

3 BF CURB DEPRESSION DETAIL
A100 1 : 10

SITE PLAN DRAWING LEGEND

- PROPERTY LINE
- FIRE ROUTE PATH
- SIAMISE CONNECTION
- ▲ LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND BF USE
- △ SERVICE EXITS / ENTRANCE POINTS
- ⇄ TRAFFIC FLOW
- ▨ PAINTED ISLAND - NO PARKING
- ▨ HEAVY DUTY PAVING
- ⊙ PARKING STALL COUNT PER ROW
- ⊙ DESIGNATED ACCESSIBLE PARKING SPACE, REFER TO CITY STANDARD FOR PAINTED SYMBOL
- FREE-STANDING SIGN
- LIGHT STANDARD
- EX EXISTING ELEMENTS

CREDIT NOTES:

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH FILE SURVEY 2019-20 P1183CON2 T D1 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. DATED FEBRUARY 10, 2020. FABIANI ARCHITECTS LTD. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

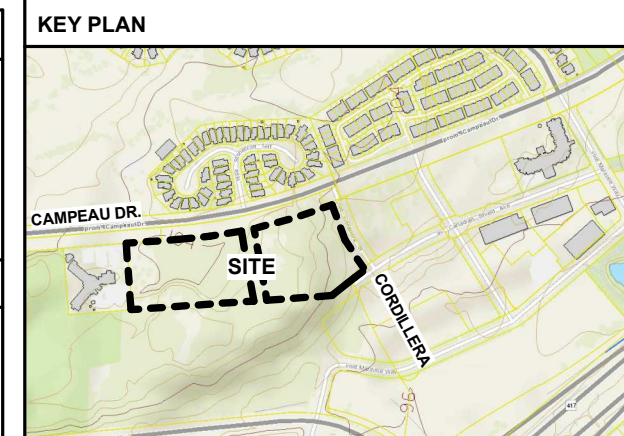
LEGAL LAND DESCRIPTION:

PART OF LOT 3 CONCESSION 2
PART OF LOT 3 CONCESSION 3
AND PART OF ROAD ALLOWANCE BETWEEN CONCESSION 2 AND 3
(CLOSED BY INST. 1778800)
GEOGRAPHIC TOWNSHIP OF MARCH
CITY OF OTTAWA

SURVEYOR'S INFO:

ANNIS, O'SULLIVAN, VOLLEBECK LTD.
14 Concourse Gate, Suite 500, Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
E-mail: Nepean@aovltd.com

- GENERAL NOTES:**
- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
 - A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITIES THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
 - THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
 - ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
 - THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.
 - ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
 - ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
 - ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.
 - SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
 - WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.



ABBREVIATIONS

B	BOLLARD
BALC	BALCONY
BF	BARRIER FREE
BFFE	BASEMENT FFE
CD	CURB DEPRESSION
CSW	CONCRETE SIDEWALK
EX	EXISTING
PFH	PROPOSED FIRE HYDRANT
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FRS	FIRE ROUTE SIGN
FYSB	FRONT YARD BUILDING SETBACK
GFA	GROSS FLOOR AREA
HDP	HEAVY DUTY PAVING
ISYSB	INTERIOR SIDE YARD SETBACK
LAND	LANDSCAPE
LDP	LIGHT DUTY PAVING
LB	LIGHT BOLLARD
LS	LIGHT STANDARD
PROV	PROVIDED
REQD	REQUIRED
RYSB	REAR YARD BUILDING SETBACK
SDWK	SIDEWALK
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
UP	UTILITY POLE

DEVELOPMENT CONSULTANT:

ARCHITECTURE & PLANNING INITIATIVES
7-1464 CORNWALL RD.
OTTAWA, ON L6J 7W5
P: 905.337.7249

GENERAL NOTES:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
1. USE PROPOSED DIMENSIONS IN PREFERENCE TO TOOLS.
2. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION.
3. DETERMINE LOCATIONS OF ALL EXISTING SERVICES.
4. PLANS ARE IN CONFORMANCE WITH THE OTTAWA BUILDING CODE.
5. ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS SHALL BE REPORTED TO AND REVIEWED BY THE ARCHITECT BEFORE PROCEEDING.

PROJECT TITLE: KANATA MIXED-USE RESIDENTIAL PROJECT

PROJECT NO.: F19-049

PARCEL #: 1&2

DATE: 20-11-25

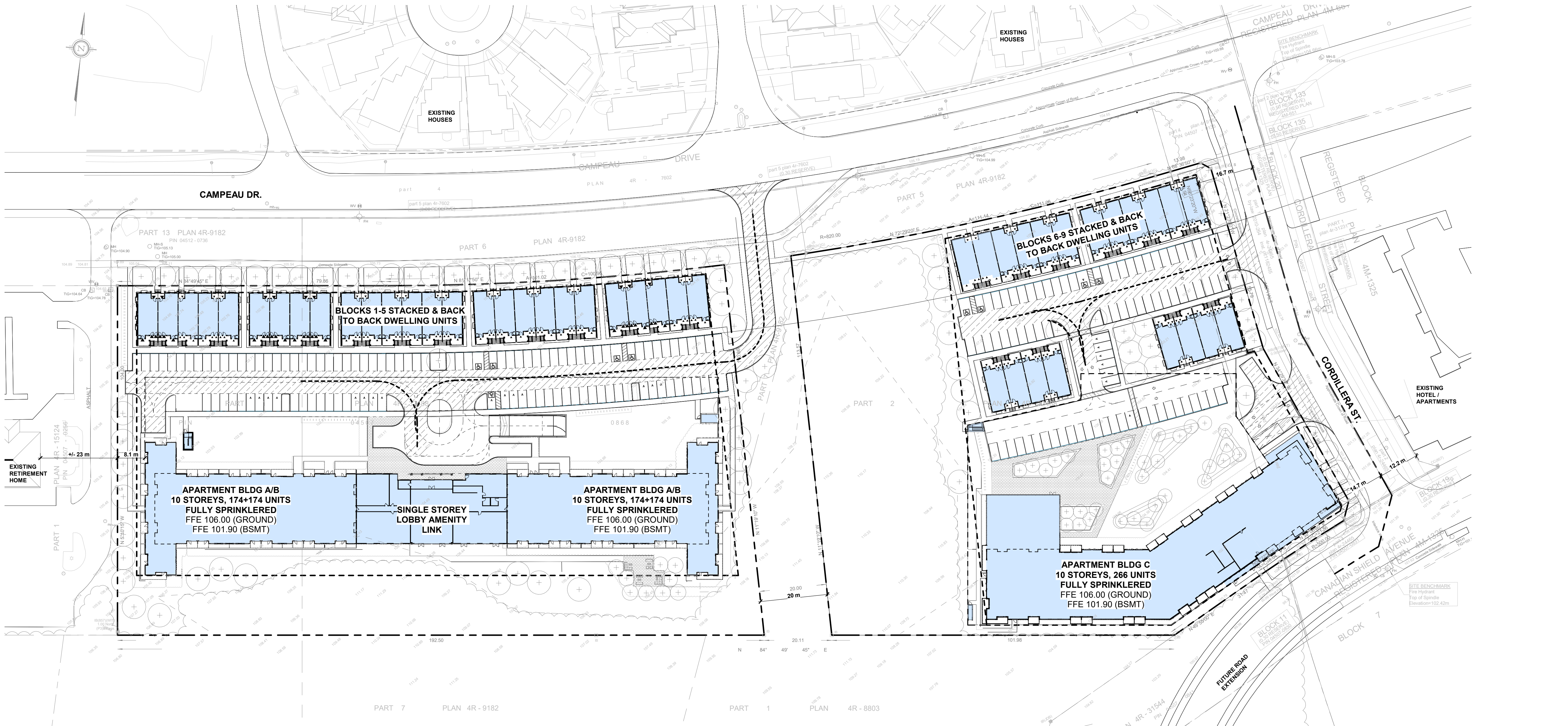
SCALE: As Indicated

PROJECT NO.: F19-049

PARCEL #: 1&2

DATE: 20-11-25

SCALE: As Indicated



REVISIONS

NO.	DATE	DESCRIPTION
1	20-11-25	ISSUED FOR PERMIT

APPROVED:

PROJECT MANAGER: [Signature]

DATE: 20-11-25

FABIANI ARCHITECT LTD.

ONTARIO ASSOCIATION OF ARCHITECTS

FERNANDO FABIANI
LICENCE 3093

PROFESSIONAL CERTIFICATION

BHG
HOSPITALITY GROUP

KANATA MIXED-USE RESIDENTIAL PROJECT

6801 CAMPEAU DR. KANATA, ON. K2K 8E9

MASTER SITE PLAN

PROJECT NO.: F19-049

DATE: 20-11-25

SCALE: As Indicated

PROJECT NO.: F19-049

PARCEL #: 1&2

DATE: 20-11-25

SCALE: As Indicated

1 SITE PLAN
A100 1 : 600

A100

SHEET ISSUE NO. 1

7-1464 CORNWALL ROAD OTTAWA, ON. L6J 7W5
P: 905.337.7249 E: admin@eciconsultants.net