



**SYMBOL LEGEND**

FEE FINISH FLOOR ELEVATION  
+120.45 GEODETIC ELEVATION (REFER TO CIVIL)  
CB CATCH BASIN (REFER TO CIVIL DWGS)  
CA AREA CATCH (REFER TO CIVIL DWGS)  
MH MANHOLE (REFER TO CIVIL DWGS)  
CBH CATCH BASIN / MANHOLE (REFER TO CIVIL DWGS)  
SL STREET LIGHTING (REFER TO ELECTRICAL DWGS)  
SC SECURITY CAMERA (REFER TO ELECTRICAL DWGS)  
WM WALL MOUNTED LIGHT FIXTURE (REFER TO ELEC.)  
DS DRESS STATION (REFER TO ELEC. DWGS)  
EO ELECTRICAL OUTLETS (REFER TO ELEC. DWGS)  
FC FIRE DEPARTMENT CONNECTION  
FH FIRE HYDRANT (REFER TO CIVIL)  
PL PROPERTY LINE  
FTR FIRE TRUCK ACCESS ROUTE  
FTRC FIRE TRUCK ACCESS ROUTE CLEARANCE  
SB SETBACK  
SOWB SCOPE OF WORK BOUNDARY - PHASE 1A (UNDER SEPARATE SITE PLAN CONTROL APPLICATION)  
SOWB SCOPE OF WORK BOUNDARY - PHASE 1B (RP)  
EOWB EXTENT OF WORK BOUNDARY - PHASE 1B (ADDITIONAL)  
L1 LEVEL SPLIT LEVEL 1 AND LEVEL 2, FFE AS NOTED  
EL ELECTRICAL SITE SERVICES (REFER TO ELEC. DWGS)  
LA LANDSCAPED AREA (REFER TO LANDSCAPE DWGS)  
RD ROADS  
EC EXISTING CURB TO BE DEMOLISHED  
EB EXISTING BUILDING  
PB PROPOSED BUILDING  
GR GREEN ROOF  
CS CANOPY OR SHELTER (REFER TO LANDSCAPE DWGS)  
BE BUILDING ENTRANCE / EXIT  
ELC EXISTING LOADING ENTRANCE  
LDE LOADING DRIVE LEVEL ENTRANCE  
PE PARKING GARAGE ENTRANCE / EXIT  
BP BICYCLE PARKING  
IV INTAKE / EXHAUST VENT  
WL WAYFINDING LANDMARK  
ET EXISTING TREE (REFER TO LANDSCAPE DWGS)  
NT NEW TREE (REFER TO LANDSCAPE DWGS)  
B BENCH (REFER TO LANDSCAPE DWGS)  
RT REST AREAS ACCOMMODATE TWO PEOPLE ON FIXED SEATING w/ CLEAR FLOOR SPACE OF 800mm x 1500mm ADJACENT FOR MOBILITY DEVICE OR SERVICE ANIMAL, TRAVEL DISTANCE SPACED MAXIMUM 30m APART  
ATI ATTENTION TACTILE INDICATOR (800mm DEPTH, ALIGN TO CURB)  
VD VEHICULAR DIRECTION OF TRAVEL  
PS PARKING SPACE  
BFP BARRIER FREE PARKING SPACE  
BFS BARRIER FREE PARKING SPACE  
TC TYPE C PARKING SPACE  
LP LINE PAINTING  
BST BUS STOP (OC TRANSPO)  
BL BOLLARD (REFER TO LANDSCAPE)  
SS SITE SIGNAGE  
WR WASTE RECEPTACLE (REFER TO LANDSCAPE DWGS)  
SW SLOPED WALKWAY (REFER TO CIVIL DWGS)  
RW RETAINING WALL

**SITE DATA**

ZONING G (EXCEPTION 370 F1-1)

|                                 |                     |
|---------------------------------|---------------------|
| MIN. LOT WIDTH                  | NO MINIMUM          |
| MIN. LOT AREA                   | NO MINIMUM          |
| MAX. BUILDING HEIGHT            | 15m                 |
| MIN. FRONT YARD SETBACK         | 46m (EXCEPTION 370) |
| MIN. REAR YARD SETBACK          | 7.5m                |
| MIN. CORNER YARD SETBACK        | 7.5m                |
| MIN. INTERIOR SIDE YARD SETBACK | 7.5m                |

**COVERAGE TABLE**

|                       | m <sup>2</sup> | %      |
|-----------------------|----------------|--------|
| SCOPE OF WORK EXTERNS | 26,862         | 100.0% |
| PHASE 1A              | 8,551          | 44.3%  |
| PHASE 1B              | 20,351         | 95.7%  |
| PARKING AREA          | 3,765          | 16.3%  |
| PHASE 1A              | 2,036          | 5.3%   |
| PHASE 1B              | 1,679          | 4.4%   |
| BUILDING AREA         | 5,847          | 26.8%  |
| PHASE 1A              | 4,193          | 15.4%  |
| PHASE 1B              | 4,511          | 15.4%  |
| SOFT LANDSCAPE AREA   | 16,967         | 29.5%  |
| HARD LANDSCAPE AREA   | 15,155         | 38.1%  |

**PROPOSED GROSS FLOOR AREA**

| LEVEL                  | m <sup>2</sup> | m <sup>2</sup> |
|------------------------|----------------|----------------|
| LEVEL 1                | 3,524          | 3,524          |
| LEVEL 2                | 3,516          | 3,717          |
| LEVEL 3                | 3,553          | 3,220          |
| LEVEL 4                | 2,198          | 2,220          |
| LEVEL 5                | 2,394          | 2,220          |
| LEVEL 6                | 2,174          | 1,827          |
| PENTHOUSE              | 1,788          | 1,779          |
| LEVEL 1 TUNNEL TO CHEO | 228            | 228            |
| TOTAL                  | 21,965         | 21,972         |

**BUILDING AREA BY OCCUPANCY**

| GROUP                 | m <sup>2</sup> |
|-----------------------|----------------|
| GROUP A2 (SCHOOL)     | 1,520          |
| GROUP A2 (NON-SCHOOL) | 2,119          |
| GROUP F3              | 3,520          |

**BUILDING HEIGHT**

|                                | m      | ft    |
|--------------------------------|--------|-------|
| TOP OF PENTHOUSE ROOF          | 114.10 | 376.0 |
| TOP OF PENTHOUSE LEVEL PARAPET | 108.35 | 355.5 |
| LEVEL 2                        | 84.40  | 277.0 |
| LEVEL 1                        | 84.13  | 276.0 |

**Infrastructure Ontario**

**INFRASTRUCTURE Healthcare**

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PROJECT NORTH (PN) KEYPLAN

scale: As indicated  
drawn by: MSA  
reviewed by: 25004  
job number: 25004  
plot date: 250629  
drawing number: A0601

**1 SITE PLAN**  
1:500

PIN 04258-0401 & 04258-0421  
PART OF LOT 15 JUNCTION GORE  
GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
CITY OF OTTAWA

REFER TO SURVEY 20370-18 & 21265-20 PREPARED BY  
ANNIS, O'SULLIVAN VOLLEBEKK LTD. DATED 2020/02/04

FOR EXISTING CONDITIONS AND REMOVALS PLAN.  
REFER TO CIVIL DWG C1501 BY WALTERFEDY.

NOTE: SITE PLAN IS TO BE READ IN CONJUNCTION  
WITH CIVIL AND LANDSCAPE DRAWINGS

**2 CONTEXT PLAN**  
1:10000

