

01 SITE PLAN - 2409 CARLSEN AVE
A1.0 SCALE: 1/8"=1'-0"

CITY OF OTTAWA ZONING BY-LAW 2008-250 R4-UD (RESIDENTIAL FOURTH DENSITY ZONE)								
ZONING PROVISIONS	REQUIRED EXISTING R3A ZONING	REQUIRED PROPOSED R4-UD ZONING	LOT 1		LOT 2		LOT 3	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MIN. LOT AREA	1400m ²	300m ²	300m ²	355.8m ²	300m ²	367.2m ²	300m ²	355.1m ²
MIN. LOT WIDTH	N/A	10m	10m	12.7m	10m	12.0m	10m	10.9m
MIN. FRONT YARD SETBACK	6.0m	4.5m	4.5m	4.5m	4.5m	5.6m	4.5m	4.5m
MIN. REAR YARD SETBACK	7.5m MAX/ 25% LOT DEPTH	7.5m MAX/ 25% LOT DEPTH	7.0m	6.7m	7.5m	8.1m	7.5m	10.3m
MIN. INTERIOR SIDE YARD SETBACK	3m TOTAL, MIN. 1.2m	1.5m	1.5m	1m	1.5m	1m & 1.9m	1.5m	1.2m
MIN. CORNER SIDE YARD SETBACK	4.5m	4.5m	4.5m	2.0m	4.5m	N/A	4.5m	2.0m
MAX. BUILDING HEIGHT	10m	10m	10m	9.9m	10m	10m	10m	9.3m
SECTION 161 (8) - NOT APPLICABLE FOR LOTS LESS THAN 450m ²								
SECTION 161 (15)(b) - REQUIRED MIN. AREA OF REAR YARD SOFT LANDSCAPING			35m ²	49.5m ²	50m ²	61.1m ²	35m ²	77.4m ²
TABLE 139 & 161 - REQUIRED MIN. % OF FRONT YARD SOFT LANDSCAPING			40% (26.2m ²)	55% (36.3m ²)	40% (26.8m ²)	58% (39.5m ²)	35% (17.0m ²)	58% (28.5m ²)
TABLE 139 - REQUIRED MIN. % OF CORNER YARD SOFT LANDSCAPING			40% (15.8m ²)	68% (26.7m ²)	N/A	N/A	35% (13.2m ²)	60% (22.9m ²)
SECTION 161 (15)(g) - REQUIRED MIN. % OF GLAZING ON FRONT FACADE			25% (20.8m ²)	32% (26.7m ²)	25% (21.1m ²)	32% (27.2m ²)	N/A	N/A
SECTION 161 (15)(g) - REQUIRED MIN. % OF GLAZING ON CORNER SIDE FACADE			15% (22.5m ²)	21% (32.4m ²)	N/A	N/A	N/A	N/A

FLOOR STATISTICS																					
	BLOCK 1						BLOCK 2						BLOCK 3								
	FLOOR BREAKDOWN & AREAS						FLOOR BREAKDOWN & AREAS						FLOOR BREAKDOWN & AREAS								
	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	PUBLIC AREAS	FLOOR AREA (TOTAL)	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	PUBLIC SPACES	FLOOR AREA (TOTAL)	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	PUBLIC SPACES	FLOOR AREA (TOTAL)			
BASEMENT	-	-	1 (63.4m²)	1 (64.7m²)	23.0m²	151.2m²	-	-	1 (63.4m²)	1 (64.7m²)	23m²	151.2m²	-								
GROUND FLOOR	-	1 (50.2m²)	-	1 (65.1m²)	36.6m²	151.8m²	-	1 (50.2m²)	-	1 (65.1m²)	36.6m²	151.8m²									
SECOND FLOOR	-	-	-	2 (128.8m²)	23.0m²	151.8m²	-	-	-	2 (128.8m²)	23.0m²	151.8m²									
THIRD FLOOR	-	-	-	2 (128.8m²)	23.0m²	151.8m²	-	-	-	2 (128.8m²)	23.0m²	151.8m²									
TOTAL LIVING / PUBLIC	501.0m²				105.6m²		501.0m²				105.6m²										
GROSS FLOOR AREA						455.4m²						455.4m²									

LEGEND

NEW OVERHEAD DOOR

NEW DOOR / ENTRANCE

BICYCLE PARKING SPACE (1.8Mx0.6M)

PROPOSED PRECAST CONCRETE PAVERS

PARKING STALL COUNT PER ROW

RETAINING WALL

NEW SIGN, REFER TO SIGN LEGEND

FIRE ROUTE SIGN

STREET LIGHT

DESIGNATED ACCESSIBLE PARKING SPACE AS PER ADDA STANDARDS

VISITOR PARKING

TWO WAY TRAFFIC

DEPRESSED CURB (OC)

TACTILE WALKING SURFACE INDICATORS (TWSIs)

PROPERTY LINE

PROPOSED FENCE

COMPACT PARKING SPACES

MINIMUM SETBACKS (ZONING)

NEW CONSTRUCTION

EXISTING BUILDINGS

SOFT LANDSCAPING

CONCRETE SIDEWALK

BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS

KEY PLAN:
PART OF LOT 1
REGISTERED PLAN 301
AND PART OF LOT 1
REGISTERED PLAN 559
CITY OF OTTAWA
SURVEY BY: FARLEY, SMITH & DENIS
SURVEYING LTD. 2024



CLIENT:
THE BERGE HOMES

NOTES:

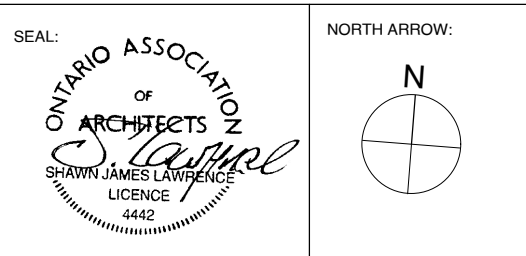
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10	2025.01.22	I.F. ZONING BY-LAW AMENDMENT
09	2024.10.31	ISSUED FOR COORDINATION
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06	2024.07.03	ISSUED FOR PRE-CON PHASE III
05	2024.05.22	ISSUED FOR REVIEW
04	2024.05.21	ISSUED FOR REVIEW
03	2024.02.13	ISSUED FOR PRE-CON
02	2024.02.12	ISSUED FOR REVIEW
01	2024.01.18	ISSUED FOR REVIEW
No.	DATE	REVISION

S.J. LAWRENCE
ARCHITECT
INCORPORATED

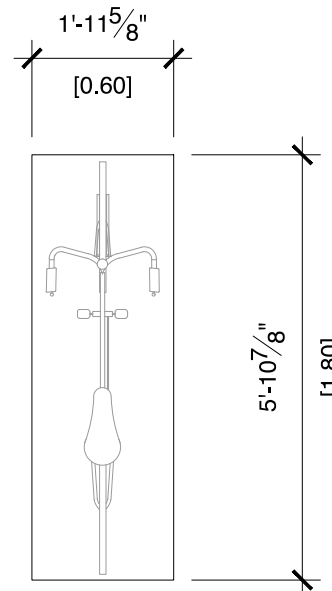
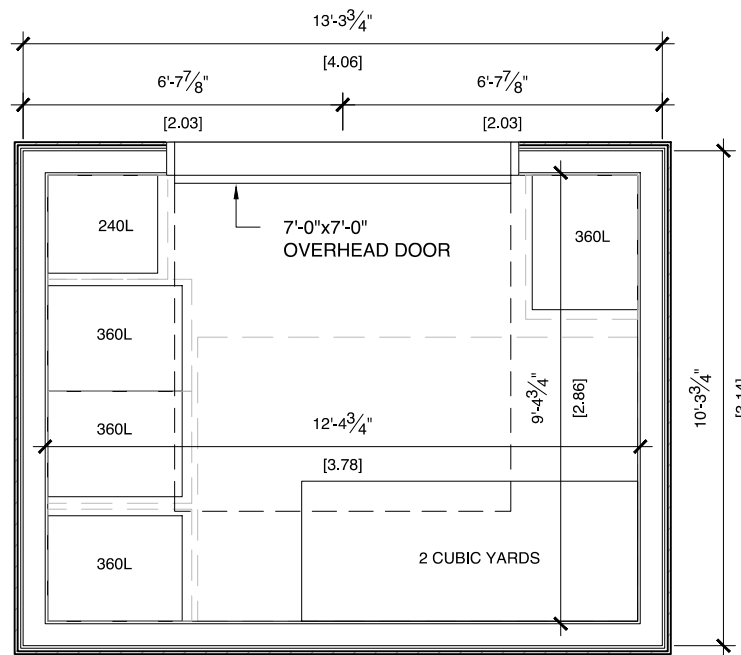
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PROJECT:
MODULAR HOMES - 8 PLEX
2409 CARLSEN AVE.
OTTAWA, ON.
K1V 8E9

SHEET TITLE: SITE PLAN	
DRAWN BY: H.K.	CHECKED BY: S.J.L.
PROJECT DATE: 2023.01.22	PROJECT DATE: 2023.08.21
JOB NUMBER: SL-1126-24	SCALE: AS SHOWN
SHEET NUMBER:	

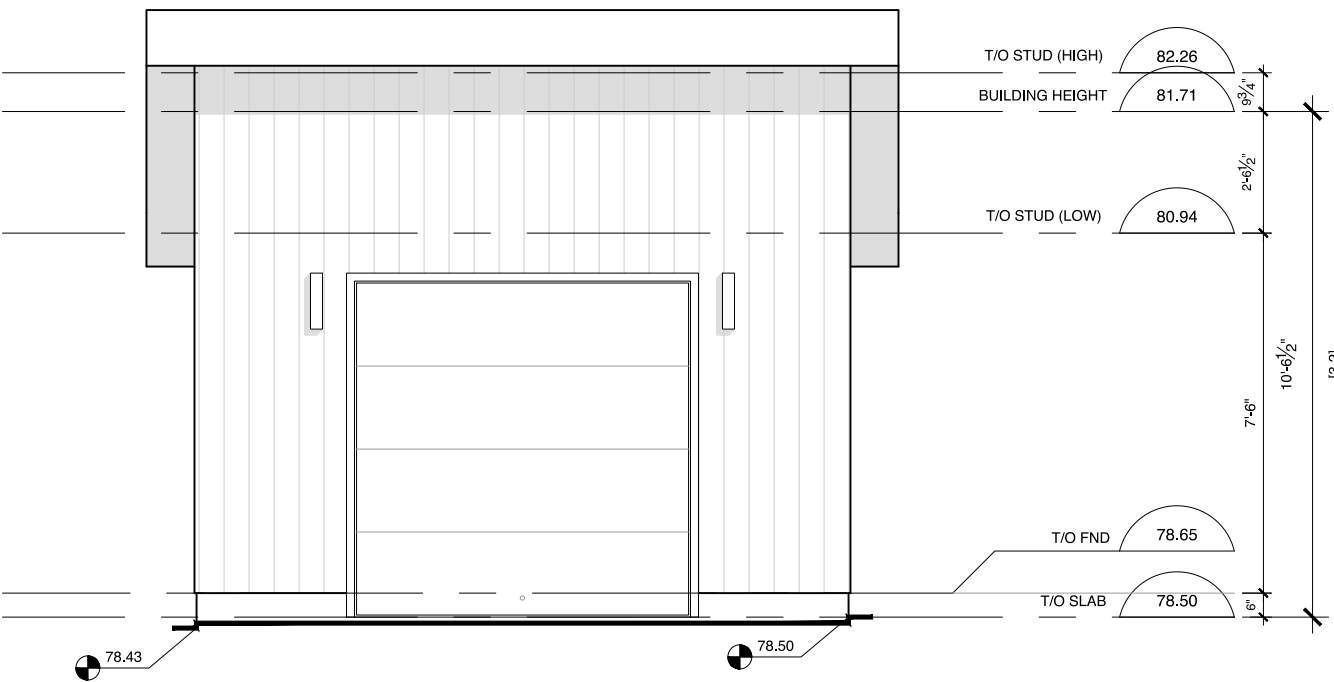


01 ACCESSORY BUILDING - TYP. FLOOR PLAN

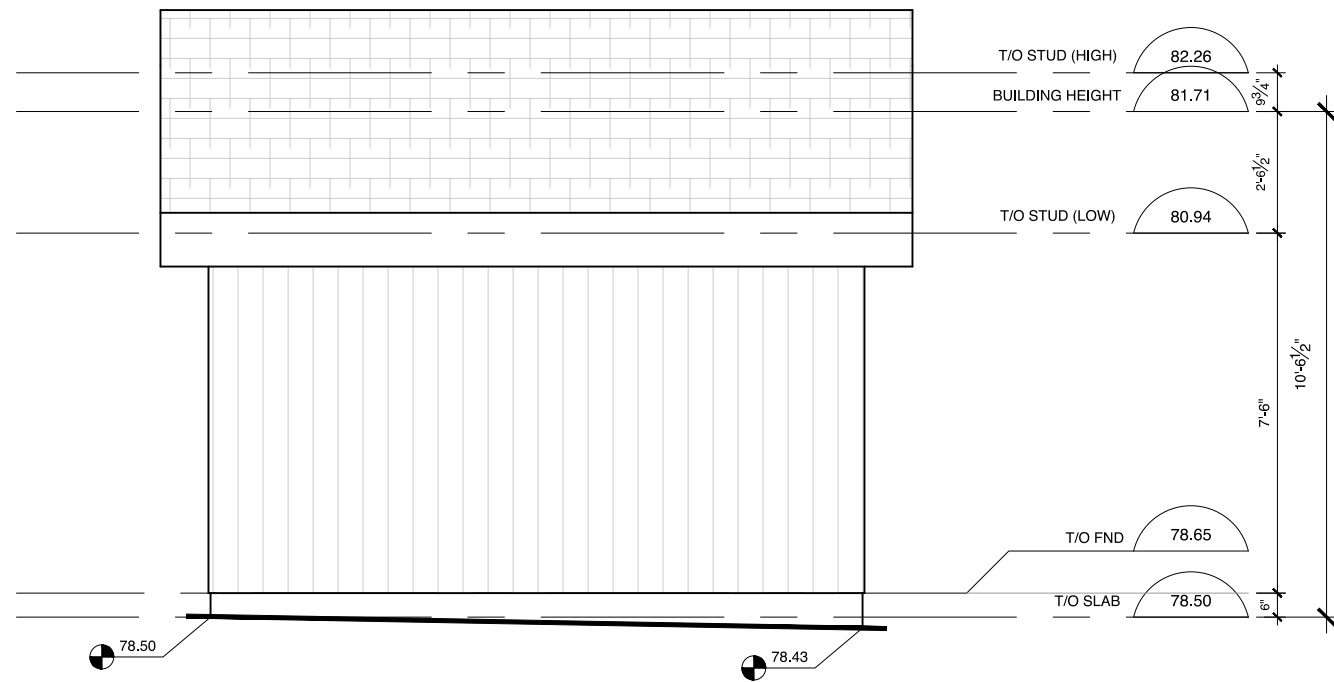
A1.1 SCALE: 1/4"=1'-0"

02 BICYCLE PARKING

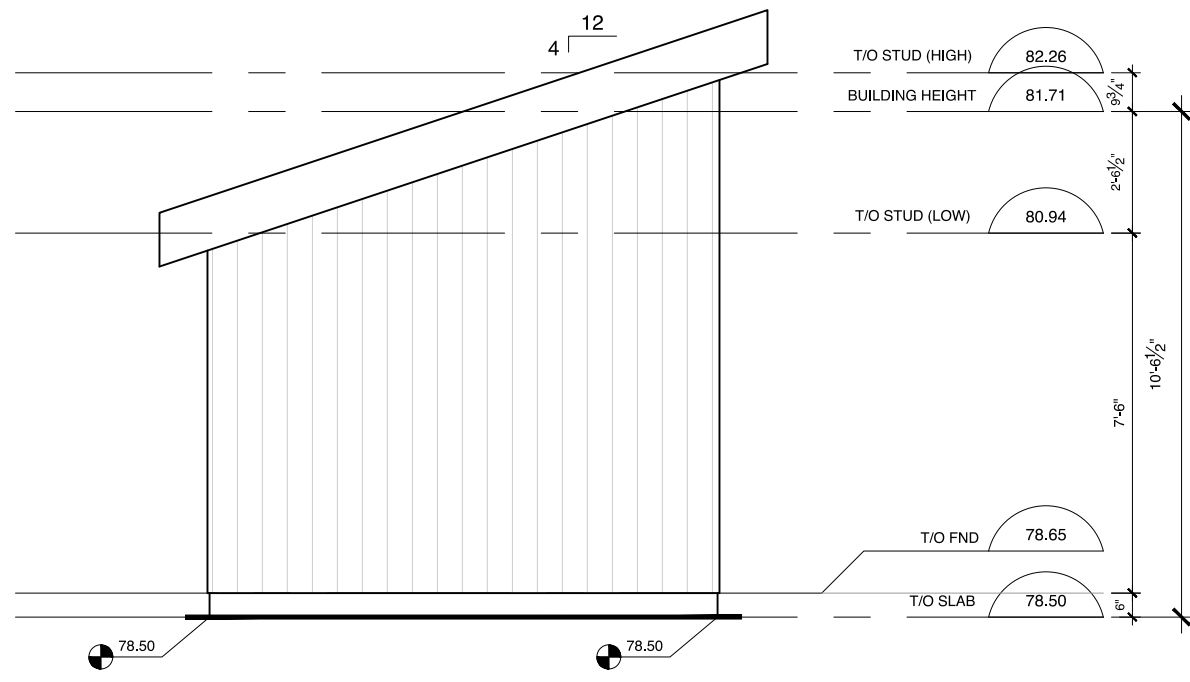
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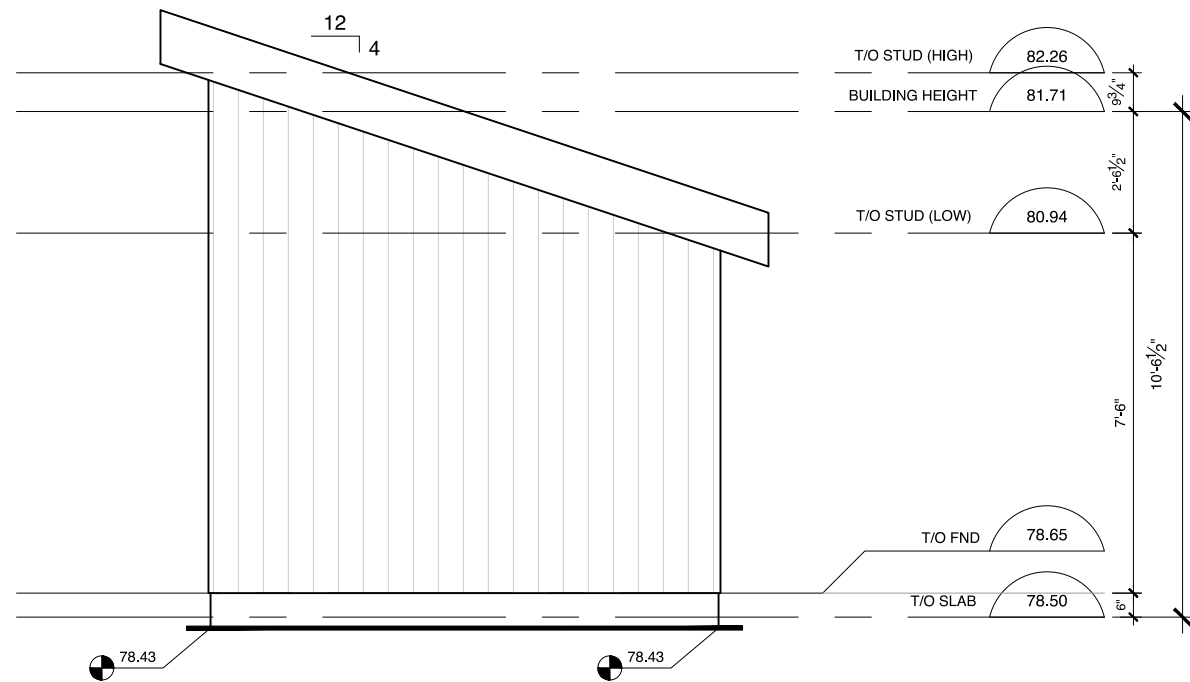
WEST ELEVATION



EAST ELEVATION



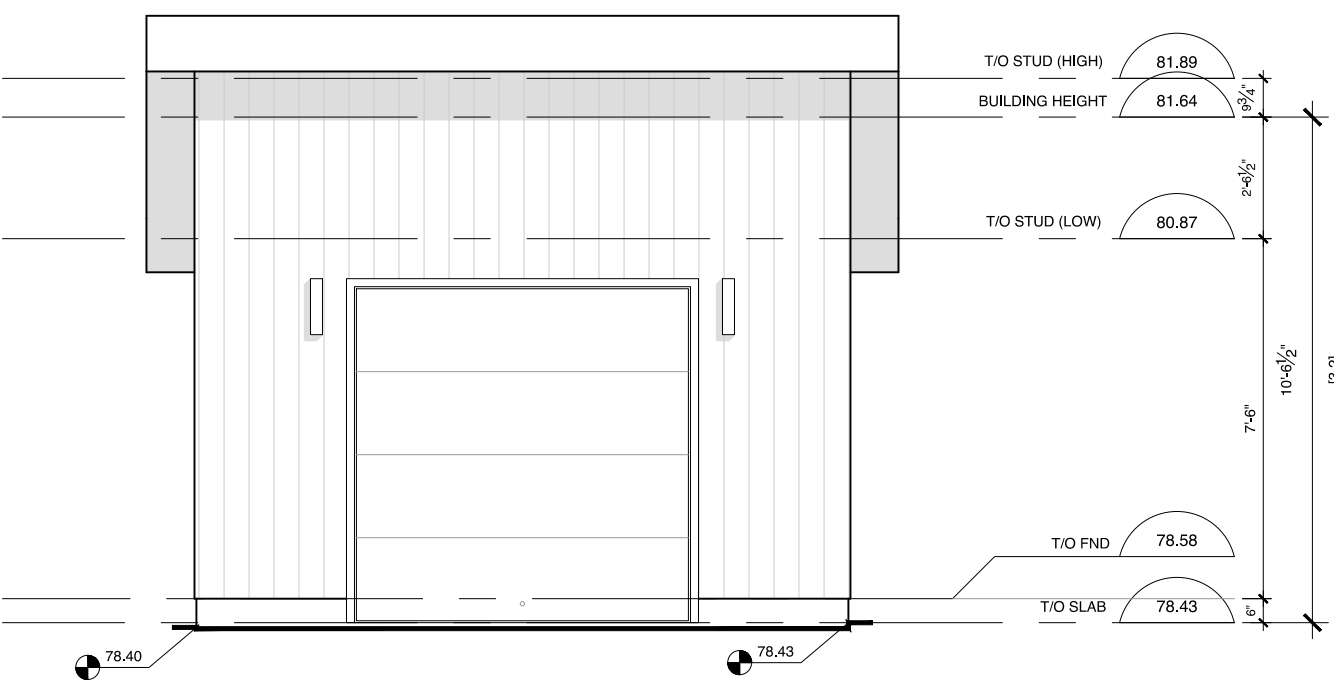
SOUTH ELEVATION



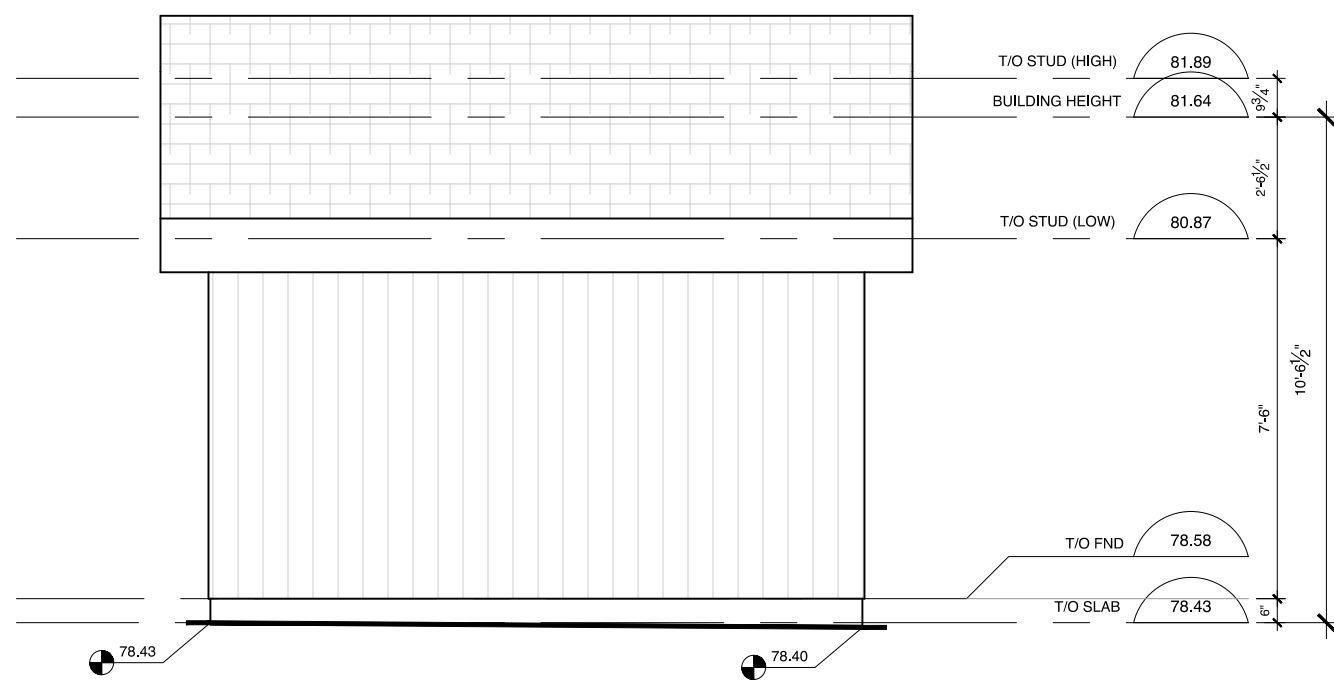
NORTH ELEVATION

03 ACCESSORY BUILDING A - ELEVATIONS

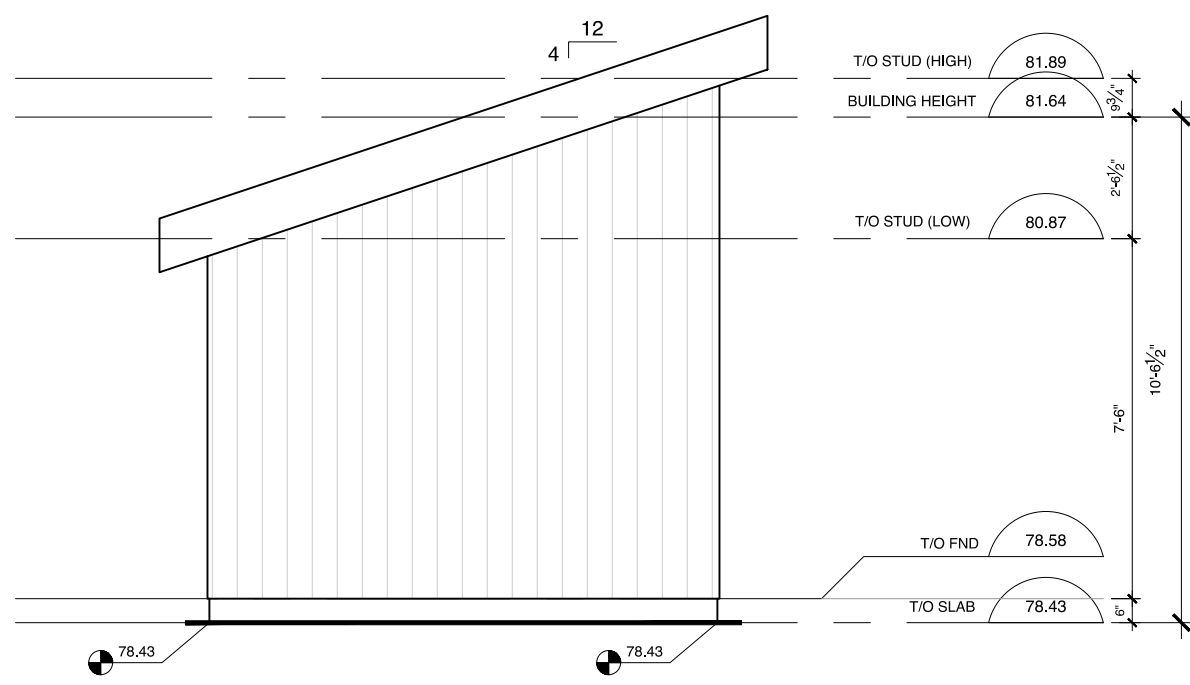
A1.1 SCALE: 1/4"=1'-0"



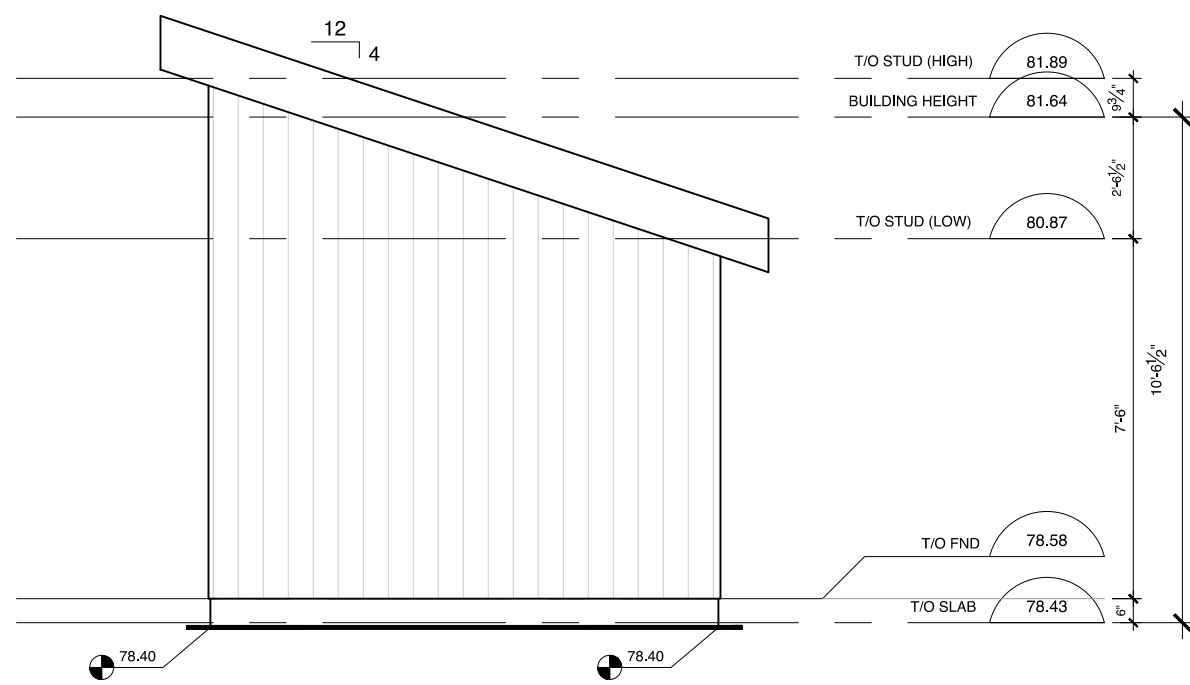
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

04 ACCESSORY BUILDING B - ELEVATIONS

A1.1 SCALE: 1/4"=1'-0"

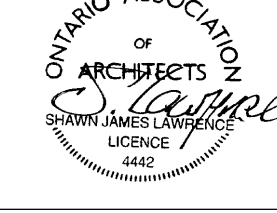
CLIENT:



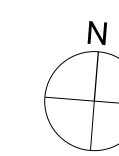
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SEAL:



NORTH ARROW:



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10 2025.01.22 I.F. ZONING BY-LAW AMENDMENT

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04 2024.05.21 ISSUED FOR REVIEW

03 2024.02.13 ISSUED FOR PRE-CON

02 2024.02.12 ISSUED FOR REVIEW

01 2024.01.18 ISSUED FOR REVIEW

No. DATE REVISION

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PROJECT:

MODULAR HOMES - 8 PLEX

2409 CARLSEN AVE.
OTTAWA, ON.
K1V 8E9

SHEET TITLE:

SITE PLAN

DRAWN BY:

H.K.

CHECKED BY:

S.J.L.

PLOT DATE:

2025.01.22

PROJECT DATE:

2023.08.21

JOB NUMBER:

SL-1126-24

SCALE:

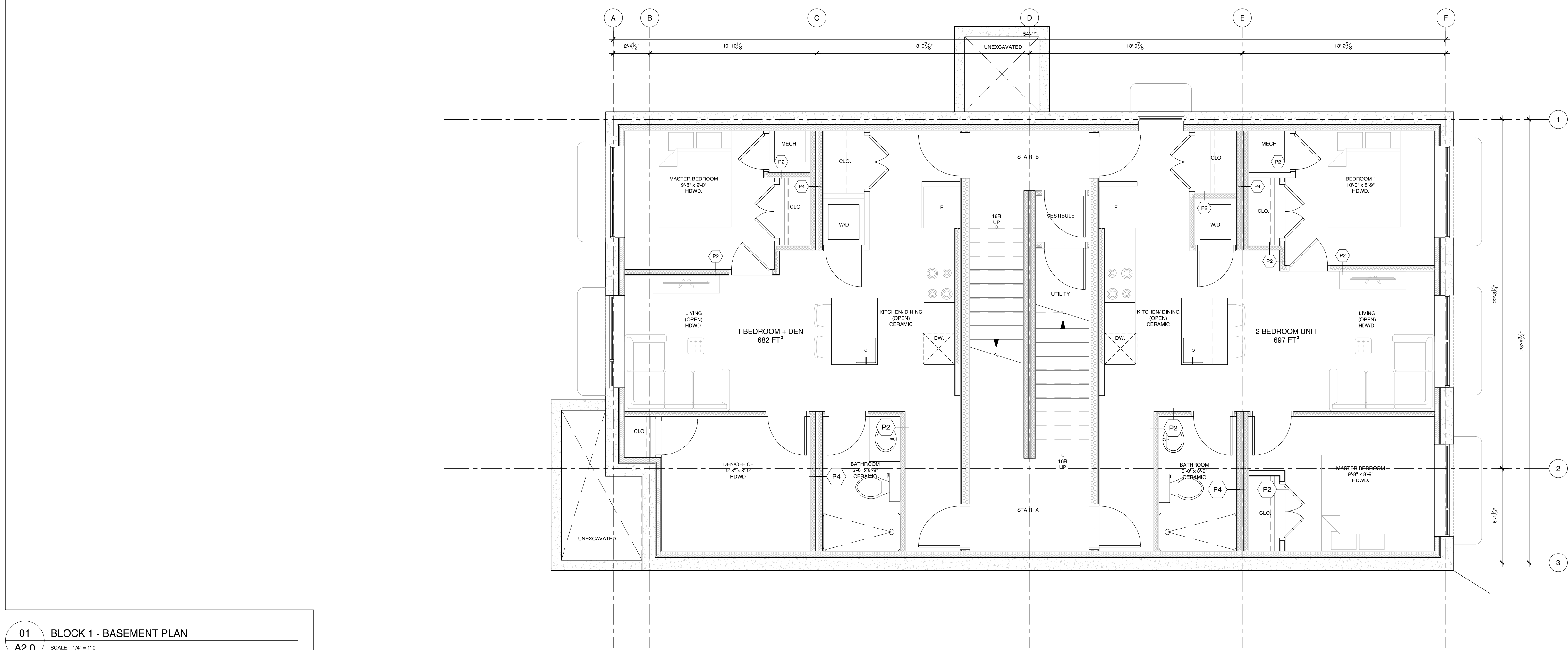
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SHEET NUMBER:

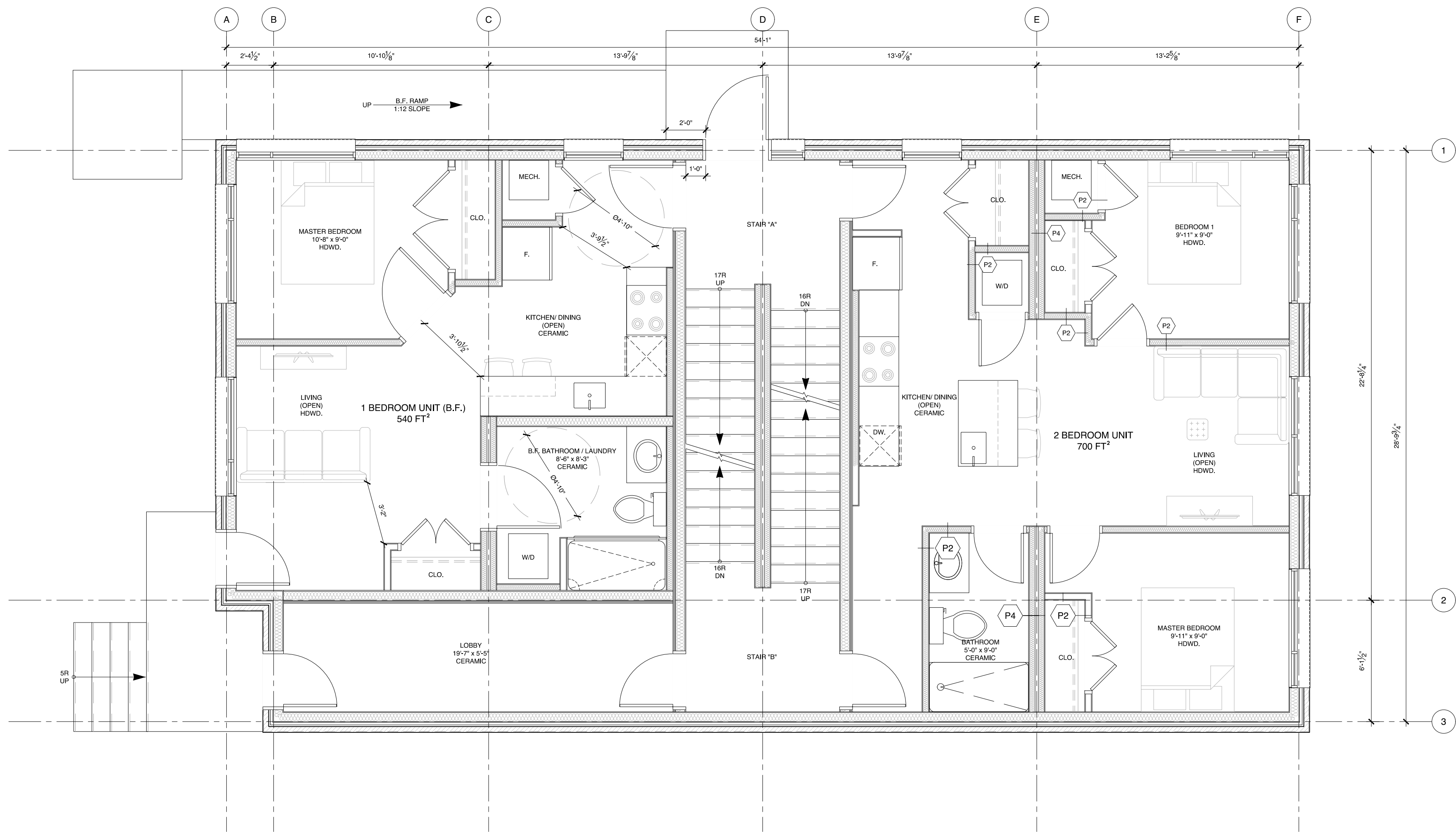
PLAN #

A1.1

APPLICATION #



01 BLOCK 1 - BASEMENT PLAN
A2.0 SCALE: 1/8" = 1'-0"



02 BLOCK 1 - GROUND FLOOR PLAN
A2.0 SCALE: 1/8" = 1'-0"



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02	2024.06.28	ISSUED FOR REVIEW
01	2024.02.21	ISSUED FOR REVIEW
No.	DATE	REVISION

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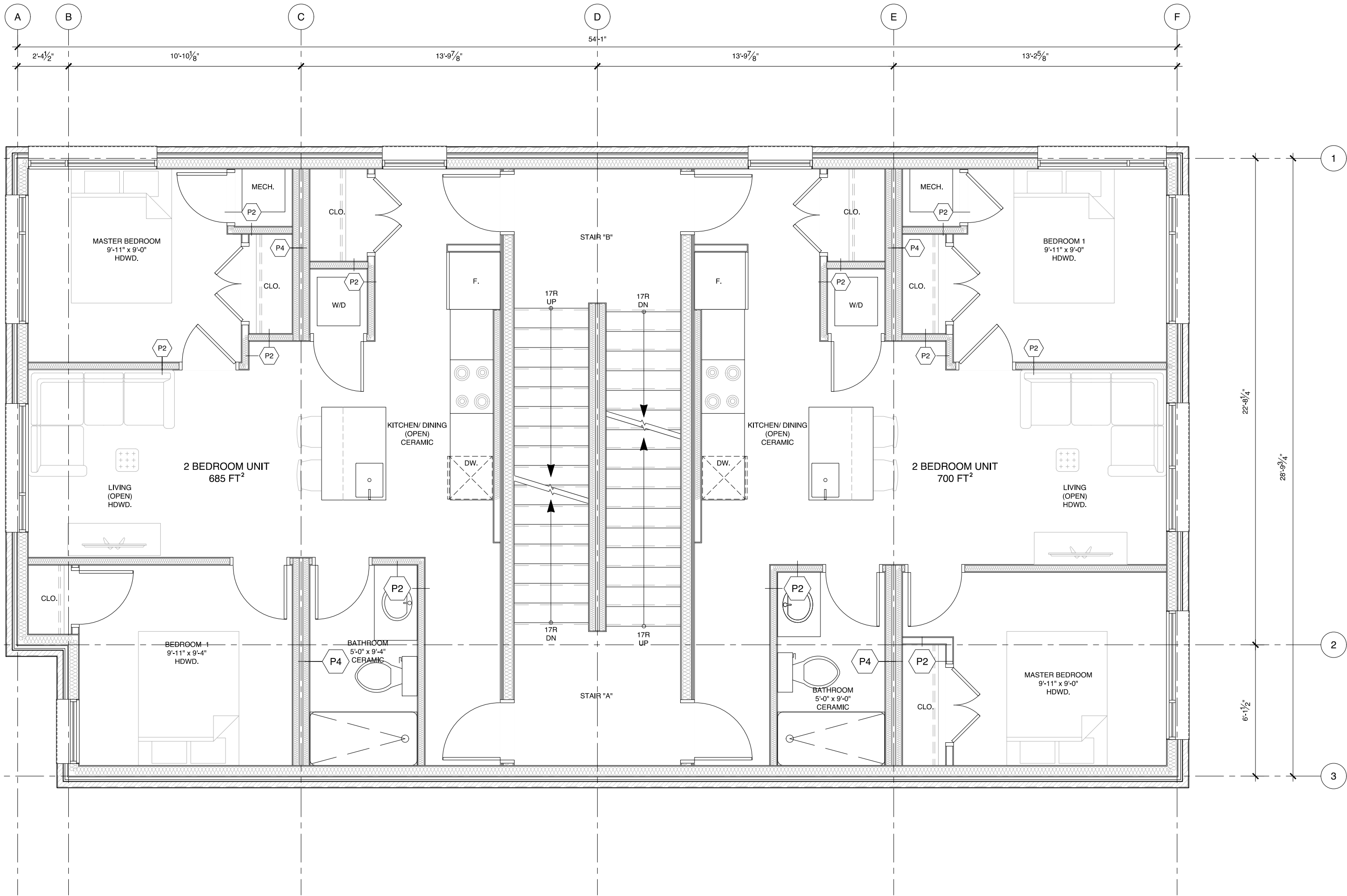


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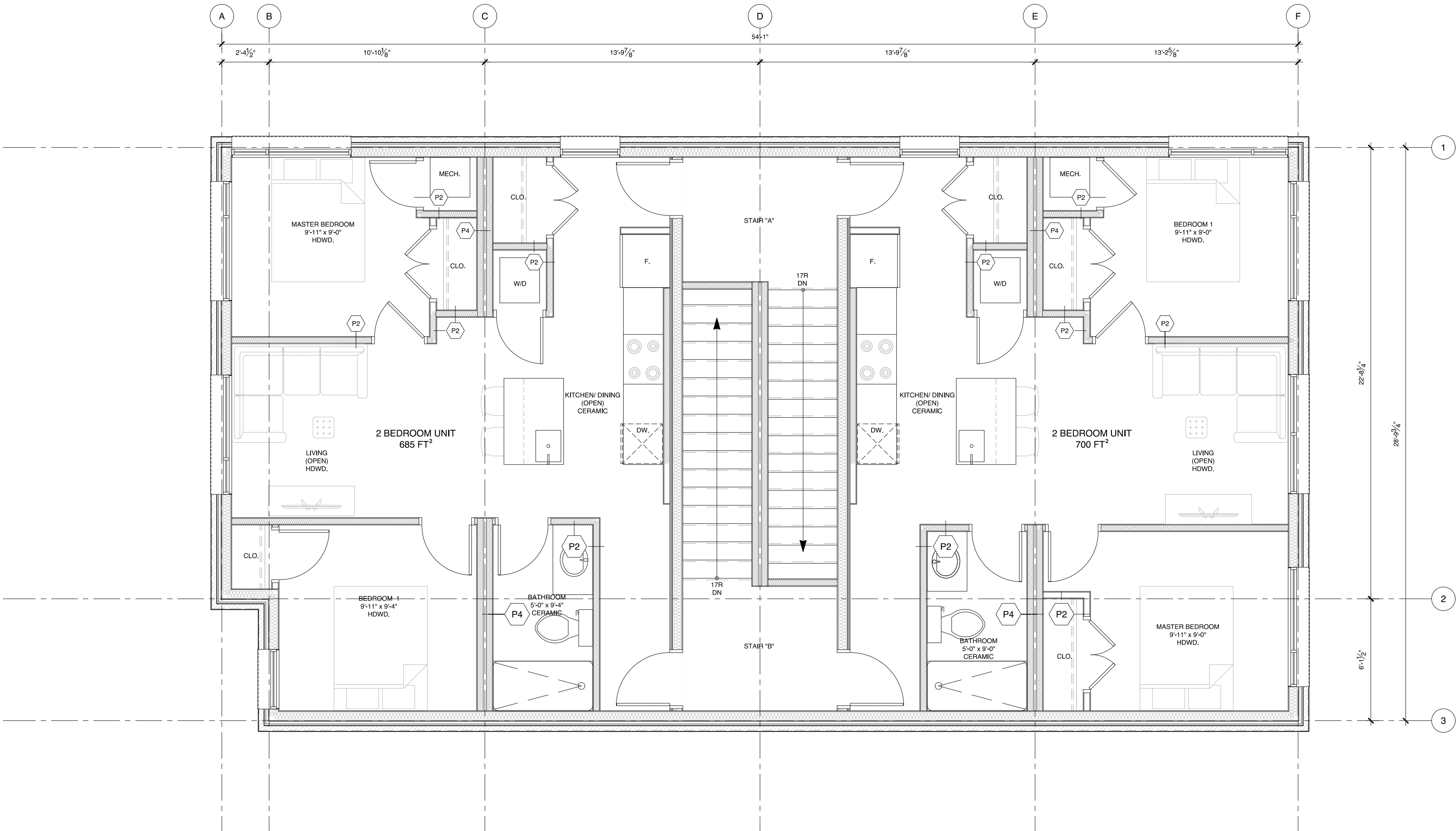
PROJECT:
MODULAR HOMES - 8 PLEX
2409 CARLSEN AVE.
OTTAWA, ON.
K1V 8E9

SHEET TITLE:
BLOCK 1 - FLOOR PLANS

DRAWN BY:	CHECKED BY:
H.K.	S.J.L.
PLOT DATE:	PROJECT DATE:
2025.01.22	2023.08.21
JOB NUMBER:	SCALE:
SL-1126-24	AS SHOWN
SHEET NUMBER:	



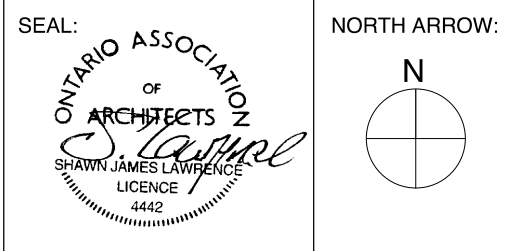
01 BLOCK 1 - SECOND FLOOR PLAN
A2.1 SCALE: 1/4" = 1'-0"



02 BLOCK 1 - THIRD FLOOR PLAN
A2.1 SCALE: 1/4" = 1'-0"



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07	2025.01.22	IF, ZONING BY-LAW AMENDMENT
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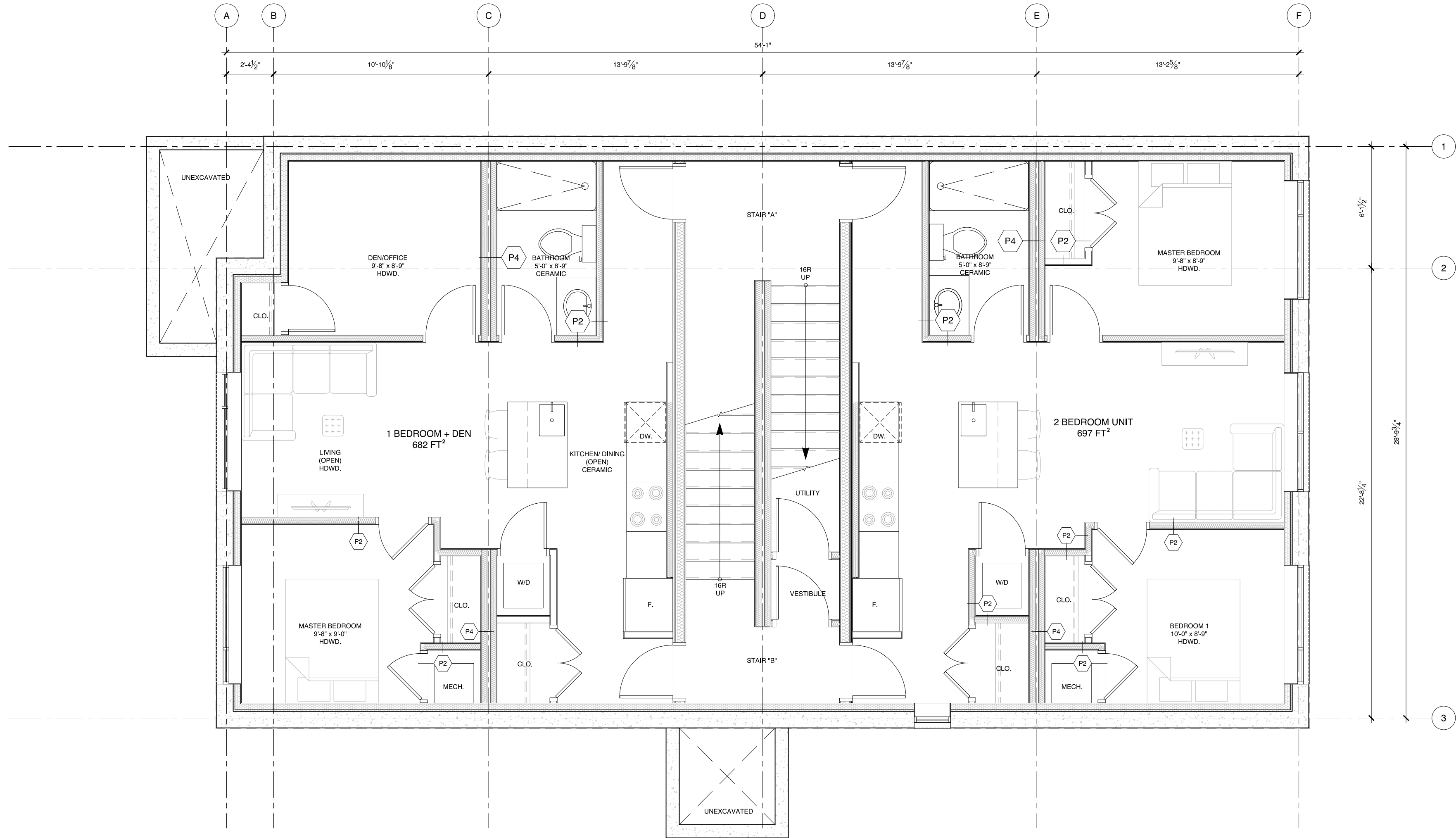
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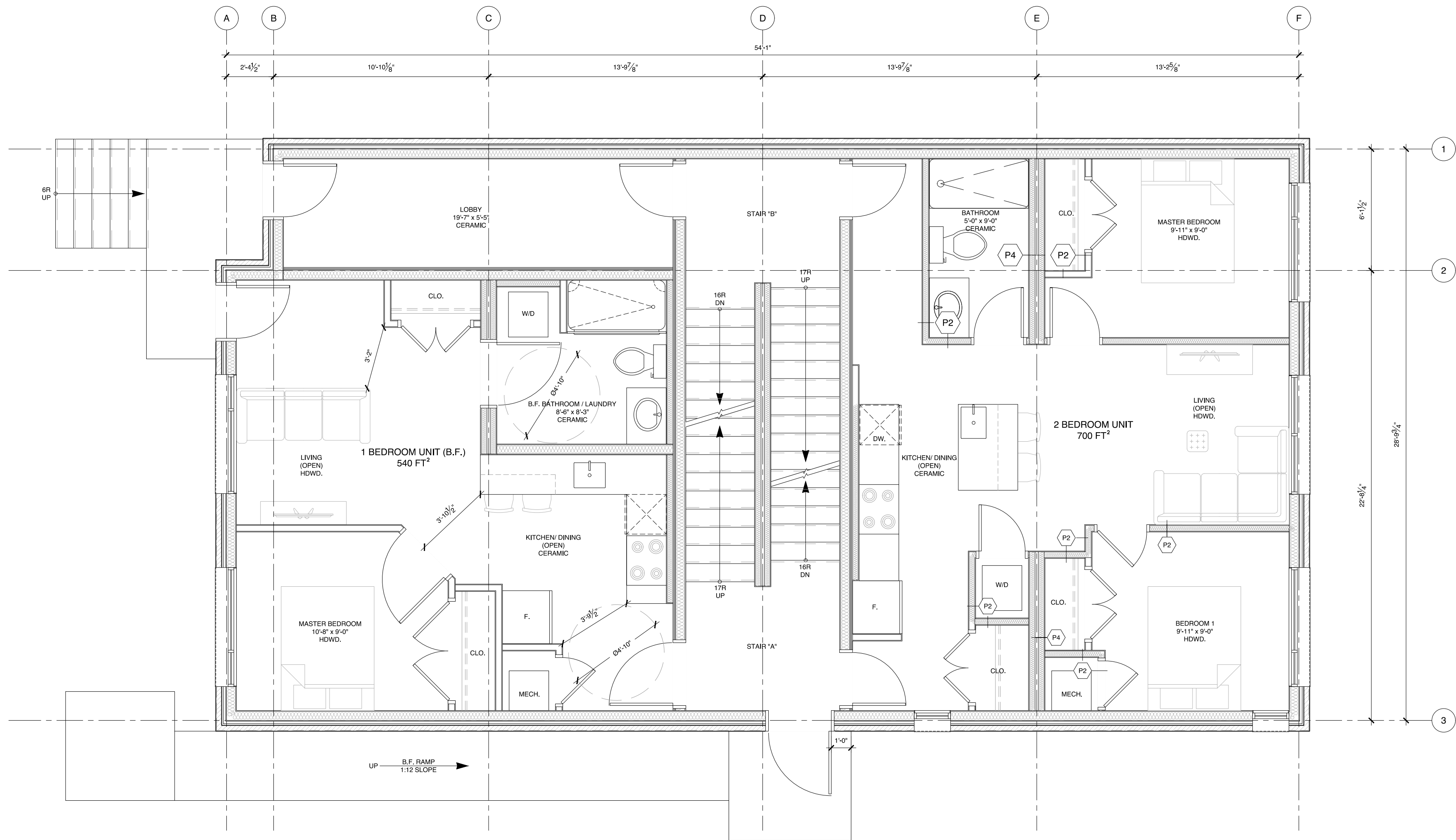
SHEET TITLE:
BLOCK 1 - FLOOR PLANS

DRAWN BY:	CHECKED BY:
H.K.	S.J.L.
PLOT DATE:	PROJECT DATE:
2025.01.22	2023.08.21
JOB NUMBER:	SCALE:
SL-1126-24	AS SHOWN
SHEET NUMBER:	

01 BLOCK 2 - BASEMENT PLAN
A2.2 SCALE: 1/8" = 1'-0"



02 BLOCK 2 - GROUND FLOOR PLAN
A2.2 SCALE: 1/8" = 1'-0"



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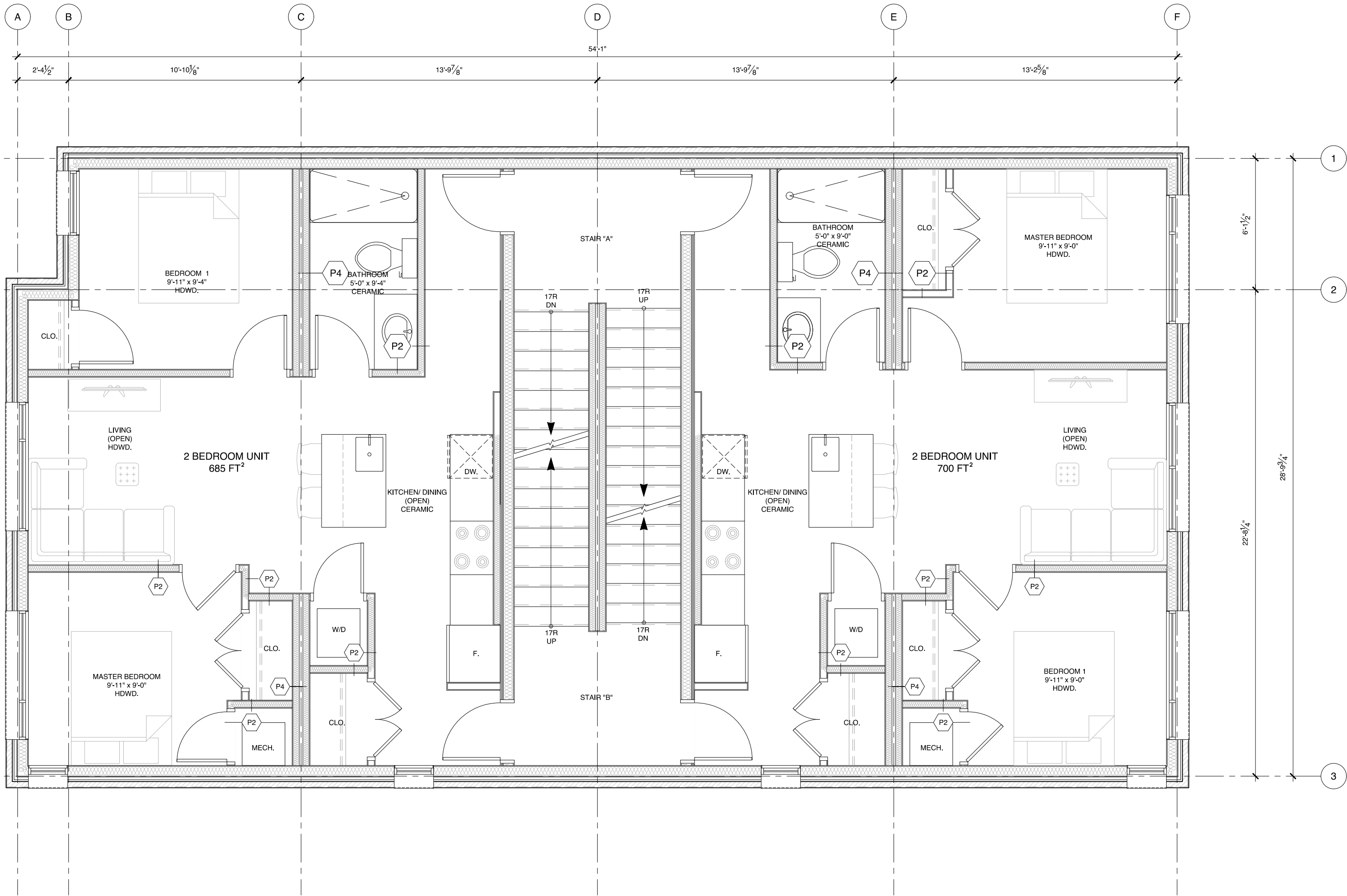
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PROJECT:
MODULAR HOMES - 8 PLEX

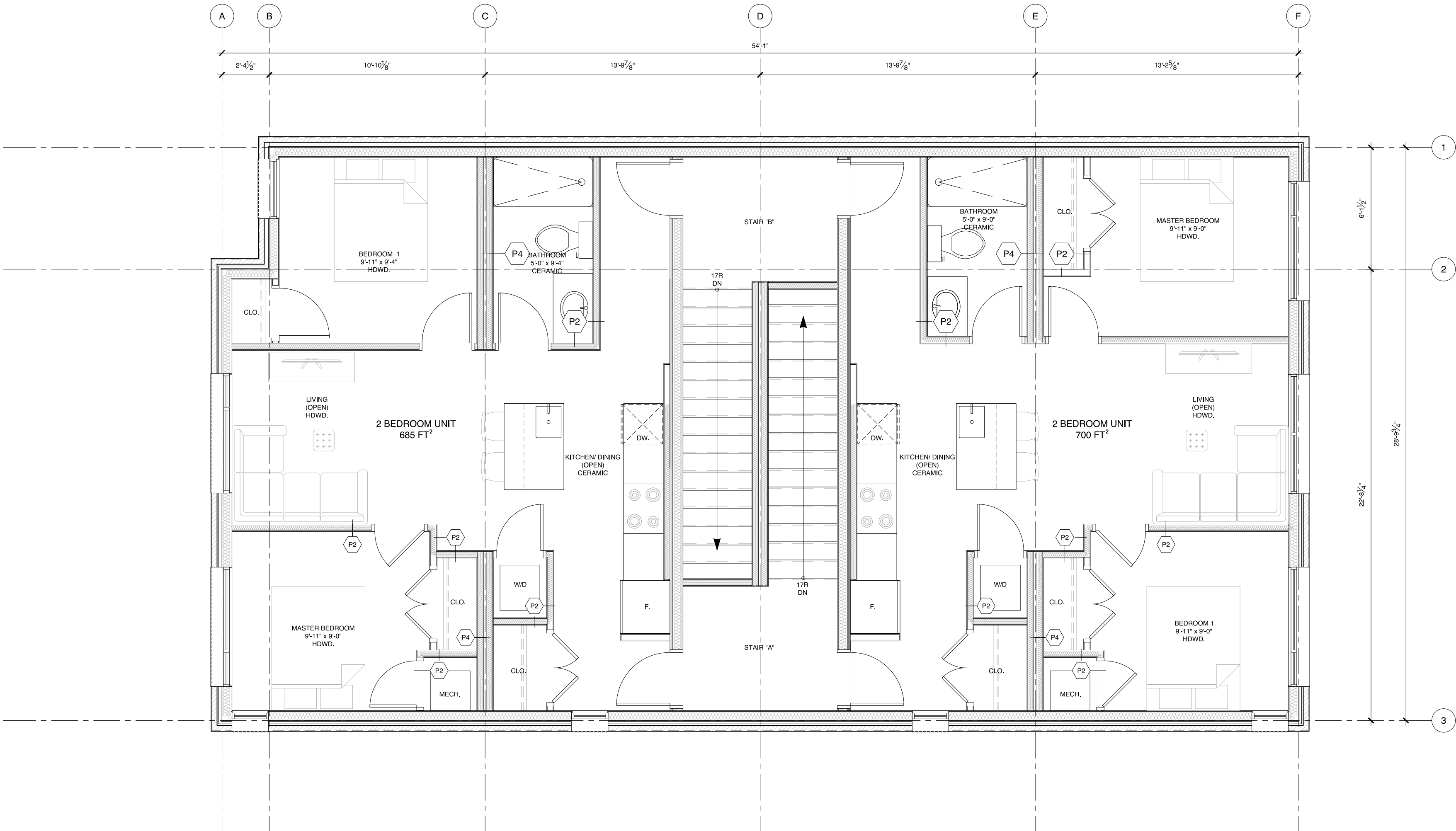
2409 CARLSEN AVE.
OTTAWA, ON.
K1V 8E9

SHEET TITLE:
BLOCK 2 - FLOOR PLANS

DRAWN BY:	CHECKED BY:
H.K.	S.J.L.
PLOT DATE:	PROJECT DATE:
2025.01.22	2023.08.21
JOB NUMBER:	SCALE:
SL-1126-24	AS SHOWN
SHEET NUMBER:	



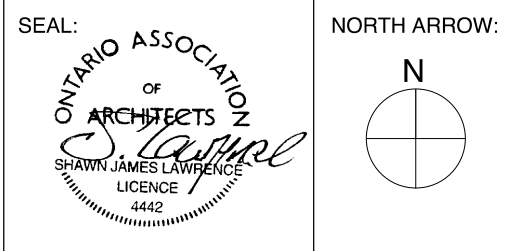
01 BLOCK 2 - SECOND FLOOR PLAN
A2.3 SCALE: 1/8" = 1'-0"



02 BLOCK 2 - THIRD FLOOR PLAN
A2.3 SCALE: 1/8" = 1'-0"



- NOTES:
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 - 3) DO NOT SCALE DRAWINGS.
 - 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
 - 5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



OWNER & CONSULTANTS:

OWNER:
THEBERGE HOMES
(613)-401-1515
9 GURDWARA RD, NEPEAN, ON K2E 7X6

PLANNER:
FOTENI PLANNING + DESIGN
(613)-733-3709
420 O'CONNOR ST. OTTAWA, ON K2P 1W4

GRADING & SERVICES:
W. ELIAS ENGINEERING & ASSOCIATES
(613)-762-7800
204 BORDAUS CRESCENT, OTTAWA, ON K1K 4V1

MECHANICAL & ELECTRICAL DRAWINGS:
QMAE ENGINEERING INC.
(613)-386-4763
9 GURDWARA RD #200, NEPEAN, ON K2E 7X6

SURVEYOR:
FARLEY, SMITH & DENIS SURVEYING LTD.
(613)-731-8228
30 COLONNADE RD, NEPEAN, ON K2E 7J6

07	2025.01.22	IF, ZONING BY-LAW AMENDMENT
06	2024.10.31	ISSUED FOR COORDINATION
05	2024.10.28	ISSUED FOR COORDINATION
04	2024.09.19	ISSUED FOR COORDINATION
03	2024.07.03	ISSUED FOR PRE-CON PHASE III
02	2024.06.28	ISSUED FOR REVIEW
01	2024.02.21	ISSUED FOR REVIEW
No.	DATE	REVISION

S.J.LAWRENCE
ARCHITECT
INCORPORATED

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PROJECT:
MODULAR HOMES - 8 PLEX

2409 CARLSEN AVE.
OTTAWA, ON.
K1V 8E9

SHEET TITLE:
BLOCK 2 - FLOOR PLANS

DRAWN BY:	CHECKED BY:
H.K.	S.J.L.
PLOT DATE:	PROJECT DATE:
2025.01.22	2023.08.21
JOB NUMBER:	SCALE:
SL-1126-24	AS SHOWN
SHEET NUMBER:	



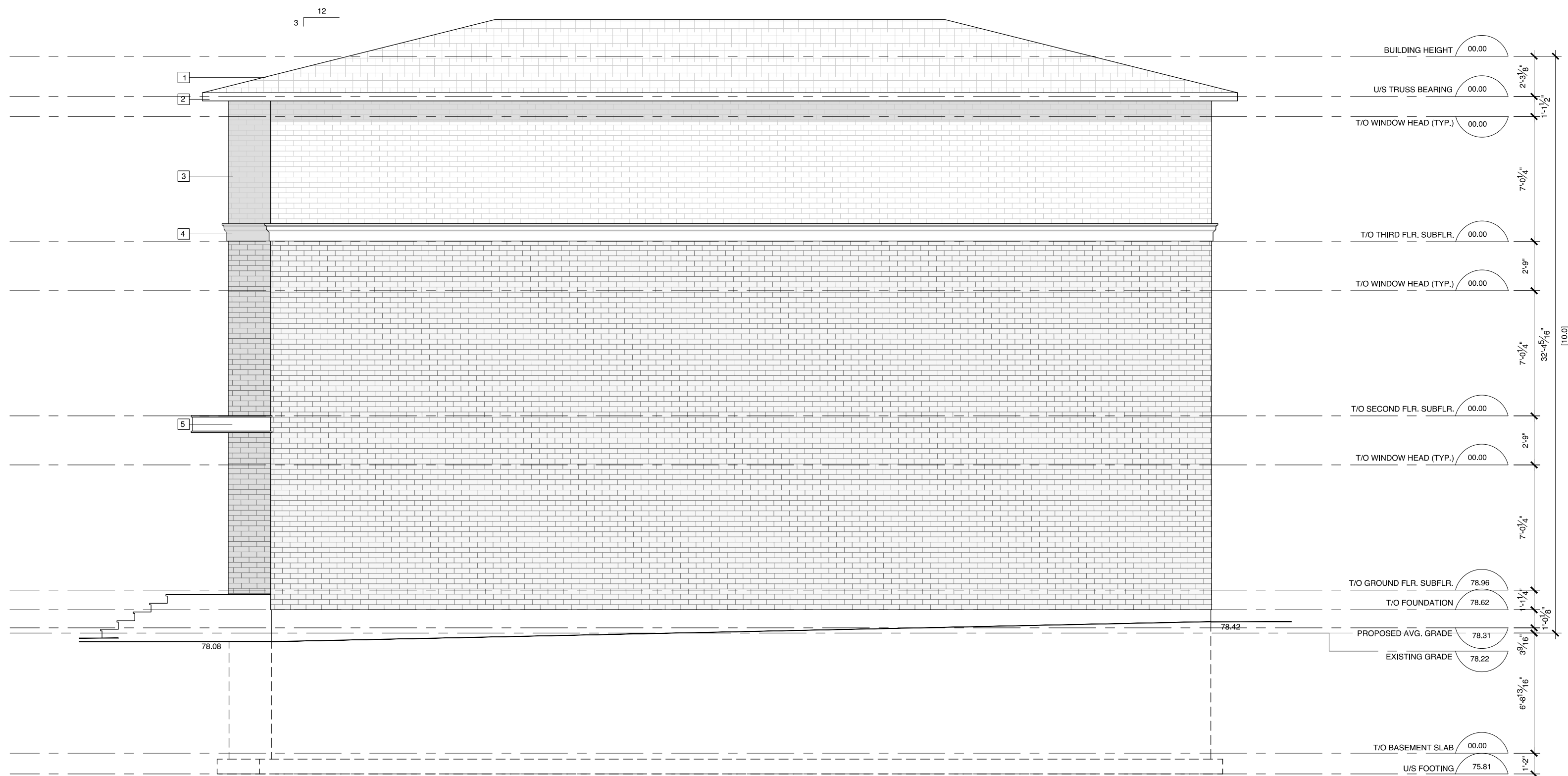
01 BLOCK 1: WEST ELEVATION (FRONT)
A4.0 SCALE: 3/16"=1'-0"



02 BLOCK 1: NORTH ELEVATION (LEFT)
A4.0 SCALE: 3/16"=1'-0"



03 BLOCK 1: EAST ELEVATION (REAR)
A4.0 SCALE: 3/16"=1'-0"



04 BLOCK 1: SOUTH ELEVATION (RIGHT)
A4.0 SCALE: 3/16"=1'-0"



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EXTERIOR FINISH LEGEND

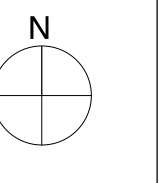
- 1 MIN. 40 YEAR ASPHALT SHINGLES - TBD
- 2 PRE-FINISHED METAL FASCIA & VENTED SOFFIT - TBD
- 3 BRICK - TBD
- 4 SHOULDICE DESIGNER STONE OR APPROVED EQUIVALENT
- 5 PRE-FINISHED METAL FASCIA - TBD
- 6 WALL SCONCE
- 7 HYDRO UTILITY CLOSET
- 8 W/D EXHAUST
- 9 HVAC UNIT LOUVER

NOTE:
ALL COLOUR & FINISH SELECTIONS TO BE COORDINATED, FINALIZED & APPROVED BY OWNER.

SEAL:



NORTH ARROW:



OWNER & CONSULTANTS:

OWNER:
THEBERGE HOMES
(613)-401-1515
9 GURDWARA RD, NEPEAN, ON K2E 7X6

PLANNER:
FOTENI PLANNING + DESIGN
(613)-735-3709
420 O'CONNOR ST, OTTAWA, ON K2P 1W4

GRADING & SERVING:
W. ELIAS ENGINEERING & ASSOCIATES
(613)-762-7800
204 BORDAUX CRESCENT, OTTAWA, ON K1K 4V1

MECHANICAL & ELECTRICAL DRAWINGS:
OMAE ENGINEERING INC.
(613)-386-4763
9 GURDWARA RD #200, NEPEAN, ON K2E 7X6

SURVEYOR:
FARLEY, SMITH & DENIS SURVEYING LTD.
(613)-721-8228
30 COLONNADE RD, NEPEAN, ON K2E 7J6

07	2025.01.22	IF, ZONING BY-LAW AMENDMENT
06	2024.10.31	ISSUED FOR COORDINATION
05	2024.10.28	ISSUED FOR COORDINATION
04	2024.09.19	ISSUED FOR COORDINATION
03	2024.07.03	ISSUED FOR PRE-CON PHASE III
02	2024.06.28	ISSUED FOR REVIEW
01	2024.02.21	ISSUED FOR REVIEW
No.	DATE	REVISION

S.J. LAWRENCE
ARCHITECT
INCORPORATED

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PROJECT:
MODULAR HOMES - 8 PLEX
2409 CARLSEN AVE.
OTTAWA, ON.
K1V 8E9

SHEET TITLE:
BLOCK 1 : ELEVATIONS

DRAWN BY: S.J.L.
CHECKED BY: S.J.L.
PLOT DATE: 2025.01.22
PROJECT DATE: 2023.08.21
JOB NUMBER: SL-1126-24
SCALE: AS SHOWN
SHEET NUMBER:

A4.0
PLAN #

APPLICATION #



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-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.

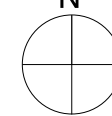
5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

EXTERIOR FINISH LEGEND

- | | |
|---|---|
| 1 | MIN. 40 YEAR ASPHALT SHINGLES - TBD |
| 2 | PRE-FINISHED METAL FASCIA & VENTED SOFFIT - TBD |
| 3 | BRICK - TBD |
| 4 | SHOULDICE DESIGNER STONE OR APPROVED EQUIVALENT |
| 5 | PRE-FINISHED METAL FASCIA - TBD |
| 6 | WALL SCONCE |
| 7 | HYDRO UTILITY CLOSET |
| 8 | W/D EXHAUST |
| 9 | HVAC UNIT LOUVER |

NOTE:
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COORDINATED, FINALIZED & APPROVED
BY OWNER.

SEAL:



OWNER & CONSULTANTS:

OWNER:
THEBERGE HOMES
(613)- 421-1515
9 GURDWARA RD, NEPEAN, ON K2E 7X6

PLANNER:
FOTENN PLANNING + DESIGN
(613)-730-5709
420 O'CONNOR ST. OTTAWA, ON K2P 1W

GRADING & SERVICING:
W. ELIAS ENGINEERING & ASSOCIATES
(613)-762-7800
204 BOREALIS CRESCENT, OTTAWA, ON K1K 4V1

MECHANICAL & ELECTRICAL DRAWINGS:
QM&E ENGINEERING INC.
(613)-366-4763
9 GURDWARA RD #200, NEPEAN, ON K2E 7X6

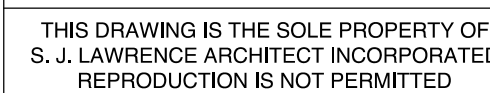
SURVEYOR:
 FARLEY, SMITH & DENIS SURVEYING LTD.
 (613)-727-8226
 30 COLONNADE RD. NEPEAN, ON K2E 7J8

[illegible]

07	2025.01.22	LF. ZONING BY-LAW AMENDMENT
06	2024.10.31	ISSUED FOR COORDINATION
05	2024.10.28	ISSUED FOR COORDINATION
04	2024.09.19	ISSUED FOR COORDINATION
03	2024.07.03	ISSUED FOR PRE-CON PHASE II
02	2024.06.28	ISSUED FOR REVIEW
01	2024.02.21	ISSUED FOR REVIEW
No.	DATE	REVISION

**S.J.LAWRENCE
ARCHITECT
INCORPORATED**

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sil@silarchitect.com



PROJECT:
MODULAR HOMES - 8 PLEX

2409 CARLSEN AVE.
OTTAWA, ON.
K1V 8E9

SHEET TITLE:
BLOCK 2 : ELEVATIONS

DRAWN BY: H.K.	CHECKED BY: S.J.L.
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PLOT DATE:	PROJECT DATE:
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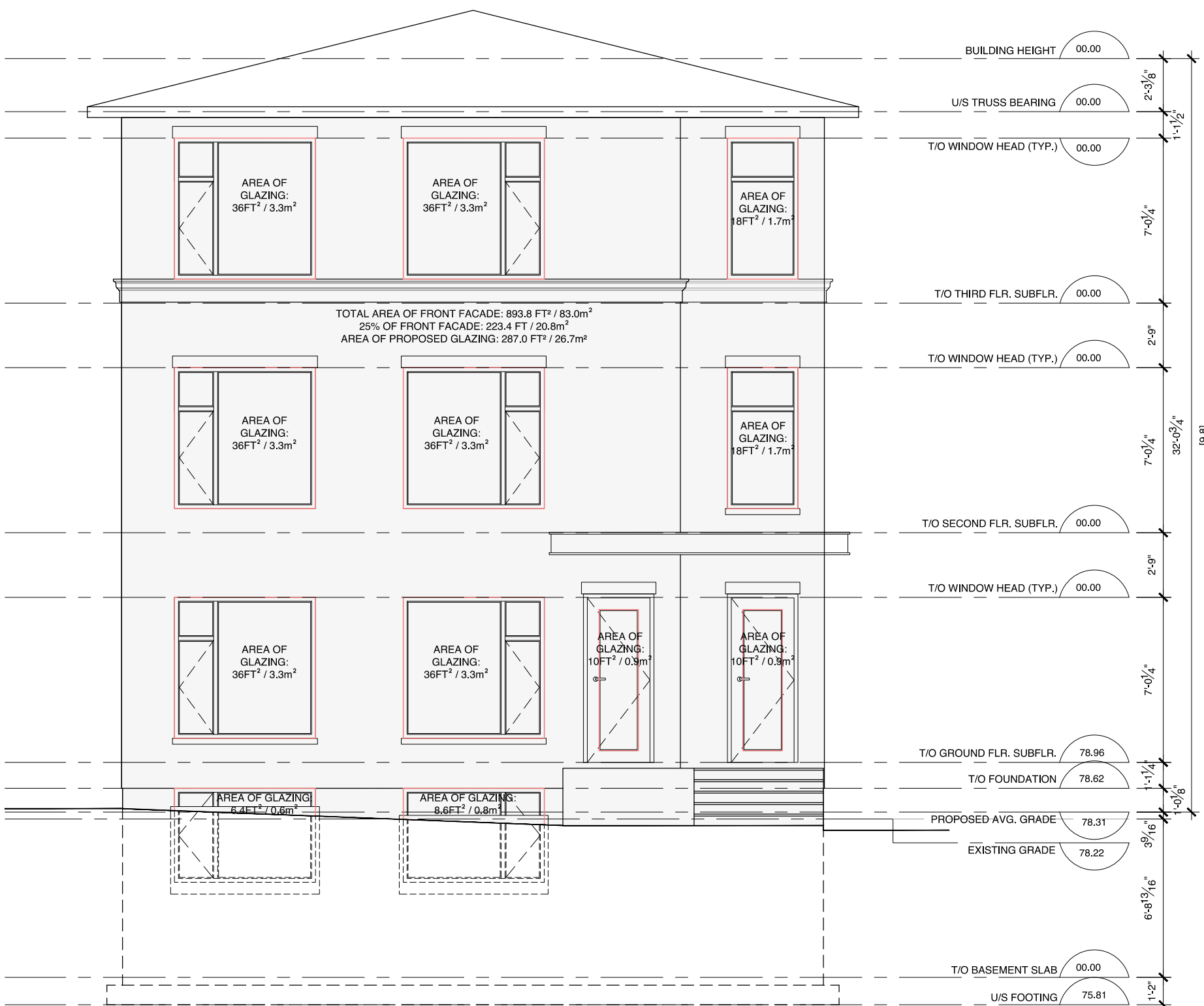
JOB NUMBER:	SCALE
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JOB NUMBER:	SCALE
SL-1126-24	AS SHOWN

SHEET NUMBER:

A4.1

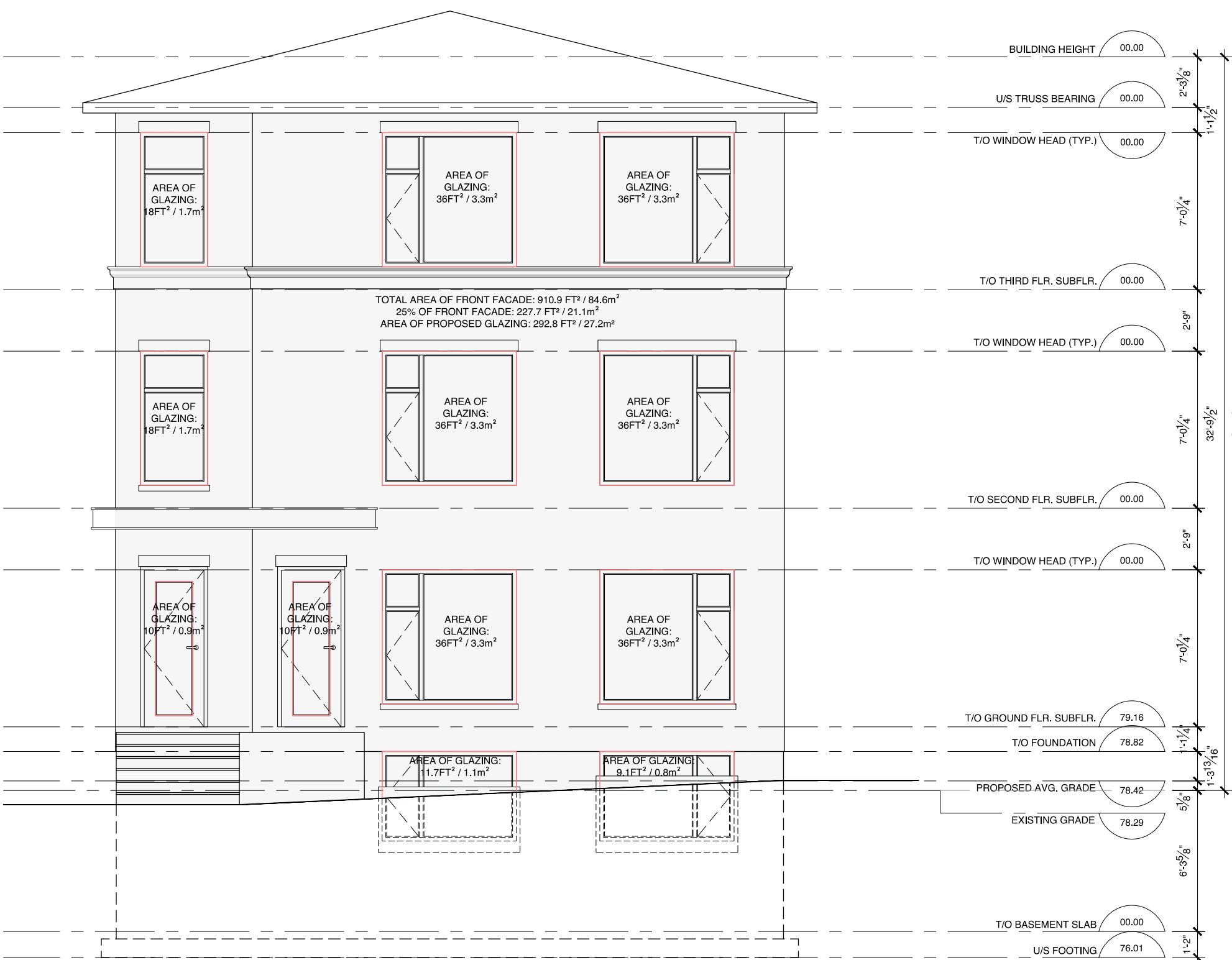




01 BLOCK 1: WEST ELEVATION (FRONT) - FRONT FACADE GLAZING CALC.
A4.2 SCALE: 3/16"=1'-0"



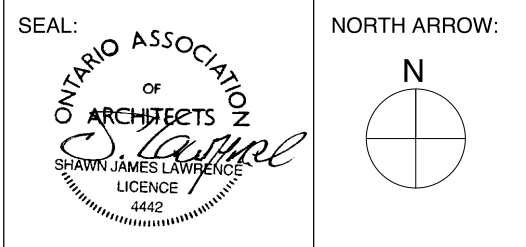
02 BLOCK 1: NORTH ELEVATION (LEFT) - CORNER SIDE FACADE GLAZING CALC.
A4.2 SCALE: 3/16"=1'-0"



03 BLOCK 2: WEST ELEVATION (FRONT) - FRONT FACADE GLAZING CALC.
A4.2 SCALE: 3/16"=1'-0"



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(613)-401-1515
9 GURDWARA RD, NEPEAN, ON K2E 7X6

PLANNER:
FOTENI PLANNING + DESIGN
(613)-733-5709
420 O'CONNOR ST, OTTAWA, ON K2P 1W4

GRADING & SERVING:
W. ELIAS ENGINEERING & ASSOCIATES
(613)-762-7800
204 BORDAUS CRESCENT, OTTAWA, ON K1K 4V1

MECHANICAL & ELECTRICAL DRAWINGS:
OMAE ENGINEERING INC.
(613)-386-4763
9 GURDWARA RD #200, NEPEAN, ON K2E 7X6

SURVEYOR:
FARLEY, SMITH & DENIS SURVEYING LTD.
(613)-721-8228
30 COLONNADE RD, NEPEAN, ON K2E 7J6

07	2025.01.22	IF, ZONING BY-LAW AMENDMENT
06	2024.10.31	ISSUED FOR COORDINATION
05	2024.10.28	ISSUED FOR COORDINATION
04	2024.09.19	ISSUED FOR COORDINATION
03	2024.07.03	ISSUED FOR PRE-CON PHASE III
02	2024.06.28	ISSUED FOR REVIEW
01	2024.02.21	ISSUED FOR REVIEW
No.	DATE	REVISION

S.J.LAWRENCE
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PROJECT:
MODULAR HOMES - 8 PLEX

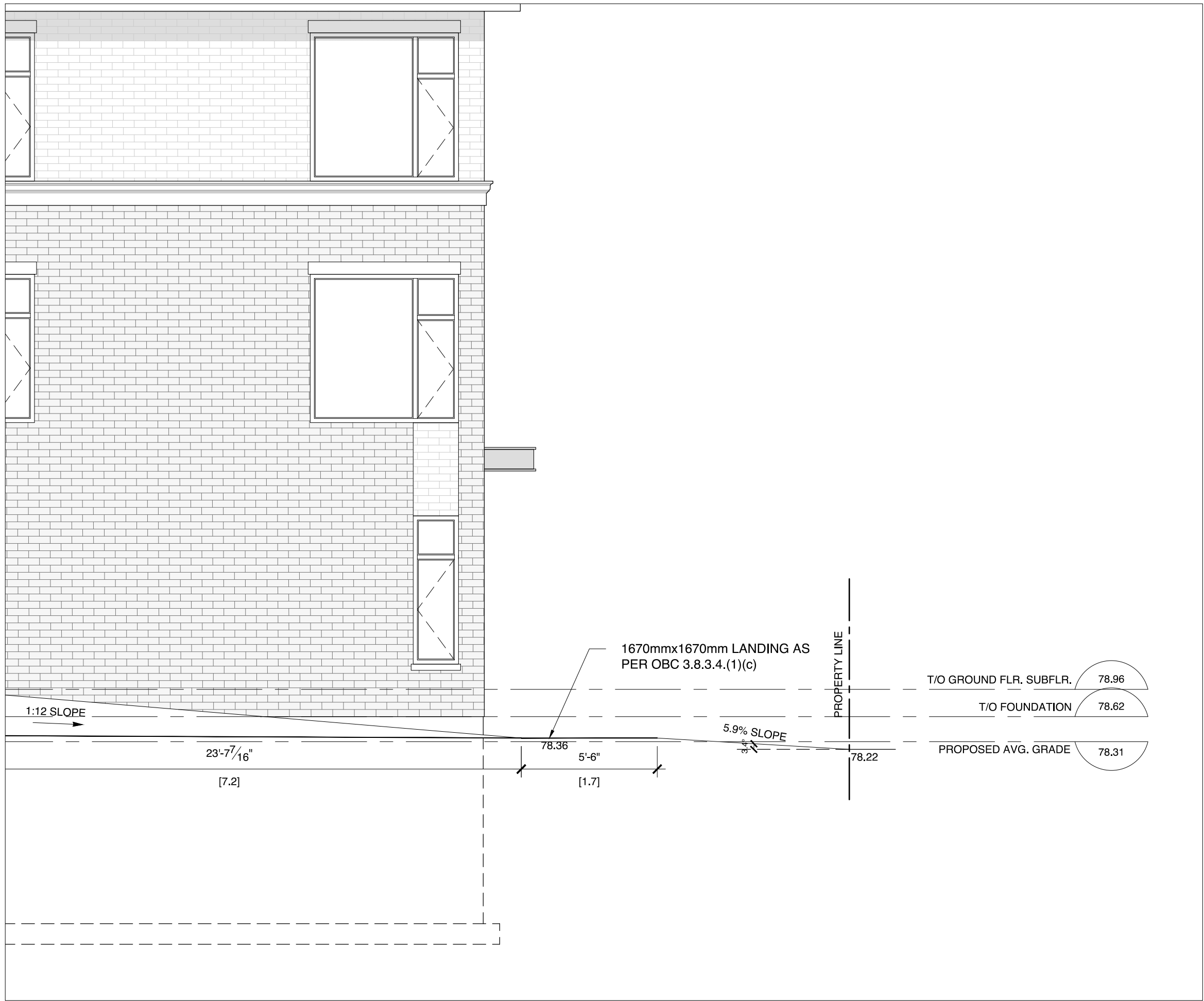
2409 CARLSEN AVE.
OTTAWA, ON.
K1V 8E9

SHEET TITLE:
ZONING COMPLIANCE -
GLAZING CALCULATIONS

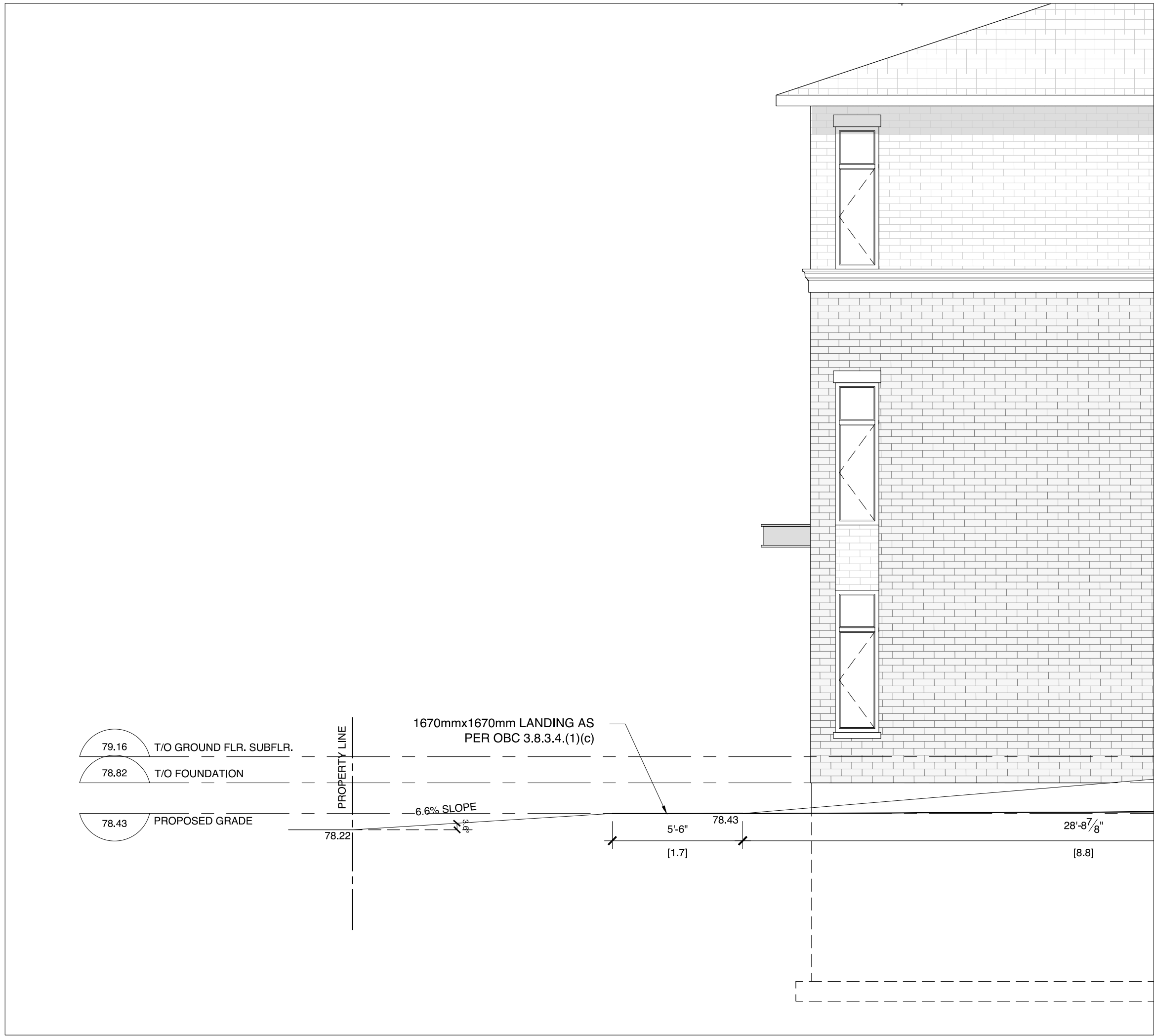
DRAWN BY:	CHECKED BY:
H.K.	S.J.L.
PLOT DATE:	PROJECT DATE:
2025.01.22	2023.08.21
JOB NUMBER:	SCALE:
SL-1126-24	AS SHOWN
SHEET NUMBER:	

A4.2
PLAN #

APPLICATION #



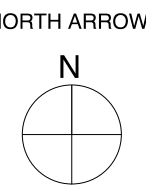
01 BLOCK 1: NORTH ELEVATION (LEFT) - RAMP GRADES
A4.2 SCALE: 1/8"=1'-0"



02 BLOCK 2: SOUTH ELEVATION (RIGHT) - RAMP GRADES
A4.3 SCALE: 1/8"=1'-0"



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OWNER & CONSULTANTS:

OWNER:
THEBERGE HOMES
(613)-421-1515
9 GURDWARA RD, NEPEAN, ON K2E 7X6

PLANNER:
FOTENI PLANNING + DESIGN
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420 O'CONNOR ST, OTTAWA, ON K2P 1W4

GRADING & SERVING:
W. ELIAS ENGINEERING & ASSOCIATES
(613)-762-7800
204 BOREALIS CRESCENT, OTTAWA, ON K1K 4V1

MECHANICAL & ELECTRICAL DRAWINGS:
QMAE ENGINEERING INC.
(613)-386-4763
9 GURDWARA RD #200, NEPEAN, ON K2E 7X6

SURVEYOR:
FARLEY, SMITH & DENIS SURVEYING LTD.
(613)-721-8228
30 COLONNADE RD, NEPEAN, ON K2E 7J6

07	2025.01.22	I.F. ZONING BY-LAW AMENDMENT
06	2024.10.31	ISSUED FOR COORDINATION
05	2024.10.28	ISSUED FOR COORDINATION
04	2024.09.19	ISSUED FOR COORDINATION
03	2024.07.03	ISSUED FOR PRE-CON PHASE III
02	2024.06.28	ISSUED FOR REVIEW
01	2024.02.21	ISSUED FOR REVIEW
No.	DATE	REVISION

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PROJECT:
MODULAR HOMES - 8 PLEX

2409 CARLSEN AVE.
OTTAWA, ON.
K1V 8E9

SHEET TITLE:
ZONING COMPLIANCE -
GLAZING CALCULATIONS

DRAWN BY:	CHECKED BY:
H.K.	S.J.L.
PLOT DATE:	PROJECT DATE:
2025.01.22	2023.08.21
JOB NUMBER:	SCALE:
SL-1126-24	AS SHOWN
SHEET NUMBER:	

A4.2
PLAN #