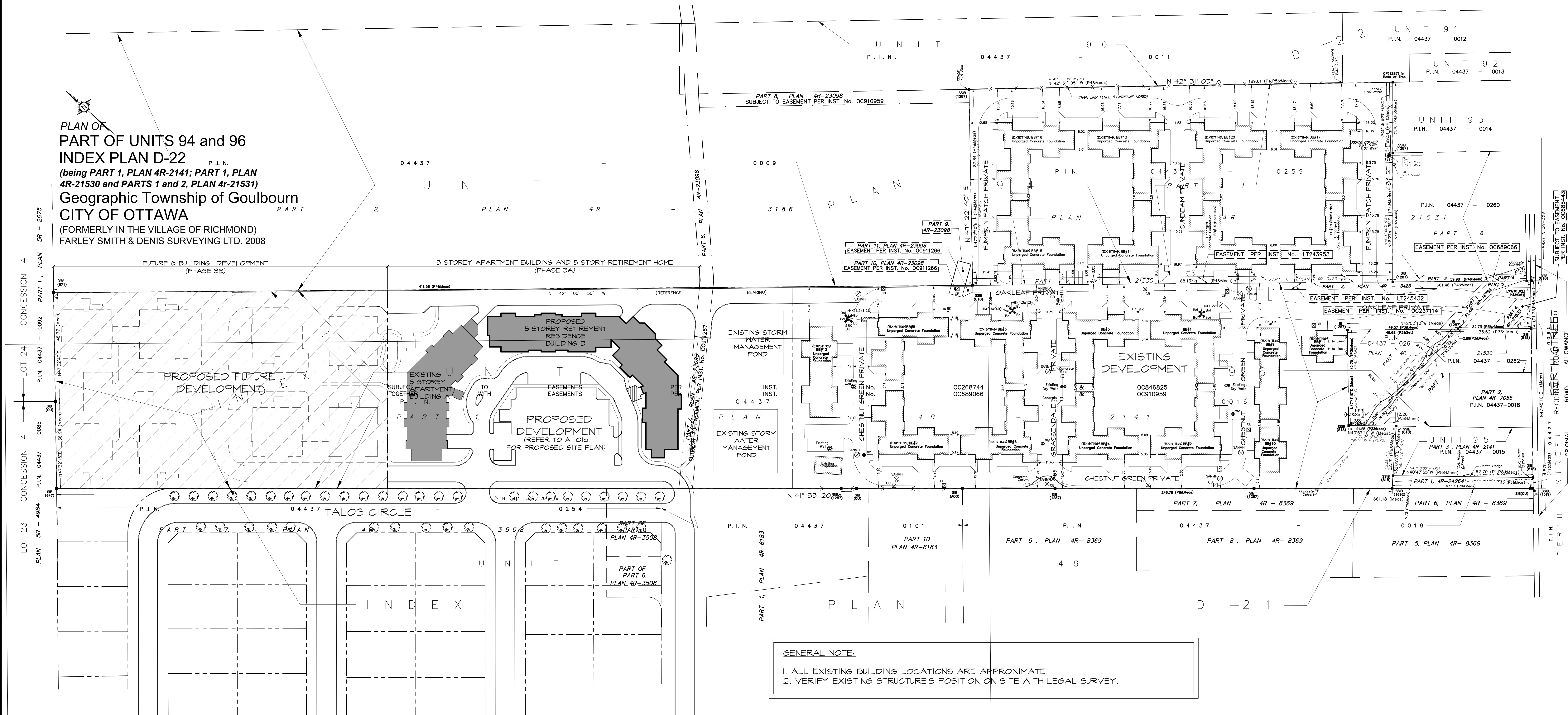


**PLAN OF
PART OF UNITS 94 and 96
INDEX PLAN D-22**
(being PART 1, PLAN 4R-2141; PART 1, PLAN
4R-21530 and PARTS 1 and 2, PLAN 4R-21531)
Geographic Township of Goulbourn
CITY OF OTTAWA
(FORMERLY IN THE VILLAGE OF RICHMOND)
FARLEY SMITH & DENIS SURVEYING LTD. 2008



Civil Engineer:

Project Management:
NAUTICAL LANDS GENERAL
CONTRACTING
2085 CAMP ROAD
CANTON, ONTARIO N0A 1L0
TEL: (815) 851-9009
FAX: (815) 851-9259
E-Mail: shopper@nauticalands.com

Structural Engineer:

Structural Engineer's Stamp

Mechanical Engineer:

Electrical Engineer:

Landscape Architect:

Architect:

No.	DATE	REVISION
1	JUN 27/17	UPDATED WITH CAD SURVEY
2	JUN 27/17	UPDATED WITH CAD SURVEY
3	OCT 05/17	UPDATED WITH SP @ CITY OF OTTAWA

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.
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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.: 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.

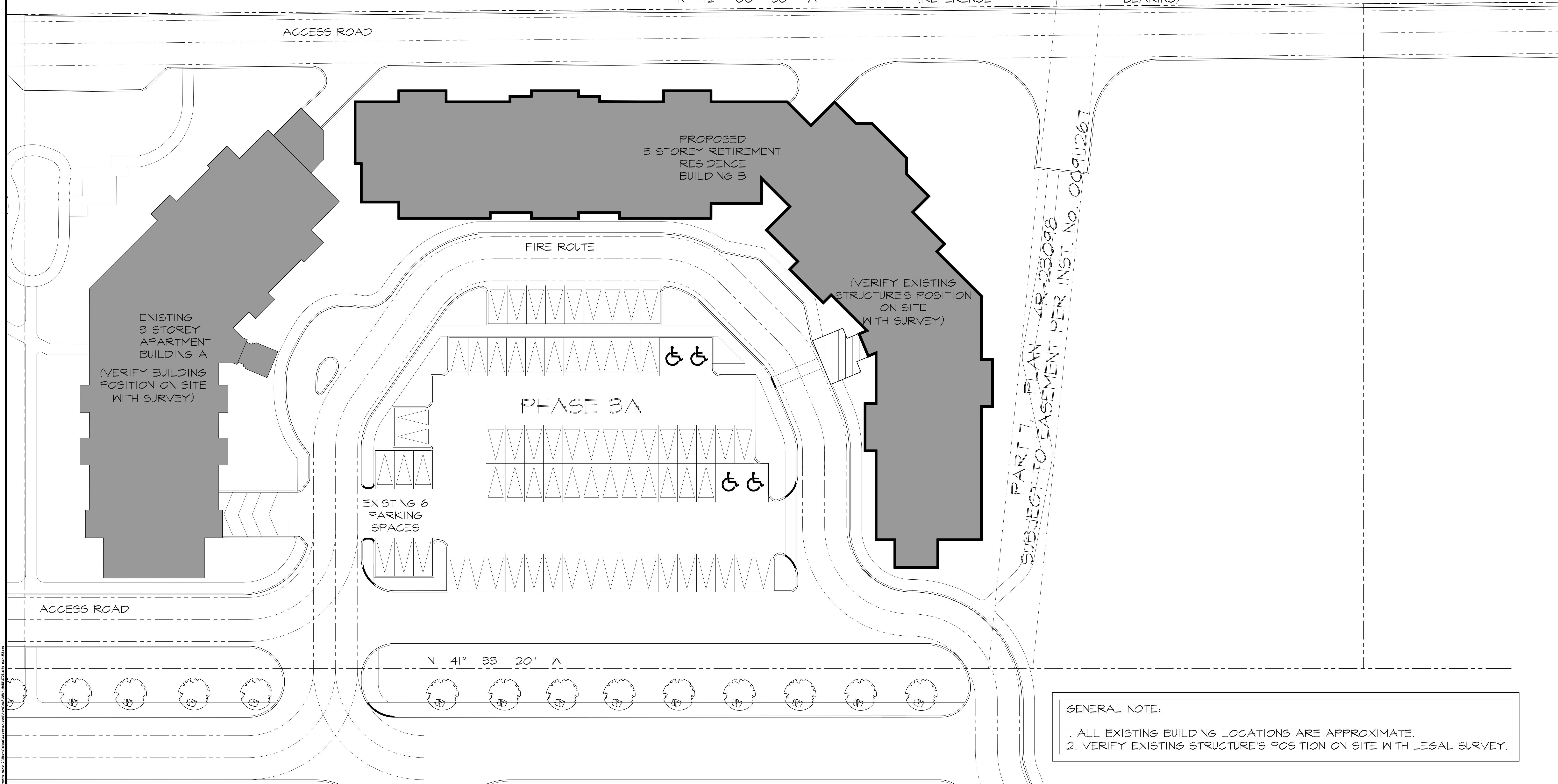
AMENITY SPACE	REQUIRED	PROVIDED
124 UNITS X 6 SQ. M./UNIT 744 SQ. M. COMMON AMENITY SPACE 372 SQ. M. (50%)		

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
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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
CARRVILLE, ONTARIO M0A 1L0
TEL: (813) 831-9039
FAX: (813) 831-9279
E-Mail: shopper@nauticalandgroup.com

Structural Engineer:

Structural Engineer's Stamp

Mechanical Engineer:

Electrical Engineer:

Landscape Architect:

8	
7	
6	
5	
4	
3	OCT 05/17 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.: A-101a