MIXED-USE DEVELOPMENT: 829 CARLING AVENUE

OTTAWA, ON

ZBA/OPA/SPA SUBMISSION

ОСТОВЕК 18тн, **2024**

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- A.002 PROJECT RENDERINGS
- A.101 CONTEXT PLAN
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- A.202 P2 PLAN
- A.203 P1 PLAN
- A.301 GROUND FLOOR PLAN
- A.302 2ND FLOOR PLAN
- A.303 3RD 6TH FLOOR PLAN
- A.304 7TH FLOOR PLAN
- A.305 8TH FLOOR PLAN
- A.306 9TH FLOOR PLAN
- A.307 10TH FLOOR PLAN
- A.308 11st to 41st FLOOR PLAN
- A.309 42ND TO 50TH FLOOR PLAN
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- A.311 ROOF PLAN
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- A.501 NORTH AND EAST ELEVATIONS
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- A.601 AXONOMETRIC VIEWS
- A.602 AXONOMETRIC VIEWS
- A.603 PERSPECTIVE VIEWS



HARIRI PONTARINI ARCHITECTS



G	GENERAL SITE INFORMATION				
SITE ADDRESS	829 CARLING AVE, OTTAWA				
DEVELOPER	CLARIDGE HOMES				
BUILDING TYPE MIXED-USE BUILDING					

LAND AREA							
SITE (EXCLUDING ROAD WIDENING)							
1519 m2	2 16,350 ft2 0.375 ACRES 0.152 HECTARS						
SITE (INCLUDING ROAD WIDENING)							
1417 m2	15,252 ft2	0.350 ACRES	0.142 HECTARS				

BUILDING HEIGHT					
TOWER HEIGHT	158.7 m				
HEIGHT INCLUDING MPH	166.2 m				

FLOOR SPACE INDEX (FSI)					
FSI = TOTAL GFA / LOT AREA (INCL. ROAD WIDENING)	28,452 m2 / 1,417 m2 = 20.08				
FSI RESIDENTIAL	28,152 m2 / 1,417 m2 = 19.86				
FSI RETAIL	300 m2 / 1,417 m2 = 0.21				

BL	BUILDING GFA SUMMARY (m2)						
TOTAL RESID. GFA	28,206	303608					
TOTAL RETAIL GFA	300	3229					
TOTAL GFA	28,506	306837					

DENSITY UNIT PER HECTARES 3542

LOT COVERAGE **87%**

GFA REDUCTION (20	008-326)
DEDUCTION AS PER THE CITY OF OTTAWA BY-LAW 2008-326 IN	ICLUDE: SHARED MECHANICAL, SERVICE AND
ELECTRICAL EQUIPME	NT;
COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SH	AFTS; BICYCLE PARKING AND MOTOR VEHICLE
PARKING;	
COMMON STORAGE AND WASHF	OOM FACILITY;
COMMON AMENITY A	REA.
AREA MEASURED FROM INTERIORS O	OF OUTSIDE WALLS.

INDOOR/OUTDOOR AMENITY SUMMARY					
REQ'D. TOTAL AMENITY SPACE (6m2 / UNIT)3018 m2					
REQ'D. COMMUNAL AMENITY SPACE	1509 m2				
REQ'D. PRIVATE AMENITY SPACE	3428 m2				
PROVIDED COMMUNAL AMENITY SPACE	1512 m2				
PROVIDED PRIVATE AMENITY SPACE (BALCONIES)	3428 m2				
PROVIDED TOTAL AMENITY SPACE	4941 m2				

	PROP. VEHICULAR PARK. BREAKDOWN								
	STA	ALL CAR	TOTAL						
	TYP. STALL	ACCESSIBLE	TYP.STALL	ACCESSIBLE					
P1	4	-	-	-	4				
P2	27	1	4	-	32				
P3	29	1	4	-	30				
P4	29	1	4	-	30				
P5	29	1	4	-	30				
P6	29	1	4	-	30				
				TOTAL	156				

PROP. BICYCLE PARK. BREAKDOWN						
	LON	G TERM	SHO	RT TERM	TOTAL	
2ND	250		7		257	
GF			10		10	
PRO	P. RATIO 0.5 P	ER UNIT	REQ.	251	267	

		-		BUILDING	G STATISTI	CS				
		Gross Build		C	GFA Deductio			Gross Floo	or Area	
	Floor	(AS PER ZONIN 2008-326; MEASI INSIDE FACE OF EXT	URED FROM	General	Indoor	Parking/	Reside	ntial	Re	tail
		m2	ft2	m2	Amenity m2	Bike Parking m2	m2	ft2	m2	ft2
	МРН	702.41	7,561	702.41			-	-	-	-
	50	683.80	7,360	145.4			538.40	5,795	_	_
	49	683.80	7,360	145.4			538.40	5,795	-	
	48	683.80	7,360	145.4			538.40	5,795	_	_
	47	683.80	7,360	145.4			538.40	5,795	-	-
	46	683.80	7,360	145.4			538.40	5,795	-	-
	45	683.80	7,360	145.4			538.40	5,795	-	-
	44	683.80	7,360	145.4			538.40	5,795	-	-
	43	683.80	7,360	145.4			538.40	5,795	-	-
	42	683.80	7,360	145.4			538.40	5,795	-	-
	41	768.50	8,272	165.8			602.70	6,487	-	-
	40	768.50	8,272	165.8			602.70	6,487	-	-
	39	768.50	8,272	165.8			602.70	6,487	-	-
	38	768.50	8,272	165.8			602.70	6,487	-	-
	37	768.50	8,272	165.8			602.70	6,487	-	-
	36	768.50	8,272	165.8			602.70	6,487	-	-
	35	768.50	8,272	165.8			602.70	6,487	-	-
	34	768.50	8,272	165.8			602.70	6,487	-	-
	33	768.50	8,272	165.8			602.70	6,487	-	-
	32	768.50	8,272	165.8			602.70	6,487	-	-
	31	768.50	8,272	165.8			602.70	6,487	-	-
	30	768.50	8,272	165.8			602.70	6,487	-	-
TOWER	29	768.50	8,272	165.8			602.70	6,487	-	-
ŇŎ	28	768.50	8,272	165.8			602.70	6,487	-	-
F	27	768.50	8,272	165.8			602.70	6,487	-	-
	26	768.50	8,272	165.8			602.70	6,487	-	-
	25	768.50	8,272	165.8			602.70	6,487	-	-
	24	768.50	8,272	165.8			602.70	6,487	-	-
	23	768.50	8,272	165.8			602.70	6,487	-	-
	22	768.50	8,272	165.8			602.70	6,487	-	-
	21	768.50	8,272	165.8			602.70	6,487	-	-
	20	768.50	8,272	165.8			602.70	6,487	-	-
	19	768.50	8,272	165.8			602.70	6,487	-	-
	18	768.50	8,272	165.8			602.70	6,487	-	-
	17	768.50	8,272	165.8			602.70	6,487	-	-
	16	768.50	8,272	165.8			602.70	6,487	-	-
	15	768.50	8,272	165.8			602.70	6,487	-	-
	14	768.50	8,272	165.8			602.70	6,487	-	-
	13	768.50	8,272	165.8			602.70	6,487	-	-
	12	768.50	8,272	165.8			602.70	6,487	-	-
	11	768.50	8,272	165.8			602.70	6,487	-	-
	10	768.50	8,272	165.8			602.70	6,487	-	-
	9	768.50	8,272	165.8			602.70	6,487	-	-
	8	768.50	8,272	165.8			602.70	6,487	-	-
	7	768.50	8,272	165.8			602.70	6,487	-	-
	6	768.50	8,272	165.8			602.70	6,487	-	-
	Total Tower	34,523	371,598	8,092		0	26,543	285,704	-	-
	5	725.00	7,804	151	574		0.00	0	-	-
~	4	966.00	10,398	194	519		253.00	2,723	-	-
PODIUM	3	1026.00	11,044	193.7			832.30	8,959	-	-
OD	2	1086.00	11,690	168.9		339.1	578.00	6,222	-	-
d I	1	1112.00	11,969	446.45			-	-	300	3,229
	Total Podium	4,915	52,905	1,154	1,093	0	1,663	17,904	300	3,229
	Total Above Grade	39,438	424,503	9,309	1,093	339	28,506	306,837		
	Total Below Grade	8.019				8.019				

Total Below Grade	8,019			8,019		
P1	1,337			1,337		
P2	1,337			1,337		
Р3	1,337			1,337		
Р4	1,337			1,337		
Р5	1,337			1,337		
P6	1,337			1,337		
	TOTAL	GBA	TOTAL GFA DEDUC	TION	TOTAL	GFA
OVERALL	47457	510,819	18,751		28,506	306837
	m2	ft2	m2		m2	ft2

Floor							Efficency
	Studio	1BR	2BR	3BR	Total	ft2	%
MPH	0	0	0	0	0	0	0.0%
50	1	4	2	2	9	6,086	82.7%
49	1	4	2	2	9	6,086	82.7%
48	1	4	2	2	9	6,086	82.7%
47	1	4	2	2	9	6,086	82.7%
46	1	4	2	2	9	6,086	82.7%
45	1	4	2	2	9	6,086	82.7%
44	1	4	2	2	9	6,086	82.7%
43	1	4	2	2	9	6,086	82.7%
42	1	4	2	2	9	6,086	82.7%
41	1	6	4	0	11	6,815	82.4%
40	1	6	4	0	11	6,815	82.4%
39	1	6	4	0	11	6,815	82.4%
38	1	6	4	0	11	6,815	82.4%
37	1	6	4	0	11	6,815	82.4%
36	1	6	4	0	11	6,815	82.4%
35	1	6	4	0	11	6,815	82.4%
34	1	6	4	0	11	6,815	82.4%
33	1	6	4	0	11	6,815	82.4%
32	1	6	4	0	11	6,815	82.4%
31	1	6	4	0	11	6,815	82.4%
30	1	6	4	0	11	6,815	82.4%
29	1	6	4	0	11	6,815	82.4%
28	1	6	4	0	11	6,815	82.4%
27	1	6	4	0	11	6,815	82.4%
26	1	6	4	0	11	6,815	82.4%
25	1	6	4	0	11	6,815	82.4%
24	1	6	4	0	11	6,815	82.4%
23	1	6	4	0	11	6,815	82.4%
22	1	6	4	0	11	6,815	82.4%
21	1	6	4	0	11	6,815	82.4%
20	1	6	4	0	11	6,815	82.4%
19	1	6	4	0	11	6,815	82.4%
18	1	6	4	0	11	6,815	82.4%
17	1	6	4	0	11	6,815	82.4%
16	1	6	4	0	11	6,815	82.4%
15	1	6	4	0	11	6,815	82.4%
14	1	6	4	0	11	6,815	82.4%
13	1	6	4	0	11	6,815	82.4%
12	1	6	4	0	11	6,815	82.4%
11	1	6	4	0	11	6,815	82.4%
10	1	6	4	0	11	6,815	82.4%
9	1	6	4	0	11	6,815	82.4%
8	1	6	4	0	11	6,815	82.4%
8	1	6	4	0	11	6,815	82.4%
6	1	6	4	0	11	6,815	82.4%
Total Tower	45	252	162	18	477	303,345	80.2%
5	- 4 5 0	0	0	0	0	0	0.0%
4	0	2	1	1	4	2,870	27.6%
3	3		3	2	13	8,605	77.9%
2	0	5	2	2	9	6,569	56.2%
2	0	0	0	0	0	0,569	0.0%
	3	<u> </u>	6	5	26	18,044	34.1%
Lotal Podium	5	12	0	5	20	10,044	J4.1%
Total Podium							
Total Podium	/18	264	169	22	502	318 / 02	75 2%
Total Podium	48 9.5%	264 52.5%	168 33.4%	23 4.6%	503 100.0%	318,493	75.2%

PLAN OF SURVEY OF

Part of Lots 1554, 1555, 1556 and 1557 Registered plan 38 City of Ottawa,

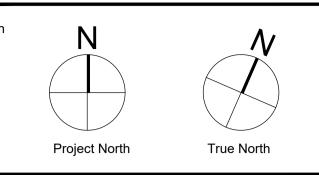
Surveyed by Annis O'Sullivan Vollebekk Ltd.

General Notes:

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3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

North





PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021
Rev.	Issue / Description	Date
		l

Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

STATISTICS

Project number:	2030
Scale:	1 : 200
Date:	OCTOBER 18, 2024
Drawn by:	HPA
Drawing No.:	Revision:

A.001

VIEW FROM SOUTH-WEST (LOOKING EAST)





VIEW LOOKING NORTH FROM DOW'S LAKE



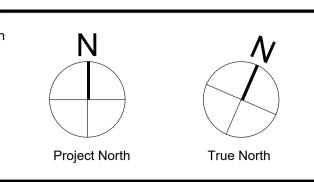
AERIAL VIEW FROM CARLING AVENUE (LOOKING WEST)

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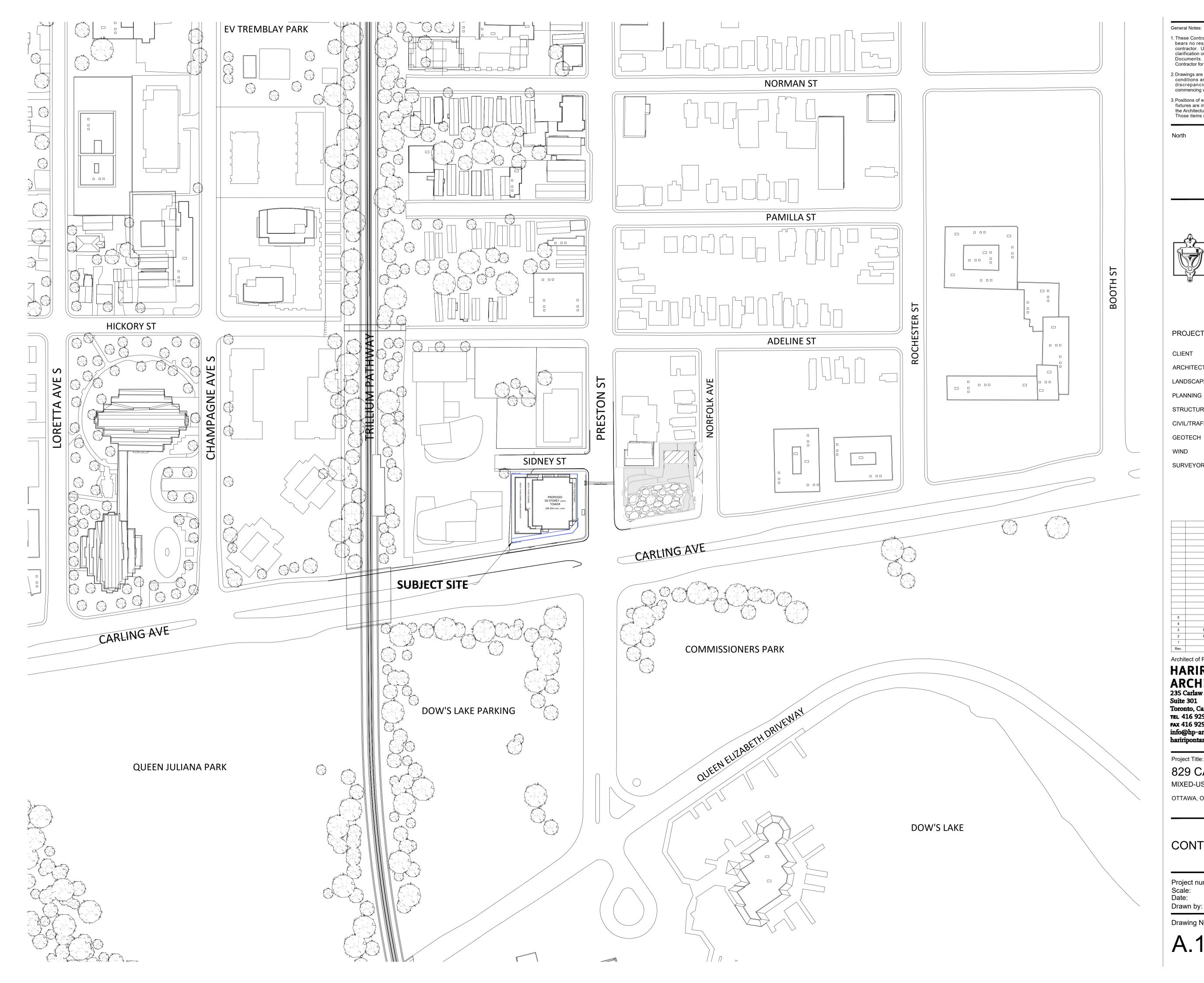
Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

RENDERINGS

Project number:	2030
Scale:	N/A
Date:	OCTOBER 18, 2024
Drawn by:	HPA

Drawing No.:





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Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

CONTEXT PLAN

Project number:	2030
Scale:	1 : 1000
Date:	OCTOBER 18, 2024
Drawn by:	HPA
Drawing No.:	Revision:

A.101

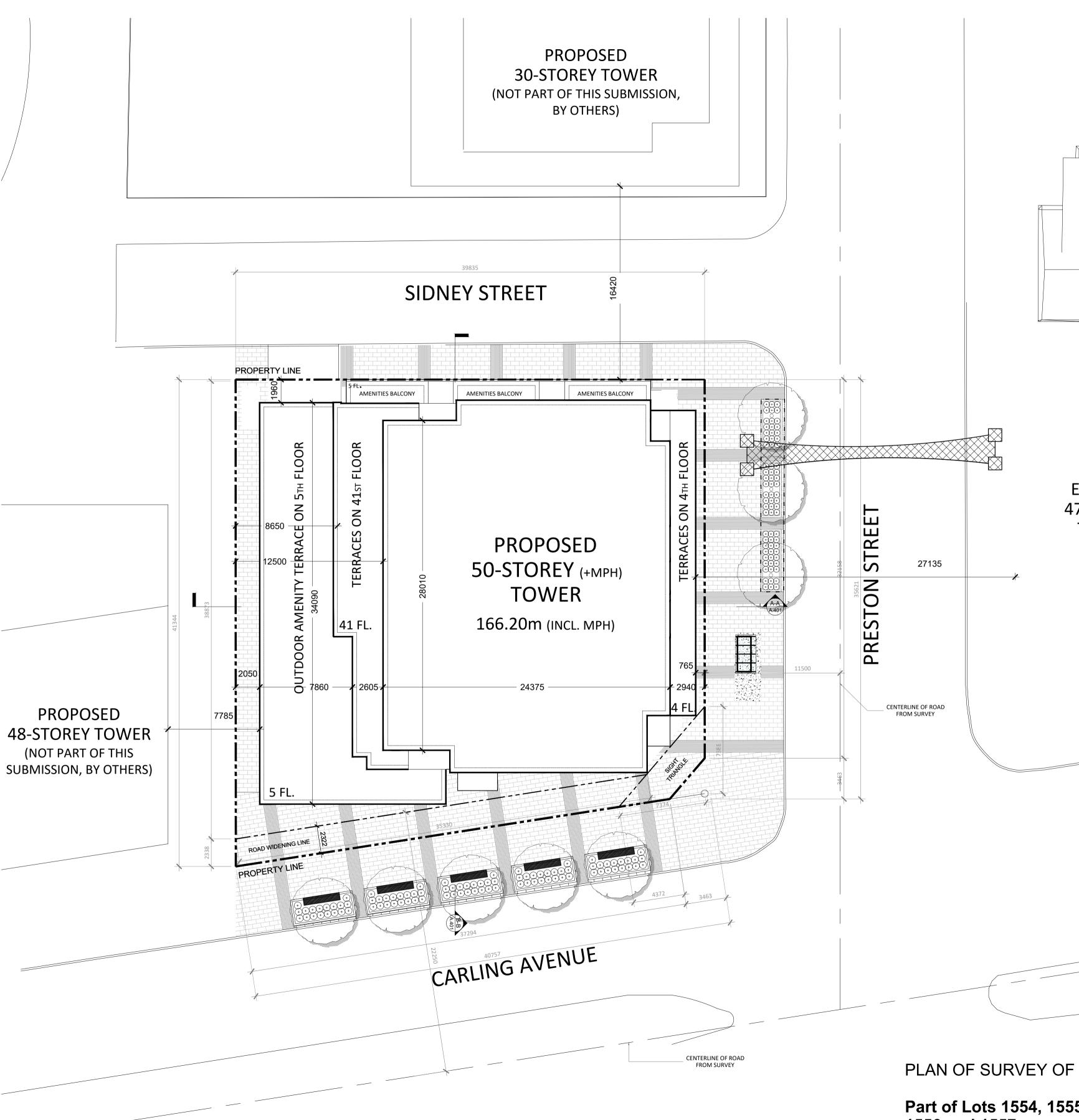
DEVELOPMENT SUMMARY

SITE AREA (EXCL. ROAD WIDENING)	1519	16,350	
SITE AREA (INCL. ROAD WIDENING)	1417	15,252	
FSI (LOT AREA INCL. ROAD WIDENING)	19.84		

BUILDING GFA SUMMARY				
m2 ft2				
TOTAL RESIDENTIAL GFA	28206	303608		
TOTAL RETAIL GFA	300	3229		
TOTAL GFA	28,506	306837		

RESIDENTIAL UNIT BREAKDOWN				
B./ST.	1 BR	2 BR	3 BR	TOTAL
48	264	168	23	503
9.5%	52.5%	33.4%	4.6%	100%

ZONING TABLE			
			COMPLIANCE
MIN. LOT AREA	NO MINIMUM	1,417 m2	\checkmark
MIN. LOT WIDTH	NO MINIMUM	32.16 m	\checkmark
MIN. FRONT YARD SETBACK	MIXED-USE BLDG: 0m	0 m	\checkmark
MIN. CORNER SIDE YARD SETBACK	MIXED-USE BLDG: 0m	0 m	\checkmark
MIN. REAR YARD	MIXED-USE BLDG NOT ABUTTING A RESIDENTIAL ZONE: 0m	0 m	~
BUILDING HEIGHT	MAX. 30m AND NO HIGHER THAN 9 STOREYS	136.80m (INCL. мрн); 40 ST.	×
AMENITY AREA	MIN. 6m2/DU; 50% MUST BE COMMUNAL; 505x6=3,030m2 TOTAL AND 1,515m2 COMM.	COMMUNAL: 1,515 m2	~
MINIMUM RESID. VEHICLE PARKING	AREA Z: NO PARKING REQ'D.	166 SPACES	\checkmark
MAXIMUM RESID. VEHICLE PARKING	1.75 SPACES / DU 396 x 1.75 = 693	166 SPACES	~
MINIMUM VISITOR PARKING	0.1 SPACES / DU AFTER FIRST 12 DU, MAX. 30 SPACES REQUIRED	30 SPACES	~
MIN. COMMERCIAL VEHICLE PARKING	AREA Z: NO PARKING REQ'D.	0 SPACES	~
MIN. RESIDENTIAL BICYCLE PARKING	MIN. RESID. BICYCLE PARK. 0.5 SPACES / DU 396 x 0.5 = 198 SPACES	198 SPACES	~
MIN. COMMERCIAL BICYCLE PARKING	1 / 250m2 GFA 335m2 = 1.34 (2 ROUNDED)	2 SPACES	~
DRIVEWAY WIDTH	TWO-WAY FOR RESID.: 6.0m	6.0 m	\checkmark
AISLE WIDTH	90-DEGREE PARKING SPACES: 6.0m	6.0 m	\checkmark
PARKING SPACE SIZE	MAX. 40% OF RESID. SPACES CAN BE SMALL SIZE (2.4m x 4.6m) 196 x 40% = 79 SPACES	SMALL SIZE PARK.: 25	~



Part of Lots 1554, 1555, 1556 and 1557 **Registered plan 38** City of Ottawa,

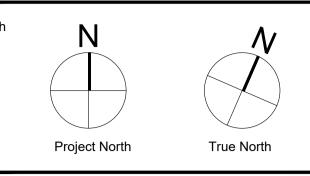
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ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
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2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021
Rev.	Issue / Description	Date
1.67.		Date

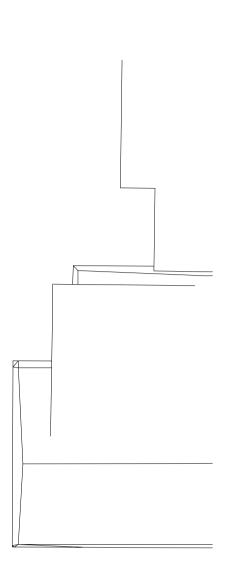
Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

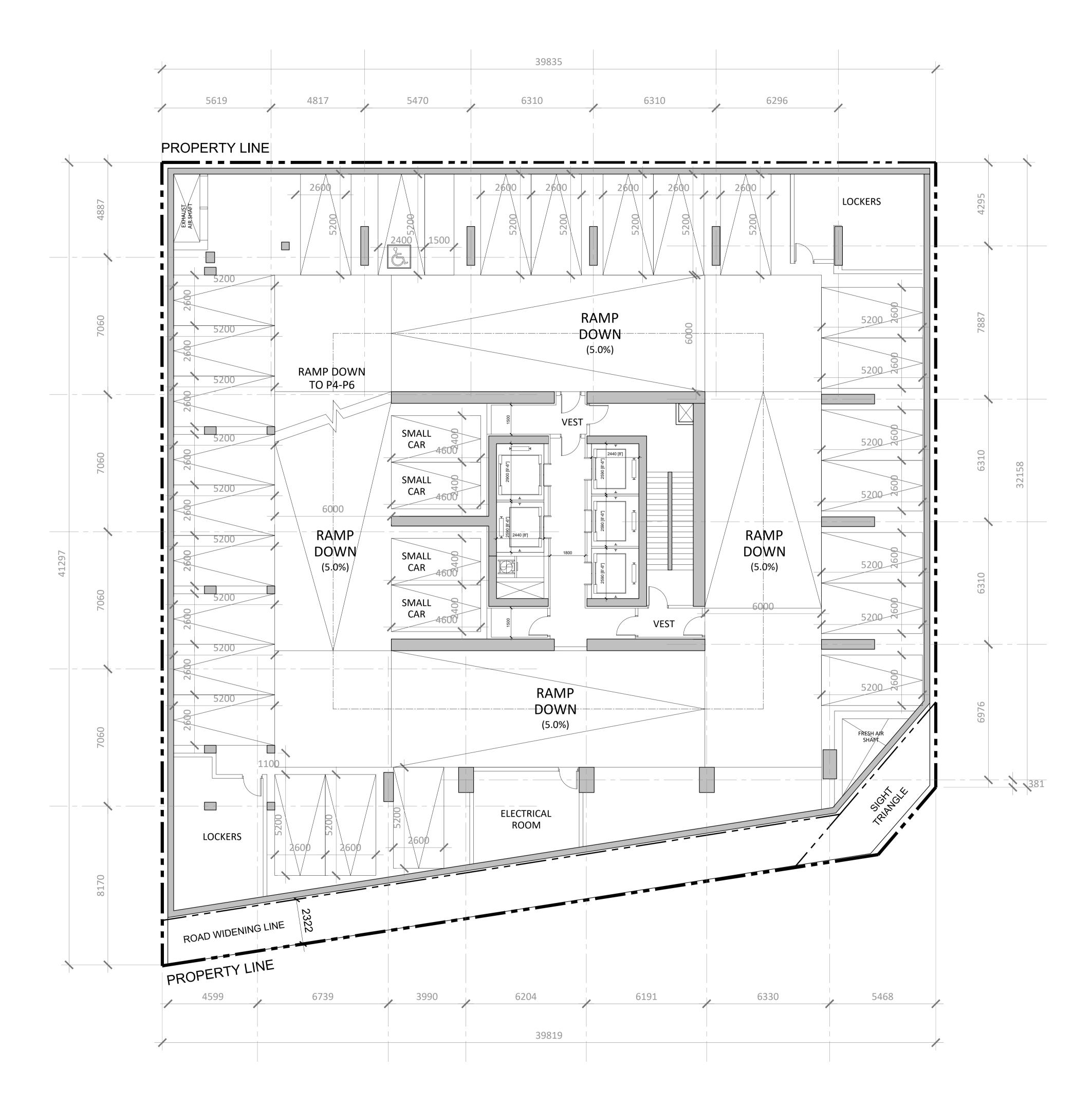
SITE PLAN

Project number:	2030
Scale:	1 : 200
Date:	OCTOBER 18, 2024
Drawn by:	HPA
Drawing No.:	Revision:





A.102



P1 PARKING SPACES: 4 P2 PARKING SPACES: +/- 32 P3 PARKING SPACES: +/- 30 P4 PARKING SPACES: +/- 30 P5 PARKING SPACES: +/- 30 P6 PARKING SPACES: +/- 30

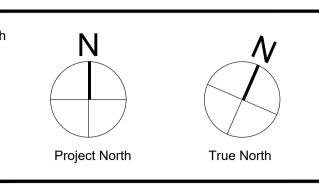
TOTAL: +/- 156

General Notes:

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North





PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021
Rev.	Issue / Description	Date

Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com

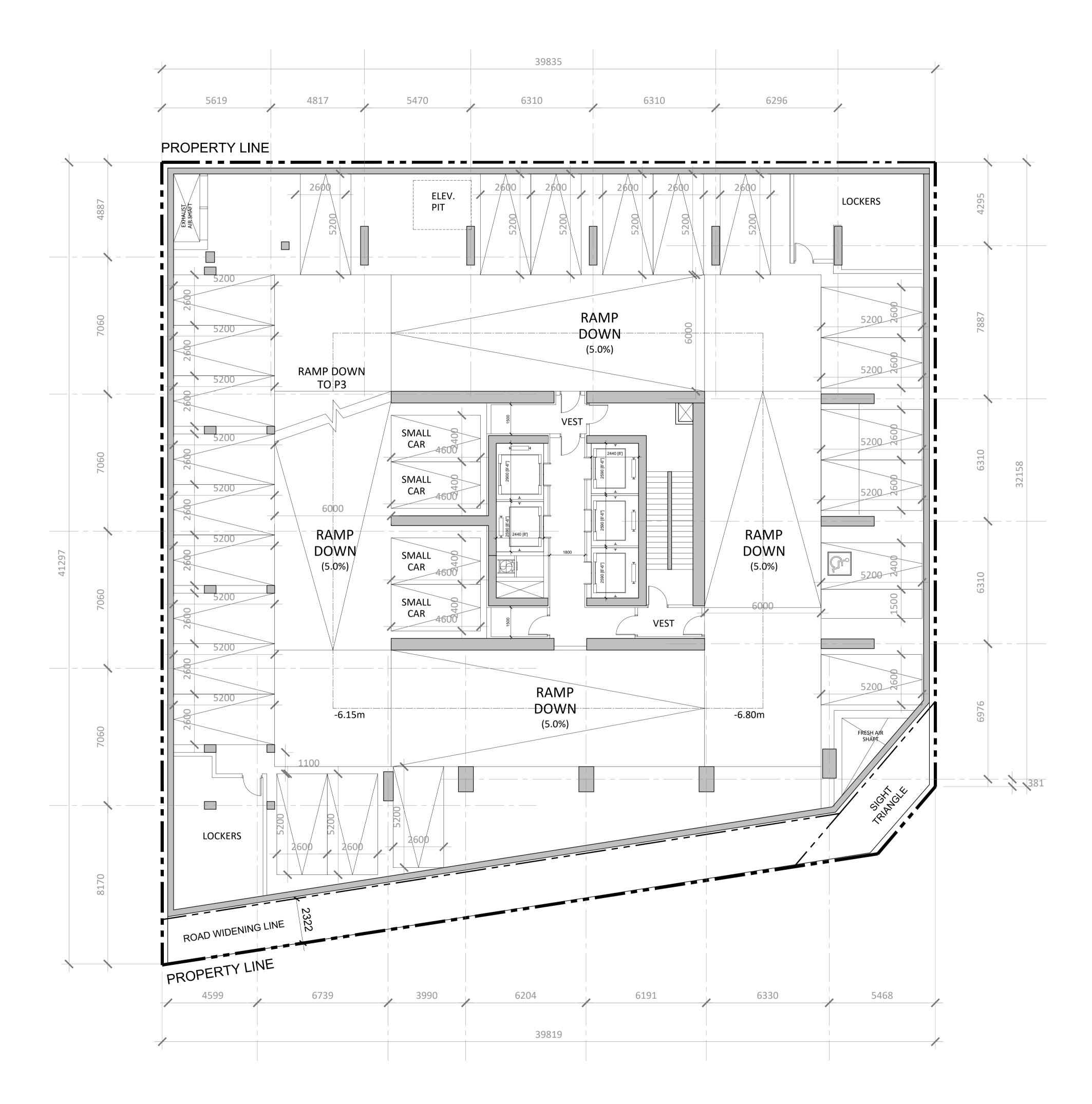


Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

P3 TO P6 PLAN

Project number:	2030
Scale:	1 : 100
Date:	OCTOBER 18, 2024
Drawn by:	HPA
Drawing No.:	Revision:





P1 PARKING SPACES: 4 P2 PARKING SPACES: +/- 32 P3 PARKING SPACES: +/- 30 P4 PARKING SPACES: +/- 30 P5 PARKING SPACES: +/-30 P6 PARKING SPACES: +/- 30

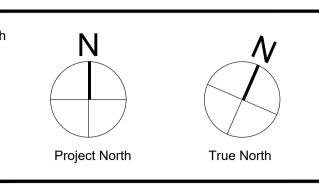
TOTAL: +/- 156

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PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
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Rev.	Issue / Description	Date

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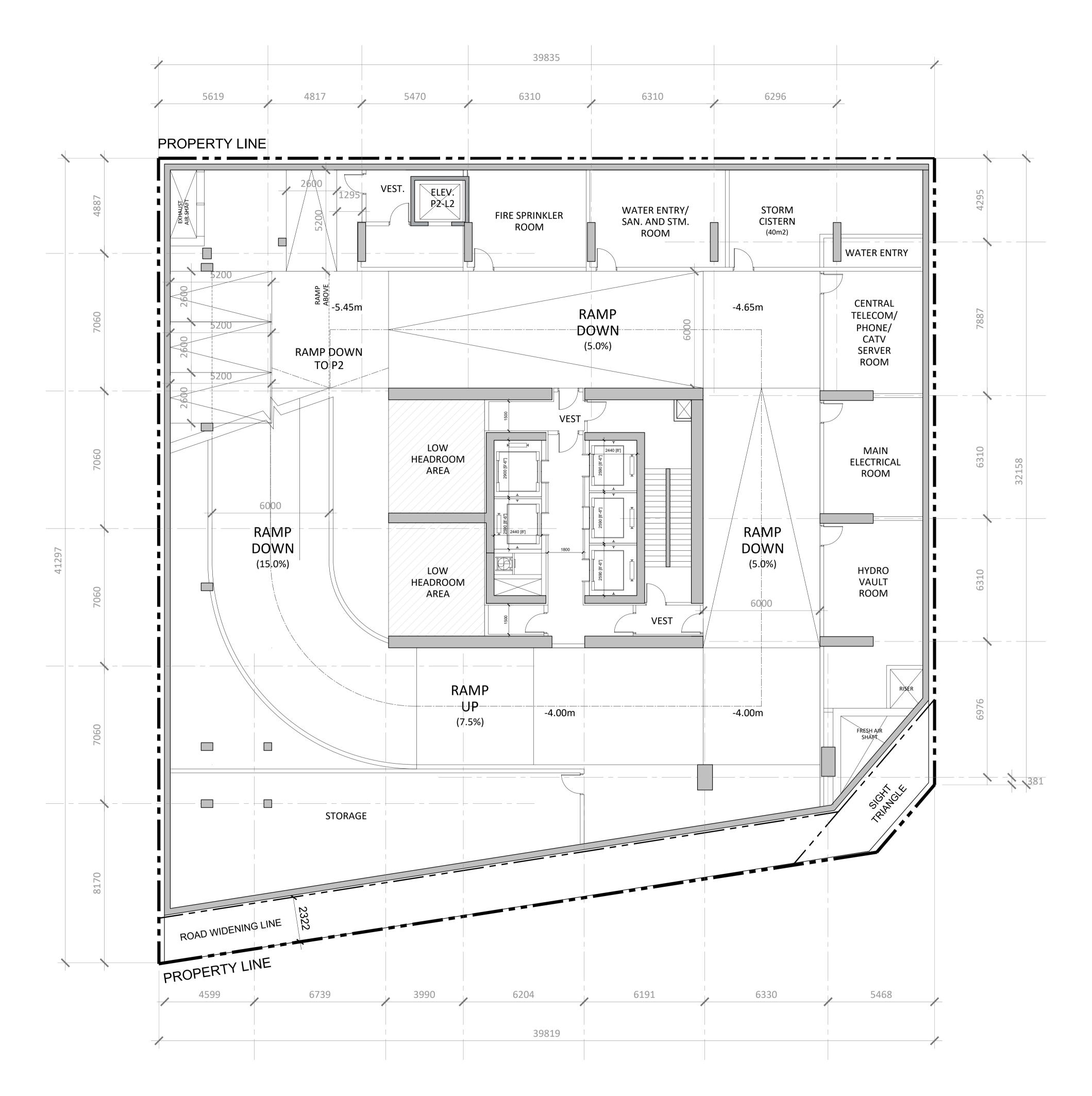


Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

P2 PLAN

Project number:	2030
Scale:	1 : 100
Date:	OCTOBER 18, 2024
Drawn by:	HPA
Drawing No.:	Revision:





P1 PARKING SPACES: 4 P2 PARKING SPACES: +/- 32 P3 PARKING SPACES: +/- 30 P4 PARKING SPACES: +/- 30 P5 PARKING SPACES: +/-30 P6 PARKING SPACES: +/- 30

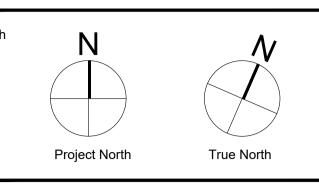
TOTAL: +/- 156

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PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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Rev.	Issue / Description	Date

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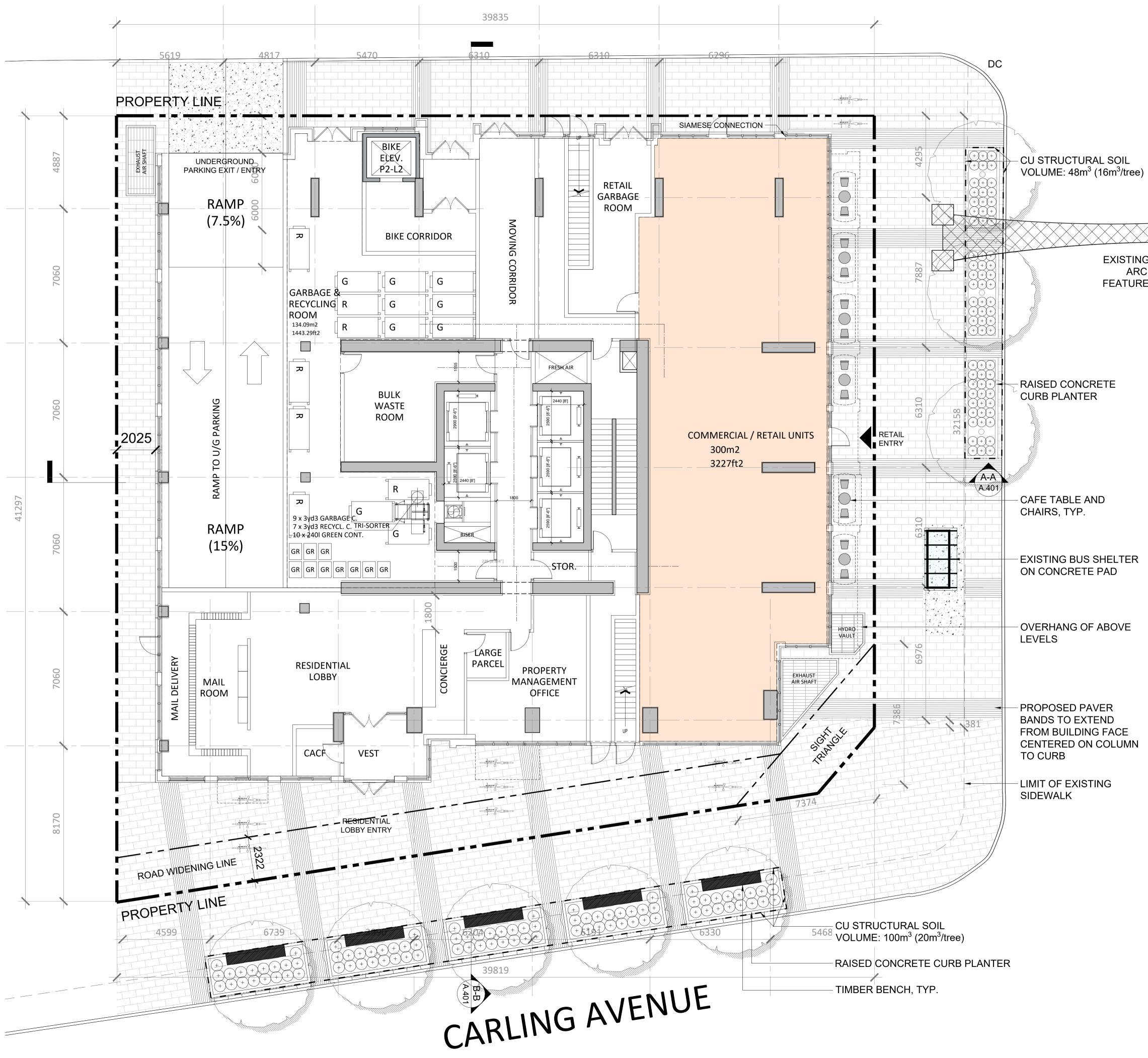


Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

P1 PLAN

Project number:	2030
Scale:	1 : 100
Date:	OCTOBER 18, 2024
Drawn by:	HPA
Drawing No.:	Revision:



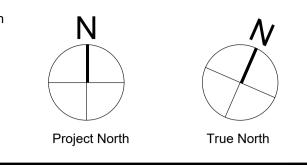


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PROJECT TEAM

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ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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Rev.	Issue / Description	Date

Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

GROUND FLOOR PLAN

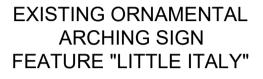
Project number:	2030
Scale:	1 : 100
Date:	OCTOBER
Drawn by:	HPA

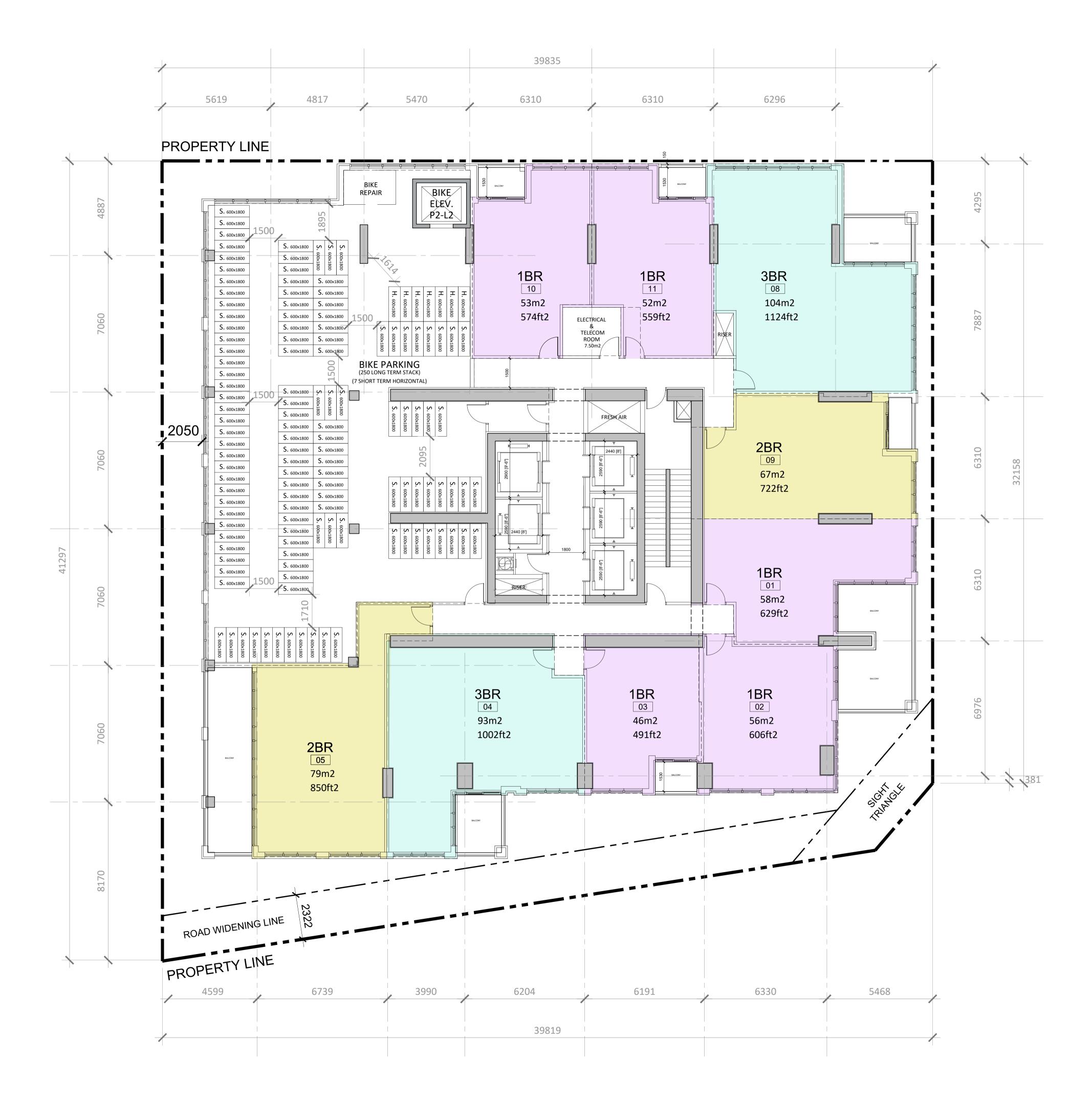
ER 18, 2024

Drawing No.:

A.301







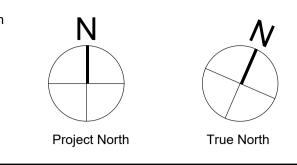
UNIT MIX	
STUDIO	χZ
1BR	X 2
2BR	X 1
3BR	X 2
TOTAL	50
NET SALEABLI	e are
318,493 ft2	

General Notes:

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PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
ANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
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2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021
Rev.	Issue / Description	Date

Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

2ND FLOOR PLAN

Project number:	2030
Scale:	1 : 100
Date:	OCTOBER 18, 20
Date:	OCTOBER 18, 20
Drawn by:	HPA



48 264 168 23 **D3 UNITS** EA

A.302

Drawing No.:



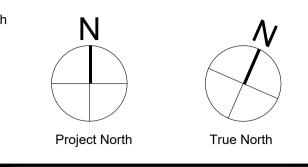
UNIT MIX	
STUDIO	χ 2
1BR	X 2
2BR	X 1
3BR	X 2
TOTAL	50
NET SALEABL 318,493 ft2	.e are

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PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
ANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
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2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021
Rev.	Issue / Description	Date

Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

3rd FLOOR PLAN

Date: O	: 100 CTOBER 18, 202 IPA
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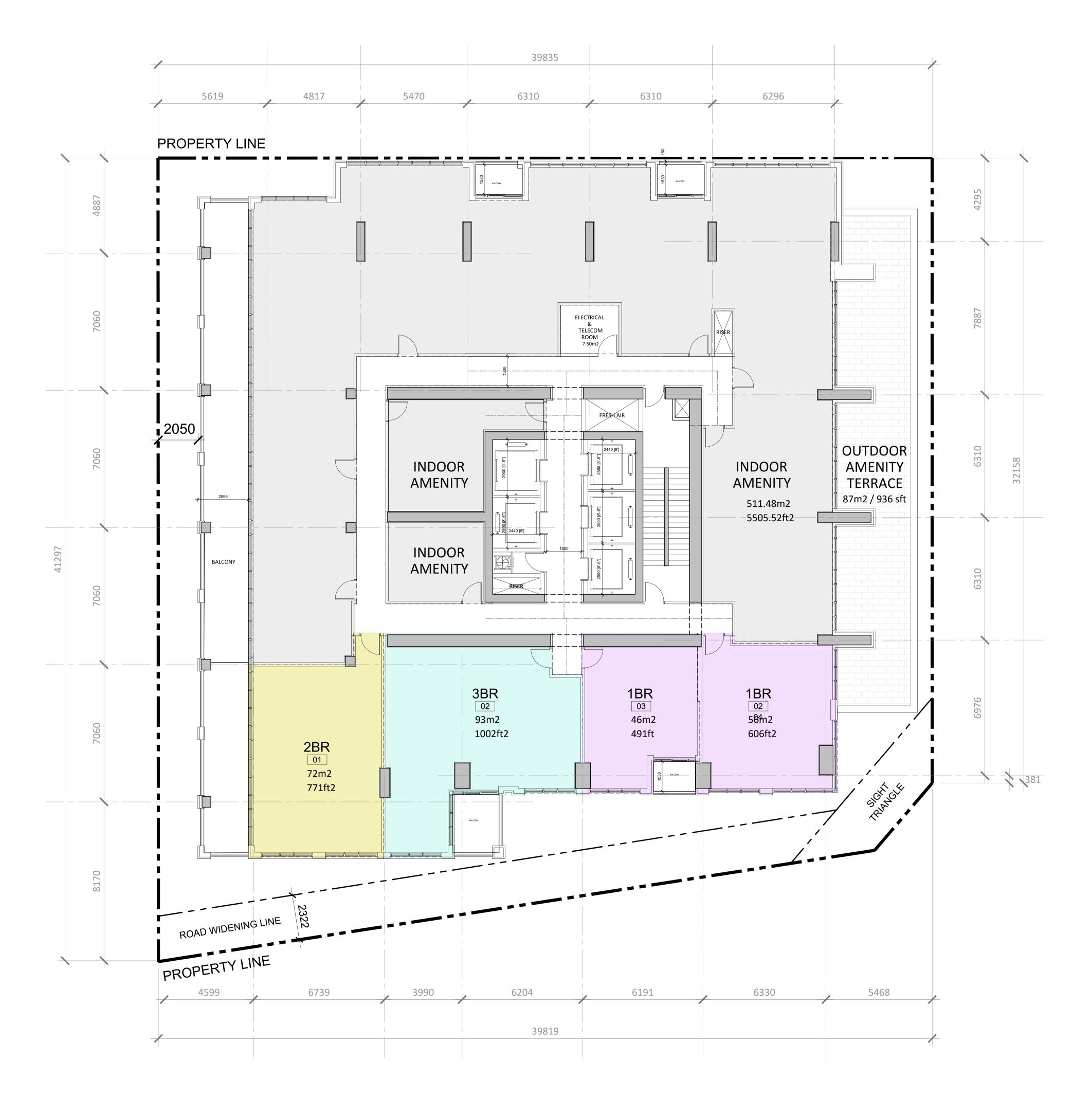
Revision:



48 264 168 23 D3 UNITS EA

A.303

Drawing No.:



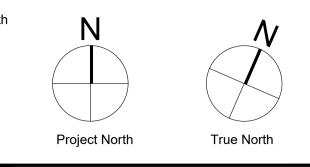
UNIT MIX	
STUDIO	ΧZ
1BR	X 2
2BR	X 1
3BR	X 2
TOTAL	50
NET SALEABLE	EARE
318,493 ft2	

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ARCHITECT	HARIRI PONTARINI ARCHITECTS
ANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
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Rev.	Issue / Description	Date

Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

4TH FLOOR PLAN

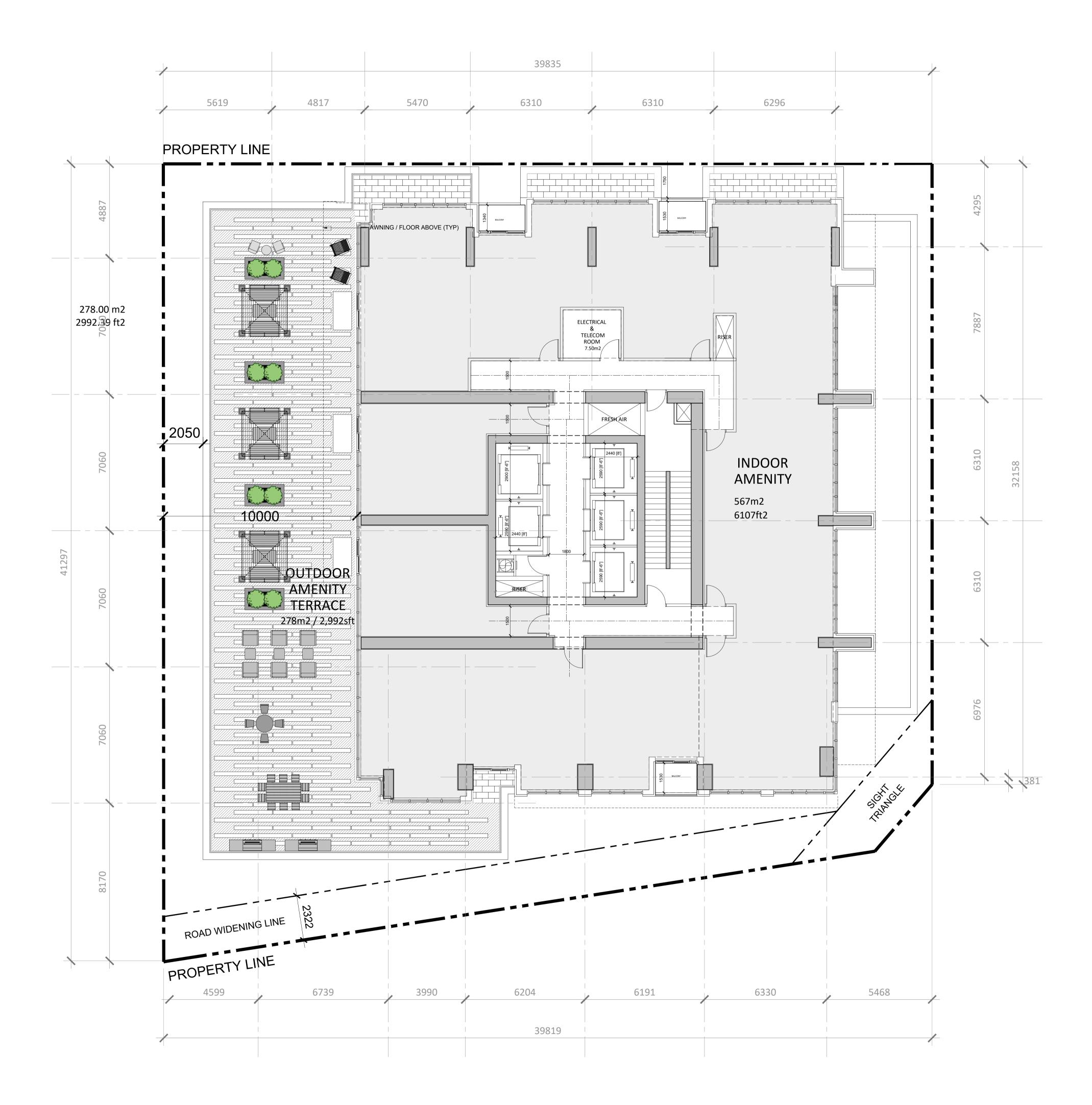
Project number:	2030
Scale: Date: Drawn by:	1 : 100 OCTOBER 18, 2024 HPA

Drawing No.:

A.304



48 264 168 23 D3 UNITS EA



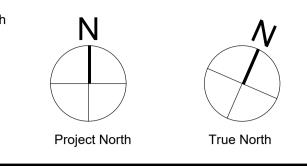
UNIT MIX	
STUDIO	χZ
1BR	XZ
2BR	X 1
3BR	Χ2
TOTAL	50
NET SALEABL 318,493 ft2	e are

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PROJECT TEAM

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ARCHITECT	HARIRI PONTARINI ARCHITECTS
ANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021
Rev.	Issue / Description	Date

Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

5TH FLOOR PLAN

Project number:	2030
Scale: Date: Drawn by:	1 : 100 OCTOBER 18, 2024 HPA

48 264 168 23 D3 UNITS EA

A.305

Drawing No.:



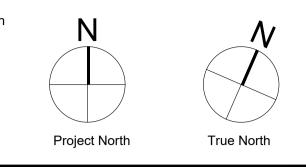
UNIT MIX	
STUDIO	ΧZ
1BR	XZ
2BR	X 1
3BR	Χ2
TOTAL	50
NET SALEABL	e are
318,493 ft2	

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PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
ANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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Rev.	Issue / Description	Date

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Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

6тн-29тн FLOOR PLAN

Project number:	
Scale:	
Date:	
Drawn by:	

A.306

2030 1 : 100 OCTOBER 18, 2024 HPA

Drawing No.:





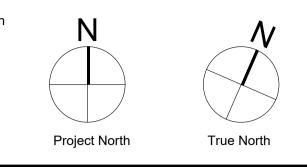
UNIT MIX	
STUDIO	χ 2
1BR	XZ
2BR	X 1
3BR	Χ2
TOTAL	50
NET SALEABL	e are
318,493 ft2	

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ARCHITECT	HARIRI PONTARINI ARCHITECTS
ANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021
Rev.	Issue / Description	Date

Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

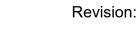
30TH-40THFLOOR PLAN

2030
1:100
OCTOBE
HPA

BER 18, 2024

Drawing No.:

A.307





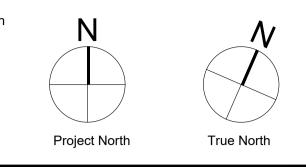
UNIT MIX	
STUDIO	ΧZ
1BR	XZ
2BR	X 1
3BR	Χ2
TOTAL	50
NET SALEABL	e are
318,493 ft2	

General Notes:

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North





PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
ANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
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Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

41st FLOOR PLAN

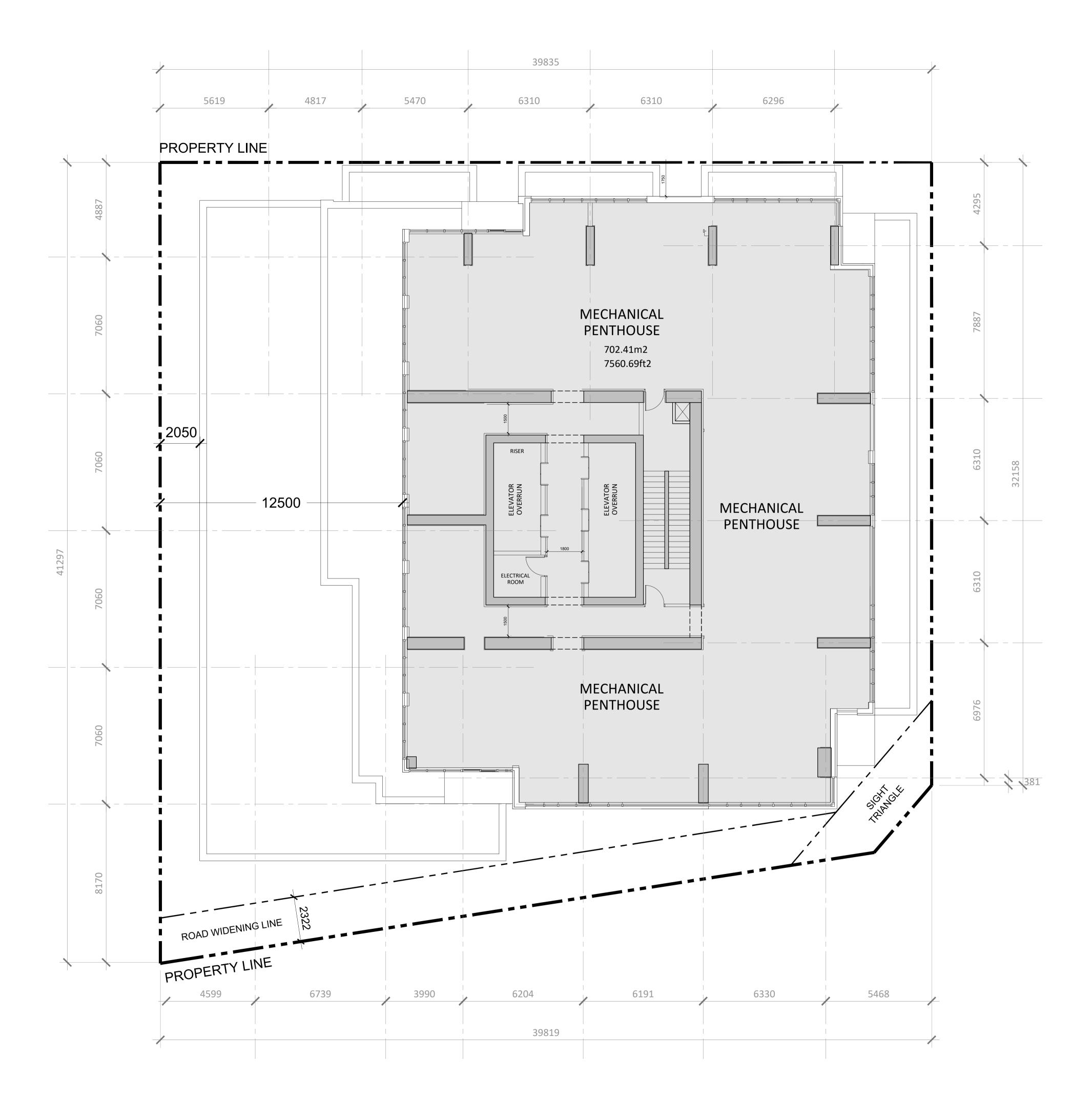
Diawin by. Til A	Project number: Scale: Date: Drawn by:	2030 1 : 100 OCTOBER 18, 2024 HPA
,	,	

Drawing No.:

A.308

Revision:





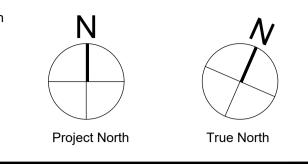
UNIT MIX	
STUDIO	X 4
1BR	X 2
2BR	X 1
3BR	X 2
TOTAL	503
NET SALEABI 318,493 ft2	_E ARE

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SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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Rev.	Issue / Description	Date

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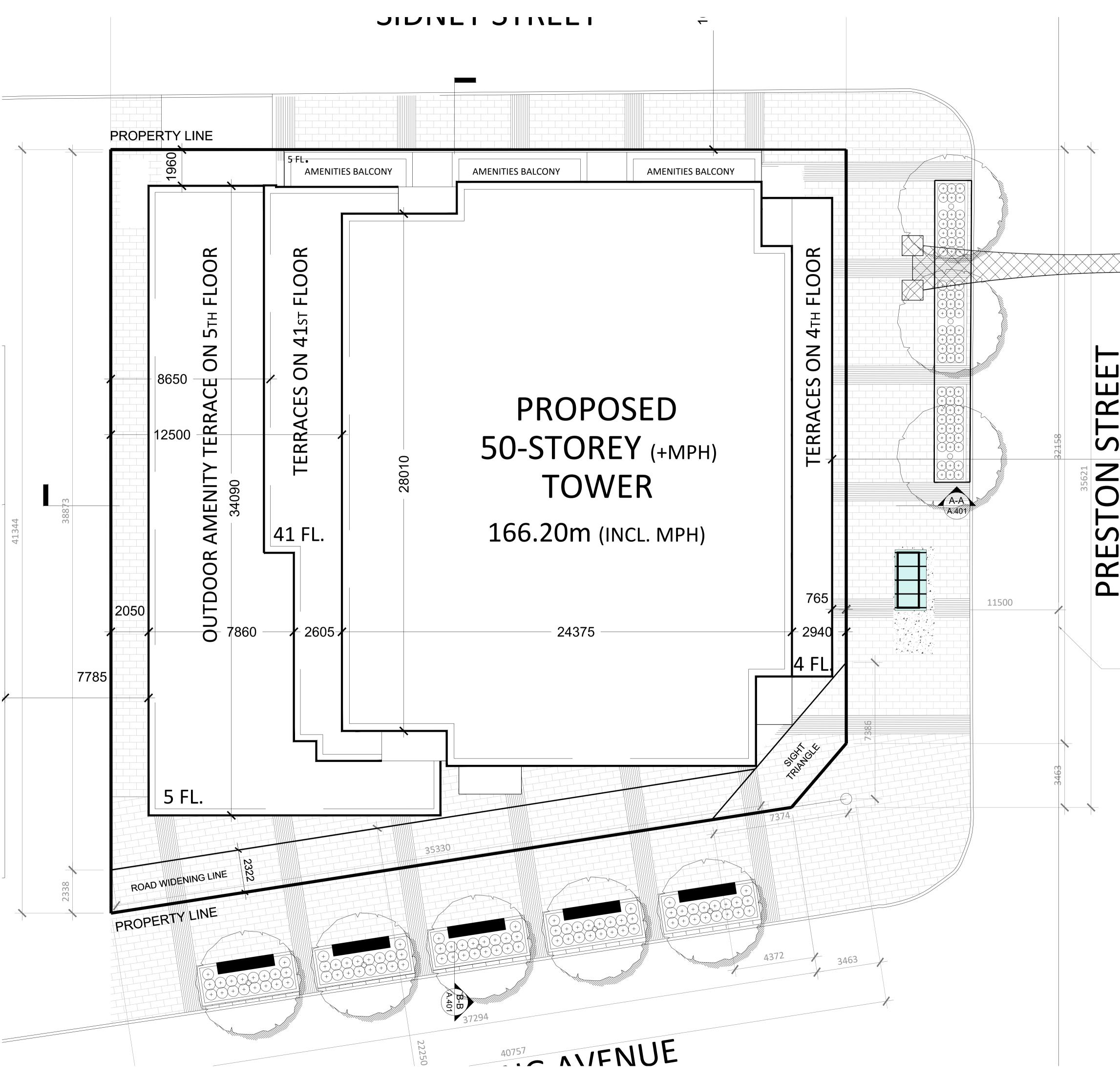
Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

42ND-50THFLOOR PLAN

Project number:	2030
Scale:	1 : 100
Date:	OCTOBER 18, 2024
Drawn by:	HPA
Drawing No.:	Revision:

48 264 168 23 D3 UNITS EΑ

A.310

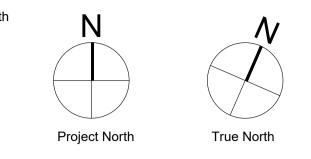


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ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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Rev.	Issue / Description	Date

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Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

ROOF PLAN

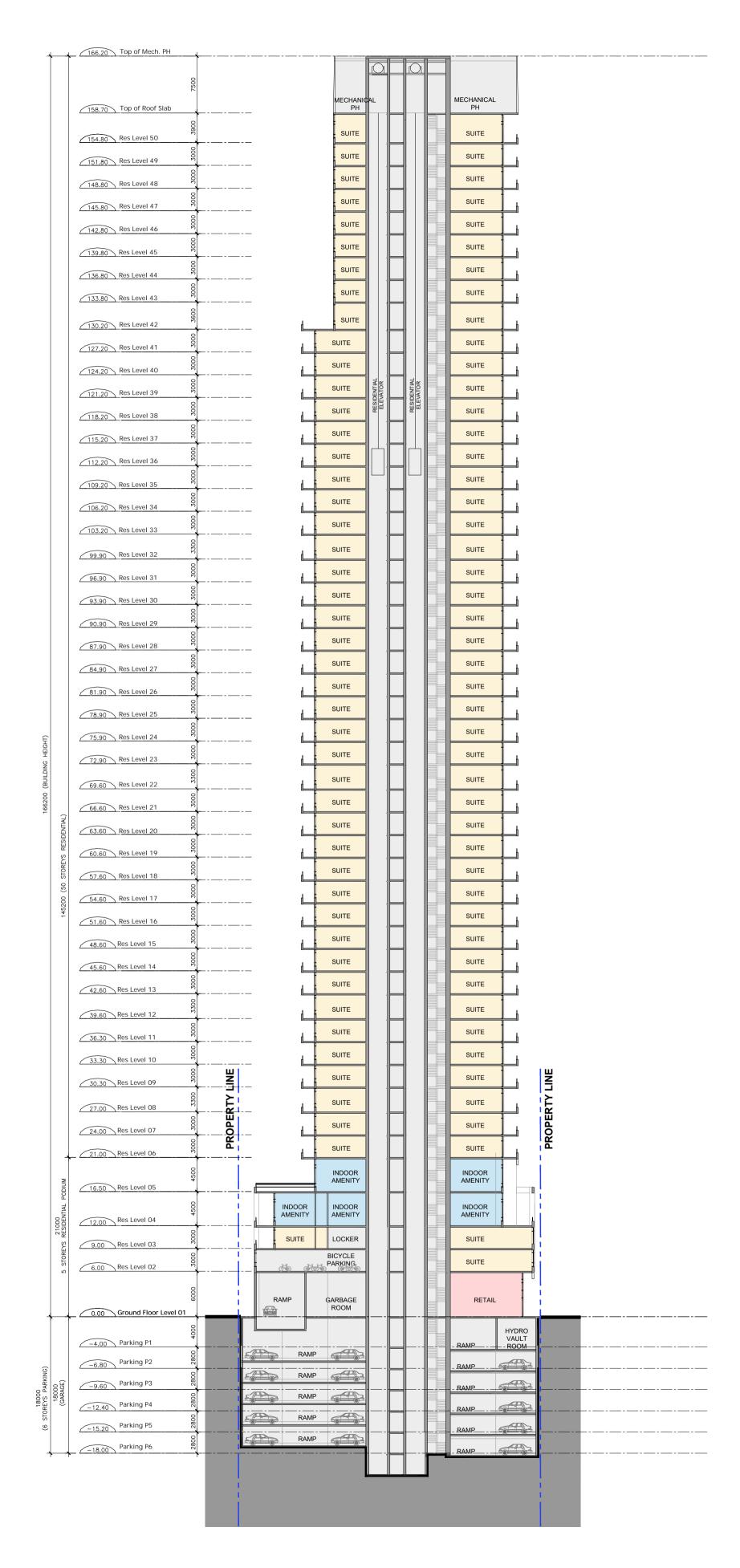
A.311

Project number:	2030
Scale:	1 : 100
Date:	OCTOBER 18, 2024
Drawn by:	HPA
Drawing No.:	Revision:



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CENTERLINE OF ROAD FROM SURVEY



SECTION A-A

	166.20 Top of Mech. PH			- <u>n</u> -					_		
		Q									
		7500		MECHANICAL				MECHANICAL			
	158.70 Top of Roof Slab			PH			dh	PH	1		
	154.80 Res Level 50	000EE		SUITE				SUITE			
	151.80 Res Level 49	0000 • • • • • • • • • • • • • • • • • •		SUITE				SUITE			
	148.80 Res Level 48	3000		SUITE				SUITE			
	145.80 Res Level 47	3000		SUITE				SUITE			
	142.80 Res Level 46	3000		SUITE				SUITE	Ĩ		
	139.80 Res Level 45	3000		SUITE				SUITE			
	136.80 Res Level 44	3000		SUITE	R			SUITE	Ī		
	(133.80) Res Level 43	3000		SUITE				SUITE			
		3600		SUITE				SUITE			
	130.20 Res Level 42	3000							-		
	127.20 Res Level 41	3000		SUITE				SUITE			
	124.20 Res Level 40			SUITE		RAL		SUITE	-		
	121.20 Res Level 39			SUITE		RESIDENTIAL ELEVATOR RESIDENTIAL ELEVATOR		SUITE			
	118.20 Res Level 38	3000		SUITE				SUITE	-		
	115.20 Res Level 37	3000		SUITE				SUITE	-		
	112.20 Res Level 36	3000		SUITE	R			SUITE	-		
	109.20 Res Level 35	3000		SUITE				SUITE			
	106.20 Res Level 34	3000		SUITE				SUITE			
	103.20 Res Level 33	3000		SUITE	R			SUITE			
	99.90 Res Level 32	3300		SUITE	R			SUITE			
	96.90 Res Level 31	3000		SUITE	R			SUITE			
	93.90 Res Level 30	3000		SUITE	R			SUITE			
	90.90 Res Level 29	3000		SUITE				SUITE	Î		
		3000		SUITE				SUITE			
	87.90 Res Level 28	3000		SUITE				SUITE			
	84.90 Res Level 27	3000	- —	SUITE				SUITE	1		
	81.90 Res Level 26	3000		SUITE				SUITE			
	78.90 Res Level 25	3000		SUITE				SUITE			
	75.90 Res Level 24	3000						SUITE	+		
	72.90 Res Level 23	3300		SUITE							
	69.60 Res Level 22			SUITE				SUITE	.		
(T	66.60 Res Level 21	3000 3000		SUITE				SUITE	.		
RESIDENTIAL)	63.60 Res Level 20	3000		SUITE				SUITE	.		
	60.60 Res Level 19	3000		SUITE				SUITE	.		
0 STOREYS	57.60 Res Level 18	3000		SUITE				SUITE	.		
145200 (50	54.60 Res Level 17	3000		SUITE				SUITE			
145	51.60 Res Level 16	3000		SUITE				SUITE			
	48.60 Res Level 15	000 		SUITE				SUITE			
	45.60 Res Level 14	0000 		SUITE				SUITE			
	42.60 Res Level 13	3000		SUITE				SUITE			
	39.60 Res Level 12	3300		SUITE				SUITE			
	36.30 Res Level 11	3000		SUITE				SUITE	Ī		
	33.30 Res Level 10			SUITE				SUITE	Ī		
		3000		SUITE				SUITE		NE	
	30.30 Res Level 09	3300	⊏ י_ל	SUITE				SUITE		Γ	
	27.00 Res Level 08	2000	PER	SUITE				SUITE	1	PER	
	24.00 Res Level 07	3000	PROPERTY	SUITE				SUITE	+	PROPERTY LINE	
د	21.00 Res Level 06									-	
PODIUM	16.50 Res Level 05	4500		INDOOR AMENITY	R			INDOOR AMENITY			
IAL POL		4500		INDOOR				INDOOR	Ī		
21000 RESIDENTIAL	12.00 Res Level 04		-	AMENITY	K			AMENITY	ļ		
STOREYS R	9.00 Res Level 03	2000 2000		SUITE				SUITE	-		
5 STO	6.00 Res Level 02	000 2000		SUITE	R			SUITE			
		6000		BIKE				DESIDENTIN	1		
	0.00 Ground Floor Level			BIKE GARBAG ENTRY ROOM	R			RESIDENTIAL			
	-4 00 Parking D1	4000	SF	FIRE				RAMP	POTENTIAL SERVICE RELOCATION		
	-4.00 Parking P1			-ROOMRAMP				RAMP			
E)	-6.80 Parking P2	2800		RAMP -				RAMP			
(GARAGE)				RAMP -	R			RAMP			
		2800		RAMP -	R			RAMP			
	-15.20 Parking P5			- RAMP -							

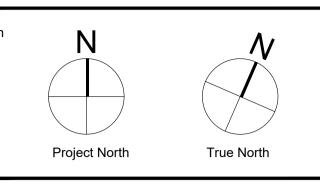
SECTION B-B

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PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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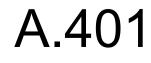
Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

SECTIONS

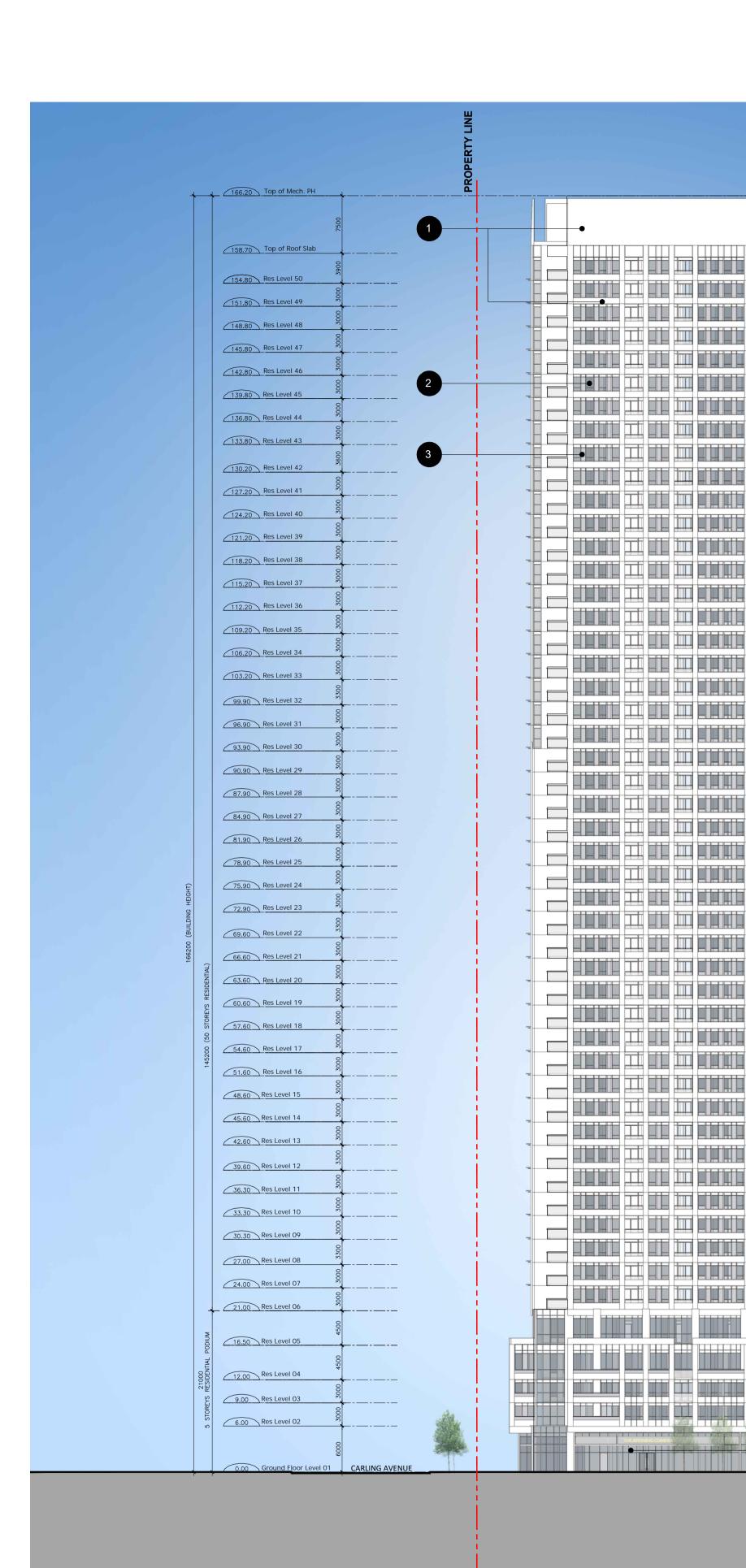
Project number:	2030
Scale:	1 : 400
Date:	OCTOBER 18, 2024
Drawn by:	HPA
Drawing No.:	Revision:



NORTH (SIDNEY STREET) ELEVATION

	166.20 Top of Mech. PH	PROPERTY LINE	PROPERTY LINE
	200		
and the set	158.70 Top of Roof Slab		
	000		
	154.80 Res Level 50 M		
	148.80 Res Level 48		
and the set of a	145.80 Res Level 47		ł
	142.80 Res Level 46		
	139.80 Res Level 45		
	136.80 Res Level 44		
	133.80 Res Level 43		
	130.20 Res Level 42		i.
	127.20 Res Level 41		
1. C. A. A. A. A.	124.20 Res Level 40		
	121.20 Res Level 39		
	2 118.20 1103 2010 30		
	115.20 Res Level 37 06 112.20 Res Level 36 66		
	109.20 Res Level 35		
	106.20 Res Level 34		
	103.20 Res Level 33		
	99.90 Res Level 32		
	96.90 Res Level 31		
	93.90 Res Level 30		
	90.90 Res Level 29		
	87.90 Res Level 28		
1 1 1 4	84.90 Res Level 27		
	2 01.90 \ Kes Level 20		
e	78.90 Res Level 25 75.90 Res Level 24		
HEIGHT)	72.90 Res Level 23		
BUILDING	69.60 Res Level 22		i l
166200	66.60 Res Level 21		
RESIDENTIAL	63.60 Res Level 20		i.
	60.60 Res Level 19		
(50 STOREYS	57.60 Res Level 18		
45200 (t	54.60 Res Level 17 8		
1	51.60 Res Level 16		
All the second sec	48.60 Res Level 15 99		
	45.60 Res Level 14 60 80 80 80 80 80 80 80 80 80 80 80 80 80		
	42.60 Res Level 13		
	39.60 Res Level 12		
	33.30 Res Level 10		
Superior Contractor	30.30 Res Level 09		
	27.00 Res Level 08		
	24.00 Res Level 07		
	21.00 Res Level 06		
Whido	16.50 Res Level 05		2050
	200		
21000 RESIDENTIAL	12.00 Res Level 04		
STOREYS	<u>2 9.00 Res Lever 05</u>		
ທ ທ	6.00 Res Level 02	Letter Juniy	
	0,00 Ground Floor Level	PRESTON STREET	
+			1

EAST (PRESTON STREET) ELEVATION



OPERTY LINE

MATERIALS LEGEND

 WHITE METAL PANEL
RESIDENTIAL GLAZING: WINDOW WALL SYSTEM
RESIDENTIAL GLAZING: WINDOW WALL SYSTEM SPANDREL GLAZING
BALCONY GUARDRAIL GLAZING
BETALL & RESIDENTIAL LOBRY

 5 RETAIL & RESIDENTIAL LOBBY LOW-ION GLASS CURTAIN WALL GLAZING
6 WHITE METAL PANEL HORIZONTAL PERFORATED SUNSHADES

7 METAL CANOPY

-1

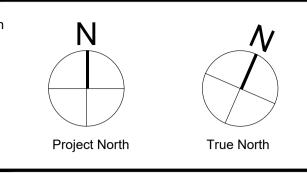
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ARCHITECT	HARIRI PONTARINI ARCHITECTS
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Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

BUILDING ELEVATIONS NORTH & EAST

Project number:
Scale:
Date:
Drawn by:

2030 1 : 400 OCTOBER 18, 2024 HPA

Drawing No.:

A.501

SOUTH (CARLING AVENUE) ELEVATION

			PROPERTY LINE		PROPERTY LINE	
	166.20 Top of Mech. PH			 - -7	PRO	
	158.70 Top of Roof Slab	2200				
	154.80 Res Level 50	0065				
	151.80 Res Level 49	3000				
	148.80 Res Level 48	000 000 000	1 			
	142.80 Res Level 46	2000				
	139.80 Res Level 45	3000				
	136.80 Res Level 44	3000				
	133.80 Res Level 43	3900				
	130.20 Res Level 42					
	124.20 Res Level 40	3000	E			
	121.20 Res Level 39	3000	10000			
	118.20 Res Level 38	3000				
	115.20 Res Level 37	3000				
	109.20 Res Level 35	000				
	106.20 Res Level 34	3000				
	103.20 Res Level 33	3300				
	99.90 Res Level 32	3000				
	96.90 Res Level 31 93.90 Res Level 30	3000				
	90.90 Res Level 29	2000 2000	E			
	87.90 Res Level 28	3000				
	84.90 Res Level 27	3000				
	81.90 Res Level 26	2000 2000				
(GHT)	75.90 Res Level 24	3000				
DING HEIG	72.90 Res Level 23	3000				
200 (BUIL	69.60 Res Level 22	3000				
166: NTIAL)	66.60 Res Level 21	3000				
S RESIDE	60.60 Res Level 19					
50 STOREN	57.60 Res Level 18	2000				
145200 (5	54.60 Res Level 17	3000				
	51.60 Res Level 16	3000				
	45.60 Res Level 14	3000				
	42.60 Res Level 13	3000				
	39.60 Res Level 12	3300				
	36.30 Res Level 11	3000				
	33.30 Res Level 10 30.30 Res Level 09	2000 2000				
	27.00 Res Level 08	3300				
	24.00 Res Level 07	00000 0				
	21.00 Res Level 06	3000	2050			
PODIUM	16.50 Res Level 05	4200				
ITIAL	12.00 Res Level 04	4500				
21000 STOREYS RESIDEN	9.00 Res Level 03	3000				
5 STOR	6.00 Res Level 02	3000				Little St
						PRESTON STREET
↓ ↓	0.00 Ground Floor Level 0	· · · · · · · · · · · · · · · · · · ·				PRESTON STREET

							PROPERTY LINE
			166.20 Top of Mech. PH	PROF			PROF
	and and and and		004				
			158.70 Top of Roof Slab	1			
			154.80 Res Level 50		 		
			151.80 Res Level 49	*			
	and some first states of the		148.80 Res Level 48		1		
			145.80 Res Level 47				
			142.80 Res Level 46				
			<u>/ 133.80 (163 E0101 45</u>				
	and the second secon		136.80 Res Level 44				
			130.20 Res Level 42				
			127.20 Res Level 41				
			124.20 Res Level 40				
			121.20 Res Level 39	k			
			118.20 Res Level 38		1		
			115.20 Res Level 37				
ł.			<u>7 112.20</u> (165 2010) 00		1		
			109.20 Res Level 35				
			103.20 Res Level 33				
			99.90 Res Level 32				
			96.90 Res Level 31				
			93.90 Res Level 30				
			90.90 Res Level 29				
			<u> </u>	_			
			<u>64.90</u> <u>Res Level 27</u>				
			81.90 Res Level 26 78.90 Res Level 25				
	(FB		75.90 Res Level 24				
	또 c		72.90 Res Level 23				
	BUILDIN 0 (69.60 Res Level 22				
	16620	AL)	66.60 Res Level 21				
		RESIDENTIAL)	63.60 Res Level 20	_			
		STOREYS R		_			
		(50	57.60 Res Level 18				
		145200	51.60 Res Level 16				
			48.60 Res Level 15				
			45.60 Res Level 14	·····			
			42.60 Res Level 13	·			
			39.60 Res Level 12				
			<u>2 36.50 (Res Level 11</u>	_	1		
			33.30 Res Level 10	k			
			27.00 Res Level 09				
			24.00 Res Level 07				
		-	21.00 Res Level 06				
		MUI	16.50 Res Level 05				
		ITIAL PODIUM					
		21000 RESIDENTIAL	12.00 Res Level 04	·			
		STOREYS	9.00 Res Level 03	k			1
		5	<u>/ 0.00 (Res Level 02</u>				and a second
			0.00 Ground Floor Level 01	SIDNEY STREET			-

WEST ELEVATION

MATERIALS LEGEND

 WHITE METAL PANEL
RESIDENTIAL GLAZING: WINDOW WALL SYSTEM
RESIDENTIAL GLAZING: WINDOW WALL SYSTEM SPANDREL GLAZING
BALCONY GUARDRAIL GLAZING
RETAIL & RESIDENTIAL LOBBY LOW-ION GLASS CURTAIN WALL GLAZING

6 WHITE METAL PANEL HORIZONTAL PERFORATED SUNSHADES

7 METAL CANOPY

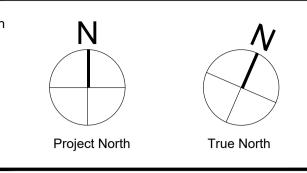


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3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

North





PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021
Rev.	Issue / Description	Date

Architect of Record: HARIRI PONTARINI ARCHITECTS 235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

BUILDING ELEVATIONS SOUTH & WEST

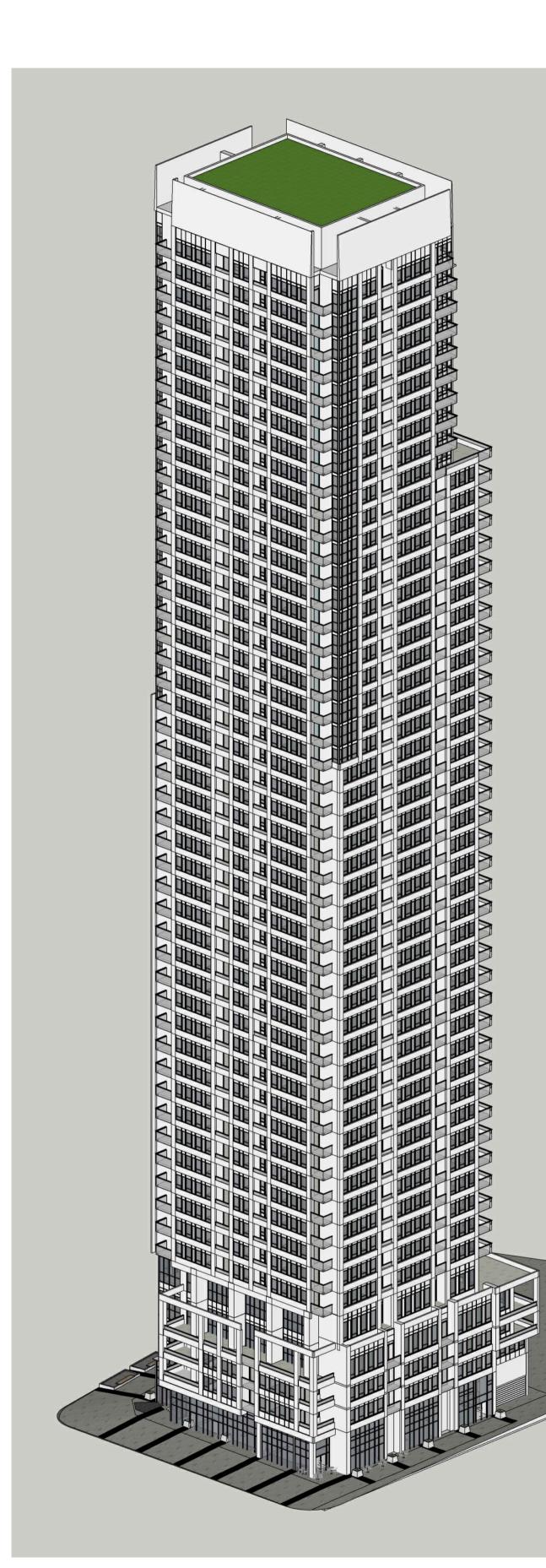
Project number: Scale: Date: Drawn by:

2030 1 : 400 OCTOBER 18, 2024 HPA

Drawing No.:



VIEW FROM NORTH-EAST



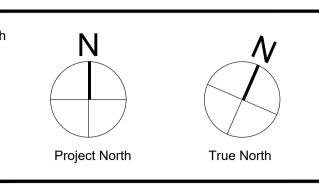


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Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

AXONOMETRIC VIEWS

Project number:	2030
Scale:	N/A
Date:	OCTOBER
Drawn by:	HPA

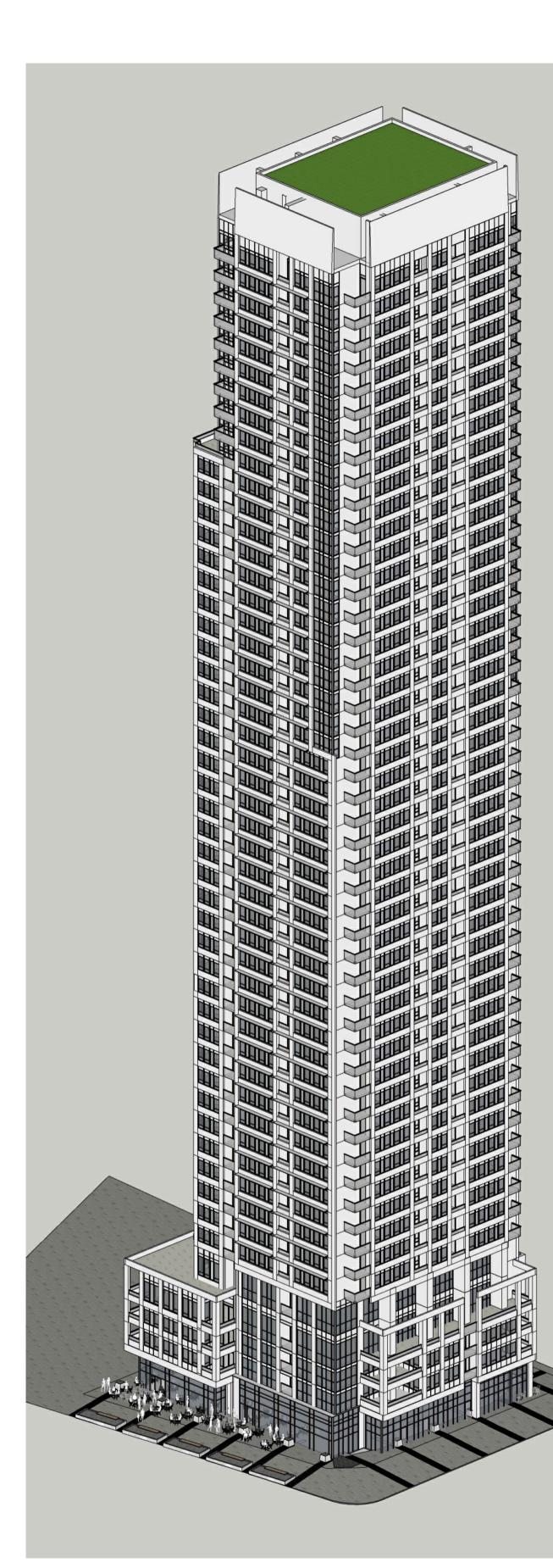
R 18, 2024

Drawing No.:



A.601





VIEW FROM SOUTH-WEST

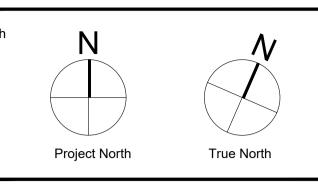


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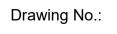


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AXONOMETRIC VIEWS

Project number: Scale: Date: Drawn by:

2030 N/A OCTOBER 18, 2024 HPA







VIEW FROM SOUTH (CARLING AVE)

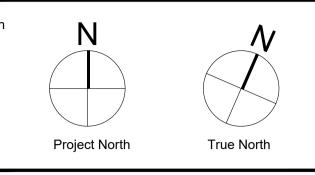
VIEW FROM SOUTH-EAST

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