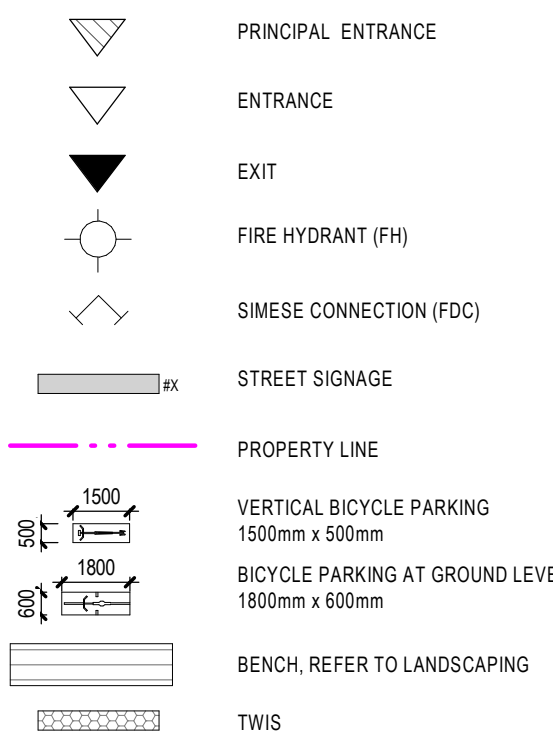


SITE PLAN
1:300

MOONEY'S BAY PARKING GROUND FLOOR	
Description	Count
B-4	
COIL	5
HANDICAP TYPE A	1
B-4	6
T-1	1
HANDICAP TYPE B	1
VIS	1
T-1	2
GROUND FLOOR TOTAL	8

HORIZONTAL BIKE PARKING		
Count	Type	Associated Building
BASEMENT 2		
15	HORIZONTAL BIKE PARKING	B-3
17	HORIZONTAL BIKE PARKING	B-4
BASEMENT 1		
16	HORIZONTAL BIKE PARKING	B-3
17	HORIZONTAL BIKE PARKING	B-4
57	HORIZONTAL BIKE PARKING	T-1
Grand total: 112		

SITE LEGEND



SITE ABBREVIATIONS

AD	AREA DRAIN
CB	CATCH BASIN
D.C.	DEPRESSED CURVE
UP	UTILITY POLE
RM	REMOTE MONITOR
STM MH	STORMWATER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION
SC	SIAMENSE CONNECTION
GW	GUIDE WIRE
LS	LIGHT STANDARD (REFER TO ELEC. ENG.)
FH	FIRE HYDRANT
TWIS	TACTILE WALKING INDICATOR STRIP
MUP	MULTI-USE PATHWAY

STREET SIGNS

FOR ALL THE SIGNS FOLLOW THE SPECIFICATIONS OF THE CITY OF OTTAWA

#1	STOP SIGN
#2	FIRE ROUTE SIGN
#3	PRIORITY TO PEDESTRIAN SIGN
#4	LIMITED PARKING SIGNAGE
#5	ONE WAY SIGN
#6	YIELD SIGNAGE
#7	ACCESSIBILITY PARKING SIGN
#8	Ottawa Fire Services - UNDERGROUND PARKING STRUCTURE WITH GREEN 15kPa SIGNAGE

THE PARKING SIGNS WILL BE LABELED AS:
"VISITOR ONLY"
"RESIDENT ONLY"
"ACCESSIBLE PARKING"
AND REINFORCED: "UNAUTHORIZED VEHICLES WILL BE TOWED AWAY"

GENERAL NOTES:
REFER TO CIVIL AND LANDSCAPING FOR SITE COORDINATION.
REFER TO CIVIL FOR STREET CURBS AND SURFACE SLOPE DETAILS.
PRECAST RETAINING WALL TO BE ENGINEERED AND SUPPLIED BY OTHERS.

MOONEY'S BAY BUILDING 1 TO IV (Tower 1, Bloc 1, & Bloc 2)		
729 Ridgewood Avenue		
PIN - to be confirmed		2/2/2024
Bylaw 2008-250		
GM - General Mixed Use Zone (Sections 187 and 188)		
Zoning - GM1 F (1.0)		
LOT	Required (By-law)	Provided
Lot area (sq.m)	13,238	13,238
Gross floor area of the building (sq.m)	6,619	5,447
Ratio Max.	50%	41.14%
SETBACKS		
Minimum Front Setback (m)	3 m	5.3 m
Minimum Side Setback (m)	3 m	6.4 m provided
Minimum Interior Setback (m)	For a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone: 5 m	6.4 m provided
Minimum Rear Yard Setback (m)	Abutting a street: 3 m	N/A
Below Grade Typical Setback (m)	From any portion of a rear lot line abutting a residential zone: 7.5 m	7.8 m provided
Below Grade Rear Yard Setback (m)	From any portion of underground parking (not rear lot line): 2.5 m	2.5m (Min.) provided
High Rise Setback (m)	From any portion of rear lot line underground parking: 2.5 m	6m (Min.) provided
Amenity Area	Setback required from Lot Line: 11 m	11 m provided
Total Amenity Area (sq.m per unit)	443 Units X 0.91 = 2,658sq.m	Site = 1,332 m2 Tower 1 = 783.1 m2 Bloc 1 = 482.2 m2
Communal amenity area % of total required total amenity area	50% of Amenity to be Communal	100% of Indicated Amenity Communal
BUILDING HEIGHTS		
Height (m)	Varies (As per schedule 23-0664-D)	Tower 1 (Tower 1) - 20 storeys - 66.6 m Building 1 (Tower 1 (Podium)) - 6 storeys - 19.00 m Building 2 (Tower 1 (Podium)) Amenity Space - 127.50 m Building 3 (Bloc 1) - 4 storeys - 18 m Building 4 (Bloc 2) - 4 storeys - 18 m
Maximum floor space index	No more than 50% of the permitted floor space index may be used Full floor space index may be used for apartment dwelling, mid rise	41.14%
Minimum width of landscaped area	Abutting a street, abutting a residential or institutional zone: 3 m but may be reduced to 1 meter where a minimum 1.4 meter high opaque screen is provided	min. 2.5m
Parking		
Minimum No. of parking spaces (0.95 per unit)	443 Units X 0.95 = 420	425
Minimum No. of visitor parking spaces (0.2 per unit)	443 Units X 0.2 = 88.6	89
Minimum No. of Commercial parking spaces (1.4/100m ²)	(729.2 / 1000) X 1.4 = 24.8	25
Driveway access - Min. width (m) two way	6.7	6.7
Driveway access - parking garage min. width (m) two way	6	6
Bicycle Parking		
Bicycle Parking Space Provisions (0.5 per unit)	443 Units X 0.5 = 222	112 Horizontal 113 Vertical Total 233
Commercial Bicycle Parking Space Provisions (1/250m ²)	(729.2 / 250) X 1 = 2.9	3 Horizontal
Commercial Loading		
Vehicle Loading Space: Retail Store, Shopping	(1 x 2000m ²) (729.2m ² Retail)	0 Spaces Required, 1 provided.
Vehicle Loading Space: Retail Store, Shopping	1 x 2000m ²	N/A

NOTES GÉNÉRALES General Notes

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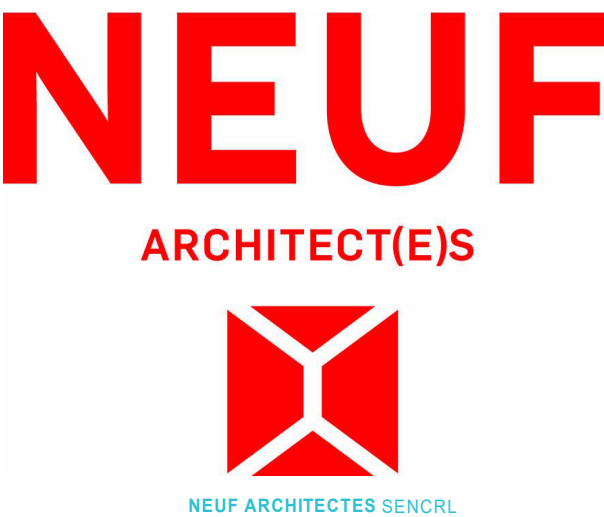
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SCÉAU / Seal



CLIENT Client

brigit

OUVRAGE Project
MOONEY'S BAY TOWER 1

EMPLACEMENT Location
729 Ridgewood Ave, Ottawa, ON

NO PROJET No.
12382.00

NO	REVISION	DATE (aa-mm-jj)
A	Issued for Coordination	2023-04-24
B	Issued for 30%	2023-04-30
C	Internal Review - Architect	2023-07-05
D	Issued for 30% Rev. 1	2023-10-16
E	Issued for Coordination	2023-11-24
F	Issued for SPA Application	2024-01-25

Préliminaire
NE PAS UTILISER POUR CONSTRUCTION

DESSINÉ PAR Drawn by
A.J.

VERIFIÉ PAR Checked
A.J.

DATE (aa-mm-jj)
NOV. 2023

ÉCHELLE Scale
As indicated

TITRE DU DESSIN Drawing Title

SITE PLAN