

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
- ↑ 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, 20191-20 P1133con2 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:

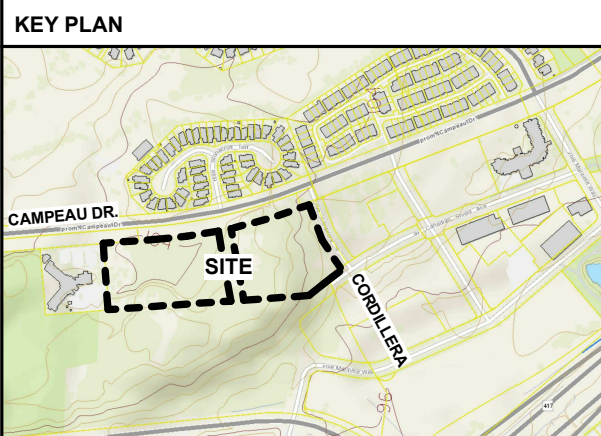
PART OF LOT 3 CONCESSION 2 PART OF LOT 3 CONCESSION 3 AND PART OF ROAD ALLOWANCE BETWEEN CONCESSION 2 AND 3 (CLOSED BY INST. L 177660) GEOGRAPHIC TOWNSHIP OF MARCH CITY OF OTTAWA

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@aosvlltd.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 TOWN 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
PFF	PROPOSED FIRE HYDRANT
FFH	FIRE HYDRANT
FRS	FIRE ROUTE SIGN
FYSB	FRONT YARD BUILDING SETBACK
GFA	GROSS FLOOR AREA
HDP	HEAVY DUTY PAVING
ISYB	INTERIOR SIDE YARD SETBACK
LAND	LANDSCAPE
LDP	LIGHT DUTY PAVING
LB	LIGHT BOLLARD
LS	LIGHT STANDARD
PROV	PROVIDED
REC'D	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 7N5
P: 905.337.7249

CONSULTANT:
API CONSULTANTS INC.

GENERAL NOTES:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND REFER TO THE SEALS.

VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION.

DETERMINE LOCATIONS OF ALL EXISTING SERVICES.

PLANS ARE IN CONFORMANCE WITH THE OTTAWA BUILDING CODE.

ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS SHALL BE REPORTED TO AND REVIEWED BY THE ARCHITECT BEFORE PROCEEDING.

PROJECT PLAN

REVISED: _____

SCALE: _____

DESIGN: _____

CHECKED: _____

DATE: _____

PROJECT NO: _____

DRAWING TITLE: _____

SHEET ISSUE NO: _____

FABIANI ARCHITECT LTD.

ONTARIO ASSOCIATION OF ARCHITECTS

FERNANDO FABIANI
LICENSE # 3093

PROFESSIONAL CERTIFICATION

BHG HOSPITALITY GROUP

KANATA MIXED-USE RESIDENTIAL PROJECT

6301 CAMPEAU DR., KANATA, ON, K2K 8E9

MASTER SITE PLAN

DRAWN BY: **ML**

CHECKED BY: **FF**

DATE: **20-11-26**

SCALE: **As Indicated**

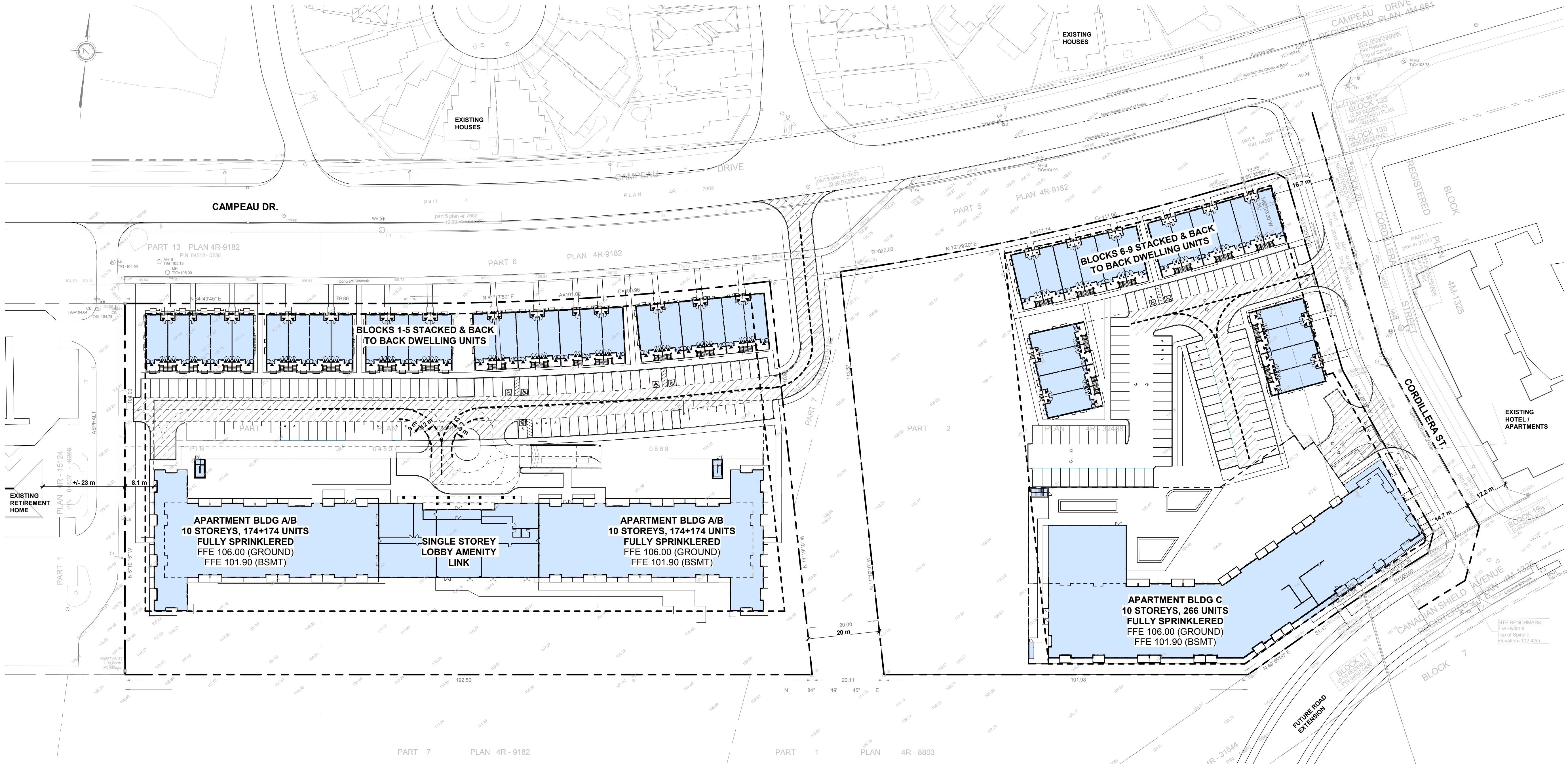
PROJECT NO: **F19-049**

DRAWING TITLE: **PARCEL #**

DRAWING No: **A100**

SHEET ISSUE No: **1**

#17421



1 SITE PLAN
A100 1 : 600

PROJECT INFORMATION - PARCEL 1			
ZONING STANDARD BASED ON MCS	REQUIRED	PROVIDED	
LOT AREA	-	19,644.4 m ²	1.964 Ha
TOTAL ZONING GFA	-	32,535.4 m ²	
FSI (MAX)	2.00	1.66	
Building Height (MAX)	35.0 m	31.9 m	
Front Yard Setback (MAX)	3.5 m	3.0 m	
Interior Side Yard Setback (MIN)	3.5 m	5.7 m	
Rear Yard Setback (MIN)	6.0 m	17.8 m	
Surface Parking Front & Corner Yard Setback (Min)	10.0 m	20.2 m	
FSI Non-Residential (Min)	0.75	0.00	
GFA Non-Residential	-	0.00	
Apartment & Stacked Dwellings	2,712.0 m ²	2,715.0 m ²	
Amenity Space (Min 6m ² per unit)	-	-	
Communal Amenity (Min 50%)	1,356.0 m ²	1,360.0 m ²	
Large Amenity (Min 1 space)	54.0 m ²	145.0 m ²	
LOT COVERAGE (MAX)	-	5,911.1 m ²	30.1%
APARTMENT A,B FOOTPRINT	-	3,837.5 m ²	19.5%
STACKED DW. BLOCKS FOOTPRINT	-	2,073.6 m ²	10.6%
LANDSCAPE AREA	-	10,086.4 m ²	51.3%
SOFT LANDSCAPING	-	7,735.2 m ²	39.4%
HARD LANDSCAPING	-	2,351.2 m ²	12.0%
ASPHALT AREA	-	3,569.9 m ²	18.2%

APARTMENT A,B STATISTICS				
UNITS	1-BDRM	1-BD+DEN	2-BDRM	TOTAL
(53 BF UNITS)	104	104	140	348
FLOOR LEVEL	GFA (Zoning)		GFA (OBC)	
	m ²	m ²	m ²	m ²
TOTAL	251,204 m ²	23,337.6 m ²	312,368 m ²	29,020.0 m ²

STACKED DWELLING UNIT STATISTICS - BLOCKS 1,2,3,4,5			
UNITS	1-BDRM	2-BDRM	TOTAL
Counts	52	52	104
GFA	Zoning	OBC	
TOTAL	99,004 m ²	9,197.8 m ²	106,182 m ²
			9,864.6 m ²

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 & 1.5m aisle	YES
BICYCLE PARKG, VERT - Table 111B	0.50 x 1.5m & 1.5m aisle	YES

PARKING STATISTICS		
TYPE - DEDICATION (LOCATION)	RATE	SPACES
STACKED DW. - RESIDENTS (AT GRADE)	1.00	104
STACKED DW. - VISITORS (AT GRADE)	0.10	10
APARTMENT - RESIDENTS (U/G)	0.93	323
APARTMENT - VISITORS (U/G)	0.10	36
NON-RESIDENTIAL SPACES (U/G)	0.00 / 100m ²	0
TOTAL		473
BICYCLE SPACES	0.575	260

ACCESSIBLE SPACES		
RATE = +5 (400-499)	*COUNTED AS PART OF TOTAL SPACES ABOVE	
	5	21
SMALL CARS		
RATE = +5 (400-499)	40%	23%
SMALL CAR SPACES (2.4x4.6) 40% MAX	143	82

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

CREDIT NOTES:
 THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH FILE SURVEY 2019-20 P1L3C02 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 AND PART OF ROAD ALLOWANCE BETWEEN CONCESSION 2 AND 3 (CLOSED BY INST. LT278660) GEOGRAPHIC TOWNSHIP OF MARCH CITY OF OTTAWA

SURVEYOR'S INFO:
 ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 14 Concourse Gate, Suite 500, Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
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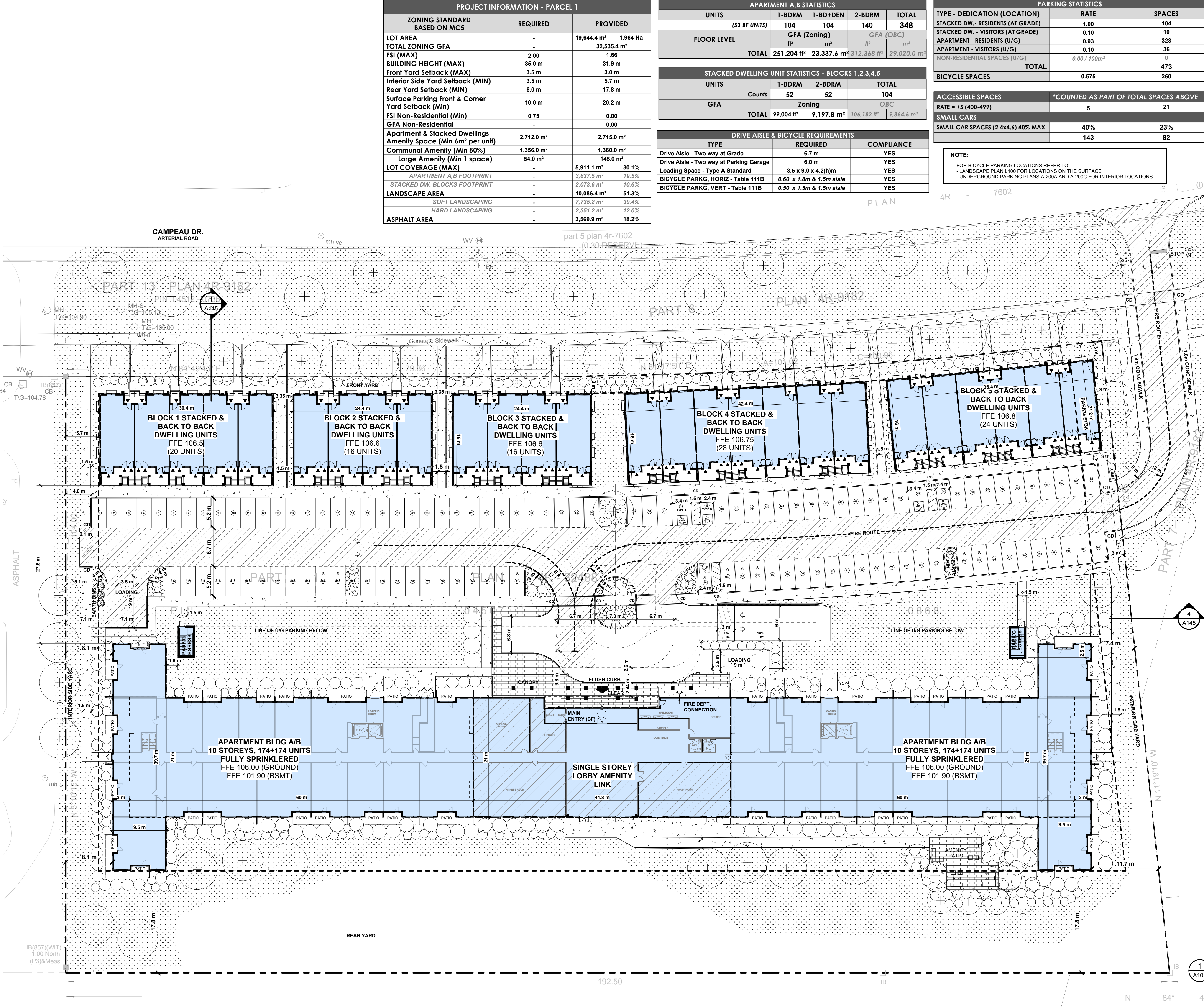
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 - WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.

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
- OVERHEAD DOORS
- 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
- EXISTING ELEMENTS

ABBREVIATIONS

- B BOLLARD
- BALC BALCONY
- BF FREE
- BFEE 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
 7-1664 CORNWALL RD. OTTAWA, ON L6B 7N5
 P: (613) 337-7249
 E: aovltd.com

GENERAL NOTES:
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
 1. USE PROVIDED DIMENSIONS IN PREFERENCE TO SCALES
 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.

FABIANI ARCHITECT LTD.
 ONTARIO ASSOCIATION OF ARCHITECTS
 PERMANENT FABIANI LICENSE 3093
 PROFESSIONAL CERTIFICATION

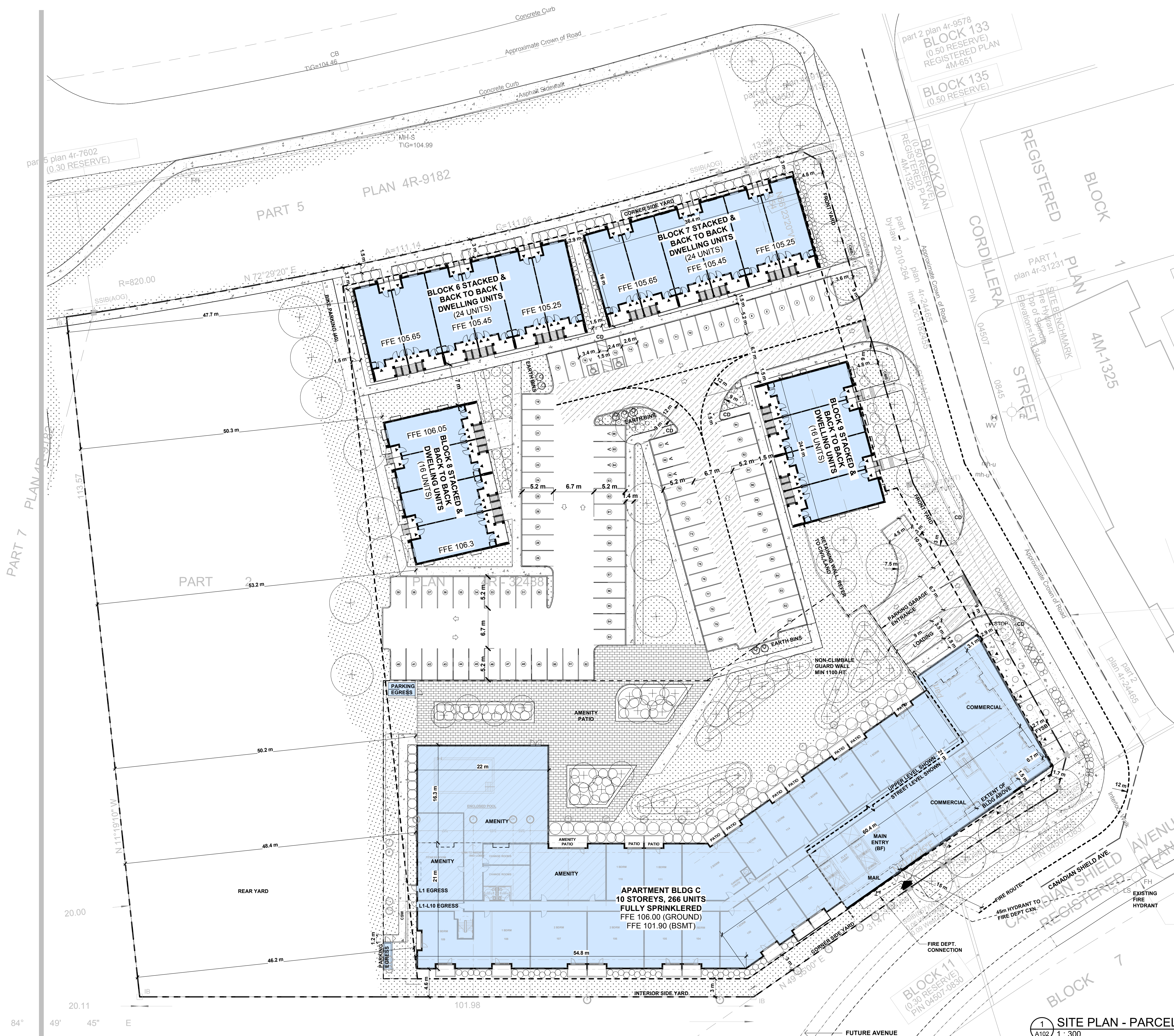
BHG HOSPITALITY GROUP

KANATA MIXED-USE RESIDENTIAL PROJECT
 601 CAMPEAU DR. CANATA, ON. K2K 5E9
 SITE PLAN - PARCEL 1

PROJECT INFO:
 DRAWN BY: ML
 DATE: 20-11-26
 PROJECT NO: F19-049
 SHEET TITLE: A101

CHECKED BY: FF
 DATE: As Indicated
 PARCEL # 1
 SHEET ISSUE No. 1

**7-1664 CORNWALL ROAD OTTAWA, ON L6B 7N5
 D07-12-17-0063
 #17421**



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
 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 PHL30202 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:

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

SITE PLAN DRAWING LEGEND

--- PROPERTY LINE
 --- FIRE ROUTE PATH
 --- SIAMENSE CONNECTION
 ▲ LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND BF USE
 ▲ SERVICE EXITS / ENTRANCE POINTS
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 ⇄ TRAFFIC FLOW
 ▨ PAINTED ISLAND - NO PARKING
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 ○ PARKING STALL COUNT PER ROW
 ○ DESIGNATED ACCESSIBLE PARKING SPACE, REFER TO CITY STANDARD FOR PAINTED SYMBOL
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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)	2,076.0 m ²	2,350.0 m ²
Communal Amenity (Min 50%)	1,038.0 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	1-BDRM	1-BD+DEN	2-BDRM	TOTAL
(40 BF UNITS)	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	40	40	80
GFA	Zoning	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	80
STACKED DW. - VISITORS (AT GRADE)	0.18	14
APARTMENT - RESIDENTS (U/G)	1.00	266
APARTMENT - VISITORS (U/G)	-	-
NON-RESIDENTIAL SPACES (U/G)	0.27 / 100m ²	16
TOTAL		376
BICYCLE SPACES	0.575	200

ACCESSIBLE SPACES

RATE = +4 (300-399)

SMALL CARS	SMALL CAR SPACES (2.4x4.6) 40% MAX
4	16
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 L1-00 FOR LOCATIONS ON THE SURFACE
 - UNDERGROUND PARKING PLANS A-200A AND A-200C FOR INTERIOR LOCATIONS

DEVELOPMENT CONSULTANT:

ARCHITECTURE & PLANNING INITIATIVES
 1-166 CORNWALL RD. OTTAWA, ON L6J 7N5
 P: (613) 337-7249 E: info@apiconsultants.com

GENERAL NOTES:

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

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

DRAWING TITLE: SITE PLAN - PARCEL 2

DRAWN BY: ML
DATE: 20-11-26
PROJECT NO: F19-049
DRAWING NO: A102

CHECKED BY: FF
SCALE: As Indicated
PARCEL #: 2
SHEET ISSUE: 1

**7-166 CORNWALL ROAD OTTAWA, ON L6J 7N5
 P: (613) 337-7249 E: info@apiconsultants.com
 D07-12-17-0063
 #17421**