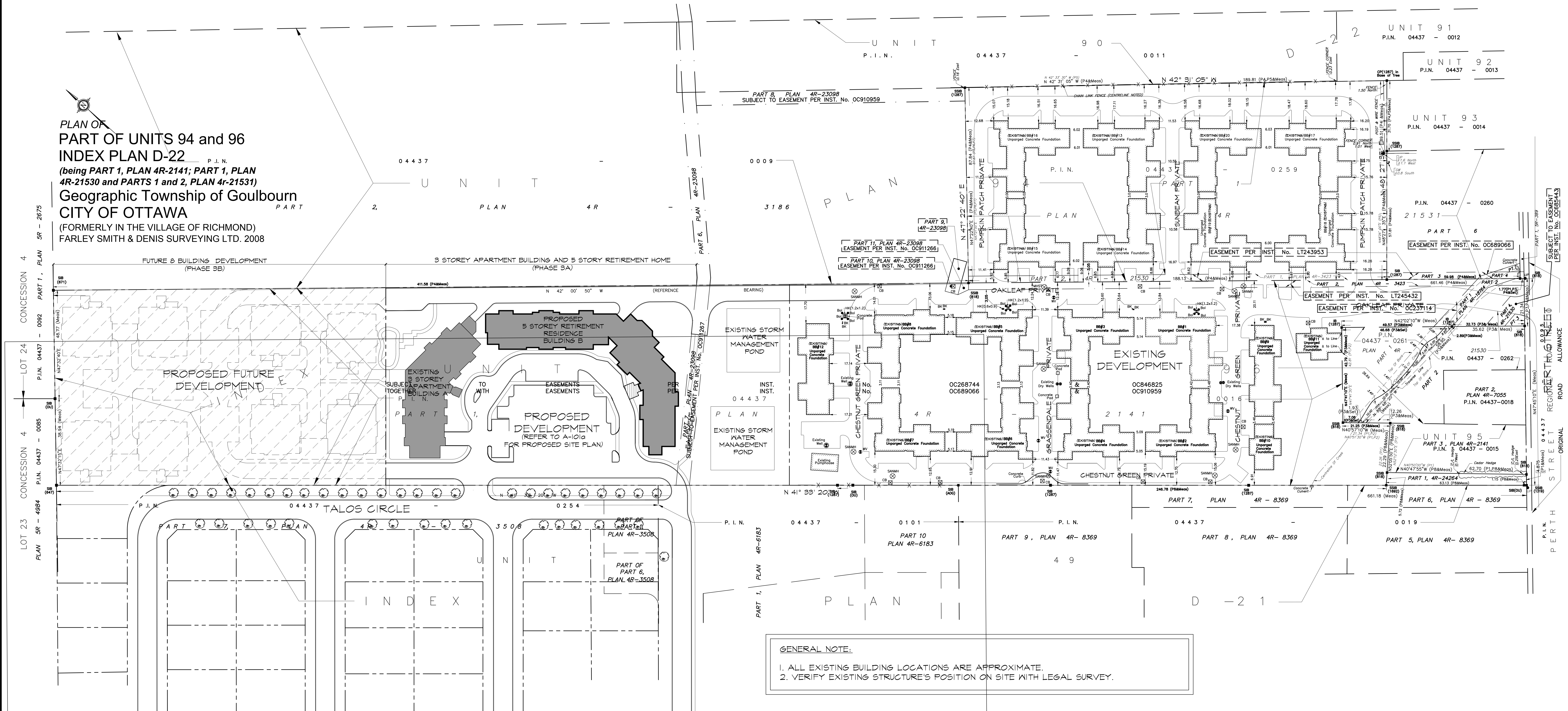


**PLAN OF  
PART OF UNITS 94 and 96  
INDEX PLAN D-22**  
(being PART 1, PLAN 4R-2141; PART 1, PLAN  
4R-21530 and PARTS 1 and 2, PLAN 4R-21531)  
Geographic Township of Goulbourn  
CITY OF OTTAWA  
(FORMERLY IN THE VILLAGE OF RICHMOND)  
FARLEY SMITH & DENIS SURVEYING LTD. 2008



Civil Engineer:

Project Management:  
NAUTICAL LANDS GENERAL  
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2085 CAMP ROAD  
CANTON, ONTARIO N0A 1L0  
TEL: (815) 831-9009  
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E-Mail: shopper@nauticalands.com

Structural Engineer:

Structural Engineer's Stamp

Mechanical Engineer:

Electrical Engineer:

Landscape Architect:

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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**SAMARA SQUARE**  
55 TALOS CIRCLE,  
RICHMOND, ONTARIO  
DRAWING TITLE:  
**MASTER  
SITE PLAN**

North  
DRAWN: S.K.  
DATE: June 15, 2017  
SCALE: 1:650  
PROJECT No.: 1706  
DRAWING No.: **A-101**



ZONING MATRIX: CURRENT ZONING R1 (T15r) H(15)

SUMMARY PH. 3A:

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

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.

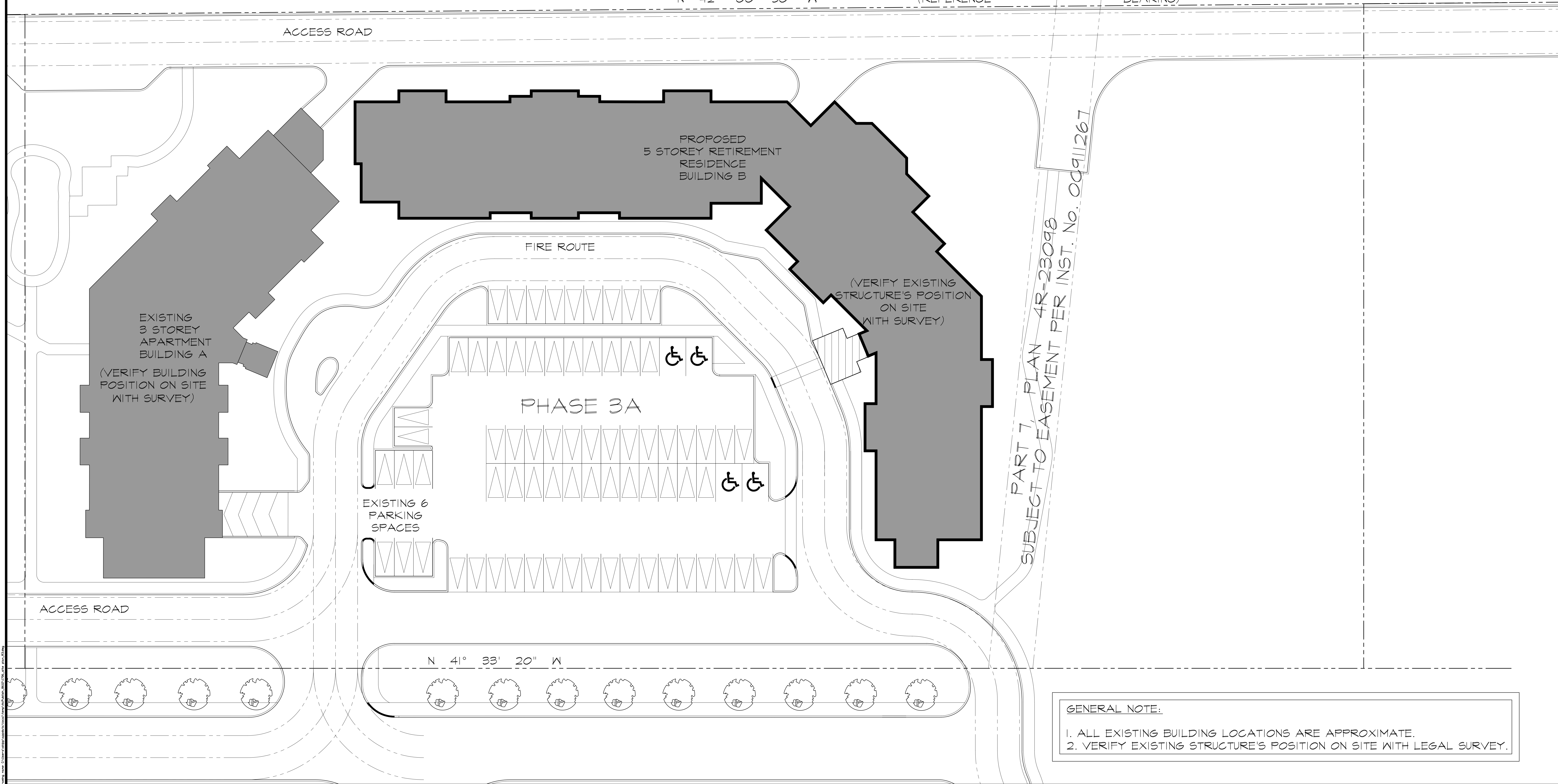
AMENITY SPACE	REQUIRED	PROVIDED
124 UNITS X 6 SQ. M./UNIT 744 SQ. M. COMMON AMENITY SPACE 372 SQ. M. (50%)		

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

VISITOR PARKING 124 x 0.2 SPACES	25	32
-------------------------------------	----	----

BICYCLE PARKING	REQUIRED	PROVIDED
RESIDENTIAL 124 UNITS X 0.5 SPACES	62	69

N 42° 00' 50" W (REFERENCE BEARING)



Civil Engineer:

Project Management:  
NAUTICAL LANDS GENERAL CONTRACTING  
2095 CAMP ROAD  
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Structural Engineer:

Structural Engineer's Stamp

Mechanical Engineer:

Electrical Engineer:

Landscape Architect:

8	
7	
6	
5	
4	
3	OCT 08/17 UPDATED WITH SP @ CITY OF OTTAWA
2	JUN 27/17 UPDATED WITH CAD SURVEY
1	JUN 08/17 PRELIMINARY ISSUE

No.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		

Architect:

Architect's Stamp

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

DRAWING TITLE:  
**PROPOSED SITE PLAN PHASE 3A**

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