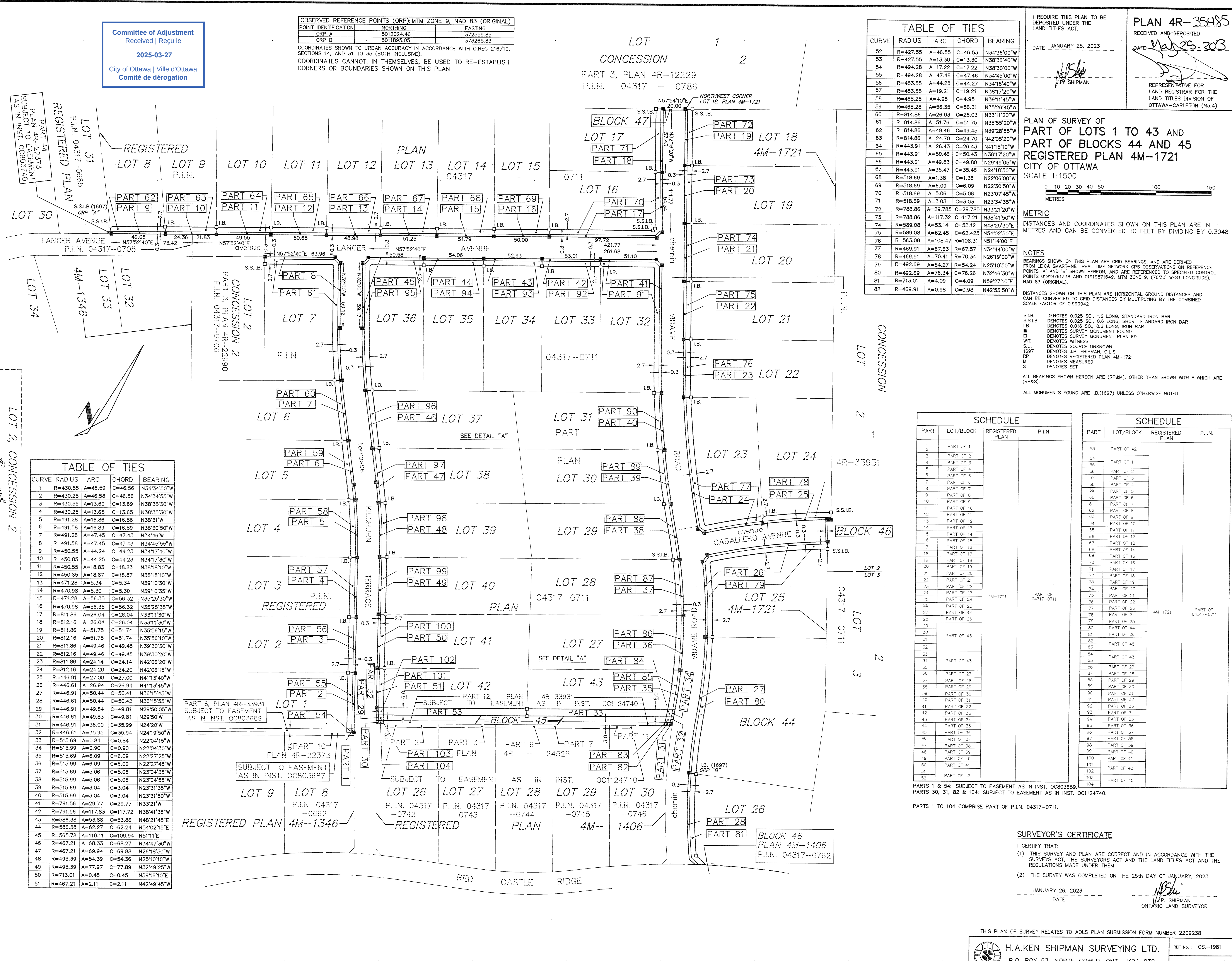
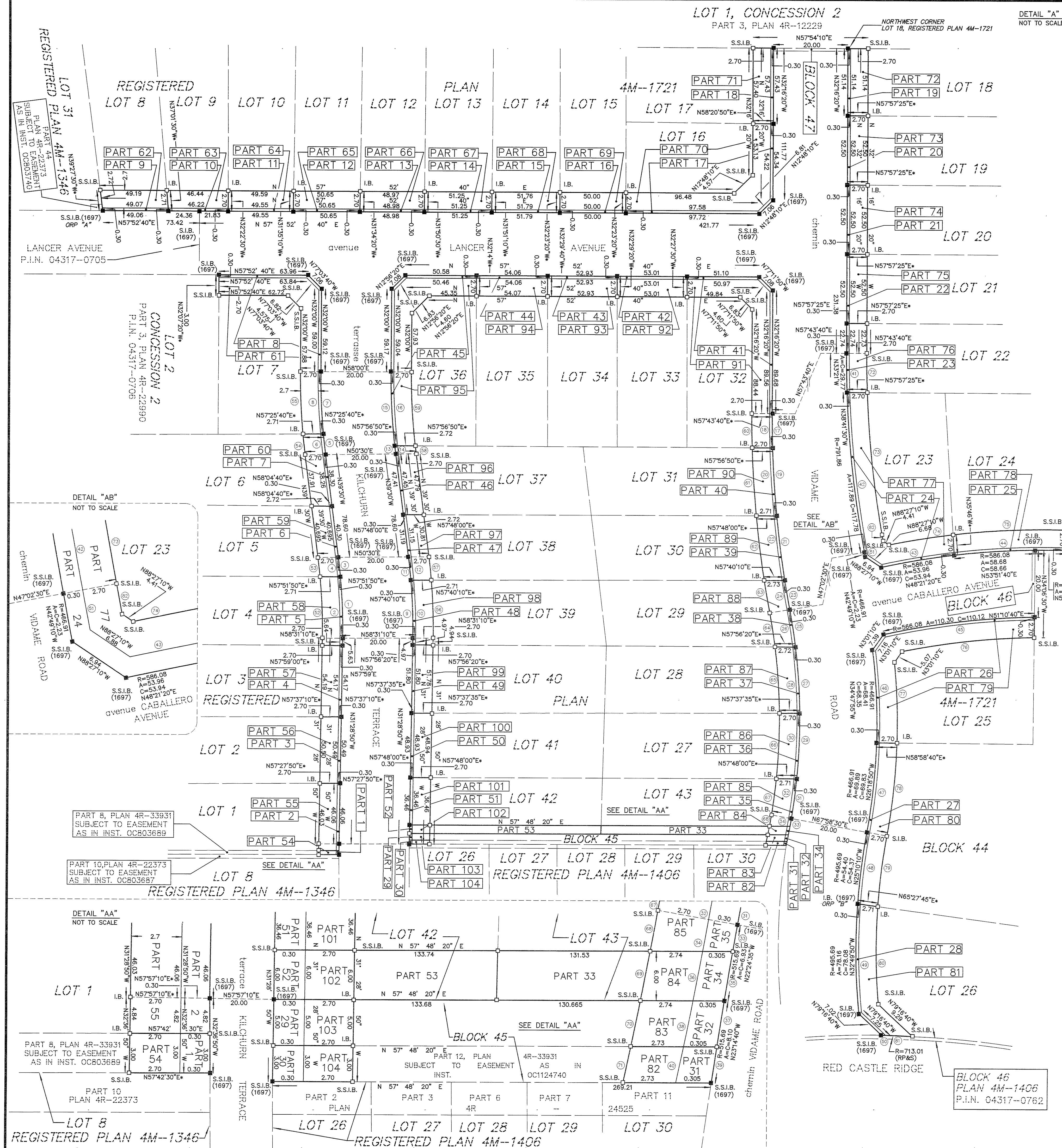




02 KEY PLAN

A1.0 SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION

PLAN OF SUBDIVISION OF PART OF LOTS 2 AND 3
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF OSSEOUEE AND PART OF BLOCKS 42, 44, 45 AND 46
REGISTERED PLAN 4M-1264 AND
PART OF BLOCK 46 AND
BLOCK 47
REGISTERED PLAN 4M-1406
CITY OF OTTAWA
SURVEY BY: HAKEN SHIPMAN SURVEYING LTD.
FILE NO.: 20-12844-REV 3

ZONING

ZONED
MAX. BUILDING HEIGHT
MIN. FRONT YARD SETBACK
MIN. REAR YARD SETBACK
MIN. INTERIOR YARD SETBACK
MAX. LOT COVERAGE
LOT AREA : 10,452 SQ.FT

REQUIRED

RR2
11.0m
12.0m
23.0m
6.0m
8%

PROVIDED

8.45m
21.5m
23.8m
6m
8.5%

SHEET INDEX:

COVER - COVER PAGE
A1.0 - SITE PLAN, NOTES, KEY PLAN, & BUILDING ASSEMBLIES
S1.2 - STRUCTURAL NOTES
A2.0's - FLOOR PLANS, & ROOF PLAN
A3.0's - ELEVATIONS
A4.0 - BUILDING SECTIONS

[illegible]

CLIENT NAME: THERBERGE 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.	
Committee of Adjustment Received Reçu le 2025-03-27 City of Ottawa Ville d'Ottawa Comité de dérogation	
SEAL:	NORTH ARROW:
01. 2025.02.20	ISSUED FOR PERMIT
05. 2025.01.16	ISSUED FOR COORDINATION
06. 2024.11.10	ISSUED FOR COORDINATION
07. 2024.11.01	ISSUED FOR COORDINATION
05. 2024.09.17	ISSUED FOR REVIEW
04. 2024.07.15	ISSUED FOR REVIEW
03. 2024.05.27	ISSUED FOR REVIEW
02. 2024.04.06	ISSUED FOR REVIEW
01. 2024.02.28	ISSUED FOR REVIEW
No. DATE REVISION	
S.J.LAWRENCE ARCHITECT INCORPORATED	
10 DEAKIN STREET SUITE 209 OTTAWA, ONTARIO K2E 6B1 T: (613) 754-7710 F: (613) 754-7705 sjl@sjlarchitect.com	
THIS DRAFTING IS THE SOLE PROPERTY OF S.J. LAWRENCE ARCHITECT INCORPORATED. REPRODUCTION IS NOT PERMITTED.	
PROJECT: THERBERGE RESIDENCE	
3055 LANGER, MARGTICK ON.	
SHEET TITLE: SITE PLAN	
DRAWN BY: A.L.	CHECKED BY: S.J.L.
PLOT DATE: 2025.02.20	PROJECT DATE: 2024.01.01
JOB NUMBER: SL-116-23	SCALE: AS SHOWN



THEBERGE RESIDENCE

5833 LANCER, MANOTICK, ON.

ARCHITECTURAL DRAWINGS



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

STRUCTURAL DRAWINGS



GOODEVE STRUCTURAL INC.
77 AURIGA DR., SUITE 18, OTTAWA ON K2E 7Z7
(P) 613 226-4558
(F) 613 226-4459

CIVIL DRAWINGS

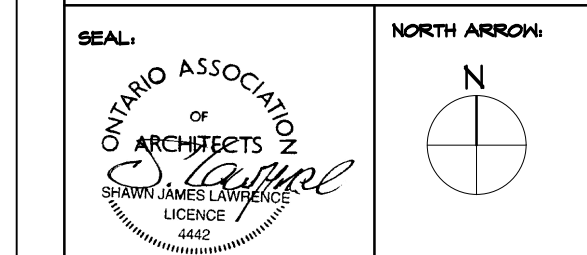
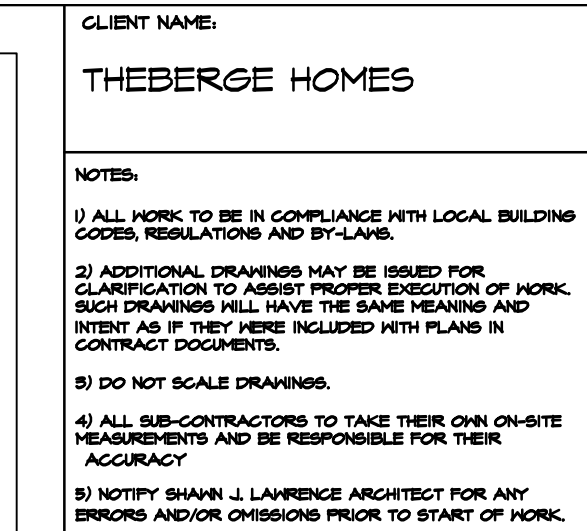


KOLLAARD ASSOCIATES ENGINEERING INC.
210 PRESCOTT ST. UNIT 1
KEMPTVILLE, ONTARIO, K0G 1J0
(P) 613 860-0923
(F) 613 258-0475

MECHANICAL/ELECTRICAL DRAWINGS



Q M&E ENGINEERING
9 GURDWARA RD, SUITE 200, NEPEAN
ONTARIO, K2E 7X6
(P) 613 366-4763
(E) MAIL@QMEENGINEERING.COM



LEGAL DESCRIPTION

PLAN OF SUBDIVISION OF PART OF LOTS 2 AND 3
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF OSOBSOGE AND PART OF BLOCKS 42, 44, 45 AND 46
REGISTERED PLAN 444-1864 AND
PART OF BLOCK 46 AND
BLOCK 47
REGISTERED PLAN 44-1406
CITY OF OTTAWA
SURVEY BY: HAKSEN SHIPMAN SURVEYING LTD.
FILE NO.: 20-12344-REV 3

<u>ZONING</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
<u>ZONED</u>	RR2	
<u>MAX. BUILDING HEIGHT</u>	11.0m	8.45m
<u>MIN. FRONT YARD SETBACK</u>	12.0m	21.5m
<u>MIN. REAR YARD SETBACK</u>	15.0m	25.0m
<u>MIN. INTERIOR YARD SETBACK</u>	6.0m	6m
<u>MAX. LOT COVERAGE</u>	5%	9.24% [INCLUDING COVERED PORCH]
<u>LOT AREA : 10452 SQ.FT</u>		

SHEET INDEX:

<u>COVER</u>	<u>COVER PAGE</u>
-	- SITE PLAN, NOTES, MAP PLAN & BUILDING ASSEMBLIES
-	- STRUCTURAL NOTES
-	- FLOOR PLANS, & ROOF PLAN
-	- ELEVATIONS
-	- BUILDING SECTIONS
-	- SECTION DETAILS
-	- WINDOW & DOOR SCHEDULE

[illegible]

10.	2025.05.20	ISSUED FOR MINOR VARIANCE
04.	2025.03.28	ISSUED FOR PERMIT
06.	2025.01.16	ISSUED FOR COORDINATION
07.	2024.11.18	ISSUED FOR COORDINATION
06.	2024.11.01	ISSUED FOR COORDINATION
05.	2024.08.17	ISSUED FOR REVIEW
04.	2024.07.15	ISSUED FOR REVIEW
05.	2024.05.27	ISSUED FOR REVIEW
02.	2024.04.06	ISSUED FOR REVIEW
01.	2024.02.28	ISSUED FOR REVIEW
No.	DATE	REVISION

**S.J.LAWRENCE
ARCHITECT
INCORPORATED**

16 DEAKIN STREET
SUITE 205
OTTAWA, ONTARIO
K2E 8B7

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s.j.l@sjlarchitect.com



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ARCHITECT
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PROJECT:
THEBERGE RESIDENCE

5833 LANCER, MANOTICK ON.

SHEET TITLE:
SITE PLAN

DRAWN BY: A.L	CHECKED BY: S.J.L
PLOT DATE: 2025.03.20	PROJECT DATE: 2024.01.01
JOB NUMBER: SL-1116-23	SCALE: AS SHOWN
SHEET NUMBER:	

A|O

APPLICATION



01 FRONT ELEVATION [NORTH]
SCALE: 3/16" = 1'-0"



02 REAR ELEVATION [SOUTH]
SCALE: 3/16" = 1'-0"

CLIENT NAME:
THEBERGE HOMES

NOTES:
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SEAL:
ONARIO ASSOCIATION
OF ARCHITECTS
SHAWN J. LAWRENCE
LICENSED
4442

NORTH ARROW:
N

NO.	DATE	REVISION
10.	2025.05.20	ISSUED FOR MINOR VARIANCE
04.	2025.02.28	ISSUED FOR PERMIT
08.	2025.01.16	ISSUED FOR COORDINATION
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01.	2024.02.28	ISSUED FOR REVIEW

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INCORPORATED
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SJL
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PROJECT:
THEBERGE RESIDENCE

5855 LANCER, MANOTICK ON.

SHEET TITLE:
ELEVATIONS

DRAWN BY: A.L.	CHECKED BY: S.J.L.
PLOT DATE: 2025.05.20	PROJECT DATE: 2024.01.01
JOB NUMBER: SL-1116-23	SCALE: AS SHOWN
SHEET NUMBER:	

A3.0

APPLICATION



01 SIDE ELEVATION [EAST]
A3.1 SCALE: 3/16" = 1'-0"



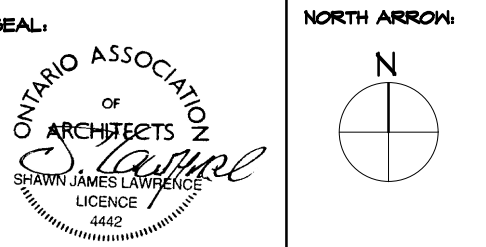
02 SIDE ELEVATION [WEST]
A3.1 SCALE: 3/16" = 1'-0"

CLIENT NAME:

THEBERGE HOMES

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Committee of Adjustment
Received | Reçu le
2025-03-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation



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02.	2024.04.06	ISSUED FOR REVIEW
01.	2024.02.28	ISSUED FOR REVIEW
No.	DATE	REVISION

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PROJECT:
THEBERGE RESIDENCE

5855 LANCER, MANOTICK ON.

SHEET TITLE:
ELEVATIONS

DRAWN BY:
A.L.

CHECKED BY:
S.J.L.

PLOT DATE:
2025.05.20

PROJECT DATE:
2024.01.01

JOB NUMBER:
SL-1116-23

SCALE:
AS SHOWN

SHEET NUMBER:

A3.1

APPLICATION