

MIXED-USE DEVELOPMENT:

829 CARLING AVENUE

OTTAWA, ON

ZBA/OPA/SPA SUBMISSION

OCTOBER 18TH, 2024

LIST OF DRAWINGS

- A.001 PROJECT STATISTICS
- A.002 PROJECT RENDERINGS
- A.101 CONTEXT PLAN
- A.102 SITE PLAN (& STATS)

- A.201 P3 TO P6 PLAN
- A.202 P2 PLAN
- A.203 P1 PLAN

- A.301 GROUND FLOOR PLAN
- A.302 2ND FLOOR PLAN
- A.303 3RD - 6TH FLOOR PLAN
- A.304 7TH FLOOR PLAN
- A.305 8TH FLOOR PLAN
- A.306 9TH FLOOR PLAN
- A.307 10TH FLOOR PLAN
- A.308 11ST TO 41ST FLOOR PLAN
- A.309 42ND TO 50TH FLOOR PLAN
- A.310 M.P.H. PLAN
- A.311 ROOF PLAN

- A.401 SECTIONS

- A.501 NORTH AND EAST ELEVATIONS
- A.502 SOUTH AND WEST ELEVATIONS

- A.601 AXONOMETRIC VIEWS
- A.602 AXONOMETRIC VIEWS
- A.603 PERSPECTIVE VIEWS



**HARIRI PONTARINI
ARCHITECTS**

GENERAL SITE INFORMATION

LAND AREA

BUILDING HEIGHT

FLOOR SPACE INDEX (FSI)

BUILDING GFA SUMMARY (m2)

DENSITY UNIT PER HECTARES

LOT COVERAGE

GFA REDUCTION (2008-326)

INDOOR/OUTDOOR AMENITY SUMMARY

PROP. VEHICULAR PARK. BREAKDOWN

PROP. BICYCLE PARK. BREAKDOWN

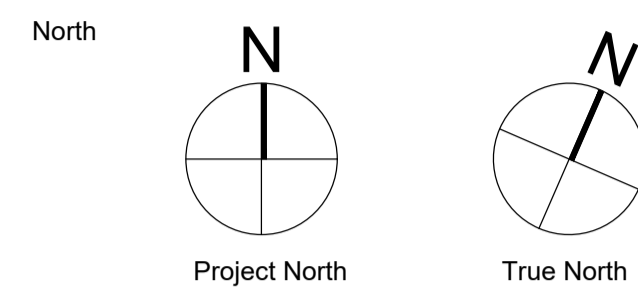
BUILDING STATISTICS table with columns: Floor, Gross Building Area, GFA Deduction, Gross Floor Area

Summary table for Building Statistics with columns: Total Below Grade, Total Above Grade, Overall

BUILDING STATISTICS table with columns: Floor, Residential Unit Mix, Net Saleable Area, Efficiency

General Notes:

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PROJECT TEAM

Table listing project team members: CLIENT, ARCHITECT, LANDSCAPE, PLANNING, STRUCTURAL, CIVIL/TRAFFIC, GEOTECH, WIND, SURVEYOR

Table with columns for Rev, Issue / Description, Date

Architect of Record:

Logo and contact information for HARI RI PONTARINI ARCHITECTS

Project Title: 829 CARLING AVENUE MIXED-USE DEVELOPMENT OTTAWA, ON

STATISTICS

Table with project statistics: Project number, Scale, Date, Drawn by

Drawing No.: Revision:

A.001

PLAN OF SURVEY OF

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

Surveyed by Annis O'Sullivan Vollebakk Ltd.



VIEW FROM SOUTH-WEST (LOOKING EAST)



VIEW LOOKING NORTH FROM DOW'S LAKE

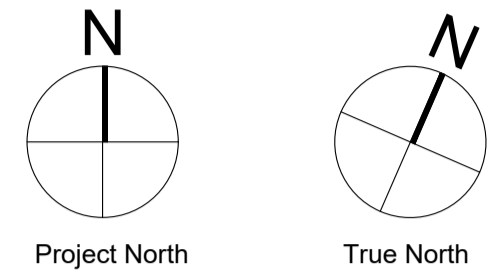


AERIAL VIEW FROM CARLING AVENUE
(LOOKING WEST)

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North



PROJECT TEAM

CLIENT	CLARIDGE 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:

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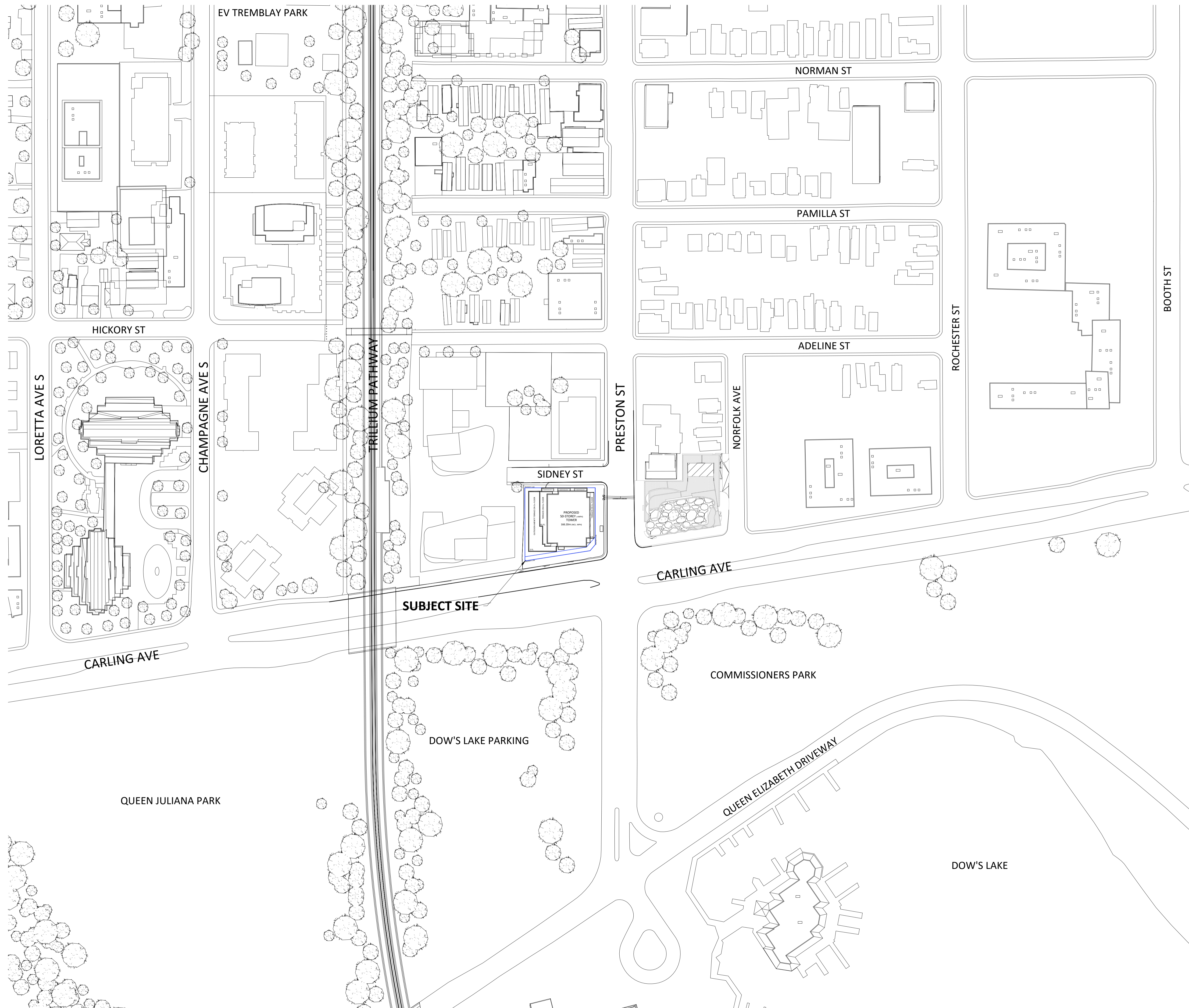
Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

RENDERINGS

Project number: 2030
 Scale: N/A
 Date: OCTOBER 18, 2024
 Drawn by: HPA

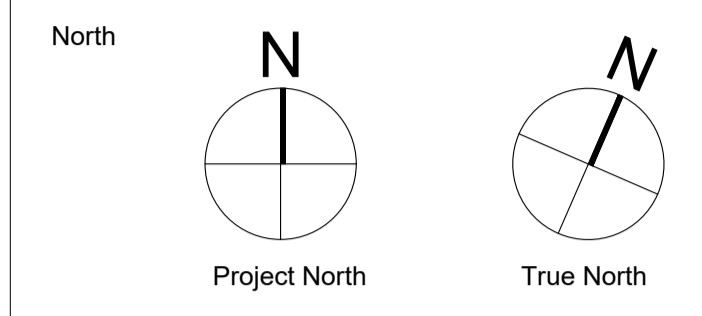
Drawing No.: Revision:

A.002



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Project Title:
829 CARLING AVENUE
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CONTEXT PLAN

Project number: 2030
 Scale: 1 : 1000
 Date: OCTOBER 18, 2024
 Drawn by: HPA

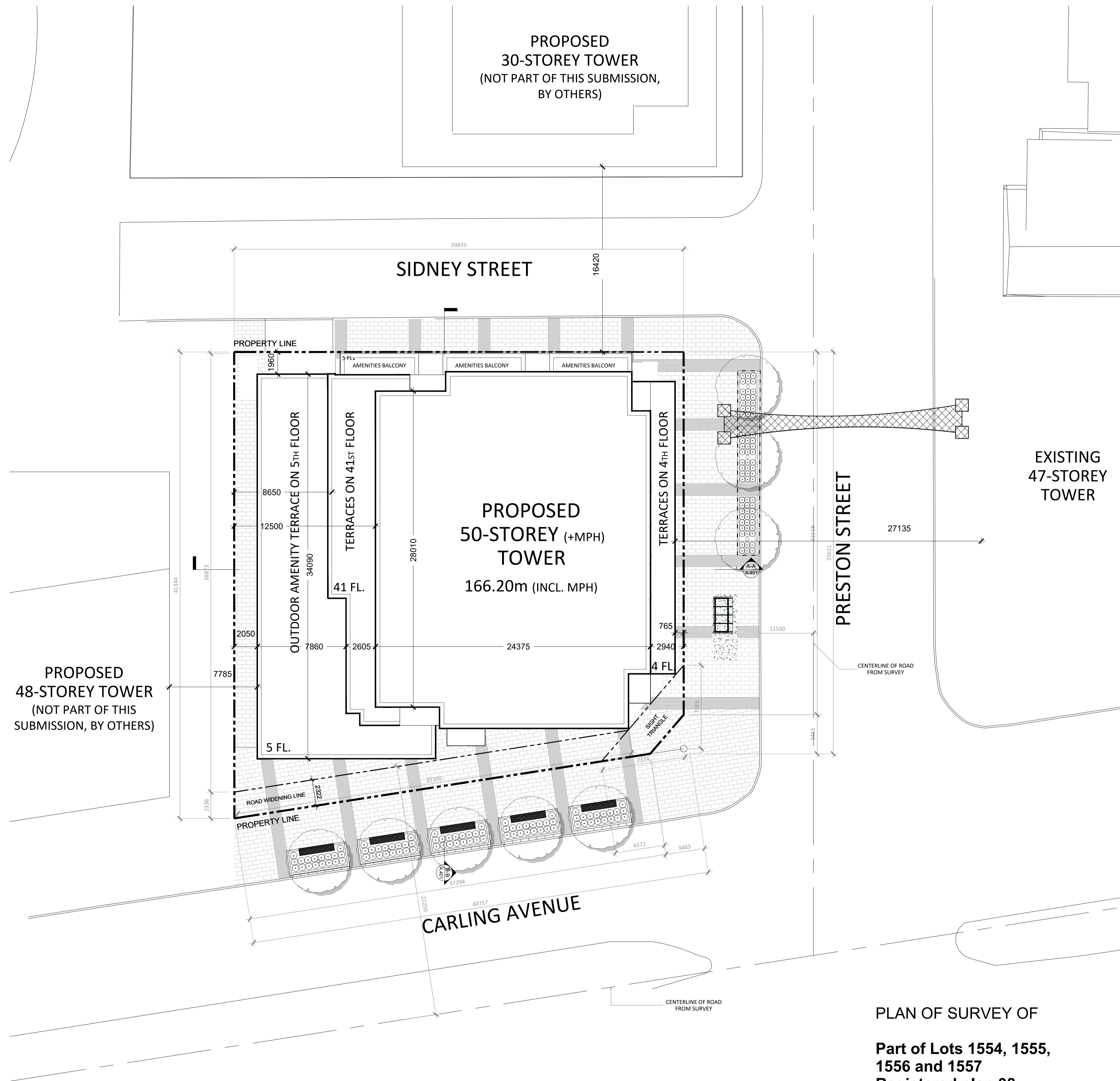
Drawing No.: **A.101** Revision:

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		

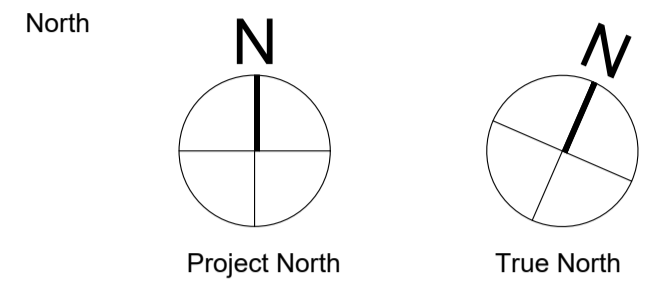
BUILDING GFA SUMMARY		
	m2	ft2
TOTAL RESIDENTIAL GFA	28206	303608
TOTAL RETAIL GFA	300	3229
TOTAL GFA	28,506	306837

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 m ²	✓
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. 40 ST.	X
AMENITY AREA	MIN. 600SQM; 50% MUST BE COMMERCIAL; 5000SQM; 0.02M ² TOTAL AND 1.5/15% COMM.	COMMERCIAL: 1,515 m ²	✓
MINIMUM RESID. VEHICLE PARKING	AREA 2: NO PARKING REQ'D	198 SPACES	✓
MAXIMUM RESID. VEHICLE PARKING	1.75 SPACES / DU 396 x 1.75 = 693	198 SPACES	✓
MINIMUM VISITOR PARKING	5:1 SPACES / DU AFTER FIRST 12 DU; MAX. 30 SPACES REQUIRED	30 SPACES	✓
MIN. COMMERCIAL VEHICLE PARKING	AREA 2: NO PARKING REQ'D	0 SPACES	✓
MIN. RESIDENTIAL BICYCLE PARKING	MIN. RESID. BICYCLE PARK: 0.5 SPACES / DU	198 SPACES	✓
MIN. COMMERCIAL BICYCLE PARKING	1:1 SPACES / DU (1:2500G GFA; 350m ² x 1.24 (2 ROUNDED))	2 SPACES	✓
DRIVEWAY WIDTH	TWO-WAY FOR RESID.: 6.0m	6.0 m	✓
ARISE WIDTH	NO DEGREE PARKING SPACES: 6.0m	6.0 m	✓
PARKING SPACE SIZE	MAX. 40% OF RESID. SPACES CAN BE SMALL SIZE (2.4m x 4.8m); 198 x 40% = 79 SPACES	SMALL SIZE PARK: 25	✓



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ARCHITECT	HARIRI PONTARINI ARCHITECTS
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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.

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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

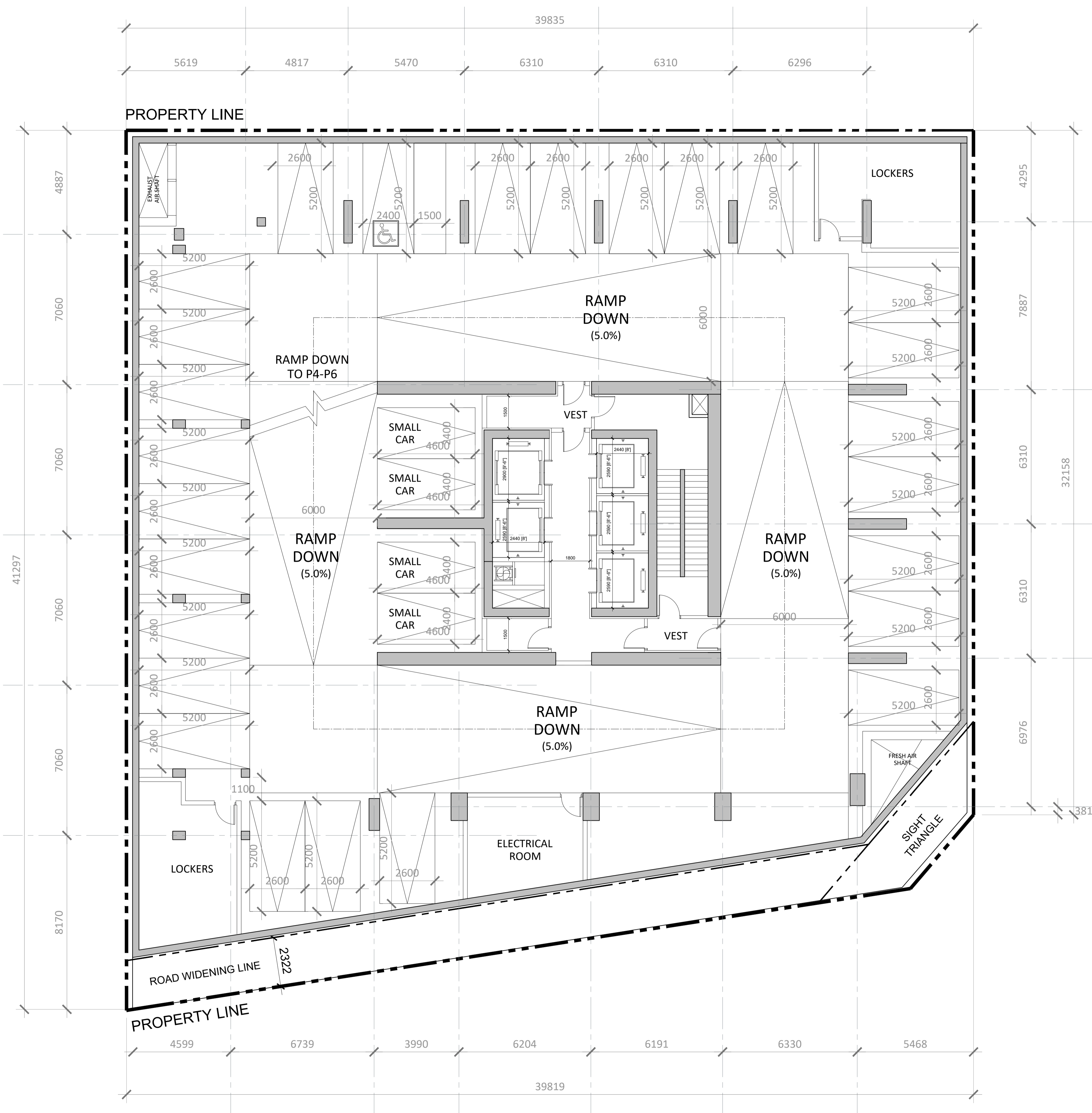
Drawing No.: Revision:

A.102

PLAN OF SURVEY OF

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

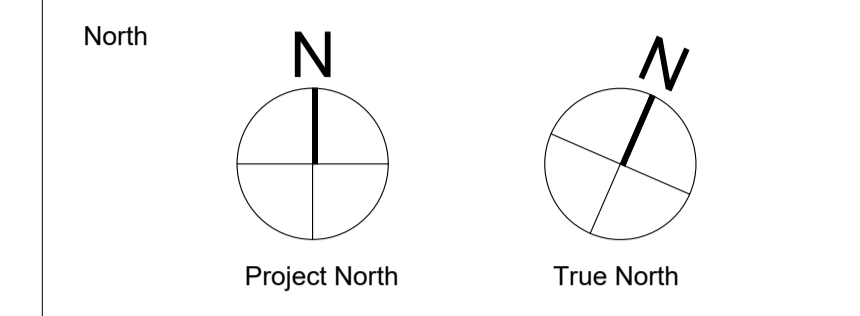
Surveyed by Annis O'Sullivan Vollebakk Ltd.



P1 PARKING SPACES: 4
 P2 PARKING SPACES: +/- 32
 P3 PARKING SPACES: +/- 30
 P4 PARKING SPACES: +/- 30
 P5 PARKING SPACES: +/- 30
 P6 PARKING SPACES: +/- 30

 TOTAL: +/- 156

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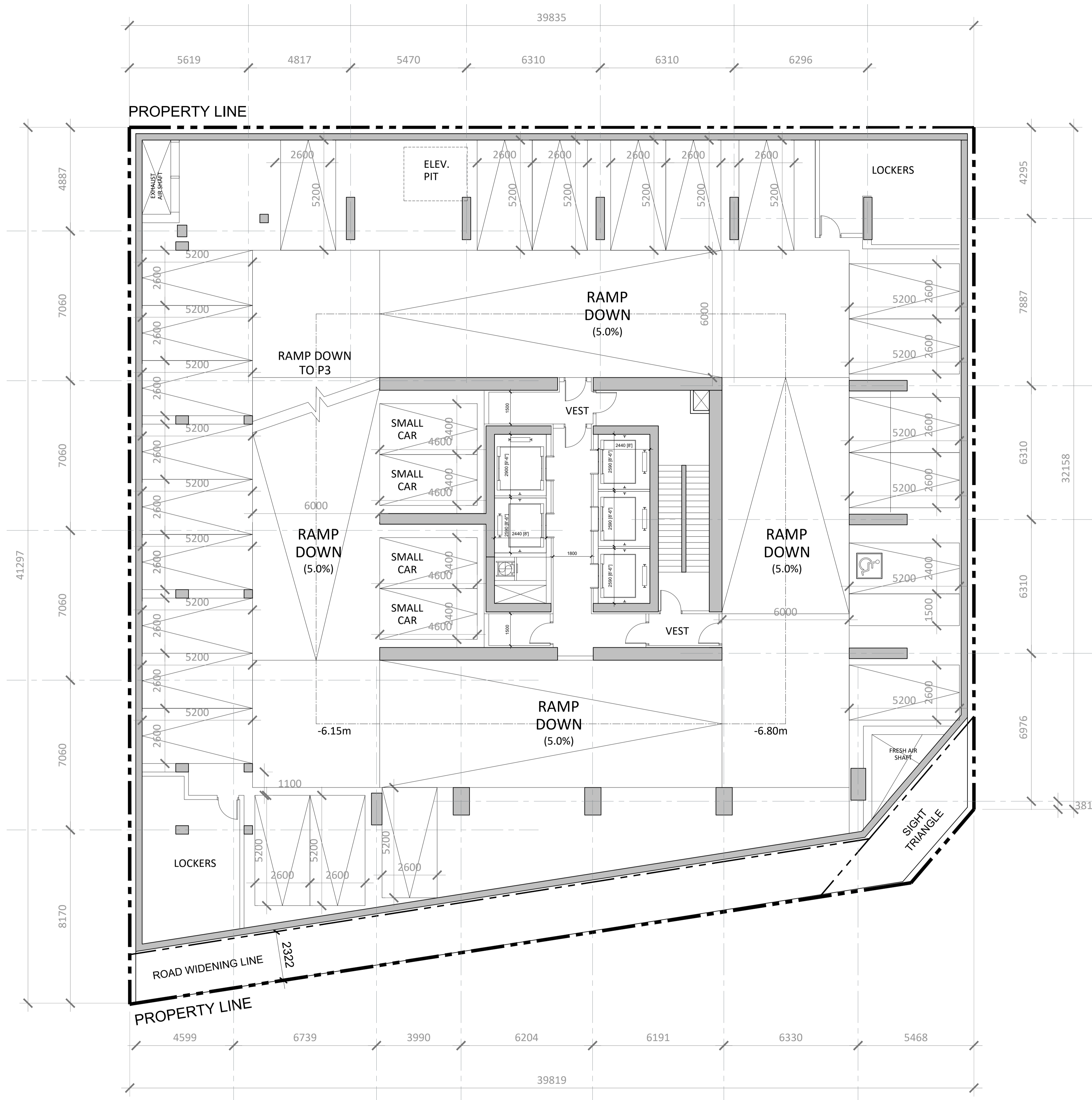
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 OTTAWA, ON

P3 TO P6 PLAN

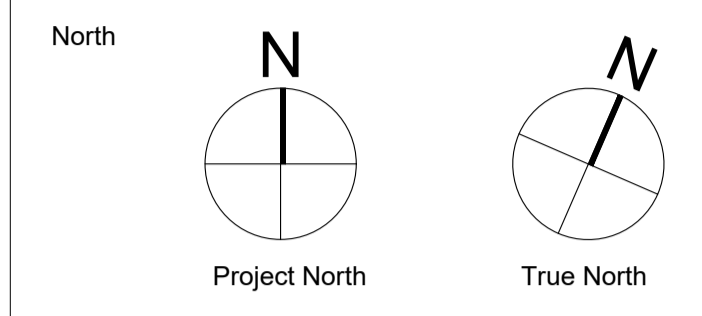
Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: **A.201** Revision:



P1 PARKING SPACES: 4
 P2 PARKING SPACES: +/- 32
 P3 PARKING SPACES: +/- 30
 P4 PARKING SPACES: +/- 30
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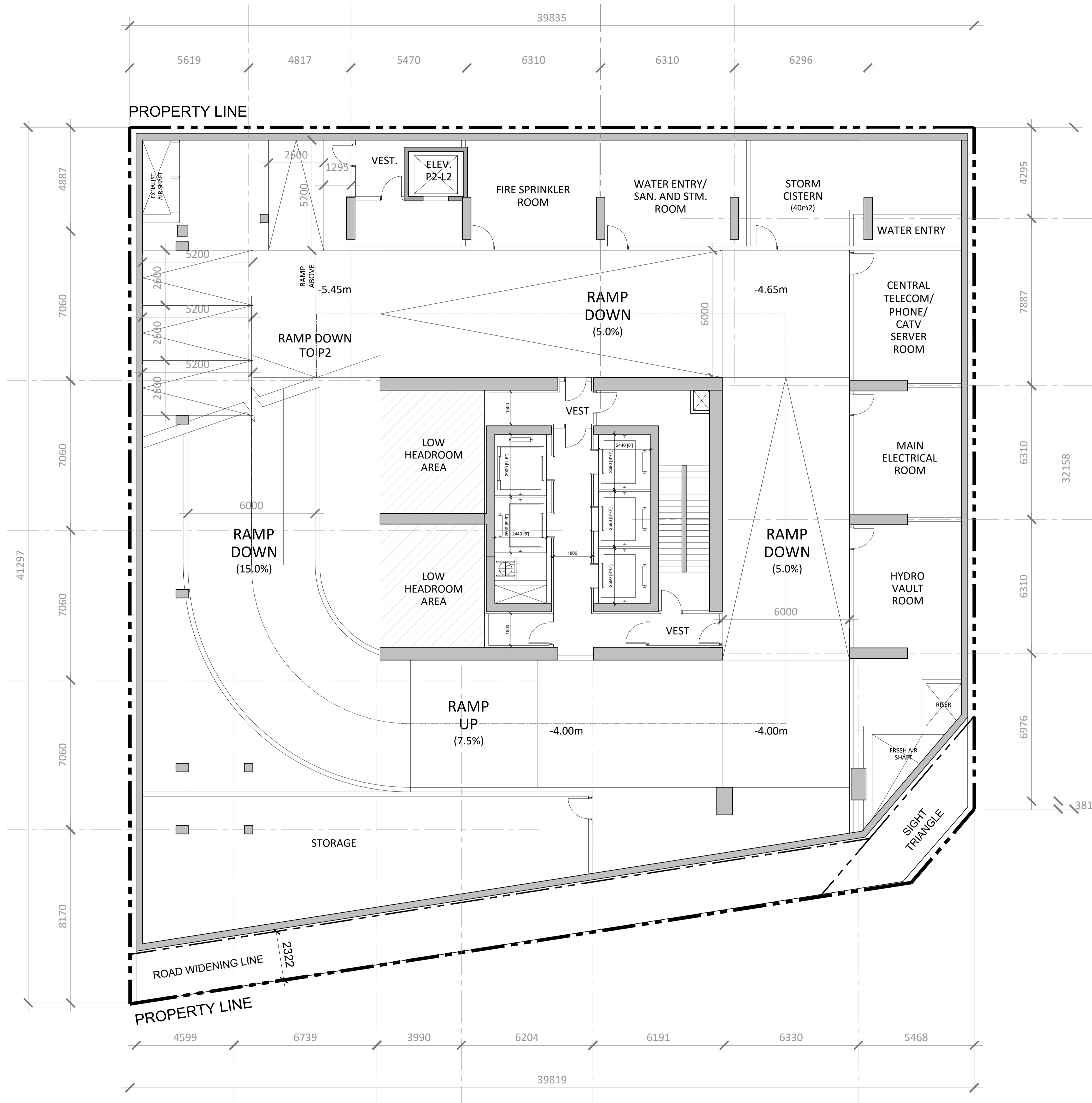
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P2 PLAN

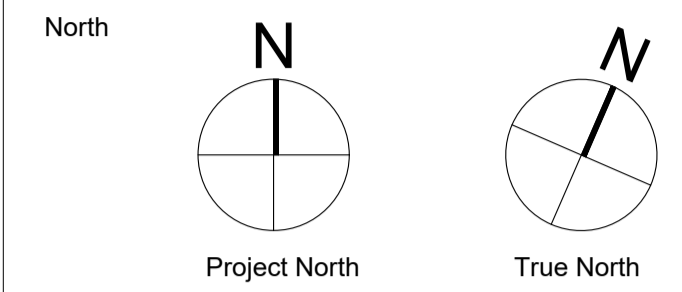
Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:
A.202



P1 PARKING SPACES: 4
 P2 PARKING SPACES: +/- 32
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 CIVIL/TRAFFIC: NOVATECH GROUP
 GEOTECH: PATERSON GROUP INC.
 WIND: GRADIENT WIND ENGINEERING
 SURVEYOR: ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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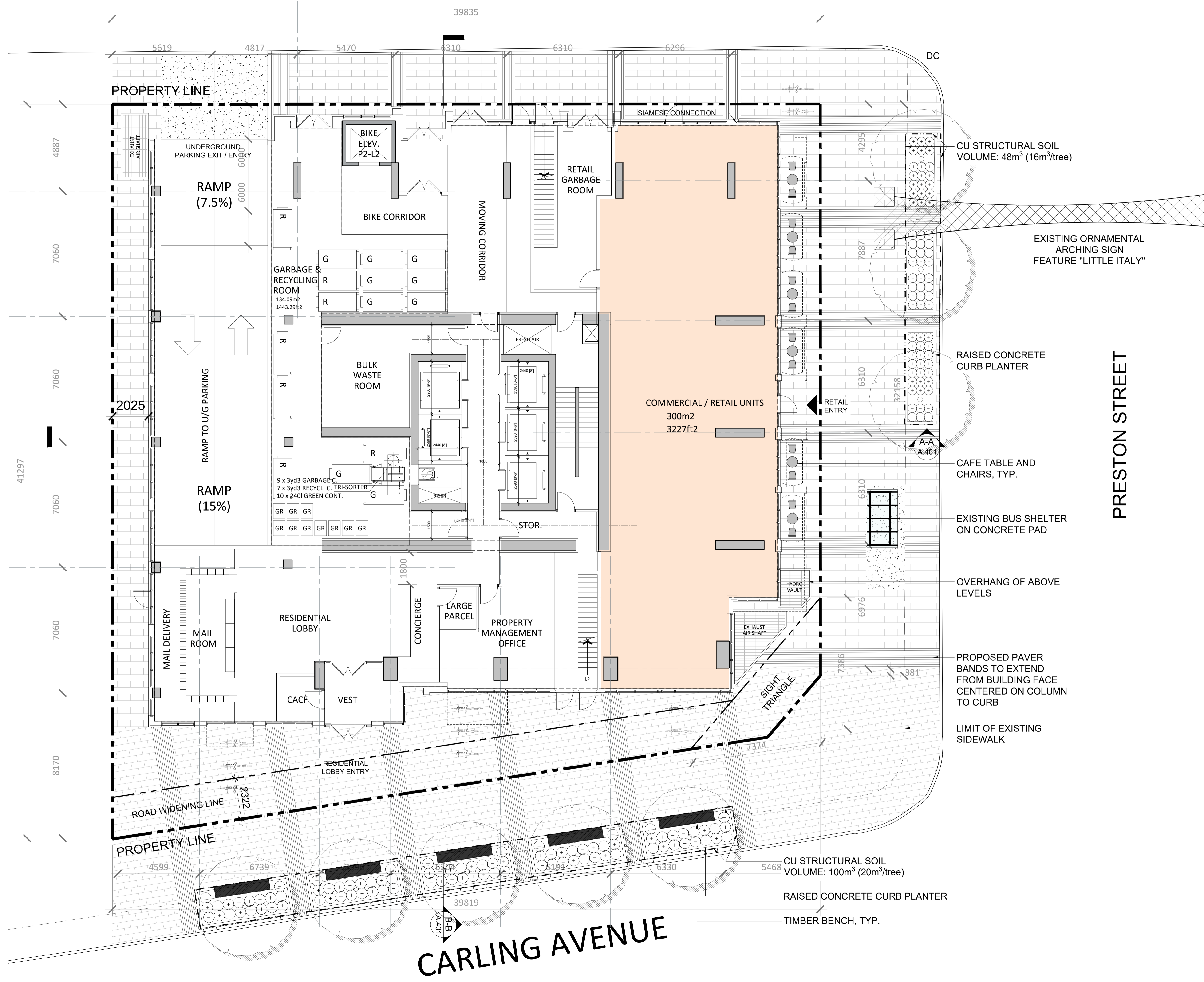
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

P1 PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
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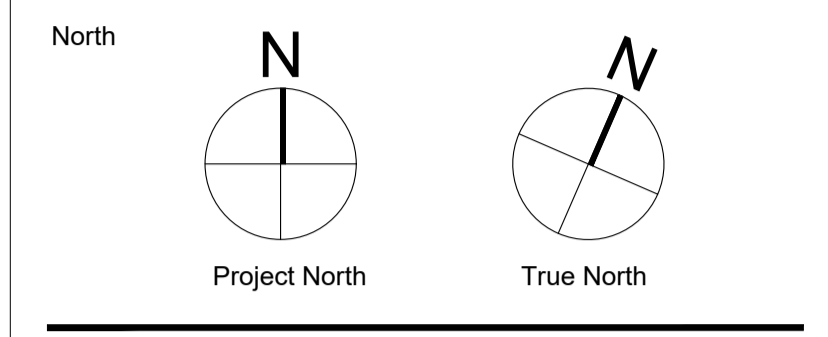
Drawing No.: Revision:

A.203



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GROUND FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
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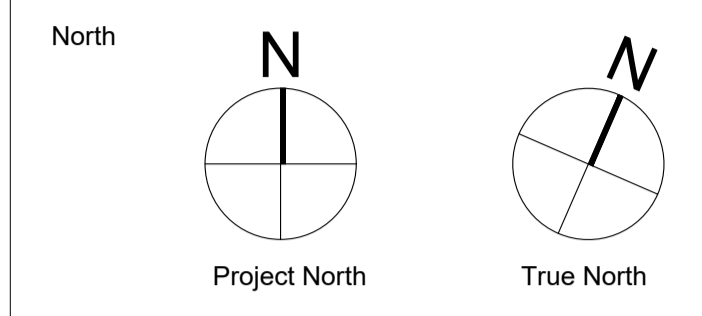
Drawing No.: Revision:
A.301



GROSS BUILDING AREA
39,322 m² / 423,262 ft²

UNIT MIX
 STUDIO X 48
 1BR X 264
 2BR X 168
 3BR X 23
 TOTAL 503 UNITS
 NET SALEABLE AREA
 318,493 ft²

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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:
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 235 Carlaw Avenue
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 FAX 416 929 8924
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 hariripontarini.com

Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

2ND FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

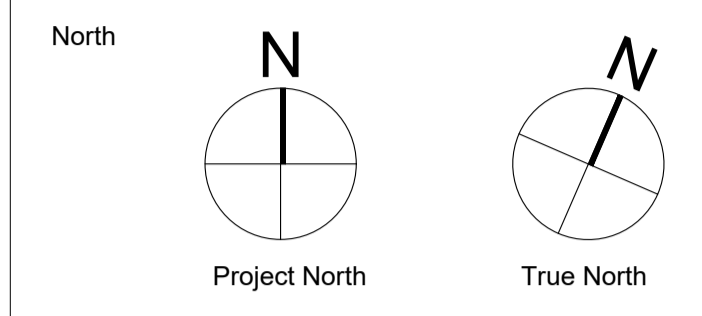
Drawing No.: Revision:
A.302



GROSS BUILDING AREA
39,322 m2 / 423,262 ft2

UNIT MIX
 STUDIO X 48
 1BR X 264
 2BR X 168
 3BR X 23
 TOTAL 503 UNITS
 NET SALEABLE AREA
 318,493 ft2

General Notes:
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PROJECT TEAM

CLIENT	CLARIDGE 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:
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Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

3RD FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

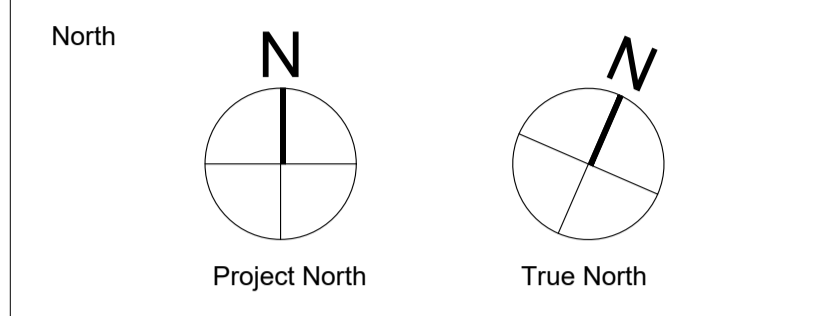
Drawing No.: Revision:
A.303



GROSS BUILDING AREA
39,322 m² / 423,262 ft²

UNIT MIX
 STUDIO X 48
 1BR X 264
 2BR X 168
 3BR X 23
TOTAL 503 UNITS
NET SALEABLE AREA
 318,493 ft²

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PROJECT TEAM

CLIENT	CLARIDGE 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
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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:
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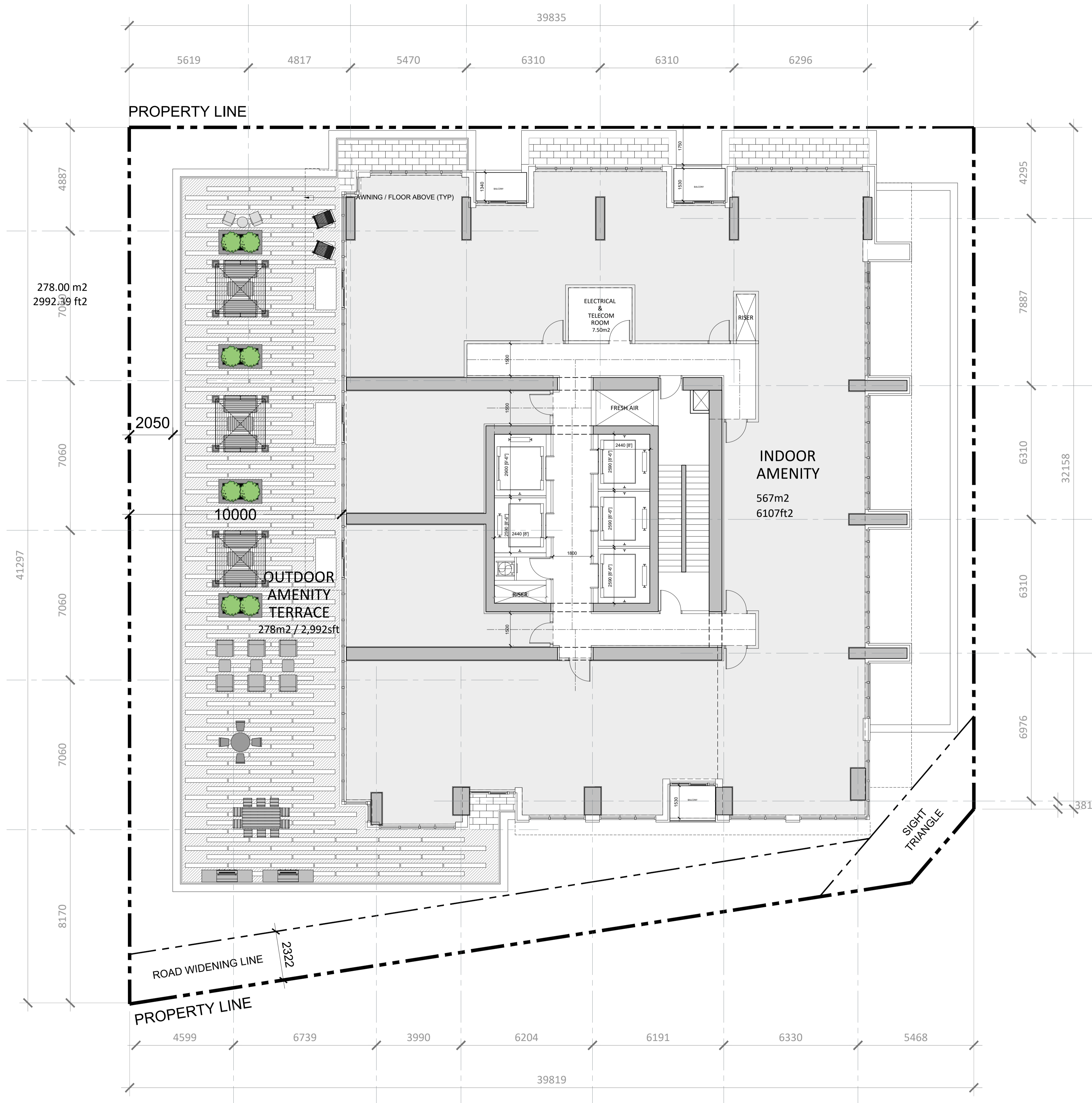
Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

4TH FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:

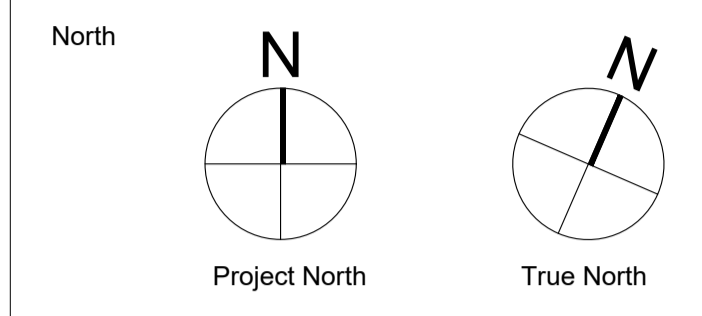
A.304



GROSS BUILDING AREA
39,322 m2 / 423,262 ft2

UNIT MIX
 STUDIO X 48
 1BR X 264
 2BR X 168
 3BR X 23
 TOTAL 503 UNITS
 NET SALEABLE AREA
 318,493 ft2

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PROJECT TEAM

CLIENT	CLARIDGE 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
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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

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Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

5TH FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

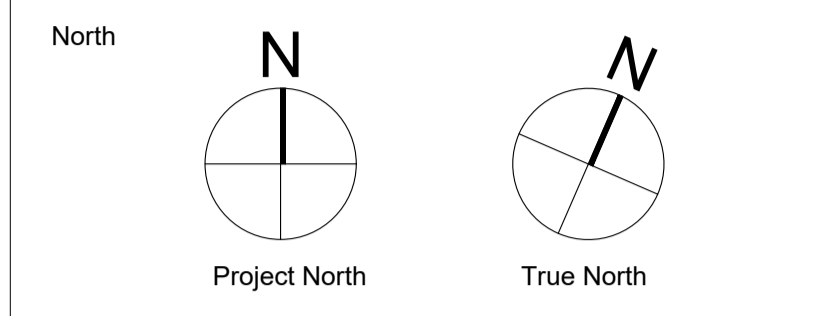
Drawing No.: Revision:
A.305



GROSS BUILDING AREA
39,322 m2 / 423,262 ft2

UNIT MIX
 STUDIO X 48
 1BR X 264
 2BR X 168
 3BR X 23
 TOTAL 503 UNITS
 NET SALEABLE AREA
 318,493 ft2

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CLIENT	CLARIDGE 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
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Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

6TH-29TH FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

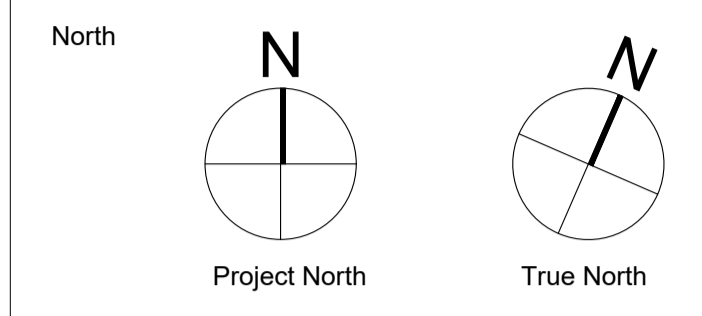
Drawing No.: A.306
 Revision:



GROSS BUILDING AREA
39,322 m2 / 423,262 ft2

UNIT MIX
 STUDIO X 48
 1BR X 264
 2BR X 168
 3BR X 23
 TOTAL 503 UNITS
 NET SALEABLE AREA
 318,493 ft2

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PROJECT TEAM

CLIENT	CLARIDGE 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
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1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

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Project Title:
829 CARLING AVENUE
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 OTTAWA, ON

30TH-40TH FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

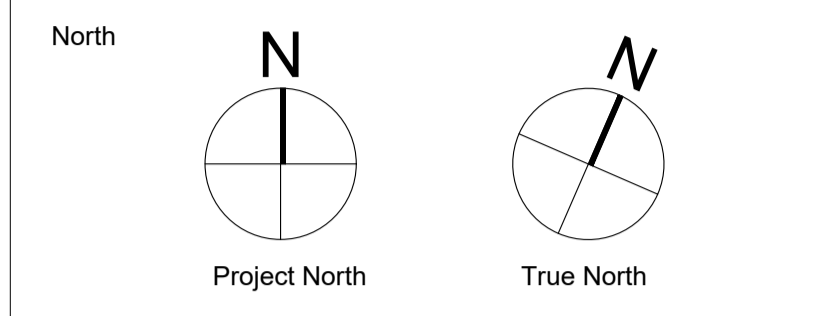
Drawing No.: **A.307** Revision:



GROSS BUILDING AREA
39,322 m² / 423,262 ft²

UNIT MIX
 STUDIO X 48
 1BR X 264
 2BR X 168
 3BR X 23
TOTAL 503 UNITS
NET SALEABLE AREA
 318,493 ft²

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PROJECT TEAM

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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.

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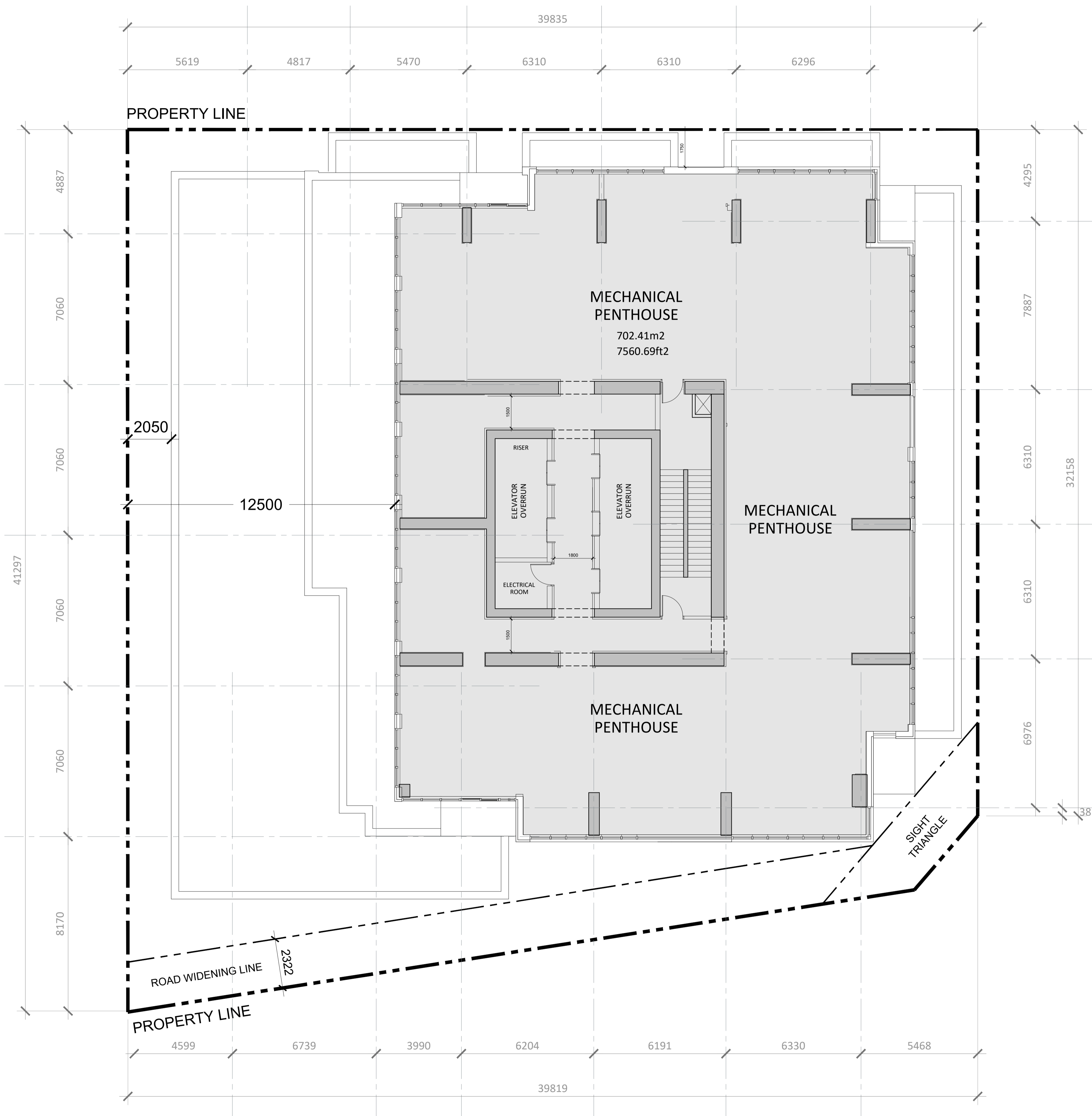
Architect of Record:
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Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

41ST FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

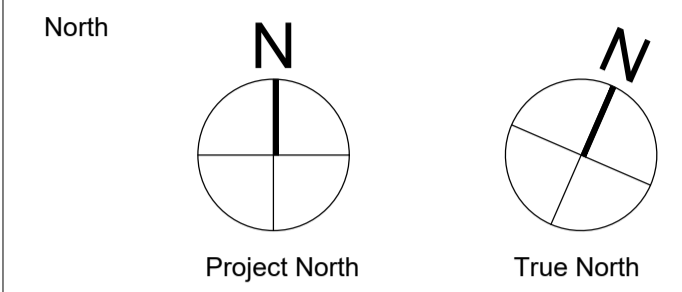
Drawing No.: Revision:
A.308



GROSS BUILDING AREA
39,322 m2 / 423,262 ft2

UNIT MIX
 STUDIO X 48
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 2BR X 168
 3BR X 23
 TOTAL 503 UNITS
 NET SALEABLE AREA
 318,493 ft2

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PROJECT TEAM

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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
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Architect of Record:

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Project Title:

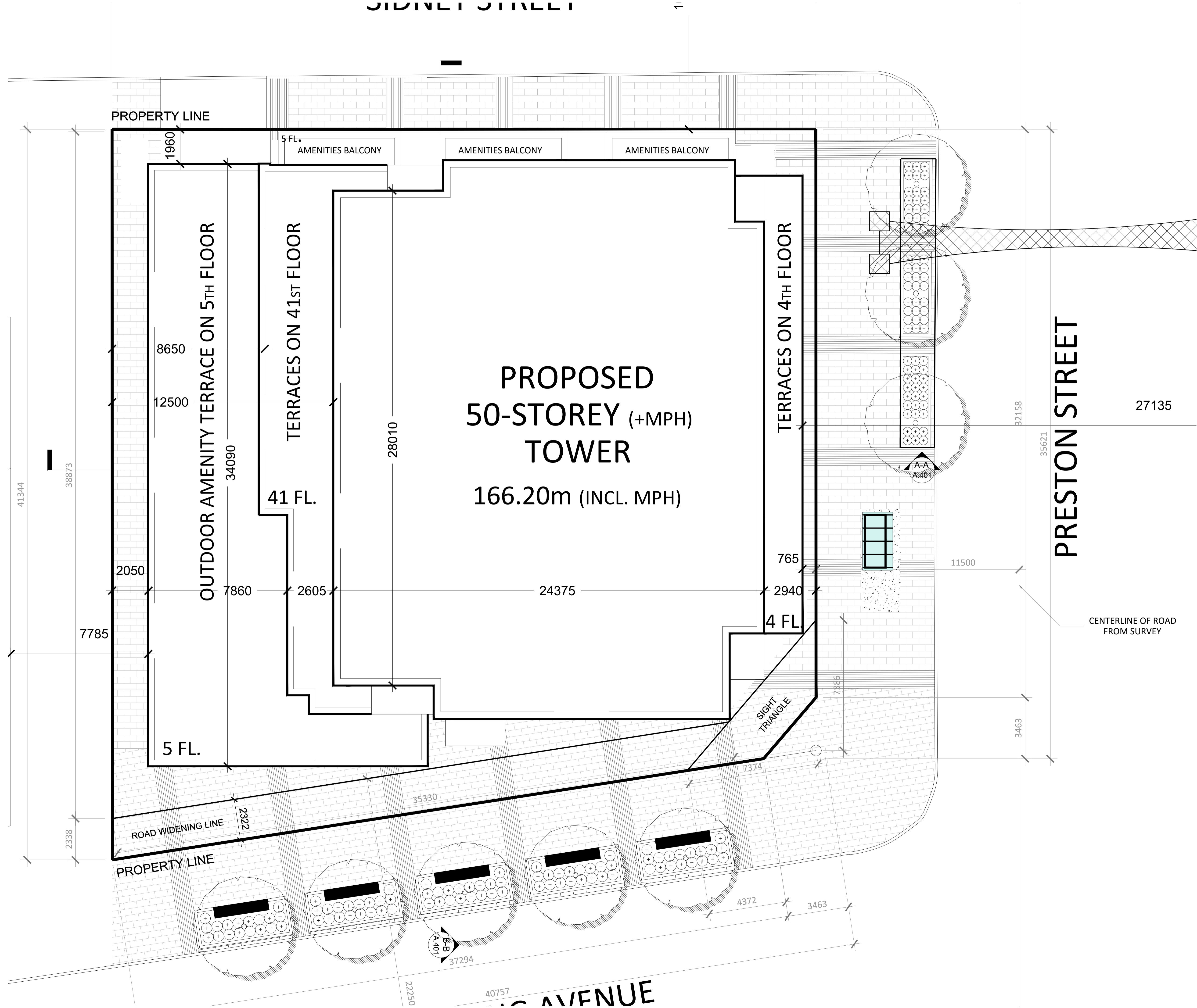
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

42ND-50TH FLOOR PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

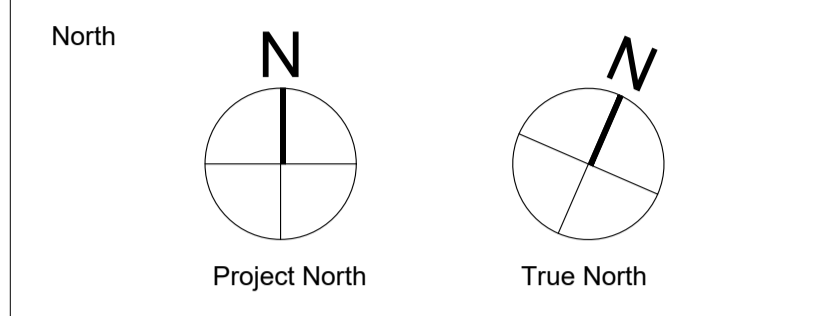
Drawing No.: Revision:

A.310



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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
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1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

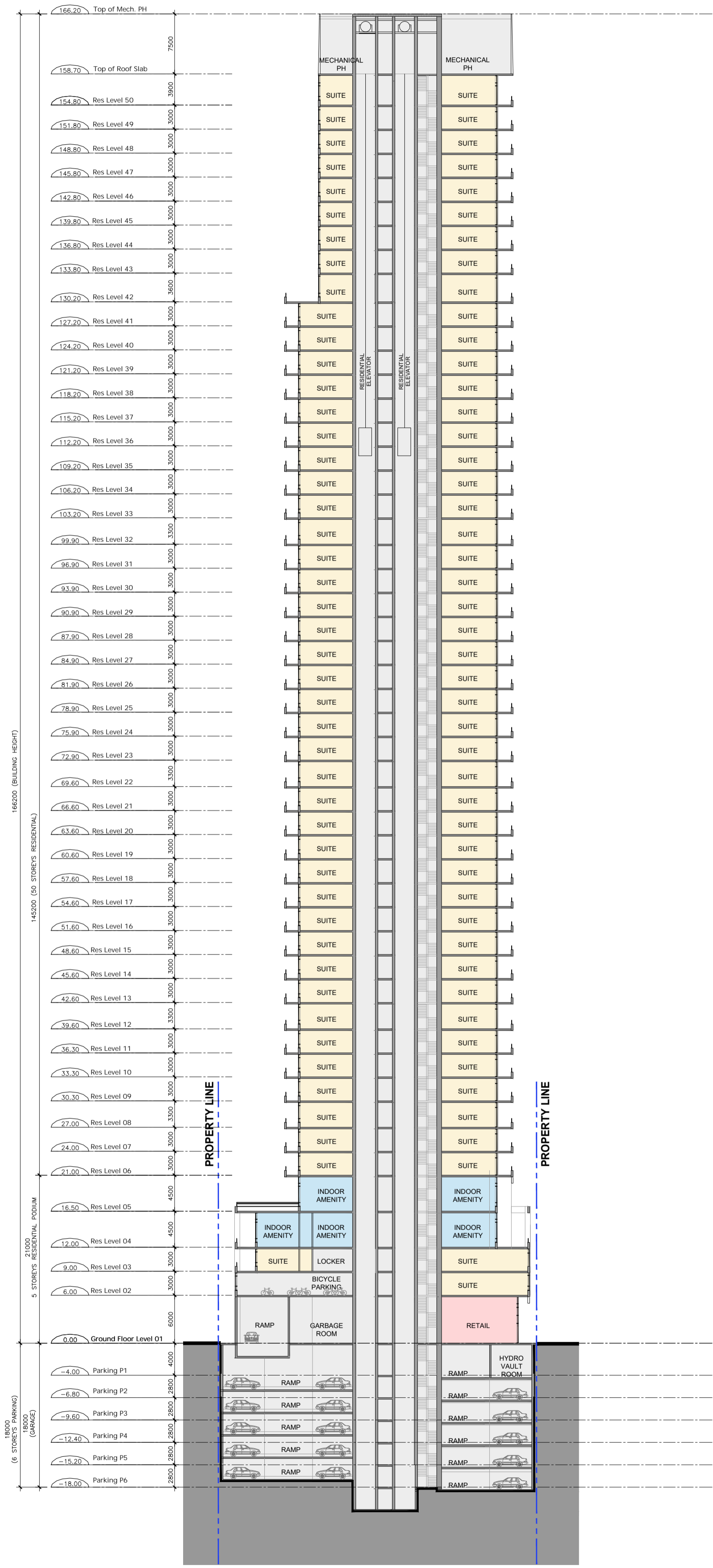
Architect of Record:
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Project Title:
829 CARLING AVENUE
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 OTTAWA, ON

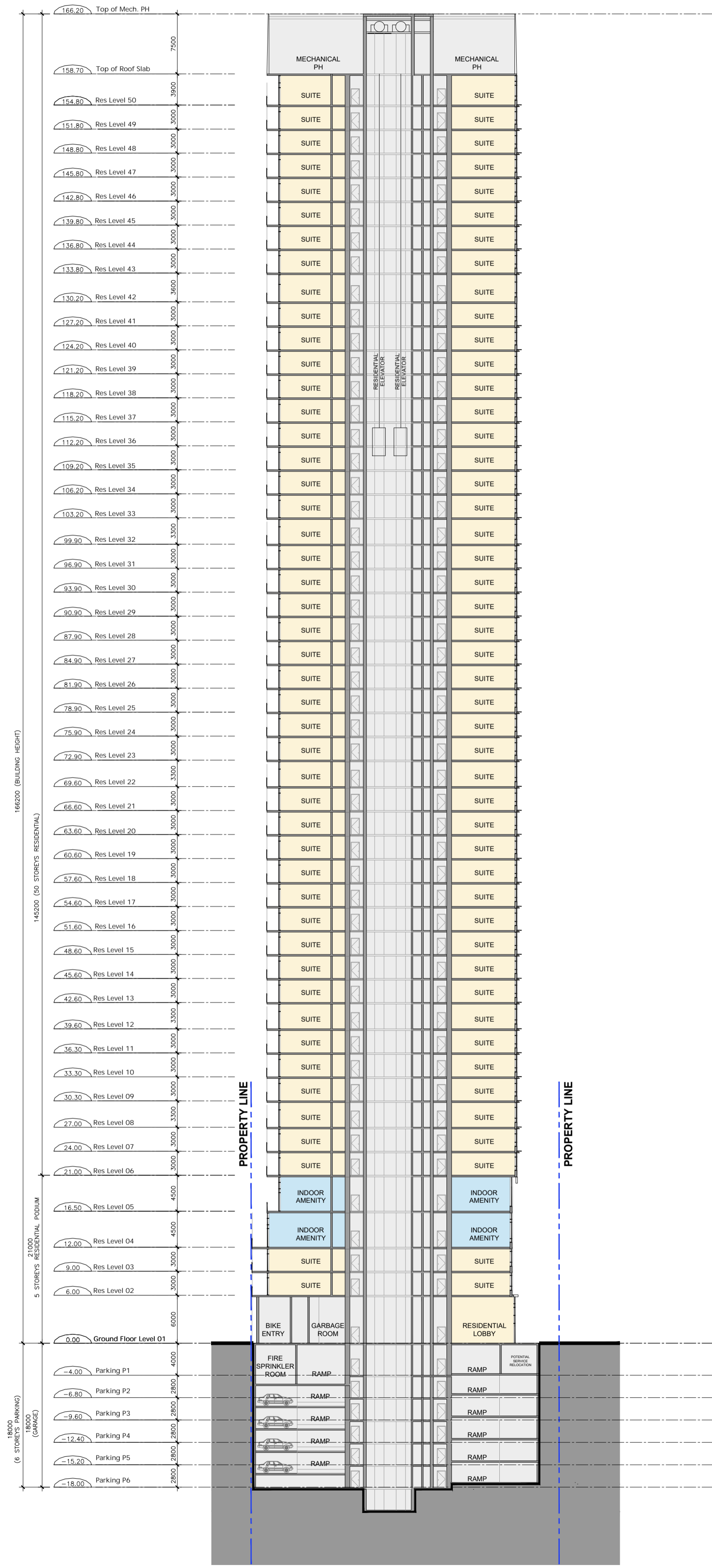
ROOF PLAN

Project number: 2030
 Scale: 1 : 100
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: **A.311** Revision:



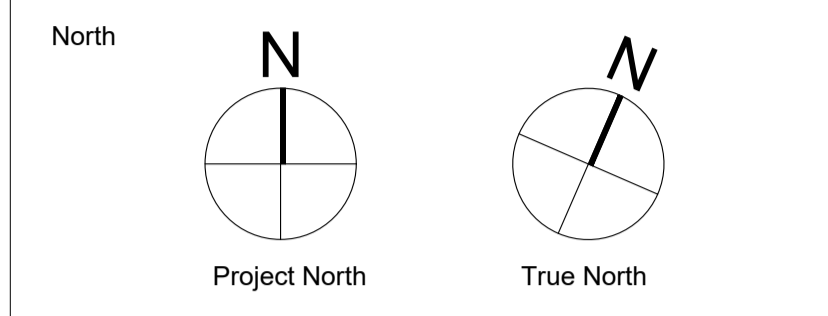
SECTION A-A



SECTION B-B

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PROJECT TEAM

CLIENT: CLARIDGE 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
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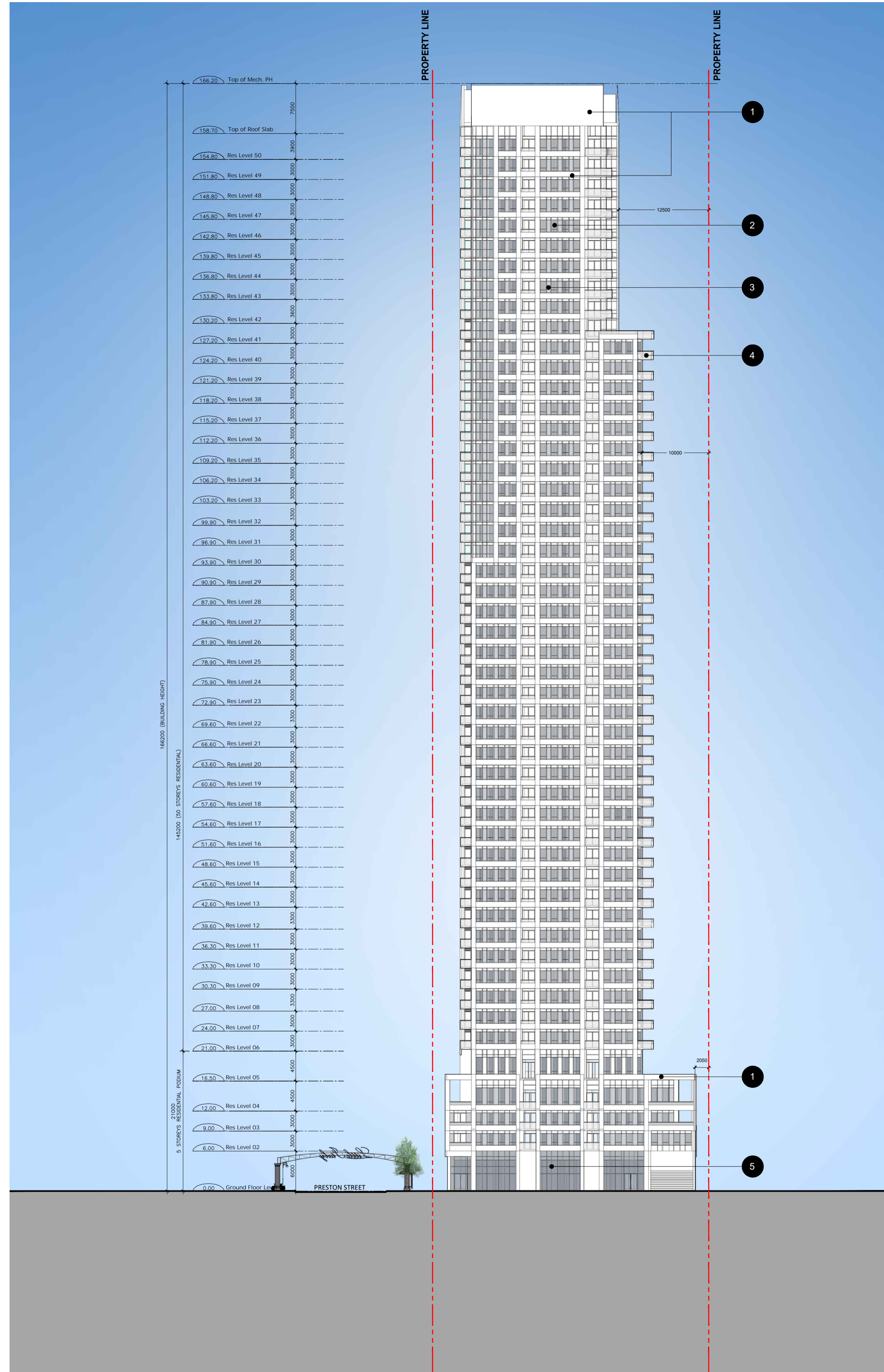
Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

SECTIONS

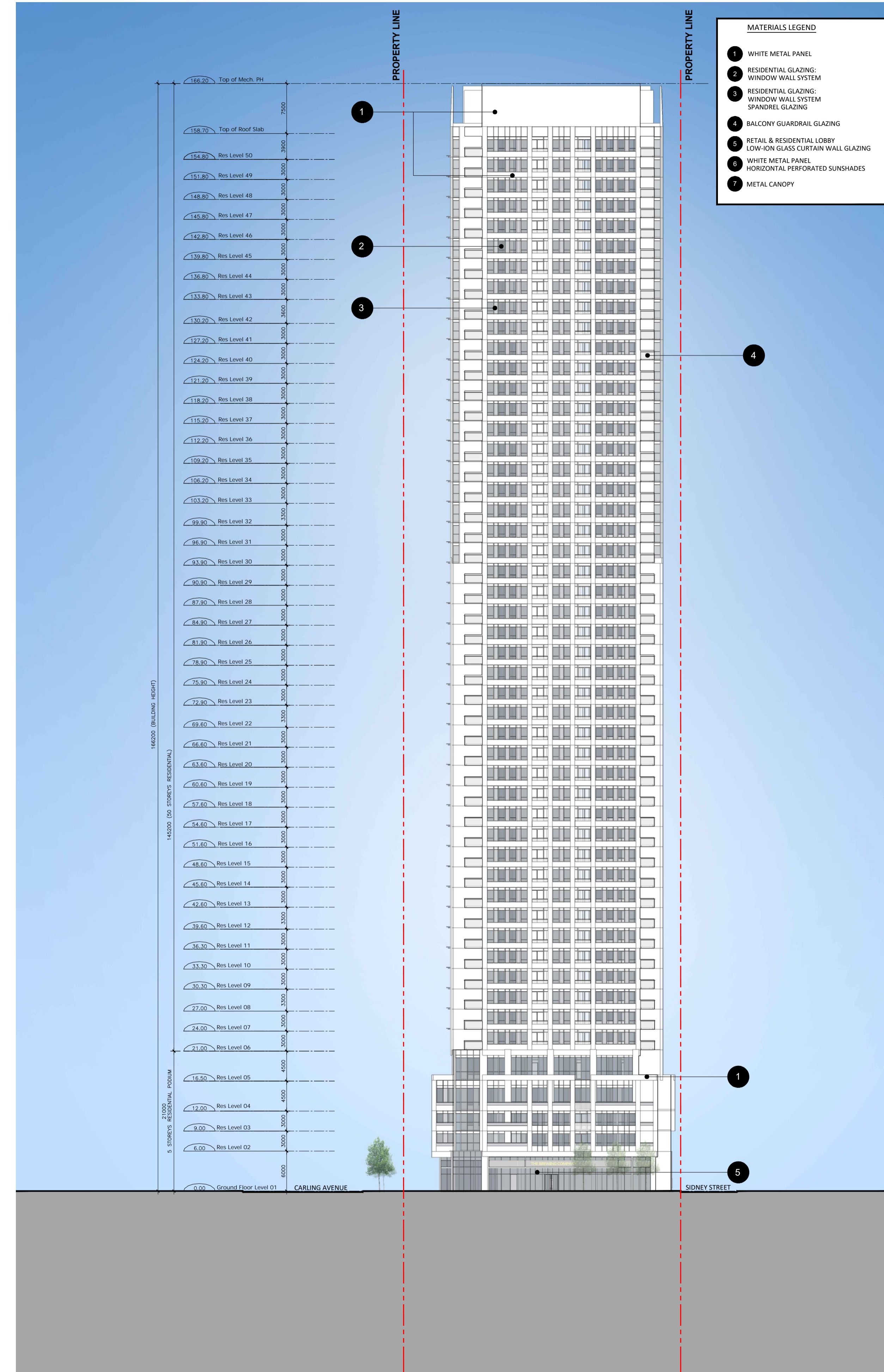
Project number: 2030
 Scale: 1 : 400
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:

A.401



NORTH (SIDNEY STREET) ELEVATION

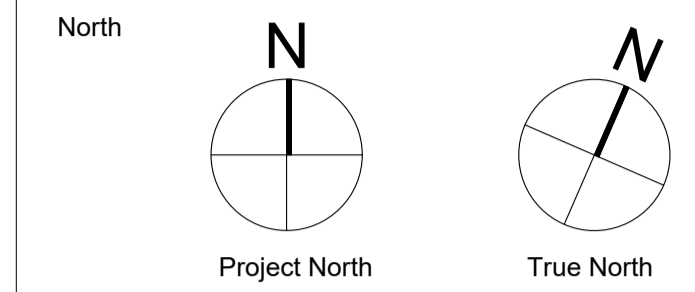


EAST (PRESTON STREET) ELEVATION

MATERIALS LEGEND	
1	WHITE METAL PANEL
2	RESIDENTIAL GLAZING: WINDOW WALL SYSTEM
3	RESIDENTIAL GLAZING: WINDOW WALL SYSTEM SPANDREL GLAZING
4	BALCONY GUARDRAIL GLAZING
5	RETAIL & RESIDENTIAL LOBBY LOW-ION GLASS CURTAIN WALL GLAZING
6	WHITE METAL PANEL HORIZONTAL PERFORATED SUNSHADES
7	METAL CANOPY

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PROJECT TEAM

CLIENT	CLARIDGE 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

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 hariripontarini.com



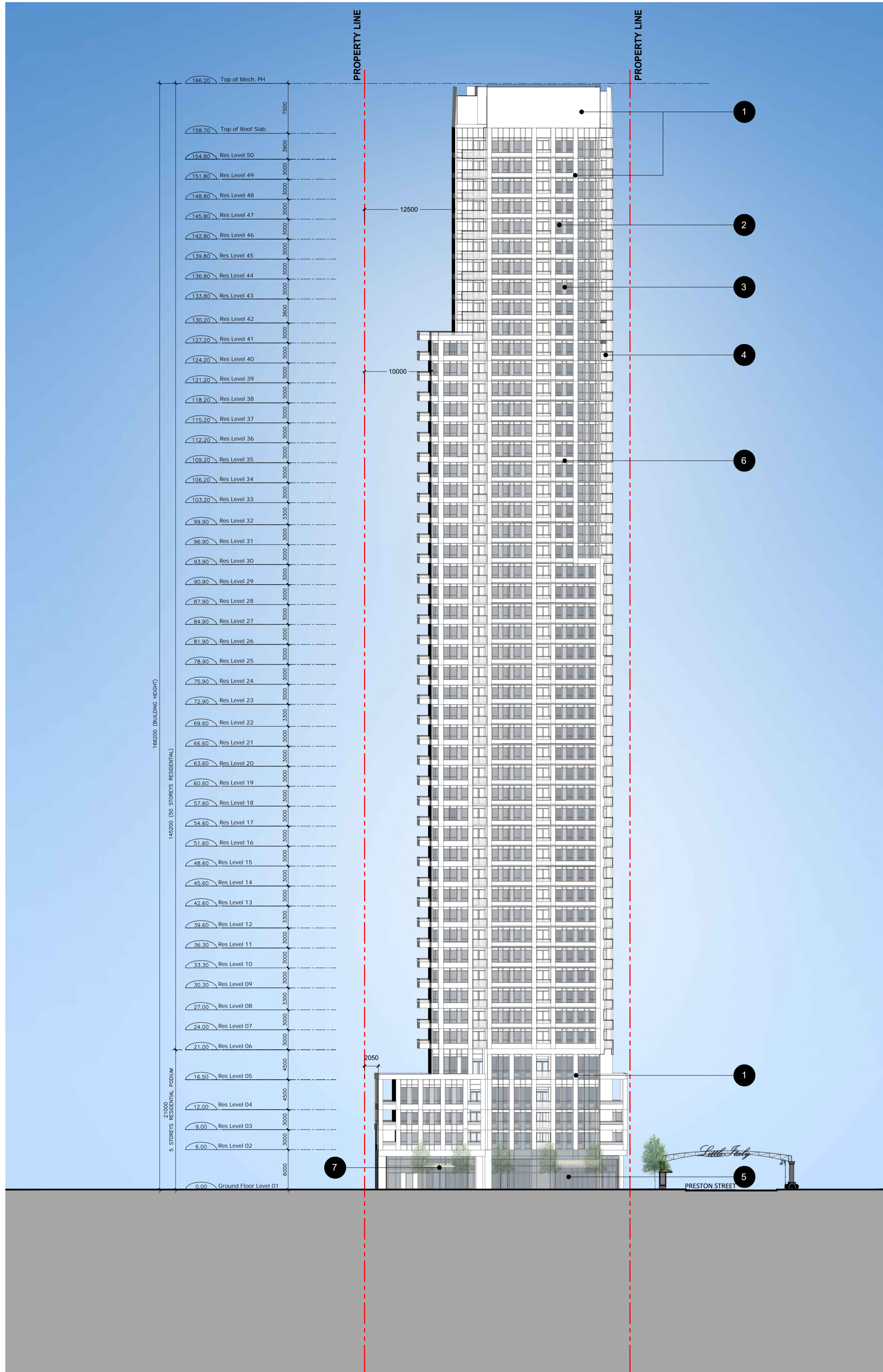
Project Title:
829 CARLING AVENUE
 MIXED-USE DEVELOPMENT
 OTTAWA, ON

BUILDING ELEVATIONS
NORTH & EAST

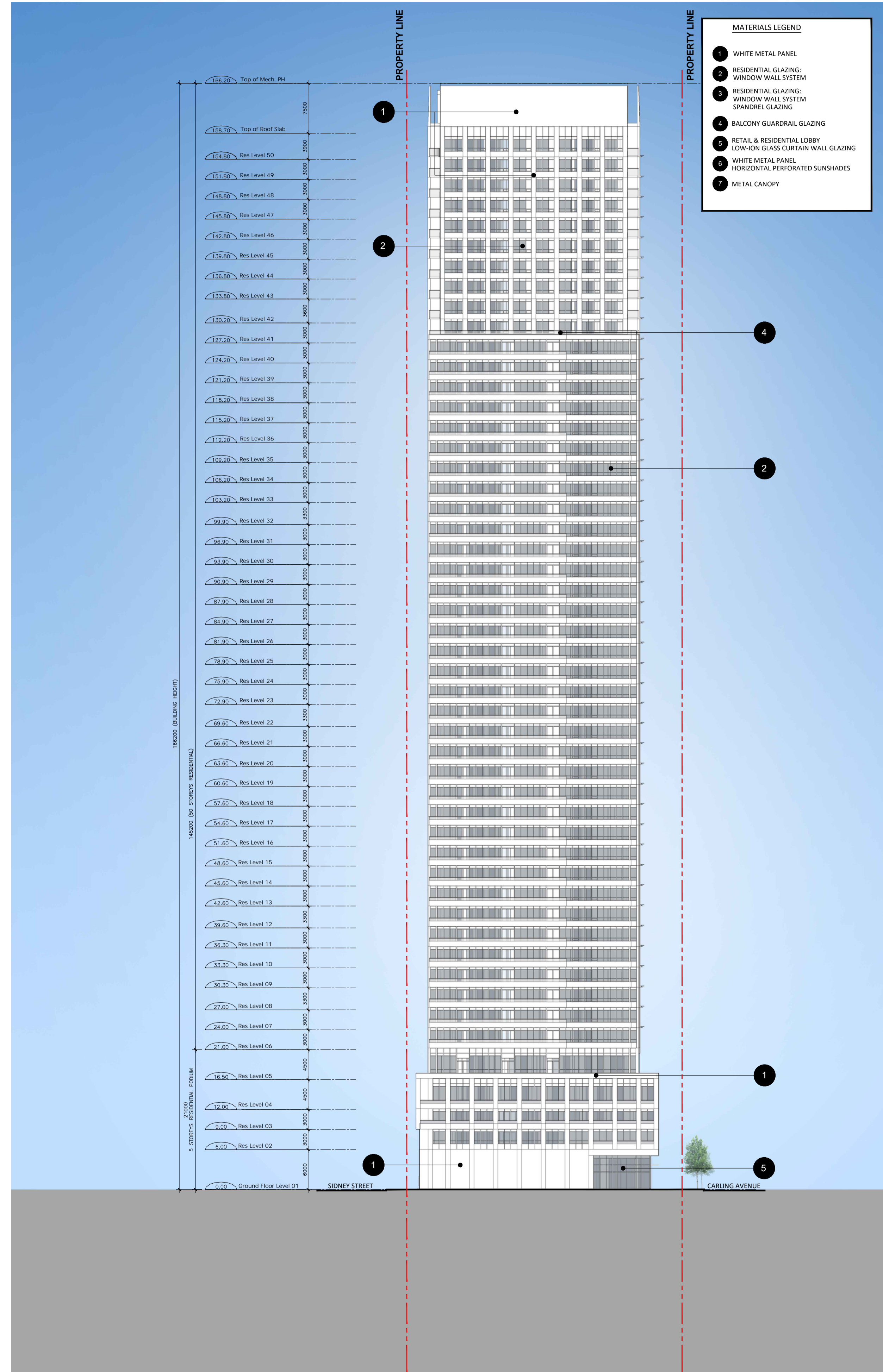
Project number: 2030
 Scale: 1 : 400
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:

A.501



SOUTH (CARLING AVENUE) ELEVATION

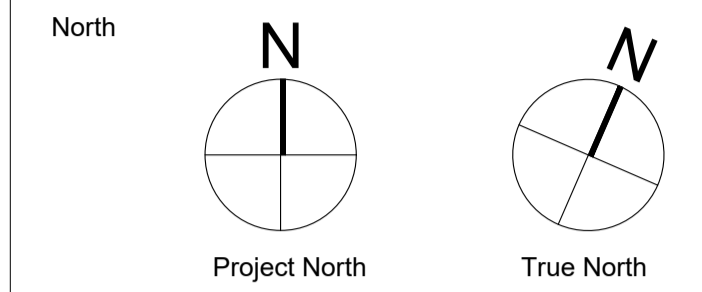


WEST ELEVATION

MATERIALS LEGEND

- 1 WHITE METAL PANEL
- 2 RESIDENTIAL GLAZING WINDOW WALL SYSTEM
- 3 RESIDENTIAL GLAZING WINDOW WALL SYSTEM SPANDREL GLAZING
- 4 BALCONY GUARDRAIL GLAZING
- 5 RETAIL & RESIDENTIAL LOBBY LOW-ION GLASS CURTAIN WALL GLAZING
- 6 WHITE METAL PANEL HORIZONTAL PERFORATED SUNSHADES
- 7 METAL CANOPY

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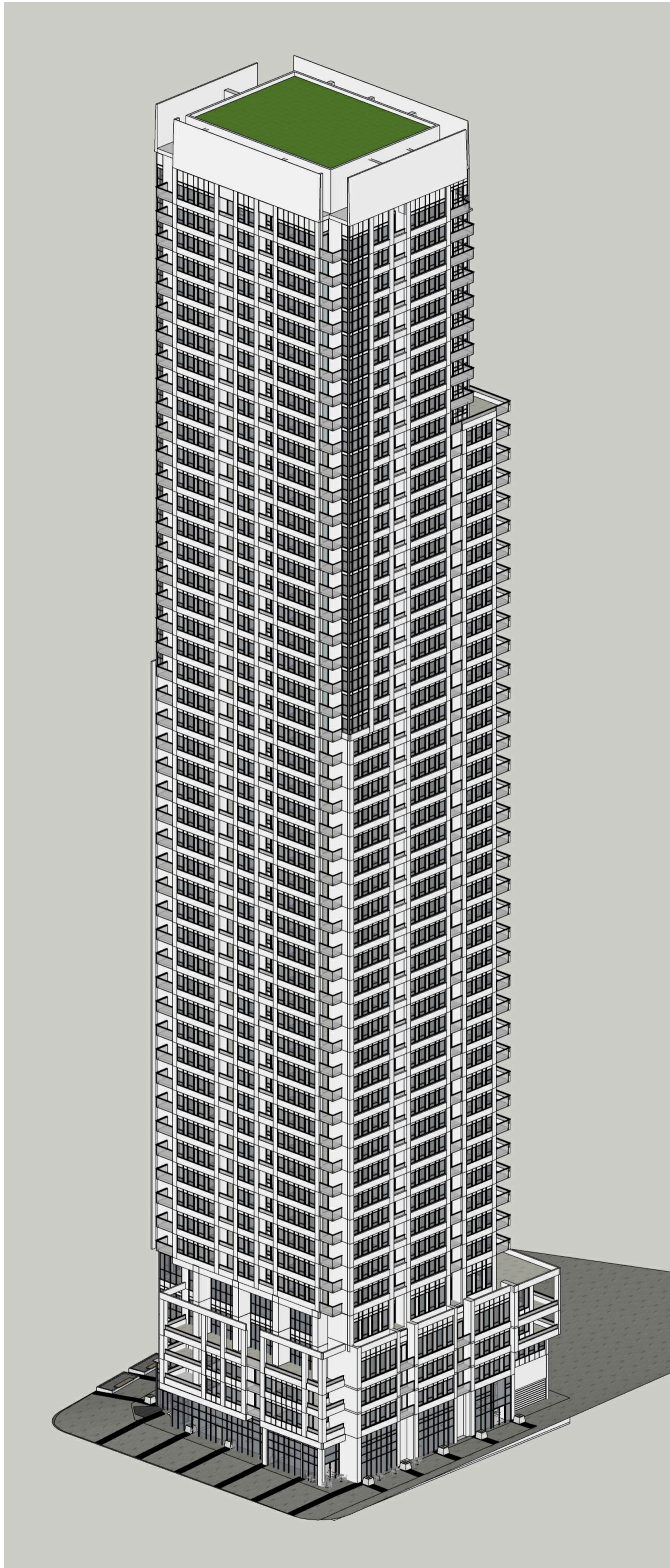
Project Title:
829 CARLING AVENUE
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 OTTAWA, ON

BUILDING ELEVATIONS SOUTH & WEST

Project number: 2030
 Scale: 1 : 400
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:

A.502



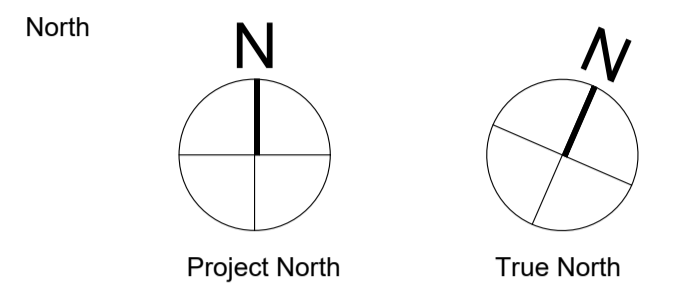
VIEW FROM NORTH-EAST



VIEW FROM NORTH-WEST

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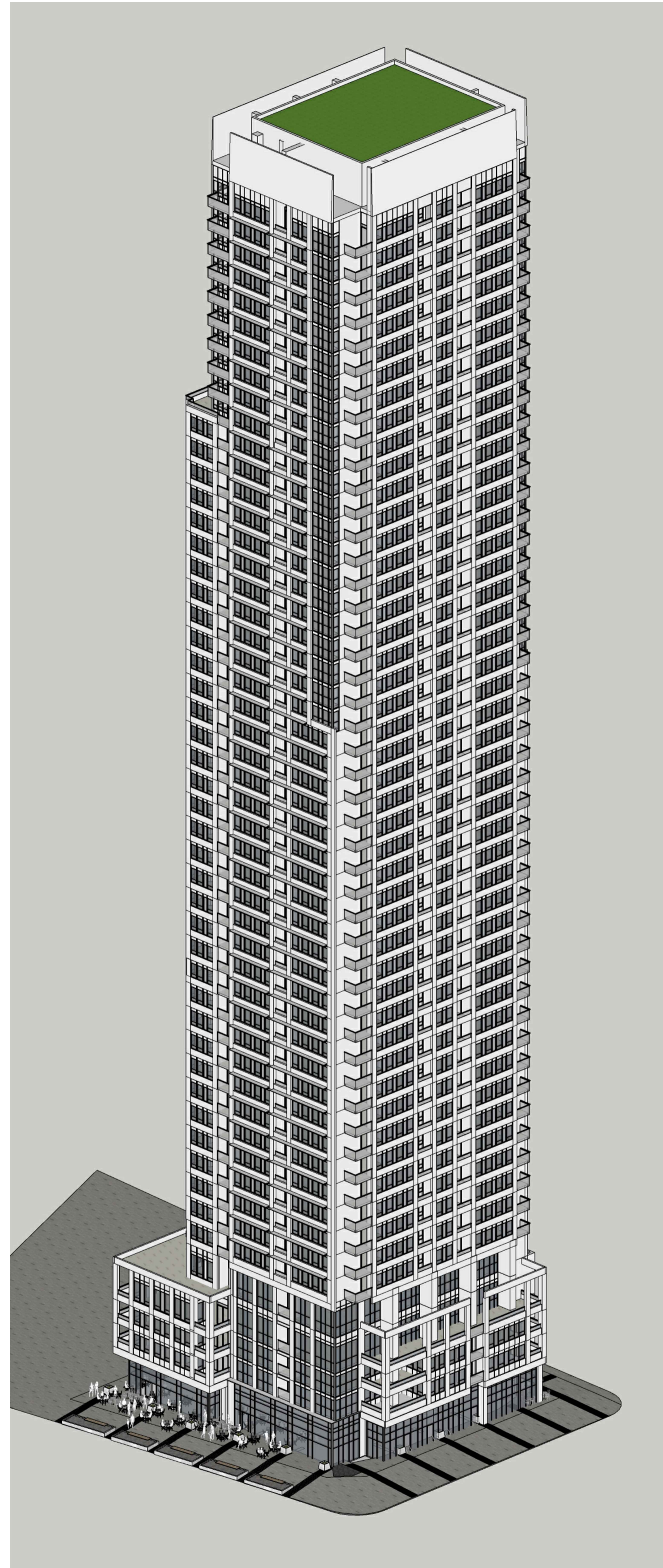
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AXONOMETRIC VIEWS

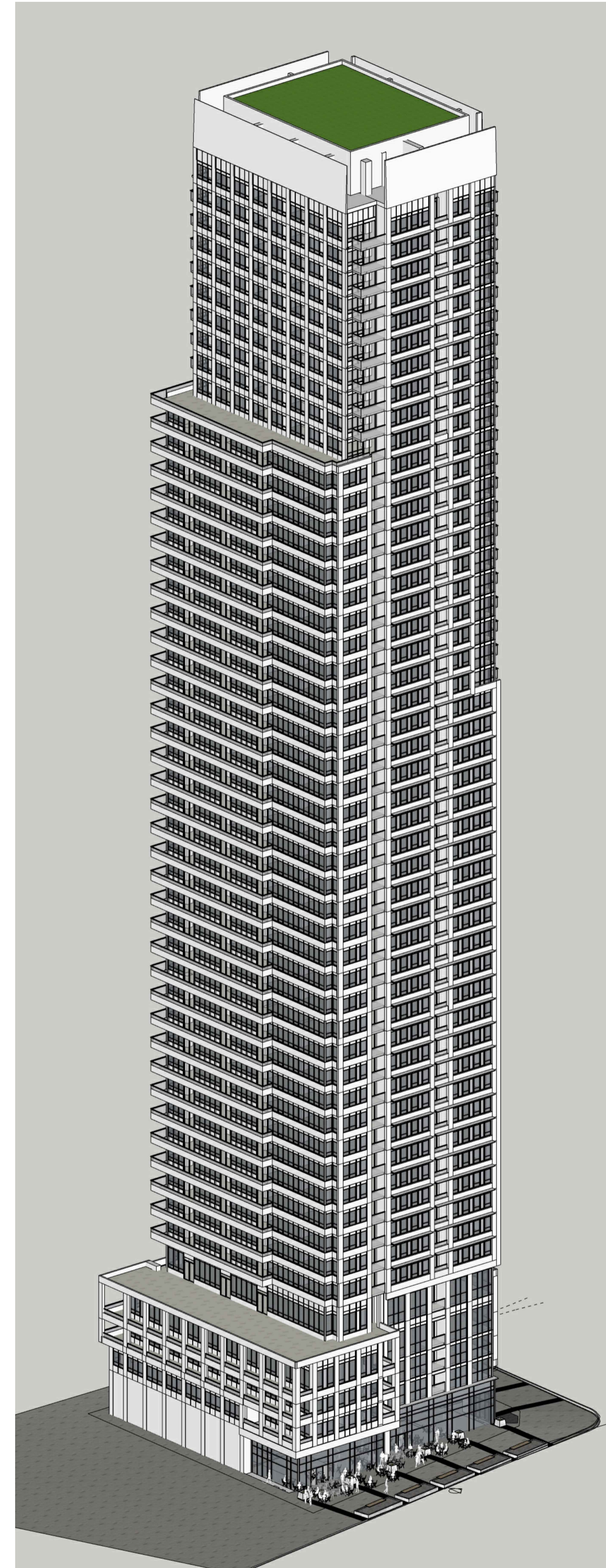
Project number: 2030
 Scale: N/A
 Date: OCTOBER 18, 2024
 Drawn by: HPA

Drawing No.: Revision:

A.601

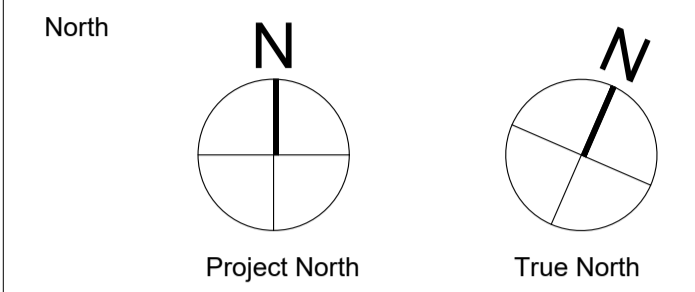


VIEW FROM SOUTH-EAST



VIEW FROM SOUTH-WEST

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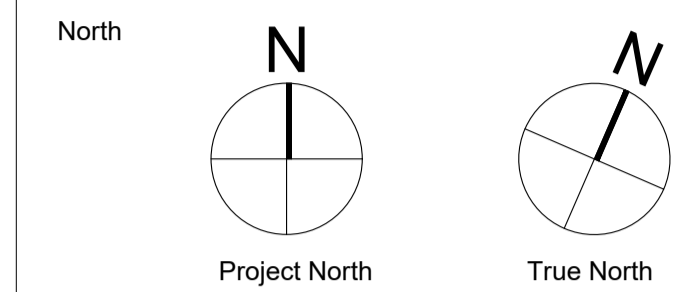
Project number: 2030
 Scale: N/A
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Drawing No.: Revision:

A.602

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AXONOMETRIC VIEWS

Project number: 2030
 Scale: N/A
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 Drawn by: HPA

Drawing No.: Revision:

A.603



VIEW FROM SOUTH (CARLING AVE)



VIEW FROM SOUTH-EAST