

**SITE STATISTICS**

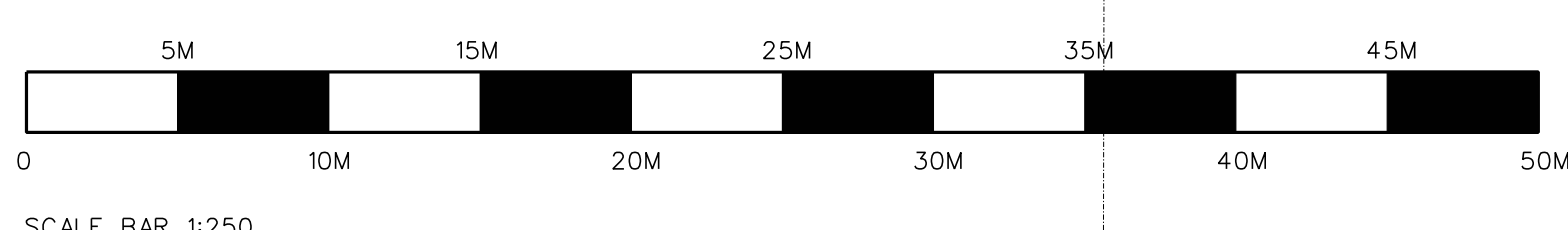
SITE AREA	15,544.78 M <sup>2</sup> (167,323 FT <sup>2</sup> ) - 3.84 ACRE
BUILDING COVERAGE	3,042.91 M <sup>2</sup> (32,754 FT <sup>2</sup> ) - 19.57%
PAVING	1,296.01 M <sup>2</sup> (13,950 FT <sup>2</sup> ) - 8.34%
PARKING LANDSCAPE	1,119.22 M <sup>2</sup> (12,047 FT <sup>2</sup> ) - 7.20%
LANDSCAPE	10,086.64 M <sup>2</sup> (108,572 FT <sup>2</sup> ) - 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 <sup>2</sup> (32,686 FT <sup>2</sup> )
2ND FLOOR	2,652.38 M <sup>2</sup> (28,550 FT <sup>2</sup> )
3RD FLOOR	2,589.38 M <sup>2</sup> (27,872 FT <sup>2</sup> )
4TH FLOOR	2,589.38 M <sup>2</sup> (27,872 FT <sup>2</sup> )
5TH FLOOR	2,589.38 M <sup>2</sup> (27,872 FT <sup>2</sup> )
TOTAL	13,457.12 M <sup>2</sup> (144,851 FT <sup>2</sup> )
UNDERGROUND G.F.A	
PARKING AREA	- 2,372.68 M <sup>2</sup> (24,539 FT <sup>2</sup> )
FINISHED BASEMENT	- 1,457.67 M <sup>2</sup> (15,690 FT <sup>2</sup> )
TOTAL UNDERGROUND G.F.A	- 3,830.35 M <sup>2</sup> (41,229 FT <sup>2</sup> )
MECHANICAL PENTHOUSE	
	- 171.12 M <sup>2</sup> (1,842 FT <sup>2</sup> )
UNITS	
	108 INDEPENDENT LIVING UNITS
	37 ASSISTED LIVING UNITS
TOTAL	145 UNITS
AMENITY REQUIRED	
6 M <sup>2</sup> PER UNIT - 6 M <sup>2</sup> X 145 UNITS	- 870 M <sup>2</sup>
AMENITY PROVIDED	
BASEMENT	683.30 M <sup>2</sup> (7,355 FT <sup>2</sup> )
GROUND FLOOR	1,142.15 M <sup>2</sup> (12,294 FT <sup>2</sup> )
2ND FLOOR	96.80 M <sup>2</sup> (1,042 FT <sup>2</sup> )
3RD FLOOR	51.56 M <sup>2</sup> (555 FT <sup>2</sup> )
4TH FLOOR	51.56 M <sup>2</sup> (555 FT <sup>2</sup> )
5TH FLOOR	51.56 M <sup>2</sup> (555 FT <sup>2</sup> )
SUB TOTAL	2,076.93 M <sup>2</sup> (22,356 FT <sup>2</sup> )
PRIVATE SUITE BALCONIES	174.66 M <sup>2</sup> (1,880 FT <sup>2</sup> )
TOTAL	2,251.59 M <sup>2</sup> (24,236 FT <sup>2</sup> )
COMMUNAL AMENITY REQUIRED	
MIN. 50% OF REQUIRED AMENITY	- 0.5 X 870 M <sup>2</sup> - 435 M <sup>2</sup>
COMMUNAL AMENITY PROVIDED	
	2,002.43 M <sup>2</sup> (21,554 FT <sup>2</sup> )
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	
71 UNDERGROUND SPACES	
TOTAL PARKING PROVIDED	86 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)	
PROPOSED BUILDING HEIGHT	
17.36 M (5 STOREYS FROM AVERAGE GRADE)	

**UNIT CHART**

UNIT CHART	STUDIO	1 BED	1-DEN	2 BED
2ND FLOOR	25	11	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

**1 SITE PLAN**  
A101 SCALE : 1/250



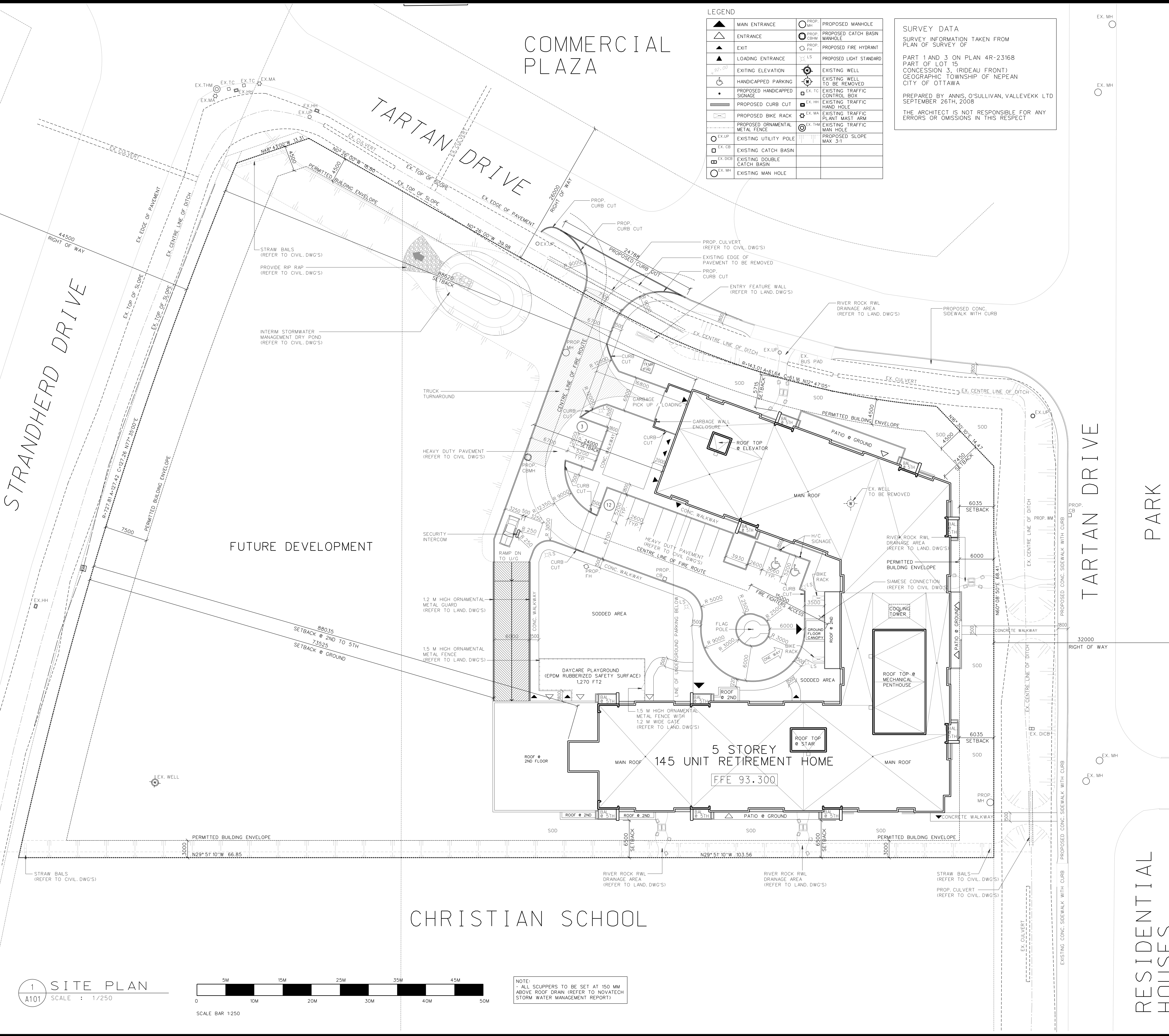
NOTE:  
- ALL SCUPPERS TO BE SET AT 150 MM ABOVE ROOF DRAIN (REFER TO NOVATECH STORM WATER MANAGEMENT REPORT)

**COMMERCIAL PLAZA**

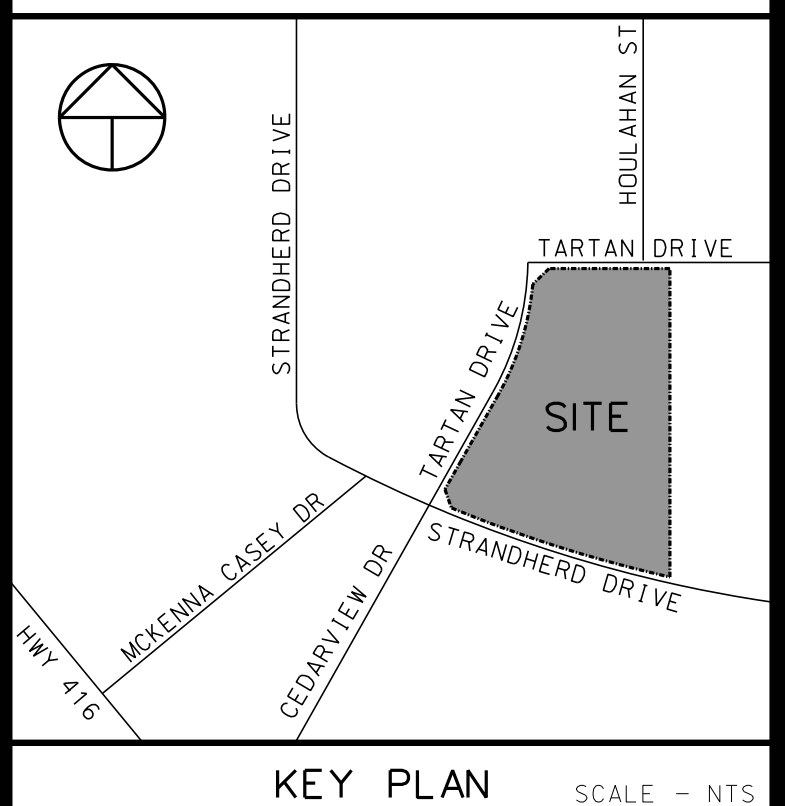
**LEGEND**

▲	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 TRAFFIC CONTROL BOX
♿	PROPOSED HANDICAPPED SIGNAGE	○	EXISTING TRAFFIC HAND HOLE
—	PROPOSED CURB CUT	○	EXISTING TRAFFIC PLANT MAST ARM
—	PROPOSED BIKE RACK	○	EXISTING TRAFFIC MAN HOLE
—	PROPOSED ORNAMENTAL METAL FENCE	○	EXISTING TRAFFIC MAN HOLE
○	EXISTING UTILITY POLE	○	PROPOSED SLOPE MAX 3:1
□	EXISTING CATCH BASIN		
□	EXISTING DOUBLE CATCH BASIN		
○	EXISTING MAN HOLE		

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

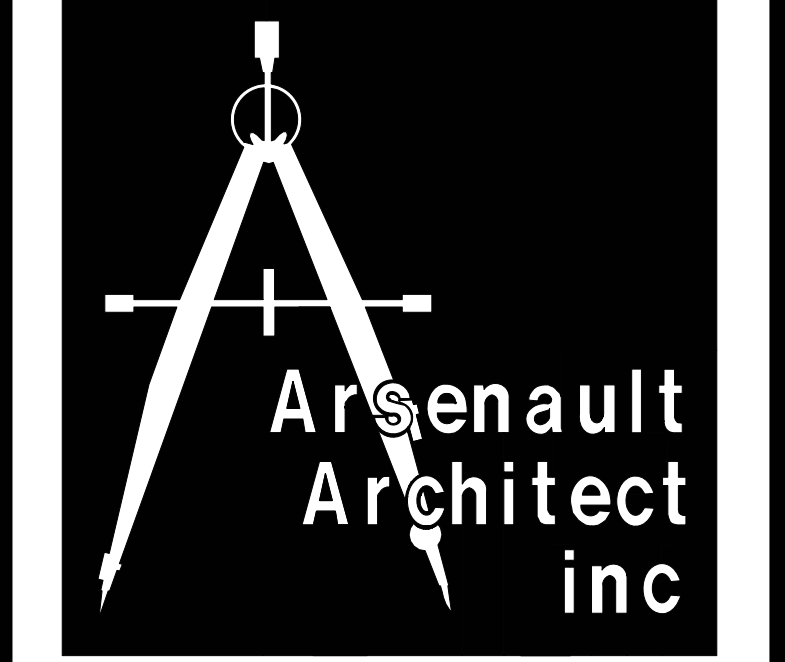
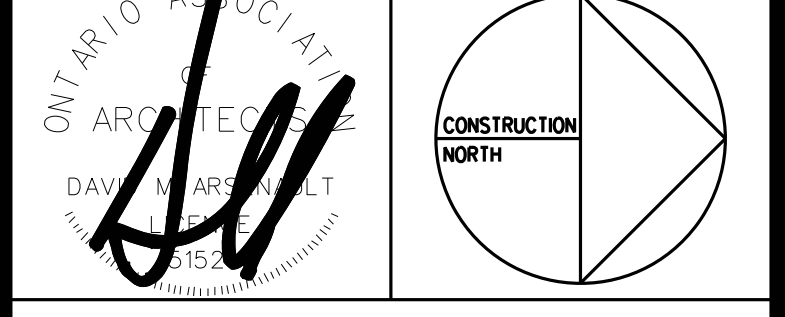


DATE	ISSUED FOR
06-12-13	5116 PLAN APPROVAL SUBMITTAL



No	Date	Revisions

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