

280 LAURIER AVE. E. SITE PLAN OF SURVEY LOT 5 AND PART OF LOT 6 (SOUTH	LAURIER A	VENUE)				OF LOT 6 (SOUTH	ł	-	
LAURIER AVENUE) REGISTERED PLAN 14349,	PREPARED		·			. COMPLETED FEB	RUARY 5, 2021		
CITY OF OTTAWA R4UD [2807]- RESIDENTIAL FOURTH [								_	
DWELLING TYPE: NEW ADDITION TO	EXISTING 6 STO	ÓREY MI	D RISE AP	ARTMENT	BUILDI	. ,		_	
ZONING MECHANISMS         A) MINIMUM LOT AREA	450 m <sup>2</sup>	ENT		895.5 m <sup>2</sup>		NOTES		_	
	15 m			27.95 m				_	
C) MINIMUM LOT DEPTH D) MINIMUM FRONT YARD SET BACK	N/A AVERAGE			32 m 4.25 m				_	
	(4.5m+4.01m)	/2 =4.255r	m	4.25 11				_	
E) MINIMUM CORNER YARD SET BACK	AVERAGE (3m+0m) /2 =1	.5m	(	0 m EXISTING)					
F) MINIMUM INTERIOR SIDE YARD SETBACK	1.5 m			1.5 m				_	
G) MINIMUM REAR YARD SET BACK	8 m			6.43 m		BY-LAW 2022-	291	_	
H) MINIMUM REAR YARD AREA	25% of 895.5 n	m² = 223.8	875 m²	180.16 m²		BY-LAW 2022-	291		
I) MAXIMUM BUILDING HEIGHT	14.5 m			14.46 m				-	
J) VEHICULE PARKING (RESIDENTS)	44x0.5=	=22		0		BY-LAW 2022-	291	_	
VEHICULE PARKING (VISITOR)	44x0.1=	=4.4		0		BY-LAW 2022-	291		
VEHICULE PARKING (TOTAL)	26.4	•		0		BY-LAW 2022-	291	_	
K) BIKE SPACES	56x0.5=	=28	IND	(STACKED) OOR (STACKEI	, 				
			OU +3 \$	TDOOR STANDARE TDOOR					
	REQUIREME	ENT		OVIDED		EXISTING		_	
			104.2 m² ( 20.8 m² l	@ BACK & BALCONIE	s				
L) AMENITY AREA	0		TOTAL =						
M) FRONT YARD, SOFTSCAPING PERCENTAGE	40%		60	0.8%					
N) REAR YARD, SOFTSCAPING PERCENTAGE	50%		53	8.6%					
BUILDING AREA									
	EXISTING	i	PROPOS	ED ADDITI	ON	TOTAL			
FLOOR NAME								-	
FLOOR NAME BASEMENT GROUND FLOOR	341 m <sup>2</sup>			3.6 m² 3.6 m²		534.6 m <sup>2</sup>		-	
BASEMENT GROUND FLOOR SECOND FLOOR	341 m <sup>2</sup> 341 m <sup>2</sup>		19 19	3.6 m² 3.6 m²		534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup>			
BASEMENT GROUND FLOOR	341 m²		19 19 19	3.6 m²		534.6 m² 534.6 m²			
BASEMENT GROUND FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR	341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup>		19 19 19	3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 0 m <sup>2</sup>		534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 341 m <sup>2</sup>			
BASEMENT GROUND FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR	341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup>	2	19 19 19 19	3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup>		534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup>			
BASEMENT GROUND FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR SIXTH FLOOR	341 m²		19 19 19 19 96	3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 8 m <sup>2</sup>		534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup>			
BASEMENT GROUND FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR SIXTH FLOOR TOTAL	341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 2387 m <sup>2</sup> BACHELOR	1 BED	19 19 19 19 96 <b>2 BED</b>	3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 8 m <sup>2</sup> 3 BED	4 BEI	534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 3355 m <sup>2</sup> <b>D TO</b>	TAL 40		
BASEMENT GROUND FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR SIXTH FLOOR TOTAL EXISTING BUILDING PROPOSED NEW UNIT	341 m²		19 19 19 19 96	3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 8 m <sup>2</sup>	4 BEI 0	534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 3355 m <sup>2</sup>	TAL 40		
BASEMENT GROUND FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR SIXTH FLOOR TOTAL EXISTING BUILDING PROPOSED NEW UNIT @EXISTING BUILDING	341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 2387 m <sup>2</sup> BACHELOR 29 0	1 BED 11 0	19 19 19 19 96 2 BED 0 0 0	3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 8 m <sup>2</sup> 3 BED 0 0	0	534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 3355 m <sup>2</sup>	40 0		
BASEMENT GROUND FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR SIXTH FLOOR TOTAL EXISTING BUILDING PROPOSED NEW UNIT	341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 2387 m <sup>2</sup> BACHELOR	1 BED	19 19 19 19 96 <b>2 BED</b> 0	3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 8 m <sup>2</sup> 3 BED 0	0	534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 534.6 m <sup>2</sup> 341 m <sup>2</sup> 341 m <sup>2</sup> 3355 m <sup>2</sup> <b>D TO</b>	40		
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BASEMENT GROUND FLOOR SECOND FLOOR THIRD FLOOR THIRD FLOOR FOURTH FLOOR FIFTH FLOOR SIXTH FLOOR SIXTH FLOOR TOTAL  EXISTING BUILDING PROPOSED NEW UNIT @EXISTING BUILDING PROPOSED 2+ BEDROOM AVERAGE GRADE: CALCULATED FROM EXISTING ELEVATI A DISTANCE EQUAL TO THE MINIMUM F REAR YARD SETBACKS, AT THE INTERI PROPERTY LINES AVERAGE GRADE : 70.045m (69.87m + 7  LEGEND  O NEW TREE  D EXISTING BUILDING EXISTING BUILDING EXISTING BUILDING EXISTING BUILDING D PROPOSED / EXISTING PROPOSED / E	341 m²         341 m²	1 BED 11 0 0 11 + 70.33m • EXI SITE NO NEW R EXCAV ALL GR ALL ME EXISTII NOTED	19 19 19 19 19 19 19 19 19 19	3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 3.6 m <sup>2</sup> 0 m <sup>2</sup> 0 m <sup>2</sup> 8 m <sup>2</sup> 3 BED 0 0 0 3 3 4 5 5 5 6 7 7 8 8 1 1 1 1 1 1 1 1 1 1 1 1 1	0 0 1 1 1 5 8 8 8 8 8 8 9 8 9 8 9 8 9 8 9 8 9	ED	40 0 18 58 58 CTED TOWAI PROPERTY FION WALL ING IMPERIA ING IMPERIA	L MEAS. MAY APPE LTERED UNLESS OT	AR)

SURVEY INFO TAKEN FROM LOT 5 AND PART OF LOT 6 (SOUTH
LAURIER AVENUE)
REGISTERED PLAN 14349, CITY OF OTTAWA

	REQUIREMENT		PROVIDED	NOTES
	450 m <sup>2</sup>		895.5 m²	
	15 m		27.95 m	
	N/A		32 m	
Ж	AVERAGE		4.05 m	
	(4.5m+4.01m) /2 =4.25	5m	4.25 m	
ACK	AVERAGE		0 m	
	(3m+0m) /2 =1.5m		(EXISTING)	
	1.5 m		1.5 m	
<	8 m		6.43 m	BY-LAW 2022-291
	25% of 895.5 m <sup>2</sup> = 223	.875 m²	180.16 m²	BY-LAW 2022-291
	14.5 m		14.46 m	
S)	44x0.5=22		0	BY-LAW 2022-291
	44x0.1=4.4		0	BY-LAW 2022-291
	26.4		0	BY-LAW 2022-291
	56x0.5=28		30 (STACKED) INDOOR +24 (STACKED) OUTDOOR +3 STANDARD OUTDOOR	
	REQUIREMENT		PROVIDED	EXISTING
_	0	104.2 20.8	2 m² @ BACK & 8 m² BALCONIES	
		TOTA	AL = 125 m²	
	40%		60.8%	
	50%		53.6%	

EXISTING	PROPOSED ADDITION	TOTAL
341 m²	193.6 m²	534.6 m <sup>2</sup>
341 m²	193.6 m²	534.6 m²
341 m²	193.6 m²	534.6 m²
341 m²	193.6 m²	534.6 m²
341 m²	193.6 m²	534.6 m²
341 m²	0 m²	341 m²
341 m²	0 m²	341 m²
2387 m²	968 m²	3355 m²

	BACHELOR	1 BED	2 BED	3 BED	4 BED	TOTAL
$\overline{}$	29	11	0	0	0	40
	0	<b>)</b> 0	0	0	0	0
$\checkmark$	12	0	2	3	1	18
	41	11	2	3	1	58
$\frown$	$\gamma$	$\gamma \gamma \gamma$	$\sim$			
			4	4		
			6		)	
		$\checkmark$	$\nearrow$	$\mathcal{N}$	/	



REDLINE ARCHITECTURE INC. Tel: 613-612-2232 info@redlinearchitecture.ca www.redlinearchitecture.ca

RESPONSIBILITIES: DO NOT SCALE DRAWINGS ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

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# OWNER 280 LAURIER AVE EAST HOLDINGS INC. 226 ARGYLE AVE., OTTAWA, ON, K2P 1B9

**DEVELOPER:** SMART LIVING PROPERTIES 226 ARGYLE AVE., OTTAWA, ON, K2P 1B9 ARCHITECT: REDLINE ARCHITECTURE INC.

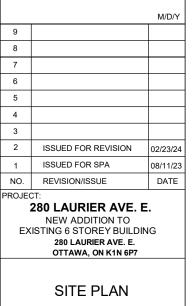
CIVIL ENGINEER: J.L. RICHARDS & ASSOCIATES LIMITED TOWER II, 343 PRESTON ST. SUITE 1000 OTTAWA, ON. K1S 1N4

LANDSCAPING: JAMES B. LENNOX & ASSOCIATES INC. 3332 CARLING AVE. OTTAWA, ON. K2H 5A8

SURVEYOR: AOV LTD. 14 CONCOURSE GATE, SUITE 500 OTTAWA, ON. K2E-7S6

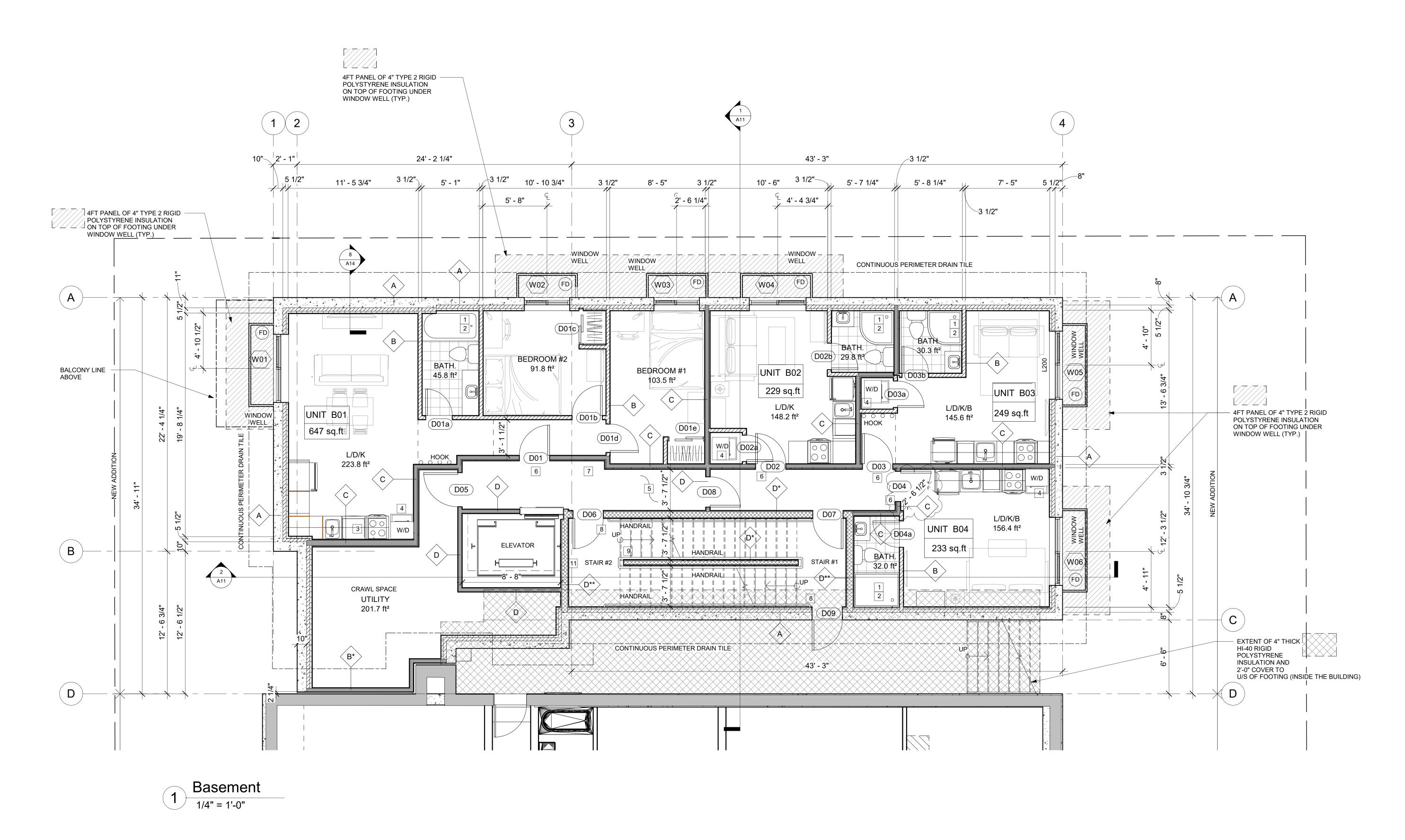
# STRUCTURAL ENGINEER: D+M STRUCTURAL LTD. 333 PRESTON ST SUITE 110, OTTAWA, ON K1S 5N4

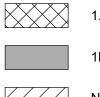
MECHANICAL & ELECTRICAL ENGINEER JAIN CONSULTANTS 7405 EAST DANBRO CRESCENT MISSISSAUGA, ON. L5N 6P8



SHEET DRAWN BY: DATE:MARCH 29, 2021 SCALE: AS NOTED

**A0** # 18571





PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS) \* \*

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

1.5 HR FRR NONCOMBUSTIBLE WALL

DIM\*

1HR FRR WALL

NON FIRE RATED WALL

PLAN NOTES, SEE PLAN CONST. LEGEND /A1

ALL BEAMS ARE FLUSH TO THE FLOOR JOIST UNLESS NOTED AS "DROPPED" IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD. REDLINE ARCHITECTURE INC. Tel: 613-612-2232 info@redlinearchitecture.ca www.redlinearchitecture.ca

RESPONSIBILITIES: DO NOT SCALE DRAWINGS ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT COPYRIGHT RESERVED

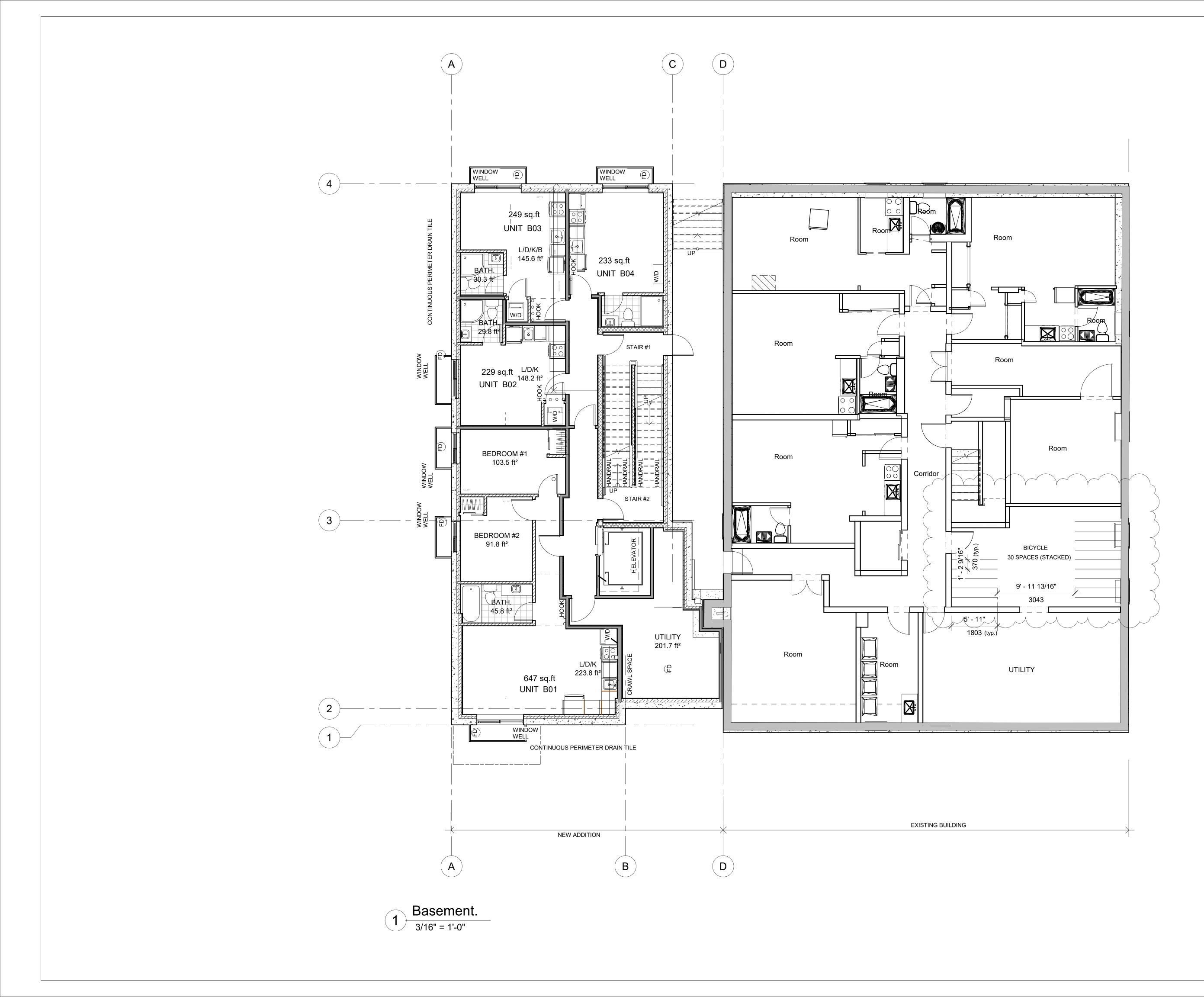
GENERAL NOTES:

Ζ Ш **A** I TO BUIL ADDITION STOREY URIER ဖ NEV ING 282 EXIS.

CONS	CONSULTANTS					
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NO.	REVISION/ISSUE	DATE				
PROJECT: <b>280 LAURIER AVE. E.</b> NEW ADDITION TO EXISTING 6 STOREY BUILDING <b>280 LAURIER AVE. E.</b> OTTAWA, ON K1N 6P7						
	FLOOR PLA					
DRAWI	N BY: SHEE					
		/				

DATE:MARCH 29, 2021 SCALE: AS NOTED

A2 # 18571



#### RA REDLINE ARCHITECTURE

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**280 LAURIER AVE. E** NEW 4 STOREY ADDITION TO EXISTING 6 STOREY BUILDING

**OWNER** 280 LAURIER AVE EAST HOLDINGS INC. 226 ARGYLE AVE., OTTAWA, ON, K2P 1B9

DEVELOPER: SMART LIVING PROPERTIES 226 ARGYLE AVE., OTTAWA, ON, K2P 1B9 ARCHITECT: REDLINE ARCHITECTURE INC.

CIVIL ENGINEER: J.L. RICHARDS & ASSOCIATES LIMITED TOWER II, 343 PRESTON ST. SUITE 1000 OTTAWA, ON. K1S 1N4

LANDSCAPING: JAMES B. LENNOX & ASSOCIATES INC. 3332 CARLING AVE. OTTAWA, ON. K2H 5A8

SURVEYOR: AOV LTD. 14 CONCOURSE GATE, SUITE 500 OTTAWA, ON. K2E-7S6

STRUCTURAL ENGINEER: D+M STRUCTURAL LTD. 333 PRESTON ST SUITE 110, OTTAWA, ON K1S 5N4 MECHANICAL & ELECTRICAL ENGINEER JAIN CONSULTANTS

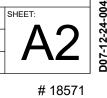
MECHANICAL & ELECTRICAL ENGINEER JAIN CONSULTANTS 7405 EAST DANBRO CRESCENT MISSISSAUGA, ON. LSN 6P8

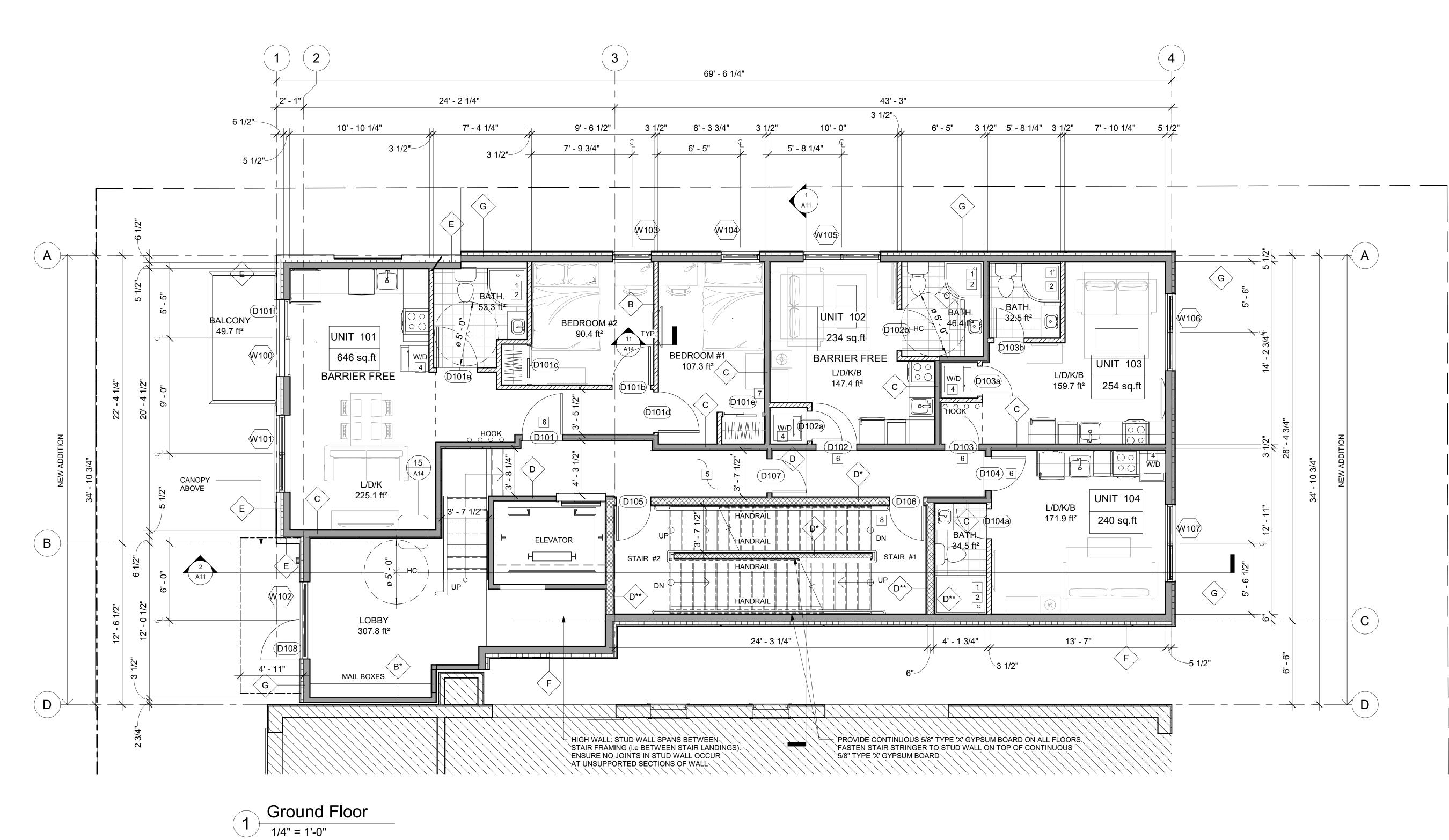
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2	ISSUED FOR REVISION	02/23/24
1	ISSUED FOR SPA	08/11/23
NO.	REVISION/ISSUE	DATE
PROJE	CT:	
		-
	282 LAURIER AVE. E	<u>.</u>

282 LAURIER AVE. E. NEW ADDITION TO EXISTING 6 STOREY BUILDING 282 LAURIER AVE. E. OTTAWA, ON K1N 6P7

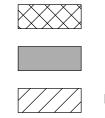
FLOOR PLANS

DRAWN BY: DATE:MARCH 29, 2021 SCALE: AS NOTED









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PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

1.5 HR FRR NONCOMBUSTIBLE WALL

1HR FRR WALL

NON FIRE RATED WALL

PLAN NOTES, SEE PLAN CONST. LEGEND /A1

ALL BEAMS ARE FLUSH TO THE FLOOR JOIST UNLESS NOTED AS "DROPPED" IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.



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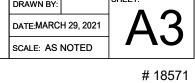
RESPONSIBILITIES: DO NOT SCALE DRAWINGS ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

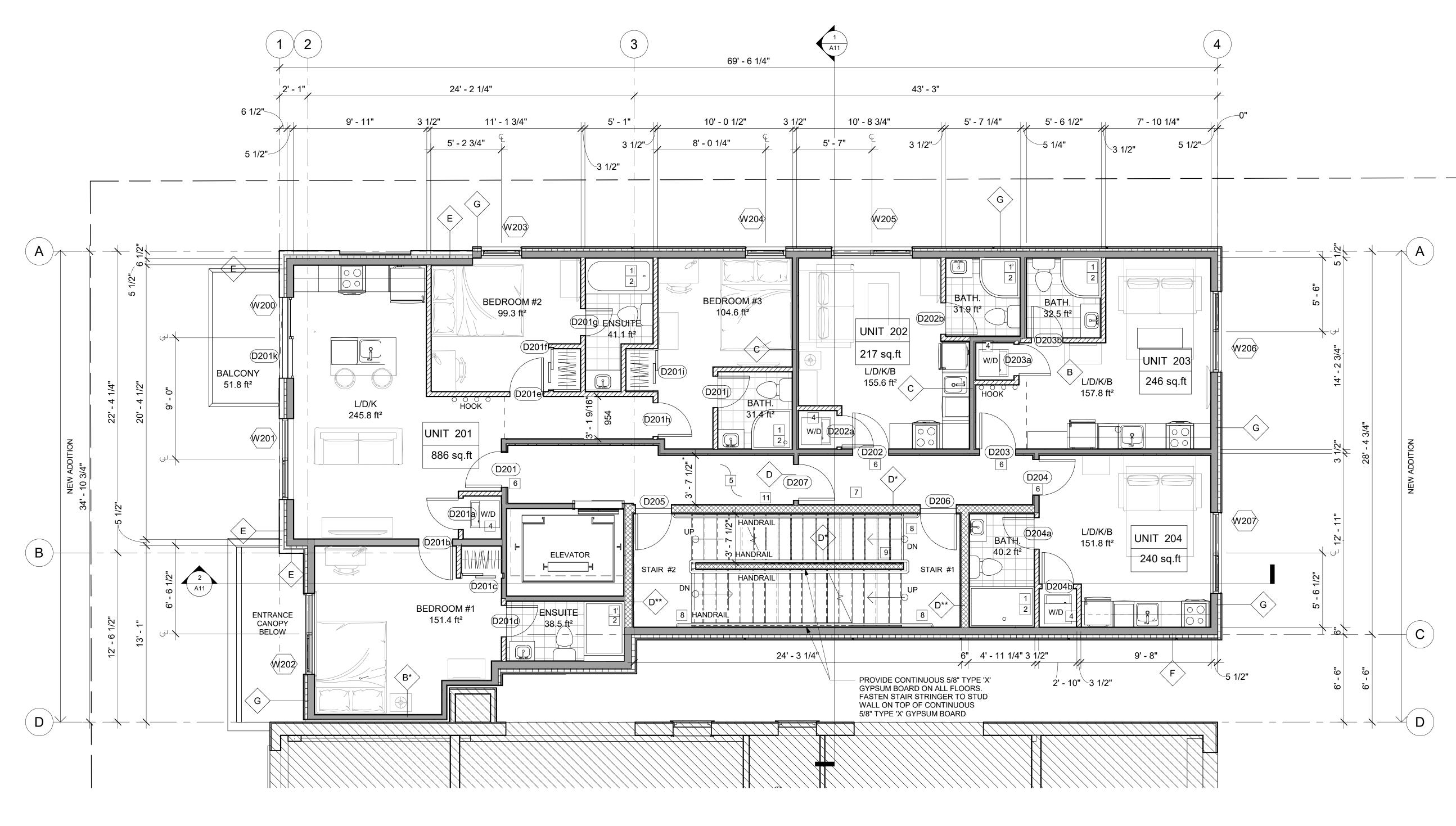
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT COPYRIGHT RESERVED

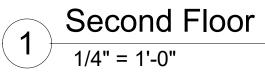
GENERAL NOTES:

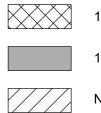
280 LAURIER AVE. E NEW ADDITION TO EXISTING 6 STOREY BUILDING

CONS :	CONSULTANTS						
MECH	CTURAL - ANICAL - 'RICAL -		M/D/Y				
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NO.	REVISION/ISSU	JE	DATE				
PROJE							
280 LAURIER AVE. E. NEW ADDITION TO EXISTING 6 STOREY BUILDING 280 LAURIER AVE. E. OTTAWA, ON K1N 697							
FLOOR PLANS							
DRAW	N BY:	SHEET:					









PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS) \* \*

PLAN NOTES, SEE PLAN CONST. LEGEND /A1

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

1.5 HR FRR NONCOMBUSTIBLE WALL

DIM\*

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NON FIRE RATED WALL

ALL BEAMS ARE FLUSH TO THE FLOOR JOIST UNLESS NOTED AS "DROPPED" IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.



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RESPONSIBILITIES: DO NOT SCALE DRAWINGS

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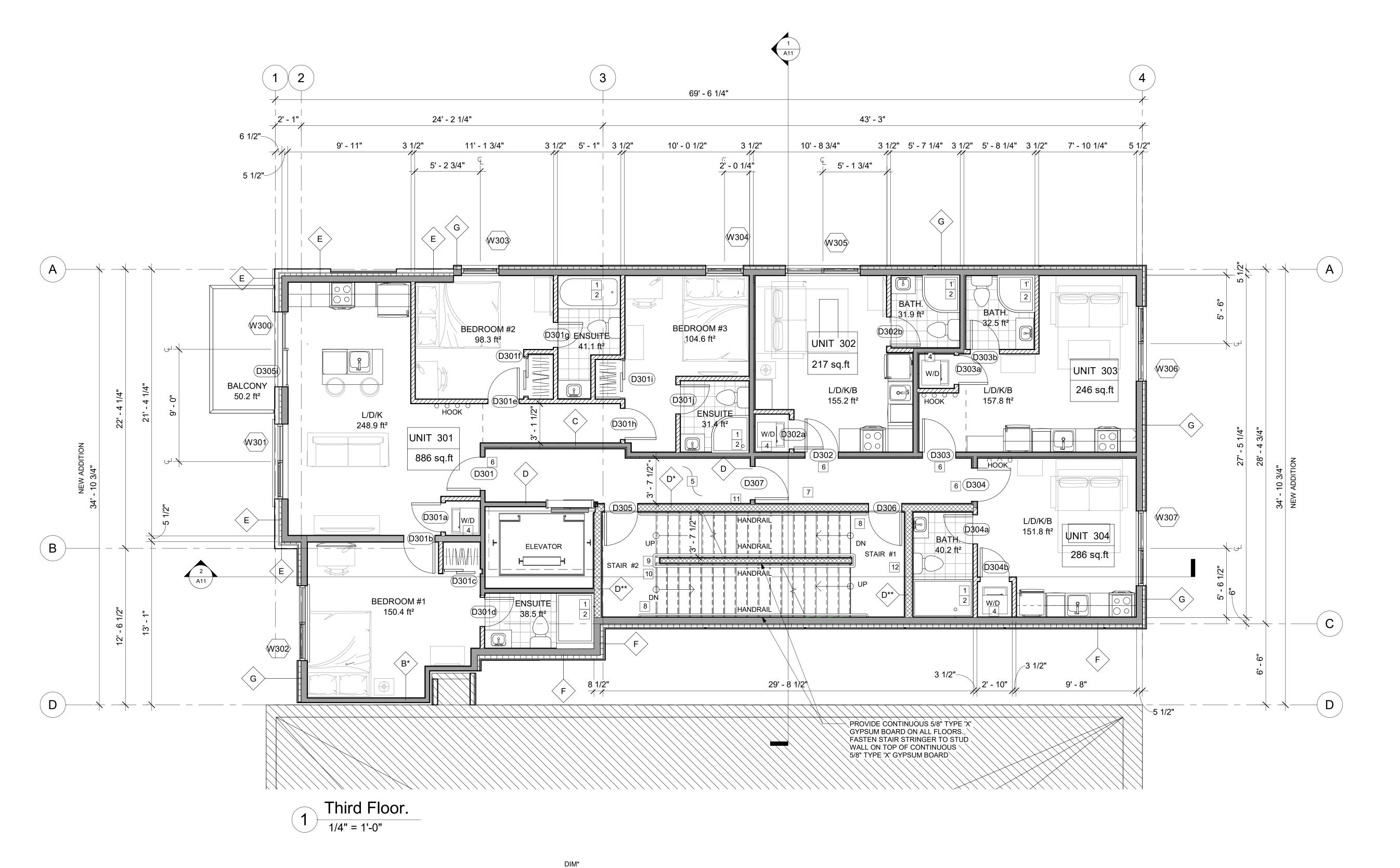
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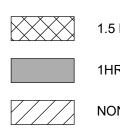
Ш N TO BUILDIN( Ш A ADDITION STOREY URIER ဖ NEV ING EXIST 282

CONS	ULTANTS				
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PROJECT: 282 LAURIER AVE. E. NEW ADDITION TO EXISTING 6 STOREY BUILDING 282 LAURIER AVE. E. OTTAWA, ON K1N 6P7					
FLOOR PLANS					
DRAW	N BY: SHEET:				

DATE:MARCH 29, 2021 SCALE: AS NOTED

A4 # 18571





PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS) + +

PLAN NOTES, SEE PLAN CONST. LEGEND /A1

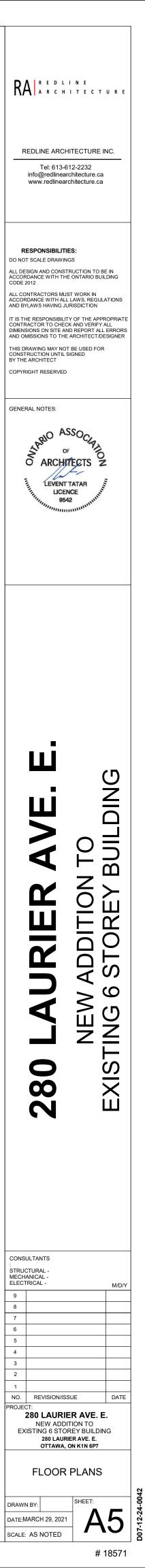
ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

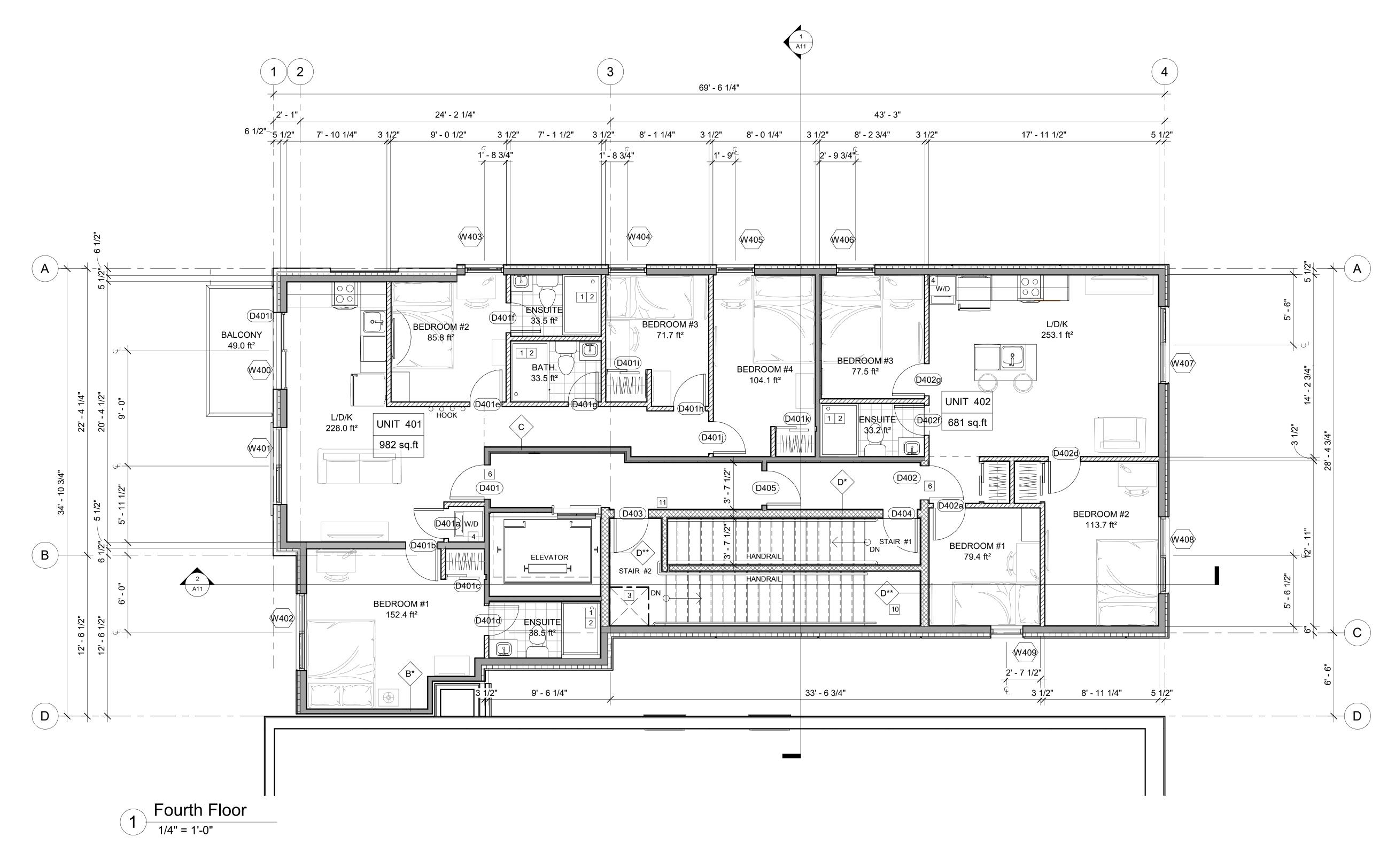
1.5 HR FRR NONCOMBUSTIBLE WALL

1HR FRR WALL

NON FIRE RATED WALL

ALL BEAMS ARE FLUSH TO THE FLOOR JOIST UNLESS NOTED AS "DROPPED" IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.







1HR FRR WALL

DIM\* \* \*

PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

PLAN NOTES, SEE PLAN CONST. LEGEND /A1

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

1.5 HR FRR NONCOMBUSTIBLE WALL

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ALL BEAMS ARE FLUSH TO THE FLOOR JOIST UNLESS NOTED AS "DROPPED" IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.



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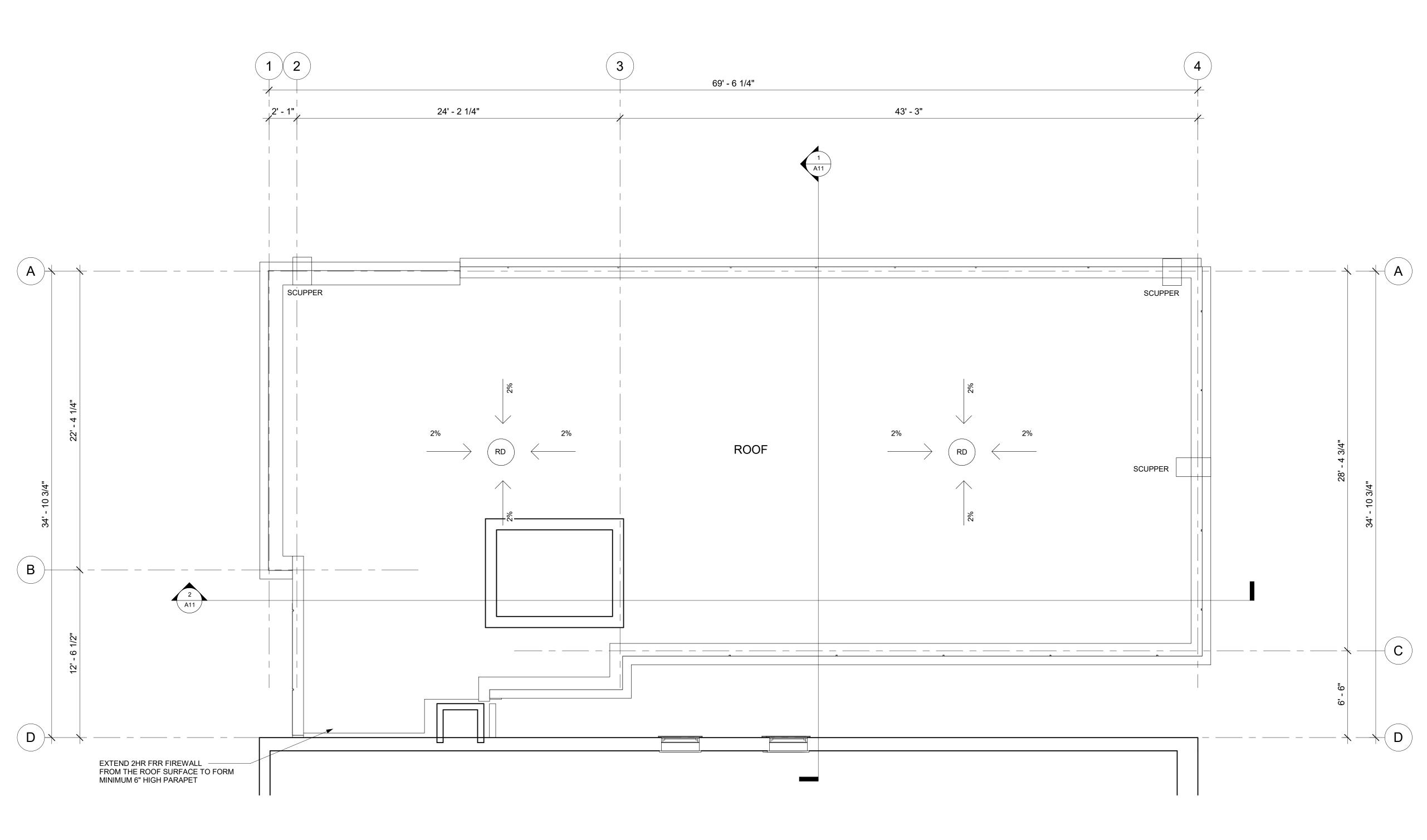
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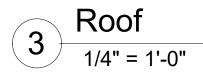
Ν **V** I TO BUILI ADDITION STOREY URIER ဖ NEV ING EXIST 280

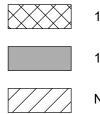
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PROJECT: <b>280 LAURIER AVE. E.</b> NEW ADDITION TO EXISTING 6 STOREY BUILDING 280 LAURIER AVE. E. OTTAWA, ON K1N 6P7					
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SCALE: AS NOTED









DIM\* PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

1.5 HR FRR NONCOMBUSTIBLE WALL

1HR FRR WALL

NON FIRE RATED WALL

PLAN NOTES, SEE PLAN CONST. LEGEND /A1

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OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN#: 112782 337 SUNNYSIDE AVE, SUITE 101, OTTAWA, ON K1S 0R9

(DESIGN ONLY)

Femando Motos FERNANDO MATOS - BCIN#: 22431 613-884-4425

QUALIFICATION INFO SMALL BUILDINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES: DO NOT SCALE DRAWINGS

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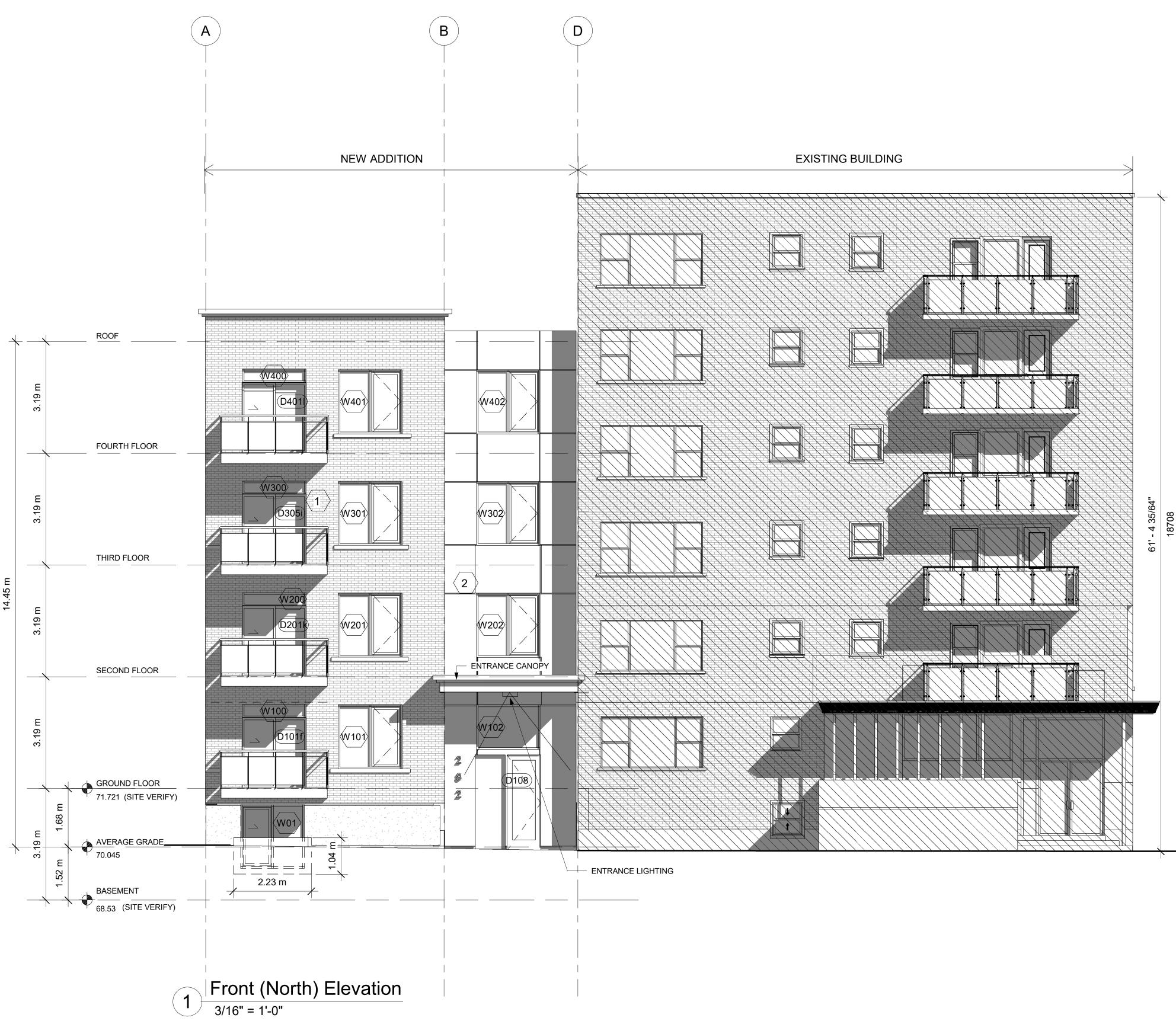
NOT ISSUED FOR CONSTRUCTION UNTIL SIGNED BY ARCHITECT BELOW

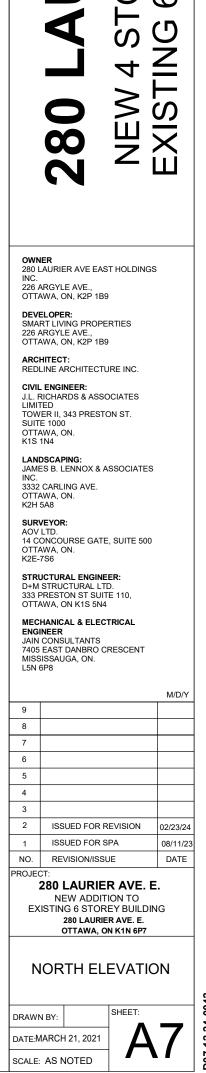
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Ζ Ш 2 I TO BUIL URIER ADDITION STOREY 4 ဖ NEV ING EXIST 280

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PROJECT: <b>280 LAURIER AVE. E.</b> NEW ADDITION TO EXISTING 6 STOREY BUILDING <b>280 LAURIER AVE. E.</b> OTTAWA, ON K1N 6P7						
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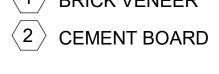
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PROJECT







 $\langle 1 \rangle$  BRICK VENEER

MATERIAL LEGEND & NOTES





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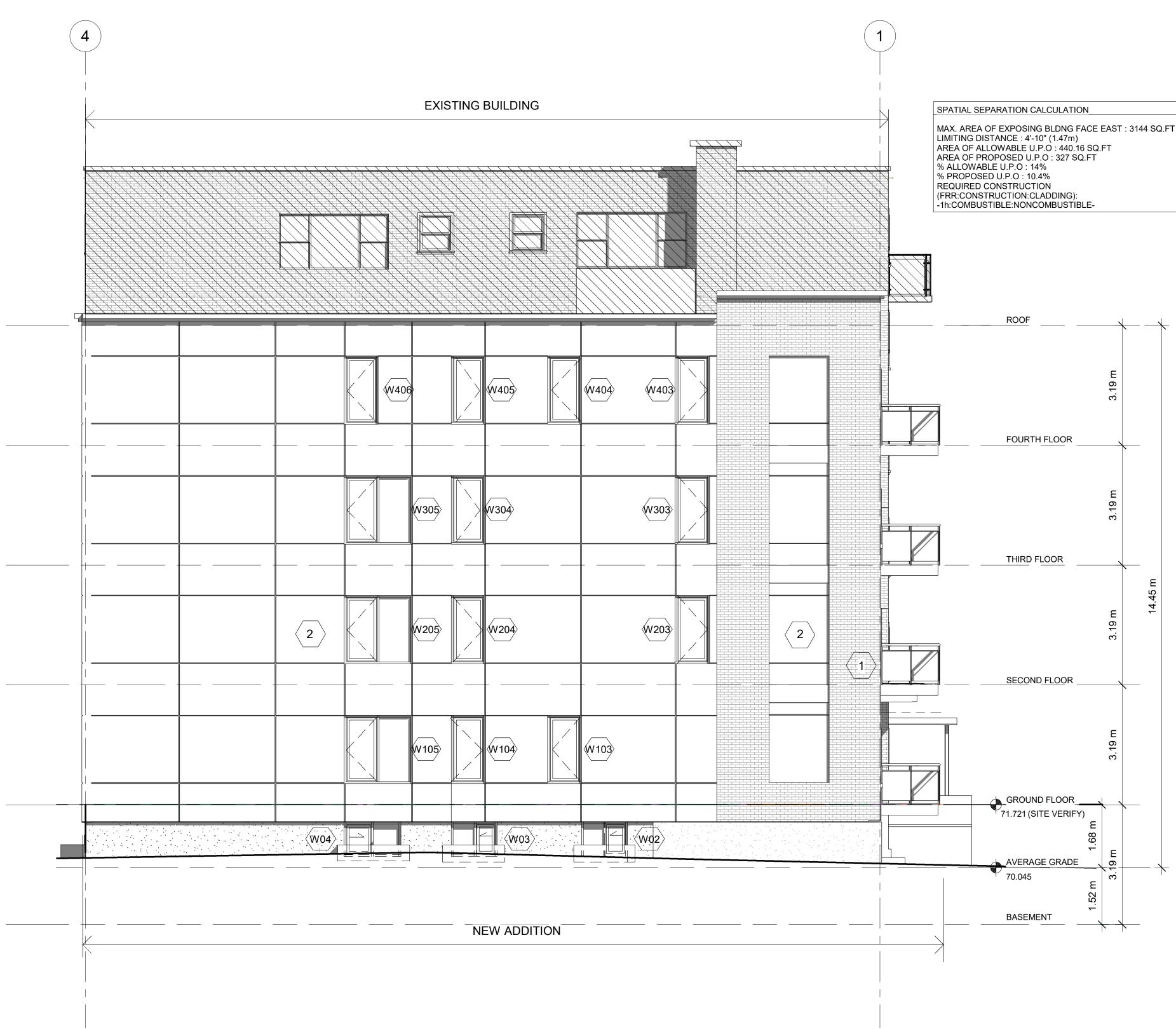
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012

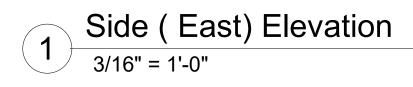
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MATERIAL LEGEND & NOTES

 $\langle 1 \rangle$  BRICK VENEER

 $\langle 2 \rangle$  CEMENT BOARD

EXISTING BUILDING TO REMAIN



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> OF O ARCHITECTS

> > LEVENT TATAR LICENCE 9542

DITION TO BUILDING Ш Х 4 STOREY E URIER O w NEW 4 ST EXISTING 6 4 280

OWNER 280 LAURIER AVE EAST HOLDINGS INC. 226 ARGYLE AVE., OTTAWA, ON, K2P 1B9

**DEVELOPER:** SMART LIVING PROPERTIES 226 ARGYLE AVE., OTTAWA, ON, K2P 1B9 ARCHITECT: REDLINE ARCHITECTURE INC.

CIVIL ENGINEER: J.L. RICHARDS & ASSOCIATES LIMITED TOWER II, 343 PRESTON ST. SUITE 1000 OTTAWA, ON. K1S 1N4

LANDSCAPING: JAMES B. LENNOX & ASSOCIATES INC. 3332 CARLING AVE. OTTAWA, ON. K2H 5A8

SURVEYOR: AOV LTD. 14 CONCOURSE GATE, SUITE 500 OTTAWA, ON. K2E-7S6

STRUCTURAL ENGINEER: D+M STRUCTURAL LTD. 333 PRESTON ST SUITE 110, OTTAWA, ON K1S 5N4

MECHANICAL & ELECTRICAL ENGINEER JAIN CONSULTANTS 7405 EAST DANBRO CRESCENT MISSISSAUGA, ON. LSN 6P8

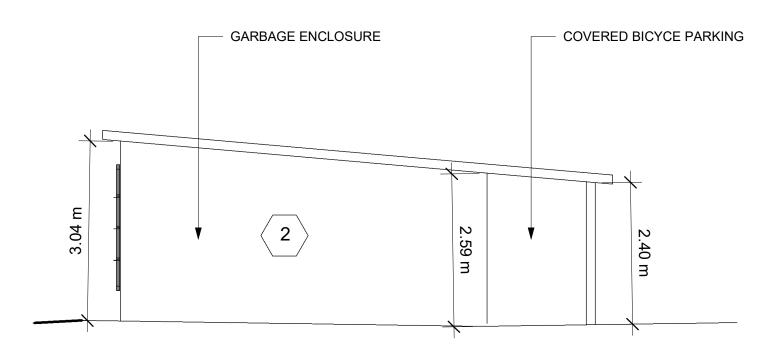
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2	ISSUED FOR REVISION	02/23/24
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NO.	REVISION/ISSUE	DATE
PROJE	CT:	
	280 LAURIER AVE. E	
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NEW ADDITION TO EXISTING 6 STOREY BUILDING 280 LAURIER AVE. E. OTTAWA, ON K1N 6P7

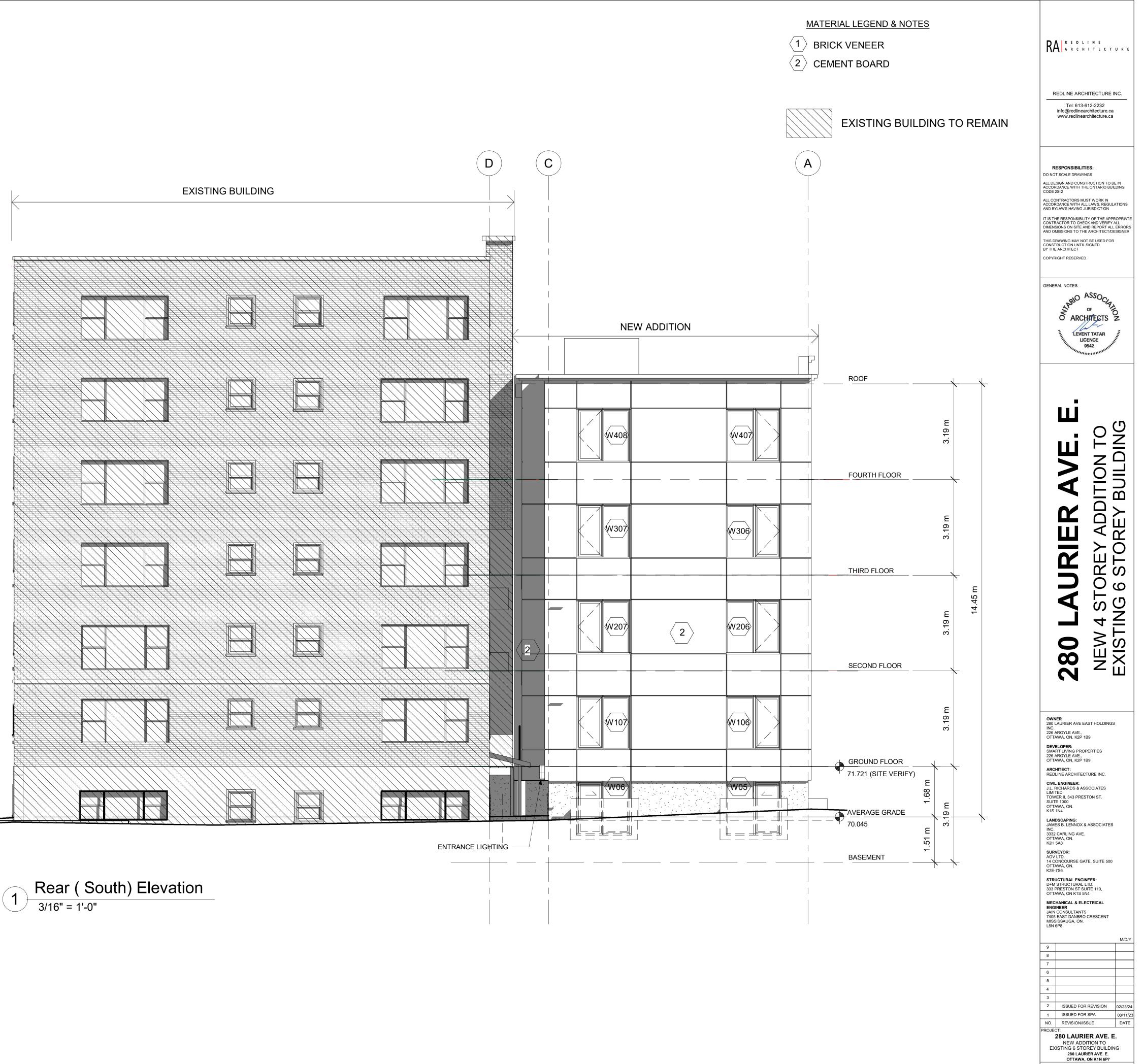
EAST ELEVATION

SHEET DRAWN BY: DATE:MARCH 21, 2021 SCALE: AS NOTED





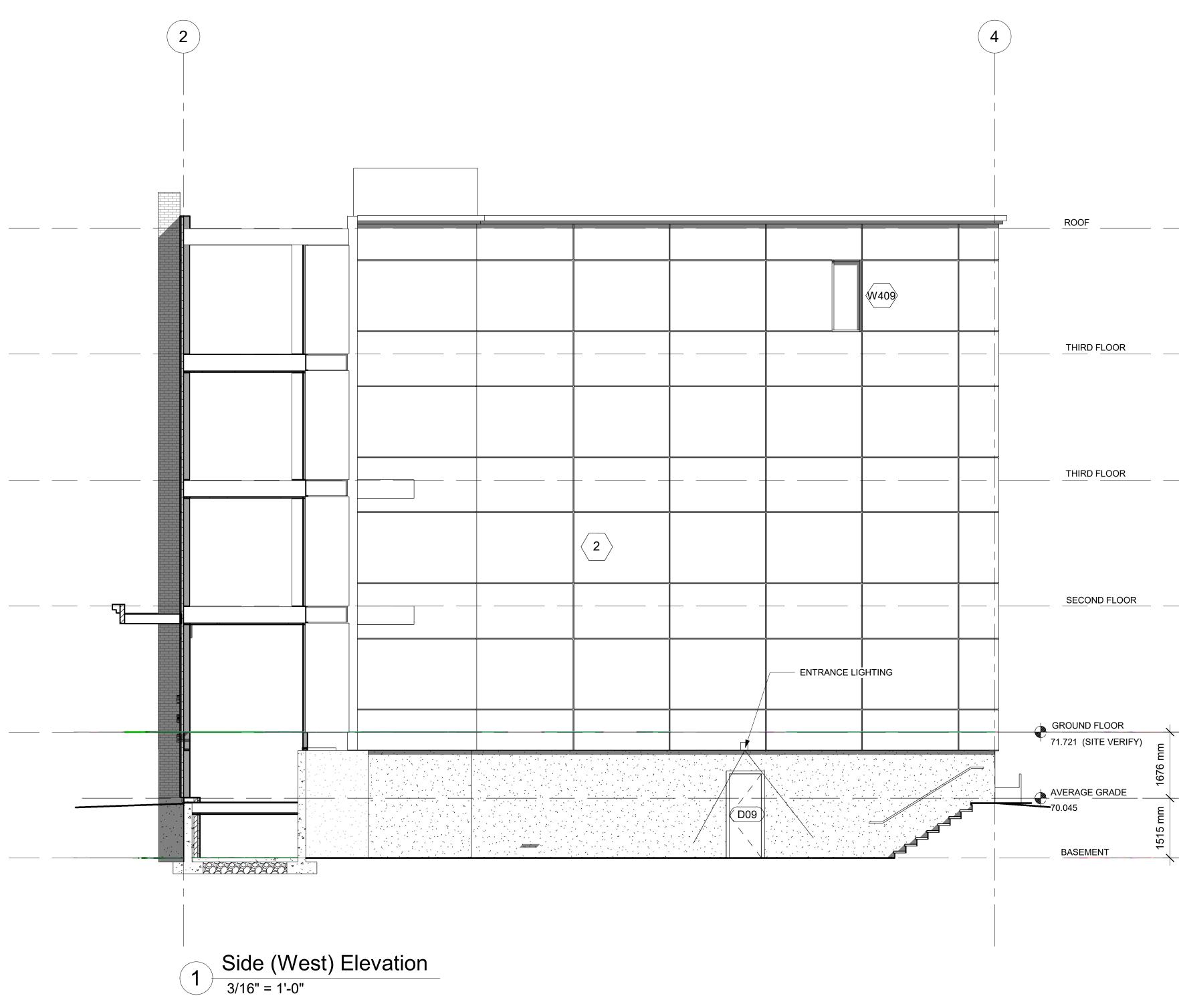
# 2 South Elevation-Garbage and Bicycle Enclosure 3/16" = 1'-0"



SOUTH ELEVATION

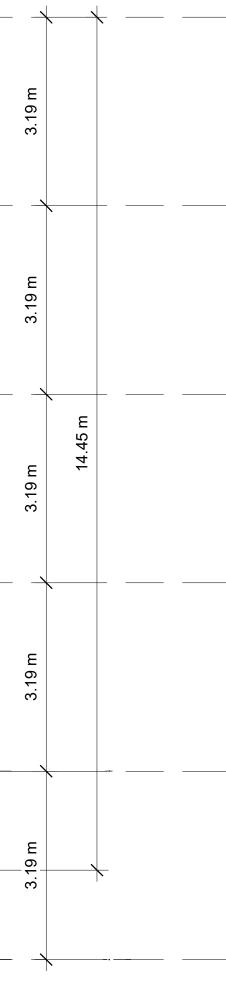
DRAWN BY: DATE:MARCH 21, 2021 SCALE: AS NOTED

SHEET A9 # 18571



## MATERIAL LEGEND & NOTES

- BRICK VENEER
   CEMENT BOARD





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## Ш REY ADDITION TO STOREY BUILDING **M** 4 URIER 0 0 NEW 4 ST( EXISTING 6 4 280

**OWNER** 280 LAURIER AVE EAST HOLDINGS INC. 226 ARGYLE AVE., OTTAWA, ON, K2P 1B9

**DEVELOPER:** SMART LIVING PROPERTIES 226 ARGYLE AVE., OTTAWA, ON, K2P 1B9

ARCHITECT: REDLINE ARCHITECTURE INC. CIVIL ENGINEER: J.L. RICHARDS & ASSOCIATES LIMITED TOWER II, 343 PRESTON ST. SUITE 1000 OTTAWA, ON. K1S 1N4

LANDSCAPING: JAMES B. LENNOX & ASSOCIATES INC. 3332 CARLING AVE. OTTAWA, ON. K2H 5A8

SURVEYOR: AOV LTD. 14 CONCOURSE GATE, SUITE 500 OTTAWA, ON. K2E-7S6

STRUCTURAL ENGINEER: D+M STRUCTURAL LTD. 333 PRESTON ST SUITE 110, OTTAWA, ON K1S 5N4

MECHANICAL & ELECTRICAL ENGINEER JAIN CONSULTANTS 7405 EAST DANBRO CRESCENT MISSISSAUGA, ON. L5N 6P8

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2	ISSUED FOR REVISION	02/23/24
1	ISSUED FOR SPA	08/11/23
NO.	REVISION/ISSUE	DATE
PROJECT:		
280 LAURIER AVE. E.		
NEW ADDITION TO		
EXISTING 6 STOREY BUILDING		
280 LAURIER AVE. E.		
OTTAWA, ON K1N 6P7		

WEST ELEVATION

DRAWN BY: ARCH 21, 2021 SCALE: AS NOTED SHEET:

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