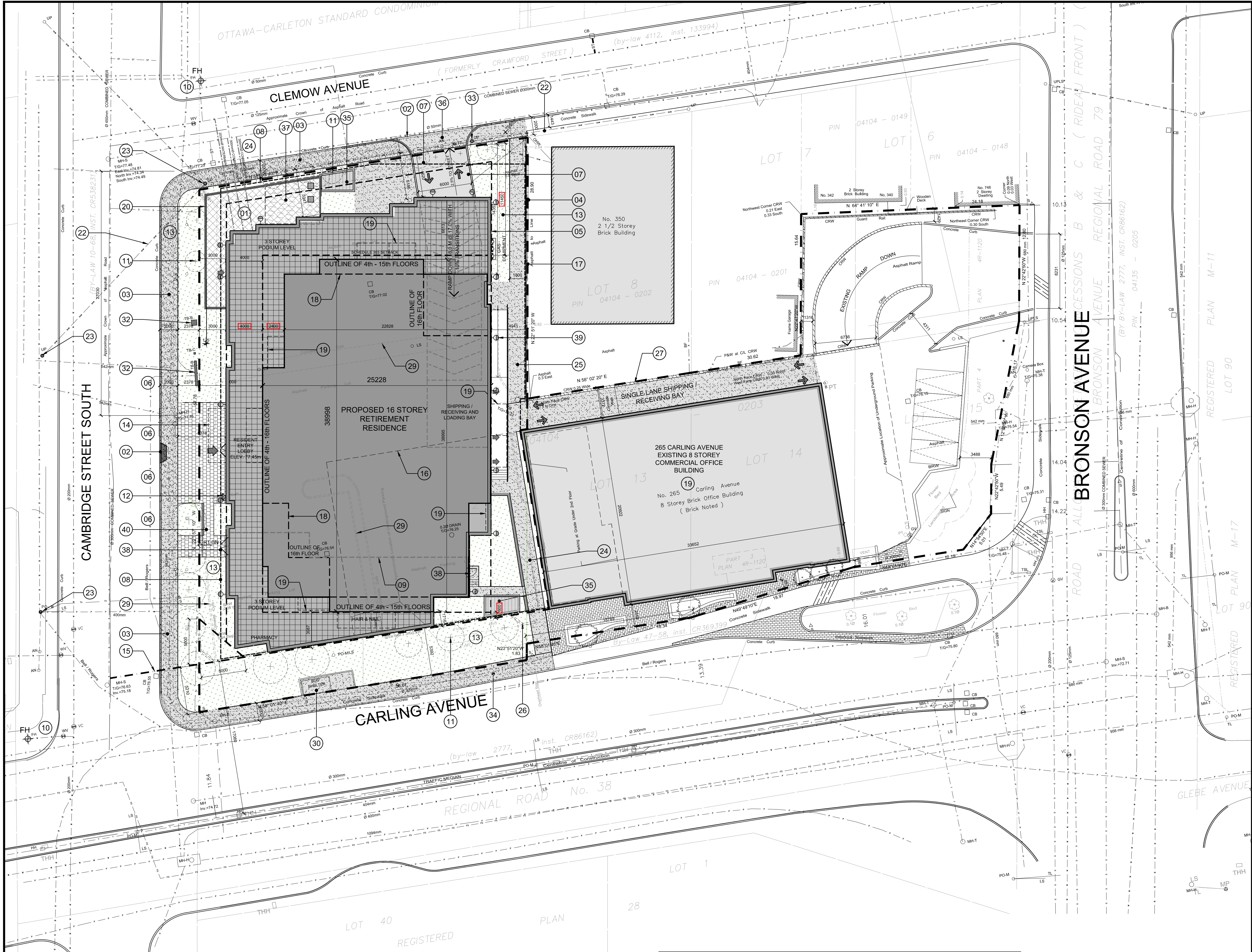




- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS SURFACE
 - CONCRETE UNIT PAVERS AT ENTRANCE
 - CONCRETE WALKING / DRIVING SURFACE
 - SOFT LANDSCAPING
 - TEMPORARY ASPHALT SURFACE
 - WALL MOUNTED LIGHT
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - COMMERCIAL ENTRANCE AND OR FIRE EXIT
 - BOLLARD STYLE 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
 - PROPERTY LINE
 - BUILDING SETBACK AS PER ZONING SCHEDULE #S303
 - 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
 - EXISTING UTILITY POLE
 - EXISTING CONCRETE SIDEWALK
 - INTAKE & EXHAUST GRILLS
 - UTILITY POLE GUIDE WIRE ANCHOR POINT
 - CISTERN IN P1 LEVEL WITH ACCESS COVERS
 - COMMERCIAL ENTRY / EXIT DOOR
 - EXTERIOR LIGHTING
 - CONNECTION PATH WITH CURB AND STEP

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	
CLEMON AVENUE 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. 448.6 sq. m.
	TOTAL =	2,295.5 sq. m.
SITE COVERAGE - RETIREMENT HOME LAND ONLY	BUILDING FOOTPRINT = DRIVING SURFACE = LANDSCAPE AREA =	64.5% 2.3% 33.2%
	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. 2 x (9,428) sq. ft.	1,751.8 sq. m. (18,856) sq. ft.
4th FLOOR - AMENITY	0.0 sq. m. (0) sq. ft.	
TYPICAL FLOORS (6 - 15)	11 x 685.9 sq. m. 11 x (7,383) sq. ft.	7,544.9 sq. m. (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 "A"		
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		78
VISITOR	- NOT REQUIRED	12
MEDICAL HEALTH / PERSONAL SERVICES	- 1.0 PER 100m² OF G.F.A.	19
TOTAL		206
LOCATION OF PARKING		
EX OFFICE BUILDING AT GRADE	5	
EX OFFICE BUILDING P1 LEVEL	20	
PROPOSED BUILDING P1 LEVEL	16	
PROPOSED BUILDING P2 LEVEL	40	
PROPOSED BUILDING P3 LEVEL	41	
PROPOSED BUILDING P4 LEVEL	41	
PROPOSED BUILDING P5 LEVEL	43	
TOTAL		206
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		
KATASA		
69 Rue Jean-Proulx, unit 301 Gatineau, QC J8Z 1W2 Tel: 819-771-2787 Fax: 819-412-0310		
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.		

SITE PLAN

0m 5 10 20
SCALE 1: 200

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

SAIDE SAYAH
MANAGER, CENTRAL BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Saide Sayah at 9:19 am, Nov 18, 2020



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Fax: (613) 233 4051
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CLIENT

KATASA
Gatineau • Ottawa • Cornwall

ARCHITECT

rla/architecture

PROJECT TITLE

275 CARLING AVENUE

OTTAWA **ONTARIO**

SHEET TITLE

SITE PLAN

DRAWN:
RV

SCALE:
1:200

PROJECT NO.:
1628

CHECKED:
R.L.A.

SHEET No.:

SP-1

D07-12-18-0120