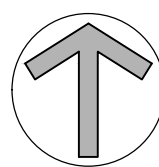
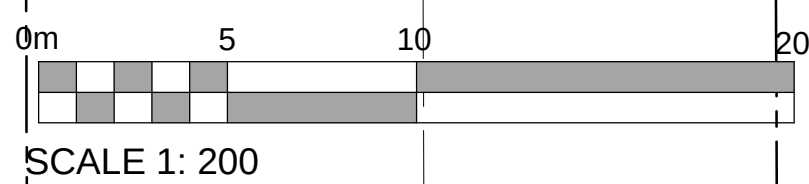
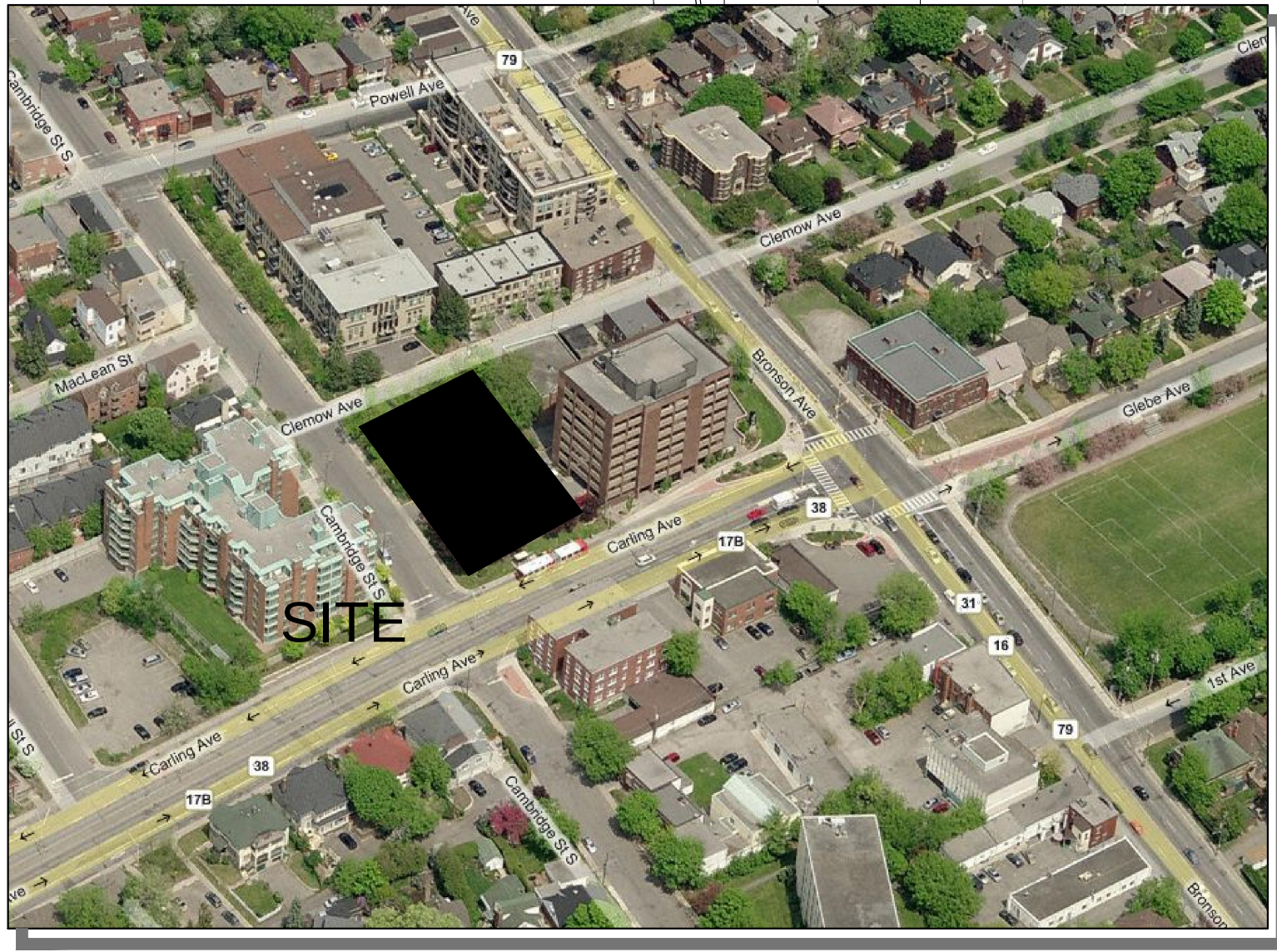




SITE PLAN



KEY MAP



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 AND/OR FIRE EXIT

BOLLARD STYLE BIKE RACK

PROPERTY LINE

DRAWING NOTES

1

HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE

2

DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS

3

EXISTING 1.5M CONCRETE CITY SIDEWALK TO BE REPLACED WITH NEW 2.0M TO CITY STANDARD

4

PROPERTY LINE

5

BUILDING SETBACK AS PER ZONING SCHEDULE #S303

6

STREET LAY-BY

7

VEHICLE ENTRANCE RAMP TO U/G PARKING GARAGE WITH TRENCH DRAIN

8

OUTLINE OF UNDERGROUND PARKING LEVELS

9

OUTLINE OF GROUND FLOOR COMMERCIAL UNITS

10

EXISTING FIRE HYDRANT

11

EXISTING TREES TO BE REMOVED

12

SIAMESE CONNECTION

13

SOFT LANDSCAPING, SEE LANDSCAPE PLAN

14

GROUND FLOOR ENTRY CANOPY

15

ROAD WIDENING LIMIT

16

OUTLINE OF EXISTING UNDER GROUND PARKING STRUCTURE TO BE REMOVED

17

1800mm HIGH PRIVACY FENCE

18

OUTLINE OF 16th FLOOR

19

OUTLINE OF PRIVATE TERRACE ABOVE

20

EXISTING 8 STOREY COMMERCIAL BUILDING

21

PRIVACY SCREEN / GUARD RAILINGS

22

EXISTING OVERHEAD HYDRO LINES

23

EXISTING UTILITY POLE

24

PROPOSED SERVICES LOCATION, SEE CIVIL

25

1.8 M WIDE CONCRETE WALKWAYS

26

EXISTING 1200mm HT BRICK WALL TO BE REMOVED

27

EXISTING RETAINING WALL

28

UNIT PAVEMENT PATH TO COMMERCIAL ENTRY

29

EXISTING ASPHALT PARKING LOT / CURBING TO BE REMOVED

30

EXISTING PAD AND BUS SHELTER

31

EXISTING SITE SIDEWALK

32

EXISTING UTILITY BOX TO BE RELOCATED

33

EXISTING UTILITY POLE TO BE RELOCATED

34

EXISTING CONCRETE SIDEWALK

35

INTAKE & EXHAUST GRILLS

36

HYDRO TRANSFORMER & SWITCHGEAR EQUIPMENT

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

CLEWOW 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 = 294.9 sq. m.
1st FLOOR COMMUNAL INTERIOR = 112.1 sq. m.
4th FLOOR COMMUNAL INTERIOR = 701.7 sq. m.
4th FLOOR COMMUNAL EXTERIOR = 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
(CITY OF OTTAWA'S ZONING DEFINITION)

PARKING LEVEL (TYPICAL)

0.0 sq. m.
(0) sq. ft.

GROUND FLOOR

2nd & 3rd FLOOR 2 x 876.9 sq. m. 1,753.8 sq. m.
2 x (8,428) sq. ft. (18,859) sq. ft.

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

TYPICAL FLOORS (5 - 15) 11 x 685.9 sq. m. 7,544.9 sq. m.
11 x (7,388) sq. ft. (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 50
1 BEDROOM - DWELLING UNIT 48
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 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. 92
RESIDENCE 126
VISITOR - NOT REQUIRED 0
MEDICAL HEALTH / PERSONAL SERVICES - 1.0 PER 100m² OF G.F.A. 13
TOTAL 231

LOCATION OF PARKING

EX OFFICE BUILDING AT GRADE 5
EX OFFICE BUILDING P1 LEVEL 18
PROPOSED BUILDING P1 LEVEL 27
PROPOSED BUILDING P2 LEVEL 40
PROPOSED BUILDING P3 LEVEL 40
PROPOSED BUILDING P4 LEVEL 40
PROPOSED BUILDING P5 LEVEL 40
PROPOSED BUILDING P6 LEVEL 44
TOTAL 261

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. 22
TOTAL 66

PROVIDED

UNDERGROUND 80
EXTERIOR AT GRADE 5
TOTAL 85

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.

SURVEYOR

Annis O'Sullivan Vollebek Ltd.
Ontario Land Surveyors
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Tel: (613) 727-0850
Fax: (613) 727-1079
Email: EdH@aovltd.com

URBAN PLANNER

FoTenn Consultants Inc.
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: rpallga@lashleyla.com

NOTATION SYMBOLS:

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.

INDICATES WINDOW TYPE; REFER TO WINDOW SCHEDULE AND DETAILS ON A500 SERIES.

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.

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 A500 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.

ISSUED FOR S.P.C. COMMENT LETTER 1 Jan. 24, 19

No.	DESCRIPTION	DATE
REVISIONS:		
SEAL DATE: STAMP DATE		
CLIENT:		
ARCHITECT:		
56 beech street, ottawa, ontario K1S 3J6 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		

PAPER SIZE: ISO Full Bleed B1 (707.00 X 1000.00 MM) LOT DATE: Thursday, February 07, 2019 PLOT SCALE: 1:1 PEN STYLE: 0-RLA-MASTER-100%.ctb F:\2016\1628 Carling @ Cambridge (Taggart)\01_Design Development\1628 275 Carling Site Plan 2019 01 25.dwg