

280 LAURIER AVE. E.  
 SITE PLAN OF SURVEY LOT 5 AND PART OF LOT 6 (SOUTH LAURIER AVENUE) REGISTERED PLAN 14349, CITY OF OTTAWA  
 SURVEY INFO TAKEN FROM LOT 5 AND PART OF LOT 6 (SOUTH LAURIER AVENUE) REGISTERED PLAN 14349, CITY OF OTTAWA  
 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. COMPLETED FEBRUARY 5, 2021

RAUD (2807)-RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA;  
 DWELLING TYPE: NEW ADDITION TO EXISTING 6 STOREY MID RISE APARTMENT BUILDING (RENTALS)

ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	450 m <sup>2</sup>	895.5 m <sup>2</sup>	
B) MINIMUM LOT WIDTH	15 m	27.95 m	
C) MINIMUM LOT DEPTH	N/A	32 m	
D) MINIMUM FRONT YARD SET BACK	AVERAGE (4.5m+4.01m) / 2 = 4.255m	4.25 m	
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 m <sup>2</sup> = 223.875 m <sup>2</sup>	180.16 m <sup>2</sup>	BY-LAW 2022-291
I) MAXIMUM BUILDING HEIGHT	14.5 m	14.46 m	
J) VEHICLE PARKING (RESIDENTS)	44x0.5=22	0	BY-LAW 2022-291
VEHICLE PARKING (VISITOR)	44x0.1=4.4	0	BY-LAW 2022-291
VEHICLE PARKING (TOTAL)	26.4	0	BY-LAW 2022-291
K) BIKE SPACES	56x0.5=28	30 (STACKED) INDOOR +24 (STACKED) OUTDOOR +3 STANDARD OUTDOOR	

	REQUIREMENT	PROVIDED	EXISTING
L) AMENITY AREA	0	104.2 m <sup>2</sup> @ BACK & 20.8 m <sup>2</sup> BALCONIES TOTAL = 125 m <sup>2</sup>	
M) FRONT YARD, SOFTSCAPING PERCENTAGE	40%	60.8%	
N) REAR YARD, SOFTSCAPING PERCENTAGE	50%	53.6%	

FLOOR NAME	EXISTING	PROPOSED ADDITION	TOTAL
BASEMENT	341 m <sup>2</sup>	193.6 m <sup>2</sup>	534.6 m <sup>2</sup>
GROUND FLOOR	341 m <sup>2</sup>	193.6 m <sup>2</sup>	534.6 m <sup>2</sup>
SECOND FLOOR	341 m <sup>2</sup>	193.6 m <sup>2</sup>	534.6 m <sup>2</sup>
THIRD FLOOR	341 m <sup>2</sup>	193.6 m <sup>2</sup>	534.6 m <sup>2</sup>
FOURTH FLOOR	341 m <sup>2</sup>	193.6 m <sup>2</sup>	534.6 m <sup>2</sup>
FIFTH FLOOR	341 m <sup>2</sup>	0 m <sup>2</sup>	341 m <sup>2</sup>
SIXTH FLOOR	341 m <sup>2</sup>	0 m <sup>2</sup>	341 m <sup>2</sup>
TOTAL	2387 m <sup>2</sup>	968 m <sup>2</sup>	3355 m <sup>2</sup>

	BACHELOR	1 BED	2 BED	3 BED	4 BED	TOTAL
EXISTING BUILDING	28	11	0	0	0	40
PROPOSED NEW UNIT @EXISTING BUILDING	0	0	0	0	0	0
PROPOSED ADDITION	12	0	2	3	1	18
TOTAL	41	11	2	3	1	58

REQUIRED 2+ BEDROOM  
 PROPOSED 2+ BEDROOM

AVERAGE GRADE:  
 CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES  
 AVERAGE GRADE : 70.045m (69.87m + 70.13m + 69.85m + 70.33m) / 4

**LEGEND**

- NEW TREE
- EXISTING TREE TO BE REMOVED
- EX. TREE TO REMAIN
- NEW SHRUB
- PROPOSED BUILDING
- ▨ EXISTING BUILDING TO REMAIN
- ▶ PROPOSED / EXISTING ENTRY / EXIT
- - - PROPERTY LINE
- ▨ DENOTES HARD LANDSCAPING
- ▨ DENOTES SOFT LANDSCAPING
- UP UTILITY POLE
- FH FIRE HAYDRANT

**SITE NOTES**

NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES  
 EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY  
 ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL  
 ALL MEASUREMENTS ARE METRIC (ACCOMPANYING IMPERIAL MEAS. MAY APPEAR)  
 EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED UNLESS OTHERWISE NOTED BY THE CIVIL ENGINEER  
 SNOW ACCUMULATION TO BE REMOVED OFF SITE IMMEDIATELY AS NEEDED

SITE PLAN  
 SCALE: 1:100

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

**RESPONSIBILITIES:**  
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2015  
 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BY-LAWS 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 UNLESS ORDERED BY THE ARCHITECT  
 COPYRIGHT RESERVED

GENERAL NOTES:  
 ONTARIO ASSOCIATION OF ARCHITECTS  
 LEVENTATAR  
 LICENCE 9842

# 280 LAURIER AVE. E.

NEW 4 STOREY ADDITION TO EXISTING 6 STOREY BUILDING

**OWNER:** 280 LAURIER AVE EAST HOLDINGS INC. 226 ARCADE AVE. OTTAWA, ON K2P 1B9  
**DEVELOPER:** SMART LIVING PROPERTIES 226 ARCADE AVE. OTTAWA, ON K2P 1B9  
**ARCHITECT:** REDLINE ARCHITECTURE INC.  
**CIVIL ENGINEER:** J.L. RICHARDS & ASSOCIATES LIMITED TOWER B, 343 PRESTON ST. SUITE 1000 OTTAWA, ON K1S 1M4  
**LANDSCAPING:** JAMES B. LENNOX & ASSOCIATES INC. 3352 CARLING AVE. OTTAWA, ON K2H 5A9  
**SURVEYOR:** ACU LTD. 14 CONNORS GATE, SUITE 500 OTTAWA, ON K2E 7S8  
**STRUCTURAL ENGINEER:** CH STRUCTURAL LTD. 333 PRESTON ST SUITE 110, OTTAWA, ON K1S 5K4  
**MECHANICAL & ELECTRICAL ENGINEER:** JAY CONSULTANTS 7465 EAST CANBORO CRESCENT MISSISSAUGA, ON L5N 6P6

NO.	REVISION/ISSUE	DATE
2	ISSUED FOR REVISION	02/23/24
1	ISSUED FOR SPA	06/11/23
NO.	REVISION/ISSUE	DATE

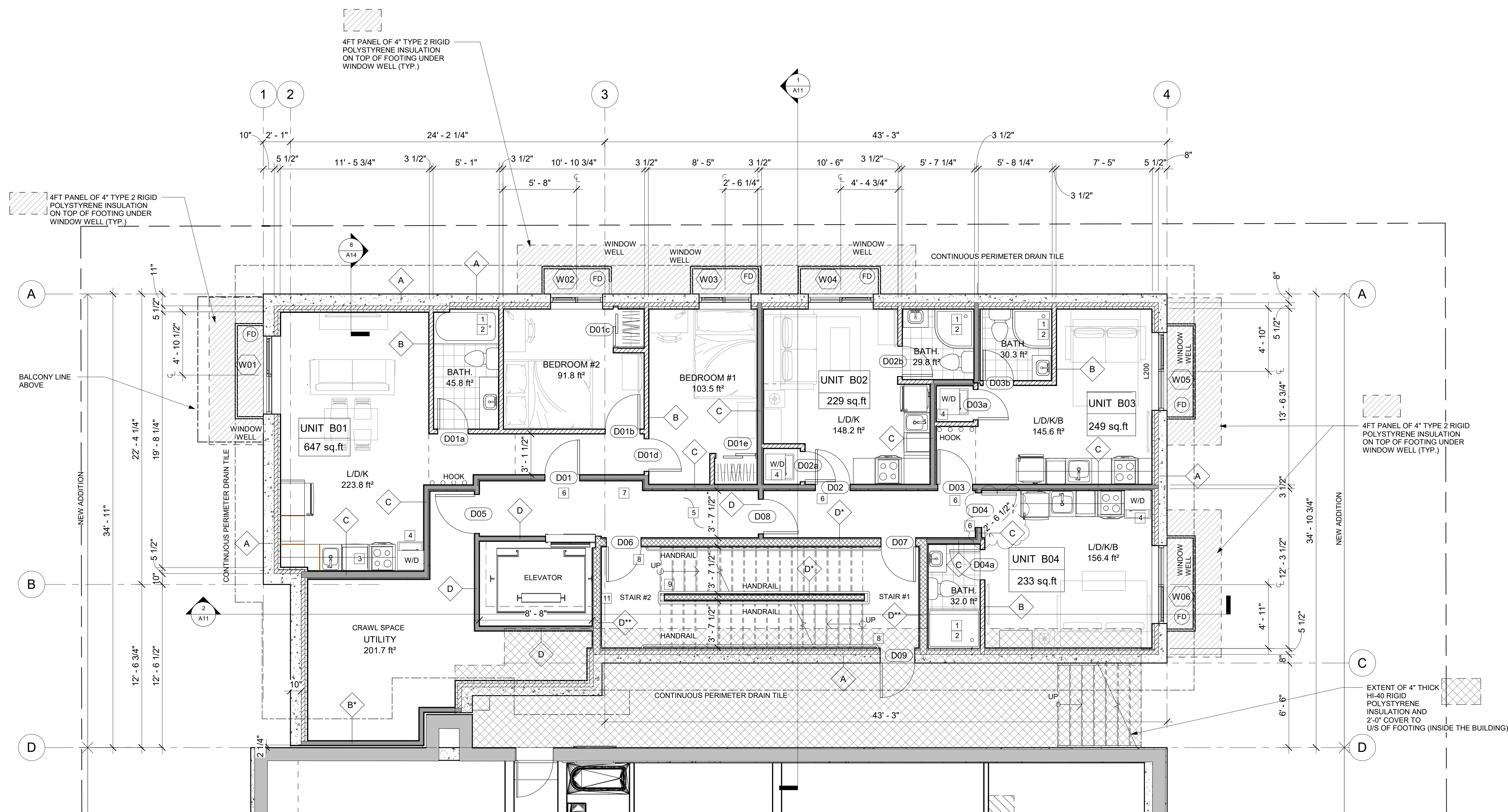
PROJECT:  
 280 LAURIER AVE. E.  
 NEW ADDITION TO EXISTING 6 STOREY BUILDING  
 280 LAURIER AVE. E. OTTAWA, ON K1N 6P7

**SITE PLAN**

DRAWN BY: SHEET: A0  
 DATE: MARCH 29, 2021  
 SCALE: AS NOTED

**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 UNLESS SIGNED BY THE ARCHITECT  
 COPYRIGHT RESERVED

GENERAL NOTES:



1 Basement  
 1/4" = 1'-0"

**WALL LEGEND**

- 1.5 HR FRR NONCOMBUSTIBLE WALL
- 1HR FRR WALL
- NON FIRE RATED WALL

- DIM\* PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)
- ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS
- 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.

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

CONSULTANTS	
STRUCTURAL -	MDV
MECHANICAL -	
ELECTRICAL -	
NO.	REVISION/ISSUE DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
PROJECT: 280 LAURIER AVE. E. NEW ADDITION TO EXISTING 6 STOREY BUILDING 280 LAURIER AVE. E. OTTAWA, ON K1N 6P7	
FLOOR PLANS	
DRAWN BY:	SHEET: A2
DATE: MARCH 29, 2021	SCALE: AS NOTED

**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 BY-LAWS 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 UNLESS SIGNED BY THE ARCHITECT  
 COPYRIGHT RESERVED



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

**OWNER:**  
 282 LAURIER AVE EAST HOLDINGS INC.  
 226 ARCYLE AVE.  
 OTTAWA, ON K2P 1B9

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

**ARCHITECT:**  
 REDLINE ARCHITECTURE INC.  
 J.L. RICHARDS & ASSOCIATES LIMITED  
 TOWER #1, 343 PRESTON ST.  
 SUITE 1000  
 OTTAWA, ON K1S 1M4

**LANDSCAPING:**  
 JAMES B. LENNOX & ASSOCIATES INC.  
 3352 CARLING AVE.  
 OTTAWA, ON K2H 5A9

**SURVEYOR:**  
 ACQU LTD.  
 14 CONCOURSE GATE, SUITE 500  
 OTTAWA, ON K2E 7S8

**STRUCTURAL ENGINEER:**  
 CHA STRUCTURAL LTD.  
 333 PRESTON ST SUITE 110,  
 OTTAWA, ON K1S 5M4

**MECHANICAL & ELECTRICAL ENGINEER:**  
 JAY CONSULTANTS  
 7465 EAST DANBRO CRESCENT  
 MISSISSAUGA, ON L5N 6P6

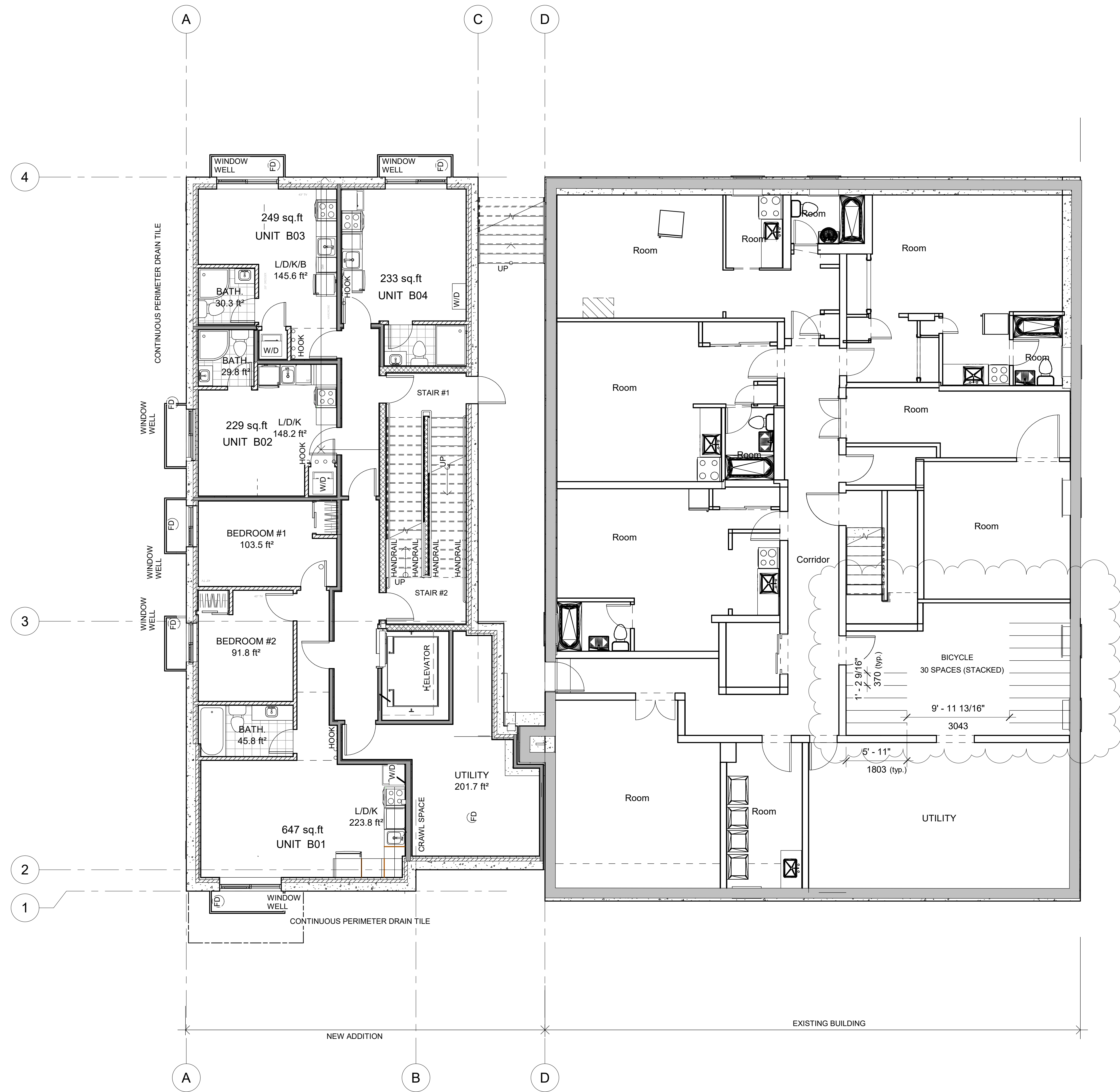
NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3		
2	ISSUED FOR REVISION	02/23/24
1	ISSUED FOR SPA	06/11/23

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

**FLOOR PLANS**

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

**A2**

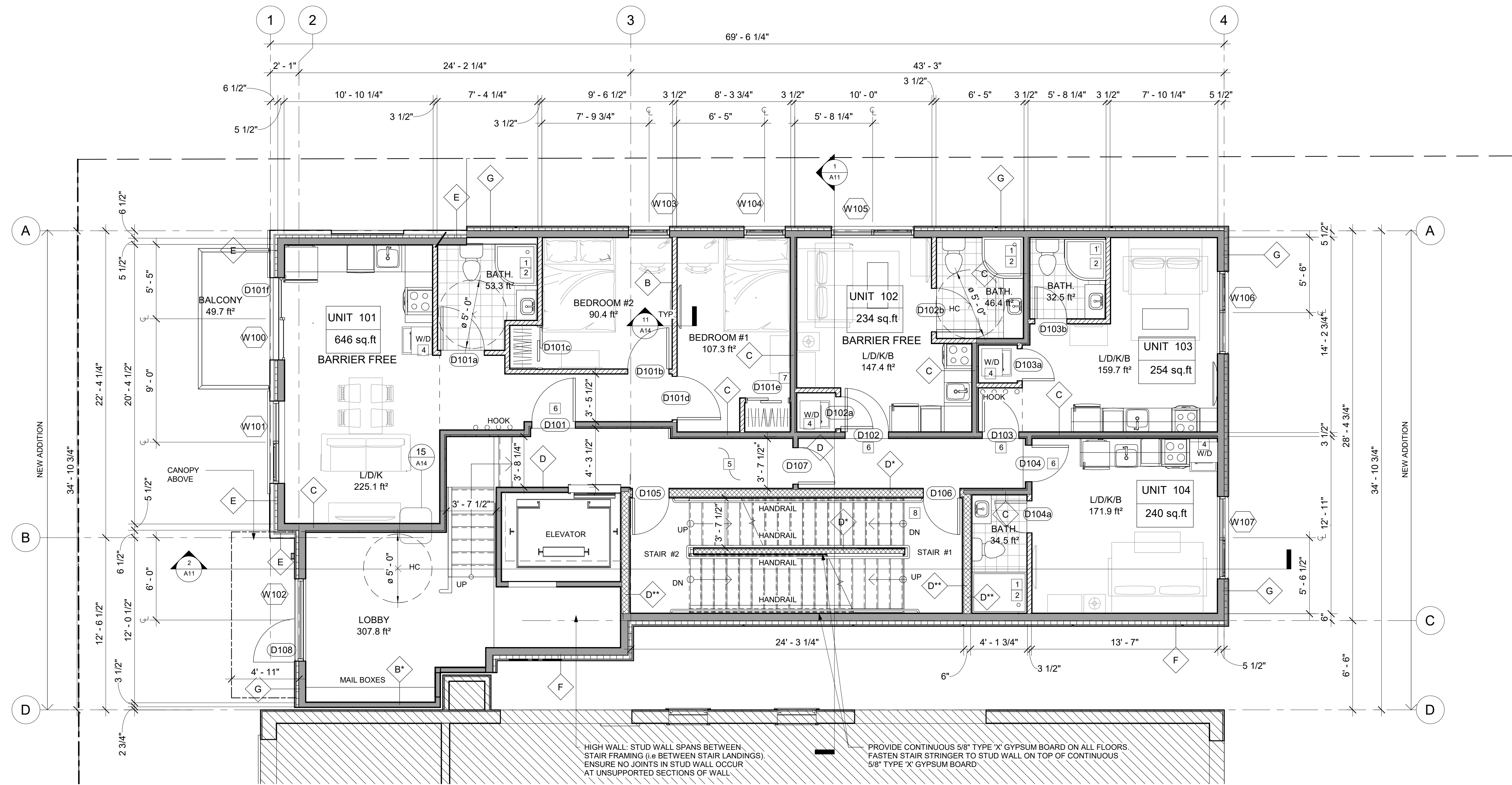


**1** Basement.  
 3/16" = 1'-0"

**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 UNLESS BONDED BY THE ARCHITECT  
COPYRIGHT RESERVED

GENERAL NOTES:

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



**1** Ground Floor  
1/4" = 1'-0"

- WALL LEGEND**
- 1.5 HR FRR NONCOMBUSTIBLE WALL
  - 1HR FRR WALL
  - NON FIRE RATED WALL

- DIM\*** PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)
- ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS
- PLAN NOTES, SEE PLAN CONST. LEGEND /A1

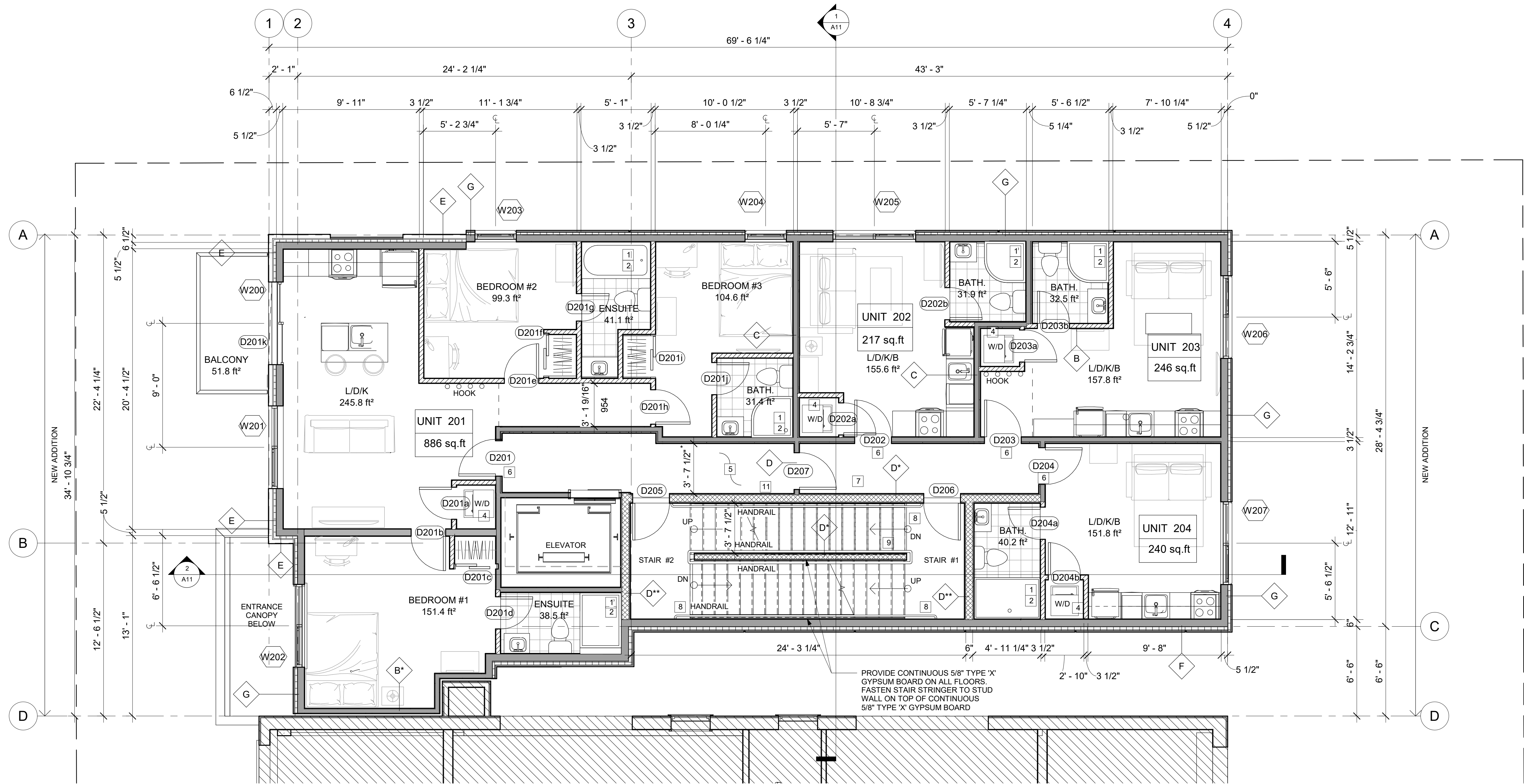
ALL BEAMS ARE FLUSH TO THE FLOOR JOIST UNLESS NOTED AS "DROPPED"  
IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.

CONSULTANTS		
NO.	REVISION/ISSUE	DATE
1	ISSUED FOR SPA	06/11/23
2		
3		
4		
5		
6		
7		
8		
9		

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

FLOOR PLANS

DRAWN BY: SHEET: A3  
DATE: MARCH 29, 2021  
SCALE: AS NOTED



**1** Second Floor  
1/4" = 1'-0"

**WALL LEGEND**

- 1.5 HR FRR NONCOMBUSTIBLE WALL
- 1HR FRR WALL
- NON FIRE RATED WALL

- DIM\* PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)
- ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS
- 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.

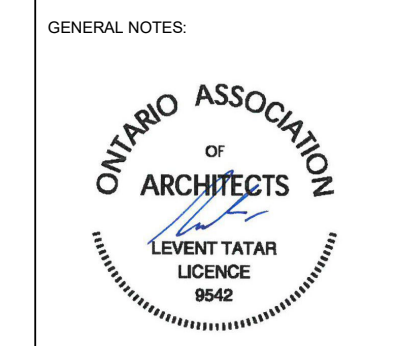
**282 LAURIER AVE. E.**  
NEW ADDITION TO  
EXISTING 6 STOREY BUILDING

CONSULTANTS		
STRUCTURAL -	MDV	
MECHANICAL -		
ELECTRICAL -		
9		
8		
7		
6		
5		
4		
3		
2		
1		
NO.	REVISION/ISSUE	DATE
PROJECT: 282 LAURIER AVE. E. NEW ADDITION TO EXISTING 6 STOREY BUILDING 282 LAURIER AVE. E. OTTAWA, ON K1N 6P7		

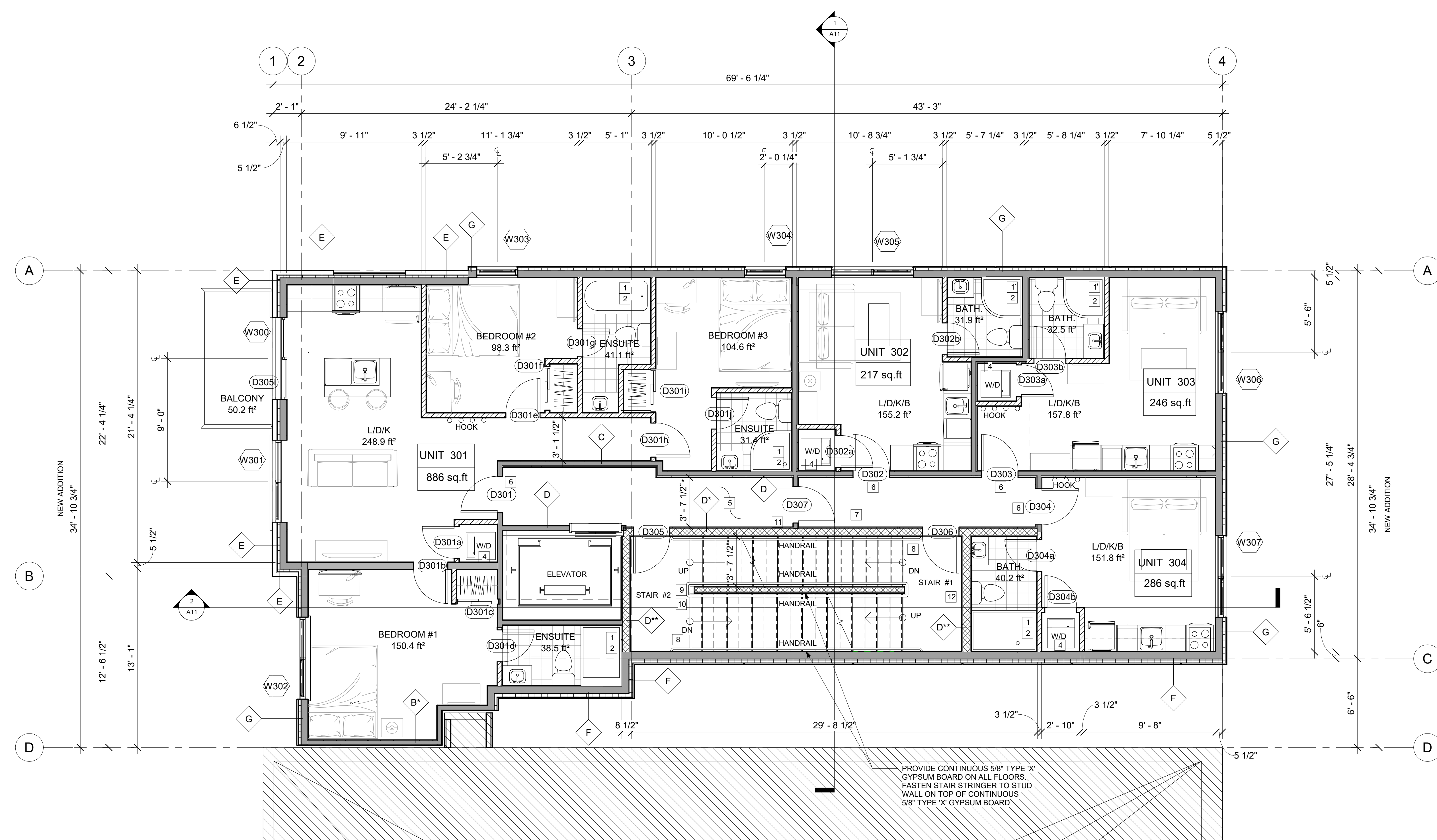
FLOOR PLANS

DRAWN BY:	SHEET:
DATE: MARCH 29, 2021	<b>A4</b>
SCALE: AS NOTED	

**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 PLANS 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 UNLESS SIGNED BY THE ARCHITECT  
 COPYRIGHT RESERVED



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



**1** Third Floor.  
 1/4" = 1'-0"

- WALL LEGEND**
- 1.5 HR FRR NONCOMBUSTIBLE WALL
  - 1HR FRR WALL
  - NON FIRE RATED WALL

- DIM\*** PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)
- ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS
- 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.

PROVIDE CONTINUOUS 5/8" TYPE "X" GYPSUM BOARD ON ALL FLOORS.  
 FASTEN STAIR STRINGER TO STUD WALL ON TOP OF CONTINUOUS 5/8" TYPE "X" GYPSUM BOARD

CONSULTANTS	
NO.	REVISION/ISSUE DATE
9	
8	
7	
6	
5	
4	
3	
2	
1	

PROJECT: **280 LAURIER AVE. E.**  
 NEW ADDITION TO EXISTING 6 STOREY BUILDING  
 280 LAURIER AVE. E.  
 OTTAWA, ON K1N 6P7

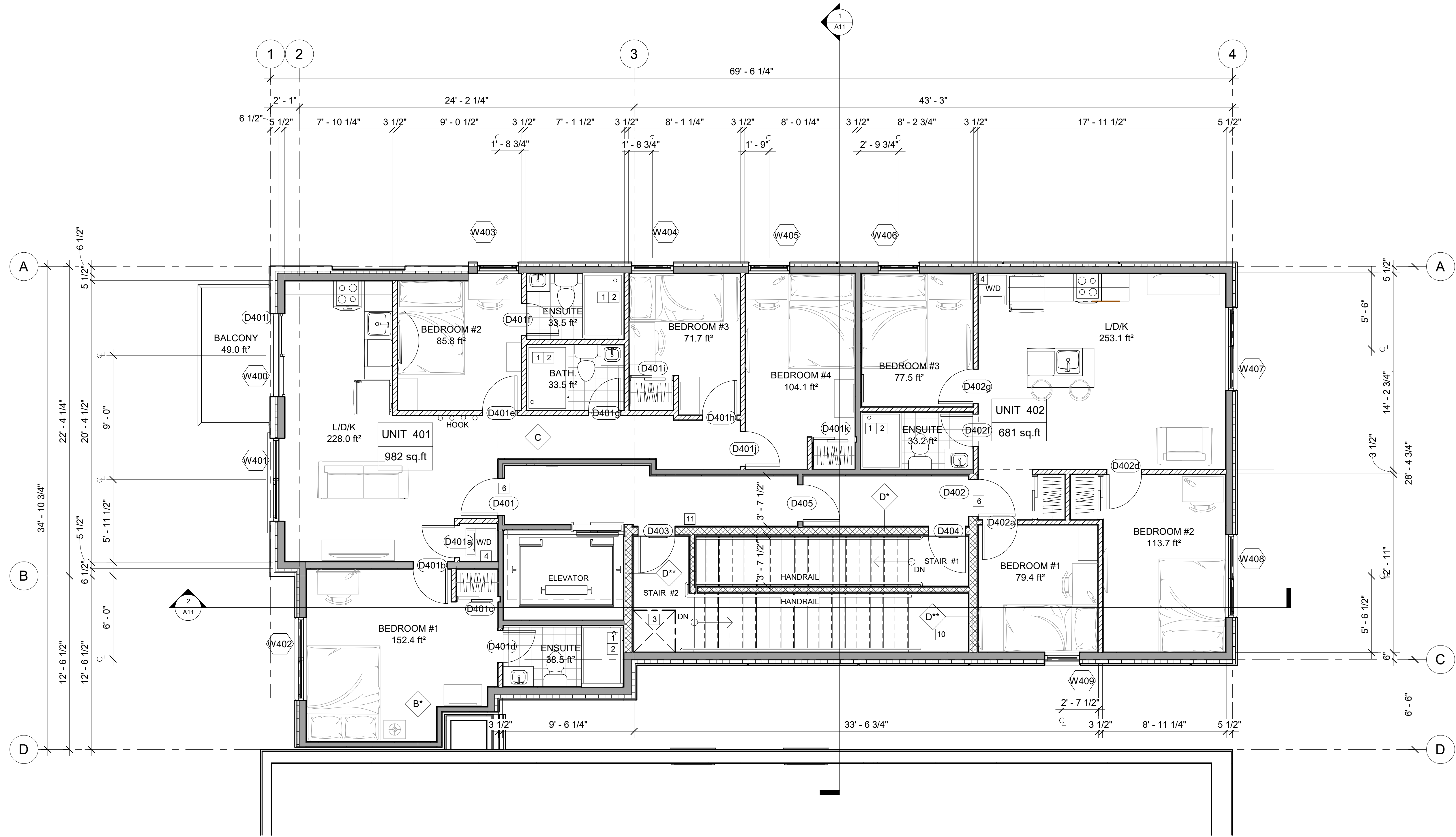
FLOOR PLANS

DRAWN BY: SHEET: **A5**  
 DATE: MARCH 29, 2021  
 SCALE: AS NOTED

**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 UNLESS SIGNED BY THE ARCHITECT  
 COPYRIGHT RESERVED

GENERAL NOTES:

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



**1** Fourth Floor  
 1/4" = 1'-0"

- WALL LEGEND**
- 1.5 HR FRR NONCOMBUSTIBLE WALL
  - 1HR FRR WALL
  - NON FIRE RATED WALL

- DIM\*** PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)
- ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS**
- 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.**

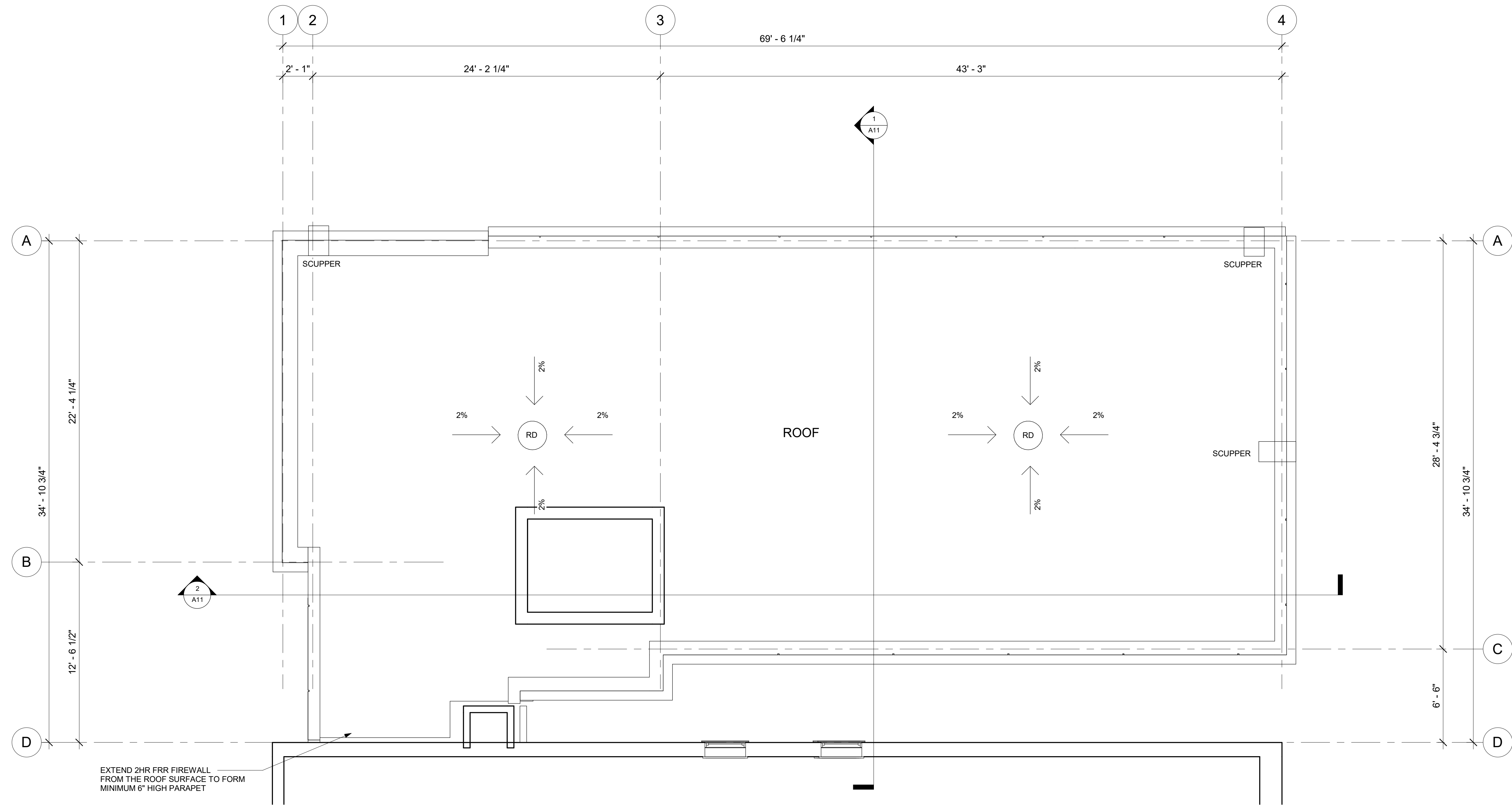
CONSULTANTS	
NO.	REVISION/ISSUE DATE
9	
8	
7	
6	
5	
4	
3	
2	
1	

PROJECT: **280 LAURIER AVE. E.**  
 NEW ADDITION TO  
 EXISTING 6 STOREY BUILDING  
 280 LAURIER AVE. E.  
 OTTAWA, ON K1N 6P7

FLOOR PLANS

DRAWN BY: SHEET: **A6**  
 DATE: MARCH 29, 2021  
 SCALE: AS NOTED

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



**3** Roof  
1/4" = 1'-0"

**WALL LEGEND**

- 1.5 HR FRR NONCOMBUSTIBLE WALL
- 1HR FRR WALL
- NON FIRE RATED WALL

- PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS)
- ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS
- 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.

CONSULTANTS

STRUCTURAL	MDJ
MECHANICAL	
ELECTRICAL	

9		
8		
7		
6		
5		
4		
3		
2		
1	ISSUED FOR PERMIT	02/24/21
NO.	REVISION/ISSUE	DATE

PROJECT:  
**280 LAURIER AVE. E.**  
NEW ADDITION TO  
EXISTING 6 STOREY BUILDING  
280 LAURIER AVE. E.  
OTTAWA, ON K1N 6P7

FLOOR PLANS

DRAWN BY:	SHEET:
DATE: MARCH 29, 2021	<b>A6a</b>
SCALE: AS NOTED	



**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 UNLESS SIGNED BY THE ARCHITECT  
 COPYRIGHT RESERVED



**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.  
 J.L. RICHARDS & ASSOCIATES LIMITED  
 TOWER #1 343 PRESTON ST.  
 SUITE 1000  
 OTTAWA, ON K1S 1M4

**LANDSCAPING:**  
 JAMES B. LENNOX & ASSOCIATES INC.  
 3352 CARLING AVE.  
 OTTAWA, ON K2H 5A9

**SURVEYOR:**  
 ACIV LTD.  
 14 CONCOURSE GATE, SUITE 500  
 OTTAWA, ON K2E 7S8

**STRUCTURAL ENGINEER:**  
 CHS STRUCTURAL LTD.  
 333 PRESTON ST SUITE 110,  
 OTTAWA, ON K1S 5M4

**MECHANICAL & ELECTRICAL ENGINEER:**  
 JAY CONSULTANTS  
 7465 EAST DANBRO CRESCENT  
 MISSISSAUGA, ON L5N 6P6

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3		
2	ISSUED FOR REVISION	02/23/24
1	ISSUED FOR SPA	08/11/23

PROJECT: **280 LAURIER AVE. E.**  
 NEW ADDITION TO  
 EXISTING 6 STOREY BUILDING  
 280 LAURIER AVE. E.  
 OTTAWA, ON K1N 6P7



**MATERIAL LEGEND & NOTES**

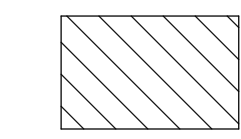
- 1 BRICK VENEER
- 2 CEMENT BOARD



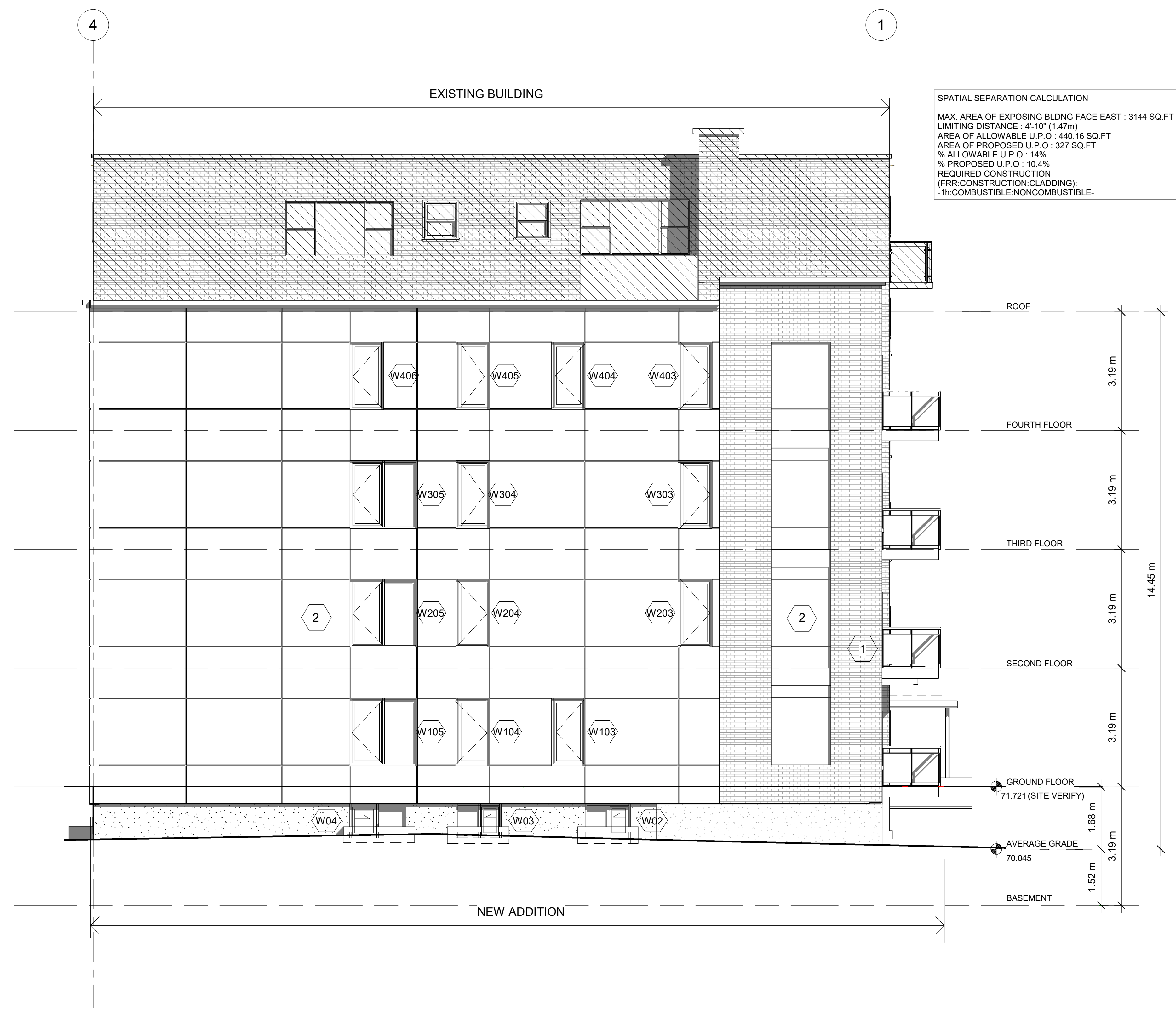
1 **Front (North) Elevation**  
 3/16" = 1'-0"

**MATERIAL LEGEND & NOTES**

- 1 BRICK VENEER
- 2 CEMENT BOARD

 EXISTING BUILDING TO REMAIN

**SPATIAL SEPARATION CALCULATION**  
 MAX. AREA OF EXPOSING BLDNG FACE EAST : 3144 SQ.FT  
 LIMITING DISTANCE : 4'-10" (1.47m)  
 AREA OF ALLOWABLE U.P.O : 440.16 SQ.FT  
 AREA OF PROPOSED U.P.O : 327 SQ.FT  
 % ALLOWABLE U.P.O : 14%  
 % PROPOSED U.P.O : 10.4%  
 REQUIRED CONSTRUCTION (FRR-CONSTRUCTION-CLADDING):  
 -1h-COMBUSTIBLE-NONCOMBUSTIBLE-



1 Side ( East) Elevation  
 3/16" = 1'-0"

**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 UNLESS ORDERED BY THE ARCHITECT  
 COPYRIGHT RESERVED



**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 B, 343 PRESTON ST.  
 SUITE 1000  
 OTTAWA, ON K1S 1M4

**LANDSCAPING:**  
 JAMES B. LENNOX & ASSOCIATES INC.  
 3352 CARLING AVE.  
 OTTAWA, ON K2H 5A9

**SURVEYOR:**  
 ACIV LTD.  
 14 CONCOURSE GATE, SUITE 500  
 OTTAWA, ON K2E 7S8

**STRUCTURAL ENGINEER:**  
 CHA STRUCTURAL LTD  
 333 PRESTON ST SUITE 110,  
 OTTAWA, ON K1S 5M4

**MECHANICAL & ELECTRICAL ENGINEER:**  
 JAY CONSULTANTS  
 7465 EAST DANBRO CRESCENT  
 MISSISSAUGA, ON L5N 6P6

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3		
2	ISSUED FOR REVISION	02/23/24
1	ISSUED FOR SPA	08/11/23

PROJECT: **280 LAURIER AVE. E.**  
 NEW ADDITION TO  
 EXISTING 6 STOREY BUILDING  
 280 LAURIER AVE. E.  
 OTTAWA, ON K1N 6P7

**EAST ELEVATION**

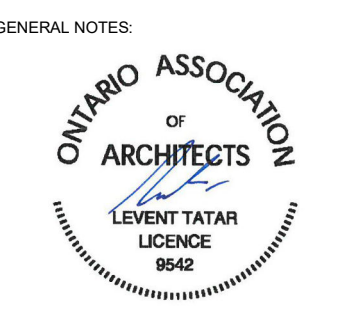
DRAWN BY: \_\_\_\_\_ SHEET: **A8**  
 DATE: MARCH 21, 2021  
 SCALE: AS NOTED

MATERIAL LEGEND & NOTES

- 1 BRICK VENEER
- 2 CEMENT BOARD

 EXISTING BUILDING TO REMAIN

**RESPONSIBILITIES:**  
DO NOT SCALE DRAWINGS  
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2015  
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 UNLESS SIGNED BY THE ARCHITECT  
COPYRIGHT RESERVED



**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 B, 343 PRESTON ST.  
SUITE 1000  
OTTAWA, ON  
K1S 1M4

**LANDSCAPING:**  
JAMES B. LENNOX & ASSOCIATES INC.  
3352 CARLING AVE.  
OTTAWA, ON  
K2H 5A9

**SURVEYOR:**  
ACVI LTD.  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON  
K2E 7S8

**STRUCTURAL ENGINEER:**  
D&H STRUCTURAL LTD  
333 PRESTON ST SUITE 110,  
OTTAWA, ON K1S 5N4

**MECHANICAL & ELECTRICAL ENGINEER:**  
JAN CONSULTANTS  
7465 EAST DANBRO CRESCENT  
MISSISSAUGA, ON  
L5N 6P6

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3		
2	ISSUED FOR REVISION	02/23/24
1	ISSUED FOR SPA	08/11/23

PROJECT:  
**280 LAURIER AVE. E.**  
NEW ADDITION TO  
EXISTING 6 STOREY BUILDING  
280 LAURIER AVE. E.  
OTTAWA, ON K1N 6P7

SOUTH ELEVATION

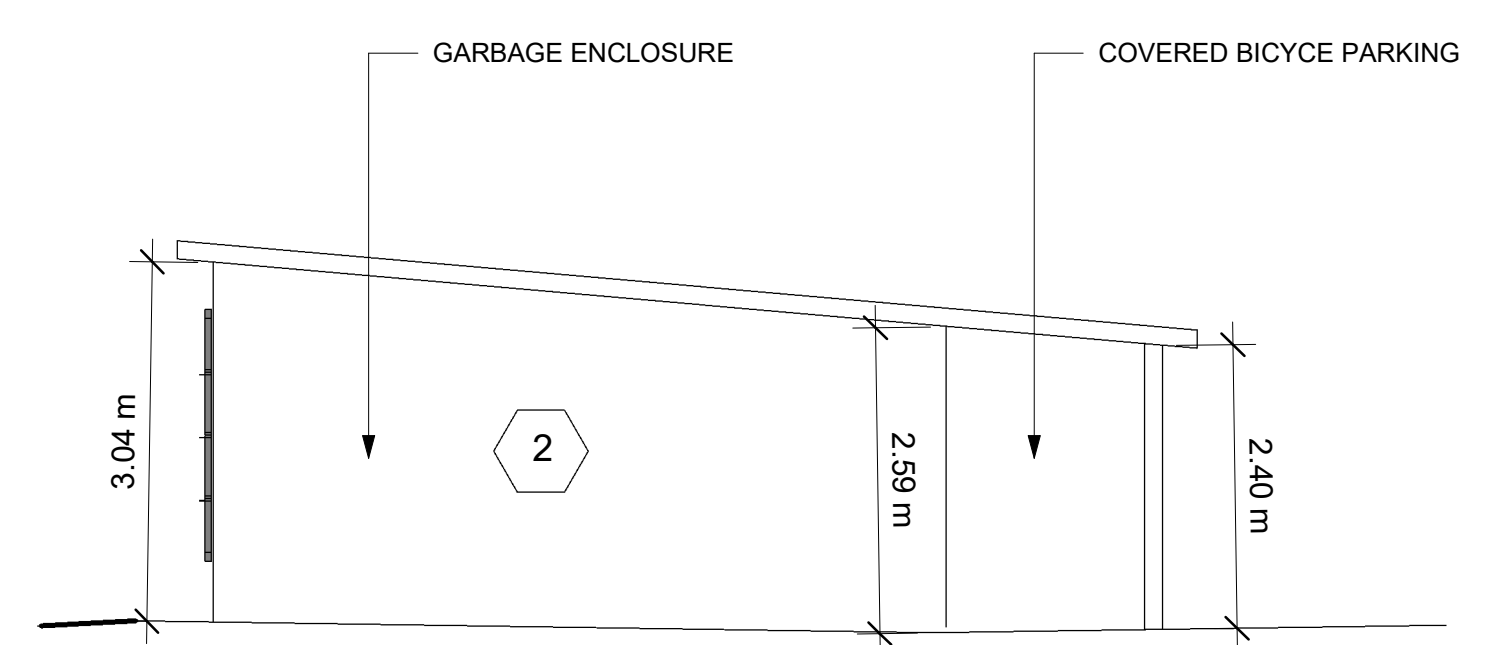
DRAWN BY: \_\_\_\_\_ SHEET: **A9**

DATE: MARCH 21, 2021

SCALE: AS NOTED

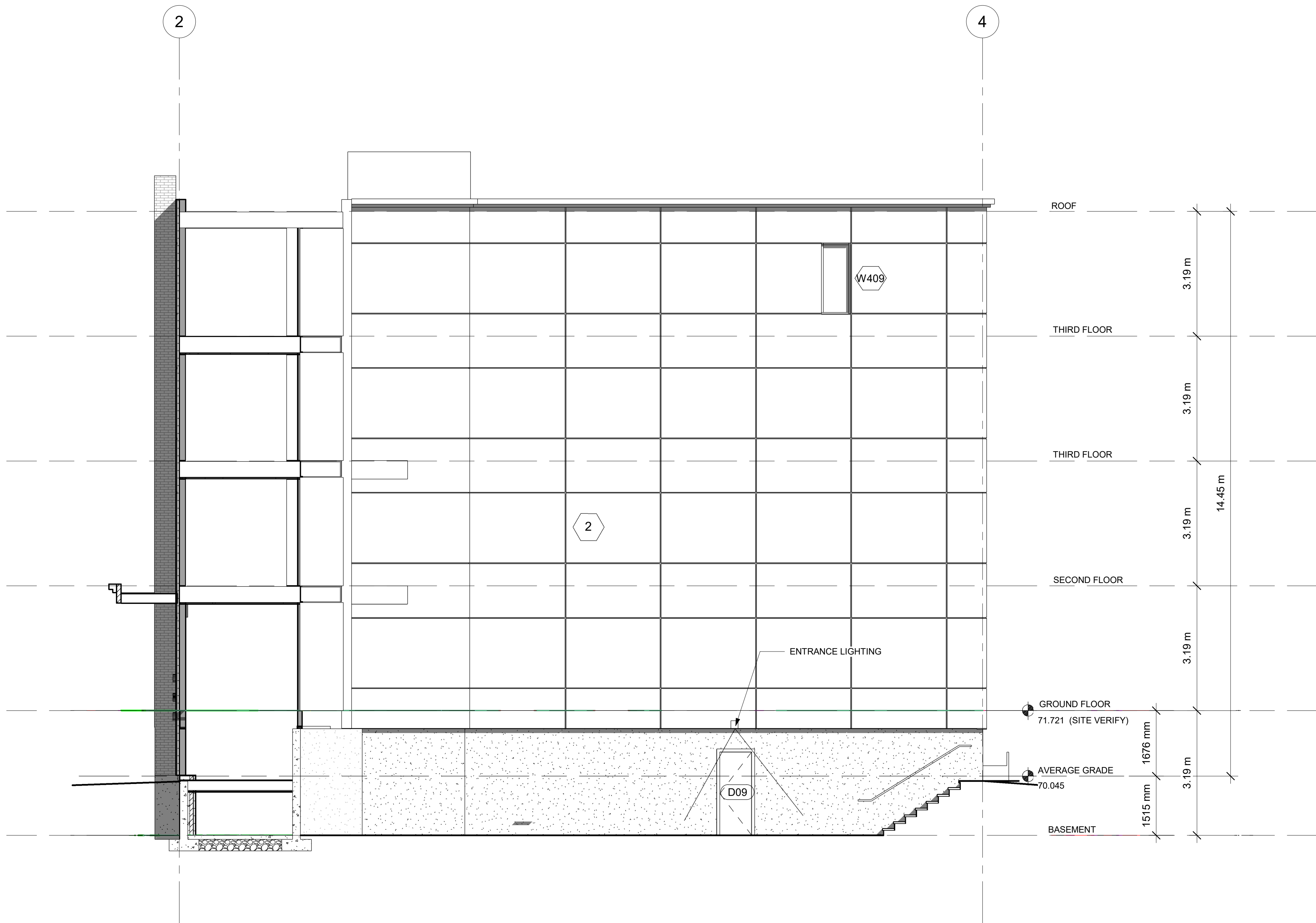


1 Rear ( South) Elevation  
3/16" = 1'-0"



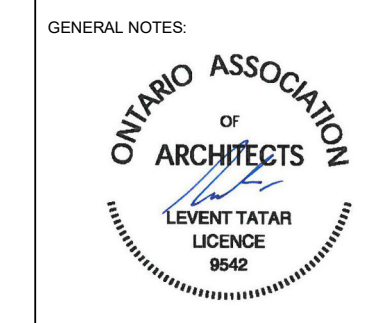
2 South Elevation-Garbage and Bicycle Enclosure  
3/16" = 1'-0"

- MATERIAL LEGEND & NOTES**
- 1 BRICK VENEER
  - 2 CEMENT BOARD



1 Side (West) Elevation  
3/16" = 1'-0"

**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 UNLESS SIGNED BY THE ARCHITECT  
COPYRIGHT RESERVED



**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 B, 343 PRESTON ST.  
SUITE 1000  
OTTAWA, ON, K1S 1M4

**LANDSCAPING:**  
JAMES B. LENNOX & ASSOCIATES INC.  
3352 CARLING AVE.  
OTTAWA, ON, K2H 5A9

**SURVEYOR:**  
ACVI LTD.  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON, K2E 7S8

**STRUCTURAL ENGINEER:**  
D&H STRUCTURAL LTD.  
333 PRESTON ST SUITE 110,  
OTTAWA, ON K1S 5M4

**MECHANICAL & ELECTRICAL ENGINEER:**  
JAN CONSULTANTS  
7465 EAST DANFORD CRESCENT  
MISSISSAUGA, ON,  
L5N 6P8

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3		
2	ISSUED FOR REVISION	02/23/24
1	ISSUED FOR SPA	08/11/23

PROJECT:  
**280 LAURIER AVE. E.**  
NEW ADDITION TO  
EXISTING 6 STOREY BUILDING  
280 LAURIER AVE. E.  
OTTAWA, ON K1N 6P7

WEST ELEVATION

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

**A10**