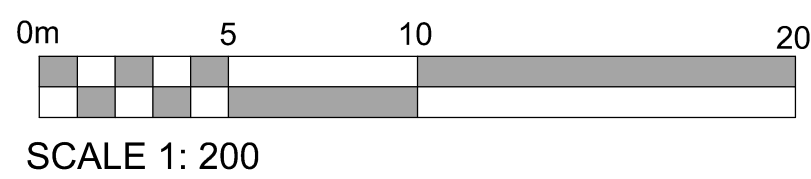
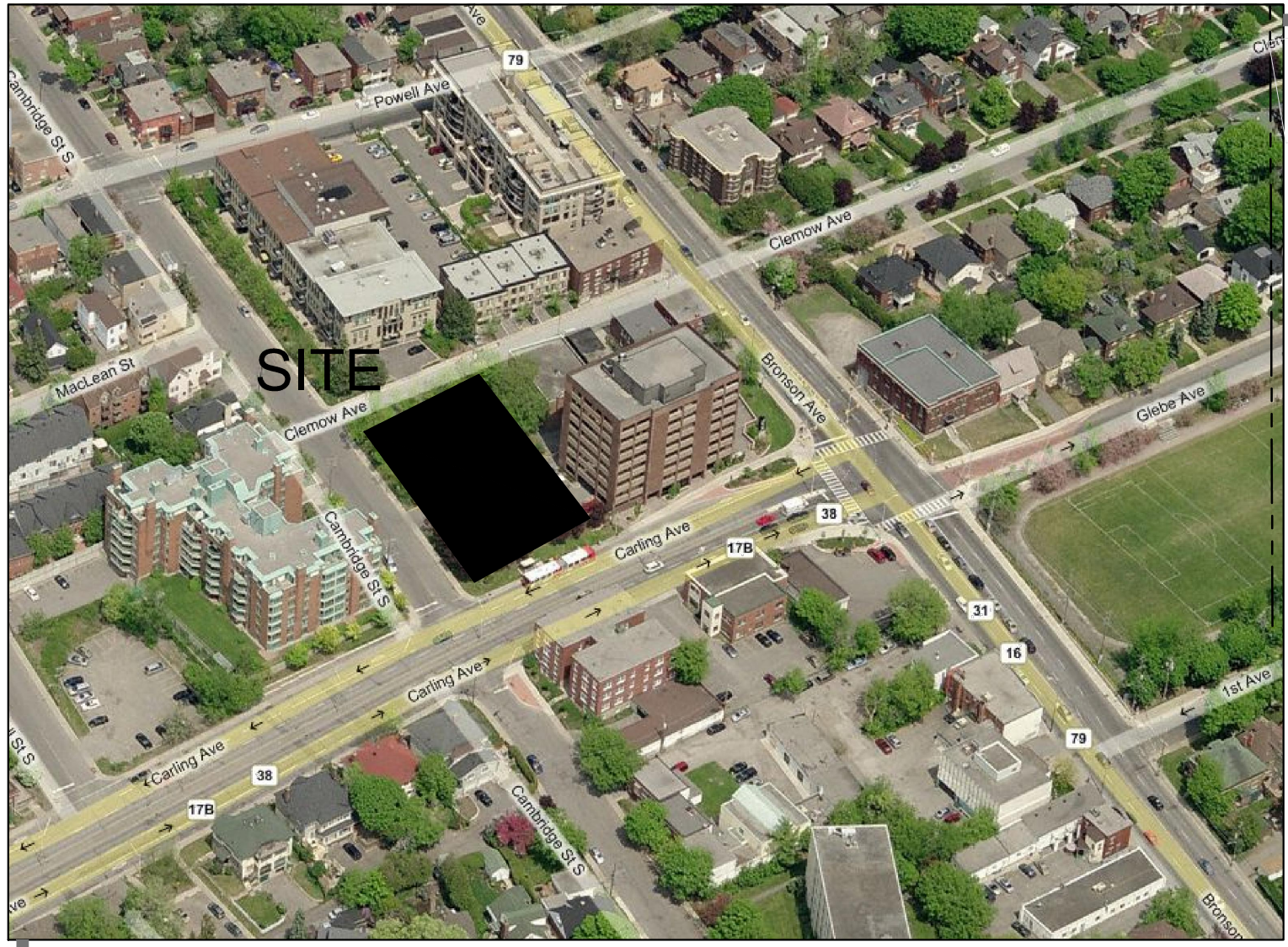




SITE PLAN



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
 - PROPERTY LINE
 - BUILDING SETBACK AS PER ZONING SCHEDULE #S303
 - STREET LAY-BY
 - 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
 - SIAMSESE 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

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
FoTenn Consultants Inc.
223 McLeod Street
Ottawa, ON Canada, K2P 0Z8
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@lashleyla.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 = 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 = 448.6 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. (18,856) sq. ft.

4th FLOOR - AMENITY 0.0 sq. m. (0) sq. ft.

TYPICAL FLOORS (6 - 15) 11 x 685.9 sq. m. 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 54

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 119

VISITOR - NOT REQUIRED 12

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 39

PROPOSED BUILDING P3 LEVEL 41

PROPOSED BUILDING P4 LEVEL 41

PROPOSED BUILDING P5 LEVEL 43

PROPOSED BUILDING P6 LEVEL 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.

GENERAL NOTES:

(A) REFER TO TYPICAL ASSEMBLY SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.

(B) FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A800 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.

NOTATION SYMBOLS:

(01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

(02) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.

(03) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.

(04) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.

(05) DETAIL NUMBER

(06) TITLE

(07) SCALE

(08) DETAIL REFERENCE PAGE

(09) DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR S.P.C. COMMENT LETTER 2	Dec. 03,19
2	ISSUED FOR PERMIT	June 21,19
3	ISSUED FOR COORDINATION	May, 17,19
4	ISSUED FOR S.P.C. COMMENT LETTER 2	May 07,19
5	ISSUED FOR 3% COORDINATION	Mar. 19,19
6	ISSUED FOR S.P.C. COMMENT LETTER 1	Jan. 24,19

ARCHITECT SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS

ARCHITECT: **rla/architecture**
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J5
t: 613.724.9932 f: 613.724.1209 rlaarchitecture.ca

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