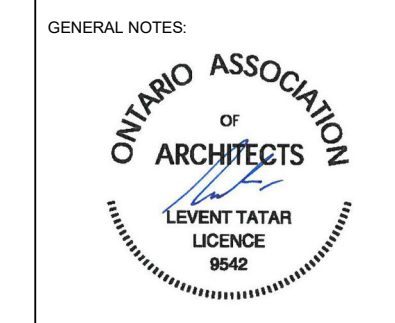


**RESPONSIBILITIES:**  
 DO NOT SCALE DRAWINGS  
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012  
 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION  
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK 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



**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.  
 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 7S6

**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

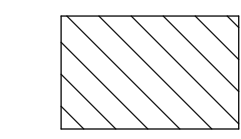
NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3		
2	ISSUED FOR REVISION	02/23/24
1	ISSUED FOR SPA	08/11/23

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

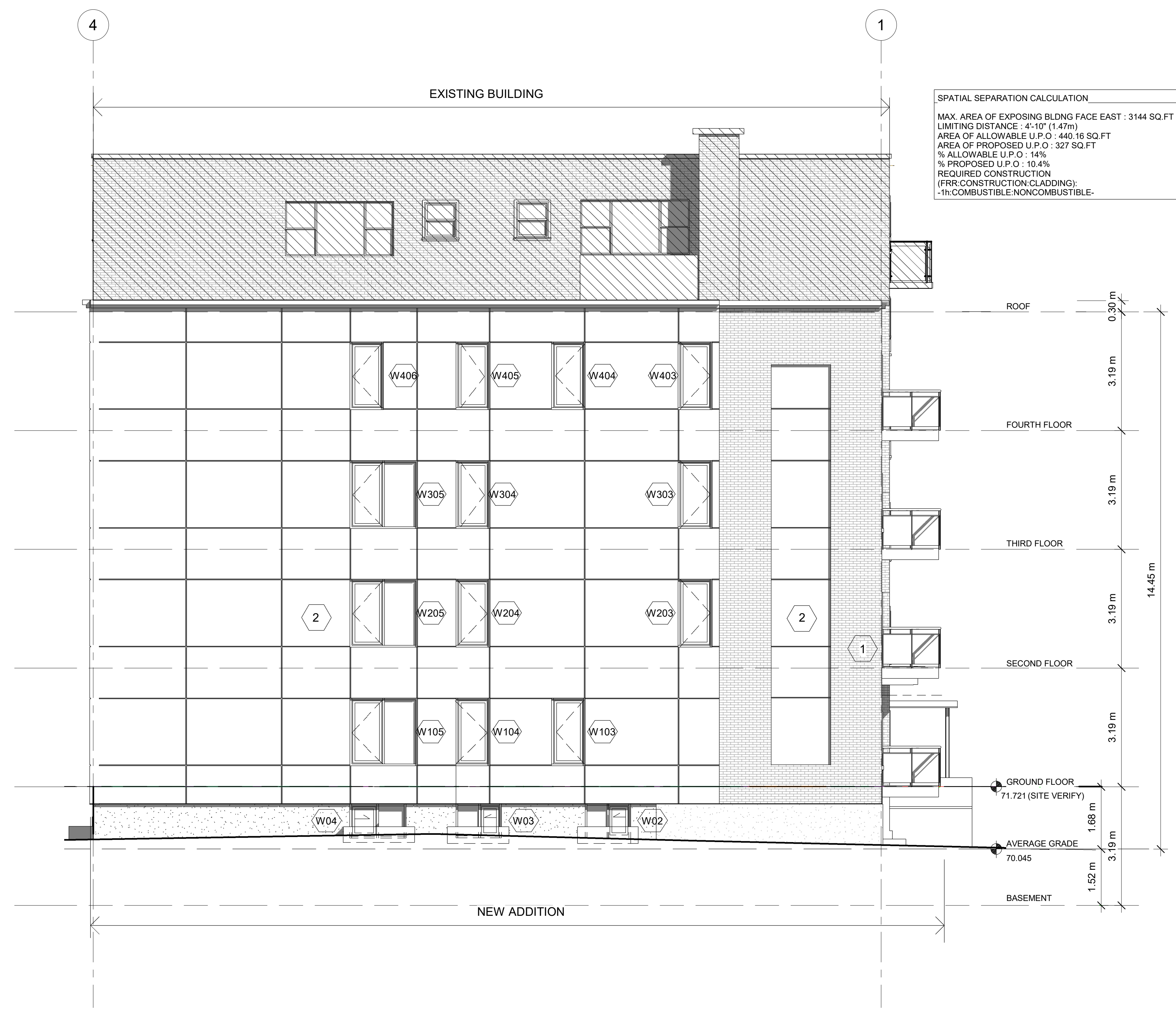


**MATERIAL LEGEND & NOTES**

- 1 BRICK VENEER
- 2 CEMENT BOARD

 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:**  
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**ARCHITECT:**  
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**CIVIL ENGINEER:**  
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 TOWER II, 343 PRESTON ST.  
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 OTTAWA, ON K1S 1M4

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**PROJECT:**  
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 NEW 4 STOREY ADDITION TO  
 EXISTING 6 STOREY BUILDING  
 280 LAURIER AVE. E.  
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**EAST ELEVATION**

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