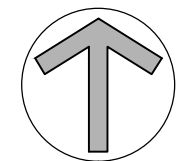
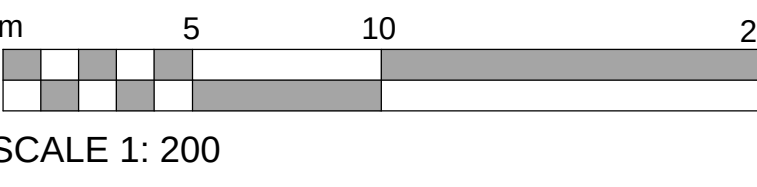
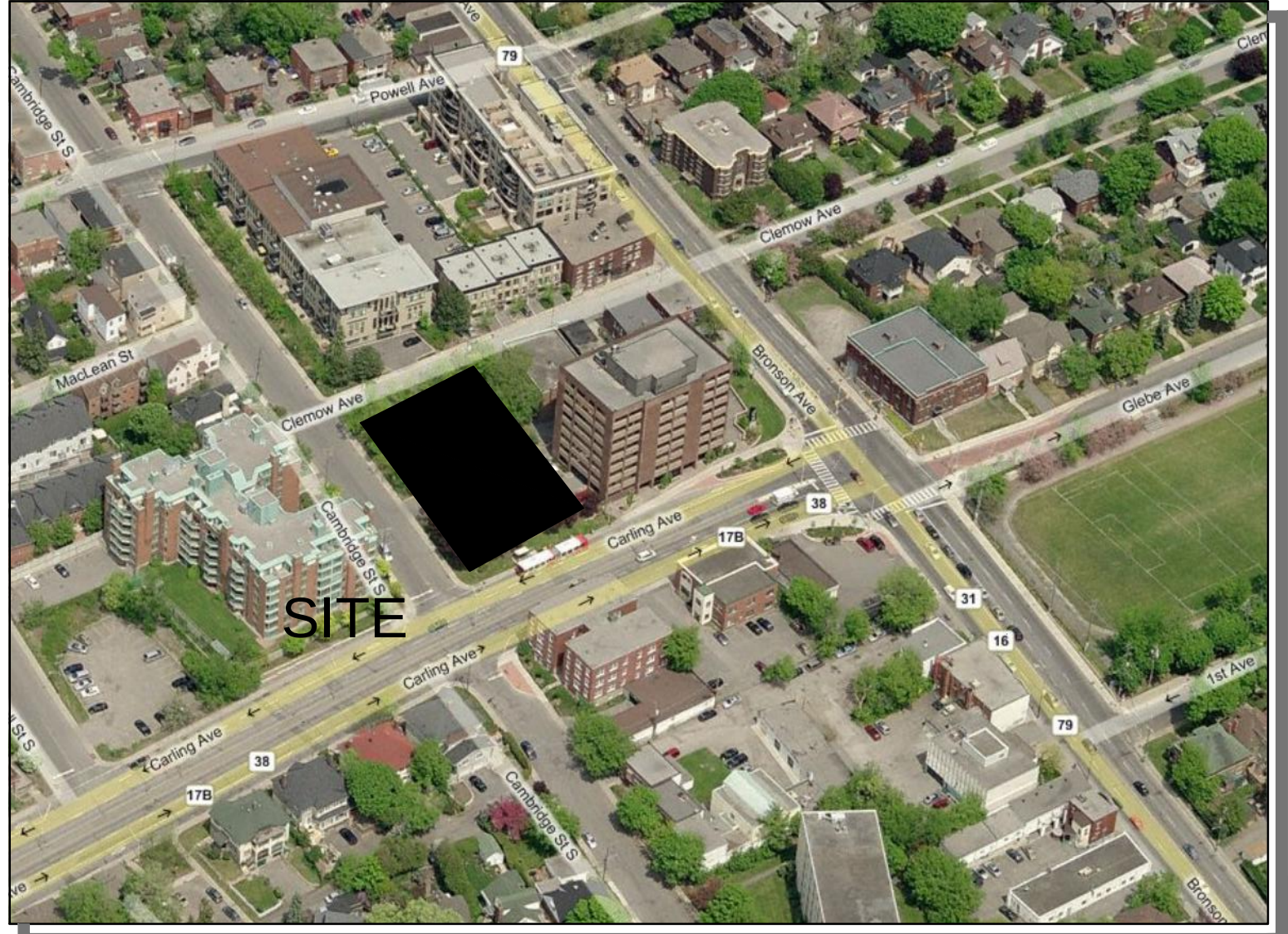




SITE PLAN



KEY MAP



SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- CONCRETE UNIT PAVERS AT ENTRANCE
- CONCRETE WALKING / DRIVING SURFACE
- SOFT LANDSCAPING
- TEMPORARY ASPHALT SURFACE
- WALL MOUNTED LIGHT
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL ENTRANCE AND OR FIRE EXIT
- BOLLARD STYLE BIKE RACK
- PROPERTY LINE

- DRAWING NOTES**
- HARD SURFACE PAVING. SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
 - DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS
 - EXISTING 1.5M CONCRETE CITY SIDEWALK TO BE REPLACED WITH NEW 1.8M TO CITY STANDARD
 - PROPERTY LINE
 - BUILDING SETBACK AS PER ZONING SCHEDULE #S303
 - CONCRETE ENTRY LAY-BY
 - VEHICLE ENTRANCE RAMP TO UG PARKING GARAGE WITH TRENCH DRAIN
 - OUTLINE OF UNDERGROUND PARKING LEVELS
 - OUTLINE OF GROUND FLOOR COMMERCIAL UNITS
 - EXISTING FIRE HYDRANT
 - EXISTING TREES TO BE REMOVED
 - SIAMESE CONNECTION
 - SOFT LANDSCAPING. SEE LANDSCAPE PLAN
 - GROUND FLOOR ENTRY CANOPY
 - ROAD WIDENING
 - OUTLINE OF EXISTING UNDER GROUND PARKING STRUCTURE TO BE REMOVED
 - 1800mm HIGH PRIVACY FENCE
 - OUTLINE OF 16th FLOOR
 - OUTLINE OF PRIVATE TERRACE ABOVE
 - EXISTING 8 STOREY COMMERCIAL BUILDING
 - PRIVACY SCREEN / GUARD RAILINGS
 - EXISTING OVERHEAD HYDRO LINES
 - EXISTING UTILITY POLE
 - PROPOSED SERVICES LOCATION. SEE CIVIL
 - 1.8 M WIDE CONCRETE WALKWAYS
 - EXISTING 1200mm HT BRICK WALL TO BE REMOVED
 - EXISTING RETAINING WALL
 - UNIT PAVEMENT TO COMMERCIAL ENTRY
 - EXISTING ASPHALT PARKING LOT / CURBING TO BE REMOVED
 - EXISTING PAD AND BUS SHELTER
 - EXISTING SITE SIDEWALK
 - EXISTING UTILITY BOX TO BE RELOCATED
 - EXISTING UTILITY POLE TO BE RELOCATED
 - EXISTING CONCRETE SIDEWALK

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PROJECT INFORMATION

ZONING Zoning By-Law 2008-250 WEST - AM(2022) S303 EAST - AM(2022) M(28)

SITE AREA 3,781.87 sq. m. (40,708) sq. ft.

BUILDING HEIGHT 52.0 M

CAMBRIDGE STREET YARD SETBACK 3.0 M

CLEWOW AVENUE YARD SETBACK 2.0 M

INTERIOR YARD SETBACK 4.0 M

AVERAGE GRADE 76.80 GEO. ELEV.

AMENITY SPACE ROOMING UNIT - 10% GFA = 175.2 sq. m. DWELLING UNIT - 6.0 sq. m. PER UNIT = 708.0 sq. m.

PROJECT STATISTICS

BUILDING HEIGHT 52.0 M

AMENITY SPACE PRIVATE BALCONY = 748.0 sq. m. 1st FLOOR COMMUNAL EXTERIOR = 284.9 sq. m. 1st FLOOR COMMUNAL INTERIOR = 112.1 sq. m. 4th FLOOR COMMUNAL INTERIOR = 701.7 sq. m. 4th FLOOR COMMUNAL EXTERIOR = 448.8 sq. m. TOTAL = 2,295.5 sq. m.

SITE COVERAGE - RETIREMENT HOME LAND ONLY BUILDING FOOTPRINT = 66.5% 1,369.6 sq. m. DRIVING SURFACE = 2.3% 48.3 sq. m. LANDSCAPE AREA = 33.2% 704.36 sq. m. TOTAL = 100.0% 2,122.25 sq. m.

GROSS BUILDING - AREAS (CITY OF OTTAWA'S ZONING DEFINITION)

PARKING LEVEL (TYPICAL) 0.0 sq. m. (0) sq. ft.

GROUND FLOOR 0.0 sq. m. (0) sq. ft.

2nd & 3rd FLOOR 2 x 875.8 sq. m. 1,751.6 sq. m. 2 x (6,428) sq. ft. (18,859) sq. ft.

4th FLOOR - AMENITY 0.0 sq. m. (0) sq. ft.

TYPICAL FLOORS (5 - 15) 11 x 685.9 sq. m. 7,544.9 sq. m. 11 x (7,388) sq. ft. (81,213) sq. ft.

16th FLOOR 575.0 sq. m. (6,189) sq. ft.

TOTAL AREA (ABOVE GRADE) 9,871.7 sq. m. (106,258) sq. ft.

EXISTING COMMERCIAL 8 STOREY OFFICE BUILDING 3,911.0 sq. m. (42,100) sq. ft.

UNIT STATISTICS

STUDIO - ROOMING UNIT 50
1 BEDROOM - DWELLING UNIT 48
1 BEDROOM + DWELLING UNIT 22
2 BEDROOM - DWELLING UNIT 48

TOTAL 168

MEDICAL HEALTH / PERSONAL SERVICES 1,162.0 sq. m. 12,507 sq. ft.

CAR PARKING ZONING AREA "Y"

REQUIRED

EX OFFICE BLDG. - 1.0 PER 100m² OF G.F.A. 39
RESIDENCE - 0.25 PER UNIT (168 UNITS) 42
VISITOR - NOT REQUIRED 0
MEDICAL HEALTH / PERSONAL SERVICES - 1.0 PER 100m² OF G.F.A. 13
TOTAL 94

PROVIDED

EX OFFICE BLDG. - 1.0 PER 100m² OF G.F.A. 52
RESIDENCE - 0.25 PER UNIT (168 UNITS) 113
VISITOR - NOT REQUIRED 0
MEDICAL HEALTH / PERSONAL SERVICES - 1.0 PER 100m² OF G.F.A. 13
TOTAL 178

LOCATION OF PARKING

EX OFFICE BUILDING AT GRADE 4
EX OFFICE BUILDING P1 LEVEL 20
PROPOSED BUILDING P1 LEVEL 41
PROPOSED BUILDING P2 LEVEL 41
PROPOSED BUILDING P3 LEVEL 41
PROPOSED BUILDING P4 LEVEL 41
TOTAL 178

BICYCLE PARKING

REQUIRED

ROOMING UNIT - 0.25 PER UNIT (50 UNITS) 13
DWELLING UNIT - 0.25 PER UNIT (138 UNITS) 30
MEDICAL HEALTH / PERSONAL SERVICES - 1.0 PER 1500m² OF G.F.A. 1
COMMERCIAL - 1.0 PER 250m² OF G.F.A. 22
TOTAL 66

PROVIDED

UNDERGROUND 80
EXTERIOR AT GRADE 5
TOTAL 85

PROJECT DEVELOPER
Taggart Corporation
225 Metcalfe Street, Suite 610
Ottawa, ON, K2P 1P9
Tel: 613-234-7000
Fax: 613-526-7933

LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF LOTS 9, 10, 11, 12 and PART OF LOTS 6, 7, 13, 14 and 15 REGISTERED PLAN 54 CITY OF OTTAWA
Prepared by Annis O'Sullivan, Vollebek Ltd.

GENERAL NOTES:

(A) REFER TO TYPICAL ASSEMBLY SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.

(B) FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A500 SERIES.

(C) ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.

(D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.

(E) ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.

(F) ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

NOTATION SYMBOLS:

(00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

(01) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.

(02) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.

(03) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.

(04) - DETAIL NUMBER

(05) - TITLE

(06) - SCALE

(07) - DETAIL REFERENCE PAGE

(08) - DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR S.P.C. APPLICATION	June 20, 18
2	REVISED DESIGN - COMMUNITY MEETING	Sept. 21, 17
3	ISSUED FOR - COMMUNITY MEETING	Oct. 4, 16
4	O.M.B. HEARING	Mar. 4, 13
5	REVISED RAMP LOCATION	Mar. 4, 13
6	ISSUED FOR ZONING REPORT	Jan. 15, 13
7	ISSUED FOR ZONING AMENDMENT	Mar. 28, 12

ARCHITECT SEAL:

SEAL DATE: STAMP DATE

CLIENT: **TAMARACK** TAMARACKHOMES.COM

ARCHITECT: **rla/architecture** roderick lahey architect inc.
56 beech street, ottawa, ontario k1s 3j6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: **275 CARLING AVENUE**

CARLING @ CAMBRIDGE
OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: RV CHECKED: R.L.A.
SCALE: 1:200 SHEET No.: **SP-1**
PROJECT No.: 1628