



# CARLING DEVELOPMENT

1240 CARLING, OTTAWA ON.

ISSUED FOR SITE PLAN CONTROL

2023-06-12 12:27:28 PM

ARCHITECTURAL DRAWINGS

STRUCTURAL DRAWINGS

PLANNER/LANDSCAPE



S.J. LAWRENCE ARCHITECT INC.  
18 DEAKIN ST. SUITE 205  
OTTAWA, ONTARIO K2E 8B7  
(P) 613 739 7770  
(F) 613 739 7703

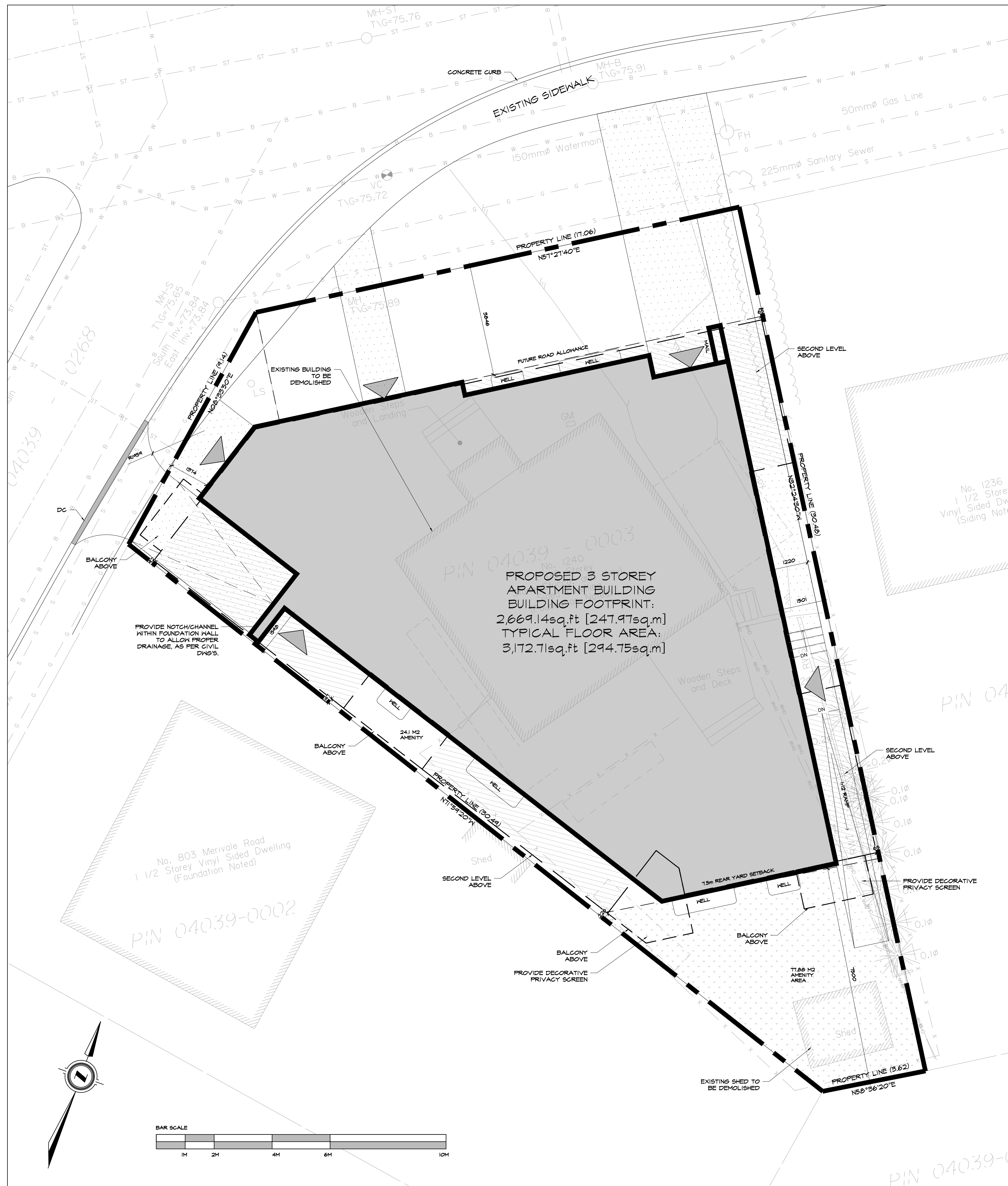


CLELAND JARDINE ENGINEERING LIMITED  
580 TERRY FOX DR. SUITE 200  
KANATA, ONTARIO K2L 4B9  
(P) 613 591 1533  
(F) 613 591 1703



Engineers, Planners & Landscape Architects

NOVATECH ENGINEERING CONSULTING LTD.  
240 MICHAEL COWPLAND DRIVE, SUITE 101  
OTTAWA, ONTARIO, K2M 1P6  
(P) 613 254-9643  
(F) 613 254-5867



**KEY PLAN**  
 TOPOGRAPHIC PLAN OF SURVEY OF LOT 3 REGISTERED PLAN 267570  
 CITY OF OTTAWA  
 SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
 DATED FEBRUARY 01, 2021

**CITY OF OTTAWA ZONING BY-LAW**

ZONING PROVISIONS	REQUIRED	PROPOSED
AM10 [2147] H (11)		
MIN. LOT AREA	NO MINIMUM	451.6sq.m
MIN. LOT DEPTH	NO MINIMUM	32.5m
MIN. LOT WIDTH	NO MINIMUM	13.9m
MIN. FRONT YARD SETBACK	NO MINIMUM	3.85m
MIN. INTERIOR CORNER SIDE YARD SETBACK	NO MINIMUM	1.37m
MIN. INTERIOR SIDE YARD SETBACK	NO MINIMUM	EAST 0.065m WEST 0.092m
MIN. REAR YARD SETBACK	7.5m	7.5m
MAX. BUILDING HEIGHT	11m	± 11m
MAX. FLOOR SPACE INDEX	NO MAXIMUM	± 1.50m
AMENITY AREA	6sq.m PER UNIT X 10 = 100sq.m 50% COMMUNAL = 50sq.m	COMMUNAL AREA: 77.80sq.m PRIVATE AMENITY: 53.77sq.m TOTAL AMENITY: 111.65sq.m
LOT COVERAGE	N/A	55.1%
FRONT WALL FRONTAGE REQUIREMENT	50% OF FRONT WALL WITHIN 4.5M OF FRONTAGE	84%
ACTIVE ENTRANCES FACING PUBLIC STREETS (MIN.)	1	1
GLAZING REQUIREMENTS (MIN.)	50% SURFACE AREA OF GROUND FLOOR FACADE FACING A PUBLIC STREET	53.1%

**AUTOMOBILE PARKING SUMMARY**

REQUIRED PARKING	REQUIRED	PROPOSED
RESIDENT PARKING	NOT REQUIRED	0
VISITOR PARKING	0/UNIT (AFTER 12) = 1 REQUIRED	1
TOTAL PROVIDED	0 SPACES	1 SPACE
<b>PROVIDED PARKING</b>		ABOVE GROUND
REGULAR SPACE	MIN. 2.6m x 5.2m	1
TOTAL	= 1 PROVIDED PARKING SPACE	

**BICYCLE PARKING SUMMARY**

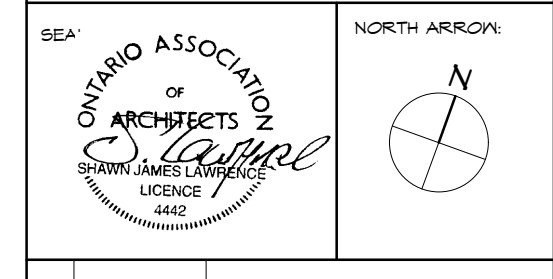
REQUIRED PARKING	REQUIRED	PROPOSED
BIKE PARKING	0.5/UNIT X 10 = 9 SPACES	10 OR 20 STACKED

**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 BANKCUT CONCRETE SIDEWALK
- PARKING STALL COUNT PER ROW
- NEW SIGN, REFER TO SIGN LEGEND
- STREET LIGHT
- HYDRO POST
- DESIGNATED ACCESSIBLE PARKING SPACE AS PER ADDA STANDARDS
- TWO WAY TRAFFIC
- DEPRESSED CURB (DC)
- PROPERTY LINE
- EXISTING FENCE
- MINIMUM SETBACKS (ZONING)
- NEW CONSTRUCTION
- NEW CONSTRUCTION ABOVE
- EXISTING BUILDINGS  
\*REFER TO LANDSCAPE DWGS

**NOTES:**

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04	2023.04.03	ISSUED FOR COORDINATION
03	2022.11.07	ISSUED FOR CITY PRE-CONSULT
02	2021.06.15	ISSUED FOR REVIEW
01	2021.04.15	ISSUED FOR REVIEW

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 SUITE 205  
 OTTAWA, ONTARIO  
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 T: (613) 794-1110  
 F: (613) 794-1109  
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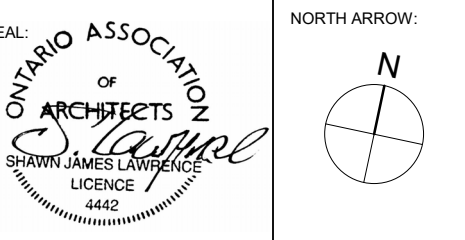
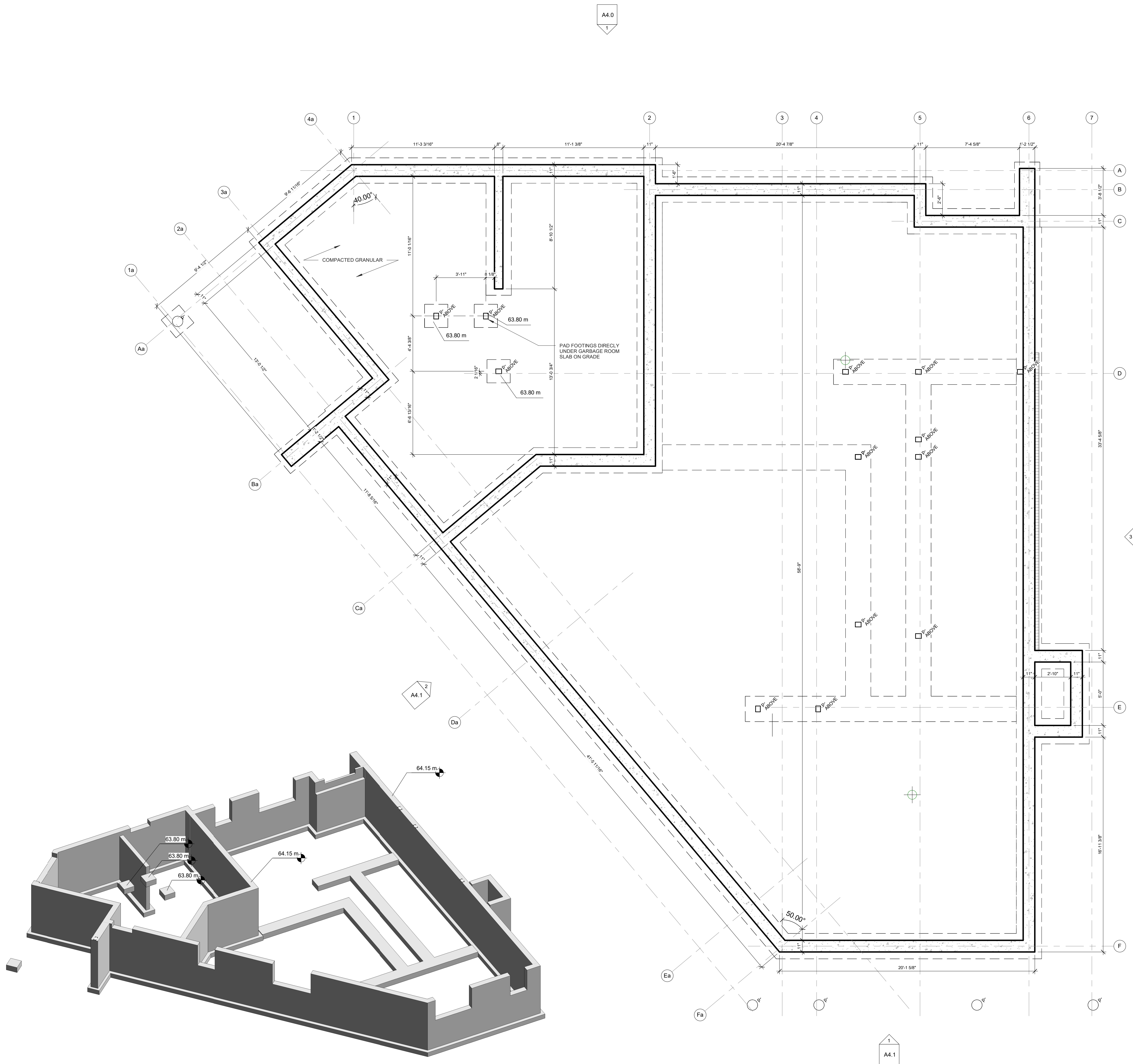
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**PROJECT:**  
**CARLING DEVELOPMENT**  
 1240 CARLING, OTTAWA ON

**SHEET TITLE:**  
**SITE PLAN**

DRAWN BY:	CHECKED BY:
B.L.	S.J.L.
DATE:	DATE:
2023.06.12	2021.04.15
JOB NUMBER:	SCALE:
BL-1093-21	AS SHOWN
SHEET NUMBER:	

- NOTES:
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01	2021.05.26	ISSUED FOR REVIEW

**S.J. LAWRENCE ARCHITECT INCORPORATED**  
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 SUITE 202  
 OTTAWA, ONTARIO  
 K2E 8B7  
 T: (613) 739 7770  
 F: (613) 739 7703  
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PROJECT:  
**CARLING DEVELOPMENT**

1240 CARLING, OTTAWA ON.

SHEET TITLE:  
**FOUNDATION PLAN**

DRAWN: D.T. CHECKED BY: B.L. S.J.L.

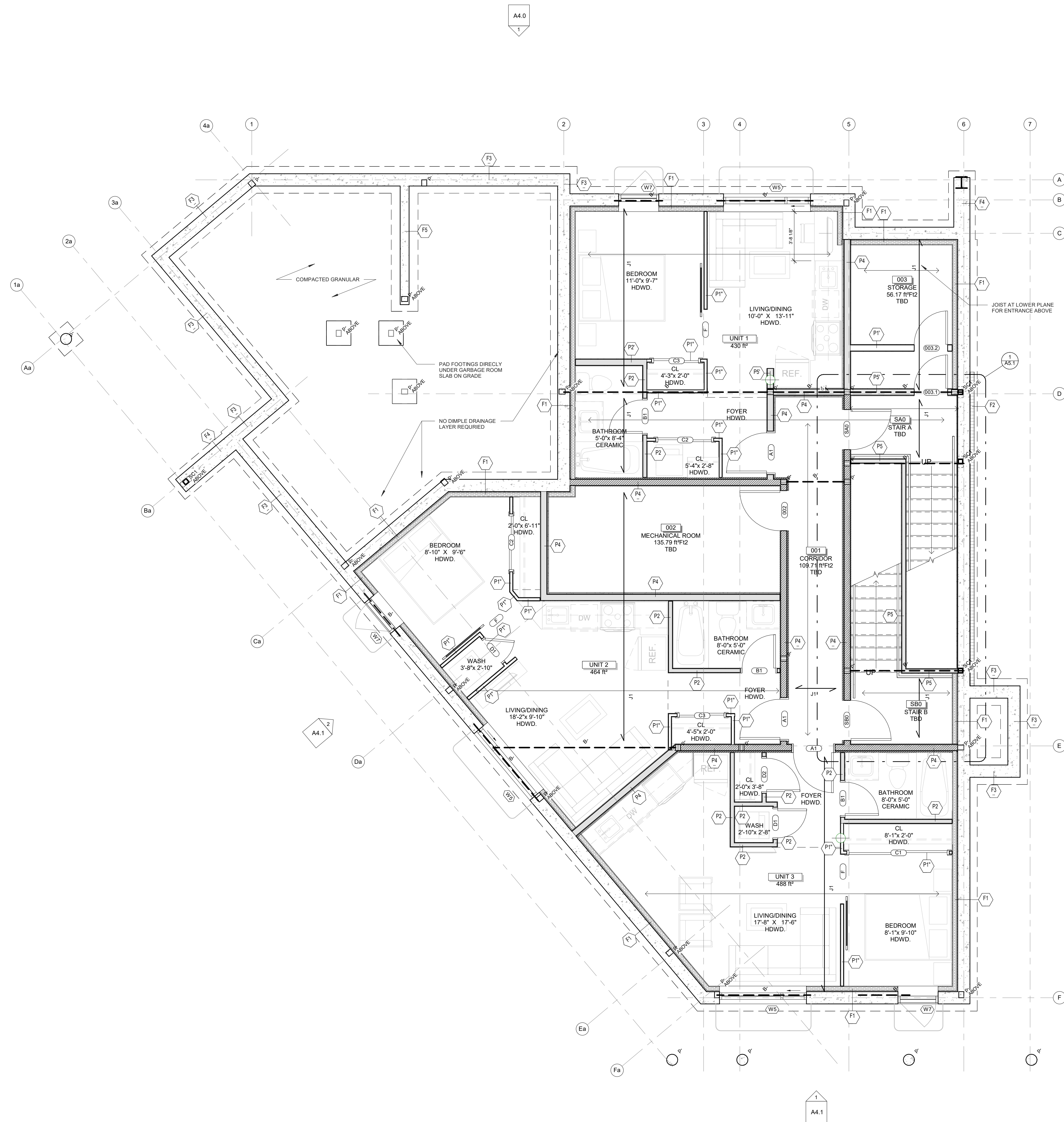
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JOB NUMBER: SL-1053-21 SCALE: 1/4" = 1'-0"

**A2.0**

**2**  
 A2.0  
 3D FOUNDATION SCALE

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



Area Schedule (Gross Building)		
Unit	Area	Level
<b>1 BED</b>		
UNIT 1	429.60 R <sup>2</sup>	BASEMENT
UNIT 2	464.03 R <sup>2</sup>	BASEMENT
UNIT 3	488.32 R <sup>2</sup>	BASEMENT
UNIT 4	424.05 R <sup>2</sup>	LEVEL 1
UNIT 5	635.21 R <sup>2</sup>	LEVEL 1
UNIT 6	490.61 R <sup>2</sup>	LEVEL 1
UNIT 8	337.81 R <sup>2</sup>	LEVEL 2
UNIT 9	347.52 R <sup>2</sup>	LEVEL 2
UNIT 10	540.82 R <sup>2</sup>	LEVEL 2
UNIT 12	421.96 R <sup>2</sup>	LEVEL 2
UNIT 14	337.81 R <sup>2</sup>	LEVEL 3
UNIT 15	347.52 R <sup>2</sup>	LEVEL 3
UNIT 16	540.82 R <sup>2</sup>	LEVEL 3
UNIT 18	421.61 R <sup>2</sup>	LEVEL 3
<b>2 BED</b>		
UNIT 7	688.77 R <sup>2</sup>	LEVEL 2
UNIT 13	688.77 R <sup>2</sup>	LEVEL 3
<b>BACHELOR</b>		
UNIT 11	389.10 R <sup>2</sup>	LEVEL 2
UNIT 17	389.17 R <sup>2</sup>	LEVEL 3

**WALL LEGEND**

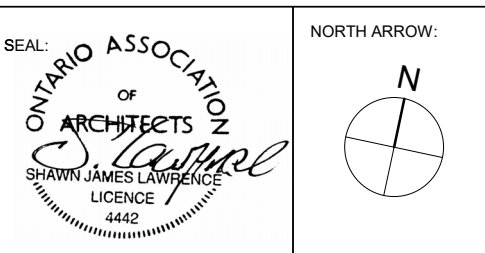
▨ LOAD BEARING WALL

▩ INSULATED WALL (REFER TO WALL ASSEMBLIES)

CLIENT NAME  
**AcuB ENTERPRISE INC**

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 SUITE 200  
 OTTAWA, ONTARIO  
 K2E 8B7  
 T: (613) 739 7770  
 F: (613) 739 7703  
 slj@sjarchitect.com

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PROJECT:  
**CARLING DEVELOPMENT**

1240 CARLING, OTTAWA ON.  
 SHEET TITLE:  
**BASEMENT PLAN**

DRAWN BY:  
D.T.

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

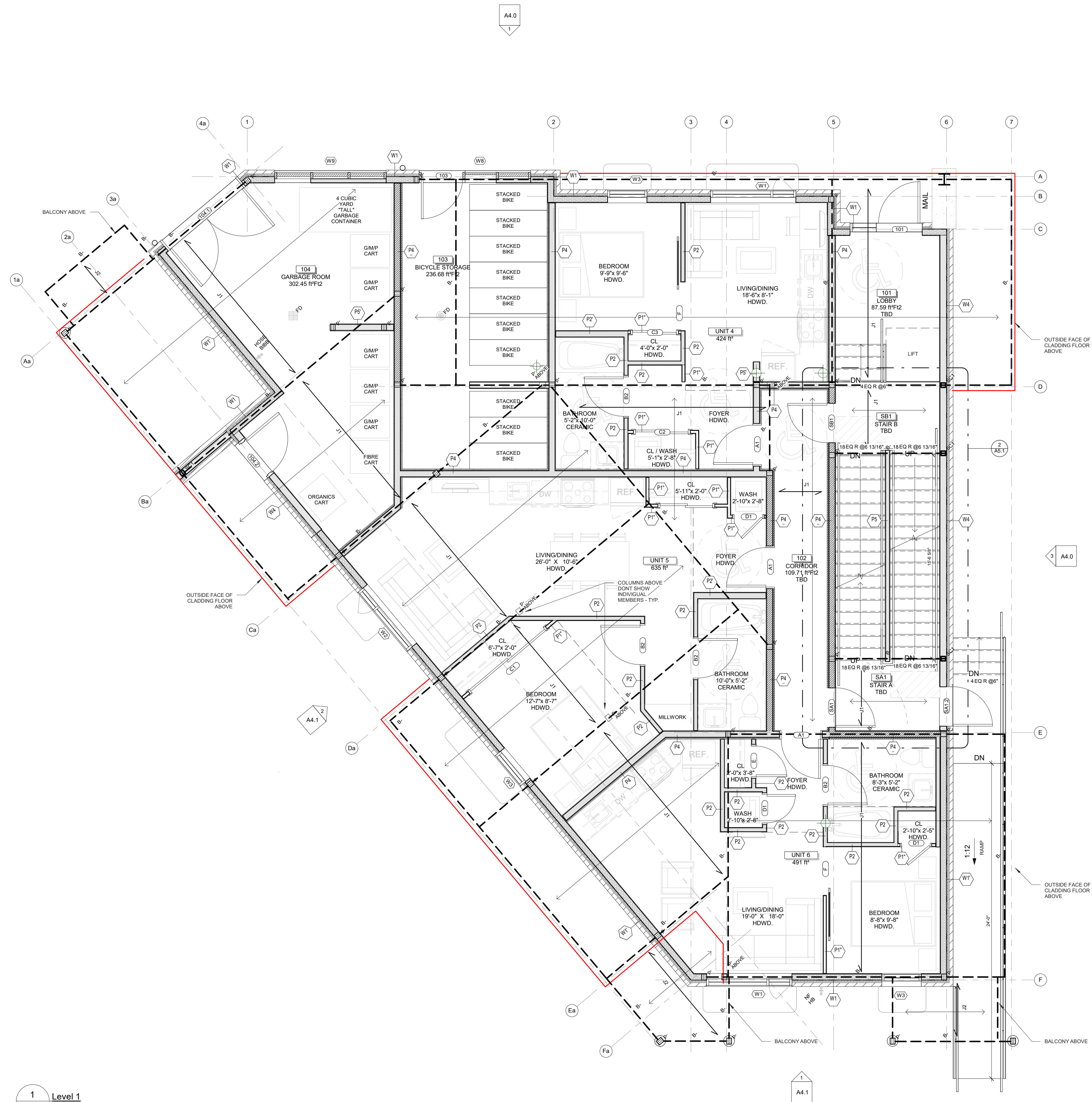
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JOB NUMBER:  
SL-1053-21

SCALE:  
As Indicated

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

**A2.1**



Area Schedule (Gross Building)		
Unit	Area	Level
<b>1 BED</b>		
UNIT 1	429.60 R <sup>2</sup>	BASEMENT
UNIT 2	464.03 R <sup>2</sup>	BASEMENT
UNIT 3	488.32 R <sup>2</sup>	BASEMENT
UNIT 4	424.05 R <sup>2</sup>	LEVEL 1
UNIT 5	635.21 R <sup>2</sup>	LEVEL 1
UNIT 6	490.61 R <sup>2</sup>	LEVEL 1
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UNIT 9	347.52 R <sup>2</sup>	LEVEL 2
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<b>BACHELOR</b>		
UNIT 11	389.10 R <sup>2</sup>	LEVEL 2
UNIT 17	389.17 R <sup>2</sup>	LEVEL 3

**WALL LEGEND**

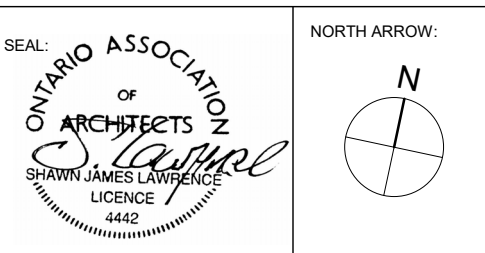
▨ LOAD BEARING WALL

▩ INSULATED WALL (REFER TO WALL ASSEMBLIES)

1  
A2.2 Level 1  
SCALE 1/4" = 1'-0"

CLIENT NAME  
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PROJECT:  
**CARLING DEVELOPMENT**

1240 CARLING, OTTAWA ON.  
 SHEET TITLE:  
**GROUND FLOOR PLAN**

DRAWN BY:  
D.T.

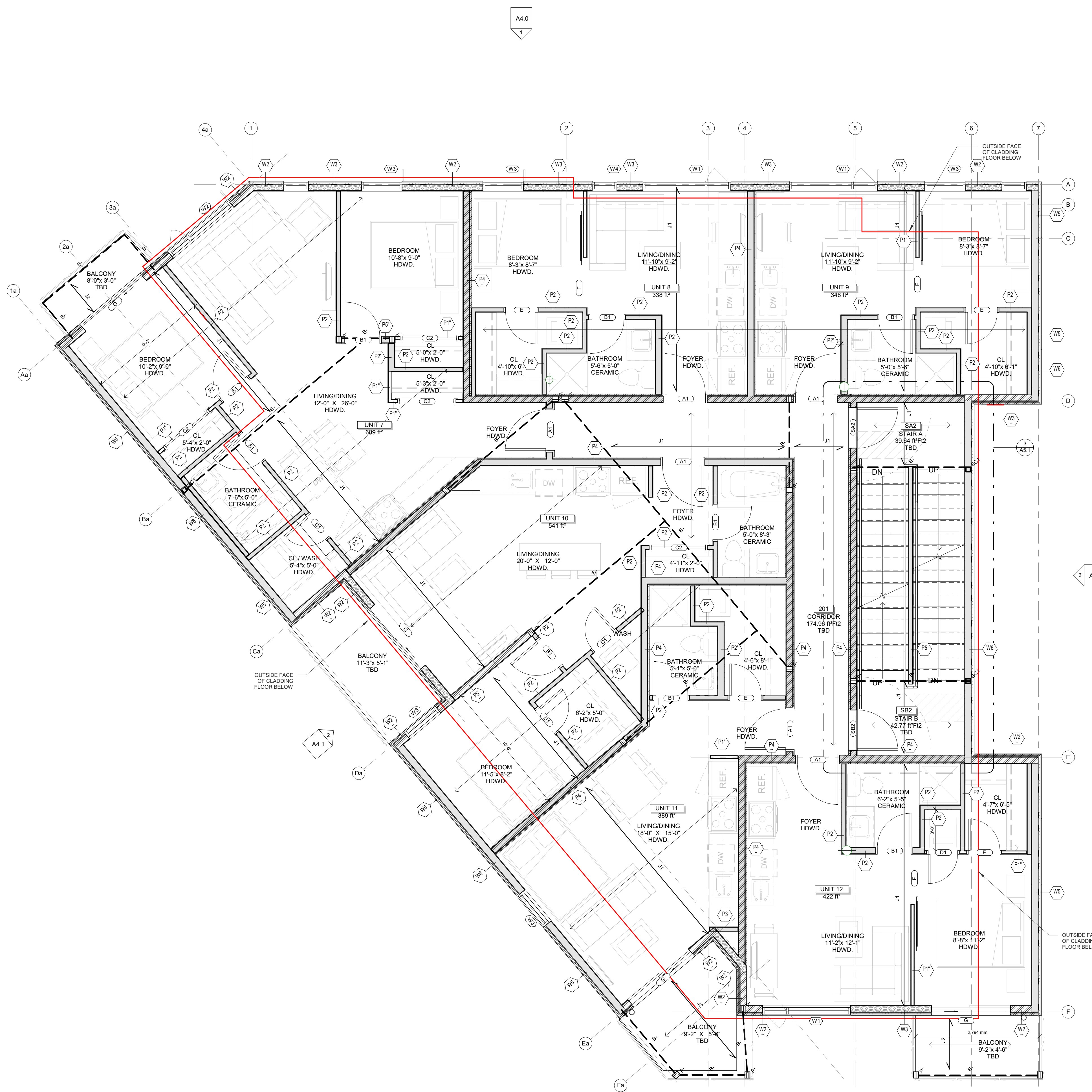
CHECKED BY:  
B.L. S.J.L.

PLOT DATE:  
2023-06-12 12:17:17 PM

JOB NUMBER:  
SL-1053-21

SCALE:  
As Indicated

**A2.2**



Area Schedule (Gross Building)		
Unit	Area	Level
<b>1 BED</b>		
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UNIT 7	688.77 R <sup>2</sup>	LEVEL 2
UNIT 13	688.77 R <sup>2</sup>	LEVEL 3
<b>BACHELOR</b>		
UNIT 11	389.10 R <sup>2</sup>	LEVEL 2
UNIT 17	389.17 R <sup>2</sup>	LEVEL 3

**WALL LEGEND**

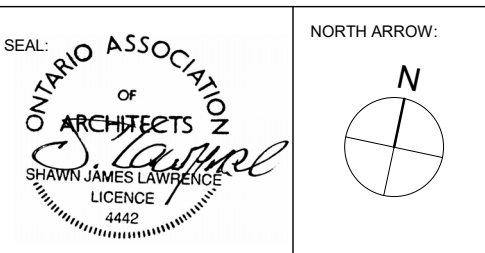
▨ LOAD BEARING WALL

▭ INSULATED WALL (REFER TO WALL ASSEMBLIES)

CLIENT NAME  
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PROJECT:  
**CARLING DEVELOPMENT**

1240 CARLING, OTTAWA ON.

SHEET TITLE:  
**SECOND FLOOR PLAN**

DRAWN BY:  
D.T.

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

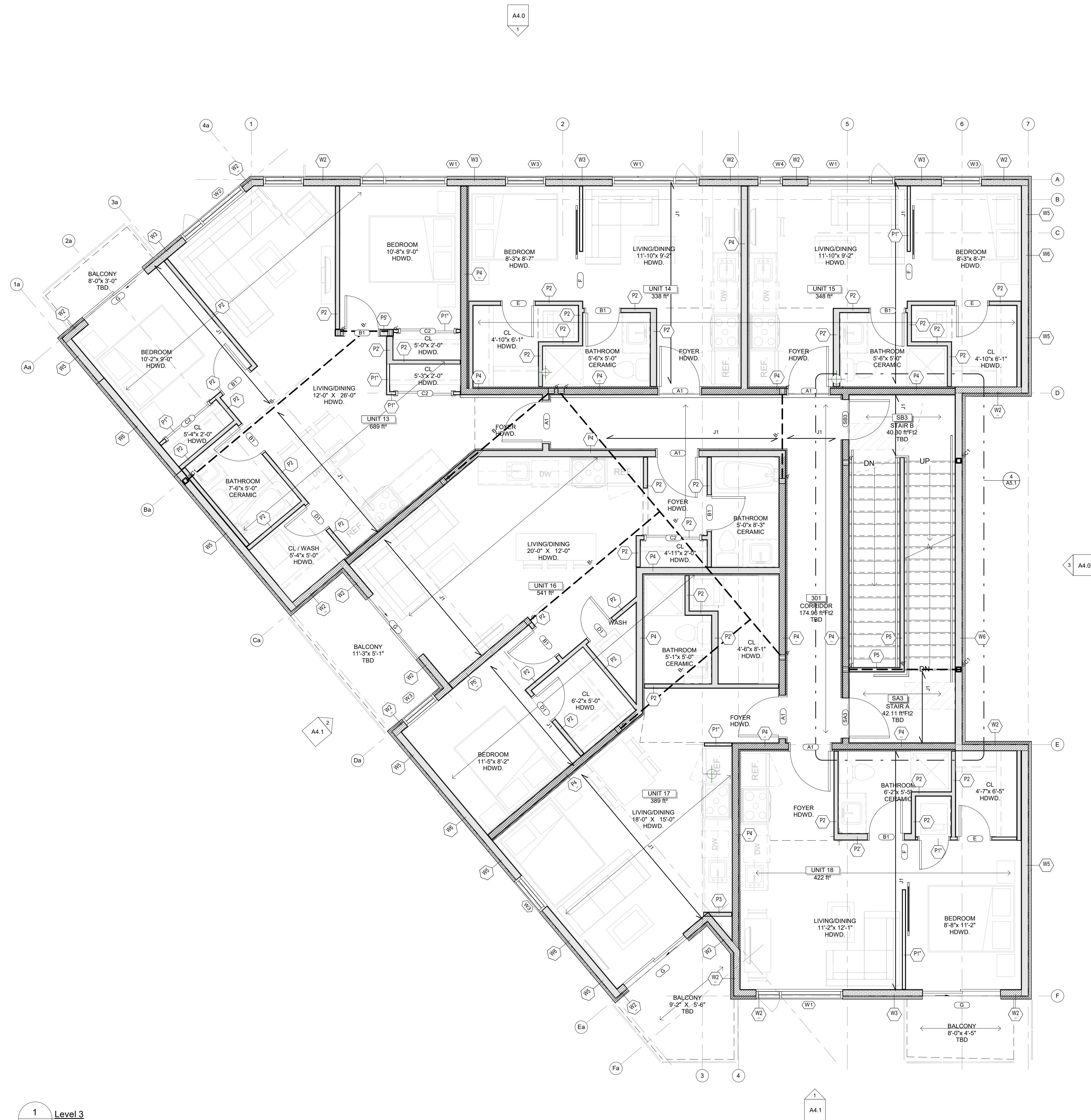
PLOT DATE:  
2023-06-12 12:17:19 PM

JOB NUMBER:  
SL-1053-21

SCALE:  
As Indicated

1  
A2.3 Level 2  
SCALE 1/4" = 1'-0"

**A2.3**



Area Schedule (Gross Building)		
Unit	Area	Level
<b>1 BED</b>		
UNIT 1	429.60 R <sup>2</sup>	BASEMENT
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UNIT 17	389.17 R <sup>2</sup>	LEVEL 3

**WALL LEGEND**

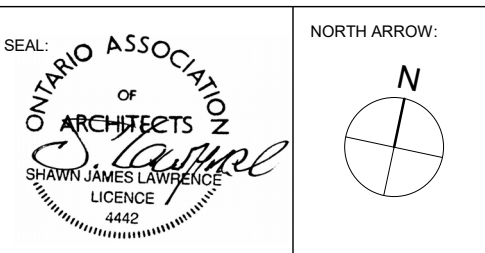
▨ LOAD BEARING WALL

▭ INSULATED WALL (REFER TO WALL ASSEMBLIES)

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PROJECT:  
**CARLING DEVELOPMENT**

1240 CARLING, OTTAWA ON.

SHEET TITLE:  
**THIRD FLOOR PLAN**

DRAWN BY:  
D.T.

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

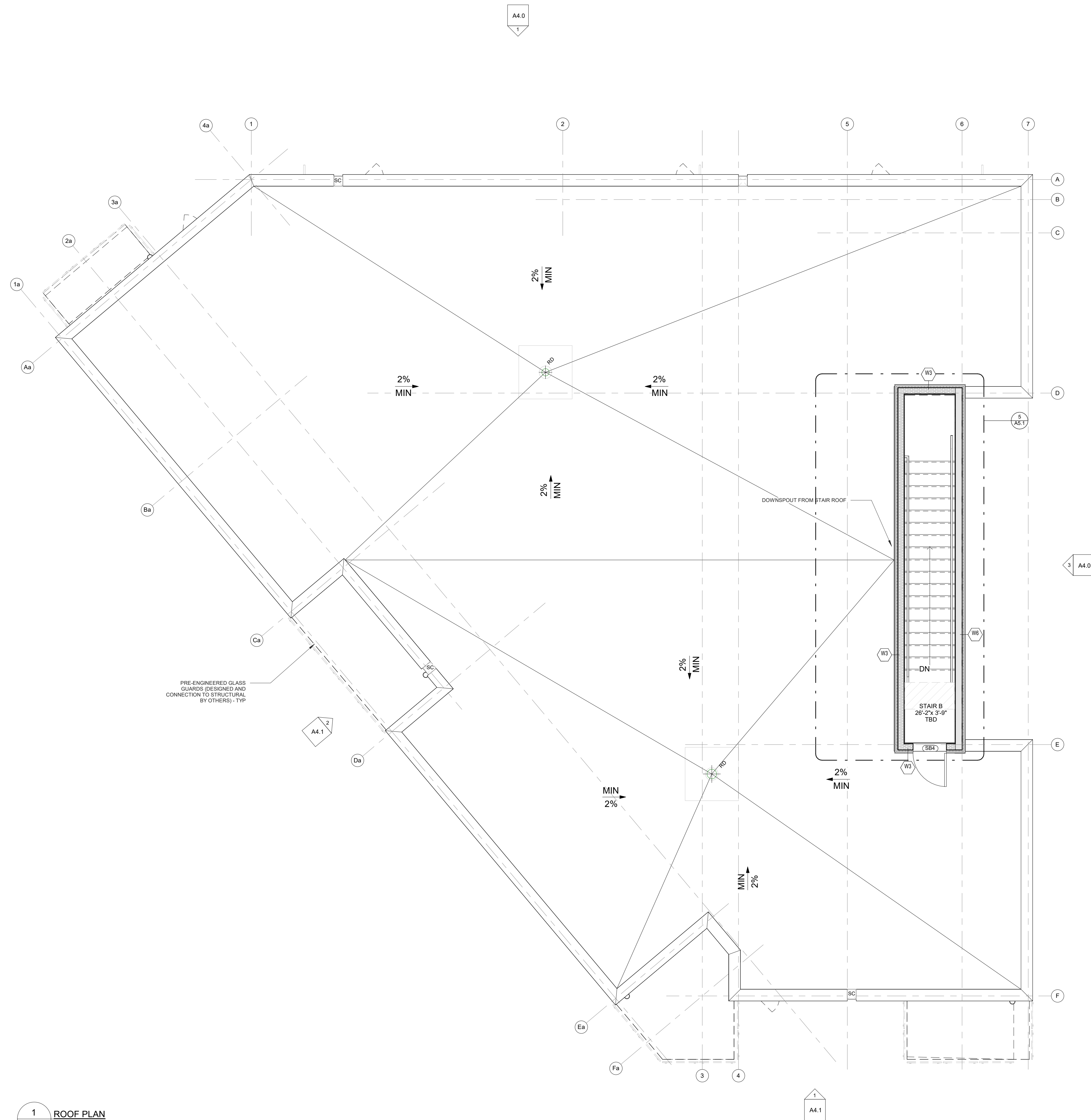
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JOB NUMBER:  
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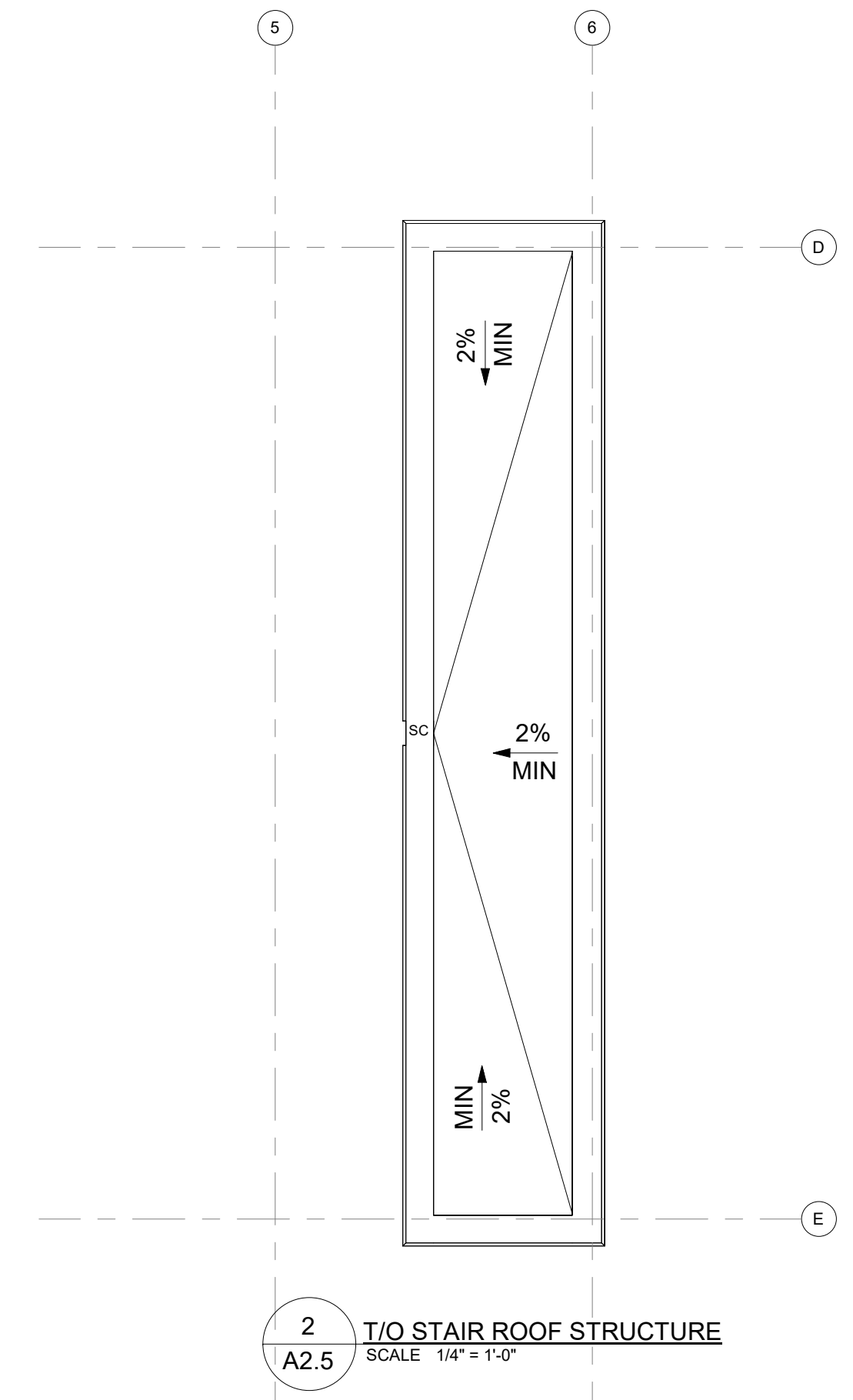
SCALE:  
As Indicated

1  
A2.4 Level 3  
SCALE 1/4" = 1'-0"

**A2.4**



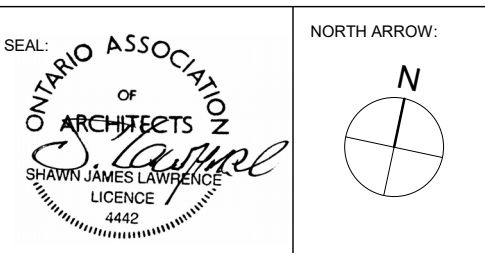
1 ROOF PLAN  
SCALE 1/4" = 1'-0"



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

CLIENT NAME  
**AcuB ENTERPRISE INC**

NOTES:  
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3) DO NOT SCALE DRAWINGS.  
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5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



No.	DATE	REVISION
08	2023.06.12	ISSUED FOR SPC
07	2023.05.04	ISSUED FOR COORDINATION
06	2023.04.04	ISSUED FOR COORDINATION
05	2022.12.07	ISSUED FOR COORDINATION
04	2022.11.07	ISSUED FOR CITY PRE-CONSULT
03	2022.09.15	ISSUED FOR REVIEW
02	2021.09.28	ISSUED FOR REVIEW
01	2021.05.26	ISSUED FOR REVIEW

S.J. LAWRENCE ARCHITECT INCORPORATED  
18 DEARIN STREET SUITE 202 OTTAWA, ONTARIO K2E 8B7  
T: (613) 739-7770 F: (613) 739-7703 sjl@sjlarchitect.com

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PROJECT:  
**CARLING DEVELOPMENT**

1240 CARLING, OTTAWA ON

SHEET TITLE:  
**ROOF PLAN**

DRAWN BY:  
D.T.

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

PLOT DATE:  
2023-06-12 12:17:23 PM

JOB NUMBER:  
SL-1053-21

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

**A2.5**

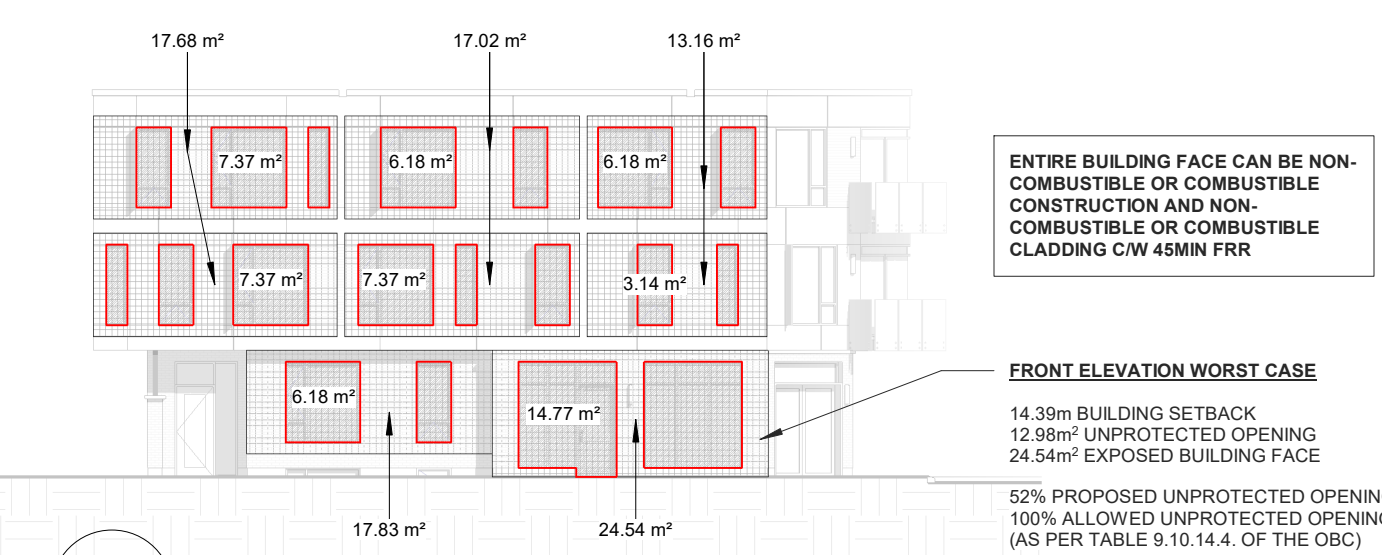




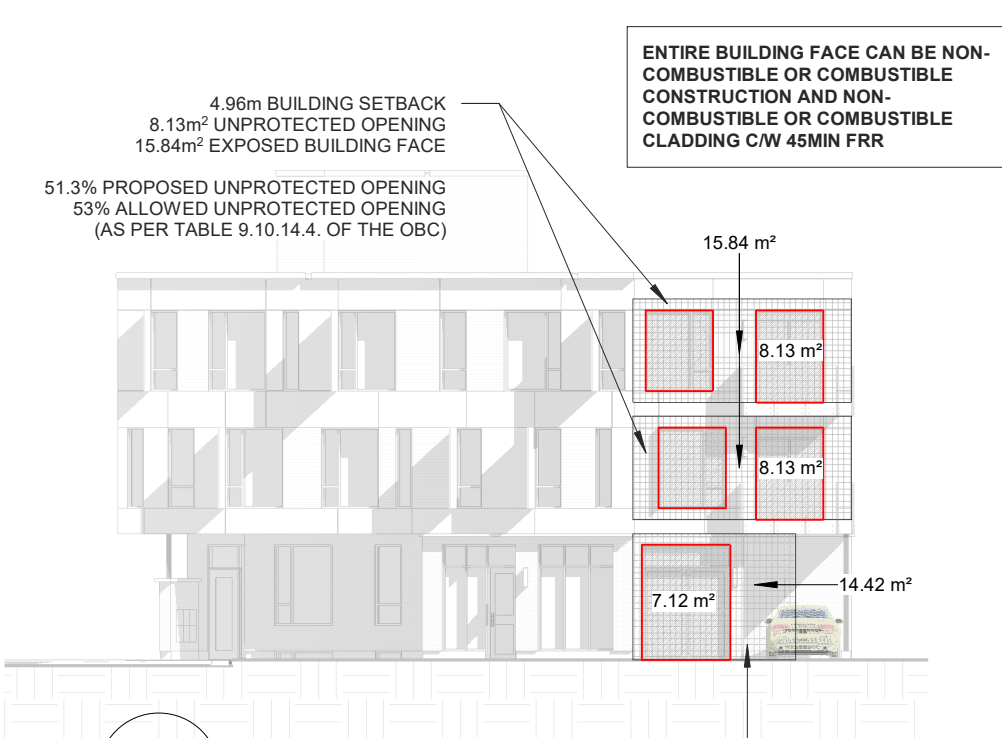
1 NORTH ELEVATION  
SCALE 3/16" = 1'-0"



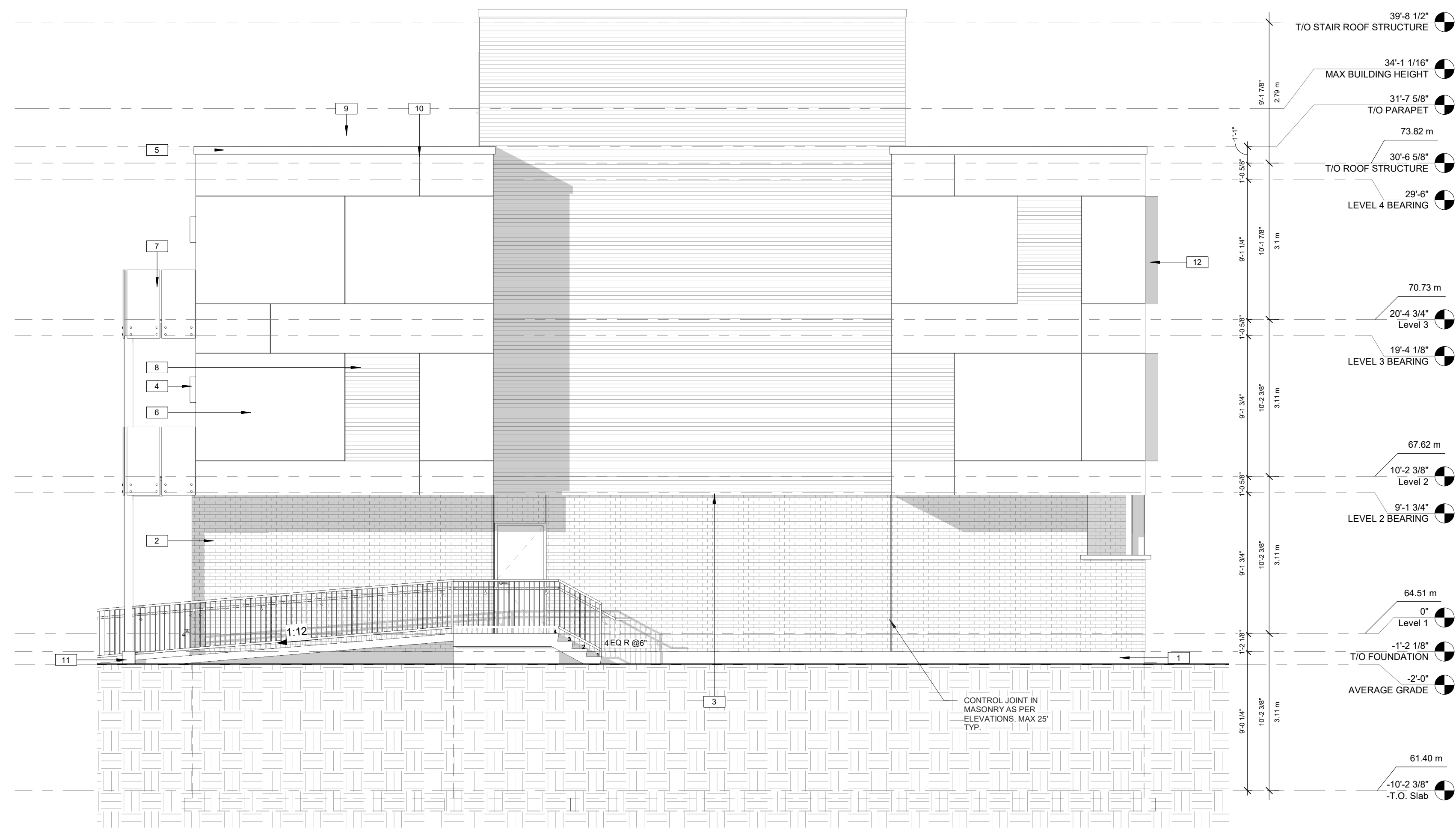
2 NORTH ELEVATION PERSPECTIVE  
SCALE



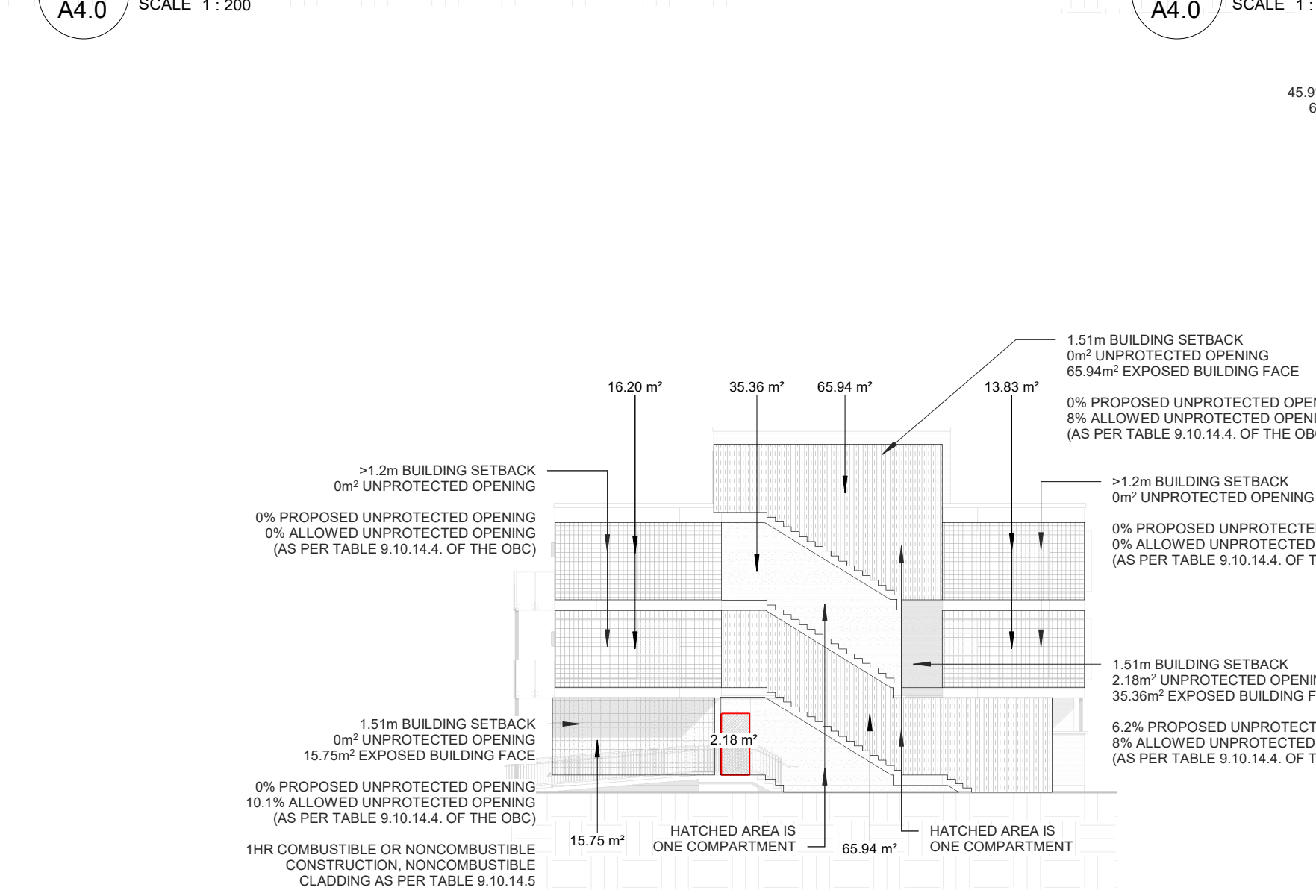
5 NORTH ELEVATION LIMITING DISTANCE CALCS  
SCALE 1 : 200



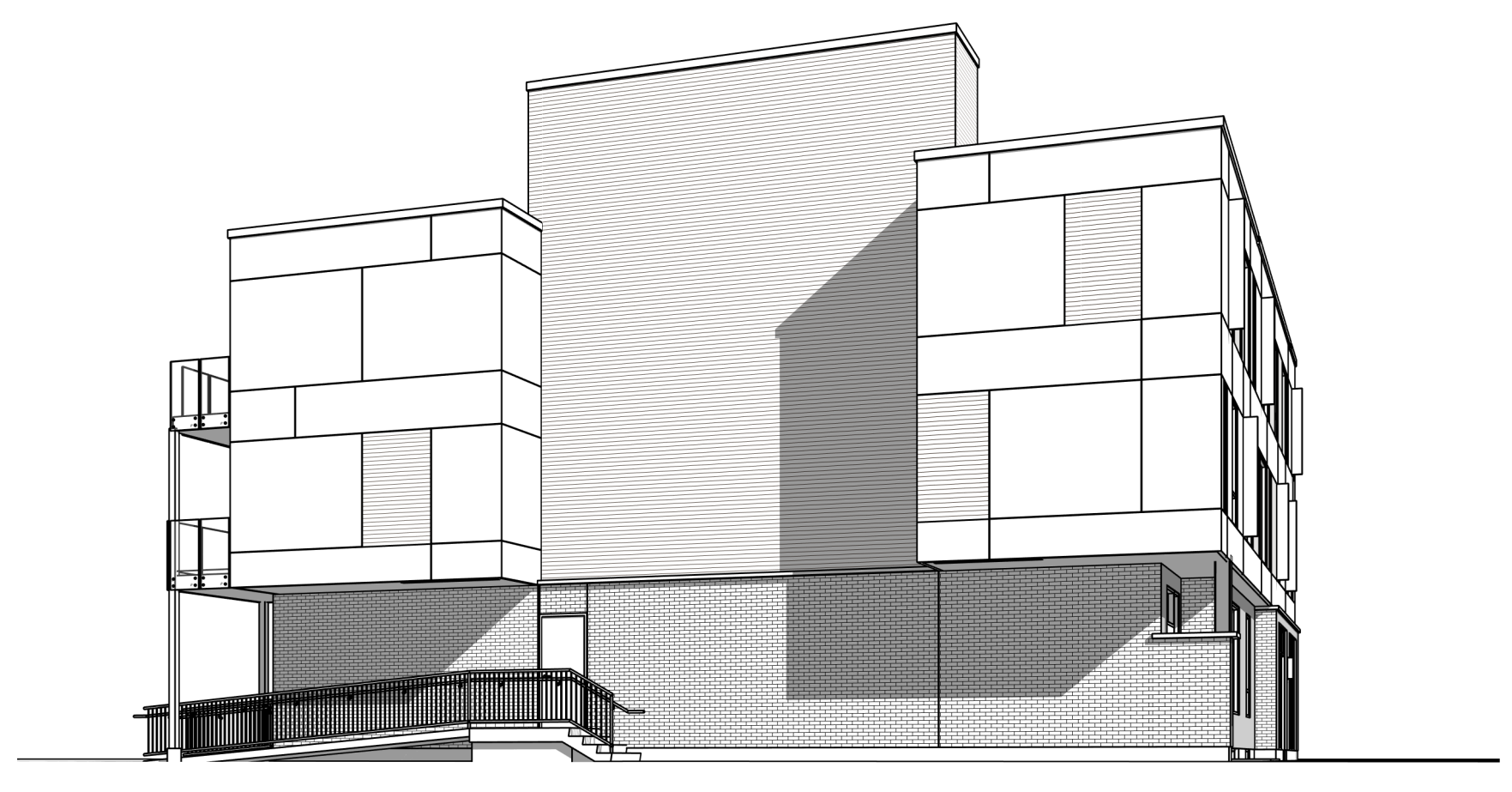
7 NORTH WEST ELEVATION  
SCALE 1 : 200



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



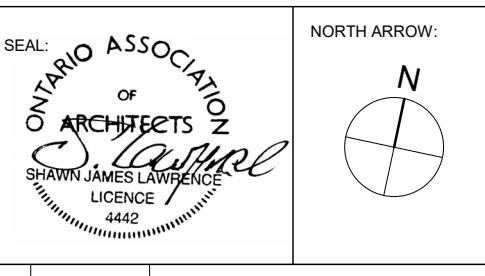
6 EAST ELEVATION LIMITING DISTANCE CALCS  
SCALE 1 : 200



4 EAST ELEVATION PERSPECTIVE  
SCALE

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  - 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 1' BELOW GRADE
2	BRICK GLENNERY, BROWN VELOUR
3	3" PRECAST CONCRETE SILL
4	WALL SCOTCH
5	PRE-FINISHED METAL FASCIA
6	HARDIEPANEL VERTICAL SIDING, FIBER CEMENT PANEL, COLOUR MATCH "ASCOT WHITE"
7	FRAMELESS GLASS GUARD RAIL (3'-6" TALL)
8	FIBER CEMENT LAP SIDING - COLOUR MATCH "CLASSIC BRONZE"
9	OVERFLOW SCUPPER, REFER TO ROOF PLAN
10	REVEALS IN PANEL AS PER ELEVATION
11	SONOTUBE PIER
12	KINGSPIRAL VERTICAL FINIS, BURNT ORANGE
13	LONGBOARD LAP SIDING, BRONZE
14	ALCOTEX_ACM_ASCOT WHITE



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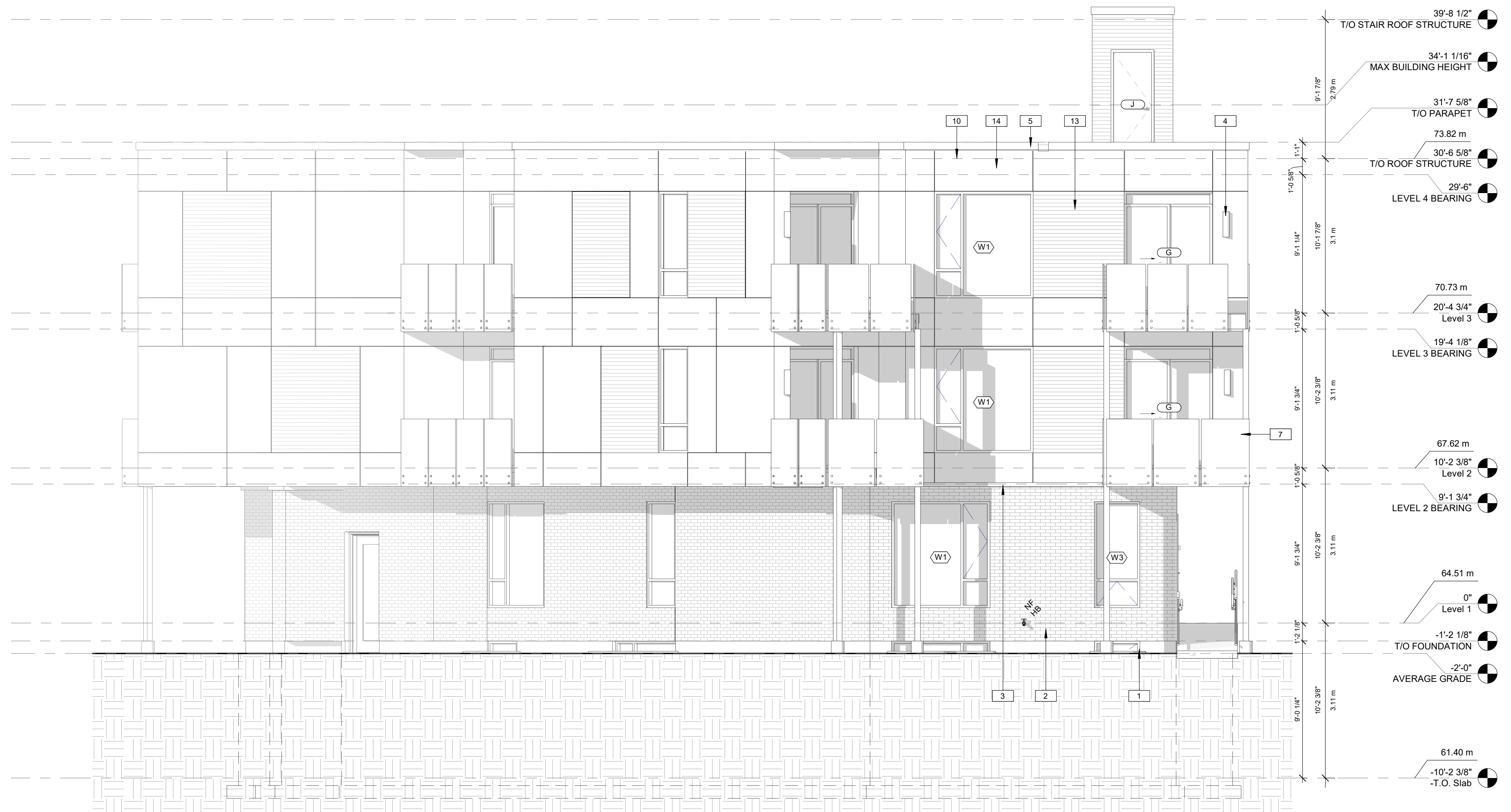
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PROJECT: **CARLING DEVELOPMENT**

1240 CARLING, OTTAWA ON  
SHEET TITLE: **ELEVATIONS**

DRAWN: D.T. CHECKED BY: B.L. S.J.L.  
PLOT DATE: 2023-06-12 12:17:32 PM  
JOB NUMBER: SL-1053-21 SCALE: As Indicated



MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE		
	2.5	2.7	3
25	19	21.8	26
18.94	#DIV/0!	#DIV/0!	#DIV/0!
25	19	21.8	26

2.7m BUILDING SETBACK  
0m<sup>2</sup> UNPROTECTED OPENING  
25m<sup>2</sup> EXPOSED BUILDING FACE

0% PROPOSED UNPROTECTED OPENING  
21.8% ALLOWED UNPROTECTED OPENING (AS PER TABLE 9.10.14.4. OF THE OBC)

1HR FRR, COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION, NONCOMBUSTIBLE CLADDING (AS PER TABLE 9.10.14.5)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE		
	1.5	1.6	2
25	9	9.8	13
18.94	#DIV/0!	#DIV/0!	#DIV/0!
25	9	9.8	13

1.6m BUILDING SETBACK  
6m<sup>2</sup> UNPROTECTED OPENING  
25m<sup>2</sup> EXPOSED BUILDING FACE

0% PROPOSED UNPROTECTED OPENING  
9.8% ALLOWED UNPROTECTED OPENING (AS PER TABLE 9.10.14.4. OF THE OBC)

1HR FRR, NONCOMBUSTIBLE CONSTRUCTION, NONCOMBUSTIBLE CLADDING (AS PER TABLE 9.10.14.5)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE		
	1.5	1.7	2
15	10	12.8	17
18.94	10	12.1696	15.424
20	10	12	15

1.7m BUILDING SETBACK  
0m<sup>2</sup> UNPROTECTED OPENING  
18.94m<sup>2</sup> EXPOSED BUILDING FACE

0% PROPOSED UNPROTECTED OPENING  
12.17% ALLOWED UNPROTECTED OPENING (AS PER TABLE 9.10.14.4. OF THE OBC)

1HR FRR, COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION, NONCOMBUSTIBLE CLADDING (AS PER TABLE 9.10.14.5)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE		
	1.5	1.6	2
25	9	9.8	13
18.94	#DIV/0!	#DIV/0!	#DIV/0!
25	9	9.8	13

1.7m BUILDING SETBACK  
1.95m<sup>2</sup> UNPROTECTED OPENING  
23.24m<sup>2</sup> EXPOSED BUILDING FACE

8.4% PROPOSED UNPROTECTED OPENING  
11.1% ALLOWED UNPROTECTED OPENING (AS PER TABLE 9.10.14.4. OF THE OBC)

1HR FRR, COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION, NONCOMBUSTIBLE CLADDING (AS PER TABLE 9.10.14.5)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE		
	1.5	1.7	2
10	12	15.6	21
12.95	10.82	13.948	18.64
15	10	12.8	17

>1.2m BUILDING SETBACK  
0m<sup>2</sup> UNPROTECTED OPENING

0% PROPOSED UNPROTECTED OPENING  
0% ALLOWED UNPROTECTED OPENING (AS PER TABLE 9.10.14.4. OF THE OBC)

1HR FRR, NONCOMBUSTIBLE CONSTRUCTION, AND NONCOMBUSTIBLE CLADDING.

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE		
	1.5	1.7	2
20	10	12	15
23.24	9.352	11.0928	13.704
25	9	10.6	13

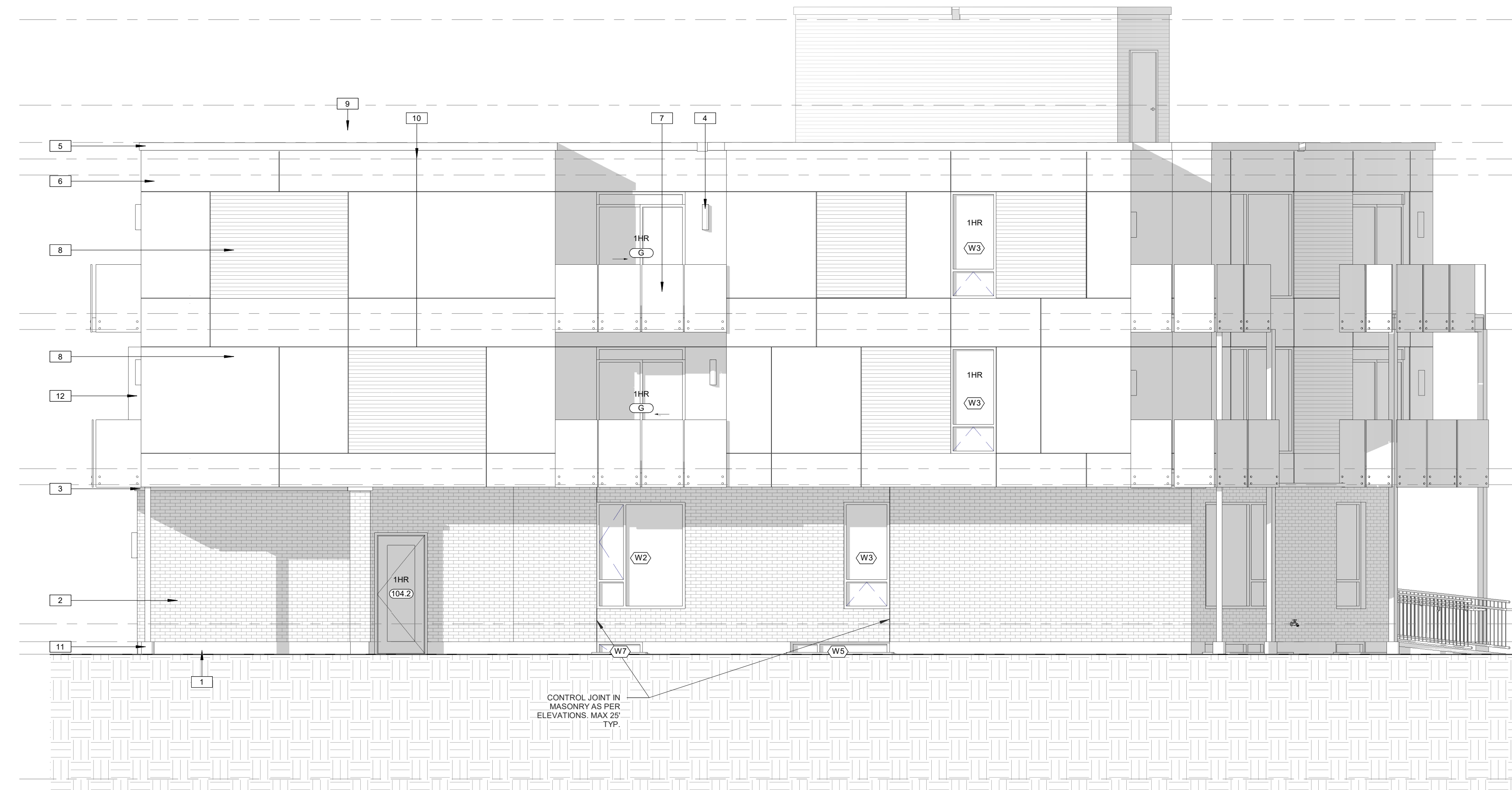
1.7m BUILDING SETBACK  
0m<sup>2</sup> UNPROTECTED OPENING  
12.95m<sup>2</sup> EXPOSED BUILDING FACE

0% PROPOSED UNPROTECTED OPENING  
13.9% ALLOWED UNPROTECTED OPENING (AS PER TABLE 9.10.14.4. OF THE OBC)

1HR FRR, COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION, NONCOMBUSTIBLE CLADDING (AS PER TABLE 9.10.14.5)

5 WEST ELEVATION LIMITING DISTANCE CALCS  
SCALE 1:200

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



MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE		
	1.5	1.6	2
25	9	9.8	13
18.94	#DIV/0!	#DIV/0!	#DIV/0!
25	9	9.8	13

2.7m BUILDING SETBACK  
0m<sup>2</sup> UNPROTECTED OPENING  
25m<sup>2</sup> EXPOSED BUILDING FACE

0% PROPOSED UNPROTECTED OPENING  
21.8% ALLOWED UNPROTECTED OPENING (AS PER TABLE 9.10.14.4. OF THE OBC)

1HR FRR, COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION, NONCOMBUSTIBLE CLADDING (AS PER TABLE 9.10.14.5)

MAXIMUM TOTAL AREA OF EXPOSING BUILDING FACE (m <sup>2</sup> )	MAXIMUM AGGREGATE AREA OF GLAZED OPENINGS, % OF EXPOSING BUILDING FACE		
	1.5	1.6	2
25	9	9.8	13
18.94	#DIV/0!	#DIV/0!	#DIV/0!
25	9	9.8	13

1.6m BUILDING SETBACK  
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1HR FRR, NONCOMBUSTIBLE CONSTRUCTION, NONCOMBUSTIBLE CLADDING (AS PER TABLE 9.10.14.5)

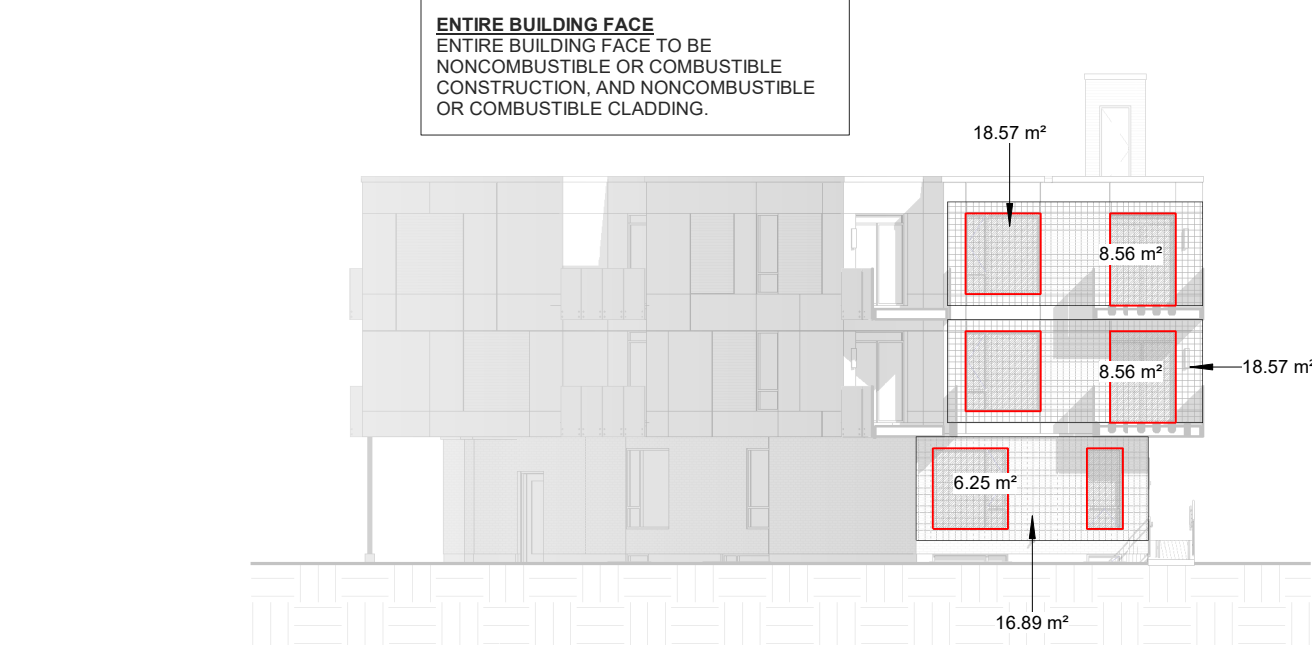
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1HR FRR, COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION, NONCOMBUSTIBLE CLADDING (AS PER TABLE 9.10.14.5)

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



4 SOUTH ELEVATION LIMITING DISTANCE CALCS  
SCALE 1:200



3 SOUTH ELEVATION PERSPECTIVE  
SCALE

CLIENT NAME  
**AcuB ENTERPRISE INC**

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NOTE NUMBER	NOTE TEXT
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2	BRICK GLENNERY, BROWN VELOUR
3	3" PRECAST CONCRETE SILL
4	WALL SCOTCH
5	PRE-FINISHED METAL FASCIA
6	HARDFIELD VERTICAL SIDING, FIBER CEMENT PANEL, COLOUR MATCH "ASCOT WHITE"
7	FRAMELESS GLASS GUARD RAIL (3'-6" TALL)
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11	SONOTUBE PIER
12	KINGSFAN, VERTICAL FINIS, BURNT ORANGE
13	LONGBOARD LAP SIDING, BRONZE
14	ALCOTEX_ACM, ASCOT WHITE

SEAL OF ARCHITECTS  
ONTOARIO ASSOCIATION OF ARCHITECTS  
LAWRENCE ARCHITECT INCORPORATED  
LICENCE #442

NORTH ARROW

08 2023.06.12 ISSUED FOR SPC  
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No. DATE REVISION

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PROJECT: **CARLING DEVELOPMENT**  
1240 CARLING, OTTAWA, ON.  
SHEET TITLE: **ELEVATIONS**

DRAWN BY: D.T. CHECKED BY: B.L. S.J.L.  
PLOT DATE: 2023-06-12 12:45 PM  
JOB NUMBER: SL-1053-21 SCALE: As Indicated