

KEY MAP

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SURVEYOR Farley, Smith & Denis Surveying Ltd. 30 Colomade Road North, Unit 275 Ottawa, Ontario K2E 1Z6 Tel: (613) 727-8200 Fax: (613) 727-1823 E-Mail: jeslie@bellnet.ca	ARBORIST IFS Associates BOX 13593, Kanata, Ontario K2K 1X6 Tel: (613) 838-8717 E-Mail: aboyd@ifsassociates.ca	WIND / SOUND ENGINEER Pinchin Ltd. 1 Hines Road, Suite 200 Kanata, ON, K2K 3C7 Tel: (847) 237-1077 E-Mail: wli@pinchin.com	CIVIL ENGINEER WSP 2611 Queenawave 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 CONVEYANCE A (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA FARLEY, SMITH & DENIS SURVEYING LTD. 2020

SITE PLAN SYMBOLS:

	SOFT LANDSCAPED AREA
	HARD SURFACE WALK
	COMMUNAL AMENITY PATIO / TERRACE
	ENTRY PAVERS
	PRIVATE PATIOS
	BIKE SPACE WITH RACK
	MAIN ENTRANCE DOOR
	EXIT / SERVICE DOOR
	FIRE HYDRANT
	VEHICULAR DIRECTION
	EXISTING TREE TO REMAIN
	SITE LIGHTING EXISTING / PROPOSED

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation RSC[2009] 8216

REQUIRED	PROVIDED
BUILDING HEIGHT	25 STOREYS / 80.0m
GRADE (GEODEIC ELEVATION - ASL)	60.75m ASL
REAR YARD SETBACK (WEST)	7.5m
CORNER YARD SETBACK (LANARK AVENUE)	10.8m
CORNER YARD SETBACK (CLEARVIEW AVENUE)	3.0m
AMENITY AREA - TOTAL 6.0m ² PER UNIT	1,146.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT	573.0m ²
VEHICLE PARKING - RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS	90
VEHICLE PARKING - VISITOR - 0.1 PER UNIT AFTER 12 UNITS	18
VEHICLE PARKING - RESIDENTIAL - MAX. 1.75 PER UNIT	334
BICYCLE PARKING - RESIDENTIAL - 1.0 PER UNIT	191
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m
LANDSCAPE OPENED AREA	30%

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.

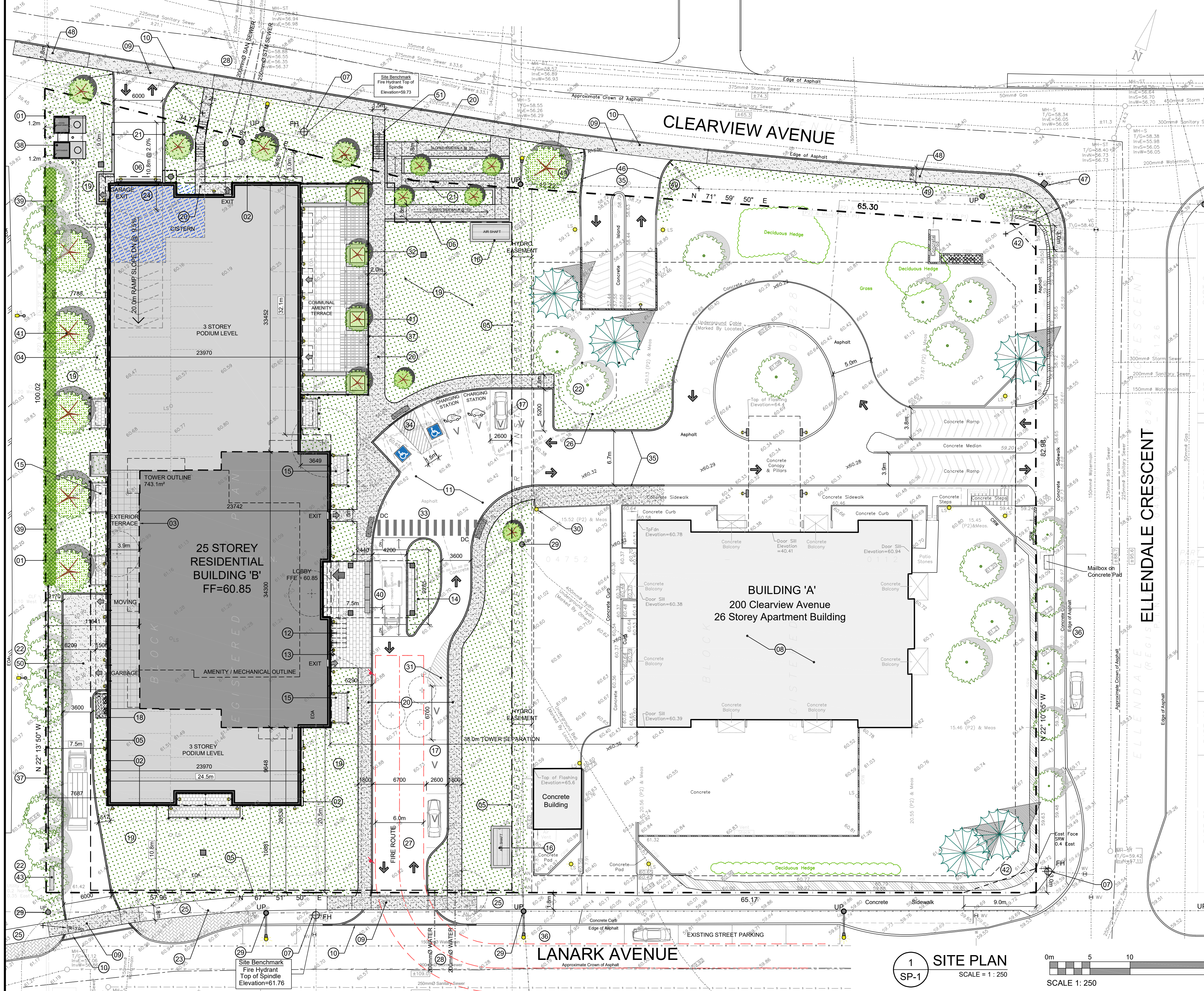
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

- 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 A900 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.



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. ft.
NEW TOWER "B" - 25 STOREY	16,342.9 sq. m.
	175,513 sq. ft.
TOTAL AREA	33,592.4 sq. m.
	361,585 sq. ft.

RESIDENTIAL UNITS

EX. TOWER "A" - 26 STOREY	224
NEW TOWER "B" - 25 STOREY	191
TOTAL	415

PARKING SPACES

EX. BUILDING "A" - SURFACE SPACES (REMOVED)	-100
EX. BUILDING "A" - P1 LEVEL	110
BUILDING "A" - P2 LEVEL	119
BUILDING "B" - P1 LEVEL	114
BUILDING "B" - SURFACE SPACES	10
TOTAL	353

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%

PROPOSED - BUILDING "B"

BUILDING STATISTICS

GROUND FLOOR	704.0 sq. m.
	7,578 sq. ft.
2nd & 3rd FLOOR	2 x 1,648.6 sq. m.
	3,297.1 sq. m.
	35,490 sq. ft.
4th FLOOR	590.9 sq. m.
	6,360 sq. ft.
5th - 20th FLOOR	16 x 623.3 sq. m.
	10,734 sq. ft.
21st FLOOR	623.3 sq. m.
	6,709 sq. ft.
22nd FLOOR	623.3 sq. m.
	6,709 sq. ft.
23rd FLOOR	623.3 sq. m.
	6,709 sq. ft.
24th FLOOR	623.3 sq. m.
	6,709 sq. ft.
25th FLOOR AMENITY / MECH. PENT.	0 sq. m.
	000 sq. ft.
TOTAL AREA	17,033.6 sq. m.
	183,348 sq. ft.

TOWER FOOTPRINT

1 BEDROOM UNIT	64
2 BEDROOM UNIT	127
TOTAL	191

CAR PARKING 191 UNITS

REQUIRED BY ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT (AFTER 12 UNITS)	90
VISITOR	- 0.1 PER UNIT (AFTER 12 UNITS)	18
TOTAL		108

PROVIDED

RESIDENCE	- 1.1 PER UNIT	219
VISITOR	- 0.1 PER UNIT	18
EXTERIOR: 10 BASEMENT: 8		18
TOTAL		237

PARKING SPACE TYPE

STANDARD PARKING SPACE (2.60 x 5.20)	199
SMALL CAR SPACE (2.40 x 4.60)	37
PARALLEL PARKING SPACE (2.60 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 191 UNITS

REQUIRED

RESIDENCE	- 1.0 PER UNIT	191
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AMENITY SPACE

GROUND FLOOR COMMUNAL INTERIOR	236.0 sq. m.
GROUND FLOOR COMMUNAL EXTERIOR	206.0 sq. m.
25th FLOOR COMMUNAL INTERIOR	238.0 sq. m.
25th FLOOR COMMUNAL EXTERIOR	243.0 sq. m.
PRIVATE BALCONIES / TERRACE	750.0 sq. m.
TOTAL	1,673.0 sq. m.
TOTAL COMMUNAL	923.0 sq. m.
REQUIRED - 6.0m ² PER UNIT (191)	1,146.0 sq. m.
REQUIRED COMMUNAL @ 50%	573.0 sq. m.

- 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
 - SIAMSE 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 TCR
 - 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

REVISIONS:

No.	DESCRIPTION	DATE (DDMM)
1	ISSUED FOR SPC REVISION	2026-05-13
2	REVISED GARAGE EXIT DOOR LOCATION	2026-03-12
3	OWNER REQUESTED CHANGES	2025-11-26
4	ISSUED FOR FOUNDATION PERMIT	2025-08-15
5	ISSUED FOR ROUND 3 COMMENT RESPONSE	2025-07-23
6	ISSUED FOR COORDINATION	2025-07-17
7	MINOR CHANGES TO TOWER OUTLINE	2025-05-20
8	ISSUED FOR ROUND 1 COMMENT RESPONSE	2025-04-08
9	CITY COMMENT RESPONSE CONSULTANT REVIEW	2025-03-14
10	ISSUED FOR SITE PLAN CONTROL APPLICATION	2024-10-24
11	ISSUED FOR OWNER / CONSULTANT REVIEW	2024-09-04
12	ISSUED FOR OWNER / CONSULTANT REVIEW	2024-07-04
13	ISSUED FOR OWNER / CONSULTANT REVIEW	2024-03-14
14	ISSUED FOR OPA & ZA ROUND 3 COMMENT	2023-06-05
15	ISSUED FOR OPA & ZA ROUND 2 COMMENT	2023-03-17
16	ISSUED FOR ZONING APPLICATION	2021-05-26

ARCHITECT SEAL: [Signature]

SEAL DATE: STAMP DATE

CLIENT: **HOMESTEAD**

Homestead Land Holdings Ltd.
80 Johnson Street, Kingston

ARCHITECT: **rla/architecture**
roderick lahey architect inc.
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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. **SP-1**

PROJECT No. 2117

D07-12-24-0138