

- SITE PLAN LEGEND**
- ENTRANCE
  - EXIT
  - LIGHT STANDARD (REFER TO ELEC.)
  - FIRE HYDRANT (REFER TO MECH.)
  - HEAVY DUTY (H.D.) ASPHALT PAVING
  - SOURCE OF ASPHALT PAVING TO BE LIGHT DUTY
  - WELLED APARTMENT SCOPE OF WORK
  - PAVERS TO MATCH EXISTING
  - EXISTING PAVERS
  - CONCRETE POURED PAVING
  - FIRE ROUTE
  - LANDSCAPED AREA
  - CATCH BASIN
- KEYNOTES**
- DIRECTION SIGN
  - MAIN ENTRY SIGN
  - BARBER FREE TYPE A POST & SIGN GRAPHIC TO MUNICIPAL STANDARD
  - BARBER FREE TYPE B POST & SIGN GRAPHIC TO MUNICIPAL STANDARD
  - LOCATION OF BIKES RACKS REFER TO LANDSCAPE DRAWINGS
  - STEEL BOLTS REFER TO CIVIL AND ELECTRICAL DRAWINGS
  - TRANSFORMER REFER TO ELECTRICAL DRAWINGS
  - GENERATOR REFER TO ELECTRICAL DRAWINGS
  - FIRE ACCESS ROUTE SIGN GRAPHICS TO COMPLY WITH CITY AND FIRE DEPT. STANDARDS
  - IN GROUND GRABAGE BINS REFER TO DETAIL A1.02 ALSO SEE STRUCTURAL DRAWINGS
  - ACCESSIBILITY PAVEMENT MARKING TO COMPLY WITH CITY STANDARDS
  - ACCESSIBILITY DESIGN STANDARDS
  - BARBER FREE TYPE A SIGN AND POST TO COMPLY WITH CITY STANDARDS
  - BARBER FREE TYPE B SIGN AND POST TO COMPLY WITH CITY STANDARDS
  - ACCESSIBILITY DESIGN STANDARDS
  - PLANTER AND BENCHES REFER TO LANDSCAPE DRAWINGS
  - FIRE HYDRANT LOCATION
  - FIRE DEPARTMENT CONNECTION EQUIVALENT
  - FIRE DEPARTMENT SIAMENSE CONNECTION

**OWNER**  
Extendicare Canada Inc.  
6000 STEELES AVENUE EAST, SUITE 103  
MARKHAM, ON L3R 4T9

**STRUCTURAL ENGINEER**  
RJP Services Inc.  
225 Cummer Valley Drive West, Suite 110  
Markham, ON L3T 0A6

**METHELENG ENGINEER**  
Burns and Partners Inc.  
105 Spadina Court, Suite 1106  
Toronto, ON M5T 2P7

**LANDSCAPE ARCHITECT**  
Lester Consultants  
5871 High Crescent  
Ottawa, ON K0A 2W0

**CIVIL ENGINEER**  
Bovine Consulting Ltd.  
400 - 1331 Clyde Avenue  
Ottawa, ON K2C 1A4

**PLANNING**  
Flannery  
380 Cooper St., Suite 300  
Ottawa, ON K2P 2H7

## SITE STATISTICS

LOT AREA: 14,153m<sup>2</sup> / 152,342ft<sup>2</sup>

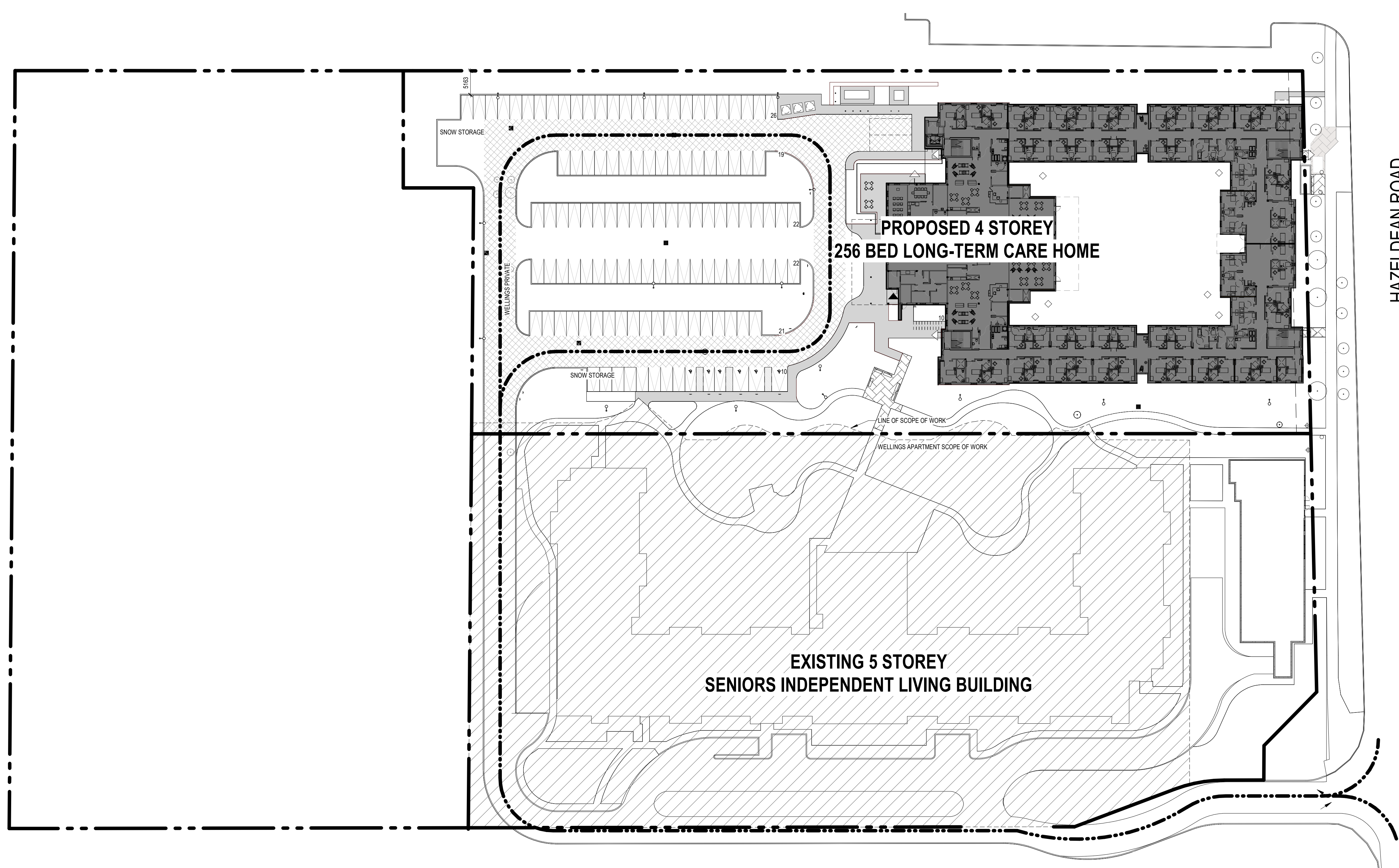
BUILDING AREA: 3415m<sup>2</sup> / 36,759ft<sup>2</sup> (24%)  
TOTAL LANDSCAPED AREA: 6781m<sup>2</sup> / 72,990ft<sup>2</sup> (48%)  
TOTAL ASPHALT AREA: 3987m<sup>2</sup> / 42,916ft<sup>2</sup> (28%)

GROSS FLOOR AREA: 14,130m<sup>2</sup> / 152,094ft<sup>2</sup>

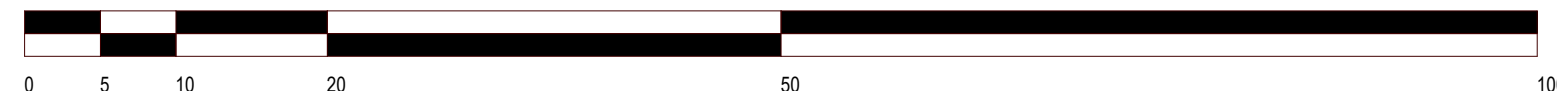
PROPOSED BEDS: 256

## ZONING MATRIX

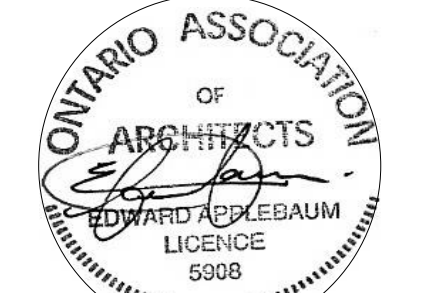
AM9 ZONE	REQUIRED	PROVIDED
LOT WIDTH	NO MIN.	77.4M
FRONT YARD	50% OF LOT WIDTH WITHIN 3M	66.2%
FRONTAGE	LOT IS > 90M NO REQUIREMENT	77.4M
REAR YARD SETBACK	10M	87.5M
INT. SIDE YARD SETBACK	7.5M (ABUTTING RES.) 0M (OTHER)	10M 7M
BLDG HEIGHT	15M	13.1M
PARKING (0.25/ROOM)	64	114
PARKING PERSONAL SERVICE (1/100M <sup>2</sup> )	1	1
ACCESSIBLE (TYPE A)	3	3
ACCESSIBLE (TYPE B)	3	3
TOTAL PARKING	71	120
LOADING	2	2
BICYCLE PARKING	10	10
PARKING LOT LANDSCAPING	15%	34.5%



1 SITE PLAN  
A1.02 1:500



1 20.09.20 ISSUED FOR AMENDMENT TO SITE PLAN AGREEMENT MSA  
# Date revision: by:



## EXTENDICARE STITTSTVILLE

PART OF LOT 27  
CONCESSION 12  
Geographic Township of Shelburne  
CITY OF OTTAWA  
2510 WELLINGS PRIVATE  
STITTSTVILLE, ON

## SITE PLAN

scale: As indicated  
drawn by: GN / MCS  
reviewed by: LP / BK  
job number: 20019  
plot date: 08/19/2020  
drawing number:

A1.02

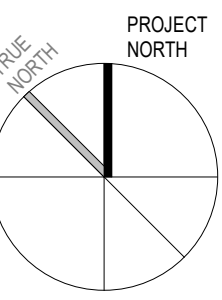




## SITE DETAILS

drawing number: **A1.03**

2020-08-25 14:54:20 PM C:\users\gedm\Documents\MSA\_EC\_Stittville\_2019\_C\_ground\2021.rvt



AREAS

- BASEMENT: 1318m<sup>2</sup> / 14,187ft<sup>2</sup>  
LEVEL 1: 3395m<sup>2</sup> / 36,543ft<sup>2</sup>  
LEVEL 2: 3340m<sup>2</sup> / 35,951ft<sup>2</sup>  
LEVEL 3: 3060m<sup>2</sup> / 32,937ft<sup>2</sup>  
LEVEL 4: 3060m<sup>2</sup> / 32,937ft<sup>2</sup>  
  
TOTAL: 14,173m<sup>2</sup> / 152,557ft<sup>2</sup>  
  
AREA PER BED(256 BEDS): 55m<sup>2</sup> / 593ft<sup>2</sup>  
  
NOTES:  
1. AREA INCLUDES ALL ENCLOSED SPACES INCLUDING SHAFTS AND STAIRS.  
2. TERRACES HAVE **NOT** BEEN INCLUDED IN THE AREA.

1	2019.10	ISSUED FOR AMENDMENT TO SITE PLAN AGREEMENT	MSA
#	DATE:	REVISION:	BY:
revisions			



All drawing and specifications are the property of the architect. The consultant shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

EXTENDICARE STITTVILLE

2510 WELLINGS PRIVATE  
STITTVILLE, ON

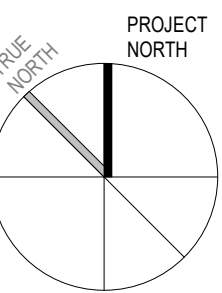
BASEMENT PLAN

scale: As indicated  
drawn by: GN / MCS  
reviewed by: LP / SK  
job number: 20019  
plot date: 08/19/2020

drawing number:

A2.00





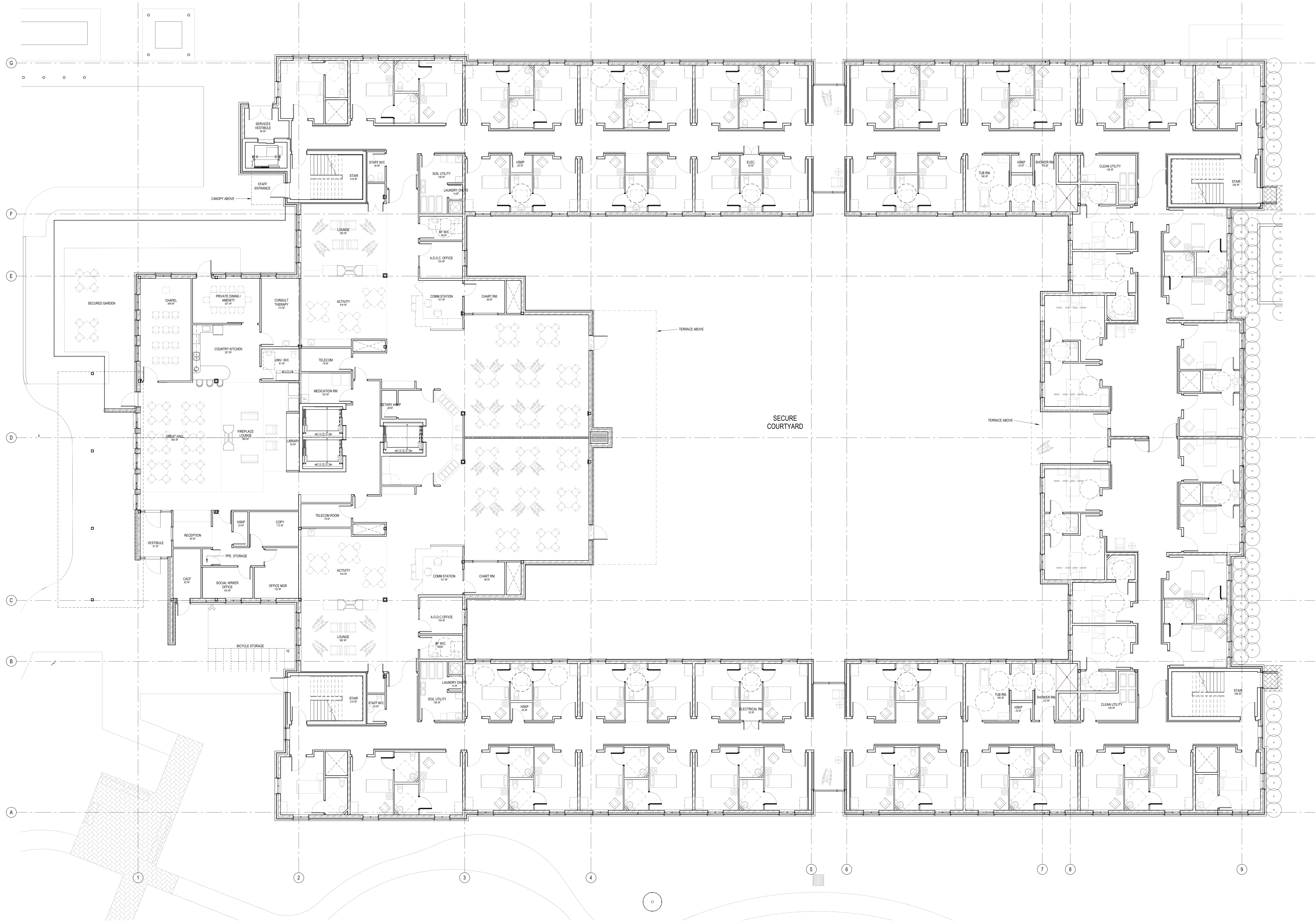
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TOTAL: 14,173m<sup>2</sup> / 152,557ft<sup>2</sup>

AREA PER BED(256 BEDS): 55m<sup>2</sup> / 593ft<sup>2</sup>

- NOTES:
1. AREA INCLUDES ALL ENCLOSED SPACES INCLUDING SHAFTS AND STAIRS.
  2. TERRACES HAVE **NOT** BEEN INCLUDED IN THE AREA.



1 GROUND FLOOR PLAN  
A2.01 1:100

1 20/03/2019 ISSUED FOR AMENDMENT TO SITE PLAN AGREEMENT MSA  
# DATE: revision: by:



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EXTENSICARE STITTSTVILLE

2510 WELLINGS PRIVATE  
STITTSTVILLE, ON

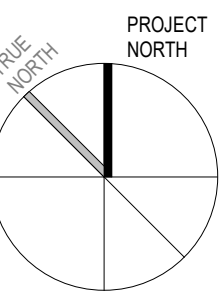
GROUND FLOOR PLAN

scale: As indicated  
drawn by: GN / MCS  
reviewed by: LP / SK  
job number: 20019  
plot date: 08/19/2020

drawing number:

A2.01





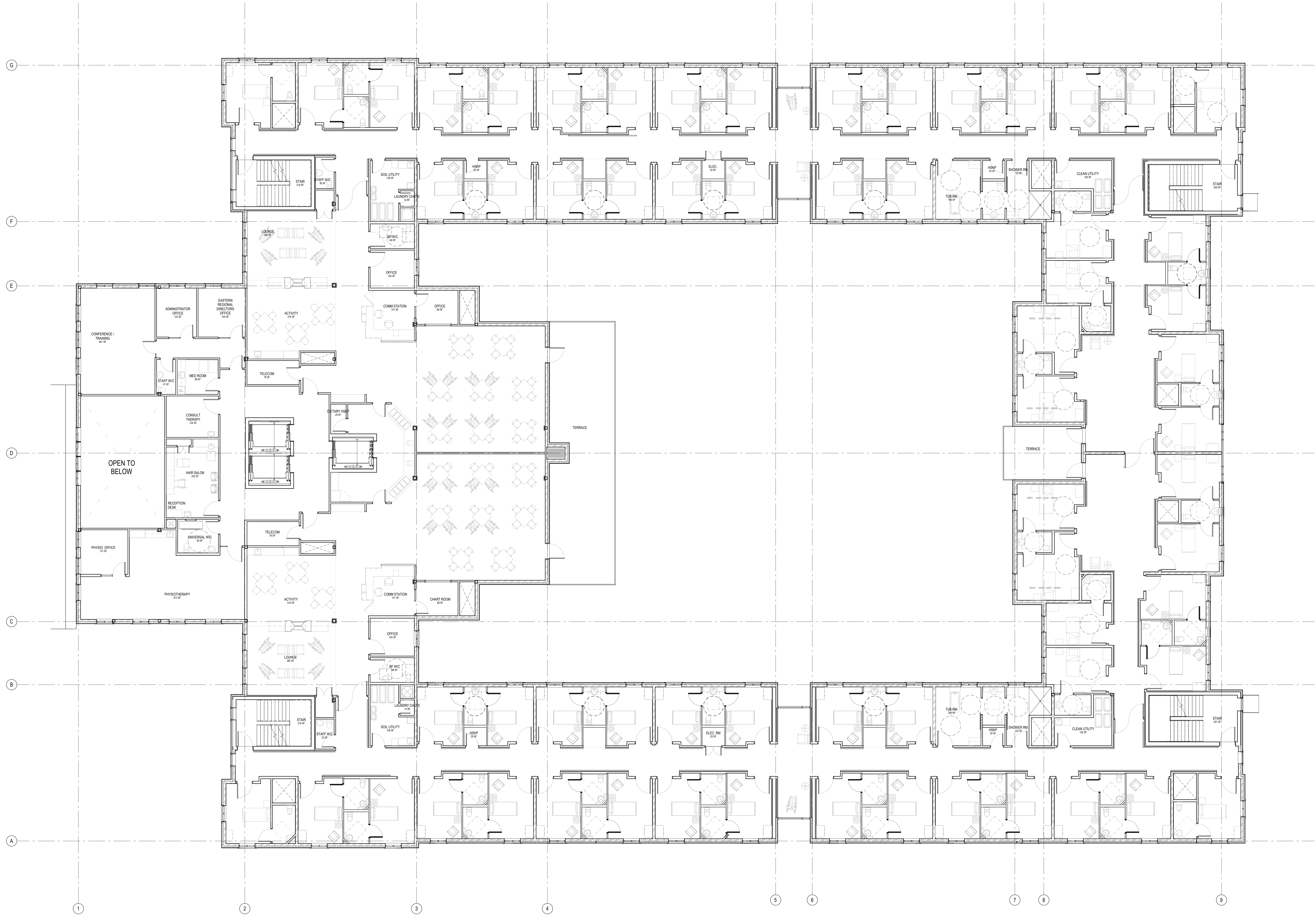
AREAS

BASEMENT: 1318m<sup>2</sup> / 14,187ft<sup>2</sup>  
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TOTAL: 14,173m<sup>2</sup> / 152,557ft<sup>2</sup>

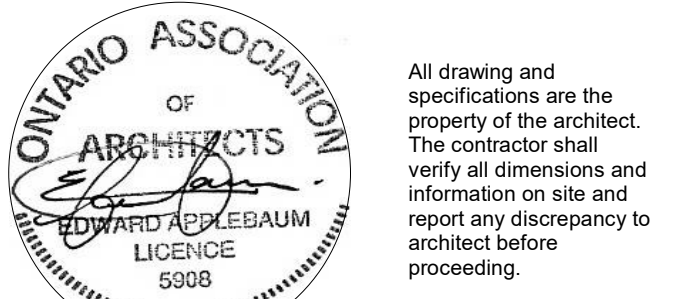
AREA PER BED(256 BEDS): 55m<sup>2</sup> / 593ft<sup>2</sup>

- NOTES:
1. AREA INCLUDES ALL ENCLOSED SPACES INCLUDING SHAFTS AND STAIRS.
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1 SECOND FLOOR PLAN  
A2.02 1:100

1 2023.10 ISSUED FOR AMENDMENT TO SITE PLAN AGREEMENT MSA  
# DATE revision: by:



EXTENDICARE STITTSVILLE

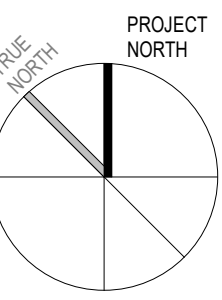
2510 WELLINGS PRIVATE  
STITTSVILLE, ON

SECOND FLOOR PLAN

scale: As indicated  
drawn by: GN / MCS  
reviewed by: LP / SK  
job number: 20019  
plot date: 08/19/2020  
drawing number:

A2.02





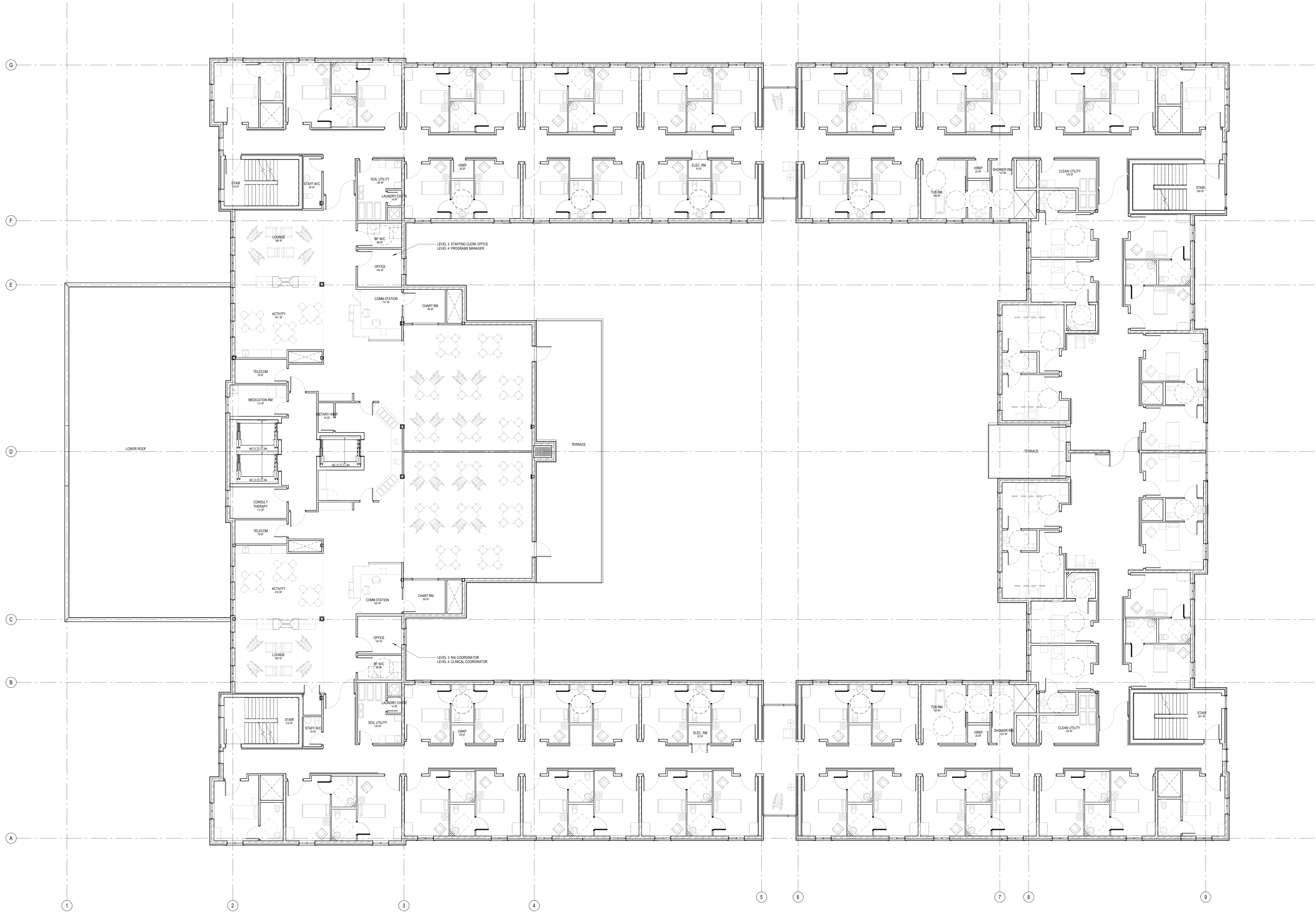
AREAS

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LEVEL 1: 3395m<sup>2</sup> / 36,543ft<sup>2</sup>  
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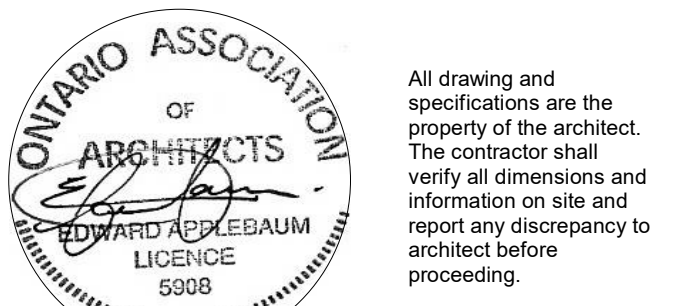
TOTAL: 14,173m<sup>2</sup> / 152,557ft<sup>2</sup>

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- NOTES:
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EXTENDICARE STITTVILLE

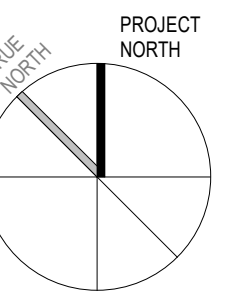
2510 WELLINGS PRIVATE  
STITTVILLE, ON

THIRD FLOOR PLAN

scale: As indicated  
drawn by: GN / MCS  
reviewed by: LP / SK  
job number: 20019  
plot date: 08/19/2020  
drawing number:

A2.03





## AREAS

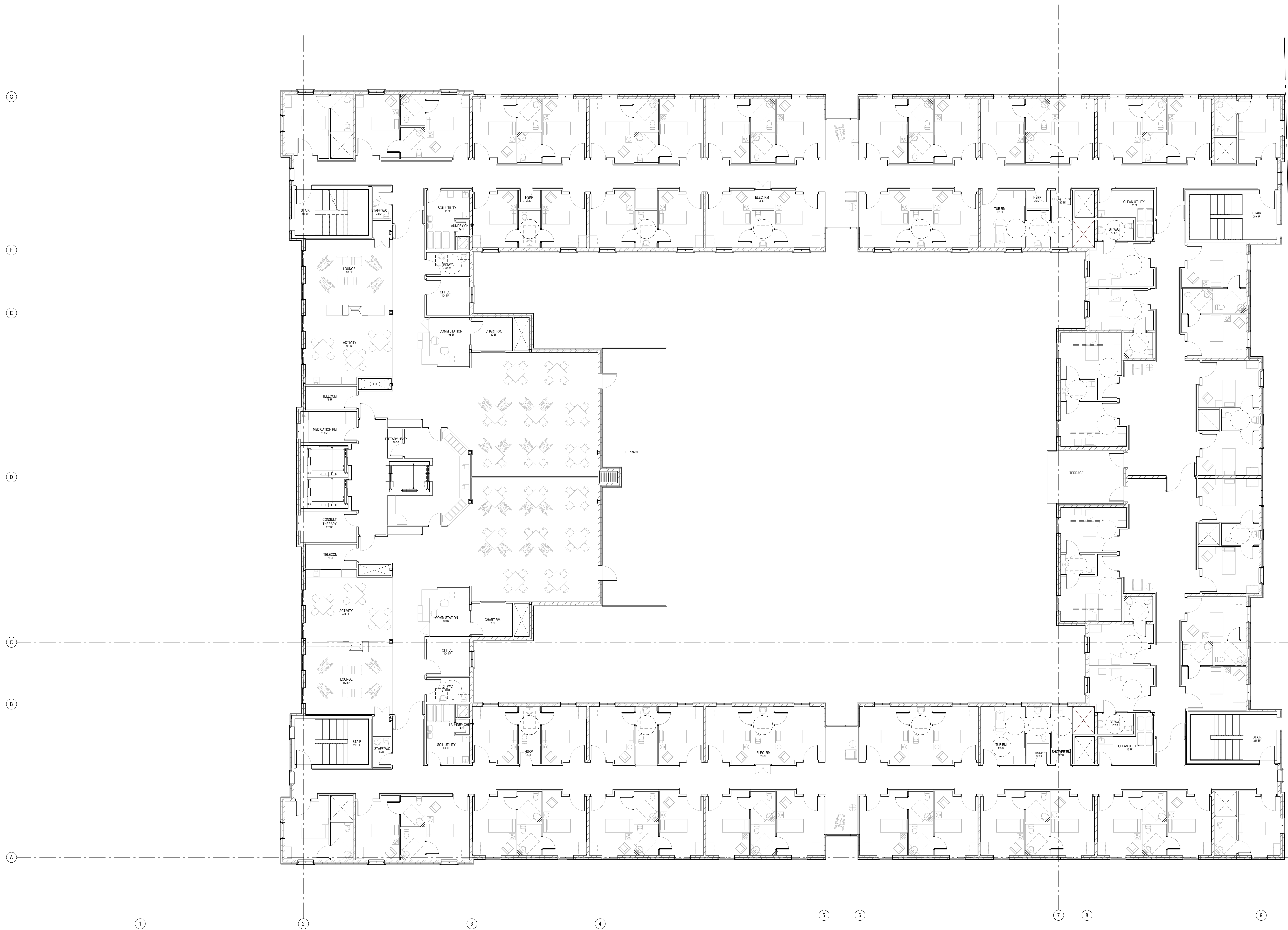
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TOTAL: 14,173m<sup>2</sup> / 152,557ft<sup>2</sup>

AREA PER BED(256 BEDS): 55m<sup>2</sup> / 593ft<sup>2</sup>

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1 FOURTH FLOOR PLAN  
A2.04 1:100



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EXTENDICARE STITTSVILLE

2510 WELLINGS PRIVATE  
STITTSVILLE, ON

FOURTH FLOOR PLAN

scale:	As indicated
drawn by:	GN / MCS
reviewed by:	LP / SK
job number:	20019
plot date:	08/19/2020

drawing number:

A2.04

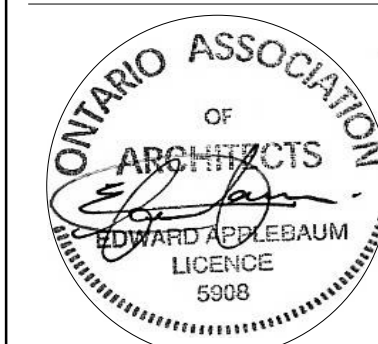
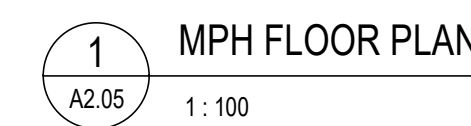


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LEVEL 4: 3060m<sup>2</sup> / 32,937ft<sup>2</sup>

TOTAL: 14,173m<sup>2</sup> / 152,557ft<sup>2</sup>

AREA PER BED(256 BEDS): 55m<sup>2</sup> / 593ft<sup>2</sup>

1. AREA INCLUDES ALL ENCLOSED SPACES INCLUDING SHAFTS AND STAIRS.
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EXTENDICARE STITTSVILLE

2510 WELLINGS PRIVATE  
STITTSVILLE, ON

MPH FLOOR LEVEL

scale: As indicated

drawn by: GN / MCS

reviewed by: LP / SK

job number: 20019

drawing number:

A2.05

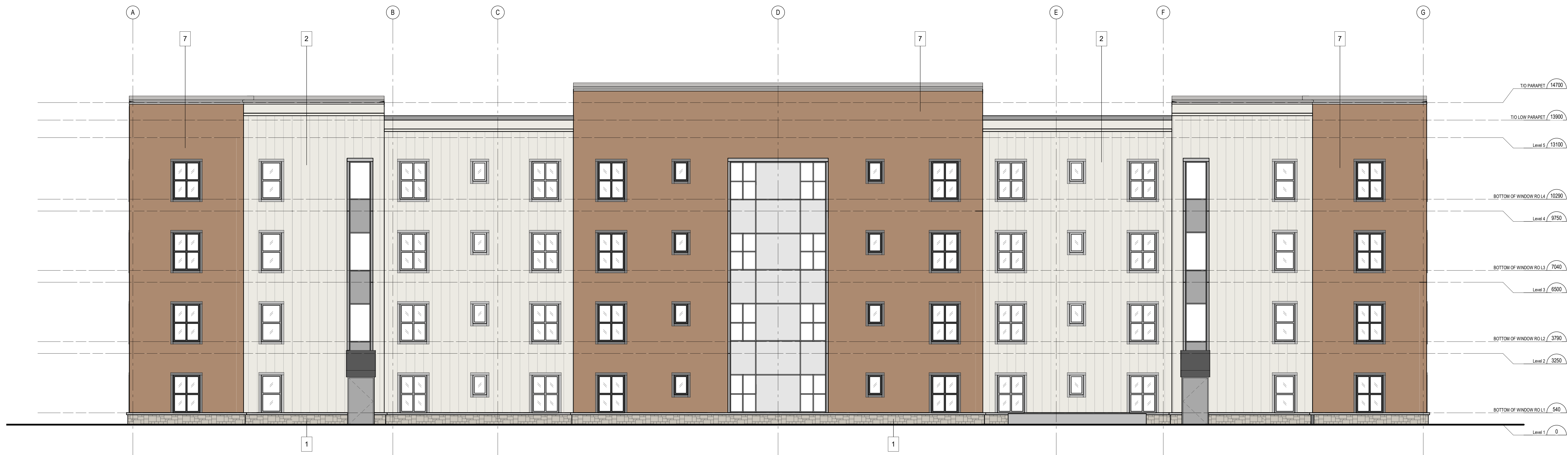


MATERIAL LEGEND

- 1 SIMULATED STONE: CULTURED STONE BY BORA, OR APPROVED ALTERNATIVE. COLOUR: AND FINISH: CHARCOAL/WHY SOUTHERN LEDGESTONE OR SIMILAR.
- 2 BOARD + BATTEN STYLE FIBER CEMENT SIDING: HARDE BUILDING PRODUCTS OR APPROVED ALTERNATIVE. COLOUR: COBBLESTONE OR SIMILAR.
- 3 PLANK STYLE FIBER CEMENT SIDING: HARDE BUILDING PRODUCTS OR APPROVED ALTERNATIVE. COLOUR: BONE WHITE OR SIMILAR.
- 4 BOARD + BATTEN STYLE FIBER CEMENT SIDING: HARDE BUILDING PRODUCTS OR APPROVED ALTERNATIVE. COLOUR: GRAY SLATE OR SIMILAR.
- 4b VERTICAL PLANK STYLE METAL SIDING: LAURENTIAN BY IDEAL ROOFING PRODUCTS OR APPROVED ALTERNATIVE. COLOUR: REGENT GREY OR SIMILAR.
- 5 PLANK STYLE METAL SIDING: LAURENTIAN BY IDEAL ROOFING PRODUCTS OR APPROVED ALTERNATIVE. COLOUR: REGENT GREY OR SIMILAR.
- 6 PLANK STYLE FIBER CEMENT SIDING: LAURENTIAN BY IDEAL ROOFING PRODUCTS OR APPROVED ALTERNATIVE. COLOUR: DEEP GRAY OR SIMILAR.
- 7 PLANK STYLE FIBER CEMENT SIDING: METAL/INC DESIGN PRODUCTS OR APPROVED ALTERNATIVE. COLOUR: DES BOIS OR SIMILAR.
- 8 VIBRANT PRODUCTS OR APPROVED ALTERNATIVE. COLOUR: CHARCOAL GREY OR SIMILAR.

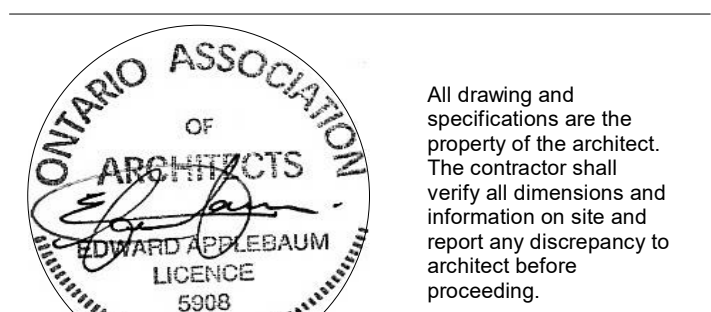


2 WEST ELEVATION  
A4.01 1:75



1 EAST ELEVATION  
A4.01 1:75

1 2019.10 ISSUED FOR AMENDMENT TO SITE PLAN AGREEMENT MSA  
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EXTENDICARE STITTSTVILLE

2910 WELLINGS PRIVATE  
STITTSTVILLE, ON

ELEVATIONS

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reviewed by: LP / SK  
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A4.01

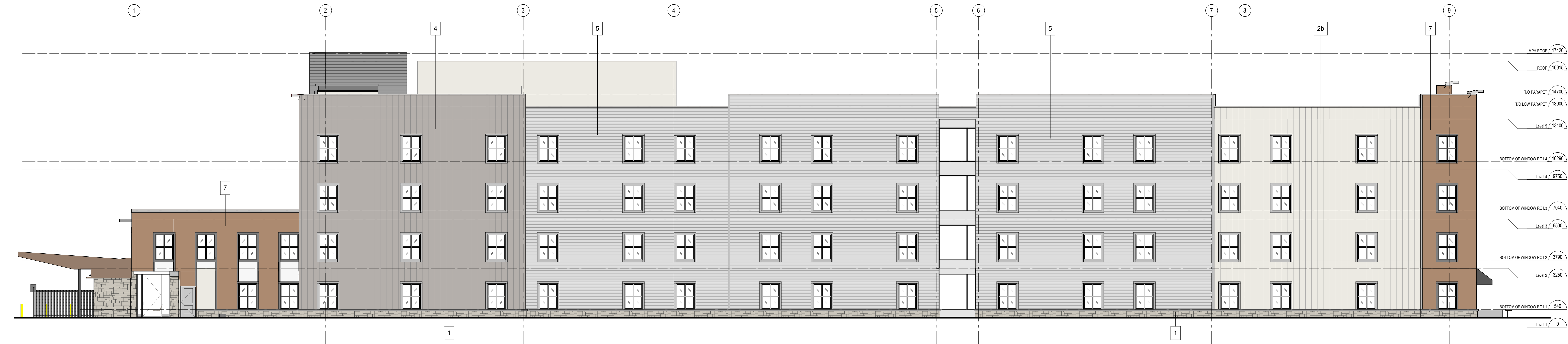


MATERIAL LEGEND

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- 8 VERTICAL CORRUGATED METAL SIDING: VICWEST PRODUCTS OR APPROVED ALTERNATE. COLOUR: CHACOAL GRAY OR SIMILAR.
- 9 VERTICAL CORRUGATED METAL SIDING: VICWEST PRODUCTS OR APPROVED ALTERNATE. COLOUR: CHACOAL GRAY OR SIMILAR.

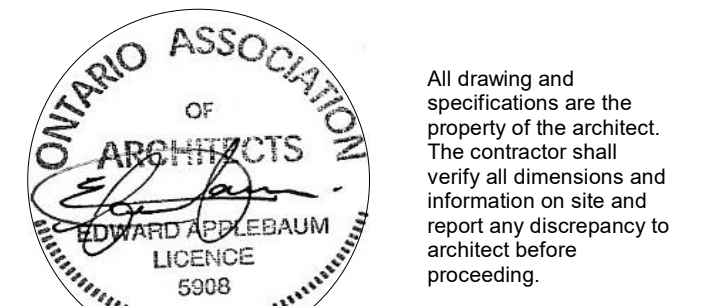


2 NORTH ELEVATION  
A4.02 1:100



1 SOUTH ELEVATION  
A4.02 1:100

1 2019.10 ISSUED FOR AMENDMENT TO SITE PLAN AGREEMENT MSA  
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EXTENDICARE STITTSTVILLE

2510 WELLINGS PRIVATE  
STITTSTVILLE, ON

ELEVATIONS

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A4.02





PERSPECTIVE LOOKING TOWARDS ENTRANCE - CLOSE UP



PERSPECTIVE LOOKING TOWARDS ENTRANCE



PERSPECTIVE LOOKING TOWARDS ENTRANCE - CLOSE UP VIEW 02



HAZELDEAN - VIEW 01 - OPTION 01