

## 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<br>МН                   | EXISTING MANHOLE                         |
| • | PROPERTY LINE                           | ¤                         | PROPOSED SOFFIT<br>MOUNTED LIGHT FIXTURE |
| • | CHAIN LINK FENCE                        | W                         | PROPOSED WALL MOUNT<br>LIGHT FIXTURE     |
|   | MAIN ENTRANCE /<br>PRINCIPAL ENTRANCE   | <sup>B</sup> <sup>¤</sup> | PROPOSED BOLLARD<br>LIGHT FIXTURE        |
|   | SERVICE ENTRANCE                        | Q- <sup>LP</sup>          | PROPOSED LIGHT POLE                      |
|   | SECONDARY BUILDING<br>ENTRANCE          | _ <sup>BF</sup>           | BARRIER-FREE PARKING<br>STALL SIGN       |
|   | SECONDARY PRINCIPAL<br>ENTRANCE         | <u>_</u> FR               | FIRE ROUTE, NO PARKING<br>SIGN           |
|   | BUILDING EXIT                           | ل<br>HP                   | HYDRO POLE                               |
|   | BARRIER FREE PARKING<br>STALL           |                           | BENCH                                    |
|   | CONCRETE SIDEWALK OR<br>PAD             | •<br>•                    | BORE HOLE LOCATION AND NUMBER            |
|   | 1 IN 12 SLOPE DOWN TO<br>DEPRESSED CURB |                           | SNOW STORAGE<br>LOCATION                 |
|   | DEPRESSED CURB                          |                           | FIRE ROUTE - CENTRELINE<br>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<br>DESIGN-BUILD PREFAB MODULAR<br>CONSTRUCTION PROCESS |  |
| D                         |      | NO MINIMUM                                  | 0.05 m   |  |
| SIDE YARD                 |      |   | N/A  |  |
| R SIDE YARD<br>SIDE YARD) |      | NO MINIMUM                                  | 0.05 m (E) and 18.60 m (W)   |  |
| HEIGHT<br>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<br>CALCULATIONS ON THIS<br>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<br>(INCLUDING LANDSCAPED BUFFER & INTERIOR<br>LANDSCAPING) | 27.3% (840 m <sup>2</sup> ) OF PARKING LOT<br>(INCLUDING LANDSCAPED BUFFER & INTERIOR<br>LANDSCAPING) |  |
| LANDSCAPED BUFFER AROUND<br>PARKING LOT | ABUTTING STREET = 3 m<br>NOT ABUTTING STREET = 1.5 m                          | ABUTTING STREET = 3 m<br>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<br>ACCESSING LOADING SPACE | MINIMUM 6.7 m                                       | 6.7 m                                       |  |  |
| REQUIRED SCREENING                                   | MINIMUM 2 m HIGH OPAQUE<br>SCREEN                   | 3.5 m HIGH RETAINING WALL<br>AND 1.8m FENCE |  |  |
| LOCATION   | MINIMUM 9 m FROM LOT LINE<br>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

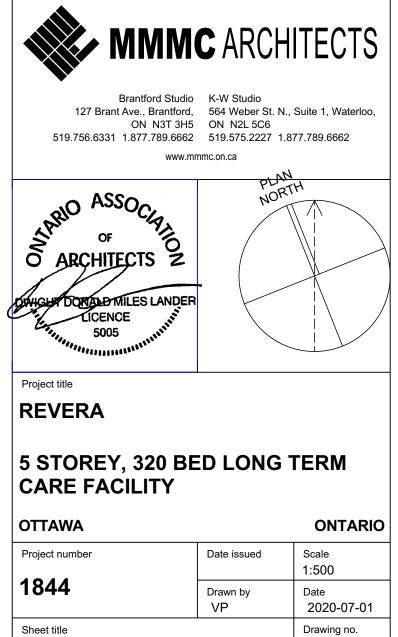
Transportation: Parsons Transportation Group 1223 Michael Street, Suite 100 Ottawa, ON, K1J 7T2

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

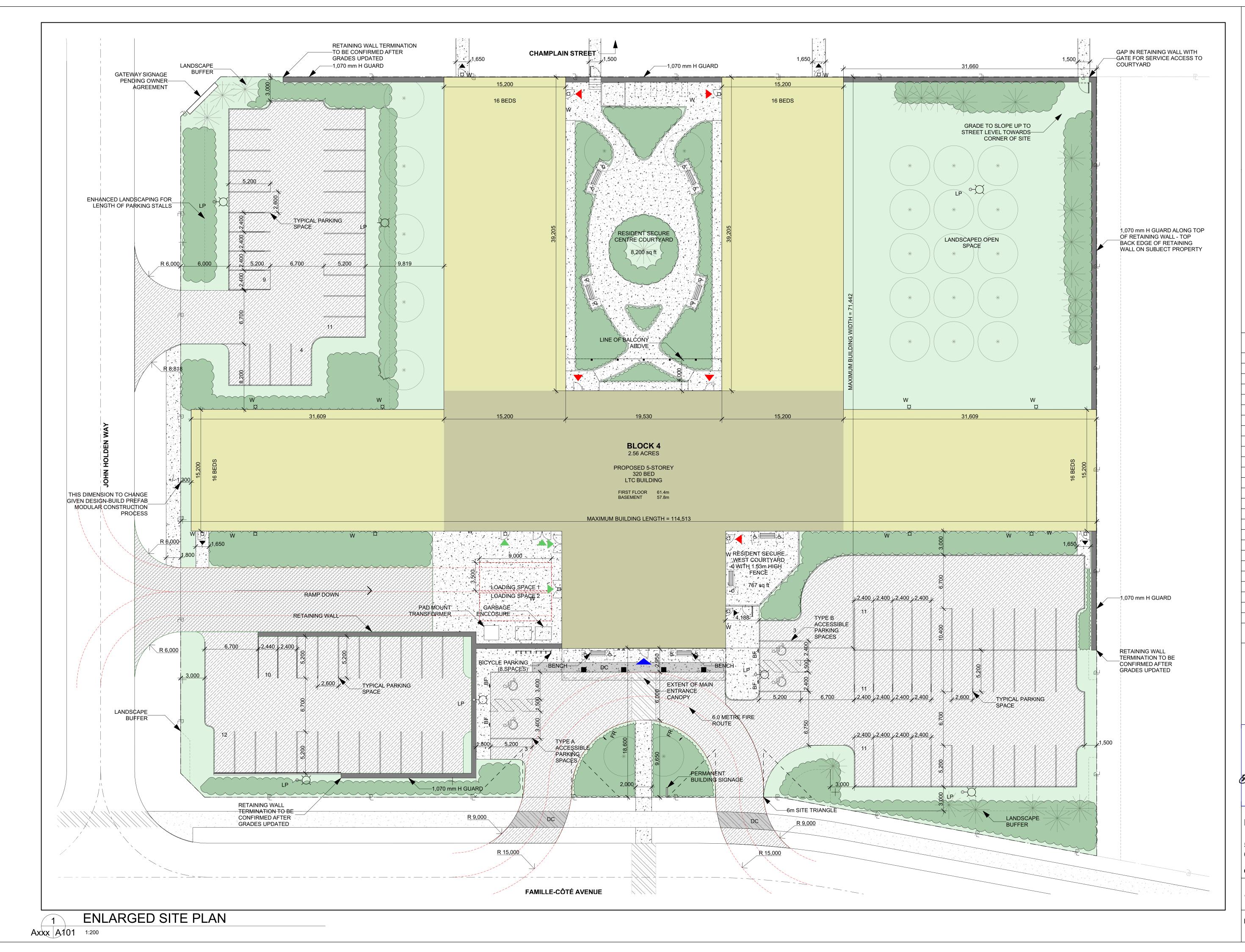
## Prints issued to

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



A100

SITE PLAN



| <i>Planner &amp; Landscape:</i><br><b>FOTENN Planning + Des</b><br>223 McLeod Street<br>Ottawa, ON, K2P 0Z8                             | ign                   |                                |          |
|---|-----------------------|--------------------------------|----------|
| <i>Structural:</i><br><b>Entuitive</b><br>200 University Avenue, 7th<br>Toronto, ON, M5H 3C6  | ı Floor               |                                |          |
| <i>Mechanical &amp; Electrical:</i><br><b>exp</b><br>499 King Street East, Suit<br>Hamilton, ON, L8N 1E1                                | e 200                 |                                |          |
| <i>Civil:</i><br><b>Ainley Graham &amp; Associ</b><br>2724 Fenton Road<br>Ottawa, ON, K1T 3T7   | ates Li               | imited                         |          |
| <i>Geotechnical:</i><br><b>Paterson Group</b><br>154 Colonnade Road Sou<br>Ottawa, ON, K2E 7J5  | th                    |                                |          |
| <i>Transportation:</i><br><b>Parsons Transportation</b><br>1223 Michael Street, Suite<br>Ottawa, ON, K1J 7T2                            | -                     |                                |          |
| <i>Noise/Wind:</i><br><b>Gradient Wind Engineer</b><br>127 Walgreen Road<br>Ottawa, ON, K0A 1L0   | ing Inc               |                                |          |
| <i>Environmental</i><br><b>Kilgour &amp; Associates LT</b><br>2285 St. Laurent Boulevar<br>Ottawa, ON, K1G 4Z6                          |                       |                                |          |
| Prints issued to  | Na                    | Deta                           | By       |
| Particulars ISSUED FOR SPA 1ST SUBMI  | Νο.<br>Γ 1            | Date<br>20/07/02               | By<br>DL |
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| Particulars   | No.                   | Date                           | Ву       |
| Revisions to drawing  | drawing               | ious issues o<br>g are superse | ded.     |
| Brantford Studio K-W St<br>127 Brant Ave., Brantford, 564 W<br>ON N3T 3H5 ON N2<br>519.756.6331 1.877.789.6662 519.57<br>www.mmmc.on.ca | eber St. N.<br>2L 5C6 | , Suite 1, Wa<br>877.789.6662  |          |
| ARCHITECTS Z  | K.                    |                                |          |
| O ARCHITECTS Z NUMBER<br>WILLING DOMALD MILES LANDER<br>LICENCE 5005  |                       |                                |          |
| Project title REVERA  |                       |                                |          |
| 5 STOREY, 320 BED LO<br>CARE FACILITY   | ONG                   | TERM                           |          |
|   |                       |                                | 1        |
| OTTAWA Project number Date is:  | sued                  | Scale                          | ARIO     |
| -   |                       | -                              |          |