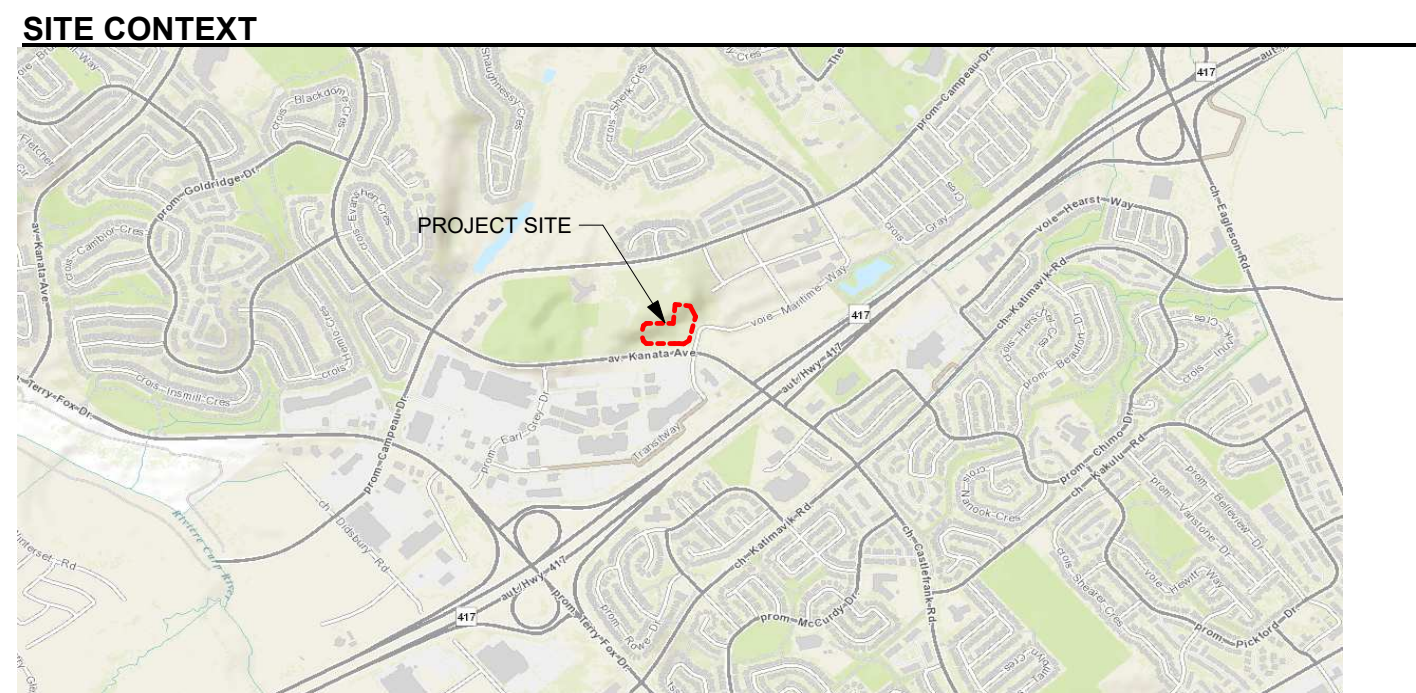
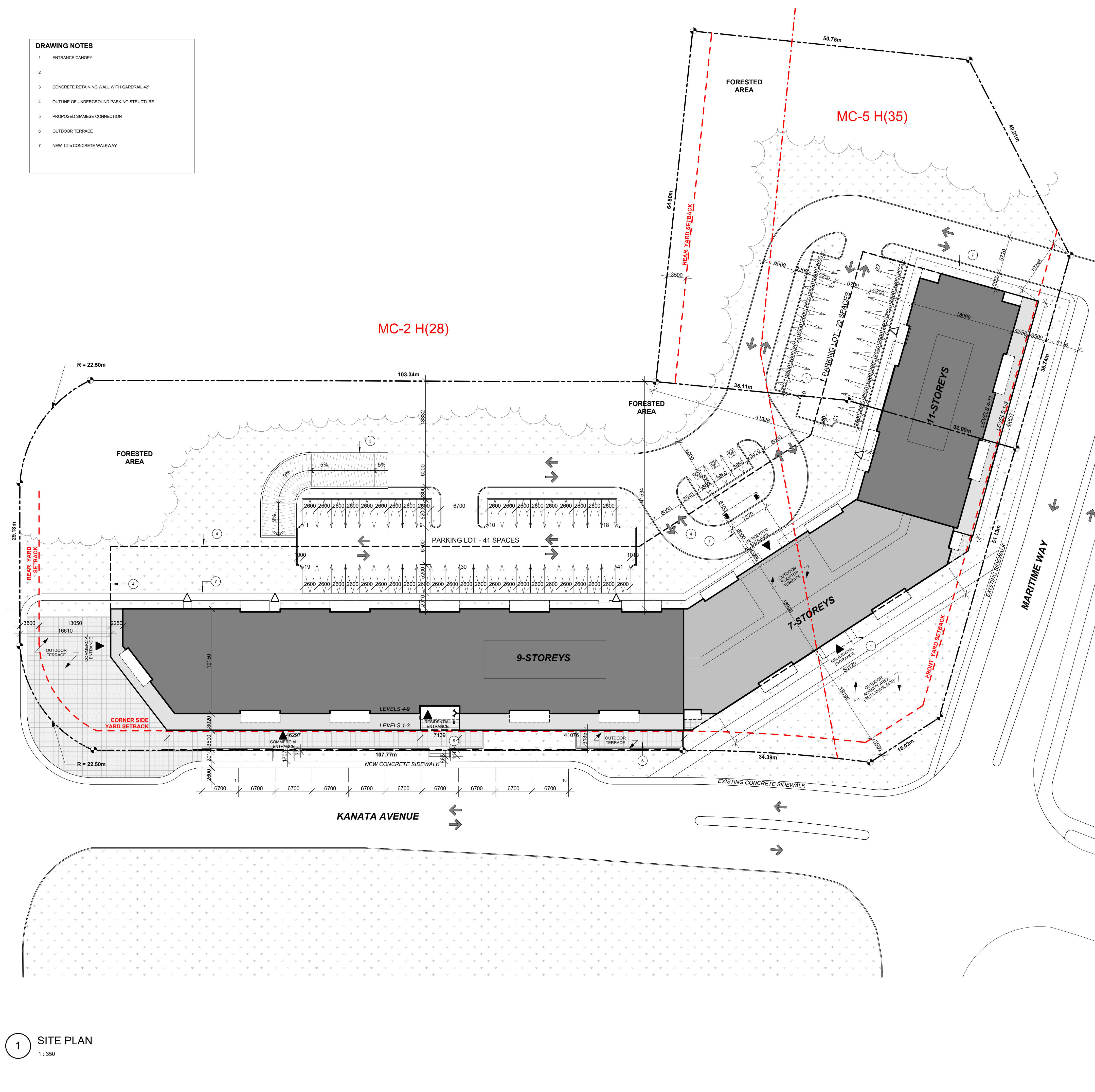
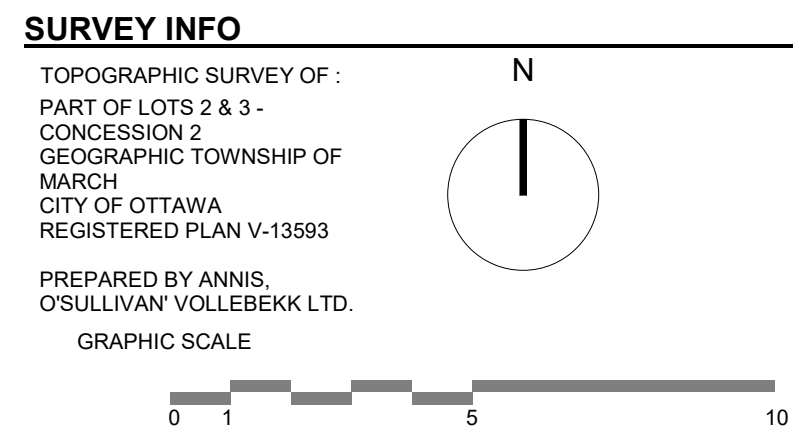


- DRAWING NOTES**
- ENTRANCE CANOPY
  - CONCRETE RETAINING WALL WITH GARBOARD 42"
  - OUTLINE OF UNDERGROUND PARKING STRUCTURE
  - PROPOSED SIAMESE CONNECTION
  - OUTDOOR TERRACE
  - NEW 1.2m CONCRETE WALKWAY



- LEGEND**
- SURFACES**
- GRASS
  - RIVERSTONE
  - CONCRETE PAVERS
  - POURED CONCRETE
  - ASPHALT PAVING
  - PROPOSED NEW BUILDING
  - EXISTING BUILDING TO REMAIN
  - EXISTING BUILDING TO BE DEMOLISHED
- LINES**
- PROPERTY LINE
  - SETBACK LINE
  - EXISTING FENCE
  - NEW FENCE
  - OVERHEAD WIRES
- VEGETATION**
- TREE: EXISTING TO REMAIN
  - TREE: EXISTING TO BE REMOVED
  - TREE: NEW PROPOSED
  - SHRUB: NEW PROPOSED
- SYMBOLS**
- DIRECTIONAL ARROWS
  - BUILDING ACCESS
  - BUILDING EGRESS
  - SIAMESE CONNECTION
  - UTILITY POLE
  - FIRE HYDRANT
  - CATCH BASIN / MANHOLE
  - DEPRESSED CURB
  - LANDSCAPE LIGHT
  - LIGHT POLE
  - WALL MOUNTED LIGHT
  - EXISTING GRADE ELEVATION
  - PROPOSED GRADE ELEVATION
  - LOT CORNERS
- PARKING**
- BIKE PARKING
    - H: HORIZONTAL 0.6M x 1.8M
    - V: VERTICAL 0.5M x 1.5M
    - S: STACKED 0.37M x 1.8M
  - CAR PARKING
    - R: RESIDENTIAL
    - V: VISITOR
  - BF PARKING
    - R: RESIDENTIAL
    - V: VISITOR
  - BF PARKING (TYPE A)
    - R: RESIDENTIAL
    - V: VISITOR
  - BF PARKING (TYPE B)
    - R: RESIDENTIAL
    - V: VISITOR

- 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 SURVEYS.
- 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:**
- REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE-E:**
- DO NOT SCALE DRAWINGS.
- NOTE-F:**
- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.



**PROJECT INFORMATION**

**SITE SUMMARY**

ADDRESS	STREET
88 Saint-Joseph	OC J8Y 3W5
10333	819-600-1555
PROPOSED USE	0.00 m <sup>2</sup>
BUILDING AREA	0.00 m <sup>2</sup>

ZONING STANDARD	REQUIRED		PROVIDED
	MC-2	MC-5	
LOT AREA	-	-	± 15720 m <sup>2</sup>
TOTAL ZONING GFA	-	-	26335.7 m <sup>2</sup>
FSI (MAX)	2	2	1.675
BUILDING HEIGHT	28 m	35 m	27.9 m & 33.7 m
Front Yard Setback (MIN. / MAX.)	0 m / 3.5 m	0 m / 3.5 m	3.5 m
Corner Side Yard Setback (MIN. / MAX.)	0 m / 3.5 m	-	3.5 m
Rear Yard Setback (MIN. / MAX.)	0 m / 3.5 m	6 m	41.32m & 16.55m
Surface Parking Front & Corner Yard Setback	10 m	10 m	50 m & ± 37 m
FSI Non-Residential (MIN. / MAX.)	-	0.75 (± 794 m <sup>2</sup> )	0 m <sup>2</sup>
GFA Non-Residential (MIN. / MAX.)	1341.47 m <sup>2</sup>	-	858 m <sup>2</sup>
Amenity Space (min 6m <sup>2</sup> per unit)	2 106 m <sup>2</sup>	-	3988.35 m <sup>2</sup>
Communal amenity (min 50%)	1 053 m <sup>2</sup>	-	1121.35 m <sup>2</sup>
LOT COVERAGE (MAX)	-	-	4058 m <sup>2</sup>
LANDSCAPED AREA	-	-	± 4833 m <sup>2</sup>
Soft Landscaping	-	-	± 3665 m <sup>2</sup>
Hard Landscaping	-	-	± 1166 m <sup>2</sup>
ASPHALT AREA	-	-	2891 m <sup>2</sup>

**BUILDING STATISTICS**

	QTY.	SQ. M.
<b>NON-RESIDENTIAL</b>		<b>819.8</b>
Pharmacy	-	586.4
Cafe	-	233.4
<b>RESIDENTIAL</b>		
1 bedroom	187 (53%)	-
1 bedroom + den	58 (16.5%)	-
2 bedrooms	78 (22%)	-
2 bedrooms + den	20 (6%)	-
3 bedrooms	8 (2.5%)	-
<b>TOTAL</b>	<b>351</b>	
<b>COMMUNAL AMENITY SPACE</b>		<b>1121.35</b>
Outdoor amenity space at grade	-	347.55
Roof top terrace (level 8)	-	146.4
Gym	-	124.5
Pool	-	130.2
Recreation / Luminotherapy	-	19.3
Lounge & bar	-	104.8
Billiard Room	-	60.5
Golf Simulator	-	62.1
Darts / Poker Room	-	19.6
Family Room w/ Kitchen	-	51.2
Entry Lounge	-	45.2
<b>PRIVATE AMENITY SPACE</b>		<b>2,867</b>
Balconies / terraces	-	2,867

**PARKING STATISTICS**

DEDICATION (LOCATION)	RATE	REQUIRED	PROVIDED
APARTMENTS - RESIDENTS (U/G & AT GRADE)	0.5	176	361
APARTMENTS - VISITORS (U/G & AT GRADE)	0.2	70	70
<b>NON-RESIDENTIAL (AT GRADE)</b>			
Cafe	2.5 / 100 m <sup>2</sup>	6	6
Pharmacy	1.25 / 100 m <sup>2</sup>	8	8
<b>TOTAL</b>	<b>0.5 + 1 / 250 m<sup>2</sup></b>	<b>260</b>	<b>445</b>
<b>BICYCLE SPACES</b>		<b>180</b>	<b>180</b>

**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
Bicycle Parking - Horizontal	0.6 x 1.8m & 1.5m aisle	YES
Bicycle Parking - Vertical	0.50 x 1.5m & 1.5m aisle	YES

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**ROSSMANN ARCHITECTURE**

88 Saint-Joseph  
Boulevard, Gatineau  
QC J8Y 3W5  
819-600-1555

Drawn by / Dessiné par JDL  
Reviewed by / Révisé par ES

TEAM / ÉQUIPE



1 2021-09-22 SITE PLAN CONTROL  
Release Date Description

1.0 2021-09-22 SITE PLAN APPLICATION

Revision Date Description



21019  
EMD KANATA  
Kanata Town Centre (Parcels 2 & 3)  
Kanata Ave / Maritime Way

SITE PLAN

2021-09-22 Revision 1.0  
Scale as indicated / Echelle telle qu'indiquée  
**A002**

1 SITE PLAN  
1:350