

116-118 CARRUTHERS AVENUE						
SITE PLAN OF SURVEY PART OF LOT 15, WEST CARRUTHERS AVENUE REGISTERED PLAN 35, CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., COMPLETED MARCH 1, 2024		SURVEY INFO. SURVEY INFO TAKEN FROM TOPOGRAPHIC PLAN OF LOT 15, WEST CARRUTHERS AVENUE REGISTERED PLAN 35, CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., MARCH 1, 2024				
R4UD - RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA; DWELLING TYPE: 4 STOREY LOW-RISE RESIDENTIAL						
ZONING MECHANISMS	REQUIREMENT	PROVIDED	SECTION			
A) MINIMUM LOT AREA	450 m ²	456.07 m ²	Section 162, Table 162A			
B) MINIMUM LOT WIDTH	15 m	15.29 m	Section 162, Table 162A			
C) MINIMUM LOT DEPTH	N/A	29.84 m	Section 162, Table 162A			
D) MINIMUM FRONT YARD SET BACK	Lesser of the average of abutting lots' corresponding FYS (~ 1.99 m) or 4.5 m	2.59 m	Section 144(1)(a); Section 162, Table 162A			
E) MINIMUM INTERIOR SIDE YARD SET BACK	1.5 m	1.5 m, 2.44 m	Section 144, Table 144A			
F) MINIMUM REAR YARD SETBACK	%30 of lot depth (8.952m)	9 m	Section 144(3)(a)			
G) MINIMUM REAR YARD AREA	25% of lot area (114.32 m2)	138.5 m2	Section 162, Table 162A			
H) MAXIMUM BUILDING HEIGHT	14.5 m	14.26 m				
I) PERCENTAGE OF LANDSCAPE AREA OF THE LOT AREA	30% of lot area (136.82 m2)	30.04% (136.99 m2)	Section 161(8)			
J) MINIMUM AREA OF SOFTLANDSCAPING IN REAR YARD AREA	On a lot greater than 450 m2 in area: 50% of rear yard Minimum aggregate area of 25 m2, with a longer dimension <= 2 x shorter dimension	73.63 m2 53.15%	Section 161(15)(b)(i) Section 161(15)(b) (iv)			
K) MINIMUM AGGREGATE FRONT YARD SOFTLANDSCAPED AREA	For lot where FYS is 1.5-3m: 20% (7.64 m2)	39.21% (12 m2)	Section 161, Table 161			
L) MINIMUM FENESTRATION REQUIREMENT	Front facade: at least 25% windows	34% windows	Section 161(15)(g)			
M) MINIMUM FRONT FACADE ADDITIONAL RECESS	At least 20% of front facade minimum of 0.6 m from front setback line	23.6%	Section 161(15)(h)			
N) MINIMUM VEHICLE PARKING (RESIDENTS) Area 2 on Schedule 1A	0	0	Section 101(2)			
O) MINIMUM VEHICLE PARKING (VISITOR)	No Visitor parking spaces are required for the first 12 units, 0.1 per unit parking space per unit after 12 units ((17-12)x0.1=0.5 (1) parking space)	1 30.04% (136.99 m2)	Section 102(2)			
P) MINIMUM PARKING SPACE	2.6 m (width) x 5.2 m (length) Maximum width of 3.1 m		Section 106(1)			
R) UNIT BREAKDOWN	25% 2 bedroom units (4)	Total unit number=16 Number of 2 bedroom unit=4	Section 161(16)			
S) MINIMUM BICYCLE PARKING	0.5 per dwelling unit (16x0.5=8 parking spaces)	16 parking spaces	Section 111, Table 111A(b)			
T) AMENITY AREA	0	63.9 m ² rear yard 9.8 m ² balcony 42.1 m ² roof top patio				
BUILDING AREAS	UNIT BREAKDOWN					
BASEMENT BUILDING AREA GFA	205.2 m ² 145.6 m ²	BACHELOR	1 BED	2 BED	TOTAL	
		BASEMENT	2	0	1	3
GROUND FLOOR BUILDING AREA GFA	210 m ² 151 m ²	GROUND FLOOR	1	1	1	3
		SECOND FLOOR	2	2	0	4
SECOND FLOOR BUILDING AREA GFA	210 m ² 162.4 m ²	THIRD FLOOR	2	0	1	3
		FOURTH FLOOR	2	0	1	3
THIRD FLOOR BUILDING AREA GFA	196 m ² 148.5 m ²	TOTAL	9	3	4	16
FOURTH FLOOR BUILDING AREA GFA	196 m ² 150.5 m ²	GARBAGE REQUIREMENT GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN THE GARBAGE SHED AND REMOVED BY THE CITY DURING COLLECTION		SNOW REMOVAL REQUIREMENT PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS & WINDOW WELLS THROUGHOUT THE WINTER		
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 : 62.14m (62.09m + 61.86m + 62.27m + 62.35m) /4						

SITE LEGEND

NEW TREE

EX. TREE TO BE REMOVED

NEW SHRUB

PROPOSED BUILDING

EXISTING BUILDING TO BE DEMOLISHED

PROPOSED / EXISTING ENTRY / EXIT

PROPERTY LINE

DENOTES HARD LANDSCAPING (PAVER)

DENOTES SOFT LANDSCAPING

EXISTING UTILITY POLE

EXISTING FIRE HYDRANT

EXISTING PRIVATE RIGHT OF WAY (GRAVEL) CONVERTED TO ASPHALT

SNOW STORAGE AREA

WASTE COLLECTION AREA

BICYCLE PARKING (SOD)

BICYCLE PARKING (PAVER)

BIKE RACKS

CAR PARKING SPACE (ASPHALT)

EX. CHAINED LINK/BOARD FENCE

EXTERIOR LIGHT

WASTE COLLECTION LEGEND

GB

4YD GARBAGE CONTAINER

BB

3-360L BLUE BIN

B

3-360L BLACK BIN

G

240L ORGANICS

SITE NOTES

NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES

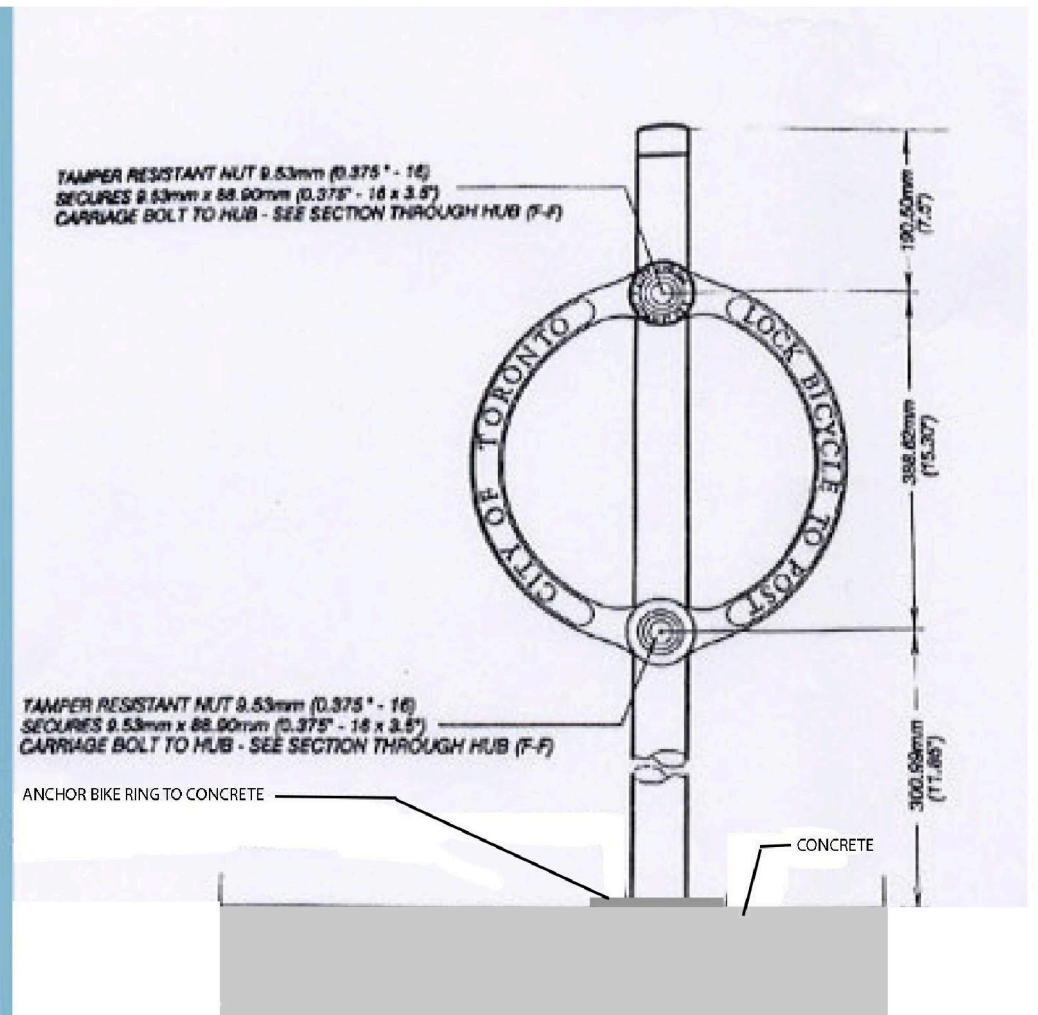
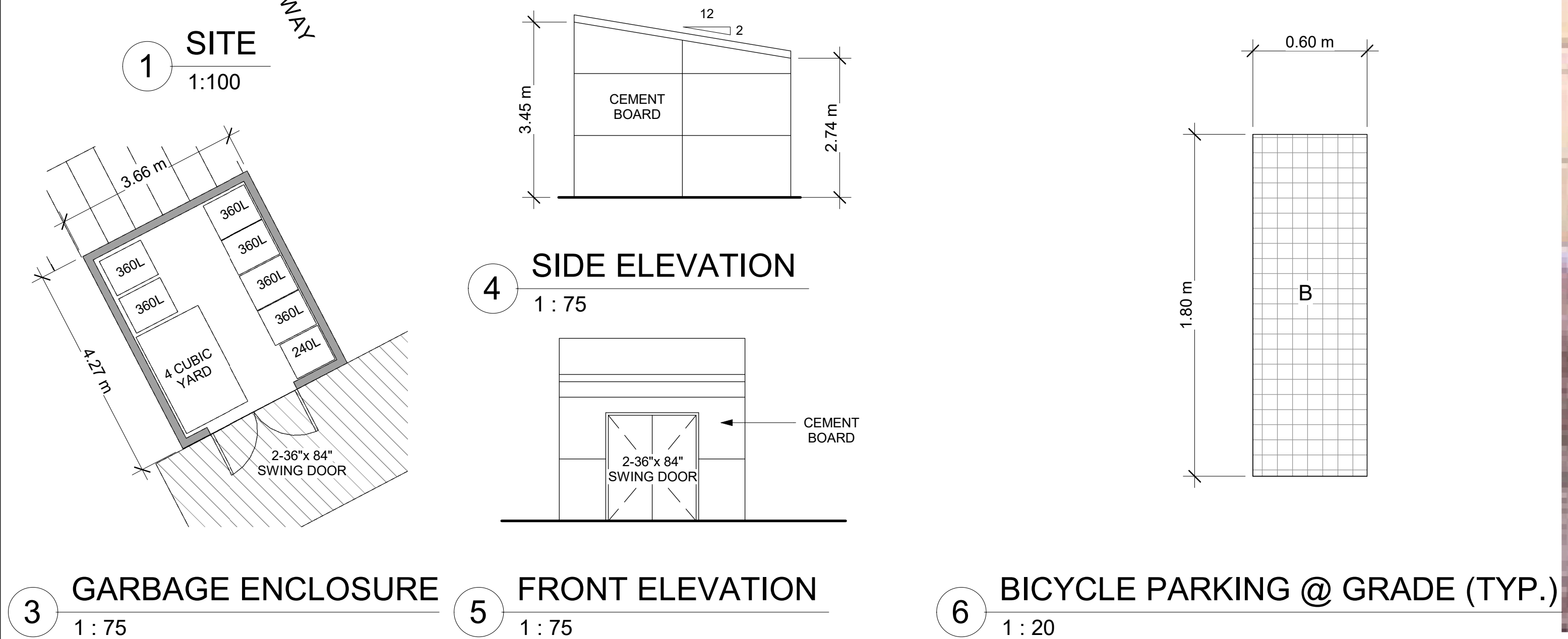
EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY

ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL

ALL MEASUREMENTS ARE METRIC (ACCOMPANYING IMPERIAL MEAS. MAY APPEAR)

EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED UNLESS OTHERWISE NOTED BY THE CIVIL ENGINEER

SNOW ACCUMULATION TO BE REMOVED OFF SITE IMMEDIATELY AS NEEDED



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

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
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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:
E2P SERVICES INC.
100-2602 QUEENSVIEW 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
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5	ISSUED FOR SPA REV.	05/22/25			
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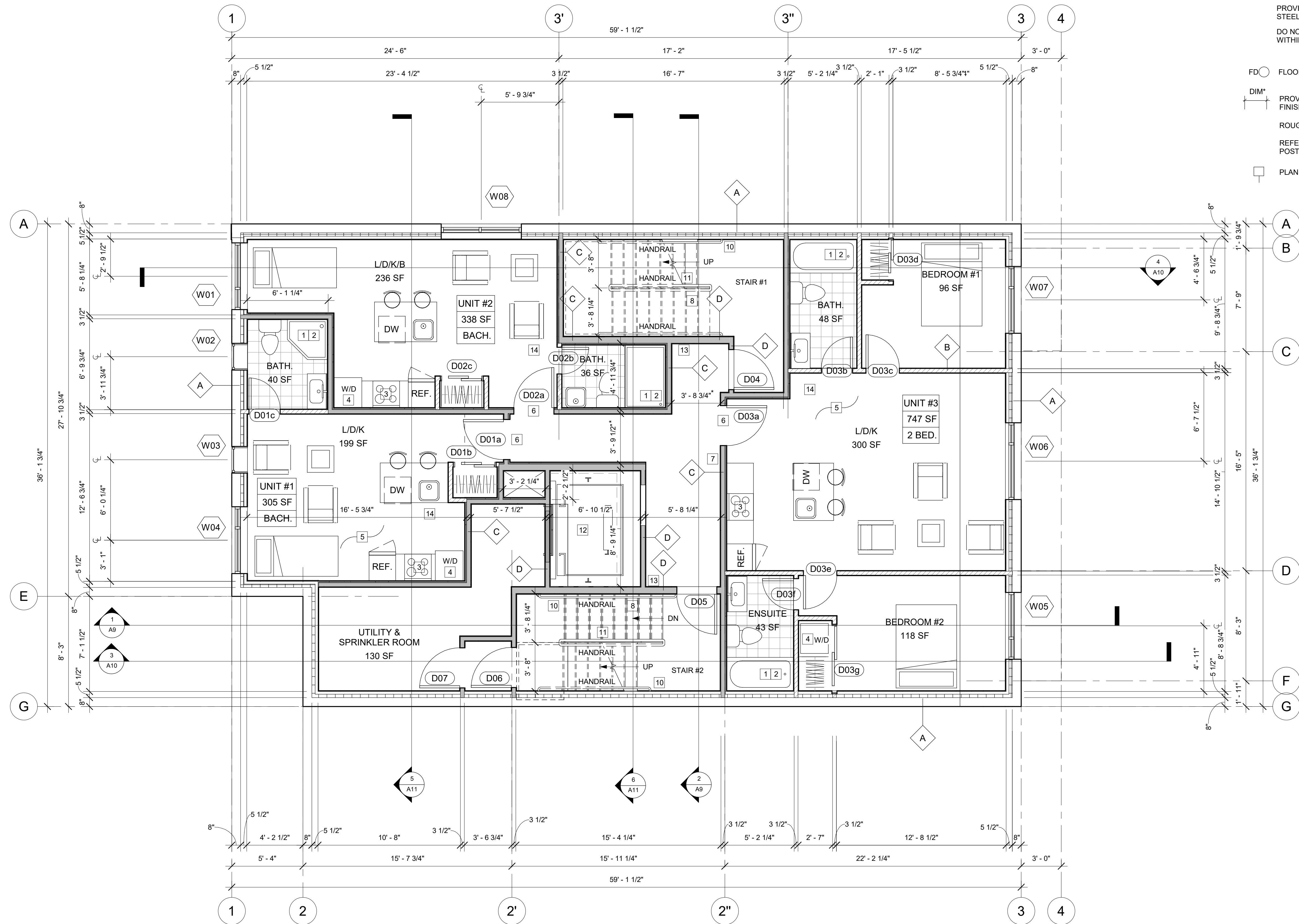
PROJECT:
116-118 CARRUTHERS AVE.
116-118 CARRUTHERS AVE.
OTTAWA, ON K1Y 1N6

SITE PLAN

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

A0

19212



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

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

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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,
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.
3332 CARLING AVE OTTAWA ON K2B 5A8
CANADA

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

CONSULTANTS:

STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE	MDY
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3	ISSUED FOR SPA REV.	05/22/25	
2	ISSUED FOR SPA REV.	01/02/25	
1	ISSUED FOR SPA	11/12/24	

PROJECT:

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

FLOOR PLANS

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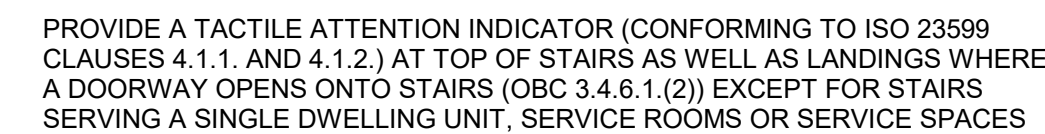
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SCALE: AS NOTED

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
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FD  FLOOR DRAIN, SEE MECHANICAL DRAWINGS

PROVIDE MIN. 1100mm CLEAR WIDTH BETWEEN
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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

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ARCHITECTURE

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ARCHITECT:
REDLINE ARCHITECTURE INC.

APPLICANT:
Q9 PLANNING + DESIGN,
DAYNA EDWARDS
24 KIRKSTALL AVENUE, OTTAWA,
ON K2G 3M5

CIVIL ENGINEER:
EXP SERVICES INC.
100-2650 QUEENSVIEW DRIVE
OTTAWA, ONTARIO K2B 8H6

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

SURVEYOR:
AOV LTD.
14 CONOURSE GATE, SUITE 500
OTTAWA, ON. K2E-7S6

CONSULTANTS:
STRUCTURAL - T
MECHANICAL - T
ELECTRICAL - TR

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3	ISSUED FOR SPA REV.	05/22/12
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116-118 CARRUTHERS AVE.
116-118 CARRUTHERS AVE.
OTTAWA, ON K1Y 1N5

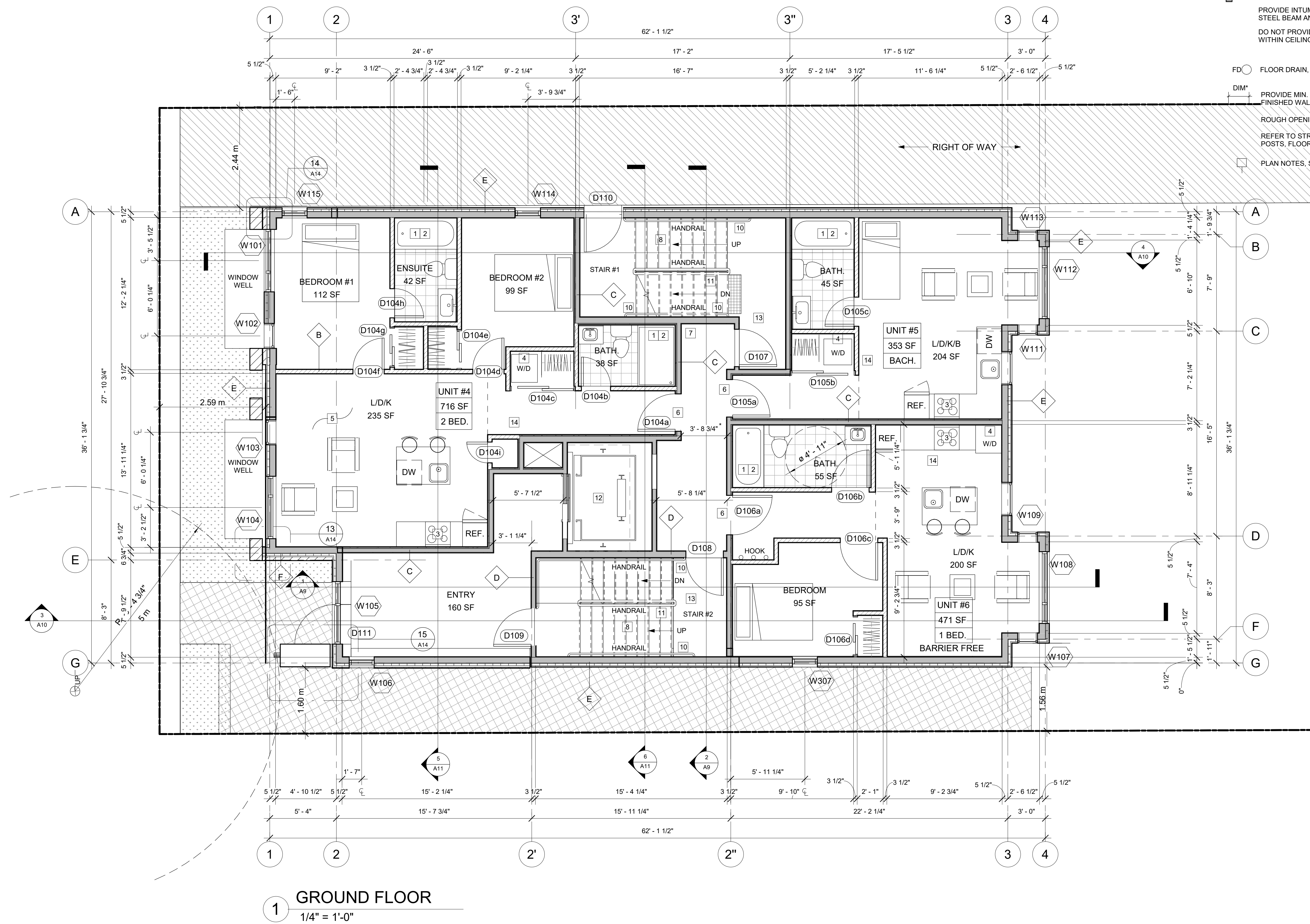
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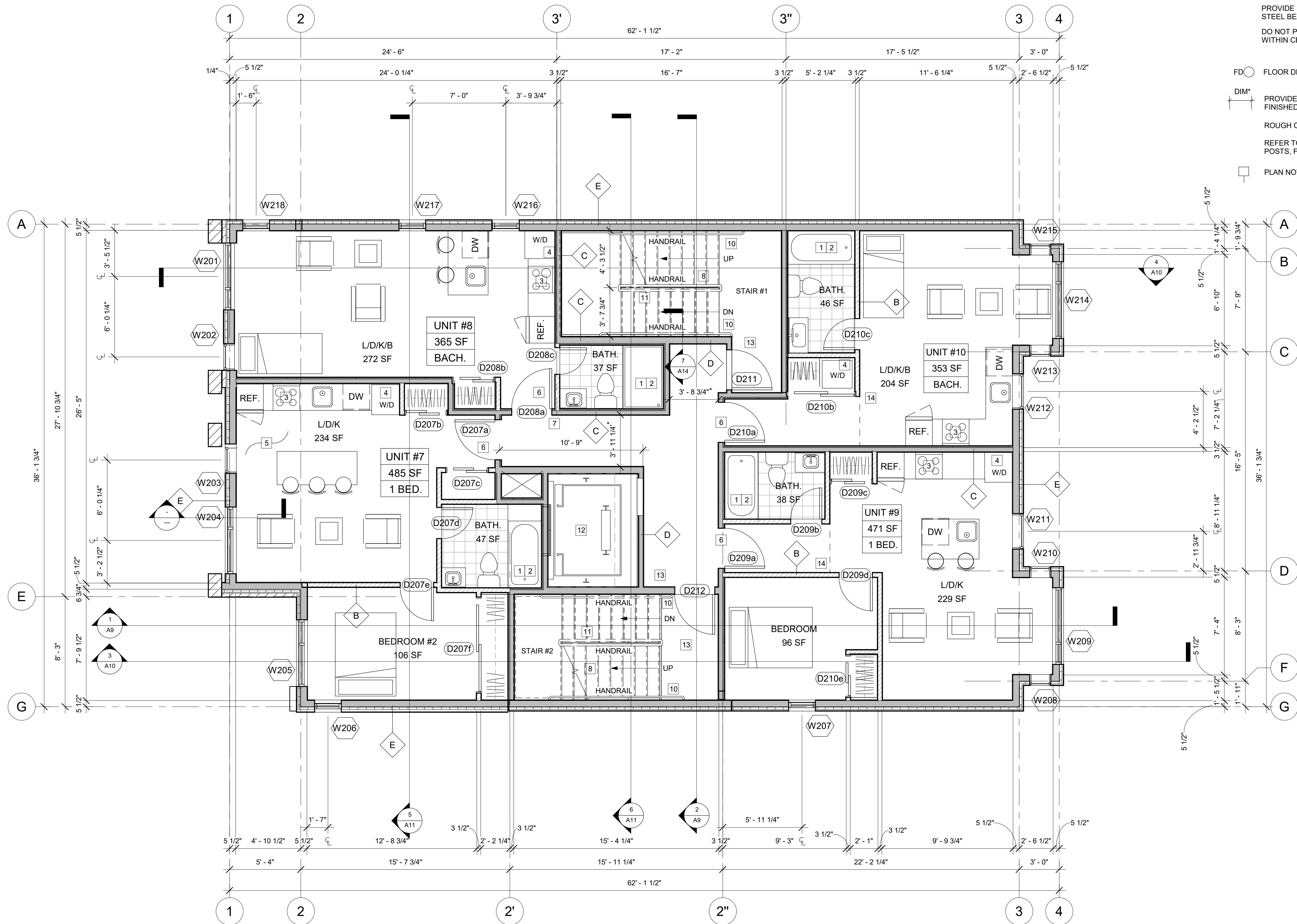
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ALL BEAMS ARE FLUSH TO THE FLOOR JOIST UNLESS NOTED AS "DROPPED"

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



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

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PLAN NOTES, SEE PLAN CONST. LEGEND /A1

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

CONSULTANTS:
STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

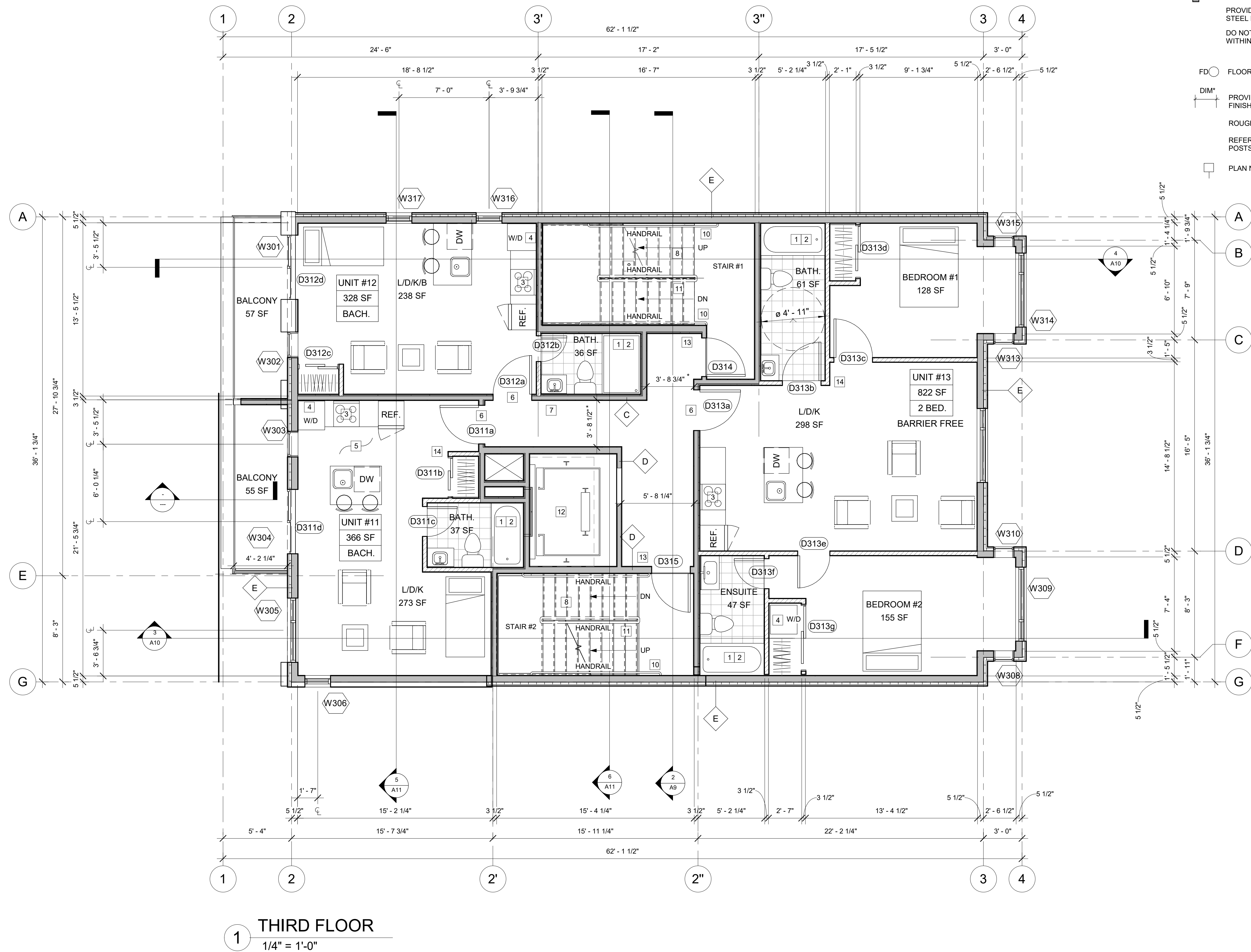
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PROJECT:
116-118 CARRUTHERS AVE.
116-118 CARRUTHERS AVE.
OTTAWA, ON K1Y 1N5

FLOOR PLANS

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DATE: MAY 3, 2024
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A3



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116-118 CARRUTHERS AVE.

FOUR STOREY LOW RISE APARTMENT DWELLING

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MA PRECIOUS HOLDING INC.

ARCHITECT:
REDLINE ARCHITECTURE INC.

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

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CANADA

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OTTAWA, ON K2E 7G6

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

FLOOR PLANS

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

A4

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 K1G 3M5

CIVIL ENGINEER:
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100-2602 QUEENSWAY DRIVE
OTTAWA, ONTARIO K2B 8H6

LANDSCAPING:
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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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19212

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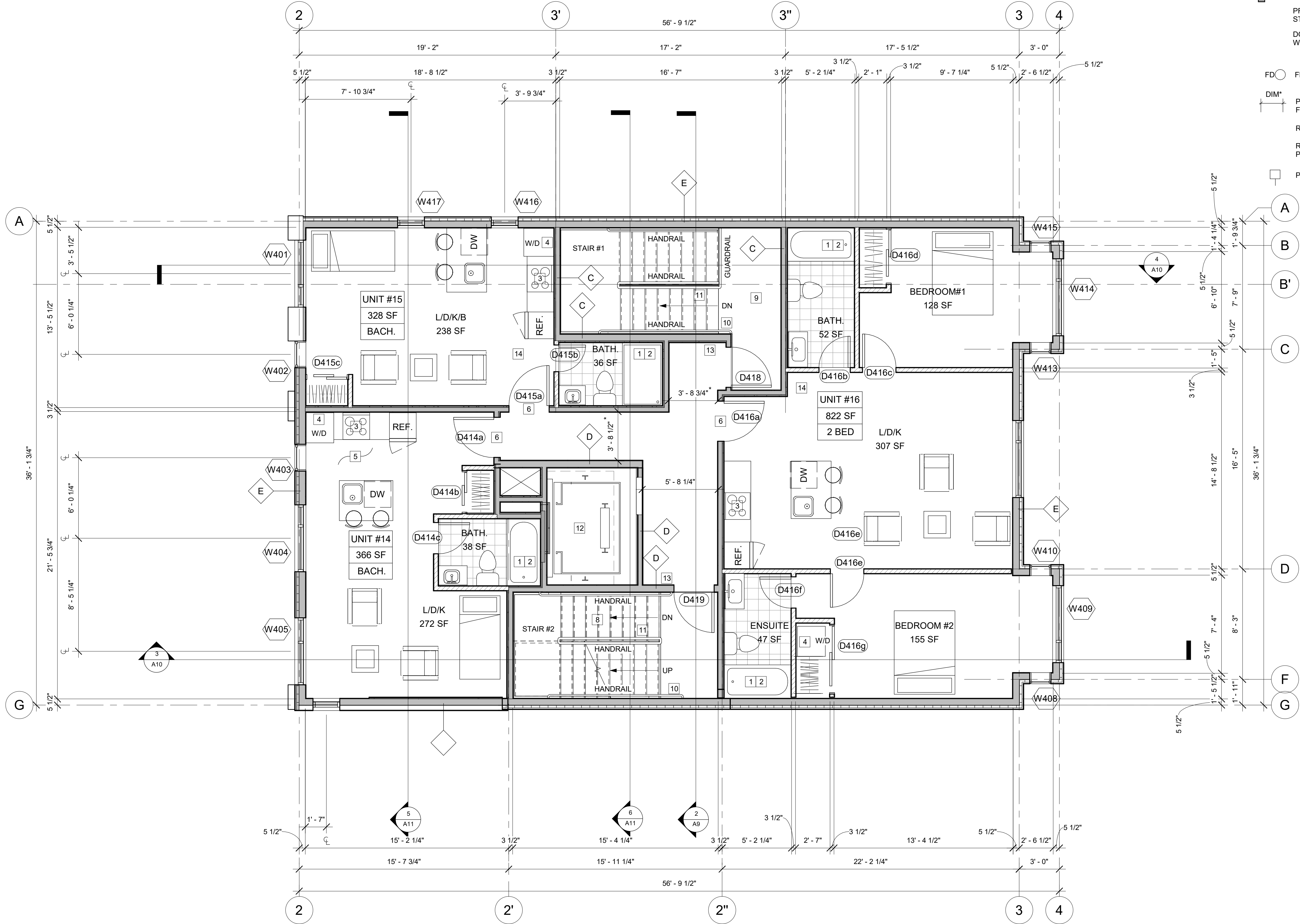
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ROUGH OPENINGS FOR WINDOWS, SEE WINDOW SHOP DRAWINGS

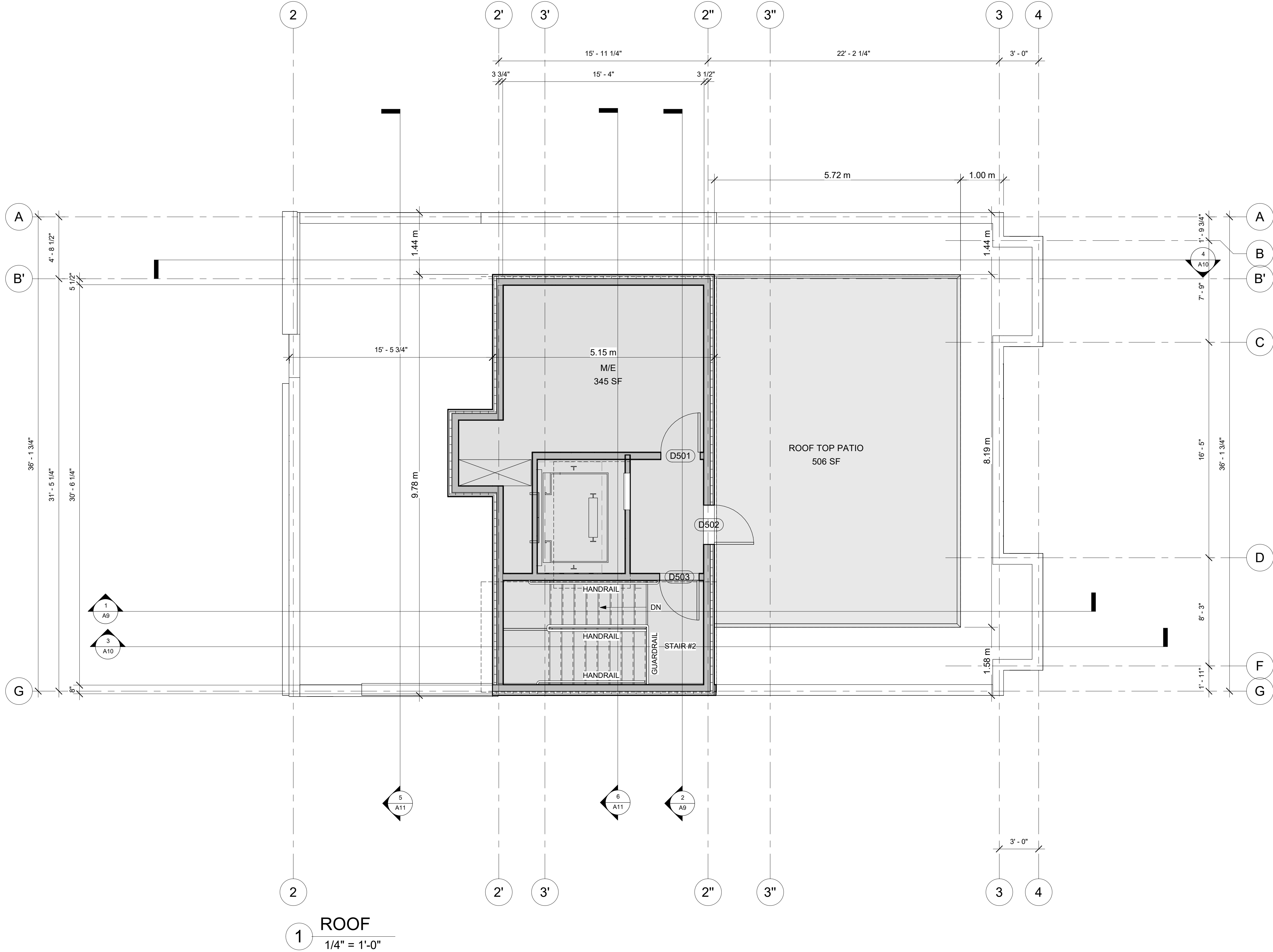
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PLAN NOTES, SEE PLAN CONST. LEGEND /A1



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OTTAWA, ON K2E 7G6

CONSULTANTS:
STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

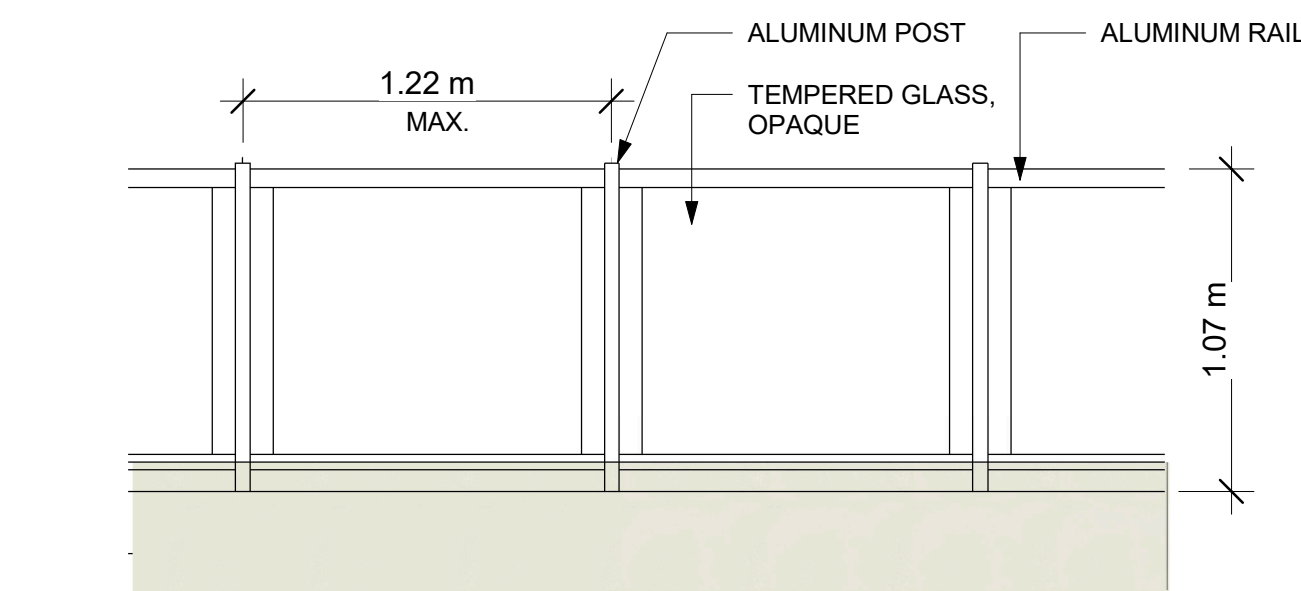
NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3	ISSUED FOR SPA REV.	05/22/25
2	ISSUED FOR SPA REV.	01/02/25
1	ISSUED FOR SPA	11/12/24

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



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

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



5 ROOFTOP GUARDRAIL
1 : 25

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

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:

EXP SERVICES INC.
100-2602 QUEENSWAY DRIVE
OTTAWA, ONTARIO K2B 9H6

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

NO.	REVISION/ISSUE	DATE	MDY
9			
8			
7			
6			
5			
4	ISSUED FOR SPA REV.	05/22/25	
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.
116-118 CARRUTHERS AVE.
OTTAWA, ON K1Y 1N6

EAST AND NORTH
ELEVATIONS

DRAWN BY: SHEET:

DATE: MAY 3, 2024

SCALE: AS NOTED

A7

RESPONSIBILITIES:

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AND OMISSIONS TO THE ARCHITECT/DESIGNERTHIS DRAWING MAY NOT BE USED FOR
CONSTRUCTION UNTIL SIGNED
BY THE ARCHITECT

COPYRIGHT RESERVED

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 K3B 3M5CIVIL ENGINEER:
EOP SERVICES INC.
100-2602 QUEENSWAY DRIVE
OTTAWA, ONTARIO K2B 9H6LANDSCAPING:
JAMES B. LENVOX & ASSOCIATES INC.
332 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	MDY
9			
8			
7			
6			
5			
4	ISSUED FOR SPA REV.	05/22/25	
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.
116-118 CARRUTHERS AVE.
OTTAWA, ON K1Y 1N6WEST AND SOUTH
ELEVATIONSDRAWN BY: SHEET:
DATE: MAY 3, 2024
SCALE: AS NOTED

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"