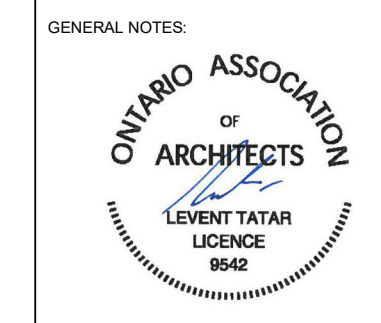


RESPONSIBILITIES:
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 COPYRIGHT RESERVED



MATERIAL LEGEND & NOTES

- 1 BRICK VENEER
- 2 CEMENT BOARD



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

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 #1, 343 PRESTON ST.
 SUITE 1000
 OTTAWA, ON K1S 1K4

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

SURVEYOR:
 ACQU LTD.
 14 CONNORS GATE, SUITE 500
 OTTAWA, ON K2E 7S6

STRUCTURAL ENGINEER:
 CHS STRUCTURAL LTD.
 333 PRESTON ST SUITE 110,
 OTTAWA, ON K1S 5K6

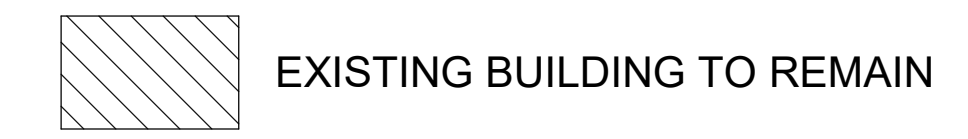
MECHANICAL & ELECTRICAL ENGINEER:
 JAY CONSULTANTS
 7465 EAST DANBRO CRESCENT
 MISSISSAUGA, ON L5N 6P6

NO.	REVISION/ISSUE	DATE
9		
8		
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3		
2	ISSUED FOR REVISION	02/23/24
1	ISSUED FOR SPA	08/11/22

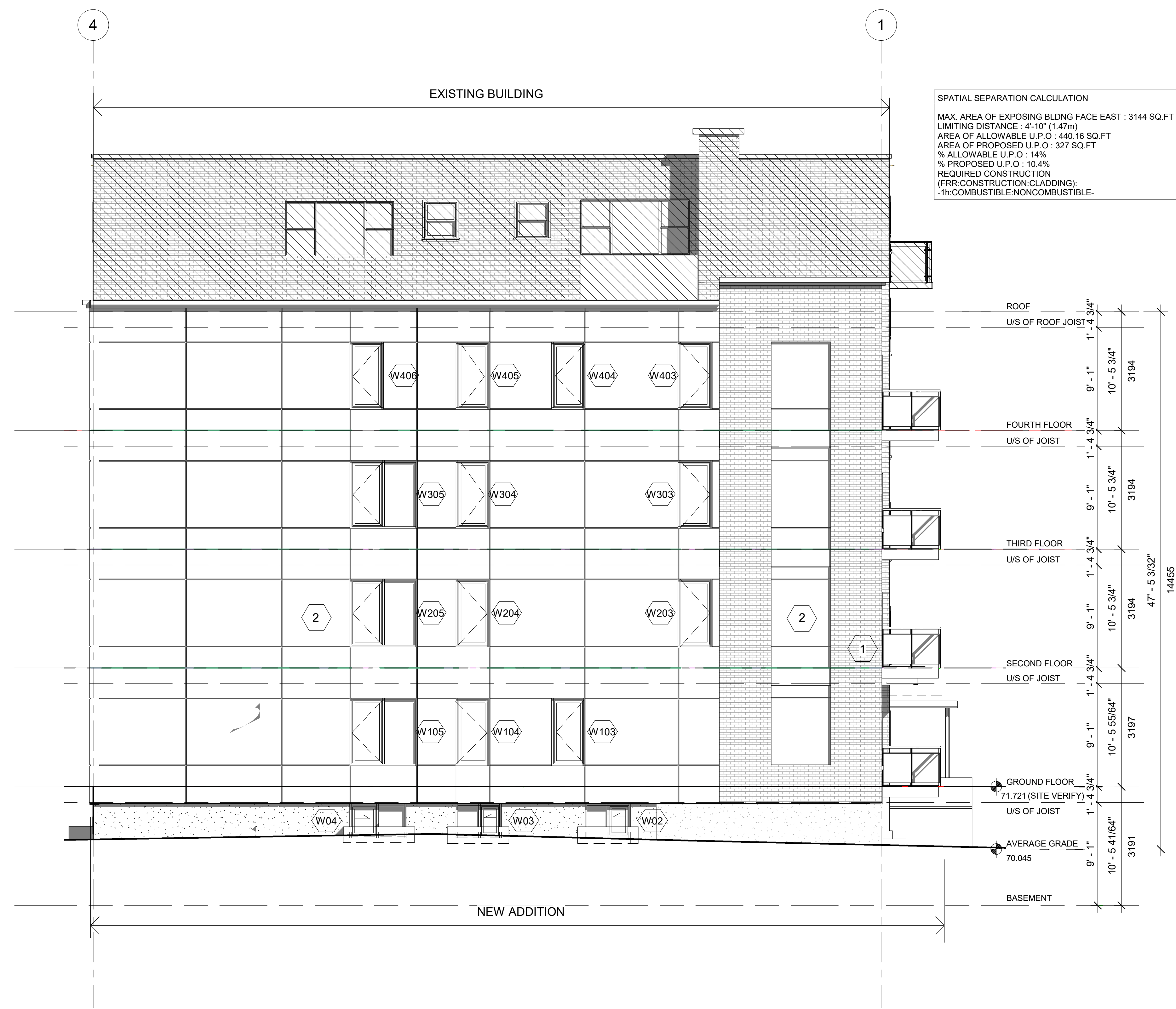
PROJECT: **280 LAURIER AVE. E.**
 NEW ADDITION TO
 EXISTING 6 STOREY BUILDING
 280 LAURIER AVE. E.
 OTTAWA, ON K1N 6P7

MATERIAL LEGEND & NOTES

- 1 BRICK VENEER
- 2 CEMENT BOARD

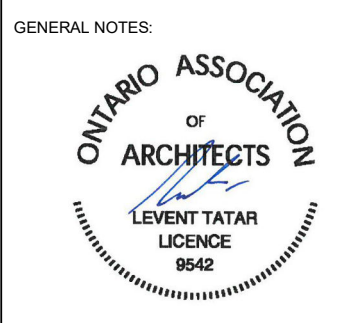


SPATIAL SEPARATION CALCULATION
 MAX. AREA OF EXPOSING BLDG FACE EAST : 3144 SQ.FT
 LIMITING DISTANCE : 4'-10" (1.47m)
 AREA OF ALLOWABLE U.P.O : 440.16 SQ.FT
 AREA OF PROPOSED U.P.O : 327 SQ.FT
 % ALLOWABLE U.P.O : 14%
 % PROPOSED U.P.O : 10.4%
 REQUIRED CONSTRUCTION (FRR-CONSTRUCTION-CLADDING):
 -1h-COMBUSTIBLE-NONCOMBUSTIBLE-



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

RESPONSIBILITIES:
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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 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 DANFORD CRESCENT
 MISSISSAUGA, ON L5N 6P6

NO.	REVISION/ISSUE	DATE
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

ELEVATIONS

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:
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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 B, 343 PRESTON ST.
 SUITE 1000
 OTTAWA, ON K1S 1H4

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

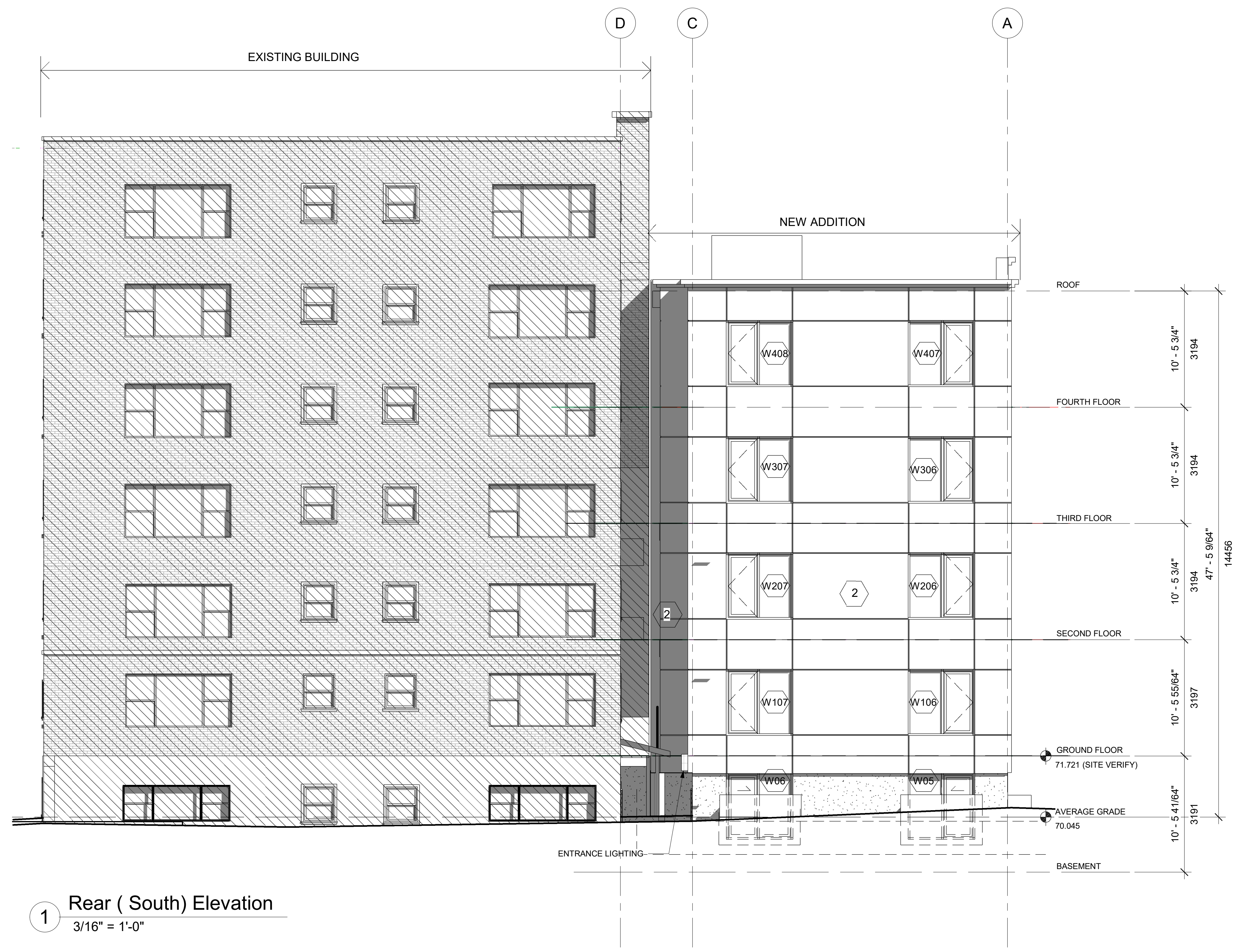
SURVEYOR:
 ACQU LTD.
 14 CONCOURSE GATE, SUITE 500
 OTTAWA, ON K2E 7S8

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

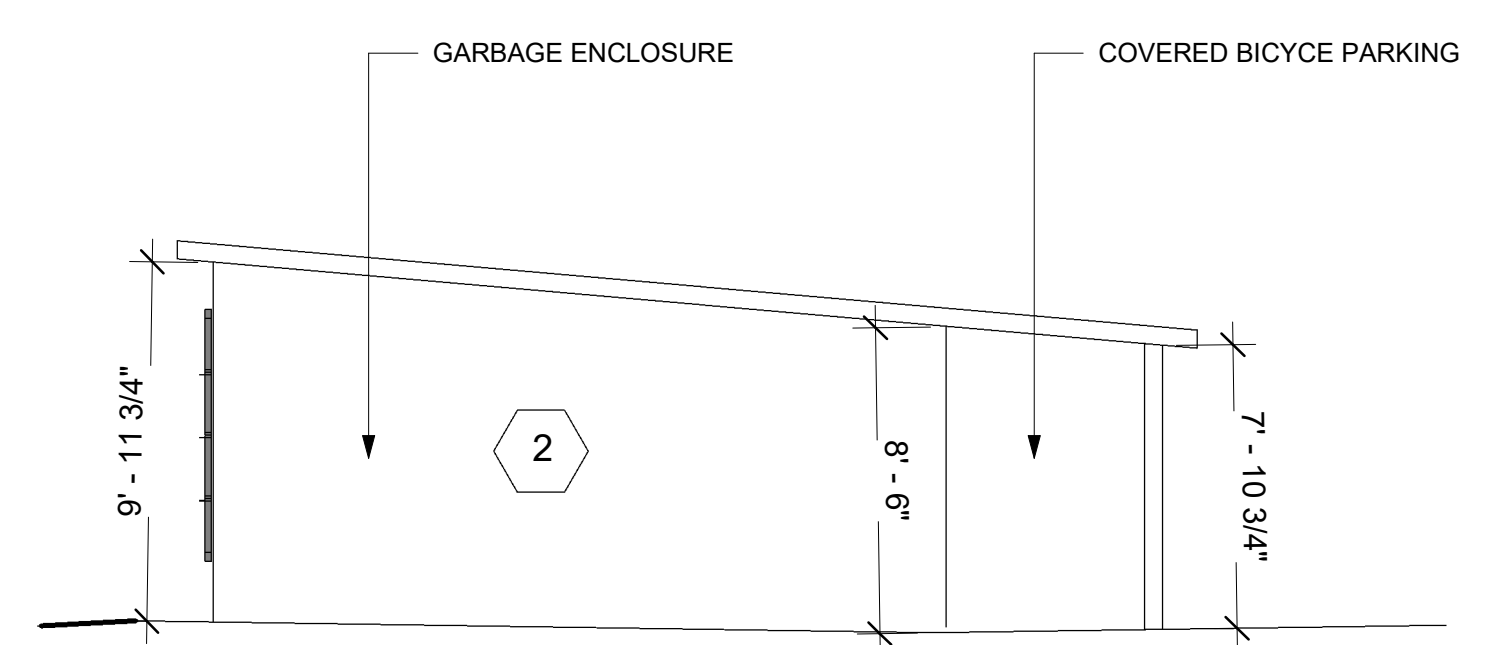
MECHANICAL & ELECTRICAL ENGINEER:
 JAY CONSULTANTS
 7465 EAST DANBRO CRESCENT
 MISSISSAUGA, ON L5N 6P6

NO.	REVISION/ISSUE	DATE
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PROJECT:
280 LAURIER AVE. E.
 NEW ADDITION TO EXISTING 6 STOREY BUILDING
 280 LAURIER AVE. E.
 OTTAWA, ON K1N 6P7



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



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

RESPONSIBILITIES:
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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 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 CONNORS GATE, SUITE 500
 OTTAWA, ON K2E 7S6

STRUCTURAL ENGINEER:
 CHA STRUCTURAL LTD
 333 PRESTON ST SUITE 110,
 OTTAWA, ON K1S 9M4

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

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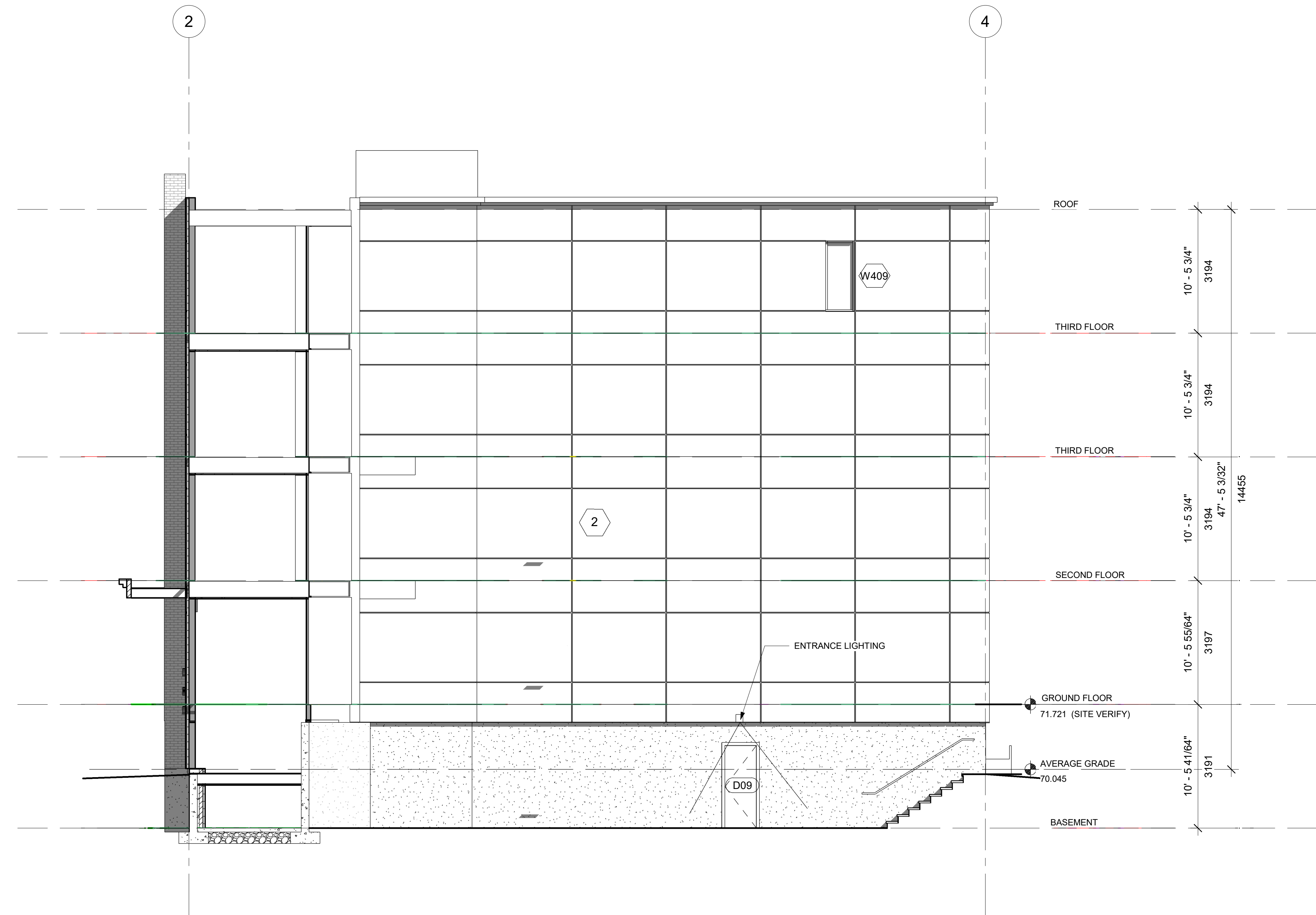
PROJECT:
280 LAURIER AVE. E.
 NEW ADDITION TO
 EXISTING 6 STOREY BUILDING
 280 LAURIER AVE. E.
 OTTAWA, ON K1N 6P7

ELEVATIONS	
DRAWN BY:	SHEET:
DATE: MARCH 21, 2021	A9
SCALE: AS NOTED	



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

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



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

RESPONSIBILITIES:
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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 ARCTYLE AVE.
OTTAWA, ON, K2P 1B9

DEVELOPER:
SMART LIVING PROPERTIES
226 ARCTYLE 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

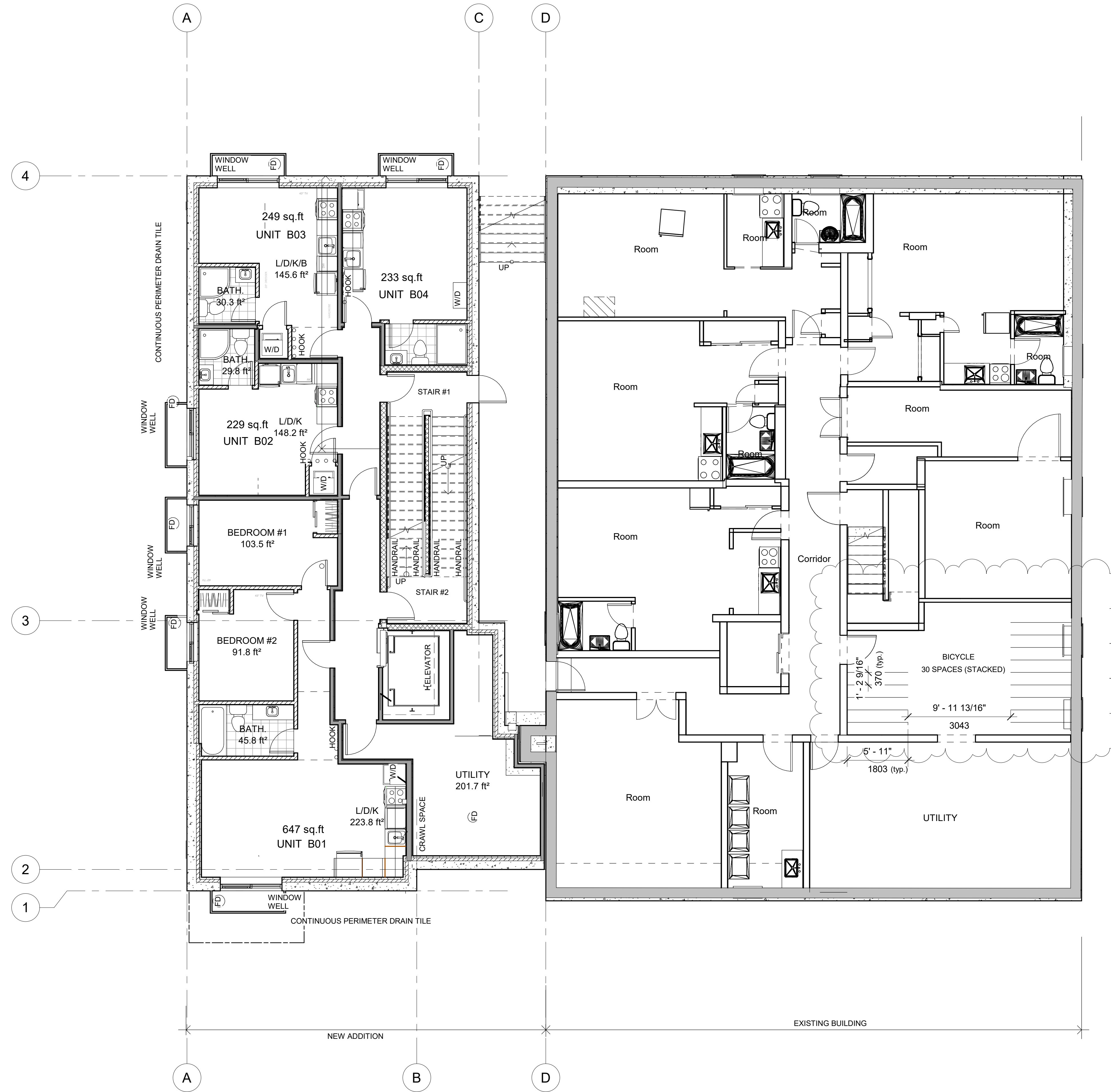
NO.	REVISION/ISSUE	DATE
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2	ISSUED FOR REVISION	02/23/24
1	ISSUED FOR SPA	08/11/22

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

ELEVATIONS

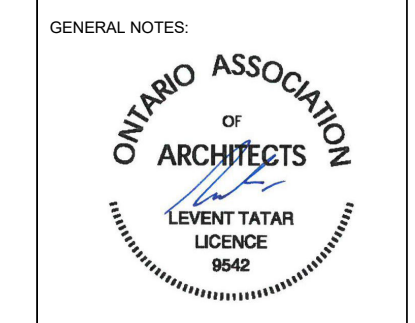
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DATE: MARCH 21, 2021
SCALE: AS NOTED

A10



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

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

OWNER:
 280 LAURIER AVE EAST HOLDINGS INC.
 228 ARCTYLE AVE.
 OTTAWA, ON, K2P 1B9

DEVELOPER:
 SMART LIVING PROPERTIES
 228 ARCTYLE AVE.
 OTTAWA, ON, K2P 1B9

ARCHITECT:
 REDLINE ARCHITECTURE INC.

CIVIL ENGINEER:
 J.L. RICHARDS & ASSOCIATES LIMITED
 TOWER #1, 343 PRESTON ST.
 SUITE 500
 OTTAWA, ON, K1S 1M4

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

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

STRUCTURAL ENGINEER:
 DM STRUCTURE LTD.
 333 PRESTON ST SUITE 110,
 OTTAWA, ON K1S 1M4

MECHANICAL & ELECTRICAL ENGINEER:
 JANI CONSULTANTS
 7405 EAST DANFORD CRESCENT
 MISSISSAUGA, ON, L5N 6P9

NO.	REVISION/ISSUE	DATE
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2	ISSUED FOR REVISION	02/23/24
1	ISSUED FOR SPA	08/11/23

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**