

LEGEND OF SYMBOLS	
	PROPERTY LINE
	SETBACK LINE
	FENCE

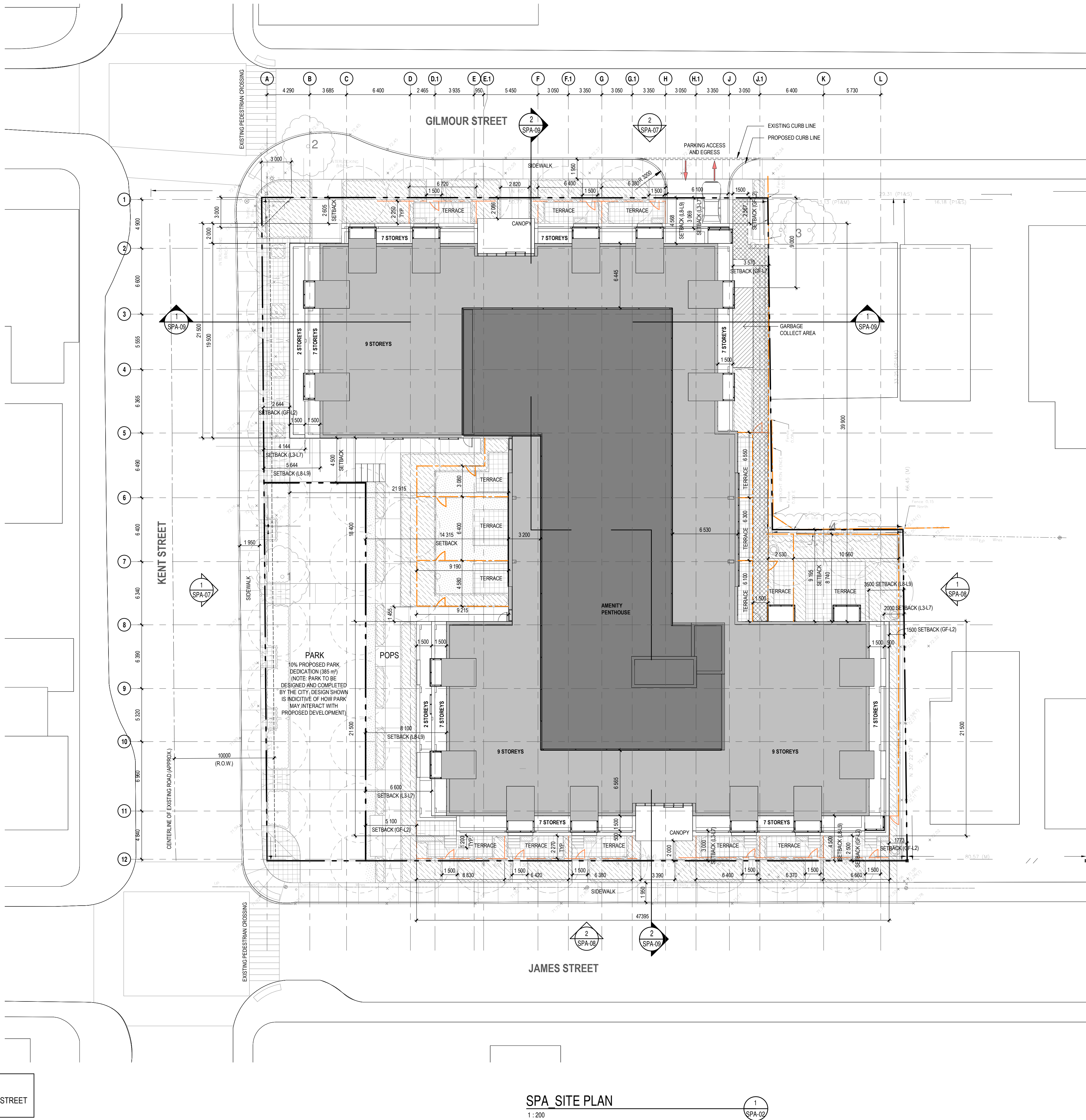
PROJECT INFORMATION

ZONING	Residential Fifth Density, Subzone Z (RSZ)	
LOT	32 TO 34 GILMOUR ST. & 32 TO 35 JAMES ST.	
LOT AREA	3 824 m ²	
FLOOR SPACE INDEX	5.16	
LOT COVERAGE	0.56	
	REQUIRED	PROVIDED
PARK (10%)	382,4 m ²	385 m ²
BUILDING FOOTPRINT	N/A	2 138 m ²
BUILDING HEIGHT	30 m	33 m
	REQUIRED	PROVIDED
MIN FRONT YARD SETBACK (Gilmour, north)	3m	2.6 m
MIN CORNER SIDE YARD SETBACK (Kent, west)	3m	2.6 m & 5.1 m
MIN REAR YARD SETBACK (James, south)	7.5	2.5 m
MIN INTERIOR YARD SETBACK (east)	R4: 7.5m, GM: 6m	1.5 m & 3.5 m

GROSS FLOOR AREA		UNIT STATISTICS	
GROUND FLOOR	2 138 m ²	TOWNHOUSE (1 BR)	4
LEVEL 2	2 139 m ²	TOWNHOUSE (1 BR + DEN)	3
LEVEL 3	2 146 m ²	TOWNHOUSE (2 BR)	2
LEVEL 4	2 146 m ²	STUDIO	18
LEVEL 5	2 146 m ²	1 BR	94
LEVEL 6	2 146 m ²	1 BR + DEN	31
LEVEL 7	2 146 m ²	2 BR	56
LEVEL 8	1 983 m ²	3 BR	10
LEVEL 9	1 983 m ²	TOTAL	218
AMENITY LEVEL	756 m ²		
TOTAL	19 729 m²		
BASEMENT LEVEL 1	3 377 m ²		
BASEMENT LEVEL 2	3 377 m ²		
TOTAL	6 754 m²		

PARKING			AMENITY	
CAR PARKING	REQUIRED	PROVIDED	REQUIRED	
RESIDENTIAL*	103	132	TOTAL AMENITY : 218 UNITS X 6m2	1308 m ²
COMMERCIAL	N/A	N/A	MIN. 50% COMMUNAL AREA	654 m ²
VISITOR	22 (0,1/u)	22		
TOTAL	125	154		
*Residential: 0.5 spaces per dwelling unit, less first 12				
BIKE RACK	REQUIRED	PROVIDED	PROVIDED	
RESIDENTIAL	109 (0,5/u)	230	COMMUNAL AREA	667 m ²
COMMERCIAL	N/A	5	PRIVATE TERRACE (GF)	444 m ²
TOTAL	235	235	PRIVATE BALCONY AND LOGGIA	793 m ²
			AMENITY (including basements)	1017 m ²
			ROOF TERRACE	484 m ²
			TOTAL	3 405 m²

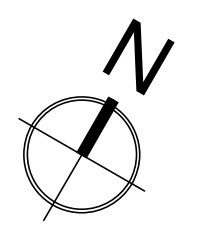
NOTE:
PROPERTY BOUNDARY & TOPOGRAPHIC INFORMATION WAS DERIVED FROM:
SURVEY PLAN OF LOTS 32, 33, 34 AND PART OF 35 SOUTH GILMOUR STREET AND LOTS 32, 33, 34 AND 35 NORTH JAMES STREET
REGISTERED PLAN 30671 CITY OF OTTAWA, DATED OCTOBER 21, 2010, WAS PREPARED FOR GAZIT AMERICA INC.



SPA SITE PLAN
1:200

NOTES GÉNÉRALES / General Notes

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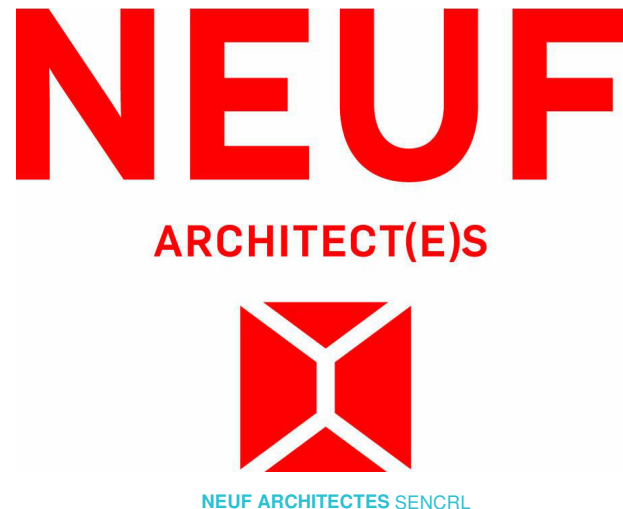
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SCEAU / Seal



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OUVRAGE Project
381 KENT STREET

EMPLACEMENT Location NO PROJET No.
OTTAWA 12399

NO	REVISION	DATE (aa-mm-jj)
01	SITE PLAN CONTROL	23-02-20
02	SITE PLAN CONTROL	23-08-30

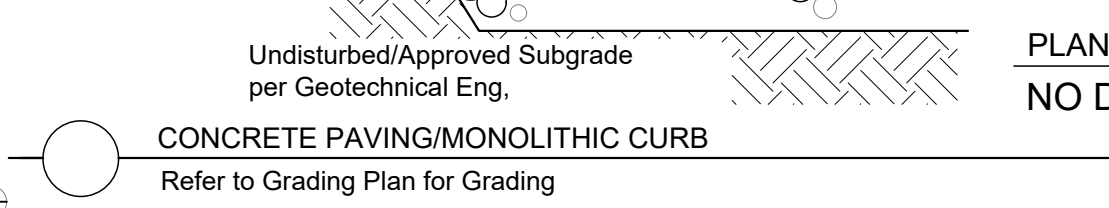
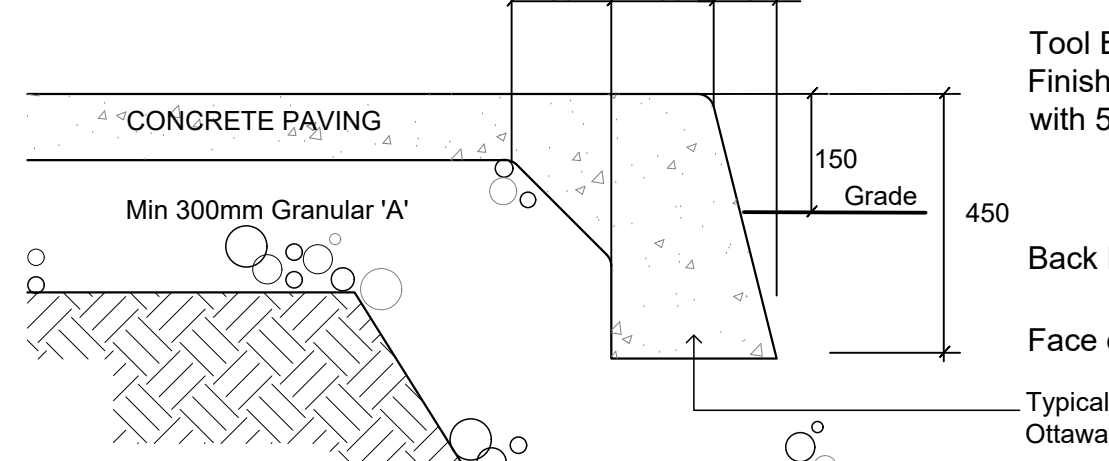
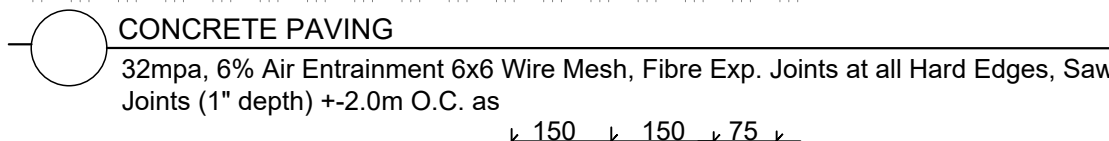
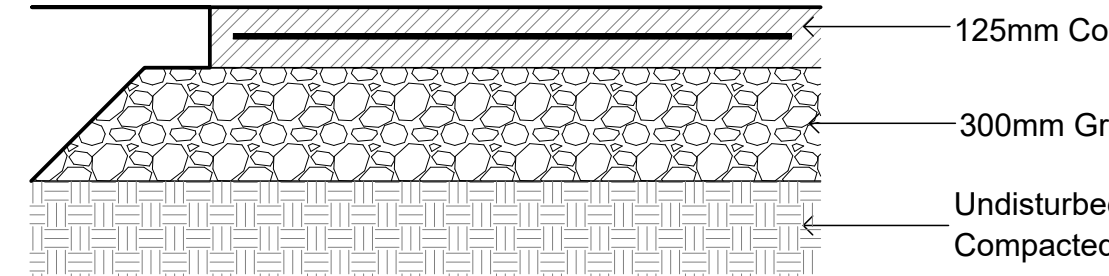
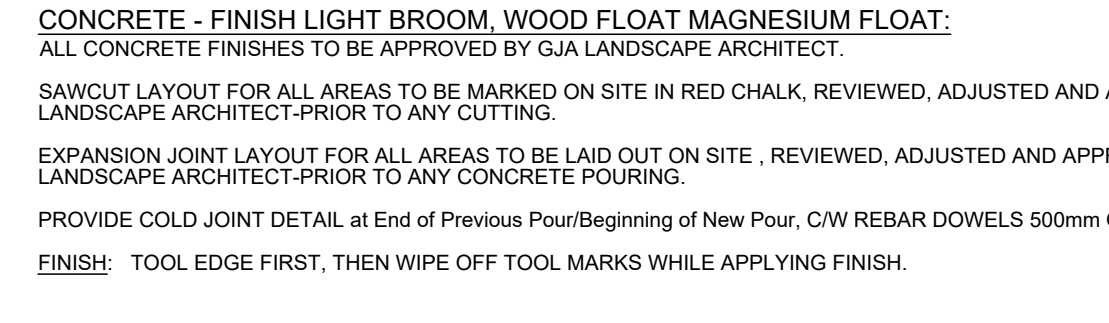
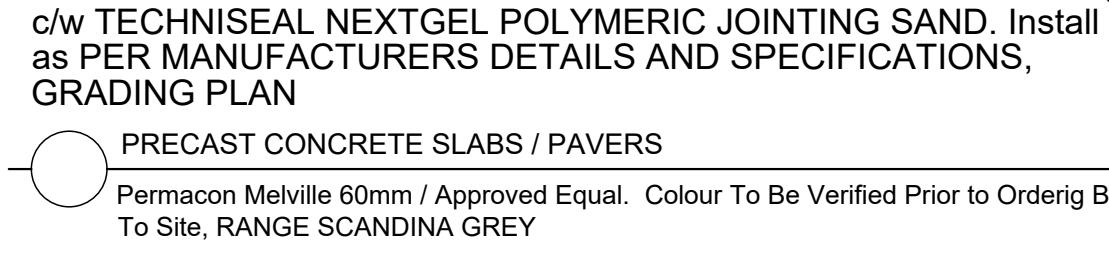
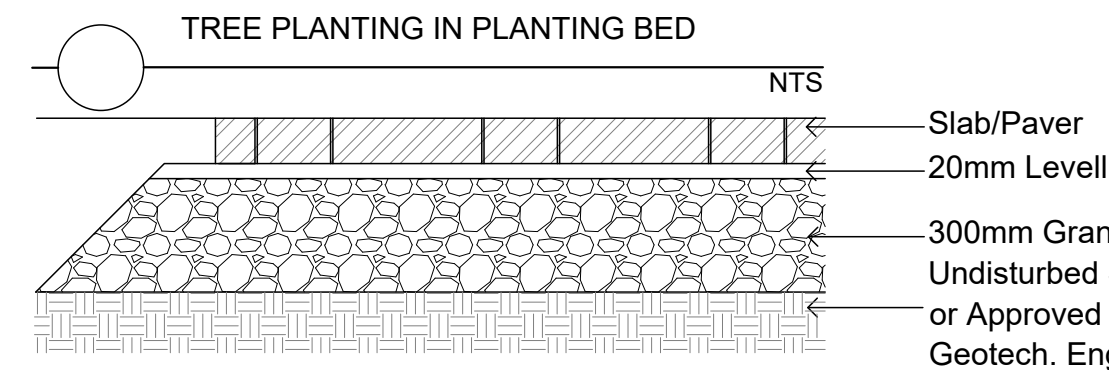
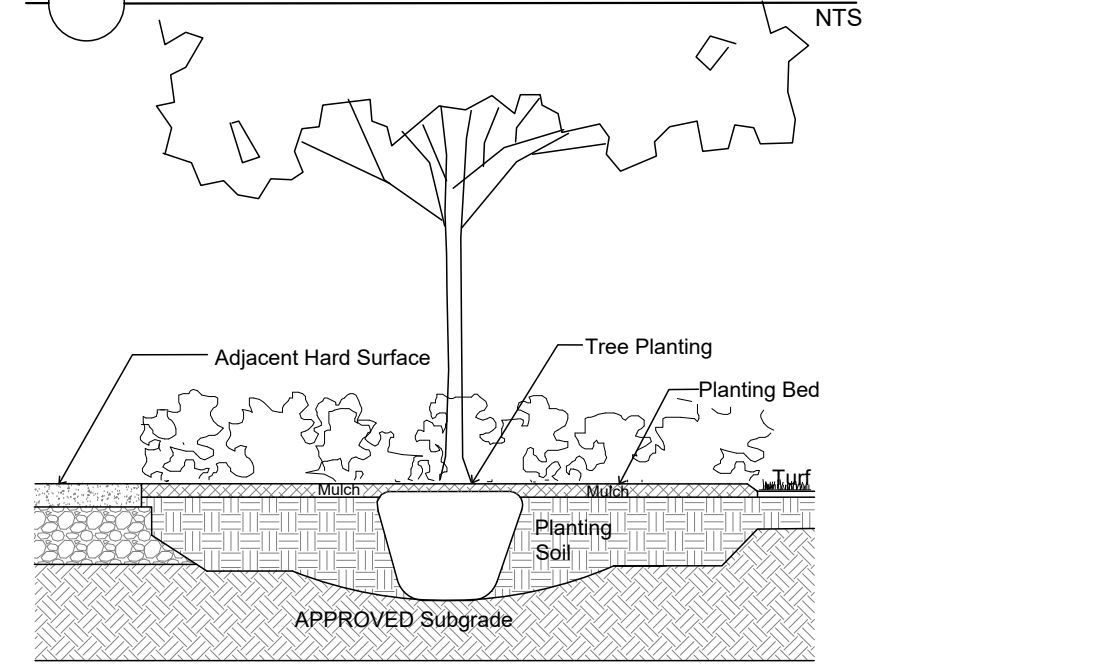
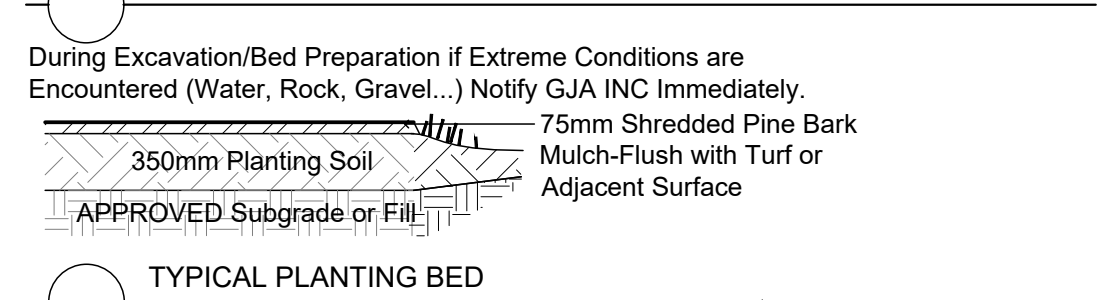
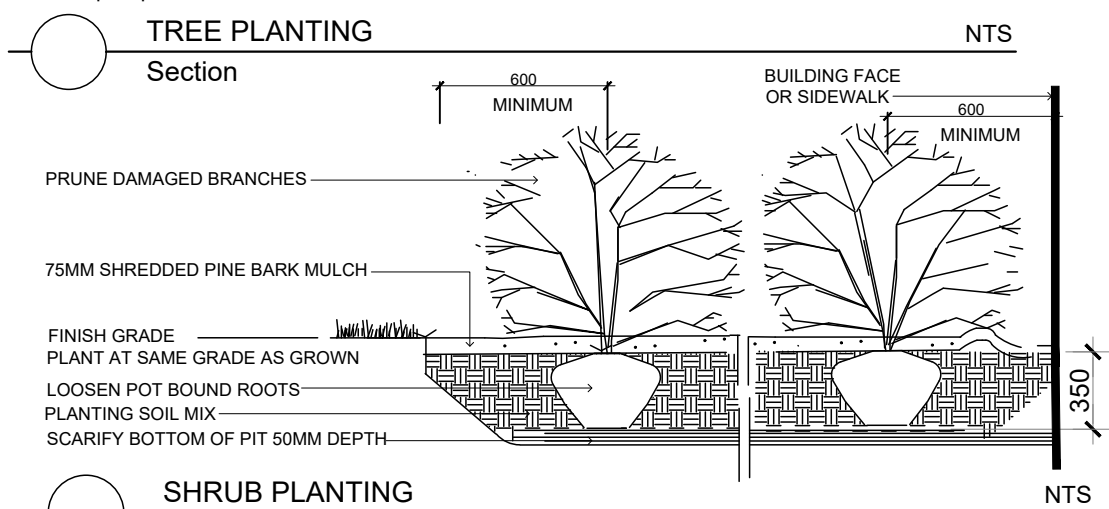
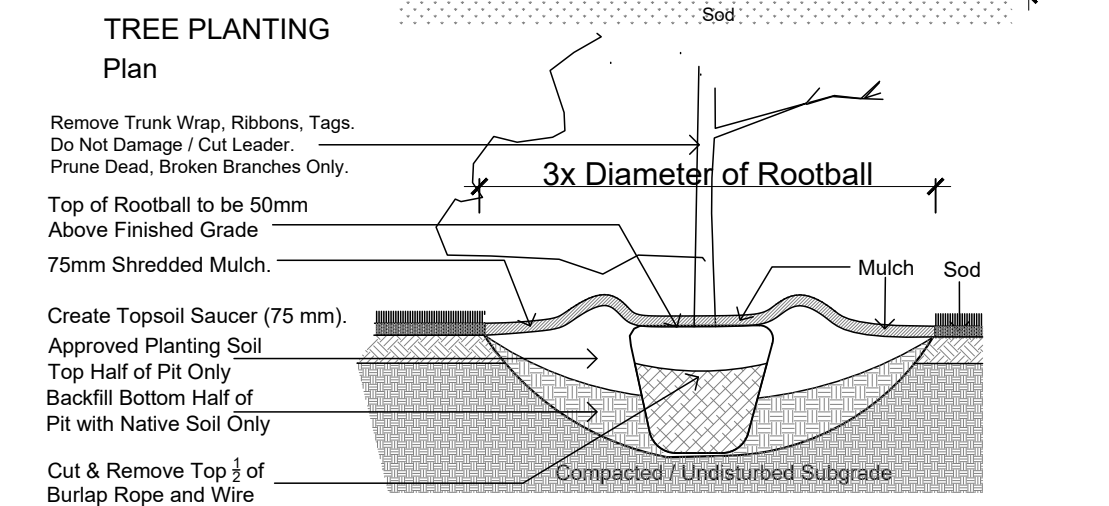
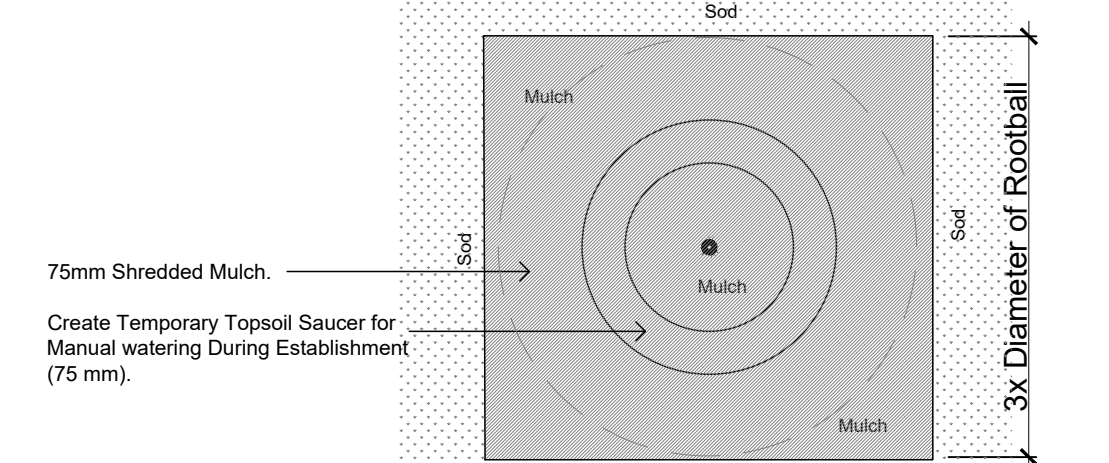
Préliminaire
NE PAS UTILISER POUR
CONSTRUCTION

DESSINÉ PAR Drawn by VERIFIÉ PAR Checked
MM HG
DATE (aa-mm-jj) ÉCHELLE Scale
23.02.20 1:200
TITRE DU DESSIN Drawing Title

SITE PLAN (ROOF LEVEL)

REVISION Revision NO. DESSIN Dwg Number
SPA-02

Drawing Remains the Property of/Copyright Reserved by GJA INC. Do Not Use or Reproduce Without Approval of GJA INC. NOT TO Be Used For Construction Unless Indicated by Revision: **FOR LANDSCAPE CONSTRUCTION**. Contractor is Responsible for Verification of Site Locations of all Utilities. Report any Discrepancies Between Site and Drawing Immediately to GJA INC. Do NOT Proceed Until Clarified.



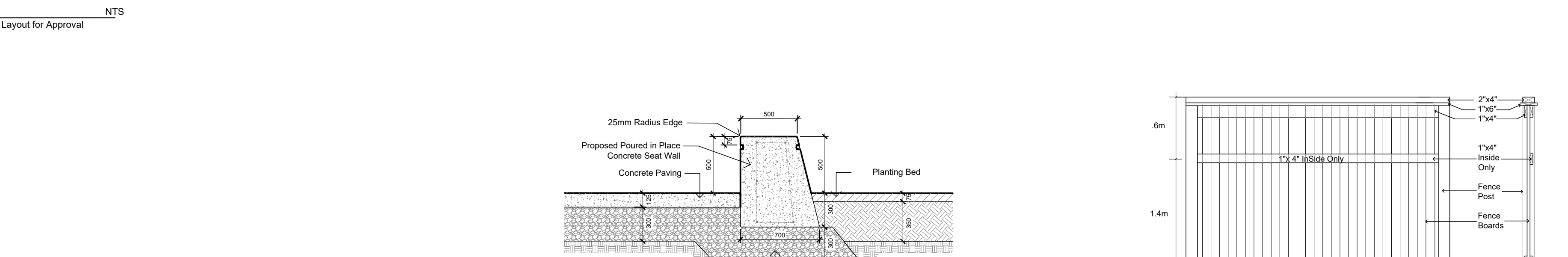
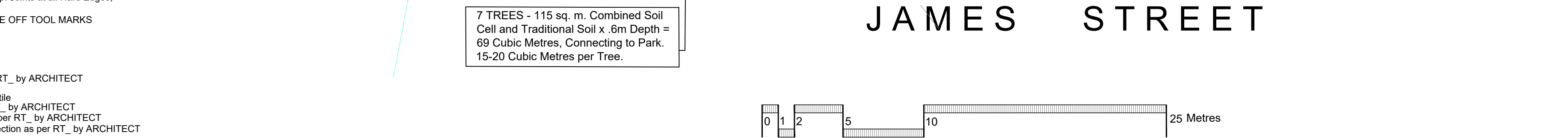
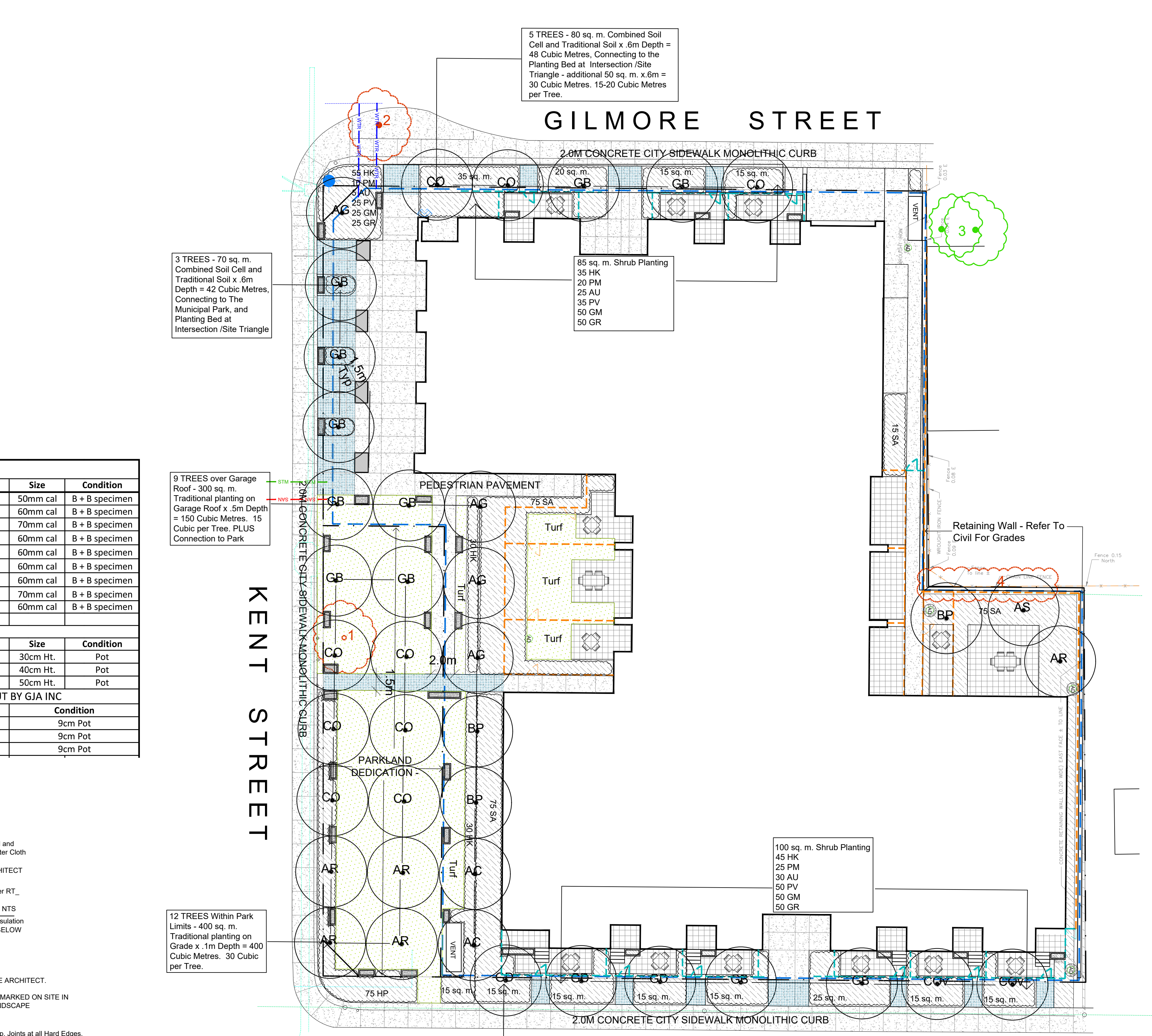
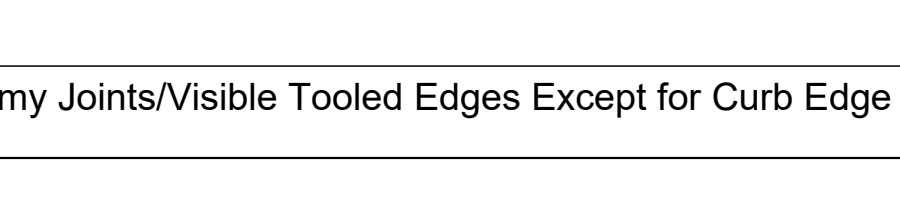
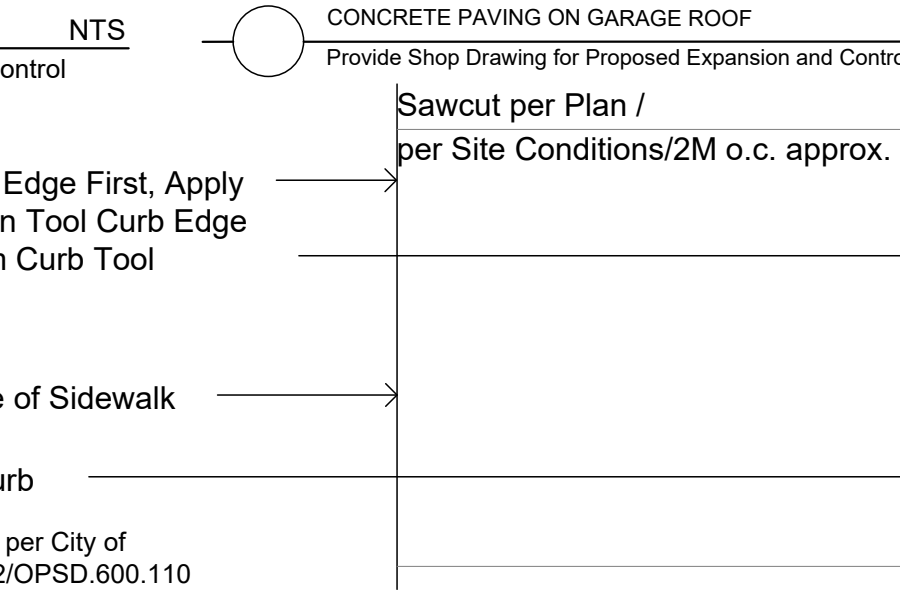
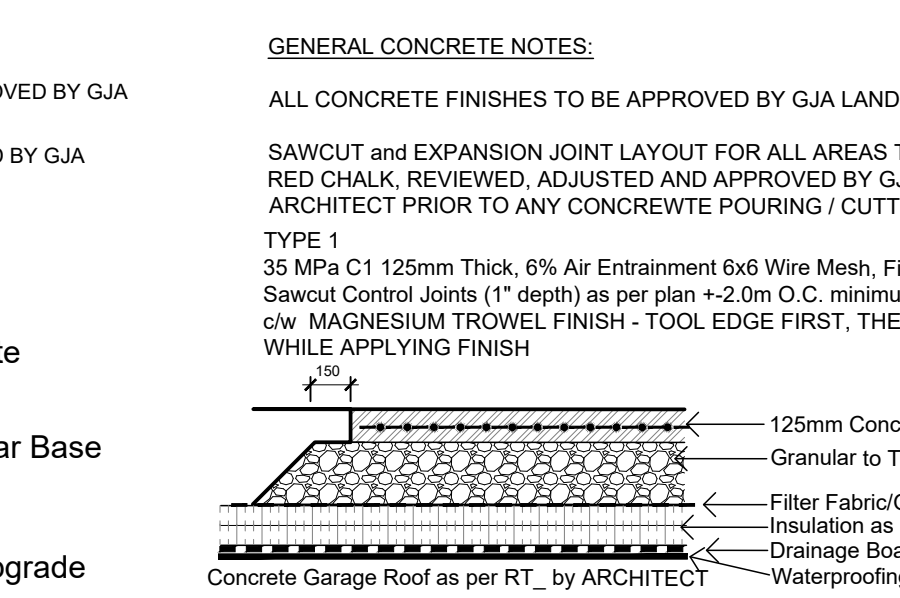
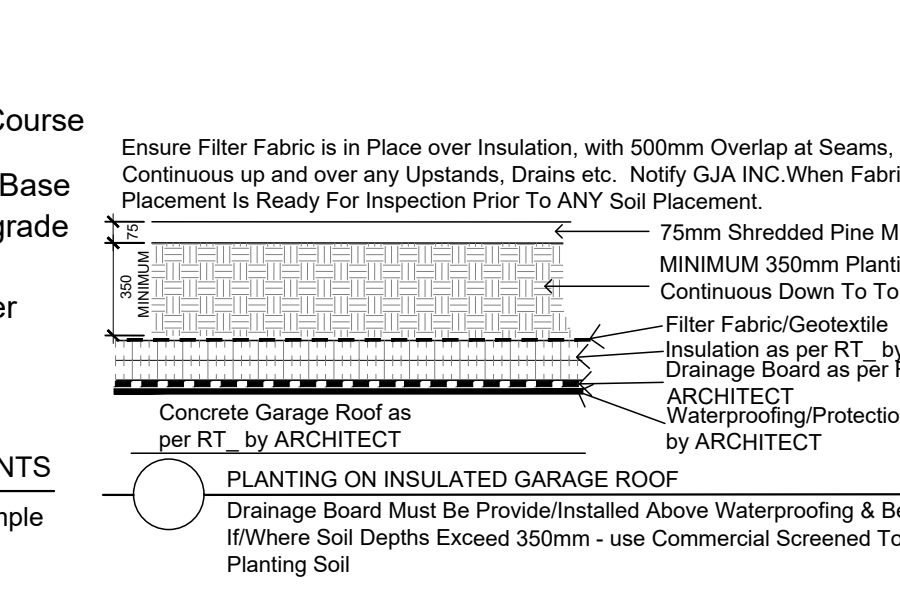
TURF AREAS TO BE SOD C/W 150MM DEPTH TOPSOIL ON APPROVED SUBGRADE | SOD TO BE #1 GRADE TURFGRASS NURSERY SOD per NSGA - Fine Fescue/Kentucky Bluegrass Sod | PLANTING MIX TO BE APPROVED BY LANDSCAPE ARCHITECT | PLANT MATERIAL TO MEET CNLA STANDARDS/BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING | ALL MATERIALS & WORK TO BE MAINTAINED UNTIL FINAL ACCEPTANCE. (MOWING, TURF, WEEDING BEDS, WATERING TURF & PLANTS) & INCLUDE 1 YEAR WARRANTY FROM DATE OF FINAL ACCEPTANCE | PROVIDE WATERING OF ALL PLANT MATERIAL AS REQUIRED FOR PROPER ESTABLISHMENT UNTIL END OF WARRANTY PERIOD | REFER TO CIVIL ENGINEER'S DRAWING FOR ELEVATIONS / GRADING | The Landscape Plan is to be read in conjunction with the grading, servicing, site and survey plan | Bare root material to be planted in season only | All plant material locations to be staked on site by the landscape contractor and checked by the landscape architect prior to planting | All trees to be preserved on or directly adjacent to the site will be protected | Plant material are to be installed a minimum of: 3.0m away from any part of any hydro transformer, 3.0m corridor between a fire hydrant and the curb, a 2.5m radius beside or behind a fire hydrant, 2.0m from any servicing/utility line or structure |

Code	Qty.	Botanical Name	Common Name	Size	Condition
AC	2	Amelanchier canadensis	Serviceberry	50mm cal	B + B specimen
AG	4	Aesculus glabra	Ohio Buckeye	60mm cal	B + B specimen
AR	5	Acer rubrum	Red Maple	70mm cal	B + B specimen
AS	1	Acer saccharum	Sugar Maple	60mm cal	B + B specimen
BP	3	Betula papyrifera	Paper Birch	60mm cal	B + B specimen
Cov	2	Carya ovata	Shagbark Hickory	60mm cal	B + B specimen
CO	9	Celtis occidentalis	Common Hackberry	60mm cal	B + B specimen
GB	11	Ginkgo biloba	Maidenhair Tree	70mm cal	B + B specimen
GD	3	Gymnocladus dioica	Kentucky Coffee Tree	60mm cal	B + B specimen

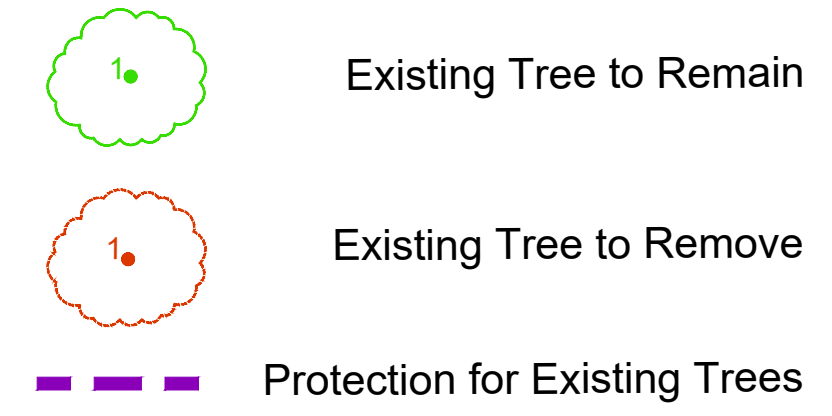
Code	Qty.	Botanical Name	Common Name	Size	Condition
HK	195	Hypericum kalmianum	Kalm St. John's Wort	30cm Ht.	Pot
HP	75	Hypericum prolificum	Shrubby St. John's Wort	40cm Ht.	Pot
SA	240	Spiraea alba	Meadowsweet	50cm Ht.	Pot

OTHER - TOWNHOUSE "FRONT YARD PLANTING" TO BE LAID OUT BY GJA INC

Code	Qty.	Botanical Name	Common Name	Condition
GM	125	Geranium macrorrhizum	Bigroot Geranium	9cm Pot
GR	125	Geranium psilostemon 'Gerwat'	Rozanne Geranium	9cm Pot
PV	110	Panicum virgatum	Switch Grass	9cm Pot

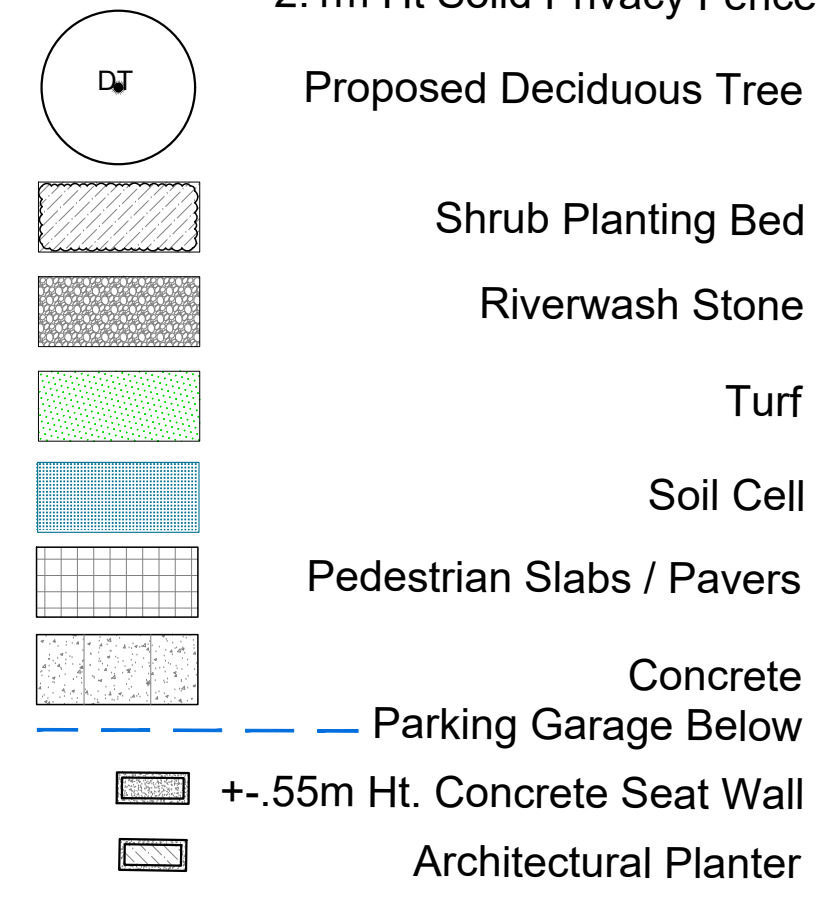


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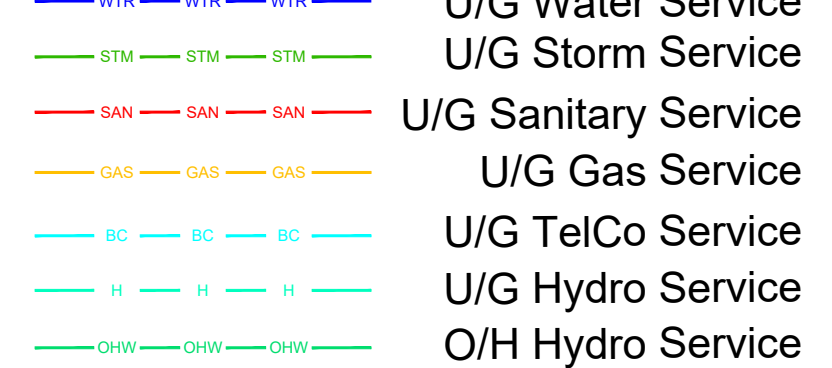


Protection for Existing Trees

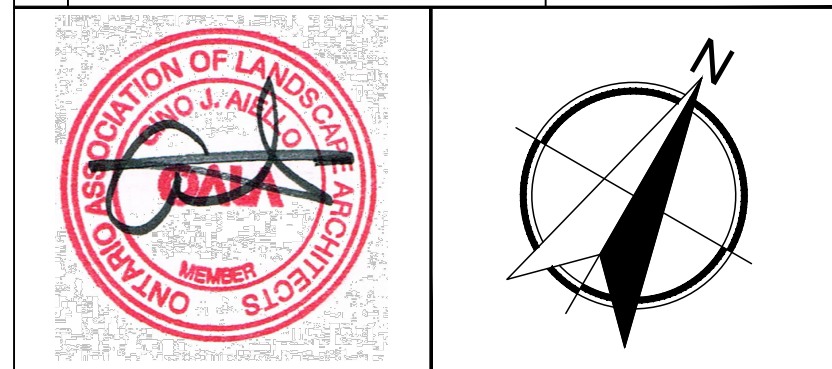
LANDSCAPE PLAN



BELOW GRADE SERVICES REFER TO CIVIL



#	REVISION	DATE
2	REVISED PER COMMENTS	2024 04 01
1	FIRST SUBMISSION SPC	FEBRUARY 21 2023
0	COORDINATION / REVIEW	JANUARY 2023



Property Owner **S.E.C.**
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Gino J. Aiello | landscape architect
GJA INC.
GJALA.com
Gino@GJALA.com (613) 286 5130
110 Desbary Road Unit # 8 (Ottawa Ontario) K2T 0Z2

Project
9 STOREY MIXED USE
381 KENT STREET @ JAMES / GILMORE

LANDSCAPE

Scale: 1:200
L1
D07-xx-xx-xxxx