

01 SITE PLAN - 2409 CARLSEN AVE
A1.0 SCALE: 3/32"=1'-0"

CITY OF OTTAWA ZONING BY-LAW 2008-250 R4-UD (RESIDENTIAL FOURTH DENSITY ZONE)								
ZONING PROVISIONS	REQUIRED EXISTING R5A 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	10.3m
MIN. FRONT YARD SETBACK	6.0m	4.5m	4.5m	2.1m	4.5m	4.5m	4.5m	4.5m
MIN. REAR YARD SETBACK	7.5m MAX/ 25% LOT DEPTH	7.5m MAX/ 25% LOT DEPTH	7.0m	6.9m	9.0m	6.9m	7.5m	6.9m
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	11m	11m	10.6m	11m	10.8m	11m	9.6m
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	49.4m ²	50m ²	48.9m ²	35m ²	80.6m ²
TABLE 139 & 161 - REQUIRED MIN. % OF FRONT YARD SOFT LANDSCAPING			40% (13.8m ²)	58% (20.3m ²)	40% (21.8m ²)	44% (23.8m ²)	35% (17.0m ²)	74% (36.0m ²)
TABLE 139 - REQUIRED MIN. % OF CORNER YARD SOFT LANDSCAPING			40% (18.2m ²)	86% (38.9m ²)	N/A	N/A	35% (16.2m ²)	90% (42.1m ²)
SECTION 161 (15)(g) - REQUIRED MIN. % OF GLAZING ON FRONT FACADE			25% (23.8m ²)	25% (24.4m ²)	25% (24.4m ²)	25% (24.6m ²)	25% (23.8m ²)	29% (21.3m ²)
SECTION 161 (15)(g) - REQUIRED MIN. % OF GLAZING ON CORNER SIDE FACADE			15% (30.6m ²)	15% (30.6m ²)	N/A	N/A	15% (30.6m ²)	15% (30.6m ²)

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 (+/-73m²)	1 (+/-74m²)	+/-23m²	+/-171m²	-	-	1 (+/-73m²)	1 (+/-74m²)	+/-23m²	+/-171m²	N/A	N/A	N/A	N/A	N/A	+/-153m²
GROUND FLOOR	-	1 (+/- 58m²)	-	1 (+/- 75m²)	+/-39m²	+/-172m²	-	1 (+/- 58m²)	-	1 (+/- 75m²)	+/-39m²	+/-172m²	N/A	N/A	N/A	N/A	N/A	+/-154m²
SECOND FLOOR	-	-	-	2 (+/-149m²)	+/-23m²	+/-172m²	-	-	-	2 (+/-149m²)	+/-23m²	+/-172m²	N/A	N/A	N/A	N/A	N/A	+/-154m²
THIRD FLOOR	-	-	-	2 (+/-149m²)	+/-23m²	+/-172m²	-	-	-	2 (+/-149m²)	+/-23m²	+/-172m²	N/A	N/A	N/A	N/A	N/A	+/-154m²
TOTAL LIVING / PUBLIC	+/-578m²			+/-108m²			+/-578m²			+/-108m²								
GROSS FLOOR AREA						+/-516m²						+/-516m²	N/A	N/A	N/A	N/A	N/A	+/-462m²

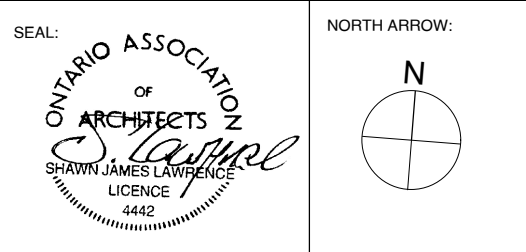
LEGEND

- 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 AODA STANDARDS
- VISITOR PARKING
- TWO WAY TRAFFIC
- DEPRESSED CURB (DC)
- 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 HERGE HOMES
- NOTES:
- 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
 - 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
 - 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:
THE HERGE HOMES
(613) 451-1515
9 GURDWARA RD. NEPEAN, ON K2E 7X6
PLANNER:
FOTEM PLANNING + DESIGN
(613) 730-5709
420 O'CONNOR ST. OTTAWA, ON K2P 1W4
GRADING & SERVICES:
W. ELIAS ENGINEERING & ASSOCIATES
(613) 762-7800
204 BOWEN IS. CRESCENT, OTTAWA, ON K1K 4V1
MECHANICAL & ELECTRICAL DRAWINGS:
OMAE ENGINEERING INC.
(613) 386-4783
9 GURDWARA RD. #200, NEPEAN, ON K2E 7X6
SURVEYOR:
FARLEY, SMITH & DENIS SURVEYING LTD.
(613) 737-8026
30 COLONNADE RD. NEPEAN, ON K2E 7J6

15	2025.07.18	ISSUED FOR ZONING RESPONSE 01
14	2025.06.09	ISSUED FOR R-PLAN COORDINATION
13	2025.04.25	I.F. ZONING BY-LAW AMENDMENT - REV1
12	2025.03.28	ISSUED FOR COORDINATION
11	2025.03.25	ISSUED FOR COORDINATION
10	2025.01.22	I.F. ZONING BY-LAW AMENDMENT
09	2024.10.31	ISSUED FOR COORDINATION
08	2024.10.28	ISSUED FOR COORDINATION
07	2024.09.19	ISSUED FOR COORDINATION
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

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

SHEET TITLE:
SITE PLAN

DRAWN BY: D.T. CHECKED BY: B.L.
PLOT DATE: 2025.07.18 PROJECT DATE: 2023.08.21
JOB NUMBER: SL-1126-24 SCALE: AS SHOWN
SHEET NUMBER: