KEY MAP

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URBAN PLANNER
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PROJECT DEVELOPER
Homestead Land Holdings Ltd.
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SURVEYOR
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Email: jleslie@bellnet.ca

ARBORIST
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WIND / SOUND ENDINEER
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LEGAL DESCRIPTION
TOPOGRAPHIC PLAN OF SURVEY OF
BLOCKS A & D
REGISTERED PLAN 302828
AND PART OF LOT 32
CONCESSION A (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2022

SITE PLAN SYMBOLS:

- SOFT LANDSCAPED AREA
- HARD SURFACE WALK
- COMMUNAL AMENITY PATIO / TERRACE
- ENTRY PAVERS
- PRIVATE PATIOS
- BIKE SPACE WITH RACK
- MAIN ENTRANCE DOOR
- EXIT / SERVICE DOOR
- FIRE HYDRANT
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- SITE LIGHTING EXISTING / PROPOSED

NOTE:
SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation R5C[2909] S216 SITE AREA 1,1 ha. 10,956,0 sq. m 117,929 sq. ft

ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT	25 STOREY'S / 80,0m	25 STOREY'S / 79,0m
GRADE (GEODETIC ELEVATION - ASL)	60,75m ASL	60,75m ASL
REAR YARD SETBACK (WEST)	7,5m	7,8m
CORNER YARD SETBACK (LANARK AVENUE)	10,8m	10,8m
CORNER YARD SETBACK (CLEARVIEW AVENUE)	3,0m	3,6m
AMENITY AREA - TOTAL 6,0m² PER UNIT	1,122,0m²	2,500,0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	561,0m²	1,600m²
VEHICLE PARKING: RESIDENTIAL - 0,5 PER UNIT AFTER 12 UNITS	88	232
VEHICLE PARKING: VISITOR - 0,1 PER UNIT AFTER 12 UNITS	18	18
VEHICLE PARKING: RESIDENTIAL - MAX. 1.75 PER UNIT	327	250
BICYCLE PARKING - RESIDENTIAL - 1,0 PER UNIT	187	217
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6,7m	6,7m
LANDSCAPE OPENED AREA	30%	52,4%

FULL SITE

GROSS BUILDING AREA
(CITY OF OTTAWA'S DEFINITION)

EX. TOWER "A" - 26 STOREY BASED ON A 80% EFFICIENCY		17,249,5 sq. m, 185,672 sq. ft.
NEW TOWER "B" - 25 STOREY		16,342,9 sq. m, 175,913 sq. ft.
TOTAL AREA		33,592,4 sq. m, 361,585 sq. ft.

RESIDENTIAL UNITS

EX. TOWER "A" - 26 STOREY	224
NEW TOWER "B" - 25 STOREY	187
TOTAL	411

PARKING SPACES

EX. BUILDING 'A' - P1 LEVEL	110
BUILDING 'B' - P2 LEVEL	123
BUILDING 'B' - P1 LEVEL	117
BUILDING 'B' - SURFACE SPACES	10
TOTAL	360

LOT COVERAGE

PAVED SURFACE	2,365,5 sq. m,	21,6%
LANDSCAPE OPEN SPACE	5,742,2 sq. m.	52,4%
EX. BUILDING "A"	829,3 sq. m.	7,6%
EX. ACCESSORY USE BUILDING	45,0 sq. m,	0,4%
PROPOSED BUILDING "B"	1,974,0 sq. m,	18,0%
TOTAL	10,956,0 sq. m,	100,0%

DRAWING NOTES:

1. PROPERTY LINE
2. BUILDING SETBACK LINE
3. OUTLINE OF TOWER
4. LINE OF BALCONIES ABOVE
5. LINE OF PARKING GARAGE BELOW
6. RAMP TO U/G GARAGE WITH TRENCH DRAIN
7. FIRE HYDRANT - EXISTING / PROPOSED
8. EXISTING HIGH RISE APARTMENT BUILDING
9. SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
10. DEPRESSED STREET CURB
11. ASPHALT ROAD WITH CONCRETE BARRIER CURBS
12. BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
13. SIAMESE CONNECTION
14. ENTRANCE CANOPY WITH SUPPORT COLUMNS
15. PRIVATE PATIO WITH 1,2m HT.PRIVACY FENCE
16. INTAKE / EXHAUST SHAFT
17. VISITOR PARKING SPACES
18. GAS PRESSURE RELEASE STATION
19. SOFT LANDSCAPING
20. CONCRETE WALKWAY, WIDTH AS NOTED
21. CONCRETE RETAINING WALL, RAILING AS REQUIRED
22. EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
23. EXISTING TREE TO BE REMOVED
24. CISTERN SEE CIVIL AND MECHANICAL FOR DETAILS
25. EXISTING CITY SIDEWALK TO REMAIN
26. TREE PROTECTION FENCE AS PER TCR
27. 6,0 METRE WIDE FIRE ROUTE
28. PROPOSED SERVICES, SEE CIVIL
29. EXISTING UTILITY / LIGHT POLE
30. SITE LIGHTING - SEE ELECTRICAL SITE PLAN
31. PAINTED ISLAND
32. RAISED PLANTERS AT AMENITY AREA, SEE LANDSCAPE
33. CROSSWALK WITH DEPRESSED CURB AND TWSI
34. ACCESSIBLE PARKING SPACES WITH 1,5m WIDE AISLE, DEPRESSED CURB, TWSI AND SIGNAGE
35. RE-ALINE DRIVEWAY AND SIDEWALK
36. EXISTING STREET PARKING TO REMAIN
37. 2,1m HT. SOLID WOOD FENCE
38. HYDRO TRANSFORMER & SWITCHGEAR EQUIPMENT
39. PRIVACY HEDGE, SEE LANDSCAPE
40. ACCESSIBLE PASSENGER LOADING AREA WITH TWSI
41. TREE, SEE LANDSCAPE

PROPOSED - BUILDING "B"

BUILDING STATISTICS

GROSS BUILDING - AREA
(CITY OF OTTAWA'S DEFINITION)

PARKING LEVEL		0,0 sq. m, 0 sq. ft.
GROUND FLOOR		704,0 sq. m, 7,578 sq. ft.
2nd & 3rd FLOOR	2 x 1,648,6 sq. m, 2 x 17,745 sq. ft.	3,297,1 sq. m, 35,490 sq. ft.
4th FLOOR		590,9 sq. m, 6,360 sq. ft.
5th - 20th FLOOR	16 x 599,13 sq. m, 16 x 6,449 sq. ft.	9,586,1 sq. m, 103,184 sq. ft.
21st FLOOR		561,0 sq. m, 6,039 sq. ft.
22nd FLOOR		574,4 sq. m, 6,183 sq. ft.
23rd FLOOR		557,2 sq. m, 5,998 sq. ft.
24th FLOOR		557,2 sq. m, 5,998 sq. ft.
25th FLOOR AMENITY / MECH, PENT.		0 sq. m, 000 sq. ft.
TOTAL AREA		16,428,0 sq. m, 176,830 sq. ft.
TOWER FOOTPRINT		743,2 sq. m, 8,000 sq. ft.

UNIT STATISTICS

STUDIO UNIT	0
1 BEDROOM UNIT	56
2 BEDROOM UNIT	131
TOTAL	187

CAR PARKING 187 UNITS

REQUIRED by ZONING BY-LAW

RESIDENCE	- 0,5 PER UNIT (AFTER 12 UNITS)	88
VISITOR	- 0,1 PER UNIT (AFTER 12 UNITS)	18
TOTAL		106

PROVIDED

RESIDENCE	- 0,6 PER UNIT	232
VISITOR	- 0,1 PER UNIT	18
TOTAL		250

REQUIRED ACCESSIBLE PARKING

TYPE 'A'	3,40 x 5,20	1
TYPE 'B'	2,40 x 5,20	0
TOTAL		1

PARKING SPACE TYPE

STANDARD PARKING SPACE (2,60 x 5,20)	193
SMALL CAR SPACE (2,40 x 4,60)	50
PARALLEL PARKING SPACE (2,60 x 6,70)	3
BARRIER FREE SPACE TYPE A (3,40 x 5,20)	3
BARRIER FREE SPACE TYPE B (2,40 x 5,20)	1

BICYCLE PARKING 187 UNITS

REQUIRED

RESIDENCE	- 1,0 PER UNIT	187

PROVIDED

P2 U/G PARKING LEVEL	60
P1 U/G PARKING LEVEL	147
EXTERIOR AT GRADE	10
TOTAL	217

AMENITY SPACE

GROUND FLOOR COMMUNAL INTERIOR =	355,0 sq. m,
GROUND FLOOR COMMUNAL EXTERIOR =	115,0 sq. m,
4th FLOOR COMMUNAL INTERIOR =	160,0 sq. m,
4th FLOOR COMMUNAL TERRACE =	500,0 sq. m,
25th FLOOR COMMUNAL INTERIOR =	230,0 sq. m,
25th FLOOR COMMUNAL TERRACE =	240,0 sq. m,
PRIVATE BALCONIES / TERRACE =	900,0 sq. m,
TOTAL =	2,500,0 sq. m,
TOTAL COMMUNAL =	1,600,0 sq. m,
REQUIRED - 6.0m² PER UNIT (187) =	1,122,0 sq. m,
REQUIRED COMMUNAL @ 50% =	561,0 sq. m,

REFUSE REQUIREMENT 187 UNITS

GARBAGE	- 0,11 PER UNIT	20 YARDS
RECYCLING GMP	- 0,018 PER UNIT	4 YARDS
RECYCLING FIBER	- 0,038 PER UNIT	7 YARDS
COMPOST	- 240L PER 50 UNITS	4

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMMSSIONS 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:

- 00 — INDICATES DRAWING NOTES. LISTED ON EACH SHEET.
- 00 — INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- 00 — INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- 000 — INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 TITLE SCALE 00 — DETAIL NUMBER; DETAIL REFERENCE PAGE; 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 A900 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 OTHER WISE.
- F — ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHER WISE.

No.	DESCRIPTION	DATE (DMMY)
7	ISSUED FOR SITE PLAN CONTROL APPLICATION	2024-10-24
6	ISSUED FOR OWNER / CONSULTANT REVIEW	2024-09-04
5	ISSUED FOR OWNER / CONSULTANT REVIEW	2024-07-04
4	ISSUED FOR OWNER / CONSULTANT REVIEW	2024-03-14
3	ISSUED FOR OPA & ZA ROUND 3 COMMENT	2023-06-05
2	ISSUED FOR OPA & ZA ROUND 2 COMMENT	2023-03-17
1	ISSUED FOR ZONING APPLICATION	2021-05-26

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK J. LAHEY — LICENCE 4375
SEAL DATE: STAMP DATE

NORTH ARROW:

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PROJECT TITLE:
210 CLEARVIEW AVENUE
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN
BLDG. 'B'

DRAWN:	CHECKED:
R.V.	JS
SCALE: 1:250	SHEET No. SP-1
PROJECT No. 2117	

1 SP-1 SITE PLAN SCALE = 1 : 250

SCALE 1: 250

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PAPER SIZE: ARCH_D_(24.00_x_36.00_Inches) | PLOT DATE: Thursday, October 24, 2024 | PLOT SCALE: 1:1 | PEN STYLE: 0-RLA-MASTER-100%.ctb | F:\2021\2117 - 200 Clearview Ave\01 Design Development\01 Site Plan\2117 Site Plan 2024 09 18.dwg | # _____