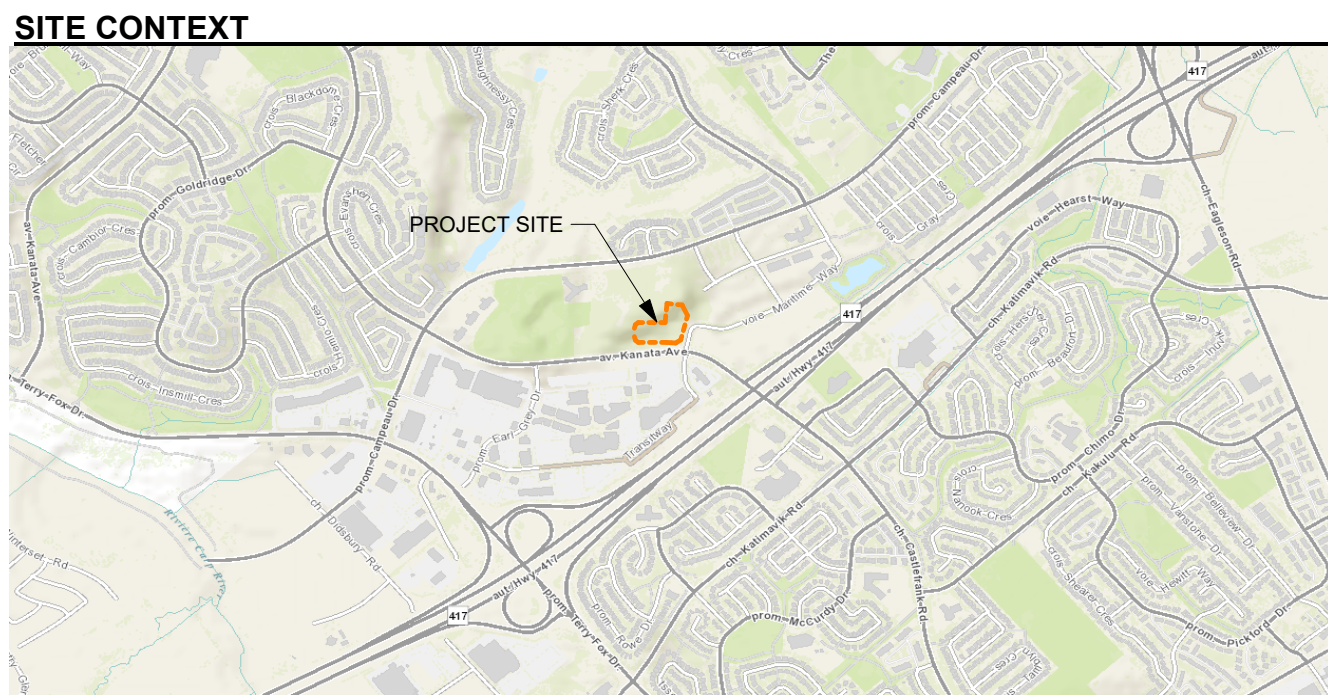


BUILDING AREA (as per OBC)

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)



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: EXISTING TO REMAIN
	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 0.9M x 1.5M S: STACKED 0.57M 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.

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

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PROJECT INFORMATION

SITE SUMMARY	
ADDRESS	150 KANATA AVENUE
CURRENT ZONING	MC-2 AND MC-5
SITE AREA	16720.00 m ²
PROPOSED USE	MIXED USE RESIDENTIAL
BUILDING AREA	5040.00 m ²

PROJECT INFORMATION			
ZONING STANDARD		REQUIRED	PROVIDED
		MC-2	MC-5
LOT AREA	-	-	± 15,720 m ²
TOTAL ZONING GFA	-	-	32,600.86 m ²
FSI (MAX)	2	2	2.1
BUILDING HEIGHT	28 m	35 m	27.8 m & 33.5 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	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	n/a
FSI Non-Residential (MIN. / MAX.)	-	0.75 (3 794 m ²)	1,116.00 m ²
GFA Non-Residential (MIN. / MAX.)	1665.36 m ²	-	4,883.00 m ²
Amenity Space (min 6m2 per unit)	2376.00 m ²	-	2,018.00 m ²
Communal amenity (min 50%)	1188.00 m ²	-	32.63%
LOT COVERAGE (MAX)	-	-	+4,666.30 m ²
LANDSCAPED AREA	-	-	(42.41%)
Soft Landscaping (incl. forested area)	-	-	+5231.30 m ²
Hard Landscaping	-	-	+1,435.00 m ²
ASPHALT AREA	-	-	+2,812.00 m ²

BUILDING STATISTICS		
	QTY.	SQ.M.
NON-RESIDENTIAL	1,116.00	
Retail	-	967.65
Cafe	-	148.35
RESIDENTIAL		
1 bedroom	180 (45%)	-
1 bedroom + den	30 (8%)	-
2 bedrooms	158 (39%)	-
3 bedrooms	30 (8%)	-
TOTAL	396	
Barrier-free units (15% x 396 units = 59 units required)	60 (15%)	-
COMMUNAL AMENITY SPACE		1823.70
Outdoor amenity space at grade	-	1,405.76
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 m2	7	7
Retail	1.25 / 100 m2	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

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

DRAWING NOTES

- CANOPY
- UNUSED
- CONCRETE RETAINING WALL WITH GARDRAIL 42"
- OUTLINE OF UNDERGROUND PARKING STRUCTURE
- PROPOSED SIAMESE CONNECTION
- OUTDOOR PATIO
- ACCESS ROAD FOR PHASE 1
- CONCRETE PAD FOR WASTE CONTAINERS
- BICYCLE PARKING (8x)
- CHAIN LINK FENCE AT TOP OF ROCK
- 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 (8x)
- NEW PROPOSED LOGO LOCATION
- COMMUNAL PATIO

