



CARRUTHERS AVENUE DEVELOPMENT

266-268 CARRUTHERS AVENUE, OTTAWA, ON

ISSUED FOR RE-ZONING AND SPC

2022-11-07 11:46:29 AM

ARCHITECTURAL DRAWINGS



S.J. LAWRENCE ARCHITECT INC.
18 DEAKIN ST. SUITE 205
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MECHANICAL /
ELECTRICAL DRAWINGS



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OTTAWA, ONTARIO, K1S 1W8
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PLANNER / LANDSCAPER

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS

JAMES LENNOX ASSOCIATES INC
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OTTAWA, ONTARIO, K2H 5A8
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(F) 1 (866) 343-3942

LEGEND

- NEW OVERHEAD DOOR
- NEW DOOR / ENTRANCE
- PROPOSED RIVERSTONE MULCH
- EXISTING VEGETATION REFER TO LANDSCAPE DWGS
- BICYCLE PARKING SPACE (1.8Mx0.6M)
- NO PARKING LINES
- PROPOSED PRECAST CONCRETE PAVERS
- PROPOSED SOD - REFER TO LANDSCAPE DWGS
- NEW SAWCUT CONCRETE SIDEWALK
- PARKING STALL COUNT PER ROW
- NEW SIGN, REFER TO SIGN LEGEND
- STREET LIGHT
- HYDRO POST
- DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
- V VISITOR PARKING
- TWO WAY TRAFFIC
- DEPRESSED CURB (DC)
- PROPERTY LINE
- EXISTING FENCE
- MINIMUM SETBACKS (ZONING)
- NEW CONSTRUCTION
- EXISTING BUILDINGS
- BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS
- *REFER TO LANDSCAPE DWGS



CITY OF OTTAWA ZONING BY-LAW

R4UB ZONING (SECTION 161-2 & SECTION 144)	REQUIREMENT (LOW-RISE APARTMENT, MAXIMUM 12 UNITS)	PROPOSED
MINIMUM LOT WIDTH	15m	20.12m
MINIMUM LOT AREA	450 m ²	429m ²
MAXIMUM BUILDING HEIGHT	11m	11m
MINIMUM FRONT YARD SETBACK (SECTION 144)	3.91m (MEASURED FOR 276 CARRUTHERS)	3.75m
MINIMUM CORNER SIDE YARD SETBACK	4.5m	N/A
MINIMUM REAR YARD SETBACK (SECTION 144)	30% OF LOT DEPTH = 8.4m	0m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	NORTH: 1.5m SOUTH: 1.5m INTERIOR OF L-SHAPE (WEST AND SOUTH): 0m
MAXIMUM NUMBER OF UNITS FOR A LOW-RISE APARTMENT IN TRAIL	12 UNITS	18 UNITS
LOW-RISE APARTMENT DWELLINGS IN R4UB ZONE	NO MOTOR VEHICLE PARKING IS PERMITTED ON A LOT LESS THAN 450m ² IN THE CASE OF A LOT OF 450m ² OR GREATER: A) AT LEAST 25% OF DWELLING UNITS MUST HAVE AT LEAST 2 BEDROOMS	NO MOTOR VEHICLE PARKING IS PROPOSED
PRINCIPAL ENTRANCE	1 ENTRANCE	1 PRINCIPAL ENTRANCE, BICYCLE STORAGE ENTRANCE, 1 BARRIER-FREE ENTRANCE
FRONT FACADE	25% WINDOWS	42% WINDOWS
FRONT YARD FIXTURES	THE FRONT YARD MUST BE EQUIPPED WITH SOLID, PERMANENT FIXTURES TO PREVENT MOTOR VEHICLE PARKING	TREES ARE PROVIDED WITHIN THE FRONT YARD
BALCONY	1 BALCONY OR PORCH FOR EVERY UNIT THAT FACES A PUBLIC STREET AT OR ABOVE THE FIRST STOREY, AND TOTAL BALCONY AREA OF 2m ² MINIMUM	1 BALCONY FOR EACH UNIT FACING THE STREET ALL BALCONIES > 2m ² AREA: UNIT 12: 7.6m ² UNIT 13: 6.6m ² UNIT 17: 7.6m ² UNIT 18: 6.6m ²
LANDSCAPED AREA (TOTAL LOT AREA) (SECTION 161)	NOT REQUIRED	COMPLIES
LANDSCAPED AREA, REAR YARD (SECTION 161)	A) ANY PART OF THE REAR YARD NOT OCCUPIED MUST BE SOFTLY LANDSCAPED B) THE MINIMUM AREA OF SOFT LANDSCAPING PER (A) MUST BE AT LEAST 50 SQUARE METERS	REAR YARD IS FULLY OCCUPIED, NO LANDSCAPING PROPOSED N/A
LANDSCAPED AREA FRONT YARD (SECTION 161)	40% = 30m ²	61% = 46m ²
PARKING REQUIREMENTS (SEC. 161, 162, 111)	REQUIREMENT	PROPOSED
MINIMUM PARKING RATES (SECTION 161, AREA X OF SCHEDULE 1A)	NO MOTOR VEHICLE PARKING IS PERMITTED	0 SPACES
BICYCLE PARKING SPACES (SECTION 111)	0.5 SPACES / DWELLING UNIT = 9 SPACES	18 SPACES
BICYCLE PARKING SPACE PROVISIONS (SECTION 111)	HORIZONTAL: 0.6m x 1.8m (MINIMUM 50% OF SPACES) VERTICAL: 0.5m x 1.5m STACKED: 0.35m x 1.8m ACCESS AISLE: 1.5m	4 VERTICAL SPACES (0.5m x 1.5m) 14 STACKED SPACES (0.6m x 1.8m) ACCESS AISLE: 1.5m
BUILDING AREAS	CONSTRUCTION AREA (SQ.M)	CONSTRUCTION AREA (SQ.FT)
LOWER LEVEL	287 sq.m	3,090 sq.ft
GROUND FLOOR LEVEL	288.5 sq.m	3,106 sq.ft
SECOND FLOOR LEVEL	318.8 sq.m	3,432 sq.ft
THIRD FLOOR LEVEL	318.8 sq.m	3,432 sq.ft
TOTAL	926.1 sq.m	9,970 sq.ft

CLIENT NAME: **THE BERGE HOMES**

NOTES:

- ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
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- ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
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BUILDING FLOOR STATISTICS

FLOOR	SUITES	2 BED	1 BED	STUDIO
LOWER LEVEL	4	1	2	1
GROUND FLOOR	4	N/A	3	1
SECOND FLOOR	5	2	3	N/A
THIRD FLOOR	5	2	3	N/A
TOTAL	18	5	11	2
SUITE MIX		28%	61%	11%

SEAL: **SHAWN J. LAWRENCE ARCHITECT INCORPORATED**

NORTH ARROW:

REVISIONS:

No.	DATE	REVISION
04	2022.11.07	ISSUED FOR RE-ZONING AND SPC
03	2022.11.04	ISSUED FOR COORDINATION
02	2022.08.15	ISSUED FOR COORDINATION
01	2022.07.27	ISSUED FOR REVIEW

S.J. LAWRENCE ARCHITECT INCORPORATED
18 DEAKIN STREET SUITE 202 OTTAWA, ONTARIO K2E 8B7
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PROJECT: **CARRUTHERS DEVELOPMENT**
266 CARRUTHERS, OTTAWA, ON

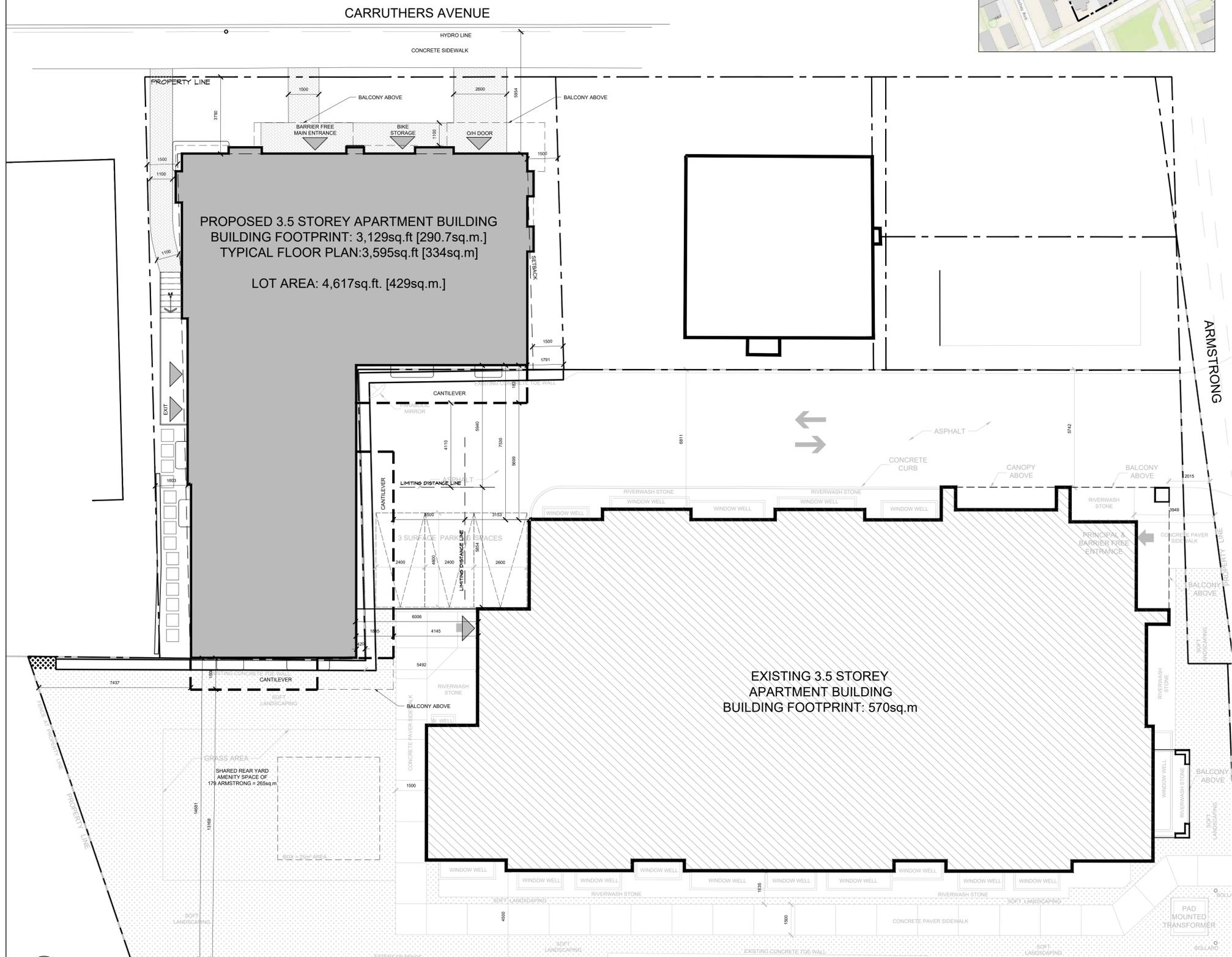
SHEET TITLE: **PRELIMINARY SITE PLAN**

DRAWN BY: **AL** CHECKED BY: **S.J.L.**

PLOT DATE: 2022.11.07 PROJECT DATE: 2022.06.08

JOB NUMBER: **SL-1077-22** SCALE: **AS SHOWN**

SHEET NUMBER: **A100**



SITE PLAN
SCALE: 1/100

A100

APPLICATION #

Area Schedule (Gross Building)		
UNUN	Area	Level
1 BED		
UNIT 3	464 R ²	BASEMENT
UNIT 4	572 R ²	BASEMENT
UNIT 6	575 R ²	LEVEL 1
UNIT 7	496 R ²	LEVEL 1
UNIT 8	577 R ²	LEVEL 1
UNIT 9	517 R ²	LEVEL 2
UNIT 11	556 R ²	LEVEL 2
UNIT 12	571 R ²	LEVEL 2
UNIT 14	517 R ²	LEVEL 3
UNIT 16	556 R ²	LEVEL 3
UNIT 17	589 R ²	LEVEL 3
2 BED		
UNIT 1	687 R ²	BASEMENT
UNIT 10	852 R ²	LEVEL 2
UNIT 13	674 R ²	LEVEL 2
UNIT 15	852 R ²	LEVEL 3
UNIT 18	686 R ²	LEVEL 3
BACHELOR		
UNIT 2	338 R ²	BASEMENT
UNIT 5	340 R ²	LEVEL 1

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PROJECT:
CARRUTHERS AVENUE DEVELOPMENT
 268-268 CARRUTHERS AVENUE, OTTAWA, ON

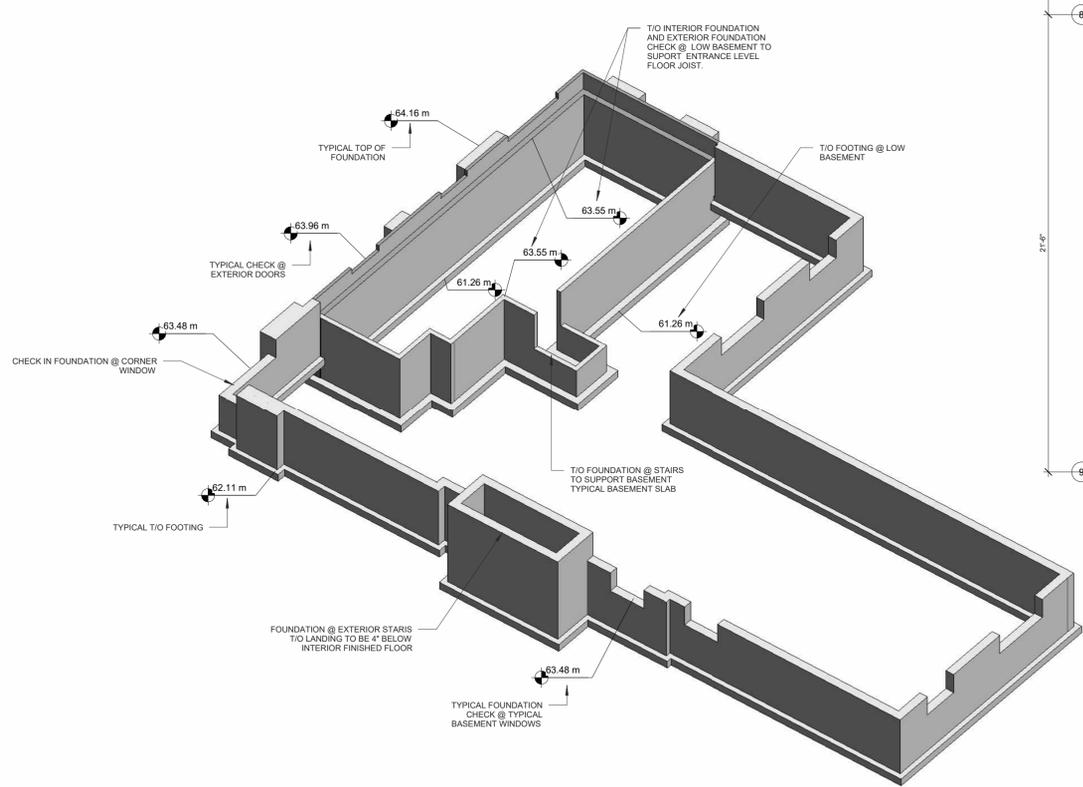
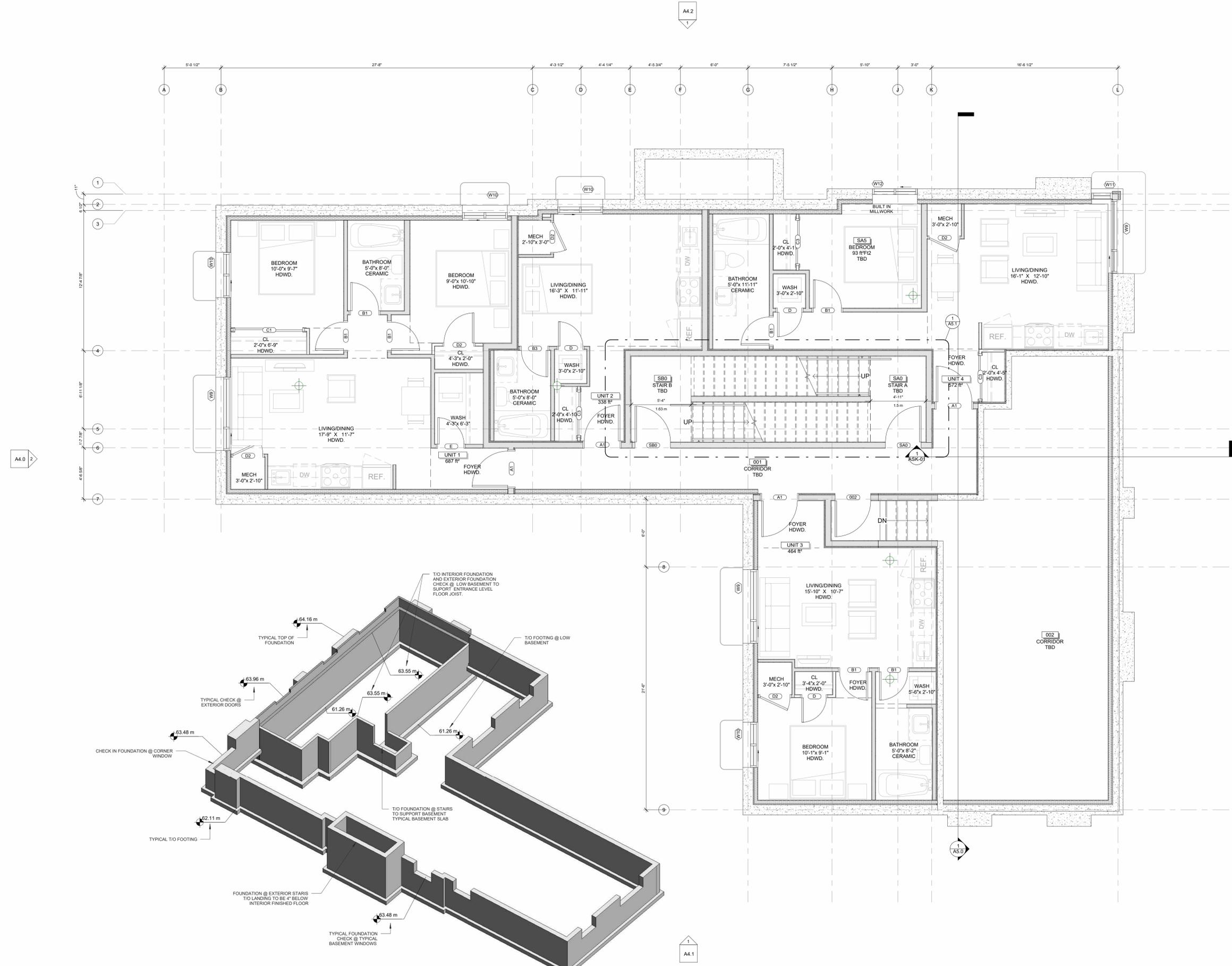
SHEET TITLE:
BASEMENT PLAN

DRAWN BY: GH CHECKED BY: B.L. S.J.L.

PLOT DATE:
 2022-11-07 11:46:38 AM

JOB NUMBER: 8L-1077-22 SCALE: 1/4" = 1'-0"

A2.0

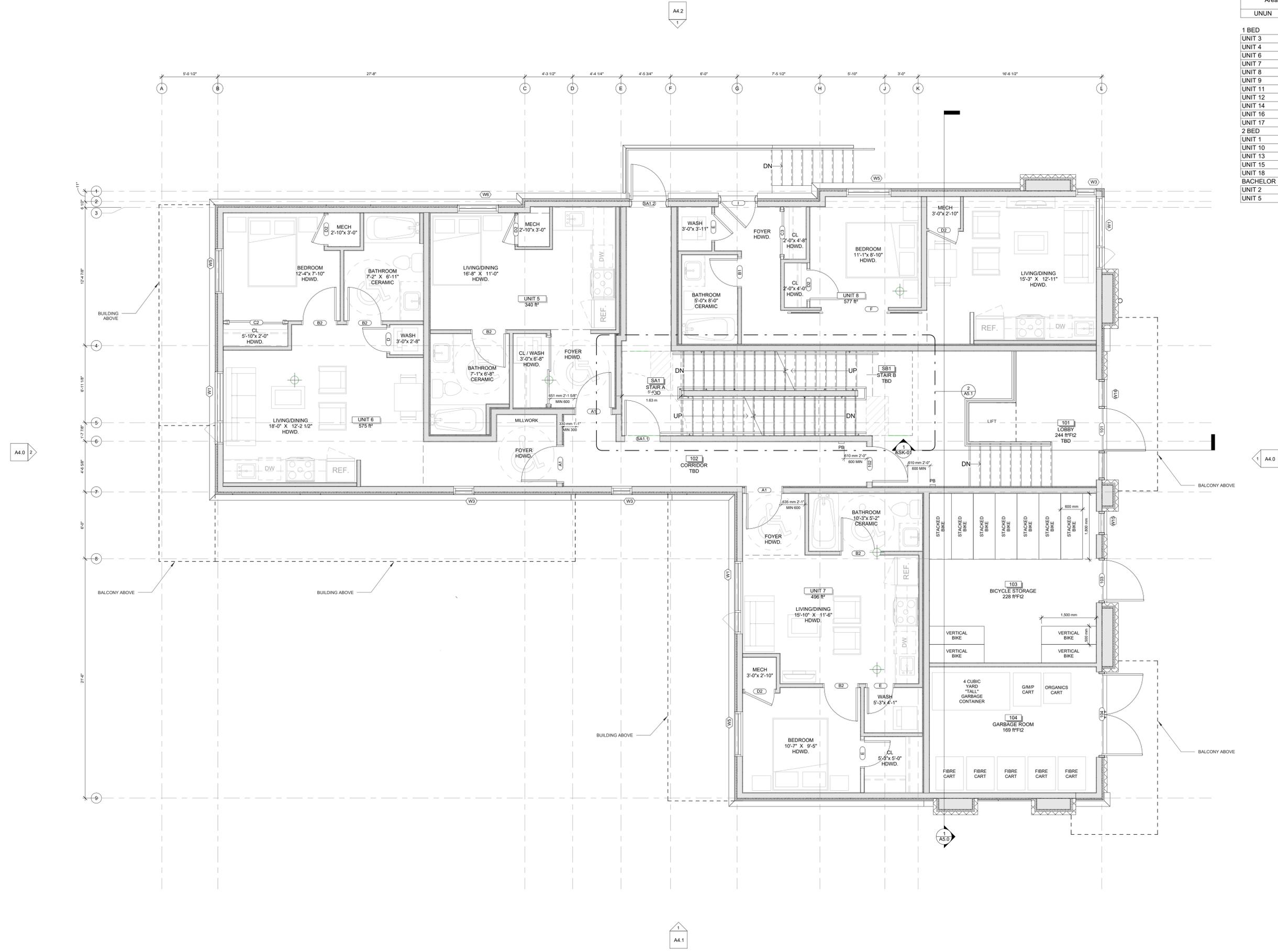


1 -T.O. Slab
 A2.0 SCALE 1/4" = 1'-0"

3 3D FOUNDATION
 A2.0 SCALE

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1 BED		
UNIT 3	464 R ²	BASEMENT
UNIT 4	572 R ²	BASEMENT
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UNIT 7	496 R ²	LEVEL 1
UNIT 8	577 R ²	LEVEL 1
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UNIT 11	556 R ²	LEVEL 2
UNIT 12	571 R ²	LEVEL 2
UNIT 14	517 R ²	LEVEL 3
UNIT 16	556 R ²	LEVEL 3
UNIT 17	589 R ²	LEVEL 3
2 BED		
UNIT 1	687 R ²	BASEMENT
UNIT 10	852 R ²	LEVEL 2
UNIT 13	674 R ²	LEVEL 2
UNIT 15	852 R ²	LEVEL 3
UNIT 18	686 R ²	LEVEL 3
BACHELOR		
UNIT 2	338 R ²	BASEMENT
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PROJECT:
CARRUTHERS AVENUE DEVELOPMENT
 268-268 CARRUTHERS AVENUE, OTTAWA, ON
 SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY:
 GH
 CHECKED BY:
 B.L. S.J.L.
 PLOT DATE:
 2022-11-07 11:46:40 AM
 JOB NUMBER:
 SL-1077-22
 SCALE:
 1/4" = 1'-0"

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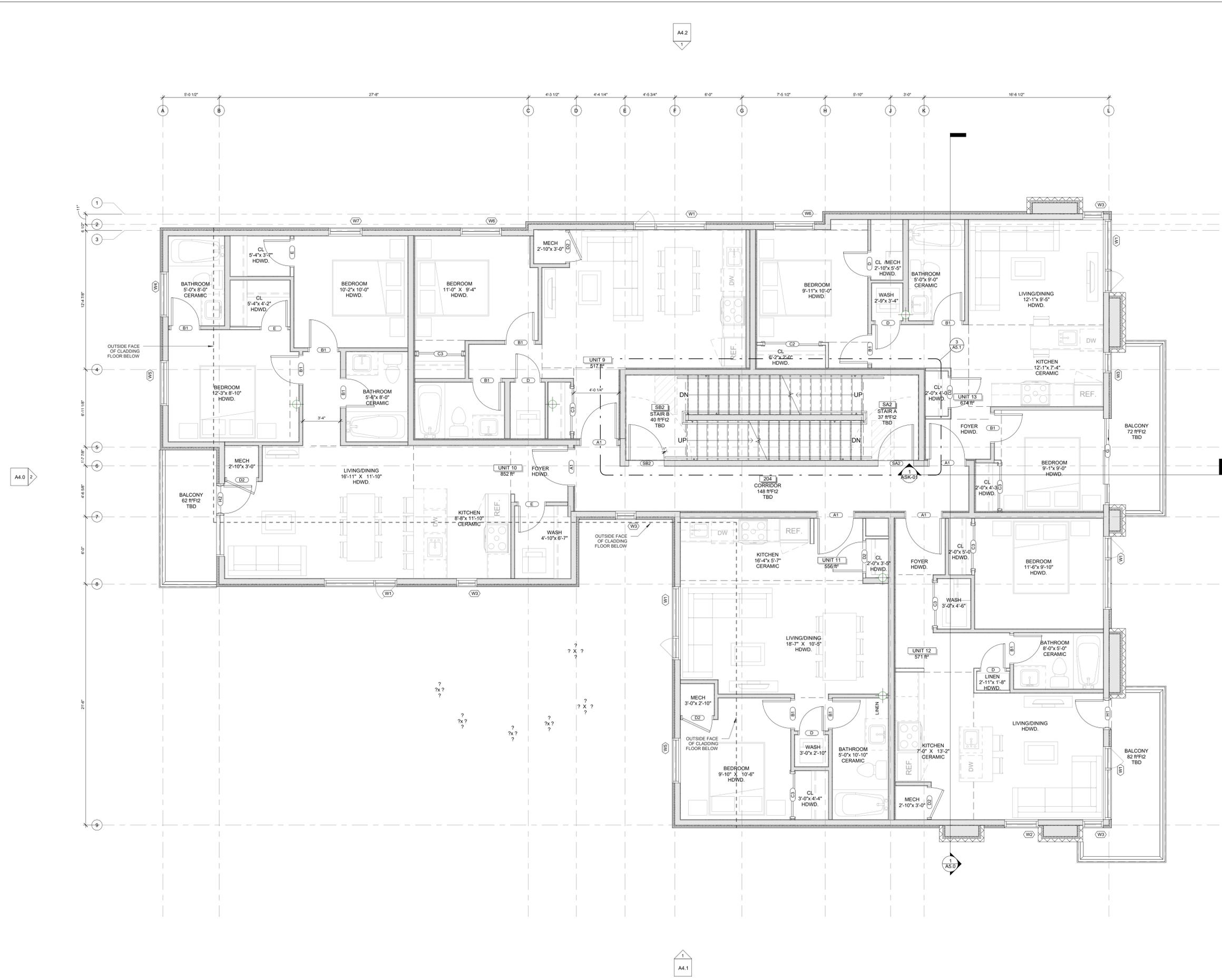
PROJECT:
CARRUTHERS AVENUE DEVELOPMENT
 268-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE:
SECOND AND THIRD FLOOR PLAN

DRAWN BY: **GH** CHECKED BY: **B.L. S.J.L.**

PLOT DATE:
2022-11-07 11:46:41 AM

JOB NUMBER: **SL-1077-22** SCALE: **1/4" = 1'-0"**



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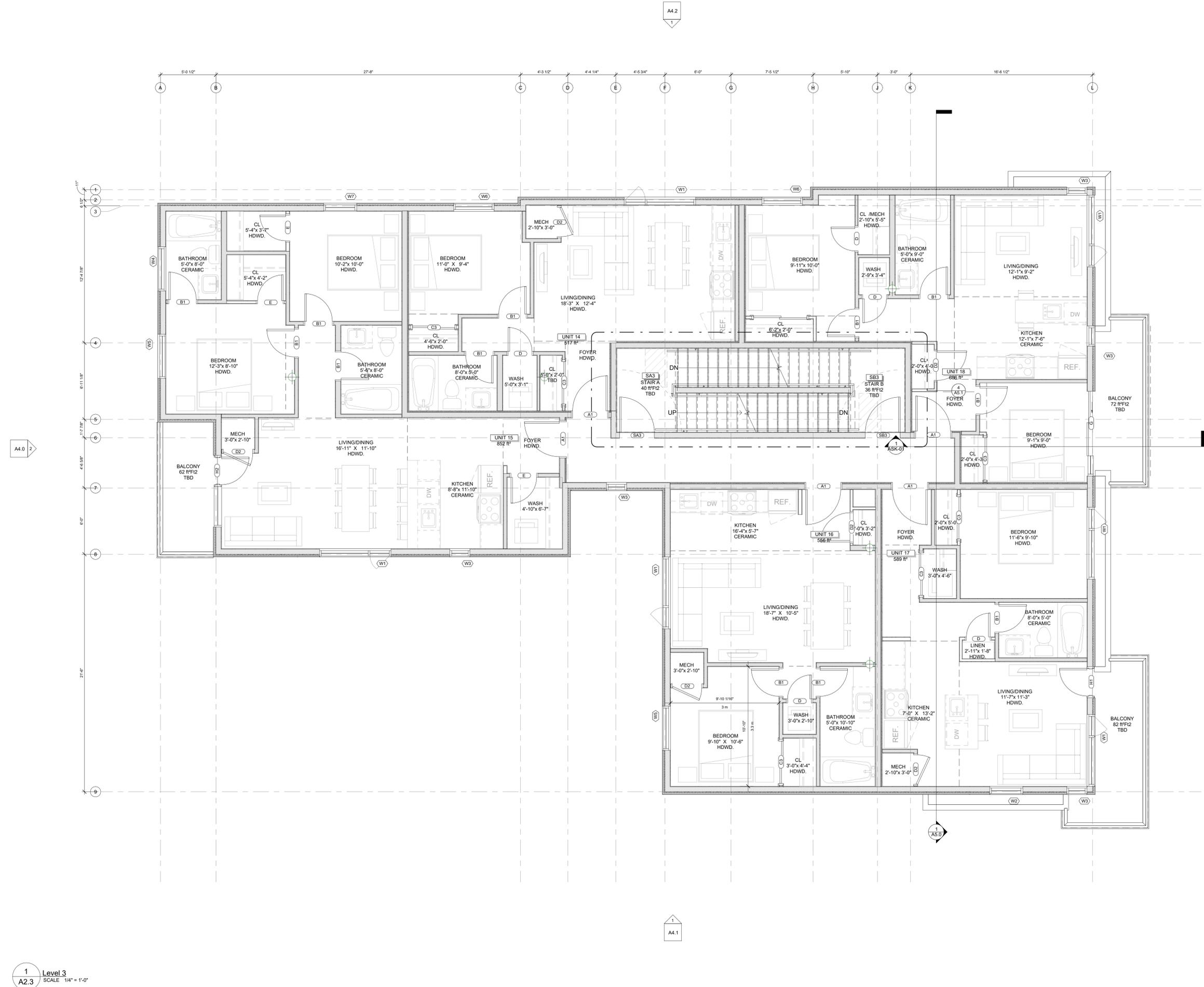
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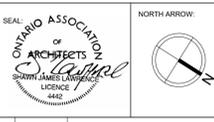
PROJECT:
CARRUTHERS AVENUE DEVELOPMENT
 268-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE:
THIRD FLOOR PLAN

DRAWN BY: **GH** CHECKED BY: **B.L. S.J.L.**
 PLOT DATE: **2022-11-07 11:46:44 AM**
 JOB NUMBER: **SL-1077-22** SCALE: **1/4" = 1'-0"**



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PROJECT:
CARRUTHERS AVENUE DEVELOPMENT
 266-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE:
ROOF PLAN

DRAWN BY:
 GH

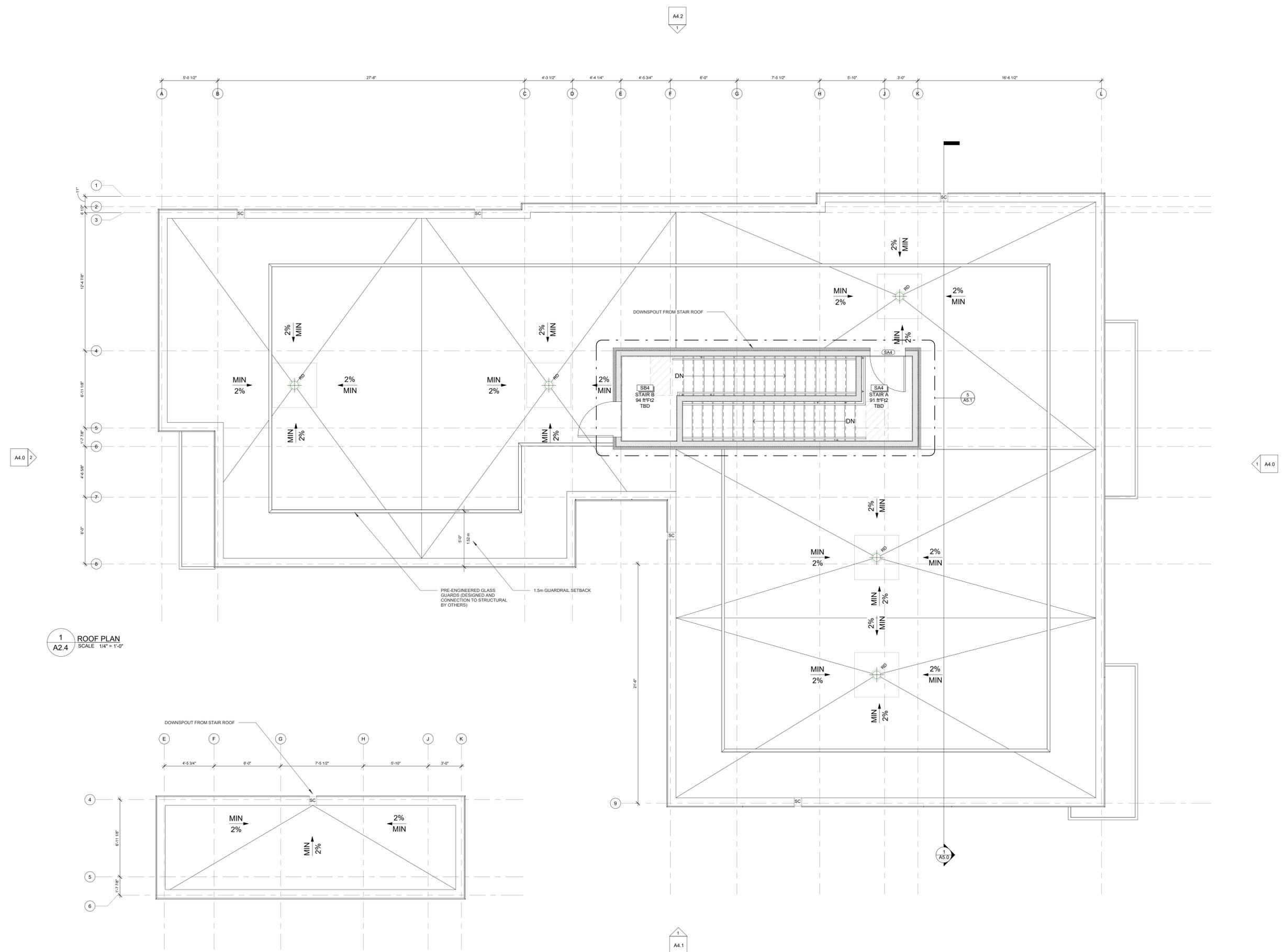
CHECKED BY:
 B.L. S.J.L.

PLOT DATE:
 2022-11-07 11:46:45 AM

JOB NUMBER:
 SL-1077-22

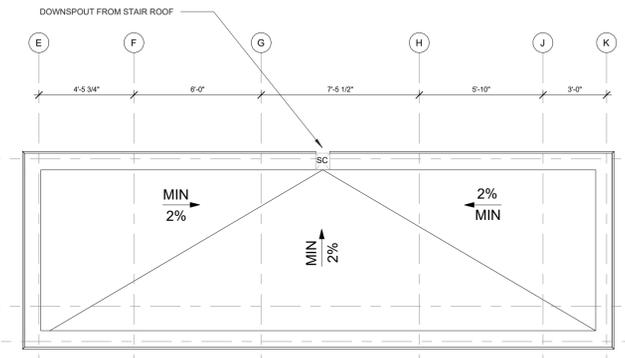
SCALE:
 1/4" = 1'-0"

A2.4



1
A2.4 ROOF PLAN
 SCALE 1/4" = 1'-0"

2
A2.4 T/O STAIR ROOF STRUCTURE
 SCALE 1/4" = 1'-0"



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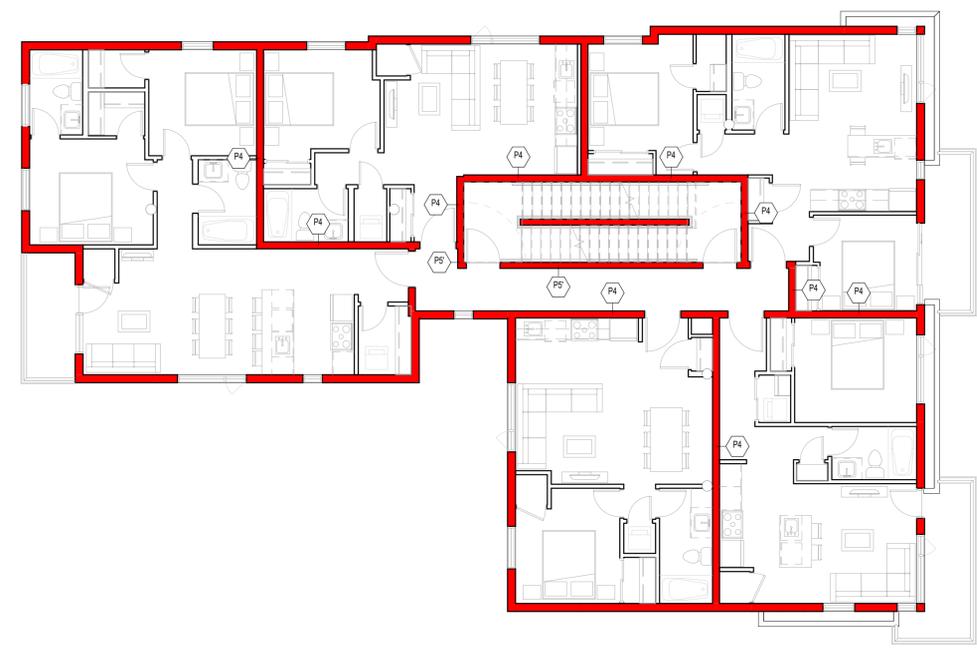
1
 A2.5 -T.O. Slab FRR
 SCALE 1/8" = 1'-0"



2
 A2.5 Level 1 FRR
 SCALE 1/8" = 1'-0"



3
 A2.5 Level 2 FRR
 SCALE 1/8" = 1'-0"



4
 A2.5 Level 3 FRR
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 266-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE:
FRR PLANS

DRAWN BY:
 GH

CHECKED BY:
 B.L. S.J.L.

PLOT DATE:
 2022-11-07 11:46:49 AM

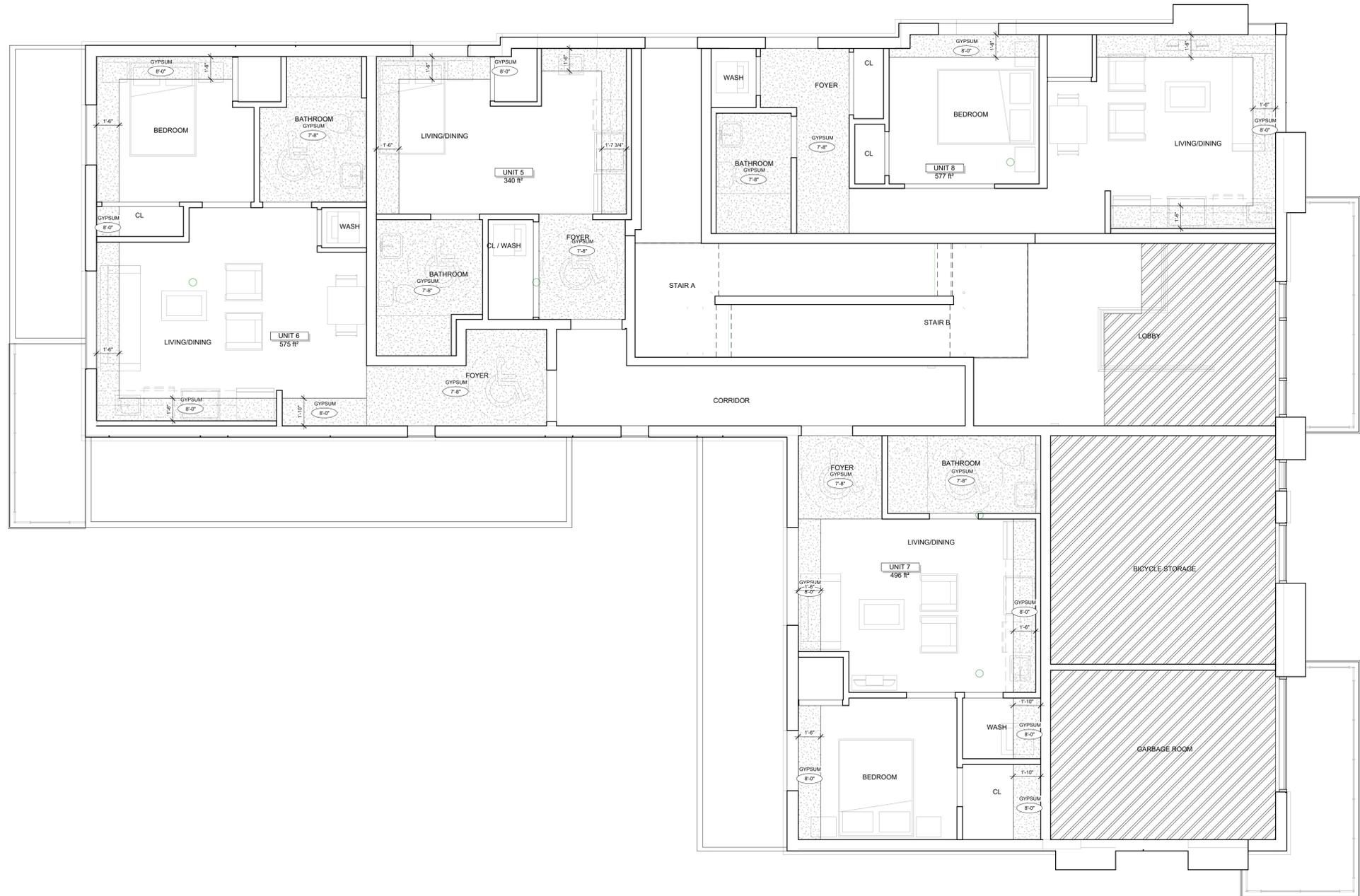
JOB NUMBER:
 SL-1077-22

SCALE:
 1/8" = 1'-0"

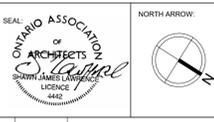
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CEILING LEGEND

	BULKHEAD	REFER TO RCP FOR HEIGHT
	US OF ASSEMBLY	7'-0"
	US OF ASSEMBLY	13'-9"
	US OF ASSEMBLY	9'-0"



1 Level 1
 A3.1 SCALE 1/4" = 1'-0"



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01	2022.07.05	ISSUED FOR REVIEW
No.	DATE	REVISION

S.J. LAWRENCE ARCHITECT INCORPORATED
 18 DEAKIN STREET SUITE 305 OTTAWA, ONTARIO K2E 8B7
 T: (613) 739-7770 F: (613) 739-7703 sjl@sjlarchitect.com



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PROJECT:
CARRUTHERS AVENUE DEVELOPMENT
 266-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE:
REFLECTED CEILING PLANS

DRAWN BY: GH CHECKED BY: B.L. S.J.L.
 PLOT DATE: 2022-11-07 11:46:52 AM
 JOB NUMBER: SL-1077-22 SCALE: As Indicated

- NOTES:
- 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
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 - 3) DO NOT SCALE DRAWINGS.
 - 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
 - 5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

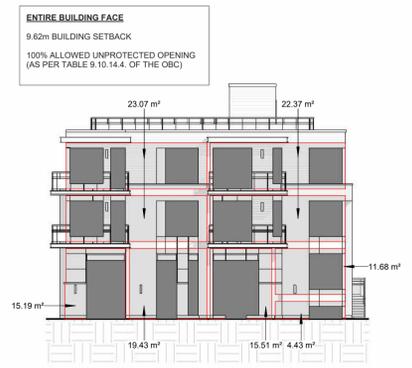
KEYNOTES-ELEVATION	
NOTE NUMBER	NOTE TEXT
1	CEMENT PARPING ON ALL EXPOSED FOUNDATION TO 2' BELOW GRADE
2	STONE VENEER A
3	4" PRECAST CONCRETE SILL
4	WALL SOUNGE
5	PRE-FINISHED METAL FASCIA
6	FIBER CEMENT COMPOSITE PANEL - COLOUR TBD BY OWNER
7	PRE-FINISHED METAL GUARD RAIL (3'-6" TALL)
8	FIBER CEMENT LAP SIDING - COLOUR TBD BY OWNER
9	OVERFLOW SCUPPER, REFER TO ROOF PLAN



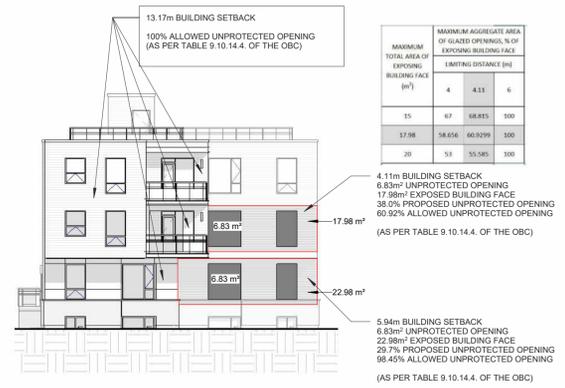
1 EAST ELEVATION
SCALE 3/16" = 1'-0"



2 WEST ELEVATION
SCALE 3/16" = 1'-0"



3 EAST ELEVATION LIMITING DISTANCE CALCS
SCALE 1:200



4 WEST ELEVATION LIMITING DISTANCE CALCS
SCALE 1:200

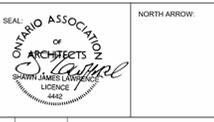
MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m²)	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE (LIMITING DISTANCE (m))	4	4.11	6
55	87	68.815	100	
17.98	58.856	60.929	100	
28	53	55.585	100	

13.17m BUILDING SETBACK
100% ALLOWED UNPROTECTED OPENING (AS PER TABLE 9.10.14.4. OF THE OBC)

4.11m BUILDING SETBACK
6.83m² UNPROTECTED OPENING
17.98m² EXPOSED BUILDING FACE
99.0% PROPOSED UNPROTECTED OPENING
60.92% ALLOWED UNPROTECTED OPENING (AS PER TABLE 9.10.14.4. OF THE OBC)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m²)	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE (LIMITING DISTANCE (m))	4	5.94	6
20	53	98.59	100	
22.98	48.232	98.447	100	
25	45	98.35	100	

5.94m BUILDING SETBACK
6.83m² UNPROTECTED OPENING
22.98m² EXPOSED BUILDING FACE
29.7% PROPOSED UNPROTECTED OPENING
98.45% ALLOWED UNPROTECTED OPENING (AS PER TABLE 9.10.14.4. OF THE OBC)



No.	DATE	REVISION
04	2022.11.07	ISSUED FOR RE-ZONING AND SPC
03	2022.11.01	ISSUED FOR COORDINATION
02	2022.08.16	ISSUED FOR COORDINATION
01	2022.07.05	ISSUED FOR REVIEW

S.J. LAWRENCE ARCHITECT INCORPORATED
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PROJECT: **CARRUTHERS AVENUE DEVELOPMENT**
268-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE: **ELEVATIONS**

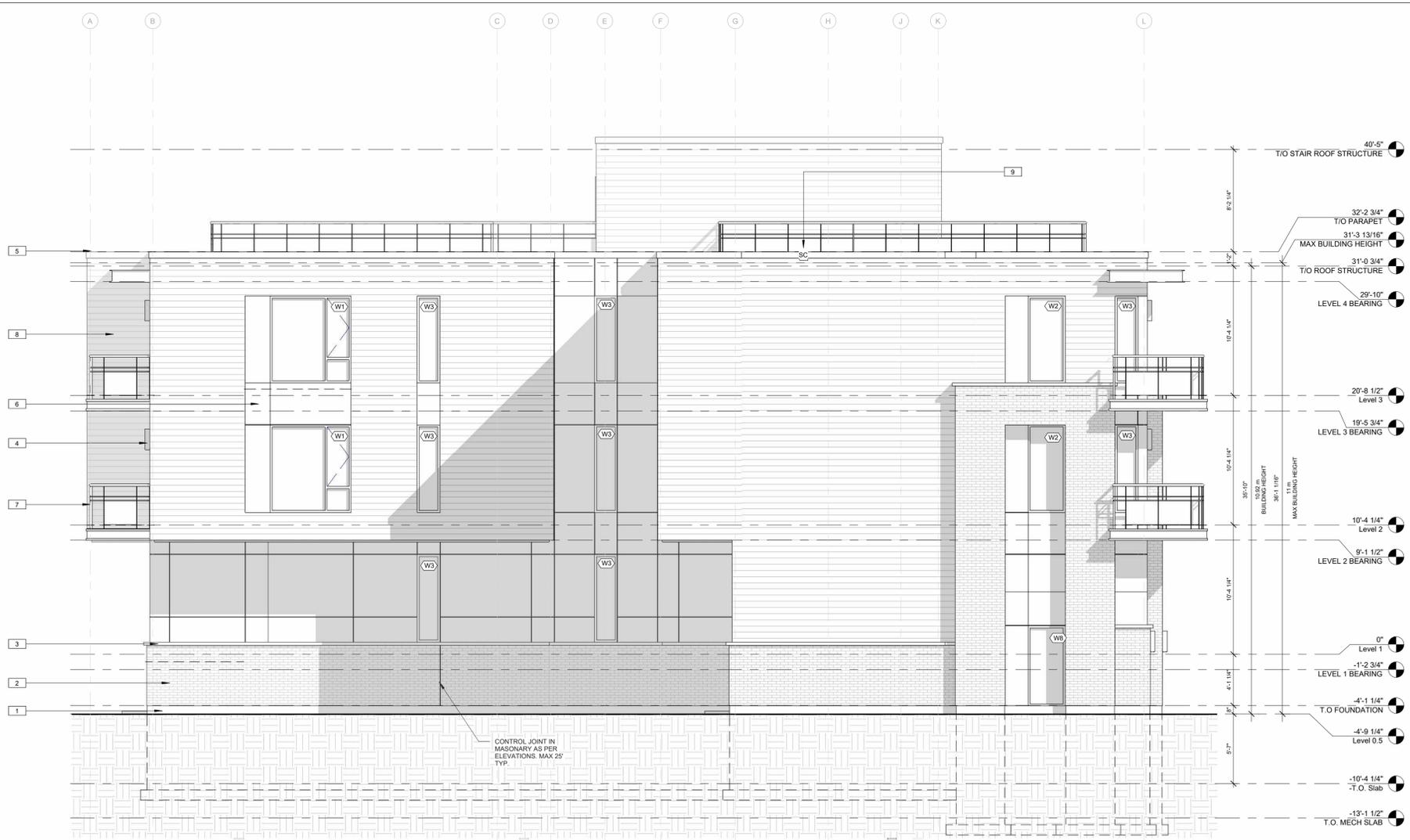
DRAWN BY: **GH** CHECKED BY: **B.L. S.J.L.**
PLOT DATE: **2022-11-07 11:47:05 AM**

JOB NUMBER: **SL-1077-22** SCALE: **As Indicated**

- NOTES:
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KEYNOTES-ELEVATION

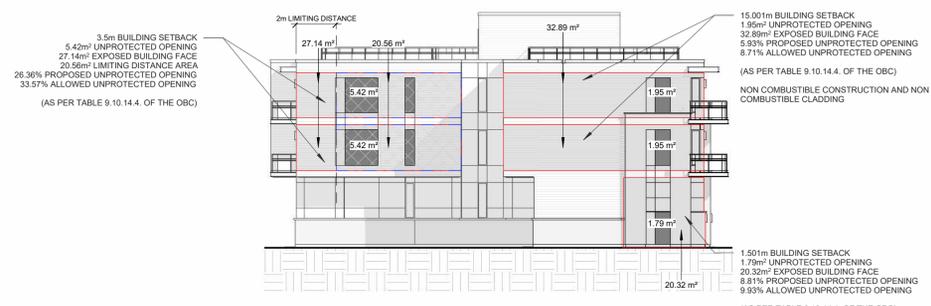
NOTE NUMBER	NOTE TEXT
1	CEMENT PAVING ON ALL EXPOSED FOUNDATION TO 8" BELOW GRADE
2	STONE VENEER A
3	4" PRE-CAST CONCRETE SILL
4	WALL SCOTCH
5	PRE-FINISHED METAL FASCIA
6	FIBER CEMENT COMPOSITE PANEL - COLOUR TBD BY OWNER
7	PRE-FINISHED METAL GUARD RAIL (3'-6" TALL)
8	FIBER CEMENT LAP SIDING - COLOUR TBD BY OWNER
9	OVERFLOW SCUPPER, REFER TO ROOF PLAN



1 SOUTH ELEVATION
 SCALE 3/16" = 1'-0"

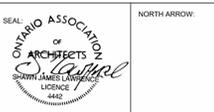
MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m ²)	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE (LIMITING DISTANCE (m))		
	3	3.5	4
25	26	35.5	45
77.14	24.716	33.574	42.432
30	23	31	39

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m ²)	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE (LIMITING DISTANCE (m))		
	1.5	1.501	2
30	9	9.006	12
32.89	8.711	8.717	11.711
40	8	8.006	11



2 SOUTH ELEVATION LIMITING DISTANCE CALCS
 SCALE 1:200

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m ²)	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE (LIMITING DISTANCE (m))		
	1.5	1.501	3
20	10	10.003	15
20.32	9.936	9.9329	14.872
25	9	9.00267	13



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PROJECT:
CARRUTHERS AVENUE DEVELOPMENT
 266-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE:
ELEVATIONS

DRAWN BY:
 GH

CHECKED BY:
 B.L. S.J.L.

PLOT DATE:
 2022-11-07 11:47:13 AM

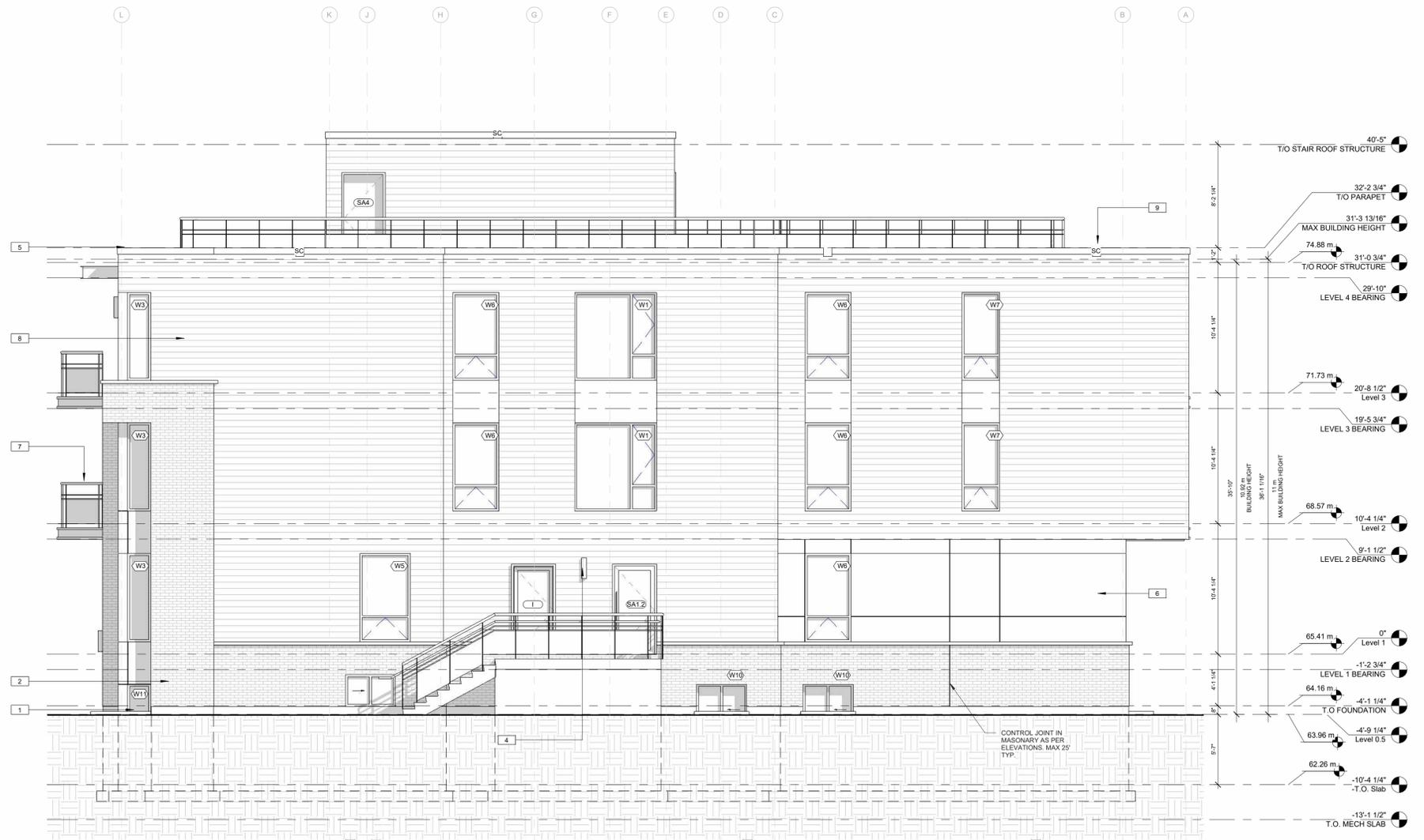
JOB NUMBER:
 SL-1077-22

SCALE:
 As Indicated

- NOTES
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KEYNOTES-ELEVATION

NOTE NUMBER	NOTE TEXT
1	CEMENT PARKING ON ALL EXPOSED FOUNDATION TO 8" BELOW GRADE
2	STONE VENEER A
3	4" PRECAST CONCRETE SILL
4	WALL SCOTCH
5	PRE-FINISHED METAL FASCIA
6	FIBER CEMENT COMPOSITE PANEL - COLOUR TBD BY OWNER
7	PRE-FINISHED METAL GUARD RAIL (3'-6" TALL)
8	FIBER CEMENT LAP SIDING - COLOUR TBD BY OWNER
9	OVERFLOW SCUPPER, REFER TO ROOF PLAN



1 NORTH ELEVATION
 SCALE 3/16" = 1'-0"

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m ²)	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE	LIMITING DISTANCE (m)
25	9	9.64
25.04	9	9.63872
30	9	9.48

1.77m BUILDING SETBACK
 2.38m² UNPROTECTED OPENING
 25.04m² EXPOSED BUILDING FACE
 9.50% PROPOSED UNPROTECTED OPENING
 9.63% ALLOWED UNPROTECTED OPENING
 (AS PER TABLE 9.10.14.4. OF THE OBC)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m ²)	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE	LIMITING DISTANCE (m)
15	10	10.8941
15.53	10	10.8941
20	10	10.8

1.58m BUILDING SETBACK
 1.95m² UNPROTECTED OPENING
 18.53m² EXPOSED BUILDING FACE
 10.52% PROPOSED UNPROTECTED OPENING
 10.89% ALLOWED UNPROTECTED OPENING
 (AS PER TABLE 9.10.14.4. OF THE OBC)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m ²)	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE	LIMITING DISTANCE (m)
30	9	9.06
32.89	8.711	8.771
40	8	8.06

1.51m BUILDING SETBACK
 2.38m² UNPROTECTED OPENING
 32.10m² EXPOSED BUILDING FACE
 8.10% PROPOSED UNPROTECTED OPENING
 8.77% ALLOWED UNPROTECTED OPENING
 (AS PER TABLE 9.10.14.4. OF THE OBC)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m ²)	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE	LIMITING DISTANCE (m)
30	9	9.06
30.47	8.953	9.013
40	8	8.06

1.51m BUILDING SETBACK
 2.38m² UNPROTECTED OPENING
 30.47m² EXPOSED BUILDING FACE
 7.81% PROPOSED UNPROTECTED OPENING
 9.01% ALLOWED UNPROTECTED OPENING
 (AS PER TABLE 9.10.14.4. OF THE OBC)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m ²)	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE	LIMITING DISTANCE (m)
30	9	9.06
30.47	8.953	9.013
40	8	8.06

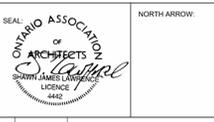
1.51m BUILDING SETBACK
 0.9m² UNPROTECTED OPENING
 3.2m² EXPOSED BUILDING FACE
 0% PROPOSED UNPROTECTED OPENING
 12.18% ALLOWED UNPROTECTED OPENING
 (AS PER TABLE 9.10.14.4. OF THE OBC)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m ²)	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE	LIMITING DISTANCE (m)
30	9	9.06
30	12	12.18
30	12	12.18
30	12	12.18

1.69m BUILDING SETBACK
 0.9m² UNPROTECTED OPENING
 8.4m² EXPOSED BUILDING FACE
 10.71% PROPOSED UNPROTECTED OPENING
 12.18% ALLOWED UNPROTECTED OPENING
 (AS PER TABLE 9.10.14.4. OF THE OBC)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m ²)	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE	LIMITING DISTANCE (m)
30	12	12.18
30	12	12.18
30	12	12.18

ENTIRE BUILDING FACE TO BE NON COMBUSTIBLE CONSTRUCTION AND NON COMBUSTIBLE CLADDING



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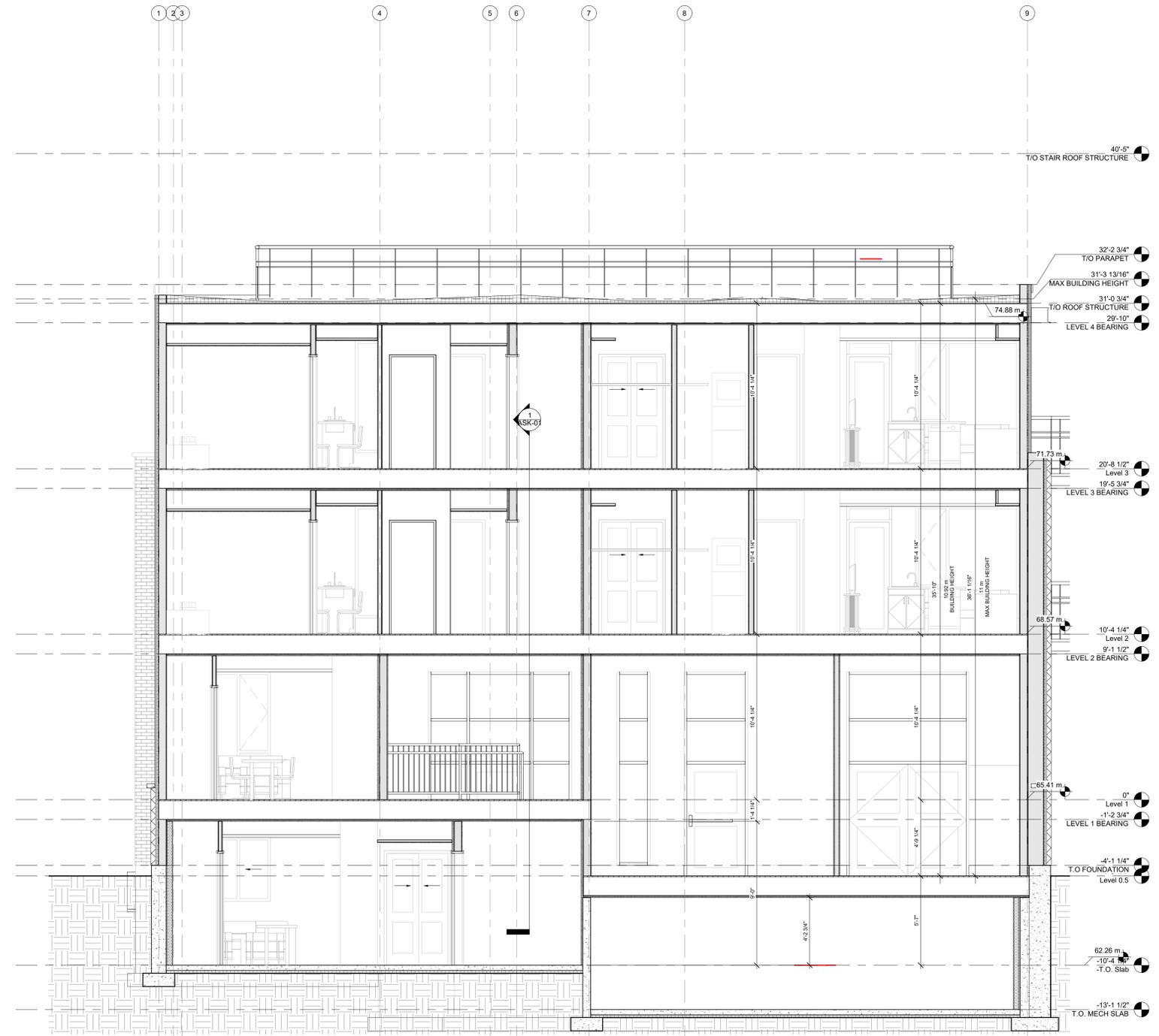
PROJECT:
CARRUTHERS AVENUE DEVELOPMENT
 268-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE:
ELEVATIONS

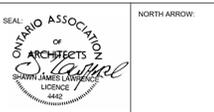
DRAWN BY: **GH** CHECKED BY: **B.L. S.J.L.**
 PLOT DATE: **2022-11-07 11:47:21 AM**
 JOB NUMBER: **SL-1077-22** SCALE: **As Indicated**

2 NORTH ELEVATION LIMITING DISTANCE CALCS
 SCALE 1:200

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1 Section 5
 A5.0 SCALE 1/4" = 1'-0"



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PROJECT:
CARRUTHERS AVENUE DEVELOPMENT
 266-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE:
BUILDING SECTIONS

DRAWN BY:
 GH

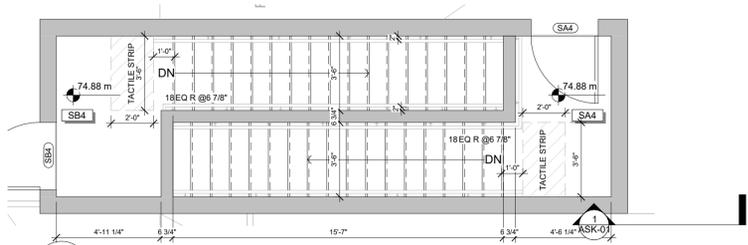
CHECKED BY:
 B.L. S.J.L.

PLOT DATE:
 2022-11-07 11:47:22 AM

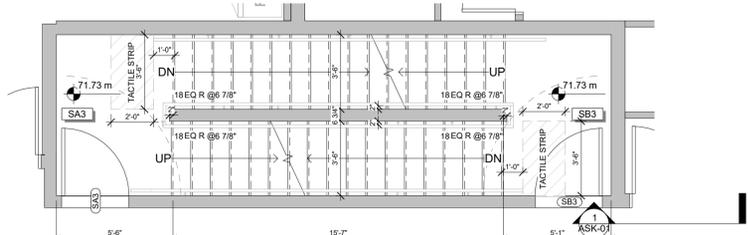
JOB NUMBER:
 SL-1077-22

SCALE:
 1/4" = 1'-0"

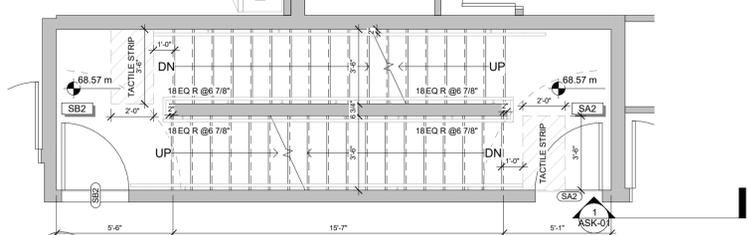
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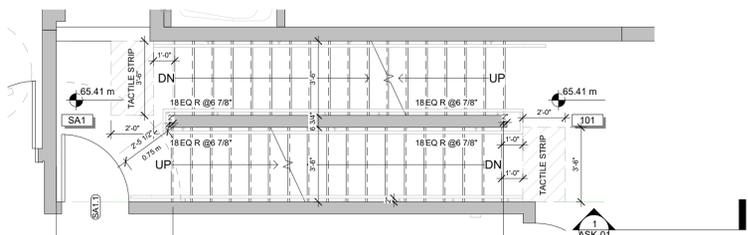
5 STAIRS - ROOFTOP
 A5.1 SCALE 1/4" = 1'-0"



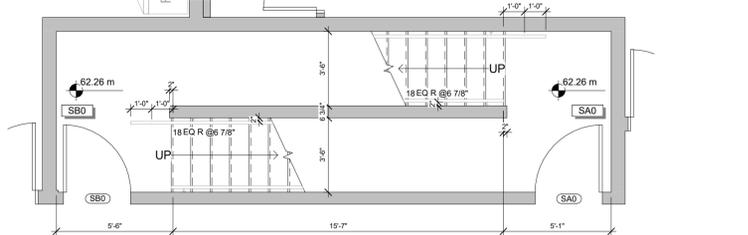
4 STAIRS - LEVEL 3
 A5.1 SCALE 1/4" = 1'-0"



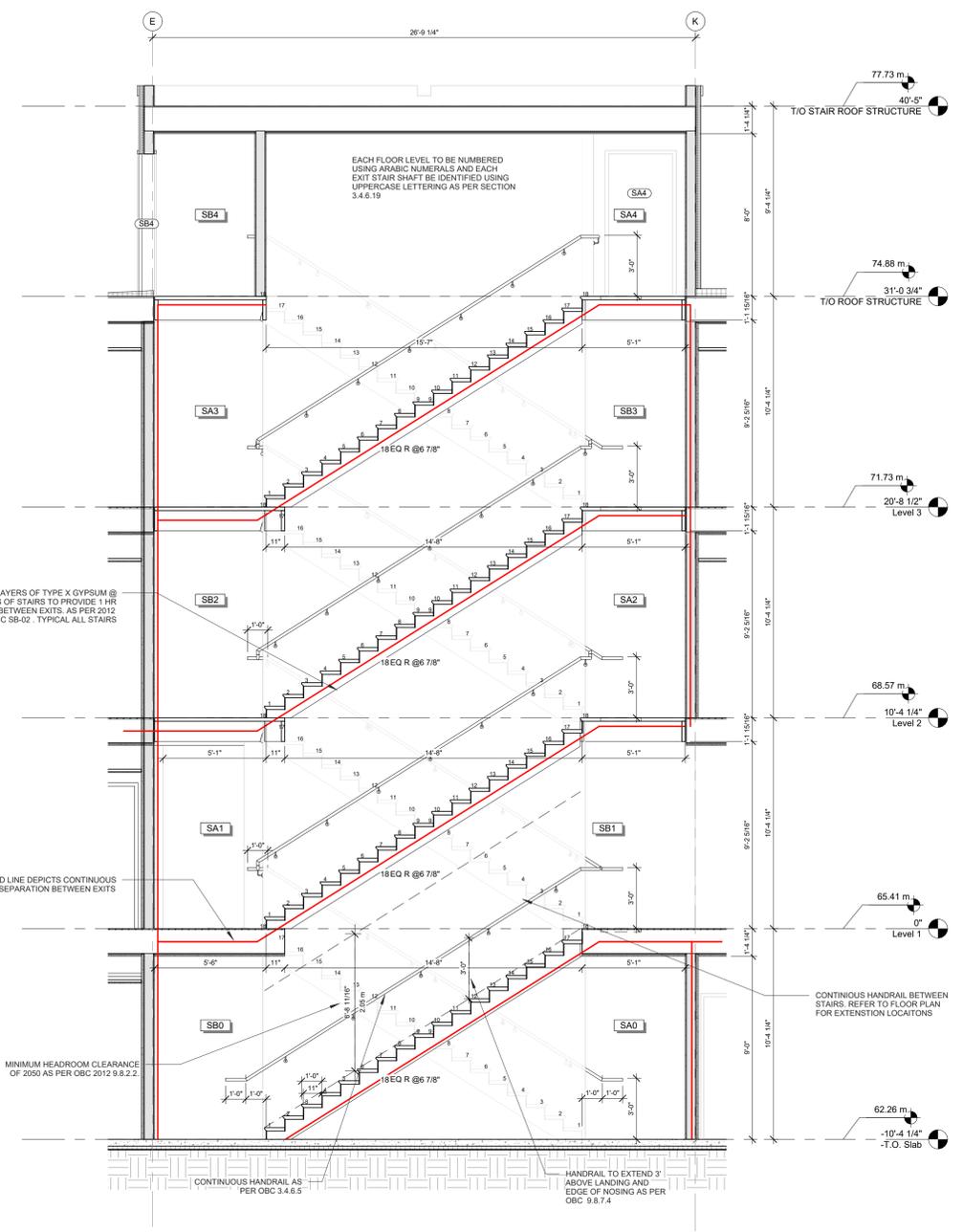
3 STAIRS - LEVEL 2
 A5.1 SCALE 1/4" = 1'-0"



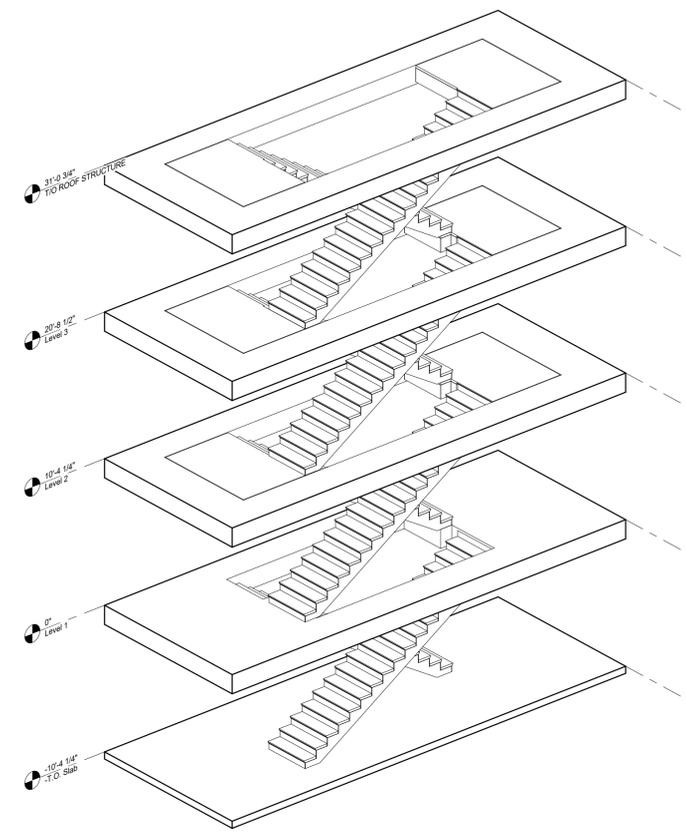
2 STAIRS - LEVEL 1
 A5.1 SCALE 1/4" = 1'-0"



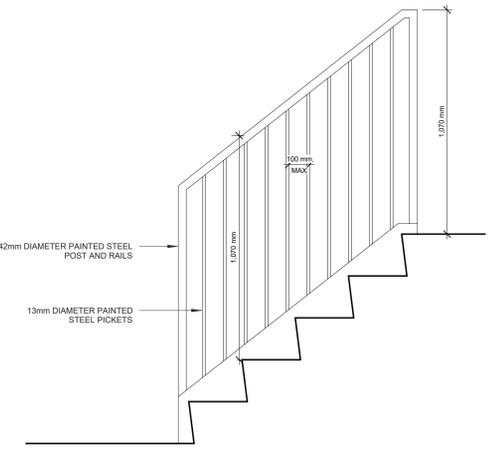
1 STAIRS - BASEMENT
 A5.1 SCALE 1/4" = 1'-0"



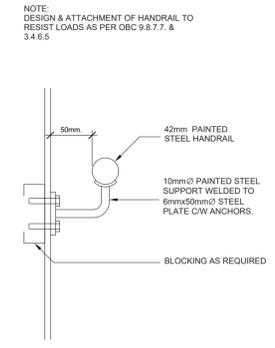
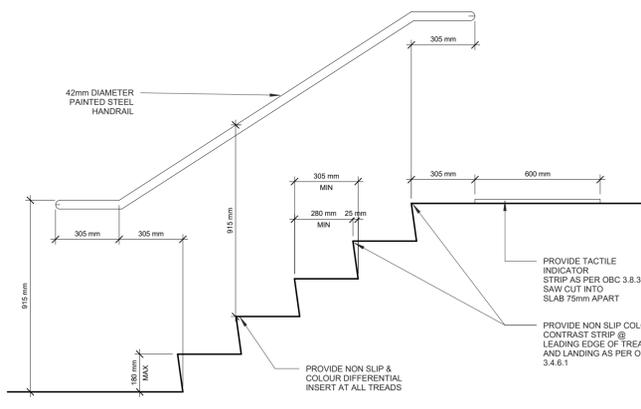
6 Section 6 - Callout 1
 A5.1 SCALE 1/4" = 1'-0"



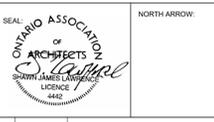
8 3D STAIR
 A5.1 SCALE



7 TYPICAL STAIR DETAILS
 A5.1 SCALE 3/4" = 1'-0"



NOTE:
 DESIGN & ATTACHMENT OF HANDRAIL TO RESIST LOADS AS PER OBC 9.8.7.7 & 3.4.6.5



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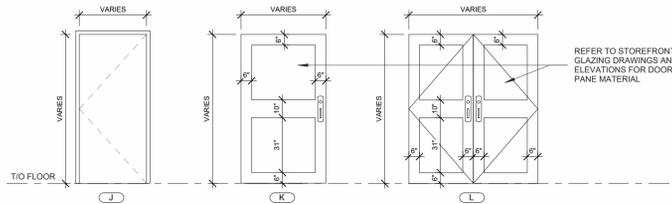


PROJECT:
CARRUTHERS AVENUE DEVELOPMENT
 266-268 CARRUTHERS AVENUE, OTTAWA, ON
 SHEET TITLE:
STAIR SECTION AND DETAILS

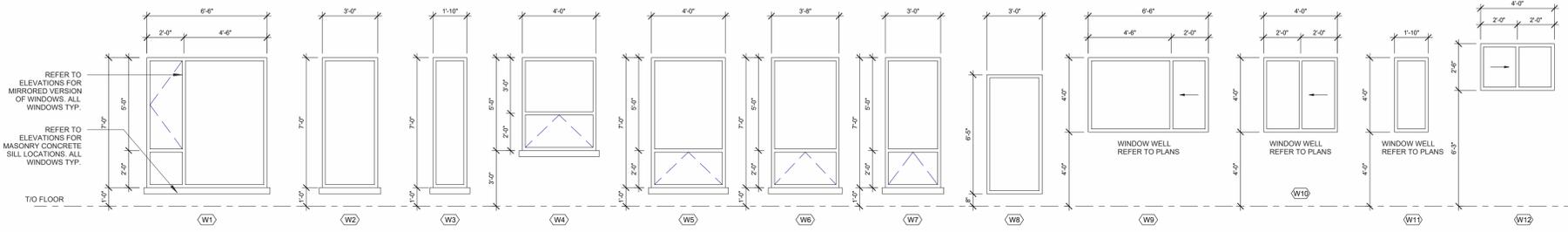
DRAWN BY:
 GH
 CHECKED BY:
 B.L. S.J.L.
 PLOT DATE:
 2022-11-07 11:47:26 AM
 JOB NUMBER:
 SL-1077-22
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Door Schedule											
T/O Slab	Room	Door	Material	Size	Height	Hand	Finish	Frame	Finish	Notes	Hardware
002	CORRIDOR	CORRIDOR	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J	PAINTED	PRESSED STEEL	PAINTED	[A] [C] [J] [L]	
SA0	CORRIDOR	STAIR A	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J	PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]	
SB0	CORRIDOR	STAIR B	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J	PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]	
Level 0.5											
101	EXTERIOR	CORRIDOR	ALUMINUM	84" x 48" x 1 3/4"	--	K	BLACK ANODIZED	ALUMINUM	BLACK ANODIZE	[A] [P] [H] [J] [K] [L] [O]	
103	EXTERIOR	CORRIDOR	ALUMINUM	84" x 44" x 1 3/4"	--	K	BLACK ANODIZED	ALUMINUM	BLACK ANODIZE	[A] [C] [J] [K] [L]	
104	EXTERIOR	CORRIDOR	ALUMINUM	84" x 88" x 1 3/4"	--	L	BLACK ANODIZED	ALUMINUM	BLACK ANODIZE	[A] [E] [J] [K] [L] [O]	
Level 1											
102	CORRIDOR	LOBBY	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J	PAINTED	PRESSED STEEL	PAINTED	[A] [H] [L] [P] [M]	
SA1.1	CORRIDOR	STAIR A	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J	PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]	
SA1.2	STAIR A	EXTERIOR	INSULATED METAL	84" x 38" x 1 3/4"	1HR	K	PAINTED	PRESSED STEEL	PAINTED	[A] [P] [H] [J] [K] [L] [O]	
Level 2											
SA2	STAIR A	CORRIDOR	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J	PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]	
SB2	CORRIDOR	STAIR B	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J	PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]	
Level 3											
SA3	EXTERIOR	STAIR A	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J	PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]	
SB3	STAIR B	EXTERIOR	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J	PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]	
T/O ROOF STRUCTURE											
SA4	EXTERIOR	STAIR A	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J	PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]	
SB4	EXTERIOR	STAIR B	HOLLOW METAL	84" x 38" x 1 3/4"	45 min	J	PAINTED	PRESSED STEEL	PAINTED	[A] [H] [P] [L]	

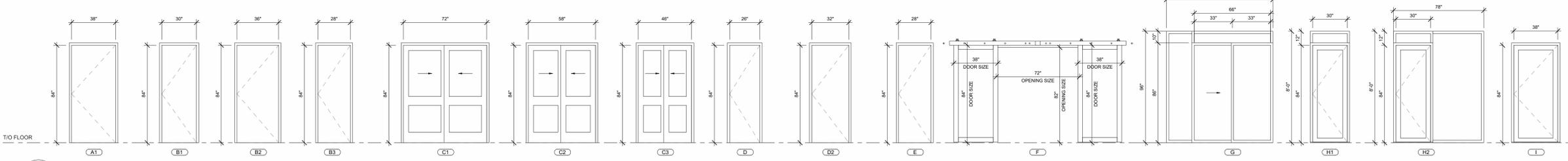


1 NON SUITE DOORS
 SCALE 1/4" = 1'-0"

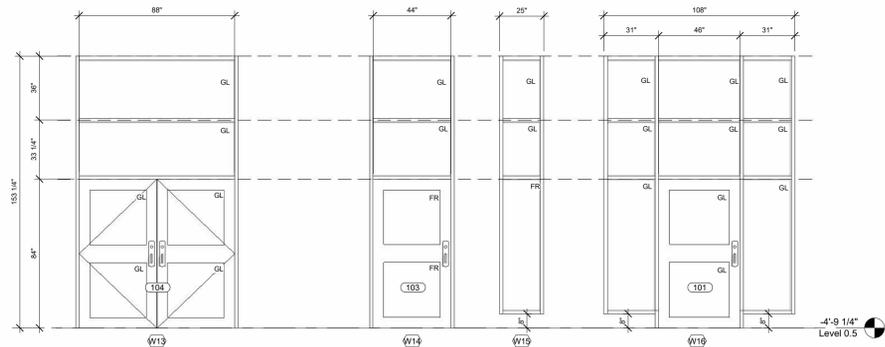


2 WINDOW LEGEND
 SCALE 1/4" = 1'-0"

- NOTES:**
- SP = INSULATED SPANDREL PANEL
 - GL = GLAZING
 - FR = FIRE RATED GLASS "FIRELITE"
 - GWG = GEORGIAN WIRE GLASS
 - TG = TEMPERED GLASS
 - FG = FROSTED GLASS
- ** REFER TO ELEVATIONS FOR FROSTED GLASS LOCATION AND OPERATOR DIRECTION FOR WALL WINDOWS AND DOORS
- GENERAL NOTES:**
- ALL EXTERIOR WINDOW/DOOR FRAMES TO BE TIED INTO CONTINUOUS AIR BARRIER AS INDICATED ON THE ARCHITECTURAL DETAILS
 - ALL WINDOW AND DOOR FRAMES TO HAVE GYPSUM BOARD RETURNS UNLESS OTHERWISE NOTED
 - ALL INTERIOR / EXTERIOR FRAMES TO BE CAULKED TO ADJACENT MATERIALS USING APPROPRIATE CAULKING AS INDICATED IN DETAILS
- GENERAL WINDOW NOTES**
- ALL WINDOWS - BLACK ALUMINUM
 - ALL SIDE LIGHTS - SAME AS ADJACENT DOOR MATERIAL
 - NO BRICK-MOULDING FOR BASEMENT WINDOWS
 - SEE ELEVATIONS FOR OPERABLE DIRECTION
 - ALL WINDOWS TO BE RESIST FORCED ENTRY AS PER O.B.C. 9.7.6
 - ALL WINDOWS/ SLIDING GLASS DOORS SHALL HAVE A MAXIMUM U-VALUE OF 1.4
 - CONFIRM ROUGH OPENING WITH MANUFACTURER
 - ALL OPERABLE WINDOWS WITH A SILL HEIGHT GREATER THAN 480mm TO BE INSTALLED WITH A MECHANISM THAT WILL LIMIT THE OPENING TO LESS THAN 100mm, IN ACCORDANCE WITH OBC 2012 9.8.8
 - SITE MEASURE WINDOW SCREENS TO CONFIRM OVERALL DIMENSIONS
- GENERAL DOOR NOTES**
- ALL EXT. DOORS TO RESIST FORCED ENTRY AS PER OBC 9.6.8
 - THERMAL RESISTANCE FOR EXT. DOORS TO BE NOT LESS THAN R4 AS PER SBI-Z-1.19 (1)
 - ALL EXTERIOR DOORS TO BE WEATHER-STRIPPED
 - CONFIRM ROUGH OPENING WITH MANUFACTURER
- Legend:**
- [A] - HINGES
 - [B] - DEADBOLT LOCK
 - [C] - LOCKSET
 - [D] - PRIVACY SET
 - [E] - PASSAGE SET
 - [F] - DUMMY SET/BALL CATCH
 - [G] - FLUSH BOLT
 - [H] - PULL
 - [I] - PUSH
 - [J] - WEATHER STRIPPING
 - [K] - THRESHOLD
 - [L] - SELF CLOSER
 - [M] - PUSH BUTTON / ELEC. OPERATOR
 - [N] - ROLLER CATCH
 - [O] - FCB
 - [P] - PANIC BAR

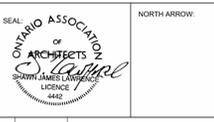


3 SUITE DOORS
 SCALE 1/4" = 1'-0"



4 STORFRONT GLAZING - FRONT
 SCALE 1/4" = 1'-0"

DOOR SCHEDULE-SUITES									
Door Type	Fire Rating	DOOR		FRAME			NOTES	DOOR HARDWARE	
		SIZE (WxHxT)	Description	DOOR FINISH	Frame Type	FRAME FINISH			
A1	20 min	38" x 84" x 1.75"	METAL	PRE-FINISHED	PRESSED STEEL	PAINTED		[A] [B] [E] [J] [L]	
B1	--	30" x 84" x 1.75"	HOLLOW CORE WD	PAINTED/STAIN	TBD	PAINTED		[A] [D]	
B2	--	38" x 84" x 1.75"	HOLLOW CORE WD	PAINTED/STAIN	TBD	PAINTED		[A] [D]	
B3	--	28" x 84" x 1.75"	HOLLOW CORE WD	PAINTED/STAIN	TBD	PAINTED		[A] [D]	
C1	--	72" x 84" x 1.75"	HOLLOW CORE WD, (K2) SLIDING	PAINTED/STAIN	--	--	DOUBLE SLIDING DOOR	[A] [F] [H]	
C2	--	58" x 84" x 1.75"	HOLLOW CORE WD, (K2) SLIDING	PAINTED/STAIN	--	--	DOUBLE SLIDING DOOR	[A] [F] [H]	
C3	--	48" x 84" x 1.75"	HOLLOW CORE WD, (K2) SLIDING	PAINTED/STAIN	--	--	DOUBLE SLIDING DOOR	[A] [F] [H]	
D	--	26" x 84" x 1.75"	HOLLOW CORE WD	PAINTED/STAIN	TBD	PAINTED		[A] [F] [H]	
D2	--	32" x 84" x 1.75"	HOLLOW CORE WD	PAINTED/STAIN	TBD	PAINTED		[A] [F] [H]	
E	--	28" x 84" x 1.75"	HOLLOW CORE WD	PAINTED/STAIN	TBD	PAINTED		[A] [F] [H]	
F	--	38" x 84" x 1.00"	WOOD	STAINED	--	--	BARN DOOR	[A] [F] [H]	
G	--	70" x 88" x 1.75"	INSULATED ALUMINUM	BLACK ANODIZED	INSULATED ALUMINUM	BLACK ANODIZED	SLIDING DOOR	[A] [F] [H]	
H1	--	30" x 84" x 1.75"	INSULATED ALUMINUM	BLACK ANODIZED	INSULATED ALUMINUM	BLACK ANODIZED		[A] [C] [J] [K]	
H2	--	30" x 84" x 1.75"	INSULATED ALUMINUM	BLACK ANODIZED	INSULATED ALUMINUM	BLACK ANODIZED		[A] [C] [J] [K]	
I	1HR	38" x 84" x 1.75"	INSULATED METAL	PRE-FINISHED	PRESSED STEEL	PAINTED		[A] [B] [E] [J] [K]	



No.	DATE	REVISION
04	2022.11.07	ISSUED FOR RE-ZONING AND SPC
03	2022.11.01	ISSUED FOR COORDINATION
02	2022.08.16	ISSUED FOR COORDINATION
01	2022.07.05	ISSUED FOR REVIEW

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PROJECT:
CARRUTHERS AVENUE DEVELOPMENT
 266-268 CARRUTHERS AVENUE, OTTAWA, ON

SHEET TITLE:
BUILDING SCHEDULES

DRAWN BY:
 GH

CHECKED BY:
 B.L. S.J.L.

PLOT DATE:
 2022-11-07 11:47:31 AM

JOB NUMBER:
 SL-1077-22

SCALE:
 1/4" = 1'-0"