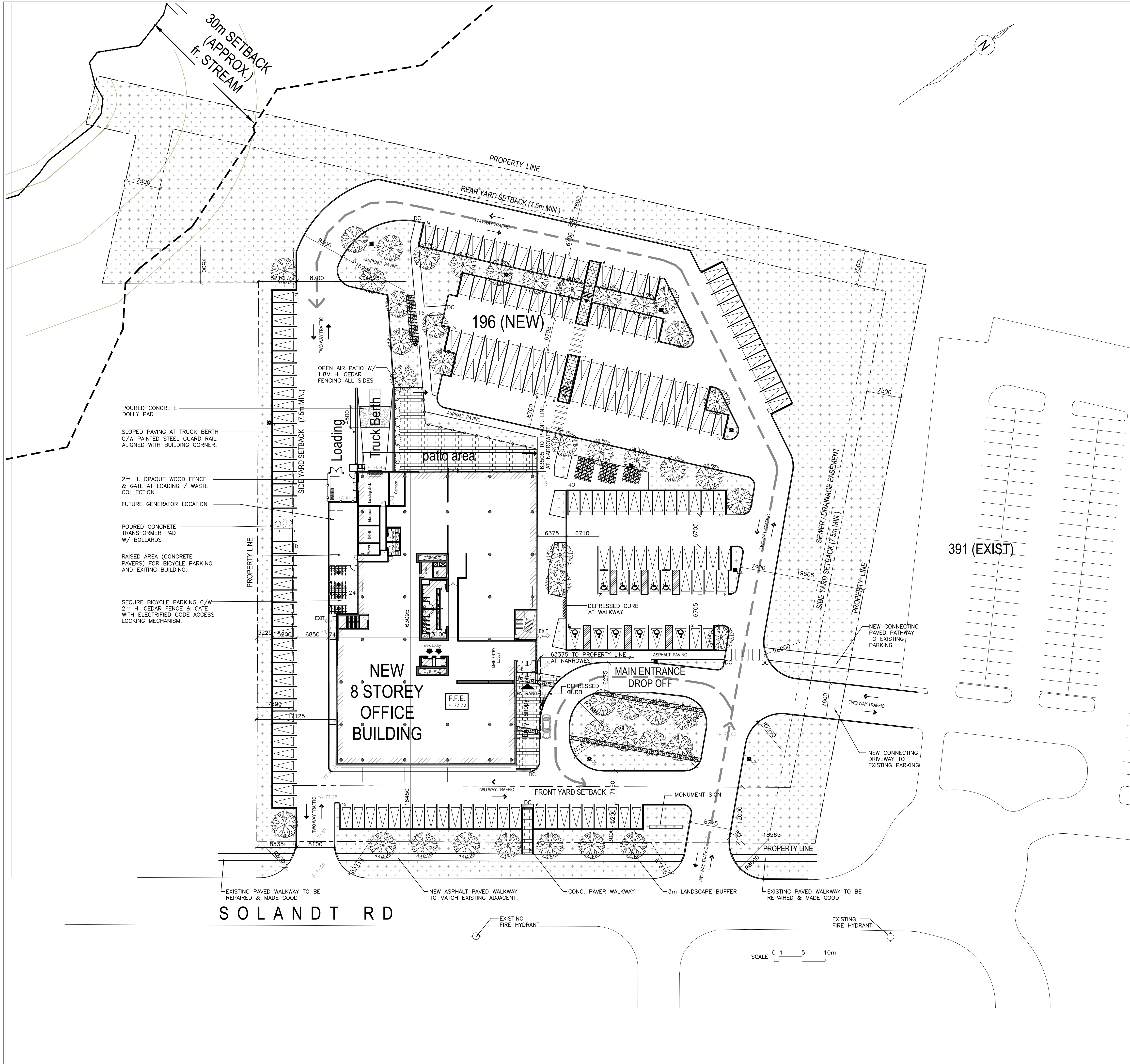
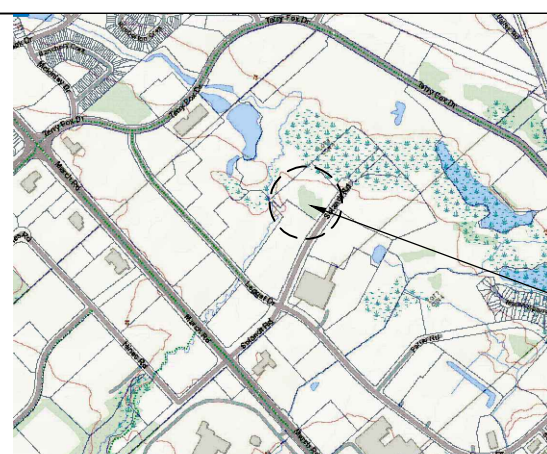




KEY PLAN		
		
PROPOSED SITE		
PROPERTY DESCRIPTION		
EIGHT STOREY OFFICE BUILDING		
CITY OF OTTAWA PIN NUMBER	04517 - 0838	
MUNICIPAL ADDRESS	2707 SOLANDT RD, KANATA, ON	
SITE INFORMATION		
LOT AREA:	19,986 m²	
LOT FRONTAGE:	120.07 m	
LOT DEPTH:	126.66 m /	
BUILDING INFORMATION		
BUILDING AREA:	2,306.45m² (2,495m² w/ vertical cores)	
BUILDING FLOOR AREA (GFA):	18,451.6m²	
PROPOSED USE:	OFFICE BUILDING, MID-RISE	
ZONING TABLE		IP6
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		REQUIRED
		PROPOSED
MINIMUM LOT AREA		4,000m²
MINIMUM LOT WIDTH		45m
FRONT YARD SETBACK		12m
MINIMUM INTERIOR SIDE YARD SETBACK		7.5m
MINIMUM REAR YARD SETBACK		7.5m
MAXIMUM BUILDING HEIGHT		22m
MAXIMUM FLOOR SPACE INDEX		N/A
PARKING AREA		N/A
LANDSCAPED AREA (8,380 m² OF LOT AREA)		11,099 m²
VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)		15% of parking area (Section 110) -% of Lot
VISITOR PARKING REQUIREMENTS		2.4 per 100m² of GFA 443 spaces required
BARRIER-FREE PARKING REQ'TS City of Ottawa Part C - Section 111 O.Reg 191/11		N/A
BICYCLE PARKING SPACES Part C-Section 111, Table 111A		1 per 250m² GFA 74 Spaces required (25% to be indoors/secure)
LOADING SPACE REQUIREMENTS Part C - Section 113, Table 113A		2 per 15,000-24,999m² GFA 50% to be oversized
		11 SPACES per O.Reg 191/11: (6 type 'A' + 5 type 'B')
		80 SPACES total including 24 secured
		2 SPACES (1 regular + 1 oversized)

LEGEND:

GRASS / SOFT-SCAPE (SEE LANDSCAPE PLANS)

UNIT PAVERS (CONCRETE, STONE, ETC)

ASPHALT PAVING

HEAVY DUTY ASPHALT PAVING

CONCRETE

FIRE ROUTE

EXISTING FENCE

PROPERTY / LOT LINE

SETBACK LINE

LINE OF ARCHITECTURAL CEDAR SCREEN

LINE OF TURTLE FENCE

DESIGNATED BUILDING ENTRANCE / EXIT

DEPRESSED CURB

PAINTED CROSSWALK LINES

STANDARD PARKING SPACE

TYPE 'A' BARRIER-FREE PARKING SPACE c/w AISLE, PAINTED MARKINGS & SIGN WHERE SHOWN

TYPE 'B' STANDARD PARKING SPACE c/w AISLE, PAINTED MARKINGS & SIGN WHERE SHOWN

SIGNAGE FOR BARRIER-FREE PARKING

BICYCLE PARKING (HORIZONTAL) N.T.S.

FIRE HYDRANT. REFER TO CIVIL

CATCH BASIN

MANHOLE

FLOOR DRAIN

UTILITY POLE

OVERHEAD UTILITY WIRES

LIGHT STANDARD

NEW TREE (REFER TO LANDSCAPE DRAWINGS)

NEW SHRUB (REFER TO LANDSCAPE DRAWINGS)

EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]

NEW GROUND ELEVATION REFER TO CIVIL

NEW RIPARIAN ZONE PLANTING (REFER TO LANDSCAPE DRAWINGS)

NOTES:

- REFER TO CIVIL DRAWINGS FOR GRADING, STORM WATER MANAGEMENT, UTILITIES & SITE SERVICES, ROADWAY DESIGN, RETAINING WALLS, ETC.
- REFER TO LANDSCAPE DRAWINGS FOR TREES, PLANTINGS, LANDSCAPE SURFACE TREATMENTS AND COVERINGS, ETC.
- DOUBLE TRAFFIC LANES (AND AISLES) TO BE A MINIMUM OF 6.7 METERS WIDE.

No. 1 Date 2019-10-04 Émis pour / Object SITE PLAN CONTROL

Ingenieur / Engineer (Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer (Civil / Civil)

Architecte / Architect Collectif d'architectes / Architects Collective

fig. 1 3550, Saint-Armande O. Montréal QC H4C 1A8 T. 514 861-9122

fig. 2 190 Somerset St W #206 Ottawa ON K2P 1J4 T. 613 696-4122

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Scale / Echelle

ROBERTO CAMPOS LICENCE 7401

Project / Projet

EIGHT STOREY OFFICE BUILDING

2707 SOLANDT ROAD, KANATA, ON

Title / Titre

SITE PLAN

Dessiné par / Drawn by GB

No. projet / Project number 1930

Vérifié par / Verified by RC

No. dessin / Drawing number

Révision / Revision

Echelle / Scale 1:400

#

Date de création du dessin / Drawing creation date 2019/08/13

A105

#17855