

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 A800 SERIES.
- (000) INDICATES DOOR TYPE: REFER TO DOOR SCHEDULES AND DETAILS ON A800 SERIES.
- (00) TITLE
- (01) SCALE
- (02) DETAIL REFERENCE PAGE
- (03) 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 A800 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, 49,903 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)	209
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS), MAX. 30	30
COMMERCIAL RETAIL	-NOT REQUIRED FOR UNITS UNDER 500m <sup>2</sup> G.F.A.	9
TOTAL		242

PROVIDED: 219

**BUILDING STATISTICS**

GROSS BUILDING - AREA (CITY OF OTTAWAS DEFINITION)

PARKING LEVEL - P1	0.0 sq. m
GROUND FLOOR	662.4 sq. m
2nd FLOOR	7,130 sq. m
3rd-5th FLOOR	2,055.5 sq. m
6th FLOOR	22,125 sq. m
7th-12th FLOOR (TOWER A)	3,166.5 sq. m
7th-12th FLOOR (TOWER B)	6,637.5 sq. m
13th-16th FLOOR (TOWER A)	2,172.2 sq. m
13th-16th FLOOR (TOWER B)	20,190 sq. m
17th & 18th FLOOR (TOWER A)	3,664.8 sq. m
17th & 18th FLOOR (TOWER B)	39,450 sq. m
MECHANICAL PENTHOUSE (TOWER A)	6,610.4 sq. m
MECHANICAL PENTHOUSE (TOWER B)	6,610.4 sq. m
TOTAL AREA	23,723.7 sq. m

**BICYCLE PARKING**

REQUIRED: 209

PROVIDED: 212

**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%

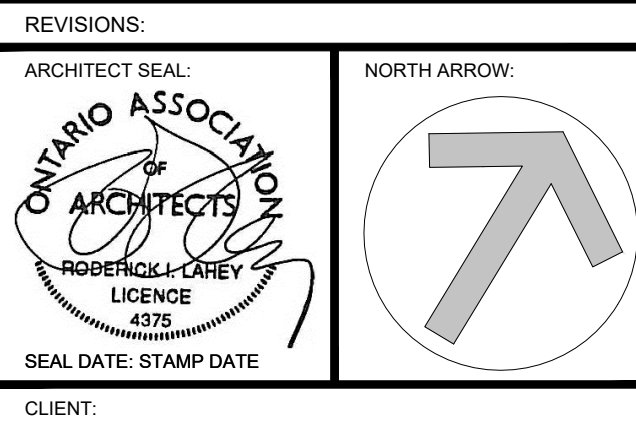
**AMENITY SPACE**

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 <sup>2</sup> 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

13-05-2022	REVISED AS PER ROUND 3 CITY COMMENTS
14-04-2022	ISSUED FOR BUILDING PERMIT
18-03-2022	ISSUED FOR 66% REVIEW
10-03-2022	REVISED AS PER ROUND 2 CITY COMMENTS
21-01-2022	REVISED AS PER ROUND 2 CITY COMMENTS
21-12-2021	ISSUED FOR FOUNDATION PERMIT
21-04-2021	ISSUED AS PER ROUND 1 CITY COMMENTS
30-11-2020	ISSUED FOR SITE PLAN CONTROL
31/08/2020	REVISED BUILDING DESIGN
17/06/2020	REVISED BUILDING DESIGN
31/01/2020	ISSUED FOR REZONING APPLICATION-R1
15/10/2019	ISSUED FOR REZONING APPLICATION
03/10/2019	ISSUED FOR COMMUNITY MEETING



**1655 CARLING DEVELOPMENTS INC.**

ARCHITECT: rla/architecture

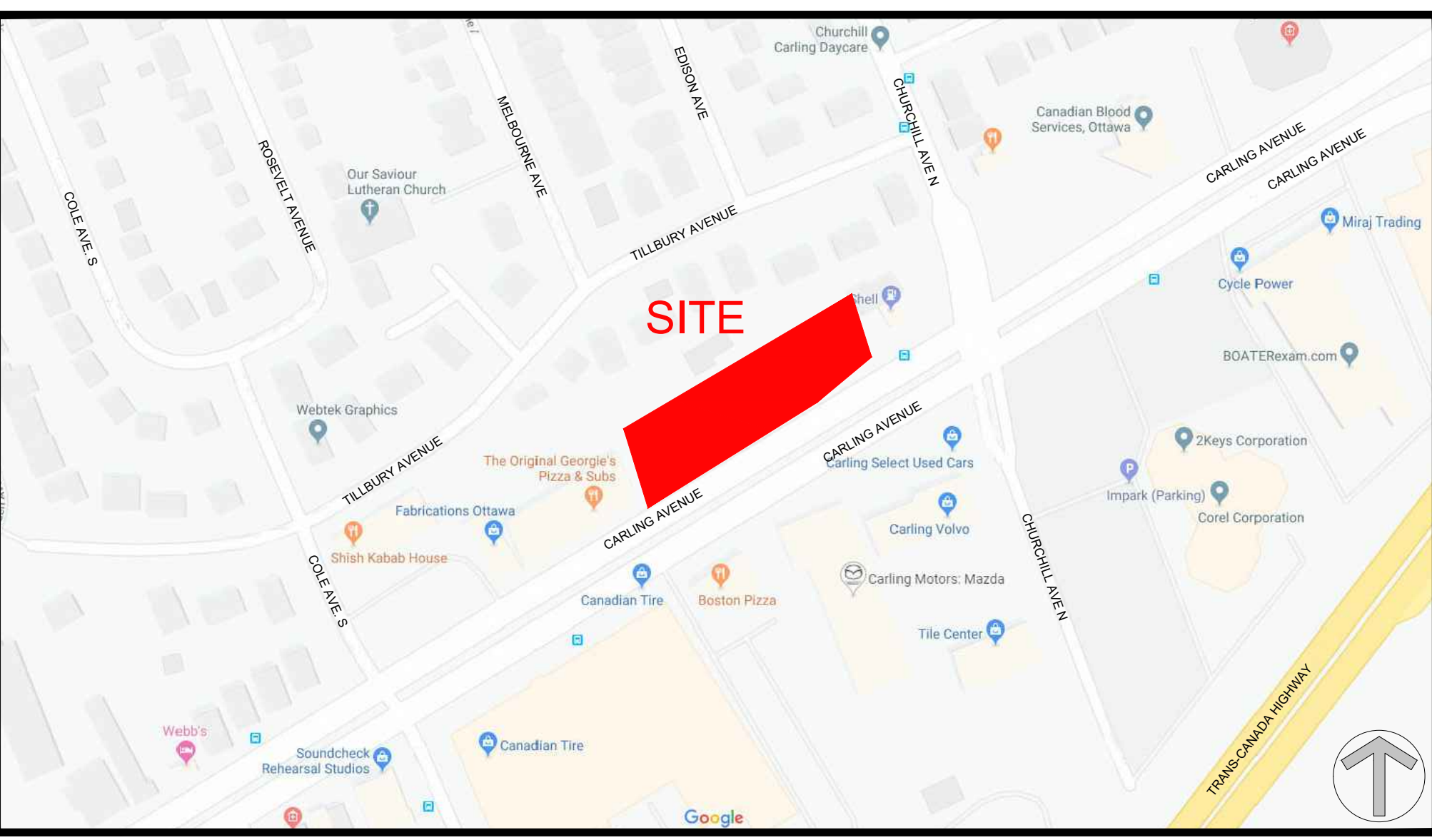
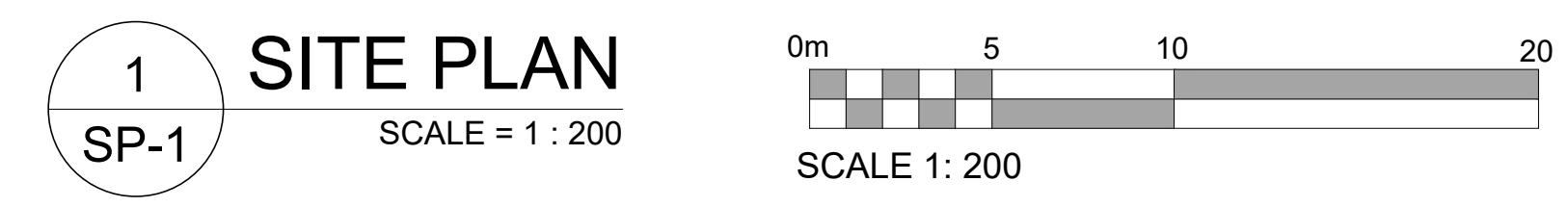
PROJECT TITLE: 1619 - 1655 CARLING AVENUE

**1619 - 1655 CARLING AVENUE**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: R.V.	CHECKED: JG
SCALE: 1:200	SHEET No. SP-1
PROJECT No. 1927	



<b>URBAN PLANNER</b> Ainley Engineering Group 2724 Fenton Road Gloucester, ON K1T 3T7 Tel: (613) 822-1052 Email: guy.ste-croix@ainleygroup.com	<b>PROJECT DEVELOPER</b> 1655 CARLING DEVELOPMENT Inc. 2535 Halpern, Suite 1 Saint-Laurent, QC H4S 1N9 Tel: (514) 731-0035 E-Mail: mtylbor@clobracon.com
<b>CIVIL ENGINEER</b> Ainley Engineering Group 2724 Fenton Road Gloucester, ON K1T 3T7 Tel: (613) 822-1052 Email: guy.ste-croix@ainleygroup.com	<b>LEGAL DESCRIPTION</b> TOPOGRAPHIC PLAN OF SURVEY OF PART OF BLOCK 1 REGISTERED PLAN 492 CITY OF OTTAWA FARLEY, SMITH & DENIS SURVEYING LTD. 2019
<b>LANDSCAPE ARCHITECT</b> LASHLEY+ASSOCIATES SUITE 202, 950 GLADSTONE AVENUE OTTAWA, ON K1Y 3E6 Tel: 613 233 8579 Fax: 613 233 4051 Email: cney@lashleyla.com	<b>SURVEYOR</b> 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/SIDEWALK/PARKING
- CONCRETE SIDEWALK
- CONCRETE PAVERS - SEE LANDSCAPE DRAWINGS
- PAVERS @ TERRACE LEVEL
- ASPHALT BIKE PATH
- 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

**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 ROAD BELOW
- TRENCH DRAIN
- OUTLINE OF LOADING BAY
- ACCESS HATCHES TO CISTERN BELOW
- 2.6M H. WIND SCREEN @ L7 TERRACE