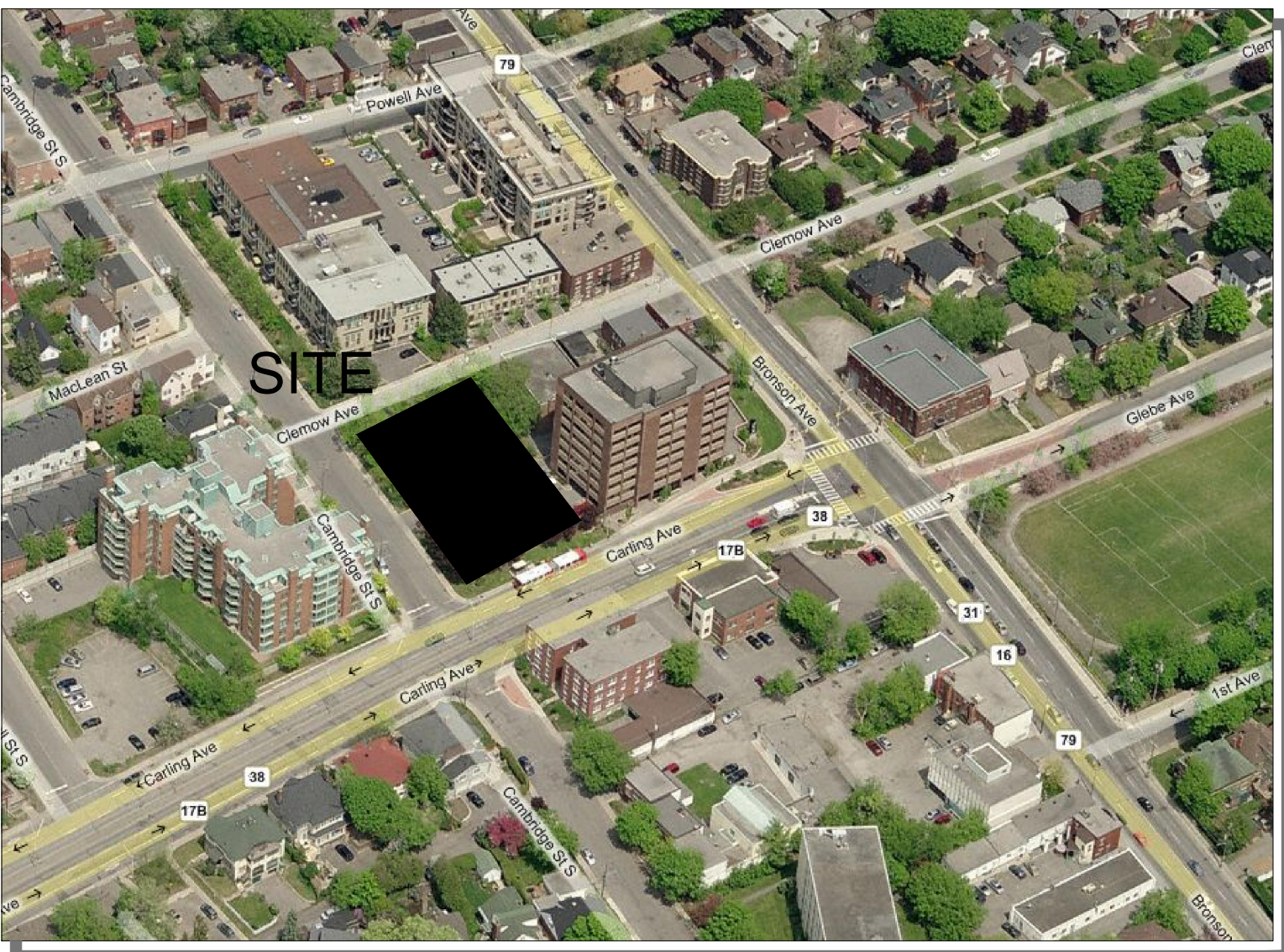
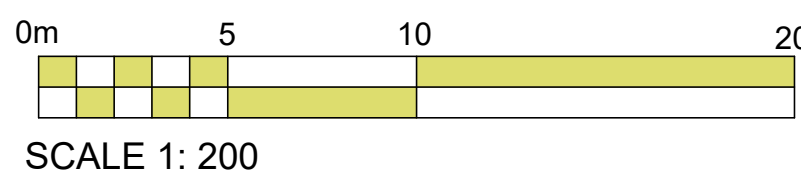
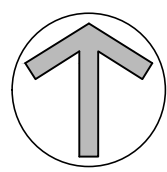




SITE PLAN



KEY MAP



APPROVED ☐ REFUSED ☐

THIS ____ DAY OF _____, 20__

SIMON M. DEIACO, MCIP, RPP
PLANNER, DEVELOPMENT REVIEW CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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

1

HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE

2

DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS

3

EXISTING 1.5M CONCRETE CITY SIDEWALK TO BE REPLACED WITH NEW 2.0M TO CITY STANDARD

4

PROPERTY LINE

5

BUILDING SETBACK AS PER ZONING SCHEDULE #S303

6

DESIGNATED NO PARKING LOADING ZONE (4 SPOTS)

7

VEHICLE ENTRANCE RAMP TO U/G PARKING GARAGE WITH TRENCH DRAIN

8

OUTLINE OF UNDERGROUND PARKING LEVELS

9

OUTLINE OF GROUND FLOOR COMMERCIAL UNITS

10

EXISTING FIRE HYDRANT

11

EXISTING TREES TO BE REMOVED

12

SIAMSESE CONNECTION

13

SOFT LANDSCAPING, SEE LANDSCAPE PLAN

14

GROUND FLOOR ENTRY CANOPY

15

ROAD WIDENING LIMIT

16

OUTLINE OF EXISTING UNDER GROUND PARKING STRUCTURE TO BE REMOVED

17

1800mm HIGH PRIVACY FENCE

18

OUTLINE OF 16th FLOOR

19

OUTLINE OF PRIVATE TERRACE ABOVE

20

EXISTING 8 STOREY COMMERCIAL BUILDING

21

PRIVACY SCREEN / GUARD RAILINGS

22

EXISTING OVERHEAD HYDRO LINES

23

EXISTING UTILITY POLE

24

PROPOSED SERVICES LOCATION, SEE CIVIL

25

1.8 M WIDE CONCRETE WALKWAYS

26

EXISTING 1200mm HT BRICK WALL TO BE REMOVED

27

EXISTING RETAINING WALL

28

UNIT PAVEMENT PATH TO COMMERCIAL ENTRY

29

EXISTING ASPHALT PARKING LOT / CURBING TO BE REMOVED

30

EXISTING PAD AND BUS SHELTER

31

EXISTING SITE SIDEWALK

32

EXISTING UTILITY BOX TO BE RELOCATED

33

EXISTING UTILITY POLE TO BE RELOCATED

34

EXISTING CONCRETE SIDEWALK

35

INTAKE & EXHAUST GRILLS

36

UTILITY POLE GUIDE WIRE ANCHOR POINT

37

CISTERN IN P1 LEVEL WITH ACCESS COVERS

PROJECT INFORMATION

ZONING

Zoning By-Law 2008-250

WEST - AM(2022) S303

EAST - AM(2022) H(28)

SITE AREA

3,781.87 sq. m.

(40,708) sq. ft.

BUILDING HEIGHT

CLEMON AVENUE YARD SETBACK

3.0 M

2.0 M

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 =

64.5%

1,369.6 sq. m.

DRIVING SURFACE =

2.3%

48.3 sq. m.

LANDSCAPE AREA =

33.2%

704.35 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 875.9 sq. m.

1,751.8 sq. m.

2 x (8,426) sq. ft.

(18,856) sq. ft.

4th FLOOR - AMENITY

0.0 sq. m.

(0) sq. ft.

TYPICAL FLOORS (5 - 15)

11 x 885.9 sq. m.

7,544.9 sq. m.

11 x (7,383) 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

44

1 BEDROOM - DWELLING UNIT

64

1 BEDROOM + DWELLING UNIT

22

2 BEDROOM - DWELLING UNIT

48

TOTAL

168

MEDICAL HEALTH / PERSONAL SERVICES

941.8 sq. m.

10,137 sq. ft.

MEDICAL HEALTH / PERSONAL SERVICES

220.0 sq. m.

2,370 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.

9

COMMERCIAL

- NOT REQUIRED UNDER 500m²

0

TOTAL

94

PROVIDED

EX OFFICE BLDG.

97

RESIDENCE

119

VISITOR

- NOT REQUIRED

0

MEDICAL HEALTH / PERSONAL SERVICES

- 1.0 PER 100m² OF G.F.A.

19

TOTAL

247

LOCATION OF PARKING

EX OFFICE BUILDING AT GRADE

5

EX OFFICE BUILDING P1 LEVEL

20

PROPOSED BUILDING P1 LEVEL

17

PROPOSED BUILDING P2 LEVEL

41

PROPOSED BUILDING P3 LEVEL

41

PROPOSED BUILDING P4 LEVEL

41

PROPOSED BUILDING P5 LEVEL

43

TOTAL

247

BICYCLE PARKING

REQUIRED

ROOMING UNIT

- 0.25 PER UNIT (50 UNITS)

13

DWELLING UNIT

- 0.25 PER UNIT (118 UNITS)

30

MEDICAL HEALTH / PERSONAL SERVICES

- 1.0 PER 1500m² OF G.F.A.

1

COMMERCIAL

- 1.0 PER 250m² OF G.F.A.

1

TOTAL

45

PROVIDED

UNDERGROUND

47

EXTERIOR AT GRADE

2

TOTAL

49

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.

NOTATION SYMBOLS:

(01)

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

(02)

INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.

(03)

INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.

(04)

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.

(05)

DETAIL NUMBER

(06)

TITLE

(07)

DETAIL REFERENCE PAGE

(08)

DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

(A)

REFER TO TYPICAL ASSEMBLIES 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.

REVISIONS:

ISSUED FOR S.P.C. COMMENT LETTER 3

Jan. 28, 20

ISSUED FOR S.P.C. COMMENT LETTER 2

Dec. 03, 19

ISSUED FOR PERMIT

June 21, 19

ISSUED FOR 33% COORDINATION

May. 17, 19

ISSUED FOR S.P.C. COMMENT LETTER 2

May. 07, 19

ISSUED FOR 33% COORDINATION

Mar. 19, 19

ISSUED FOR S.P.C. COMMENT LETTER 1

Jan. 24, 19

ISSUED FOR S.P.C. APPLICATION

June 20, 18

REVISED DESIGN - COMMUNITY MEETING

Sept. 21, 17

ISSUED FOR - COMMUNITY MEETING

Oct. 4, 16

O.M.B. HEARING

Mar. 4, 13

REVISED RAMP LOCATION

Mar. 4, 13

ISSUED FOR ZONING REPORT

Jan. 15, 13

ISSUED FOR ZONING AMENDMENT

Mar. 28, 12

ARCHITECT SEAL:

ARCHITECT

ARCHITECT'S ASSOCIATION OF ONTARIO

ARCHITECT'S LICENCE NO. 4275

SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT:

KATASA

GROUPE DÉVELOPPEMENT

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

PAPER SIZE: ISO Full Bleed B1 (707.00 X 1000.00 MM)

DATE: Wednesday, January 29, 2020

PLOT SCALE: 1:1

PEN STYLE: 0-RLA-MASTER-100%.ctb

F:\2016\1628 Carling @ Cambridge (Taggart)\01_Design Development\1628 275 Carling Site Plan 2020 01 28.dwg