

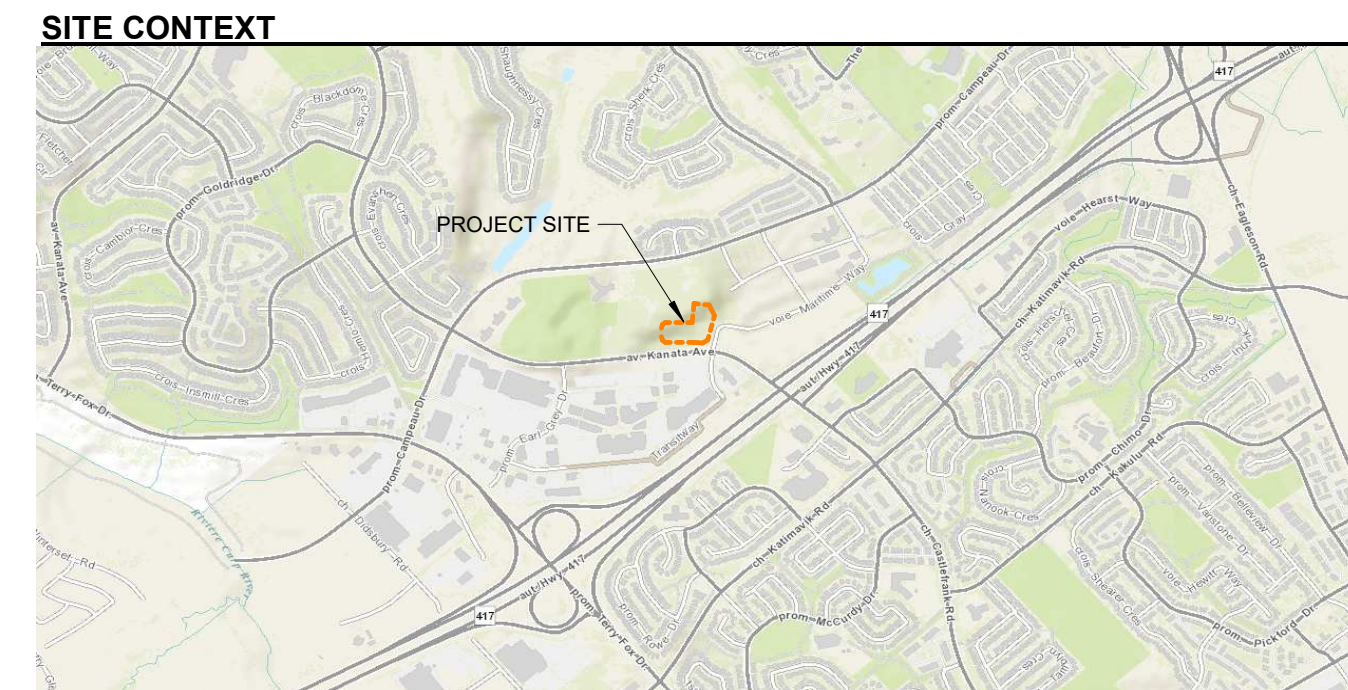
- DRAWING NOTES**
- CANOPY
 - CONCRETE RETAINING WALL WITH GARDRAIL 42"
 - OUTLINE OF UNDERGROUND PARKING STRUCTURE
 - PROPOSED SIAMSE CONNECTION
 - ACCESS ROAD FOR PHASE 1
 - GAS GENERATOR ON CONCRETE PAV WITH BOLLARDS PROTECTION (3.5m x 5m)
 - BICYCLE PARKING (5x)
 - PROPOSED 1.5m HIGH CHAIN LINK FENCE @150mm ON THE OUTSIDE OF PROPERTY BOUNDARY
 - PROPOSED 1.5m HIGH CHAIN LINK FENCE ABOVE ROCKWALL
 - PUBLIC OUTDOOR TERRACE
 - LAVSBY PARKING (NOT INCLUDED IN PARKING COUNT)
 - HYDRO TRANSFORMER AND SWITCHGEAR PADS
 - COMMERCIAL WASTE ROOM
 - COMMERCIAL BICYCLE PARKING (5x)
 - NEW PROPOSED LOGO LOCATION
 - COMMUNAL PATIO
 - PRIVATE TERRACED PATIOS @ EL=100.70
 - STEPPED SOFT LANDSCAPED WITH RETAINING WALL
 - CONCRETE PAD FOR WASTE CONTAINERS (9m x 5m)
 - AIR INTAKE / EXHAUST SHAFT
 - CONCRETE PAD 1.2m x 1.5m FOR POOL CONDENSER
 - CONDENSERS - ENCLOSED BY 2m HIGH WOOD SCREEN FENCE (SEE MECH)

BUILDING AREA (as per OBC)

LEVEL P1	+ 9,965.20 m ²	(+ 107,264.52 ft ²)
GROUND FLOOR	+ 3,607.59 m ²	(+ 38,831.83 ft ²)
LEVEL 2	+ 2,880.28 m ²	(+ 31,003.11 ft ²)
LEVEL 3	+ 2,869.38 m ²	(+ 30,885.70 ft ²)
LEVEL 4-7 (per level)	+ 2,077.40 m ²	(+ 22,360.98 ft ²)
LEVEL 8-9 (per level)	+ 2,558.59 m ²	(+ 27,540.39 ft ²)
PENTHOUSE LEVEL	+ 277.41 m ²	(+ 2,986.01 ft ²)
TOTAL BELOW GRADE	+ 9,965.20 m²	(+ 107,264.52 ft²)
TOTAL ABOVE GRADE	+ 23,061.44 m²	(+ 247,433.49 ft²)
TOTAL	+ 33,026.64 m²	(+ 354,698.01 ft²)

BUILDING GFA (as per Zoning definition)

COMMERCIAL CAFE	+ 144.80 m ²	(+ 1,558.61 ft ²)
COMMERCIAL RETAIL	+ 992.30 m ²	(+ 10,681.02 ft ²)
GROUND FLOOR	+ 1,019.00 m ²	(+ 10,988.42 ft ²)
LEVEL 2	+ 2,421.10 m ²	(+ 26,060.50 ft ²)
LEVEL 3	+ 2,431.10 m ²	(+ 26,168.14 ft ²)
LEVEL 4-5 (per level)	+ 2,151.10 m ²	(+ 23,154.25 ft ²)
LEVEL 6	+ 2,145.50 m ²	(+ 23,094.00 ft ²)
LEVEL 7	+ 2,151.10 m ²	(+ 23,154.25 ft ²)
LEVEL 8	+ 1,766.50 m ²	(+ 19,014.45 ft ²)
LEVEL 9	+ 1,760.90 m ²	(+ 18,954.17 ft ²)
TOTAL	+ 19,134.50 m²	(+ 205,962.04 ft²)



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PROJECT TEAM / ÉQUIPE DU PROJET :

- 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
 - CAR PARKING
 - BF PARKING
 - BF PARKING (TYPE A)
 - BF 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

ADDRESS	150 KANATA AVENUE
CURRENT ZONING	MC-2 AND MC-5
SITE AREA	19,134.50 m ²
PROPOSED USE	MIXED USE RESIDENTIAL
BUILDING AREA	3607.59 m ²

PROJECT INFORMATION			
ZONING STANDARD	REQUIRED	MC-5	PROVIDED
LOT AREA	-	-	± 15,720 m ²
TOTAL ZONING GFA	-	-	19,134.50 m ²
FSI (MAX)	2	2	1.22
BUILDING HEIGHT	28 m	35 m	27.8 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	0 m / 3.5 m	3.5 m
Rear Yard Setback (MIN. / MAX.)	0 m / 3.5 m	6 m	3.5 m
Surface Parking Front & Corner Yard Setback	10 m	10 m	35.30 m
FSI Non-Residential (MIN. / MAX.)	-	0.75 (3,794 m ²)	1,137.10 m ²
GFA Non-Residential (MIN. / MAX.)	1,665.36 m ²	-	-
Amenity Space (min 6m ² per unit)	1,416.00 m ²	-	3,652.64 m ²
Communal amenity (min 50%)	708.00 m ²	-	1,898.80 m ²
LOT COVERAGE (MAX)	-	-	22.95%
LANDSCAPED AREA	-	-	+6,716.98 m ² (42.74%)
Soft Landscaping (not incl. forested area)	-	-	+5,667.18 m ²
Hard Landscaping	-	-	+1,051.80 m ²
ASPHALT AREA	-	-	+2,769.37 m ²

BUILDING STATISTICS		
	QTY.	SQ.M.
NON-RESIDENTIAL		1,137.10
Retail	-	992.30
Cafe	-	144.80
RESIDENTIAL		
1 bedroom	127 (54%)	-
1 bedroom + den	20 (8.5%)	-
2 bedrooms	72 (30.5%)	-
3 bedrooms	16 (7.0%)	-
TOTAL	235	
Barrier-free units (15% x 399 units = 60 units required)	36 (15%)	-
COMMUNAL AMENITY SPACE		1,898.80
Outdoor amenity space at grade & lobby rooftop	-	1,283.00
Indoor amenity space	-	615.80
Gym	-	60.50
Pool (incl. locker rooms)	-	196.70
Billiards Room	-	51.20
Golf Simulator	-	37.80
Darts / Poker Room	-	21.50
Family Room w/ Kitchen	-	63.10
Entry Lounge	-	132.00
Cafe & Library	-	53.00
PRIVATE AMENITY SPACE		1,753.84
Balconies / terraces	-	1,753.84

PARKING STATISTICS				
DEDICATION (LOCATION)	RATE	REQUIRED	PROVIDED	
APARTMENTS - RESIDENTS (U/G)	0.5	PH-1 = 118	PH-1 = 146	
APARTMENTS - VISITORS (U/G & AT GRADE)	0.2	PH-1 = 47	PH-1 = 47	
NON-RESIDENTIAL (AT GRADE)				
Cafe	5 / 100 m ²	PH-1 = 7	PH-1 = 7	
Retail	1.25 / 100 m ²	PH-1 = 12	PH-1 = 12	
TOTAL		PH-1 = 184	PH-1 = 212	
BICYCLE SPACES	0.5 per unit + 1/250m ² (retail)	PH1 = 118 + 5 (NON-RES.)	PH1 = 118 + 5 (NON-RES.)	

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)	7 x 4 yard bins	YES
Fiber (0.038 y ³ per unit)	3 x 4 yard bins	YES
Glass metal plastic	2 x 3 yard bins	YES
Organics (240L container per 50 units)	5 x 240L carts	YES

KEY PLAN / PLAN CLÉ :

CLIENT :



6485 R. Doris-Lussier, Bureau 400, Boisbriand, QC J7H 0E8

1.12	IFBP & TENDER	23-03-03
PHASE 1		
1.11	SPC SUB #4	23-03-02
revision	description	date

PROJECT NAME / NOM DU PROJET :

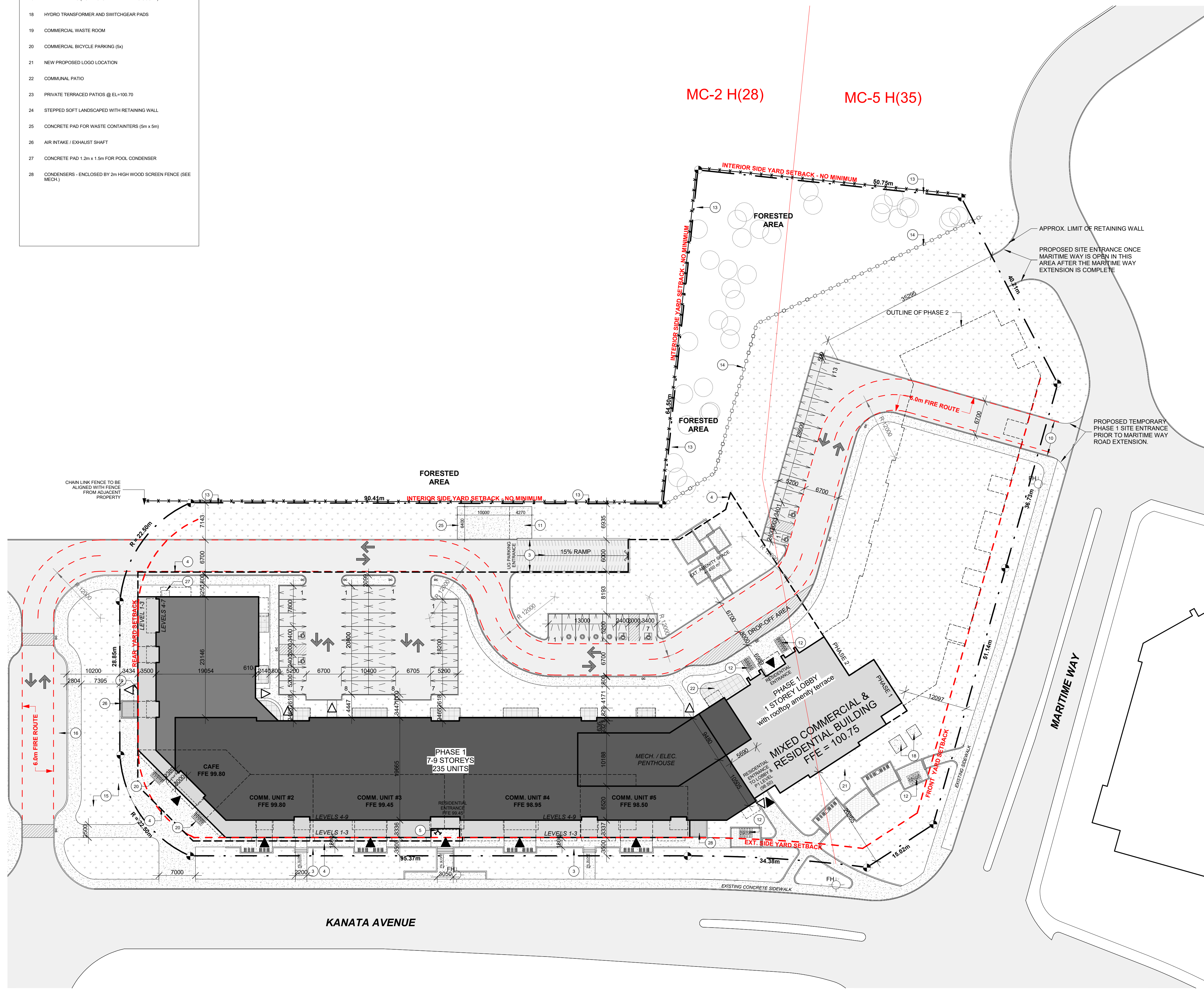
EMD KANATA

DRAWING NAME / NOM DU DESSIN :

SITE PLAN PHASE 1

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	21019
DATE :	2023-03-03
DRAWN BY / DESSINÉ PAR :	ZH
REVIEWED BY / VÉRIFIÉ PAR :	ES
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	A050.1
REVISION NO. / NO. DE RÉVISION :	1.12



1 SITE PLAN
1 : 400