

PROJECT INFORMATION		
Zoning By-law 2008-250 Consolidation	R2F	SITE AREA 0.27 ha, 2,756.0 sq. m, 29,872 sq. ft.
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
ZONE	R2F	R5 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	5.6m
FRONT YARD SETBACK: 2nd to 7th FLOOR SETBACK	+2.5m	5.6m
INTERIOR YARD SETBACK: ABUTTING RESIDENTIAL ZONE	3.0m	1.7m
INTERIOR YARD SETBACK: ABOVE THE 6th STOREY	12.0m	4.7m
REAR YARD SETBACK: ABOVE THE 9th STOREY	12.0m	11.6m
REAR YARD SETBACK: ABOVE THE 9th STOREY	12.0m	11.6m
AMENITY AREA - TOTAL 5.0m <sup>2</sup> PER UNIT	1,572.0m <sup>2</sup>	1,900.0m <sup>2</sup>
AMENITY AREA - 50% COMMUNAL PER UNIT	786.0m <sup>2</sup>	900.0m <sup>2</sup>
AMENITY AREA - 2% OF LOT AREA @ GRADE EXTERIOR	55.1m <sup>2</sup>	175.0m <sup>2</sup>
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: LONG-TERM - RESIDENTIAL - 1.0 PER UNIT	262	262
BICYCLE PARKING: SHORT-TERM - RESIDENTIAL - 2 + 1.0 PER 20 UNITS	16	16
ASLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m	5.4m

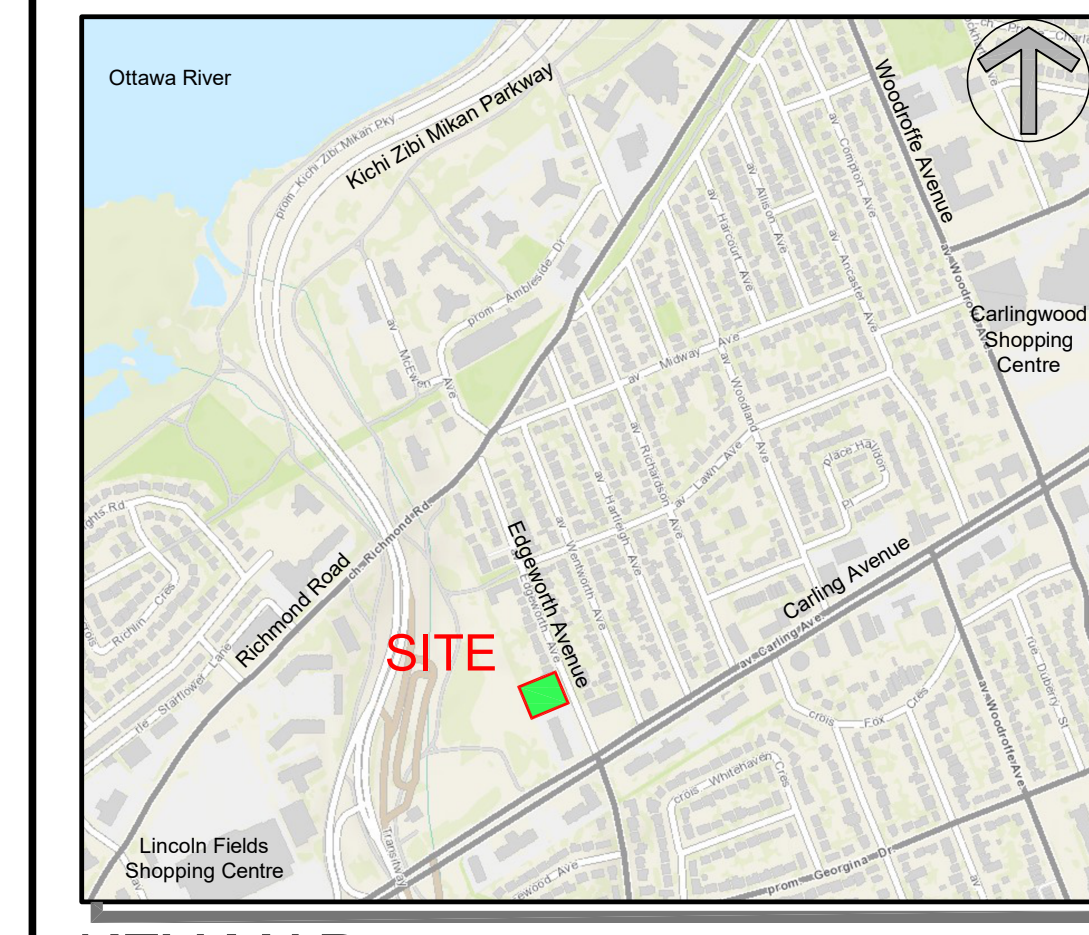
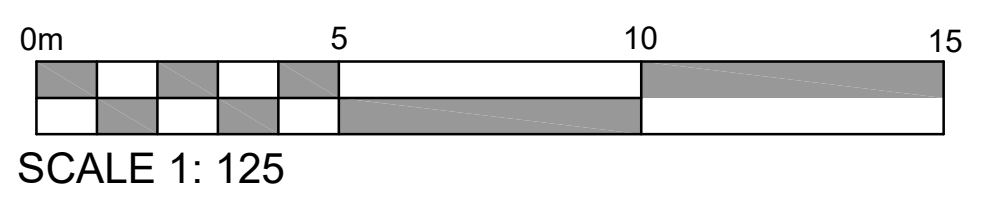
SITE PLAN SYMBOLS:		BUILDING STATISTICS	
[Symbol]	SOFT LANDSCAPE PLANTING	<b>GROSS BUILDING - AREA</b>	
[Symbol]	ENTRANCE WALKWAY	PARKING LEVEL 0.0 sq. m, 0.0 sq. ft.	
[Symbol]	AMENITY PATIO	GROUND FLOOR 528.6 sq. m, 5,692 sq. ft.	
[Symbol]	PROPOSED CITY CONCRETE SIDEWALK	MEZZANINE - UPPER TOWNHOUSE LEVEL 310.9 sq. m, 3,347 sq. ft.	
[Symbol]	CONCRETE WALK	2nd - 4th FLOOR 3 x 1,057.1 sq. m, 3,171.2 sq. m, 34,134 sq. ft.	
[Symbol]	MULTI USE PATHWAY (MUP)	5th FLOOR 748.1 sq. m, 8,053 sq. ft.	
[Symbol]	BIKE PARKING SPACE WITH RACK	6th - 9th FLOOR - PODIUM 4 x 748.15 sq. m, 2,992.6 sq. m, 32,212 sq. ft.	
[Symbol]	MAIN ENTRANCE DOOR	10th & 22nd FLOOR - TOWER 13 x 622.0 sq. m, 8,085.9 sq. m, 87,035 sq. ft.	
[Symbol]	UNIT / EXIT DOOR	23rd FLOOR 171.9 sq. m, 1,850 sq. ft.	
[Symbol]	VEHICULAR DIRECTION	24th FLOOR 436.0 sq. m, 4,693 sq. ft.	
[Symbol]	EXISTING TREE TO REMAIN	25th MECHANICAL PENTHOUSE 0.0 sq. m, 0.0 sq. ft.	
[Symbol]	EXISTING TREE TO BE REMOVED	<b>TOTAL AREA</b> 16,445.9 sq. m, 177,016 sq. ft.	
[Symbol]	PROPOSED TREE	<b>TOWER FOOTPRINT AREA</b> 753.0 sq. m, 8,106 sq. ft.	
[Symbol]	SIAMOSE CONNECTION	<b>UNIT STATISTICS</b>	
[Symbol]	FIRE HYDRANT	TOWNHOUSE (2 LEVEL) 2.7% 7	
		STUDIO UNIT 12.6% 33	
		1 BEDROOM UNIT 3.1% 8	
		1 BEDROOM + DEN UNIT 40.0% 106	
		2 BEDROOM UNIT 34.0% 89	
		2 BEDROOM + DEN UNIT 3.8% 10	
		3 BEDROOM 3.4% 9	
		<b>TOTAL</b> 262	

DRAWING NOTES		
1	PROPERTY LINE	
2	BUILDING SETBACK LINES	
3	INTERNAL RAMP TO U/G GARAGE WITH TRENCH DRAIN	
4	FIRE HYDRANT	
5	OUTLINE OF TOWER ABOVE	
6	OUTLINE OF PARKING GARAGE	
7	1.8m WIDE CONCRETE SIDEWALK WITH 150mm HT. CONCRETE BARRIER CURB	
8	EXISTING TREE TO REMAIN, PROTECT AS REQUIRED	
9	SOFT LANDSCAPING, SEE LANDSCAPE PLAN	
10	BELOW GRADE CISTERN IN PARKING GARAGE WITH OVERFLOW / ACCESS MH.	
11	UNIT PAVEMENT PEDESTRIAN SURFACE	
12	OUTLINE OF PODIUM LEVELS ABOVE	
13	BICYCLE RACK, SEE LANDSCAPING	
14	2.1m HT. SOLID WOOD PRIVACY FENCE	
15	METAL GRATE - INTAKE / EXHAUST AIR SHAFT	
16	TEMPORARY SNOW STORAGE	
17	1.8m WIDE CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CIVIL	
18	PRIVATE WALK	
19	3.0m WIDE ASPHALT MULTI USE PATHWAY (MUP)	
20	STRUCTURAL SUPPORT FOR BUILDING ABOVE	
21	PRIVATE ENTRY FOR TOWNHOUSE STYLE UNITS	
22	EXISTING UTILITY POLE TO BE RELOCATED	
23	BALCONY ABOVE	
24	EXISTING RETAINING WALL ON ADJACENT PROPERTY	
25	PROPOSED LARGE TREES ON NCC LANDS	
26	-	
27	SHORT TERM PARKING	
28	SIAMOSE CONNECTION	
29	PROPOSED UTILITIES, SEE CIVIL	
30	RAISED BARRIER CURB WITH GUARD RAILING	
31	EXISTING LOW SOLID WOOD FENCE	
32	EXISTING DRIVEWAY ON ADJACENT PROPERTY	
33	RETAINING WALL AGAINST NCC LANDS	
34	CAST IN PLACE RAISED PLANTERS	
35	EXISTING TREE TO BE REMOVED	
36	EXISTING RESIDENTIAL HOUSE TO BE REMOVED	
37	IRRIGATED PET RELIEF AREA WITH GRANULAR	
38	HARD SURFACE AMENITY PATIO	
39	SITE FURNITURE: SEE LANDSCAPE	

CAR PARKING		BICYCLE PARKING	
AREA 'X' on SCHEDULE 1A		(262 UNITS)	
<b>MINIMUM REQUIRED</b>			
RESIDENCE	-0.5 PER UNIT (AFTER 12)	125	
VISITOR	-0.1 PER UNIT (AFTER 12)	25	
<b>TOTAL</b>		<b>150</b>	
<b>PROVIDED</b>			
RESIDENCE	-0.37 PER UNIT	98	
VISITOR	-0.1 PER UNIT	25	
<b>TOTAL</b>		<b>123</b>	
<b>REVISIONS:</b>			
No.	DESCRIPTION	DATE	
1	REVISED AS PER ROUND 1 ZBLA COMMENT	Mar. 20, 26	
2	ISSUED FOR ZBLA APPLICATION; REVISED	Jan. 5, 26	
3	ISSUED FOR CONSULTANT / OWNER REVIEW	Aug. 06, 25	
4	ISSUED FOR CONSULTANT REVIEW	Mar. 24, 25	

AMENITY SPACE		WASTE REQUIREMENT	
AT GRADE TERRACE - COMMUNAL =	250.0 sq. m,	GARBAGE	-0.11 PER UNIT 29 YARDS
GROUND FLOOR INTERIOR - COMMUNAL =	200.0 sq. m,	RECYCLING GMP	-0.018 PER UNIT 5 YARDS
TERRACE - PRIVATE =	220.0 sq. m,	RECYCLING FIBER	-0.038 PER UNIT 10 YARDS
BALCONIES - PRIVATE =	850.0 sq. m,	COMPOST	-240L PER 50 UNITS 6
23rd FLOOR AMENITY ROOM =	255.0 sq. m,		
23rd FLOOR AMENITY TERRACE =	165.0 sq. m,		
<b>TOTAL =</b>	<b>1,970.0 sq. m,</b>		
<b>TOTAL COMMUNAL =</b>	<b>900.0 sq. m,</b>		
<b>REQUIRED - 6.0m<sup>2</sup> PER UNIT (262) =</b>	<b>1,572.0 sq. m,</b>		
<b>REQUIRED COMMUNAL @ 50% =</b>	<b>786.0 sq. m,</b>		

**1 SITE PLAN**  
SCALE = 1:125



**KEY MAP**

LEGAL DESCRIPTION	SURVEYOR	TRANSPORTATION ENGINEER	LANDSCAPE ARCHITECT	PROJECT DEVELOPER
APARTMENT BUILDING No. 2385 Carling Ave TOW=68.55 DOOR SILL=68.28	<b>J D BARNES Ltd.</b> Ontario Land Surveyors 62 Steacie Drive, Suite 103, Kanata, Ontario K2K 2A9 Tel: (613) 731-7244 Tel: (613) 254-8659 Email: jdbarnes.com	<b>Novatech Eng. Consultants Limited</b> 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: j.luong@novatech-eng.com	<b>FoTenn Consultants Inc.</b> 420 O'Connor Street, Ottawa ON K2P 0P4 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: mitchell@fotenn.com E-Mail: fountain@fotenn.com	<b>Antilia Homes</b> 326 Churchill Ave N, Ottawa ON K1Z 5B9 Tel: 613-518-6488 Cell: 613-261-3708 Email: ravi@antiliahomes.com
PART 1 - PLAN SHOWING PART OF LOTS 108 AND 109 REGISTERED PLAN 305 CITY OF OTTAWA	<b>WIND / SOUND ENGINEER</b> <b>Gradient Wind</b> 127 Walgreen Road, Ottawa, Ontario K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com E-Mail: teodora.maslenkova@gradientwind.com	<b>GEOTECHNICAL ENGINEER</b> <b>EXP</b> 2650 Queensview Drive, Suite 100 Ottawa, Ontario K2B 8H6 Tel: 613 688-1899 Email: chris.kimmerly@exp.com Email: leah.wells@exp.com	<b>CIVIL ENGINEER</b> <b>Novatech Eng. Consultants Limited</b> 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: m.bissett@novatech-eng.com	<b>URBAN PLANNER</b> <b>FoTenn Consultants Inc.</b> 420 O'Connor Street, Ottawa ON K2P 0P4 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: alain@fotenn.com