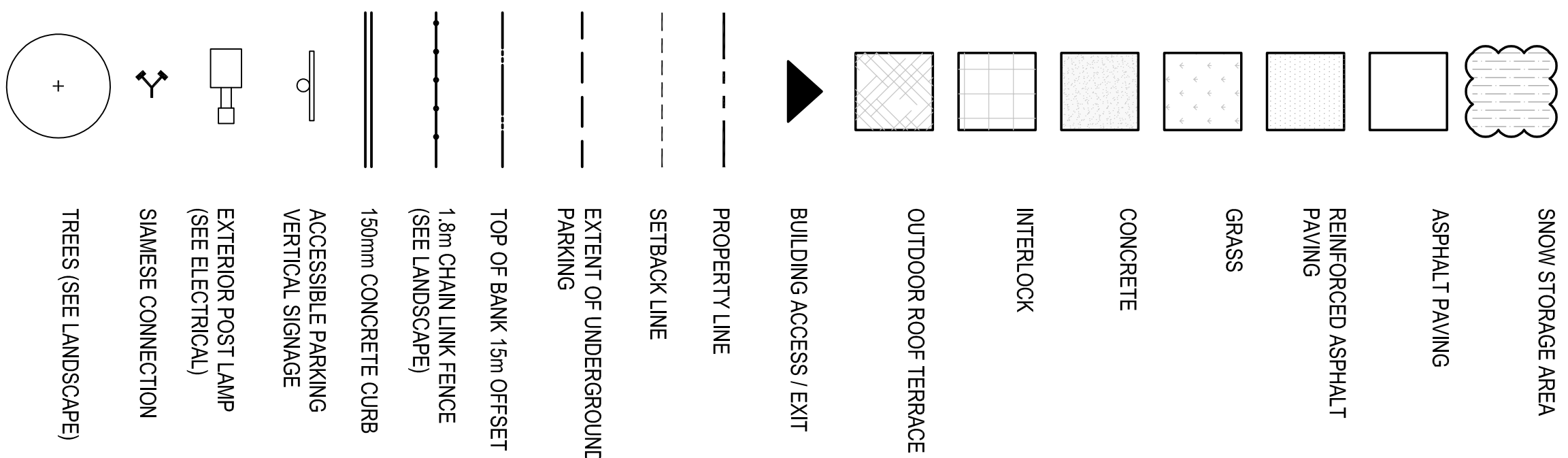


SITE PLAN LEGEND



DRAWING NOTES

- 1 BICYCLE RACK ON PAD (6 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 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 / STATISTICS

SITE SUMMARY
ADDRESS : 8466 JEANNIE D'ARC BLVD N
ZONING : R5A (1409)
SITE AREA : 748 148 m²
PROPOSED USE : RESIDENTIAL APARTMENTS (214 UNITS)
BUILDING AREA : 2103 m²
2 LEVELS OF UNDERGROUND PARKING

ZONING SUMMARY

	REQUIRED	PROPOSED
MIN LOT AREA:	1000 m ²	747294 m ²
MIN LOT WIDTH:	25 m	44.54 m
BUILDING HEIGHT:	10 stories	10 stories
MIN YARD SETBACKS:		7.21 m
• FRONT YARD:	6.0 m	4.77 m
• CONER SIDE YARD:	4.0 m	28.31 m
• REAR YARD:	7.5 m	15.42 m
• INTERIOR SIDE YARD:	7.5 m	(31.1%)
LANDSCAPE OPEN SPACE:	(30%)	2100.00 m ²
• SOFT LANDSCAPING:		200.25 m ²
• HARD LANDSCAPING:		224.88 m ²
TOTAL =	2241.88 m ²	2302.25 m ²

VEHICULAR PARKING

	REQUIRED	PROPOSED
RESIDENTIAL APARTMENTS (214 UNITS)		
AS PER TABLE 101:		
• 1.2 SPACES PER DWELLING	257	257
VISITOR PARKING (156 UNITS)		
AS PER TABLE 102:		
• 0.2 SPACES PER DWELLING	43	43
TOTAL VEHICULAR PARKING	300	300
ACCESSIBLE PARKING (INCL. UNDERGROUND)		
(4 TYPE A)	8	8
(4 TYPE B)	8	8

BICYCLE PARKING

	REQUIRED	PROPOSED
RESIDENTIAL APARTMENTS (214 UNITS)		
AS PER TABLE 111A:		
• 0.5 SPACES PER DWELLING	107	107

WASTE MANAGEMENT CONTAINERS

	SIZE	AMOUNT
GARBAGE (214 x 0.11% = 23.54 m ³)	4 m ³	6
RECYCLING (214 x 0.039% = 8.13 m ³)	4 m ³	3
ORGANICS (214 / 50 = 4.28)	240L	4

BUILDING SUMMARY

	GROSS FLOOR AREA (City of Ottawa Ceiling Definition)	UNIT COUNT
LEVEL 12 PARKING:	0 m ²	0
LEVEL 11 PARKING:	1431.9 m ²	17
GROUND FLOOR:	1723.2 m ²	21
LEVEL 10:	0 m ²	0
LEVEL 11:	0 m ²	0
TOTAL =	2048.6 m ²	214

AMENITY SPACE

- PRIVATE TERRACES / BALCONIES: 3000 m²
- COMMUNAL ROOF TERRACE: 336 m²
- COMMUNAL CONC TERRACE: 62.50 m²
- COMMUNAL CONC TERRACE: 346 m²
- COMMUNAL EXTERIOR AT GRADE: 346 m²

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 CONSULTANTS' 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 GENERALES)
SEE SHEET A-002 / VOIR FEUILLE A-002

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CLIENT:
SEAL / SCÉAU :

PROJECT / PROJET:
BRIGIL
PETRES LANDING
BLOCK 8

DRAWING / DESSIN:
PROPOSED
SITE PLAN

SCALE / ÉCHELLE: 1:250

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

DATE: 2019-08-09
PROJECT NO. / NO. DE PROJET: 19-001
DWG NO. / NO. DESSIN: A-001

PROJECT PHASE / PHASE DU PROJET: PRECONCEPTUAL

BRIGIL

PROPOSED SITE PLAN

BRIGIL
PETRES LANDING
BLOCK 8

PROPOSED SITE PLAN

BRIGIL
PETRES LANDING
BLOCK 8