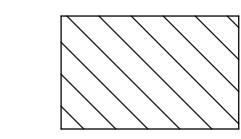
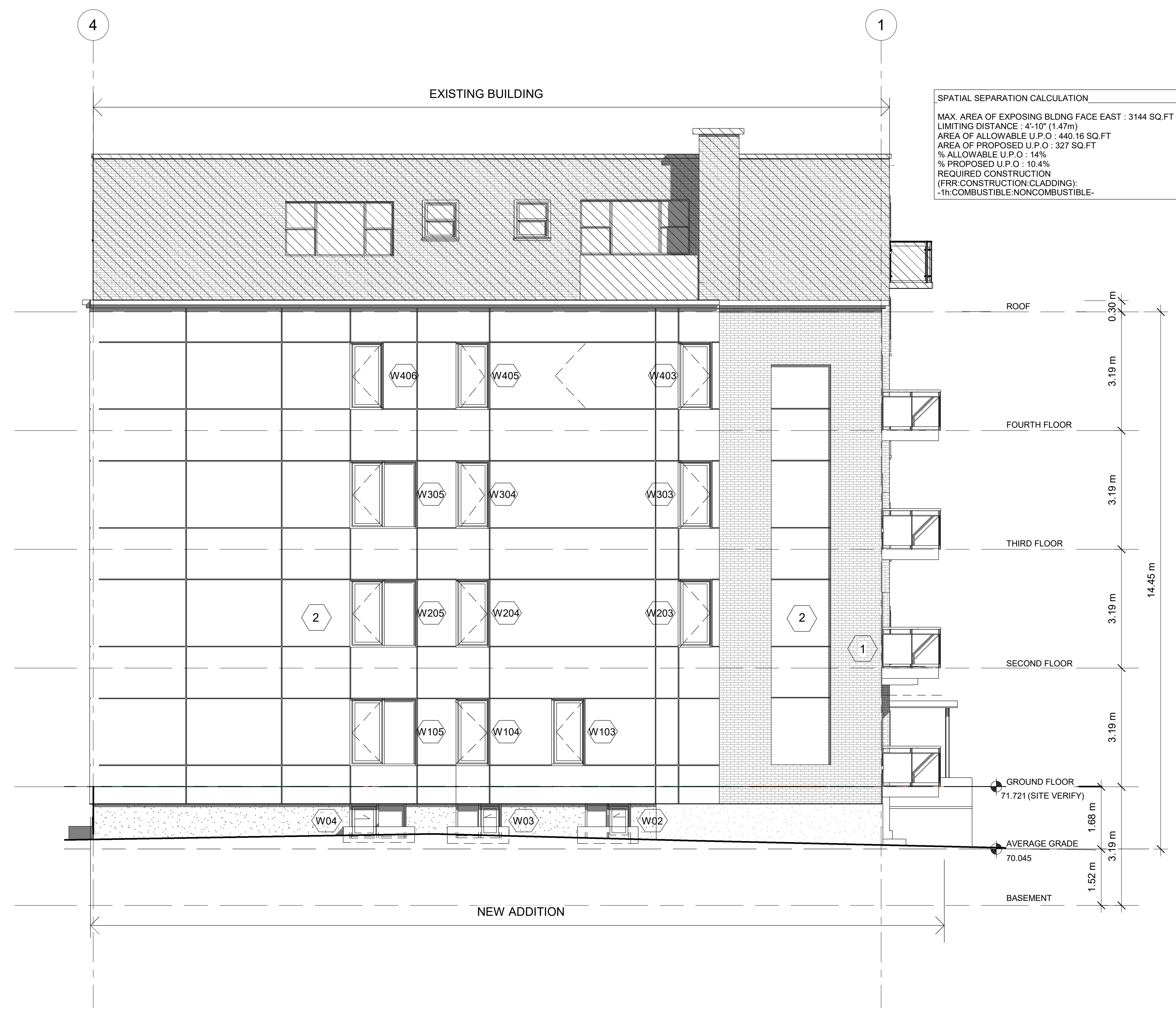


MATERIAL LEGEND & NOTES

- 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-

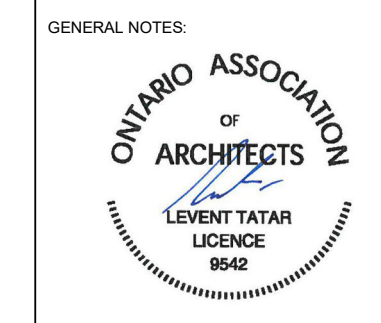


1 Side (East) Elevation
 3/16" = 1'-0"


ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 2:29 pm, Sep 11, 2024

RESPONSIBILITIES:
 DO NOT SCALE DRAWINGS
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 1917
 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 II, 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:
 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	ISSUED FOR REVISION	09/03/24
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:
 DATE: MARCH 21, 2021
 SCALE: AS NOTED **A8**