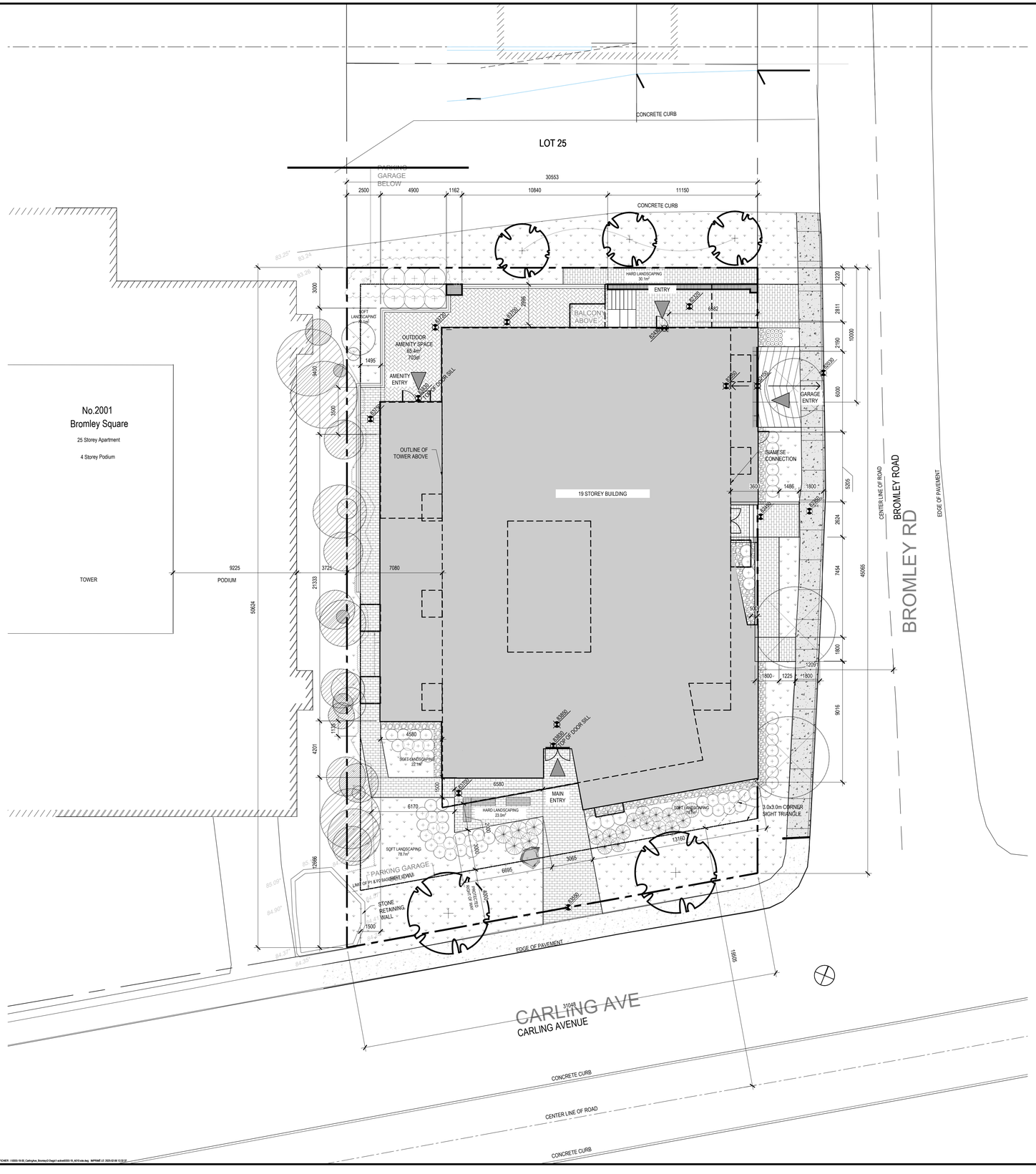

PROPERTY DESCRIPTION	
Municipal Address:	1995 Carling
Legal Description:	Part of Block A, Registered Plan 4M-98 Surveyor: Annis, O'Sullivan, Vollebekk Ltd. 14 Concourse Gate, Suite 500 Nepean, ON, K2E 7S6 613-727-0850 Plan of Survey updated January 23, 2020
Zoning:	AM10
Lot Area:	1,461 square metres
Lot Frontage:	30.97 m (Carling)
Lot Depth:	47.83 m

BUILDING INFORMATION						
Building Footprint:	943 square metres					
Tower Floorplate:	710 and 592 square metres					
Building GFA:	10 025,7 square metres					
Percentage of Site Landscaping	35%					
Proposed Use:	High-Rise Apartment					
Unit Breakdown	2nd to 3rd Floor	11 UNITS	2-STUDIO	5-1BED	4-2BED	0-3BED
	4th	10 UNITS	2-STUDIO	4-1BED	2-2BED	2-3BED
	5th	9 UNITS	0-STUDIO	7-1BED	2-2BED	0-3BED
	6th to 9th Floor	9 UNITS	0-STUDIO	7-1BED	2-2BED	0-3BED
	10th Floor	7 UNITS	0-STUDIO	5-1BED	2-2BED	0-3BED
	11th to 17th Floo	7 UNITS	0-STUDIO	5-1BED	2-2BED	0-3BED
	18th	4 UNITS	0-STUDIO	2-1BED	0-2BED	2-3BED
	Total:	137	6	91	36	4

ZONING TABLE - CITY OF OTTAWA ZONING BY-LAW 2008-250		
Provision	**Required**	**Provided**
Front Yard Setback	Minimum: 0 m	3 m (front)
Corner Side Yard Setback	0 m	2 m (corner side)
Minimum Frontage	At least 50% of front and corner side lot lines to be occupied by building within 4.5 m	Front (from Protected Right of Way Line): 42% Corner: 76%
Minimum Transparent Glazing	At least 50% of ground floor façade (up to 4.5 m)	Front: 76% Corner: 56%
Minimum Interior Side Yard	0 m	2.5 m
Minimum Rear Yard	3 m within 20 m of street, 7.5 m otherwise	1.2 m
Minimum Building Height	Ground Floor: 4.5 m (total 7.5 m and 2	68.6 m
Maximum Height	30 m	68.6 m
Active Entrances	One facing each of front and corner side lot lines	1 (front) 1 (corner side)
Amenity Area	Total: 6 m2 per unit [137 x 6 = 822] Communal: min. 50% required area: 396 Minimum one area of 54 m2	Total: 1704 m2 Communal: 1 047 m2
Minimum Parking (Area Y)	Residential: 0.5 per unit after first 12 units [120-12 x 0.5 = 54] Visitor: 0.1/unit after the first 12 units = [120-12 x 0.1 = 11] *reduction for 100% below-grade parking:	Residential: 118 Visitor: 11 **Total:** 129
Minimum Bicycle Parking	Residential: 0.5/unit [120 x 0.5 = 60]	121
Aisle and Driveway Width	6.0 m (double traffic lane)	MINIMUM 6.0 m MAXIMUM: 6.1 m

Underground							
Building Area and Parking Space Summary							
	Gross Building Area m2		Parking Spaces Proposed			Bike Parking Required	Bike Parking Provided
			Standard	Barrier Free	Total		
P1	1254,33	13489,76	10	3	13	50% of # of Dwelling Units	0
P2	1260,79	13571,02	19	4	23		19
P3	1381,03	14865,27	31	0	31		34
P4	1381,03	14865,27	31	0	31		34
P5	1381,03	14865,27	31	0	31		34
TOTAL	6658,21	71656,58	122	7	129	0	121

Amenity Space		
Amenity Space Summary		
Required by Zoning Bylaw	Required	
TOTAL 120 Units x 6m2 =720m2 3m2 of the req. amenity area is communal	Total	1704
	Communa	1 047

1 A-010 SITE PLAN PLAN 1:150

NOT FOR CONSTRUCTION

ARCHITECTS:

EVOQ

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ENGINEERS:

CLIENT:

CLARIDGE HOMES

210 Gladstone Avenue, Suite 2001
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Tel : (613) 233 6030 Fax : (613) 233 8290

KEY PLAN:

Nº:	DESCRIPTION:	BY	DATE
6	ISSUED FOR COORDINATION	NG	2024-08-29
5	ISSUED FOR COORDINATION	NG	2021-10-06
4	ISSUED FOR CLIENT REVIEW	JG	2021-04-20
3	ISSUED FOR COORDINATION	JG	2020-12-24
2	ISSUED FOR COORDINATION	JG	2020-11-30
1	ISSUED FOR COORDINATION	JG	2020-07-07
0	ISSUED FOR SITE PLAN APPLICATION	JG	2020-04-16

REVISION:

THE GENERAL CONTRACTOR :

1. SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE TO ENSURE COMPLIANCE WITH THE DIMENSIONS GIVEN ON THE DRAWINGS.
2. SHALL BE RESPONSIBLE TO IMMEDIATELY SUBMIT A REPORT TO THE ARCHITECT OR ENGINEER OUTLINING ANY INACCURACIES.
3. SHALL NOT TAKE SCALED MEASUREMENTS OFF THE DRAWINGS.
4. ANY INDIVIDUAL OR FIRM THAT HAVE RECEIVED ELECTRONIC DOCUMENT SHALL USE THEM AT THEIR OWN RISK. ONLY ORIGINAL DRAWINGS, STAMPED BY THE ARCHITECT, MAY BE USED FOR CONSTRUCTION.

SEAL

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PROJECT:

1995 CARLING AVE.

DRAWING TITLE:

SITE PLAN

DESIGN:	NG	APPROVED:	XX
DRAWN:	MSTP	DATE:	2020-11-30
VERIFIED:	XX	SCALE:	1:150

PROJECT Nº: 9355-19-00

DRAWING Nº: A-010

D07-12-20-0044