

PROJECT INFORMATION	
ZONING	Residential, AM10 (H20)
SITE AREA	0.882 acres / 3,492.0 sq. m. / 37,588 sq. ft.
LOT AREA (MIN.)	PERMITTED: No Min. / PROPOSED: 3,492 m ²
LOT WIDTH (MIN.)	PERMITTED: No Min. / PROVIDED: 88.5m
BUILDING HEIGHT:	PERMITTED: 4.5m / PROPOSED: 4.5m
FRONT YARD SETBACK (5.0M HEIGHT):	PERMITTED: 0.0m / PROVIDED: 0.6m
(10-30M HEIGHT):	PERMITTED: 4.0m / PROVIDED: 4.0m
REAR YARD SETBACK (5.0M HEIGHT):	PERMITTED: 7.5m / PROVIDED: 5.5m
(10-30M HEIGHT):	PERMITTED: 10.0m / PROVIDED: 10.0m
SIDE YARD SETBACK (5.0M HEIGHT):	PERMITTED: 3.0m / PROVIDED: 3.0m
(10-30M HEIGHT):	PERMITTED: 10.0m / PROVIDED: 10.0m
BUILDING STATISTICS	
PAVED SURFACE	1,023.9 sq. m. 29.3%
BUILDING FOOTPRINT	1,260.0 sq. m. 36.1%
LANDSCAPE OPEN SPACE	1,208.1 sq. m. 34.6%
TOTAL	3,492.0 sq. m. 100.0%
REAR YARD LANDSCAPE 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 DEFINITION	0.0 sq. m.
GROUND FLOOR	1,071.5 sq. m. 11,535 sq. ft.
2nd-6th FLOOR	5 x 1,496.2 sq. m. 7,481.0 sq. m. 80,525 sq. ft.
7th FLOOR	487.7 sq. m. 5,250 sq. ft.
8th-22nd FLOOR	15 x 553.7 sq. m. 8,305.5 sq. m. 89,400 sq. ft.
23rd-24th FLOOR	2 x 381.8 sq. m. 763.6 sq. m. 8,220 sq. ft.
TOTAL AREA	18,109.3 sq. m. 194,530 sq. ft.
NET FLOOR AREA	
COMMERCIAL	763.2 sq. m. 8,215 sq. ft.
INTERIOR COMMON AMENITY	273.6 sq. m. 2,945 sq. ft.
UNIT STATISTICS	
1 BEDROOM	135
2 BEDROOM UNIT	104
TOTAL	239
BUILDING HEIGHT	
L1-L6 PERMITTED:	20.0 M
PROPOSED:	20.0 M
L2-L20 PERMITTED:	20.0 M
PROPOSED:	67.5 M
L21-L22 PERMITTED:	20.0 M
PROPOSED:	73.5 M
CAR PARKING	
REQUIRED	16
COMMERCIAL - 2.0 PER 100m ²	16
VISITOR - 0.1 PER UNIT AFTER 12	23
RESIDENTIAL - 0.5 PER UNIT AFTER 12	114
TOTAL	153
PROVIDED	16
VISITOR (AT GRADE)	08
VISITOR (BELOW GRADE)	15
RESIDENTIAL (BELOW GRADE - 1.0 PER UNIT)	239
TOTAL	278
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 250m ² OF GFA	04
RESIDENTIAL - 0.5 PER RESIDENTIAL UNIT	120
TOTAL	124
PROVIDED	08
EXTERIOR	130
INTERIOR	138
TOTAL	138
AMENITY AREA	
REQUIRED	720m ²
COMMUNAL - 3m ² PER RESIDENTIAL UNIT	720m ²
PRIVATE - 3m ² PER RESIDENTIAL UNIT	720m ²
TOTAL	1,440m ²
PROVIDED	1150m ²
COMMUNAL	1675m ²
PRIVATE	2825m ²
TOTAL	2825m ²

DRAWING NOTES:	
1	PROPERTY LINE
2	SETBACK LINE
3	22.45M TO CL OF ROAD - 7.5M ROAD WIDENING ALLOWANCE
4	L2-6 BALCONIES ABOVE
5	ENTRANCE TO U/G GARAGE
6	LINE OF 4.0M ROAD WIDENING ALLOWANCE - 18.95M FROM CL OF ROAD
7	EXISTING FIRE HYDRANT
8	1.8M HIGH WOOD FENCE - SEE LANDSCAPE
9	EXISTING 10M HIGH RESIDENTIAL BUILDING
10	NEW 2.0M WIDE CONCRETE SIDEWALK C/W DEEPENED CURBS AT DRIVEWAY ENTRANCE
11	BICYCLE RACKS. SEE LANDSCAPE PLAN FOR TYPE
12	EXISTING 1.8M CONCRETE CITY SIDEWALK
13	LINE OF PARKING GARAGE BELOW
14	SIAMSE CONNECTION
15	0.6M REAR-YARD LANDSCAPE SETBACK
16	INTAKE/EXHAUST SHAFT FOR GARAGE
17	2x TYPE 'X' 8'x8' PARKING SPACES AS PER CITY STANDARDS
18	LINE OF BALCONIES ABOVE
19	AREA OF TEMPORARY SNOW STORAGE
20	L2 PODIUM
21	GAS PRESSURE RELEASE STATION

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 ADDS 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

SITE PLAN SYMBOLS:	
[Symbol]	TERRACE/LANDSCAPE PLANTING
[Symbol]	ASPHALT DRIVEWAY/PARKING
[Symbol]	CONCRETE SIDEWALK
[Symbol]	CONCRETE PAVERS. SEE LANDSCAPE DRAWINGS
[Symbol]	PAVERS @ L22 TERRACE
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED SETBACK LINE
[Symbol]	FENCE LINE
[Symbol]	BIKE RACK
[Symbol]	ENTRANCE / EXIT DOOR
[Symbol]	FIRE HYDRANT
[Symbol]	VEHICULAR DIRECTION
[Symbol]	EXISTING TREE TO REMAIN
[Symbol]	SIAMSE CONNECTION
[Symbol]	PRIMARY ENTRANCE / EGRESS DOOR
[Symbol]	SECONDARY DOOR
[Symbol]	PROPOSED GRADE - SEE CIVIL DRAWINGS

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 692, CITY OF OTTAWA	
Prepared by Farley, Smith & Denis Ltd.	

SURVEYOR	
Farley, Smith & Denis Ltd. Ontario Land Surveyors 190 Colonnade Road, Suite 500, Ottawa, Ontario K2E 7J5 Tel: (613) 727-8226 Fax: (613) 727-1826 E-Mail: xxx@xxx.com	

CIVIL ENGINEER	
DSEL Inc. 120 Iber Road, Unit 203 Ottawa, ON Canada, K2S 1E9 Tel: (613) 836-0856 x558	

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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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 ADDS SERIES.
- (04) INDICATES DOOR TYPE. REFER TO DOOR SCHEDULE AND DETAILS ON ADDS SERIES.
- (05) - (09) - DETAIL NUMBER
- (10) - (14) - DETAIL REFERENCE PAGE
- (15) - (19) - DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

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D ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING

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F ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE

ARCHITECT'S SEAL:

ARCHITECT: SURFACE ASSOCIATION OF ARCHITECTS

SEAL DATE: STAMP DATE

CLIENT:

SURFACE
OTTAWA ONTARIO

PROJECT TITLE:
1655 CARLING AVENUE

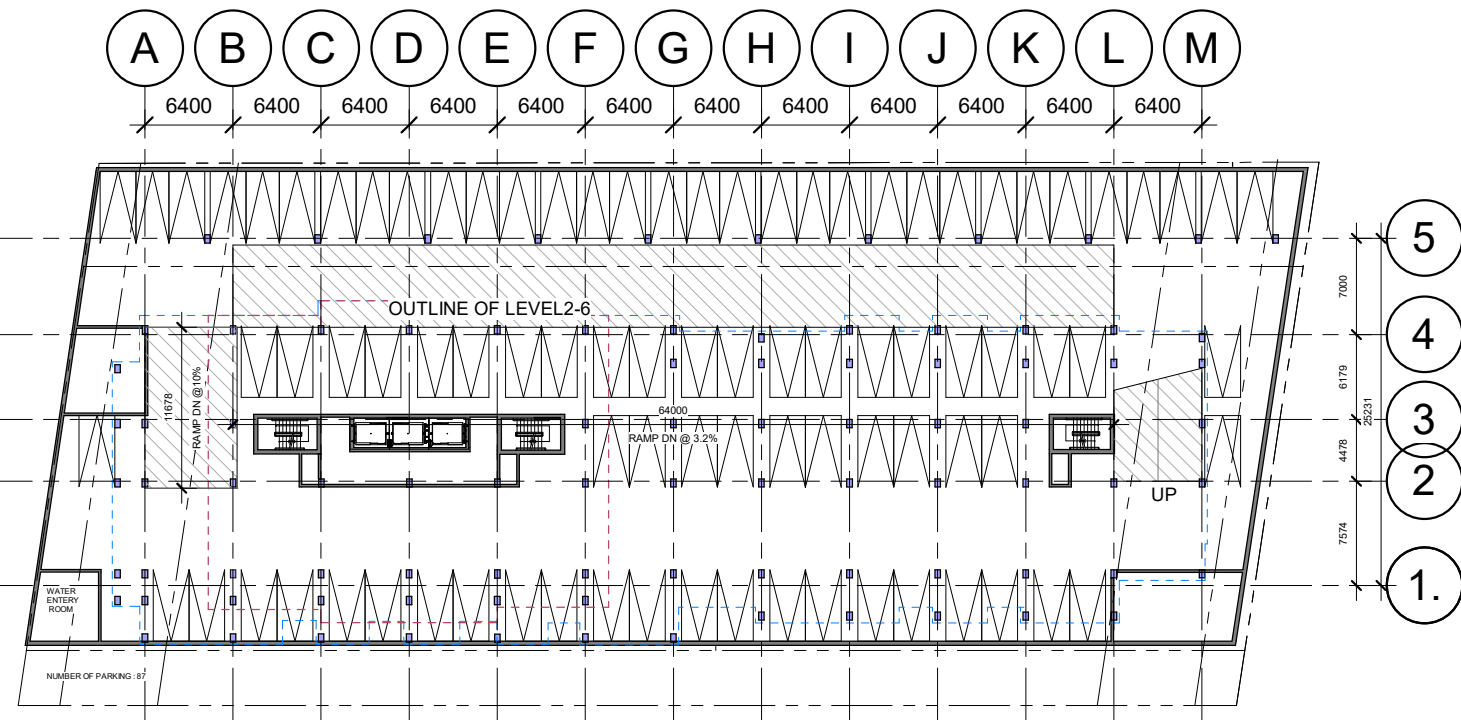
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

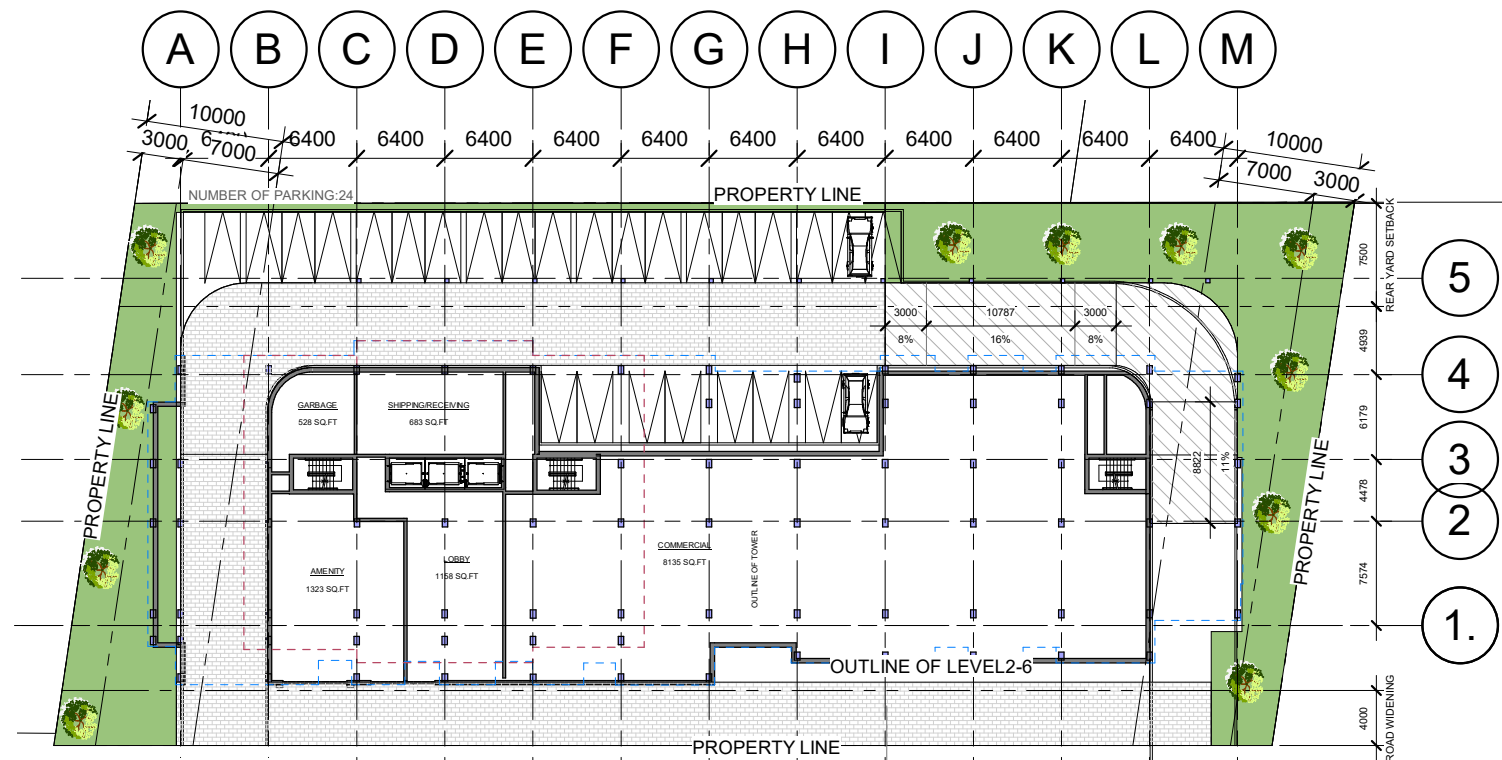
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SCALE: 1:150 SHEET No. SP-1

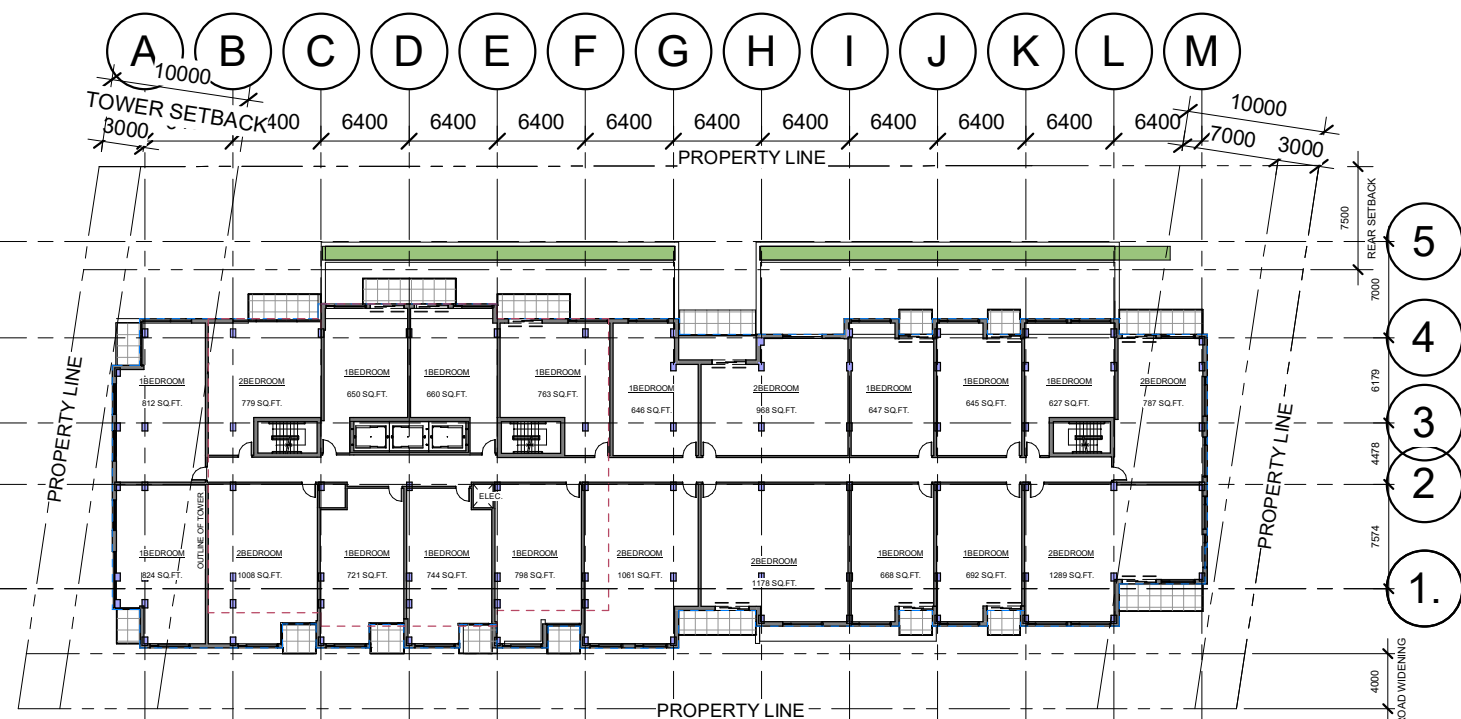
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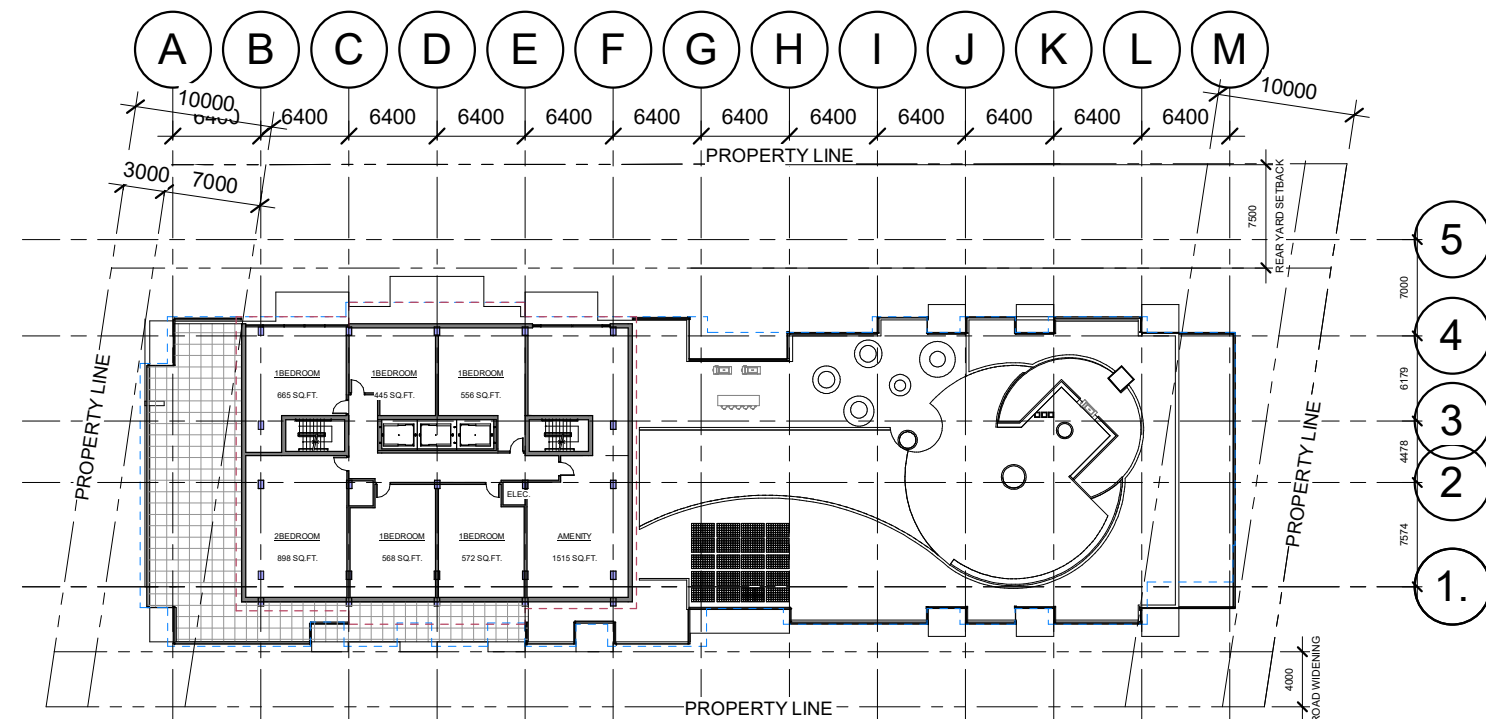
P1 FLOOR PLAN



GROUND FLOOR PLAN

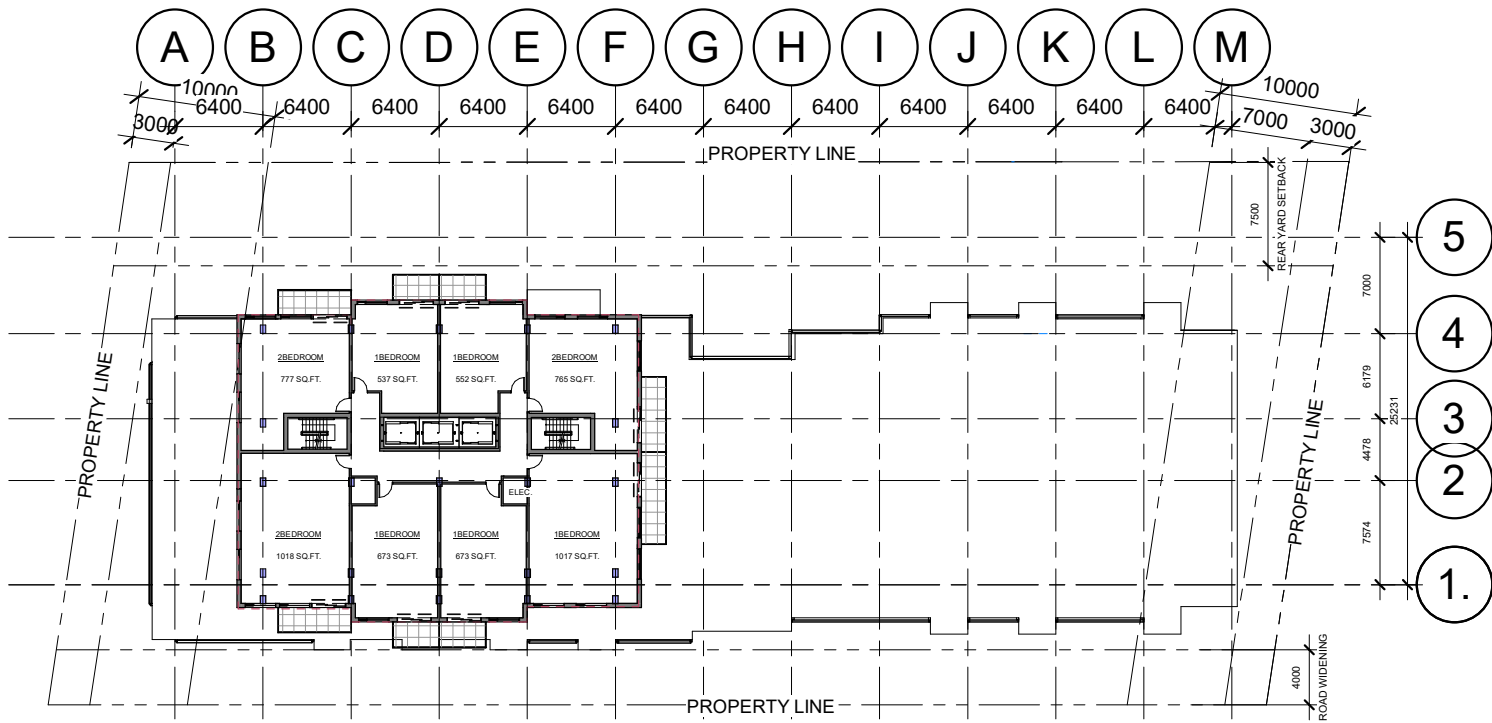


LEVEL 2-6 FLOOR PLAN



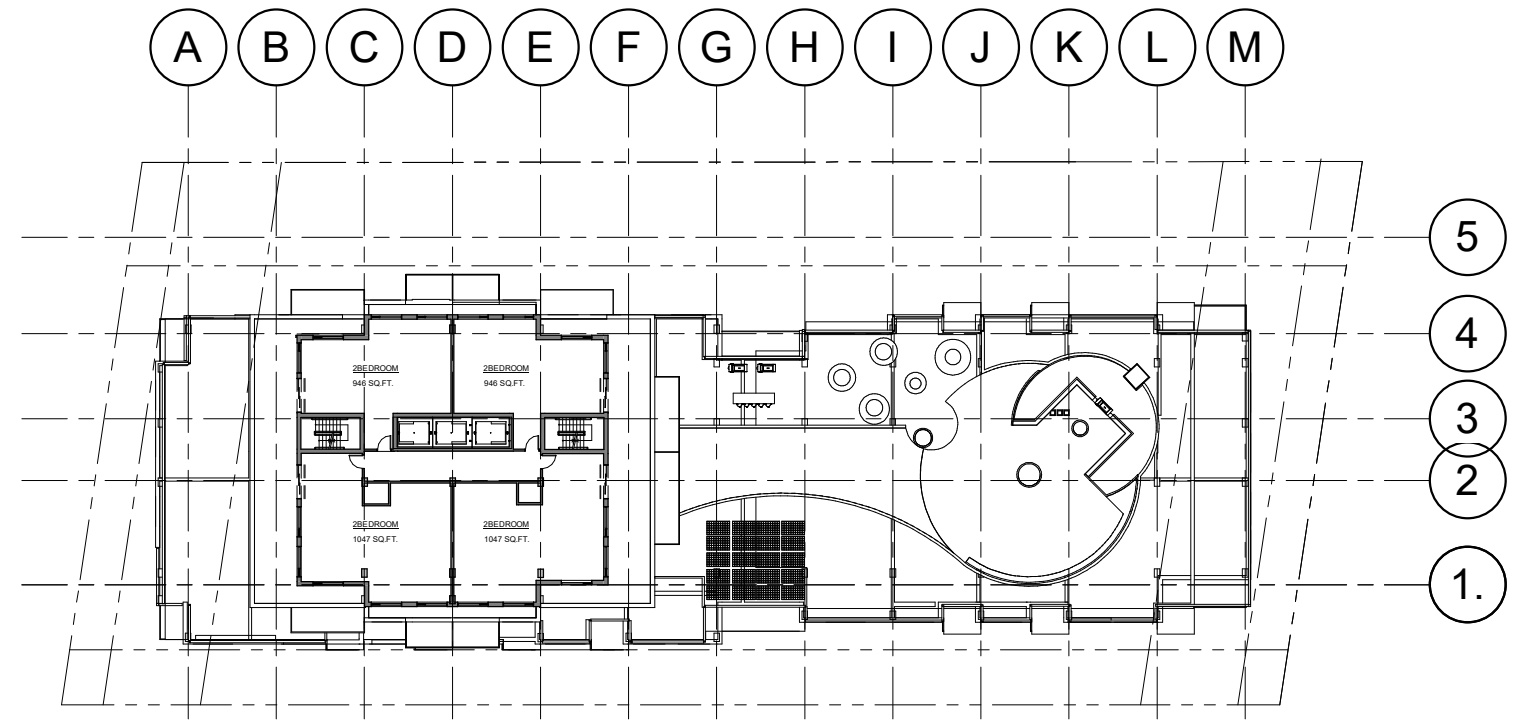
LEVEL 7





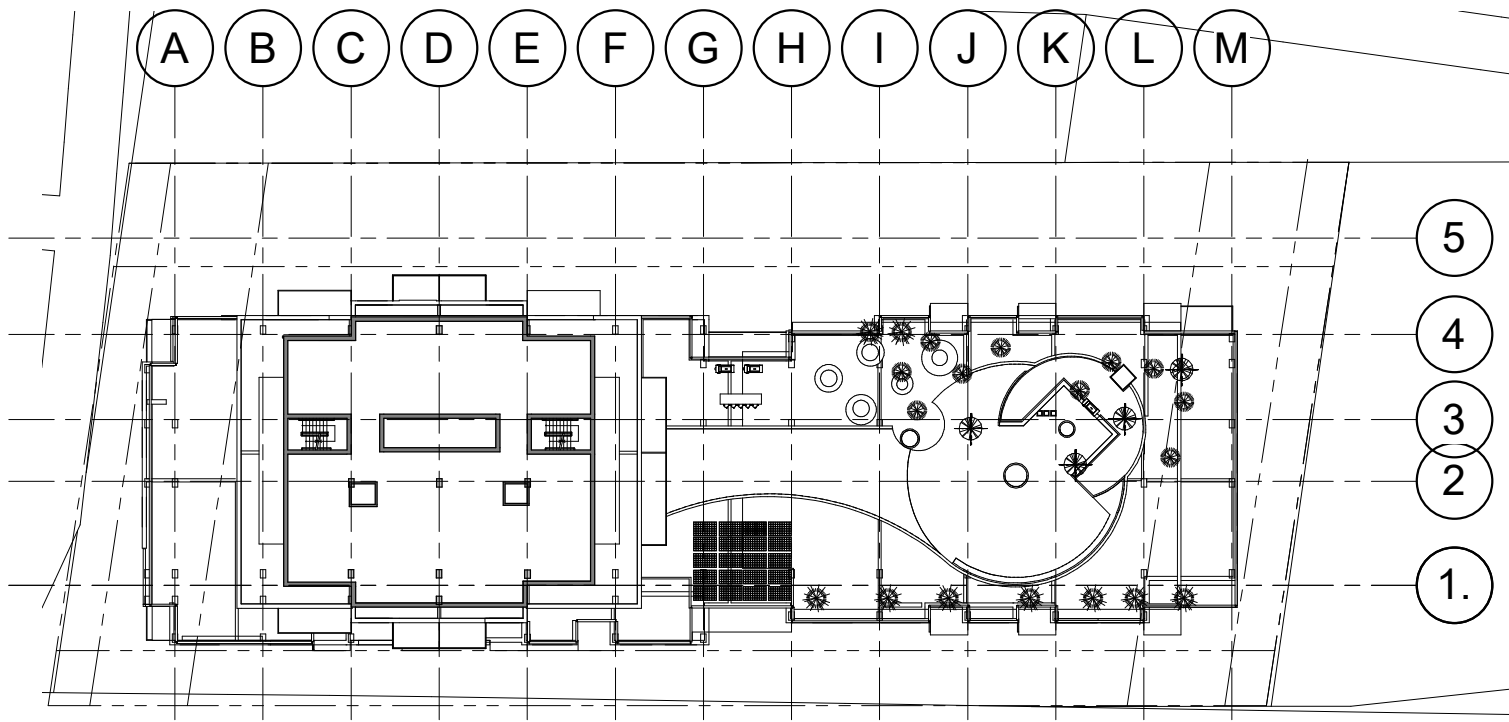
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LEVEL 8-22



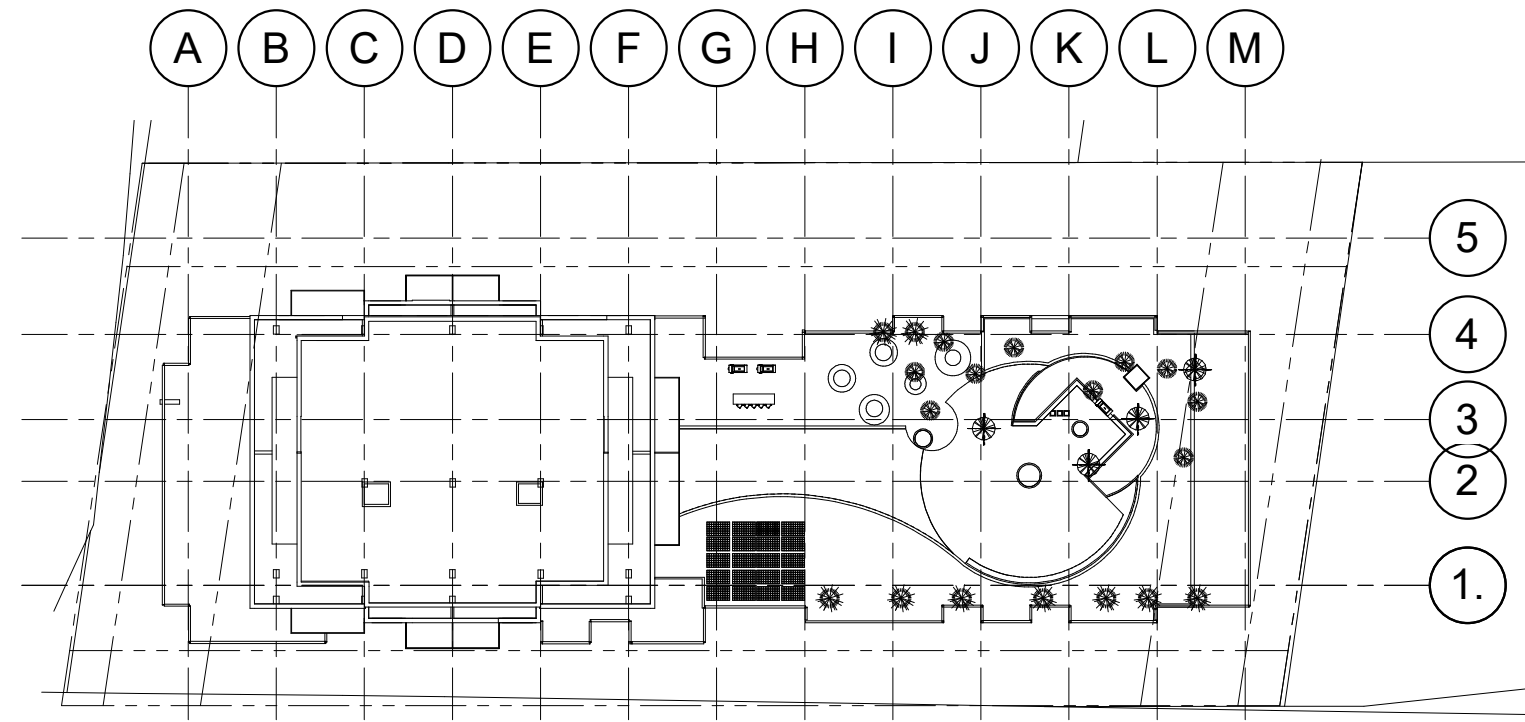
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LEVEL 23-24



GFA : 4835 SQ. FT.

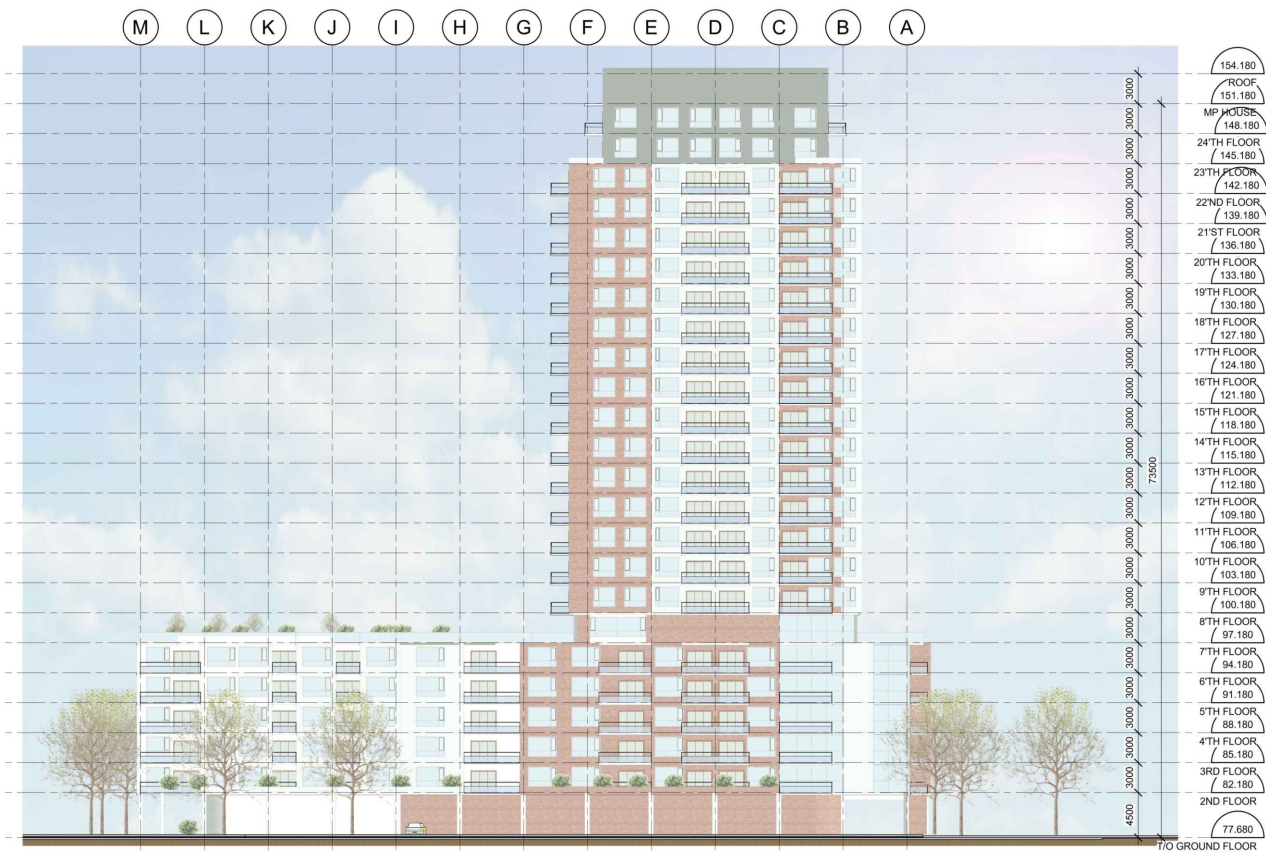
MECHANICAL PENTHOUSE PLAN



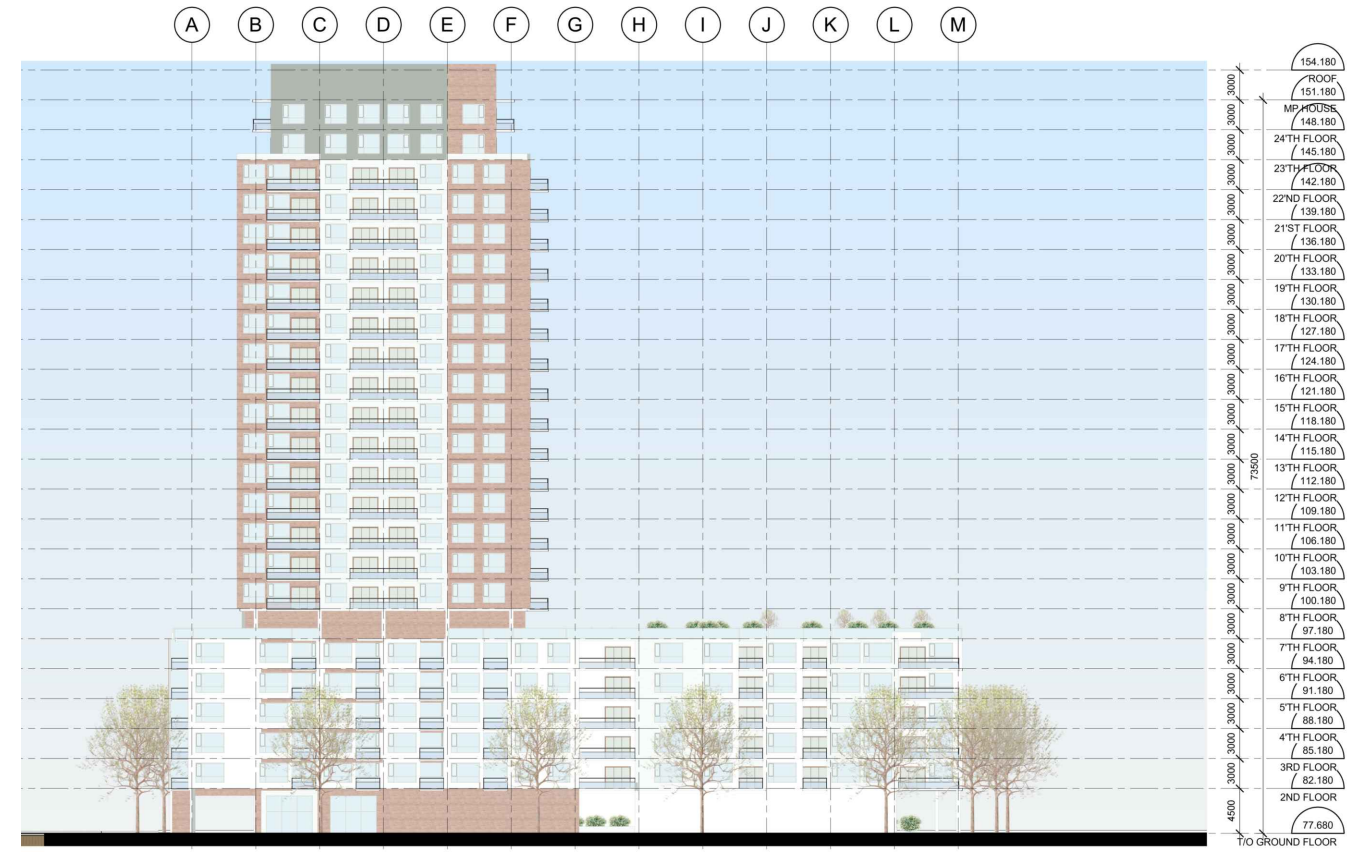
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ROOF PLAN





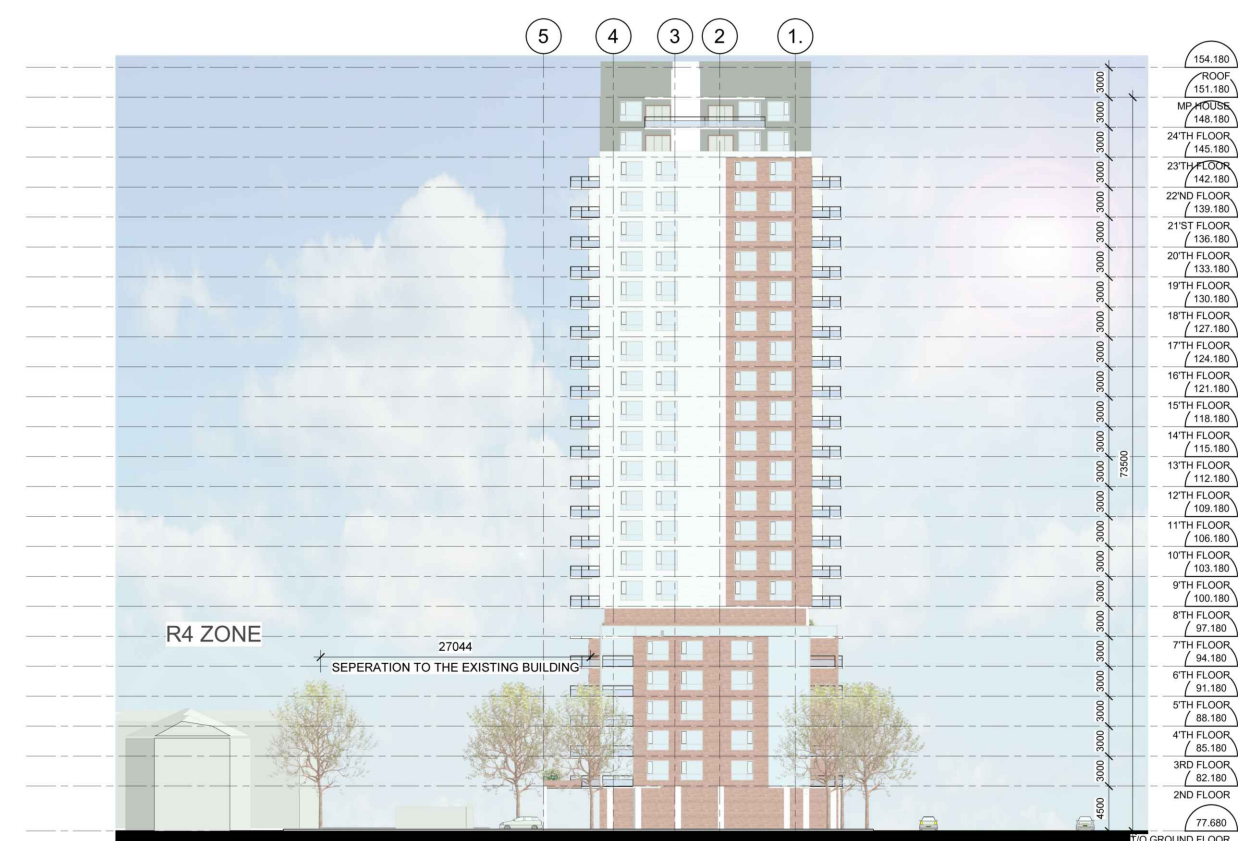
NORTH ELEVATION



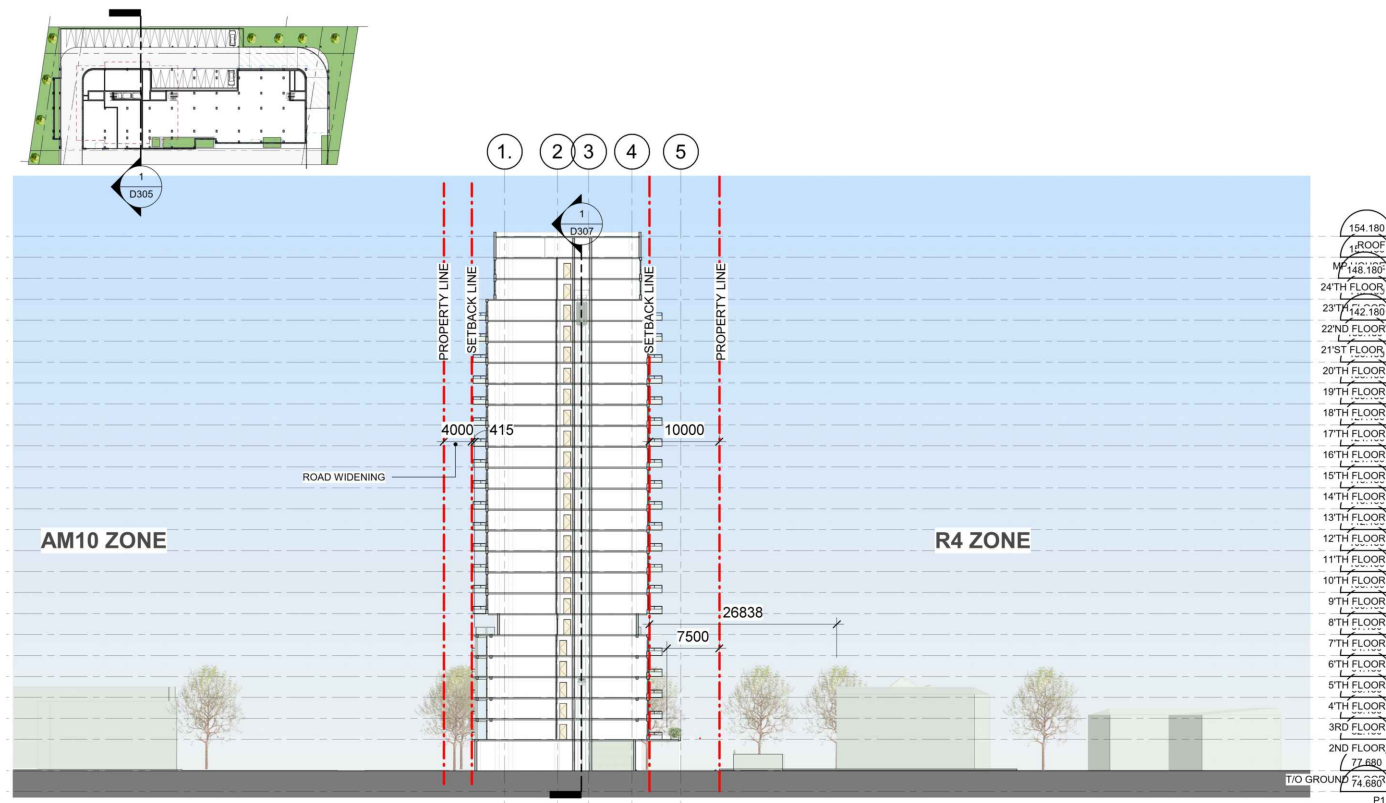
SOUTH ELEVATION



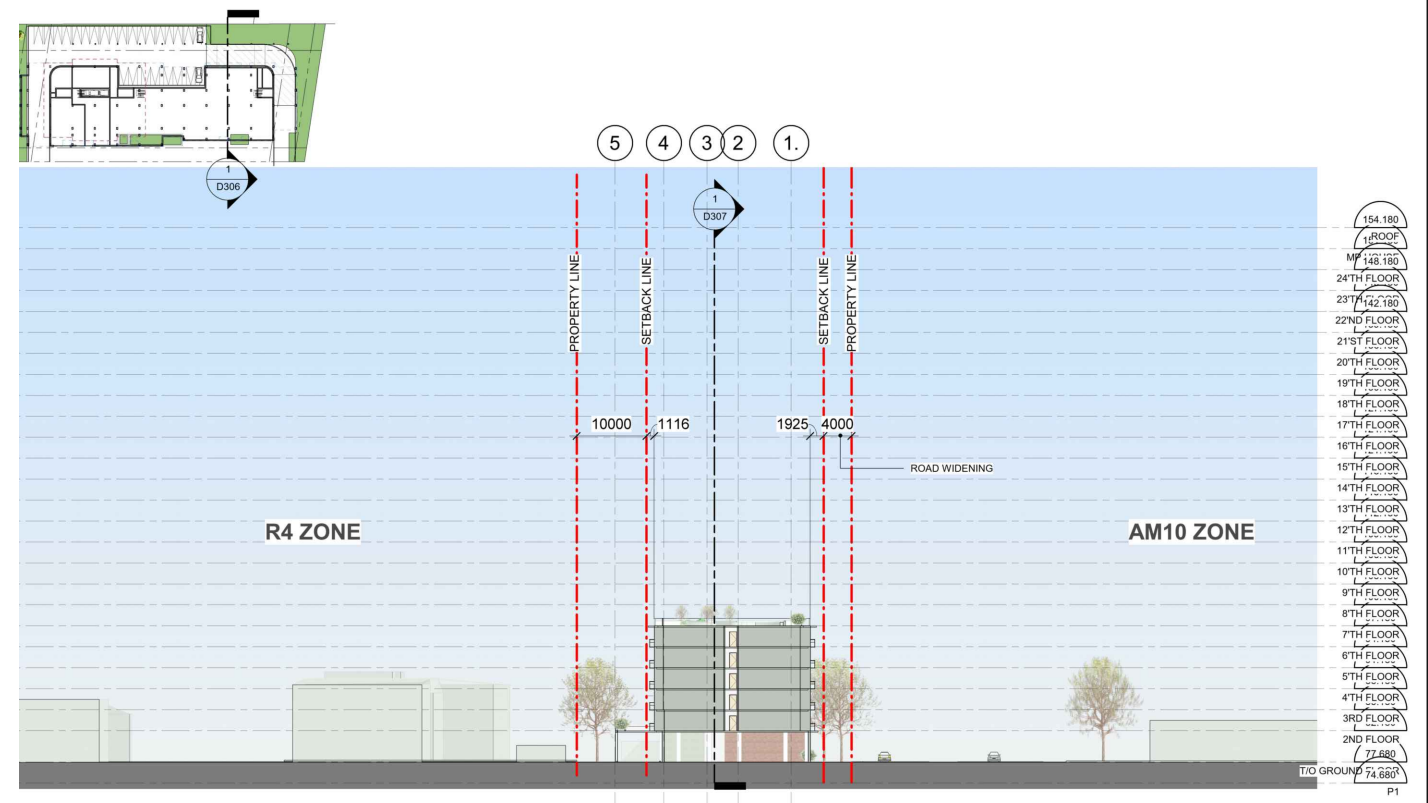
EAST ELEVATION



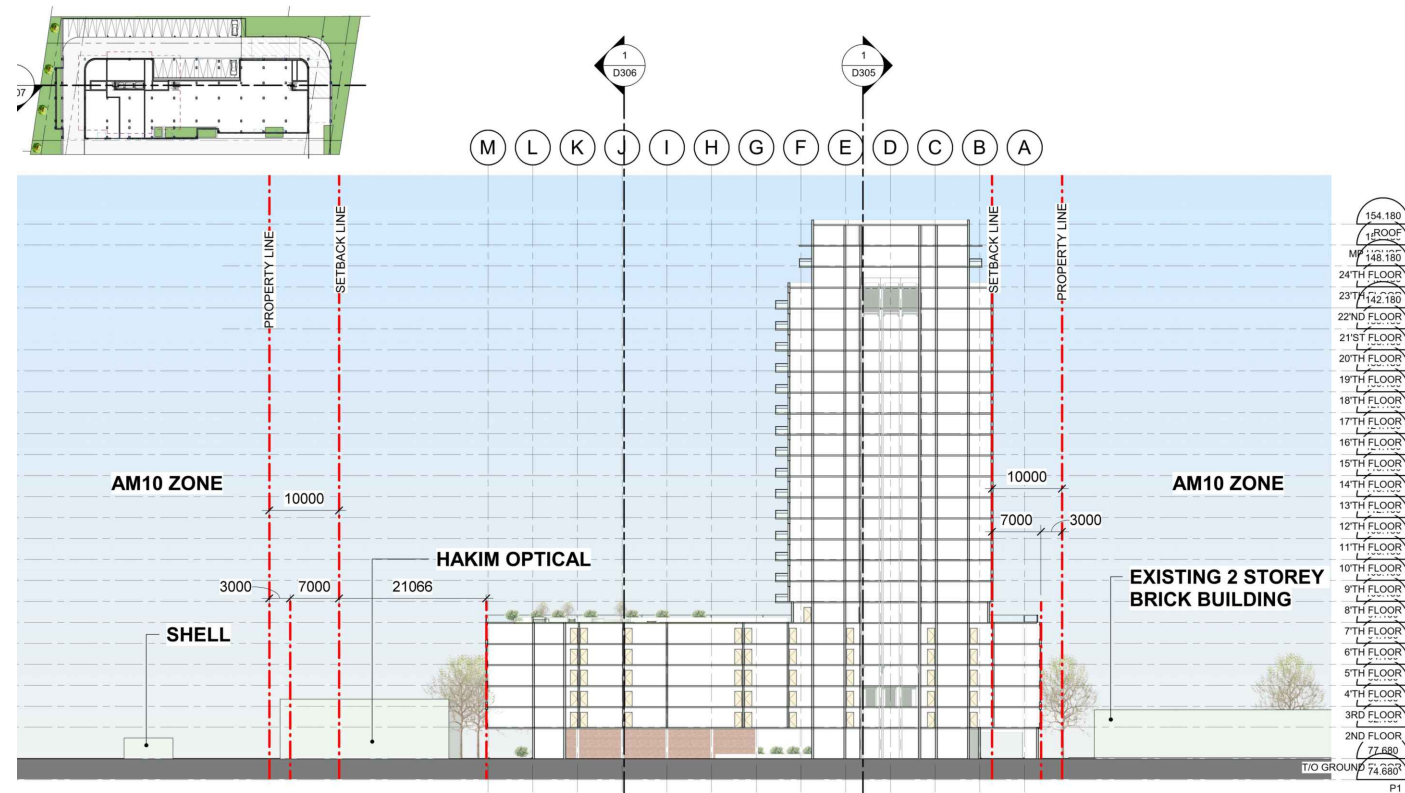
WEST ELEVATION



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



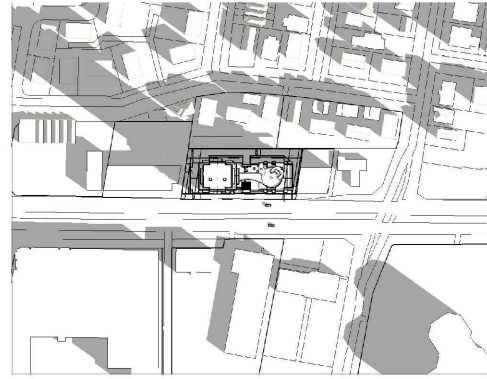
STREET VIEW PERSPECTIVE



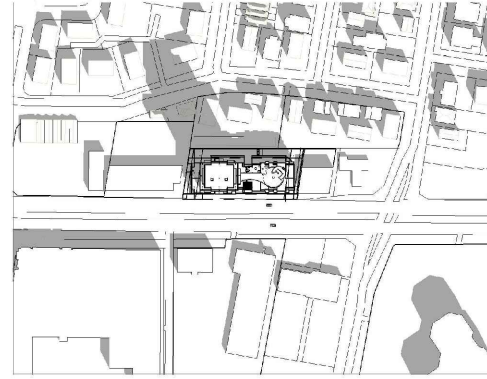
VIEW NORTH-EAST ALONG CARLING

MARCH 21st,
DST

8:00 AM



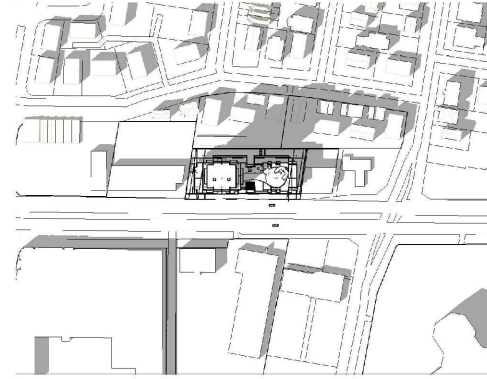
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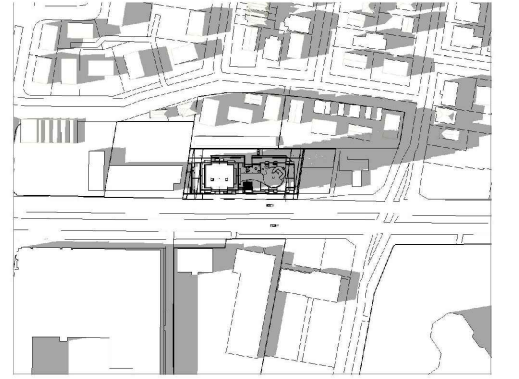
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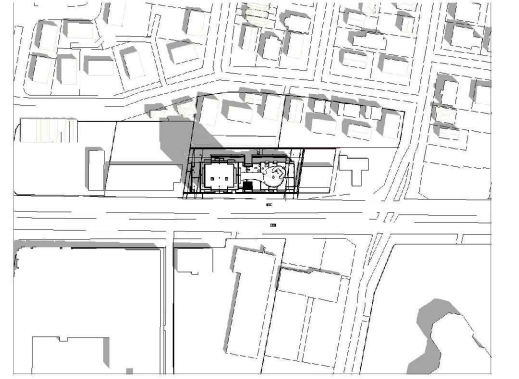
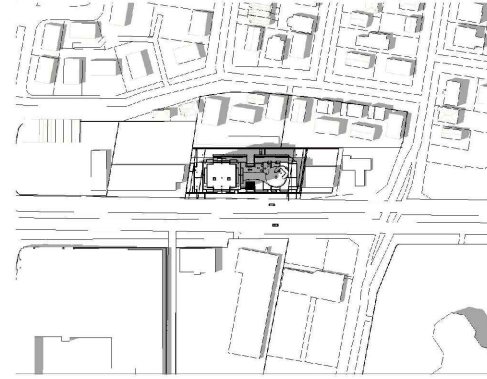
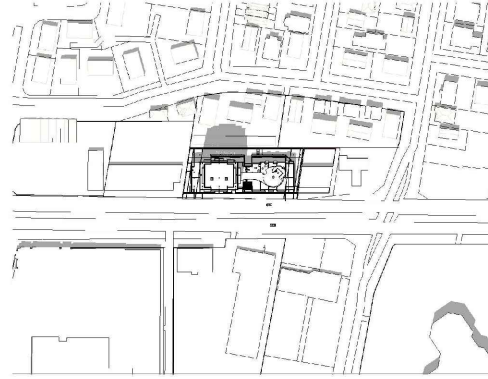
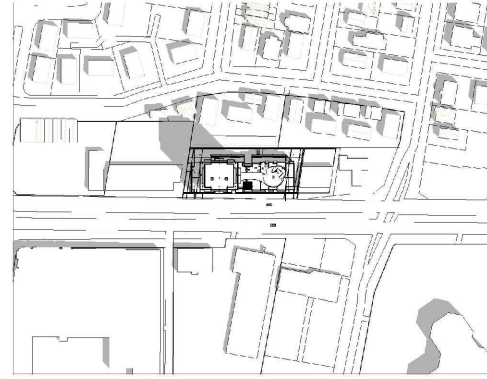
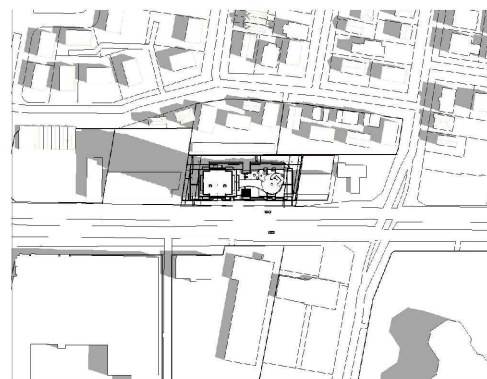
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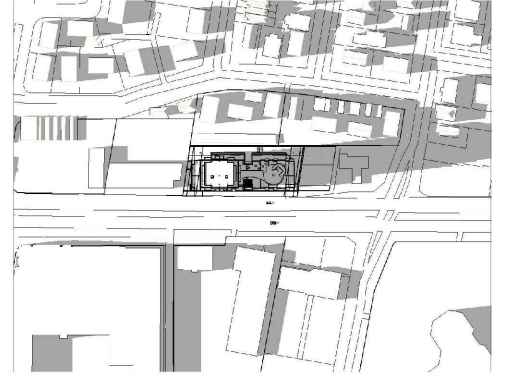
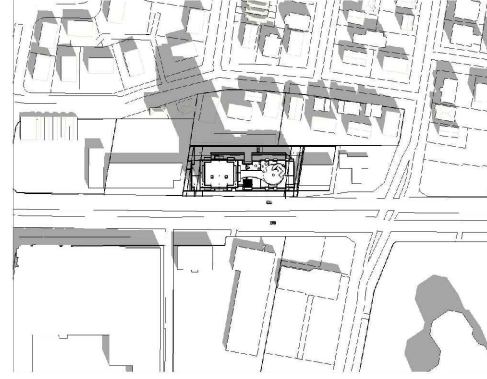
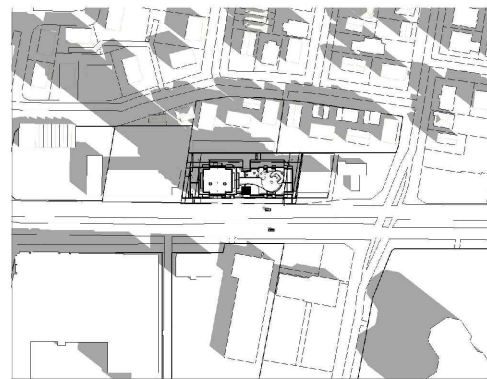
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JUNE 21st,
DST



SEPTEMBER 21st,
DST



DECEMBER 21st

