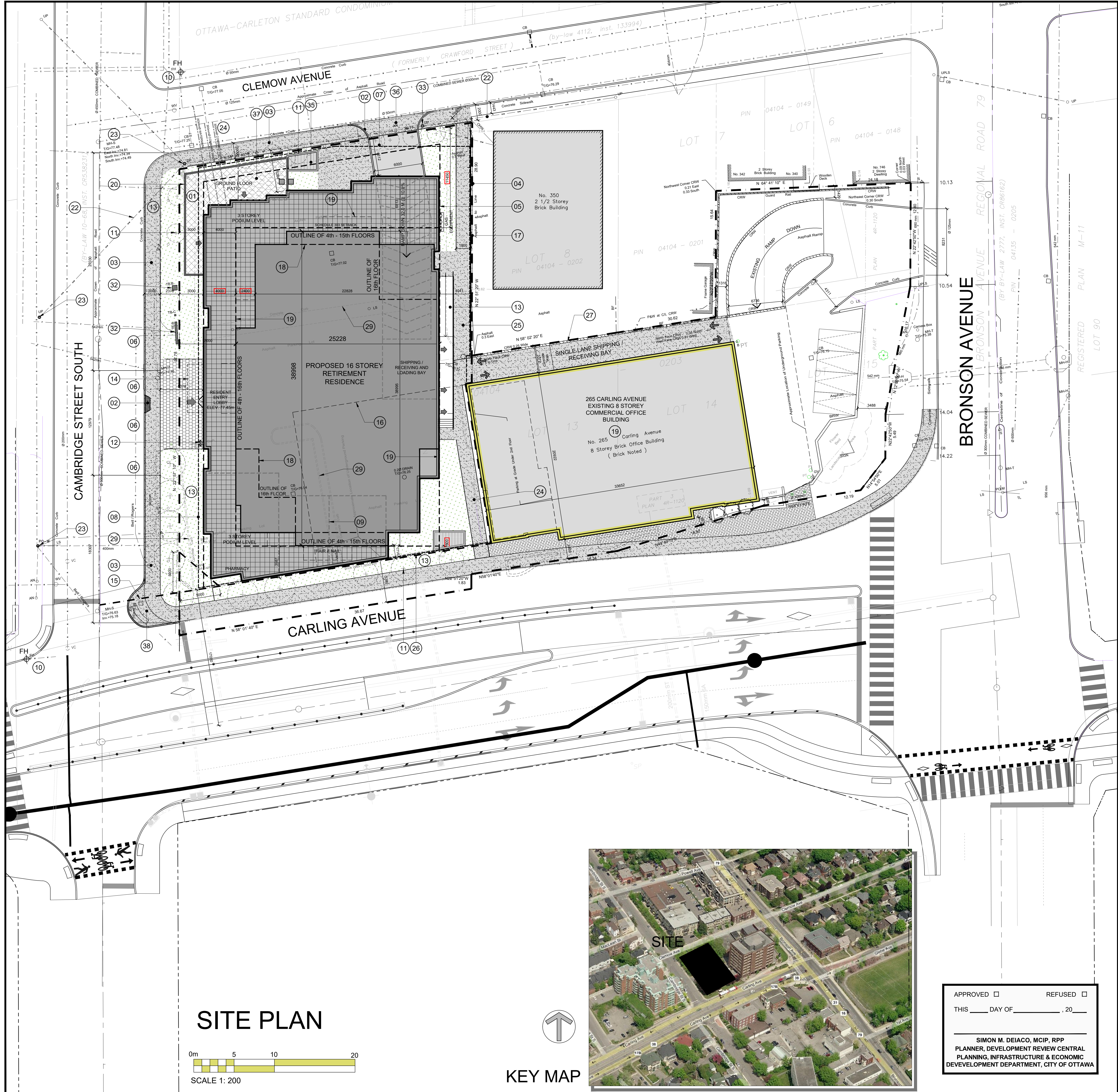
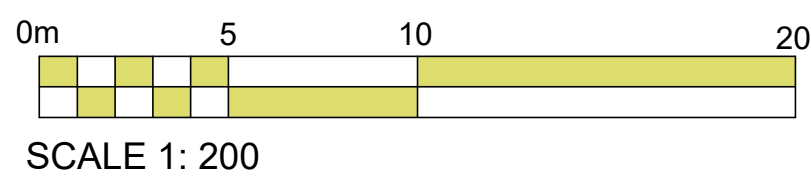
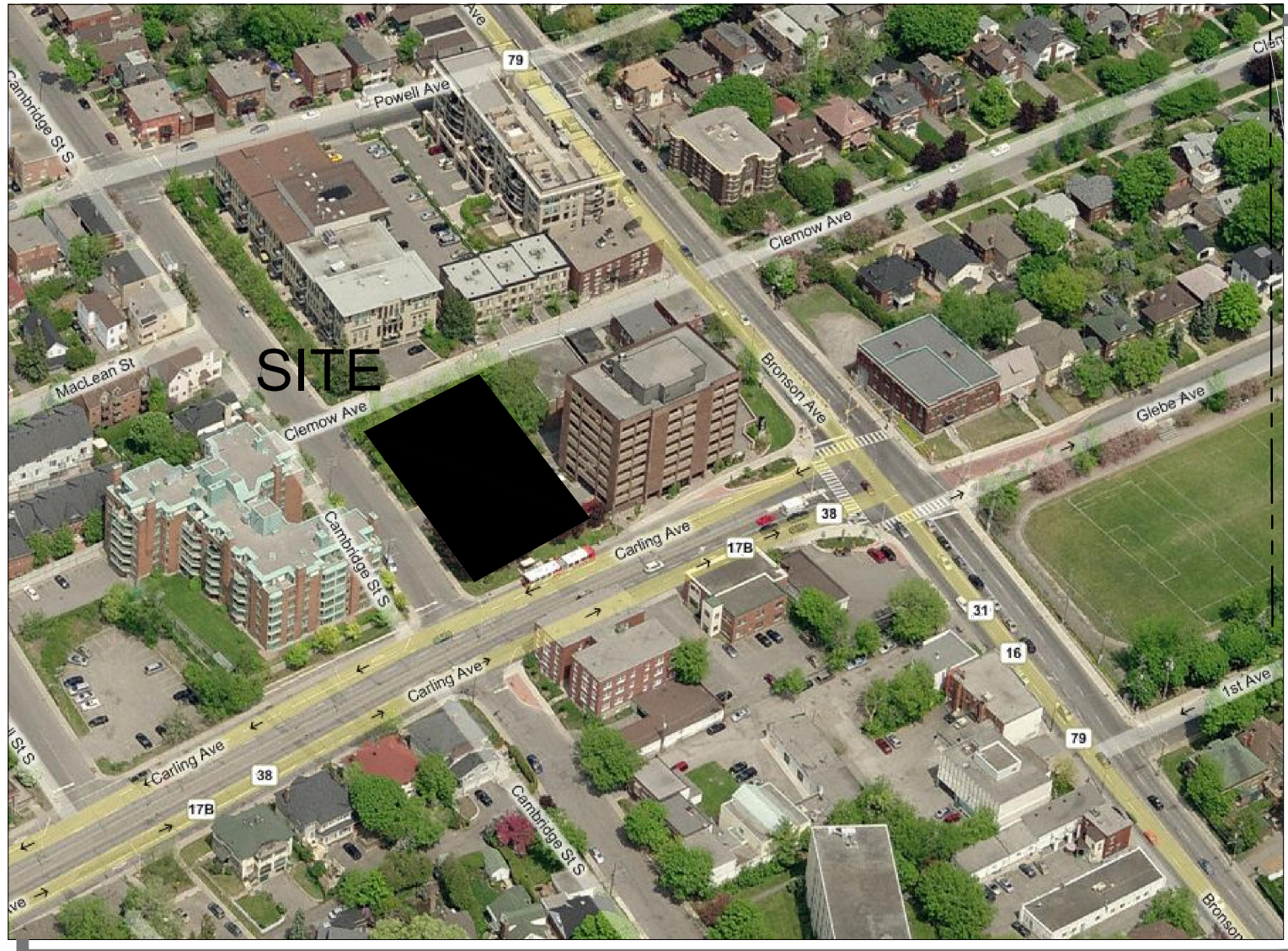




SITE PLAN



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

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 2.0M TO CITY STANDARD
- DESIGNATED NO PARKING LOADING ZONE (4 SPOTS)
- VEHICLE ENTRANCE RAMP TO U/G 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 LIMIT
- 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 PATH 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
- INTAKE & EXHAUST GRILLS
- UTILITY POLE GUIDE WIRE ANCHOR POINT
- CISTERN IN P1 LEVEL WITH ACCESS COVERS
- BULB-OUT AND SIDEWALK TO CITY DESIGN

SURVEYOR

Annis O'Sullivan Vollebek Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079
Email: EdH@aovltd.com

URBAN PLANNER

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223 McLeod Street
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Tel.: (613) 730-5709
Fax: (613) 730-1136
E-Mail: carrara@fotenn.com

CIVIL ENGINEER

David Schaeffer Engineering Ltd.
120 Iber Road, Unit 203
Stittsville, ON K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183
Email: rfrel@DSEL.ca

LANDSCAPE ARCHITECT

LASHLEY + ASSOCIATES CORPORATION
950 GLADSTONE AVENUE, SUITE 202
OTTAWA, ON K1Y 3E8
Tel: (613) 233 8579
Fax: (613) 233 4051
Email: rpalga@lashleya.com

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	52.0 M	
CAMBRIDGE STREET YARD SETBACK	3.0 M	
CLEMON AVENUE YARD SETBACK	2.0 M	
INTERIOR YARD SETBACK	4.0 M	
AVERAGE GRADE	76.80 GEO. ELEV.	
AMENITY SPACE	ROOMING UNIT - 10% GFA = DWELLING UNIT - 6.0 sq. m. PER UNIT =	175.2 sq. m. 708.0 sq. m.
PROJECT STATISTICS		
BUILDING HEIGHT	52.0 M	
AMENITY SPACE	PRIVATE BALCONY = 1st FLOOR COMMUNAL EXTERIOR = 1st FLOOR COMMUNAL INTERIOR = 4th FLOOR COMMUNAL INTERIOR = 4th FLOOR COMMUNAL EXTERIOR =	748.0 sq. m. 284.9 sq. m. 112.1 sq. m. 701.7 sq. m. 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

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. 2 x (6,428) sq. ft.
4th FLOOR - AMENITY	0.0 sq. m. (0) sq. ft.
TYPICAL FLOORS (5 - 15)	11 x 685.9 sq. m. 11 x (7,383) 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 100m ² OF G.F.A.	39
RESIDENCE	- 0.25 PER UNIT (168 UNITS)	42
VISITOR	- NOT REQUIRED	0
MEDICAL HEALTH / PERSONAL SERVICES	- 1.0 PER 100m ² OF G.F.A.	9
COMMERCIAL	- NOT REQUIRED UNDER 500m ²	0
TOTAL		94

PROVIDED

EX OFFICE BLDG.		97
RESIDENCE		119
VISITOR	- NOT REQUIRED	12
MEDICAL HEALTH / PERSONAL SERVICES	- 1.0 PER 100m ² 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	39
PROPOSED BUILDING P3 LEVEL	41
PROPOSED BUILDING P4 LEVEL	41
PROPOSED BUILDING P5 LEVEL	41
PROPOSED BUILDING P6 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 1500m ² OF G.F.A.	1
COMMERCIAL	- 1.0 PER 250m ² 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.

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

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS.
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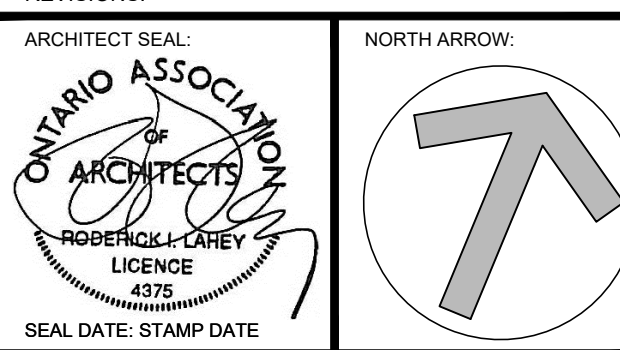
NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A400 SERIES.
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- ALL EXTERIOR WALLS ARE TO BE TYPE "W" UNLESS NOTED OTHER WISE.
- ALL INTERIOR PARTITIONS ARE TO BE TYPE "P" UNLESS NOTED OTHER WISE.

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 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
No. DESCRIPTION	DATE



PROJECT TITLE:
275 CARLING AVENUE

CARLING @ CAMBRIDGE
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN
PROPOSED STREET
ALIGNMENT

DRAWN: RV	CHECKED: R.L.A.
SCALE: 1:200	SHEET No.
PROJECT No. 1628	SP-2