

CREDIT NOTES:

B BOLLARD
BALC BALCONY
BF BARRIER FREE
BFFE BASEMENT FFE
CD CURB DEPRESSIO CURB DEPRESSION

CONCRETE SIDEWALK EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT FINISHED FLOOR ELEVATION FIRE ROUTE SIGN

FRONT YARD BUILDING SETBACK GROSS FLOOR AREA HEAVY DUTY PAVING INTERIOR SIDE YARD SETBACK LANDSCAPE LIGHT DUTY PAVING

LIGHT BOLLARD LIGHT STANDARD

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

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH FILE SURVEY_20191-20 PrtLt3Con2 T D1 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK 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. LT278660)
GEOGRAPHIC TOWNSHIP OF MARCH CITY OF OTTAWA

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—— - - — PROPERTY LINE FIRE ROUTE PATH ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND SIAMESE CONNECTION BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN. LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE

RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITYIS THE RESPONSIBILITY OF THE RELOCATION OF ANY UTILITY IS 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.

DRAINAGE SYSTEM. ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.

PAINTED ISLAND - NO PARKING HEAVY DUTY PAVING

OVERHEAD DOORS

FIGHTERS AND BF USE

SITE PLAN DRAWING LEGEND

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 IN	FORMATION - PARCEL	2	
ZONING STANDARD BASED ON MC5	REQUIRED	PROV	IDED
LOT AREA	-	17,410.8 m²	1.741 Ha
TOTAL ZONING GFA	•	25,661	.2 m²
FSI (MAX)	2.00	1.4	7
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	0.0	2
GFA Non-Residential	-	430.6	m²
Apartment & Stacked Dwellings Amenity Space (Min 6m² per unit)	2,076.0 m²	2,350.0 m²	
Communal Amenity (Min 50%)	1,038.0 m²	1,050.	0 m²
Large Amenity (Min 1 space)	54.0 m²	300.0	m²
LOT COVERAGE (MAX)	-	4,146.7 m ²	23.8%
APARTMENT C FOOTPRINT	-	2,552.1 m ²	14.7%
STACKED DW. BLOCKS FOOTPRINT	-	1,594.6 m ²	9.2%
LANDSCAPE AREA	-	10,368.6 m ²	59.6%
SOFT LANDSCAPING	-	8,339.7 m ²	47.9%
HARD LANDSCAPING	-	2,028.9 m ²	11.7%
ASPHALT AREA	-	2,705.4 m ²	15.5%

\	APARTMENT C STATISTICS				
>	UNITS	1-BDRM	1-BD+DEN	2-BDRM	TOTAL
	(40 BF UNITS)	118	30	118	266
	FLOOR LEVEL	GFA (Zoning)		GFA (OBC)	
	TLOOK LEVEL	ft²	m²	ft²	m²
\	TOTAL	200,075 ft ²	18,587.6 m ²	241,538 ft ²	22,439.6 m ²

	STACKED DWELLING UNIT STATISTICS - BLOCKS 6,7,8,9				
	UNITS	1-BDRM	2-BDRM	TO	TAL
\times	Counts	40	40	8	0
	GFA	Zon	ning	OE	BC .
	TOTAL	76,140 ft²	7,073.6 m ²	81,668 ft²	7,587.2 m ²

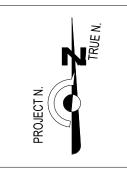
PAR	KING STATISTICS	
YPE - DEDICATION (LOCATION)	RATE	SPACES
STACKED DW RESIDENTS (AT GRADE	1.00	80
STACKED DW VISITORS (AT GRADE)	0.10	8
APARTMENT - RESIDENTS (U/G)	0.68	181
APARTMENT - VISITORS (U/G)	0.04	10
NON-RESIDENTIAL SPACES (U/G)	0.54 / 100m²	8
TOTAL		287
BICYCLE SPACES	0.50	173

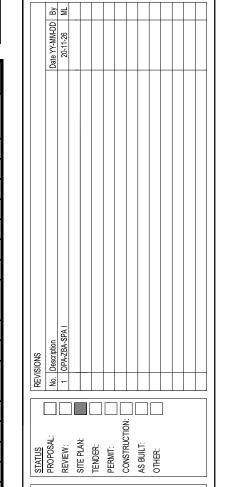
DRIVE AISLE & BICYCLE REQUIREMENTS			
TYPE	REQUIRED	COMPLIANCE	
Drive Aisle - Two way at Grade	6.7 m	YES	
Drive Aisle - Two way at Parking Garage	6.0 m	YES	
Loading Space - Type A Standard	3.5 x 9.0 x 4.2(h)m	YES	
BICYCLE PARKG, HORIZ - Table 111B	0.60 x 1.8m & <i>1.5m aisl</i> e	YES	
BICYCLE PARKG,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

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

GENERAL NOTES:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
1. USE FIGURED DIMENSIONS IN PREFERENCE 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 ONTARIO BUILDING CODE. ANY CHANGES, DISCREPANCIES, OR SUBSTITUTIONS SHALL BE REPORTED TO AND REVIEWED BY THE ARCHITECT BEFORE

PROCEEDING.







SARCHITECTS 2 FERNANDO FABIANI LICENCE 3093

PROFESSIONAL CERTIFICATION



DRAWN BY:

DATE: **20-11-25**