

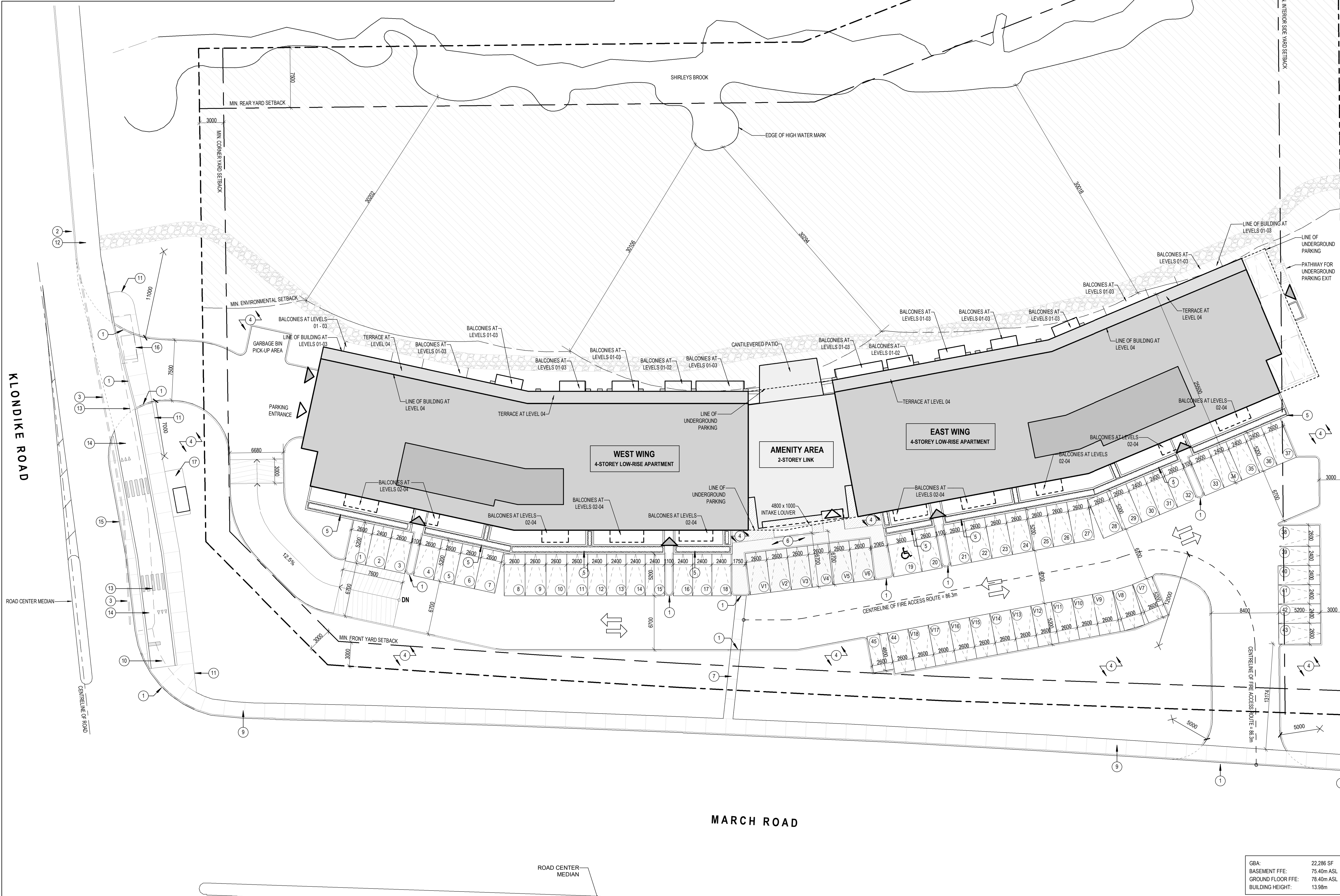
GENERAL NOTES - SITE PLAN

- FRONTAGE ALONG KLONDIKE ROAD TO BE MODIFIED AS PER RMA-2018-TPD-080-B.

- | | | |
|-------------------------------|--|---|
| 1 DEPRESSED CURB | 9 EXISTING CONCRETE SIDEWALK | 16 EXISTING BUS STOP AND CONCRETE PAD TO BE REMOVED |
| 2 EXISTING CURB | 10 EXISTING CONCRETE SIDEWALK TO BE DEMOLISHED | 17 RELOCATED BUS STOP AND CONCRETE PAD |
| 3 EXISTING CURB TO BE REMOVED | 11 NEW CONCRETE SIDEWALK | |
| 4 SOFT LANDSCAPE | 12 EXISTING MULTI-USE PATHWAY | |
| 5 RAISED PLANTER | 13 EXISTING MULTI-USE PATHWAY TO BE RELOCATED | |
| 6 INTERLOCKING STONE WALKWAY | 14 RELOCATED MULTI-USE PATHWAY | |
| 7 CONCRETE WALKWAY | 15 NEW RAISED CONCRETE STRIP | |

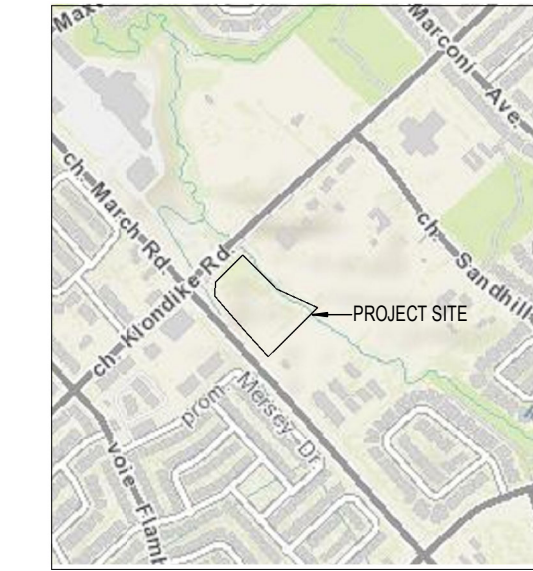
KEYNOTE LEGEND

SP-01 SCALE: N.T.S.



5 SITE PLAN

SP-01 SCALE: 1 : 250



1 LOCATION PLAN

SP-01 SCALE: N.T.S.

SITE PLAN SYMBOLS LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- FIRE HYDRANT
- NEW STREET LIGHT
- STREET LIGHT TO BE REMOVED
- BICYCLE PARKING

2 SYMBOLS LEGEND

SP-01 SCALE: N.T.S.

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 10
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF MARCH
CITY OF OTTAWA
J.D. BARNES LTD. 2018

3 SURVEY INFO

SP-01 SCALE: 1 : 1

SITE & PROJECT STATISTICS

GENERAL INFORMATION

Zoning:	GM
Min. Lot Area:	No minimum
Min. Front Yard:	3.0m
Min. Corner Yard:	3.0m
Min. Int. Side Yard:	3.0m
Min. Rear Yard:	7.5m
Max. Building Height:	18.0m
Max. Floor Space Index:	2
Min. Width Landscaped Area:	Street sides - 3.0m South side - 3.0m East side - No minimum

PROJECT STATISTICS

Lot Area:	12,204.3m²
Front Yard:	17.613m
Corner Yard:	12.972m
Int. Side Yard:	7.5m
Rear Yard:	37.844m
Building Height:	13.98m

Number of Residential Units: 92

PARKING CALCULATION

As per Section 101

Parking Space Rate Area:	Area C
Required Resident Parking:	110 spaces
1.2 spaces per unit	

Resident Parking Provided:	110 spaces (65 underground & 45 surface)
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VISITOR PARKING CALCULATION

As per Section 102

Required Visitor Parking:	18 spaces
0.2 spaces per unit	

Provided Visitor Parking: 18 spaces

BICYCLE PARKING CALCULATION

As per Table 111A

Required Parking:	46 spaces
0.5 spaces/res. unit - Table 111A(b)(i)	

Total Parking Provided: 48 spaces

AMENITY AREA CALCULATION

As per Table 137

Total Amenity Area Required:	552m²
6m² per res. unit, and 10% of the gross floor area of each rooming unit	

Communal Amenity Required:	276m²
Mn. 50% of Total Amenity Area	

Private Amenity Area Provided:	732.20m²
Level 01:	245.30m²
Level 02:	151.00 m²
Level 03:	136.04m²
Level 04:	199.86m²

Communal Amenity Provided:	283.56m²
Level 01:	178.11m²
Level 02:	105.45m²

Total Amenity Area Provided: 1,015.76m²

4 ZONING

SP-01 SCALE: N.T.S.

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- | | | |
|---|---------------------------------|------------|
| 6 | RE-ISSUED FOR SITE PLAN CONTROL | 2020-10-30 |
| 5 | ISSUED FOR COORDINATION | 2020-10-27 |
| 4 | ISSUED FOR COORDINATION | 2020-09-03 |
| 3 | ISSUED FOR SITE PLAN CONTROL | 2020-05-12 |
| 2 | ISSUED FOR COORDINATION | 2020-03-27 |
| 1 | ISSUED FOR COORDINATION | 2020-03-06 |

ISSUE RECORD



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788 MARCH ROAD

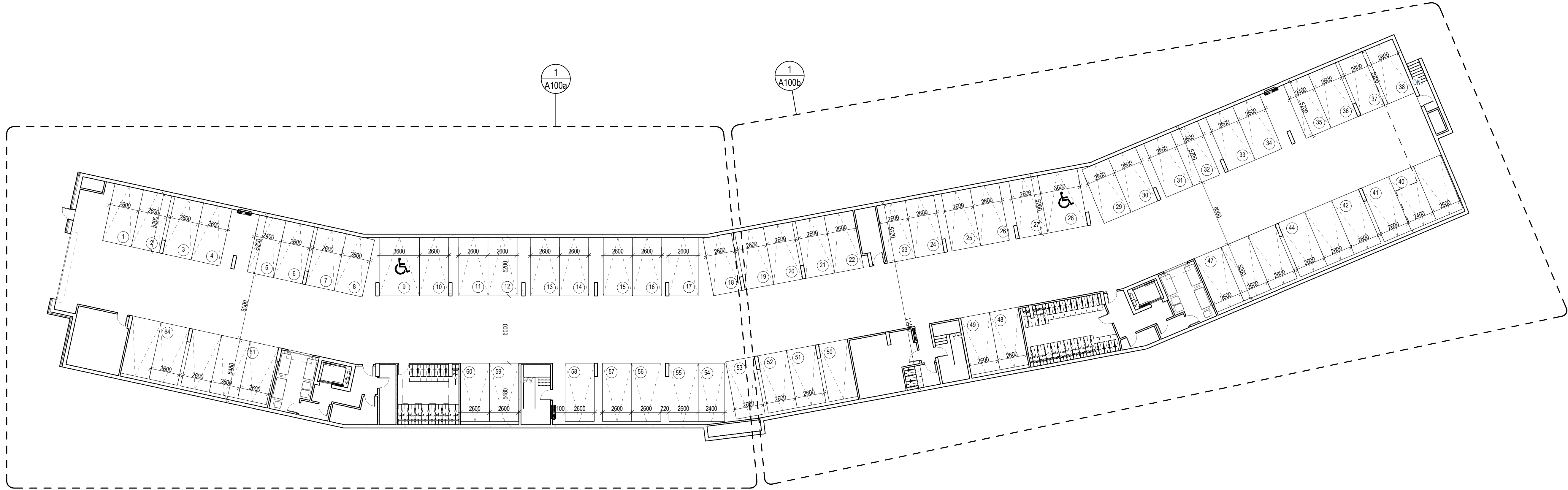
788 MARCH ROAD
OTTAWA, ON

PROJ	SCALE	DRAWN	REVIEWED
1917	NOTED	SE	RMK

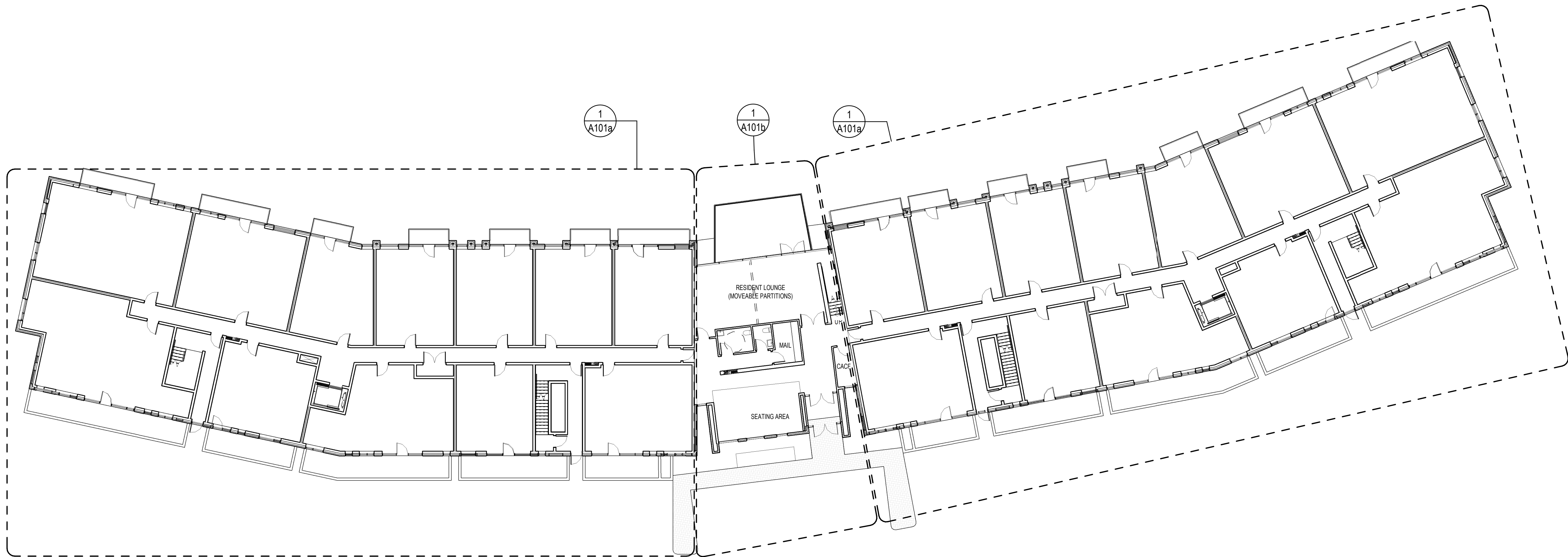
SITE PLAN

SP-01

FOR INFORMATION ONLY



1 LEVEL P1 - FLOOR PLAN - REFERENCE
A000 SCALE: 1 : 200

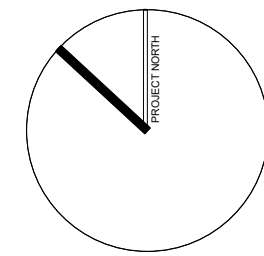


2 LEVEL 01 - FLOOR PLAN - REFERENCE
A000 SCALE: 1 : 200

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2 RE-ISSUED FOR SITE PLAN CONTROL 2020-10-30
1 ISSUED FOR SITE PLAN CONTORL 2020-05-12

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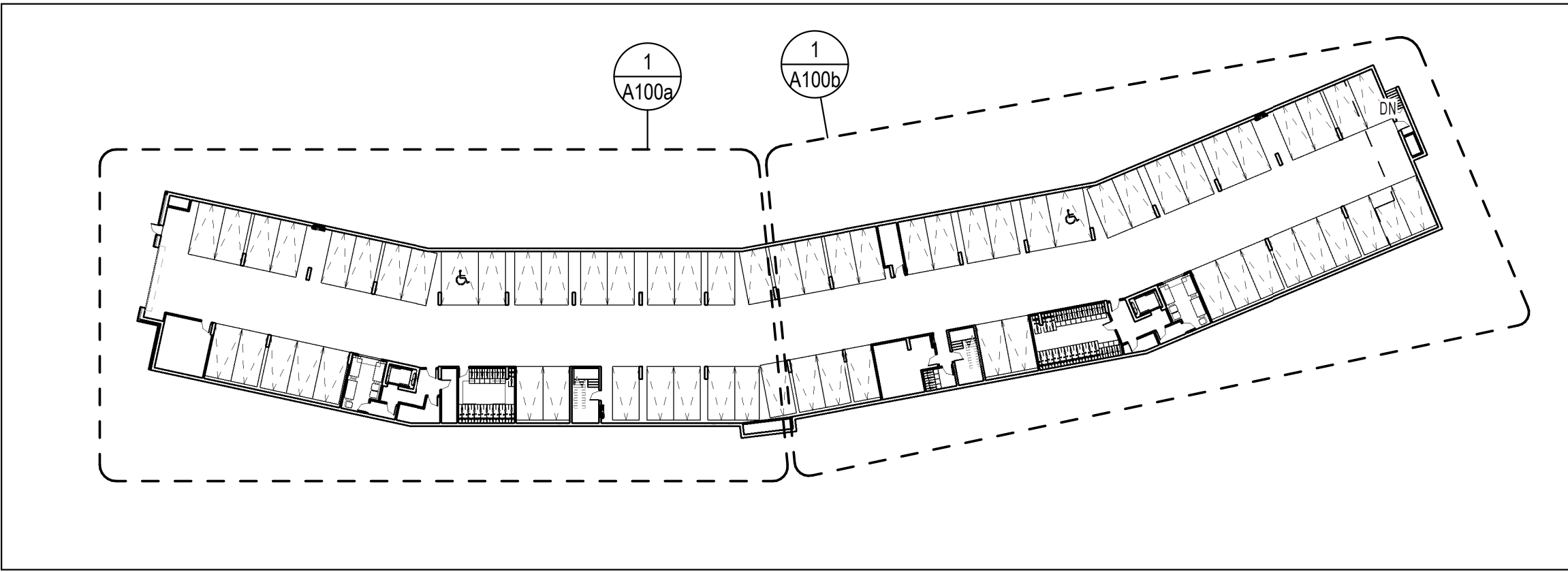
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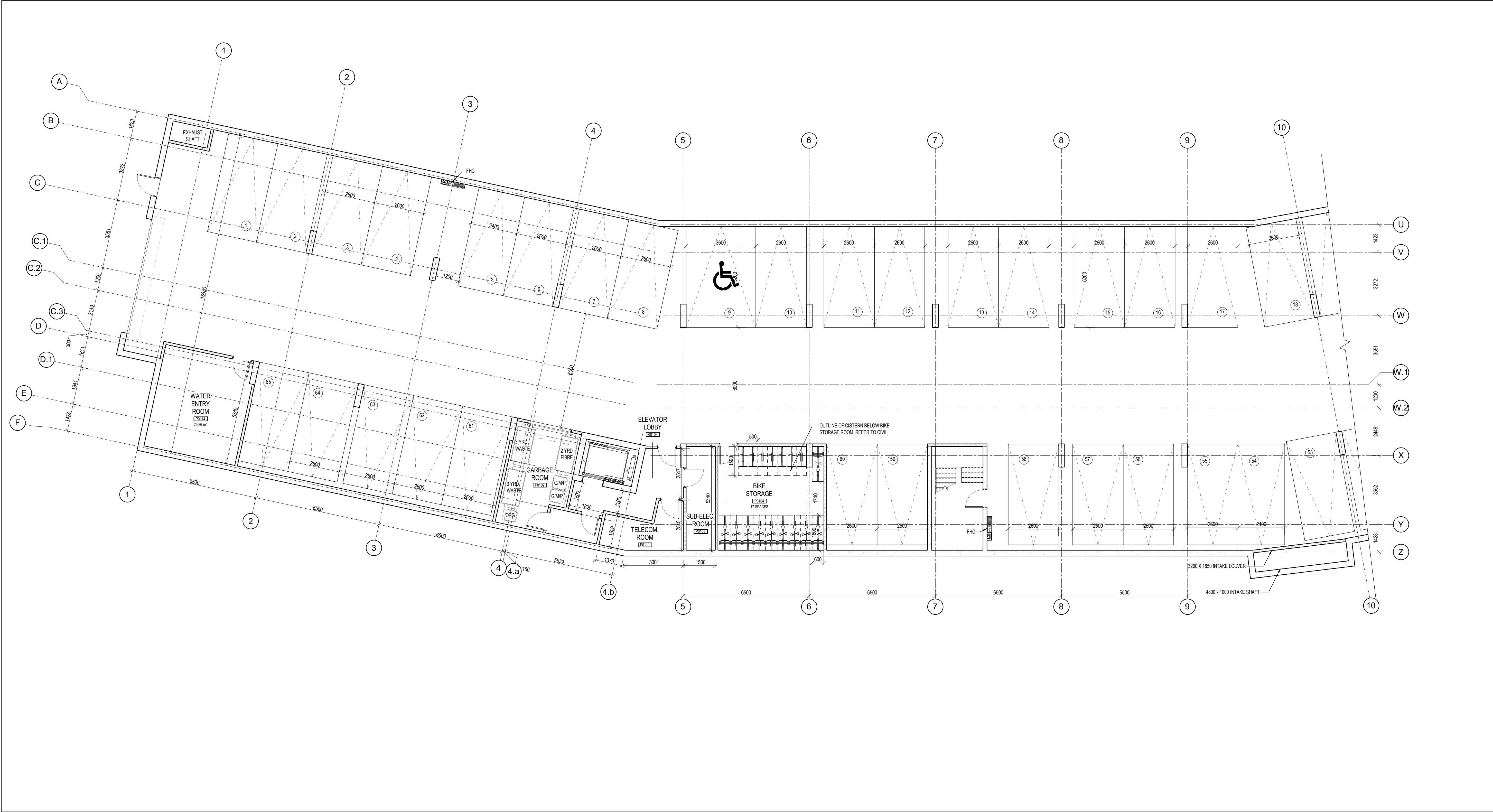
PROJ SCALE DRAWN REVIEWED
1917 NOTED SE RMK

REFERENCE PLAN

A000



2 LEVEL P1 - FLOOR PLAN - KEY PLAN
A100a SCALE: 1 : 500



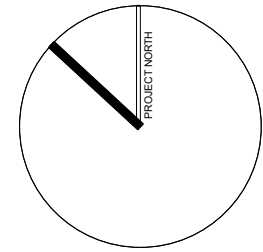
1 LEVEL P1 - FLOOR PLAN - WEST WING
A100a SCALE: 1 : 100

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3	ISSUED FOR COORDINATION	2020-10-27
2	ISSUED FOR SITE PLAN CONTROL	2020-05-12
1	ISSUED FOR COORDINATION	2020-03-06

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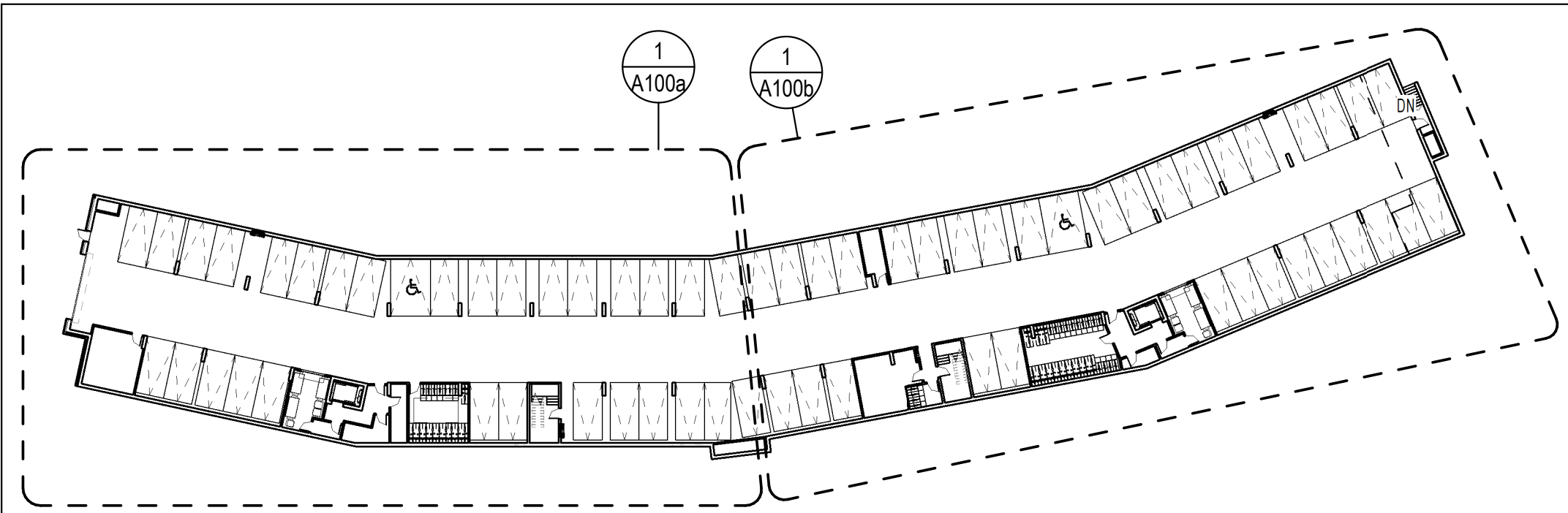
788 MARCH ROAD

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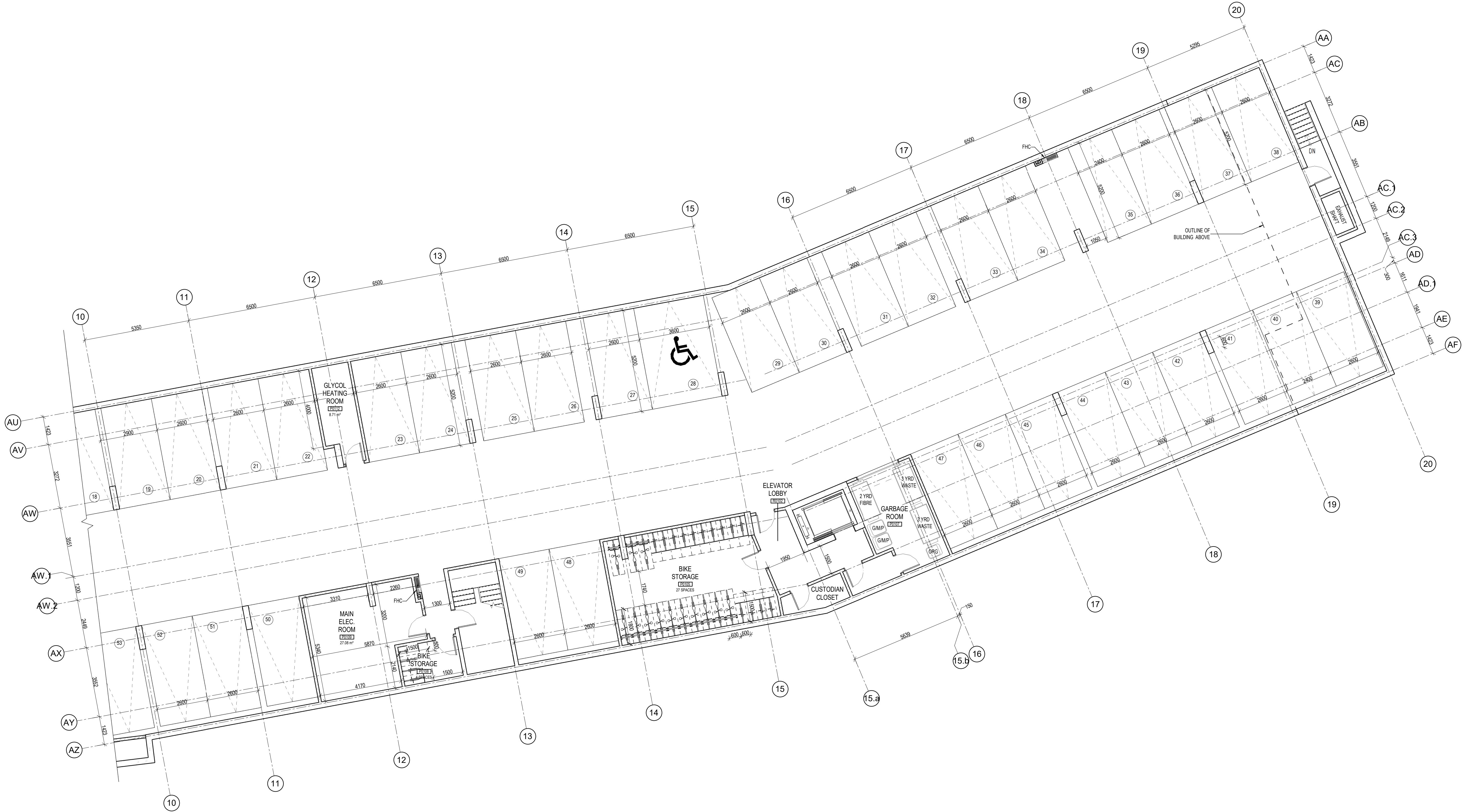
PROJ	SCALE	DRAWN	REVIEWED
1917	NOTED	SE	RMK

LEVEL P1 - FLOOR PLAN

A100a



2 LEVEL P1 - FLOOR PLAN - KEY PLAN -
A100b SCALE: 1 : 500

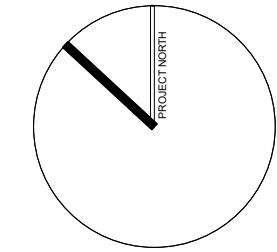


1 LEVEL P1 - FLOOR PLAN - EAST WING
A100b SCALE: 1 : 100

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2	ISSUED FOR COORDINATION	2020-10-27
1	ISSUED FOR SITE PLAN CONTROL	2020-05-12

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LEVEL P1 - FLOOR PLAN

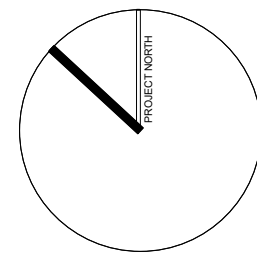
A100b

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1	ISSUED FOR COORDINATION	2020-03-06

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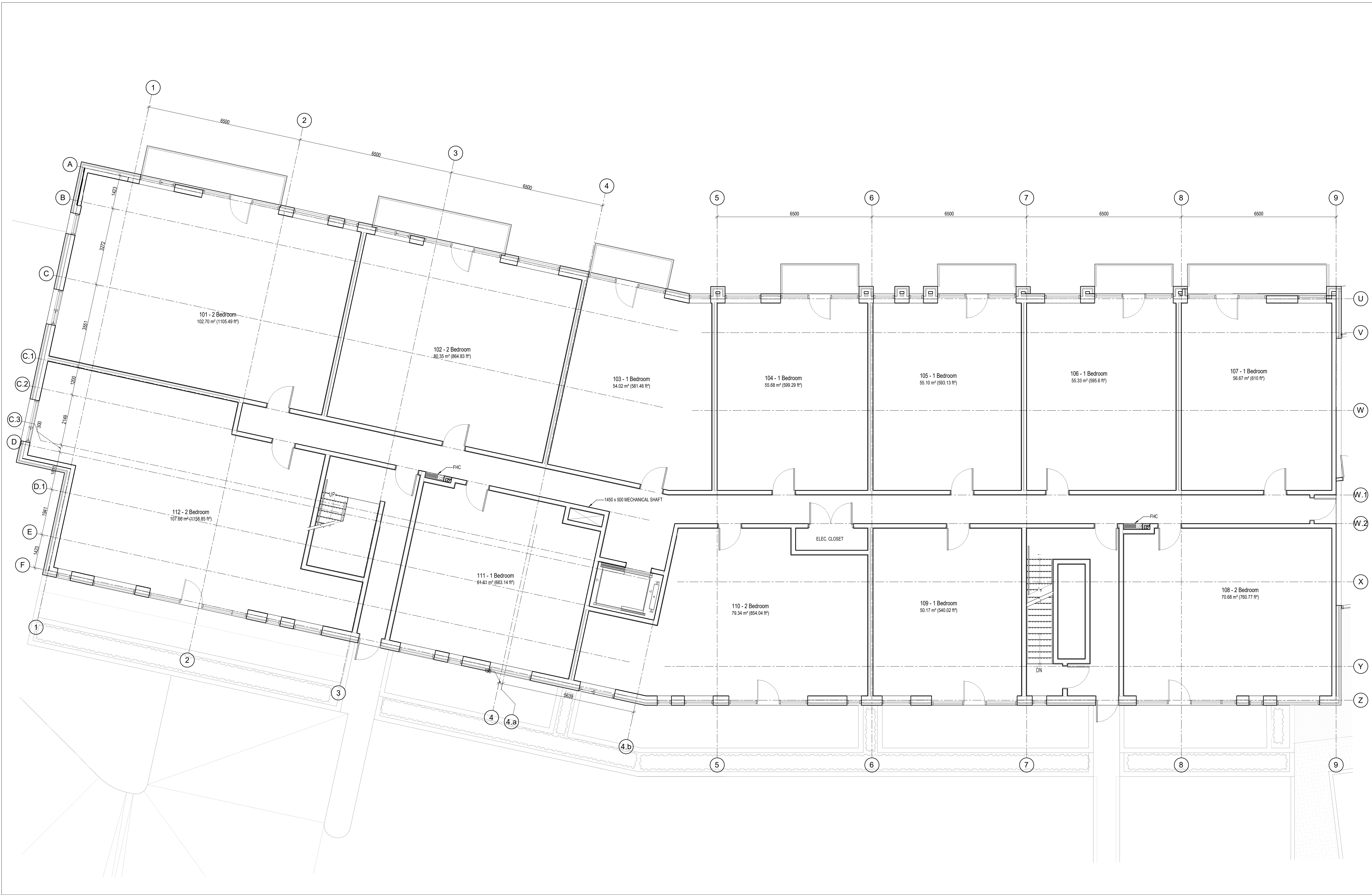
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OTTAWA, ON

PROJ	SCALE	DRAWN	REVIEWED
1917	NOTED	SE	RMK

LEVEL 01 - FLOOR PLAN

A101a

#17779



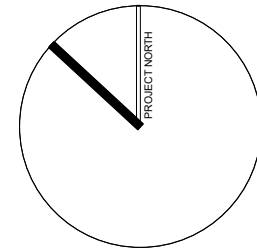
1 LEVEL 01 - FLOOR PLAN
A101a SCALE: 1 : 75

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- 3 RE-ISSUED FOR SITE PLAN CONTROL 2020-10-30
2 ISSUED FOR COORDINATION 2020-10-27
1 ISSUED FOR SITE PLAN CONTORL 2020-05-12

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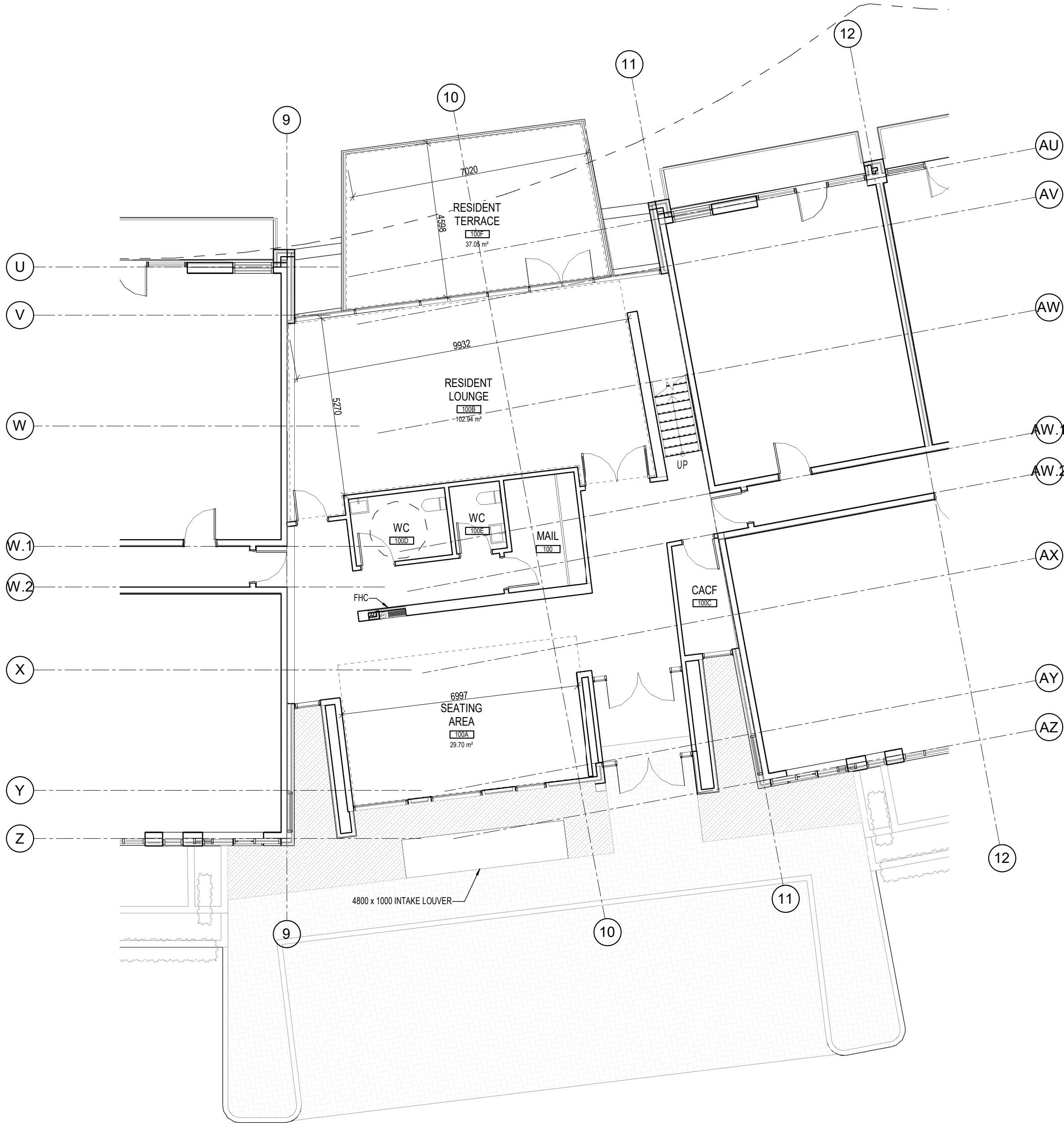
788 MARCH ROAD
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PROJ	SCALE	DRAWN	REVIEWED
1917	NOTED	SE	RMK

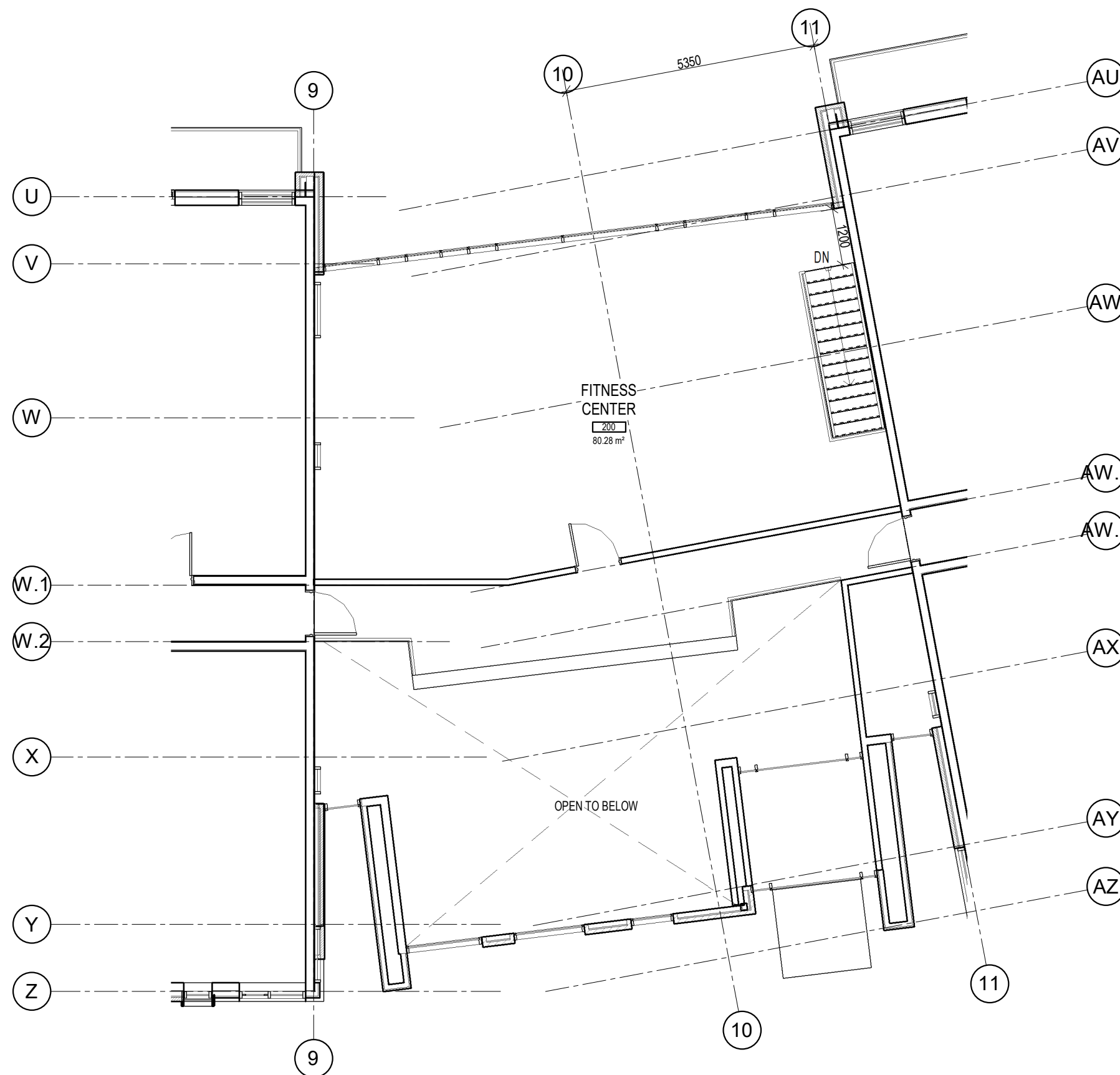
FLOOR PLANS - AMENITY

A101b

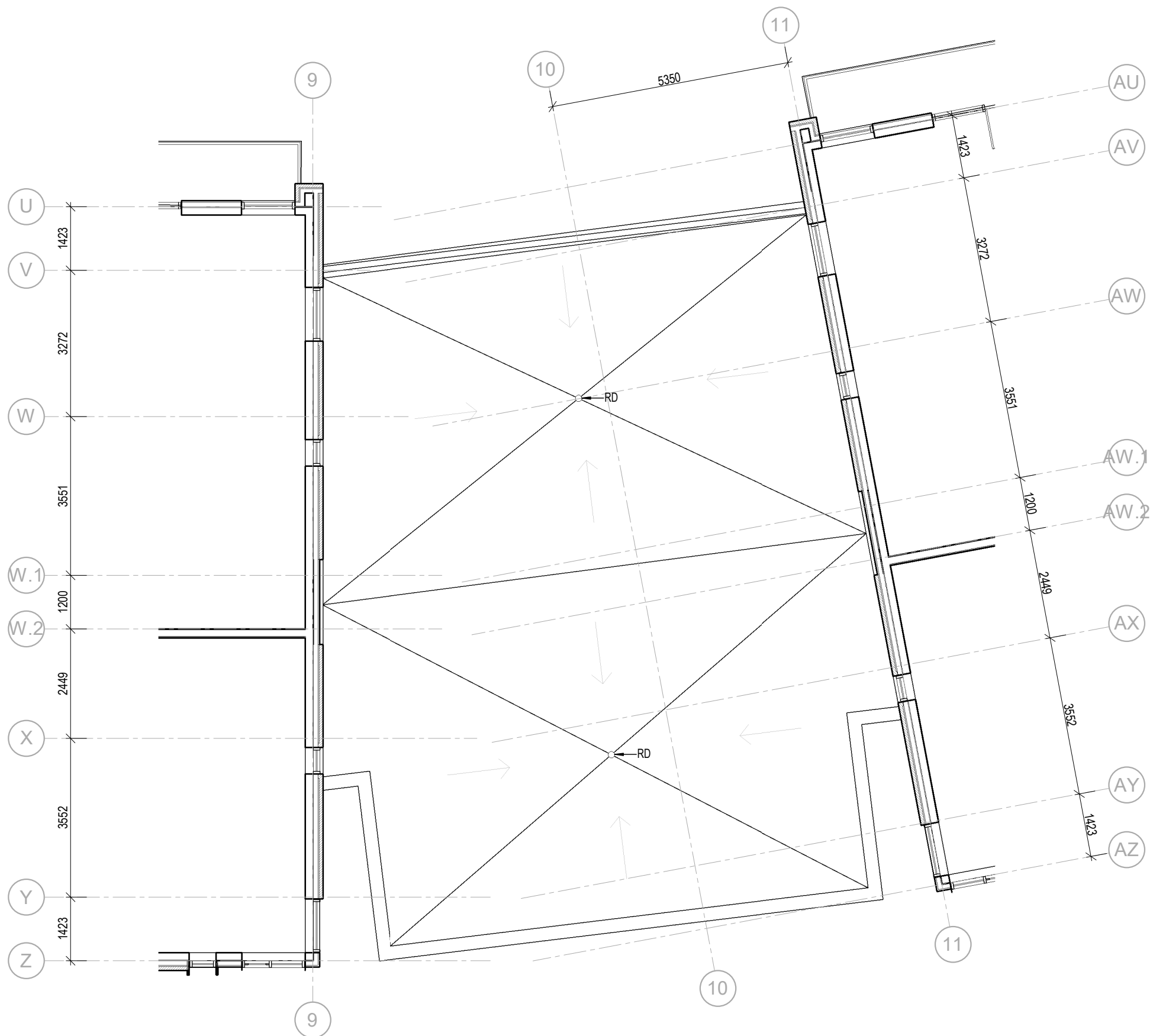
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1 LEVEL 01 - AMENITY
A101b SCALE: 1 : 100



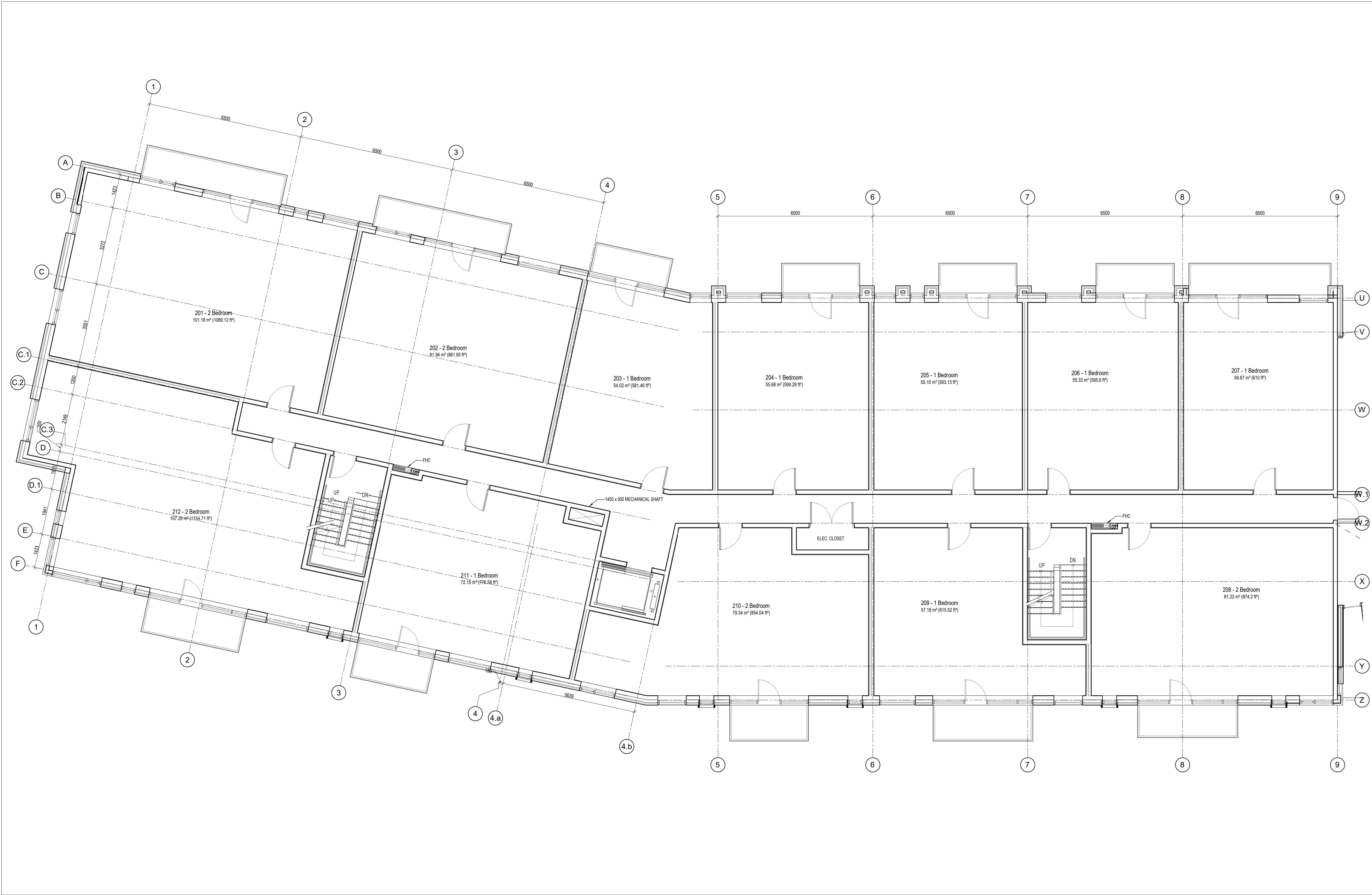
2 LEVEL 02 - AMENITY
A101b SCALE: 1 : 100



3 ROOF PLAN - AMENITY
A101b SCALE: 1 : 100

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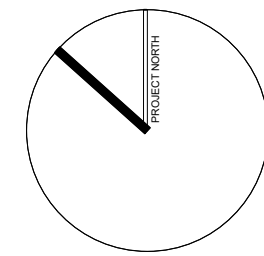
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1 LEVEL 02 - FLOOR PLAN
A102 SCALE: 1 : 75

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2	ISSUED FOR SITE PLAN CONTORL	2020-05-12
1	ISSUED FOR COORDINATION	2020-03-06

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1917	NOTED	SE	RMK

LEVEL 02 - FLOOR PLAN

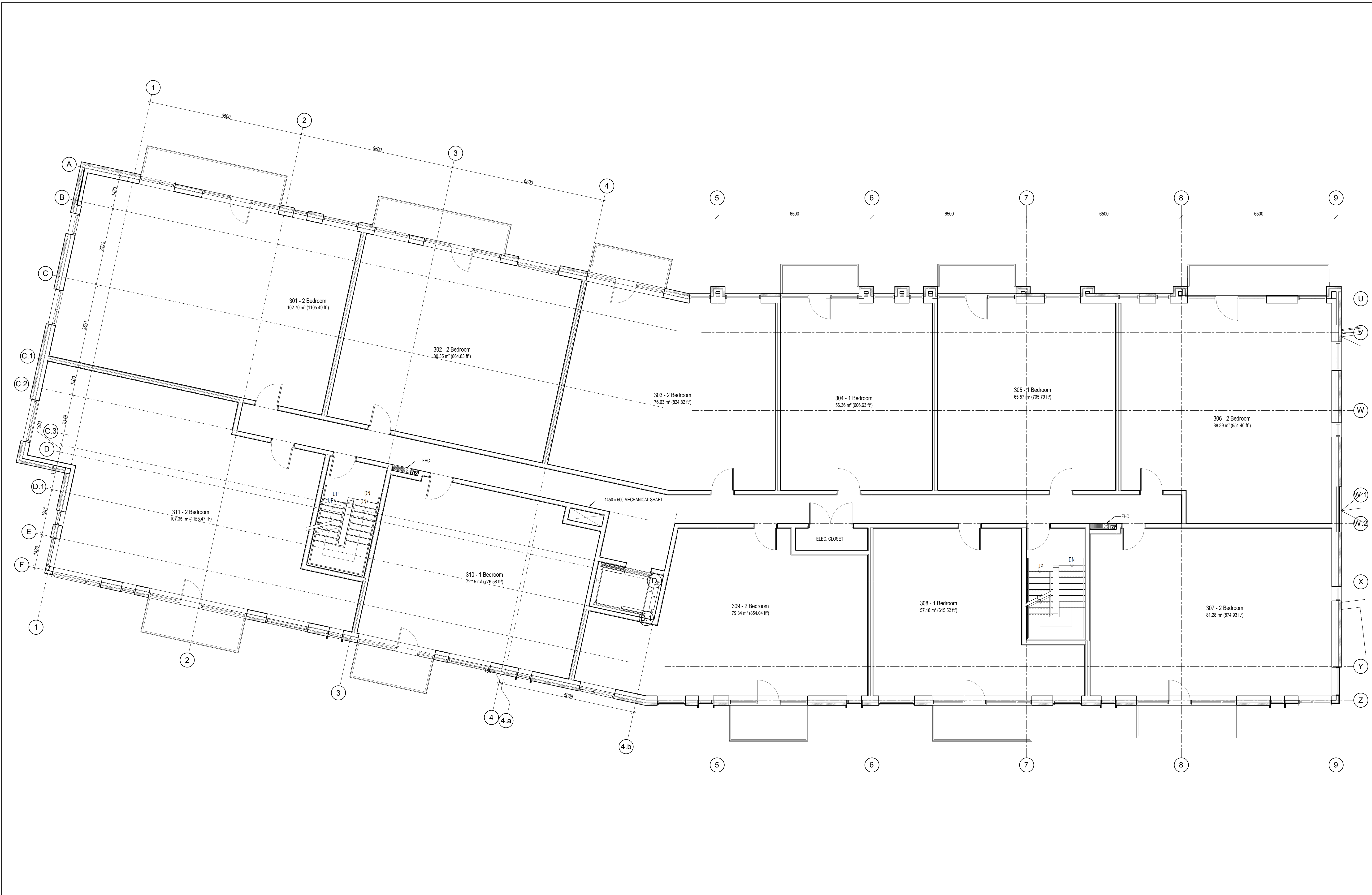
A102

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D07-12-18-0128

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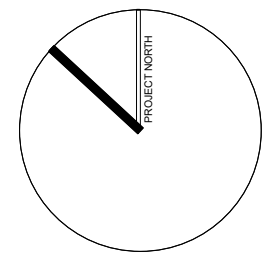
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1 LEVEL 03 - FLOOR PLAN
A103 SCALE: 1 : 75

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2	ISSUED FOR SITE PLAN CONTROL	2020-05-12
1	ISSUED FOR COORDINATION	2020-03-06

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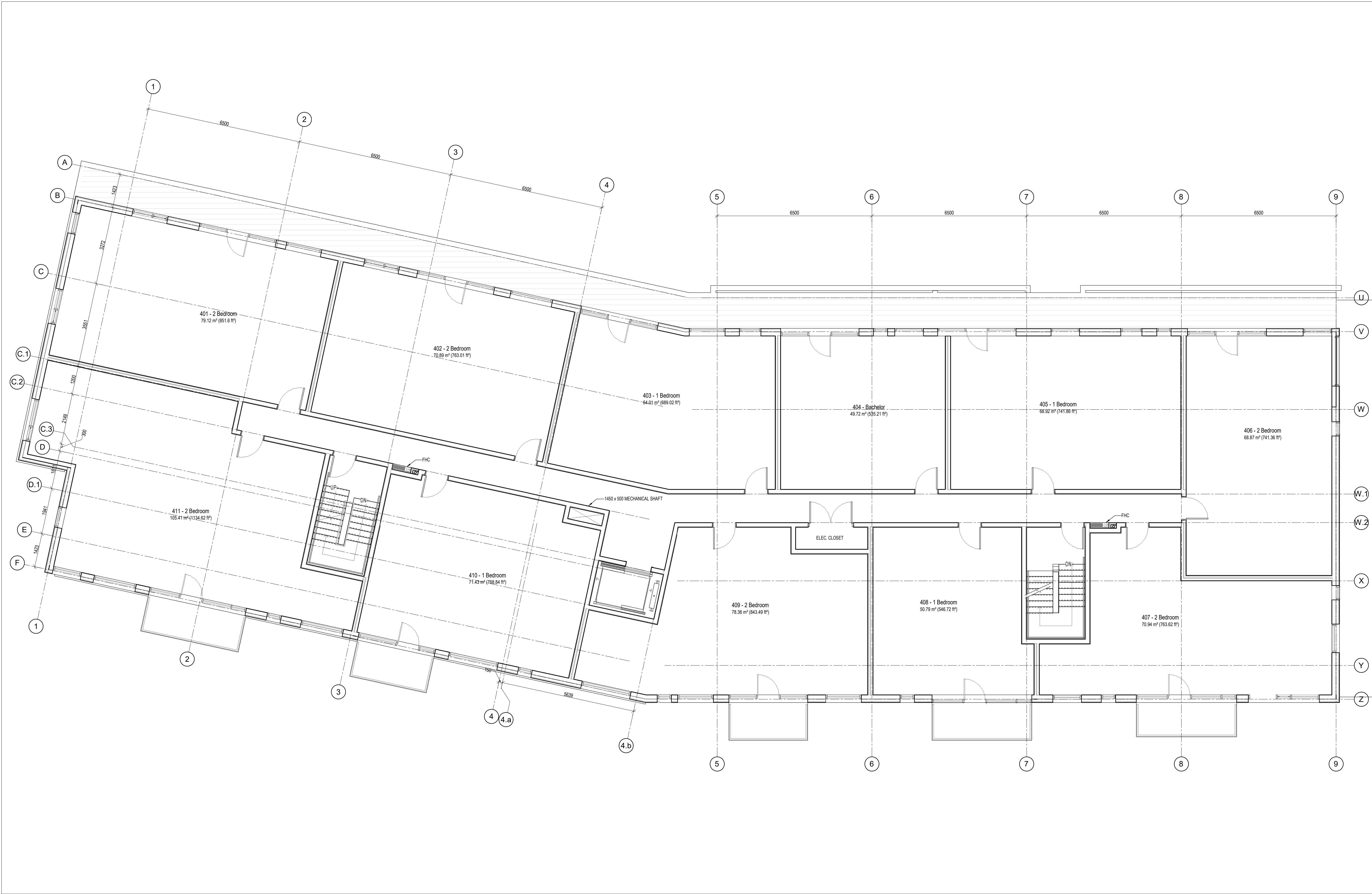
PROJ	SCALE	DRAWN	REVIEWED
1917	NOTED	SE	RMK

LEVEL 03 - FLOOR PLAN

A103

FOR INFORMATION ONLY

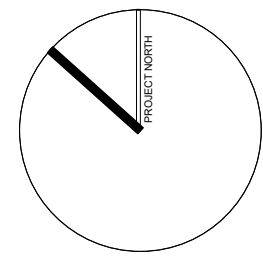
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1 LEVEL 04 - FLOOR PLAN
A104 SCALE: 1 : 75

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2	ISSUED FOR SITE PLAN CONTORL	2020-05-12
1	ISSUED FOR COORDINATION	2020-03-06

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LEVEL 04 - FLOOR PLAN

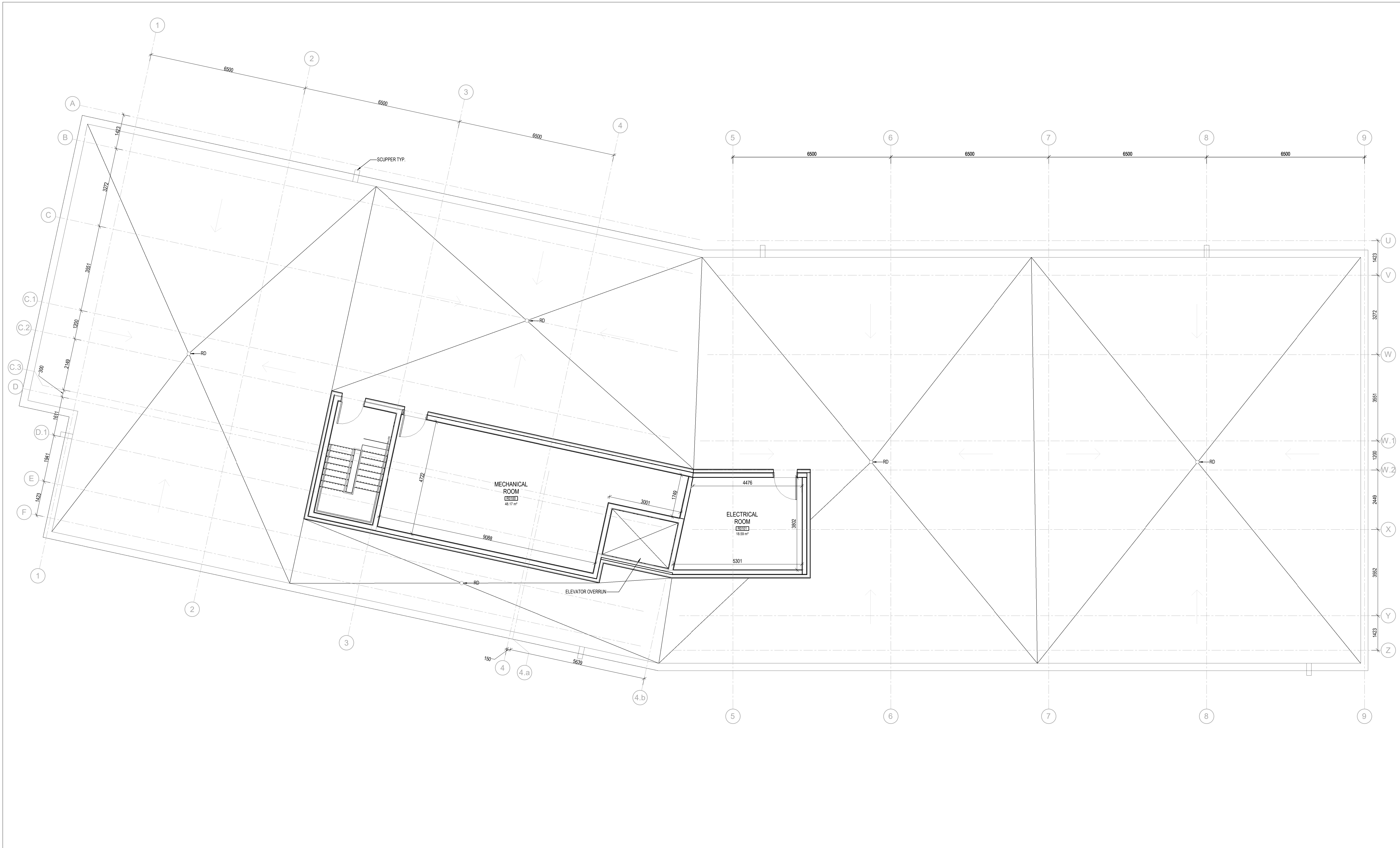
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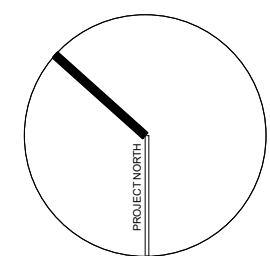
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1 LEVEL ROOF
A105 SCALE: 1 : 75

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1 ISSUED FOR COORDINATION 2020-10-27
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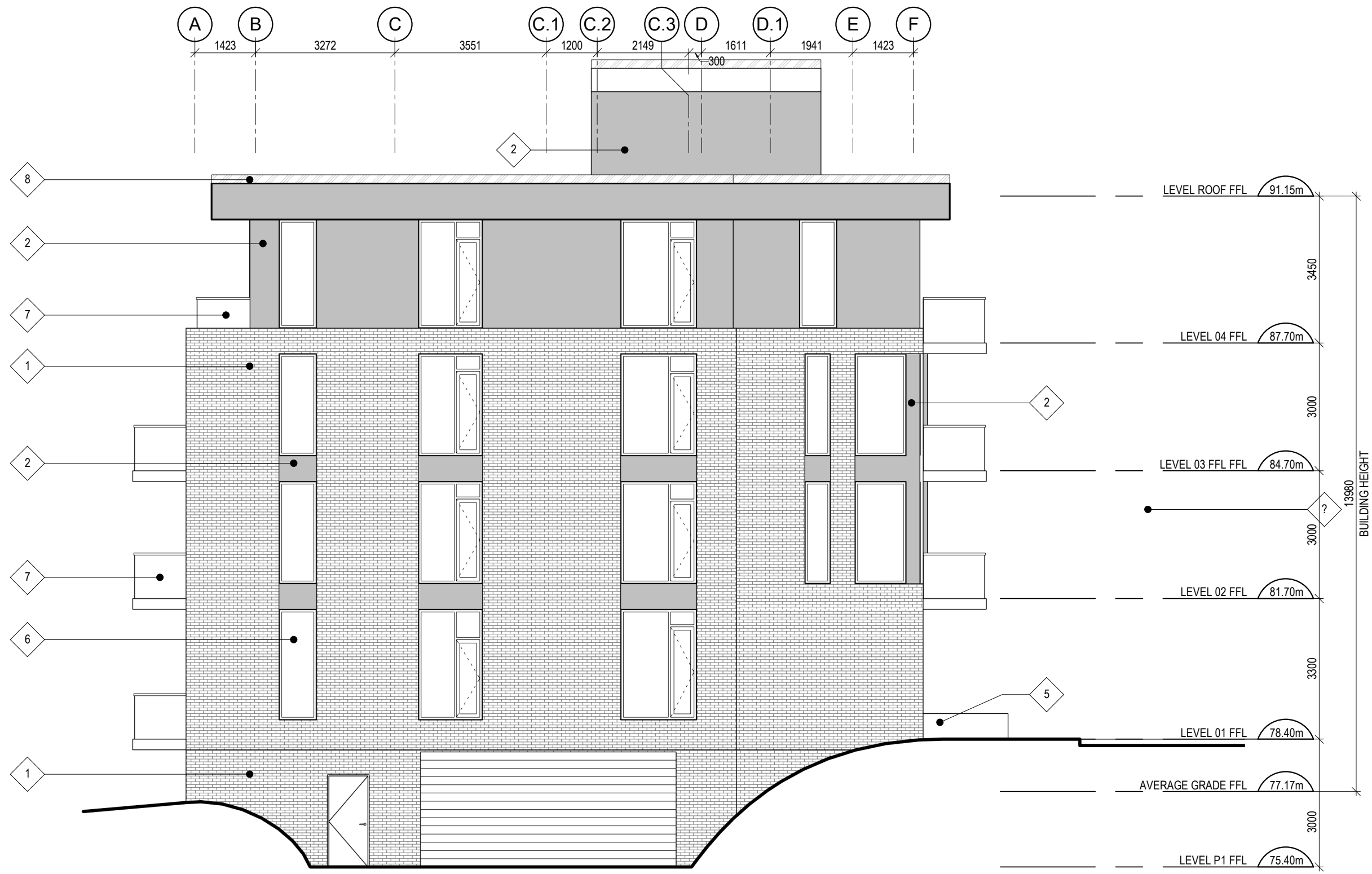
788 MARCH ROAD

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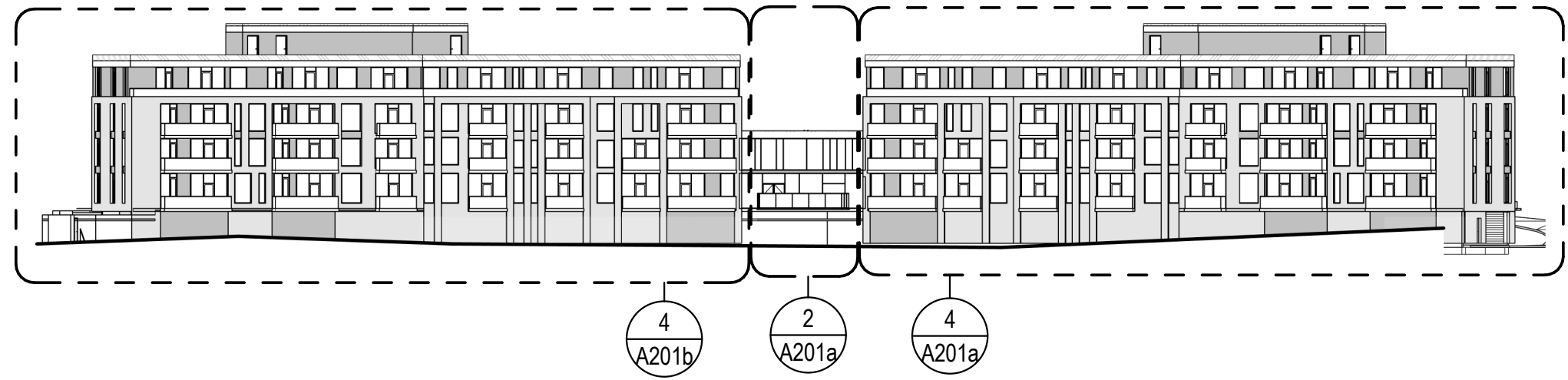
PROJ SCALE DRAWN REVIEWED
1917 NOTED SE RMK

ROOF PLAN & UPPER ROOF

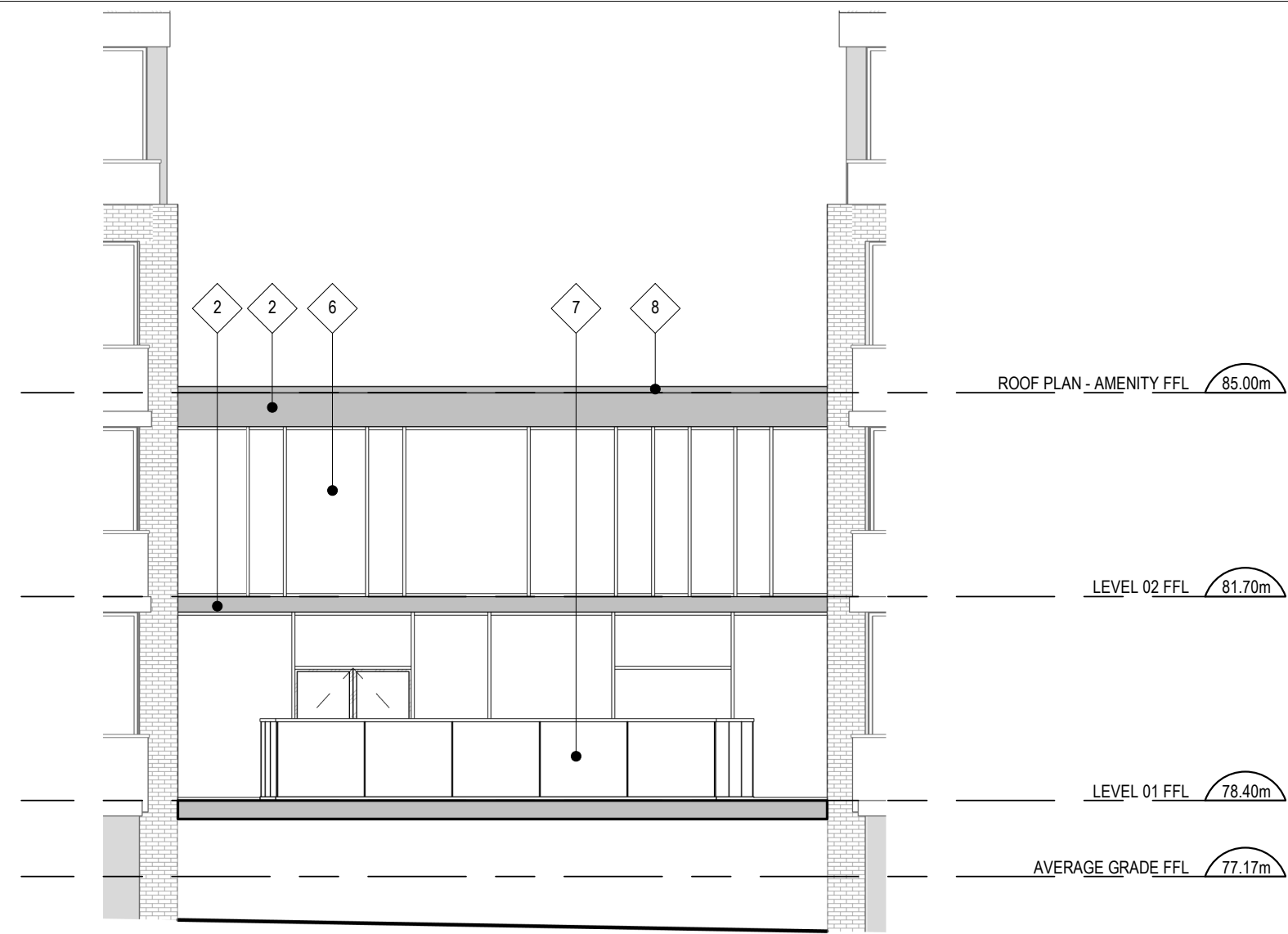
A105



3 WEST ELEVATION - WEST WING
A201a SCALE: 1 : 100



1 NORTH ELEVATION
A201a SCALE: 1 : 500



2 NORTH ELEVATION - AMENITY
A201a SCALE: 1 : 100

CLADDING LEGEND:

- 1 BRICK MASONRY
RED
- 2 FIBRE CEMENT PANEL
DARK GREY
- 3 LIMESTONE
- 4 ALUMINUM SIDING
COLOUR: NATURAL CEDAR
FINISH: WOODGRAIN
- 5 ARCHITECTURAL FINISHED CONCRETE
- 6 CLEAR GLAZING
- 7 GLASS GUARDRAIL WITH ALUMINUM FRAMING
- 8 PRE-FINISHED METAL FLASHING
DARK GREY

CLADDING LEGEND
SCALE: 1 : 100



4 NORTH ELEVATION - WEST WING
A201a SCALE: 1 : 100

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4	RE-ISSUED FOR SITE PLAN CONTROL	2020-10-30
3	ISSUED FOR COORDINATION	2020-10-27
2	ISSUED FOR SITE PLAN CONTROL	2020-05-12
1	ISSUED FOR COORDINATION	2020-03-06

ISSUE RECORD



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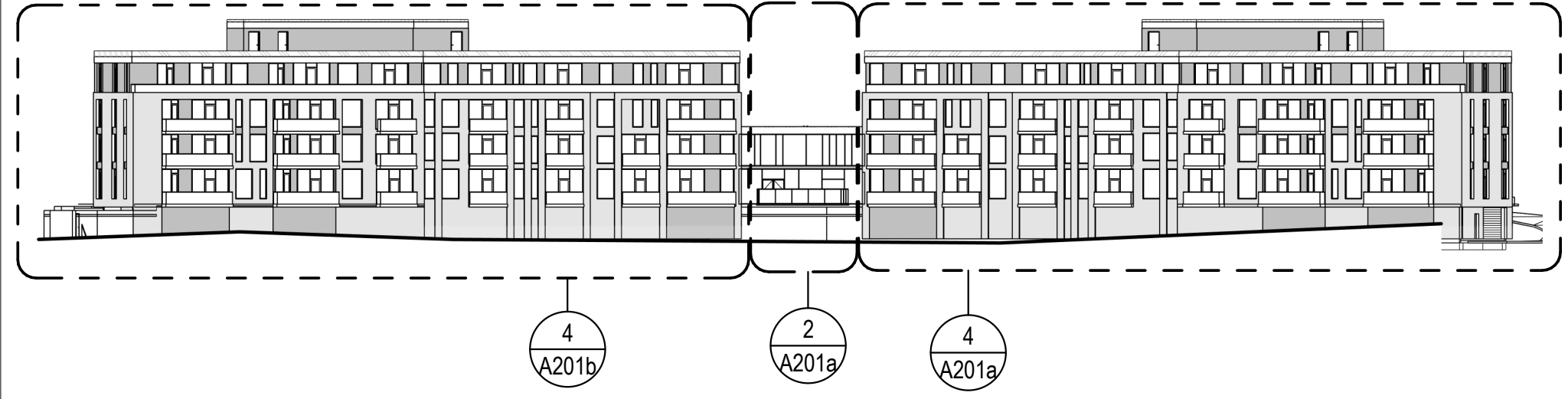
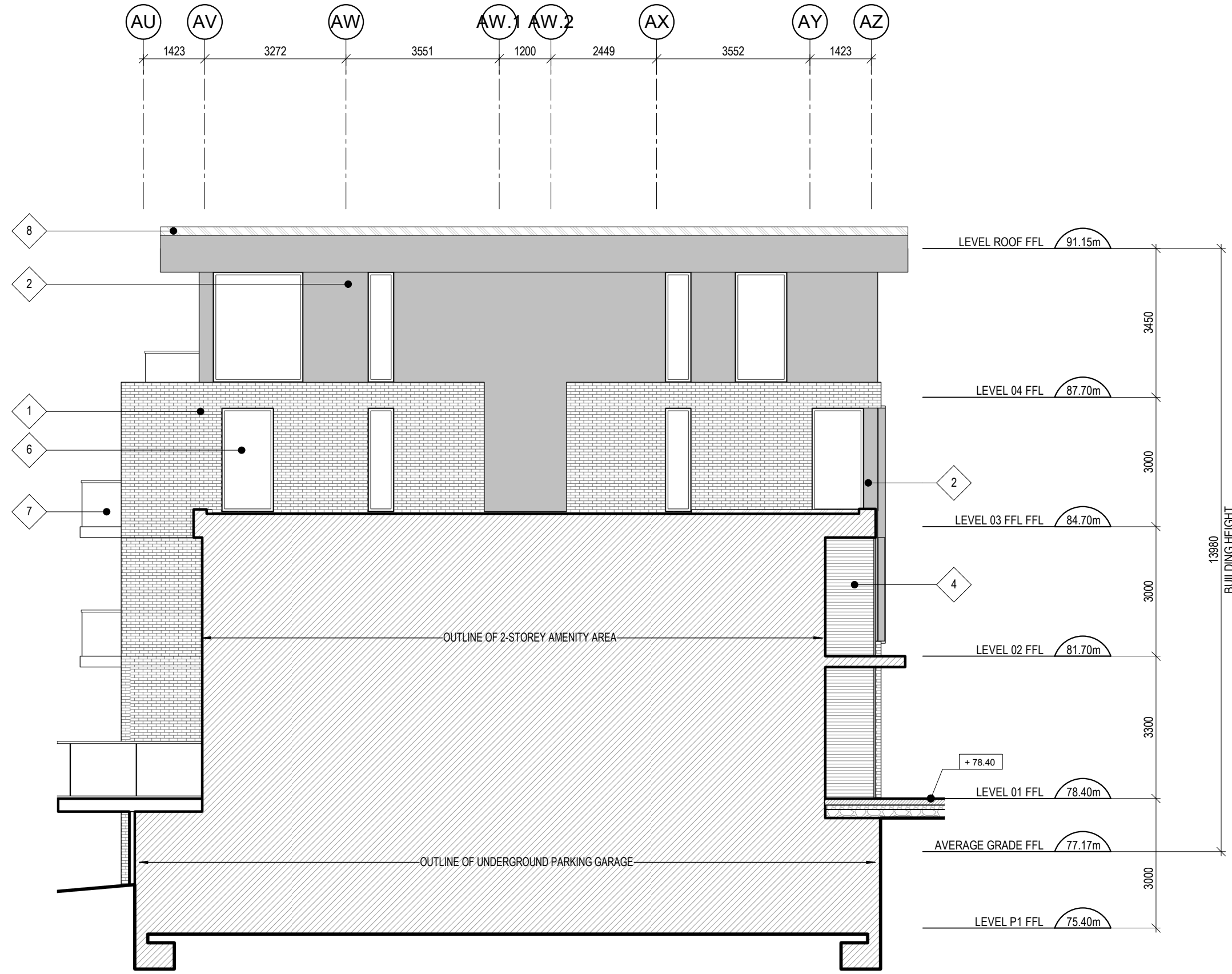
788 MARCH ROAD

788 MARCH ROAD
OTTAWA, ON

PROJ	SCALE	DRAWN	REVIEWED
1917	NOTED	SE	RMK

NORTH AND WEST ELEVATION
- WEST WING

A201a



CLADDING LEGEND:

- 1 BRICK MASONRY
RED
- 2 FIBRE CEMENT PANEL
DARK GREY
- 3 LIMESTONE
- 4 ALUMINUM SIDING
COLOUR: NATURAL CEDAR
FINISH: WOODGRAIN
- 5 ARCHITECTURAL FINISHED CONCRETE
- 6 CLEAR GLAZING
- 7 GLASS GUARDRAIL WITH ALUMINUM FRAMING
- 8 PRE-FINISHED METAL FLASHING
DARK GREY

CLADDING LEGEND

SCALE: 1 : 100

- GENERAL ARCHITECTURAL NOTES:
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3 WEST ELEVATION - EAST WING

A201b SCALE: 1 : 100



4 NORTH ELEVATION - EAST WING

A201b SCALE: 1 : 100

3	RE-ISSUED FOR SITE PLAN CONTROL	2020-10-30
2	ISSUED FOR COORDINATION	2020-10-27
1	ISSUED FOR SITE PLAN CONTROL	2020-05-12

ISSUE RECORD



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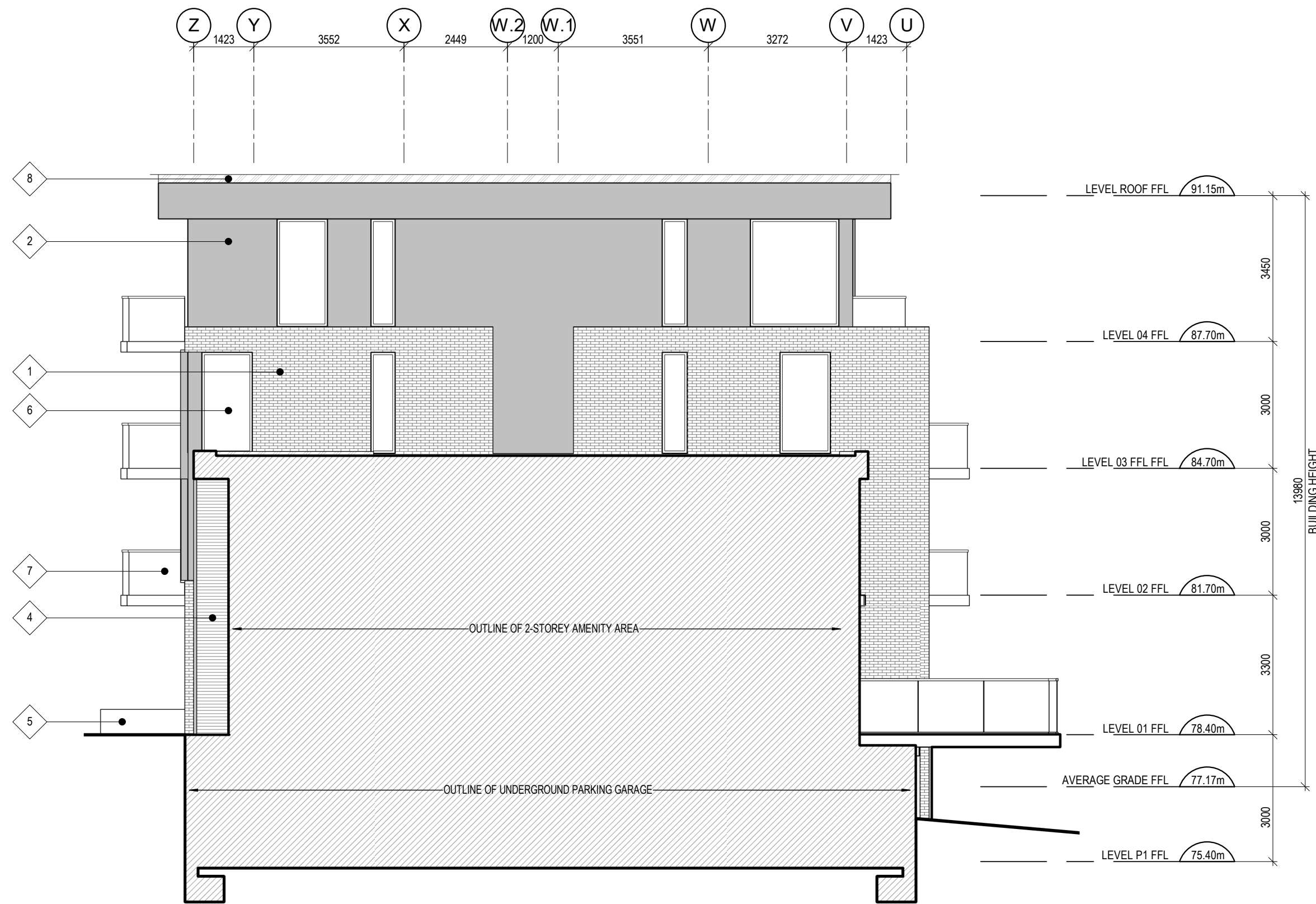
788 MARCH ROAD

788 MARCH ROAD
OTTAWA, ON

PROJ	SCALE	DRAWN	REVIEWED
1917	NOTED	SE	RMK

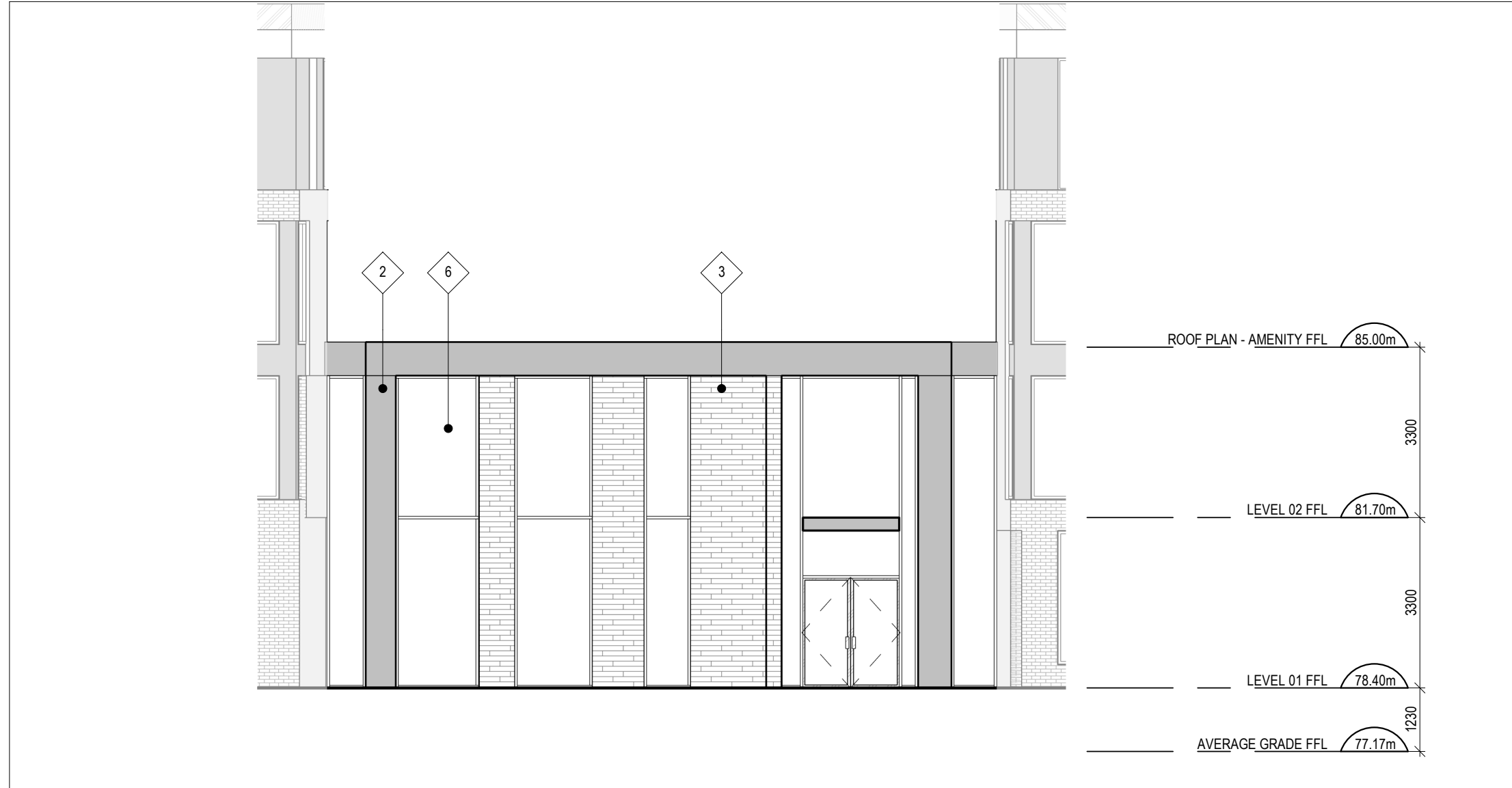
NORTH AND WEST ELEVATION
- EAST WING

A201b



3 EAST ELEVATION - WEST WING
A202a SCALE: 1 : 100

1 SOUTH ELEVATION
A202a SCALE: 1 : 500



2 SOUTH ELEVATION - AMENITY SPACE
A202a SCALE: 1 : 100



4 SOUTH ELEVATION - WEST WING
A202a SCALE: 1 : 100

CLADDING LEGEND:

- 1 BRICK MASONRY
RED
- 2 FIBRE CEMENT PANEL
DARK GREY
- 3 LIMESTONE
- 4 ALUMINUM SIDING
COLOUR: NATURAL CEDAR
FINISH: WOODGRAIN
- 5 ARCHITECTURAL FINISHED CONCRETE
- 6 CLEAR GLAZING
- 7 GLASS GUARDRAIL WITH ALUMINUM FRAMING
- 8 PRE-FINISHED METAL FLASHING
DARK GREY

CLADDING LEGEND
SCALE: 1 : 100

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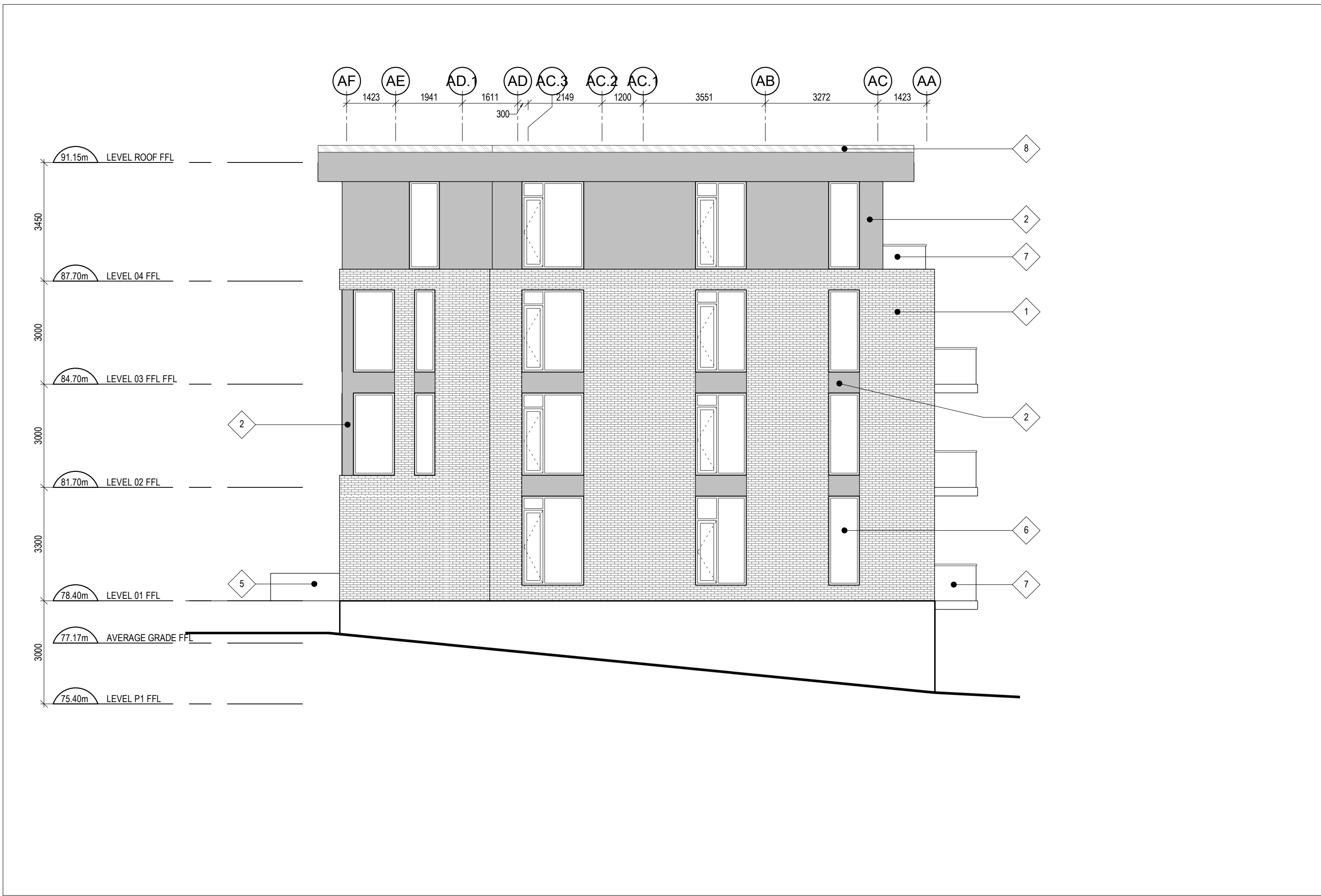
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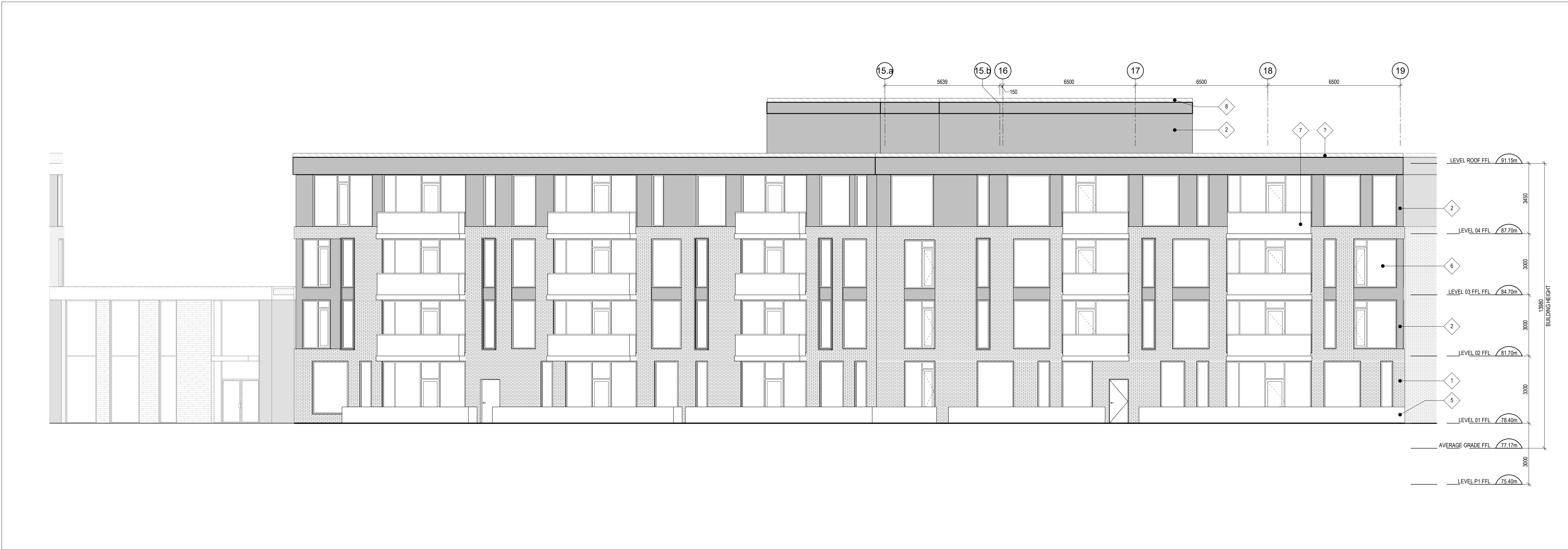
PROJ	SCALE	DRAWN	REVIEWED
1917	NOTED	SE	RMK

SOUTH AND EAST ELEVATION
- WEST WING

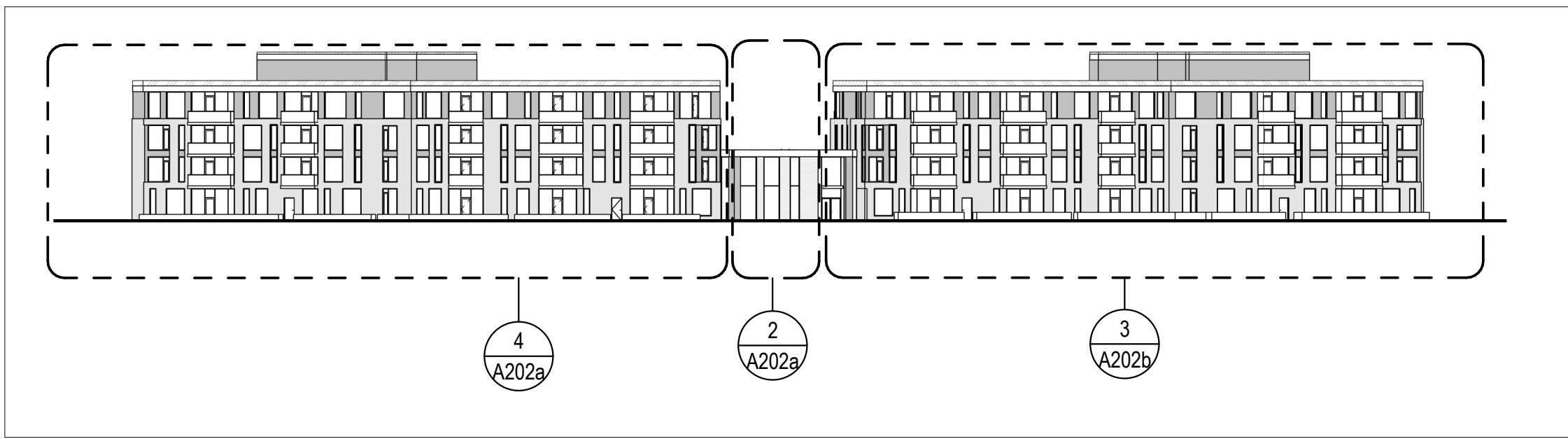
A202a



2 EAST ELEVATION - EAST WING
A202b SCALE: 1 : 100



3 SOUTH ELEVATION - EAST WING
A202b SCALE: 1 : 100



1 SOUTH ELEVATION -
A202a SCALE: 1 : 500

CLADDING LEGEND:

- 1 BRICK MASONRY
RED
- 2 FIBRE CEMENT PANEL
DARK GREY
- 3 LIMESTONE
- 4 ALUMINUM SIDING
COLOUR: NATURAL CEDAR
FINISH: WOODGRAIN
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- 8 PRE-FINISHED METAL FLASHING
DARK GREY

CLADDING LEGEND
SCALE: 1 : 100

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- 3 RE-ISSUED FOR SITE PLAN CONTROL 2020-10-30
2 ISSUED FOR COORDINATION 2020-10-27
1 ISSUED FOR SITE PLAN CONTORL 2020-05-12

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788 MARCH ROAD
OTTAWA, ON

PROJ SCALE DRAWN REVIEWED
1917 NOTED SE RMK

SOUTH AND EAST ELEVATION
- EAST WING

A202b