

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

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.

- 1HR FRR WALL
- NON FIRE RATED WALL
- SP2 1 HR FRR HSS COLUMN WITH GYPSUM BOARD. DETAIL, SEE A10
- SP4 1 HR FRR HSS COLUMN WITH INTUMESCENT COATING
- PROVIDE INTUMESCENT COATING FOR 1 HR AND 2HR FIRE RATED DROPPED STEEL BEAM AND STEEL BEAM INSIDE THE WALL
- DO NOT PROVIDE INTUMESCENT COATING FOR THE BEAMS WITHIN CEILING ASSEMBLY CAVITY
- FLOOR DRAIN, SEE MECHANICAL DRAWINGS
- PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS & PUBLIC STAIRS)
- ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS
- REFER TO STRUCTURAL DRAWINGS FOR ALL BEAMS, LINTELS, POSTS, FLOOR AND ROOF FRAMING
- PLAN NOTES, SEE PLAN CONST. LEGEND /A1

REDLINE ARCHITECTURE

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

RESPONSIBILITIES:  
DO NOT SCALE DRAWINGS  
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012  
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# 116-118 CARRUTHERS AVE.

## FOUR STOREY LOW RISE APARTMENT DWELLING

OWNER/DEVELOPER:  
MA PRECIOUS HOLDING INC.

ARCHITECT:  
REDLINE ARCHITECTURE INC.

APPLICANT:  
OR PLANNING + DESIGN,  
DAVID EDWARDS  
24 KIRKSTALL AVENUE, OTTAWA,  
ON K3B 3M5

CIVIL ENGINEER:  
EPI SERVICES INC.  
100-2602 QUEENSWAY DRIVE  
OTTAWA, ONTARIO K2B 8H6

LANDSCAPING:  
JAMES B. LENOX & ASSOCIATES INC.  
332 CARLING AVE. OTTAWA, ON K2B 5A8  
CANADA

SURVEYOR:  
ADULTO,  
14 CONTOUR GATE, SUITE 500  
OTTAWA, ON K2E 7G6

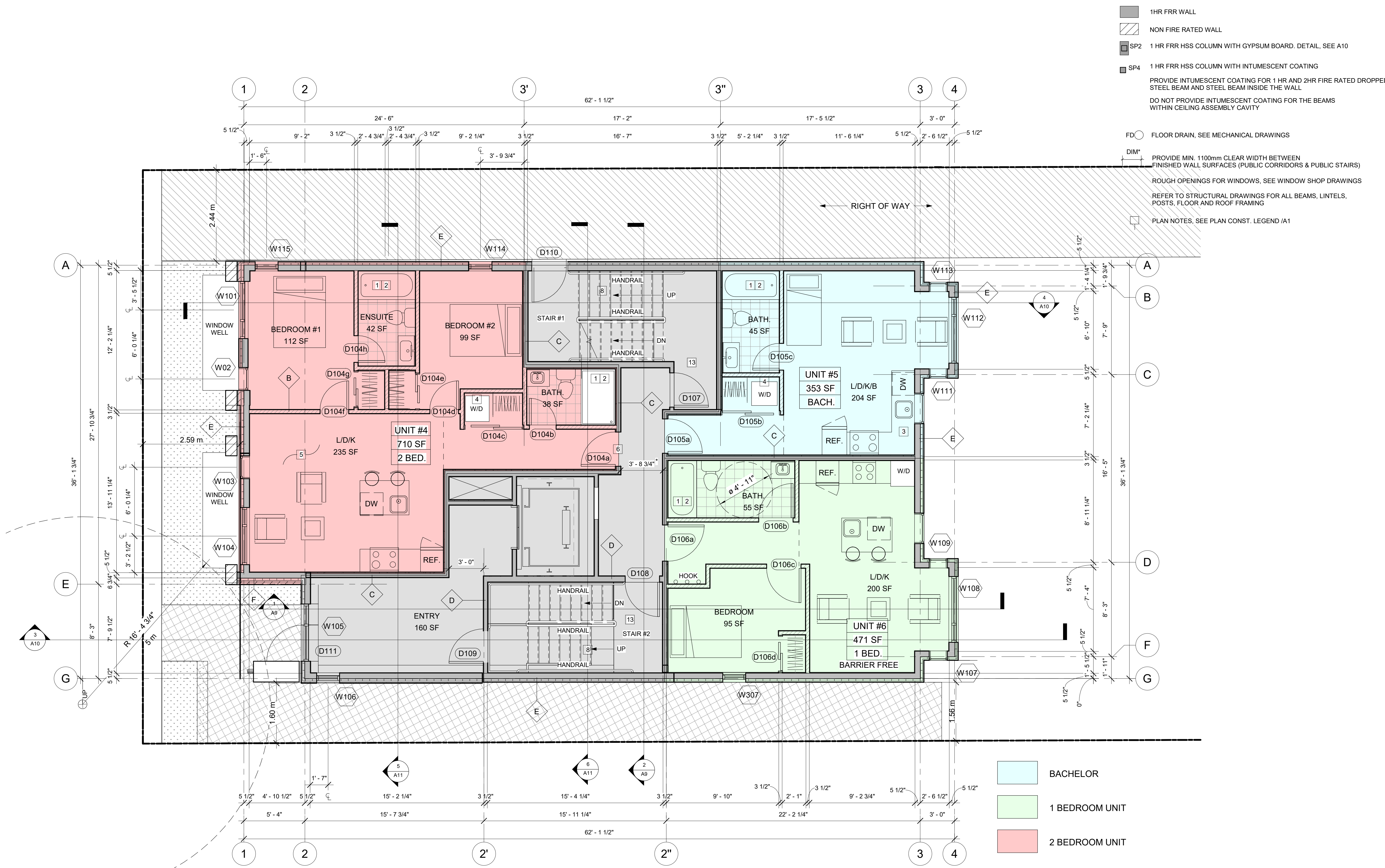
CONSULTANTS:  
STRUCTURAL - TBD  
MECHANICAL - TBD  
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE
1	ISSUED FOR SPA REV.	01/02/25
2	ISSUED FOR BPA	11/12/24
3	REVISION/ISSUE	DATE

PROJECT:  
116-118 CARRUTHERS AVE.  
116-118 CARRUTHERS AVE.  
OTTAWA, ON K1Y 1N5

FLOOR PLANS  
DRAWN BY:  
DATE: MAY 3, 2024  
SCALE: AS NOTED  
SHEET:  
A1  
# 19212





- 1HR FRR WALL
- NON FIRE RATED WALL
- SP2 1 HR FRR HSS COLUMN WITH GYPSUM BOARD. DETAIL, SEE A10
- SP4 1 HR FRR HSS COLUMN WITH INTUMESCENT COATING
- PROVIDE INTUMESCENT COATING FOR 1 HR AND 2HR FIRE RATED DROPPED STEEL BEAM AND STEEL BEAM INSIDE THE WALL
- DO NOT PROVIDE INTUMESCENT COATING FOR THE BEAMS WITHIN CEILING ASSEMBLY CAVITY
- FD FLOOR DRAIN, SEE MECHANICAL DRAWINGS
- PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS & PUBLIC STAIRS)
- ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS
- REFER TO STRUCTURAL DRAWINGS FOR ALL BEAMS, LINTELS, POSTS, FLOOR AND ROOF FRAMING
- PLAN NOTES, SEE PLAN CONST. LEGEND /A1

1 GROUND FLOOR  
1/4" = 1'-0"

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.

RA REDLINE ARCHITECTURE

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GENERAL NOTES:

ONTARIO ASSOCIATION OF ARCHITECTS  
LEVENT TATAR  
LICENSE  
15642

**116-118 CARRUTHERS AVE.**  
FOUR STOREY LOW RISE  
APARTMENT DWELLING

**OWNER/DEVELOPER:**  
MA PRECIOUS HOLDING INC.

**ARCHITECT:**  
REDLINE ARCHITECTURE INC.

**APPLICANT:**  
OR PLANNING + DESIGN,  
DANYA EDWARDS  
24 KIRKSTALL AVENUE, OTTAWA,  
ON K2C 3M5

**CIVIL ENGINEER:**  
EPI SERVICES INC.  
100-2602 QUEENSWAY DRIVE  
OTTAWA, ONTARIO K2B 5H6

**LANDSCAPING:**  
JAMES B. LENOX & ASSOCIATES INC.  
332 CARLING AVE OTTAWA ON K2B 5A8  
CANADA

**SURVEYOR:**  
ADVLTD,  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 7G6

**CONSULTANTS:**  
STRUCTURAL - TBD  
MECHANICAL - TBD  
ELECTRICAL - TBD

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2	ISSUED FOR SPA REV.	01/02/25
1	ISSUED FOR BPA	11/12/24
NO.	REVISION/ISSUE	DATE

PROJECT:

**116-118 CARRUTHERS AVE.**  
116-118 CARRUTHERS AVE.  
OTTAWA, ON K1Y 1N5

FLOOR PLANS

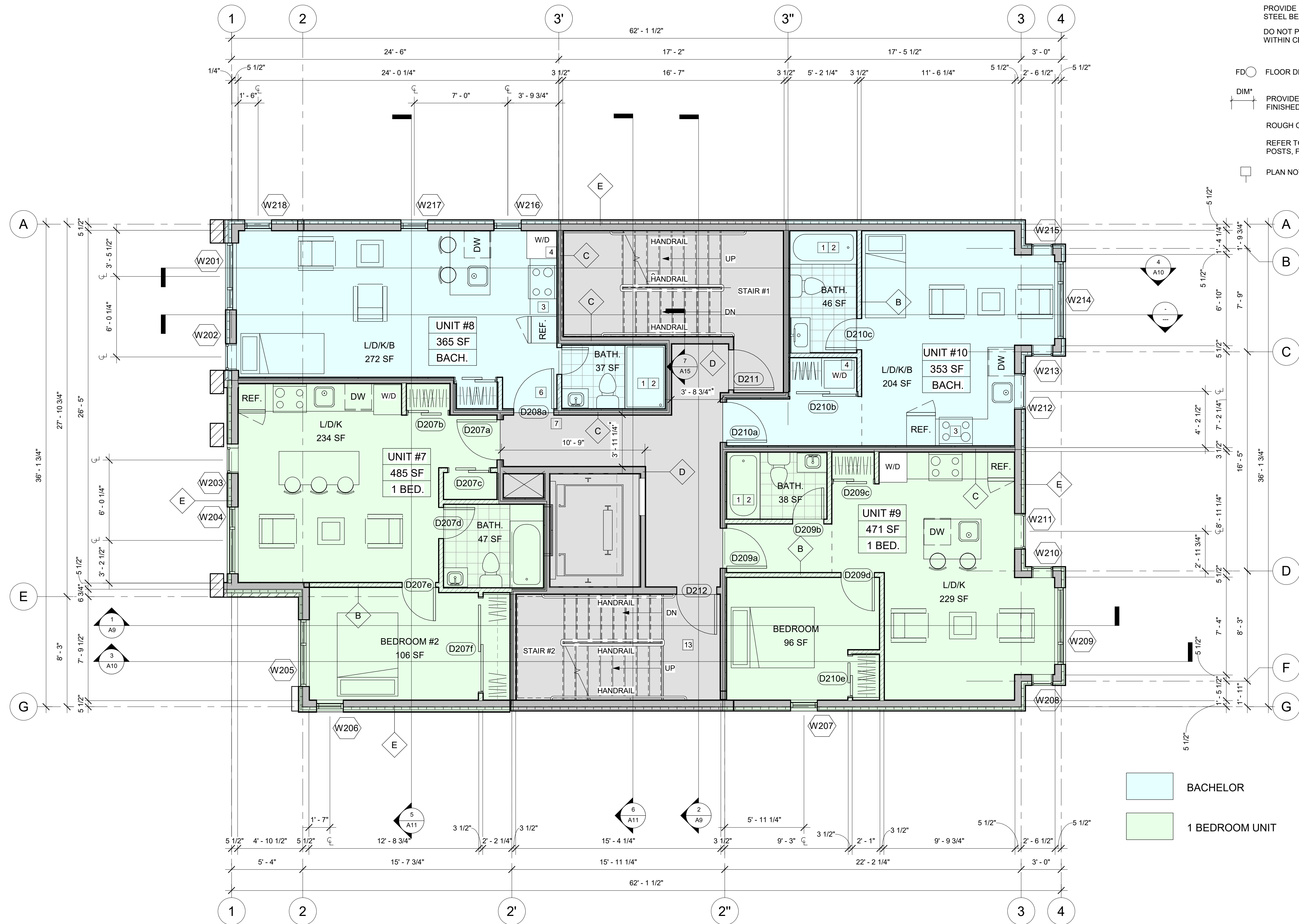
DRAWN BY: SHEET:  
DATE: MAY 3, 2024  
SCALE: AS NOTED

**A2**

D07-12-24-0153

# 19212





1 SECOND FLOOR  
1/4" = 1'-0"

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.

- 1HR FRR WALL
- NON FIRE RATED WALL
- SP2 1 HR FRR HSS COLUMN WITH GYPSUM BOARD. DETAIL, SEE A10
- SP4 1 HR FRR HSS COLUMN WITH INTUMESCENT COATING

PROVIDE INTUMESCENT COATING FOR 1 HR AND 2HR FIRE RATED DROPPED STEEL BEAM AND STEEL BEAM INSIDE THE WALL  
DO NOT PROVIDE INTUMESCENT COATING FOR THE BEAMS WITHIN CEILING ASSEMBLY CAVITY

FD FLOOR DRAIN, SEE MECHANICAL DRAWINGS

DIM PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS & PUBLIC STAIRS)

ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

REFER TO STRUCTURAL DRAWINGS FOR ALL BEAMS, LINTELS, POSTS, FLOOR AND ROOF FRAMING

PLAN NOTES, SEE PLAN CONST. LEGEND /A1

BACHELOR  
1 BEDROOM UNIT

# 116-118 CARRUTHERS AVE.

## FOUR STOREY LOW RISE APARTMENT DWELLING

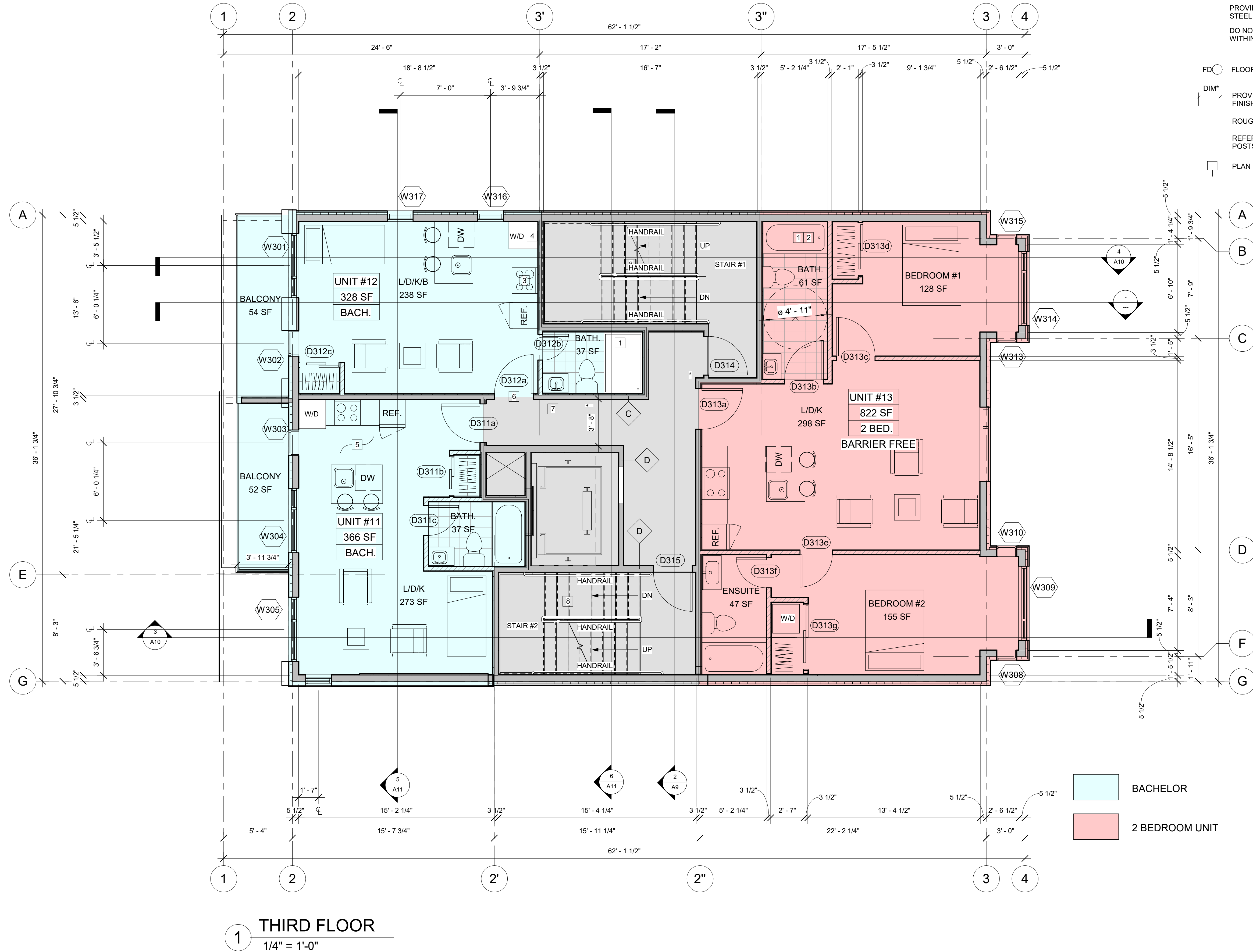
OWNER/DEVELOPER:  
MA PRECIOUS HOLDING INC.  
ARCHITECT:  
REDLINE ARCHITECTURE INC.  
APPLICANT:  
QR PLANNING + DESIGN,  
DANIEL EDWARDS  
24 KIRKSTALL AVENUE, OTTAWA,  
ON K3B 3M5  
CIVIL ENGINEER:  
EPI SERVICES INC.  
100-2602 QUEENSWAY DRIVE  
OTTAWA, ONTARIO K2B 8H6  
LANDSCAPING:  
JAMES B. LENOX & ASSOCIATES INC.  
3332 CARLING AVE OTTAWA ON K2H 5A8  
CANADA  
SURVEYOR:  
ADULTO,  
14 CONTOUR GATE, SUITE 500  
OTTAWA ON K2E 7G6  
CONSULTANTS:  
STRUCTURAL - TBD  
MECHANICAL - TBD  
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE	MDY
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2	ISSUED FOR SPA REV.	01/02/25	
1	ISSUED FOR BPA	11/12/24	

PROJECT:  
116-118 CARRUTHERS AVE.  
116-118 CARRUTHERS AVE.  
OTTAWA, ON K1Y 1N5

FLOOR PLANS

DRAWN BY:  
DATE: MAY 3, 2024  
SCALE: AS NOTED  
SHEET:  
A3



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.

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- SP2 1 HR FRR HSS COLUMN WITH GYPSUM BOARD. DETAIL, SEE A10
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- PROVIDE INTUMESCENT COATING FOR 1 HR AND 2HR FIRE RATED DROPPED STEEL BEAM AND STEEL BEAM INSIDE THE WALL
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- FD FLOOR DRAIN, SEE MECHANICAL DRAWINGS
- DIM PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN FINISHED WALL SURFACES (PUBLIC CORRIDORS & PUBLIC STAIRS)
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- PLAN NOTES, SEE PLAN CONST. LEGEND /A1

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GENERAL NOTES:  
ONTARIO ASSOCIATION OF ARCHITECTS  
LEVENT TATAR  
LICENCE 15542

116-118 CARRUTHERS AVE.  
FOUR STOREY LOW RISE  
APARTMENT DWELLING

OWNER/DEVELOPER:  
MA PRECIOUS HOLDING INC.  
ARCHITECT:  
REDLINE ARCHITECTURE INC.  
APPLICANT:  
OR PLANNING + DESIGN,  
DANIEL EDWARDS  
24 KIRKSTALL AVENUE, OTTAWA,  
ON K3B 3M5  
CIVIL ENGINEER:  
EPI SERVICES INC.  
100-2602 QUEENSWAY DRIVE  
OTTAWA, ONTARIO K2B 8H6  
LANDSCAPING:  
JAMES B. LENOX & ASSOCIATES INC.  
3332 CARLING AVE OTTAWA ON K2B 5A8  
CANADA  
SURVEYOR:  
ADRI L.T.D.  
14 CONTOUR GATE, SUITE 500  
OTTAWA, ON K2E 7G6  
CONSULTANTS:  
STRUCTURAL - TBD  
MECHANICAL - TBD  
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE	MDY
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2	ISSUED FOR SPA REV.	01/02/25	
1	ISSUED FOR BPA	11/12/24	

PROJECT:  
116-118 CARRUTHERS AVE.  
116-118 CARRUTHERS AVE.  
OTTAWA, ON K1Y 1N5

FLOOR PLANS

DRAWN BY:  
DATE: MAY 3, 2024  
SCALE: AS NOTED  
SHEET:  
A4



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**116-118 CARRUTHERS AVE.**  
FOUR STOREY LOW RISE  
APARTMENT DWELLING

OWNER/DEVELOPER:  
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ARCHITECT:  
REDLINE ARCHITECTURE INC.

APPLICANT:  
OR PLANNING + DESIGN,  
DANIEL EDWARDS  
24 KIRKSTALL AVENUE, OTTAWA,  
ON K3B 3M5

CIVIL ENGINEER:  
EPI SERVICES INC.  
100-2602 QUEENSWAY DRIVE  
OTTAWA, ONTARIO K2B 8H6

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

SURVEYOR:  
ADVLTD,  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 7G6

CONSULTANTS:  
STRUCTURAL - TBD  
MECHANICAL - TBD  
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE
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2	ISSUED FOR SPA REV.	01/02/25
1	ISSUED FOR BPA	11/12/24

PROJECT:

**116-118 CARRUTHERS AVE.**  
116-118 CARRUTHERS AVE.  
OTTAWA, ON K1Y 1N5

FLOOR PLANS

DRAWN BY:

DATE: MAY 3, 2024

SCALE: AS NOTED

SHEET:  
**A5**

# 19212

- 1HR FRR WALL
- NON FIRE RATED WALL
- SP2 1 HR FRR HSS COLUMN WITH GYPSUM BOARD. DETAIL, SEE A10
- SP4 1 HR FRR HSS COLUMN WITH INTUMESCENT COATING

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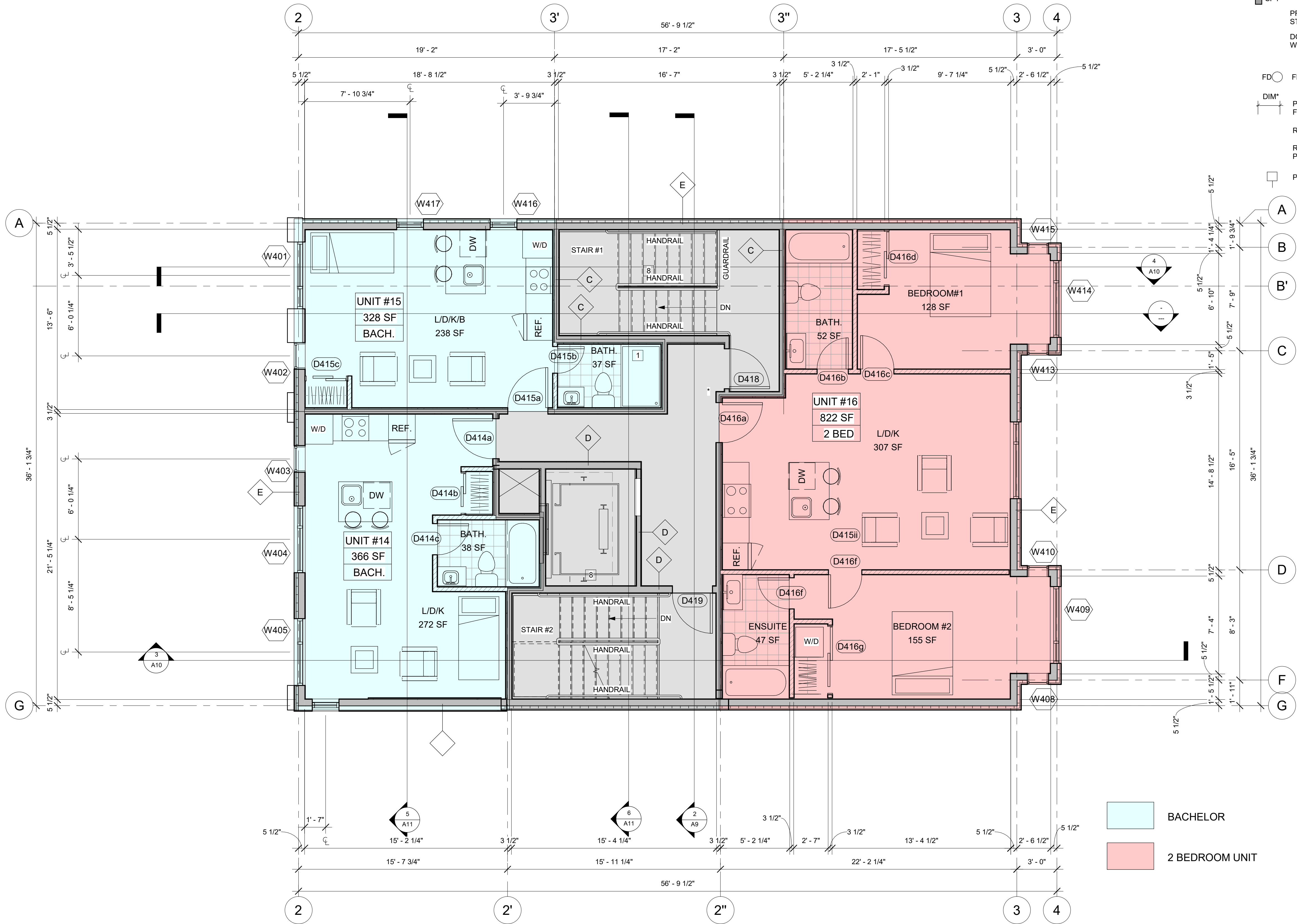
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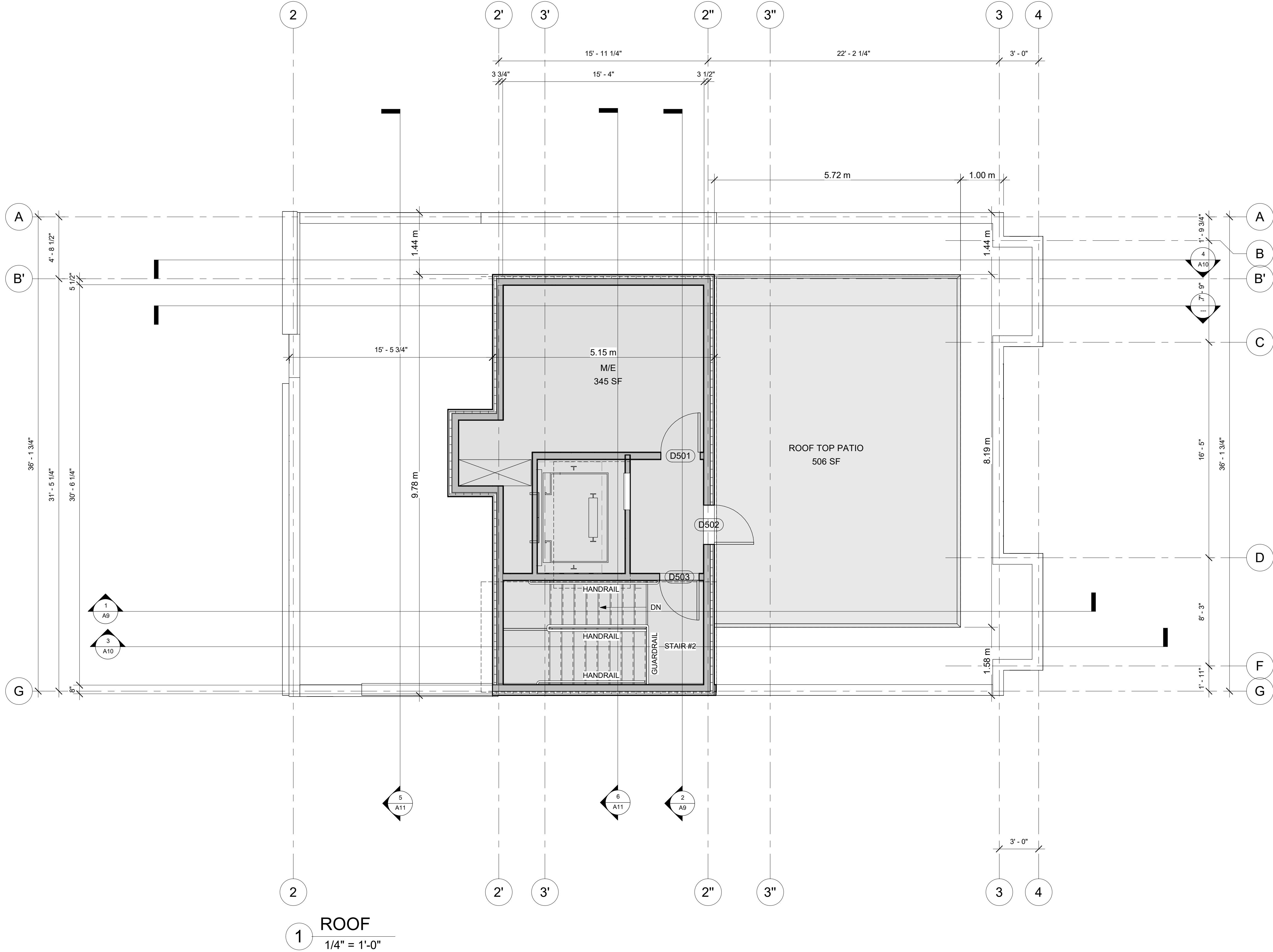
PLAN NOTES, SEE PLAN CONST. LEGEND /A1



**FOURTH FLOOR**

1/4" = 1'-0"

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**116-118 CARRUTHERS AVE.**  
FOUR STOREY LOW RISE  
APARTMENT DWELLING

**OWNER/DEVELOPER:**  
MA PRECIOUS HOLDING INC.

**ARCHITECT:**  
REDLINE ARCHITECTURE INC.

**APPLICANT:**  
OR PLANNING + DESIGN,  
DAVINA EDWARDS  
24 KIRKSTALL AVENUE, OTTAWA,  
ON K3B 3M5

**CIVIL ENGINEER:**  
E2P SERVICES INC.  
100-2602 QUEENSWAY DRIVE  
OTTAWA, ONTARIO K2B 8H6

**LANDSCAPING:**  
JAMES B. LENVOX & ASSOCIATES INC.  
3332 CARLING AVE. OTTAWA ON K2H 5A8  
CANADA

**SURVEYOR:**  
ADVLTD,  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 7G6

**CONSULTANTS:**  
STRUCTURAL - TBD  
MECHANICAL - TBD  
ELECTRICAL - TBD

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2	ISSUED FOR SPA REV.	01/02/25
1	ISSUED FOR BPA	11/12/24
NO.	REVISION/ISSUE	DATE

PROJECT:  
**116-118 CARRUTHERS AVE.**  
116-118 CARRUTHERS AVE.  
OTTAWA, ON K1Y 1N5

FLOOR PLANS

DRAWN BY: SHEET:  
DATE: MAY 3, 2024  
SCALE: AS NOTED

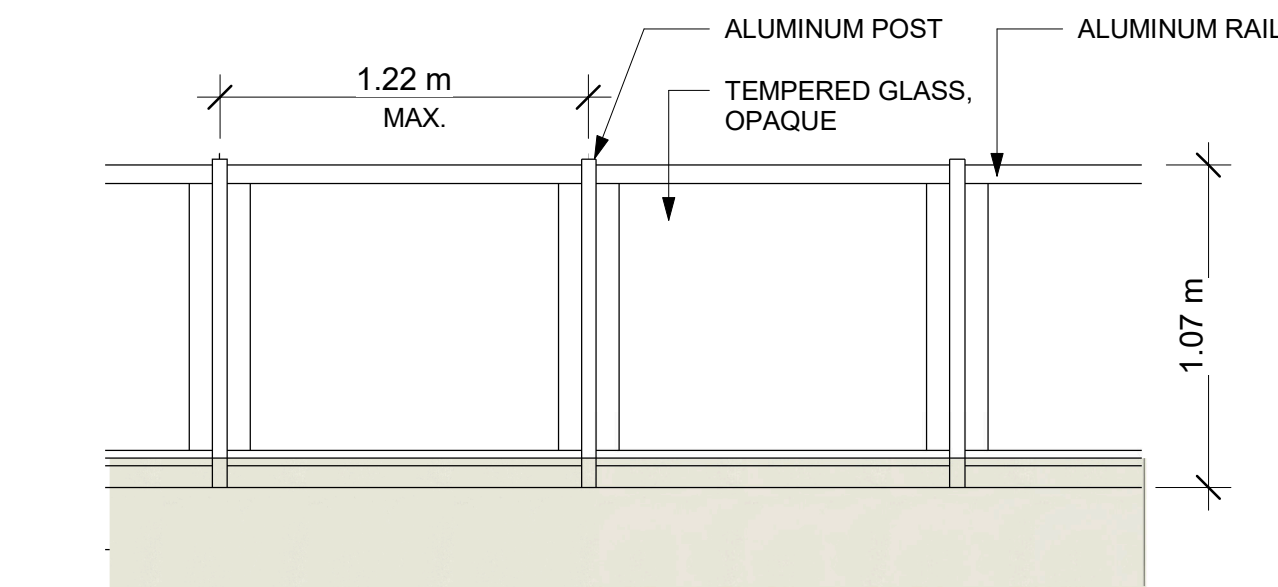
**A6**





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

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



5 ROOFTOP GUARDRAIL  
1 : 25

MATERIAL LEGEND & NOTES

- 1 STONE VENEER
- 2 METAL PANEL or CEMENT BOARD, LIGHT GREY
- 3 METAL PANEL or CEMENT BOARD, BROWN
- 4 METAL PANEL or CEMENT BOARD, DARK GREY
- 5 VERTICAL METAL PANEL or CEMENT BOARD, LIGHT GREY
- 6 PRECAST PARAPET CAP
- 7 OPAQUE GLASS RAILING
- 8 OPAQUE FENCE
- 9 BIRD-SAFE GLASS

RA REDLINE  
ARCHITECTURE

REDLINE ARCHITECTURE INC.

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GENERAL NOTES:



116-118 CARRUTHERS AVE.  
FOUR STOREY LOW RISE  
APARTMENT DWELLING

OWNER/DEVELOPER:  
MA PRECIOUS HOLDING INC.

ARCHITECT:  
REDLINE ARCHITECTURE INC.

APPLICANT:  
OR PLANNING + DESIGN,  
DANIEL EDWARDS  
24 KIRKSTALL AVENUE, OTTAWA,  
ON K2G 3M5

CIVIL ENGINEER:  
EIP SERVICES INC.  
100-2602 QUEENSWAY DRIVE  
OTTAWA, ONTARIO K2B 8H6

LANDSCAPING:  
JAMES B. LENOX & ASSOCIATES INC.  
332 CARLING AVE OTTAWA ON K2H 5A8  
CANADA

SURVEYOR:  
ADVLTD,  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 7G6

CONSULTANTS:

STRUCTURAL - TBD  
MECHANICAL - TBD  
ELECTRICAL - TBD

	MDY
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3	ISSUED FOR SPA REV. 05/02/25
2	ISSUED FOR SPA REV. 01/02/25
1	ISSUED FOR SPA 11/12/24
NO.	REVISION/ISSUE DATE

PROJECT:

116-118 CARRUTHERS AVE.  
116-118 CARRUTHERS AVE.  
OTTAWA, ON K1Y 1N6

EAST AND NORTH  
ELEVATIONS

DRAWN BY:

DATE: MAY 3, 2024

SCALE: AS NOTED

SHEET:  
A7

# 19212

D07-12-24-0153



# 116-118 CARRUTHERS AVE.

## FOUR STOREY LOW RISE APARTMENT DWELLING

OWNER/DEVELOPER:  
MA PRECIOUS HOLDING INC.ARCHITECT:  
REDLINE ARCHITECTURE INC.APPLICANT:  
OR PLANNING + DESIGN,  
DANIEL EDWARDS  
24 KIRKSTALL AVENUE, OTTAWA,  
ON K2B 3M5CIVIL ENGINEER:  
EOP SERVICES INC.  
100-2602 QUEENSWAY DRIVE  
OTTAWA, ONTARIO K2B 9H6LANDSCAPING:  
JAMES B. LENOX & ASSOCIATES INC.  
3332 CARLING AVE OTTAWA ON K2H 5A8  
CANADASURVEYOR:  
ADVLTD,  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ON K2E 7G6CONSULTANTS:  
STRUCTURAL - TBD  
MECHANICAL - TBD  
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE	MD/Y
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3	ISSUED FOR SPA REV.	05/02/25	
2	ISSUED FOR SPA REV.	01/02/25	
1	ISSUED FOR SPA	11/12/24	

PROJECT:

116-118 CARRUTHERS AVE.  
OTTAWA, ON K1Y 1N6WEST AND SOUTH  
ELEVATIONSDRAWN BY:  
DATE: MAY 3, 2024  
SCALE: AS NOTEDSHEET:  
A8

# 19212

**MATERIAL LEGEND & NOTES**

- 1 STONE VENEER
- 2 METAL PANEL or CEMENT BOARD, LIGHT GREY
- 3 METAL PANEL or CEMENT BOARD, BROWN
- 4 METAL PANEL or CEMENT BOARD, DARK GREY
- 5 VERTICAL METAL PANEL or CEMENT BOARD, LIGHT GREY
- 6 PRECAST PARAPET CAP
- 7 OPAQUE GLASS RAILING
- 8 OPAQUE FENCE
- 9 BIRD-SAFE GLASS



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



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