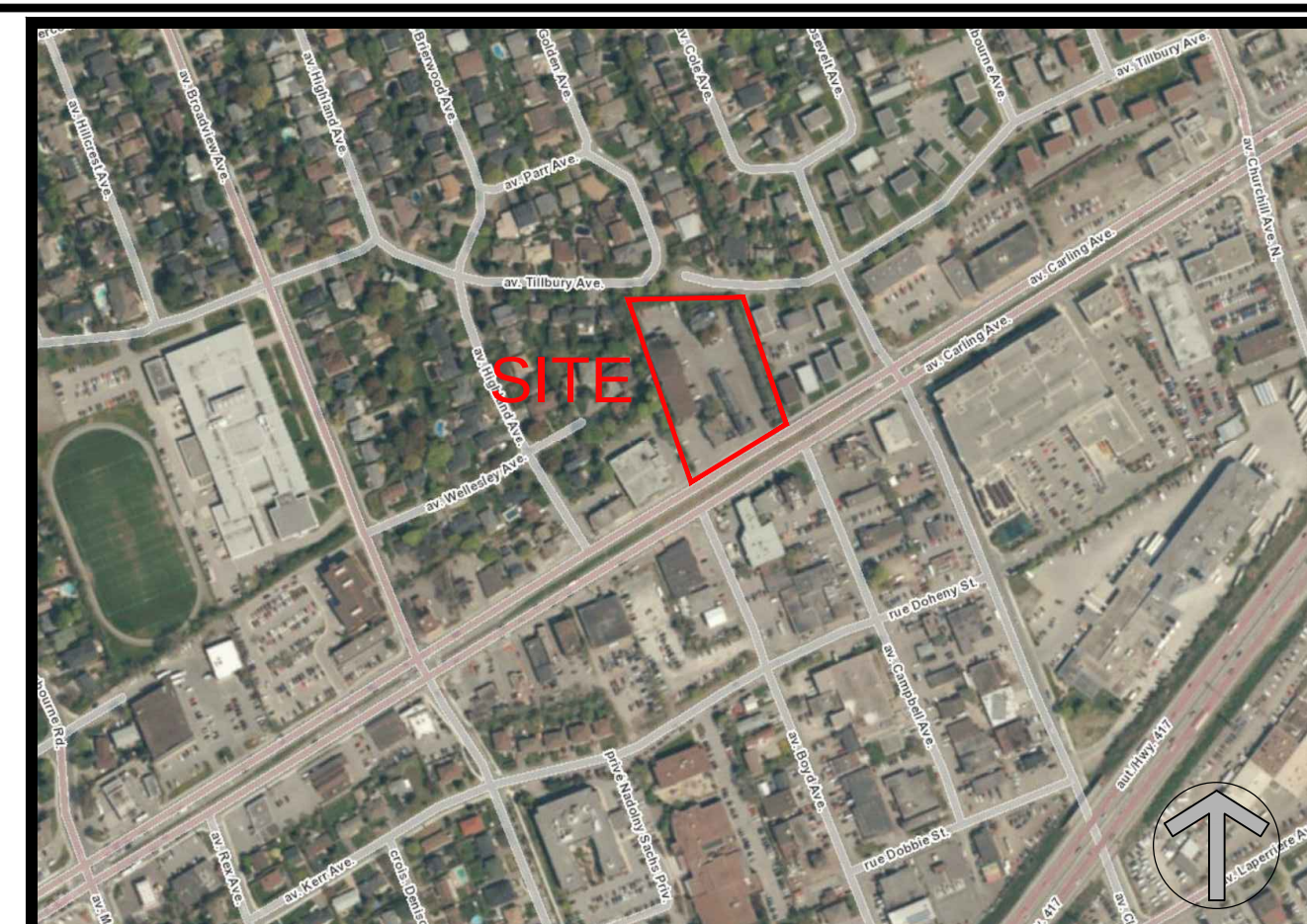
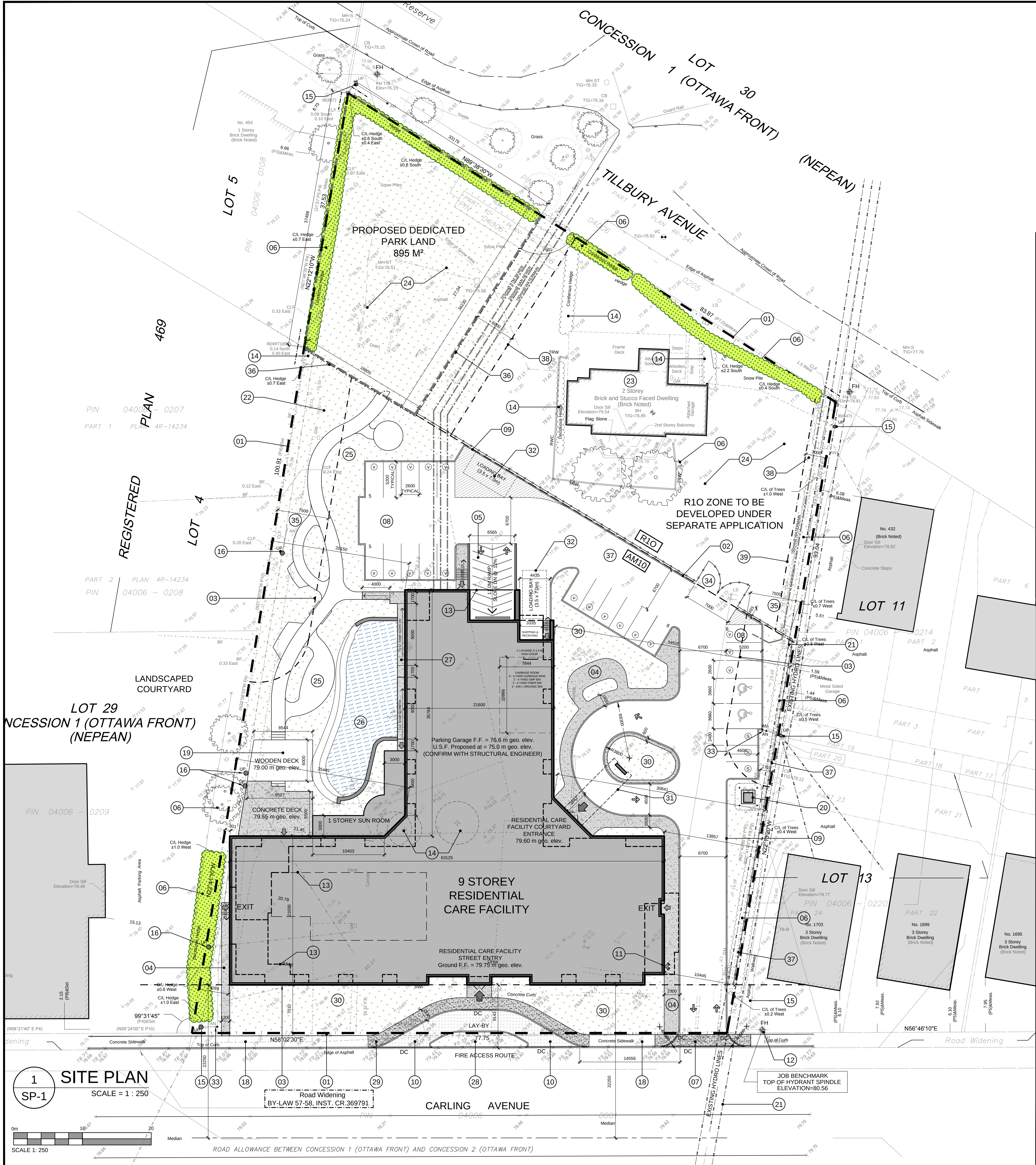




KEY MAP

DRAWING NOTES

- PROPERTY LINE
- ZONING LIMIT
- ROAD WIDENING / YARD SETBACK
- HARD SURFACE SIDEWALK / PATH, SEE LANDSCAPE
- PARKING GARAGE ENTRY DRIVEWAY / RAMP WITH TRENCH DRAIN
- EXISTING TREE / PLANT MATERIAL TO REMAIN
- DEPRESSED CURB / SIDEWALK TO CITY STANDARDS
- STAFF / VISITOR ASPHALT PARKING LOT
- 150mm BARRIER CURB
- EXISTING CURB AND SIDEWALK TO BE REMOVED AND REPLACED WITH DEPRESSED CURB AND LAY-BY TO CITY STANDARD
- SIAMSE CONNECTION
- EXISTING FIRE HYDRANT
- OUTLINE OF BUILDING ABOVE
- EXISTING TREE / PLANT MATERIAL TO BE REMOVED
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE TO BE REMOVED
- EXISTING HYDRO / UTILITY LINES TO BE REMOVED
- EXISTING CONCRETE SIDEWALK WITH STREET CURB
- PRIVATE PATIOS AT GRADE
- PROPOSED LOCATION OF HYDRO EQUIPMENT
- APPROXIMATE LOCATION OF OVERHEAD UTILITY LINES
- REMOVE EXISTING COMMERCIAL BUILDING
- EXISTING RESIDENTIAL DWELLING TO REMAIN
- EXISTING ASPHALT PARKING LOT
- LANDSCAPED COURTYARD, SEE LANDSCAPE PLAN
- POND, SEE LANDSCAPE PLAN
- BARRIER FREE CONCRETE RAMP AS PER O.B.C. 3.8.3.4
- REPLACE SIDEWALK WITH SOFT LANDSCAPING
- 1.8m WIDE CONCRETE SIDEWALK TO CITY STANDARDS
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- ENTRY CANOPY
- 3.5 x 7.0m LOADING BAY
- EXISTING UTILITY POLE GUIDE WIRE
- ACCESS TO EXISTING DWELLING
- 7.5 M INTERIOR YARD SETBACK
- 1.5 m Ht. CHAIN LINK FENCE & GATE
- 1.8 m Ht. WOOD PRIVACY FENCE
- 6.0 m WIDE PROPOSED SERVICE EASEMENT
- 3.0 m WIDE PROPOSED SERVICE EASEMENT
- PROPOSED BUILDING SERVICES, SEE CIVIL

SITE PLAN SYMBOLS

	HARD SURFACE WALK / PATH
	WATER FEATURE
	ASPHALT LAY-BY
	NEW CITY SIDEWALK
	SOFT LANDSCAPING
	TWO WAY VEHICLE CIRCULATION
	MAIN ENTRANCE
	SERVICE / EXIT DOOR
	PROPERTY LINE
	VISITOR PARKING SPACE (2.6 X 5.2 M)
	SMALL PARKING SPACE (2.4 X 4.6 M)

SURVEYOR

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Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079
E-Mail: EdL@aovtld.com

LEGAL DESCRIPTION

SKETCH ILLUSTRATING CONCRETE CURBS AND CENTRELINE OF CARLING AVENUE IN FRONT OF 1705-1715 CARLING AVENUE BEING

PART OF LOT 30
CONCESSION 1 (OTTAWA FRONT)
Geographic Township of Nepean CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

LANDSCAPE ARCHITECT

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Email: r.james@novatech-eng.com

PROJECT DEVELOPER

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CIVIL ENGINEER

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PLANNER

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Email: d.seehar@novatech-eng.com
Email: m.Chown@novatech-eng.com

PROJECT INFORMATION

ZONING Zoning By-Law 2008-250 AM10 / R10
SITE AREA 8,928.75 sq. m. (96,108) sq. ft.
BUILDING HEIGHT AM10 - 30.0 M / R10 - 8.0M
(GEO. ELEV.) 68.00

PROJECT STATISTICS

BUILDING HEIGHT 29.9 M
AVERAGE MEAN GRADE (GEO. ELEV.) 68.00

GROSS BUILDING - AREAS

(CITY OF OTTAWA'S DEFINITION)

P1 PARKING LEVEL	N/A
GROUND FLOOR	N/A
2nd to 6th FLOOR	5 x 1,459.0 sq. m. (79,060) sq. ft. 5 x (15,812) sq. ft.
7th FLOOR	1,416.4 sq. m. (15,240) sq. ft.
8th & 9th FLOOR	2 x 1,246.8 sq. m. (2,493.5 sq. m. (26,840) sq. ft.) 2 x (13,420) sq. ft.

MECHANICAL FLOOR

N/A

UNIT STATISTICS

RESIDENTIAL CARE FACILITY

JUNIOR 1 BED UNIT	12
1 BED UNIT	125
1 BED UNIT + DEN	31
2 BED UNIT	30
TOTAL	198

AMENITY AREA

EXTERIOR COMMUNAL AT GRADE	1,022.0 sq. m. (11,000) sq. ft.
1st FLOOR COMMUNAL AMENITY ROOM	516.1 sq. m. (5,555) sq. ft.
19th FLOOR COMMUNAL AMENITY ROOM	296.4 sq. m. (3,180) sq. ft.
7th & 8th FLOOR COMMUNAL ROOF TOP PATIO	171.9 sq. m. (1,850) sq. ft.
PRIVATE BALCONIES	615.0 sq. m. (6,620) sq. ft.
TOTAL =	2,827.4 sq. m. (30,237) sq. ft.

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE CARE FACILITY	- 0.125 PER UNIT (308 UNITS)	25
MEDICAL, HEALTH & PERSONAL SERVICES	- 0.5 PER 100m² OF G.F.A.	5
TOTAL		30

PROVIDED

AT GRADE PARKING	25
UNDERGROUND P1 LEVEL PARKING	45
TOTAL	70

STANDARD PARKING SPACE (2.6 X 5.2) 95.0% 67
SMALL CAR PARKING SPACE (2.4 X 4.6) 5.0% 3

BICYCLE PARKING

REQUIRED

CARE FACILITY	- 1.0 PER 150m² OF G.F.A.	8
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PROVIDED

UNDERGROUND PARKING LEVEL	10
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LOT COVERAGE

PAVED SURFACE =	1,559.2 sq. m.	17.49%
BUILDING FOOTPRINT =	2,145.7 sq. m.	24.03%
LANDSCAPE OPEN SPACE =	2,397.3 sq. m.	26.85%
PROPOSED PARK =	895.2 sq. m.	10.03%
R10 ZONE =	1,931.4 sq. m.	21.63%
TOTAL =	8,928.75 sq. m.	100.0%

GARBAGE REQUIREMENT

GARBAGE	0.110 Y³ PER UNIT (198)	22 Y³
RECYCLING GMP	0.018 Y³ PER UNIT (198)	4 Y³
RECYCLING FIBRE	0.038 Y³ PER UNIT (198)	8 Y³
ORGANICS	1 - 240 L BIN PER 50 UNIT (198)	4

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.
TITLE
SCALE
DETAIL REFERENCE PAGE
DETAIL CROSS REFERENCE PAGE

LRT ALIGNMENT DISCLAIMER

APPROXIMATE LRT TUNNEL AND SHORING ALLOWANCE LOCATION TAKEN FROM CITY OF OTTAWA DRAWINGS: CONFEDERATION LINE WEST LRT EXTENSION - TUNNEY'S PASTURE STATION TO BASELINE STATION; PLAN AND PROFILE - NEW ORCHARD STATION 65+170 - 69+70 SHEET 16, DATED JUNE 2, 2016 & GENERAL ARRANGEMENT - RICHMOND ROAD TUNNEL SHEET 102, DATED FEBRUARY 10, 2016

REVISIONS:

No.	DESCRIPTION	DATE
1	REVISED AS PER CITY 1st COMMENT LETTER	Aug 1, 18
2	ISSUED TO CONSULTANTS' 1st COMMENT LETTER	June 29, 18
3	ISSUED FOR SITE PLAN CONTROL	Apr. 20, 18
4	ISSUED FOR DESIGN CONCEPT	Mar. 02, 18

ARCHITECT SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
ARCHITECT'S LICENCE #275
SEAL DATE: STAMP DATE

CLIENT:

The Founders Residences Westboro
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 raarchitecture.ca

PROJECT TITLE:

The Founders Residences Westboro
1705 CARLING AVENUE
OTTAWA ONTARIO

SHEET TITLE:

SP-1

DRAWN:

RV

CHECKED:

J.S.

SCALE:

1:250

SHEET No.:

SP-1

PROJECT No.:

1740