

DRAWING NOTES

- CANOPY
- CONCRETE RETAINING WALL WITH GARDRAIL 42"
- OUTLINE OF UNDERGROUND PARKING STRUCTURE
- PROPOSED SIAMSESE CONNECTION
- ACCESS ROAD FOR PHASE 1
- GAS GENERATOR ON CONCRETE PAB 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
- LAYSBY 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 (5m 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.)

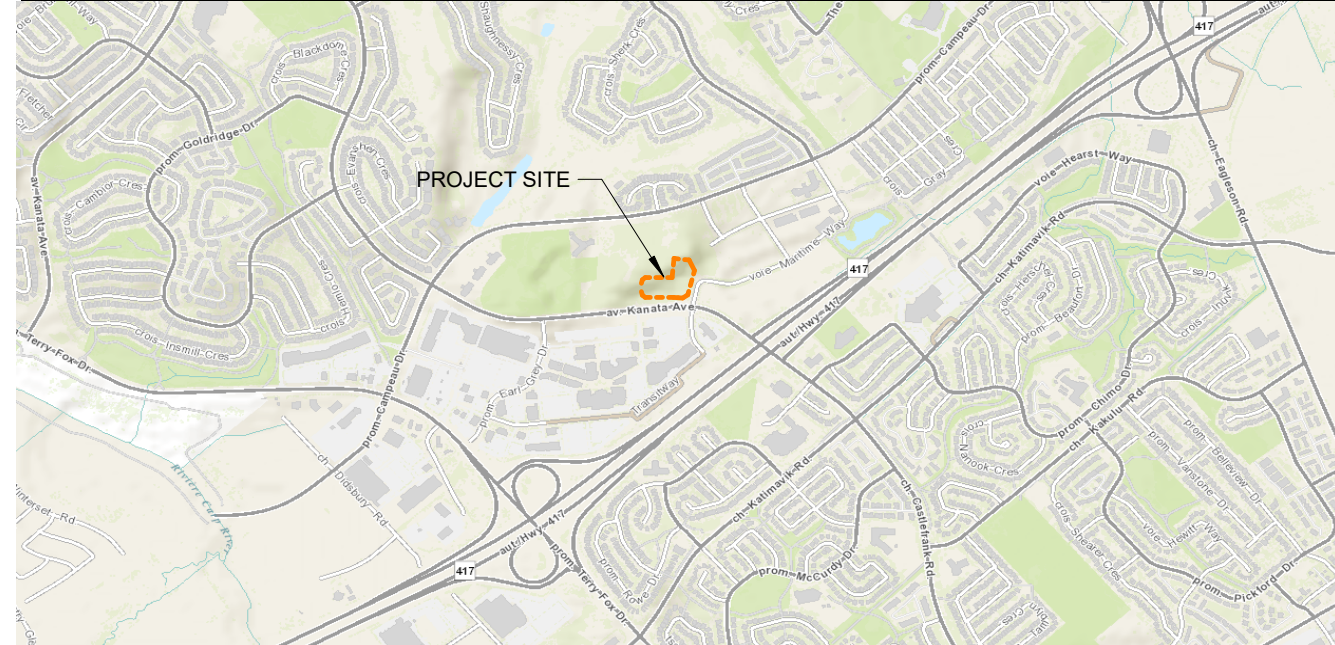
BUILDING AREA (as per OBC)

LEVEL P2	+	3,391.80 m ²	(+)	36,509.03 ft ²
LEVEL P1	+	9,965.00 m ²	(+)	107,264.52 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)	+	3,465.00 m ²	(+)	37,300.00 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	+	39,394.00 m²	(+)	424,033.49 ft²
TOTAL	+	53,096.00 m²	(+)	571,520.59 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	+	2,261.20 m ²	(+)	24,339.35 ft ²
LEVEL 2	+	3,680.20 m ²	(+)	39,613.34 ft ²
LEVEL 3	+	3,703.00 m ²	(+)	39,558.76 ft ²
LEVEL 4-5 (per level)	+	3,307.10 m ²	(+)	35,597.32 ft ²
LEVEL 6	+	3,297.80 m ²	(+)	35,497.22 ft ²
LEVEL 7	+	3,307.10 m ²	(+)	35,597.33 ft ²
LEVEL 8	+	2,922.50 m ²	(+)	31,457.52 ft ²
LEVEL 9	+	2,912.30 m ²	(+)	31,347.73 ft ²
LEVEL 10-11 (per level)	+	1,156.00 m ²	(+)	12,443.08 ft ²
TOTAL	+	31,010.30 m²	(+)	333,792.09 ft²

SITE CONTEXT



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
- SIAMSESE 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 0.5M 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

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	5112.56 m ²

PROJECT INFORMATION			
ZONING STANDARD	REQUIRED	MC-2	MC-5
LOT AREA	-	-	± 15,720 m ²
TOTAL ZONING GFA	-	-	31,010.30 m ²
FSI (MAX)	2	2	1.97
BUILDING HEIGHT	28 m	35 m	27.5 m & 33 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	10.05m
FSI Non-Residential (MIN. / MAX.)	-	0.75 (3,794 m ²)	1,137.10 m ²
GFA Non-Residential (MIN. / MAX.)	1665.36 m ²	-	1,137.10 m ²
Amenity Space (min 6m ² per unit)	2400.00 m ²	-	5,257.08 m ²
Communal amenity (min 50%)	1200.00 m ²	-	1,898.80 m ²
LOT COVERAGE (MAX)	-	-	+5,234.42 m ² (33.29%)
LANDSCAPED AREA	-	-	-
Soft Landscaping (incl. forested area)	-	-	+4,072.86 m ²
Hard Landscaping	-	-	+1,161.56 m ²
ASPHALT AREA	-	-	+3,881.67 m ²

BUILDING STATISTICS		
	QTY.	SQ.M.
NON-RESIDENTIAL	-	1,137.10
Retail	-	992.30
Cafe	-	144.80
RESIDENTIAL	-	-
1 bedroom	204 (51%)	-
1 bedroom + den	26 (6.5%)	-
2 bedrooms	140 (35%)	-
3 bedrooms	30 (7.5%)	-
TOTAL	400	3,358.28
Barrier-free units (15% x 399 units = 60 units required)	60 (15%)	-
COMMUNAL AMENITY SPACE	-	1,898.80
Outdoor amenity space at grade	-	1,283.00
Indoor amenity space	-	615.80
Gym	-	60.50
Pool	-	196.70
Billiard 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	-	3,358.28
Balconies / terraces	-	3,358.28

PARKING STATISTICS			
DEDICATION (LOCATION)	RATE	REQUIRED	PROVIDED
APARTMENTS - RESIDENTS (U/G)	0.5	PH-1 = 118 PH-2 = 83	PH-1 = 146 PH-2 = 175
APARTMENTS - VISITORS (U/G & AT GRADE)	0.2	PH-1 = 47 PH-2 = 33	PH-1 = 47 PH-2 = 33
NON-RESIDENTIAL (AT GRADE)			
Cafe	5 / 100 m2	PH-1 = 7	PH-1 = 7
Retail	1.25 / 100 m2	PH-1 = 12 PH-1 = 12	PH-1 = 12 PH-1 = 12
TOTAL		PH-1 = 184 PH-2 = 116	PH-1 = 212 PH-2 = 208
BICYCLE SPACES	0.5 per unit + 1/250m ² (retail)	PH1 = 118 + 5 (NON-RES.) PH-2 = 83	PH1 = 118 + 5 (NON-RES.) PH-2 = 83

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



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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :

CLIENT :



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

1.11	SPC SUB #4	23-03-02
1.10	TENDER	22-12-23
1.9	99% COORD.	22-11-04
1.8	PERMIT	22-10-07
1.7	SPC SUB #3	22-09-19
1.6	66% COORD.	22-07-29
1.5	50% COORD.	22-06-10
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 PHASE 2

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

REVISION NO. / NO. DE RÉVISION :

1.11

#18063

1 SITE PLAN

1: 400

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