

KEY MAP

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SURVEYOR Farley, Smith & Denis Surveying Ltd. 30 Colomade Road North, Unit 275 Ottawa, Ontario K2E 7J6 Tel: (613) 727-8200 Fax: (613) 727-1823 E-Mail: jeslie@bellnet.ca	ARBORIST IFS Associates BOX 13593, Kanata, Ontario K2K 1X6 Tel: (613) 838-8717 E-Mail: aboyd@ifsassociates.ca	WIND / SOUND ENGINEER Pinchin Ltd. 1 Hines Road, Suite 200 Kanata, ON, K2K 3C7 Tel: (847) 237-1077 E-Mail: wli@pinchin.com	CIVIL ENGINEER WSP 2611 Queenan Drive, Suite 200 Ottawa, Ontario, K2B 6B7 Canada Phone: (613) 614-3985 E-Mail: Steve.P.Davidson@wsp.com E-Mail: scott.a.taylor@wsp.com	LEGAL DESCRIPTION TOPOGRAPHIC PLAN OF SURVEY OF BLOCKS A & D REGISTERED PLAN 302828 AND PART OF LOT 32 CONVESSION A (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA PAGET, SMITH & DENIS SURVEYING LTD. 2002

SITE PLAN SYMBOLS:

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

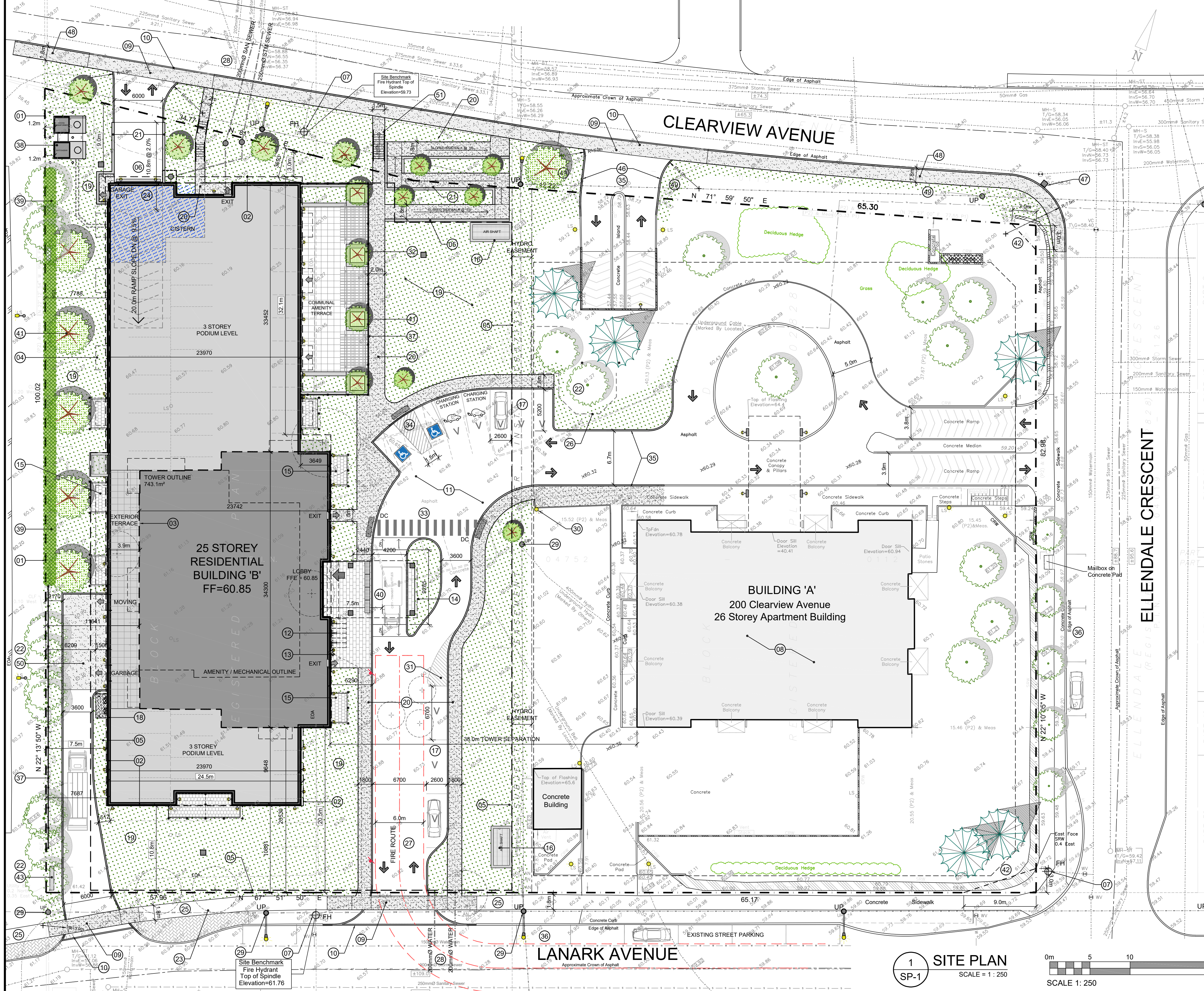
NOTE:
SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	RSC[2009] 8216	SITE AREA	1.1 ha.	10,956.0 sq. m	117,929 sq. ft.
ZONING	REQUIRED	PROVIDED			
BUILDING HEIGHT	25 STOREYS / 80.0m	25 STOREYS / 78.0m			
GRADE (GEODEIC 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 6.0m ² PER UNIT	1,146.0m ²	1,815.0m ²			
AMENITY AREA - 50% COMMUNAL PER UNIT	573.0m ²	815.0m ²			
VEHICLE PARKING - RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS	90	225			
VEHICLE PARKING - VISITOR - 0.1 PER UNIT AFTER 12 UNITS	18	18			
VEHICLE PARKING - RESIDENTIAL - MAX. 1.75 PER UNIT	334	243			
BICYCLE PARKING - RESIDENTIAL - 1.0 PER UNIT	191	191			
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m			
LANDSCAPE OPENED AREA	30%	52.4%			

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 A900 SERIES.
	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
	TITLE
	DETAIL REFERENCE PAGE
	DETAIL CROSS REFERENCE PAGE



FULL SITE

GROSS BUILDING AREA (CITY OF OTTAWA'S DEFINITION)	17,249.5 sq. m	185,672 sq. ft.
EX. TOWER "A" - 26 STOREY BASED ON A 80% EFFICIENCY	16,342.9 sq. m	175,513 sq. ft.
NEW TOWER "B" - 25 STOREY	590.9 sq. m	6,360 sq. ft.
TOTAL AREA	33,992.4 sq. m	361,585 sq. ft.

RESIDENTIAL UNITS

EX. TOWER "A" - 26 STOREY	224
NEW TOWER "B" - 25 STOREY	191
TOTAL	415

PARKING SPACES

EX. BUILDING "A" - SURFACE SPACES (REMOVED)	-100
EX. BUILDING "A" - P1 LEVEL	110
BUILDING "A" - P2 LEVEL	119
BUILDING "B" - P1 LEVEL	114
BUILDING "B" - SURFACE SPACES	10
TOTAL	353

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%

PROPOSED - BUILDING "B"

BUILDING STATISTICS		
GROUND FLOOR	704.0 sq. m	7,578 sq. ft.
2nd & 3rd FLOOR	2 x 1,648.6 sq. m	3,297.1 sq. m
4th FLOOR	590.9 sq. m	6,360 sq. ft.
5th - 20th FLOOR	16 x 623.3 sq. m	9,972.6 sq. m
21st FLOOR	623.3 sq. m	6,709 sq. ft.
22nd FLOOR	623.3 sq. m	6,709 sq. ft.
23rd FLOOR	623.3 sq. m	6,709 sq. ft.
24th FLOOR	623.3 sq. m	6,709 sq. ft.
25th FLOOR AMENITY / MECH. PENT.	0 sq. m	000 sq. ft.
TOTAL AREA	17,033.6 sq. m	183,348 sq. ft.
TOWER FOOTPRINT	743.2 sq. m	8,000 sq. ft.

UNIT STATISTICS

1 BEDROOM UNIT	64
2 BEDROOM UNIT	127
TOTAL	191

CAR PARKING 191 UNITS

REQUIRED BY ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT (AFTER 12 UNITS)	90
VISITOR	- 0.1 PER UNIT (AFTER 12 UNITS)	18
TOTAL		108

PROVIDED

RESIDENCE	- 1.1 PER UNIT	219
VISITOR	- 0.1 PER UNIT	10
EXTERIOR: 10 BASEMENT: 8		18
TOTAL		237

- DRAWING NOTES:**
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - OUTLINE OF TOWER
 - LINE OF BALCONIES ABOVE
 - LINE OF PARKING GARAGE BELOW
 - RAMP TO U/G GARAGE WITH TRENCH DRAIN
 - FIRE HYDRANT - EXISTING / PROPOSED
 - EXISTING HIGH RISE APARTMENT BUILDING
 - SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
 - DEPRESSED STREET CURB
 - ASPHALT ROAD WITH CONCRETE BARRIER CURBS
 - BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
 - SIAMSE CONNECTION
 - ENTRANCE CANOPY WITH SUPPORT COLUMNS
 - PRIVATE PATIO WITH 1.2m HT PRIVACY FENCE
 - INTAKE / EXHAUST SHAFT
 - VISITOR PARKING SPACES
 - GAS PRESSURE RELEASE STATION
 - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
 - CONCRETE WALKWAY, WIDTH AS NOTED
 - CONCRETE RETAINING WALL, RAILING AS REQUIRED
 - EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
 - EXISTING TREE TO BE REMOVED
 - CISTERN SEE CIVIL AND MECHANICAL FOR DETAILS
 - EXISTING CITY SIDEWALK TO REMAIN
 - TREE PROTECTION FENCE AS PER TCR
 - 6.0 METRE WIDE FIRE ROUTE
 - PROPOSED SERVICES, SEE CIVIL
 - EXISTING UTILITY / LIGHT POLE
 - SITE LIGHTING - SEE ELECTRICAL SITE PLAN
 - PAINTED ISLAND
 - RAISED PLANTERS AT AMENITY AREA, SEE LANDSCAPE
 - CROSSWALK WITH DEPRESSED CURB AND TWSI
 - ACCESSIBLE PARKING SPACES WITH 1.5m WIDE AISLE, DEPRESSED CURB, TWSI AND SIGNAGE
 - RE-ALINE DRIVEWAY AND SIDEWALK
 - EXISTING STREET PARKING TO REMAIN
 - 2.1m HT. SOLID WOOD FENCE
 - HYDRO TRANSFORMER & SWITCHGEAR EQUIPMENT
 - PRIVACY HEDGE, SEE LANDSCAPE
 - RAISED ACCESSIBLE PASSENGER LOADING AREA WITH TWSI
 - TREE, SEE LANDSCAPE
 - PROPOSED CORNER TRIANGLE
 - EXISTING UTILITY KIOSK
 - FIRE ROUTE SIGN, MAXIMUM SPACING 25 METRES

AMENITY SPACE

GROUND FLOOR COMMUNAL INTERIOR =	236.0 sq. m
GROUND FLOOR COMMUNAL EXTERIOR =	206.0 sq. m
25th FLOOR COMMUNAL INTERIOR =	238.0 sq. m
25th FLOOR COMMUNAL EXTERIOR =	243.0 sq. m
PRIVATE BALCONIES / TERRACE =	750.0 sq. m
TOTAL	1,673.0 sq. m
TOTAL COMMUNAL	923.0 sq. m
REQUIRED - 6.0m ² PER UNIT (191) =	1,146.0 sq. m
REQUIRED COMMUNAL @ 50% =	573.0 sq. m

REFUSE REQUIREMENT 191 UNITS

GARBAGE	- 0.11 PER UNIT	21 YARDS
RECYCLING GMP	- 0.018 PER UNIT	4 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	8 YARDS
COMPOST	- 240L PER 50 UNITS	4

AMENITY SPACE

45 ELECTRIC VEHICLE PARKING SPACE / CHARGING STATION	
46 150mm BARRIER CURB	
47 RELOCATED STORM SEWER CATCH BASIN	
48 BARRIER CURB AND 1.8M WIDE SIDEWALK	
49 EXISTING LAWN TO BE RE-GRADED AS REQUIRED	
50 CONCRETE SURFACE AT LOADING AREA	
51 CONCRETE STAIR WITH HANDRAILS	

* PLEASE REFER TO LANDSCAPE SET FOR SOFT AND HARD LANDSCAPING DETAILS
* PLEASE REFER TO CIVIL DRAWING SET FOR ALL GRADING AND DRAINAGE DETAILS

REVISIONS:

No.	DESCRIPTION	DATE (DDMM)
1	ISSUED FOR SPC REVISION	2026-05-13
2	REVISED GARAGE EXIT DOOR LOCATION	2026-03-12
3	OWNER REQUESTED CHANGES	2025-11-26
4	ISSUED FOR FOUNDATION PERMIT	2025-08-15
5	ISSUED FOR ROUND 3 COMMENT RESPONSE	2025-07-23
6	ISSUED FOR COORDINATION	2025-07-17
7	MINOR CHANGES TO TOWER OUTLINE	2025-05-20
8	ISSUED FOR ROUND 1 COMMENT RESPONSE	2025-04-08
9	CITY COMMENT RESPONSE CONSULTANT REVIEW	2025-03-14
10	ISSUED FOR SITE PLAN CONTROL APPLICATION	2024-10-24
11	ISSUED FOR OWNER / CONSULTANT REVIEW	2024-09-04
12	ISSUED FOR OWNER / CONSULTANT REVIEW	2024-07-04
13	ISSUED FOR OWNER / CONSULTANT REVIEW	2024-03-14
14	ISSUED FOR OPA & ZA ROUND 3 COMMENT	2023-06-05
15	ISSUED FOR OPA & ZA ROUND 2 COMMENT	2023-03-17
16	ISSUED FOR ZONING APPLICATION	2021-05-26

ARCHITECT SEAL:

SEAL DATE: STAMP DATE

CLIENT: **HOMESTEAD**

Homestead Land Holdings Ltd.
80 Johnson Street, Kingston

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: **210 CLEARVIEW AVENUE**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN BLDG. 'B'**

DRAWN: R.V. CHECKED: JS

SCALE: 1:250 SHEET No. **SP-1**

PROJECT No. 2117