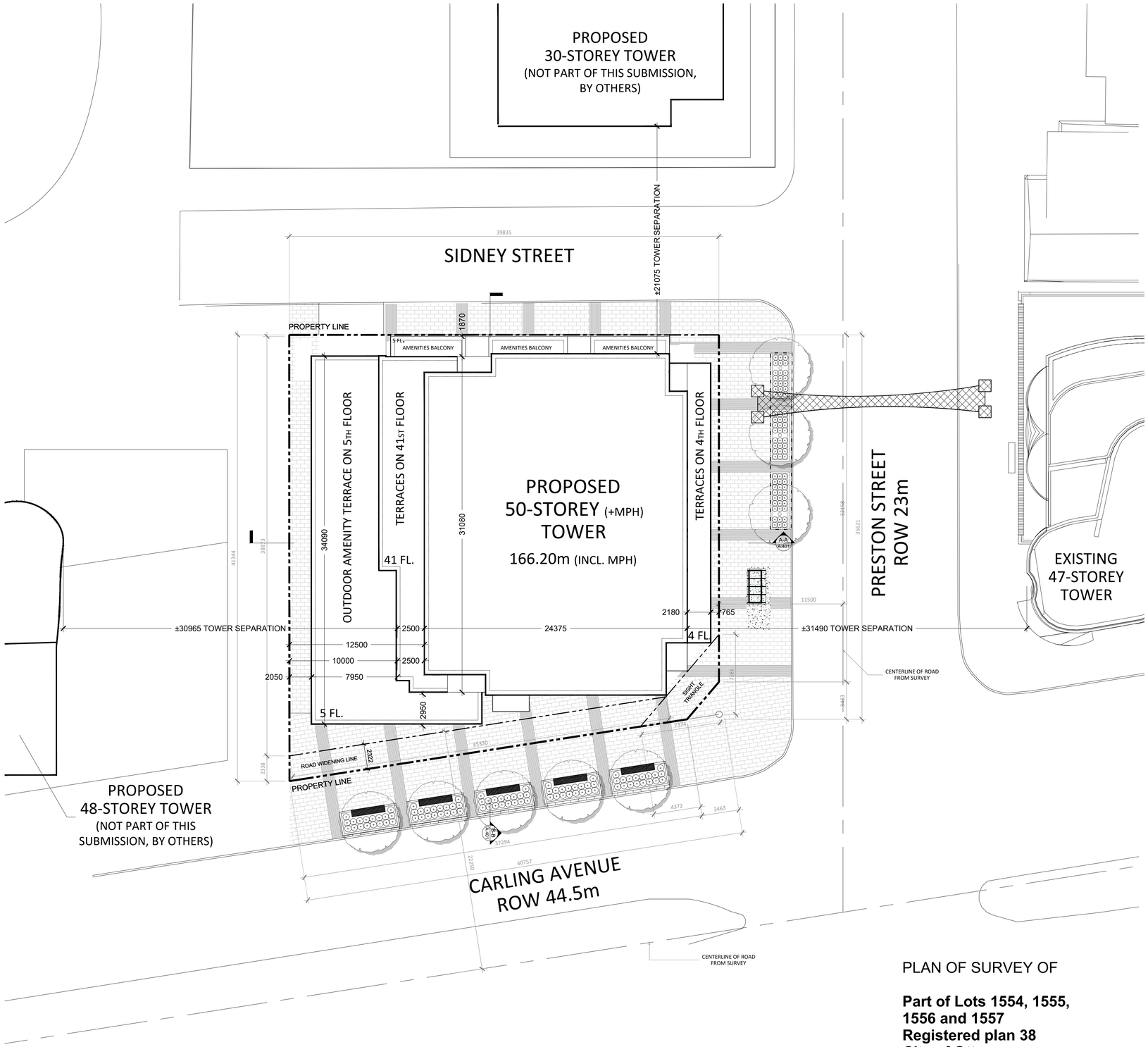
DEVELOPMENT SUMMARY			
SITE AREA (EXCL. ROAD WIDENING)	1519	16,350	
SITE AREA (INCL. ROAD WIDENING)	1417	15,252	
FSI (LOT AREA INCL. ROAD WIDENING)	19.84		

BUILDING GFA SUMMARY		
	m2	ft2
TOTAL RESIDENTIAL GFA	28206	303608
TOTAL RETAIL GFA	300	3229
TOTAL GFA	28,506	306837

RESIDENTIAL UNIT BREAKDOWN				
B./ST.	1 BR	2 BR	3 BR	TOTAL
48	264	168	23	503
9.5%	52.5%	33.4%	4.6%	100%

ZONING TABLE

PROVISION	REQUIRED	PROVIDED	COMPLIANCE
MIN. LOT AREA	NO MINIMUM	1,417 m2	✓
MIN. LOT WIDTH	NO MINIMUM	32.16 m	✓
MIN. FRONT YARD SETBACK	MIXED-USE BLDG: 0m	0 m	✓
MIN. CORNER SIDE YARD SETBACK	MIXED-USE BLDG: 0m	0 m	✓
MIN. REAR YARD	MIXED-USE BLDG NOT ABUTTING A RESIDENTIAL ZONE: 0m	0 m	✓
BUILDING HEIGHT	MAX. 30m AND NO HIGHER THAN 9 STOREYS	136.80m (incl. mph), 40 ST.	✗
AMENITY AREA	MIN. 6m2/DU, 50% MUST BE COMMUNAL: 505x6=3,030m2 TOTAL AND 1,515m2 COMM.	COMMUNAL: 1,515 m2	✓
MINIMUM RESID. VEHICLE PARKING	AREA Z: NO PARKING REQ'D.	166 SPACES	✓
MAXIMUM RESID. VEHICLE PARKING	1.75 SPACES / DU 396 x 1.75 = 693	166 SPACES	✓
MINIMUM VISITOR PARKING	0.1 SPACES / DU AFTER FIRST 12 DU, MAX. 30 SPACES REQUIRED	30 SPACES	✓
MIN. COMMERCIAL VEHICLE PARKING	AREA Z: NO PARKING REQ'D.	0 SPACES	✓
MIN. RESIDENTIAL BICYCLE PARKING	MIN. RESID. BICYCLE PARK. 0.5 SPACES / DU 396 x 0.5 = 198 SPACES	198 SPACES	✓
MIN. COMMERCIAL BICYCLE PARKING	1 / 250m2 GFA 335m2 ÷ 1.34 (2 ROUNDED)	2 SPACES	✓
DRIVEWAY WIDTH	TWO-WAY FOR RESID.: 6.0m	6.0 m	✓
AISLE WIDTH	90-DEGREE PARKING SPACES: 6.0m	6.0 m	✓
PARKING SPACE SIZE	MAX. 40% OF RESID. SPACES CAN BE SMALL SIZE (2.6m x 4.6m) 196 x 40% = 79 SPACES	SMALL SIZE PARK.: 25	✓



PLAN OF SURVEY OF

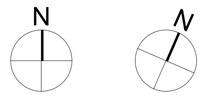
Part of Lots 1554, 1555, 1556 and 1557
Registered plan 38
City of Ottawa,

Surveyed by Annis O'Sullivan Vollebekk Ltd.

General Notes:

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

North



Project North True North

CLARIDGE HOMES

PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev.	Issue / Description	Date
5	RE-ISSUED FOR OPA, ZBA, AND SPA	OCT 18, 2024
4	RE-ISSUED FOR OPA, ZBA, AND SPA	FEB 24, 2024
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

Architect of Record:
HARIRI PONTARINI ARCHITECTS
235 Carlaw Avenue
Suite 301
Toronto, Canada M4M 2S1
TEL 416 929 4901
FAX 416 929 8924
info@hp-arch.com
hariripontarini.com

ONTARIO ASSOCIATION OF ARCHITECTS
DAVID PONTARINI
LICENCE
4466

Project Title:

829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

SITE PLAN

Project number: 2030
Scale: 1 : 200
Date: OCTOBER 18, 2024
Drawn by: HPA

Drawing No.: A.102
Revision: