

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, VOLLEBEKK LTD. COMPLETED FEBRUARY 5, 2021		
R4UD [480]- 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 m²	895.5 m²		
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 m² = 223.875 m²	180.16 m²	BY-LAW 2022-291	
I) MAXIMUM BUILDING HEIGHT	14.5 m	11.261 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	22 (STACKED) INDOOR +24 (STACKED) OUTDOOR +3 STANDARD OUTDOOR		
	REQUIREMENT	PROVIDED	EXISTING	
L) AMENITY AREA	0	91.4 m² @ BACK & 15.6 m² BALCONIES TOTAL = 107 m²		
M) FRONT YARD, SOFTSCAPING PERCENTAGE	40%	60.8%		
N) REAR YARD, SOFTSCAPING PERCENTAGE	50%	50.15%		
BUILDING AREA				
FLOOR NAME	EXISTING	PROPOSED ADDITION	TOTAL	
BASEMENT	341 m²	193.6 m²	534.6 m²	
GROUND FLOOR	341 m²	193.6 m²	534.6 m²	
SECOND FLOOR	341 m²	193.6 m²	534.6 m²	
THIRD FLOOR	341 m²	193.6 m²	534.6 m²	
FOURTH FLOOR	341 m²	0 m²	341 m²	
FIFTH FLOOR	341 m²	0 m²	341 m²	
SIXTH FLOOR	341 m²	0 m²	341 m²	
TOTAL	2387 m²	774.4 m²	3161.4 m²	
	BACHELOR	1 BED	2 BED	TOTAL
EXISTING BUILDING	29	11	0	40
PROPOSED NEW UNIT @EXISTING BUILDING	1	0	0	1
PROPOSED ADDITION	13	0	4	17
TOTAL	43	11	4	58
REQUIRED 2 BEDROOM			4	
PROPOSED 2 BEDROOM			4	
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				

SITE PLAN  
SCALE: 1:100



(DESIGN ONLY)

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

FERNANDO MATOS - BCNR: 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  
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  
COPYRIGHT RESERVED

GENERAL NOTES:

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

CONSULTANTS  
STRUCTURAL -  
MECHANICAL -  
ELECTRICAL -

9			MDY
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

SITE PLAN

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

(DESIGN ONLY)

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

CONSULTANTS

STRUCTURAL -  
MECHANICAL -  
ELECTRICAL -

9  
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NO. REVISION/ISSUE DATE

PROJECT:

280 LAURIER AVE. E.  
NEW ADDITION TO  
EXISTING 6 STOREY BUILDING  
280 LAURIER AVE. E.  
OTTAWA, ON K1N 6P5

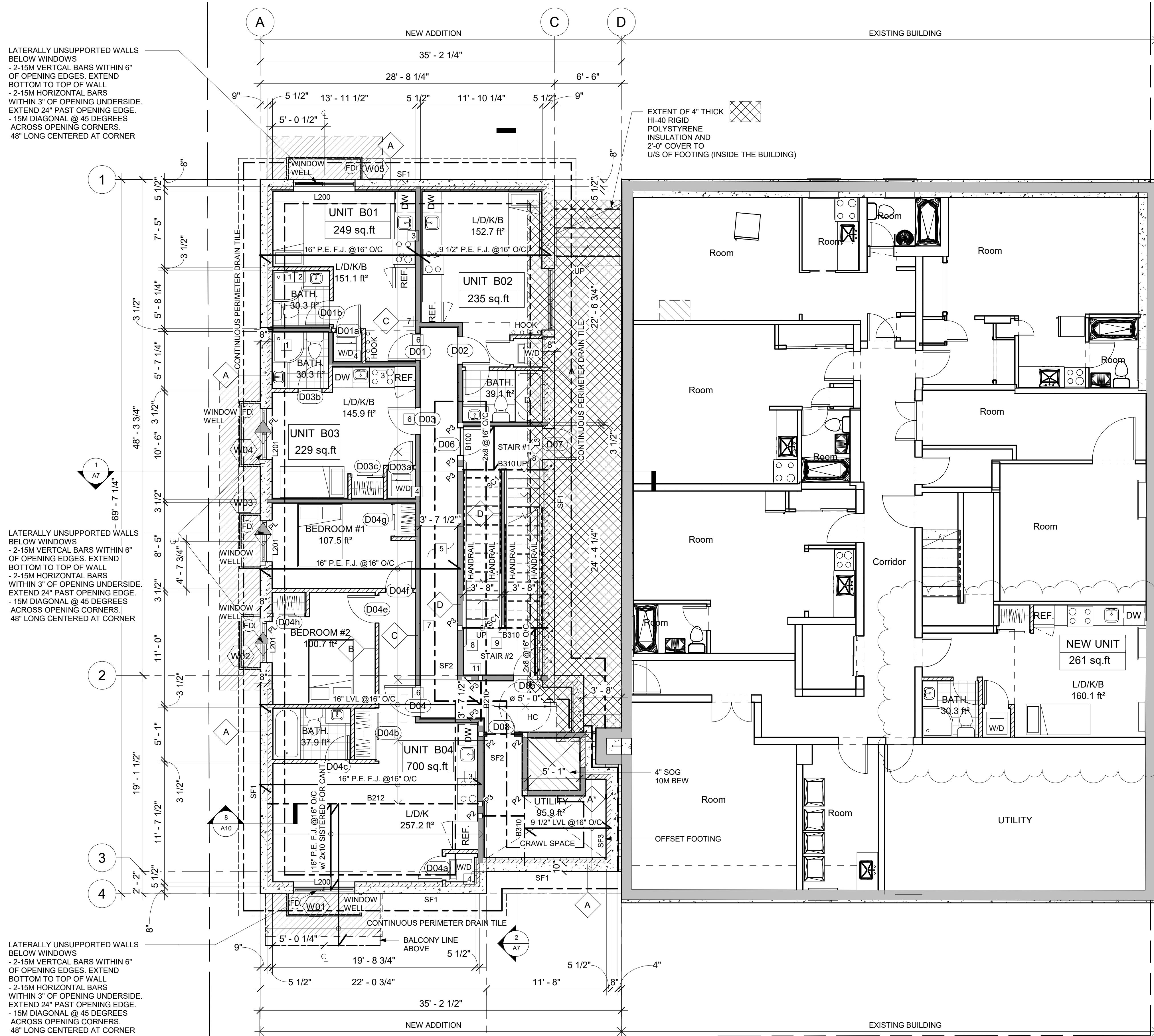
FLOOR PLANS

DRAWN BY: L.T. SHEET:

DATE: MARCH 29, 2021

SCALE: AS NOTED

A1



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

## WALL LEGEND

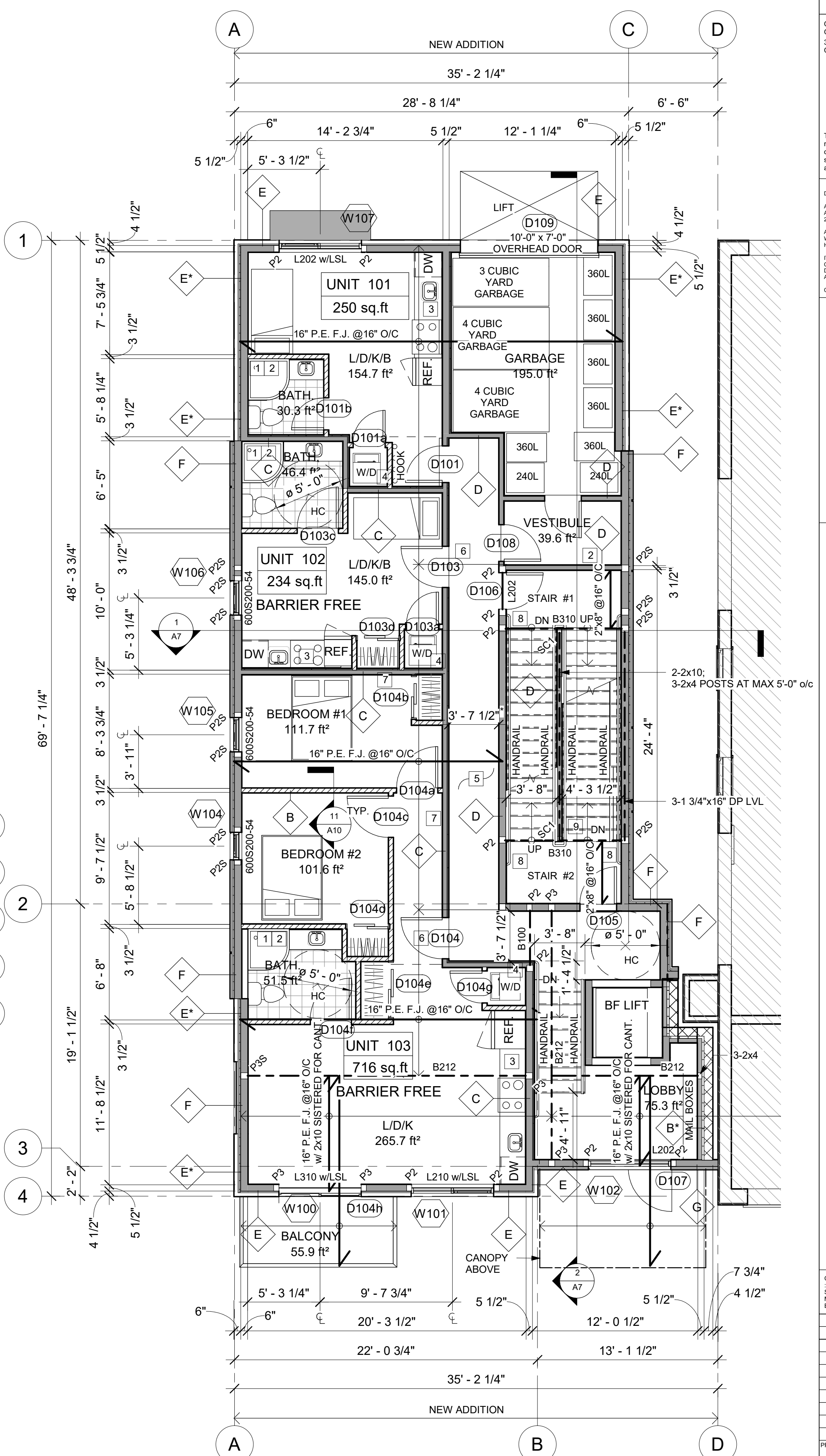
1HR FRR WALL  
NON FIRE RATED WALL

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

IF STEEL / WOOD POSTS AND BEAMS ARE UNPROTECTED, WRAP WITH 2 LAYERS OF 5/8" TYPE "X" GYPSUM BOARD.



2 Ground Floor  
3/16" = 1'-0"



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

CONSULTANTS		
STRUCTURAL -		
MECHANICAL -		
ELECTRICAL -		MDV
9		
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1		
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PROJECT:  
280 LAURIER AVE. E.  
NEW ADDITION TO  
EXISTING 6 STOREY BUILDING  
280 LAURIER AVE. E.  
OTTAWA, ON K1N 6P5

ELEVATIONS

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

A5