



PROJECT INFORMATION

ZONING: By-Law 2009-250 I1A
 SITE AREA: 10.664 acres
 BUILDING HEIGHT - ABUTTING R1 R2 R3: 11.0 m
 BUILDING HEIGHT: 15.0 m
 FRONT YARD SETBACK: 7.5 m
 REAR YARD SETBACK: 7.5 m
 INTERIOR SIDE YARD SETBACK: 7.5 m
 MAXIMUM LOT COVERAGE (%): 35%

BUILDING STATISTICS

PAVED SURFACE = 7,390.0 sq. m. 17.1%
 BUILDING FOOTPRINT = 13,048.0 sq. m. 30.2%
 LANDSCAPE OPEN SPACE = 16,660.0 sq. m. 38.6%
 LANDSCAPE PARK = 6,000.0 sq. m. 14.1%
 TOTAL = 43,157.0 sq. m. 100.0%

LOT COVERAGE

PAVED SURFACE = 7,390.0 sq. m. 17.1%
 BUILDING FOOTPRINT = 13,048.0 sq. m. 30.2%
 LANDSCAPE OPEN SPACE = 16,660.0 sq. m. 38.6%
 LANDSCAPE PARK = 6,000.0 sq. m. 14.1%
 TOTAL = 43,157.0 sq. m. 100.0%

BUILDING HEIGHT - PER BUILDING TYPE

BUILDING TYPE 'A' (TOWNHOUSE): 8.0 m
 BUILDING TYPE 'A'2 (TOWNHOUSE): 8.0 m
 BUILDING TYPE 'B' (APARTMENT BLDG): 12.5 m
 BUILDING TYPE 'C' (APARTMENT BLDG): 12.1 m
 BUILDING TYPE 'D' & 'E' (RETIREMENT HOME): 20.8 m

BUILDING AREA - PER BUILDING TYPE

BUILDING TYPE 'A' (TOWNHOUSE): 3,048.5 sq. m. 32,814 sq. ft.
 BUILDING TYPE 'A'2 (TOWNHOUSE): 3,508.4 sq. m. 37,754 sq. ft.
 BUILDING TYPE 'B' (APARTMENT BLDG): 6,723.1 sq. m. 72,367 sq. ft.
 BUILDING TYPE 'C' (APARTMENT BLDG): 23,685.0 sq. m. 254,943 sq. ft.
 BUILDING TYPE 'D' & 'E' (RETIREMENT HOME): 254,943 sq. ft.
 TOTAL: 36,965 sq. m. 397,688 sq. ft.

UNIT STATISTICS - PER BUILDING TYPE

BUILDING TYPE 'A' (TOWNHOUSE): 26
 BUILDING TYPE 'A'2 (TOWNHOUSE): 36
 BUILDING TYPE 'B' (APARTMENT BLDG): 42
 BUILDING TYPE 'C' (APARTMENT BLDG): 515
 BUILDING TYPE 'D' & 'E' (RETIREMENT HOME): 515
 TOTAL: 619

CAR PARKING - PER BUILDING

BUILDING TYPE 'A' (TOWNHOUSE): 26
 BUILDING TYPE 'A'2 (TOWNHOUSE): 36
 BUILDING TYPE 'B' (APARTMENT BLDG): 50
 BUILDING TYPE 'C' (APARTMENT BLDG): 33
 BUILDING TYPE 'D' & 'E' (RETIREMENT HOME): 240
 SHARED / COMMUNAL SURFACE PARKING: 51
 TOTAL: 436

BUILDING TYPE 'A' (TOWNHOUSE)

UNIT COUNT	TOTAL UNIT AREA
TYPE '1' (WITH GARAGE): 10	5,913.3 sq. m. 63,814 sq. ft.
TYPE '2' (WITH GARAGE): 8	1,194.4 sq. m. 12,856 sq. ft.
TYPE '3' (WITH GARAGE): 4	437.4 sq. m. 4,708 sq. ft.
TYPE '4' (WITH GARAGE): 4	437.4 sq. m. 4,708 sq. ft.
TOTAL: 26	8,082.5 sq. m. 86,986 sq. ft.

CAR PARKING - REQUIRED / PROVIDED

REQUIRED / PROVIDED: RESIDENCE - 1.0 PER UNIT (26 UNITS) 26
 VISITOR - 0.2 PER UNIT 7
 TOTAL: 33

PROVIDED: RESIDENCE - 1.0 PER UNIT (26 UNITS) 26
 VISITOR - 0.2 PER UNIT 7
 TOTAL: 33

BUILDING TYPE 'B' (APARTMENT BLDG)

GROUND FLOOR - PARKING LEVEL: 0.0 sq. ft.
 2nd FLOOR: 389.8 sq. m. 4,196 sq. ft.
 3rd FLOOR: 389.8 sq. m. 4,196 sq. ft.
 4th FLOOR: 389.8 sq. m. 4,196 sq. ft.
 TOTAL AREA (PER BLDG): 1,169.5 sq. m. 12,588 sq. ft.

UNIT STATISTICS

2 BEDROOM UNIT: 36
 TOTAL (3 BUILDINGS): 36

CAR PARKING

REQUIRED / PROVIDED: RESIDENCE - 1.2 PER UNIT (36 UNITS) 43
 VISITOR - 0.2 PER UNIT 7
 TOTAL: 50

PROVIDED: RESIDENCE - 1.0 PER UNIT (36 UNITS) 36
 VISITOR - 0.2 PER UNIT 7
 TOTAL: 43

BICYCLE PARKING

REQUIRED: 0.5 PER UNIT (36 UNITS) 18
 PROVIDED: INTERIOR 9

LEGAL DESCRIPTION

TOPOGRAPHICAL PLAN OF
 PART OF LOTS 24 and 25
 CONCESSION JUNCTION GORE
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER
 CITY OF OTTAWA
 Prepared by Annis O'Sullivan, Vollebek Ltd.

PROJECT DEVELOPER

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URBAN PLANNER

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BUILDING TYPE 'C1' (MIXED USE)

P1 LEVEL - PARKING LEVEL: 0.0 sq. m.
 GROUND FLOOR: 1,095.0 sq. m. 11,785 sq. ft.
 2nd FLOOR: 832.5 sq. m. 8,960 sq. ft.
 3rd FLOOR: 678.0 sq. m. 7,298 sq. ft.
 TOTAL AREA: 2,605.5 sq. m. 28,045 sq. ft.

BUILDING TYPE 'C2' (MIXED USE)

P1 LEVEL - PARKING LEVEL: 0.0 sq. m.
 GROUND FLOOR: 1,095.0 sq. m. 11,785 sq. ft.
 2nd FLOOR: 832.5 sq. m. 8,960 sq. ft.
 3rd FLOOR: 678.0 sq. m. 7,298 sq. ft.
 TOTAL AREA: 2,605.5 sq. m. 28,045 sq. ft.

UNIT STATISTICS

1 BEDROOM UNIT: 14
 2 BEDROOM UNIT: 26
 TOTAL (2 BUILDINGS): 40

CAR PARKING

REQUIRED / PROVIDED: RESIDENCE - 1.0 PER UNIT (42 UNITS) 42
 VISITOR - 0.2 PER UNIT 8
 COMMERCIAL - 0.4 PER 100m² 68
 TOTAL: 118

PROVIDED: RESIDENCE - 1.0 PER UNIT (42 UNITS) 42
 VISITOR - 0.2 PER UNIT 8
 COMMERCIAL - 0.4 PER 100m² 68
 TOTAL: 118

BICYCLE PARKING

REQUIRED: RESIDENCE - 0.5 PER UNIT (40 UNITS) 20
 COMMERCIAL - 1.0 PER UNIT 250m² of GFA 9

PROVIDED: INTERIOR 9
 EXTERIOR 9

BUILDING TYPE 'D' (RETIREMENT HOME)

BUILDING TYPE 'E' (SENIORS HOME)

P1 LEVEL - PARKING LEVEL: 0.0 sq. m.
 GROUND FLOOR: 1,745.5 sq. m. 18,788 sq. ft.
 BLDG. 'D' - 2nd FLOOR: 1,576.9 sq. m. 16,974 sq. ft.
 BLDG. 'D' - 3rd to 6th FLOOR: 6,307.7 sq. m. 67,896 sq. ft.
 BLDG. 'E' - 2nd FLOOR: 2,811.0 sq. m. 30,257 sq. ft.
 BLDG. 'E' - 3rd to 6th FLOOR: 11,243.9 sq. m. 121,028 sq. ft.
 TOTAL AREA: 23,685.0 sq. m. 254,943 sq. ft.

UNIT STATISTICS

ROOMING UNIT: 245
 DWELLING UNIT 1 BEDROOM: 200
 DWELLING UNIT 2 BEDROOM: 70
 TOTAL: 515

CAR PARKING

REQUIRED / PROVIDED: RESIDENCE - 0.25 PER UNIT 120
 PERSONAL SERVICE - 0.1 PER 100m² OF GFA 30
 TOTAL: 150

PROVIDED: RESIDENCE - 0.4 PER UNIT 210
 PERSONAL SERVICE - 0.1 PER 100m² OF GFA 30
 TOTAL: 240

BICYCLE PARKING

REQUIRED: 0.25 PER UNIT 120
 PROVIDED: INTERIOR 120
 EXTERIOR 8

- ### DRAWING NOTES:
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - PROPOSED SUB-DIVISION PROPERTY LINE
 - PROPOSED ROAD WIDENING
 - VEHICLE ENTRANCE RAMP TO U/G PARKING GARAGE, HEATED WITH TRENCH DRAIN AT BOTTOM
 - OUTLINE OF UNDERGROUND PARKING
 - FIRE HYDRANT - PROPOSED
 - 6.0 METRE WIDE FIRE ACCESS ROUTE
 - SIAMSESE CONNECTION
 - 3.5m x 7.0m LOADING SPACE
 - PRELIMINARY LOCATION OF HYDRO TRANSFORMER
 - COMMUNITY MAIL BOX WITH CONCRETE PAD
 - RETAINING WALL / EDGE OF EXPOSED PARKING LEVEL
 - BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
 - LIGHT STANDARD, COORDINATE WITH ELECTRICAL
 - NEW SIGNALIZED INTERSECTION
 - PEDESTRIAN PATHWAY
 - FIRE HYDRANT - EXISTING
 - EXISTING TREE TO REMAIN, SEE LANDSCAPE PLAN
 - REMOVE EXISTING TREE, SEE LANDSCAPE PLAN
 - AIR INTAKE / EXHAUST GRILL FOR U/G PARKING GARAGE
 - 2100mm HT. WOOD PRIVACY FENCE AS DETAILED BY LANDSCAPE ARCHITECT
 - EXISTING WALKWAY TO MOONEY'S BAY PLACE
 - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
 - ENTRANCE CANOPY WITH SUPPORT COLUMNS
 - OUTLINE OF UPPER FLOORS
 - PRIVATE BALCONIES ABOVE
 - REMOVE EXISTING CHAIN LINK FENCE AS REQUIRED
 - NEW INTERSECTION & STOP SIGN
 - PROPOSED RETAINING WALL, SEE CIVIL
 - CATCH BASIN - SEE MECHANICAL & CIVIL
 - 5.0 x 5.0 METER SITE TRIANGLE
- ### GENERAL NOTES:
- (A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
 (B) FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A100 SERIES.
 (C) ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
 (D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
 (E) ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
 (F) ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.
- ### NOTATION SYMBOLS:
- (A) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
 (B) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
 (C) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A100 SERIES.
 (D) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A100 SERIES.
 (E) -DETAIL NUMBER
 (F) -TITLE
 (G) -DETAIL REFERENCE PAGE
 (H) -DETAIL CROSS REFERENCE PAGE
- ### SITE PLAN SYMBOLS:
- PUBLIC PARK
 - DRIVING SURFACE
 - SIDEWALKS / WALKING SURFACE
 - RETAINING / PLANTER / DECORATIVE WALL, SEE LANDSCAPE AND CIVIL
 - PROPERTY LINE
 - EXISTING SETBACK LINE
 - PROPOSED SUBDIVISION PROPERTY LINE
 - BIKE RACK
 - ENTRANCE / EXIT DOOR
 - FIRE HYDRANT
 - SIAMSESE CONNECTION
 - VEHICULAR DIRECTION
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN
 - STREET LIGHT
- NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
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(A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
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ISSUED FOR SPA: Aug 31, 17
 No. DESCRIPTION DATE

REVISIONS:

ARCHITECT SEAL: NORTH ARROW:

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PROJECT TITLE: **3071 RIVERSIDE DRIVE**
 OTTAWA ONTARIO

SHEET TITLE: **OVERALL SITE PLAN - PHASE I**

CLIENT: **CANOE BAY**

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DRAWN: JG CHECKED: R.L.A.
 SCALE: 1:100 SHEET No.
 PROJECT No. **SP-1**
 1637