

STRUCTURAL ENGINEER  
 name  
 address  
 phone  
 email

MECHANICAL ENGINEER  
 name  
 address  
 phone  
 email

ELECTRICAL ENGINEER  
 name  
 address  
 phone  
 email

LANDSCAPE ARCHITECT  
 name  
 address  
 phone  
 email



STAMP

4	20230317	ISSUED FOR COORDINATION
3	20230131	ISSUED FOR COORDINATION
2	20221102	ISSUED FOR COORDINATION
1	20221020	ISSUED FOR COORDINATION

REV DATE ISSUE



NOTES

1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
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3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

OTTAWA  
 ONTARIO, CANADA

PROJECT

**PETRIE ISLAND CANOE CLUB**

795 Trim Rd, Orléans, ON K4A 3P4

TITLE

**SITE PLAN**

PROJECT NO: 220260  
 DRAWN: KN  
 APPROVED: DH  
 SCALE: As indicated  
 DATE PRINTED: 2023-02-17 5:33:38 PM

REV DRAWING NO.

4

A100

**SITE PLAN GENERAL NOTES:**

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

**SITE PLAN LEGEND:**

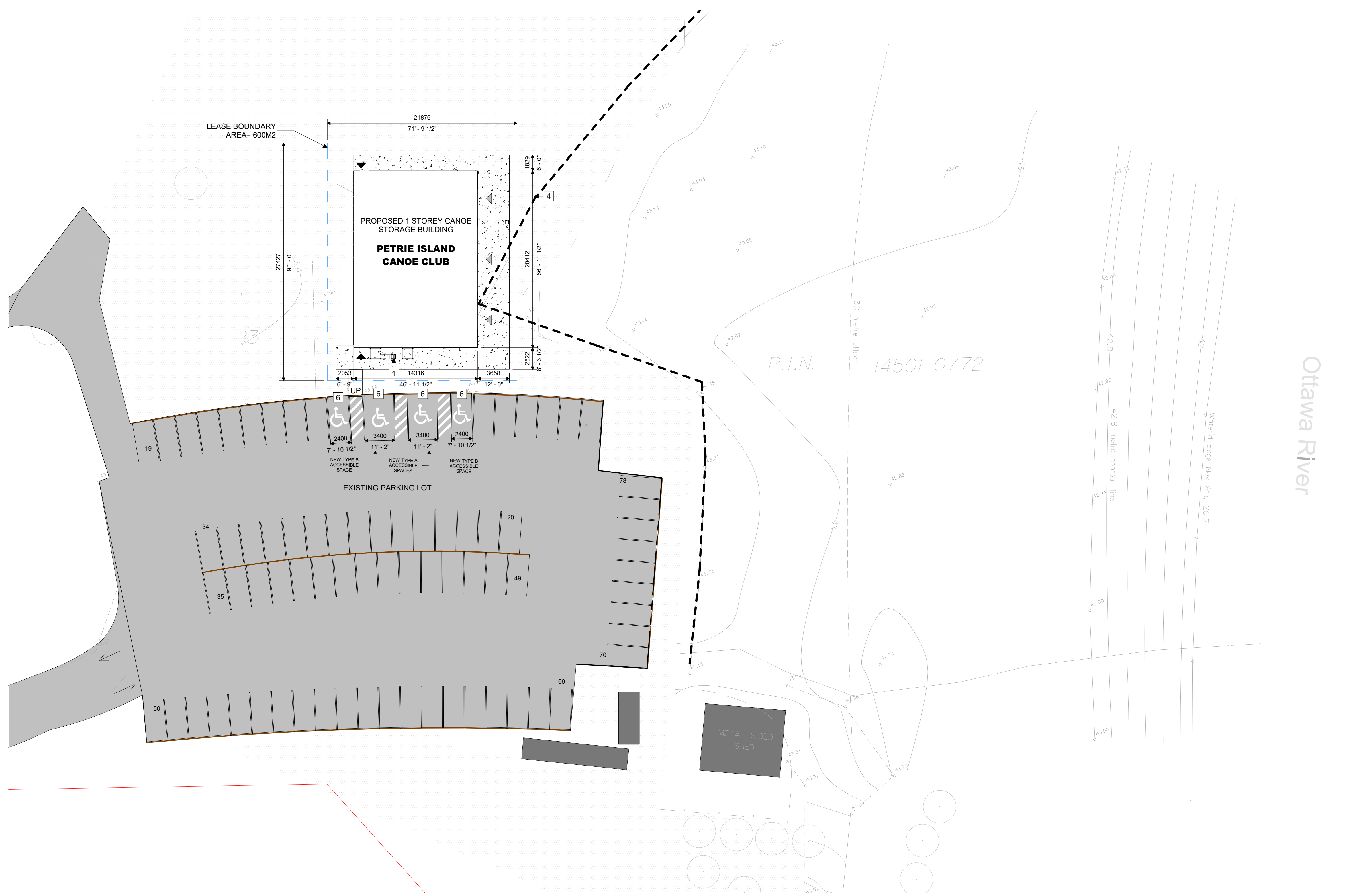
- EXISTING STRUCTURE
- NEW/ RELOCATED STRUCTURE
- ASPHALT PAVING
- EXISTING GRASS / LANDSCAPING
- NEW SOFT LANDSCAPING - REFER TO LANDSCAPE PLANS
- CONCRETE SIDEWALK
- CONCRETE PAD
- GRAVEL/RIVERSTONE/MAINTENANCE STRIP
- STONE DUST/SAND
- 5' X 50' ADA COMPLIANT MAT SIM TO ADA ROLL OUT ACCESS MOBI-MAT
- 50' FLOATING DOCK AND ADA ACCESSIBLE LAUNCH SIM TO EZ LAUNCH DRIVE THROUGH ADA SKU# 500953
- EMERGENCY EXIT
- GARAGE DOORS FOR BOAT ACCESS
- PROPERTY LINE
- EXISTING POWER LINES
- EXISTING WATER MAIN - PUBLIC
- EXISTING WATER MAIN - PRIVATE
- EXISTING SANITARY PIPE - PUBLIC
- EXISTING FIRE HYDRANT
- EXISTING SANITARY PUMP
- EXISTING WATER VALVE
- NEW TREE
- NEW SHRUB
- EXISTING TREE

**SEACAN RELOCATION OPTIONS LEGEND:**

- 1 - 103m2 CUTOFF OF BOUNDARY LINE FOR 103m2 EXTENSION OF BOUNDARY LINE.
- 2 - 200m2 CUTOFF OF BOUNDARY LINE FOR 200m2 EXTENSION OF BOUNDARY LINE.

**SITE PLAN KEYNOTES:**

- 1 TEMPORARY SCAFFOLDING STAIR TO ROOF-TOP.
- 2 NOT IN USE
- 3 NOT IN USE
- 4 FIVE-YEAR FLOOD LINE
- 5 NOT IN USE
- 6 ACCESSIBLE PARKING SIGN



**1 SITE PLAN**  
 A100 1:250

**LEGAL DESCRIPTION:**

PART OF PETRIE ISLAND IN FRONT OF LOT 30 CONCESSION 1 (OLD SURVEY, GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA.

**REFERENCE SURVEY:**

BASED ON INFORMATION FROM A SURVEY PREPARED BY ANNIS O'SULLIVAN, VOLLEBECK LTD. DATED NOVEMBER 6, 2017.

**MUNICIPAL ADDRESS:**

795 Trim Rd, Orléans, ON K4A 3P4

**DEVELOPMENT INFORMATION:**

LEASE AREA	600 m <sup>2</sup>
BUILDING AREA	292 m <sup>2</sup>
GROSS FLOOR AREA	270 m <sup>2</sup>
BUILDING HEIGHT	4 m
ZONE	01[1402]
SCHEDULE 1:	X
SCHEDULE 1A:	X
SCHEDULE 2:	X

**ZONING PROVISION**

MIN. LOT WIDTH	NO MINIMUM	✓
MIN. LOT AREA	NO MINIMUM	✓
MIN. FRONT YARD SETBACK	7.5M	✓
MIN. CORNER YARD SETBACK	7.5M	✓
MIN. REAR YARD SETBACK	7.5M	✓
MIN. INTERIOR YARD SETBACK	7.5M	✓
MAX. HEIGHT	11M	✓

**REQUIRED**

NO MINIMUM	✓
NO MINIMUM	✓
7.5M	✓
7.5M	✓
7.5M	✓
7.5M	✓
11M	✓

**PROVIDED**

NO MINIMUM	✓
NO MINIMUM	✓
7.5M	✓
7.5M	✓
7.5M	✓
7.5M	✓
11M	✓

**PARKING QUEING + LOADING**

ACCESSIBLE PARKING	4	4
BICYCLE PARKING	3	3

**REQUIRED**

4	4
3	3

**PROVIDED**

4	4
3	3

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