

LEGEND

- PROPOSED BUILDING LOCATION
- EXISTING NEIGHBOURING BUILDING
- LANDSCAPED AREA
- CONCRETE/ SIDEWALK
- FIRE ROUTE
- BARRIER-FREE PARKING CLEARANCE
- TACTILE WALKING SURFACE INDICATOR
- FIRE DEPARTMENT CONNECTION
- BUILDING ENTRANCE / EXIT
- FIRE HYDRANT
- BOLLARD
- MH — MANHOLE (SEE CIVIL)
- HYD — TRANSFORMER (HYDRO)
- CB — CATCH BASIN (SEE CIVIL)
- LS — LIGHT STANDARD (SEE ELECTRICAL)
- EV — EV CHARGE STATION (SEE ELECTRICAL)
- BARRIER-FREE PARKING
- VEHICULAR TRAFFIC DIRECTION
- CURB
- DC — DEPRESSED CURB
- TREE. SEE LANDSCAPE.

PARKING LEGEND

- TYPICAL BIKE RACK
- TYPICAL PARKING
- TYPICAL BF PARKING (TYPE A)

VEHICLE PARKING (SECTION 101): PART 4, 101. (3),

REFERENCE : [AREA X] - SCHEDULE 1A

PERSONAL SERV. BUS. (N64): REQUIRED:	*[3.4 Per 100 m2 Excl. 200m2]* :
MID-HIGH RISE MIXED AP. (R15): REQUIRED:	*[0.5 Per Unit, Excl. 12]* :
VISITOR PARKING (102. (3)): REQUIRED:	*[0.1 Per Unit, Excl. 12]* :
MINIMUM REQUIRED:	TBC

PARKING FOR THE PHYSICALLY DISABLED (PARKING BYLAW 2003-530, SECTION 122):

MINIMUM REQUIRED:	- TYPE A I - TYPE B
NUMBER PROVIDED:	TBC

BICYCLE PARKING (SECTION 111):

MINIMUM REQUIRED:	*[0.5 Per Unit]* : 0.5 x 319 = 160
NUMBER PROVIDED:	- SEE BIKE PARKING TABLE

BIKE PARKING TABLE :	BIKE PARKING PROVIDED
LS-BIKE	166

LOADING ZONE (SECTION 113):

MINIMUM REQUIRED:	-
NUMBER PROVIDED:	-*

APARTMENT NUMBER LIST

FR-L2-APARTMENT-GUEST SUITE	GUEST SUITE	3
FR-L2-APARTMENT-GUEST SUITE		3
FR-L3-9-APARTMENT-S	1 BED	40
FR-L3-9-APARTMENT-S	1 BED + DEN	15
FR-L3-9-APARTMENT-S	2 BED	20
FR-L3-9-APARTMENT-S	3 BED	4
FR-L3-9-APARTMENT-S		79
FR-L4-28-APARTMENT-N	1 BED	156
FR-L4-28-APARTMENT-N	1 BED + DEN	25
FR-L4-28-APARTMENT-N	2 BED	31
FR-L4-28-APARTMENT-N	3 BED	25
FR-L4-28-APARTMENT-N		237
GRAND TOTAL APARTMENTS:		319

EXTERIOR DOOR LEGEND:

- BUILDING ENTRANCE / EXIT
- PRINCIPAL ENTRANCE (& TRAVEL PATH EXIT)
- EXIT AT REQUIRED TRAVEL PATH

GENERAL SITE PLAN NOTES:

TOPOGRAPHICAL INFORMATION:
PART OF LOTS 20, 21, 22, 23
AND PART OF BLOCK 8,
REGISTERED PLAN 221
CITY OF OTTAWA

SURVEY BY: Annis, O'Sullivan, Vollebekk Ltd.

SITE AND BUILDING DATA:

LOT AREA.....	3, 807M²
NEW BUILDING HEIGHT.....	86.5M
(*1.)	
(*2.)	

(*) SEE: GROSS BUILDING AREA (*1) AND GROSS FLOOR AREA (*2) NOTES BELOW

GENERAL NOTES:

1. FOR PAVED SURFACES, GRADING, SITE SERVICING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS.

GROSS BUILDING AREA:

1. * (ONTARIO BUILDING CODE DEFINITION): THE TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS.
2. * GROSS FLOOR AREA (CITY OF OTTAWA ZONING BYLAW):
   DEFINITION FOR THE PURPOSE OF DETERMINING PARKING REQUIREMENTS): GROSS LEASABLE FLOOR AREA MEANS THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE, MEASURED FROM THE INTERIORS OF OUTSIDE WALLS EXCLUDING FLOOR AREA OCCUPIED BY PARTY WALLS AND EXCLUDING:
3. INTERIOR PARKING / LOADING (DRIVE THRU).
4. FLOOR AREA OCCUPIED BY SHARED MECHANICAL, SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING; (BY-LAW 2008-326)
5. COMMON HALLWAYS; CORRIDORS; STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS; STEPS AND LANDINGS; (BY-LAW 2008-326)
6. BICYCLE PARKING; MOTOR VEHICLE PARKING OR LOADING FACILITIES; COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS;
7. COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326)
8. COMMON AMENITY AREA AND PLAY AREAS ACCESSORY TO A PRINCIPLE USE ON THE LOT; AND (BY-LAW 2008-326) LIVING QUARTERS FOR A CARETAKER OF THE BUILDING.

ZONING:

[*] DEFICIENCIES - SEE REPORT

ZONING DESIGNATIONS : ZONING BY-LAW 2026-50
SECTION 902 - HUB ZONE 2 (H2)

ZONING PROVISIONS	
MINIMUM LOT AREA (m²):	NO MIN.
MINIMUM LOT WIDTH (m):	NO MIN.
MINIMUM FRONT AND EXTERIOR SIDE YARD SETBACK:	(ii) 3M
MINIMUM INTERIOR SIDE YARD SETBACK:	(iii) NO MIN.
MINIMUM REAR YARD SETBACK:	(i) ABUTTING N4 = 6M

BUILDING HEIGHT	
MAXIMUM	132M
PROPOSED:	FRONT TOWER - 86.5m REAR TOWER - 21.5 TO 29.6m

LANDSCAPING (SECTION 110) AM ZONE:

(–%) LANDSCAPE OF PARKING AREA & BUFFER

GARBAGE ROOM REQUIREMENTS:

CONTAINER (cu YARDS):	
REQUIRED:	- [TBC] cu YARDS
PROVIDED:	-
FIBRE RECYCLING (cu YARDS):	
REQUIRED:	
PROVIDED:	
GLASS, METAL & PLASTIC RECYCLING (cu YARDS):	
REQUIRED:	
PROVIDED:	
ORGANICS (cu YARDS):	
REQUIRED:	
PROVIDED:	

AMENITY AREAS (SECTION 137):

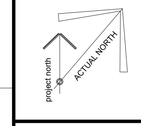
TOTAL AMENITY AREA:	
TOTAL REQUIRED:	TBC
TOTAL PROVIDED:	
COMMUNAL AMENITY:	
COMMUNAL REQUIRED:	TBC
COMMUNAL PROVIDED:	

GENERAL NOTES

1. DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS; FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
3. GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
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ISSUE RECORD

NO.	DESCRIPTION	DATE
3	RE - MASSING	2026-09-24

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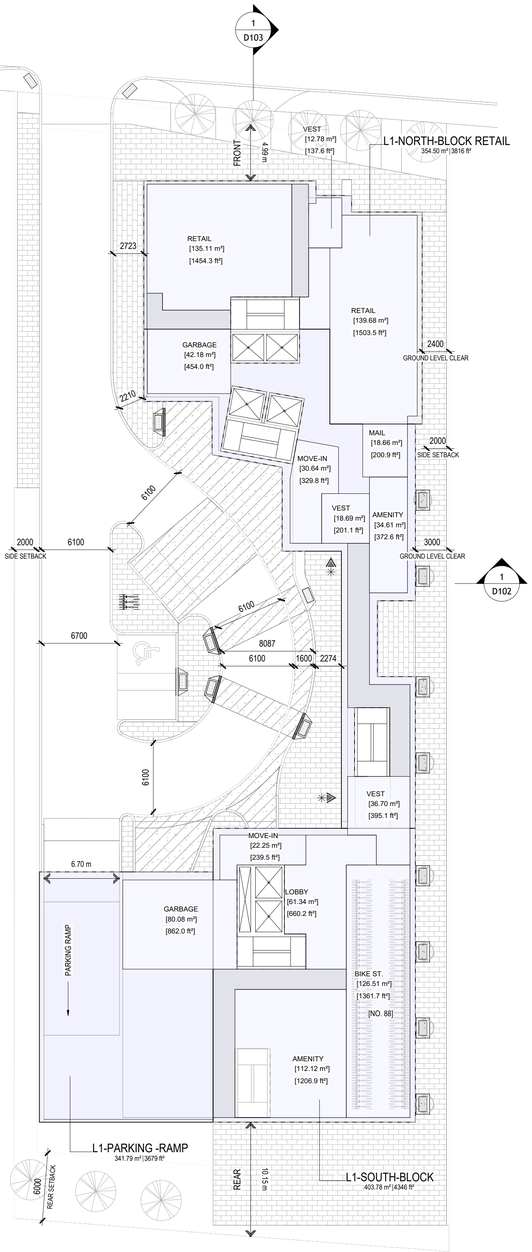
1296-1300 CARLING AVENUE

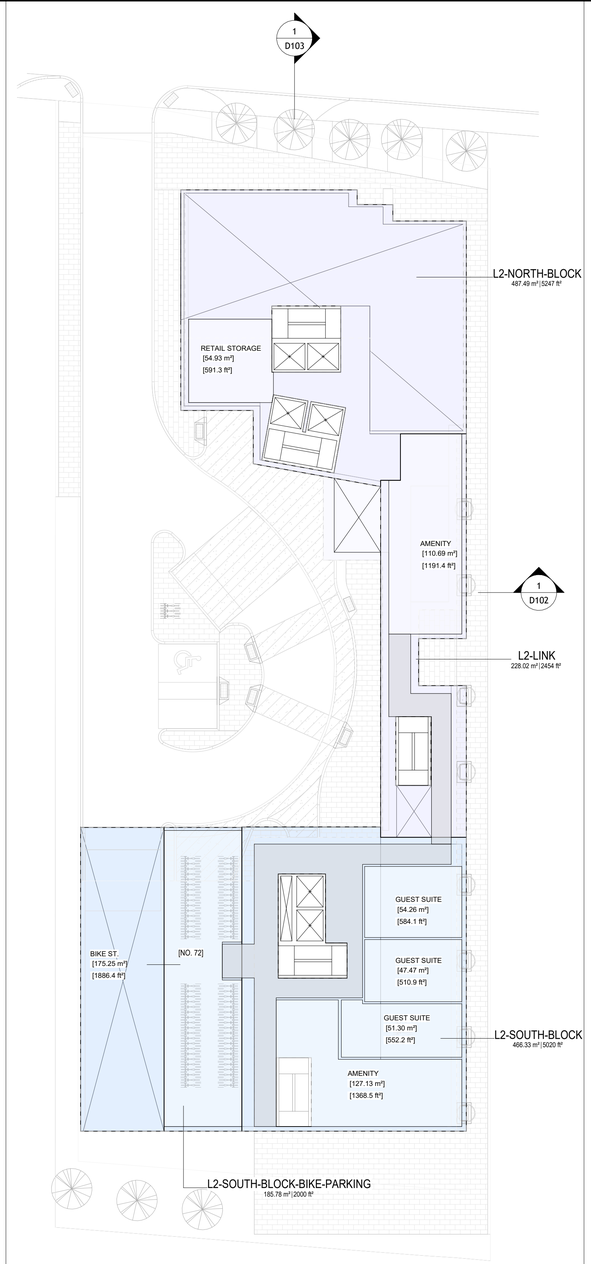
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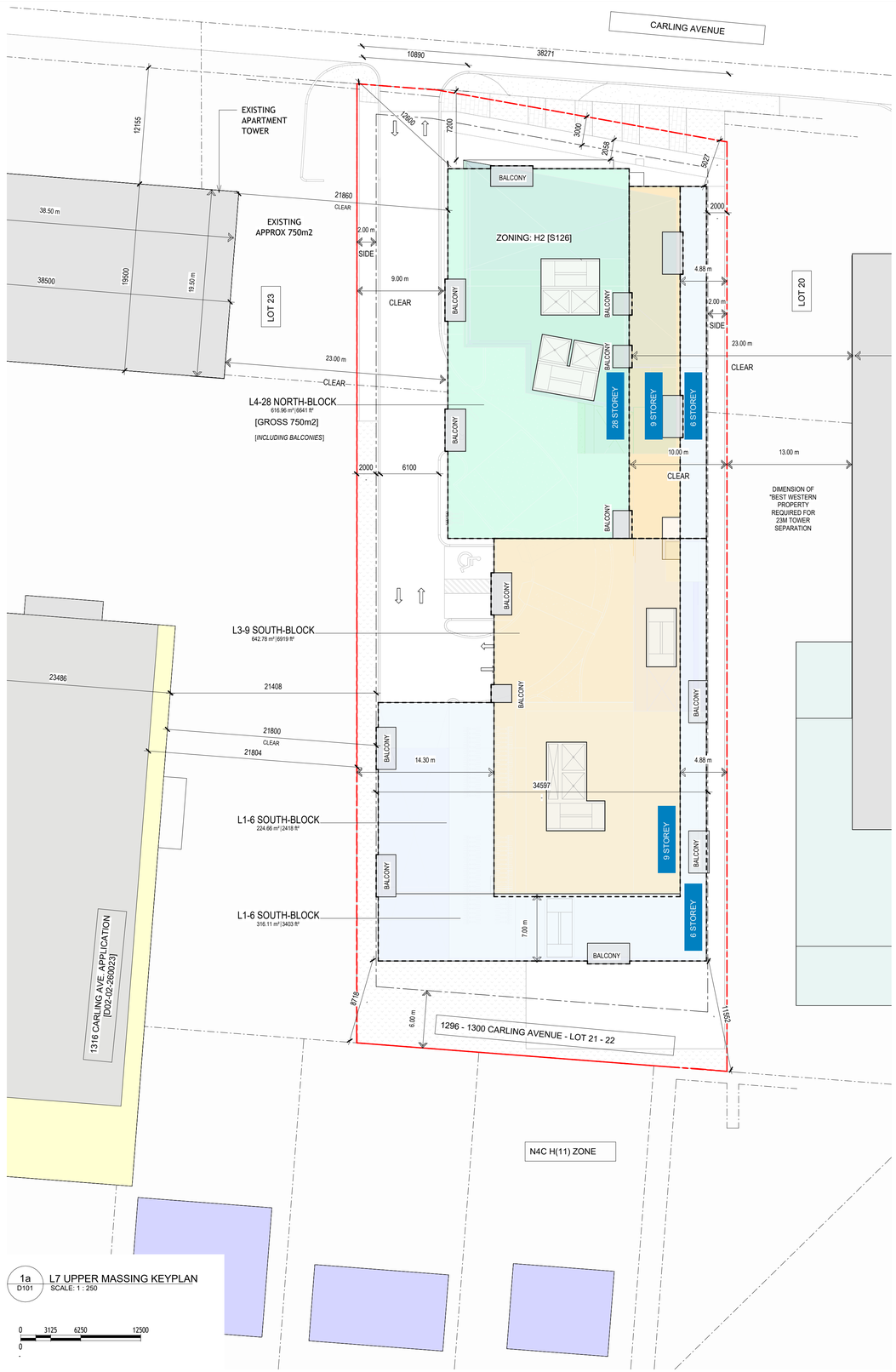
SITE PLAN

DATE	DRAWN Author	JOB NO.	DRAWING NO.
SCALE As indicated	REVIEWED Checker		D001

ARCHITECTURAL







1 D101 LEVEL 1
SCALE: 1 : 250

0 3125 6250 12500
0

2 D101 LEVEL 2
SCALE: 1 : 250

0 3125 6250 12500
0

1a D101 L7 UPPER MASSING KEYPLAN
SCALE: 1 : 250

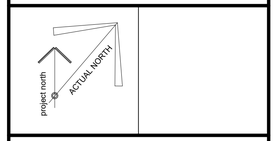
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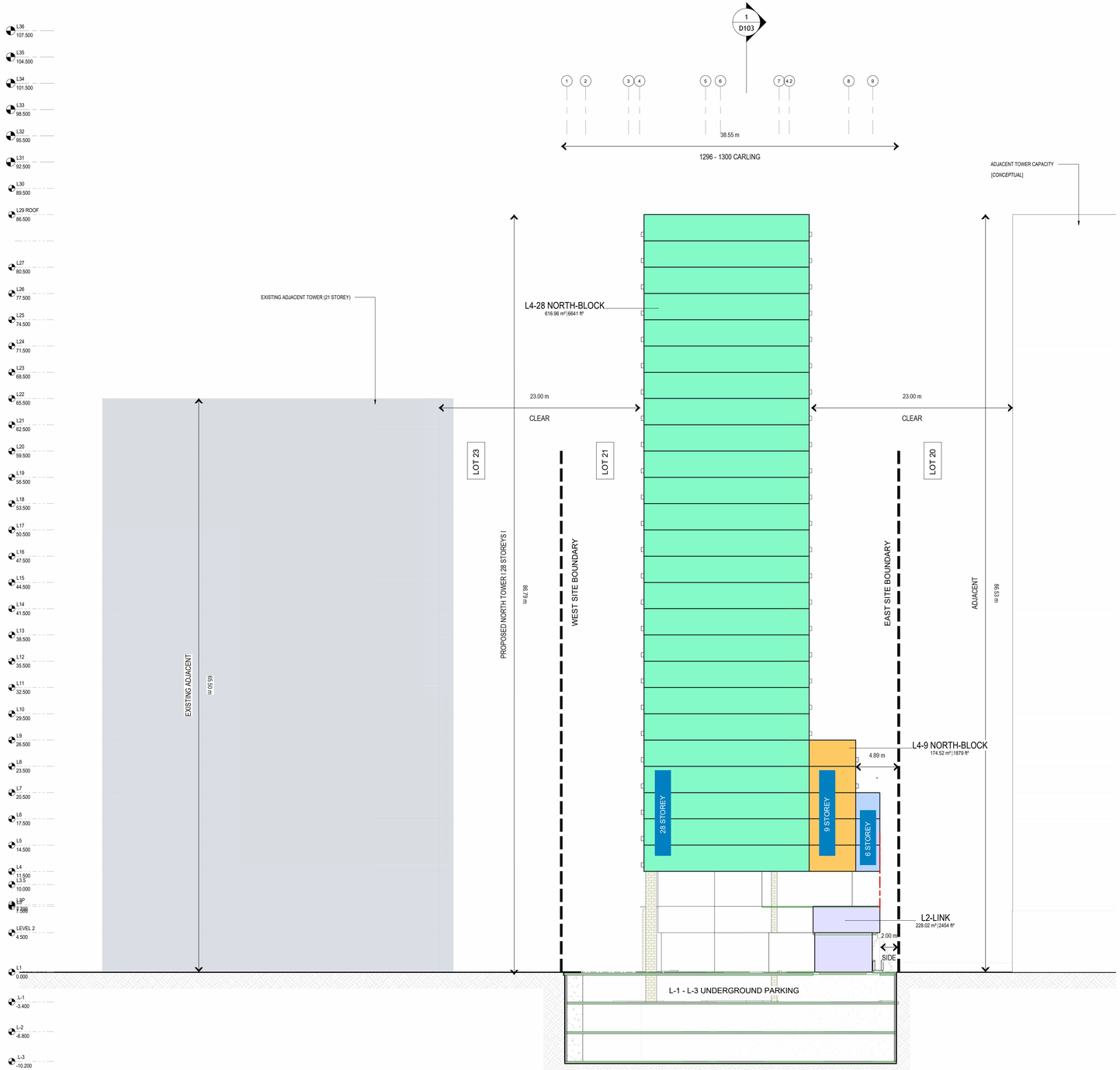
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SITE MASSING PLAN

DATE	DRAWN Author	JOB NO.	DRAWING NO.
SCALE 1 : 250	REVIEWED Checker		D101

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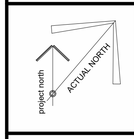


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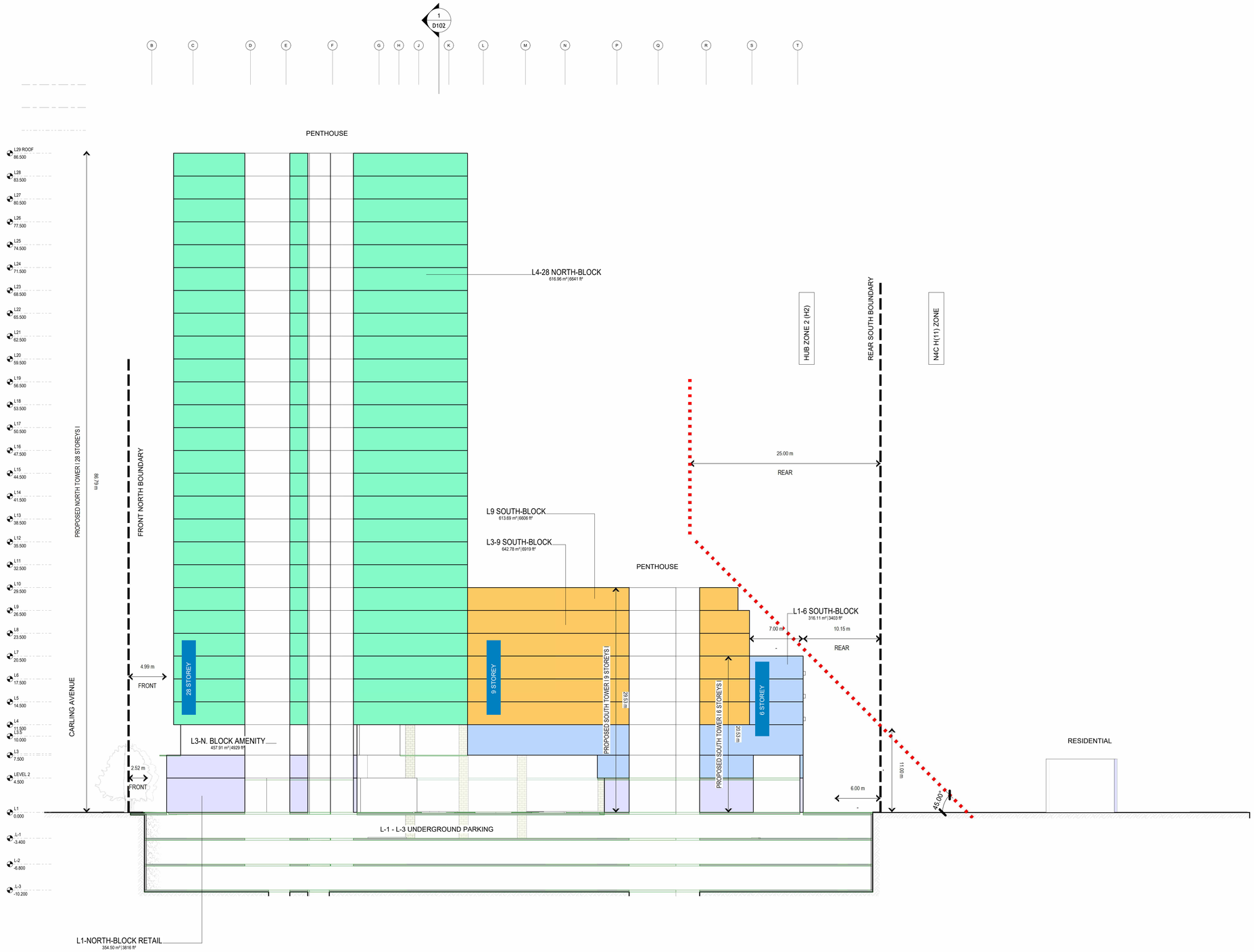
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MASS SECTION

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SCALE 1 : 250	REVIEWED Checker		D102

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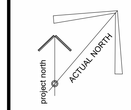


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