

PROJECT INFORMATION

ZONING
 Anerial Main Street, AM10 (H20)

SITE AREA
 0.882 acres 3,492.0 sq. m.
 3,492.0 sq. m. 37,888 sq. ft.

LOT AREA (MIN.)
 PERMITTED: No Min.
 PROPOSED: 3492 m2
 PROVIDED: No Min.

LOT WIDTH (MIN.)
 PERMITTED: No Min.
 PROPOSED: 20.0m
 PROVIDED: 67.5m

BUILDING HEIGHT:
 WITHIN 10M OF FRONT LOT LINE (MIN.):
 PERMITTED: 4.5m
 PROPOSED: 4.5m
 MAXIMUM HEIGHT:
 PERMITTED: 20.0m
 PROPOSED: 67.5m

FRONT YARD SETBACK (0.70M HEIGHT):
 PERMITTED: 0.0m
 PROVIDED: 0.6m

(10-30M HEIGHT):
 PERMITTED: 4.0m
 PROVIDED: 4.0m

REAR YARD SETBACK (0.70M HEIGHT):
 PERMITTED: 7.5m
 PROVIDED: 5.5m

(10-30M HEIGHT):
 PERMITTED: 10.0m
 PROVIDED: 10.0m

SIDE YARD SETBACK (0.70M HEIGHT):
 PERMITTED: 3.0m
 PROVIDED: 3.0m

(10-30M HEIGHT):
 PERMITTED: 10.0m
 PROVIDED: 10.0m

BUILDING STATISTICS

LOT COVERAGE

PAVED SURFACE =	1,023.9 sq. m.	29.3%
BUILDING FOOTPRINT =	1,318.0 sq. m.	37.7%
LANDSCAPE OPEN SPACE =	1,150.1 sq. m.	33.0%
TOTAL =	3,492.0 sq. m.	100.0%

REAR YARD LANDSCAPED AREA

PAVED SURFACE =	365.0 sq. m.	54.6%
LANDSCAPED OPEN SPACE =	303.0 sq. m.	45.4%
TOTAL =	668.0 sq. m.	100.0%

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

PARKING LEVEL - P1	0.0 sq. m.	0.0%
GROUND FLOOR	1,125.7 sq. m.	12,115 sq. ft.
2nd-6th FLOOR	5 x 1,435.9 sq. m.	7,178.0 sq. m.
	5 x 15,455 sq. ft.	77,275 sq. ft.
7th FLOOR	583.0 sq. m.	6,275 sq. ft.
8th-20th FLOOR	13 x 648.6 sq. m.	8,431.8 sq. m.
	13 x 6,980 sq. ft.	90,760 sq. ft.
21st-22nd FLOOR	2 x 473.8 sq. m.	947.5 sq. m.
	2 x 5,100 sq. ft.	10,200 sq. ft.
TOTAL AREA	18,266.1 sq. m.	196,625 sq. ft.

NET FLOOR AREA

COMMERCIAL	795.3 sq. m.	8,560 sq. ft.
INTERIOR COMMON AMENITY	292.2 sq. m.	3,145 sq. ft.

UNIT STATISTICS

1 BEDROOM	166
2 BEDROOM UNIT	94
TOTAL	260

BUILDING HEIGHT

L1-L6	20.0 M
PROPOSED:	20.0 M
L7-L20	20.0 M
PROPOSED:	61.5 M
L21-L22	20.0 M
PROPOSED:	67.5 M

CAR PARKING

REQUIRED AT GRADE	16
REQUIRED BELOW GRADE	25
COMMERCIAL	- 2.0 PER 100m²
VISITOR	- 0.1 PER UNIT AFTER 12
RESIDENTIAL	- 0.5 PER UNIT AFTER 12
TOTAL	165
PROVIDED	16
COMMERCIAL (AT GRADE)	17
VISITOR (AT GRADE)	17
VISITOR (BELOW GRADE)	243
RESIDENTIAL (BELOW GRADE - 0.93 PER UNIT)	284
TOTAL	284

PARKING DRIVEWAY

REQUIRED AT GRADE	6.7m
PROVIDED	6.0m
REQUIRED BELOW GRADE	6.0m
PROVIDED	6.0m

BICYCLE PARKING

REQUIRED	04
COMMERCIAL	- 1.0 PER UNIT 250m² OF GFA
RESIDENTIAL	- 0.5 PER RESIDENTIAL UNIT
TOTAL	134
PROVIDED	09
EXTERIOR	130
INTERIOR	138

AMENITY AREA

REQUIRED	780m²
COMMUNAL	- 3m² PER RESIDENTIAL UNIT
PRIVATE	- 3m² PER RESIDENTIAL UNIT
TOTAL	1,560m²
PROVIDED	1050m²
COMMUNAL	1250m²
PRIVATE	2300m²

- ### DRAWING NOTES:
- PROPERTY LINE
 - SETBACK LINE
 - 22.0M TO CL OF ROAD - 7.5M ROAD WIDENING ALLOWANCE
 - L2 TERRACE
 - ENTRANCE TO U/G GARAGE
 - PROPOSED 4.0M ROAD WIDENING ALLOWANCE
 - EXISTING FIRE HYDRANT
 - 1.8M HIGH WOOD FENCE - SEE LANDSCAPE
 - EXISTING 6M HIGH COMMERCIAL BUILDING
 - EXISTING 10M HIGH RESIDENTIAL BUILDING
 - NEW 2.0M WIDE CONCRETE SIDEWALK C/W DEPRESSED CURBS AT DRIVEWAY ENTRANCE
 - BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
 - EXISTING 1.8M CONCRETE CITY SIDEWALK
 - LINE OF PARKING GARAGE BELOW
 - SIAMENSE CONNECTION
 - 0.6M REAR-YARD LANDSCAPE SETBACK
 - INTAKE/EXHAUST SHAFT FOR GARAGE
 - 2x TYPE 'A' B/F PARKING SPACES AS PER CITY STANDARDS
 - 2x TYPE 'B' B/F PARKING SPACES AS PER CITY STANDARDS

- ### NOTATION SYMBOLS:
- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
 - INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
 - INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
 - INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
 - DETAIL NUMBER
 - TITLE
 - DETAIL REFERENCE PAGE
 - DETAIL CROSS REFERENCE PAGE

- ### GENERAL NOTES:
- REFER TO TYPICAL ASSEMBLY SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
 - FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A800 SERIES.
 - ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
 - ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
 - ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
 - ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

- ### SITE PLAN SYMBOLS:
- TERRACE/LANDSCAPE PLANTING
 - ASPHALT DRIVE/SLEPARKING
 - CONCRETE SIDEWALK
 - CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS
 - PROPERTY LINE
 - PROPOSED SETBACK LINE
 - FENCE LINE
 - BIKE RACK
 - ENTRANCE / EXIT DOOR
 - FIRE HYDRANT
 - VEHICULAR DIRECTION
 - EXISTING TREE TO REMAIN
 - SIAMENSE CONNECTION
 - PRIMARY ENTRANCE / EGRESS DOOR
 - SECONDARY DOOR
 - PROPOSED GRADE - SEE CIVIL DRAWINGS
- NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

PROJECT DEVELOPER

SURFACE DEVELOPMENT Inc.
 88 Spedina Avenue
 Ottawa, ON, K1Y 2C1
 Tel: (613) 255 5507
 Fax: (613) 255 5507
 E-Mail: jakub@surfacedevelopments.com

URBAN PLANNER

FoTenn Consultants Inc.
 223 McLeod Street
 Ottawa, ON Canada, K2P 0Z8
 Tel: (613) 730-5709 x. 227
 Fax: (613) 730-1136
 E-Mail: sutherland@fotenn.com

LEGAL DESCRIPTION

TOPOGRAPHICAL PLAN OF
 PART OF LOT 1, REGISTERED PLAN 602, CITY OF OTTAWA

Prepared by Farley, Smith & Denis Ltd.

ISSUED FOR REZONING APPLICATION	15/10/2019
ISSUED FOR COMMUNITY MEETING	03/10/2019
DESCRIPTION	DATE (MM/YY)

ARCHITECT SEAL: [Signature]

ARCHITECT: **SURFACE** OTTAWA ONTARIO

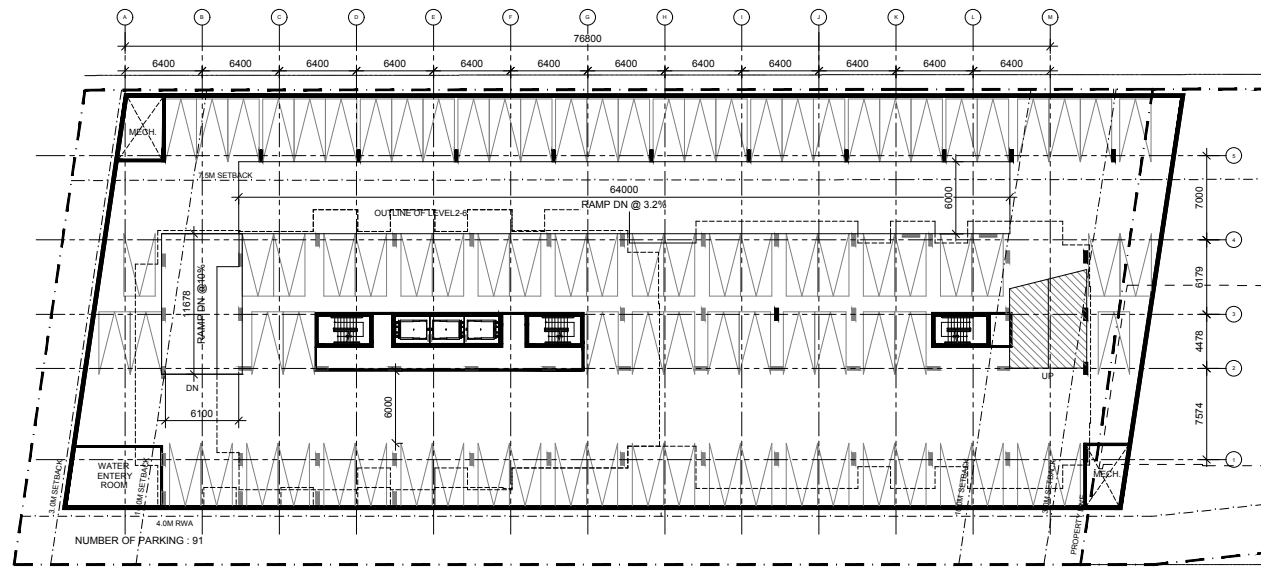
ARCHITECT: **rla/architecture** roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: **1655 CARLING AVENUE**

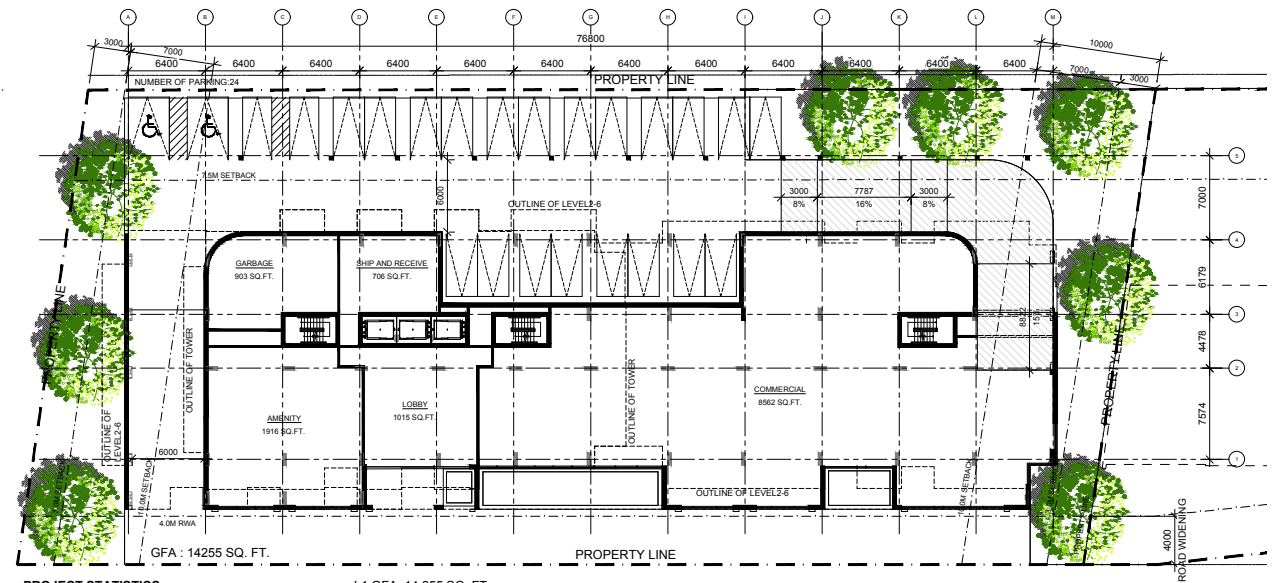
OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**





PARKING PLAN



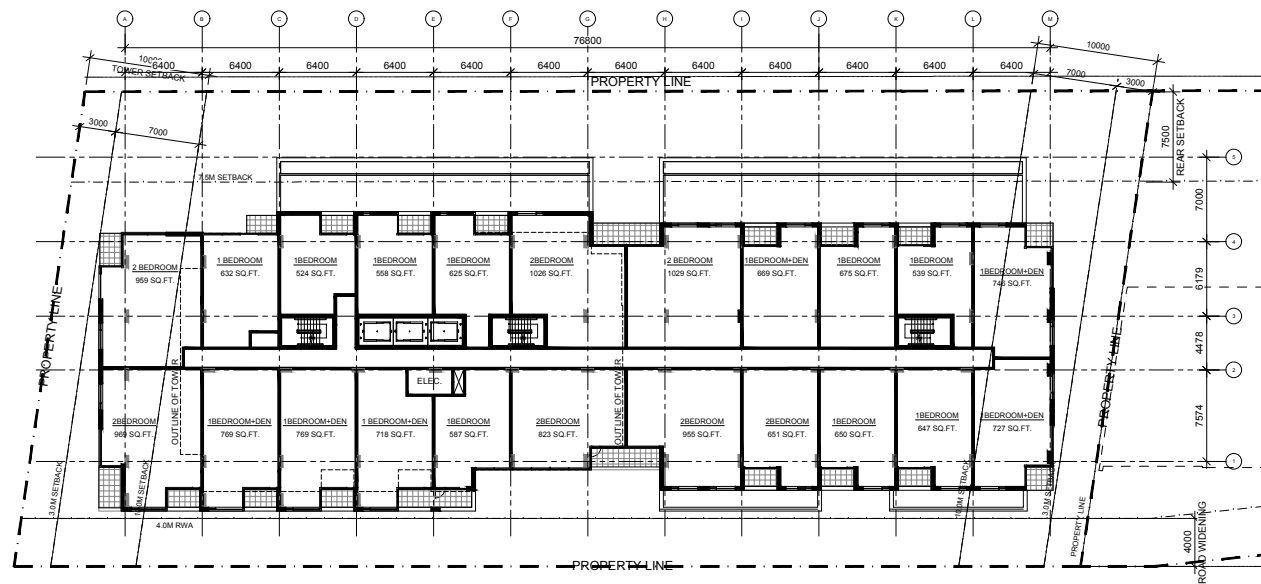
PROJECT STATISTICS:
 COMMERCIAL NFA: 8560 SQ. FT.
 L1 INTERIOR AMENITY NFA: 3700 SQ. FT.

PARKING:
 U/G: 90+/- PER LEVEL
 AT GRADE: 24

L1 GFA: 14 255 SQ. FT.
 L2-6 GFA: 18 180 SQ. FT.
 L7 GFA: 7 385 SQ. FT.
 L8-20 GFA: 8 215 SQ. FT.
 L21-22 GFA: 6 000 SQ. FT.
TOTAL GFA: 231 335 SQ. FT.

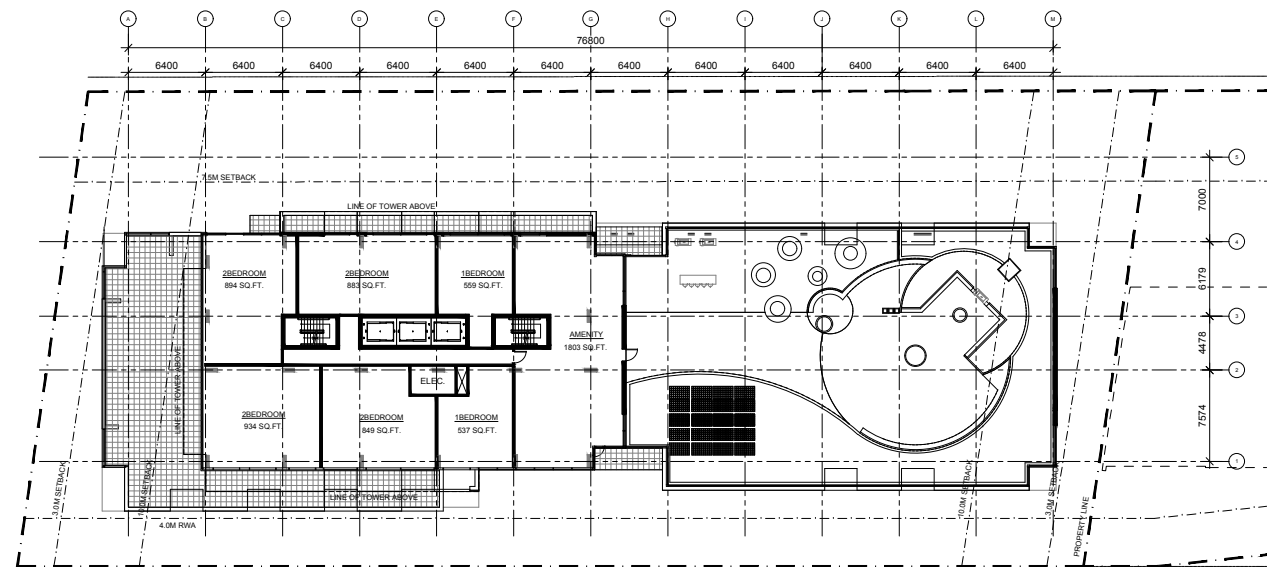
UNITS: 166 1BR, 94 2BR, 260 TOTAL

L1 PLAN

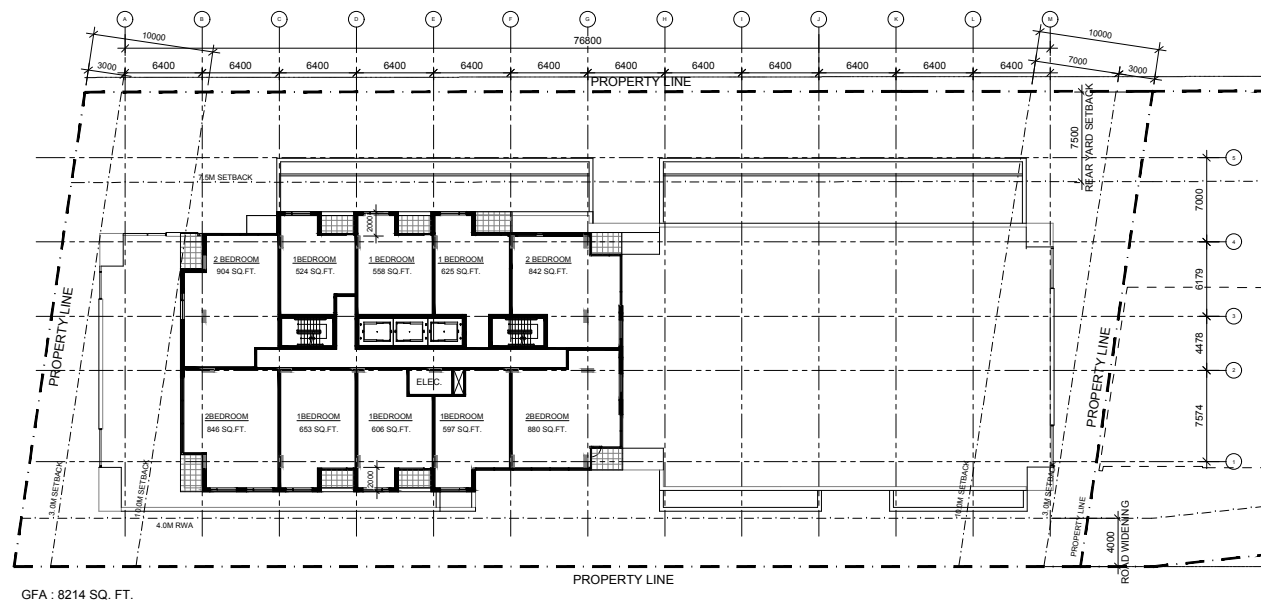


GFA: 18181 SQ. FT.

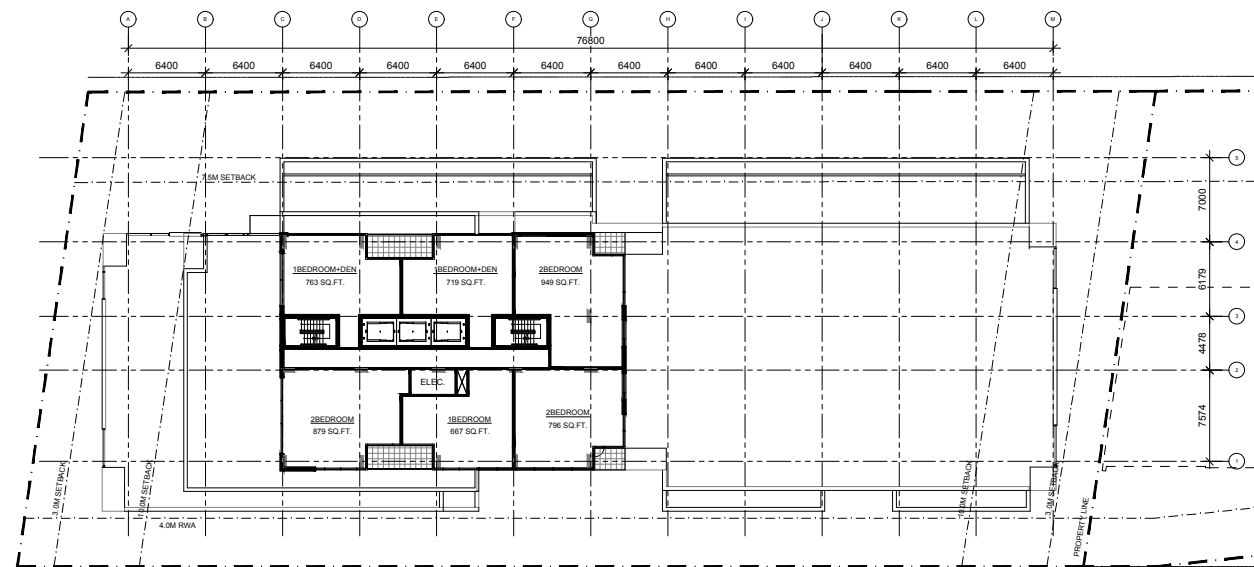
L2-6 PLAN



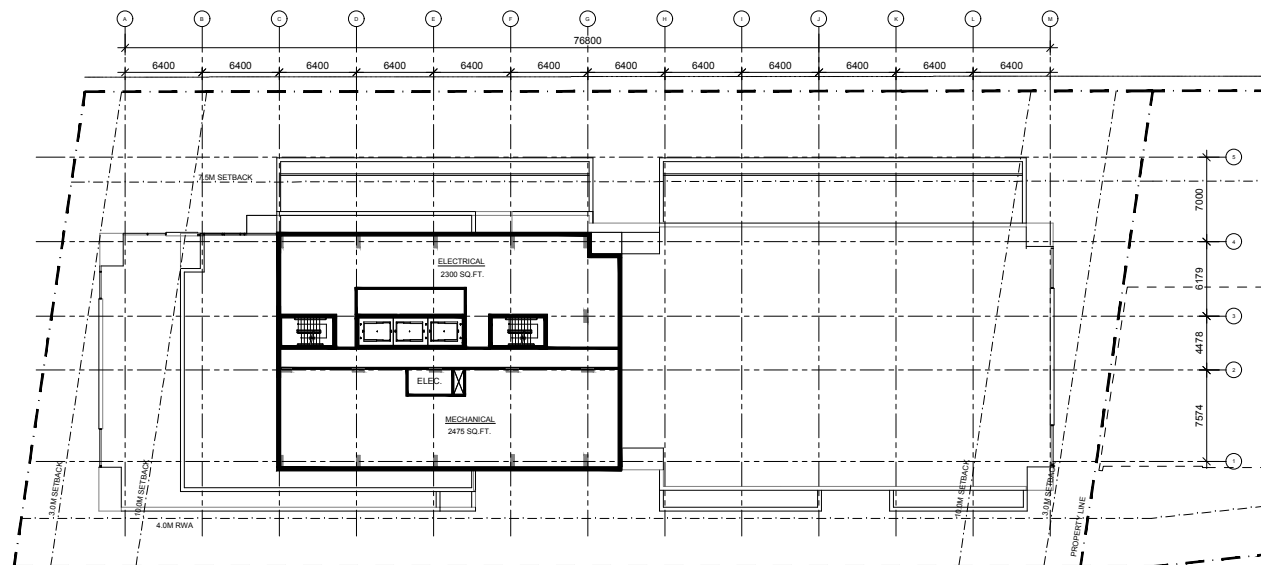
L7 PLAN



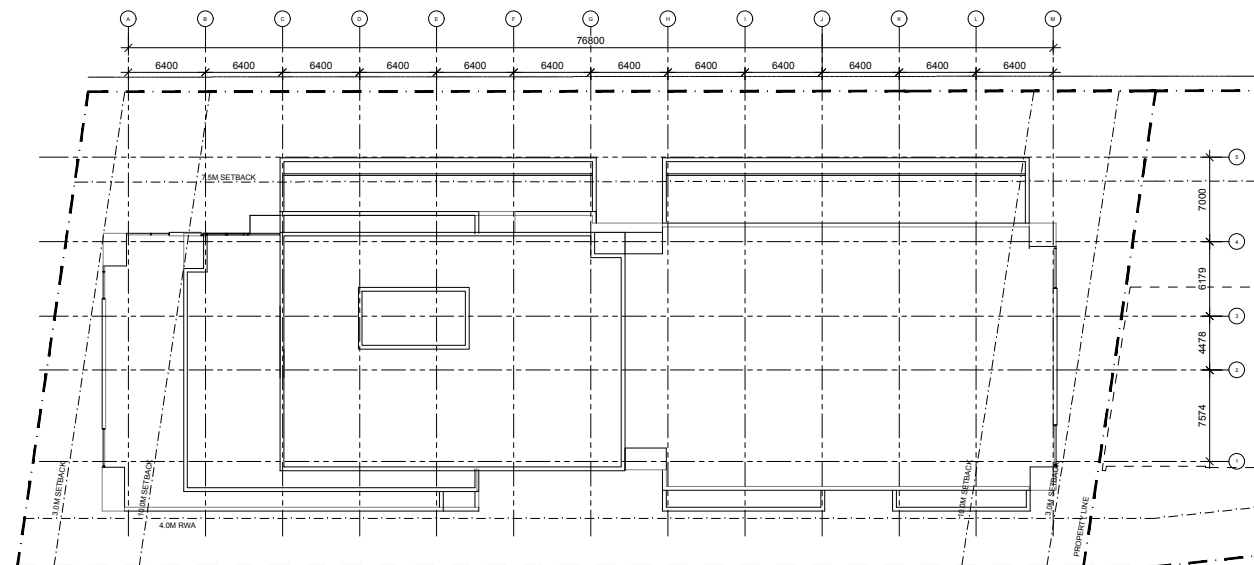
L8-20 PLANS



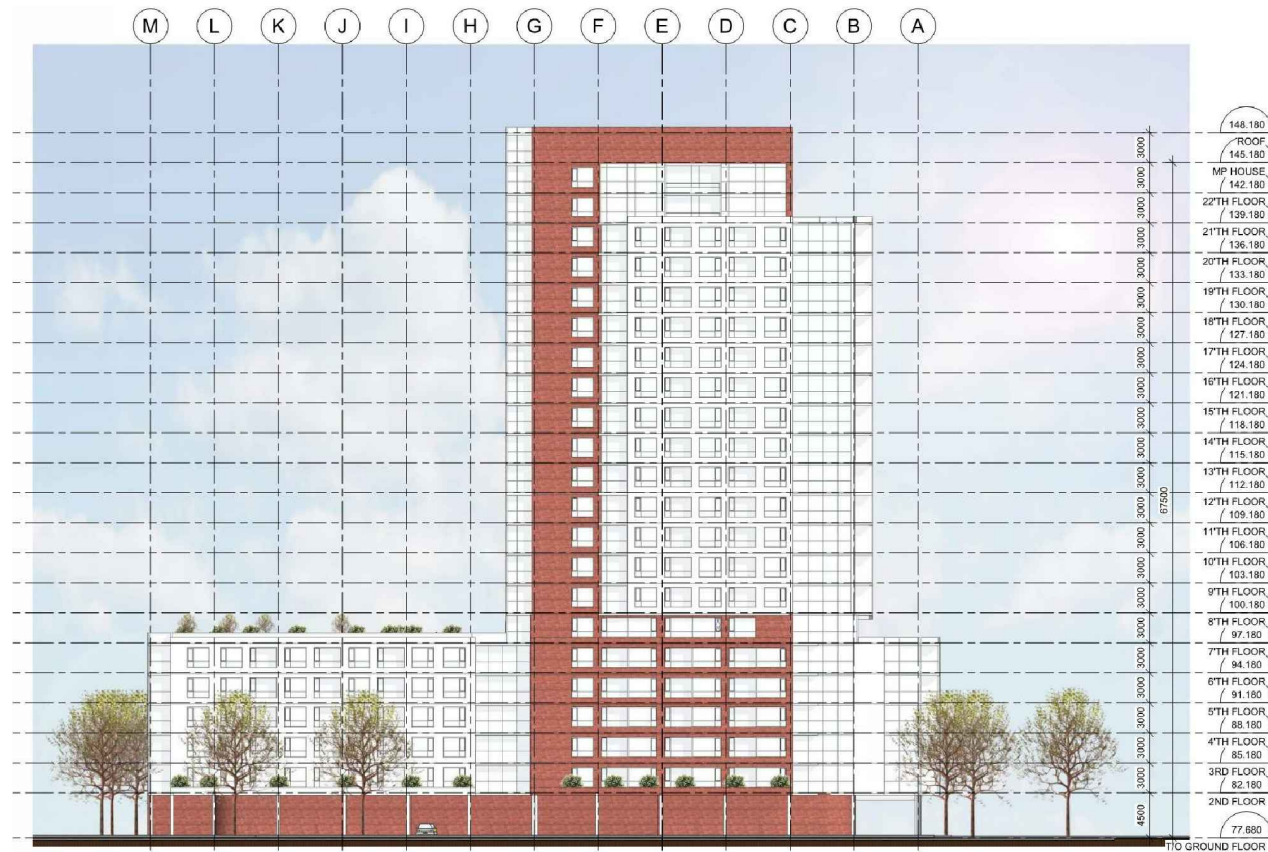
L20-21 PLANS



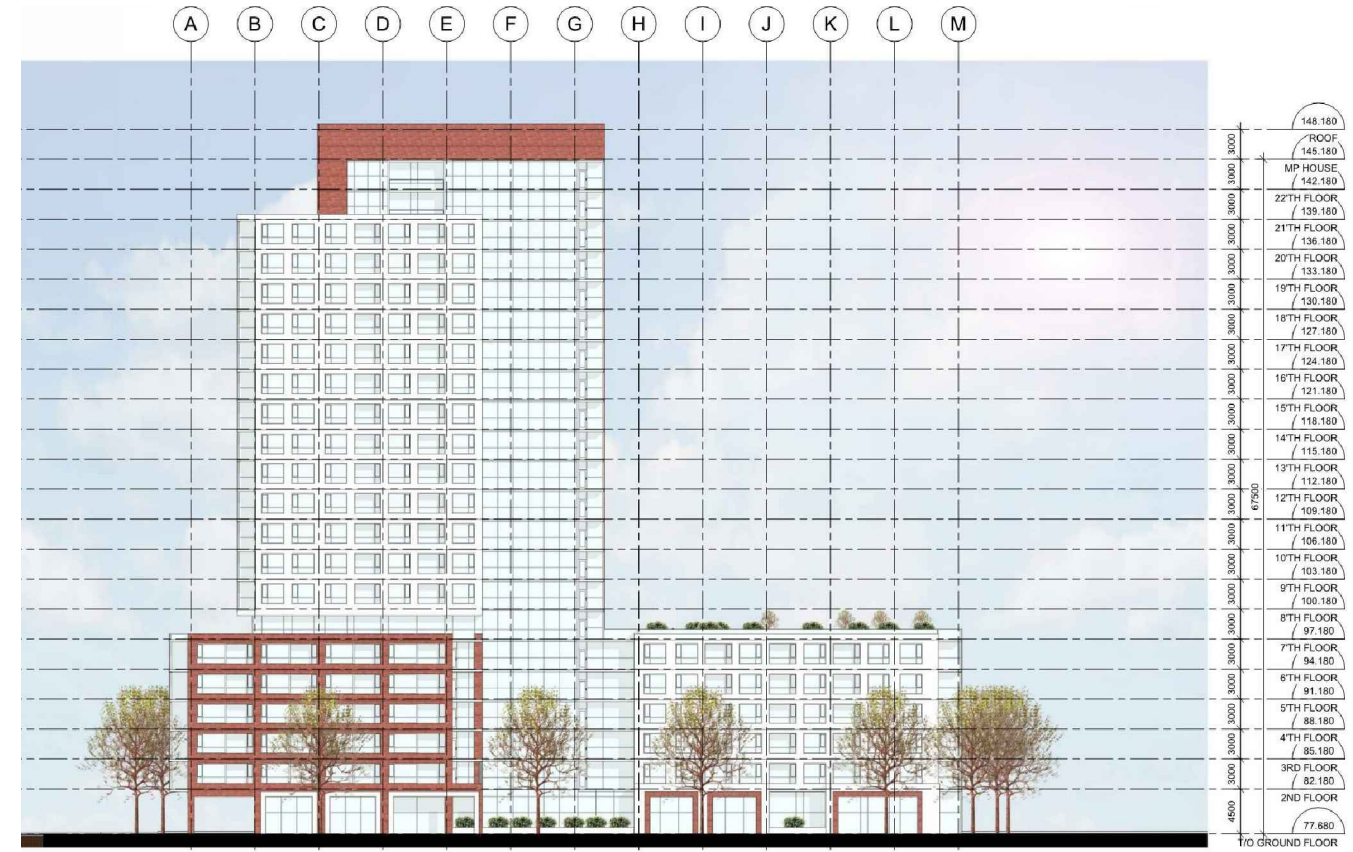
MECHANICAL PENTHOUSE PLAN



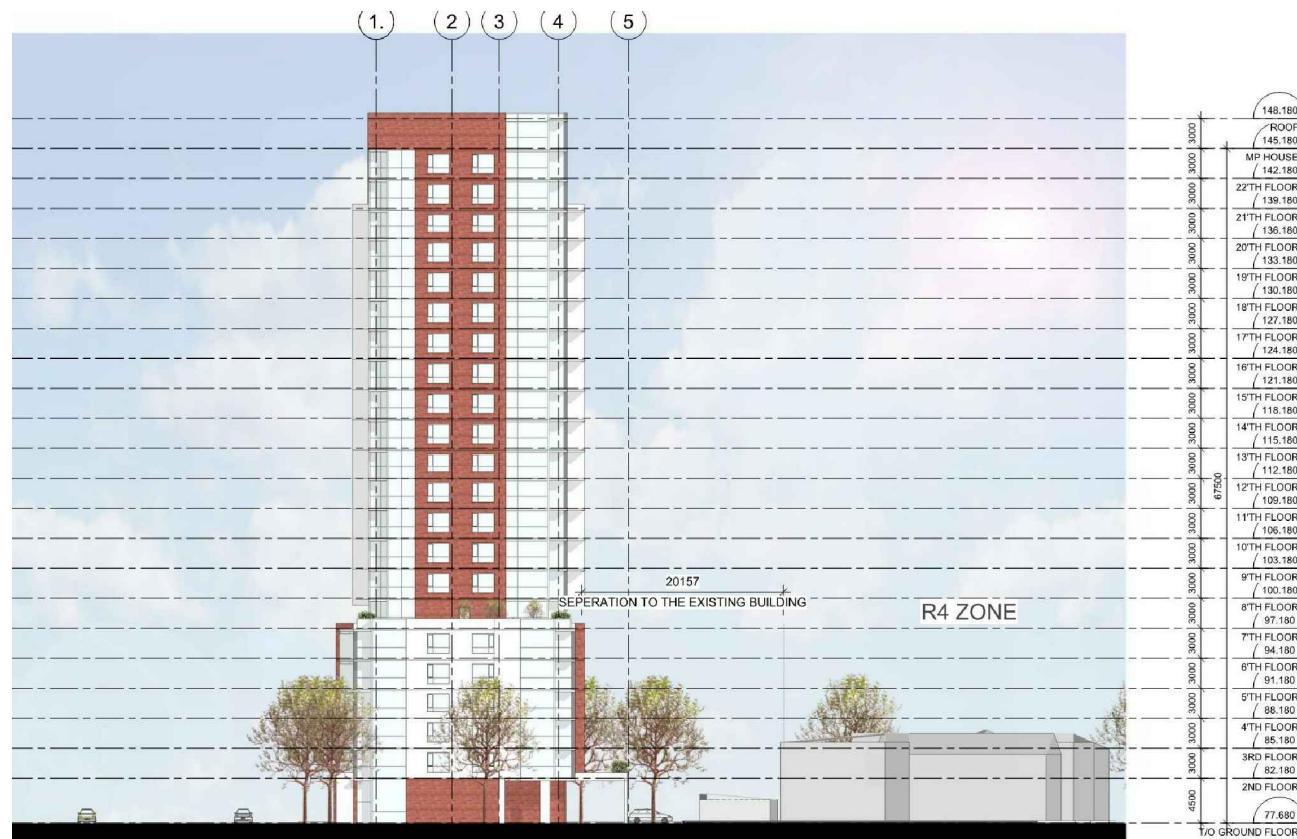
ROOF PLAN



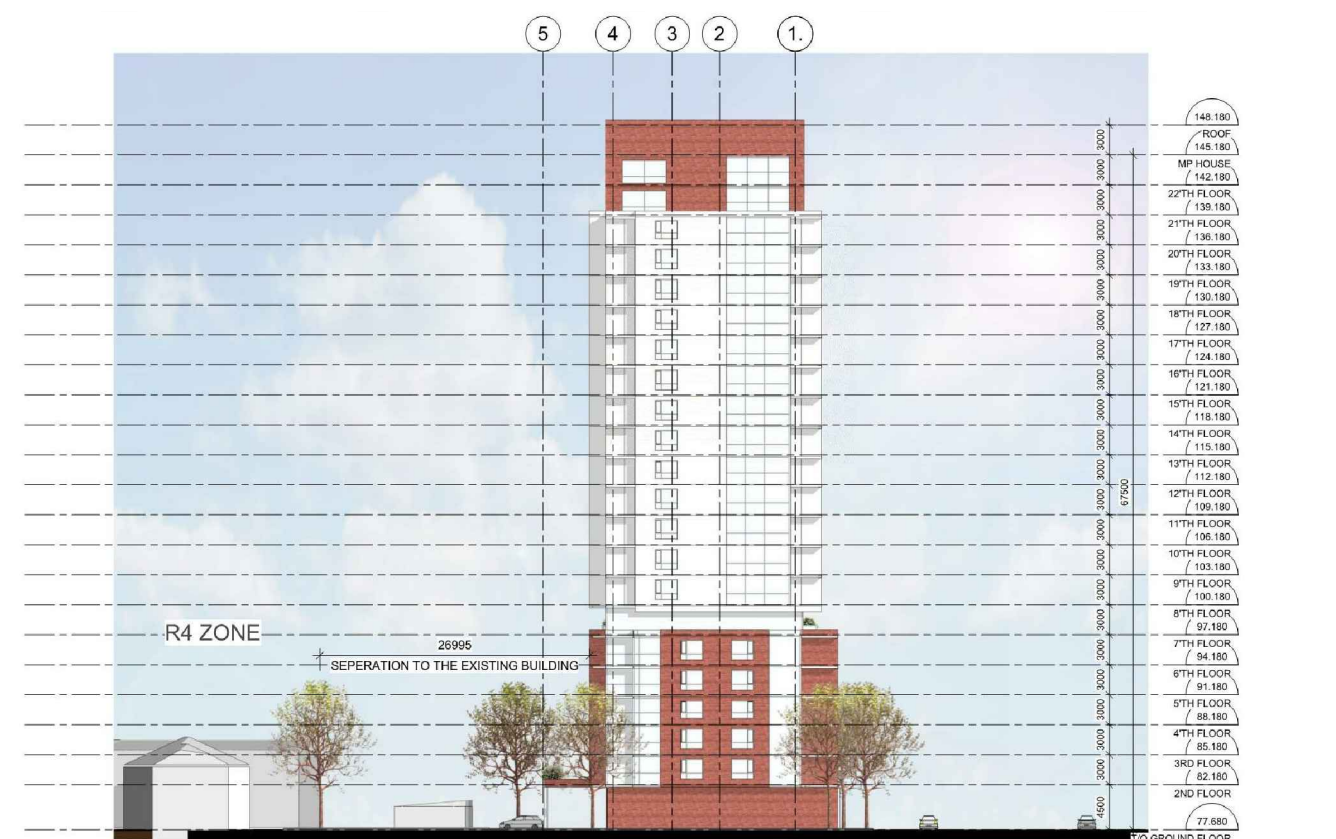
NORTH ELEVATION



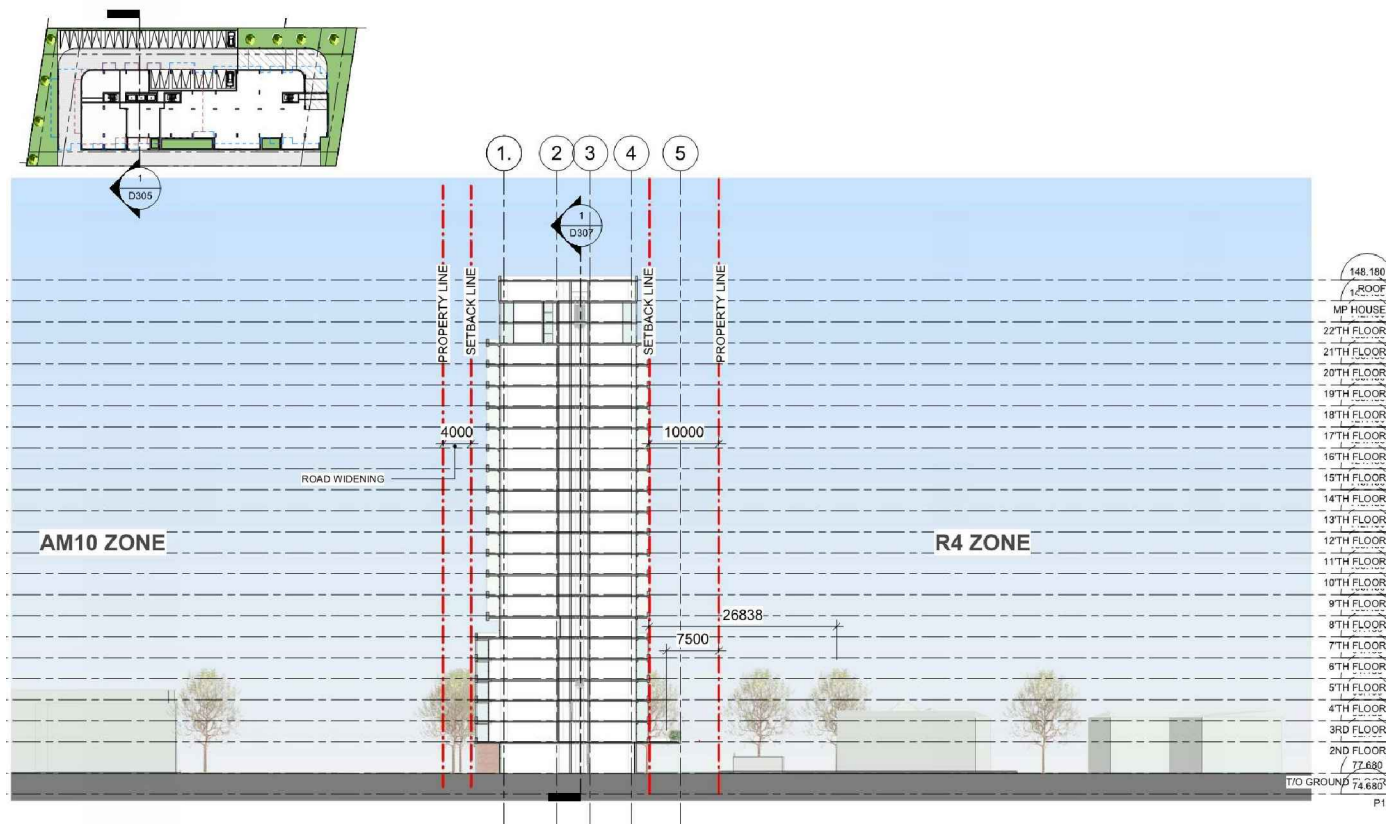
SOUTH ELEVATION



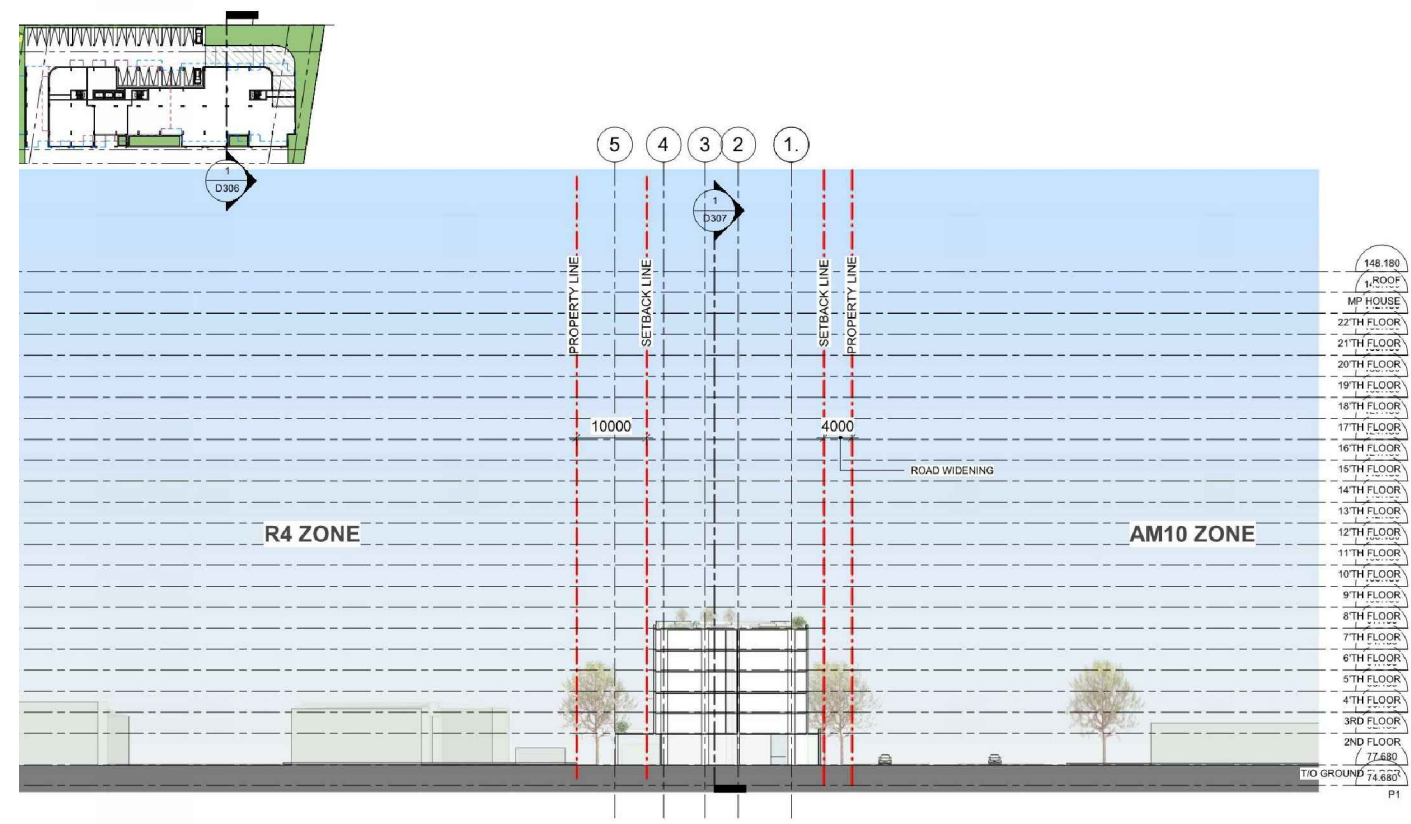
EAST ELEVATION



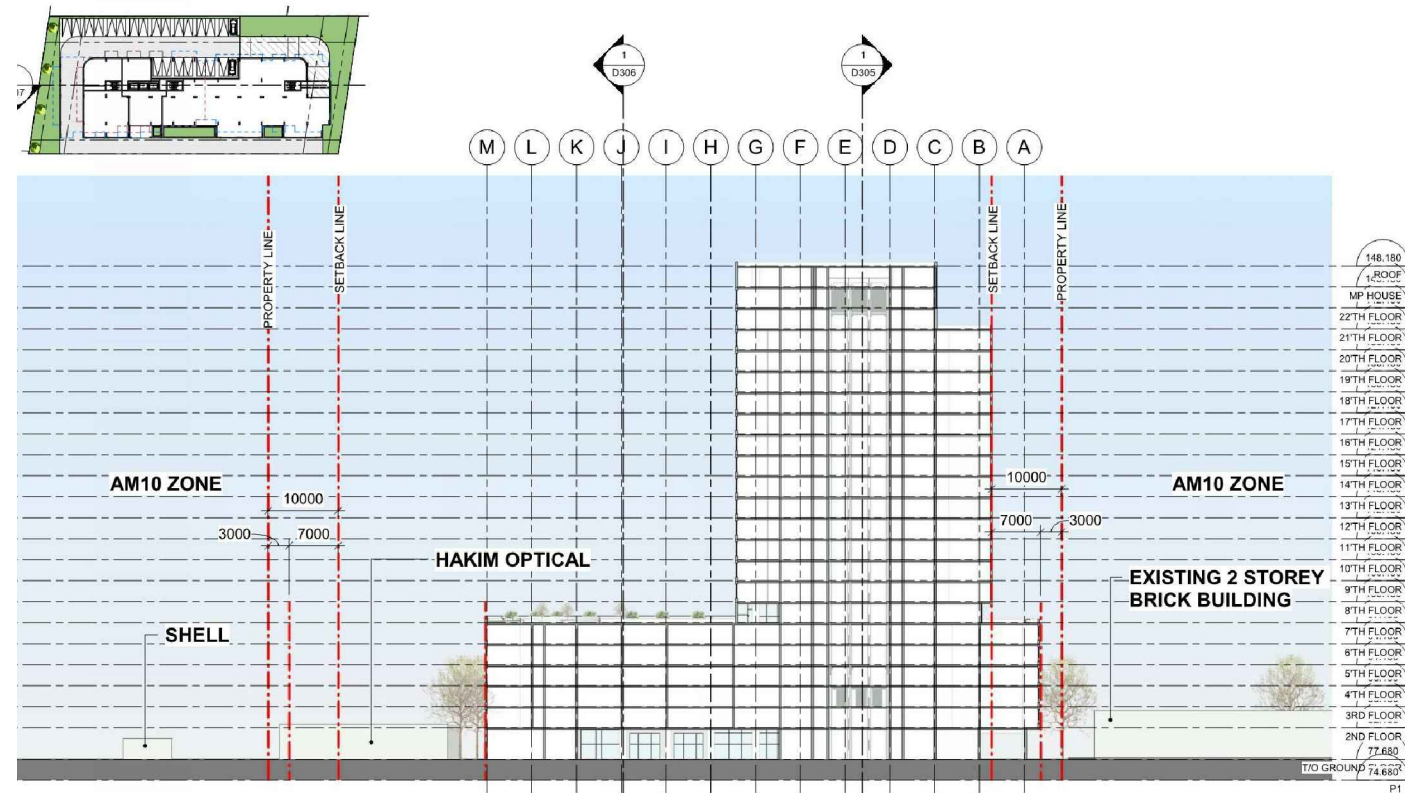
WEST ELEVATION



SITE CROSS SECTION



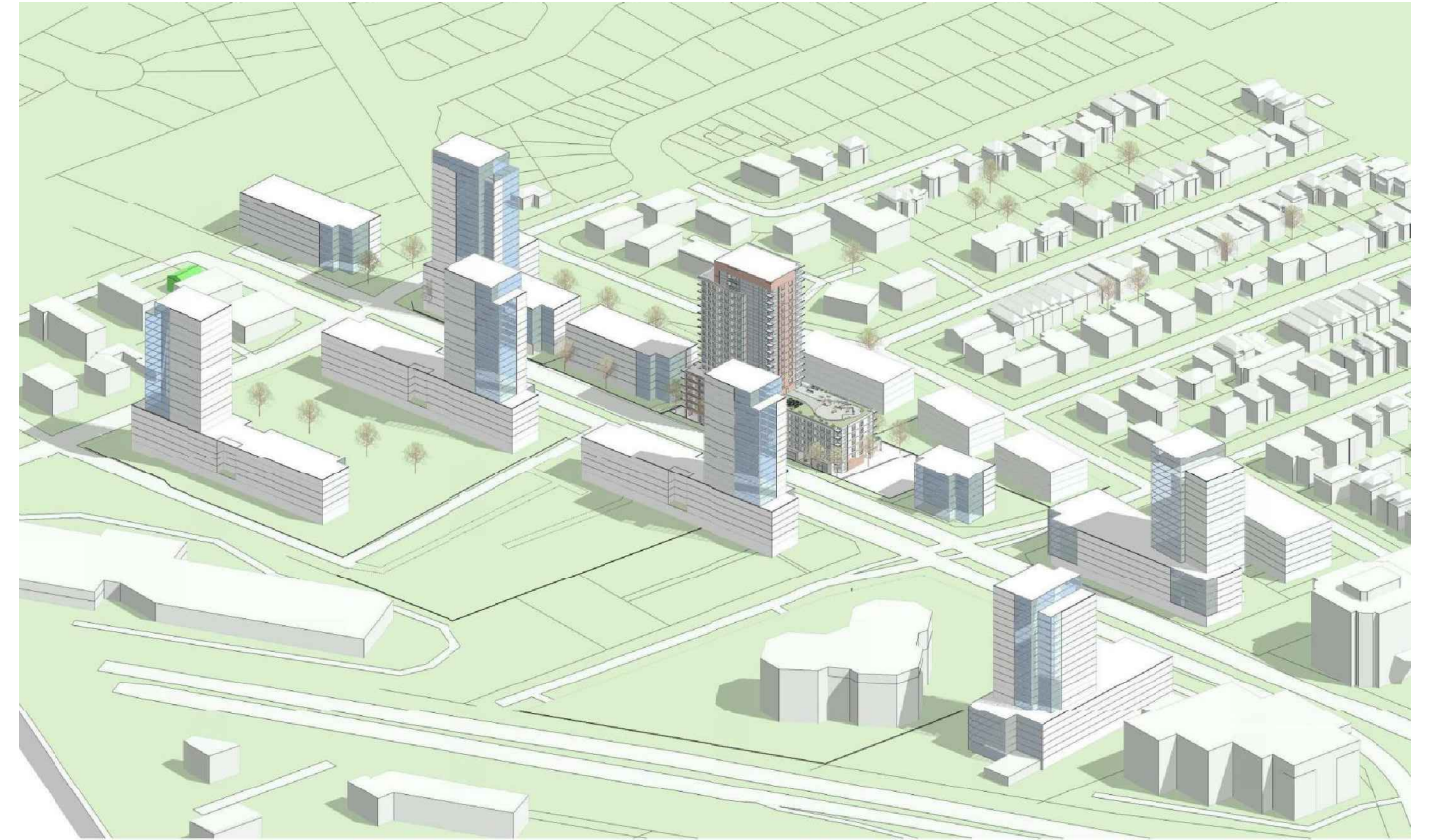
SITE CROSS SECTION



SITE LONGITUDINAL CROSS SECTION



SITE AXO LOOKING NORTH-EAST



SITE AXO LOOKING NORTH-WEST



STREET ELEVATION - EXISTING



STREET ELEVATION - PROPOSED DEVELOPMENT & FUTURE CONTEXT



VIEW NORTH-WEST ALONG CARLING



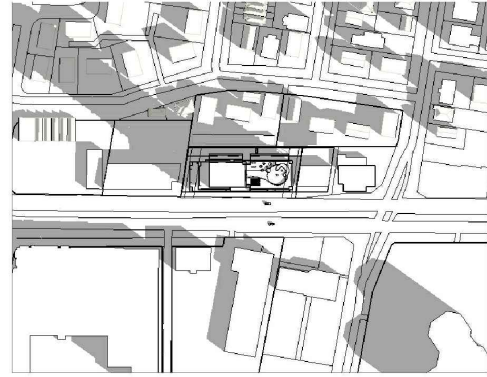
STREET VIEW PERSPECTIVE



VIEW NORTH-EAST ALONG CARLING

MARCH 21st,
DST

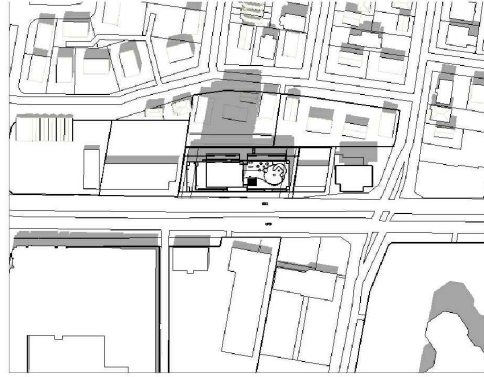
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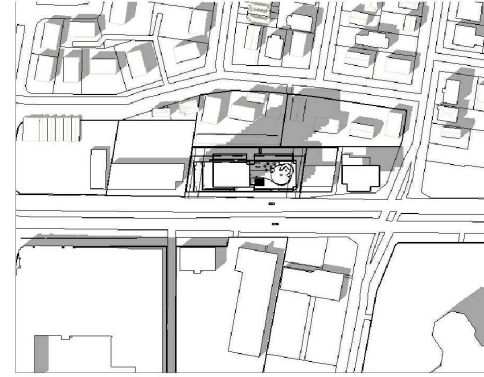
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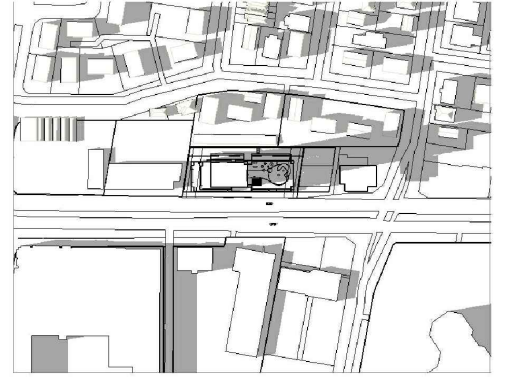
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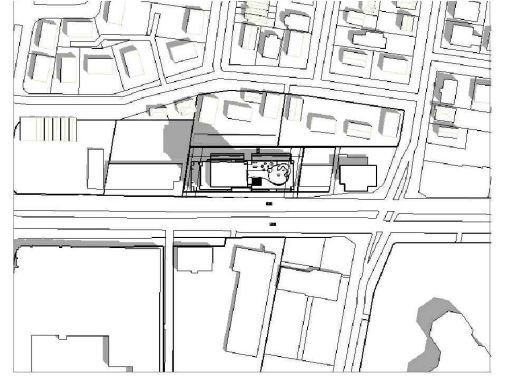
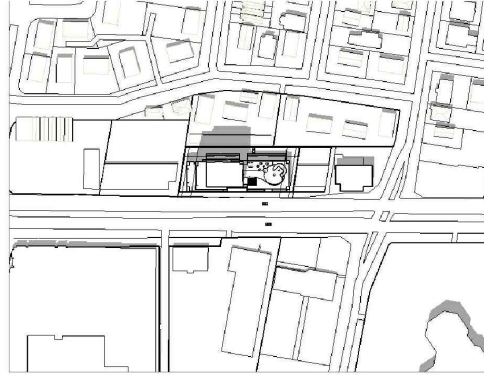
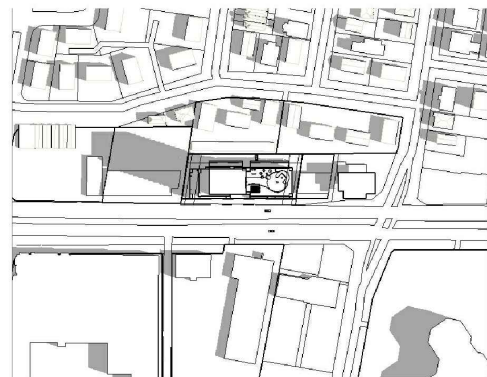
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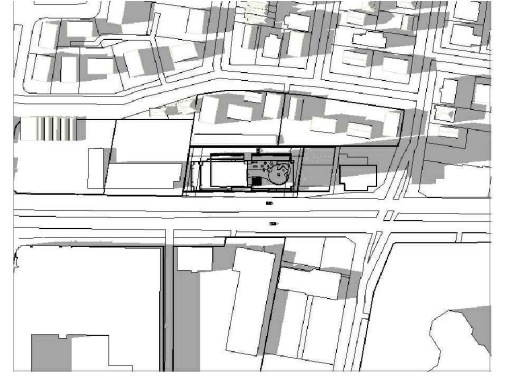
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JUNE 21st,
DST



SEPTEMBER 21st,
DST



DECEMBER 21st

