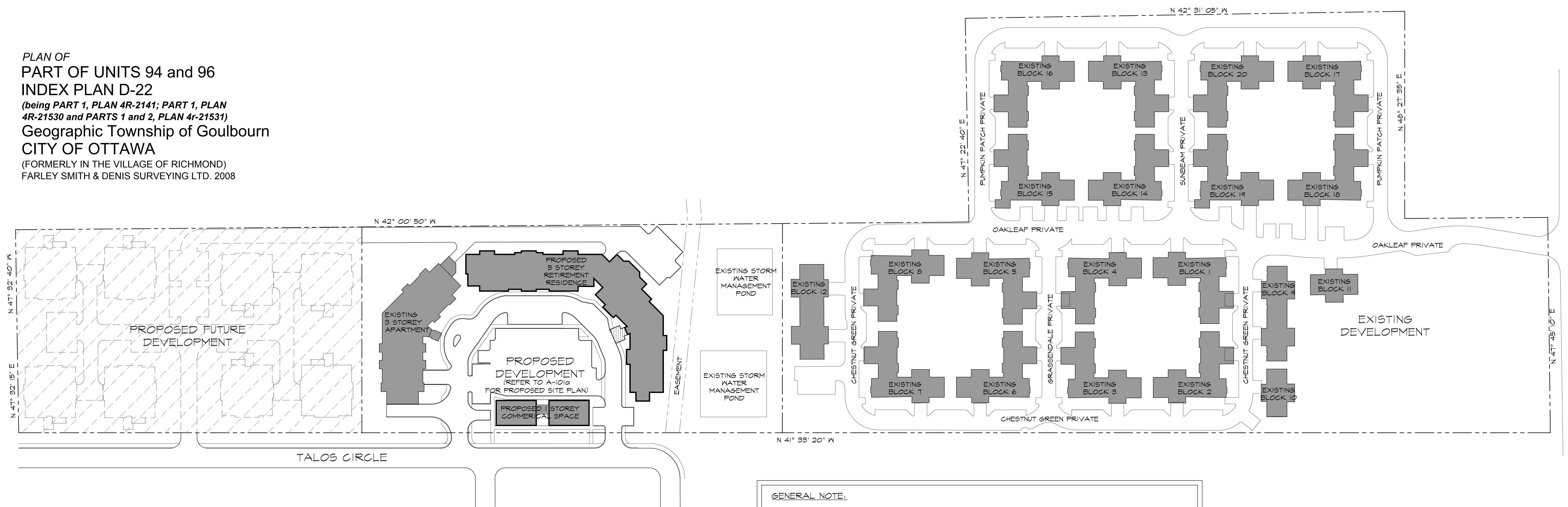


PLAN OF  
 PART OF UNITS 94 and 96  
 INDEX PLAN D-22  
 (being PART 1, PLAN 4R-2141; PART 1, PLAN  
 4R-21530 and PARTS 1 and 2, PLAN 4r-21531)  
 Geographic Township of Goulbourn  
 CITY OF OTTAWA  
 (FORMERLY IN THE VILLAGE OF RICHMOND)  
 FARLEY SMITH & DENIS SURVEYING LTD. 2008



**GENERAL NOTE:**  
 1. ALL EXISTING BUILDING LOCATIONS ARE APPROXIMATE.  
 2. VERIFY EXISTING STRUCTURE'S POSITION ON SITE WITH LEGAL SURVEY.  
 3. SITE PLAN LINES BASED OFF EXISTING PDF DOCUMENTATION. TO BE UPDATED ONCE LEGAL SURVEY IS OBTAINED.



Civil Engineer:

Project Management:  
 NAUTICAL LANDS GENERAL  
 CONTRACTING  
 2095 CAMP ROAD  
 CARLETON PLACE, ONTARIO N1A 1L0  
 TEL: (613) 831-9009  
 FAX: (613) 831-9279  
 E-MAIL: shopper@nauticalandgroup.com

Structural Engineer:

Structural Engineer's Stamp

Mechanical Engineer:

Electrical Engineer:

Landscape Architect:

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1	JUN 15/17 PRELIMINARY ISSUE	
No.	DATE	REVISION

THIS DRAWING IS ISSUED FOR THE PURPOSE INDICATED BELOW:  
 REVIEW  
 PERMIT  
 TENDER  
 CONSTRUCTION

Architect:

Architect's Stamp

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.  
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.  
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PROJECT:  
**SAMARA SQUARE**  
 55 TALOS CIRCLE,  
 RICHMOND, ONTARIO

DRAWING TITLE:  
**MASTER SITE PLAN**

North	DRAWN: S.X
	DATE: June 15, 2017
	SCALE: 1:650
	PROJECT No.: 1706
	DRAWING No.: <b>A-101</b>



ZONING MATRIX: CURRENT ZONING RI (T15r) H(15)

SUMMARY PH. 2A:

EXISTING 3 STOREY LOW RISE APARTMENT BUILDING  
NUMBER OF UNITS: 35

TYPE OF CONSTRUCTION: WOOD FRAME  
NUMBER OF STOREYS: 3  
BUILDING FOOTPRINT: 1140 SQ.M.  
GROSS FLOOR AREA: 3421 SQ. M.

AMENITY SPACE	REQUIRED	PROVIDED
EXISTING AMENITY CURRENTLY IN PLACE		

PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING 35 UNITS X 1/UNIT = 35 (BELOW GRADE PARKING/ SURFACE PARKING)		EXISTING AS CONSTRUCTED

VISITOR PARKING 35X0.2 = 7 SPACES		EXISTING AS CONSTRUCTED
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BICYCLE PARKING	REQUIRED	PROVIDED
RESIDENTIAL 35 UNITS X 0.5 SPACES = 18		EXISTING AS CONSTRUCTED

SUMMARY PH. 2B:

PROPOSED 5 STOREY RETIREMENT HOME  
NUMBER OF UNITS: 124

TYPE OF CONSTRUCTION: NON-COMBUSTIBLE CONSTRUCTION  
NUMBER OF STOREYS: 5  
BUILDING FOOTPRINT: 1949.95 SQ.M.  
GROSS FLOOR AREA: 8619 SQ. M.

BASEMENT: 1827 SQ.M.  
GROUND: 1739 SQ. M.  
SECOND: 1722 SQ. M.  
THIRD: 1705 SQ. M.  
FOURTH: 813 SQ. M.  
FIFTH: 813 SQ. M.

AMENITY SPACE	REQUIRED	PROVIDED
124 UNITS X 6 SQ. M./UNIT 744 SQ. M. COMMON AMENITY SPACE 372 SQ. M. (50%)		

PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING 124 UNITS X 0.25 UNIT (0.25 + 100 SQM GROSS 1 MED, HEALTH, PERSONAL SERVICES)	31	31

VISITOR PARKING 124 x 0.2 SPACES	25	25
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BICYCLE PARKING	REQUIRED	PROVIDED
RESIDENTIAL 124 UNITS X 0.5 SPACES	62	62

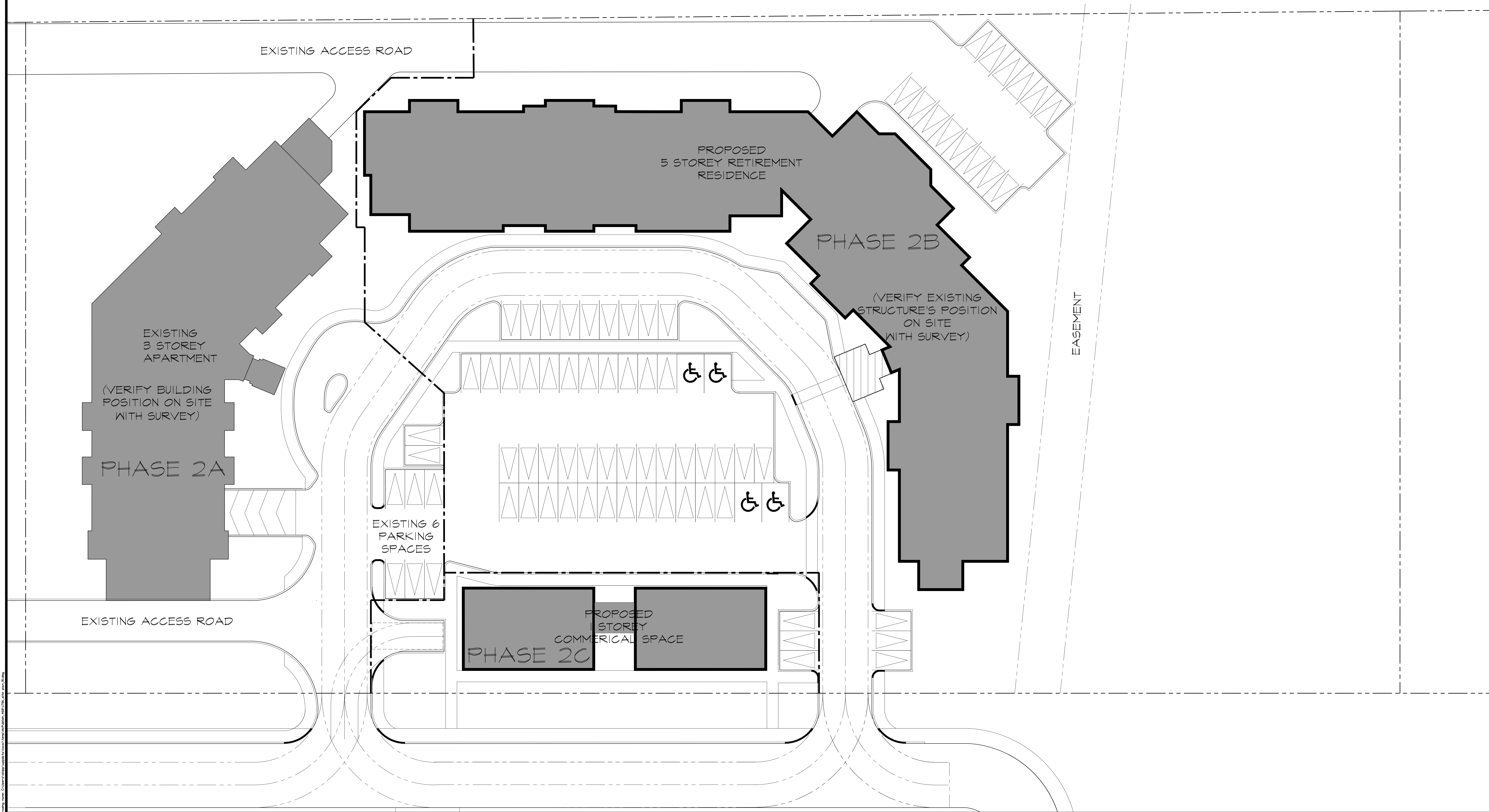
SUMMARY PH. 2C:

PROPOSED 1 STOREY COMMERCIAL SPACE

TYPE OF CONSTRUCTION: NON-COMBUSTIBLE CONSTRUCTION  
NUMBER OF STOREYS: 1  
BUILDING FOOTPRINT: 410.13 SQ.M.  
GROSS FLOOR AREA: 410.13 SQ. M.

PARKING	REQUIRED	PROVIDED
COMMERCIAL PARKING 3.4/ 100 SQ. M. RETAIL 3.4x 410.13 SQ. M./100 =	14	14

BICYCLE PARKING	REQUIRED	PROVIDED
COMMERCIAL REQ. 1 SPACE / 250 SQ. M. EXTERIOR SURFACE BIKE PARKING	2	2



Civil Engineer:

Project Management:  
NAUTICAL LANDS GENERAL  
CONTRACTING  
2095 CAMP ROAD  
CAMP, ONTARIO, M0A 1L0  
TEL: (813) 831-9039  
FAX: (813) 831-9279  
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Structural Engineer's Stamp

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Landscape Architect:

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1	JUN 08/17 PRELIMINARY ISSUE

No.	DATE	REVISION
1		THIS DRAWING IS ISSUED FOR THE PURPOSE INDICATED BELOW:
2		REVIEW
3		PERMIT
4		TENDER
5		CONSTRUCTION

Architect:

Architect's Stamp

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PROJECT:  
**SAMARA SQUARE**  
55 TALOS CIRCLE,  
RICHMOND, ONTARIO

DRAWING TITLE:  
**PROPOSED SITE PLAN**

North	DRAWN: S.X
	DATE: June 08, 2017
	SCALE: 1:200
	PROJECT No.: 1706
	DRAWING No.: <b>A-101a</b>