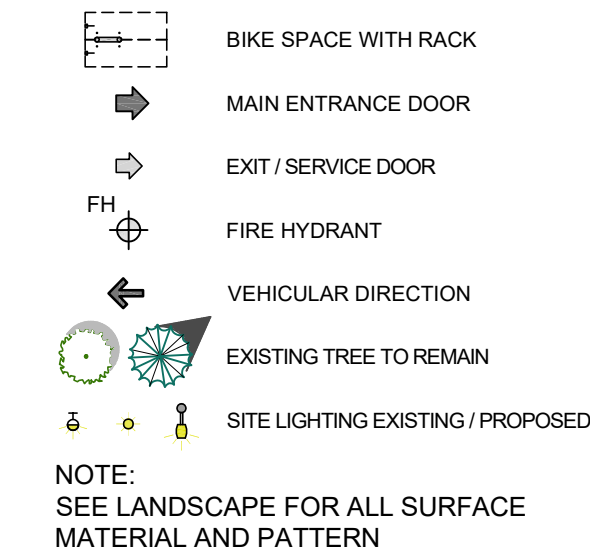
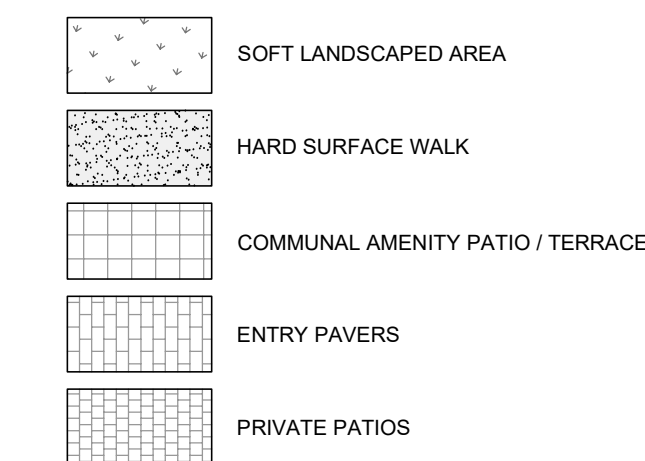




KEY MAP

GEO/TECHNICAL ENGINEER Paterson Group 154 Colomade Road South Ottawa, Ontario, K2E 7J6 Tel: (613) 226-7381 E-Mail: DGilbert@patersongroup.ca E-Mail: mdarcy@patersongroup.ca	TRANSPORTATION ENGINEER CGH Transportation Inc. 6 Plaza Court Ottawa, Ontario K2H 7W1 Phone: (343) 999-0117 Direct: (613) 410-8243 E-Mail: Andrew.Harte@CGHTransportation.com E-Mail: michele.chen@CGHTransportation.com	LANDSCAPE ARCHITECT Wentworth Landscapes 13392 Loyalt Pkwy Pickering, Ontario K0K 2T0 Tel: (613) 476-1181 E-Mail: scott@wentworthlandscapes.com	URBAN PLANNER Folten Consulting 396 Cooper Street Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 546-3148 Cell: (613) 329-0354 E-Mail: M.Jangan@homestead.ca E-Mail: mrianne@homestead.ca	PROJECT DEVELOPER Homestead Land Holdings Ltd. 80 Johnson Street Kingston, ON K7L 1X7 Tel: (613) 546-3148 Cell: (613) 329-0354 E-Mail: M.Jangan@homestead.ca E-Mail: mrianne@homestead.ca
SURVEYOR Farley, Smith & Denis Surveying Ltd. 30 Colomade Road North, unit 275 Ottawa, Ontario K2E 7J6 Tel: (613) 727-8208 Fax: (613) 727-1823 E-Mail: jleslie@bellnet.ca	ARBORIST IFS Associates BOX 13593, Kanata, Ontario K2K 1X6 Tel: (613) 838-5717 E-Mail: aboyd@ifsassociates.ca	WIND / SOUND ENGINEER Pinchin Ltd. 1 Hines Road, Suite 200 Kanata, ON, K2K 3C7 Tel: (847) 287-1077 E-Mail: wli@pinchin.com	CIVIL ENGINEER WSP 2611 Queensview Drive, Suite 200 Ottawa, Ontario, K2B 6B7 Canada Phone: (613) 614-3985 E-Mail: Steve.P.Davidson@wsp.com E-Mail: scott.a.taylor@wsp.com	LEGAL DESCRIPTION TOPOGRAPHIC PLAN OF SURVEY OF BLOCKS A & D REGISTERED PLAN 302828 AND PART OF LOT 32 CONCESSION A (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA FARLEY, SMITH & DENIS SURVEYING LTD. 2025

SITE PLAN SYMBOLS:



NOTE:
SEE LANDSCAPE FOR ALL SURFACE
MATERIAL AND PATTERN

PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	RSC[2909] S216	SITE AREA	1.1 ha.
		REQUIRED	10,956.0 sq. m
		PROVIDED	117,929 sq. m
ZONING			
BUILDING HEIGHT	25 STOREYS / 80.0m		25 STOREYS / 79.0m
GRADE (GEODETIC ELEVATION - ASL)	60.75m ASL		60.75m ASL
REAR YARD SETBACK (WEST)	7.5m		7.8m
CORNER YARD SETBACK (LANARK AVENUE)	10.8m		10.8m
CORNER YARD SETBACK (CLEARVIEW AVENUE)	3.0m		3.6m
AMENITY AREA - TOTAL 6.0m² PER UNIT	1,122.0m²		2,500.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	561.0m²		1,600m²
VEHICLE PARKING - RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS	88		232
VEHICLE PARKING - VISITOR - 0.1 PER UNIT AFTER 12 UNITS	18		18
VEHICLE PARKING - RESIDENTIAL - MAX. 1.75 PER UNIT	327		250
BICYCLE PARKING - RESIDENTIAL - 1.0 PER UNIT	187		190
ASILE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.7m		6.7m
LANDSCAPE OPENED AREA	30%		52.4%

FULL SITE

GROSS BUILDING AREA

(CITY OF OTTAWA'S DEFINITION)

EX. TOWER "A" - 26 STOREY	17,249.5 sq. m.
BASED ON A 80% EFFICIENCY	185,672 sq. m.
NEW TOWER "B" - 25 STOREY	16,342.9 sq. m.
	175,913 sq. m.

RESIDENTIAL UNITS

EX. TOWER "A" - 26 STOREY	224
NEW TOWER "B" - 25 STOREY	187
TOTAL	411

PARKING SPACES

EX. BUILDING "A" - SURFACE SPACES (REMOVED)	-100
EX. BUILDING "A" - P1 LEVEL	110
BUILDING "B" - P2 LEVEL	123
BUILDING "B" - P1 LEVEL	117
BUILDING "B" - SURFACE SPACES	10
TOTAL	360

LOT COVERAGE

PAVED SURFACE	2,365.5 sq. m.	21.6%
LANDSCAPE OPEN SPACE	5,742.2 sq. m.	52.4%
EX. BUILDING "A"	829.3 sq. m.	7.6%
EX. ACCESSORY USE BUILDING	45.0 sq. m.	0.4%
PROPOSED BUILDING "B"	1,974.0 sq. m.	18.0%
TOTAL	10,956.0 sq. m.	100.0%

DRAWING NOTES:

- PROPERTY LINE
- BUILDING SETBACK LINE
- OUTLINE OF TOWER
- LINE OF BALCONIES ABOVE
- LINE OF PARKING GARAGE BELOW
- RAMP TO U/G GARAGE WITH TRENCH DRAIN
- FIRE HYDRANT - EXISTING / PROPOSED
- EXISTING HIGH RISE APARTMENT BUILDING
- SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
- DEPRESSED STREET CURB
- ASPHALT ROAD WITH CONCRETE BARRIER CURBS
- BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
- SIAMSESE CONNECTION
- ENTRANCE CANOPY WITH SUPPORT COLUMNS
- PRIVATE PATIO WITH 1.2m HT. PRIVACY FENCE
- INTAKE / EXHAUST SHAFT
- VISITOR PARKING SPACES
- GAS PRESSURE RELEASE STATION
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- CONCRETE WALKWAY, WIDTH AS NOTED
- CONCRETE RETAINING WALL, RAILING AS REQUIRED
- EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
- EXISTING TREE TO BE REMOVED
- CISTERN SEE CIVIL AND MECHANICAL FOR DETAILS
- EXISTING CITY SIDEWALK TO REMAIN
- TREE PROTECTION FENCE AS PER TOR
- 6.0 METRE WIDE FIRE ROUTE
- PROPOSED SERVICES, SEE CIVIL
- EXISTING UTILITY / LIGHT POLE
- SITE LIGHTING - SEE ELECTRICAL SITE PLAN
- PAINTED ISLAND
- RAISED PLANTERS AT AMENITY AREA, SEE LANDSCAPE
- CROSSWALK WITH DEPRESSED CURB AND TWSI
- ACCESSIBLE PARKING SPACES WITH 1.5m WIDE AISLE, DEPRESSED CURB, TWSI AND SIGNAGE
- RE-ALINE DRIVEWAY AND SIDEWALK
- EXISTING STREET PARKING TO REMAIN
- 2.1m HT. SOLID WOOD FENCE
- HYDRO TRANSFORMER & SWITCHGEAR EQUIPMENT
- PRIVACY HEDGE, SEE LANDSCAPE
- RAISED ACCESSIBLE PASSENGER LOADING AREA WITH TWSI
- TREE, SEE LANDSCAPE
- PROPOSED CORNER TRIANGLE
- EXISTING UTILITY KIOSK
- FIRE ROUTE SIGN, MAXIMUM SPACING 25 METRES

PROPOSED - BUILDING "B"

BUILDING STATISTICS

GROUND FLOOR	704.0 sq. m.
2nd & 3rd FLOOR	2 x 1,648.6 sq. m.
4th FLOOR	3,297.1 sq. m.
5th - 20th FLOOR	2 x 17,745 sq. ft.
21st FLOOR	590.9 sq. m.
22nd FLOOR	6,360 sq. ft.
23rd FLOOR	6,233 sq. m.
24th FLOOR	6,709 sq. ft.
25th FLOOR AMENITY / MECH. PENT.	6,709 sq. ft.
TOTAL AREA	17,033.6 sq. m.
TOWER FOOTPRINT	183,348 sq. ft.
UNIT STATISTICS	
1 BEDROOM UNIT	56
2 BEDROOM UNIT	131
TOTAL	187

CAR PARKING

187 UNITS

REQUIRED BY ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT (AFTER 12 UNITS)	88
VISITOR	- 0.1 PER UNIT (AFTER 12 UNITS)	18
TOTAL		106
PROVIDED		
RESIDENCE	- 1.2 PER UNIT	228
VISITOR	- 0.1 PER UNIT	18
TOTAL		246

PARKING SPACE TYPE

STANDARD PARKING SPACE (2.80 x 5.20)	195
SMALL CAR SPACE (2.40 x 4.80)	44
PARALLEL PARKING SPACE (2.80 x 6.70)	3
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	3
BARRIER FREE SPACE TYPE B (2.40 x 5.20)	1

BICYCLE PARKING

187 UNITS

REQUIRED

RESIDENCE	- 1.0 PER UNIT	187
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PROVIDED

EXTERIOR AT GRADE	6
TOTAL	190

AMENITY SPACE

GROUND FLOOR COMMUNAL INTERIOR =	355.0 sq. m.
GROUND FLOOR COMMUNAL EXTERIOR =	115.0 sq. m.
4th FLOOR COMMUNAL INTERIOR =	160.0 sq. m.
4th FLOOR COMMUNAL TERRACE =	500.0 sq. m.
25th FLOOR COMMUNAL INTERIOR =	230.0 sq. m.
25th FLOOR COMMUNAL TERRACE =	240.0 sq. m.
PRIVATE BALCONIES / TERRACE =	900.0 sq. m.
TOTAL =	2,500.0 sq. m.
TOTAL COMMUNAL =	1,600.0 sq. m.
REQUIRED - 6.0m² PER UNIT (187) =	1,122.0 sq. m.
REQUIRED COMMUNAL @ 50% =	561.0 sq. m.

REFUSE REQUIREMENT

GARBAGE	- 0.11 PER UNIT	20 YARDS
RECYCLING GMP	- 0.018 PER UNIT	4 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	7 YARDS
COMPOST	- 240L PER 50 UNITS	4

- 45 ELECTRIC VEHICLE PARKING SPACE / CHARGING STATION
- 46 150mm BARRIER CURB
- 47 RELOCATED STORM SEWER CATCH BASIN
- 48 BARRIER CURB AND 1.8M WIDE SIDEWALK
- 49 EXISTING LAWN TO BE RE-GRADES AS REQUIRED
- 50 CONCRETE SURFACE AT LOADING AREA
- 51 CONCRETE STAIR WITH HANDRAILS
- * PLEASE REFER TO LANDSCAPE SET FOR SOFT AND HARD LANDSCAPING DETAILS
- * PLEASE REFER TO CIVIL DRAWING SET FOR ALL GRADING AND DRAINAGE DETAILS

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 UNTIL SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS.
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NOTATION SYMBOLS:

- 00 INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- 00 INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- 00 INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- 0000 INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 TITLE
- 00 DETAIL REFERENCE PAGE
- 00 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 A900 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.

ISSUED FOR ROUND 3 COMMENT RESPONSE	2025-07-23
ISSUED FOR COORDINATION	2025-07-17
MINOR CHANGES TO TOWER OUTLINE	2025-05-20
ISSUED FOR ROUND 1 COMMENT RESPONSE	2025-04-08
CITY COMMENT RESPONSE CONSULTANT REVIEW	2025-03-14
ISSUED FOR SITE PLAN CONTROL APPLICATION	2024-10-24
ISSUED FOR OWNER / CONSULTANT REVIEW	2024-09-04
ISSUED FOR OWNER / CONSULTANT REVIEW	2024-07-04
ISSUED FOR OWNER / CONSULTANT REVIEW	2024-03-14
ISSUED FOR OPA & ZA ROUND 3 COMMENT	2023-06-05
ISSUED FOR OPA & ZA ROUND 2 COMMENT	2023-03-17
ISSUED FOR ZONING APPLICATION	2021-05-26

No.	DESCRIPTION	DATE (DDMMYY)
1	REVISIONS:	
2	ARCHITECT SEAL:	
3	SEAL DATE: STAMP DATE	
4	CLIENT:	

HOMESTEAD
Homestead Land Holdings Ltd.
80 Johnson Street, Kingston

ARCHITECT:
rla / architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
210 CLEARVIEW AVENUE
OTTAWA ONTARIO
SHEET TITLE:

SITE PLAN BLDG. 'B'
DRAWN: R.V. CHECKED: JS
SCALE: 1:250 SHEET No.
PROJECT No. 2117 **SP-1**