

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

Prepared by Fotenn Planning + Design
Based upon the Site Plan by RLA Architecture

Checklist:

1. Will construction require the temporary detour of a bus route?
2. Will this work block a bike lane?
3. Will this work block a sidewalk?
4. Will this work require a lane of traffic to be closed?

No impact to the rights-of-way are anticipated as a result of the office-to-residential conversion. All materials shall be delivered to the private rear loading area and then lifted to the intended floor by a boom lift through window openings. Minimal visibility of the conversion work is anticipated from the building's exterior. The delivery of materials and physical construction shall not impact the use, safety, or enjoyment of the bus routes, Carling Avenue bike lane, sidewalks, or lanes of traffic.

CIVIL ENGINEER
CIMA+ Engineering Ltd.
240 Catherine Street, Suite 110
Ottawa, ON, Canada K2P 2G8
Tel.: (613) 860-2462
Fax: (613) 860-1870
E-Mail: Eric.Potvin@cima.ca

URBAN PLANNER
Fotenn Consulting
396 Cooper Street
Suite 300
Ottawa, ON K2P 2H7
Tel.: (613) 612-5959
T: 613.730.5709
E-Mail: bolduc@fotenn.com

PROJECT DEVELOPER
KTS Ontario properties
265 Carling Ave unit 401
Ottawa, ON, K1S 2E1
Tel: 613 612-5959
E-Mail: fadi@katasa.ca

TRANSPORTATION ENGINEER
CGH Transportation Inc.
6 Plaza Court
Ottawa, ON K2H 7W1
Tel: (343) 999-9117
Cell: (613) 697-3797
Email: Christopher.Gordon@CGHTransportation.com
Email: john.kingsley@cgtransportation.com

SURVEYOR
Annis O'Sullivan Vollebakk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079
Email: EdH@aovltd.com

LEGAL DESCRIPTION
STRATA PLAN OF SURVEY OF
LOTS 9, 10, 11, 12 and
PART OF LOTS 6, 7, 13, 14 and 15
(South of Clemow Avenue)
REGISTERED PLAN 54
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebakk Ltd.

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	AM(2022) H(28)	SITE AREA	0.166 ha.	1,659.3 sq. m. 17,860 sq. ft.
ZONING	REQUIRED	PROVIDED		
BUILDING HEIGHT - EXISTING TO REMAIN	28.0m	28.0m		
FRONT YARD SETBACK - EXISTING TO REMAIN	0	16.4m		
CORNER YARD SETBACK - EXISTING TO REMAIN	0	0.5m		
INTERIOR YARD SETBACK - ABUTTING RESIDENTIAL ZONE - EXISTING TO REMAIN	7.5	3.4m		
REAR YARD SETBACK - EXISTING TO REMAIN	0	0.0m		
RESIDENTIAL UNIT COUNT	-	70		
COMMERCIAL AREA	-	187.4m ²		
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	29	29		
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT	6	6		
PARKING - COMMERCIAL ON GROUND FLOOR - NOT REQUIRED	0	0		
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	35	35		
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA	3	3		
COMMERCIAL LOADING SPACE	0	0		
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m		
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	420.0m ²	450.0m ²		
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	210.0m ²	450.0m ²		

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.
COPYRIGHT RESERVED.

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

BUILDING STATISTICS

GROSS BUILDING AREA (CITY OF OTTAWA'S DEFINITION)	
PARKING LEVEL - STAGE #1	0.0 sq. m. 0.00 sq. ft.
GROUND FLOOR - COMMERCIAL STAGE #2	187.4 sq. m. 2,017 sq. ft.
2nd to 5th FLOOR - STAGE #1	4 x 496.5 sq. m. 4 x 5,376 sq. ft.
6th to 8th FLOOR - STAGE #2	3 x 496.5 sq. m. 3 x 5,376 sq. ft.
TOTAL AREA	3,683.9 sq. m. 39,649 sq. ft.

UNIT STATISTICS

	STUDIO UNIT	1 BEDROOM UNIT	2 BEDROOM UNIT	TOTAL
STUDIO UNIT	8	24	16	48
1 BEDROOM UNIT	2	8	6	16
2 BEDROOM UNIT	2	8	6	16
TOTAL	10	40	30	80

RESIDENTIAL UNIT AREA
3,496.5 sq. m.
37,632 sq. ft.

COMMERCIAL RETAIL / PSB / OFFICE
187.4 sq. m.
2,017 sq. ft.

CAR PARKING

REQUIRED	ZONING AREA "Y"	
RESIDENCE	- 0.5 PER UNIT AFTER 12	29
VISITOR	- 0.1 PER UNIT AFTER 12	6
1st FL. COMMERCIAL	- NOT REQUIRED	0
TOTAL		35

PROVIDED

265 CARLING - OFFICE	- 1.0 PER 100m ² OF G.F.A.	0
265 CARLING - RETAIL	- 1.0 PER 100m ² OF G.F.A.	0
265 CARLING - MEDICAL	- 2.0 PER 100m ² OF G.F.A.	0
265 CARLING - RESIDENCE	- 0.5 PER UNIT AFTER 12	29
265 CARLING - VISITOR	- 0.1 PER UNIT AFTER 12	6
TOTAL		35

LOCATION OF PARKING

265 CARLING - AT GRADE	4
265 CARLING - P1 LEVEL	17
275 CARLING - P1 LEVEL	14
TOTAL	35

BICYCLE PARKING

REQUIRED		
DWELLING UNIT	- 0.5 PER UNIT (70 UNITS)	35
COMMERCIAL - OFFICE	- 1.0 PER 250m ² OF G.F.A.	1
COMMERCIAL - RETAIL PSB	- 1.0 PER 250m ² OF G.F.A.	1
TOTAL		37

PROVIDED

UNDERGROUND	37
EXTERIOR AT GRADE	0
TOTAL	43

AMENITY SPACE

STAGE 1: 40 UNITS - REQUIRED 6.0m ² PER	= 240.0 sq. m.
STAGE 2: 30 UNITS - REQUIRED 6.0m ² PER	= 180.0 sq. m.
EAST ROOF COMMUNAL TERRACE (STAGE 1)	= 150.0 sq. m.
WEST ROOF COMMUNAL TERRACE (STAGE 1)	= 140.0 sq. m.
1st FLOOR AMENITY ROOM (STAGE 2)	= 160.0 sq. m.
TOTAL (ALL COMMUNAL)	= 450.0 sq. m.
REQUIRED - 6.0m ² PER UNIT (70)	= 420.0 sq. m.
REQUIRED COMMUNAL @ 50%	= 210.0 sq. m.

WASTE REQUIREMENT

	(70 UNITS)	
GARBAGE	- 0.11 PER UNIT	8 YARDS
RECYCLING GMP	- 0.018 PER UNIT	2 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	3 YARDS
COMPOST	- 240L PER 50 UNITS	2

SITE AREA

EXISTING BUILDING =	671.0 sq. m.	40.5%
EXISTING SURFACE =	655.2 sq. m.	39.5%
EX LANDSCAPE OPENED SPACE =	333.1 sq. m.	20.0%
TOTAL =	1,659.3 sq. m.	100.0%

SITE PLAN SYMBOLS:

EXISTING SOFT LANDSCAPE AREA	EXISTING ASPHALT DRIVING SURFACE	EXISTING CONCRETE WALK	EXISTING CONCRETE UNIT PAVERS	EXISTING CONCRETE SITE SIDEWALK
PROPERTY LINE	PROPOSED RIGHT OF WAY / CORNER SITE TRIANGLE	TREE PROTECTION FENCE	BIKE PARKING SPACE	ENTRANCE DOOR
VEHICULAR DIRECTION	EXISTING TREE TO REMAIN	SIAMSESE CONNECTION	FIRE HYDRANT	

1 SITE PLAN
SP-1

SCALE = 1 : 100

