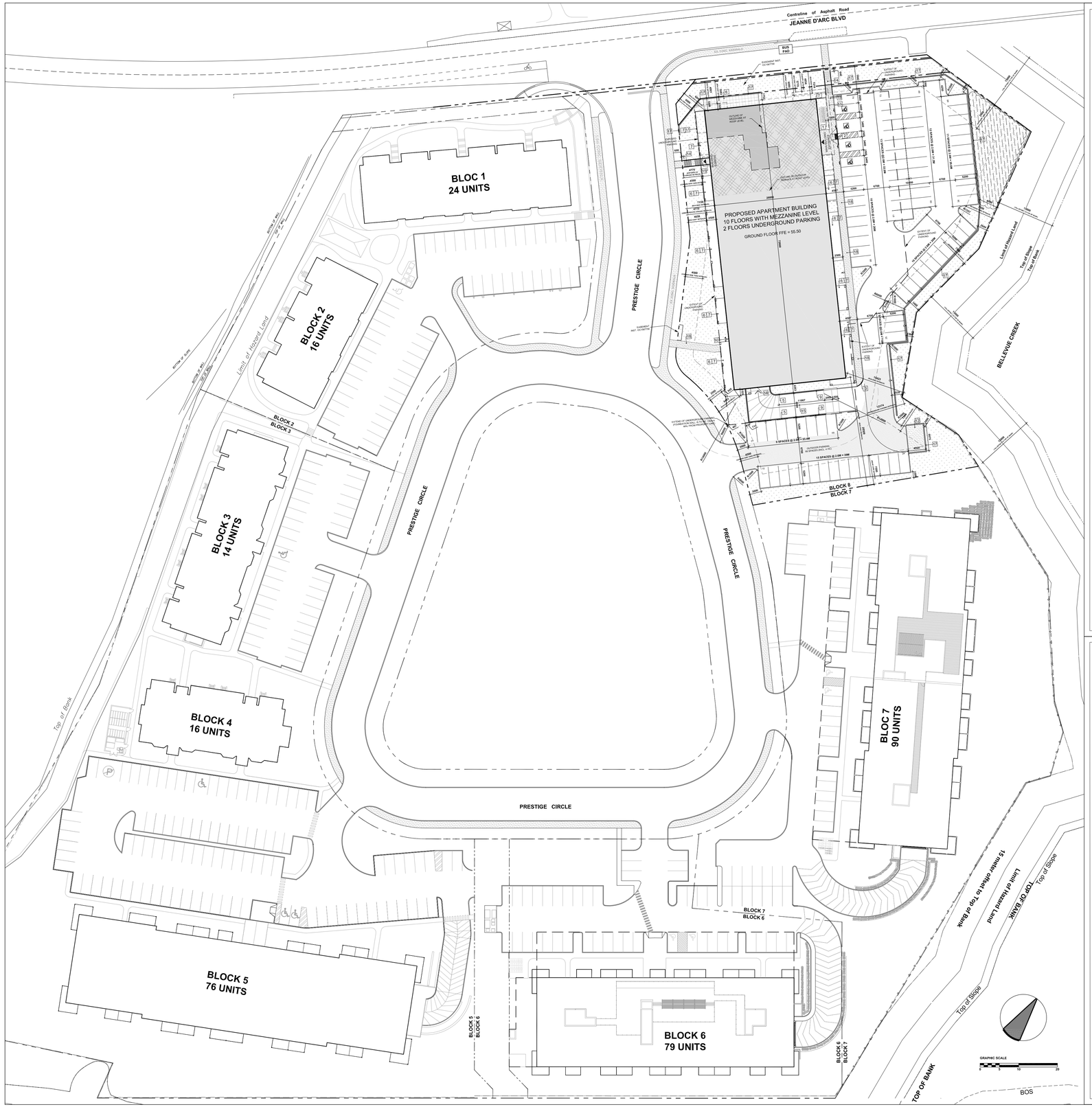

SITE PLAN LEGEND

- SNOW STORAGE AREA
- ASPHALT PAVING
- REINFORCED ASPHALT PAVING
- GRASS
- CONCRETE
- INTERLOCK
- OUTDOOR ROOF TERRACE
- BUILDING ACCESS / EXIT
- PROPERTY LINE
- SETBACK LINE
- EXTENT OF UNDERGROUND PARKING
- TOP OF BANK 15m OFFSET
- 1.8m CHAIN LINK FENCE (SEE LANDSCAPE)
- 150mm CONCRETE CURB
- ACCESSIBLE PARKING VERTICAL SIGNAGE
- EXTERIOR POST LAMP (SEE ELECTRICAL)
- SIAMESE CONNECTION
- TREES (SEE LANDSCAPE)

DRAWING NOTES

1. BICYCLE RACK ON PAD (8 SPACES)
2. CURB RAMP
3. DEPRESSED CURB
4. NEW 1800mm INTERLOCK WALKWAY
5. 1070mm GUARD RAIL
6. TERRACE AT GROUND LEVEL
7. UNIT BALCONY ABOVE
8. NOT USED
9. CONCRETE RETAINING WALL
10. SIAMESE CONNECTION
11. CANOPY ABOVE GROUND FLOOR
12. GARBAGE CONCRETE PAD FOR TEMPORARY CONTAINER LOADING AREA
13. NOT USED
14. NEW CONCRETE STAIRS LEADING TO EXISTING SIDEWALK WITH 900mm HANDRAIL EXTENDING 300mm AT TOP AND BOTTOM
15. EXTERIOR 24m RAMP SLOPED DOWN 15% WITH 5% AND 12% TRANSITION @ TOP AND 12% AND 8% TRANSITION AT BOTTOM.
16. PROPOSED ACCESS TO BELOW GRADE PARKING GARAGE
17. NEW RETAINING WALL (SEE CIVIL)
18. NEW 1800mm CONCRETE WALKWAY

PROJECT INFORMATION

SITE SUMMARY

ADDRESS :	8466 JEANNE D'ARC BLVD N
ZONING :	RSA [1409]
SITE AREA :	7491.49 m^2
PROPOSED USE :	RESIDENTIAL APARTMENTS (214 UNITS) 2 LEVELS OF UNDERGROUND PARKING
BUILDING AREA :	2105 m^2

ZONING SUMMARY

	REQUIRED	PROPOSED
MIN LOT AREA :	1000 m^2	7472.94 m^2
MIN LOT WIDTH :	25 m	44.64 m
BUILDING HEIGHT :	10 storeys	10 storeys
MIN. YARD SETBACKS		
• FRONT YARD :	6.0 m	7.21 m
• CORNER SIDE YARD :	4.5 m	4.77 m
• REAR YARD :	7.5 m	28.31 m
• INTERIOR SIDE YARD :	7.5 m	15.42 m
LANDSCAPE OPEN SPACE :	(30%)	(31.1%)
• SOFT LANDSCAPING :		2100.00 m^2
• HARD LANDSCAPING :		230.25 m^2
TOTAL =	2241.88 m^2	2330.25 m^2

VEHICULAR PARKING

	REQUIRED	PROPOSED
RESIDENTIAL APARTMENTS (214 UNITS) AS PER TABLE 101.		
• 1.2 SPACES PER DWELLING	257	257
VISITOR PARKING (196 UNITS) AS PER TABLE 102.		
• 0.2 SPACES PER DWELLING	43	43
TOTAL VEHICULAR PARKING	300	300
ACCESSIBLE PARKING (INCLUDED IN TOTAL PARKING COUNT)	8 (4 TYPE A & 4 TYPE B)	8 (4 TYPE A & 4 TYPE B)

BICYCLE PARKING

	REQUIRED	PROPOSED
RESIDENTIAL APARTMENTS (214 UNITS) AS PER TABLE 111A.		
• 0.5 SPACES PER DWELLING	107	107

WASTE MANAGEMENT CONTAINERS

	SIZE	AMOUNT
GARBAGE (214 x 0.11y = 23.54y^3)	4y^3	6
RECYCLING (214 x 0.038y = 8.13y^3)	4y^3	3
ORGANICS (214 / 50 = 4.28)	240L	4

BUILDING SUMMARY

	GROSS FLOOR AREA (City of Ottawa Zoning definition)	UNIT COUNT
LEVEL P2 PARKING :	0 m^2	0
LEVEL P1 PARKING :	0 m^2	0
GROUND FLOOR :	1,431.7 m^2	17
LEVEL 2-9 :	1,871.3 m^2 /floor	22 /floor
LEVEL 10 :	1,773.2 m^2	21
LEVEL 11 :	0 m^2	0
TOTAL =	20,046.6 m^2	214

AMENITY SPACE

• PRIVATE TERRACES / BALCONIES :	3000 m^2
• COMMUNAL ROOF TERRACE :	386 m^2
• COMMUNAL PARTY ROOM BALCONY:	18.3 m^2
• COMMUNAL LOUNGE TERRACE :	62 m^2
• COMMUNAL EXTERIOR AT GRADE :	346 m^2

UNIT STATISTICS

1 BEDROOM :	1 (1%)
1 BEDROOM + DEN :	56 (26%)
2 BEDROOMS INTERIOR :	120 (56%)
2 BEDROOMS :	37 (17%)

GENERAL NOTES

NOTE-A : ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANT'S 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 SURVEY.

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 : ALL CONTRACTORS MUST COMPLY WITH ALL CURRENT APPLICABLE CODES, REGULATIONS AND BY-LAWS.

NOTE-E : DO NOT SCALE DRAWINGS.

GENERAL NOTES / NOTES GÉNÉRALES :
SEE SHEET A-002 / VOIR FEUILLE A-002

PROJECT TEAM / ÉQUIPE DU PROJET :

CLIENT
BRIGIL
98, rue Lois, Gatineau
QC J8Y 3R7
819.243.7392

SURVEYOR / ARPENTEUR
ANNIS O'SULLIVAN VOLLEBEKK Ltd.
14 Concourse Gate, Suite 500, Nepean
ON K2E 7S6
613.727.0850:

URBAN PLANNING / AMÉNAGEMENT URBAIN
PAQUETTE PLANNING Ltd.
56 Hutchison Avenue, Ottawa
ON K1Y 4A3
613.722.7217

CIVIL ENG. / ING. CIVIL
STANTEC CONSULTING Ltd.
1331 Clyde Ave (Suite 400), Ottawa
ON K2C 0A9
613.722.4420

STRUCTURAL ENG. / ING. STRUCTURE
CPF GROUPE CONSEIL
2006 rue Plessis, Montreal
QC H2L 2Y3
514.667.5450

MECHANICAL / ELECTRICAL ENG. / ING. MÉC. / ÉLECT.
LCA EXPERT CONSULTANTS
15, rue De Valcourt, Unité 6, Gatineau
QC J8T 8H1
819.243.8383

LANDSCAPE / PAYSAGEMENT
LEVSTEK CONSULTANTS
5871 Hugh Crescent, Ottawa
ON K0A 2W0
613.826.0518

No.	DESCRIPTION	DATE
05	ISSUED FOR SITE PLAN CONTROL	2019-12-13
04	ISSUED FOR CONSULTANT COORDINATION	2019-10-28
03	ISSUED FOR REVISED LAYOUT	2019-10-07
02	ISSUED FOR REVISED LAYOUT	2019-09-10
01	ISSUED FOR DESIGN CONCEPT	2019-05-28

ARCHITECT / ARCHITECTE :
ROSSMANN ARCHITECTURE
88 BOULEVARD SAINT-JOSEPH,
GATINEAU, QC
Tel : 819-600-1555
www.raai.ca

NOT FOR CONSTRUCTION / PAS POUR CONSTRUCTION

SEAL / SCEAU :

CLIENT :
BRIGIL

PROJECT / PROJET :
BRIGIL
PETRIES LANDING
BLOCK 8

DRAWING / DESSIN :
PROPOSED
SITE PLAN

SCALE / ÉCHELLE : 1:500

DRAWN BY / DESSINÉ PAR :	REVIEWED BY / VÉRIFIÉ PAR :
E.S	E.R

DATE :	DWG NO. / NO. DESSIN :
2019-08-09	A-001.1

PROJECT NO. / NO. DE PROJET
19-001

PROJECT PHASE / PHASE DU PROJET :
PRECONCEPTUAL

D07-12-19-

17487