

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 UNLESS SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

NOTATION SYMBOLS:

- (01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (02) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (03) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (04) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.
- (05) TITLE
- (06) SCALE
- (07) DETAIL REFERENCE PAGE
- (08) DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- (A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- (B) FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A300 SERIES.
- (C) ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
- (D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- (E) ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
- (F) ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

PROJECT INFORMATION

ZONING: Arterial Main Street, AM10 (H20)

SITE AREA: 4,552.5 sq. m. (49,933 sq. ft.)

BUILDING HEIGHT: 20 m

FRONT YARD SETBACK: 0.0 m

INTERIOR YARD SETBACK UNDER 11.0 m HT.: 0.0 m

REAR YARD SETBACK: 7.5 m

AMENITY AREA @ 6.0 PER UNIT (418): 2,508 sq. m.

UNIT STATISTICS

STUDIO UNIT	64
1 BEDROOM UNIT	186
2 BEDROOM (1 INTERNAL BR) UNIT	10
3 BEDROOM UNIT	148
TOTAL	418

COMMERCIAL RETAIL: 771.1 sq. m. (8,300 sq. ft.)

CAR PARKING

REQUIRED BY ZONING BY-LAW:

RESIDENCE	- 0.5 PER UNIT (418 UNITS) (AFTER 12 UNITS)	203
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS), MAX. 30	30
COMMERCIAL RETAIL	- NOT REQUIRED FOR UNITS UNDER 500m ² G.F.A.	9
TOTAL		242

PROVIDED: 219

BUILDING STATISTICS

GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)

PARKING LEVEL - P1	0.0 sq. m.
GROUND FLOOR	662.4 sq. m.
2nd FLOOR	2,055.5 sq. m.
3rd-5th FLOOR	3 x 2,055.5 sq. m. = 6,166.5 sq. m.
6th FLOOR	2,172.2 sq. m.
7th - 12th FLOOR (TOWER A)	6 x 6,180.8 sq. m. = 36,684.8 sq. m.
7th - 12th FLOOR (TOWER B)	6 x 6,575.7 sq. m. = 39,454.2 sq. m.
13th - 16th FLOOR (TOWER A)	4 x 6,180.4 sq. m. = 24,721.6 sq. m.
13th - 16th FLOOR (TOWER B)	4 x 6,095.2 sq. m. = 24,380.8 sq. m.
17th & 18th FLOOR (TOWER A)	2 x 2,569.2 sq. m. = 5,138.4 sq. m.
17th & 18th FLOOR (TOWER B)	2 x 2,615.5 sq. m. = 5,231.0 sq. m.
MECHANICAL PENTHOUSE (TOWER A)	0 sq. m.
MECHANICAL PENTHOUSE (TOWER B)	0 sq. m.
TOTAL AREA	23,723.7 sq. m. (255,360 sq. ft.)

BICYCLE PARKING

REQUIRED:

RESIDENCE	- 0.5 PER UNIT (418 UNITS)	209
COMMERCIAL RETAIL	- 1.0 PER 250m ² OF G.F.A.	3
TOTAL		212

PROVIDED: 216

LOT COVERAGE

PAVED SURFACE =	1,469.1 sq. m.	32.3%
BUILDING FOOTPRINT =	1,847.4 sq. m.	40.6%
LANDSCAPE OPEN SPACE =	1,236.0 sq. m.	27.1%
TOTAL =	4,552.5 sq. m.	100.0%

PARKING LOT COVERAGE

PAVED SURFACE =	1,254.7 sq. m.	73.4%
SOFT LANDSCAPING =	454.5 sq. m.	26.6%
TOTAL =	1,709.2 sq. m.	100.0%

AMENITY SPACE

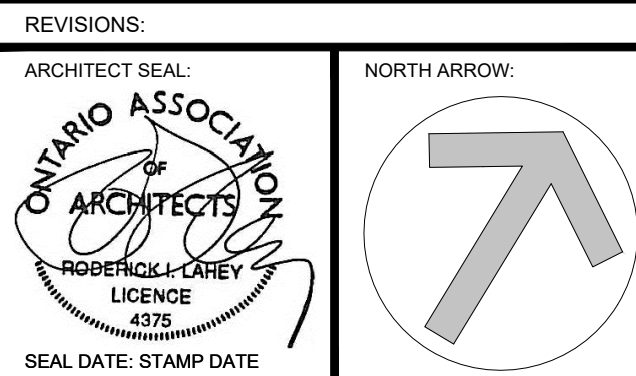
EXTERIOR AT GRADE =	280.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR =	165.0 sq. m.
7th FLOOR COMMUNAL INTERIOR =	75.0 sq. m.
7th FLOOR COMMUNAL EXTERIOR PATIO =	380.0 sq. m.
17th & 18th FLR COMMUNAL EXTERIOR PATIO =	780.0 sq. m.
6th FLOOR PRIVATE DECKS =	204.0 sq. m.
PRIVATE BALCONIES =	2,265.0 sq. m.
TOTAL =	4,159.0 sq. m.
TOTAL COMMUNAL =	1,680.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (418) =	2,508.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,254.0 sq. m.

REFUSE REQUIREMENT (418 UNITS)

GARBAGE	- 0.11 PER UNIT	46 YARDS
RECYCLING GMP	- 0.018 PER UNIT	7.5 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	16 YARDS
COMPOST	- 240L PER 50 UNITS	9

REVISIONS:

No.	DESCRIPTION	DATE (MM/YY)
10	REVISED AS PER ROUND 2 CITY COMMENTS	10-03-2022
9	REVISED AS PER ROUND 2 CITY COMMENTS	21-01-2022
8	ISSUED FOR FOUNDATION PERMIT	21-12-2021
7	ISSUED AS PER ROUND 1 CITY COMMENTS	21-04-2021
6	ISSUED FOR SITE PLAN CONTROL	30-11-2020
5	REVISED BUILDING DESIGN	31/08/2020
4	REVISED BUILDING DESIGN	17/06/2020
3	ISSUED FOR REZONING APPLICATION-R1	31/01/2020
2	ISSUED FOR REZONING APPLICATION	15/10/2019
1	ISSUED FOR COMMUNITY MEETING	03/10/2019



1655 CARLING DEVELOPMENTS INC.

ARCHITECT: rla/architecture roderick lahey architect inc.

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PROJECT TITLE: 1619 - 1655 CARLING AVENUE

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: R.V. CHECKED: JG

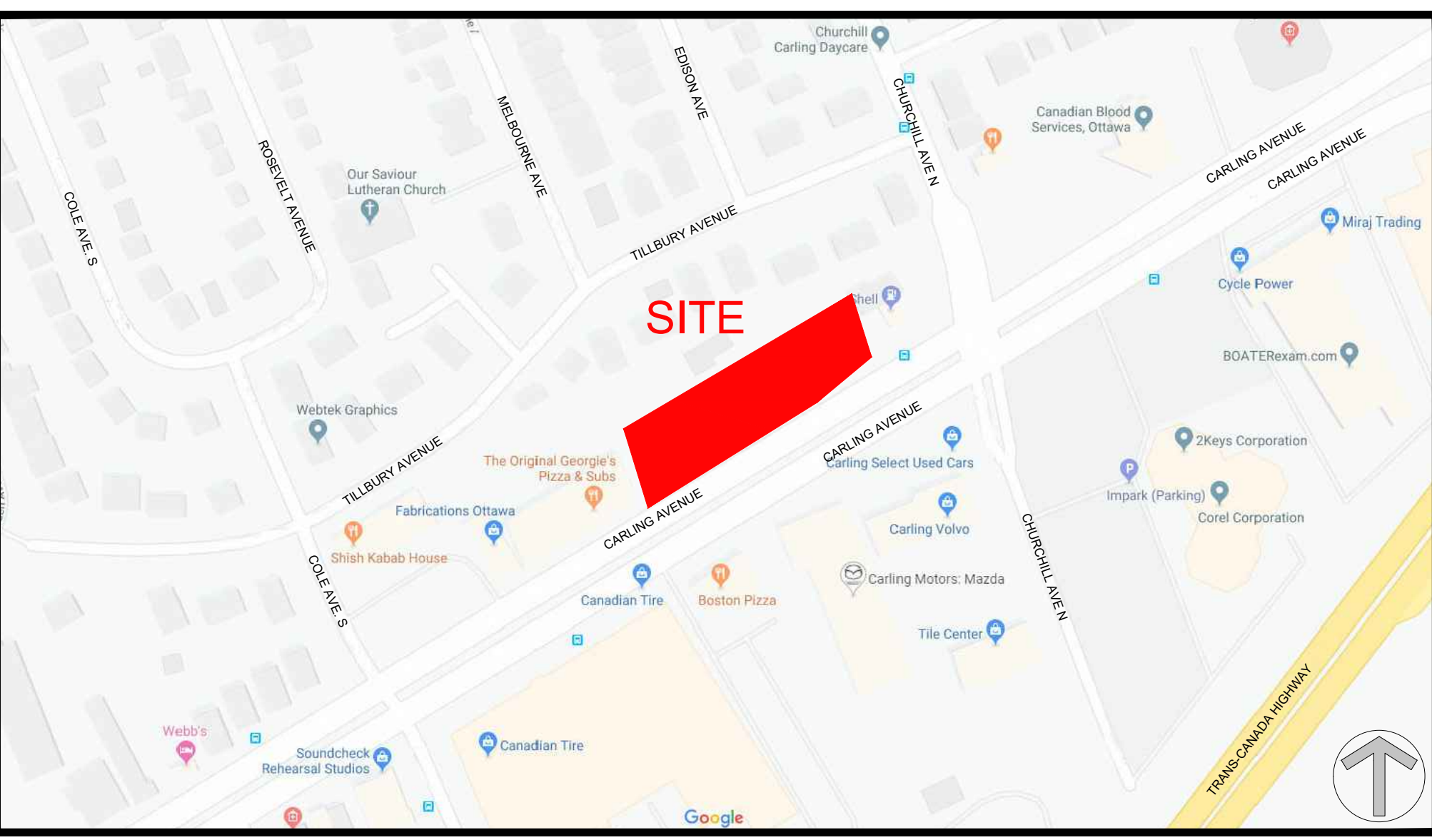
SCALE: 1:200 SHEET No.

PROJECT No: 1927

SP-1

1 SITE PLAN
SP-1
SCALE = 1 : 200

0m 5 10 20
SCALE 1: 200



URBAN PLANNER	PROJECT DEVELOPER 1655 CARLING DEVELOPMENT Inc. 2535 Halpern, Suite 1 Saint-Laurent, QC, H4S 1N9 Tel: (514) 731 0035 E-Mail: mtylbor@clobracon.com
CIVIL ENGINEER David Schaeffer Engineering Ltd. 120 Iher Road, Unit 203 Stittsville, ON K2S 1E9 Tel: (613) 836-0856 Fax: (613) 836-7183 Email: AGosling@DSEL.ca	LEGAL DESCRIPTION TOPOGRAPHIC PLAN OF SURVEY OF PART OF BLOCK 1 REGISTERED PLAN 492 CITY OF OTTAWA FARLEY, SMITH & DENIS SURVEYING LTD. 2019
LANDSCAPE ARCHITECT LASHLEY+ASSOCIATES SUITE 202, 950 GLADSTONE AVENUE OTTAWA, ON K1Y 3E6 Tel: 613 233 8579 Fax: 613 233 4051 Email: cney@lashleyla.com	SURVEYOR Farley, Smith & Denis Ltd. Ontario Land Surveyors 190 Colonnade Road, Suite 500, Ottawa, Ontario K2E 7J5 Tel: (613) 727-8226 Fax: (613) 727-1826 E-Mail: xxx@xxx.com

SITE PLAN SYMBOLS:

- TERRACE/LANDSCAPE PLANTING
- ASPHALT DRIVE/SLIP/PARKING
- CONCRETE SIDEWALK
- CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS
- PAVERS @ TERRACE LEVEL
- PROPERTY LINE
- BUILDING SETBACK LINE
- FENCE LINE
- BIKE RACK
- ENTRANCE / EXIT DOOR
- COMMERCIAL / EXIT DOOR
- FIRE HYDRANT
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- SIAMSE CONNECTION
- PROPOSED GRADE - SEE CIVIL DRAWINGS
- ROOF DRAIN
- AREA DRAIN - SEE CIVIL DRAWINGS

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

DRAWING NOTES:

- PROPERTY LINE
- BUILDING / HEIGHT SETBACK LINE
- LINE OF 4.0m ROAD WIDENING ALLOWANCE - 18.95m FROM CL OF ROAD
- OUTLINE OF TOWER
- LINE OF PODIUM LEVEL BALCONIES ABOVE SCOPE

DRAWING NOTES (cont'd):

- LINE OF TOWER BALCONIES ABOVE
- LINE OF PARKING GARAGE BELOW
- HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN
- EXISTING FIRE HYDRANT
- 1.8m HIGH WOOD FENCE - SEE LANDSCAPE
- EXISTING COMMERCIAL BUILDING
- DEPRESSED CURBS
- BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
- REPLACE EXISTING SIDEWALK WITH 1.0m BOULEVARD, 2.0m CYCLE TRACK, 0.2m STRIP, 2.0m CONCRETE SIDEWALK TO CITY STANDARDS
- SIAMSE CONNECTION
- REAR YARD LANDSCAPE SETBACK
- INTAKE / EXHAUST SHAFT FOR GARAGE
- 2.6 X 5.2m STANDARD PARKING SPACES
- AREA OF TEMPORARY SNOW STORAGE
- GAS PRESSURE RELEASE STATION
- SOFT LANDSCAPING
- HARD LANDSCAPING - PAVERS
- 7th FLOOR AMENITY TERRACE
- CONCRETE RETAINING WALL
- SHORT TERM PARKING SPACE
- EXISTING 3.66m WIDE ACCESS EASEMENT
- EXISTING TREE TO BE REMOVED
- LINE OF CISTERN BELOW, SEE CIVIL AND MECHANICAL FOR DETAILS
- SITE FURNITURE AS SPECIFIED AND LOCATED BY LANDSCAPE ARCHITECT.
- RAISED SEASONAL PLANTERS AROUND AMENITY SPACE
- RE-LOCATED BUS STOP WITH CONCRETE PAD
- STREET TREES WITH GRATES, SEE LANDSCAPE
- LINE OF ELECTRICAL VAULT BELOW
- LINE OF WATER ENTRY ROOM BELOW
- TRENCH DRAIN
- OUTLINE OF LOADING BAY
- ACCESS HATCHES TO CISTERN BELOW