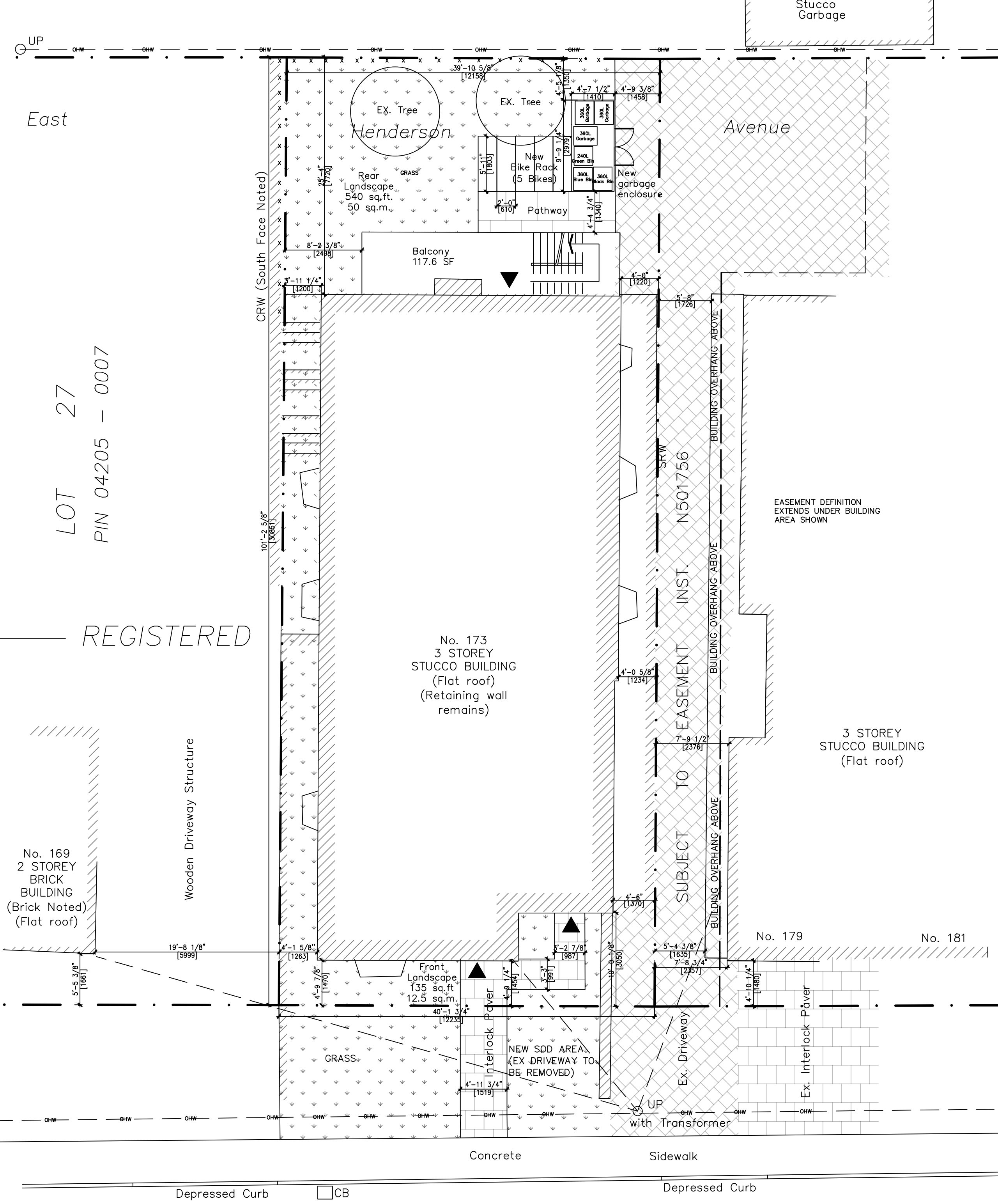


PIN 04205-0027

PIN 04205-0030



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

Table with columns: ZONING MECHANISMS, REQUIREMENTS, PROVIDED, NOTES, GARbage MANAGEMENT REQUIREMENT. Includes rows for lot area, width, depth, setbacks, height, and landscaping.

GENERAL CONSTRUCTION NOTES

- ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO O.B.C. 2012 REQUIREMENTS.
INTERIOR SPACES DESIGN & MATERIALS
1. ALL CLOSETS TO RECEIVE 1 ROD AND 2 SHELVES, UNLESS OTHERWISE NOTED.
2. INSTALL GALVANIZED METAL PAN & DRAIN AT ALL CLOTHES WASHING MACHINE LOCATIONS.

GENERAL PLUMBING & ELECTRIC NOTES:

- ALL ELECTRICAL WORK TO CONFORM TO ONTARIO ELECTRICAL SAFETY CODE 2ND EDITION 1998 AS AMENDED.
ALL PLUMBING WORK TO CONFORM WITH ALL PLUMBING CODES AND STANDARDS AS AMENDED. ALL WORK TO BE CARRIED OUT BY AN ONTARIO LICENSED PLUMBER. PLUMBER TO BE RESPONSIBLE FOR ACQUIRING ANY PERMITS.

ELECTRICAL LEGEND

Table with columns: SYMBOL, DESCRIPTION. Lists electrical symbols for meter socket, electrical box, ceiling fan, light fixtures, switches, receptacles, and detectors.

NOTE: ALL ITEMS ON THIS LEGEND ARE NOT NECESSARILY USED ON THE DRAWINGS.
Committee of Adjustment Received | Reçu le 2023-11-20 City of Ottawa | Ville d'Ottawa Comité de dérogation

GENERAL STRUCTURAL NOTES

- THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE REQUIREMENTS OF THE 2012 ONTARIO BUILDING CODE (O.B.C. 2012) & THE CSA STANDARDS INDICATED THEREIN.
1. ALL TIMBER CONSTRUCTION, CONNECTIONS, CONNECTIONS TO CONVENTIONAL FRAMING, AND TIMBER MEMBER SIZING ARE TO BE DESIGNED BY A SUBCONTRACTOR WHO IS A MEMBER OF THE TIMBER FRAMERS GUILD OF NORTH AMERICA AND THE TIMBER FRAME BUSINESS COUNCIL.

PLUMBING FIXTURE SYMBOLS AND PIPING SCHEDULE

Table with columns: SYMBOL, FIXTURE TYPE, DOW, DHW, SAN, VENT, COMMENTS. Lists plumbing fixtures like lavatory, hot water tank, floor drain, water closet, shower, and tub.

MECHANICAL

- 1. ALL WORK TO BE DONE IN ACCORDANCE WITH ASHRAE STANDARDS ELECTRICAL SAFETY CODE.
2. PROVIDE EXT. LIGHT AT ALL EXTERIOR DOORS.
3. FIXTURES TO BE SPECIFIED.

KITCHEN

- 1. PROVIDE WATER PROOF WALL FINISH AS PER 9.20.2 OF 2012 O.B.C.
2. PROVIDE WATER RESISTANT BACKING REQUIRED AS PER 9.20.1 OF 2012 O.B.C.
3. PROVIDE FIRE PROTECTION AROUND COOKTOPS AS PER 9.10.22 OF 2012 O.B.C.

BATH ROOM

- 1. WATERPROOF WALL FINISH REQUIRED AROUND ALL SHOWERS AND TUBS AS PER 9.20.2 OF 2012 O.B.C.
2. MOISTURE RESISTANT BACKING REQUIRED AS PER 9.20.10.4 (1) MIN. 5/16" ABOVE FLOOR OF SHOWERS.

ROOF FRAMING & COMPONENTS

- 1. TRUSS AND FLOOR SYSTEM SUPPLIER TO PROVIDE SHOP DWGS STAMPED BY PROFESSIONAL ENGINEER FOR APPROVAL BY DESIGNER.
2. FINAL ROOF ORDER TRUSS LAYOUT BY SUPPLIER MAY REQUIRE MODIFICATIONS TO FRAMING INDICATED.

CLADDING & COMPONENTS

- 1. RUN FLASHING UP WALL 6" MINIMUM AT BACKSIDE OF AIR BARRIER.
2. AIR BARRIERS ARE TO BE CONTINUOUS. (9.23.3)

GENERAL DEMOLITION NOTES

- 1. ALL AREAS DISTURBED BY DEMOLITION WILL HAVE THEIR SURROUNDINGS PATCHED UP AND REASSEMBLED AS PER EXISTING CONSTRUCTION METHODS AND MATERIALS AND AS TO MAINTAIN EXISTING FIRE RATINGS.

STRUCTURAL LUMBER

- 1. ALL TIMBER CONSTRUCTION, CONNECTIONS, CONNECTIONS TO CONVENTIONAL FRAMING, AND TIMBER MEMBER SIZING ARE TO BE DESIGNED BY A SUBCONTRACTOR WHO IS A MEMBER OF THE TIMBER FRAMERS GUILD OF NORTH AMERICA AND THE TIMBER FRAME BUSINESS COUNCIL.

CONCRETE

- 1. ALL FOOTINGS TO BEAR ON SOUND AND UNDISTURBED ROCK OR SOIL WITH A MIN. ALLOWABLE BEARING VALUE OF 75 PSF. BEARING SURFACE TO BE APPROVED BY GEOTECHNICAL ENGINEER BEFORE PLACING CONCRETE.
2. PROTECT SUB-GRADE FROM WATER AND FREEZING ADJACENT TO AND BELOW ALL FOOTINGS AT ALL TIMES DURING CONSTRUCTION.

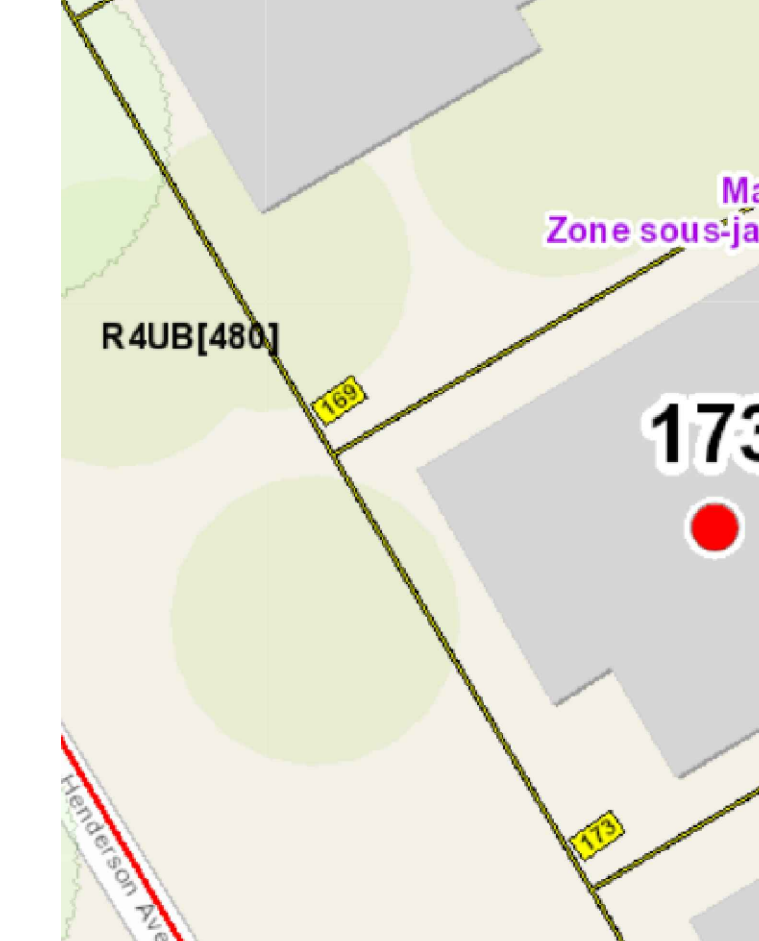
WOOD ROOF TRUSSES

- 1. ROOF TRUSS MANUFACTURER TO DESIGN TRUSSES.
2. TRUSSES AND BRIDGING ARE TO BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE 2012 ONTARIO BUILDING CODE (LATEST EDITION) AND CSA 46.1.
3. TRUSS SHOP DRAWINGS TO BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.

STRUCTURAL STEEL

- 1. STRUCTURAL STEEL GRADE 640.21M 350V, Fy = 345 MPa FOR W SHAPES, HSS GRADE 640.21M 350V, CLASS C, Fy = 350 MPa.
2. PLATES, ANGLES ETC. SHALL CONFORM TO STRUCTURAL STEEL GRADE 640.21M 350V, Fy=350MPa.

Mature Neighbourhoods Overlay



azul designs

AZUL DESIGNS - BCIN# 33578 2777 PROSPECT AVE. OTTAWA, ON, K1H 7G2

FERNANDO MATOS - BCIN# 22431 613-884-4425

QUALIFICATION INFO SMALL BUILDINGS The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES: DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012.

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION.

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER.

GENERAL NOTES: 1. WATERPROOF WALL FINISH REQUIRED AROUND ALL SHOWERS AND TUBS AS PER 9.20.2 OF 2012 O.B.C.

- 1. WATERPROOF WALL FINISH REQUIRED AROUND ALL SHOWERS AND TUBS AS PER 9.20.2 OF 2012 O.B.C.
2. MOISTURE RESISTANT BACKING REQUIRED AS PER 9.20.10.4 (1) MIN. 5/16" ABOVE FLOOR OF SHOWERS.

MAIN BATH ROOM

- 1. STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS FOR W.C./TUB/SHOWER AS PER 9.5.2.3.

CERAMIC FLOORING

- 1. SUB. FLOOR FOR CERAMIC AS PER 9.30.6 2012 O.B.C.
2. FINISHED FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOMS, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT (9.30.1.2)
3. CERAMIC TILE SUBSTRATE AS PER 9.30.6

ALL APPLIANCES TO BE ILC LISTED, AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

GENERAL NOTES

- 1. WATERPROOF WALL FINISH REQUIRED AROUND ALL SHOWERS AND TUBS AS PER 9.20.2 OF 2012 O.B.C.
2. MOISTURE RESISTANT BACKING REQUIRED AS PER 9.20.10.4 (1) MIN. 5/16" ABOVE FLOOR OF SHOWERS.

MAIN BATH ROOM

- 1. STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS FOR W.C./TUB/SHOWER AS PER 9.5.2.3.

CERAMIC FLOORING

- 1. SUB. FLOOR FOR CERAMIC AS PER 9.30.6 2012 O.B.C.
2. FINISHED FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOMS, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT (9.30.1.2)
3. CERAMIC TILE SUBSTRATE AS PER 9.30.6

GENERAL DEMOLITION NOTES

- 1. ALL AREAS DISTURBED BY DEMOLITION WILL HAVE THEIR SURROUNDINGS PATCHED UP AND REASSEMBLED AS PER EXISTING CONSTRUCTION METHODS AND MATERIALS AND AS TO MAINTAIN EXISTING FIRE RATINGS.

- 2. NONE OF THE EXISTING STRUCTURAL ELEMENTS ARE TO BE REMOVED (EXCEPT AS NOTED) AND WILL MAINTAIN THEIR EXISTING FIRE RATING ASSEMBLIES EXCEPT WHERE NOTED ON PLAN.

STRUCTURAL LUMBER

- 1. ALL TIMBER CONSTRUCTION, CONNECTIONS, CONNECTIONS TO CONVENTIONAL FRAMING, AND TIMBER MEMBER SIZING ARE TO BE DESIGNED BY A SUBCONTRACTOR WHO IS A MEMBER OF THE TIMBER FRAMERS GUILD OF NORTH AMERICA AND THE TIMBER FRAME BUSINESS COUNCIL.

CONCRETE

- 1. ALL FOOTINGS TO BEAR ON SOUND AND UNDISTURBED ROCK OR SOIL WITH A MIN. ALLOWABLE BEARING VALUE OF 75 PSF. BEARING SURFACE TO BE APPROVED BY GEOTECHNICAL ENGINEER BEFORE PLACING CONCRETE.

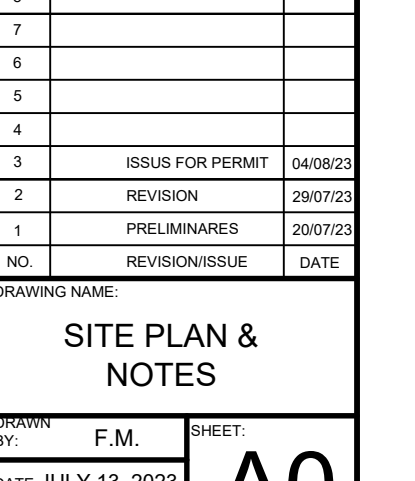
WOOD ROOF TRUSSES

- 1. ROOF TRUSS MANUFACTURER TO DESIGN TRUSSES.
2. TRUSSES AND BRIDGING ARE TO BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE 2012 ONTARIO BUILDING CODE (LATEST EDITION) AND CSA 46.1.

STRUCTURAL STEEL

- 1. STRUCTURAL STEEL GRADE 640.21M 350V, Fy = 345 MPa FOR W SHAPES, HSS GRADE 640.21M 350V, CLASS C, Fy = 350 MPa.

Mature Neighbourhoods Overlay



PROJECT: 173 HENDERSON AVE. OTTAWA, ONTARIO K1H 7T7

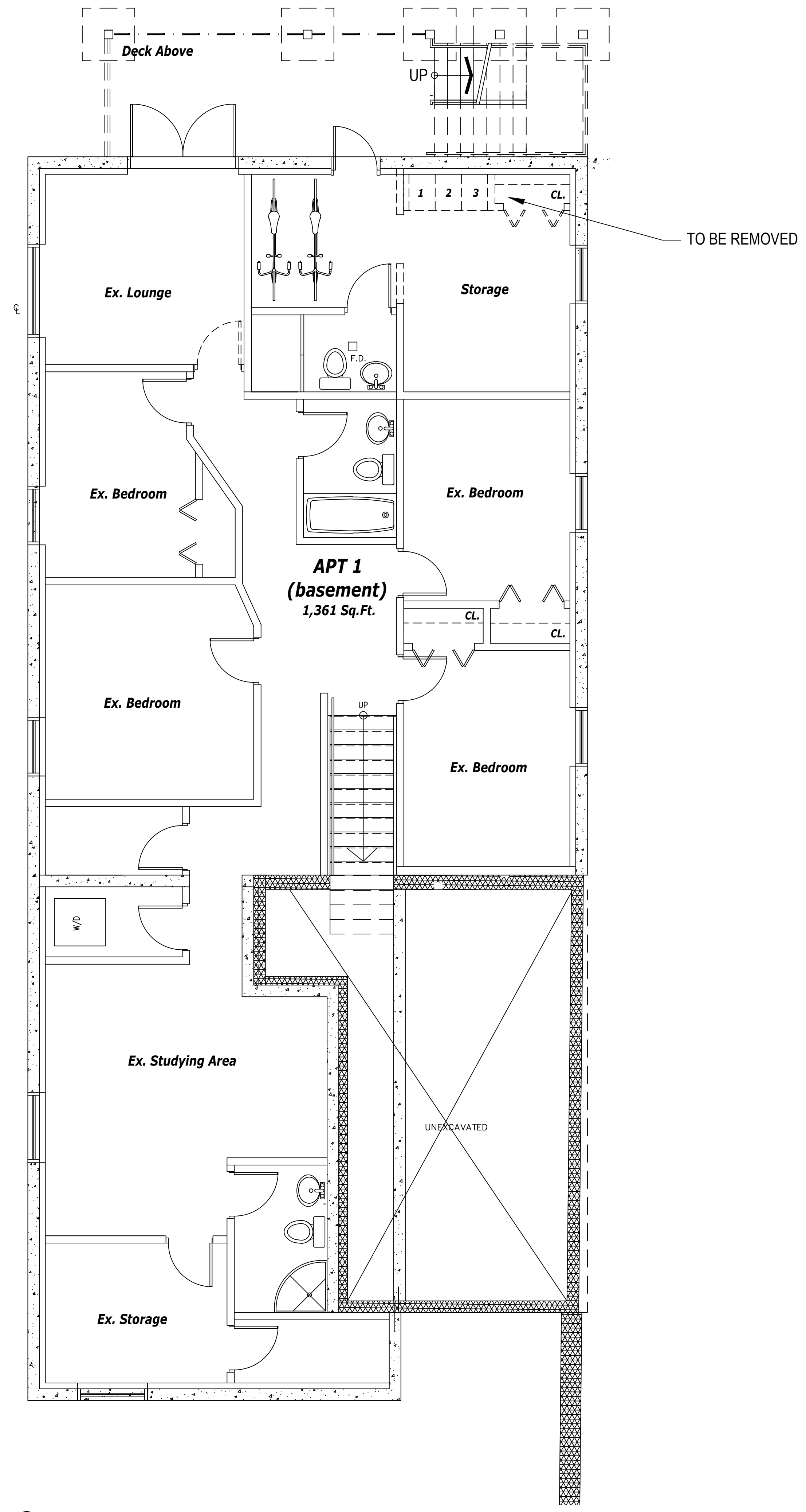
CONSULTANTS: STRUCTURAL - MICHAEL BROWN ELECTRICAL - ELECTRICAL - GRADING - MDDY

Table with columns: NO., REVISION, DATE. Shows revision history for the drawing.

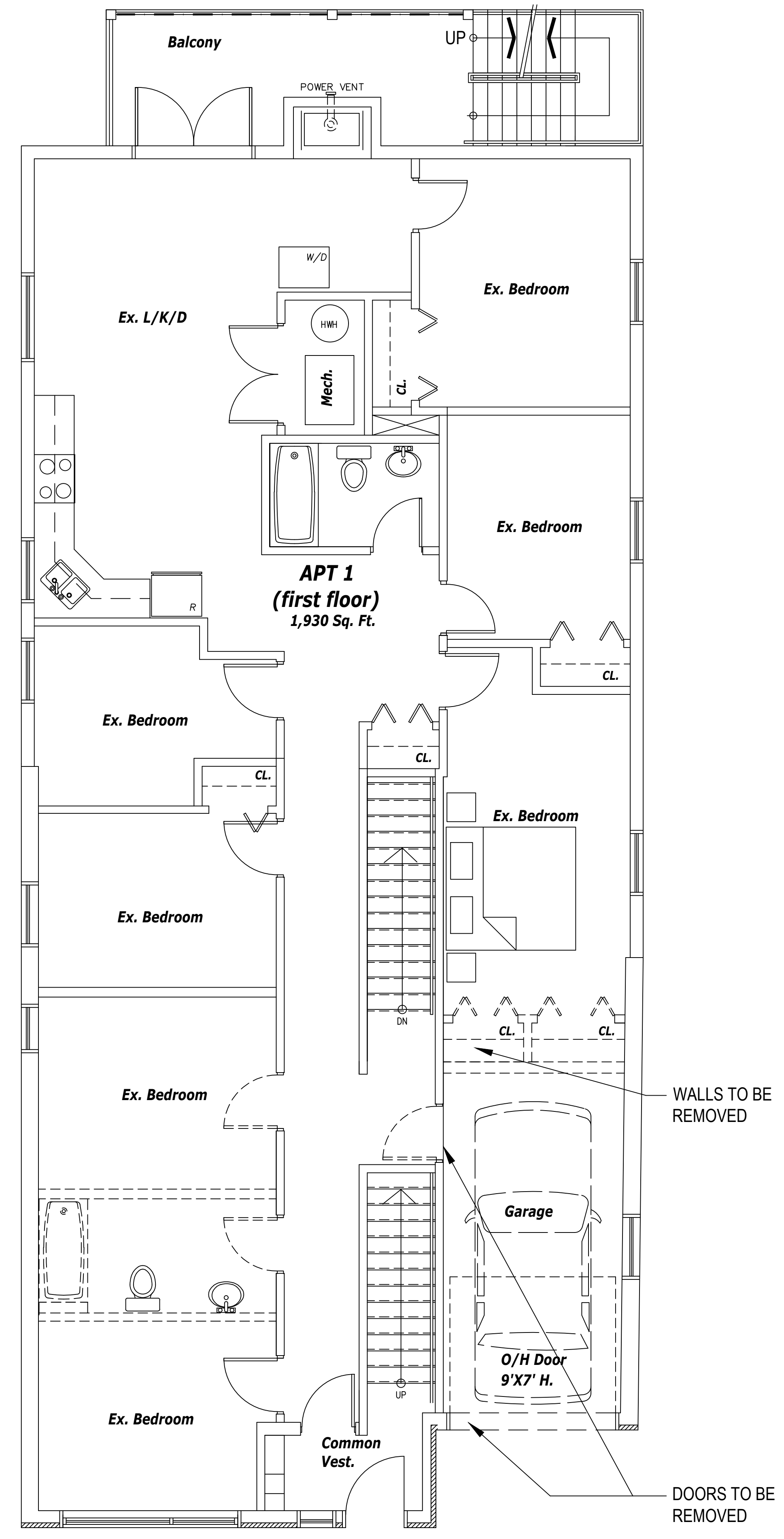
DRAWING NAME: SITE PLAN & NOTES

DRAWN BY: F.M. SHEET: A0 DATE: JULY 13, 2023 SCALE: AS NOTED

173 HENDERSON AVE.



1 AS-BUILT & DEMO BASEMENT
 SCALE: 3/16"=1'-0"



2 AS-BUILT & DEMO GROUND FLOOR
 SCALE: 3/16"=1'-0"

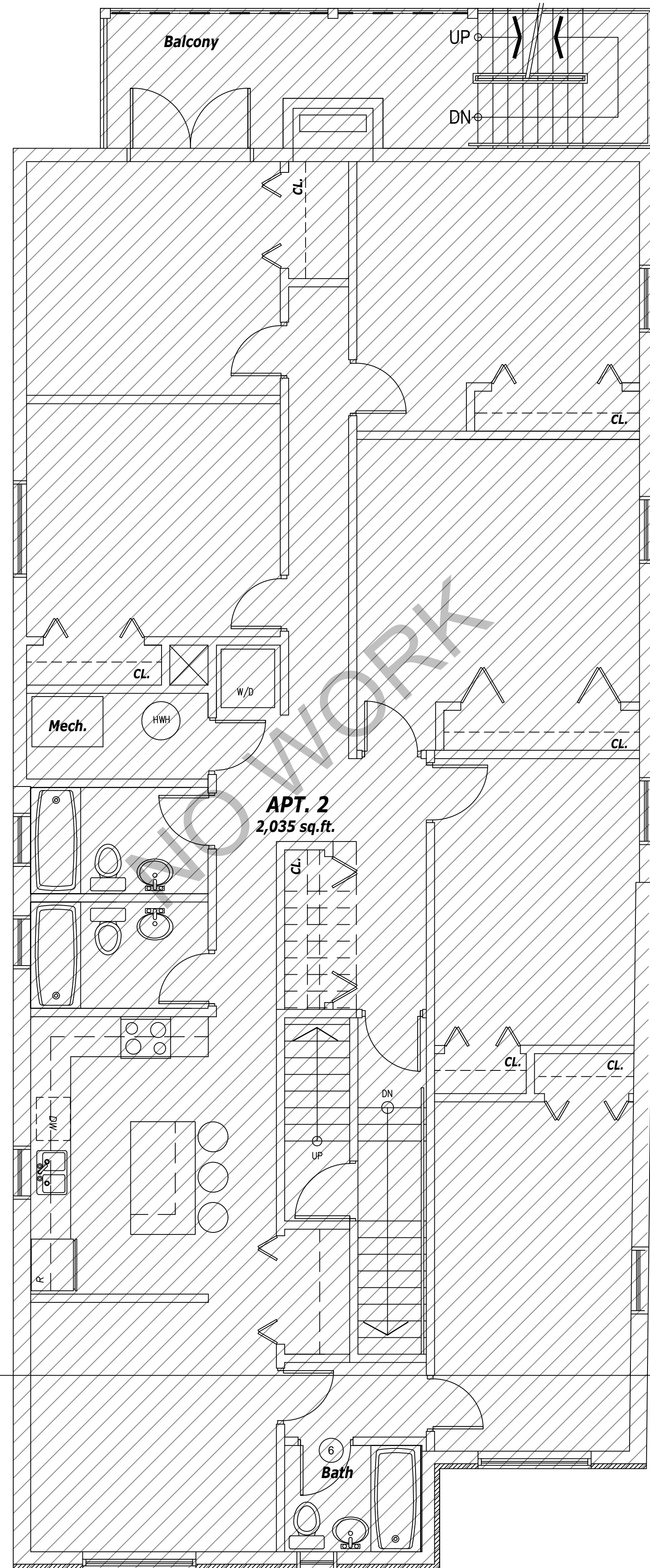
PROJECT: 87 FOURTH AVE.
 OTTAWA, ONTARIO
 K1M 7T7

CONSULTANTS:
 STRUCTURAL -
 MECHANICAL -
 ELECTRICAL -
 GRADING -

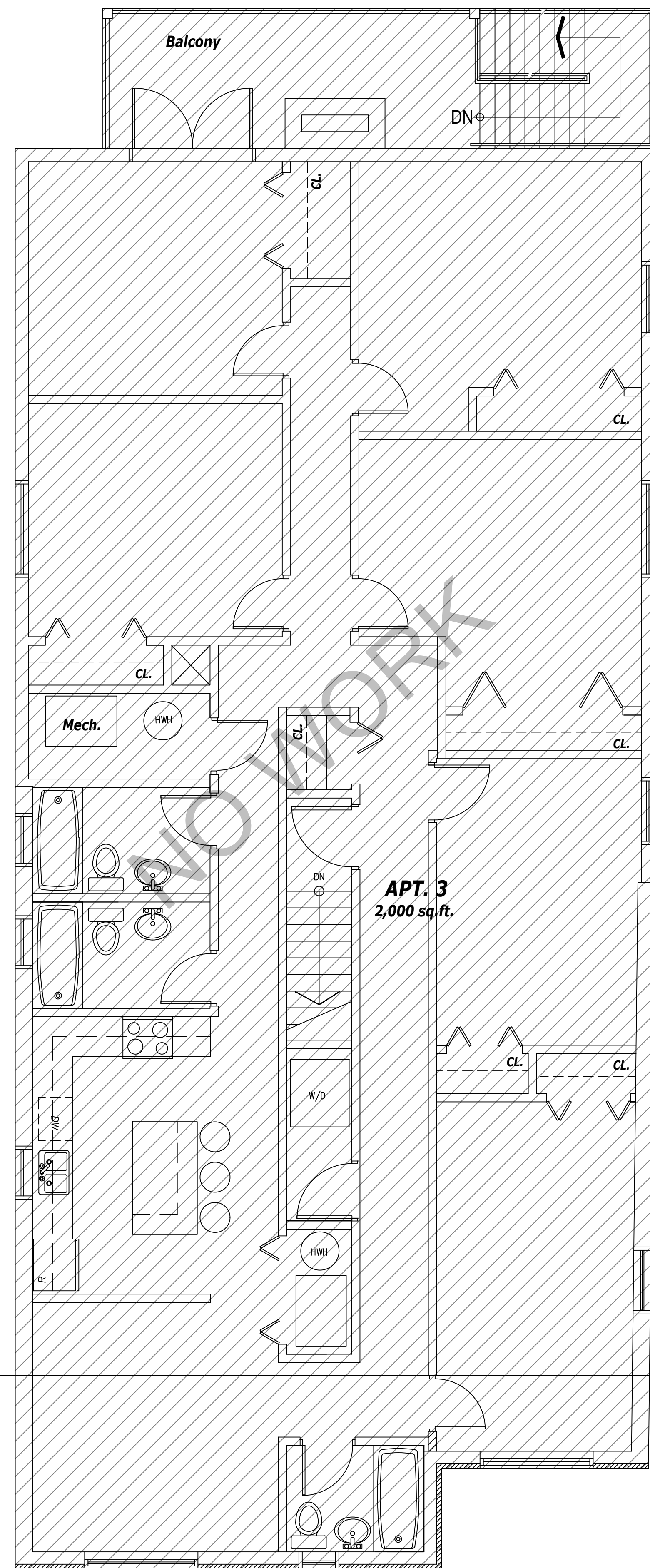
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1	ISSUE FOR MINOR VARIANCE	20230622

DRAWING NAME: EXISTING SECOND & THIRD FLOOR

BY: F.M. SHEET: A1
 DATE: JULY 13, 2023
 SCALE: AS NOTED



1 AS-BUILT SECOND FLOOR (REFERENCE ONLY)
SCALE: 3/16"=1'-0"



2 AS-BUILT THIRD FLOOR (REFERENCE ONLY)
SCALE: 3/16"=1'-0"

173 HENDERSON AVE.

PROJECT: 87 FOURTH AVE.
OTTAWA, ONTARIO
K1M 7T7

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -
GRADING -

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1	ISSUE FOR MINOR VARIANCE	20230622

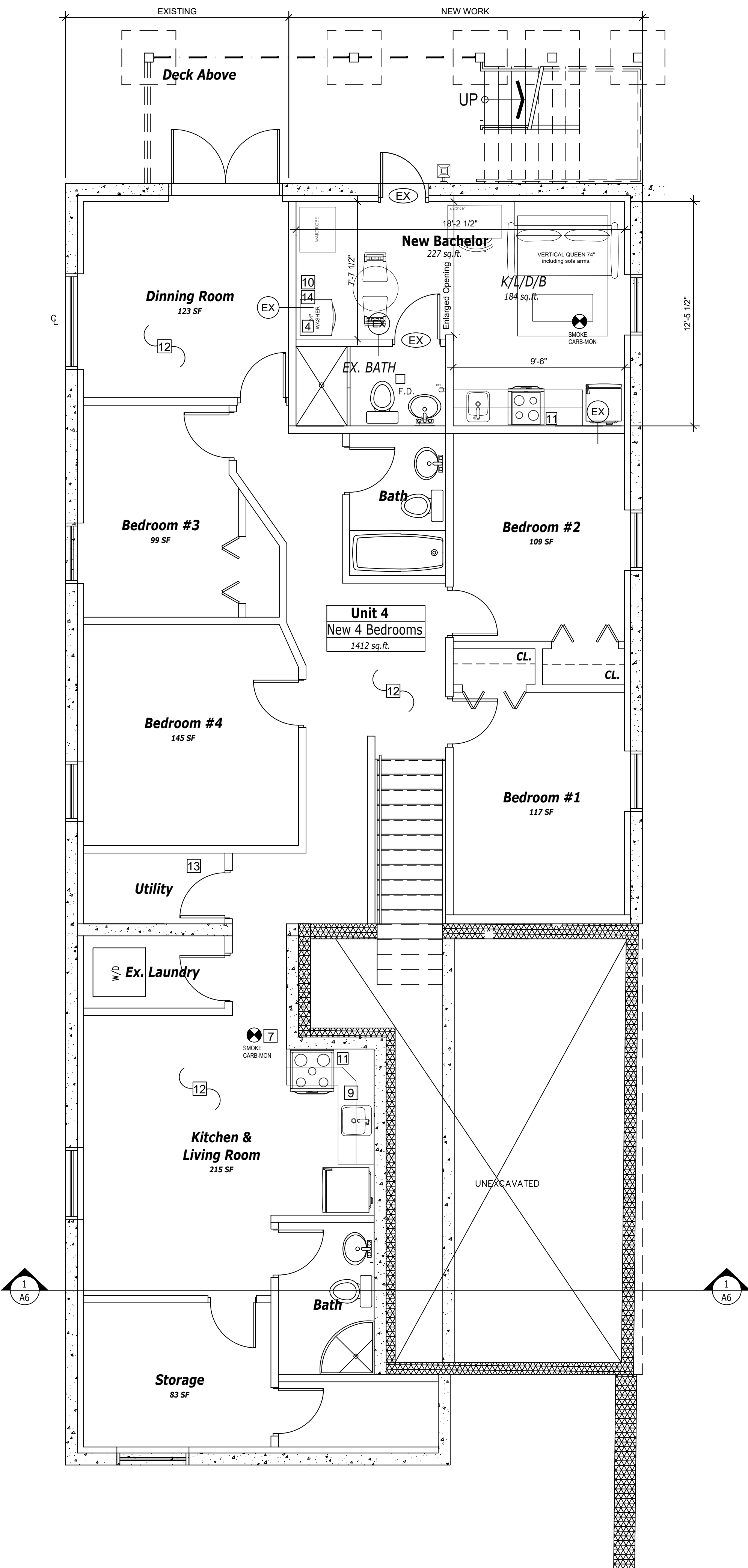
DRAWING NAME: EXISTING SECOND & THIRD FLOOR

DESIGNED BY: F.M. SHEET: A2

DATE: JULY 13, 2023

SCALE: AS NOTED

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1	ISSUE FOR MINOR VARIANCE	20230622



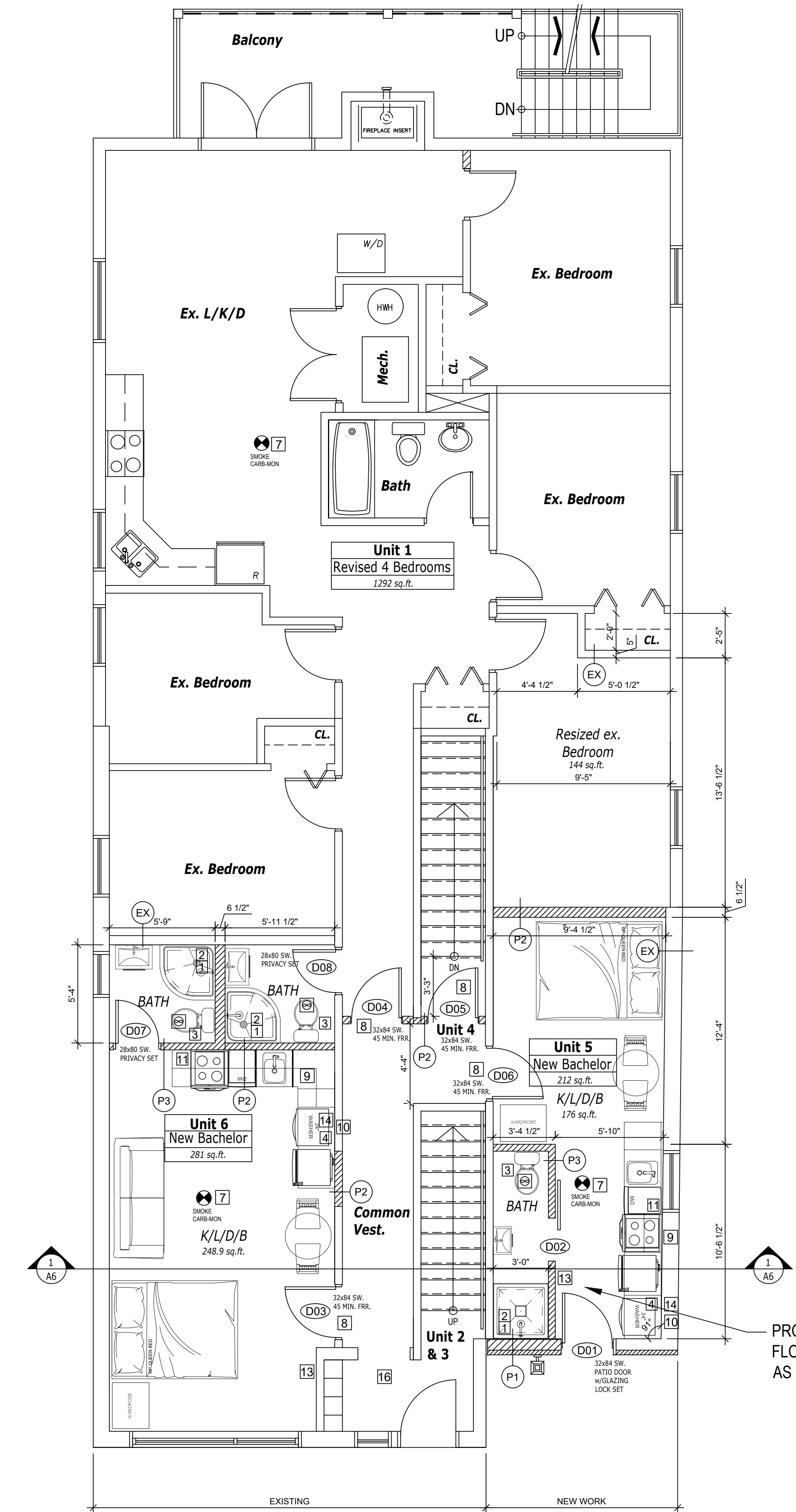
1 BASEMENT
SCALE: 3/16"=1'-0"

WALL & FLOOR ASSEMBLY

- (P1) COMBUSTIBLE 1 HR FRR EXTERIOR WALL ASSEMBLY @ BRICK VENEER SB-3, EW1a
- 3 5/8"x2 1/4"x7 5/8" BRICK VENEER, 7/8"x7"x0.03"
- GALVANIZED METAL TIES @ 16" HOR. AND 24" VERT. WEEP HOLES @ 2'-7" c/w BASE AND THROUGH WALL FLASHING AS REQUIRED
- 1" AIR SPACE
- SBPOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE
- 7/16" O.S.B. SHEATHING NAILED AS DIAPHRAGM w/ 2.5" NAILS @ 4" o/c
- 2x6 STUD WALL @ 16" o/c, 5.5" (R22) FIBREGLASS BATT INSUL.
- 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
- 5/8" TYPE "X" GYPSUM BOARD TAPED AND SANDED
- PAINT FINISH
- (P2) 1 HR. FRR NON-LOAD BEARING WALL SB-3, W4a
- PAINT FINISH
- 5/8" TYPE "X" GYPSUM BOARD-TAPED & SANDED
- 2x4 STUD WALL @ 16" o/c c/w MID SPAN BLOCKING
- 3 1/2" or 5 1/2" FIBRE GLASS INSULATION
- RESILIENT METAL CHANNELS @ 24" o/c
- 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD ON METAL CHANNELS
- PAINT FINISH
- (P3) TYPICAL INTERIOR PARTITION
- PAINT FINISH
- 1/2" GYPSUM BOARD-TAPED & SANDED
- 2x4 STUD WALL @ 16" o/c
- 1/2" GYPSUM BOARD-TAPED & SANDED
- PAINT FINISH
- (J) TYPICAL INTERIOR PARTITION
- FLOOR FINISH
- 5/8" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED
- 2x6 STUD WALL @ 16" o/c, 5.5" (R22) FIBREGLASS BATT INSUL.
- 6 mil POLYETHYLENE VAPOUR BARRIER
- EXISTING 4" CONCRETE SLAB

CONSTRUCTION NOTES

- 1 REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS ON WALL ADJACENT TO WATER CLOSET, SHOWER OR BATHTUB
- 2 PROVIDE MOISTURE RESISTANCE BACKING ON WALLS AROUND BATHTUBS AND SHOWERS
- 3 BATHROOM FAN - EXHAUST TO EXTERIOR
- 4 EXHAUST DRYER TO EXTERIOR (SURFACE MOUNT)
- 5 SMOKE MONOXIDE DETECTOR - INTERCONNECTED TO ALL OTHER SMOKE DETECTORS' WITHIN THE SAME UNIT
- 6 ALL PIPING PENETRATING A FIRE RATED SEPARATION TO BE SEALED BY A FIRESTOP SYSTEM HAVING A FRR NOT LESS THAN THE FRR OF THE FIRE SEPARATION, NON-COMBUSTIBLE AND TIGHTLY FITTED.
- 7 INTERCONNECTED SMOKE/CO DETECTOR ON EACH FLOOR AS PER OBC DIV. B, 9.10.19 & 9.33.4
ADDITIONAL INTERCONNECTED SMOKE ALARMS IN EACH SLEEPING ROOM c/w VISUAL SIGNAL AND AS PER OBC DIV. B, 9.10.19
- 8 32" 45 MINUTE FRR DOOR (OBC 2006, DIV. B - 9.6.3.1 & 9.10.13.1)
- SELF-CLOSING DEVICE (OBC 2006, DIV. B - 9.10.13.10)
- DEADBOLT LOCK (OBC 2006, DIV. B - 9.6.8.3)
- DOOR VIEWER (OBC 2006, DIV B - 9.6.8.8) - NOT REQUIRED AT SERVICE AND VESTIBULE ROOMS
- 9 UPPER CABINETS ABOVE AND COUNTERTOP BELOW
- 10 PROVIDE FLOOR DRAIN FOR WASHER IN CERAMIC TILE
- 11 STOVE HOOD VENT - SURFACE MOUNT EXHAUST TO EXTERIOR
- 12 PROVIDE A CONTINUOUS 1HR, FRR CEILING THROUGHOUT ENTIRE CEILING
- 13 PROVIDE AN ELECTRICAL SUBPANEL TO EACH NEW UNIT CONNECTED TO ELECT. METER AT EXTERIOR, IF REQUIRED ELECTRICIAN WILL SETUP THE REQUIRED LOAD SERVICE TO THE BUILDING (TO CONFIRM WITH OWNER)
- 14 PROVIDE COLD/HOT WATER CONNECTION AND DRAIN FOR WASHER, BUILD OUT NEXT TO EXT. WALL
- 15 STACK PIPE PENETRATING FIRE RATED WALLS OR CEILINGS TO BE SEALED BY A FIRESTOP SYSTEM HAVING AN F RATING NOT LESS THAN THE FIRE RESISTANCE RATING OF THE FIRE SEPARATION, NON-COMBUSTIBLE AND TIGHTLY FITTED
- 16 EMERGENCY LIGHTING AS PER OBC DIV. B, 9.9.12.3



2 GROUND FLOOR
SCALE: 3/16"=1'-0"

PROVIDE NEW FLOOR ASSEMBLY AS PER 'J'.

Gerardo Horta

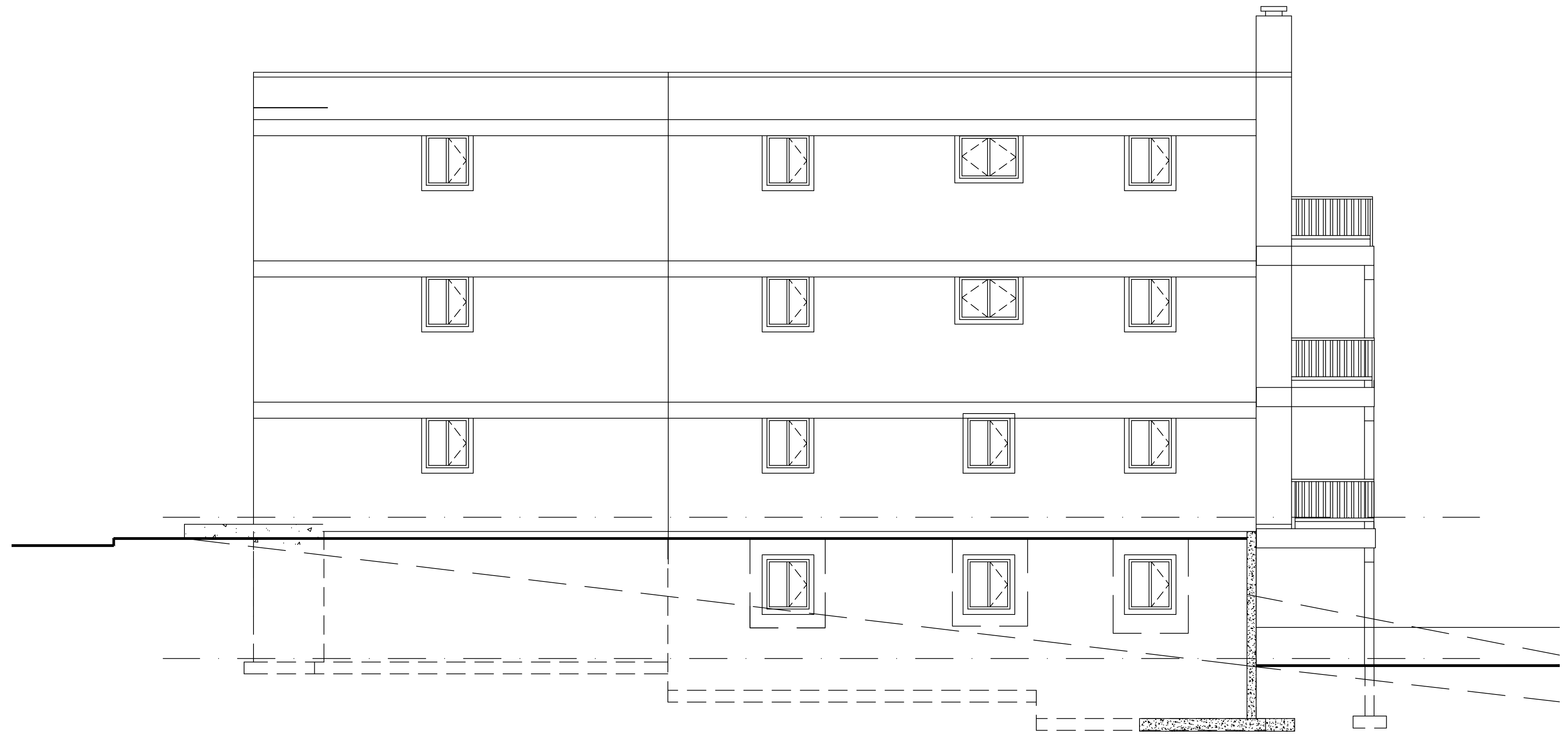
QUALIFICATION INFO
SMALL BUILDINGS
 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
 DO NOT SCALE DRAWINGS
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE (OBC).
 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BY-LAWS HAVING JURISDICTION.
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DRAWER. COPYRIGHT RESERVED.

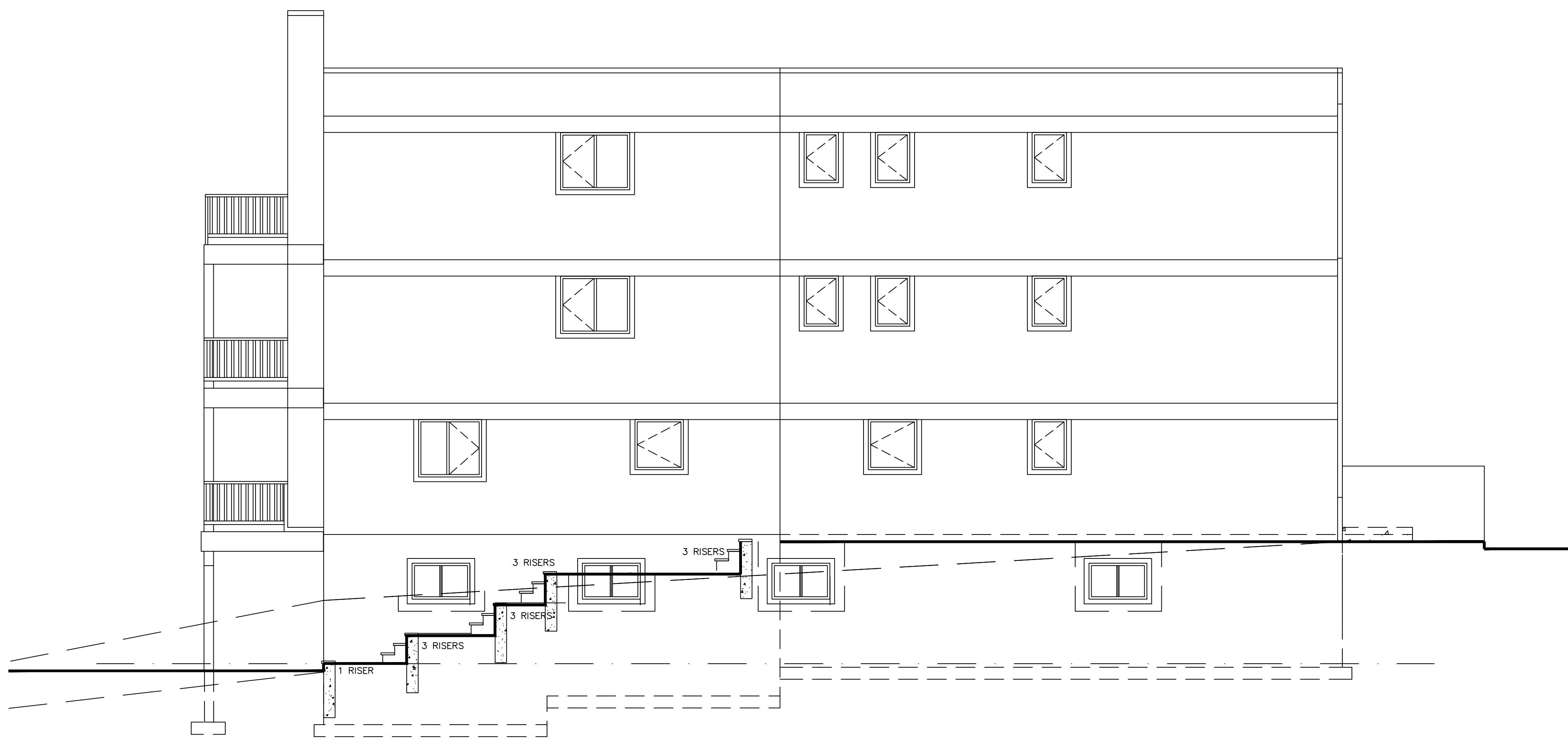
GENERAL NOTES:



1
A4 EXISTING EAST ELEVATION
SCALE: 3/16"=1'-0"



2
A4 EXISTING SOUTH ELEVATION
SCALE: 3/16"=1'-0"



3
A4 EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"



4
A4 EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"

173 HENDERSON AVE.

PROJECT: ST FOURTH AVE
OTTAWA, ONTARIO
K1M 7Y7

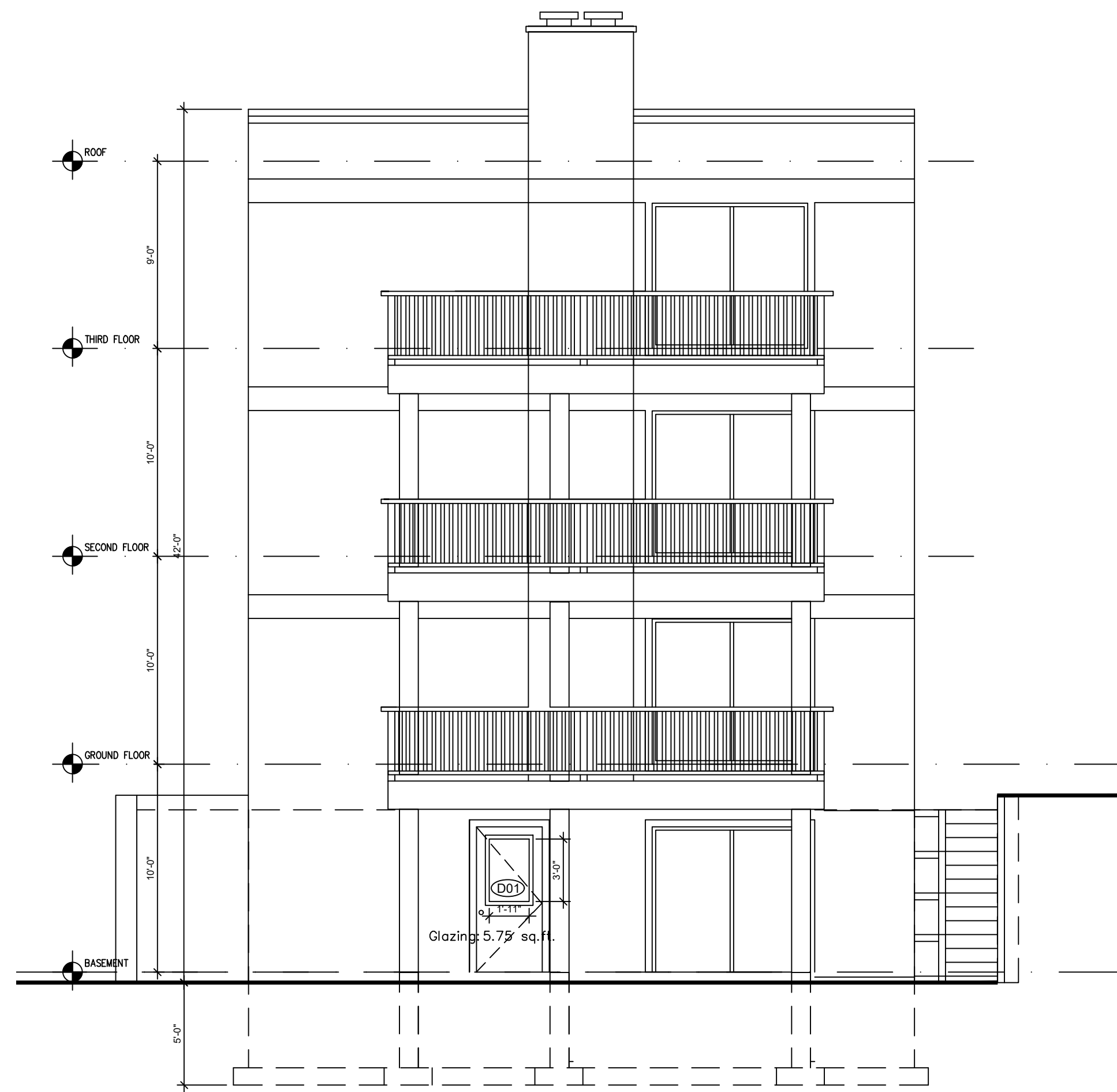
CONSULTANTS:
 STRUCTURAL -
 MECHANICAL -
 ELECTRICAL -
 GRADING -

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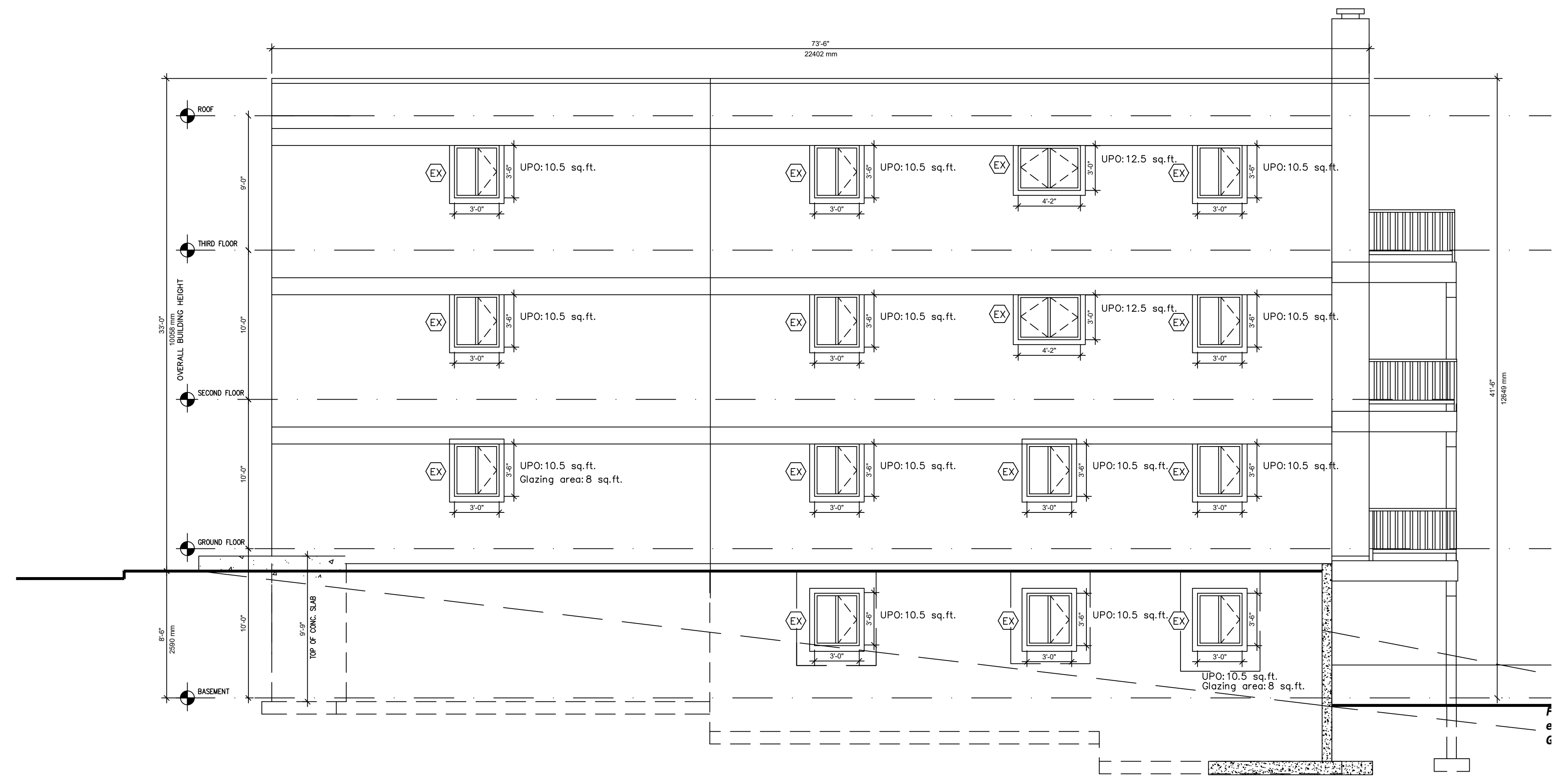
DRAWING NAME:
EXISTING ELEVATIONS

DRAWN BY: F.M. SHEET:
 DATE: JULY 13, 2023
 SCALE: AS NOTED

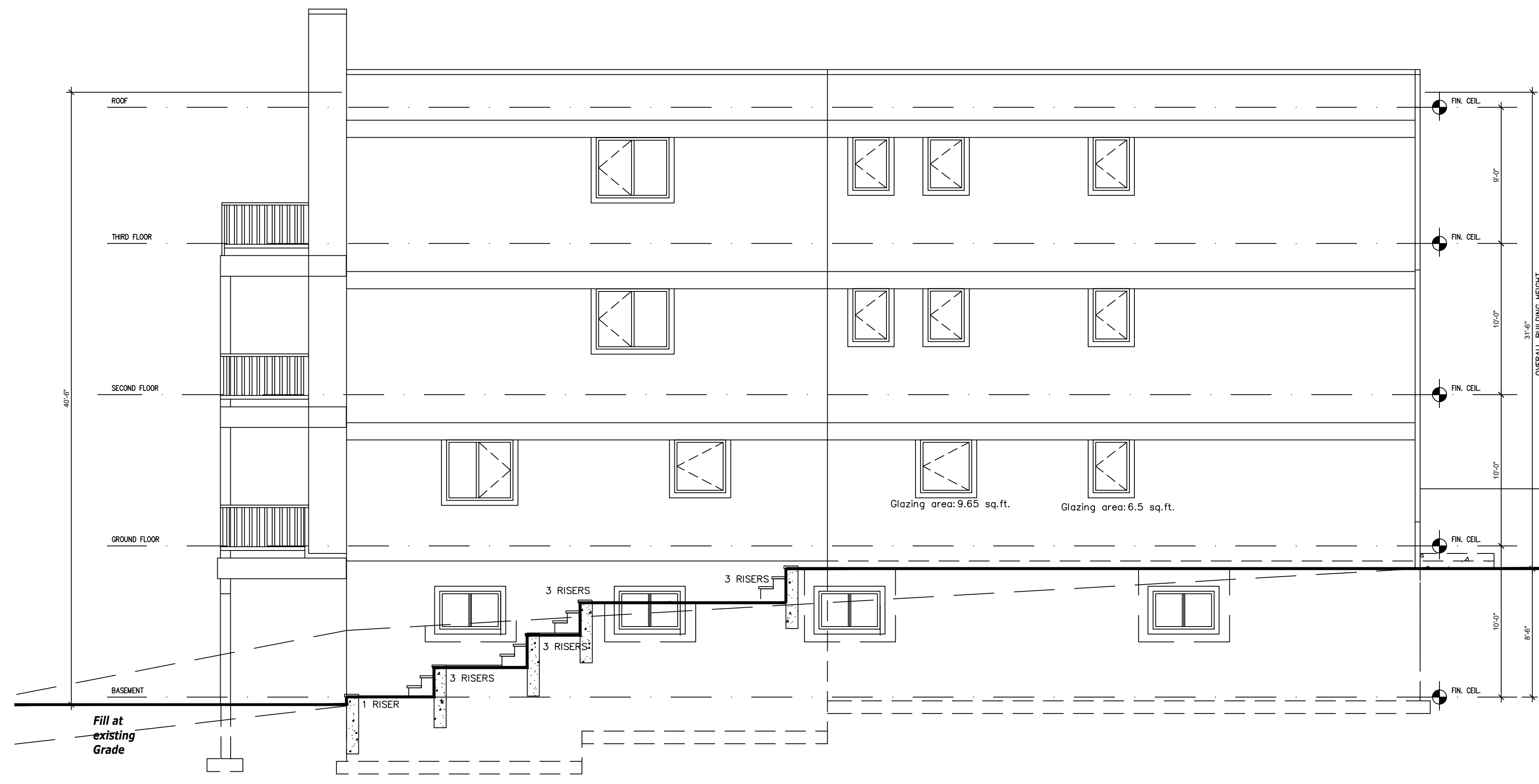
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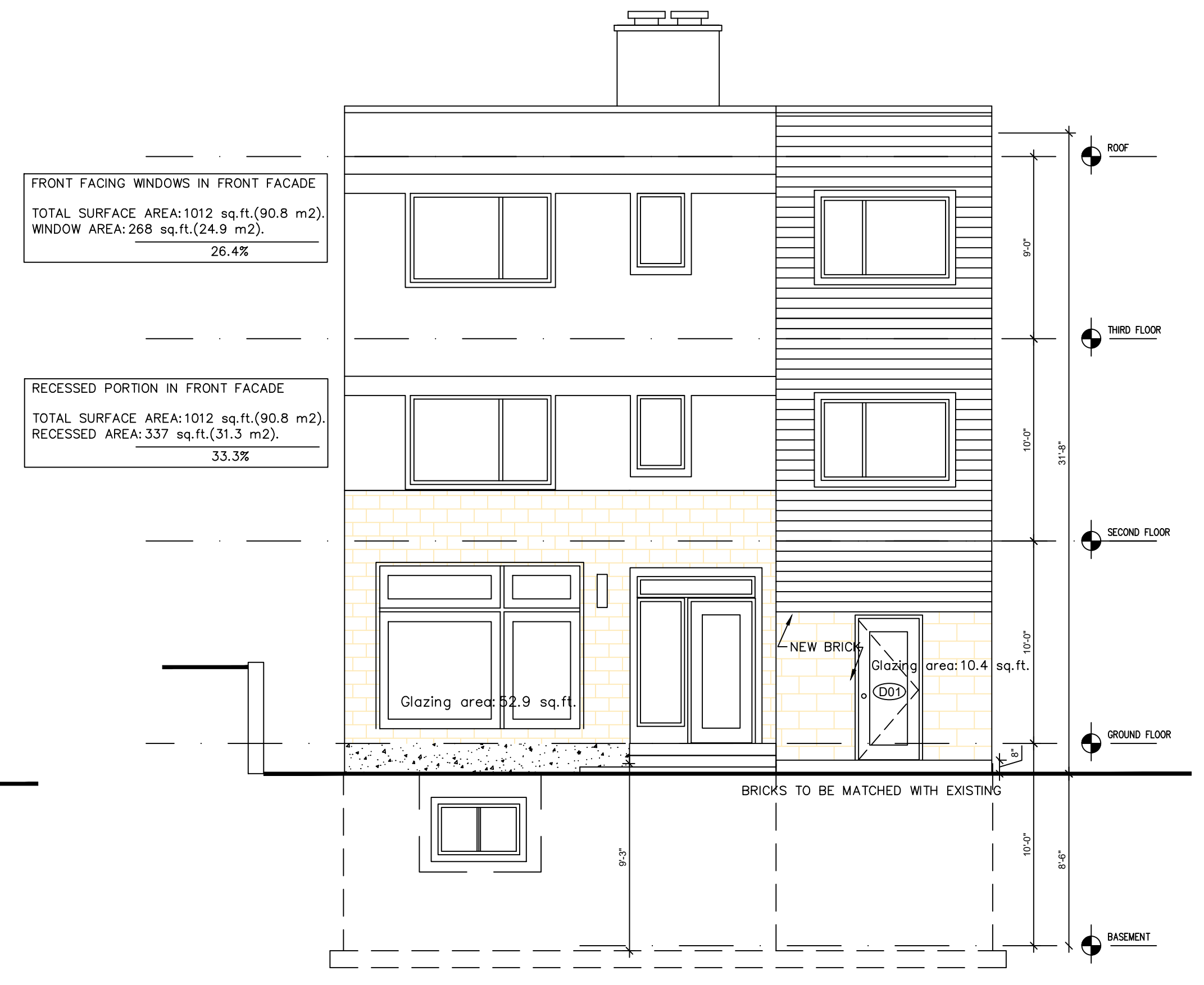
1 PROPOSED EAST ELEVATION
A5 SCALE: 3/16"=1'-0"



2 SOUTH ELEVATION
A5 SCALE: 3/16"=1'-0"



3 NORTH ELEVATION
A5 SCALE: 3/16"=1'-0"



4 PROPOSED WEST ELEVATION
A5 SCALE: 3/16"=1'-0"

FRONT FACING WINDOWS IN FRONT FACADE
TOTAL SURFACE AREA: 1012 sq. ft. (90.8 m²)
WINDOW AREA: 268 sq. ft. (24.9 m²)
26.4%

RECESSED PORTION IN FRONT FACADE
TOTAL SURFACE AREA: 1012 sq. ft. (90.8 m²)
RECESSED AREA: 337 sq. ft. (31.3 m²)
33.3%

173 HENDERSON AVE.

PROJECT: 87 FOURTH AVE.
OTTAWA, ONTARIO
K1M 7T7

CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -
GRADING -

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1	ISSUE FOR MINOR VARIANCE	20230622

DRAWING NAME:
PROPOSED ELEVATIONS

DESIGNED BY: F.M. SHEET:
DATE: JULY 13, 2023
SCALE: AS NOTED
A5



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Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT
Scale 1:150

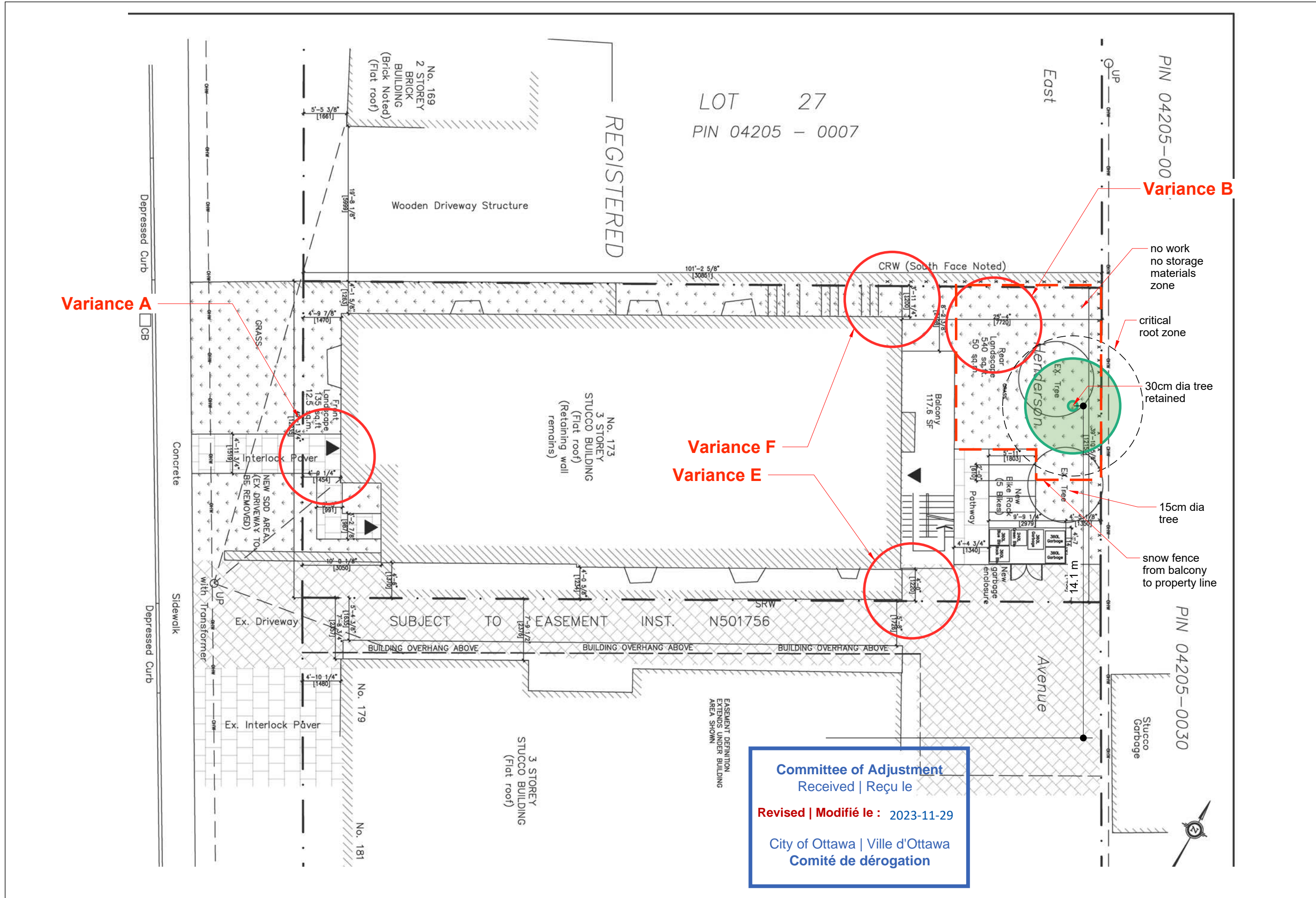
PROJECT
173 Henderson

ISSUE
DRAWN BY CJ
PROJECT NO. 2023

November 29, 2023

Site Arch

A.01



Variance A

Variance B

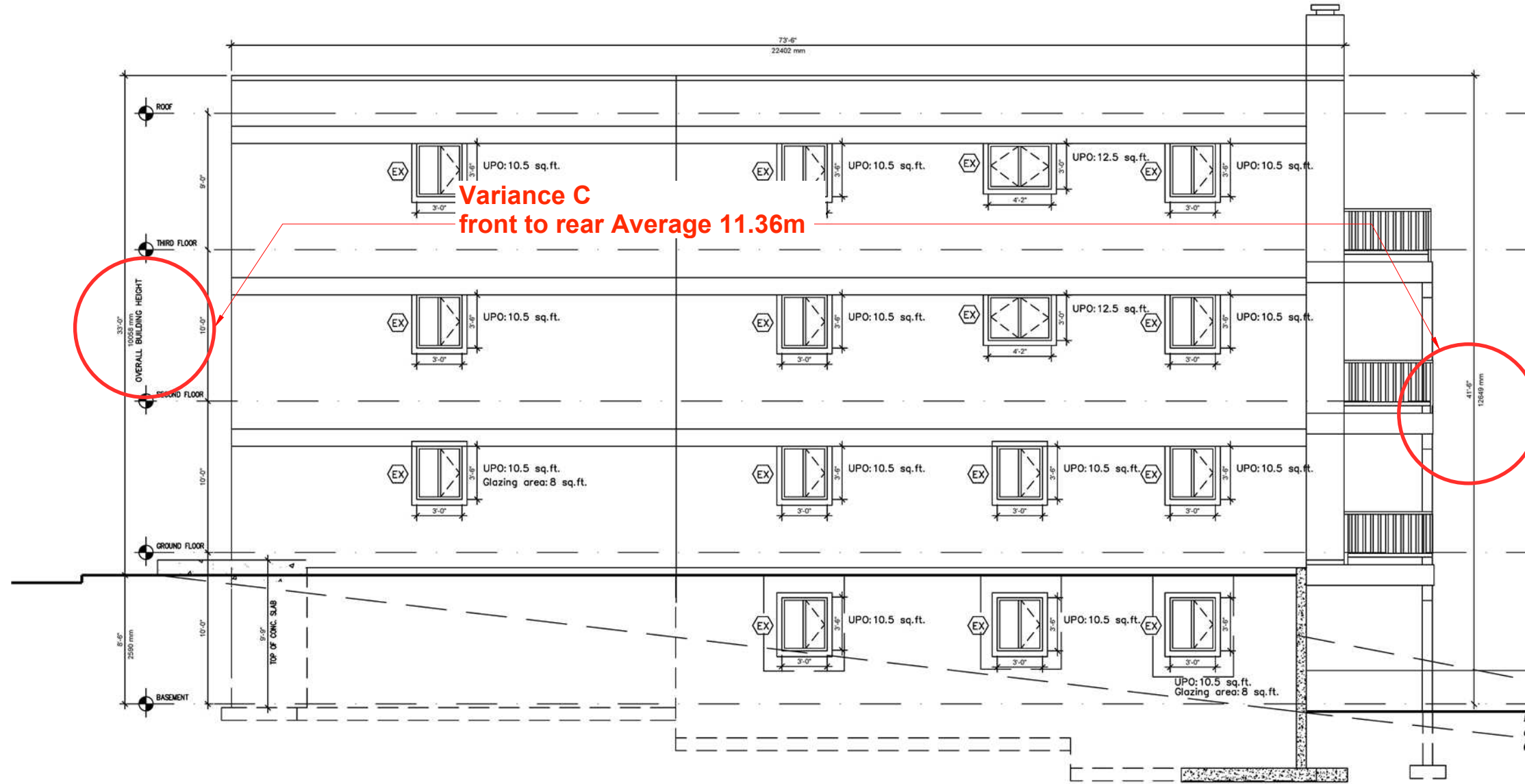
Variance F
Variance E

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-11-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation



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2 SOUTH ELEVATION
A5 SCALE: 3/16"=1'-0"

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2023-11-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Modulink & Design
Planning & Design
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT
173 Henderson
PROJECT NO. 2023
SCALE 1:150
ISSUE
DRAWN BY CJ

November 29,
2023
Elevation