TO ROOF PLAN



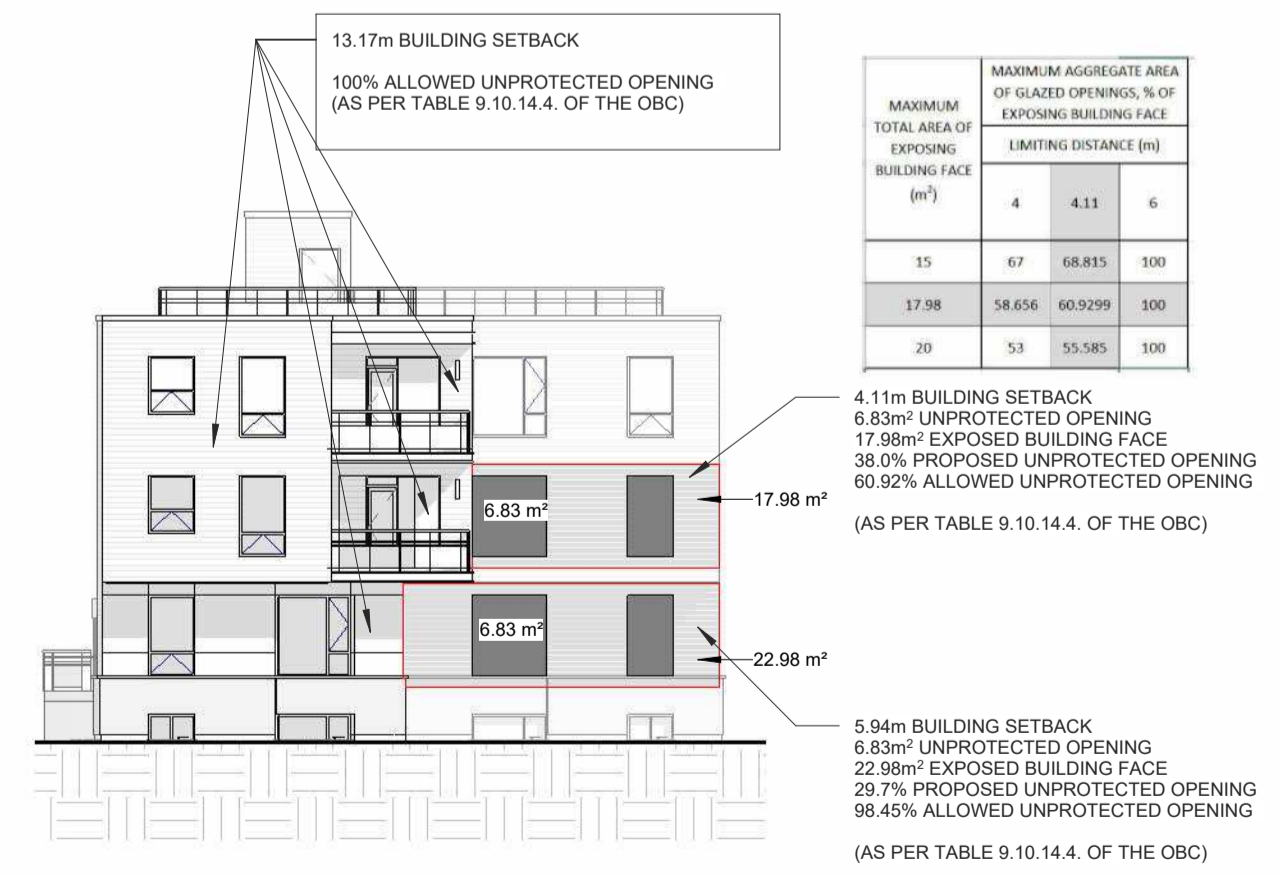
**1**  
**A4.0** EAST ELEVATION  
 SCALE 3/16" = 1'-0"



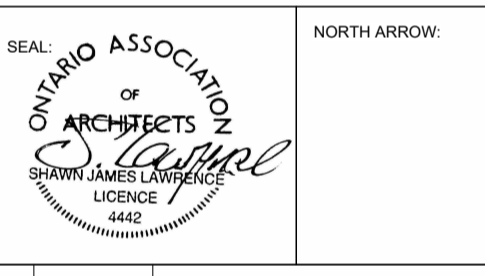
**2**  
**A4.0** WEST ELEVATION  
 SCALE 3/16" = 1'-0"



**3**  
**A4.0** EAST ELEVATION LIMITING DISTANCE CALCS  
 SCALE 1 : 200



**4**  
**A4.0** WEST ELEVATION LIMITING DISTANCE CALCS  
 SCALE 1 : 200



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01	2022.07.05	ISSUED FOR REVIEW

**S.J. LAWRENCE ARCHITECT INCORPORATED**  
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 T: (613) 739 7770 F: (613) 739 7703 sjl@sjlarchitect.com

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PROJECT:  
**CARRUTHERS AVENUE DEVELOPMENT**  
 268-268 CARRUTHERS AVENUE, OTTAWA, ON

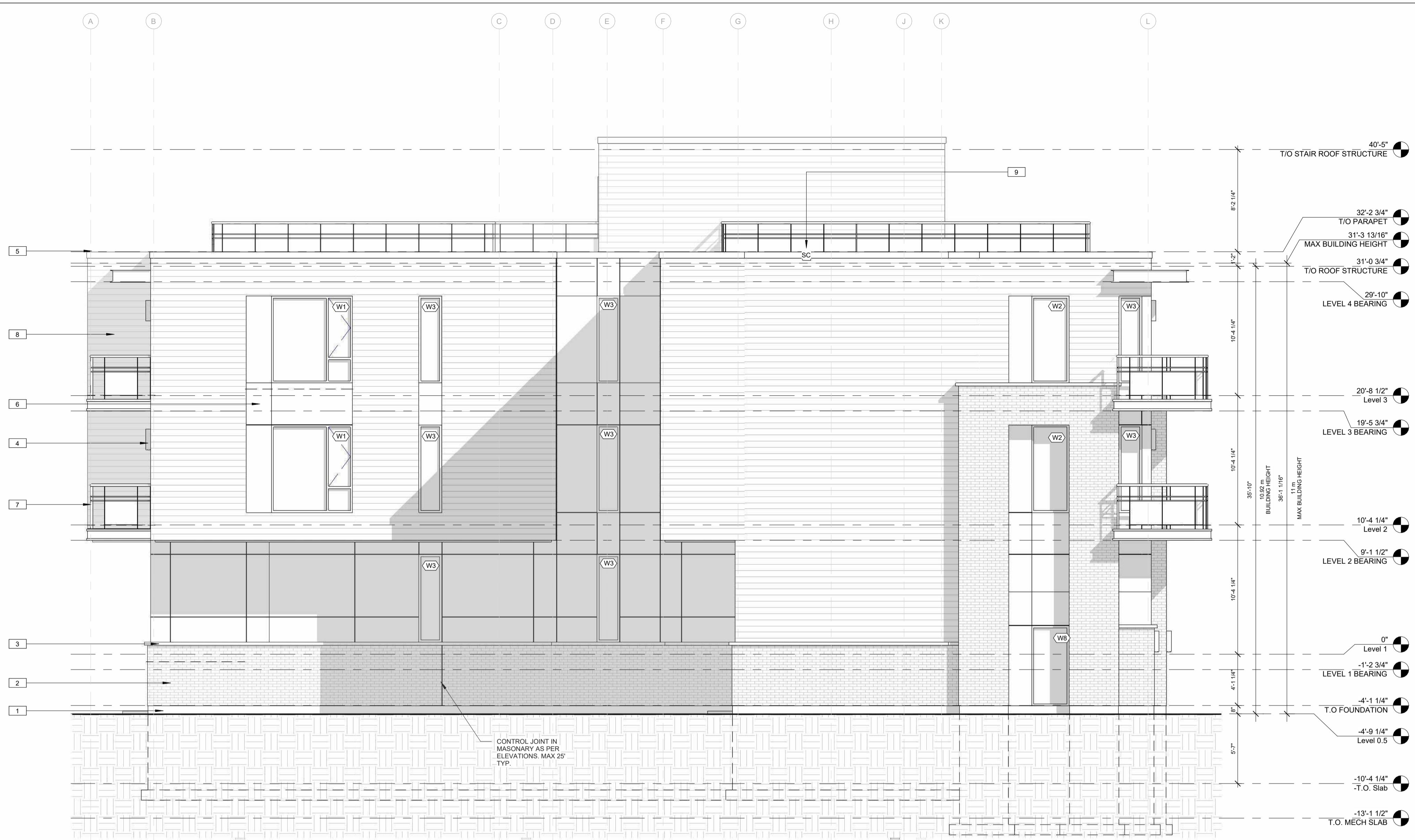
SHEET TITLE:  
**ELEVATIONS**

DRAWN BY: **GH** CHECKED BY: **B.L. S.J.L.**  
 PLOT DATE: **2022-11-07 11:47:05 AM**  
 JOB NUMBER: **SL-1077-22** SCALE: **As Indicated**

- NOTES:
- 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
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  - 3) DO NOT SCALE DRAWINGS.
  - 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
  - 5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

KEYNOTES-ELEVATION

NOTE NUMBER	NOTE TEXT
1	CEMENT PAVING ON ALL EXPOSED FOUNDATION TO 8" BELOW GRADE
2	STONE VENEER A
3	4" PRE-CAST CONCRETE SILL
4	WALL SCOTCH
5	PRE-FINISHED METAL FASCIA
6	FIBER CEMENT COMPOSITE PANEL - COLOUR TBD BY OWNER
7	PRE-FINISHED METAL GUARD RAIL (3'-6" TALL)
8	FIBER CEMENT LAP SIDING - COLOUR TBD BY OWNER
9	OVERFLOW SCUPPER, REFER TO ROOF PLAN

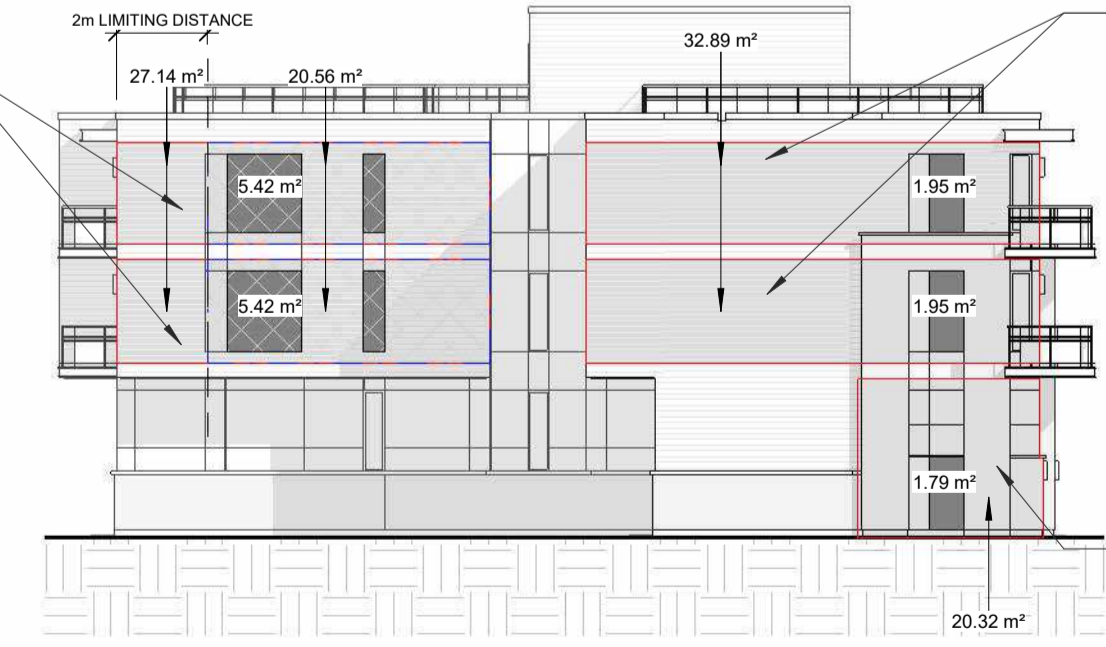


1 SOUTH ELEVATION  
 SCALE 3/16" = 1'-0"

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE	3	3.5	4
25	26	35.5	45	
77.14	24.716	33.574	42.432	
30	23	31	39	

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE	1.5	1.501	2
30	9	9.006	12	
32.89	8.711	8.717	11.711	
40	8	8.006	11	

3.5m BUILDING SETBACK  
 6.42m<sup>2</sup> UNPROTECTED OPENING  
 27.14m<sup>2</sup> EXPOSED BUILDING FACE  
 20.56m<sup>2</sup> LIMITING DISTANCE AREA  
 26.96% PROPOSED UNPROTECTED OPENING  
 33.57% ALLOWED UNPROTECTED OPENING  
 (AS PER TABLE 9.10.14.4. OF THE OBC)



15.00m BUILDING SETBACK  
 1.56m<sup>2</sup> UNPROTECTED OPENING  
 32.89m<sup>2</sup> EXPOSED BUILDING FACE  
 9.93% PROPOSED UNPROTECTED OPENING  
 8.71% ALLOWED UNPROTECTED OPENING  
 (AS PER TABLE 9.10.14.4. OF THE OBC)

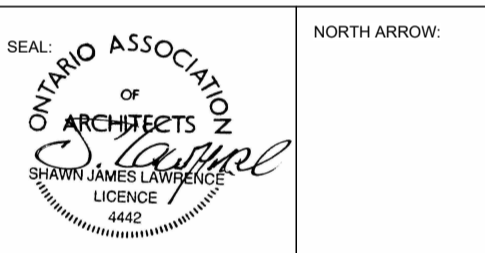
NON COMBUSTIBLE CONSTRUCTION AND NON COMBUSTIBLE CLADDING

1.50m BUILDING SETBACK  
 1.79m<sup>2</sup> UNPROTECTED OPENING  
 20.32m<sup>2</sup> EXPOSED BUILDING FACE  
 8.81% PROPOSED UNPROTECTED OPENING  
 9.93% ALLOWED UNPROTECTED OPENING  
 (AS PER TABLE 9.10.14.4. OF THE OBC)

NON COMBUSTIBLE CONSTRUCTION AND NON COMBUSTIBLE CLADDING

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE	1.5	1.501	3
20	10	10.0033	15	
20.32	9.936	9.9329	14.872	
25	9	9.00267	13	

2 SOUTH ELEVATION LIMITING DISTANCE CALCS  
 SCALE 1:200



No.	DATE	REVISION
04	2022.11.07	ISSUED FOR RE-ZONING AND SPC
03	2022.11.01	ISSUED FOR COORDINATION
02	2022.08.16	ISSUED FOR COORDINATION
01	2022.07.05	ISSUED FOR REVIEW

S.J. LAWRENCE ARCHITECT INCORPORATED  
 18 DEAKIN STREET SUITE 305 OTTAWA, ONTARIO K2E 8B7  
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PROJECT:  
**CARRUTHERS AVENUE DEVELOPMENT**  
 266-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE:  
**ELEVATIONS**

DRAWN BY:  
 GH

CHECKED BY:  
 B.L. S.J.L.

PLOT DATE:  
 2022-11-07 11:47:13 AM

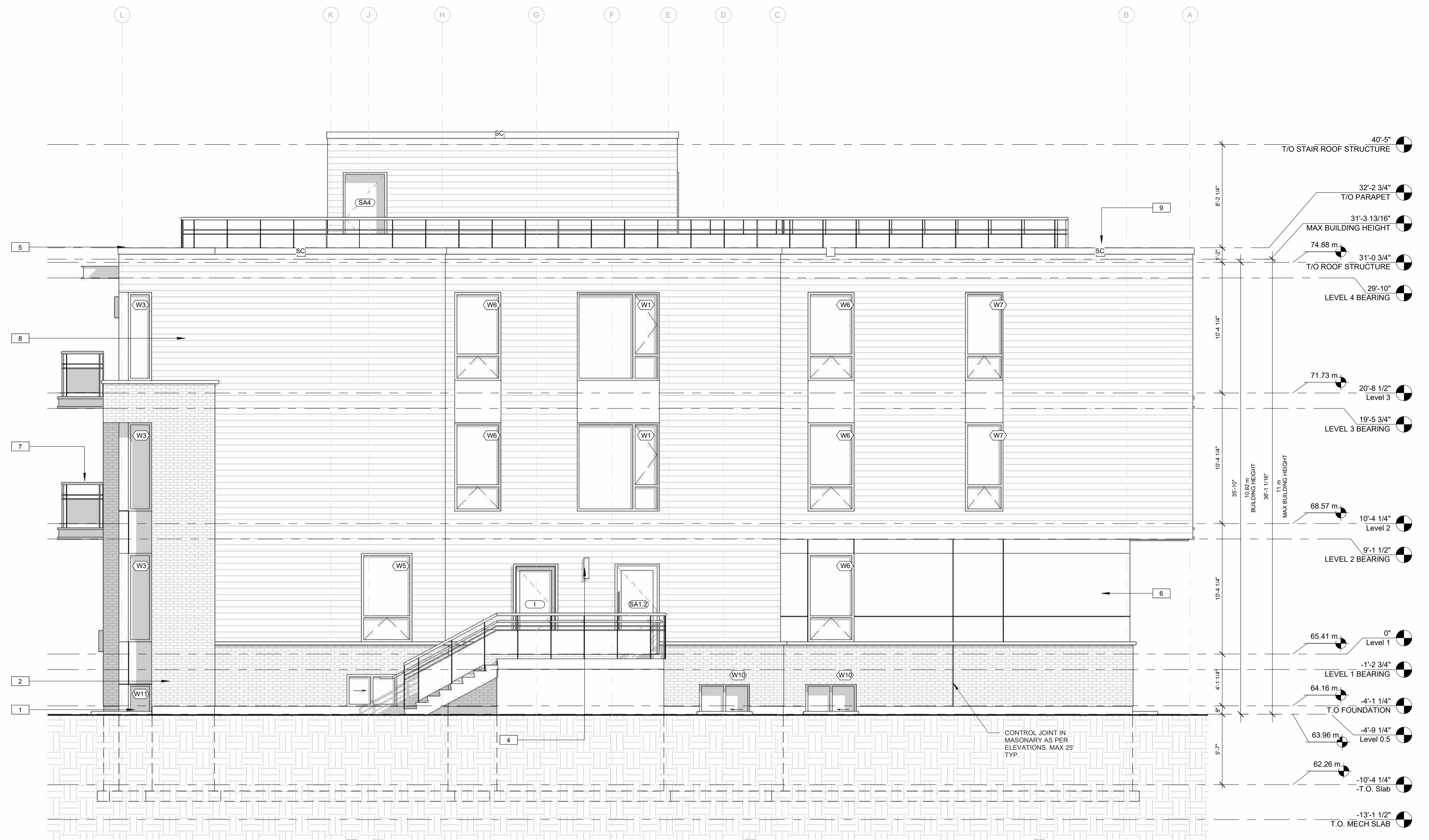
JOB NUMBER:  
 SL-1077-22

SCALE:  
 As Indicated

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KEYNOTES-ELEVATION

NOTE NUMBER	NOTE TEXT
1	CEMENT PARKING ON ALL EXPOSED FOUNDATION TO 8" BELOW GRADE
2	STONE VENEER A
3	4" PRECAST CONCRETE SILL
4	WALL SCOTCH
5	PRE-FINISHED METAL FASCIA
6	FIBER CEMENT COMPOSITE PANEL - COLOUR TBD BY OWNER
7	PRE-FINISHED METAL GUARD RAIL (3'-6" TALL)
8	FIBER CEMENT LAP SIDING - COLOUR TBD BY OWNER
9	OVERFLOW SCUPPER, REFER TO ROOF PLAN



**1 NORTH ELEVATION**  
 SCALE 3/16" = 1'-0"

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE (LIMITING DISTANCE (m))
25	9 9.64 13
25.04	9 9.63872 12.992
30	9 9.48 12

1.77m BUILDING SETBACK  
 2.38m<sup>2</sup> UNPROTECTED OPENING  
 25.04m<sup>2</sup> EXPOSED BUILDING FACE  
 9.50% PROPOSED UNPROTECTED OPENING  
 9.63% ALLOWED UNPROTECTED OPENING  
 (AS PER TABLE 9.10.14.4. OF THE OBC)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE (LIMITING DISTANCE (m))
15	10 10.841 15.588
15	10 10.841 15.588
20	10 10.8 15

1.58m BUILDING SETBACK  
 1.95m<sup>2</sup> UNPROTECTED OPENING  
 18.53m<sup>2</sup> EXPOSED BUILDING FACE  
 10.52% PROPOSED UNPROTECTED OPENING  
 10.89% ALLOWED UNPROTECTED OPENING  
 (AS PER TABLE 9.10.14.4. OF THE OBC)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE (LIMITING DISTANCE (m))
30	9 9.06 12
32.89	8.711 8.771 11.711
40	8 8.06 11

1.51m BUILDING SETBACK  
 2.38m<sup>2</sup> UNPROTECTED OPENING  
 32.10m<sup>2</sup> EXPOSED BUILDING FACE  
 8.10% PROPOSED UNPROTECTED OPENING  
 8.77% ALLOWED UNPROTECTED OPENING  
 (AS PER TABLE 9.10.14.4. OF THE OBC)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE (LIMITING DISTANCE (m))
30	9 8.953 9.013 11.953
40	8 8.06 11

1.51m BUILDING SETBACK  
 2.38m<sup>2</sup> UNPROTECTED OPENING  
 30.47m<sup>2</sup> EXPOSED BUILDING FACE  
 7.81% PROPOSED UNPROTECTED OPENING  
 9.01% ALLOWED UNPROTECTED OPENING  
 (AS PER TABLE 9.10.14.4. OF THE OBC)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE (LIMITING DISTANCE (m))
30	12 12.18 21
30	12 12.18 21
30	12 12.18 21

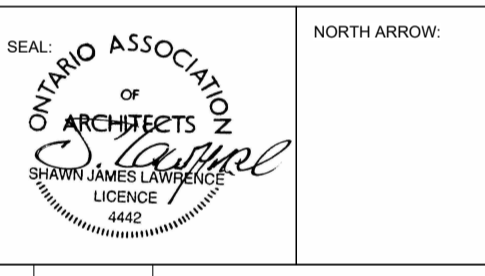
1.58m BUILDING SETBACK  
 0.9m<sup>2</sup> UNPROTECTED OPENING  
 3.2m<sup>2</sup> EXPOSED BUILDING FACE  
 0% PROPOSED UNPROTECTED OPENING  
 12.18% ALLOWED UNPROTECTED OPENING  
 (AS PER TABLE 9.10.14.4. OF THE OBC)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE (LIMITING DISTANCE (m))
30	12 12.18 21
30	12 12.18 21
30	12 12.18 21

1.69m BUILDING SETBACK  
 0.9m<sup>2</sup> UNPROTECTED OPENING  
 8.4m<sup>2</sup> EXPOSED BUILDING FACE  
 10.71% PROPOSED UNPROTECTED OPENING  
 12.18% ALLOWED UNPROTECTED OPENING  
 (AS PER TABLE 9.10.14.4. OF THE OBC)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE (LIMITING DISTANCE (m))
30	12 12.18 21
30	12 12.18 21
30	12 12.18 21

ENTIRE BUILDING FACE TO BE NON COMBUSTIBLE CONSTRUCTION AND NON COMBUSTIBLE CLADDING



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 18 DEAKIN STREET SUITE 305 OTTAWA, ONTARIO K2E 8B7  
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PROJECT: **CARRUTHERS AVENUE DEVELOPMENT**  
 268-268 CARRUTHERS AVENUE, OTTAWA, ON  
 SHEET TITLE: **ELEVATIONS**

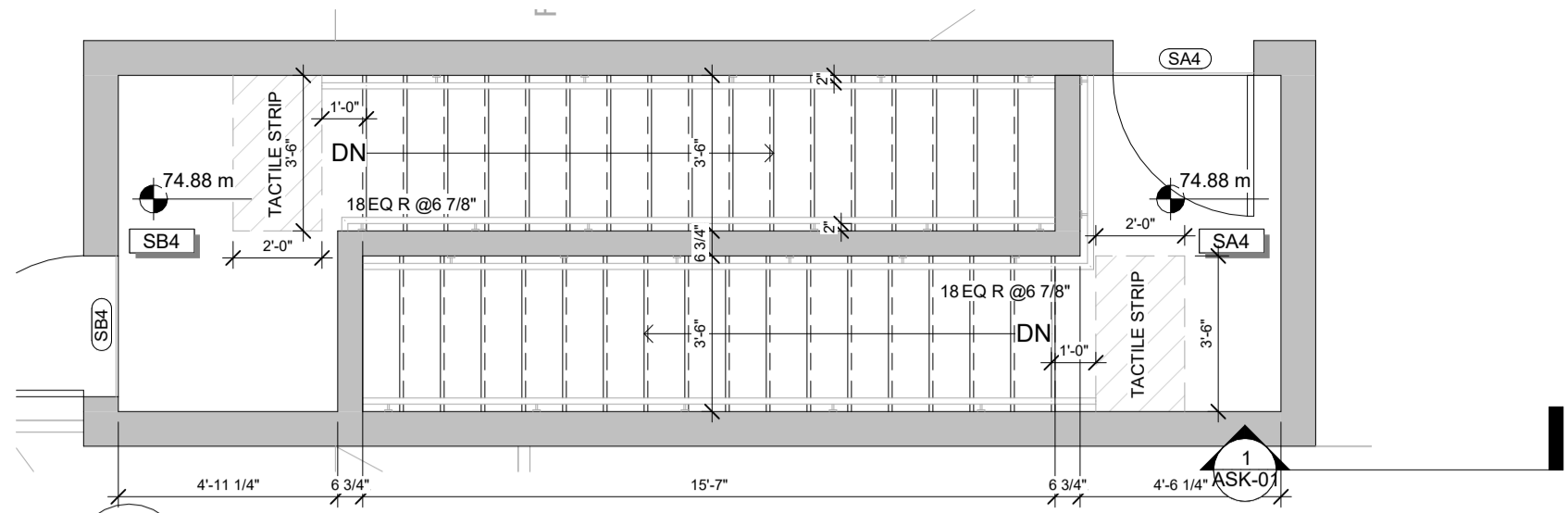
DRAWN BY: **GH** CHECKED BY: **B.L. S.J.L.**  
 PLOT DATE: **2022-11-07 11:47:21 AM**  
 JOB NUMBER: **SL-1077-22** SCALE: **As Indicated**

**2 NORTH ELEVATION LIMITING DISTANCE CALCS**  
 SCALE 1:200

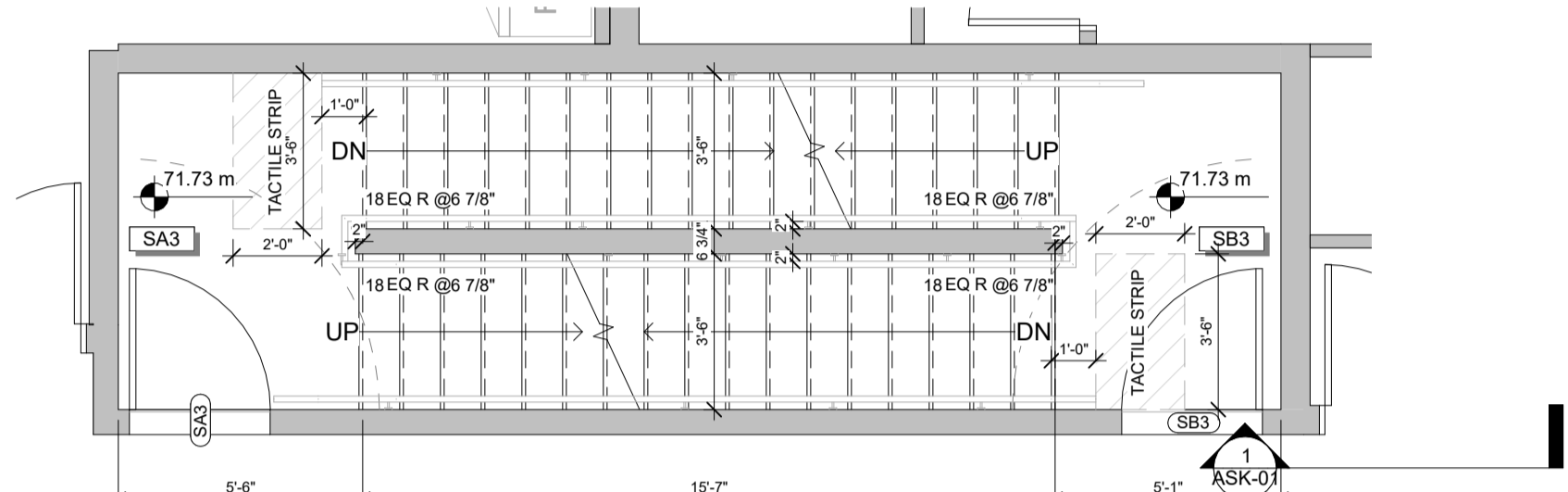




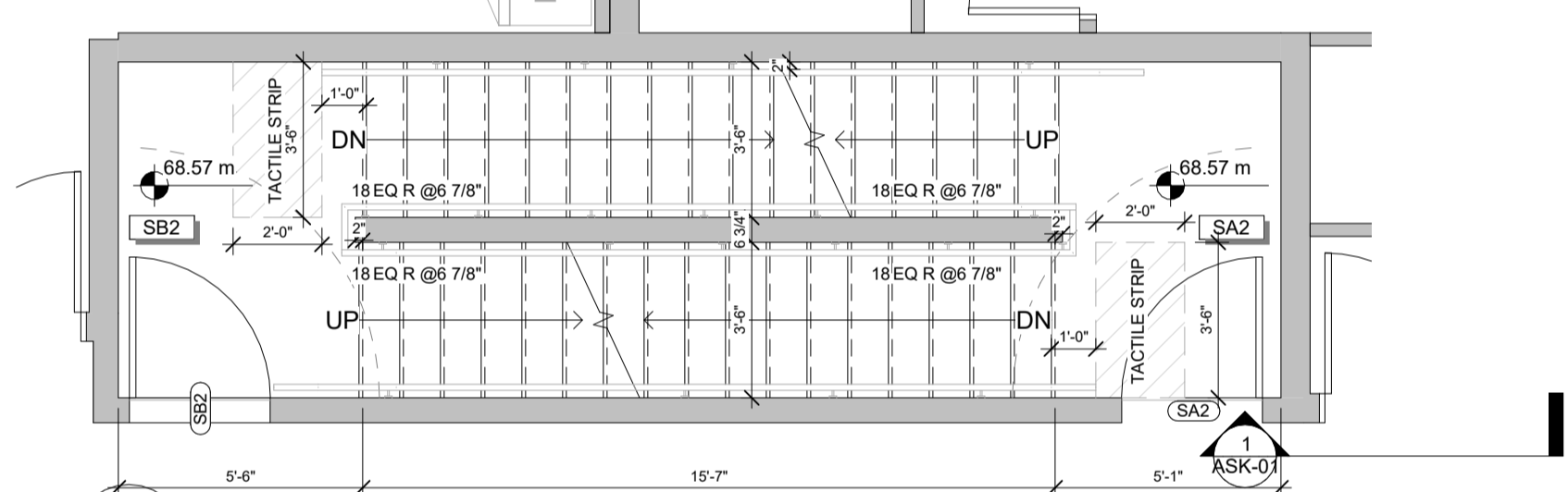
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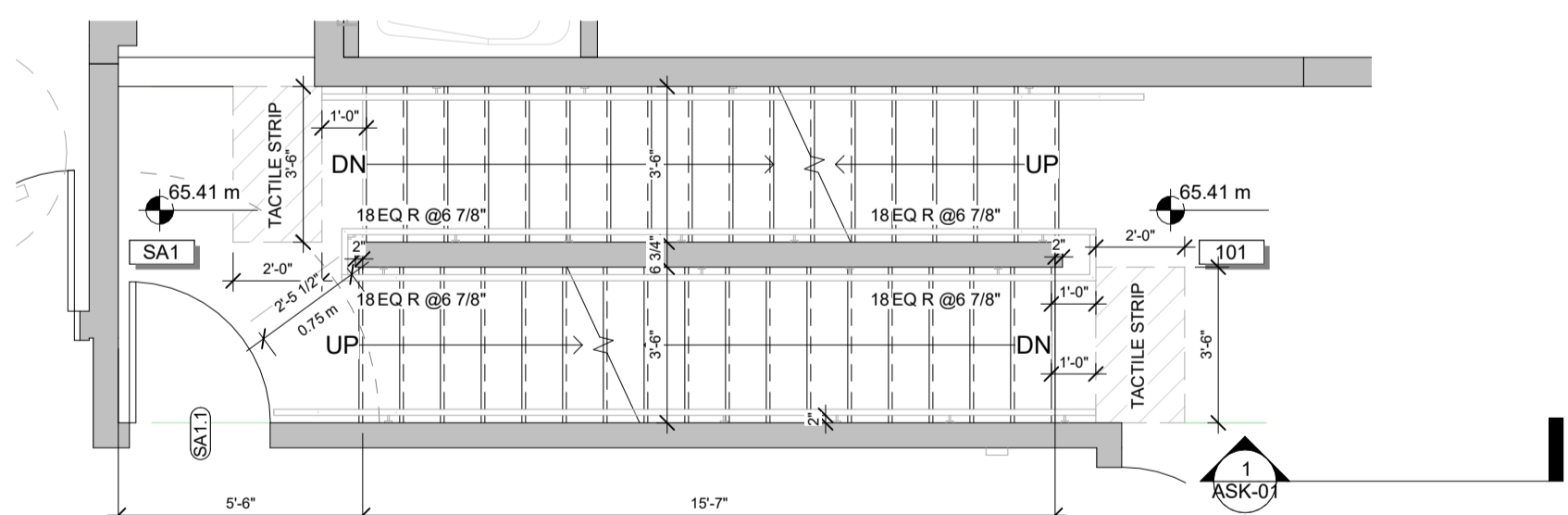
**5 STAIRS - ROOFTOP**  
 A5.1 SCALE 1/4" = 1'-0"



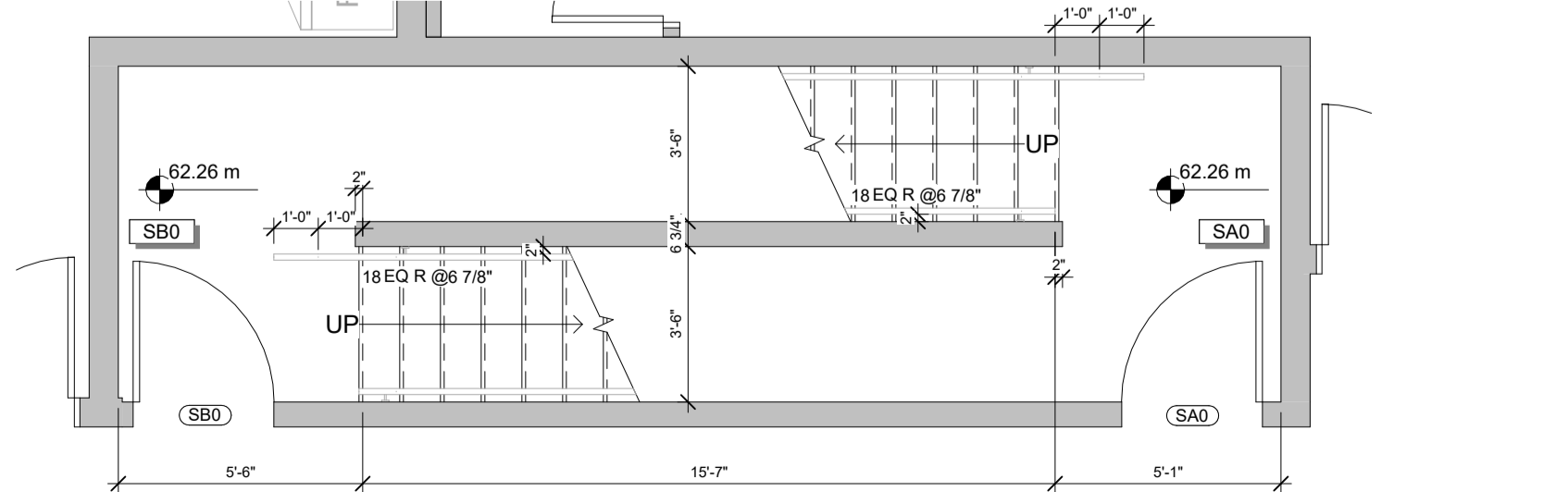
**4 STAIRS - LEVEL 3**  
 A5.1 SCALE 1/4" = 1'-0"



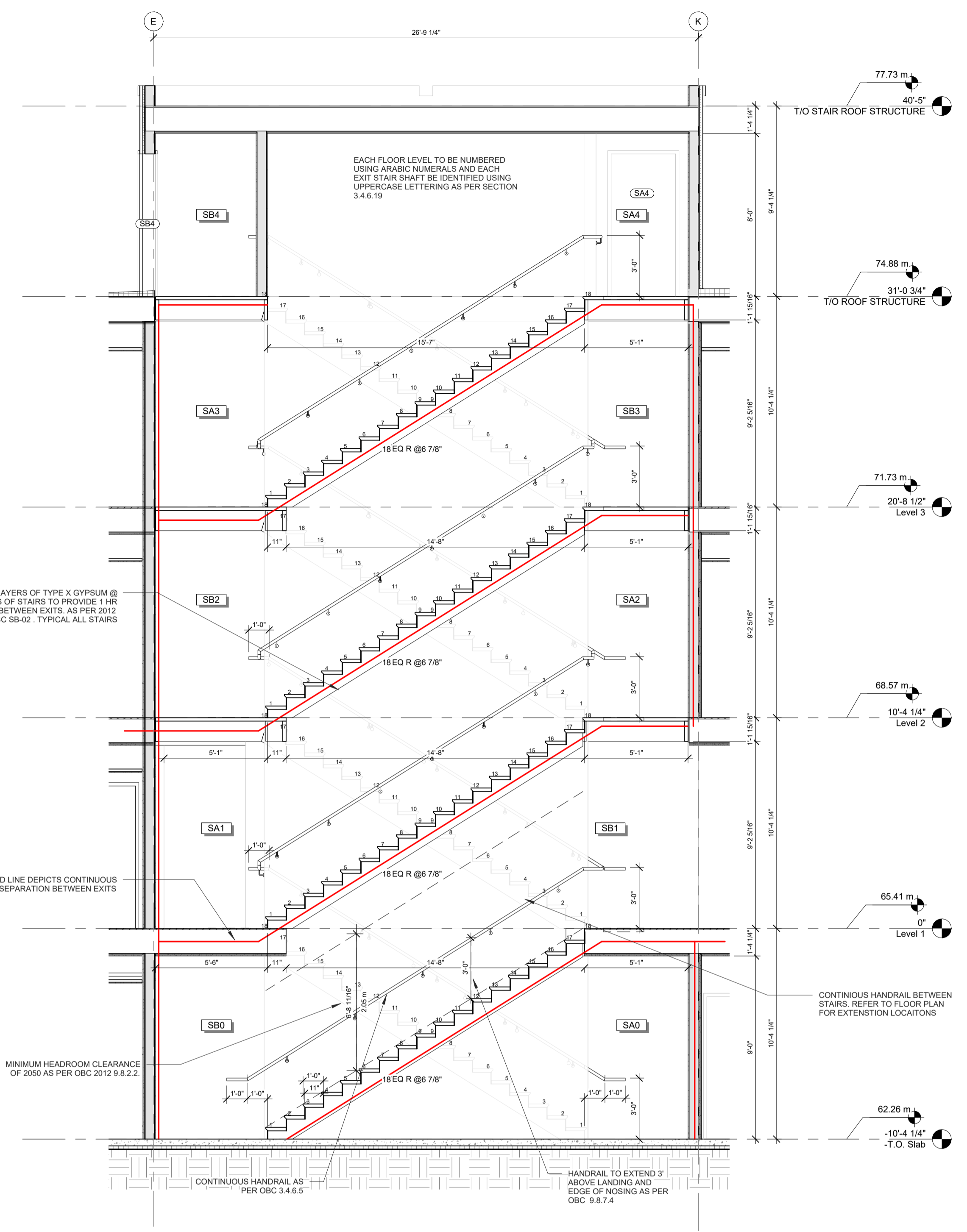
**3 STAIRS - LEVEL 2**  
 A5.1 SCALE 1/4" = 1'-0"



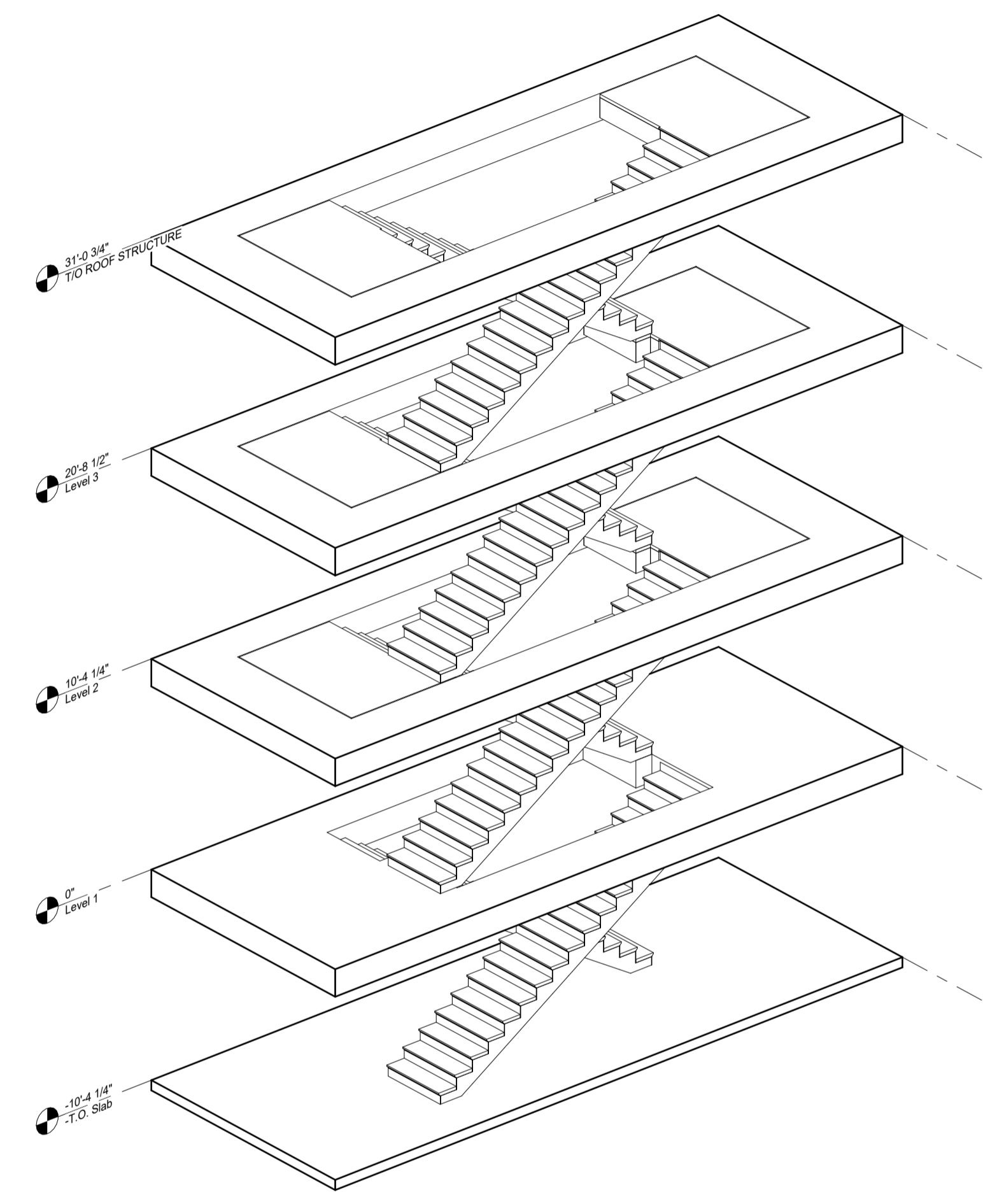
**2 STAIRS - LEVEL 1**  
 A5.1 SCALE 1/4" = 1'-0"



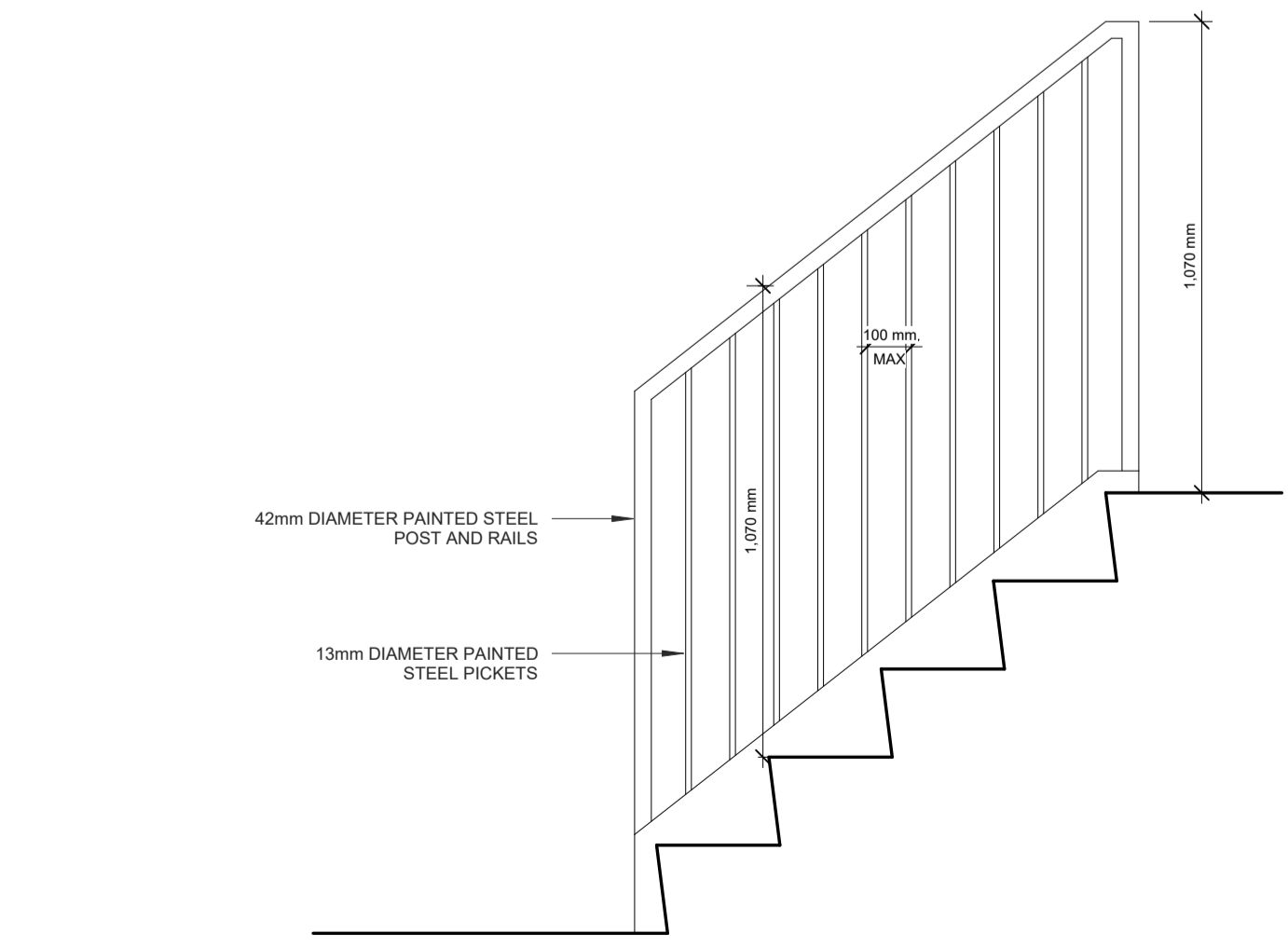
**1 STAIRS - BASEMENT**  
 A5.1 SCALE 1/4" = 1'-0"



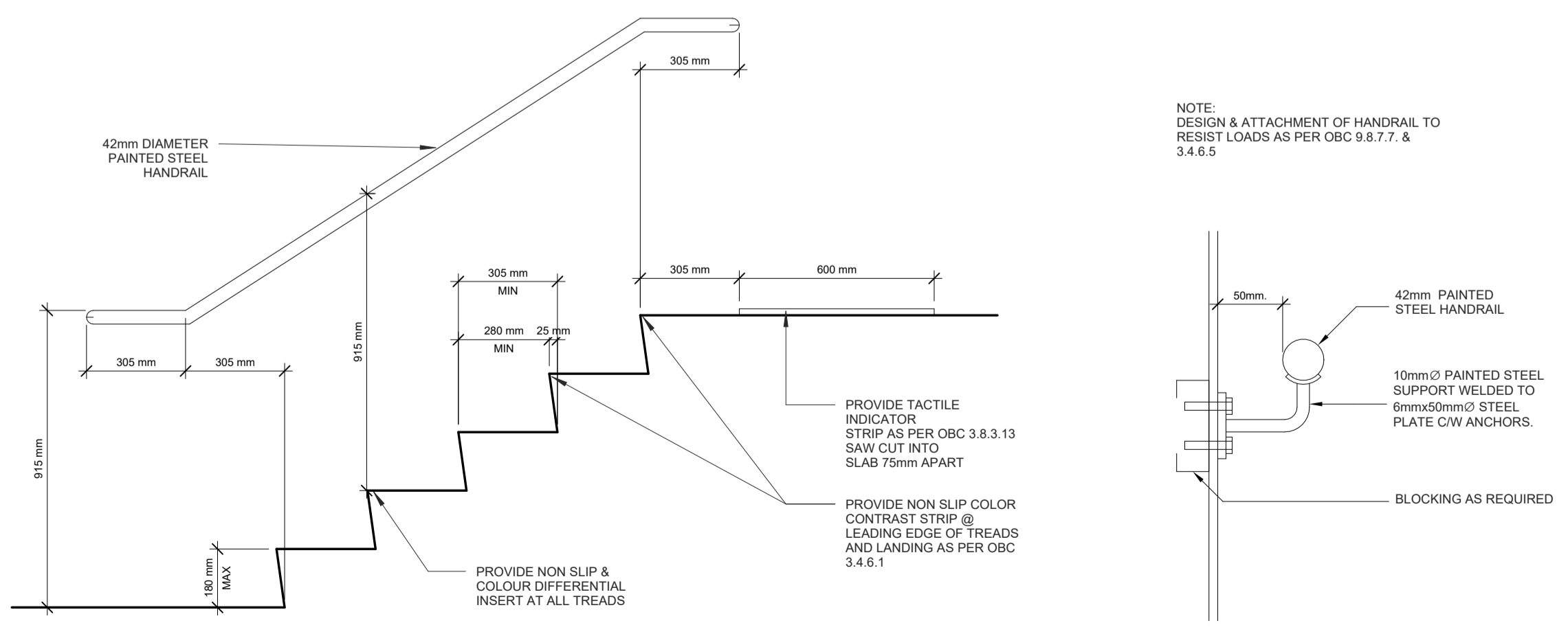
**6 Section 6 - Callout 1**  
 A5.1 SCALE 1/4" = 1'-0"



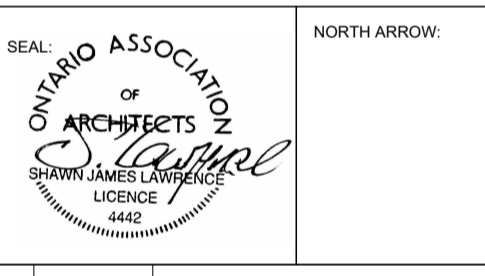
**8 3D STAIR**  
 A5.1 SCALE



**7 TYPICAL STAIR DETAILS**  
 A5.1 SCALE 3/4" = 1'-0"



NOTE:  
 DESIGN & ATTACHMENT OF HANDRAIL TO RESIST LOADS AS PER OBC 9.8.7.7 & 3.4.6.5



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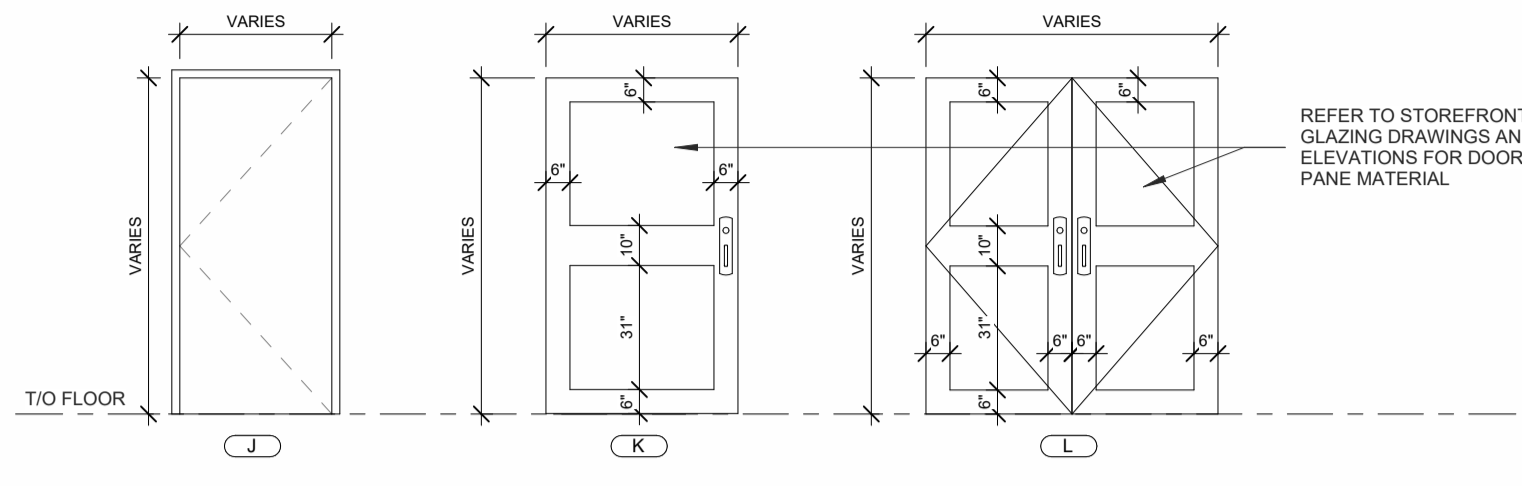


PROJECT:  
**CARRUTHERS AVENUE DEVELOPMENT**  
 266-268 CARRUTHERS AVENUE, OTTAWA, ON  
 SHEET TITLE:  
**STAIR SECTION AND DETAILS**

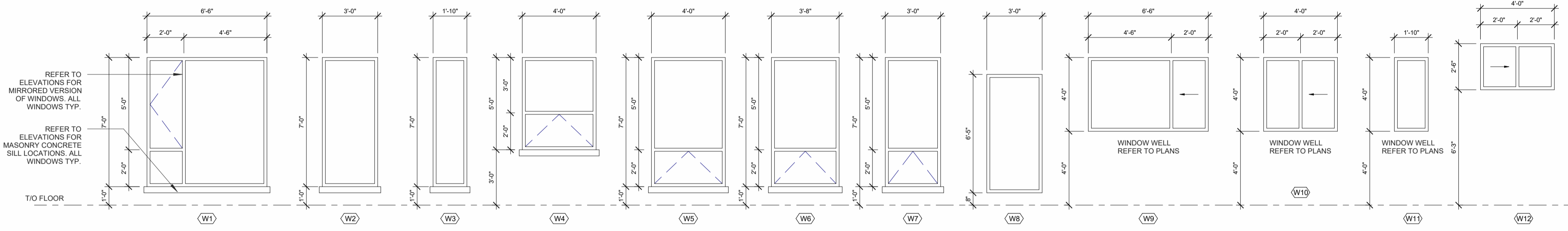
DRAWN BY:  
 GH  
 CHECKED BY:  
 B.L. S.J.L.  
 PLOT DATE:  
 2022-11-07 11:47:26 AM  
 JOB NUMBER:  
 SL-1077-22  
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Door Schedule											
T/O Slab	Room	Door Type	Material	Size (WxHxT)	Min. L	Min. H	Min. T	Finish	Frame	Hardware	Notes
002	CORRIDOR	CORRIDOR	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J		PAINTED	PRESSED STEEL	PAINTED	[A] [C] [J] [L]
SA0	CORRIDOR	STAIR A	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J		PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]
SB0	CORRIDOR	STAIR B	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J		PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]
Level 0.5											
101	EXTERIOR	CORRIDOR	ALUMINUM	84" x 48" x 1 3/4"	--	K		BLACK ANODIZED	ALUMINUM	BLACK ANODIZED	[A] [P] [H] [J] [K] [L] [O]
103	EXTERIOR	CORRIDOR	ALUMINUM	84" x 44" x 1 3/4"	--	K		BLACK ANODIZED	ALUMINUM	BLACK ANODIZED	[A] [C] [J] [K] [L]
104	EXTERIOR	CORRIDOR	ALUMINUM	84" x 88" x 1 3/4"	--	L		BLACK ANODIZED	ALUMINUM	BLACK ANODIZED	[A] [E] [J] [K] [L] [O]
Level 1											
102	CORRIDOR	LOBBY	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J		PAINTED	PRESSED STEEL	PAINTED	[A] [H] [L] [P] [M]
SA1.1	CORRIDOR	STAIR A	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J		PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]
SA1.2	STAIR A	EXTERIOR	INSULATED METAL	84" x 38" x 1 3/4"	1HR	K		PAINTED	PRESSED STEEL	PAINTED	[A] [P] [H] [J] [K] [L] [O]
Level 2											
SA2	STAIR A	CORRIDOR	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J		PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]
SB2	CORRIDOR	STAIR B	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J		PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]
Level 3											
SA3	EXTERIOR	STAIR A	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J		PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]
SB3	STAIR B	EXTERIOR	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J		PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]
T/O ROOF STRUCTURE											
SA4	EXTERIOR	STAIR A	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J		PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]
SB4	EXTERIOR	STAIR B	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J		PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]



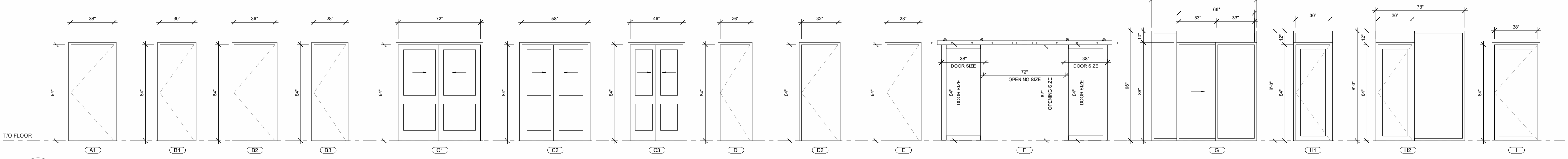
**1 NON SUITE DOORS**  
 SCALE 1/4" = 1'-0"



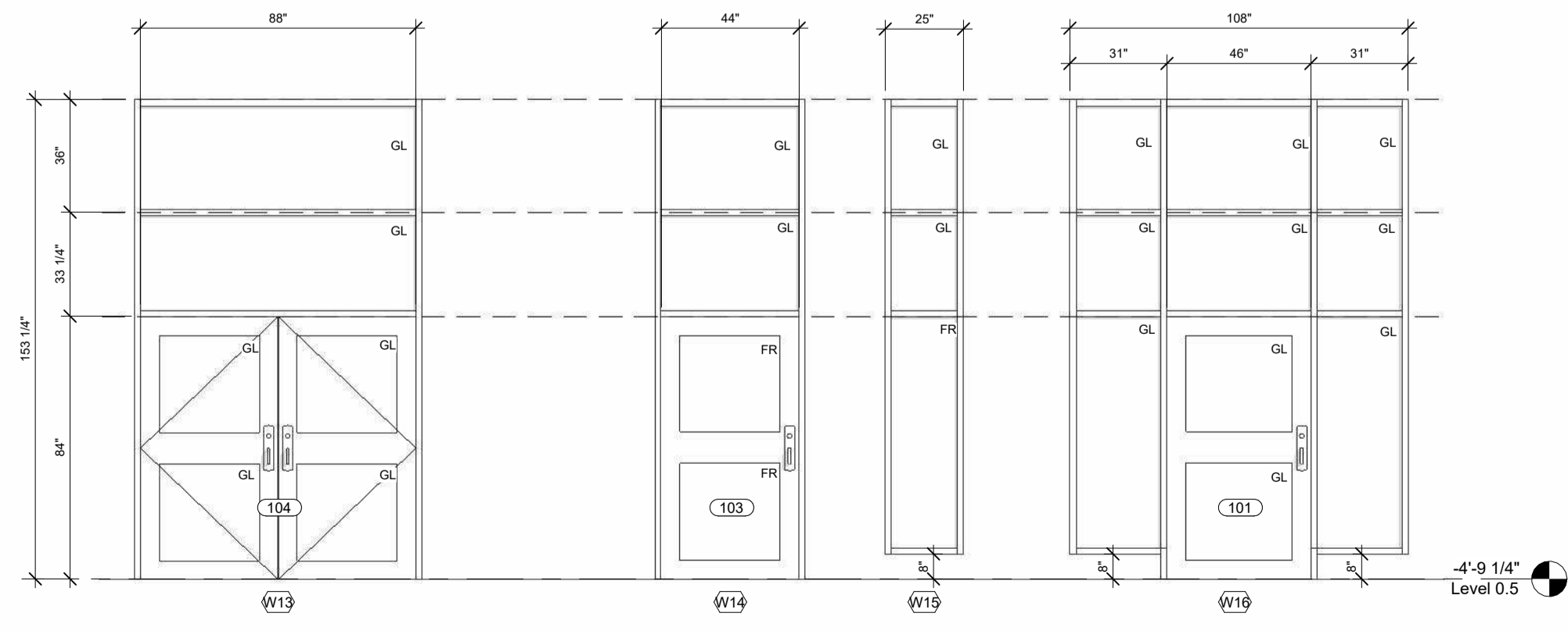
**2 WINDOW LEGEND**  
 SCALE 1/4" = 1'-0"

- NOTES:**
- SP = INSULATED SPANDREL PANEL
  - GL = GLAZING
  - FR = FIRE RATED GLASS "FIRELITE"
  - GWG = GEORGIAN WIRE GLASS
  - TG = TEMPERED GLASS
  - FG = FROSTED GLASS
- \*\* REFER TO ELEVATIONS FOR FROSTED GLASS LOCATION AND OPERATOR DIRECTION FOR WALL WINDOWS AND DOORS
- GENERAL WINDOW NOTES:**
- ALL EXTERIOR WINDOW/DOOR FRAMES TO BE TIED INTO CONTINUOUS AIR BARRIER AS INDICATED ON THE ARCHITECTURAL DETAILS
  - ALL WINDOW AND DOOR FRAMES TO HAVE GYPSUM BOARD RETURNS UNLESS OTHERWISE NOTED
  - ALL INTERIOR / EXTERIOR FRAMES TO BE CAULKED TO ADJACENT MATERIALS USING APPROPRIATE CAULKING AS INDICATED IN DETAILS
- GENERAL WINDOW NOTES:**
- ALL WINDOWS - BLACK ALUMINUM
  - ALL SIDE LIGHTS - SAME AS ADJACENT DOOR MATERIAL
  - NO BRICK-MOULDING FOR BASEMENT WINDOWS
  - SEE ELEVATIONS FOR OPERABLE DIRECTION
  - ALL WINDOWS TO BE RESIST FORCED ENTRY AS PER O.B.C. 9.7.6
  - ALL WINDOWS/ SLIDING GLASS DOORS SHALL HAVE A MAXIMUM U-VALUE OF 1.4
  - CONFIRM ROUGH OPENING WITH MANUFACTURER
  - ALL OPERABLE WINDOWS WITH A SILL HEIGHT GREATER THAN 480mm TO BE INSTALLED WITH A MECHANISM THAT WILL LIMIT THE OPENING TO LESS THAN 100mm, IN ACCORDANCE WITH OBC 2012 9.8.8
  - SITE MEASURE WINDOW SCREENS TO CONFIRM OVERALL DIMENSIONS
- GENERAL DOOR NOTES:**
- ALL EXT. DOORS TO RESIST FORCED ENTRY AS PER OBC 9.6.8
  - THERMAL RESISTANCE FOR EXT. DOORS TO BE NOT LESS THAN R4 AS PER SBI-Z-1.19 (1)
  - ALL EXTERIOR DOORS TO BE WEATHER-STRIPPED
  - CONFIRM ROUGH OPENING WITH MANUFACTURER

- [A] - HINGES
- [B] - DEADBOLT LOCK
- [C] - LOCKSET
- [D] - PRIVACY SET
- [E] - PASSAGE SET
- [F] - DUMMY SET/BALL CATCH
- [G] - FLUSH BOLT
- [H] - PULL
- [I] - PUSH
- [J] - WEATHER STRIPPING
- [K] - THRESHOLD
- [L] - SELF CLOSER
- [M] - PUSH BUTTON / ELEC. OPERATOR
- [N] - ROLLER CATCH
- [O] - FOB
- [P] - PANIC BAR

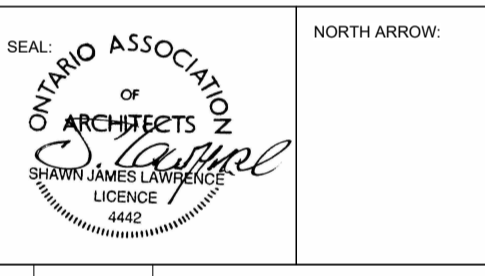


**3 SUITE DOORS**  
 SCALE 1/4" = 1'-0"



**4 STORFRONT GLAZING - FRONT**  
 SCALE 1/4" = 1'-0"

DOOR SCHEDULE-SUITES									
Door Type	Fire Rating	DOOR		FRAME		NOTES	DOOR HARDWARE		
		SIZE (WxHxT)	Description	DOOR FINISH	FRAME FINISH				
A1	20 min	38" x 84" x 1.75"	METAL	PRE-FINISHED	PRESSED STEEL	PAINTED	[A] [B] [E] [J] [L]		
B1	--	30" x 84" x 1.75"	HOLLOW CORE WD	PAINTED/STAIN	TBD	PAINTED	[A] [D]		
B2	--	36" x 84" x 1.75"	HOLLOW CORE WD	PAINTED/STAIN	TBD	PAINTED	[A] [D]		
B3	--	26" x 84" x 1.75"	HOLLOW CORE WD	PAINTED/STAIN	TBD	PAINTED	[A] [D]		
C1	--	72" x 84" x 1.75"	HOLLOW CORE WD, (K2) SLIDING	PAINTED/STAIN	--	--	DOUBLE SLIDING DOOR SLIDING DOOR HARDWARE		
C2	--	58" x 84" x 1.75"	HOLLOW CORE WD, (K2) SLIDING	PAINTED/STAIN	--	--	DOUBLE SLIDING DOOR SLIDING DOOR HARDWARE		
C3	--	48" x 84" x 1.75"	HOLLOW CORE WD, (K2) SLIDING	PAINTED/STAIN	--	--	DOUBLE SLIDING DOOR SLIDING DOOR HARDWARE		
D	--	26" x 84" x 1.75"	HOLLOW CORE WD	PAINTED/STAIN	TBD	PAINTED	[A] [F] [H]		
D2	--	32" x 84" x 1.75"	HOLLOW CORE WD	PAINTED/STAIN	TBD	PAINTED	[A] [F] [H]		
E	--	26" x 84" x 1.75"	HOLLOW CORE WD	PAINTED/STAIN	TBD	PAINTED	[A] [E]		
F	--	38" x 84" x 1.00"	WOOD	STAINED	--	--	BARN DOOR BARN DOOR HARDWARE		
G	--	70" x 88" x 1.75"	INSULATED ALUMINUM	BLACK ANODIZED	INSULATED ALUMINUM	BLACK ANODIZED	SLIDING DOOR SLIDING GLASS DORR HARDWARE		
H1	--	30" x 84" x 1.75"	INSULATED ALUMINUM	BLACK ANODIZED	INSULATED ALUMINUM	BLACK ANODIZED	[A] [C] [J] [K]		
H2	--	30" x 84" x 1.75"	INSULATED ALUMINUM	BLACK ANODIZED	INSULATED ALUMINUM	BLACK ANODIZED	[A] [C] [J] [K]		
I	1HR	38" x 84" x 1.75"	INSULATED METAL	PRE-FINISHED	PRESSED STEEL	PAINTED	[A] [B] [E] [J] [K]		



No.	DATE	REVISION
04	2022.11.07	ISSUED FOR RE-ZONING AND SPC
03	2022.11.01	ISSUED FOR COORDINATION
02	2022.08.16	ISSUED FOR COORDINATION
01	2022.07.05	ISSUED FOR REVIEW

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**PROJECT:**  
**CARRUTHERS AVENUE DEVELOPMENT**  
 266-268 CARRUTHERS AVENUE, OTTAWA, ON

**SHEET TITLE:**  
**BUILDING SCHEDULES**

**DRAWN BY:**  
 GH

**CHECKED BY:**  
 B.L. S.J.L.

**PLOT DATE:**  
 2022-11-07 11:47:31 AM

**JOB NUMBER:**  
 SL-1077-22

**SCALE:**  
 1/4" = 1'-0"