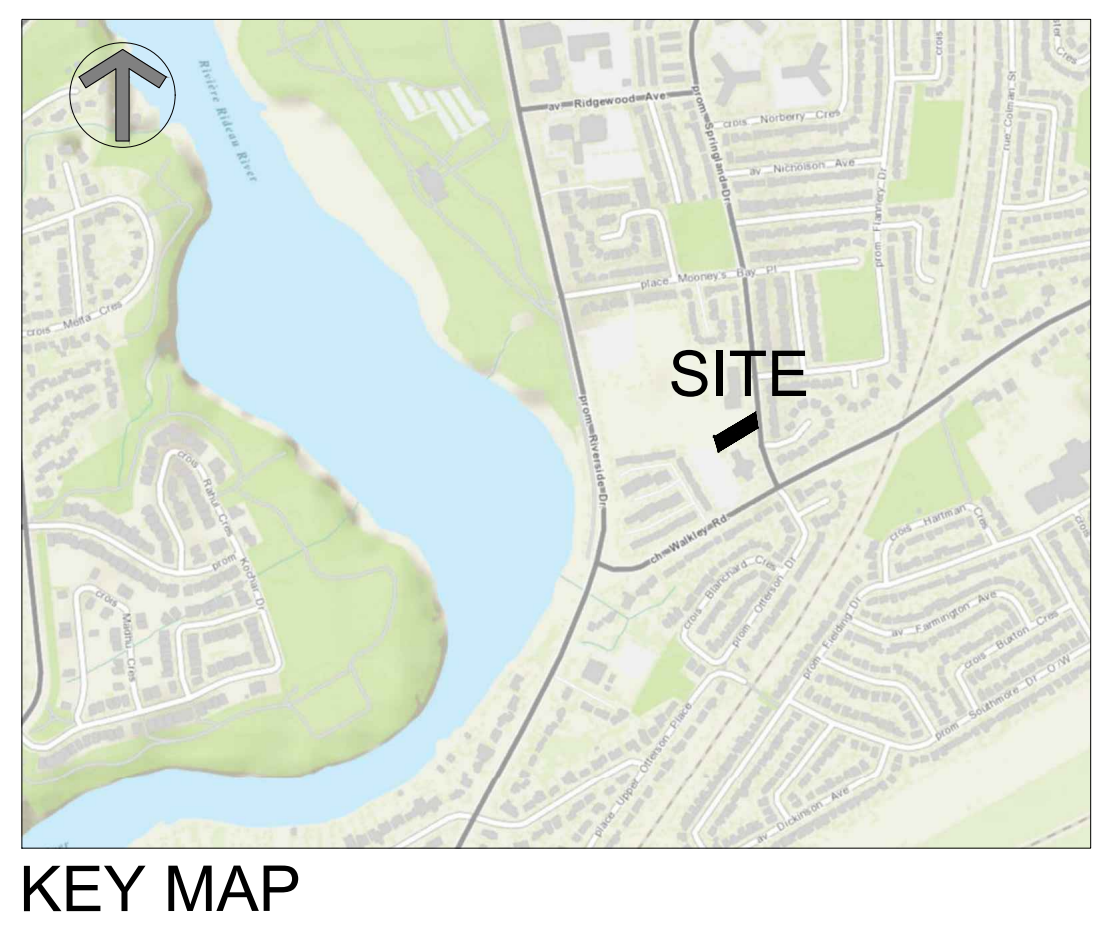


APPROVED  
By Adam Brown at 9:58 am, Dec 20, 2019

ADAM BROWN  
MANAGER, DEVELOPMENT REVIEW - RURAL  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



PROJECT INFORMATION	
ZONING	Minor Institutional, Subzone A (I1a)
SITE AREA	0.439 acres 1,775.0 sq. m. 19,105 sq. ft.
LOT AREA (MIN.):	PERMITTED: 400m2 PROVIDED: 1775m2
LOT WIDTH (MIN.):	PERMITTED: 15.0m PROVIDED: 21.0m
FRONT YARD SETBACK (MIN.):	PERMITTED: 6.0m PROVIDED: 28.8m
REAR YARD SETBACK (MIN.):	PERMITTED: 7.5m PROVIDED: 17.8m
INTERIOR SIDE YARD SETBACK (MIN.):	PERMITTED: 3.0m PROVIDED (NORTH): 5.0m PROVIDED (SOUTH): 0.9m
LOT AREA (MIN.):	PERMITTED: 400m2 PROVIDED: 1645m2
CORNER SIDE YARD SETBACK (MIN.):	PERMITTED: 4.5m PROVIDED: NA
ACCESSORY BUILDING (TOY STORAGE)	
BUILDING HEIGHT (MAX.):	PERMITTED: 6.0m PROPOSED: 3.0m
FRONT YARD SETBACK (MIN.):	PERMITTED: 6.0m PROVIDED: 65.3m
REAR YARD SETBACK (MIN.):	PERMITTED: 0.0m PROVIDED: 15.8m
BUILDING STATISTICS	
LOT COVERAGE	
PAVED SURFACE (INCLUDING MUP):	574.2 sq. m. 32.3%
BUILDING FOOTPRINT:	416.0 sq. m. 23.4%
LANDSCAPE OPEN SPACE:	521.0 sq. m. 29.4%
ENCLOSED PLAY AREA:	263.8 sq. m. 14.9%
TOTAL:	1,775.0 sq. m. 100.0%
ZONING GFA CALCULATION	
NOTE: EXCLUDES EXTERIOR WALLS, STAIRS, SERVICES ROOMS, CORRIDOR AREAS, WASHROOMS, ETC.	
L1:	263m2
L2:	254M2
TOTAL GFA:	517m2
CAR PARKING	
REQUIRED	COMMERCIAL - 2.0 PER 100m² 10
TOTAL	10
PROVIDED	COMMERCIAL 09
TOTAL	09
PARKING DRIVEWAY	
REQUIRED	6.7m
PROVIDED	6.0m
BICYCLE PARKING	
REQUIRED	COMMERCIAL - 1.0 PER UNIT 250m² of GFA 02
PROVIDED	EXTERIOR 08
LEGAL DESCRIPTION	
TOPOGRAPHICAL PLAN OF	
PART OF LOTS 24 AND 25, CONCESSION JUNCTION GORE, GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA, DESIGNATED AS PART OF PART PLAN 85234, SUBJECT TO AN EASEMENT IN FAVOUR OF THE CONSUMERS GAS COMPANY LTD AS IN LT102742, SUBJECT TO AN EASEMENT IN FAVOUR OF ROBERT OTTAWA LIMITED AS IN LT102768, SUBJECT TO AN EASEMENT IN FAVOUR OF THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF OTTAWA AS IN LT102307	
Prepared by Annis, O'Sullivan, Vollebakk Ltd.	
PROJECT DEVELOPER	
CANOE BAY DEVELOPMENT Inc. 51 Cortleigh Drive Ottawa, ON, K2J 3Z8 Tel: (613) 447 0208 Fax: (613) E-Mail: jim@canobay.ca	
URBAN PLANNER	
FoTenn Consultants Inc. 223 McLeod Street Ottawa, ON Canada, K2P 0Z8 Tel: (613) 730-5709 x. 226 Fax: (613) 730-1136 E-Mail: zaki@fotenn.com	
SURVEYOR	
Annis O'Sullivan Vollebakk Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079 E-Mail: EdH@aovtld.com	
CIVIL ENGINEER	
WSP Inc. 2611 Queensview Drive, Unit 300 Ottawa, ON Canada, K2B 8K2 Tel: (613) 690-3786	
LANDSCAPE ARCHITECT	
James B. Lennox & Associates Inc. 3332 Carling Avenue Ottawa, ON Canada, K2H 5A8 Tel: (613) 722-5168 Fax: 1-(866) 343-3942 E-Mail: jbl@jbla.ca	

DRAWING NOTES:	
1	PROPERTY LINE
2	CITY EASEMENT LINE
3	2M WIDE PATH TO CANOE BAY DEVELOPMENT
4	***RESERVED***
5	LINE OF U/G STORM WATER CISTERN TANKS - SEE CIVIL DRAWINGS
6	RETAINING WALL - SEE CIVIL DRAWINGS
7	NEW FIRE HYDRANT ON PRIVATE PROPERTY
8	1.5M HIGH WOOD FENCE - SEE LANDSCAPE
9	SELF-CLOSING LATCHED GATE - SEE LANDSCAPE
10	CATCH BASIN - SEE CIVIL DRAWINGS
11	BERM UP TO EXISTING GRADE ALONG PARKING LOT - SEE CIVIL DRAWINGS
12	BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
13	LIGHT STANDARD, COORDINATE WITH ELECTRICAL
14	2.0M HIGH GARBAGE ENCLOSURE WITH GATE
15	3.0M ASPHALT MULTI-USE PATHWAY FOR CITY PARK AS PER CITY OF OTTAWA STANDARD DETAIL S-221 (ASPHALT WALKWAY / SERVICE ACCESS HEAVY DUTY)
16	CONCRETE UPSTAND FOR CANOPY STRUCTURE
17	EXISTING STAIRS TO BE REMOVED
18	LINE OF EXISTING PARKING LOT CURBLINE
19	LINE OF CANOPY ABOVE
20	BACKUP SPACE/TEMPORARY SNOW STORAGE AREA
21	DEPRESSED CURB AS PER CITY STANDARDS
22	EXISTING OC TRANSPO BUS STOP
23	RIVERSTONE BED, SEE LANDSCAPE DRAWINGS
24	SEE LANDSCAPE FOR DETAILS
25	NEW 2.0M WIDE CONCRETE SIDEWALK C/W DEPRESSED CURBS AT DRIVEWAY ENTRANCE
26	EXISTING 1.5M ASPHALT SIDEWALK
27	EXTEND MUP TO SPRINGLAND DRIVE & PROVIDE A DEPRESSED CURB & TWSI AS PER CITY STANDARDS
28	BIKE STOP SIGN FOR MUP AS PER CITY STANDARDS
29	SOLID YELLOW PAINTED LINE ALONG C/L OF MUP FOR BIKE PATH AS PER CITY STANDARDS
30	AC CONDENSING UNITS ON CONCRETE PAD, SEE MECHANICAL
31	HYDRO TRANSFORMER ON CONCRETE PAD
32	WALL-MOUNT GAS & HYDRO METERS
33	CONDENSING UNITS ON COMPACTED GRANULAR BASE, SEE MECHANICAL DRAWINGS
SITE PLAN SYMBOLS:	
	PUBLIC PARK / CITY EASEMENT
	CONCRETE SIDEWALKS / WALKING SURFACE
	ASPHALT MUP / WALKING SURFACE
	WALKING PAVERS, SEE LANDSCAPE DRAWINGS
	RIVERSTONE, SEE LANDSCAPE DRAWINGS
	PROPERTY LINE
	CITY EASEMENT LINE
	FENCE LINE
	BIKE RACK
	ENTRANCE / EXIT DOOR
	FIRE HYDRANT
	VEHICULAR DIRECTION
	EXISTING TREE TO REMAIN
	STREET LIGHT
	PRIMARY ENTRANCE / EGRESS DOOR
	SECONDARY DOOR
	PROPOSED GRADE - SEE CIVIL DRAWINGS
NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN	
BICYCLE RACK • REFER TO LANDSCAPE FOR SPECIFICATIONS FOR MODEL AND COLOUR	
CUT PAVERS TO FIT TIGHTLY AROUND FOOTING	
UNIT PAVERS • REFER TO LANDSCAPE PLAN FOR LAYOUT	
CONCRETE FOOTING • DOWNED TOP TO SHED WATER	
UNDISTURBED SUBGRADE OR COMPACTED FILL AS APPROVED BY GEOTECHNICAL ENGINEER	
BIKE RACK DETAIL	
LINE OF CONCRETE FOOTING BELOW	
VERTICALS: • STAGGERED 25x140 FT WOOD PLANKS ON BOTH SIDES	
POST: • 89x89 FT WOOD POST @ 1200mm O/C	
VERTICALS: • STAGGERED 25x140 FT WOOD PLANKS ON BOTH SIDES	
HORIZONTALS: • STAGGERED 38x89 FT HORIZONTAL RUNNERS @ 100mm ABOVE GRADE, MID-HEIGHT & 100mm BELOW TOP VERTICAL	
CUT PAVERS TO FIT TIGHTLY AROUND FOOTING	
UNIT PAVERS • REFER TO LANDSCAPE PLAN FOR LAYOUT	
CONCRETE FOOTING • DOWNED TOP TO SHED WATER	
UNDISTURBED SUBGRADE OR COMPACTED FILL AS APPROVED BY GEOTECHNICAL ENGINEER	
GARBAGE ENCLOSURE DETAIL	

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 UNTIL SIGNED BY THE ARCHITECT.	
DO NOT SCALE DRAWINGS.	
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NOTATION SYMBOLS:	
	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
	DETAIL NUMBER
	TITLE
	SCALE
	DETAIL REFERENCE PAGE
	DETAIL CROSS REFERENCE PAGE
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 A500 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 OTHER WISE.
F	ALL INTERIOR PARTITIONS ARE TO BE TYPE "P1" UNLESS NOTED OTHER WISE.
ISSUED FOR REVISED SPA	
1	ISSUED FOR REVISED SPA 12, 12, 19
2	ISSUED FOR REVISED SPA 29, 07, 19
3	ISSUED FOR REVISED SPA 12, 06, 19
4	ISSUED FOR SPA 08, 05, 19
No.	DESCRIPTION DIMY
REVISIONS:	
ARCHITECT SEAL:	
NORTH ARROW:	
CLIENT:	
ANDREW FLECK CHILD SERVICES	
ARCHITECT:	
rla / architecture roderick lahey architect inc.	
56 beech street, ottawa, ontario K1S 3J6 t: 613.724.9932 f: 613.724.1209 rlaarchitecture.ca	
PROJECT TITLE:	
RIVERSIDE PARK EARLY LEARNING CENTRE	
OTTAWA ONTARIO	
SHEET TITLE:	
SITE PLAN	
DRAWN:	
J.G.	CHECKED:
	R.V.
SCALE:	
1:200	SHEET No.
PROJECT No.	
1924	SP-1

FILE #: D07-12-1-0081  
PLAN #: 17968