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DO NOT SCALE DRAWINGS.

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08	ISSUED FOR APPROVAL	02/16/23
07	GENERAL REVISION	02/04/23
06	GENERAL REVISION	10/24/22
05	ISSUED FOR UDRP CONSULTATION	08/16/22
04	ISSUED FOR RESPONSE TO UDRP	06/07/22
03	ISSUED FOR COORDINATION	06/23/22
02	ISSUED FOR SITE PLAN	12/03/21
01	ISSUED FOR SITE PLAN	08/27/21
NO.	REVISION	MM/DD/YY DATE

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CONSULTANTS:
 STRUCTURAL -
 MECHANICAL -
 ELECTRICAL -

PROJECT
**1940 CARLING AVENUE,
 OTTAWA, ONTARIO**

DRAWING:
 ARCHITECTURAL SITE PLAN

DATE: _____ JOB NO.: 1963
 SCALE: _____ DRAWING NO.: _____
 DRAWN BY: _____ ARCHITECTURAL SITE PLAN
 REVIEWED BY: R.J.W., E.W. A100

LOT 27 AND PART OF LOT 26 REGISTERED PLAN 200559 CITY OF OTTAWA
 CITY OF OTTAWA
 ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY AS PREPARED BY FARLEY SMITH & DENIS SURVEYING LTD. DATED APRIL 22, 2021.
 ALL SURVEY INFORMATION
Metric Note
 Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Bearing Note
 Bearings are astronomic and are referred to the southerly limit of Carling Avenue having a bearing of N 57° 56' 30" E as shown on a plan by (1692) dated January 4, 2007 (File No. 461-06).

Elevation Notes
 1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978.
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

ZONING INFORMATION.
 1940 CARLING AVENUE
 WARD 7
 AM 10 (2181) H (20)

ZONING INFORMATION			
	REQUIRED	PROVIDED	NOTES
1940 CARLING AVE AM 10 (2181) H (20) WARD 7 - BAY WARD			
LOT WIDTH	NO MIN	33.08m	
LOT AREA	NO MIN	1451.03 m2	
MAX HEIGHT	20m & 11m	20 m & 11m	11m within 20m FROM REAR FARD ABUTTING RESIDENTIAL REST OF SITE 20m
REQUESTED ROAD WIDENING FROM C/Road	22.25m	22.25m	
FRONT YARD	0m	0m	AM 10 (10) (5) 1) MIN FRONT FARD SETBACK 0m & SIDE OF FRONTAGE MUST HAVE WALLS WITHIN 4.5m
SIDE YARD	NO MIN.	WEST SIDE 1.22m EAST SIDE MIN 1.22m	
REAR YARD	7.5m	7.5m	

CONSTRUCTION AREA : (GROUND TO SEVENTH FLOOR.)

7th	440.00 m2
6th	440.00 m2
5th	446.00 m2
4th	776.00 m2
3rd	776.00 m2
2nd	664.00 m2
Grnd	595.00 m2
	4137.00 m2

SITE DEVELOPMENT INFORMATION

LOT AREA	1451.03 m2
NUMBER OF STOREYS	7
NUMBER OF UNITS	64
PARKING	
DWELLING UNITS - AREA "X" ON AREA "Y" 0 FOR FIRST 12 DWELLINGS 3 / DWELLING UNIT	64 - 12 = 52 x 5 = 26.0
VISITOR PARKING 0 FOR FIRST 12 DWELLINGS 1 / DWELLING UNIT	64 - 12 = 52 x 1 = 5.2 31.2 = 31 PROVIDED
AMENITY AREA 6 m24 / DWELLING UNIT = 6 m24 x 64 = 384 m2	PROVIDED 408 m2
BICYCLE STORAGE 5 / DWELLING UNIT = 64 x 5 = 32	64

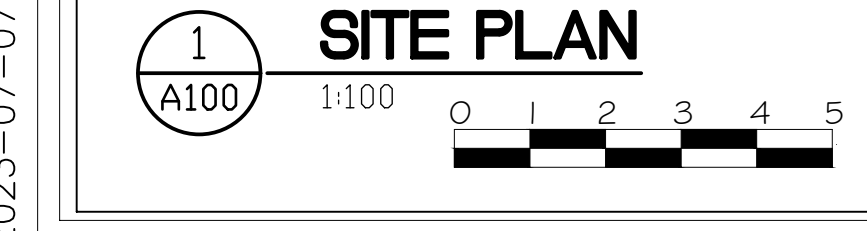
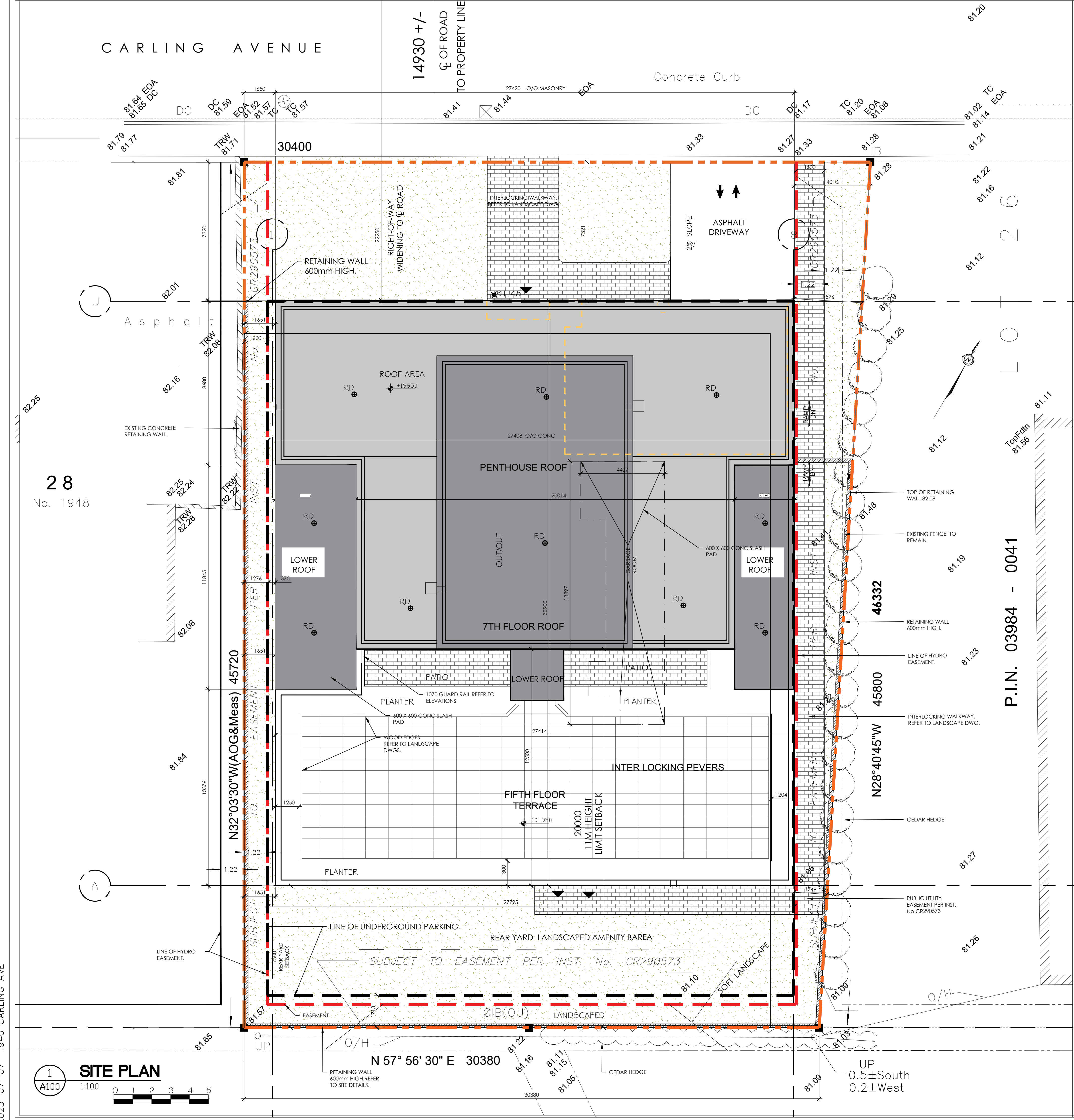
GARBAGE REQUIREMENT

GARBAGE : LOOSE 0.110 cyd / UNIT	64 x 0.110 = 7.04 cyd
RECYCLING : FIBRE 0.038 cyd / UNIT	64 x 0.038 = 2.44 cyd
RECYCLING : GMP 0.018 cyd / UNIT	64 x 0.018 = 1.16 cyd

	STUDIO UNITS	1 - BED UNITS	2 - BED UNITS	TOTAL UNITS
GROUND FLOOR	2	3	-	5
2nd FLOOR	6	4	-	10
3rd FLOOR	6	6	-	14
4th FLOOR	6	6	-	14
5th FLOOR	3	2	2	7
6th FLOOR	3	2	2	7
7th FLOOR	3	2	2	7
	33	25	6	64

TOTAL NO. OF UNITS IN PROJECT = 64

- LEGEND:**
- MANHOLE, REFER TO CIVIL
 - NEW INTERLOCK/PAVERS
 - NEW PAINTED LINES
 - NEW SOD
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT, REFER TO CIVIL
 - CATCH BASIN, REFER TO CIVIL
 - BUILDING ENTRANCE
 - BICYCLE RACK
 - DIRECTIONAL ARROW
 - PROPOSED BUILDING FOOTPRINT
 - PROPERTY LINE
 - PROJECTION LINE BASEMENT BELOW
 - EXISTING CITY LIGHT STANDARD
 - NEW LIGHT STANDARD
 - FIRE ROUTE SIGN
 - STOP SIGN
 - CENTERLINE
 - EXISTING TREES TO BE REMOVED



2023-07-07 1940 CARLING AVE

D07-12-22-0001