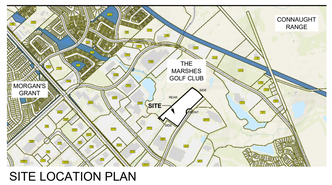
S:\CSA Jobs\2024 Projects\878-24 SerenVita Wellness\03 Working Drawings\SHEETS\878-24 A00.00-SITE PLAN-SOLANDT.dwg
PLOT DATE: 2026-01-27
LAYOUT: A004 OVER-ALL SITE PLAN AND SITE STATISTICS

1 A004 OVER-ALL SITE PLAN AND SITE STATISTICS
1 : 500

SCALE = 1:500
0m 5m 10m 20m 50m




SITE LOCATION PLAN

**PARKING SPACE LEGEND**

| | |
|---|---|
| ST | STANDARD PARKING SPACE (2.6m X 5.2m) |
| SM | SMALL CAR PARKING SPACE (2.4m X 4.6m) |
| EV | ELECTRIC VEHICLE SPACE (2.6m X 5.2m) |
| HC.a | ACCESSIBLE SPACE TYPE A (3.4m X 5.2m) |
| HC.b | ACCESSIBLE SPACE TYPE B (2.4m X 5.2m) |
| BP | HORIZONTAL BIKE PARKING (1.8m X 0.6m) |
| PLZ | PASSENGER LOADING ZONE (2.4m X 7.4m) |

## SITE PLAN LEGEND

PROPERTY LINE
SETBACK
NEW BUILDING FOOTPRINT
CANOPY ABOVE
CHAIN LINK FENCE
SPECIALTY FENCE (NON OPAQUE)
DESIGNATED FIRE ROUTE
OUTLINE OF NEW ROAD/PARKING
OUTLINE OF EXISTING ROAD
CONCRETE RETAINING WALL
MODULAR BLOCK RETAINING WALL
LANDSCAPE STONE RETAINING WALL
HEAVY DUTY ASPHALT
LANDSCAPE BUFFER
EXTERIOR POOL
WATER FEATURE

## SYMBOL LEGEND

| | |
|---|---|
| | ACCESSIBLE PARKING SPOT |
| BF | ACCESSIBLE PARKING DESIGNATION SIGN |
| ST | STOP SIGN |
| EV | ELECTRIC VEHICLE DESIGNATION SIGN |
| FR | FIRE ROUTE SIGN |
| DC | DEPRESSED CURB |
| | BIKE RACK w/ 1830 x 878 TRANSFER SPACE |
| FH | FIRE HYDRANT |
| SF | SIAMESE FIRE HOSE CONNECTION |
| G W | GAS / WATER METERS |
| LS | LIGHT STANDARD SEE ELEC. FOR TYPE, QUANTITY AND LOCATION |
| BL | BOLLARD LUMINAIRE SEE ELEC. FOR TYPE, QUANTITY AND LOCATION |
| WL | WALL SCONCE LUMINAIRE SEE ELEC. FOR TYPE, QUANTITY AND LOCATION |
| ℄ | CENTER LINE |
| | ENTRANCE / EXIT MARKER |
| | EXIT MARKER |
| | PAINTED LINE FOR CROSSWALK PARKING |
| HP | EXISTING HYDRO POLE |
| | TACTILE WALKING SURFACE INDICATOR (TWSI) |
| BFC | BOARD FORMED CONCRETE FINISH |
| HB | HOSE BIB |
| | BOLLARD 1200 HIGH (SEE STRUC.) |

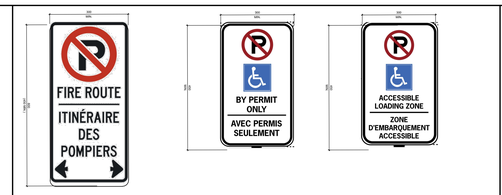
## SITE STATISTICS

AREA CALCULATIONS ROUNDED TO THE NEAREST m2

**LEGAL DESCRIPTION**
PLAN OF SURVEY OF PART OF BLOCK 29 REGISTERED PLAN M-280 CITY OF KANATA, REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
PLAN OF SURVEY PART OF BLOCK 29 REGISTERED PLAN 4M-280 CITY OF OTTAWA

NOTE:

| | REQUIRED BY-LAW REF. # 2008-250 | PROPOSED |
|---|---|---|
| ZONING: | MIXED USE CENTRE. EXCEPTION XXXX (MC[XXXX]) | |
| LOT AREA : | NO MINIMUM (TABLE 191(a)) | 40,754 m² (4.08 ha) |
| LOT WIDTH: | NO MINIMUM (TABLE 191(a)) | 308m |
| BUILDING HEIGHT: | 44 m MAX. PER HEIGHT SUFFIX | 12.305 m |
| **LOT COVERAGE:** | n/a | 11.1% |
| LOT COVERAGE (TOTAL) | | 4530.9 m² |
| LOT COV. PROPOSED MAIN BLDG | | 2855.5 m² |
| LOT COVERAGE PROP. ACCESS BLDG | | 1675.4 m² |
| TOTAL GROSS FLOOR AREA: | | 5,925 m² (63777 ft²) |
| **GROSS FLOOR AREA (MAIN BLDG):** | | 4,392 m² (47275 ft²) |
| **GFA PROP. ACCESS. BLDGS (TOTAL)** | | 1,533 m² (16502 ft²) |
| RELAXATION ROOM 'A' (B1) | | 76.4 m² (822.0 ft²) |
| RELAXATION ROOM 'B' (B3) | | 168.3 m² (1811.8 ft²) |
| RELAXATION ROOM 'C' (B8) | | 111.6 m² (1200.7 ft²) |
| KITCHEN/BAR/WASHROOM (B2) | | 362.7 m² (3904.0 ft²) |
| YOGA PAVILION (B5) | | 67.2 m² (722.9 ft²) |
| SAUNA 'A' (B4) | | 22.1 m² (237.6 ft²) |
| SAUNA 'B' (B6) | | 81.7 m² (879.2 ft²) |
| GREENHOUSE (B7) | | 124.4 m² (1339.0 ft²) |
| STEAM ROOM (B9) | | 22.9 m² (246.8 ft²) |
| ENCLOSED FLOATING POOL(B10) | | 220.8 m² (2377.1 ft²) |
| TREATMENT (B11) | | 252.0 m² (2712.1 ft²) |
| STEAM ROOM (B12) | | 22.9 m² (246.8 ft²) |
| **PARKING REQUIREMENTS (TOTAL) :** | | |
| PERSONAL SERVICES (5,925 m²) | NO MIN. (EXCEPTION XXXX (MC[XXXX])) | 218 SPACES |
| TOTAL | NO MINIMUM | 218 SPACES |
| BARRIER FREE SPOTS | 8 SPOTS CITY OF OTTAWA A.D.S.(3.1.2) | 8 (4 TYPE A + 4 TYPE B) |
| SMALL TYPE | < 50% SECTION 106 | 100 SPACES(45.9%) |
| STANDARD TYPE | > 50% SECTION 106 | 118 SPACES (54.1%) |
| LOADING SPACES | 2 STANDARD SPACES | 2 STANDARD SPACES |
| BICYCLE PARKING: | 18-1 per 250m2 GFA (4,392m2/250m2) | 18 SPACES |
| PARKING LOT LANDSCAPING: | n/a | n/a |
| LANDSCAPE BUFFER: | n/a [SEC. 191 (TABLE 191 (i)] | 5-12 m |
| **REQUIRED SETBACKS** | | |
| FRONT YARD: | NO MIN. [SEC. 191(TABLE 191(c)(ii)] | 5 m (12 m) |
| EAST INT. SIDE YARD: | NO MIN. [SEC. 191(TABLE 191(c)(ii)] | 101.7 m |
| WEST INT. SIDE YARD: | NO MIN. [SEC. 191(TABLE 191(c)(ii)] | 15.19 m |
| REAR YARD: | NO MIN. [SEC. 191(TABLE 191(e)(ii)] | 7.5 m |

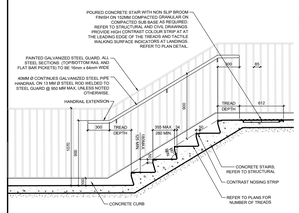



FIRE ROUTE SIGN NOTES:
1. MOUNTED ON LIFLANGE POST AT HEIGHT OF 3000mm (CENTRE) FROM GRADE.
2. ENSURE HIGH TONAL CONTRAST IS PROVIDED BETWEEN SIGN AND BACKGROUND ENVIRONMENT.
3. PLACE ONE SIGN AT EACH LOCATION DENOTED ON PLANS.

ACCESSIBLE PARKING SIGN NOTES:
1. MOUNTED ON LIFLANGE POST AT HEIGHT OF 2000mm (CENTRE) FROM GRADE.
2. ENSURE HIGH TONAL CONTRAST IS PROVIDED BETWEEN SIGN AND BACKGROUND ENVIRONMENT.
3. PLACE ONE SIGN AT EACH ACCESSIBLE PARKING SPOT IN LOCATIONS DENOTED ON PLANS.

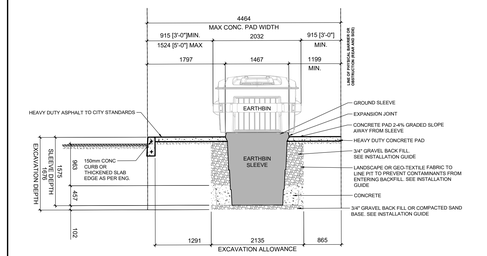
PASSENGER LOADING ZONE SIGN NOTES:
1. MOUNTED ON LIFLANGE POST AT HEIGHT OF 2000mm (CENTRE) FROM GRADE.
2. ENSURE HIGH TONAL CONTRAST IS PROVIDED BETWEEN SIGN AND BACKGROUND ENVIRONMENT.
3. PLACE ONE SIGN AT EACH LOCATION DENOTED WITH 'PLZ'.

2 A004 PARKING SIGNS
NTS

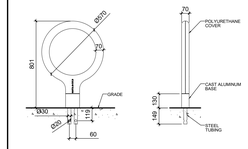



3 A004 TYPICAL EXTERIOR STAIR
1 : 30

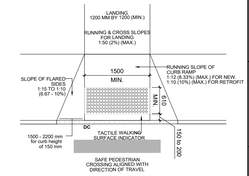
4 A004 ACCESSIBLE SIGNS
NTS



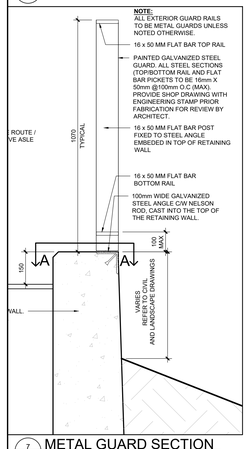

5 A004 EARTH BIN SECTION
1 : 30



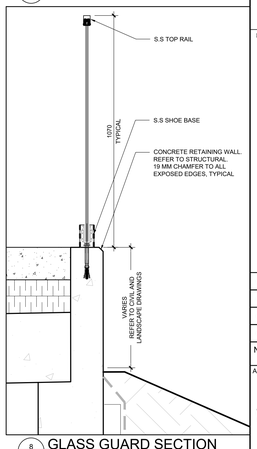

6 A004 BICYCLE PARKING BOLLARD
1 : 20



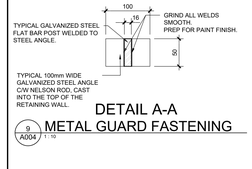

7 A004 CURB RAMP
1 : 20




8 A004 METAL GUARD SECTION
1 : 10




8 A004 GLASS GUARD SECTION
1 : 10




DETAIL A-A
9 A004 METAL GUARD FASTENING
1 : 10

# GENERAL NOTES

A THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.

B DO NOT SCALE DRAWINGS.

C ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.

D THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SIMMONDS ARCHITECTURE AND ARCHITECT INC. COPYRIGHT RESERVED.

serenvita

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KEY PLAN
E N S W 1 2 3

| No. | DATE | DESCRIPTION |
|---|---|---|
| 04 | 2026.01.28 | ISSUED FOR ZBA AND SPC |
| 03 | 2025.12.12 | ISSUED FOR COORDINATION |
| 02 | 2025.01.07 | ISSUED FOR COORDINATION |
| 01 | 2024.12.06 | ISSUED FOR COORDINATION |

ARCHITECT'S SEAL: PRELIMINARY SET NOT FOR CONSTRUCTION OR PRICING

PROJECT NORTH: N

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PROJECT:
SERENVITA WELLNESS SPA
2505 & 2707 SOLANDT ROAD
OTTAWA, ON

DRAWING TITLE:
OVER-ALL SITE PLAN AND SITE STATISTICS

| | |
|---|---|
| DATE: | 2026.01.28 |
| SCALE: | AS NOTED |
| DRAWN BY: | CA |
| JOB No: | 878-24 |
| DRAWING No: | A004 |

SITE PLAN APPLICATION # PC2025-0256