



PROJECT INFORMATION		
Zoning By-law 2008-250 Consolidation	R2F	SITE AREA 0.27 ha, 2,756.0 sq. m, 29,872 sq. ft.
ZONING	REQUIRED	PROVIDED
ZONE	R2F	R5 J S
BUILDING HEIGHT	NOT NOTED	24 STOREYS / 77.0m
GRADE: PRELIMINARY ESTIMATE	67.50m ASL	67.00m ASL
DENSITY - GFA	n/a	6.1
FRONT YARD SETBACK	3.0m	5.6m
FRONT YARD SETBACK: 2nd to 7th FLOOR SETBACK	+2.5m	5.6m
INTERIOR YARD SETBACK: ABUTTING RESIDENTIAL ZONE	3.0m	1.7m
INTERIOR YARD SETBACK: ABOVE THE 6th STOREY	12.0m	4.7m
REAR YARD SETBACK: ABOVE THE 9th STOREY	12.0m	11.6m
AMENITY AREA - TOTAL 6.0m² PER UNIT	1,572.0m²	1,900.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	786.0m²	900.0m²
AMENITY AREA - 2% OF LOT AREA @ GRADE EXTERIOR	55.1m²	175.0m²
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12	125	98
VEHICLE PARKING: VISITOR - 0.1 PER UNIT AFTER 12	25	25
VEHICLE PARKING: MAXIMUM - 1.75 PER UNIT	459	123
BICYCLE PARKING: LONG-TERM - RESIDENTIAL - 1.0 PER UNIT	262	262
BICYCLE PARKING: SHORT-TERM - RESIDENTIAL - 2 + 1.0 PER 20 UNITS	16	16
ALS & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m	5.4m

SITE PLAN SYMBOLS:		BUILDING STATISTICS	
[Symbol]	SOFT LANDSCAPE PLANTING	GROSS BUILDING - AREA	
[Symbol]	ENTRANCE WALKWAY	PARKING LEVEL 0.0 sq. m, 0.0 sq. ft.	
[Symbol]	AMENITY PATIO	GROUND FLOOR 528.6 sq. m, 5,692 sq. ft.	
[Symbol]	PROPOSED CITY CONCRETE SIDEWALK	MEZZANINE - UPPER TOWNHOUSE LEVEL 310.9 sq. m, 3,347 sq. ft.	
[Symbol]	CONCRETE WALK	2nd - 4th FLOOR 3 x 1,057.1 sq. m, 3,171.2 sq. ft.	
[Symbol]	MULTI USE PATHWAY (MUP)	5th FLOOR 748.1 sq. m, 8,053 sq. ft.	
[Symbol]	BIKE PARKING SPACE WITH RACK	6th - 9th FLOOR - PODIUM 4 x 748.15 sq. m, 2,992.6 sq. m.	
[Symbol]	MAIN ENTRANCE DOOR	10th & 22nd FLOOR - TOWER 13 x 822.0 sq. m, 8,985.9 sq. m.	
[Symbol]	UNIT / EXIT DOOR	23rd FLOOR 171.9 sq. m, 1,850 sq. ft.	
[Symbol]	VEHICULAR DIRECTION	24th FLOOR 436.0 sq. m, 4,693 sq. ft.	
[Symbol]	EXISTING TREE TO REMAIN	25th MECHANICAL PENTHOUSE 0.0 sq. m, 0.0 sq. ft.	
[Symbol]	EXISTING TREE TO BE REMOVED	TOTAL AREA 16,445.3 sq. m, 177,016 sq. ft.	
[Symbol]	PROPOSED TREE	TOWER FOOTPRINT AREA 753.0 sq. m, 8,106 sq. ft.	
[Symbol]	SIAMISE CONNECTION	UNIT STATISTICS	
[Symbol]	FIRE HYDRANT	TOWNHOUSE (2 LEVEL) 2.7% 7	
		STUDIO UNIT 12.6% 33	
		1 BEDROOM UNIT 3.1% 8	
		1 BEDROOM + DEN UNIT 40.0% 106	
		2 BEDROOM UNIT 34.0% 89	
		2 BEDROOM + DEN UNIT 3.8% 10	
		3 BEDROOM 3.4% 9	
		TOTAL 262	

DRAWING NOTES	
1	PROPERTY LINE
2	BUILDING SETBACK LINES
3	INTERNAL RAMP TO U/G GARAGE WITH TRENCH DRAIN
4	FIRE HYDRANT
5	OUTLINE OF TOWER ABOVE
6	OUTLINE OF PARKING GARAGE
7	1.8m WIDE CONCRETE SIDEWALK WITH 150mm HT. CONCRETE BARRIER CURB
8	EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
9	SOFT LANDSCAPING, SEE LANDSCAPE PLAN
10	BELOW GRADE CISTERN IN PARKING GARAGE WITH OVERFLOW / ACCESS MH.
11	UNIT PAVEMENT PEDESTRIAN SURFACE
12	OUTLINE OF PODIUM LEVELS ABOVE
13	BICYCLE RACK, SEE LANDSCAPING
14	2.1m HT. SOLID WOOD PRIVACY FENCE
15	METAL GRATE - INTAKE / EXHAUST AIR SHAFT
16	TEMPORARY SNOW STORAGE
17	1.8m WIDE CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CIVIL
18	PRIVATE WALK
19	3.0m WIDE ASPHALT MULTI USE PATHWAY (MUP)
20	STRUCTURAL SUPPORT FOR BUILDING ABOVE
21	PRIVATE ENTRY FOR TOWNHOUSE STYLE UNITS
22	EXISTING UTILITY POLE TO BE RELOCATED
23	BALCONY ABOVE
24	EXISTING RETAINING WALL ON ADJACENT PROPERTY
25	PROPOSED LARGE TREES ON NCC LANDS
26	-
27	SHORT TERM PARKING
28	SIAMISE CONNECTION
29	PROPOSED UTILITIES, SEE CIVIL
30	RAISED BARRIER CURB WITH GUARD RAILING
31	EXISTING LOW SOLID WOOD FENCE
32	EXISTING DRIVEWAY ON ADJACENT PROPERTY
33	RETAINING WALL AGAINST NCC LANDS
34	CAST IN PLACE RAISED PLANTERS
35	EXISTING TREE TO BE REMOVED
36	EXISTING RESIDENTIAL HOUSE TO BE REMOVED
37	IRRIGATED PET RELIEF AREA WITH GRANULAR
38	HARD SURFACE AMENITY PATIO
39	SITE FURNITURE: SEE LANDSCAPE

CAR PARKING		BICYCLE PARKING	
AREA 'X' on SCHEDULE 1A		(262 UNITS)	
MINIMUM REQUIRED			
RESIDENCE	-0.5 PER UNIT (AFTER 12)	125	
VISITOR	-0.1 PER UNIT (AFTER 12)	25	
TOTAL		150	
PROVIDED			
RESIDENCE	-0.37 PER UNIT	98	
VISITOR	-0.1 PER UNIT	25	
TOTAL		123	
AMENITY SPACE			
AT GRADE TERRACE - COMMUNAL =	250.0 sq. m.		
GROUND FLOOR INTERIOR - COMMUNAL =	200.0 sq. m.		
TERRACE - PRIVATE =	220.0 sq. m.		
BALCONIES - PRIVATE =	850.0 sq. m.		
23rd FLOOR AMENITY ROOM =	255.0 sq. m.		
23rd FLOOR AMENITY TERRACE =	165.0 sq. m.		
TOTAL	1,970.0 sq. m.		
TOTAL COMMUNAL =	900.0 sq. m.		
REQUIRED - 6.0m² PER UNIT (262) =	1,572.0 sq. m.		
REQUIRED COMMUNAL @ 50% =	786.0 sq. m.		

WASTE REQUIREMENT	
GARBAGE	-0.11 PER UNIT 29 YARDS
RECYCLING GMP	-0.018 PER UNIT 5 YARDS
RECYCLING FIBER	-0.038 PER UNIT 10 YARDS
COMPOST	-240L PER 50 UNITS 6

LOT COVERAGE	
PAVED SURFACE =	195.6 sq. m. 7.1%
BUILDING FOOTPRINT =	1,411.5 sq. m. 51.2%
LANDSCAPE OPEN SPACE =	1,149.5 sq. m. 41.7%
TOTAL =	2,756.6 sq. m. 100.0%

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:

- (01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (02) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
- (03) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (04) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- (05) - DETAIL NUMBER
- (06) - TITLE
- (07) - SCALE
- (08) - DETAIL REFERENCE PAGE
- (09) - DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
1	REVISED AS PER ROUND 1 ZBLA COMMENT	Mar. 20, 26
2	ISSUED FOR ZBLA APPLICATION; REVISED	Jan. 5, 26
3	ISSUED FOR CONSULTANT / OWNER REVIEW	Aug. 06, 25
4	ISSUED FOR CONSULTANT REVIEW	Mar. 24, 25

ARCHITECT: **Antilia Homes**

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PROJECT TITLE: **500 EDGEWORTH AVENUE**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: R.V. CHECKED: K.R.

SCALE: 1:125 SHEET No. **SP-1**

PROJECT No. **2323**

