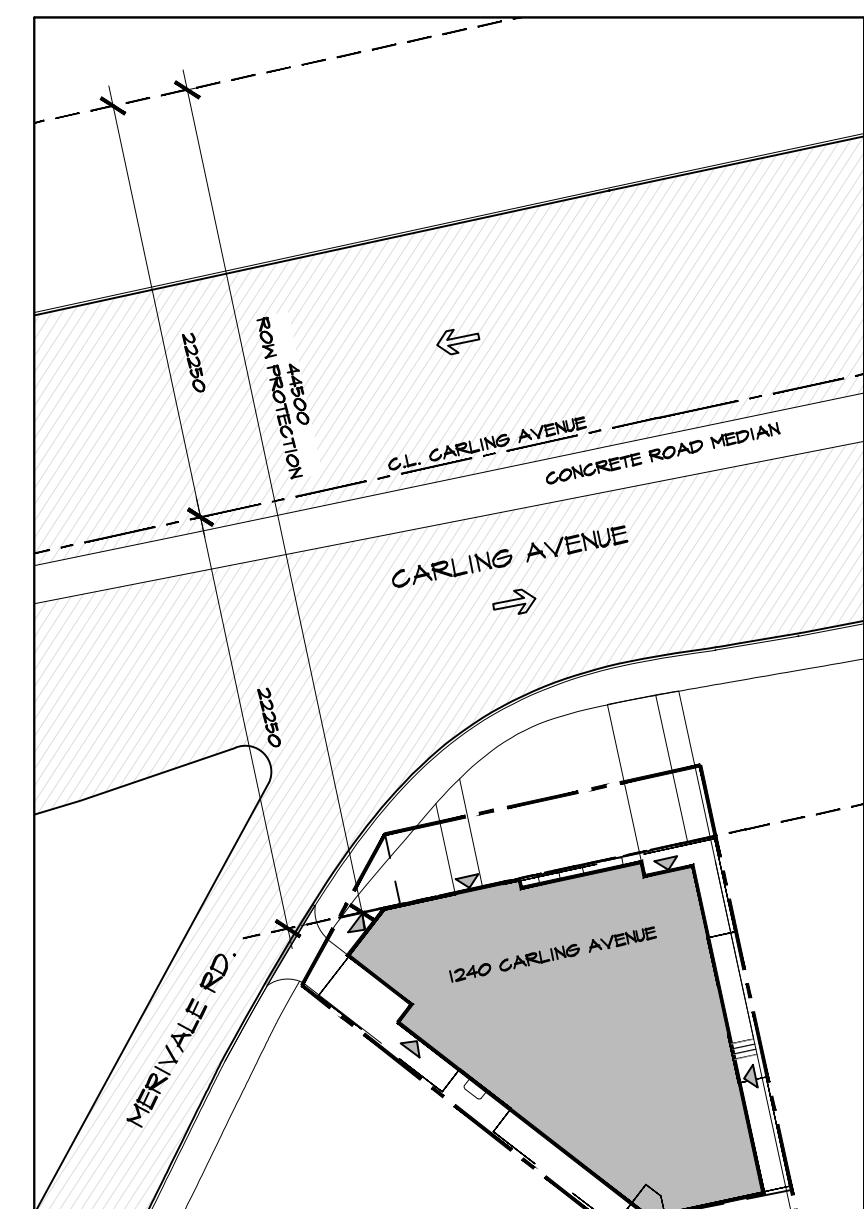


KEY PLAN
 TOPOGRAPHIC PLAN OF SURVEY OF LOT 3 REGISTERED PLAN 267570
 CITY OF OTTAWA
 SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 DATED FEBRUARY 01, 2021



CITY OF OTTAWA ZONING BY-LAW

ZONING PROVISIONS	REQUIRED	PROPOSED
AM10 [2147] H (11)		
MIN. LOT AREA	NO MINIMUM	451.6sq.m
MIN. LOT DEPTH	NO MINIMUM	32.5m
MIN. LOT WIDTH	NO MINIMUM	13.9m
MIN. FRONT YARD SETBACK	NO MINIMUM	3.85m
MIN. INTERIOR CORNER SIDE YARD SETBACK	NO MINIMUM	1.37m
MIN. INTERIOR SIDE YARD SETBACK	NO MINIMUM	EAST 0.065m WEST 0.092m
MIN. REAR YARD SETBACK	7.5m	7.5m
MAX. BUILDING HEIGHT	11m	± 11m
MAX. FLOOR SPACE INDEX	NO MAXIMUM	± 1.50m
AMENITY AREA	6sq.m PER UNIT X 18 = 108sq.m 50% COMMUNAL = 54sq.m	COMMUNAL AREA: 77.8sq.m PRIVATE AMENITY: 33.7sq.m TOTAL AMENITY: 111.6sq.m
LOT COVERAGE	N/A	55.1%
FRONT WALL FRONTAGE REQUIREMENT	50% OF FRONT WALL WITHIN 4.5M OF FRONTAGE	84%
ACTIVE ENTRANCES FACING PUBLIC STREETS (MIN.)	1	1
GLAZING REQUIREMENTS (MIN.)	50% SURFACE AREA OF GROUND FLOOR FACADE FACING A PUBLIC STREET	53.1%

AUTOMOBILE PARKING SUMMARY

REQUIRED PARKING	REQUIRED	PROPOSED
RESIDENT PARKING	NOT REQUIRED	0
VISITOR PARKING	0/UNIT (AFTER 12) = 1 REQUIRED	1
TOTAL PROVIDED	0 SPACES	1 SPACE
PROVIDED PARKING		ABOVE GROUND
REGULAR SPACE	MIN. 2.6m x 5.2m	1
TOTAL	= 1 PROVIDED PARKING SPACE	

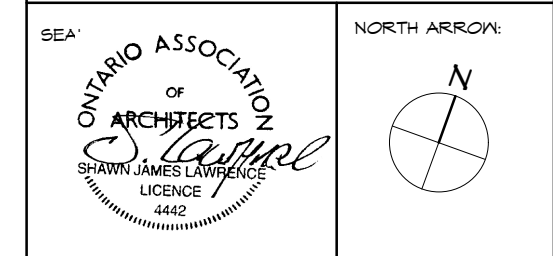
BICYCLE PARKING SUMMARY

REQUIRED PARKING	REQUIRED	PROPOSED
BIKE PARKING	0.5/UNIT X 18 = 9 SPACES	20 STACKED

LEGEND

- NEW OVERHEAD DOOR
- NEW DOOR/ENTRANCE
- PROPOSED RIVERSTONE MULCH
- EXISTING VEGETATION REFER TO LANDSCAPE DWGS
- BICYCLE PARKING SPACE (1.8m x 0.6m)
- PROPOSED SOD - REFER TO LANDSCAPE DWGS
- PROPOSED INTERLOCK PAVERS - REFER TO LANDSCAPE DWGS
- PROPOSED CONCRETE PAVERS - REFER TO LANDSCAPE DWGS
- PARKING STALL COUNT PER ROW
- NEW SIGN, REFER TO SIGN LEGEND
- STREET LIGHT
- HYDRO POST
- DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
- TWO WAY TRAFFIC
- DEPRESSED CURB (DC)
- PROPERTY LINE
- EXISTING FENCE
- MINIMUM SETBACKS [ZONING]
- NEW CONSTRUCTION
- NEW CONSTRUCTION ABOVE
- EXISTING BUILDINGS
- *REFER TO LANDSCAPE DWGS

NOTES:
 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
 3) DO NOT SCALE DRAWINGS.
 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
 5) NOTIFY SHOWN LANDSCAPE ARCHITECT FOR ANY REMOVAL AND/OR CHANGES PRIOR TO START OF WORK.



NO.	DATE	REVISION
10	2023.12.10	ISSUED FOR SFG RESPONSE 02
09	2023.12.01	ISSUED FOR COORDINATION
08	2023.10.20	ISSUED FOR SFG RESPONSE 01
07	2023.04.14	ISSUED FOR COORDINATION
06	2023.08.31	ISSUED FOR COORDINATION
05	2023.06.12	ISSUED FOR SFG
04	2023.04.03	ISSUED FOR COORDINATION
03	2022.11.01	ISSUED FOR CITY PRE-CONSULT
02	2021.06.15	ISSUED FOR REVIEW
01	2021.04.15	ISSUED FOR REVIEW
NO.	DATE	REVISION

S.J. LAWRENCE ARCHITECT INCORPORATED
 18 DEAKIN STREET SUITE 209 OTTAWA, ONTARIO K2E 8B1
 T: (613) 794-1110 F: (613) 794-1109 s.j.l@sjlarchitect.com

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PROJECT:
CARLING DEVELOPMENT
 1240 CARLING, OTTAWA ON

SHEET TITLE:
SITE PLAN

DRAWN BY:	CHECKED BY:
B.L.	S.J.L.
PLOT DATE:	PROJECT DATE:
2023.12.10	2021.04.15
JOB NUMBER:	SCALE:
BL-1093-21	AS SHOWN
SHEET NUMBER:	