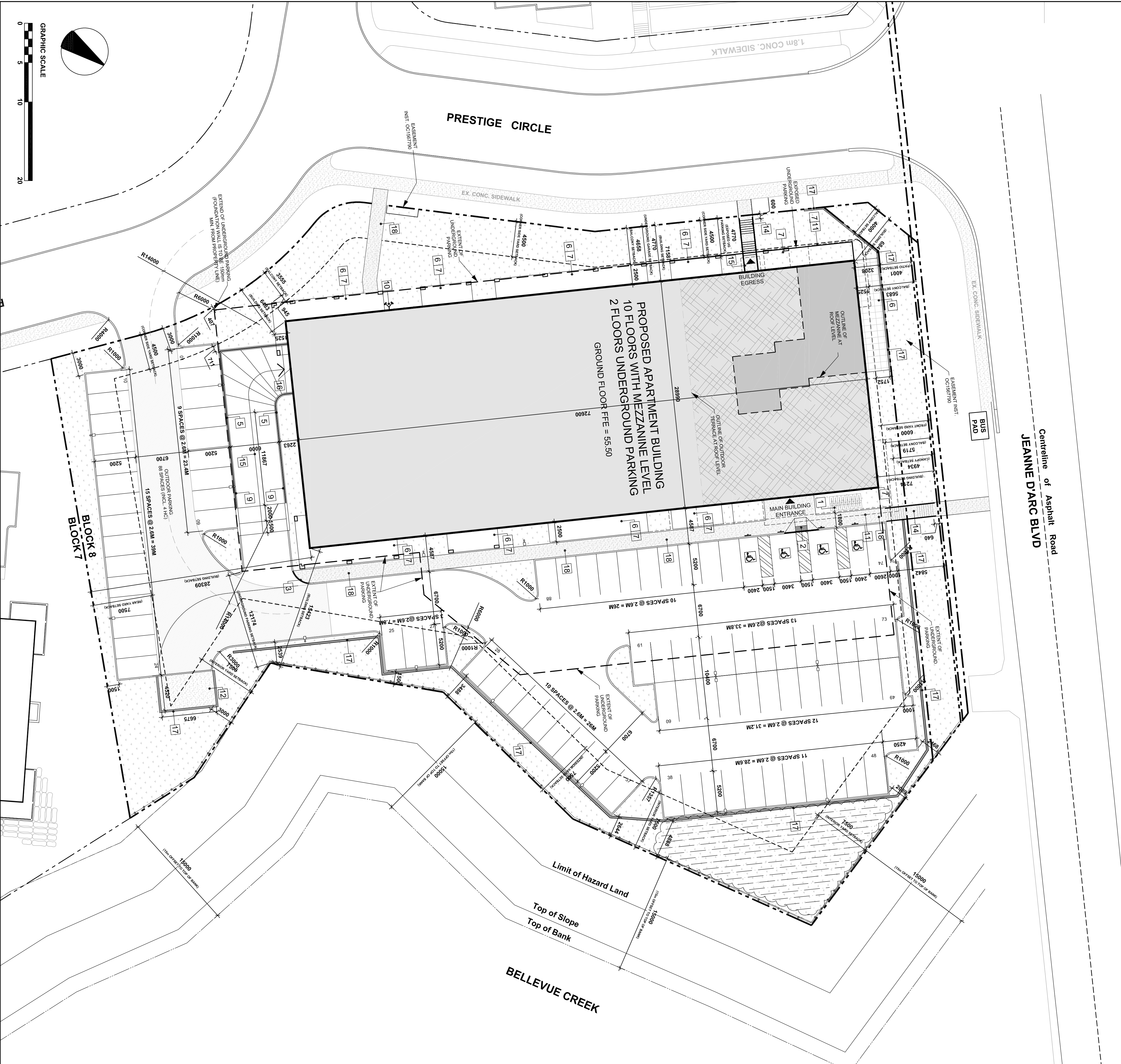




SITE PLAN LEGEND

- 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 / STATISTICS

SITE SUMMARY

ADDRESS : 8466 JEANNE D'ARC BLVD N
ZONING : R5A (149)
SITE AREA : 749.148 m²
PROPOSED USE : RESIDENTIAL APARTMENTS (214 UNITS)
BUILDING AREA : 2103 m²
2 LEVELS OF UNDERGROUND PARKING

ZONING SUMMARY

	REQUIRED	PROPOSED
MIN LOT AREA:	1000 m ²	7472.94 m ²
MIN LOT WIDTH:	25 m	44.54 m
BUILDING HEIGHT:	10 storeys	10 storeys
MIN YARD SETBACKS		
• FRONT YARD:	6.0 m	7.21 m
• CORNER SIDE YARD:	4.5 m	4.71 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:		220.25 m ²
TOTAL =	2241.88 m ²	2330.25 m ²

VEHICULAR PARKING

	REQUIRED	PROPOSED
RESIDENTIAL APARTMENTS (214 UNITS)		
AS PER TABLE 01:		
• 1.2 SPACES PER DWELLING	257	257
VISITOR PARKING (196 UNITS)		
AS PER TABLE 02:		
• 0.2 SPACES PER DWELLING	43	43
TOTAL VEHICULAR PARKING	300	300
ACCESSIBLE PARKING (INCLUDED IN TOTAL PARKING COUNT)	9 (4 TYPE A & 5 TYPE B)	9 (4 TYPE A & 5 TYPE B)

BICYCLE PARKING

	REQUIRED	PROPOSED
RESIDENTIAL APARTMENTS (214 UNITS)		
AS PER TABLE 01A:		
• 0.5 SPACES PER DWELLING	107	107

WASTE MANAGEMENT CONTAINERS

	SIZE	AMOUNT
GARBAGE (214 x 0.11% = 23.54%)	4y ²	6
RECYCLING (214 x 0.038% = 8.13%)	4y ²	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:	1431.1 m ²	17
GROUND FLOOR:	1431.1 m ²	21
LEVEL 10:	1773.2 m ²	21
LEVEL 11:	0 m ²	0
TOTAL =	20146.6 m ²	214

AMENITY SPACE

• PRIVATE TERRACES / BALCONIES:	3000 m ²
• COMMUNAL ROOF TERRACE:	336 m ²
• COMMUNAL ROOF TERRACE CONY:	62.3 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 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 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.



PROJECT TEAM / EQUIPE DU PROJET :

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BRIGIL
86 rue Lusk, Gatineau
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SURVEYOR / ARRETEUR
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MECHANICAL, ELECTRICAL ENG. / ING. MEC. / ELECT.
LCA EXPERT CONSULTANTS
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613.263.7392

LANDSCAPE / PAYSAGEMENT
LEVSTEK CONSULTANTS
5871 High Crescent, Ottawa
ON K0A 2M0
613.263.5710

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

ARCHITECT / ARCHITECTE :

ROSSMANN
ARCHITECTURE
86 BOULEVARD SAINT-JOSEPH,
Tél. : 613-600-1555
www.brigitl.com

NOT FOR CONSTRUCTION / PAS POUR CONSTRUCTION

SEAL / SCÉAU :
CLIENT :

BRIGIL
PETRIES LANDING
BLOCK 8

PROJECT PROJECT :
BRIGIL
PETRIES LANDING
BLOCK 8

DRAWING / DRESSIN :

PROPOSED
SITE PLAN

SCALE / ÉCHELLE : 1:250
DRAWN BY / DRESSÉ PAR : E.S.
REVIEWED BY / VÉRIFIÉ PAR : E.S.

DATE : 2019-08-09
PROJECT NO. / NO. DE PROJET : 19-001
DWG NO. / NO. DRESSIN : A-001

PROJECT PHASE / PHASE DU PROJET : PRECONCEPTUAL