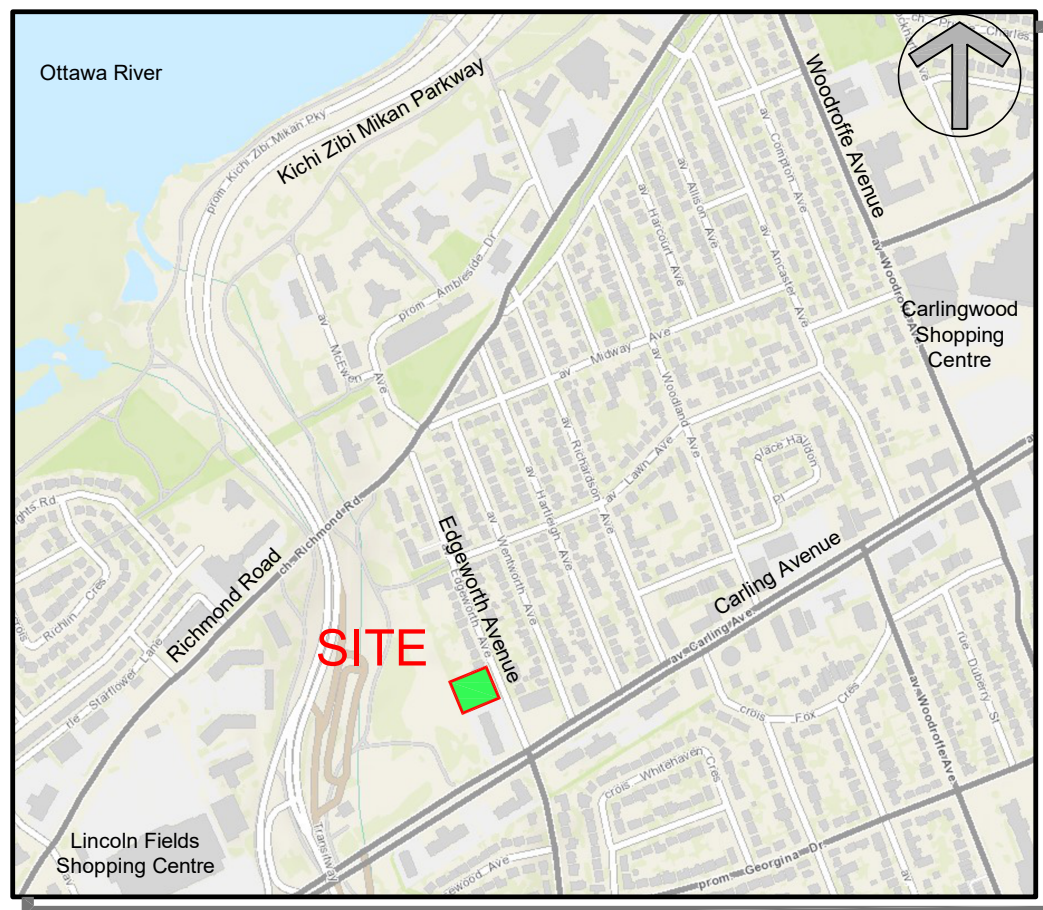
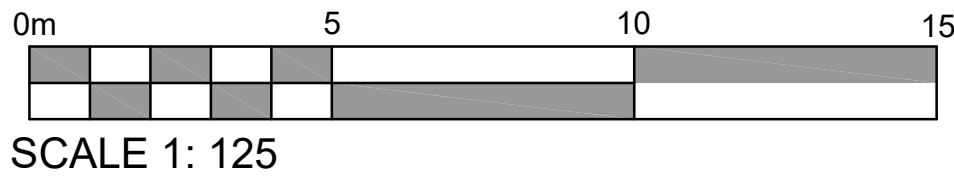


1 SITE PLAN
SP-1
SCALE = 1 : 125



KEY MAP

APARTMENT BUILDING
No. 2385 Carling Ave
TOW=68.55
DOOR SILL=68.28

LEGAL DESCRIPTION
SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING
PART OF LOTS 108 AND 109
REGISTERED PLAN 305
CITY OF OTTAWA

SURVEYOR
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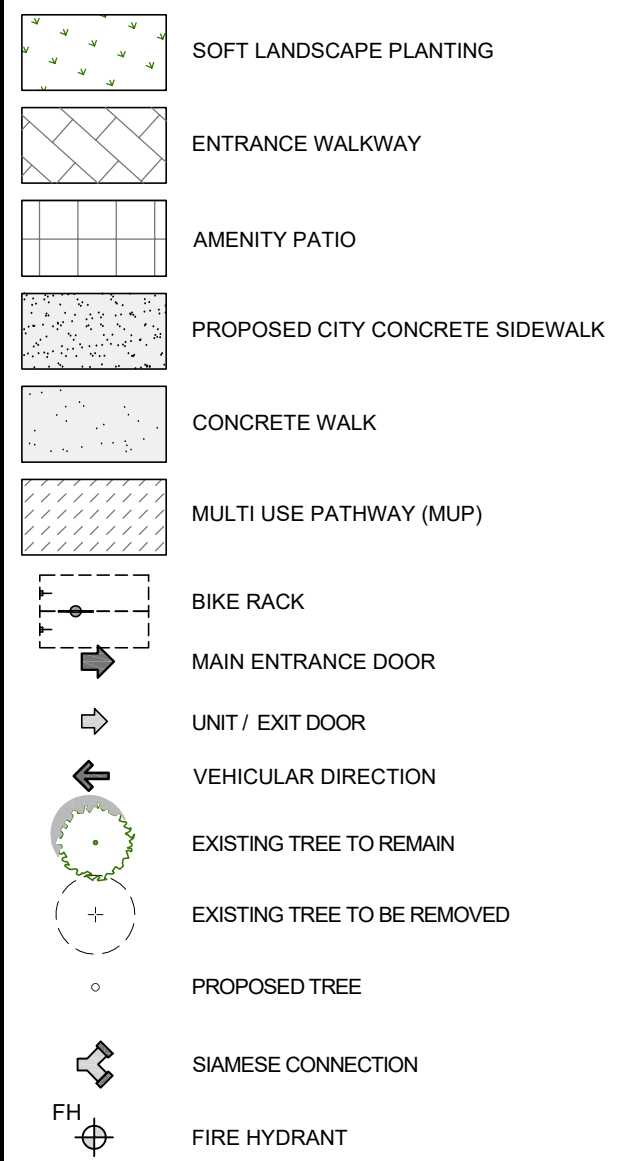
PROJECT DEVELOPER
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URBAN PLANNER
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PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	R2F	SITE AREA	0.27 ha.	2,756.6 sq. m. 29,872 sq. ft.
ZONING	REQUIRED	PROVIDED		
ZONE	R2F	R51 J S.		
BUILDING HEIGHT	NOT NOTED	24 STOREYS / 77.0m		
GRADE: PRELIMINARY ESTIMATE	67.50m ASL	67.00m ASL		
DENSITY - GFA	n/a	6.1		
FRONT YARD SETBACK	3.0m	14.8m		
FRONT YARD SETBACK: 2nd to 7th FLOOR SETBACK	+2.5m	14.8m		
INTERIOR YARD SETBACK: ABUTTING RESIDENTIAL ZONE	3.0m	1.0m		
INTERIOR YARD SETBACK: ABOVE THE 6th STOREY	12.0m	1.0m		
REAR YARD SETBACK: ABOVE THE 8th STOREY	12.0m	4.7m		
REAR YARD SETBACK: ABOVE THE 9th STOREY	12.0m	11.4m		
AMENITY AREA - TOTAL 0.0m² PER UNIT	1,572.0m²	1,900.0m²		
AMENITY AREA - 50% COMMUNAL PER UNIT	786.0m²	900.0m²		
AMENITY AREA - 2% OF LOT AREA @ GRADE EXTERIOR	55.1m²	175.0m²		
VEHICLE PARKING - RESIDENTIAL - 0.5 PER UNIT AFTER 12	125	98		
VEHICLE PARKING - VISITOR - 0.1 PER UNIT AFTER 12	25	25		
VEHICLE PARKING - MAXIMUM - 1.75 PER UNIT	459	123		
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	131	210		
ASILE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m	5.4m		

SITE PLAN SYMBOLS:



DRAWING NOTES

- PROPERTY LINE
- BUILDING SETBACK LINES
- INTERNAL RAMP TO UIC GARAGE WITH TRENCH DRAIN
- FIRE HYDRANT
- OUTLINE OF TOWER ABOVE
- OUTLINE OF PARKING GARAGE
- 1.8m WIDE CONCRETE SIDEWALK WITH 150mm HT. CONCRETE BARRIER CURB
- EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- BELOW GRADE CISTERN IN PARKING GARAGE WITH OVERFLOW / ACCESS MH.
- UNIT PAVEMENT PEDESTRIAN SURFACE
- OUTLINE OF PODIUM LEVELS ABOVE
- BICYCLE RACK, SEE LANDSCAPING
- 2.1m HT. SOLID WOOD PRIVACY FENCE
- METAL GRATE - INTAKE / EXHAUST AIR SHAFT
- TEMPORARY SNOW STORAGE
- 1.8m WIDE CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CIVIL
- PRIVATE WALK
- 3.0m WIDE ASPHALT MULTI USE PATHWAY (MUP)
- STRUCTURAL SUPPORT FOR BUILDING ABOVE
- PRIVATE ENTRY FOR TOWNHOUSE STYLE UNITS
- EXISTING UTILITY POLE TO BE RELOCATED
- BALCONY ABOVE
- EXISTING RETAINING WALL ON ADJACENT PROPERTY
- PROPOSED LARGE TREES ON NCC LANDS
- DEPRESSED CURB WITH TWIS
- SHORT TERM PARKING
- SIAMESE CONNECTION
- PROPOSED UTILITIES, SEE CIVIL
- RAISED BARRIER CURB WITH GUARD RAILING
- EXISTING LOW SOLID WOOD FENCE
- EXISTING DRIVEWAY ON ADJACENT PROPERTY
- RETAINING WALL AGAINST NCC LANDS
- CAST IN PLACE RAISED PLANTERS
- EXISTING TREE TO BE REMOVED
- EXISTING RESIDENTIAL HOUSE TO BE REMOVED
- IRRIGATED PET RELIEF AREA WITH GRANULAR
- HARD SURFACE AMENITY PATIO
- SITE FURNITURE: SEE LANDSCAPE

BUILDING STATISTICS

GROSS BUILDING - AREA (CITY OF OTTAWA'S G.F.A. DEFINITION)		
PARKING LEVEL	0.0 sq. m. 0.00 sq. ft.	
GROUND FLOOR	526.8 sq. m. 5,692 sq. ft.	
MEZZANINE - UPPER TOWNHOUSE LEVEL	310.9 sq. m. 3,347 sq. ft.	
2nd - 4th FLOOR	3 x 1,097.1 sq. m. 3 x 11,739 sq. ft.	
5th FLOOR	748.1 sq. m. 8,053 sq. ft.	
6th - 9th FLOOR - PODIUM	4 x 748.15 sq. m. 4 x 8,053 sq. ft.	
10th & 22nd FLOOR - TOWER	13 x 622.0 sq. m. 13 x 6,705 sq. ft.	
23rd FLOOR	171.9 sq. m. 1,850 sq. ft.	
24th FLOOR	436.0 sq. m. 4,693 sq. ft.	
25th MECHANICAL PENTHOUSE	0.0 sq. m. 0.00 sq. ft.	
TOTAL AREA	16,445.3 sq. m. 177,016 sq. ft.	
TOWER FOOTPRINT AREA	753.0 sq. m. 8,106 sq. ft.	
UNIT STATISTICS		
TOWNHOUSE (2 LEVEL)	2.7%	7
STUDIO UNIT	12.6%	33
1 BEDROOM UNIT	3.1%	8
1 BEDROOM + DEN UNIT	40.5%	106
2 BEDROOM UNIT	34.0%	89
2 BEDROOM + DEN UNIT	3.8%	10
3 BEDROOM	3.8%	9
TOTAL		262

CAR PARKING

MINIMUM REQUIRED		
RESIDENCE	- 0.5 PER UNIT (AFTER 12)	125
VISITOR	- 0.1 PER UNIT (AFTER 12)	25
TOTAL		150
PROVIDED		
RESIDENCE	- 0.37 PER UNIT	98
VISITOR	- 0.1 PER UNIT	25
TOTAL		123

BICYCLE PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT	131
PROVIDED		
EXTERIOR		6
GROUND FLOOR		74
PARKING GARAGE		130
TOTAL		210

AMENITY SPACE

AT GRADE TERRACE - COMMUNAL	250.0 sq. m.
GROUND FLOOR INTERIOR - COMMUNAL	200.0 sq. m.
TERRACE - PRIVATE	220.0 sq. m.
BALCONIES - PRIVATE	850.0 sq. m.
23rd FLOOR AMENITY ROOM	255.0 sq. m.
23rd FLOOR AMENITY TERRACE	195.0 sq. m.
TOTAL	1,970.0 sq. m.
TOTAL COMMUNAL	900.0 sq. m.
REQUIRED - 6.0m² PER UNIT (262)	1,572.0 sq. m.
REQUIRED COMMUNAL @ 50%	786.0 sq. m.

WASTE REQUIREMENT

GARBAGE	- 0.11 PER UNIT	29 YARDS
RECYCLING GMP	- 0.018 PER UNIT	5 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	10 YARDS
COMPOST	- 240L PER 50 UNITS	6

LOT COVERAGE

PAVED SURFACE =	195.6 sq. m.	7.1%
BUILDING FOOTPRINT =	1,411.5 sq. m.	51.2%
LANDSCAPE OPEN SPACE =	1,149.5 sq. m.	41.7%
TOTAL =	2,756.6 sq. m.	100.0%

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 UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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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 A500 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

ISSUED FOR 2BLA APPLICATION: REVISED			Jan. 5, 26
ISSUED FOR CONSULTANT / OWNER REVIEW			Aug. 06, 26
ISSUED FOR CONSULTANT REVIEW			Mar. 24, 25
No.	DESCRIPTION	DATE	
REVISIONS:			
ARCHITECT SEAL:		NORTH ARROW:	
ANTILIA ASSOCIATION		ARCHITECTS	
SEAL DATE: STAMP DATE		CLIENT:	

Antilia Homes

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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:
500 EDGEWORTH AVENUE

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN: R.V. CHECKED: K.R.

SCALE: 1:125 SHEET No. SP-1

PROJECT No. 2323