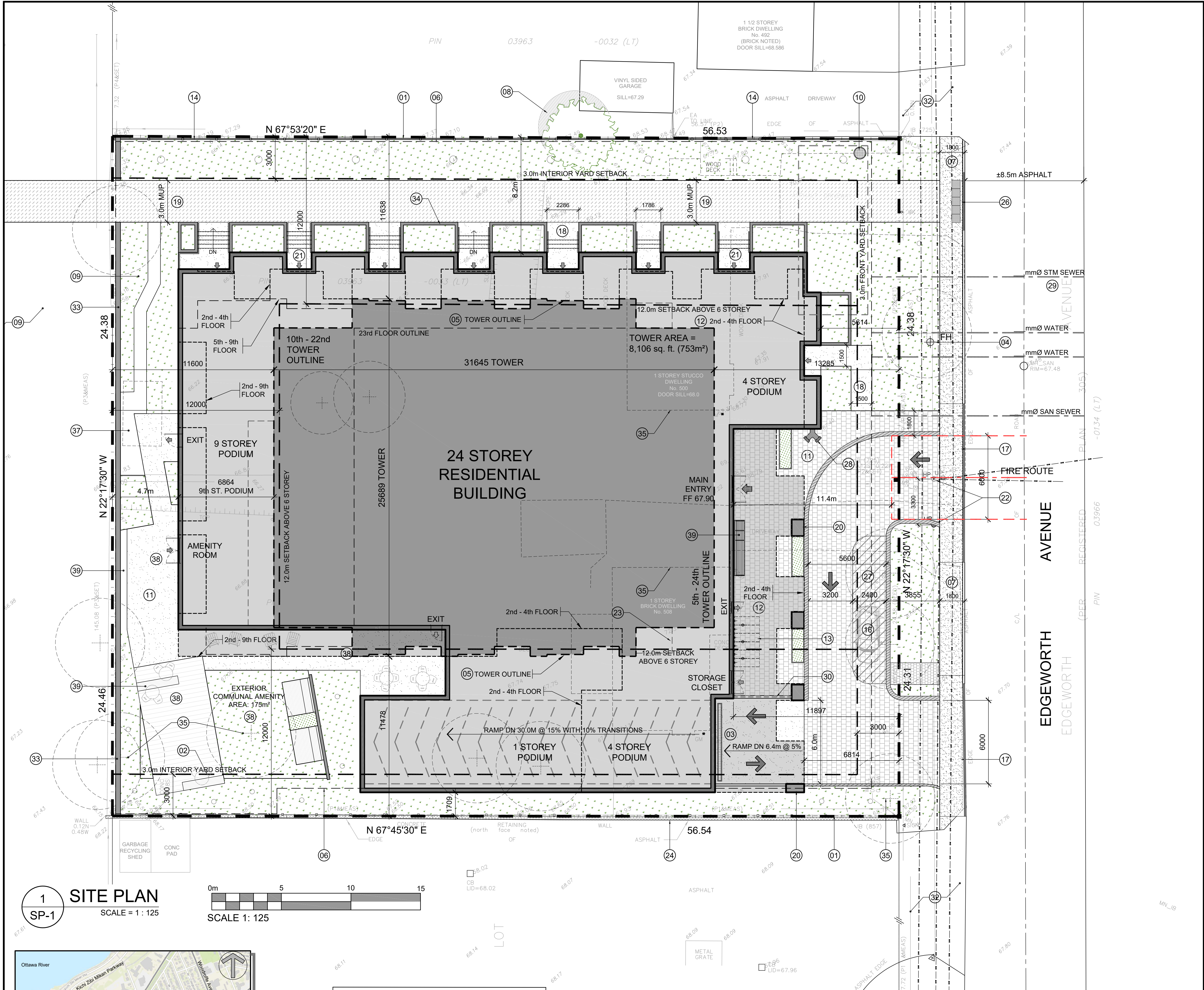
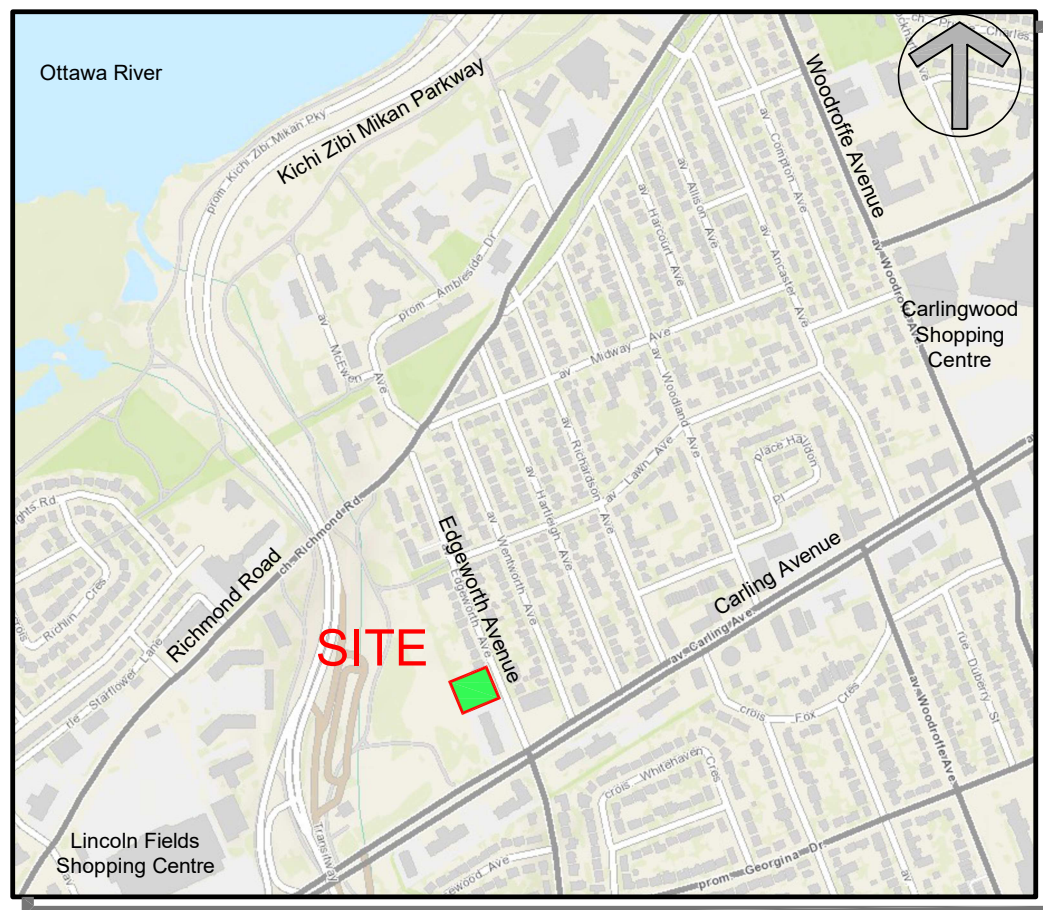




1 SITE PLAN
SP-1
SCALE = 1 : 125



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 J D BARNES Ltd. Ontario Land Surveyors 62 Steacie Drive, Suite 103, Kanata, Ontario K2K 2A9 Tel: (613) 731-7244 Fax: (613) 254-8659 E-Mail: jdbarnes.com	TRANSPORTATION ENGINEER Novatech Eng. Consultants Limited 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: j.luong@novatech-eng.com	LANDSCAPE ARCHITECT FoTenn Consultants Inc. 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	PROJECT DEVELOPER Antilia Homes 326 Churchill Ave N, Ottawa ON K1Z 5B9 Tel: 613-518-6488 Cell: 613-261-3708 Email: ravi@antiliahomes.com
		WIND / SOUND ENGINEER Gradient Wind 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel.: (613) 836-0934 ext. 116 Cell: 613-266-5273 E-Mail: joshua.foster@gradientwind.com E-Mail: teodora.maslenkova@gradientwind.com	GEOTECHNICAL ENGINEER EXP 2650 Queensview Drive, Suite 100 Ottawa, Ontario K2B 8H6 Tel: 613 688-1899 Email: chris.kimmerly@exp.com Email: leah.wells@exp.com	CIVIL ENGINEER Novatech Eng. Consultants Limited 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: m.bissett@novatech-eng.com	URBAN PLANNER FoTenn Consultants Inc. 420 O'Connor Street, Ottawa ON K2P 0P4 Tel.: (613) 730-5709 Fax: (613) 730-1136 E-Mail: alain@fotenn.com

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	14.6m	
INTERIOR YARD SETBACK: ABUTTING RESIDENTIAL ZONE	3.0m	1.0m	
INTERIOR YARD SETBACK: ABOVE THE 6th STOREY	12.0m	4.7m	
REAR YARD SETBACK: ABOVE THE 8th STOREY	12.0m	11.4m	
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	
ASLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m	5.4m	
NOTATION SYMBOLS:			
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.			
COPYRIGHT RESERVED.			
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			
SITE PLAN SYMBOLS:			
SOFT LANDSCAPE PLANTING			
ENTRANCE WALKWAY			
AMENITY PATIO			
PROPOSED CITY CONCRETE SIDEWALK			
CONCRETE WALK			
MULTI USE PATHWAY (MUP)			
BIKE RACK			
MAIN ENTRANCE DOOR			
UNIT / EXIT DOOR			
VEHICULAR DIRECTION			
EXISTING TREE TO REMAIN			
EXISTING TREE TO BE REMOVED			
PROPOSED TREE			
SIAMESE CONNECTION			
FIRE HYDRANT			
DRAWING NOTES			
1 PROPERTY LINE			
2 BUILDING SETBACK LINES			
3 INTERNAL RAMP TO UIC 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 & DEPRESSIONED 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 DEPRESSIONED CURB WITH TWIS			
27 SHORT TERM PARKING			
28 SIAMESE 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			
BUILDING STATISTICS			
GROSS BUILDING - AREA			
(CITY OF OTTAWA'S G.F.A. DEFINITION)			
PARKING LEVEL			
GROUND FLOOR			
MEZZANINE - UPPER TOWNHOUSE LEVEL			
2nd - 4th FLOOR			
5th FLOOR			
6th - 9th FLOOR - PODIUM			
10th & 22nd FLOOR - TOWER			
23rd FLOOR			
24th FLOOR			
25th MECHANICAL PENTHOUSE			
TOTAL AREA			
TOWER FOOTPRINT AREA			
UNIT STATISTICS			
TOWNHOUSE (2 LEVEL)			
STUDIO UNIT			
1 BEDROOM UNIT			
1 BEDROOM + DEN UNIT			
2 BEDROOM UNIT			
2 BEDROOM + DEN UNIT			
3 BEDROOM			
TOTAL			
CAR PARKING			
AREA 'X' on SCHEDULE 1A			
MINIMUM REQUIRED			
RESIDENCE			
VISITOR			
TOTAL			
PROVIDED			
RESIDENCE			
VISITOR			
TOTAL			
BICYCLE PARKING			
(262 UNITS)			
REQUIRED			
RESIDENCE			
PROVIDED			
EXTERIOR			
GROUND FLOOR			
PARKING GARAGE			
TOTAL			
AMENITY SPACE			
AT GRADE TERRACE - COMMUNAL			
GROUND FLOOR INTERIOR - COMMUNAL			
TERRACE - PRIVATE			
BALCONIES - PRIVATE			
23rd FLOOR AMENITY ROOM			
23rd FLOOR AMENITY TERRACE			
TOTAL			
TOTAL COMMUNAL			
REQUIRED - 6.0m² PER UNIT (262)			
REQUIRED COMMUNAL @ 50%			
WASTE REQUIREMENT			
(262 UNITS)			
GARBAGE			
RECYCLING GMP			
RECYCLING FIBER			
COMPOST			
LOT COVERAGE			
PAVED SURFACE			
BUILDING FOOTPRINT			
LANDSCAPE OPEN SPACE			
TOTAL			
REVISIONS:			
ISSUED FOR ZBLA APPLICATION / REVISED			
ISSUED FOR CONSULTANT / OWNER REVIEW			
ISSUED FOR CONSULTANT REVIEW			
No. DESCRIPTION DATE			
ARCHITECT SEAL:			
NORTH ARROW:			
SEAL DATE: STAMP DATE			
CLIENT:			
Antilia Homes			
ARCHITECT:			
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			