

TRAFFIC CALMING SYMBOLS LEGEND:

[Symbol]	PERMANENT SPEED BUMP
[Symbol]	PAINTED GORE AREA
[Symbol]	PAINTED CENTERLINE
[Symbol]	PAINTED STOP LINE
[Symbol]	TRAFFIC SIGNS

SYMBOLS LEGEND:

[Symbol]	MAIN ENTRANCE/EXIT
[Symbol]	COMMERCIAL TENANT ENTRANCE
[Symbol]	COMMERCIAL LOADING ENTRANCE
[Symbol]	FIRE HYDRANT
[Symbol]	PAINTED CIRCULATION ARROW
[Symbol]	BICYCLE PARKING SPACE
[Symbol]	ACCESSIBLE PARKING SPACE
[Symbol]	CAR SHARE PARKING SPACE

PATTERN LEGEND:

[Pattern]	ASPHALT - MULTI-USE PATHWAY
[Pattern]	CONCRETE SIDEWALK
[Pattern]	PAINTED - CROSS-WALK
[Pattern]	PAVERS - PEDESTRIAN CIRCULATION
[Pattern]	PAVERS - COMMERCIAL TERRACE/CIRCULATION

PARKING IDENTIFICATION LEGEND

TYPE:

- R - RESIDENTIAL
- V - VISITOR
- C - COMMERCIAL

DEDICATED TO:

- T3 - TOWER 3
- T4 - TOWER 4
- T5a - TOWER 5a
- T5b - TOWER 5b

TOPOGRAPHIC INFORMATION
 PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD
 DATED JULY 20, 2018

Appendix A
 Petrie's Landing One Tower 4: R5A (2327)H(109.4)A.S.L. Zoning Compliance Chart

Applicable sections from Bylaw 2008-250, 2008-341, 2014-292	Requirement	Proposed	Notes
Table 165A for Apartment Dwelling Mid High Rise			
Minimum Lot Width (m)	25	irregular	
Minimum Lot Area (sq. m)	1200	6112.402	Tower 4 site area only
Maximum Building Height (m)	128.45 A.S.L.	128.45 A.S.L.	
Minimum Front Yard Setback (m)	6	min. 7.5	
Minimum Corner Side Yard Setback (m)	4.5	min. 7.5	All setbacks are to be considered interior side yards
Minimum Interior Side Yard Setback (m)	7.5	min. 7.5	with a minimum 7.5m setback
Minimum Rear Yard Setback (m)	7.5	min. 7.5	
Section 168(9)			
Minimum landscape area (% of site)	30%	79%	Tower 4 site area only
Section 101 and 102 (Area C - Table 101)			
Minimum No. of parking spaces per unit	1.2	1.1	287 spaces
Minimum No. of visitor parking spaces per unit	0.2	0.2	57 spaces
Section 106			
Parking space width (m)	2.4 min 3.1 max	2.6	
Minimum parking space depth (m)	5.2	5.2	
Reduced parking space width (m)	6.7 parallel	6.7	
	2.4	2.4	
	4.6	4.6	
Section 107			
Drive way access - min width (m) one way	3	N/A	
Drive way access - min width (m) two way	6.7	7.1	
Drive way access - parking garage min width (m) two way	6	6	
Section 110			
Minimum landscape area of parking lot (%)	15	60%	Tower 4 site area only
Minimum landscape buffer width of parking lot not abutting street (m)	1.5/1.8 to 100 spaces; 3m or more if more than 300 spaces	1.5/3	1.5
Minimum landscape buffer width of parking lot abutting street (m)	3	N/A	
Outdoor loading and refuse collection area within parking lot			
min. distance abutting public street (m)	3	N/A	
min. distance abutting any other lot line (m)	3	6.9	Refuse Collection area in parking garage.
Screened with 2m high opaque screen (m)	2	2	
Section 111			
Bicycle Parking Space Provisions (number per unit)	0.5	0.5	121 spaces
Section 137			
Total amenity area (6 m ² per unit)	(6m ² x 242 units = 1452 m ²)	+4370 m ²	Tower 4 site landscape area only. Interior amenity area additional to proposed.
Communal amenity area: % of total required 'total amenity area'	50	100.0	Tower 4 site landscape area only. Interior amenity area additional to proposed.
Layout of Communal Amenity Area (m ²)	54	+4370 m ²	Tower 4 site landscape area only. Interior amenity area additional to proposed.

NOTES GÉNÉRALES / General Notes

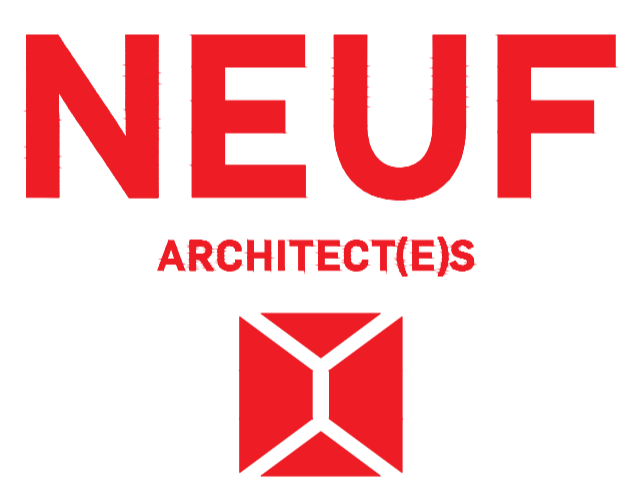
- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne pourront être utilisés, reproduits ou copiés sans autorisation écrite au préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant aux documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before starting the work.
- Veuillez avoir l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of other professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

ARCHITECTURE DE PAYSAGE Landscape architect
LEVSTEK CONSULTANTS INC.
 5871 HUGH CRESCENT, OTTAWA ON K2A 2W0
 T 613-826-6518 EMAIL:LEVSTEK@LARCQUELEVSTEK.COM

CIVIL Civil
EXP SERVICES INC.
 2650 QUEENSWAY DRIVE, SUITE 100, OTTAWA ON K2A 2T0
 T 613-733-0335 EMAIL:EXP@EXP.COM & JACON.FITZPATRICK@EXP.COM

ARCHITECTES Architect
NEUF architect(e)s SENCRL
 630, boul. René-Lévesque O. 32e étage, Montréal QC H3B 1S6
 T 514 847 1117 NEUFarchitectes.com

SCEAU Seal



CLIENT Client
BRIGIL
 58 Lois Street, Gatineau, QC J8Y 3R7
 T 819-243-7302 Email: JL.Rivest@brigil.com

OUVRAGE Project
PETRIE'S LANDING I - PHASES 3 - 5
 EMPLACEMENT Location NO PROJET No.
 OTTAWA, ONTARIO 11467

NO	RÉVISION	DATE (aa.mm.jj)
A	FOR SPA-CITY COMMENTS	2018.07.18
B	FOR SPA-CITY COMMENTS-REV1	2018.07.19
C	FOR SPA-CITY COMMENTS-REV2	2018.08.07
D	FOR COORDINATION	2019.04.04
E	FOR SPA-CITY COMMENTS-REV3	2019.05.21
F	FOR COMMENTS	2019.06.27
G	FOR SPA-CITY COMMENTS-REV4	2019.07.19
H	FOR SPA-CITY COMMENTS-REV5	2019.09.04
J	FOR SPA-REVISION 6	2019.12.18
K	FOR SPA REVIEW	2024.08.26
L	FOR SPA-CITY COMMENTS-REV6	2025.01.28

DESSINÉ PAR Drawn by
 OC

VÉRIFIÉ PAR Checked by
 ANT. C / FP

DATE (aa.mm.jj)
 25.01.29

ÉCHELLE Scale
 1:250

TITRE DU DESSIN Drawing Title
SITE PLAN - TOWER 4

REVISION Revision NO. DESSIN Dwg Number
L A100a
 #14602

I:\P_1140011467\CAD\11467 A-100 Site Plan_updated 2024-07-17.dwg