

NEW 6-STOREY MULTI-RESIDENTIAL UNITS' BUILDING 1368 LABRIE AVENUE, BEACON HILL-CYREVILLE, OTTAWA, ON

Application for Zoning By-Law Amendment 2021-05-31



1 PERSPECTIVE VIEW
A-1 FROM SOUTH EAST CORNER

Preliminary Concept View. Building Features, landscaping, and art work shown on this drawing are presented for illustration and Presentation study only, refer to Floor Plans, Elevations and Building Sections for exact materials' measure, shape and texture.

LIST OF ARCHITECTURAL DRAWINGS

NO.	DRAWING'S NAME
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A-2	EXISTING SITE
A-3	SITE MAP & LOCATION
A-4	SITE PLAN & BUILDING DATE
A-5	GROUND FLOOR PLAN
A-6	SECOND FLOOR PLAN
A-7	THIRD FLOOR PLAN
A-8	FOURTH FLOOR PLAN
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A-14	3D VIEWS
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A-16	PART BUILDING SECTION
A-17	BUILDING CROSS-SECTION

-  Horizontal Metal Siding at 5th & 6th Floors
-  Projected Floor Slabs and Balconies (Cantilevers)
-  Metal Sun-control Projection
-  Timber Laminated Glass Guard Rail at Balconies
-  Fibre Glass windows by Cascadia
-  Face Brick Veneer Cladding from 2nd to 4th Floors
-  Natural Stone by Shouldice Designer Stone @ 1st floor

FOR ARCHITECTURAL REGULATIONS ONLY

DATE: 2021-05-31

SCALE: AS SHOWN

PROJECT # 200907

2021-05-31

OF

ARCHITECT

SAM MORGAN

LICENCE 5065

FOR ZONING BY-LAW AMENDMENT

DATE: 2021-05-31

SCALE: AS SHOWN

PROJECT # 200907

NEW 6-STORY MULTI-RESIDENTIAL UNITS' BUILDING 1368 LABRIE AVENUE, BEACON HILL-CYREVILLE, OTTAWA, ON

CARINA GUZMAN, 11966685 CANADA INC OTTAWA, ON

COVER PAGE

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1 EXISTING SITE
A-2 SCALE: N.T.S.

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Project # **200907**
Date 2021-05-31
Scale AS SHOWN
A-2
For: Zoning By-Law Amendment

2021-05-31
OF
SAM MORGAN
LICENCE
5065

**NEW 6-STORY MULTI-RESIDENTIAL UNITS,
BUILDING 1368 LABRIE AVENUE, BEACON
HILL-CYREVILLE, OTTAWA, ON**
**CARINA GUZMAN, 11966685 CANADA INC
OTTAWA, ON**
EXISTING SITE

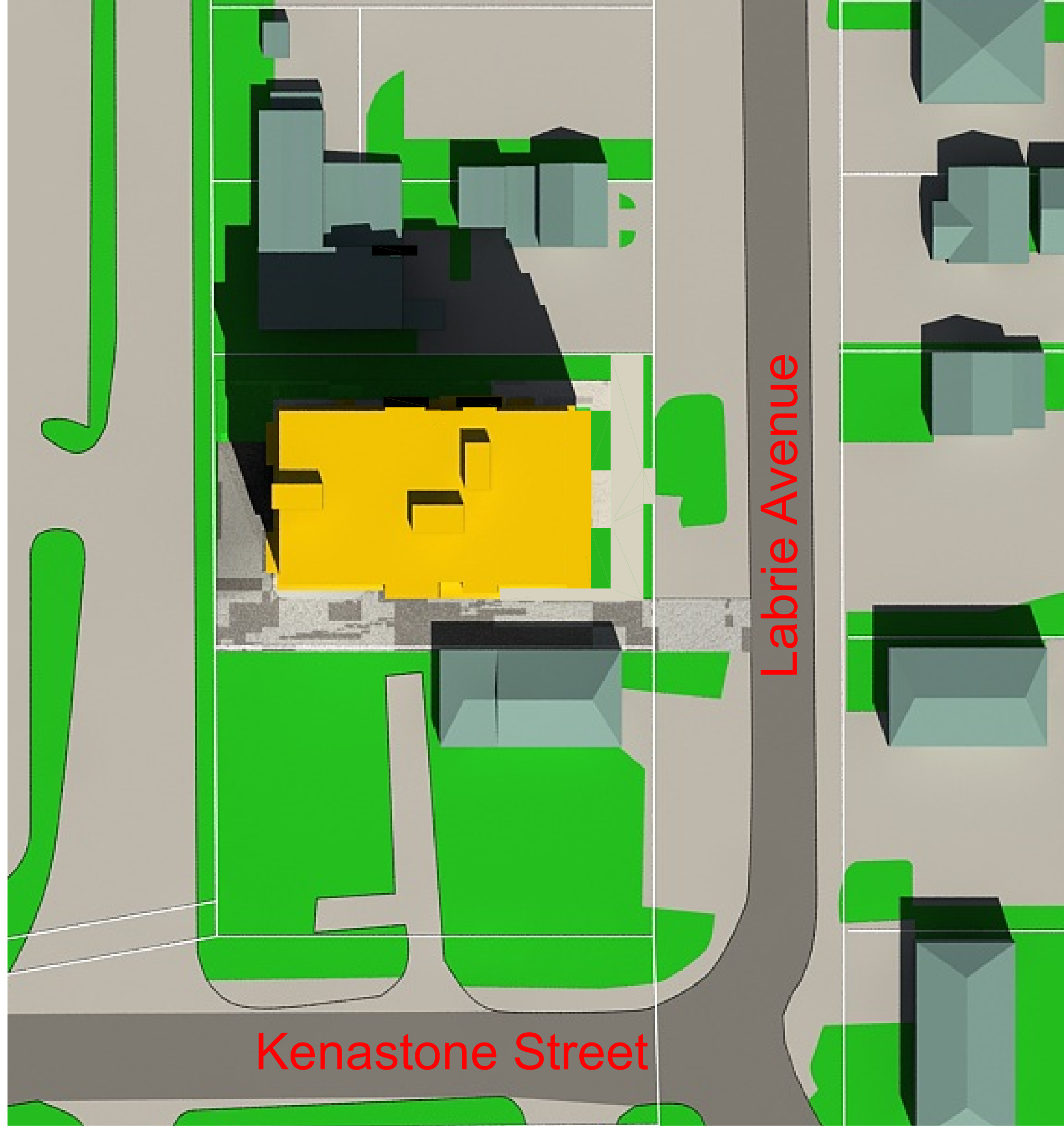
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1 SITE MAP
A-3 SCALE: 1 : 200 metric

2 SITE LOCATION
A-3 SCALE: 1 : 400 metric

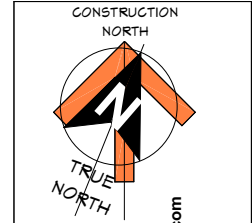


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CARINA GUZMAN, 11966685 CANADA INC
OTTAWA, ON

FOR ARCHITECTURAL
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OF
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REZONING APPLICATION 2021-05-31

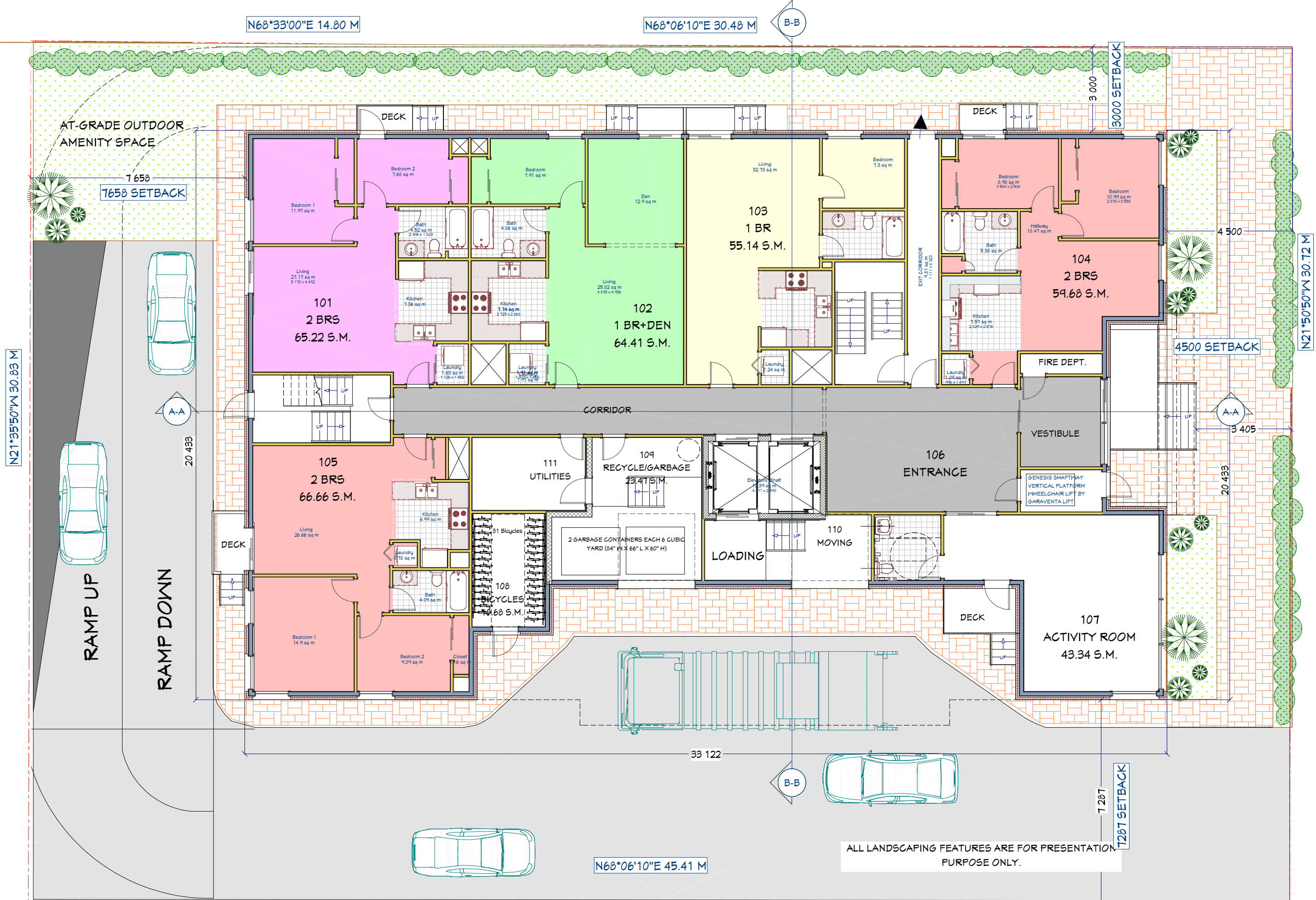
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A-3
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N68°33'00"E 14.80 M

N68°06'10"E 30.48 M

B-B

3000 SETBACK

7658 SETBACK

N21°50'50"N 30.72 M

4500 SETBACK

N21°35'50"N 30.83 M

A-A

A-A

B-B

7287 SETBACK

N68°06'10"E 45.41 M

ALL LANDSCAPING FEATURES ARE FOR PRESENTATION PURPOSE ONLY.

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CONSTRUCTION NORTH

Project # **200907**
 Date 2021-05-31
 Scale **A5 SHOWN**

ASSOCIATION OF ARCHITECTS OF ONTARIO
 2021-05-31
ARCHITECT
 OF
SAM MORGAN
 LICENCE
 5065

For Zoning By-Law Amendment
A-5
 REZONING APPLICATION 2021-05-31

NEW 6-STORY MULTI-RESIDENTIAL UNITS
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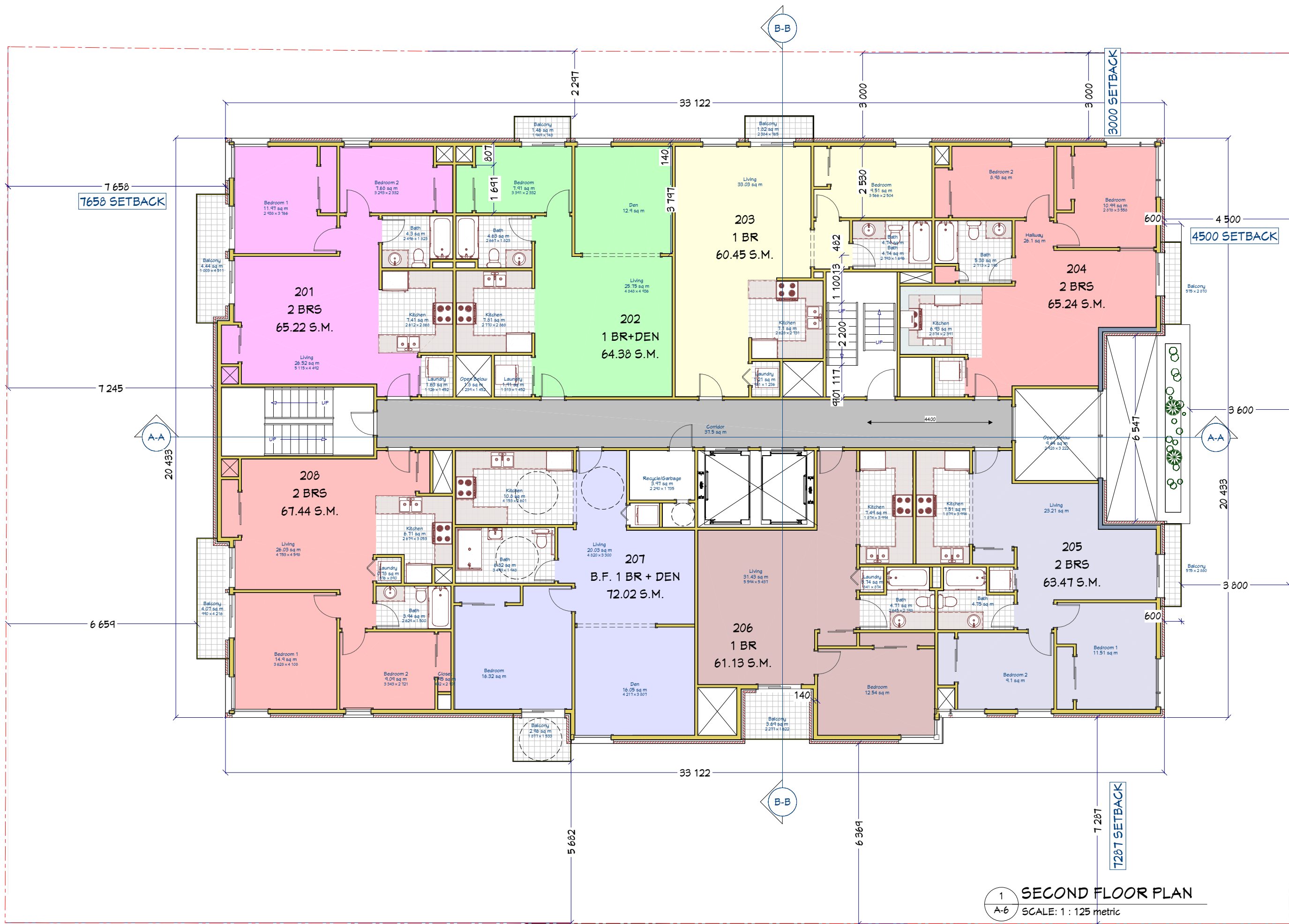
CARINA GUZMAN, 11966685 CANADA INC
 OTTAWA, ON

GROUND FLOOR PLAN

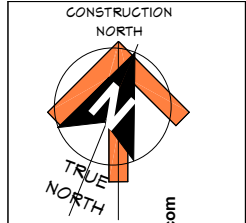
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1 **GROUND FLOOR PLAN**
 A-5 SCALE: 1 : 125 metric



1 SECOND FLOOR PLAN
A-6 SCALE: 1 : 125 metric

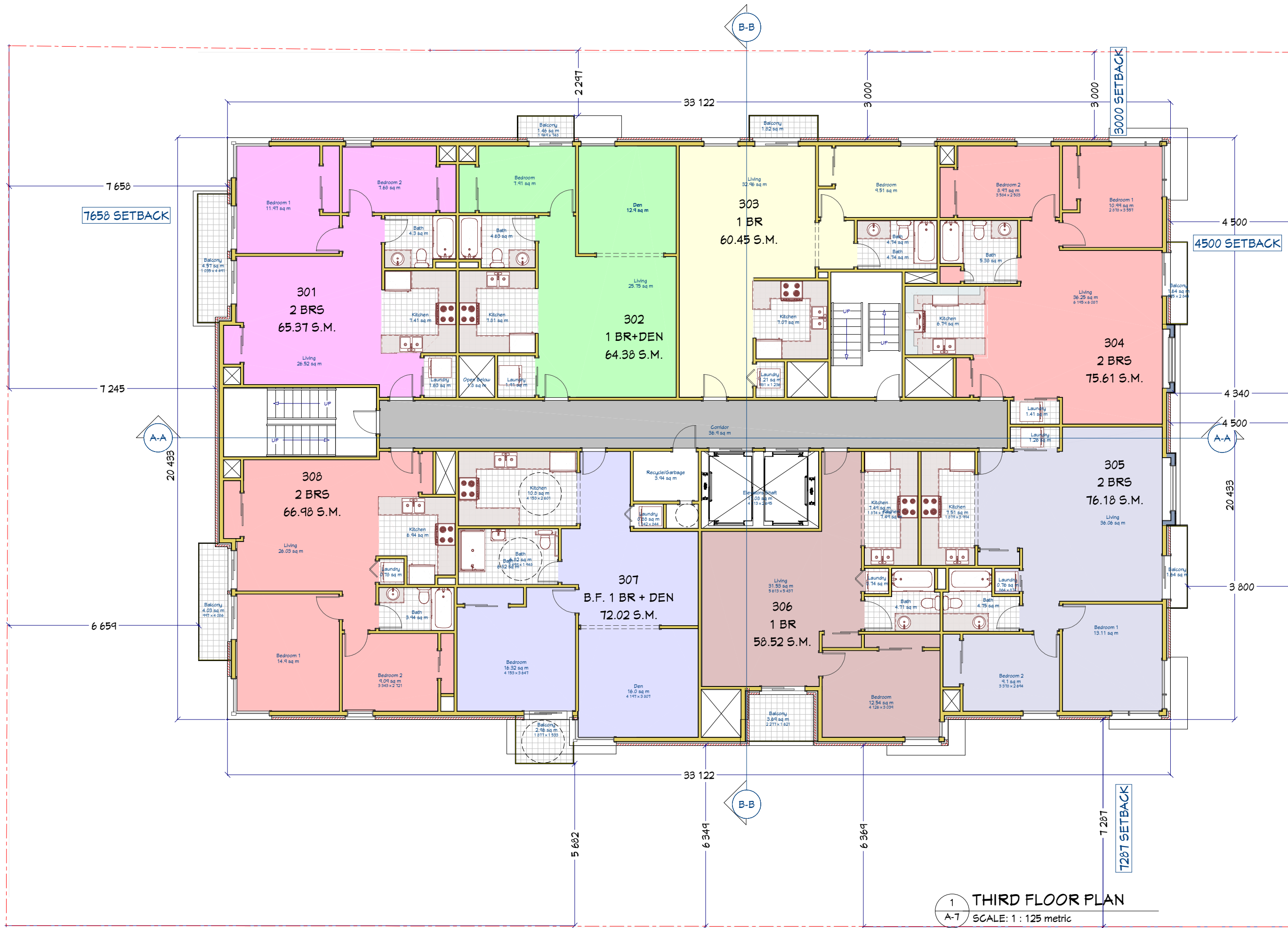


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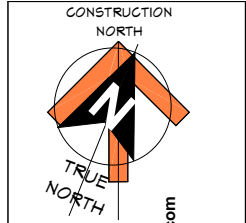
Project # **2009107**
Date 2021-05-31
Scale **A5 SHOWN**
Drawing No. **A-6**
For: **Zoning By-Law Amendment**

NEW 6-STORY MULTI-RESIDENTIAL UNITS' BUILDING 1368 LABRIE AVENUE, BEACON HILL-CYREVILLE, OTTAWA, ON
CARINA GUZMAN, 11966685 CANADA INC OTTAWA, ON
SECOND FLOOR PLAN

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1 THIRD FLOOR PLAN
 A-7 SCALE: 1 : 125 metric

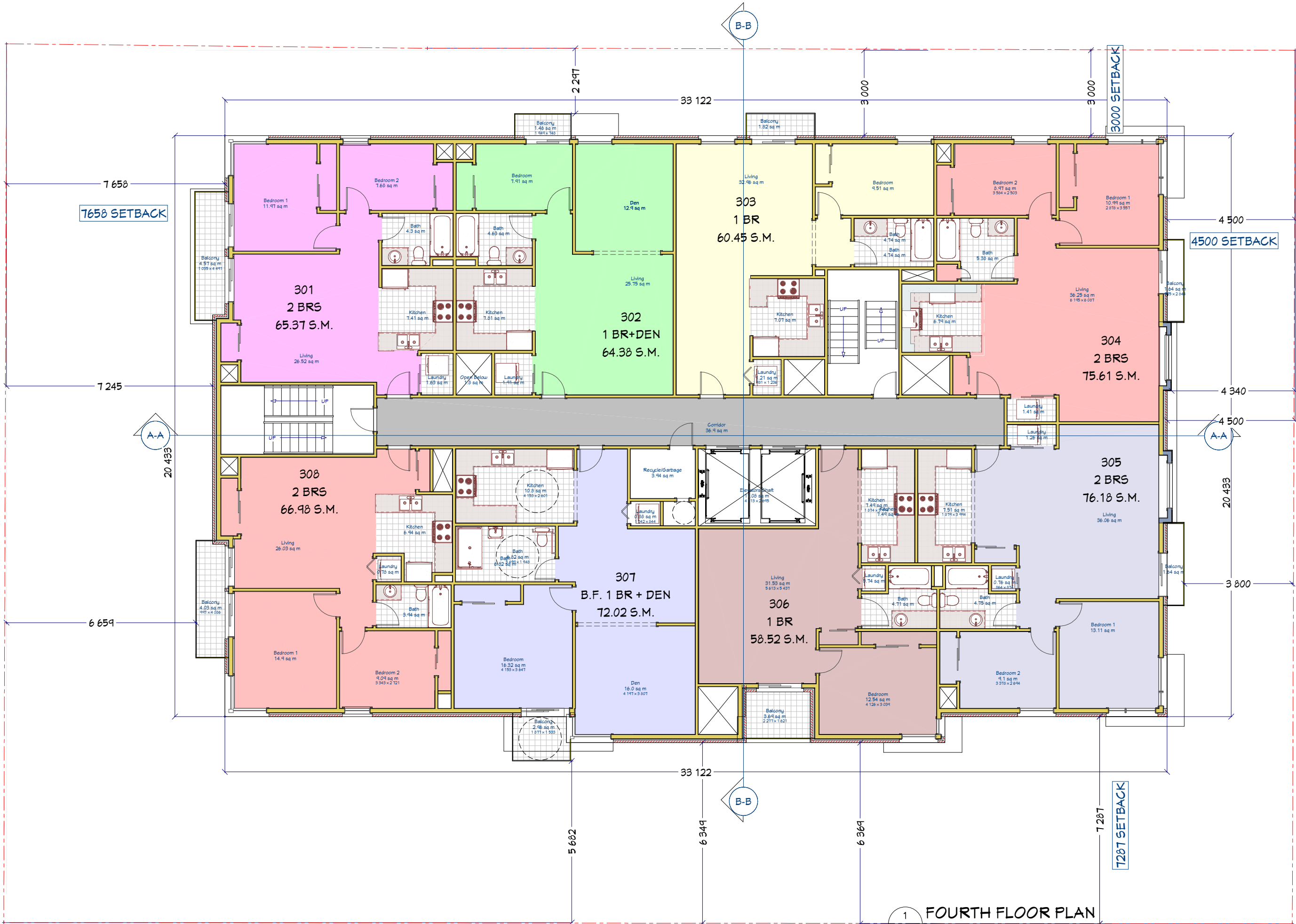


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ARCHITECTS ASSOCIATION OF ONTARIO
OF
SAM MORGAN ARCHITECTS
LICENCE 5065
 For: Zoning By-Law Amendment

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THIRD FLOOR PLAN

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1 **FOURTH FLOOR PLAN**
 A-B SCALE: 1 : 125 metric

CONSTRUCTION NORTH

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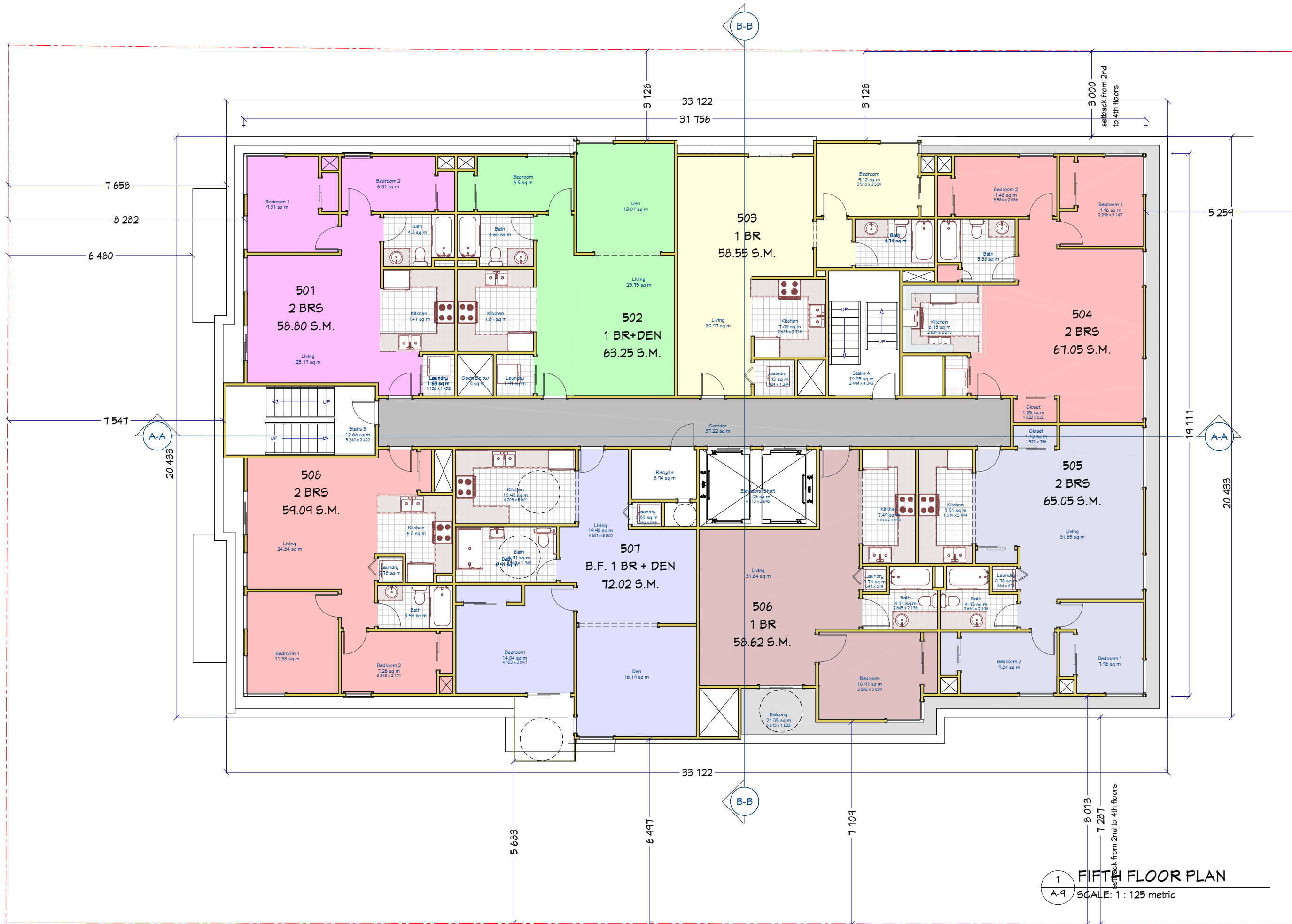
Project # 200907
 Date: 2021-05-31
 Scale: AS SHOWN
A-8
 For: Zoning By-Law Amendment

ONYX ARCHITECTURE ASSOCIATES
 2021-05-31
 OF
ARCHITECTS
 SAM MORGAN
 LICENCE 5065

NEW 6-STORY MULTI-RESIDENTIAL UNITS' BUILDING 1368 LABRIE AVENUE, BEACON HILL-CYREVILLE, OTTAWA, ON
CARINA GUZMAN, 11966685 CANADA INC OTTAWA, ON

FOURTH FLOOR PLAN

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1 FIFTH FLOOR PLAN
 A-9 SCALE: 1 : 125 metric

CONSTRUCTION NORTH

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Project # **200910** Date 2021-05-31 Scale **A5 SHOWN**
 OF **ASSOCIATES** OF **ARCHITECTS**
 2021-05-31
 FOR Zoning By-Law Amendment

NEW 6-STORY MULTI-RESIDENTIAL UNITS' BUILDING 1368 LABRIE AVENUE, BEACON HILL-CYREVILLE, OTTAWA, ON

CARINA GUZMAN, 11966685 CANADA INC OTTAWA, ON

FIFTH FLOOR PLAN

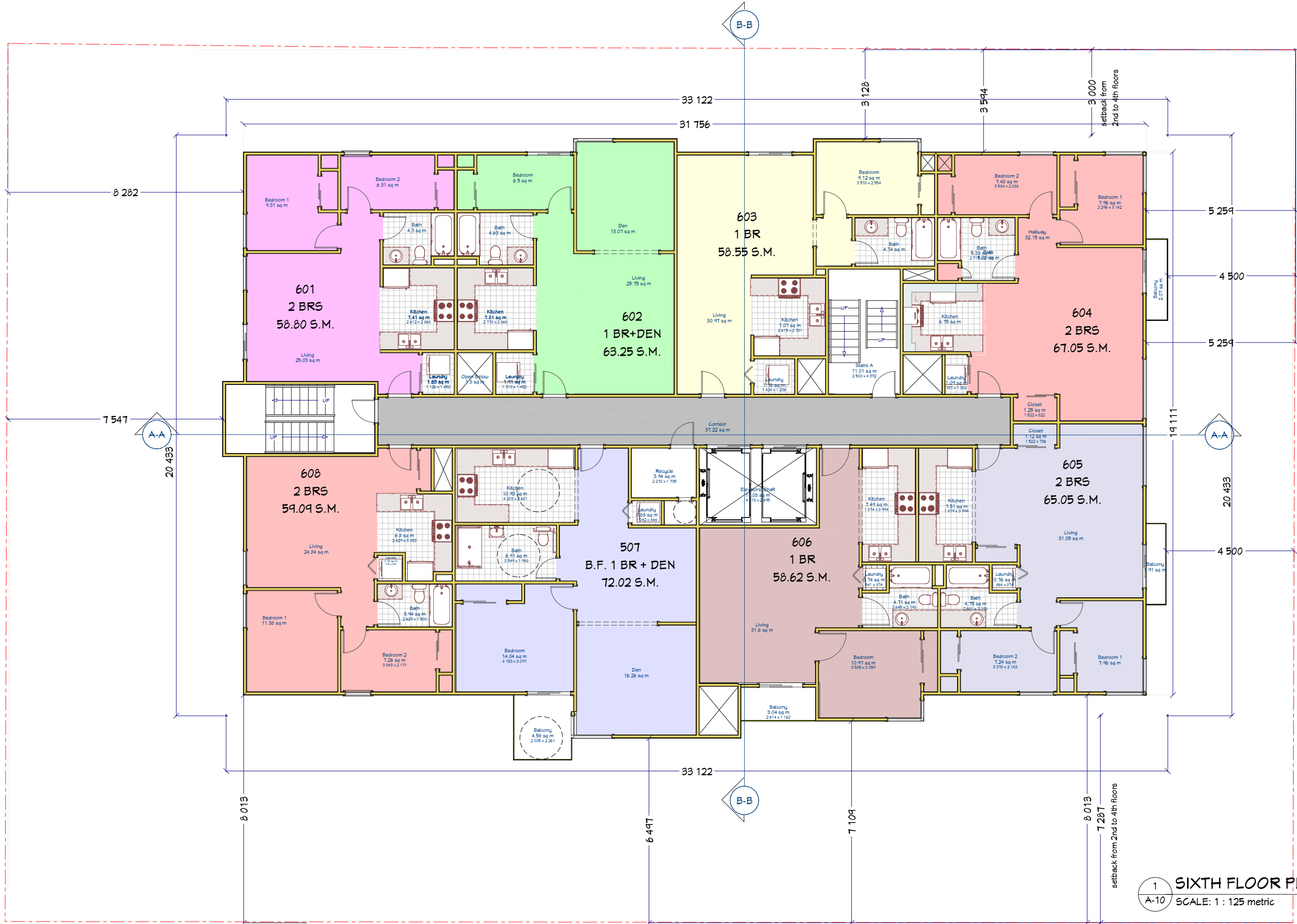
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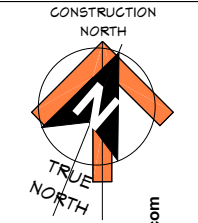
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1 SIXTH FLOOR PLAN
 A-10 SCALE: 1 : 125 metric

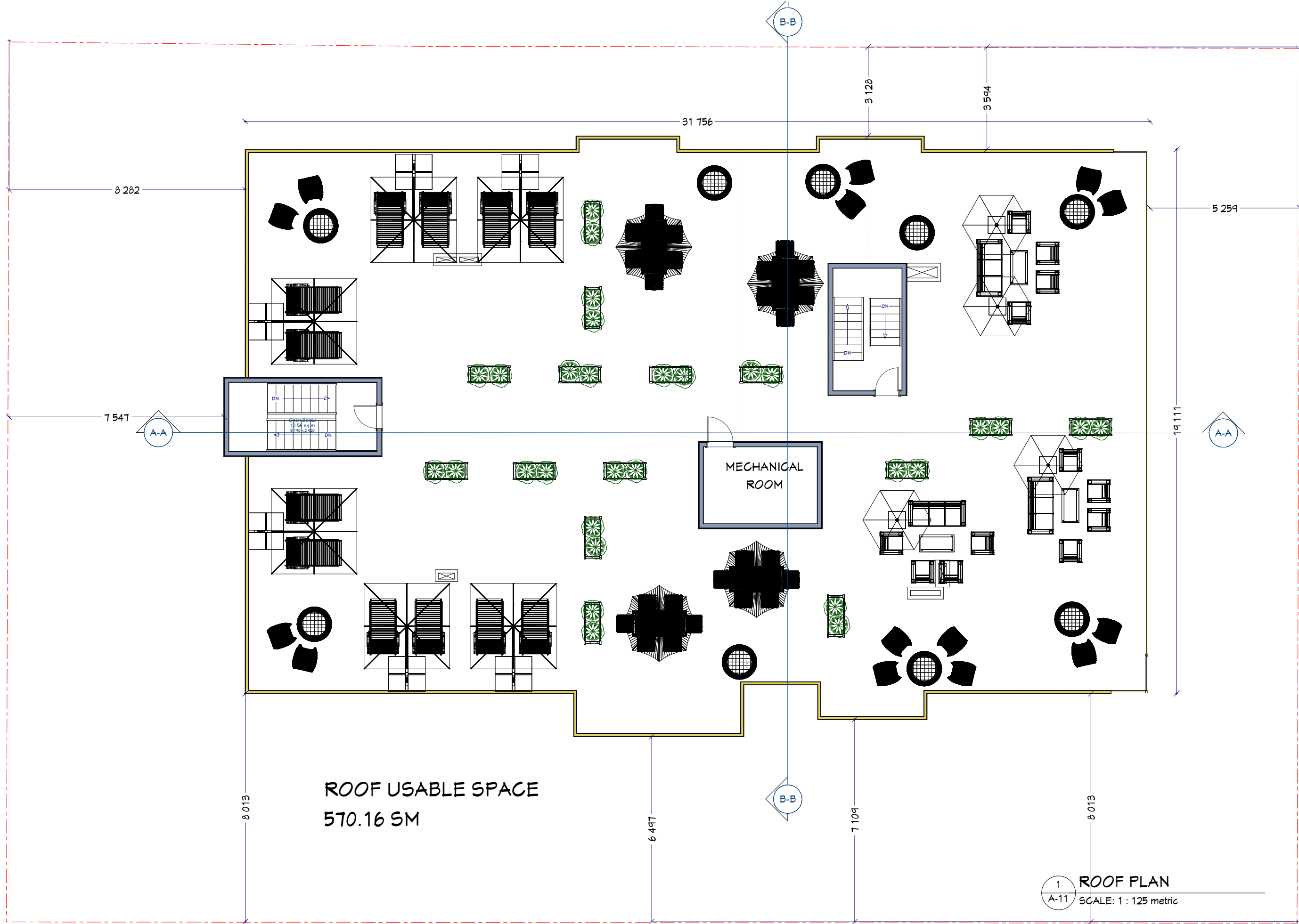


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SIXTH FLOOR PLAN

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CONSTRUCTION NORTH

TRUE NORTH

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ARCHITECTS ASSOCIATION OF ONTARIO

SAM MORGAN LICENCE 5065

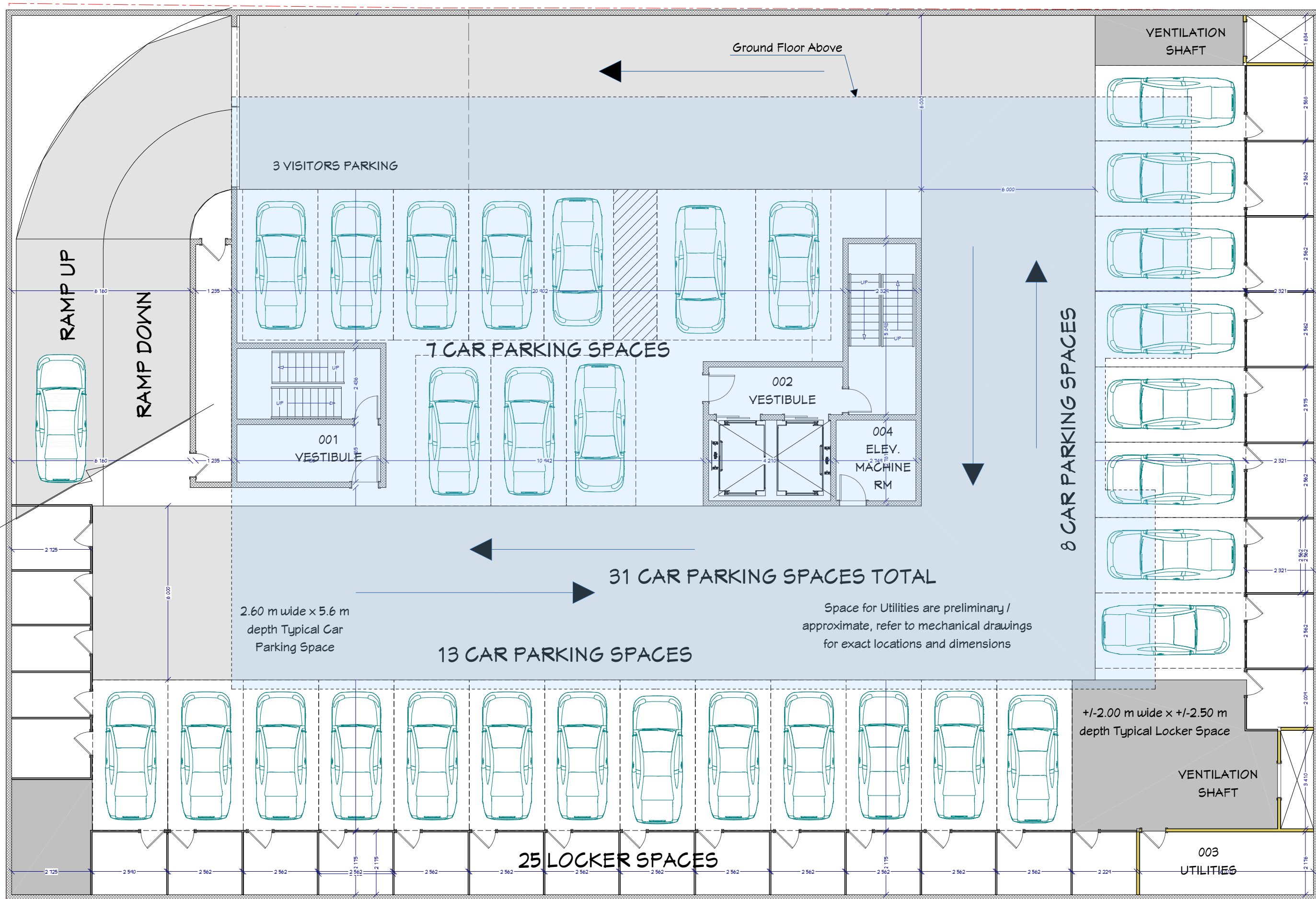
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ROOF PLAN

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Living Area
1591.6 sq m

1 BASEMENT FLOOR PLAN
A-12 SCALE: 1 : 125 metric

CONSTRUCTION NORTH
TRUE NORTH

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CARINA GUZMAN, 11966685 CANADA INC OTTAWA, ON

BASEMENT FLOOR PLAN

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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

1 ELEVATIONS
A-13 SCALE: 1 : 200 Metric

Project # 200907 Date 2021-05-31 Scale AS SHOWN
 2021-05-31
 OF
 ARCHITECTS
 SAM MORGAN
 LICENCE 5065
 FOR Zoning By-Law Amendment
 A-13
 FOR Zoning By-Law Amendment
 LAW AMENDMENT

NEW 6-STORY MULTI-RESIDENTIAL UNITS
 BUILDING 1368 LABRIE AVENUE, BEACON
 HILL-CYREVILLE, OTTAWA, ON
 CARINA GUZMAN, 11966685 CANADA INC
 OTTAWA, ON
 ELEVATIONS

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 sammorganarch@gmail.com
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1 OVERVIEW FROM SOUTH EAST
A-14 SCALE: N.T.S.



2 STREET VIEW FROM NORTH EAST
A-14 SCALE: N.T.S.



3 3D VIEW FROM SOUTH WEST
A-14 SCALE: N.T.S.



4 3D VIEW FROM NORTH WEST
A-14 SCALE: N.T.S.

-  Horizontal Metal Siding at 5th & 6th Floors
-  Projected Floor Slabs and Balconies (Cantilevers)
-  Metal Sun-control Projection
-  Timber Laminated Glass Guard Rail at Balconies
-  Fibre Glass windows by Cascadia
-  Face Brick Veneer Cladding from 2nd to 4th Floors
-  Natural Stone by Shouldice Designer Stone @ 1st floor

**Sam Morgan
Architect**

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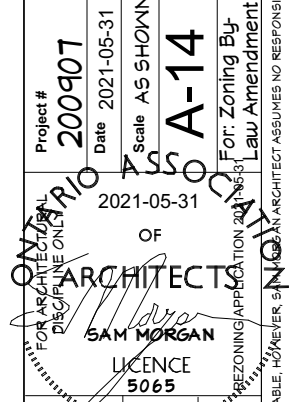
Project # 200907
Date 2021-05-31
Scale AS SHOWN

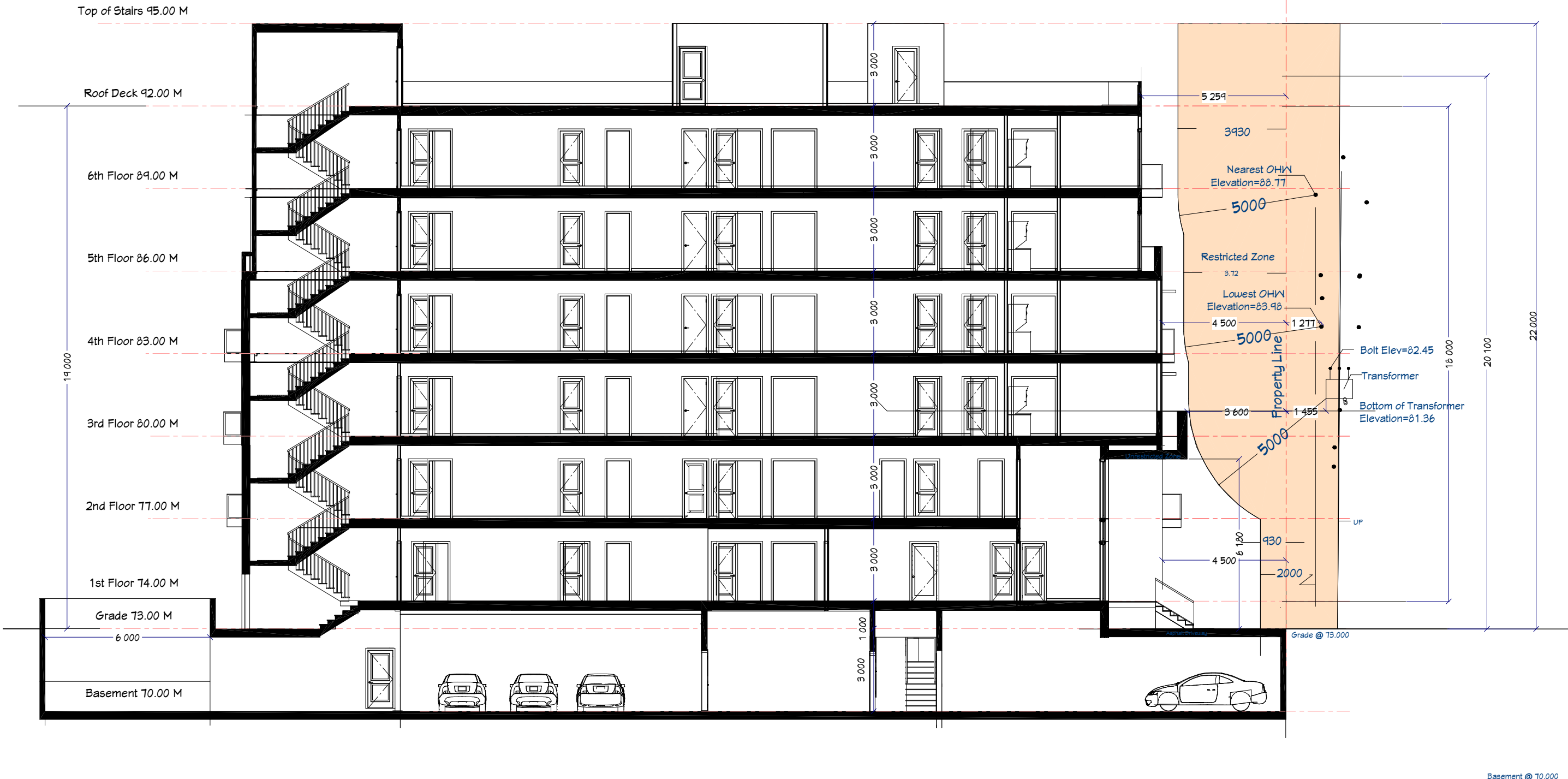
2021-05-31
OF
ARCHITECTS
SAM MORGAN
LICENCE
5065

NEW 6-STORY MULTI-RESIDENTIAL UNITS
BUILDING 1368 LABRIE AVENUE, BEACON
HILL-CYREVILLE, OTTAWA, ON
CARINA GUZMAN, 11966685 CANADA INC
OTTAWA, ON

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1 BUILDING LONGITUDINAL-SECTION EAST-WEST FACING NORTH
 A-15 SCALE: 1 : 150 metric

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 For: Zoning By-Law Amendment

2021-05-31

ARCHITECT

LICENCE 5065

NEW 6-STORY MULTI-RESIDENTIAL UNITS
 BUILDING 1368 LABRIE AVENUE, BEACON HILL-CYREVILLE, OTTAWA, ON

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 OTTAWA, ON

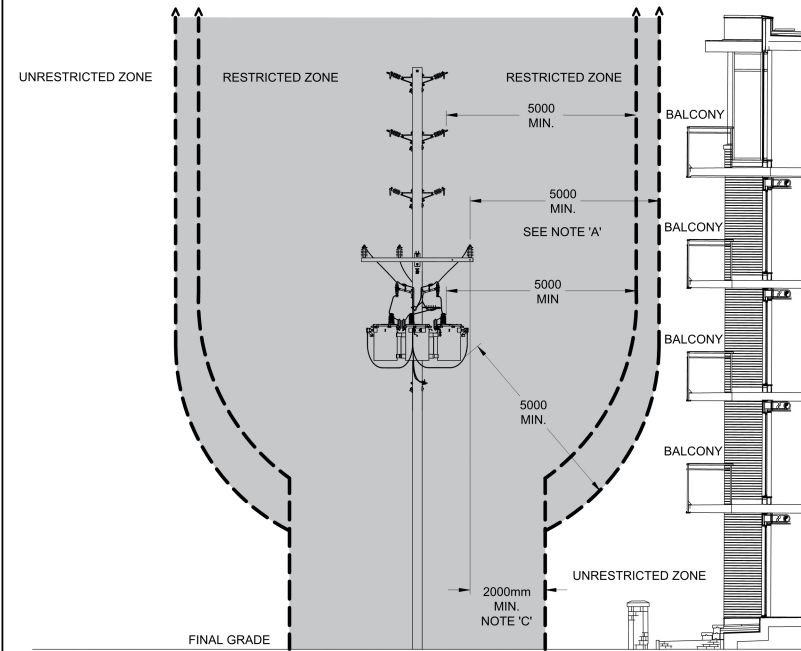
BUILDING LONGITUDINAL SECTION

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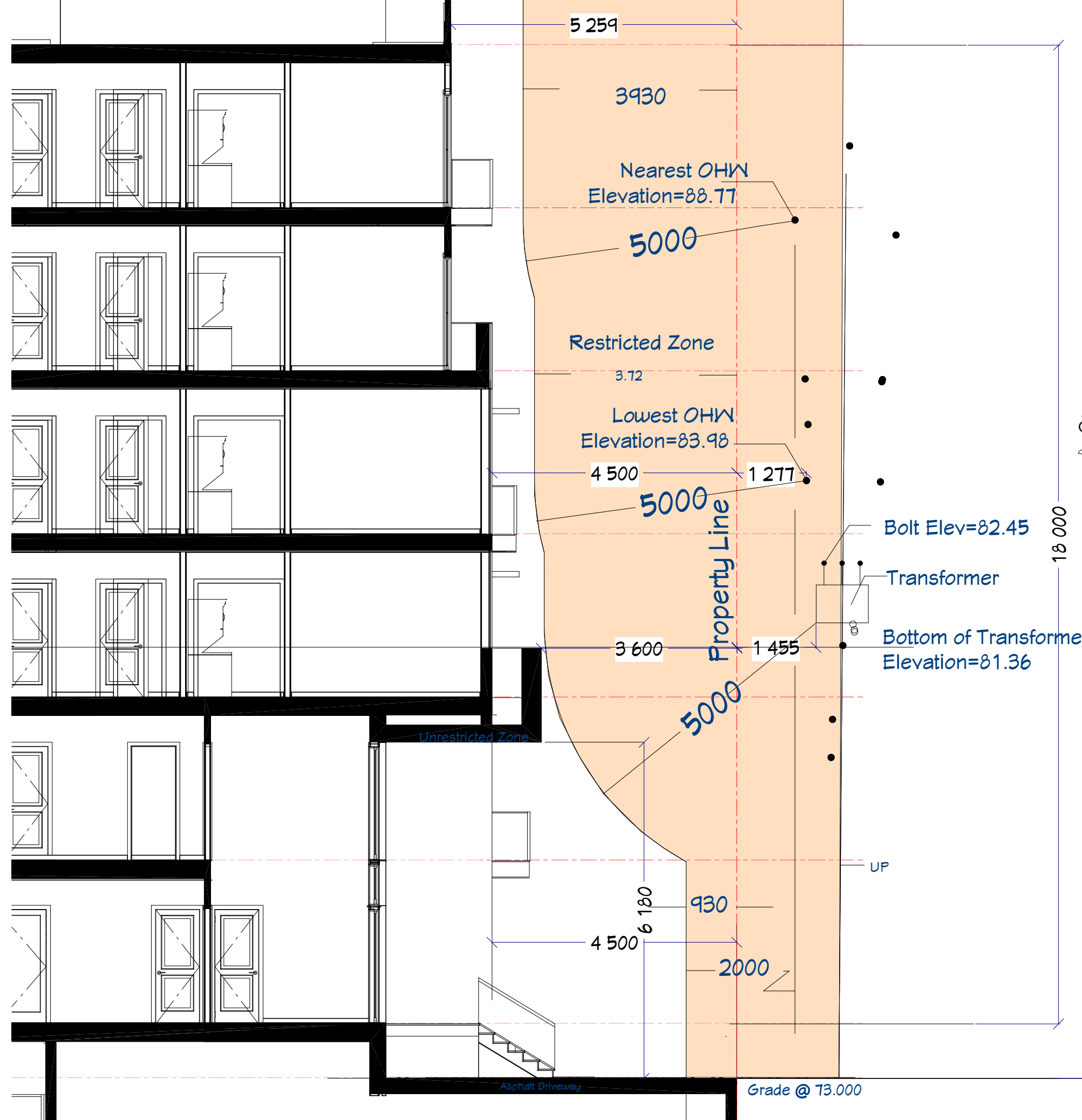
G4-2.3 TECH STD & MAT'01 STD'S01 HOLO OVERHEAD LINE LOCATION AND CLEARANCES VOLS0002 R4 CLEARANCES TO ADJ STRUCTURES DETAILS DWG

- NOTES:**
- A. NO PERMANENT BUILDING OR STRUCTURE SHALL BE PLACED WITHIN 5000mm MEASURED RADIALLY FROM ANY PRIMARY VOLTAGE CONDUCTOR OR EQUIPMENT, MEASURED FROM THE CLOSEST PRIMARY CONDUCTOR (AT REST) TO THE CLOSEST POINT OF THE BUILDING OR STRUCTURE.
 - B. A MINIMUM HORIZONTAL SEPARATION OF 1500mm FROM THE BUILDING OR STRUCTURE TO SECONDARY CONDUCTOR (<750V) SHALL BE MAINTAINED, UNLESS THE SECONDARY CONDUCTORS CONNECT SUPPLY TO THE BUILDING'S ELECTRICAL SYSTEM.
 - C. NO PERMANENT BUILDING OR STRUCTURE SHALL BE PLACED OR CONSTRUCTED WITHIN 2000mm HORIZONTAL SEPARATION FROM THE OUTERMOST OVERHEAD PRIMARY CONDUCTOR (AT REST).
 - D. ZERO VOLTAGE SUPPORT WIRES (IE. SPAN GUYS) MAY CROSS OVER THE CUSTOMER'S STRUCTURE AND SHALL MAINTAIN AT LEAST 2500mm VERTICAL CLEARANCE TO THE CLOSEST PART OVER THE BUILDING OR STRUCTURE.
 - E. CONTACT HYDRO OTTAWA TO DETERMINE SPECIFIC CLEARANCES APPLICABLE TO YOUR PROJECT.



REVISIONS	PREP	CHKD	APPD	TITLE
REV: 2 DATE: 2009-01-28 CHANGE: NOTE 'A' REVISED TYP. DIMENSION ADDED	CP	CM	CSM	HydroOttawa WWW.HYDROOTTAWA.COM PREP: K. SANSOM CHKD: P. LEMAY APPD: C. MALONE P. Eng DATE: 2006-04-11 SCALE: N.T.S. @ ANSI A
REV: 3 DATE: 2009-05-20 CHANGE: REVISED TITLE	MG	RW	CSM	
REV: 4 DATE: 2018-11-21 CHANGE: REVISED NOTES AND RESTRICTED ZONE	EV	NS	BDH	
2018-11-22 1:46 PM				ENGINEERING SPECIFICATION CLEARANCES TO ADJACENT STRUCTURES 2.4/4.16kV - 44kV CONSTRUCTION DETAIL OLS0002

1
A-16
PART BUILDING SECTION
SHOWING FRONT SETBACK
SCALE: 1 : 75 metric



FOR AS A CONSULTANT, I REQUIRE THE CLIENT TO SIGN THIS DRAWING AS A CONDITION OF MY PROFESSIONAL LICENCE.

2021-05-31

2021-05-31

OF

ARCHITECTS

SAM MORGAN

LICENCE 5065

FOR AS A CONSULTANT, I REQUIRE THE CLIENT TO SIGN THIS DRAWING AS A CONDITION OF MY PROFESSIONAL LICENCE.

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Project # **200907**
 Date 2021-05-31
 Scale AS SHOWN
A-16
 For: Zoning By-Law Amendment

NEW 6-STORY MULTI-RESIDENTIAL UNITS' BUILDING 1368 LABRIE AVENUE, BEACON HILL-CYREVILLE, OTTAWA, ON

CARINA GUZMAN, 11966685 CANADA INC OTTAWA, ON

PART BUILDING SECTION

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Top of Stairs 95.00 M

Roof Deck 92.00 M

6th Floor 89.00 M

5th Floor 86.00 M

4th Floor 83.00 M

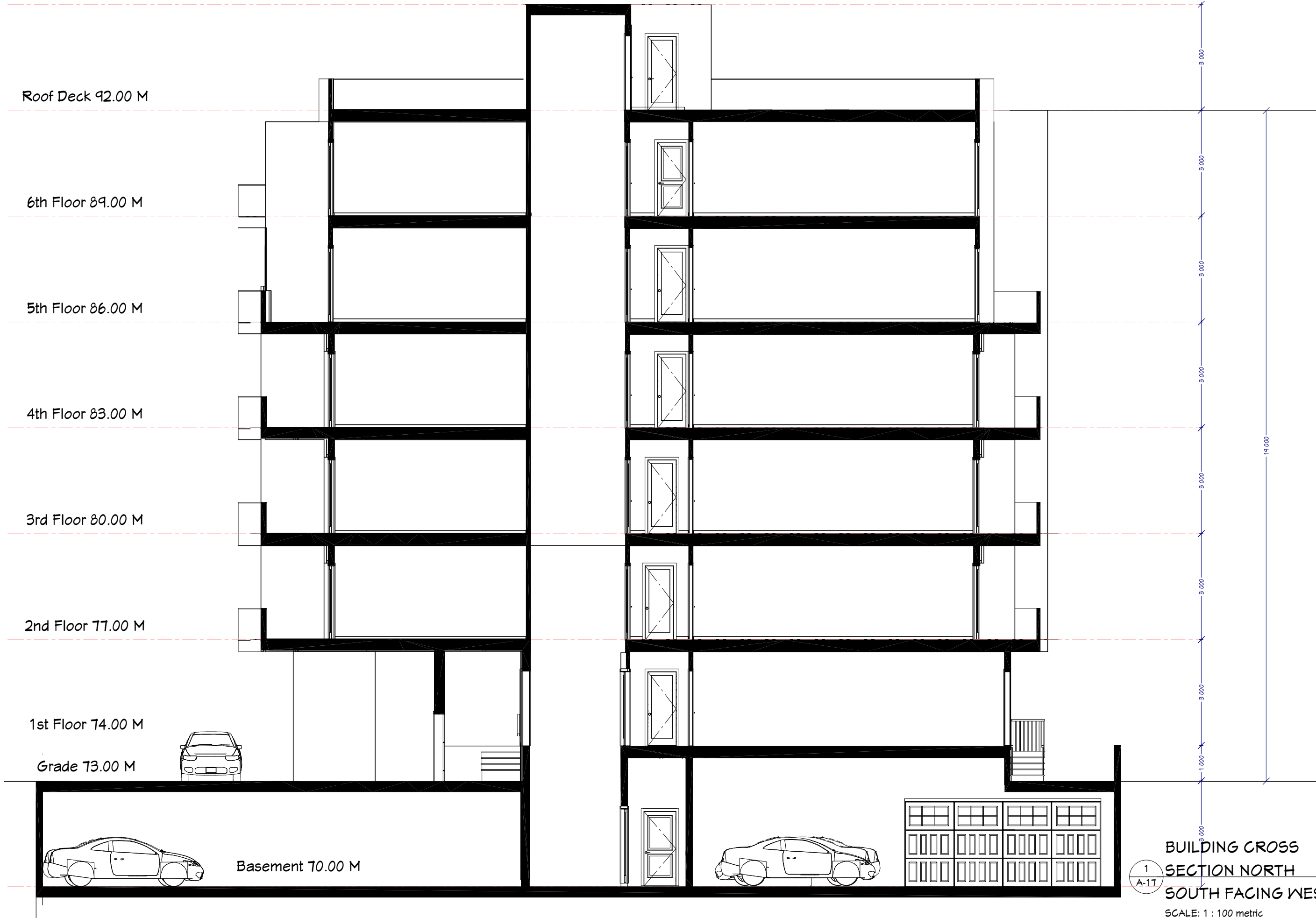
3rd Floor 80.00 M

2nd Floor 77.00 M

1st Floor 74.00 M

Grade 73.00 M

Basement 70.00 M



BUILDING CROSS SECTION NORTH SOUTH FACING WEST

1
A-17

SCALE: 1 : 100 metric

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BUILDING 1368 LABRIE AVENUE, BEACON HILL-CYREVILLE, OTTAWA, ON
CARINA GUZMAN, 11966685 CANADA INC OTTAWA, ON

FOR ARCHITECTURAL REQUIREMENTS ONLY
2021-05-31
OF
ARCHITECTS ASSOCIATION OF ONTARIO
SAM MORGAN
LICENCE 5065
REZONING APPLICATION 2021-05-31

Project# 200907
Date 2021-05-31
Scale AS SHOWN
A-17
For: Zoning By-Law Amendment

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