

SITE STATISTICS

SITE AREA	15,544.78 M ² (167,323 FT ²) - 3.84 ACRE
BUILDING COVERAGE	3,042.91 M ² (32,754 FT ²) - 19.57%
PAVING	1,296.01 M ² (13,950 FT ²) - 8.34%
PARKING LANDSCAPE	1,119.22 M ² (12,047 FT ²) - 7.20%
LANDSCAPE	10,086.64 M ² (108,572 FT ²) - 64.89%
DENSITY: G.F.A. / SITE AREA	13,457.12 / 15,544.78 = 0.86
BUILDING G.F.A (NOTE: BASEMENT AND MECHANICAL PENTHOUSE EXCLUDED)	
GROUND FLOOR	3,036.60 M ² (32,686 FT ²)
2ND FLOOR	2,652.38 M ² (28,550 FT ²)
3RD FLOOR	2,589.38 M ² (27,872 FT ²)
4TH FLOOR	2,589.38 M ² (27,872 FT ²)
5TH FLOOR	2,589.38 M ² (27,872 FT ²)
TOTAL	13,457.12 M ² (144,851 FT ²)
UNDERGROUND G.F.A	
PARKING AREA	2,372.68 M ² (24,539 FT ²)
FINISHED BASEMENT	1,457.67 M ² (15,690 FT ²)
TOTAL UNDERGROUND G.F.A	3,830.35 M ² (41,229 FT ²)
MECHANICAL PENTHOUSE	
	171.12 M ² (1,842 FT ²)
UNITS	
108 INDEPENDENT LIVING UNITS	
37 ASSISTED LIVING UNITS	
TOTAL	145 UNITS
AMENITY REQUIRED	
6 M ² PER UNIT - 6 M ² X 145 UNITS	870 M ²
AMENITY PROVIDED	
BASEMENT	683.30 M ² (7,355 FT ²)
GROUND FLOOR	1,142.15 M ² (12,294 FT ²)
2ND FLOOR	96.80 M ² (1,042 FT ²)
3RD FLOOR	51.56 M ² (555 FT ²)
4TH FLOOR	51.56 M ² (555 FT ²)
5TH FLOOR	51.56 M ² (555 FT ²)
SUB TOTAL	2,076.93 M ² (22,356 FT ²)
PRIVATE SUITE BALCONIES	174.66 M ² (1,880 FT ²)
TOTAL	2,251.59 M ² (24,236 FT ²)
COMMUNAL AMENITY REQUIRED	
MIN. 50% OF REQUIRED AMENITY	0.5 X 870 M ² = 435 M ²
COMMUNAL AMENITY PROVIDED	
	2,002.43 M ² (21,554 FT ²)
PARKING REQUIRED	
108 I.D. UNITS X 0.25 = 27.0 SPACES REQUIRED	
37 AL UNITS X 0.25 = 9.25 SPACES REQUIRED	
BUILDING B	
TOTAL REQUIRED	37 SPACES
PARKING PROVIDED	
15 SURFACE SPACES	
70 UNDERGROUND SPACES	
TOTAL PARKING PROVIDED	85 SPACES
BICYCLE PARKING REQUIRED	
0.25 X 145 UNITS = 36.25 BICYCLES	
BICYCLE PARKING PROVIDED	
36 (INTERIOR RESIDENT)	
MAX HEIGHT PERMITTED	
15.00 M (5 STOREYS)	
BUILDING HEIGHT AS PER MINOR VARIANCE	17.66 M (5 STOREYS FROM AVERAGE GRADE)

UNIT CHART

	STUDIO	1 BED	1-DEN	2 BED
2ND FLOOR ASSIGNED LIVING	25	11	3	1
3RD FLOOR	9	19	3	5
4TH FLOOR	9	19	3	5
5TH FLOOR	9	19	3	5
TOTAL 145 UNITS	27	25	57	11
RETIREMENT DWELLING UNITS				108
ASSISTED LIVING SUITES (BEDS)				37

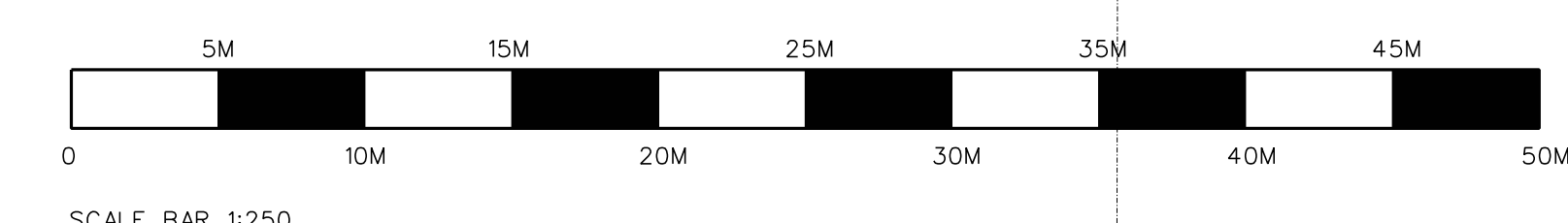
STRANDHERD DRIVE

FUTURE DEVELOPMENT

COMMERCIAL PLAZA

CHRISTIAN SCHOOL

1 SITE PLAN
A101 SCALE: 1/250



NOTE: ALL SCUPPERS TO BE SET AT 150 MM ABOVE ROOF DRAIN (REFER TO NOVATECH STORM WATER MANAGEMENT REPORT)

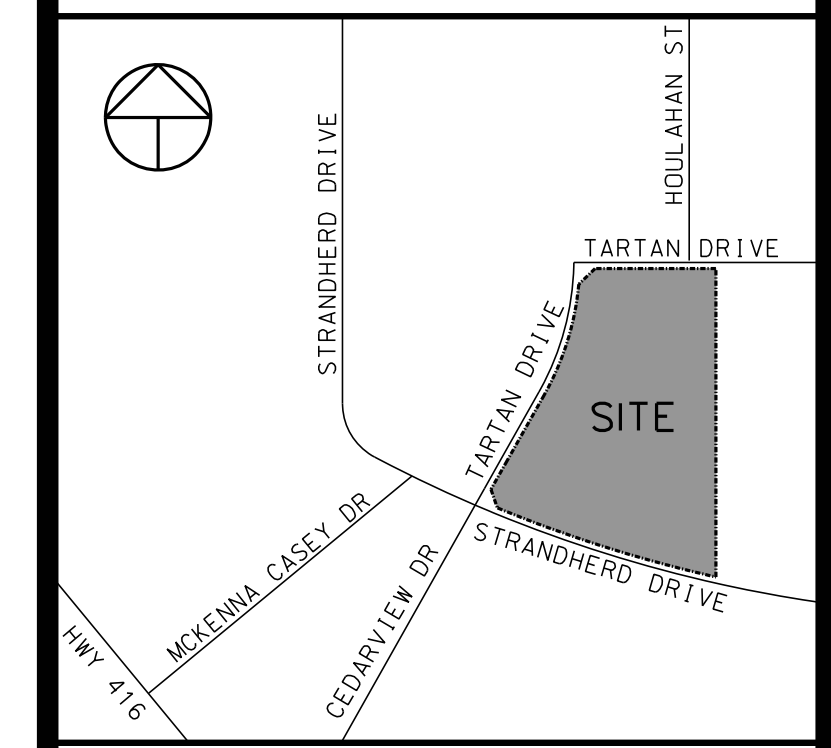
LEGEND

▲	MAIN ENTRANCE	○	PROPOSED MANHOLE
△	ENTRANCE	○	PROPOSED CATCH BASIN
▲	EXIT	○	PROPOSED FIRE HYDRANT
▲	LOADING ENTRANCE	○	PROPOSED LIGHT STANDARD
▽	EXISTING ELEVATION	○	EXISTING WELL TO BE REMOVED
♿	HANDICAPPED PARKING	○	EXISTING WELL TO BE REMOVED
♿	PROPOSED HANDICAPPED SIGNAGE	○	EXISTING TRAFFIC CONTROL BOX
—	PROPOSED CURB CUT	○	EXISTING TRAFFIC HAND HOLE
—	PROPOSED HOSE BIB	○	EXISTING TRAFFIC PLANT MAST ARM
—	PROPOSED 12 HIGH ORNAMENTAL METAL FENCE	○	EXISTING TRAFFIC MAN HOLE
—	EXISTING UTILITY POLE	○	PROPOSED SLOPE MAX 3%
—	EXISTING CATCH BASIN	—	PROPOSED 2.2 HIGH WOOD ACOUSTIC FENCE
—	EXISTING DOUBLE CATCH BASIN	—	PROPOSED 12 HIGH CEDAR PICKET FENCE
—	EXISTING MAN HOLE	—	PROPOSED LIGHT BOLLARD
—		—	PROPOSED DOWN LIGHT

SURVEY DATA
SURVEY INFORMATION TAKEN FROM PLAN OF SURVEY OF PART 1 AND 3 ON PLAN 4R-23168 CONVESSION 3 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD SEPTEMBER 26TH, 2008
THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS RESPECT

DATE	ISSUED FOR
06-12-13	5116 PLAN APPROVAL SUBM15510N

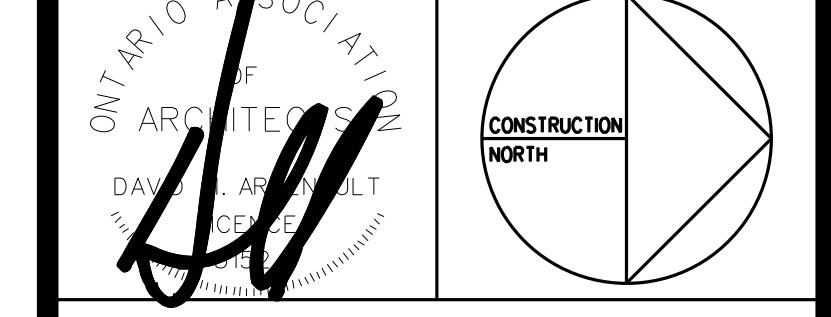
VIVA Retirement Communities



KEY PLAN SCALE - NTS

No	Date	Revisions	
10	17	13	9PA COMMENTS

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK.
LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.
PRINTS ARE NOT TO BE SCALED.



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JOB CAPTAIN	: N. CARVALHO
DRAWN BY	: P. LAM
DATE OF PLOT	: OCTOBER 17, 2013
SCALE	: 1 : 250
CLIENT'S NAME	: VIVA RETIREMENT COMMUNITIES
PROJECT NAME	: 275 TARTAN DRIVE
PROJECT NAME	: VIVA BARRHAVEN OTTAWA, ONTARIO
DRAWING TITLE	: SITE PLAN
PROJECT NO.	: 10-133
DRAWING NO.	: A-101

RESIDENTIAL HOUSES

TARTAN DRIVE
PARK

