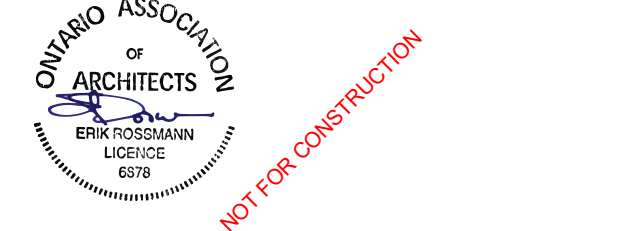
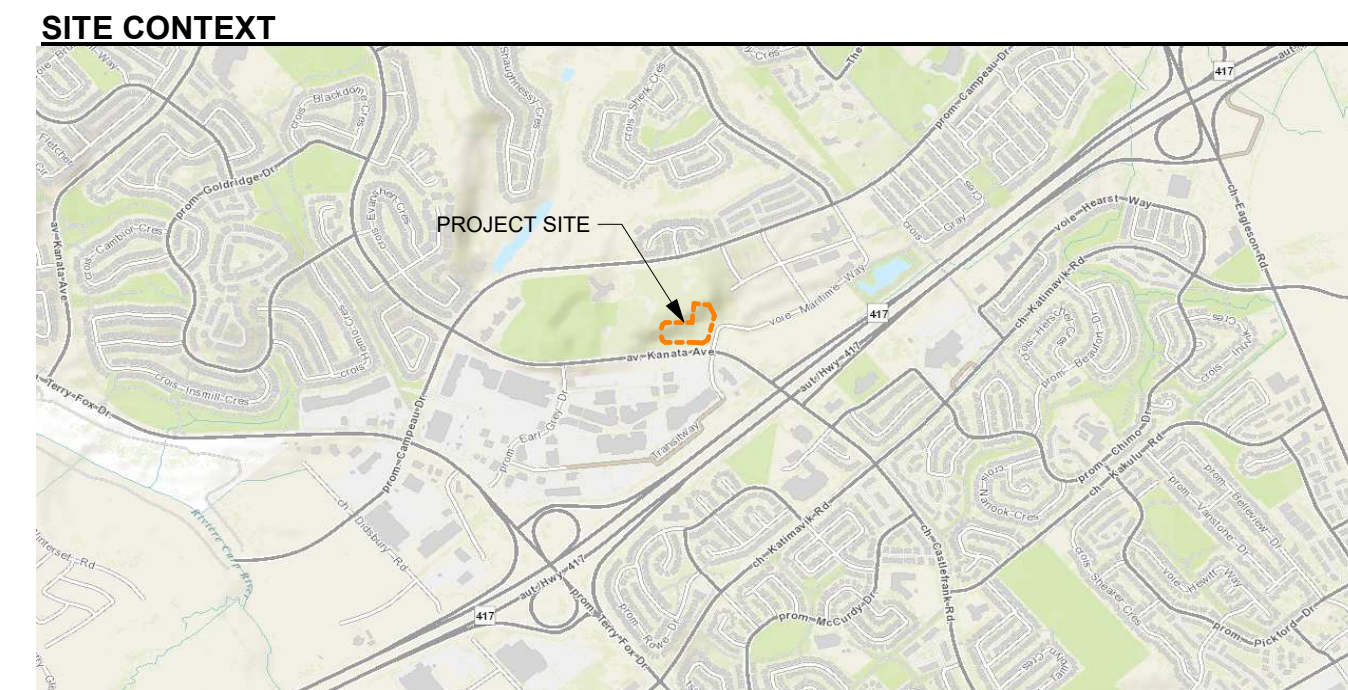


BUILDING AREA (as per OBC)		
LEVEL P2	+ 3,409.00 m ²	(+ 36,694.17 ft ²)
LEVEL P1	+ 10,293.00 m ²	(+ 110,792.93 ft ²)
GROUND FLOOR	+ 5,106.00 m ²	(+ 54,960.53 ft ²)
LEVEL 2-3 (per level)	+ 4,386.00 m ²	(+ 47,210.51 ft ²)
LEVEL 4-7 (per level)	+ 3,958.00 m ²	(+ 42,603.56 ft ²)
LEVEL 8-9 (per level)	+ 3,442.00 m ²	(+ 37,049.38 ft ²)
LEVEL 10-11 (per level)	+ 1,377.00 m ²	(+ 14,821.90 ft ²)
TOTAL BELOW GRADE	+ 13,702.00 m²	(+ 147,487.10 ft²)
TOTAL ABOVE GRADE	+ 39,348.00 m²	(+ 423,538.35 ft²)
TOTAL	+ 53,050.00 m²	(+ 571,025.45 ft²)

BUILDING GFA (as per Zoning definition)		
COMMERCIAL CAFE	+ 148.35 m ²	(+ 1,596.82 ft ²)
COMMERCIAL RETAIL	+ 967.65 m ²	(+ 10,415.69 ft ²)
GROUND FLOOR	+ 2,345.78 m ²	(+ 25,249.80 ft ²)
LEVEL 2-3 (per level)	+ 3,761.49 m ²	(+ 40,488.37 ft ²)
LEVEL 4-6 (per level)	+ 3,369.61 m ²	(+ 36,270.23 ft ²)
LEVEL 7 (per level)	+ 3,333.85 m ²	(+ 35,885.27 ft ²)
LEVEL 8-9 (per level)	+ 2,925.51 m ²	(+ 31,489.99 ft ²)
LEVEL 10-11 (per level)	+ 1,161.20 m ²	(+ 12,499.12 ft ²)
TOTAL	+ 32,600.86 m²	(+ 350,912.72 ft²)

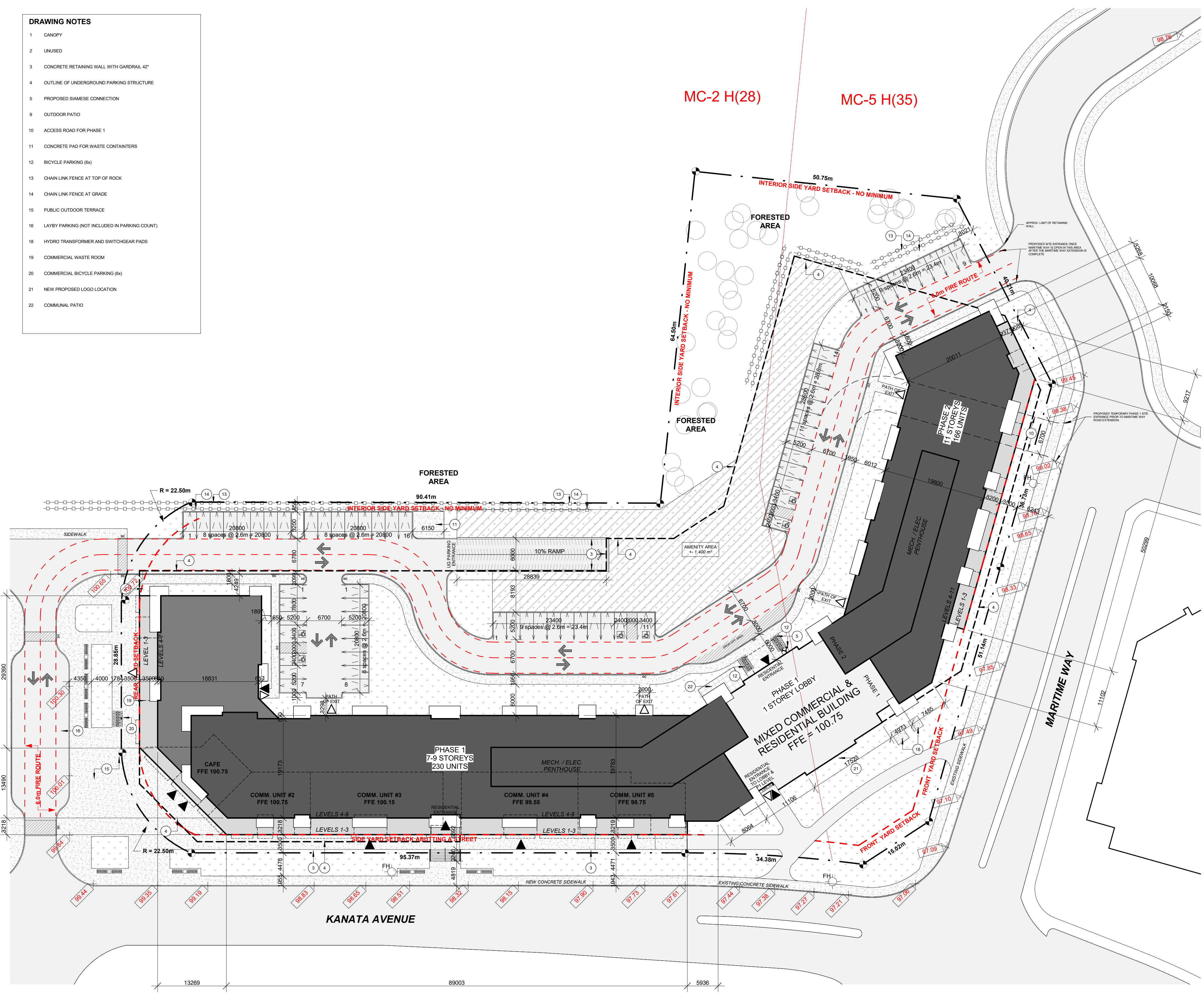


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PROJECT TEAM / ÉQUIPE DU PROJET :

- DRAWING NOTES**
- CANOPY
 - UNUSED
 - CONCRETE RETAINING WALL WITH GARDRAIL 42"
 - OUTLINE OF UNDERGROUND PARKING STRUCTURE
 - PROPOSED SIAMSE CONNECTION
 - OUTDOOR PATIO
 - ACCESS ROAD FOR PHASE 1
 - CONCRETE PAD FOR WASTE CONTAINERS
 - BICYCLE PARKING (6x)
 - CHAIN LINK FENCE AT TOP OF ROOF
 - CHAIN LINK FENCE AT GRADE
 - PUBLIC OUTDOOR TERRACE
 - LAYBY PARKING (NOT INCLUDED IN PARKING COUNT)
 - HYDRO TRANSFORMER AND SWITCHGEAR PADS
 - COMMERCIAL WASTE ROOM
 - COMMERCIAL BICYCLE PARKING (6x)
 - NEW PROPOSED LOGO LOCATION
 - COMMUNAL PATIO



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
- SIAMSE 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 (TYPE A)
- BIKE PARKING (TYPE B)

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.

SURVEY INFO

TOPOGRAPHIC SURVEY OF:
PART OF LOTS 2 & 3 - CONCESSION 2
GEOGRAPHIC TOWNSHIP OF MARCH
CITY OF OTTAWA
REGISTERED PLAN V-13593

PREPARED BY ANNIS, O'SULLIVAN VOLLEBEKK LTD.
GRAPHIC SCALE

PROJECT INFORMATION

ZONING STANDARD	REQUIRED	PROVIDED
LOT AREA	-	± 15,720 m ²
TOTAL ZONING GFA	-	32,600.86 m ²
FSI (MAX)	2	2.1
BUILDING HEIGHT	28 m	35 m
Front Yard Setback (MIN. / MAX.)	0 m / 3.5 m	0 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
Surface Parking Front & Corner Yard Setback	10 m	10 m
FSI Non-Residential (MIN. / MAX.)	0.75 (3,794 m ²)	1,116.00 m ²
GFA Non-Residential (MIN. / MAX.)	1,665.36 m ²	4,883.00 m ²
Amenity Space (min 6m ² per unit)	2,376.00 m ²	2,018.00 m ²
Communal amenity (min 50%)	1,188.00 m ²	32.63%
LOT COVERAGE (MAX)	-	+4,666.30 m ² (42.41%)
LANDSCAPED AREA	-	+5,231.30 m ²
Soft Landscaping (incl. forested area)	-	+1,435.00 m ²
Hard Landscaping	-	+2,812.00 m ²
ASPHALT AREA	-	-

PROJECT INFORMATION

ZONING STANDARD	REQUIRED	PROVIDED
NON-RESIDENTIAL		
Retail	-	967.65
Cafe	-	148.35
RESIDENTIAL		
1 bedroom + den	180 (45%)	-
2 bedrooms	30 (8%)	-
3 bedrooms	158 (39%)	-
TOTAL	398	398
Barrier-free units (15% x 396 units required)	60 (15%)	-
COMMUNAL AMENITY SPACE		1823.70
Outdoor amenity space at grade	-	1,605.76
Indoor amenity space	-	558.70
Gym	-	58.20
Pool	-	141.80
Relaxation / Luminotherapy	-	19.80
Billiard room	-	89.20
Golf Simulator	-	59.10
Darts / Poker Room	-	37.40
Family Room w/ Kitchen	-	18.90
Entry Lounge	-	61.30
Cafe & Library	-	48.00
PRIVATE AMENITY SPACE		2,865
Balconies / terraces	-	2,865

PARKING STATISTICS

DEDICATION (LOCATION)	RATE	REQUIRED	PROVIDED
APARTMENTS - RESIDENTS (U/G)	0.5	199	362 (0.91)
APARTMENTS - VISITORS (U/G & AT GRADE)	0.2	80	80 (0.20)
NON-RESIDENTIAL (AT GRADE)			
Cafe	5 / 100 m ²	7	7
Retail	1.25 / 100 m ²	12	12
TOTAL		298	461
BICYCLE SPACES	0.5 per unit + 1/250m ² (retail)	199 + 5 = 204	204

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

WASTE MANAGEMENT CONTAINERS

TYPE	REQUIRED	PROVIDED
Garbage (0.110 y ³ per unit)	11 x 4 yard bins	YES
Fiber (0.038 y ³ per unit)	4 x 4 yard bins	YES
Glass metal plastic	3 x 3 yard bins	YES
Organics (240L container per 50 units)	8 x 240L carts	YES

KEY PLAN / PLAN CLÉ :

CLIENT :



1.5	SPC SUB #3	22-07-08
1.4	UDRP	22-04-21
1.3	SPC SUB #2	22-03-22
1.2	Pre-UDRP	21-10-15
1.1	SPC SUB #1	21-09-22
revision	description	date

PROJECT NAME / NOM DU PROJET :

EMD KANATA

DRAWING NAME / NOM DU DESSIN :

SITE PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET : 21019

DATE : 2022-04-21

DRAWN BY / DESSINÉ PAR : JDL

REVIEWED BY / VÉRIFIÉ PAR : ES

SCALE / ÉCHELLE : As indicated

PROJECT PHASE / PHASE DU PROJET : 1

DWG NO. / NO. DESSIN : A003

REVISION NO. / NO. DE RÉVISION : 1.5

A003

REVISION NO. / NO. DE RÉVISION : 1.5

#18063