



ABBREVIATIONS

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

CREDIT NOTES:

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH FILE SURVEY 20191-20 PHL3CON2 T D1 PREPARED BY ANNIS O'SULLIVAN VOLLEBEK 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. L278660)
 GEOGRAPHIC TOWNSHIP OF MARCH
 CITY OF OTTAWA

SURVEYOR'S INFO:

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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 DOWNPOUNTS 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.

SITE PLAN DRAWING LEGEND

--- PROPERTY LINE
 --- FIRE ROUTE PATH
 --- SIAMESE CONNECTION
 ▲ LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND BF USE
 △ SERVICE EXITS / ENTRANCE POINTS
 △ OVERHEAD DOORS
 ⇄ TRAFFIC FLOW
 ▨ PAINTED ISLAND - NO PARKING PAVEMENT MARKING
 ▨ 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

PROJECT INFORMATION - PARCEL 2

ZONING STANDARD BASED ON MCS	REQUIRED	PROVIDED
LOT AREA	-	17,410.8 m ² 1.741 Ha
TOTAL ZONING GFA	-	25,368.5 m ²
FSI (MAX)	2.00	1.46
BUILDING HEIGHT (MAX)	35.0 m	33.4 m
Front Yard Setback (MAX)	3.5 m	2.7 m
Corner Side Yard Setback (MIN)	-	1.7 m
Rear Yard Setback (MIN)	6.0 m	46.2 m
Surface Parking Front & Corner Yard Setback (Min)	10.0 m	3.6 m
FSI Non-Residential (Min)	0.75	0.02
GFA Non-Residential	-	430.6 m ²
Apartment & Stacked Dwellings Amenity Space (Min 6m ² per unit)	2,100.0 m ²	2,350.0 m ²
Communal Amenity (Min 50%)	1,050.0 m ²	1,050.0 m ²
Large Amenity (Min 1 space)	54.0 m ²	300.0 m ²
LOT COVERAGE (MAX)	-	4,701.5 m ² 27.0%
APARTMENT C FOOTPRINT	-	2,744.9 m ² 15.8%
STACKED DW. BLOCKS FOOTPRINT	-	1,956.6 m ² 11.2%
LANDSCAPE AREA	-	10,038.5 m ² 57.7%
SOFT LANDSCAPING	-	8,463.9 m ² 48.6%
HARD LANDSCAPING	-	1,574.5 m ² 9.0%
ASPHALT AREA	-	2,660.3 m ² 15.3%

APARTMENT C STATISTICS

UNITS (40 BF UNITS)	1-BDRM	1-BD+DEN	2-BDRM	TOTAL
	111	30	125	266
FLOOR LEVEL	GFA (Zoning)		GFA (OBC)	
	ft ²	m ²	ft ²	m ²
TOTAL	196,924 ft ²	18,294.9 m ²	238,387 ft ²	22,146.9 m ²

STACKED DWELLING UNIT STATISTICS - BLOCKS 6,7,8,9

UNITS	1-BDRM	2-BDRM	TOTAL
Counts	42	42	84
GFA	Zoning	OBC	OBC
TOTAL	76,140 ft ²	7,073.6 m ²	81,668 ft ² 7,587.2 m ²

PARKING STATISTICS

TYPE - DEDICATION (LOCATION)	RATE	SPACES
STACKED DW. - RESIDENTS (AT GRADE)	1.00	84
STACKED DW. - VISITORS (AT GRADE)	0.11	9
APARTMENT - RESIDENTS (U/G)	1.00	266
APARTMENT - VISITORS (U/G)	0.00	
NON-RESIDENTIAL SPACES (U/G)	0.27 / 100m ²	16
TOTAL		375
BICYCLE SPACES	0.75	201

ACCESSIBLE SPACES

RATE = +4 (300-399)

SMALL CARS	REQUIRED	COMPLIANCE
SMALL CAR SPACES (2.4x4.6) 40% MAX	40%	28.3%
	112	80

DRIVE AISLE & BICYCLE REQUIREMENTS

TYPE	REQUIRED	COMPLIANCE
Drive Aisle - Two way at Grade	6.7 m	YES
Drive Aisle - Two way at Parking Garage	6.0 m	YES
Loading Space - Type A Standard	3.5 x 9.0 x 4.2(h)m	YES
BICYCLE PARKG, HORIZ - Table 111B	0.60 x 1.8m x 1.5m aisle	YES
BICYCLE PARKG, VERT - Table 111B	0.50 x 1.5m x 1.5m aisle	YES

NOTE:

FOR BICYCLE PARKING LOCATIONS REFER TO:
 - LANDSCAPE PLAN L100 FOR LOCATIONS ON THE SURFACE
 - UNDERGROUND PARKING PLANS A-200A AND A-200C FOR INTERIOR LOCATIONS

DEVELOPMENT CONSULTANT:

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GENERAL NOTES:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
 1. VERIFY DIMENSIONS & REFER TO SCALING
 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 OFFICIAL BUILDING CODE
 ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS SHALL BE REPORTED TO AND REVIEWED BY THE ARCHITECT BEFORE PROCEEDING.

PROJECT TITLE: KANATA MIXED-USE RESIDENTIAL PROJECT
 6501 CAMPEAU DR. KANATA, ON. K2K 3E9

PROJECT NO.: F19-049

DATE: 21-07-30

DRAWING TITLE: SITE PLAN - PARCEL 2

DRAWN BY: ML

CHECKED BY: FF

SCALE: As Indicated

PROJECT NO.: F19-049

PARCEL #: 2

DRAWING NO.: A102

SHEET ISSUE NO.: 3

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