

NOTATION SYMBOLS:

- (1) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (2) INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (3) INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (4) INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- (5) TITLE
- (6) DETAIL REFERENCE PAGE
- (7) DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- (A) REFER TO TYPICAL ASSEMBLY 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. (49,003 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: 2,220 sq. m.

UNIT STATISTICS

STUDIO UNIT	1
1 BEDROOM UNIT	230
1 BEDROOM + DEN UNIT	139
2 BEDROOM UNIT	139
2 BEDROOM + DEN UNIT	139
TOTAL	370
COMMERCIAL RETAIL	787.6 sq. m. (8,479 sq. ft.)

BUILDING STATISTICS

GROSS BUILDING AREA (CITY OF OTTAWAS DEFINITION)

PARKING LEVEL - P1	0.0 sq. m.
GROUND FLOOR	667.8 sq. m. (7,188 sq. ft.)
2nd FLOOR	2,072.2 sq. m. (22,305 sq. ft.)
3rd-5th FLOOR	3 x 2,081.8 sq. m. (6,245.3 sq. m. / 67,224 sq. ft.)
6th FLOOR (TOWER A)	607.6 sq. m. (6,540 sq. ft.)
6th FLOOR (TOWER B)	607.6 sq. m. (6,540 sq. ft.)
7th - 12th FLOOR (TOWER A)	6 x 6,613.4 sq. m. (3,967.2 sq. m. / 39,618 sq. ft.)
7th - 12th FLOOR (TOWER B)	6 x 6,613.4 sq. m. (3,967.2 sq. m. / 39,618 sq. ft.)
13th - 16th FLOOR (TOWER A)	4 x 5,566.2 sq. m. (2,265.0 sq. m. / 24,380 sq. ft.)
13th - 16th FLOOR (TOWER B)	4 x 5,566.2 sq. m. (2,265.0 sq. m. / 24,380 sq. ft.)
17th & 18th FLOOR (TOWER A)	2 x 537.3 sq. m. (1,074.5 sq. m. / 11,566 sq. ft.)
17th & 18th FLOOR (TOWER B)	2 x 537.3 sq. m. (1,074.5 sq. m. / 11,566 sq. ft.)
MECHANICAL PENTHOUSE (TOWER A)	0 sq. m.
MECHANICAL PENTHOUSE (TOWER B)	0 sq. m.
TOTAL AREA	23,166.2 sq. m. (249,359 sq. ft.)

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT (370 UNITS) (AFTER 12 UNITS)	179
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	30
COMMERCIAL RETAIL	- NOT REQUIRED FOR UNITS UNDER 500m² G.F.A.	0
TOTAL		215

PROVIDED

RESIDENCE	- 0.6 PER UNIT	225
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	30
COMMERCIAL RETAIL	- 1.25 PER 100m² OF G.F.A.	8
TOTAL		263

PARKING AISLE

REQUIRED AT GRADE	0.00 sq. m.
PROVIDED	0.00 sq. m.
REQUIRED BELOW GRADE	0.00 sq. m.
PROVIDED	23,166.2 sq. m.

BUILDING CONSTRUCTION AREA (BUILDING FOOTPRINT)

PARKING LEVEL - P3	3,995.1 sq. m. (43,003 sq. ft.)
PARKING LEVEL - P2	3,995.1 sq. m. (43,003 sq. ft.)
PARKING LEVEL - P1	3,995.1 sq. m. (43,003 sq. ft.)
GROUND FLOOR	2,500.4 sq. m. (26,914 sq. ft.)
2nd FLOOR	2,507.9 sq. m. (26,914 sq. ft.)
3rd-5th FLOOR	3 x 2,507.9 sq. m. (7,523.8 sq. m. / 80,985 sq. ft.)
6th FLOOR (TOWER A)	947.7 sq. m. (10,201 sq. ft.)
6th FLOOR (TOWER B)	947.7 sq. m. (10,201 sq. ft.)
7th - 12th FLOOR (TOWER A)	6 x 756.0 sq. m. (4,535.7 sq. m. / 48,822 sq. ft.)
7th - 12th FLOOR (TOWER B)	6 x 756.0 sq. m. (4,535.7 sq. m. / 48,822 sq. ft.)
13th - 16th FLOOR (TOWER A)	4 x 699.4 sq. m. (2,797.5 sq. m. / 29,975 sq. ft.)
13th - 16th FLOOR (TOWER B)	4 x 699.4 sq. m. (2,797.5 sq. m. / 29,975 sq. ft.)
17th & 18th FLOOR (TOWER A)	2 x 669.8 sq. m. (1,339.8 sq. m. / 14,410 sq. ft.)
17th & 18th FLOOR (TOWER B)	2 x 669.8 sq. m. (1,339.8 sq. m. / 14,410 sq. ft.)
MECHANICAL PENTHOUSE (TOWER A)	349.9 sq. m. (3,766 sq. ft.)
MECHANICAL PENTHOUSE (TOWER B)	349.9 sq. m. (3,766 sq. ft.)
TOTAL AREA	30,596.0 sq. m. (329,333 sq. ft.)

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (370 UNITS)	185
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.	3
TOTAL		188

PROVIDED

EXTERIOR	12
UNDERGROUND PARKING LEVEL	200
TOTAL	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%

REVISIONS:

REVISAS AS PER ROUND 1 CITY COMMENTS	21-04-2021
ISSUED FOR SITE PLAN CONTROL	30-11-2020
REVISED BUILDING DESIGN	31/08/2020
REVISED BUILDING DESIGN	17/06/2020
ISSUED FOR REZONING APPLICATION-R1	21/01/2020
ISSUED FOR REZONING APPLICATION	15/10/2019
ISSUED FOR COMMUNITY MEETING	03/10/2019

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS

CLIENT:



ARCHITECT: rla/architecture roderick lahey architect inc.

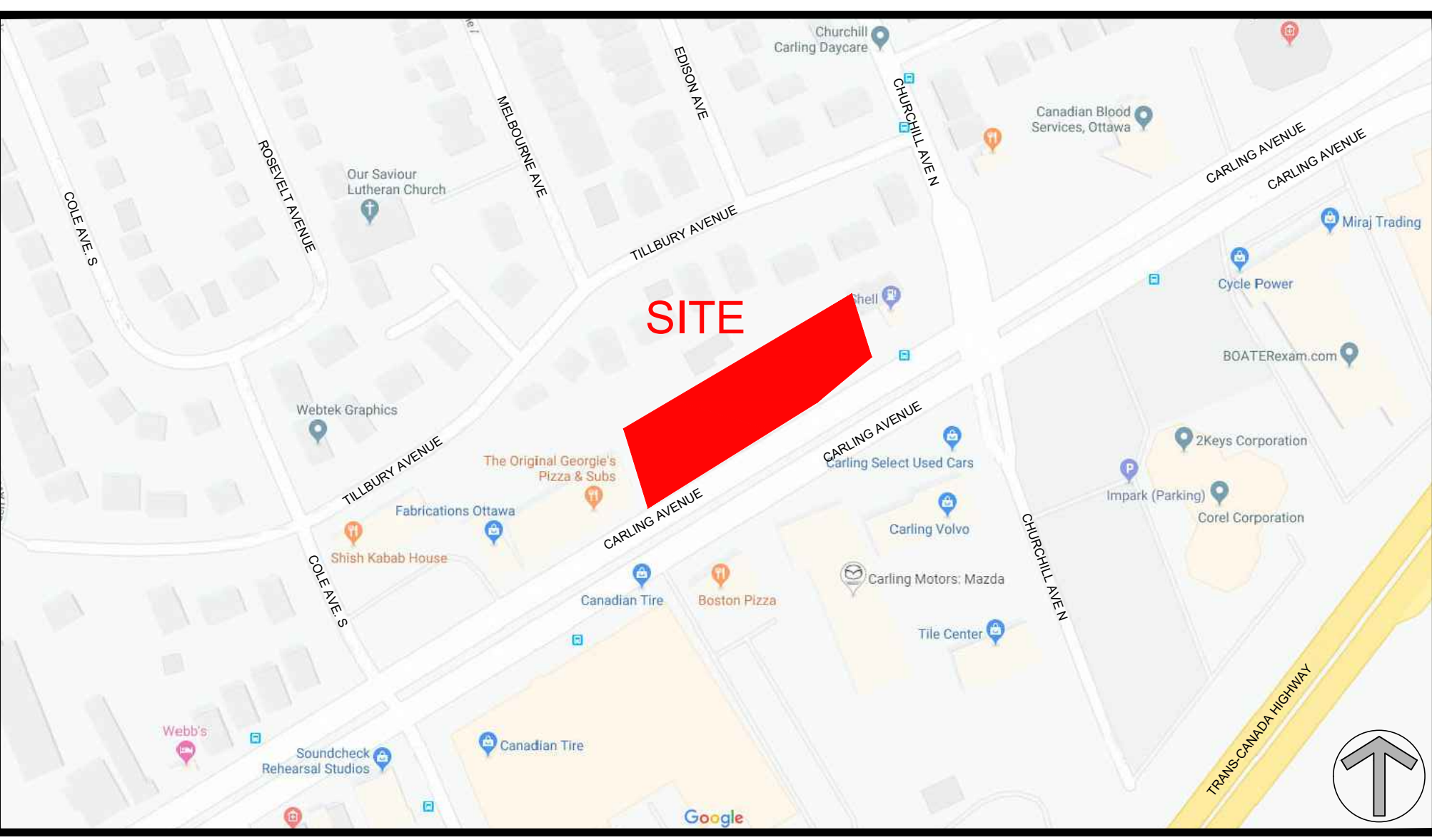
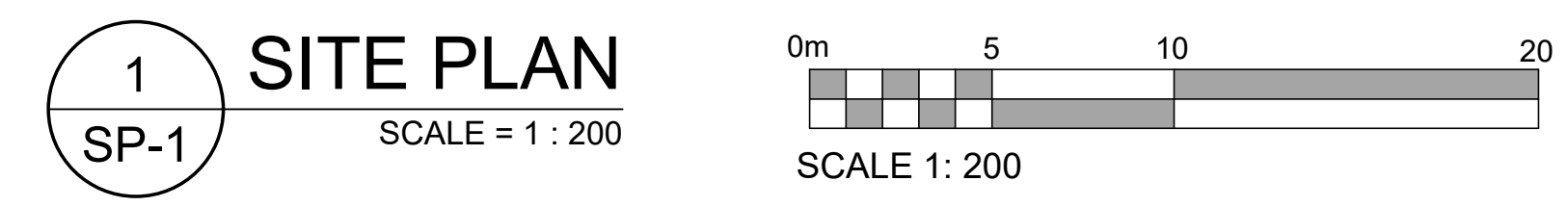
56 beech street, ottawa, ontario K1S 3J6
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PROJECT TITLE: 1619 - 1655 CARLING AVENUE

OTTAWA ONTARIO

SHEET TITLE: SITE PLAN

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



URBAN PLANNER
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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

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
- SIAMISE CONNECTION
- PROPOSED GRADE - SEE CIVIL DRAWINGS
- ROOF DRAIN

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
 - LINE OF TOWER BALCONIES ABOVE
 - LINE OF PARKING GARAGE BELOW
 - 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
 - SIAMISE 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
 - 6th FLOOR AMENITY TERRACE
 - CONCRETE RETAINING WALL
 - SHORT TERM PARKING SPACE
 - EXISTING 3.66m WIDE ACCESS EASEMENT
 - EXISTING TREE TO BE REMOVED
 - CISTERN 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