

**SITE PLAN LEGEND**

- SNOW STORAGE AREA
- ASPHALT PAVING
- REINFORCED ASPHALT PAVING
- GRASS
- CONCRETE
- INTERLOCK
- OUTDOOR ROOF TERRACE
- BUILDING ACCESS / EXIT
- PROPERTY LINE
- SETBACK LINE
- EXTENT OF UNDERGROUND PARKING
- TOP OF BANK 15m OFFSET
- 1.8m CHAIN LINK FENCE (SEE LANDSCAPE)
- 150mm CONCRETE CURB
- ACCESSIBLE PARKING VERTICAL SIGNAGE
- EXTERIOR POST LAMP (SEE ELECTRICAL)
- SIAMESE CONNECTION
- TREES (SEE LANDSCAPE)

**DRAWING NOTES**

- 1 BICYCLE RACK ON PAD (8 SPACES)
- 2 CURB RAMP
- 3 DEPRESSED CURB
- 4 NEW 1800mm INTERLOCK WALKWAY
- 5 1070mm GUARD RAIL
- 6 TERRACE AT GROUND LEVEL
- 7 UNIT BALCONY ABOVE
- 8 NOT USED
- 9 CONCRETE RETAINING WALL
- 10 SIAMESE CONNECTION
- 11 CANOPY ABOVE GROUND FLOOR
- 12 GARBAGE CONCRETE PAD FOR TEMPORARY CONTAINER LOADING AREA
- 13 NOT USED
- 14 NEW CONCRETE STAIRS LEADING TO EXISTING SIDEWALK WITH 900mm HANDRAIL EXTENDING 300mm AT TOP AND BOTTOM
- 15 EXTERIOR 24m RAMP SLOPED DOWN 15% WITH 5% AND 12% TRANSITION @ TOP AND 12% AND 8% TRANSITION AT BOTTOM.
- 16 PROPOSED ACCESS TO BELOW GRADE PARKING GARAGE
- 17 NEW RETAINING WALL (SEE CIVIL)
- 18 NEW 1800mm CONCRETE WALKWAY

**PROJECT INFORMATION**

**SITE SUMMARY**  
 ADDRESS : 8466 JEANNE D'ARC BLVD N  
 ZONING : RSA [1409]  
 SITE AREA : 7491.49 m<sup>2</sup>  
 PROPOSED USE : RESIDENTIAL APARTMENTS (214 UNITS)  
 2 LEVELS OF UNDERGROUND PARKING  
 BUILDING AREA : 2105 m<sup>2</sup>

**ZONING SUMMARY**

|                        | REQUIRED               | PROPOSED               |
|------------------------|------------------------|------------------------|
| MIN LOT AREA :         | 1000 m <sup>2</sup>    | 7472.94 m <sup>2</sup> |
| MIN LOT WIDTH :        | 25 m                   | 44.64 m                |
| BUILDING HEIGHT :      | 10 storeys             | 10 storeys             |
| MIN. YARD SETBACKS :   |                        |                        |
| • FRONT YARD :         | 6.0 m                  | 7.21 m                 |
| • CORNER SIDE YARD :   | 4.5 m                  | 4.77 m                 |
| • REAR YARD :          | 7.5 m                  | 28.31 m                |
| • INTERIOR SIDE YARD : | 7.5 m                  | 15.42 m                |
| LANDSCAPE OPEN SPACE : | (30%)                  | (31.1%)                |
| • SOFT LANDSCAPING :   |                        | 2100.00 m <sup>2</sup> |
| • HARD LANDSCAPING :   |                        | 230.25 m <sup>2</sup>  |
| TOTAL =                | 2241.88 m <sup>2</sup> | 2330.25 m <sup>2</sup> |

**VEHICULAR PARKING**

|  | REQUIRED                | PROPOSED                |
|--|-------------------------|-------------------------|
| RESIDENTIAL APARTMENTS (214 UNITS)<br>AS PER TABLE 101,<br>• 1.2 SPACES PER DWELLING | 257                     | 257                     |
| VISITOR PARKING (196 UNITS)<br>AS PER TABLE 102,<br>• 0.2 SPACES PER DWELLING        | 43                      | 43                      |
| TOTAL VEHICULAR PARKING  | 300                     | 300                     |
| ACCESSIBLE PARKING (INCLUDED IN TOTAL PARKING COUNT)                                 | 8 (4 TYPE A & 4 TYPE B) | 8 (4 TYPE A & 4 TYPE B) |

**BICYCLE PARKING**

|   | REQUIRED | PROPOSED |
|---|----------|----------|
| RESIDENTIAL APARTMENTS (214 UNITS)<br>AS PER TABLE 111A,<br>• 0.5 SPACES PER DWELLING | 107      | 107      |

**WASTE MANAGEMENT CONTAINERS**

|  | SIZE            | AMOUNT |
|--|-----------------|--------|
| GARBAGE (214 x 0.11y = 23.54y <sup>2</sup> )   | 4y <sup>2</sup> | 6      |
| RECYCLING (214 x 0.038y = 8.13y <sup>2</sup> ) | 4y <sup>2</sup> | 3      |
| ORGANICS (214 / 50 = 4.28)                     | 240L            | 4      |

**BUILDING SUMMARY**

|                    | GROSS FLOOR AREA (City of Ottawa Zoning definition) | UNIT COUNT |
|--------------------|---|------------|
| LEVEL P2 PARKING : | 0 m <sup>2</sup>                                    | 0          |
| LEVEL P1 PARKING : | 0 m <sup>2</sup>                                    | 0          |
| GROUND FLOOR :     | 1,431.7 m <sup>2</sup>                              | 17         |
| LEVEL 2-9 :        | 1,871.3 m <sup>2</sup> floor                        | 22 floor   |
| LEVEL 10 :         | 1,773.2 m <sup>2</sup>                              | 21         |
| LEVEL 11 :         | 0 m <sup>2</sup>                                    | 0          |
| TOTAL =            | 20,046.6 m <sup>2</sup>                             | 214        |

**AMENITY SPACE**

|                                  |                     |
|----------------------------------|---------------------|
| • PRIVATE TERRACES / BALCONIES : | 3000 m <sup>2</sup> |
| • COMMUNAL ROOF TERRACE :        | 386 m <sup>2</sup>  |
| • COMMUNAL PARTY ROOM BALCONY :  | 18.3 m <sup>2</sup> |
| • COMMUNAL LOUNGE TERRACE :      | 62 m <sup>2</sup>   |
| • COMMUNAL EXTERIOR AT GRADE :   | 346 m <sup>2</sup>  |

**UNIT STATISTICS**

|                       |           |
|-----------------------|-----------|
| 1 BEDROOM :           | 1 (1%)    |
| 1 BEDROOM + DEN :     | 56 (26%)  |
| 2 BEDROOMS INTERIOR : | 120 (56%) |
| 2 BEDROOMS :          | 37 (17%)  |

**GENERAL NOTES**

**NOTE-A :** ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.

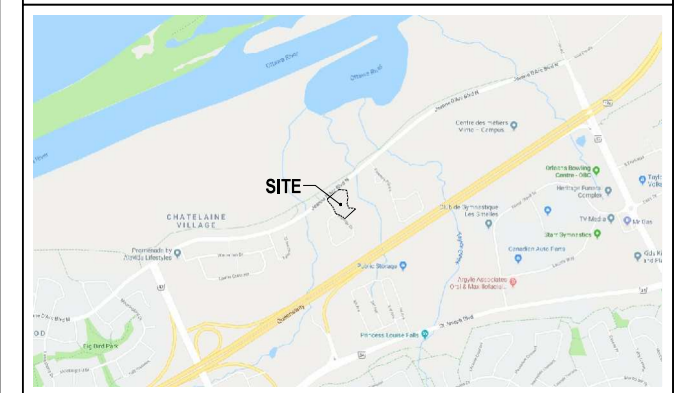
**NOTE-B :** ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEY.

**NOTE-C :** CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.

**NOTE-D :** ALL CONTRACTORS MUST COMPLY WITH ALL CURRENT APPLICABLE CODES, REGULATIONS AND BY-LAWS.

**NOTE-E :** DO NOT SCALE DRAWINGS.

GENERAL NOTES / NOTES GÉNÉRALES :  
 SEE SHEET A-002 / VOIR FEUILLE A-002



PROJECT TEAM / EQUIPE DU PROJET :

CLIENT  
**BRIGIL**  
 98, rue Lois, Gatineau  
 QC J8Y 3R7  
 819.243.7392

SURVEYOR / ARPEUTEUR  
**ANNIS O'SULLIVAN VOLLEBEKK Ltd.**  
 14 Concourse Gato, Suite 500, Nepean  
 ON K2E 7S6  
 613.727.0850

URBAN PLANNING / AMÉNAGEMENT URBAIN  
**PAQUETTE PLANNING Ltd.**  
 55 Hutchinson Avenue, Ottawa  
 ON K1Y 4A3  
 613.722.7217

CIVIL ENG. / ING. CIVIL  
**STANTEC CONSULTING Ltd.**  
 1331 Clysse Ave (Suite 400), Ottawa  
 ON K2C 0A9  
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STRUCTURAL ENG. / ING. STRUCTURE  
**CPF GROUPE CONSEIL**  
 2006 rue Plessis, Montreal  
 QC H2L 2Y9  
 514.667.5450

MECHANICAL / ELECTRICAL ENG. / ING. MÉC. / ÉLECT.  
**LCA EXPERT CONSULTANTS**  
 15, rue De Valcourt, Unité 6, Gatineau  
 QC J8T 8H1  
 819.243.8383

LANDSCAPE / PAYSAGEMENT  
**LEVSTEK CONSULTANTS**  
 5871 Hugh Crescent, Ottawa  
 ON K0A 2W0  
 613.826.0518

| No. | DESCRIPTION                        | DATE       |
|-----|------------------------------------|------------|
| 05  | ISSUED FOR SITE PLAN CONTROL       | 2019-12-13 |
| 04  | ISSUED FOR CONSULTANT COORDINATION | 2019-10-28 |
| 03  | ISSUED FOR REVISED LAYOUT          | 2019-10-07 |
| 02  | ISSUED FOR REVISED LAYOUT          | 2019-09-10 |
| 01  | ISSUED FOR DESIGN CONCEPT          | 2019-05-28 |

ARCHITECT / ARCHITECTE :  
**ROSSMANN ARCHITECTURE**  
 88 BOULEVARD SAINT-JOSEPH,  
 GATINEAU, QC  
 Tel : 819-600-1555  
 www.raai.ca

NOT FOR CONSTRUCTION / PAS POUR CONSTRUCTION

SEAL / SCEAU :

CLIENT :  
**BRIGIL**

PROJECT / PROJET :  
 BRIGIL  
 PETRIES LANDING  
 BLOCK 8

DRAWING / DESSIN :  
**PROPOSED SITE PLAN**

SCALE / ÉCHELLE : 1:500

DRAWN BY / DESSINÉ PAR : E.S.  
 REVIEWED BY / VÉRIFIÉ PAR : E.R.

DATE : 2019-08-09  
 DWG NO. / NO. DE DESSIN : A-001.1

PROJECT NO. / NO. DE PROJET : 19-001  
 PROJECT PHASE / PHASE DU PROJET : PRECONCEPTUAL