

PARKING CALCULATIONS

MOTOR VEHICLE PARKING		REQUIRED BICYCLE PARKING	
REQUIRED - PARKING CALCULATIONS EXISTING BUILDING		GROSS AREA	SPACES PER UNIT
TOTAL REQUIRED PARKING SPACES EXISTING BUILDING	67 SPACES	10,390m ²	0.5 / UNIT
REQUIRED - PARKING CALCULATIONS NEW BUILDING		TOTAL REQUIRED PARKING SPACES	
RESIDENTS = 0.9 STALLS/UNIT x 133 UNITS = 120 SPACES		SPACES PROVIDED (OUTSIDE)	67 SPACES
VISITORS = 0.2 STALLS/UNIT x 133 UNITS = 27 SPACES		SPACES PROVIDED (BASEMENT)	20 SPACES
TOTAL REQUIRED PARKING SPACES NEW BUILDING	147 SPACES	TOTAL SPACES PROVIDED	70 SPACES
TOTAL REQUIRED ADDITIONAL PARKING SPACES FOR THE PHYSICALLY DISABLED PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARD 3.1.2 TABLE 3.		LOADING SPACES (3.5m X 7m)	
		REQUIRED	USE
		RESIDENTIAL	10,390m ²
		TOTAL SPACES PROVIDED	2 SPACES
TOTAL REQUIRED PARKING SPACES	214 SPACES		
SPACES @ 5.2m X 2.6m	123 SPACES		
SPACES @ 5.2m X 2.6m - VISITORS	27 SPACES		
SPACES @ 4.6m X 2.4m (COMPACT PARKING)	56 SPACES		
TYPE A BARRIER FREE SPACES @ 5.2m X 3.4m MIN.	8 SPACES		
TYPE B BARRIER FREE SPACES @ 5.2m X 2.4m MIN.	0 SPACES		
TOTAL SPACES PROVIDED	214 SPACES		

SITE DATA

FARLEY, SMITH & DENIS SURVEYING LTD. (613)-727-8226 JOB NO: 2235-S		LOT AREA	24,387.5 m ²
LEGAL DESCRIPTION: PART OF LOTS 45, 46 REGISTERED PLAN 66 PART OF LOT 23 JUNCTION GORE GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA		FOOTPRINT	3,506 m ²
		NEW BUILDING FOOTPRINT	1,405 m ²
		GROSS FLOOR AREA (GFA) (AS PER CITY OF OTTAWA ZONING DEFINITION)	10,390 m ²

CITY OF OTTAWA ZONING

ZONING - R5A[2753](H)(24) MASTER PLAN TRANSECT - OUTER URBAN DESIGNATION - NEIGHBOURHOOD, RIVERSIDE DRIVE IS A MINOR CORRIDOR	REQUIRED	PROVIDED
	MIN. 1,400.0m ²	24,387.5m ²
	MIN. 18.0m	126.1m
	MAX. 24.0m	23.2m
	MIN. 6m	20.4m
	MIN. 7.5m	58.9m
	MIN. 7.5m	38.9m
	MIN. 4.5m	--

GENERAL NOTES

- EXTENT OF CONTRACT IS LIMITED TO WITHIN PROPERTY EXCEPT WHERE SHOWN OTHERWISE.
- ALL WORK OUTSIDE PROPERTY LINE TO BE CONSTRUCTED TO CITY OF OTTAWA CONSTRUCTION STANDARDS.
- FOR LANDSCAPE/PLANTING DETAILS SEE DRAWINGS AS PREPARED BY JBLA.
- FOR SITE GRADING INFORMATION SEE GRADING DRAWING AS PREPARED BY WSP.
- FOR SITE SERVICES INFORMATION SEE SITE SERVICING DRAWING AS PREPARED BY WSP.
- FOR SOIL INVESTIGATION REPORT REFER TO REPORT PREPARED BY STANTEC.
- SLOPES OF CONCRETE/PAVING AT DEPRESSED CURBS SHALL NOT EXCEED 5%.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS TO THE ARCHITECT. CONTRACTOR TO COORDINATE WITH ALL DRAWINGS.
- FOR SITE SURVEY INFORMATION SEE TOPOLOGICAL SURVEY DRAWING PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD.

DRAWING NOTES

- NEW PAVEMENT PAINTING MARKINGS (TYPICAL)
- DROP-OFF LANE.
- EXISTING ELECTRICAL TRANSFORMER.
- ELECTRICAL GENERATOR AND ACOUSTICAL ENCLOSURE, REFER TO ELECTRICAL.
- 2m HIGH SOUND ATTENUATION WALL.
- BICYCLE STORAGE RACKS.
- NEW GAZEBO.
- SNOW STORAGE LOCATION (LIMITED)
- BALCONY ABOVE
- CANOPY ABOVE
- LOADING ZONE
- REFUSE COLLECTION AREA, LOCATED INSIDE BUILDING
- EXISTING BUS SHELTER ON EXISTING CONCRETE PAD

LEGEND

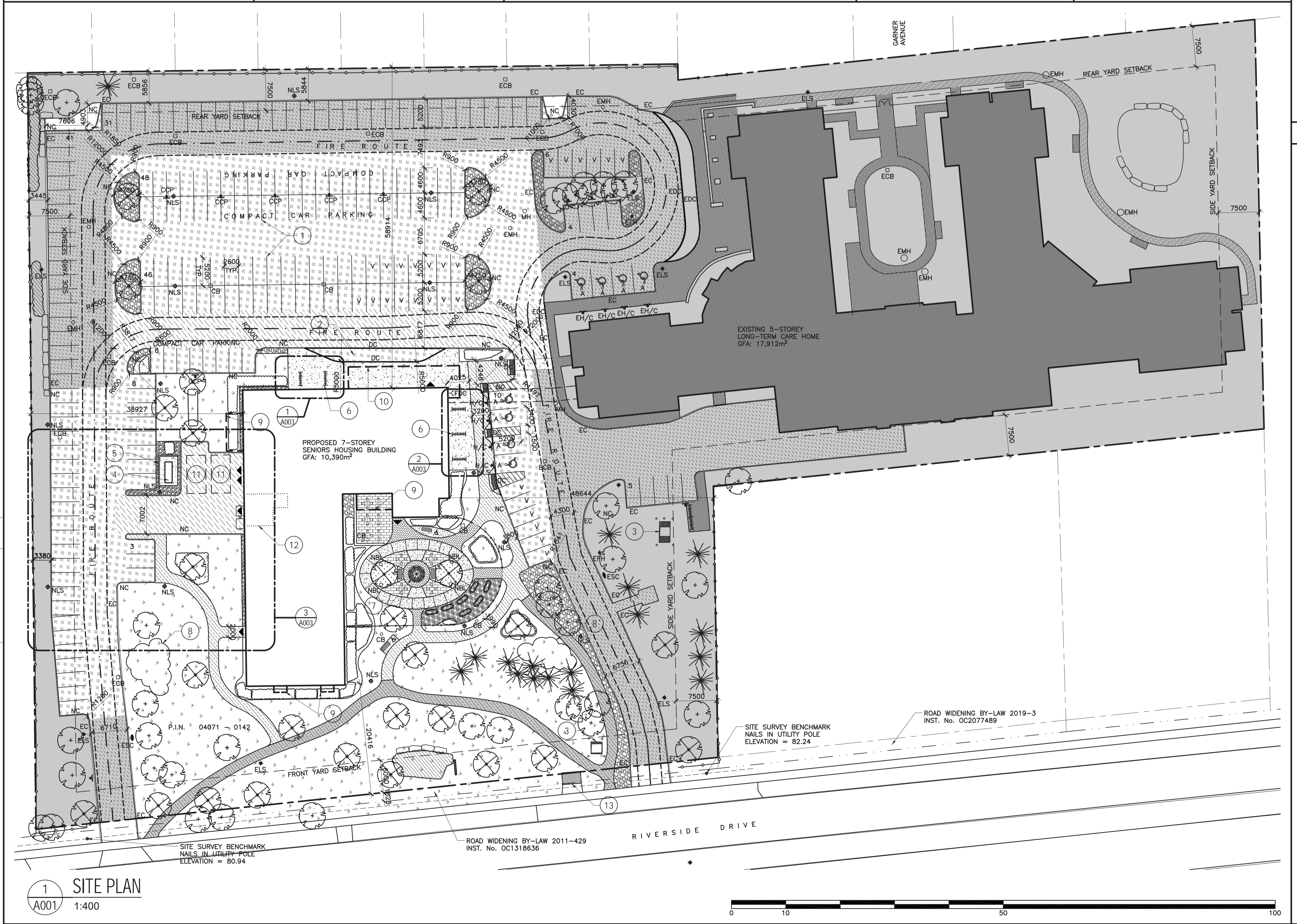
	EXISTING TO REMAIN
	EXISTING ASPHALT PAVING
	EXISTING ASPHALT WALK
	EXISTING CONCRETE WALK
	NEW LIGHT DUTY ASPHALT PAVING
	NEW HEAVY DUTY ASPHALT PAVING
	NEW CONCRETE WALK
	NEW ASPHALT WALK
	NEW GRASS
	NEW PRECAST CONCRETE PAVERS TYPE 1
	NEW PRECAST CONCRETE PAVERS TYPE 2
	NEW ENGINEERED WOOD FIBER
	NEW 50-150mm RIVERSTONE
	NEW 25-50mm RIVERSTONE

3	0	24/07/08	ISSUED FOR FINAL SITE PLAN CONTROL
2	1	24/04/15	RESUBMISSION FOR SITE PLAN CONTROL PHASE 3 PRE-CONSULTATION
2	0	24/01/23	ISSUED FOR SITE PLAN CONTROL
1	1	23/09/12	ISSUED FOR DESIGN DEVELOPMENT REVIEW

LES IDÉES, CONCEPTS, DISPOSITIONS ET PLANS MONTRÉS OU REPRÉSENTÉS PAR CE DESSIN APPARTIENNENT À EDWARD J. CUHACI AND ASSOCIATES ARCHITECTS INC. ET ONT ÉTÉ CRÉÉS ET DÉVELOPPÉS POUR ÊTRE UTILISÉS DANS LE CADRE DU PRÉSENT PROJET. ILS NE DOIVENT PAS ÊTRE UTILISÉS À D'AUTRES FINS NI COMMUNIQUÉS À QUI QUE CE SOIT SANS LA PERMISSION ÉCRITE DE EDWARD J. CUHACI AND ASSOCIATES ARCHITECTS INC.

L'ARCHITECTE DÉCLINE TOUTE RESPONSABILITÉ DÉCOULANT DE PROBLÈMES FAISANT SUITE AU NON-RESPECT DES PLANS ET DEVIS OU DE L'INTENTION DU CONCEPT QU'ILS TRANSMETTENT OU DE TOUTS PROBLÈMES POUVANT RÉSULTER DU DÉFAUT DE TIERS D'OBTENIR OU DE SUIVRE LES INSTRUCTIONS DE L'ARCHITECTE RELATIVEMENT AUX ERREURS, OMISSIONS, INCOHÉRENCES, AMBIGUITÉS OU CONTRADICTIONS ALLÉGUÉES.

L'ENTREPRENEUR DOIT VÉRIFIER TOUTES LES DIMENSIONS SUR PLACE ET INFORMER L'ARCHITECTE DE TOUT ÉCART AVANT LE DÉBUT DES TRAVAUX. NE PAS MESURER LES DESSINS À L'ÉCHELLE.



LEGEND

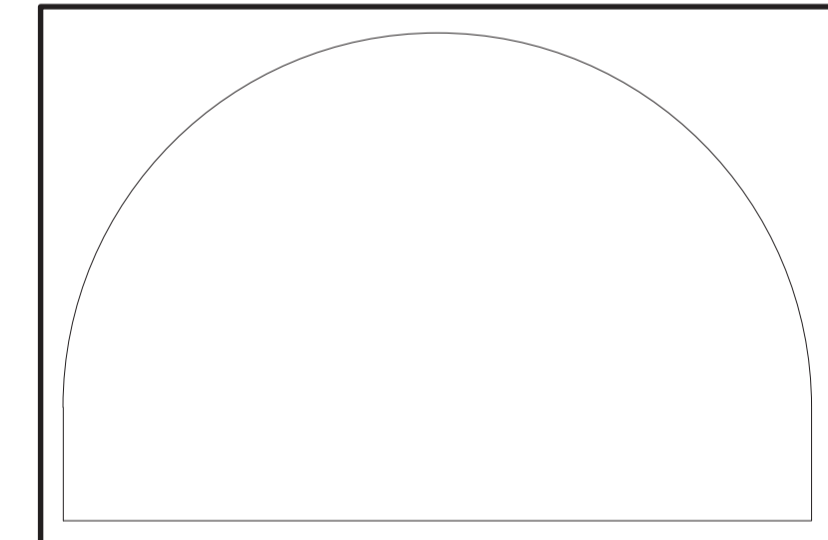
	BARRIER FREE PARKING
	BUILDING ENTRANCE/EXIST
	EXISTING CURB
	EXISTING DEPRESSED CURB
	PROPERTY LOT LINE
	SET BACK LINE
	ROAD CENTERLINE
	ROAD WIDENING
	FIRE ROUTE
	EXISTING CHAIN LINK FENCE TO REMAIN
	EXISTING BARRIER FREE PARKING SIGN
	EXISTING LIGHT STANDARD
	EXISTING FIRE HYDRANT
	EXISTING MAN HOLE
	EXISTING CATCH BASIN
	EXISTING SECURITY CAMERA
	NEW CURB
	NEW DEPRESSED CURB
	NEW MAN HOLE
	NEW CATCH BASIN
	NEW LIGHT STANDARD
	NEW FIRE DEPARTMENT CONNECTION
	NEW BARRIER FREE PARKING SIGN
	NEW COMPACT CAR PARKING SIGN
	NEW BOLLARD LIGHT
	EXISTING TREE
	EXISTING SHRUBS
	NEW TREE
	NEW SHRUBS
	FURNITURE N.I.C.
	NEW BENCH

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THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS

ZOFIA ORLOWSKA-HEWICZ
LICENCE
5281



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PROJECT TITLE/TITRE DU PROJET
**ST PATRICK'S HOME
NEW SENIOR APARTMENT BUILDING**
2865 RIVERSIDE DR. #226
OTTAWA, ONTARIO

ST PATRICK'S HOME OF OTTAWA
OTTAWA, ONTARIO
2865 RIVERSIDE DR. #226

DRAWING TITLE/TITRE DU DESSIN
SITE PLAN

PLAN NO.	15844	APPLICATION/FILE NO.	D07-12-24-0064
SCALE ÉCHELLE	AS SHOWN	PROJ. No.	2235
DRAWN BY DESSINÉ PAR	EA	ISSUE No.	3
CHECKED BY VÉRIFIÉ PAR	DB	REV. No.	0
DATE	2024	A001	
FICHER ACAD FILE: 2235-A001-SPC.dwg			

1 SITE PLAN
A001 1:400

