

## SITE PLAN NOTES

- CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS (INSIDE OR OUTSIDE THE 1. PROPERTY LINE) DISTURBED OR DAMAGED DURING PERIOD OF CONSTRUCTION, WHETHER SHOWN ON DRAWINGS OR NOT.
- SITE PLANS ARE TO BE READ IN CONJUNCTION WITH DETAILS AND INFORMATION 2 SHOWN ELSEWHERE ON DRAWINGS. IN THE EVENT OF DISCREPANCIES THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- ALL EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO PREVENT 3. MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTIES, EXISTING STRUCTURES, UTILITIES, ROADS & SIDEWALS, ETC. AT ALL STAGES OF CONSTRUCTION. EXCAVATIONS THAT EXCEED 1.2 M (4 FT.) IN DEPTH SHALL BE SHORED OR CUT BACK AT THE TOP SO THAT THE ANGLE OF THE CUT DOES NOT EXCEED 1:1 SLOPE. IF SHORING IS TO BE PROVIDED, SUBMIT DRAWINGS WITH DESIGN PARAMETERS CLEARLY STATED AND PREPARED BY P. ENG. (REGISTERED IN ONTARIO) WITH SEAL AND SIGNATURE, FOE APPROVAL UNDER SEPARATE PERMIT APPLICATION.
- DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO 4 FEET BY DIVIDING BY 0.3048.
- DO NOT DISTURB OR RENOVE ANY EXISTING VEGETATION (TREES, SHRUBS, GROUND COVER, ETC.) WITHOUT ARCHITECT'S WRITTEN APPROVAL.

## PARKING CALCULATION PARKING REQUIREMENTS FROM ZONING BY-LAW 2008-250

- PARKING REQUIRED FOR CITY OF OTTAWA
- 1. ZONING REQUIRES NO PARKING
- 2. BARRIER FREE PARKING FOR 76-100 TOTAL SPACES 4 SPACES (2 TYPE A + 2 TYPE B) 3. BICYCLE PARKING = 10,600 m2 / 1500 m2 = 8 SPACES
- 4. PARKING PROVIDED
- 63 STANDARD SPACES 18 REDUCED WIDTH SPACES (22% of TOTAL PROVIDED) 4 BARRIER FREE SPACES
- TOTAL 85 SPACES 8 BICYCLE PARKING SPACES

Survey information based on drawing ACAD-Aecon-asbuilt surface-20200114.dwg received from Ainley on January 14, 2020.

## LANDSCAPING CALCULATION

LANDSCAPING SURROUNDING PARKING (within 3 m) REQUIRED FOR CITY OF OTTAWA

TOTAL LANDSCAPED AREA (WITHIN 3 m OF PARKING LOT) = 840 m<sup>2</sup>

TOTAL AREA (PARKING LOT + SURROUNDING 3 m) = 3,075 m<sup>2</sup>

LANDSCAPED AREA = 27.3% OF TOTAL AREA



1:1

	SITE PLAN LEG	GEND	
	NEW BUILDING	<sub>ہ</sub> XFH	EXISTING FIRE HYDRANT
]	LIGHT DUTY ASPHALT	XCB	EXISTING CATCH BASIN
	HEAVY DUTY ASPHALT	С МН	EXISTING MANHOLE
•	PROPERTY LINE	¤	PROPOSED SOFFIT MOUNTED LIGHT FIXTURE
•	CHAIN LINK FENCE	W	PROPOSED WALL MOUNT LIGHT FIXTURE
	MAIN ENTRANCE / PRINCIPAL ENTRANCE	<sup>B</sup> <sup>¤</sup>	PROPOSED BOLLARD LIGHT FIXTURE
	SERVICE ENTRANCE	Q- <sup>LP</sup>	PROPOSED LIGHT POLE
	SECONDARY BUILDING ENTRANCE	_ <sup>BF</sup>	BARRIER-FREE PARKING STALL SIGN
	SECONDARY PRINCIPAL ENTRANCE	<u>_</u> FR	FIRE ROUTE, NO PARKING SIGN
	BUILDING EXIT	ل HP	HYDRO POLE
	BARRIER FREE PARKING STALL		BENCH
	CONCRETE SIDEWALK OR PAD	• •	BORE HOLE LOCATION AND NUMBER
	1 IN 12 SLOPE DOWN TO DEPRESSED CURB		SNOW STORAGE LOCATION
	DEPRESSED CURB		FIRE ROUTE - CENTRELINE AND WIDTH

PAL REVIEW		SITE DATA		
NO.	1844	850 CHAMPLAIN STREET OTTAWA ONTARIO K1C 1K3		
ION		5 STOREY, 320 BED LONG TERM CARE FACILITY		
PLAN		MIXED USE CENTRE / TOWN CENTRE		
Y-LAW		2008-250		
		MC[2179]		
DUSES		RESIDENTIAL CARE FACILITY		
ATION		REQUIREMENT	ACTUAL	
			10 445 m <sup>2</sup> (2.6 ACRES)	
Н			90.1 m	
OR SPACE INDEX (FSI)		NO MAXIMUM	1.01 (OZBL) or 1.68 (normal GFA)	
RD		NO MINIMUM	+/- 1.30 m DISTANCE WILL CHANGE GIVEN DESIGN-BUILD PREFAB MODULAR CONSTRUCTION PROCESS	
D		NO MINIMUM	0.05 m	
SIDE YARD			N/A	
R SIDE YARD SIDE YARD)		NO MINIMUM	0.05 m (E) and 18.60 m (W)	
HEIGHT OZBL)		MINIMUM HEIGHT 6.7m	26.3 m	
		NO MAXIMUM HEIGHT		
FOOTPRINT AREA			3330.0 m <sup>2</sup>	
OOR AREA			10 600 m <sup>2</sup>	
OZBL)			(AS DEFINED BY OZBL)	
CE AREA			7281.2 m <sup>2</sup>	

MUNICIPAL REVIEW	PARKING DATA		
REGULATION	REQUIREMENT	ACTUAL	
PARKING	NO MINIMUM	REFER TO PARKING CALCULATIONS ON THIS DRAWING	
DRIVING LANE WIDTH	MINIMUM 6.7 m	6.7 m	
PARKING AISLE WIDTH	MINIMUM 6.7 m	6.7 m	
PARKING SPACE	MINIMUM 2.6 m x 5.2 m	2.6 m x 5.2 m	
LANDSCAPING	15% OF PARKING LOT (INCLUDING LANDSCAPED BUFFER & INTERIOR LANDSCAPING)	27.3% (840 m <sup>2</sup> ) OF PARKING LOT (INCLUDING LANDSCAPED BUFFER & INTERIOR LANDSCAPING)	
LANDSCAPED BUFFER AROUND PARKING LOT	ABUTTING STREET = 3 m NOT ABUTTING STREET = 1.5 m	ABUTTING STREET = 3 m NOT ABUTTING STREET = 1.5 m	

MUNICIPAL REVIEW LOA		DING AREA DATA		
REGULATION	REQUIREMENT	ACTUAL		
MINIMUM NUMBER OF SPACES	2 SPACES	2 SPACES		
MINIMUM LOADING DIMENSIONS	3.5 m x 5.2 m	3.5 m x 9.0 m		
MINIMUM WIDTH OF DRIVEWAY ACCESSING LOADING SPACE	MINIMUM 6.7 m	6.7 m		
REQUIRED SCREENING	MINIMUM 2 m HIGH OPAQUE SCREEN	3.5 m HIGH RETAINING WALL AND 1.8m FENCE		
LOCATION	MINIMUM 9 m FROM LOT LINE ABUTTING PUBLIC STREET	22.0 m		

MUNICIPAL REVIEW

Planner & Landscape: FOTENN Planning + Design 223 McLeod Street Ottawa, ON, K2P 0Z8

Structural: Entuitive 200 University Avenue, 7th Floor Toronto, ON, M5H 3C6

Mechanical & Electrical: exp 499 King Street East, Suite 200 Hamilton, ON, L8N 1E1

Civil: Ainley Graham & Associates Limited 2724 Fenton Road Ottawa, ON, K1T 3T7

Geotechnical: Paterson Group 154 Colonnade Road South Ottawa, ON, K2E 7J5

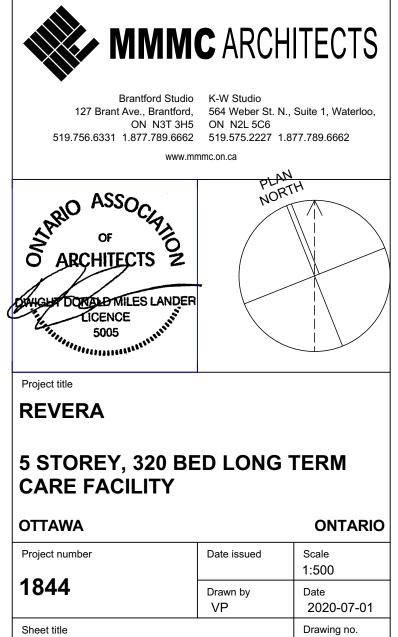
Transportation: Parsons Transportation Group 1223 Michael Street, Suite 100 Ottawa, ON, K1J 7T2

Noise/Wind: Gradient Wind Engineering Inc. 127 Walgreen Road Ottawa, ON, K0A 1L0

Environmental Kilgour & Associates LTD 2285 St. Laurent Boulevard Ottawa, ON, K1G 4Z6

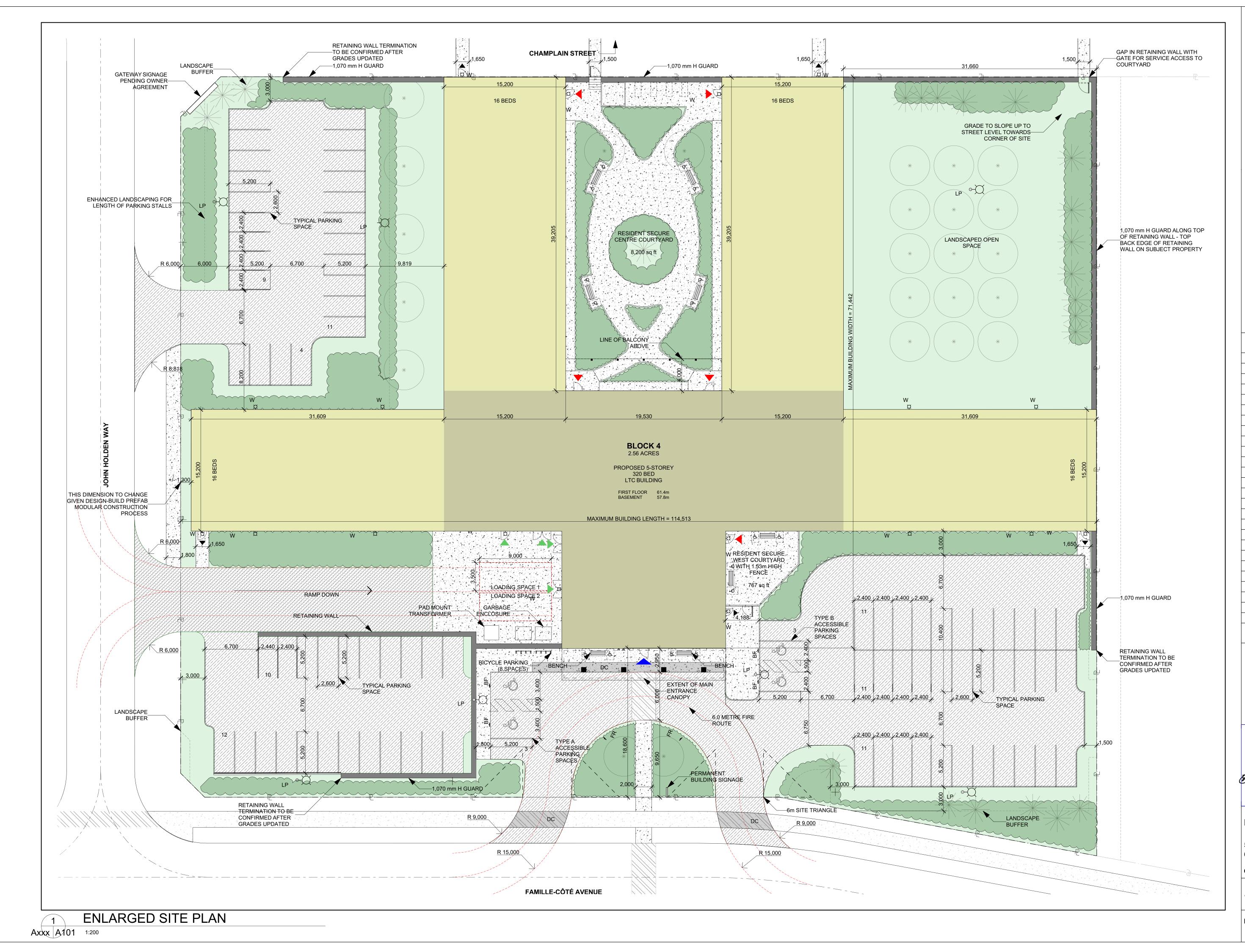
## Prints issued to

Particulars	No.	Date	Ву
ISSUED FOR SPA 1ST SUBMIT	1	20/07/02	DL
Particulars	No.	Date	Ву
Revisions to drawing	All previous issues of this drawing are superseded.		



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SITE PLAN



<i>Planner &amp; Landscape:</i> <b>FOTENN Planning + Des</b> 223 McLeod Street Ottawa, ON, K2P 0Z8	ign		
<i>Structural:</i> <b>Entuitive</b> 200 University Avenue, 7th Toronto, ON, M5H 3C6	ı Floor		
<i>Mechanical &amp; Electrical:</i> <b>exp</b> 499 King Street East, Suit Hamilton, ON, L8N 1E1	e 200		
<i>Civil:</i> <b>Ainley Graham &amp; Associ</b> 2724 Fenton Road Ottawa, ON, K1T 3T7	ates Li	imited	
<i>Geotechnical:</i> <b>Paterson Group</b> 154 Colonnade Road Sou Ottawa, ON, K2E 7J5	th		
<i>Transportation:</i> <b>Parsons Transportation</b> 1223 Michael Street, Suite Ottawa, ON, K1J 7T2	-		
<i>Noise/Wind:</i> <b>Gradient Wind Engineer</b> 127 Walgreen Road Ottawa, ON, K0A 1L0	ing Inc		
<i>Environmental</i> <b>Kilgour &amp; Associates LT</b> 2285 St. Laurent Boulevar Ottawa, ON, K1G 4Z6			
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Revisions to drawing	drawing	ious issues o g are superse	ded.
Brantford Studio K-W St 127 Brant Ave., Brantford, 564 W ON N3T 3H5 ON N2 519.756.6331 1.877.789.6662 519.57 www.mmmc.on.ca	eber St. N. 2L 5C6	, Suite 1, Wa 877.789.6662	
ARCHITECTS Z	K.		
O ARCHITECTS Z NUMBER WILLING DOMALD MILES LANDER LICENCE 5005			
Project title REVERA			
5 STOREY, 320 BED LO CARE FACILITY	ONG	TERM	
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OTTAWA Project number Date is:	sued	Scale	ARIO
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