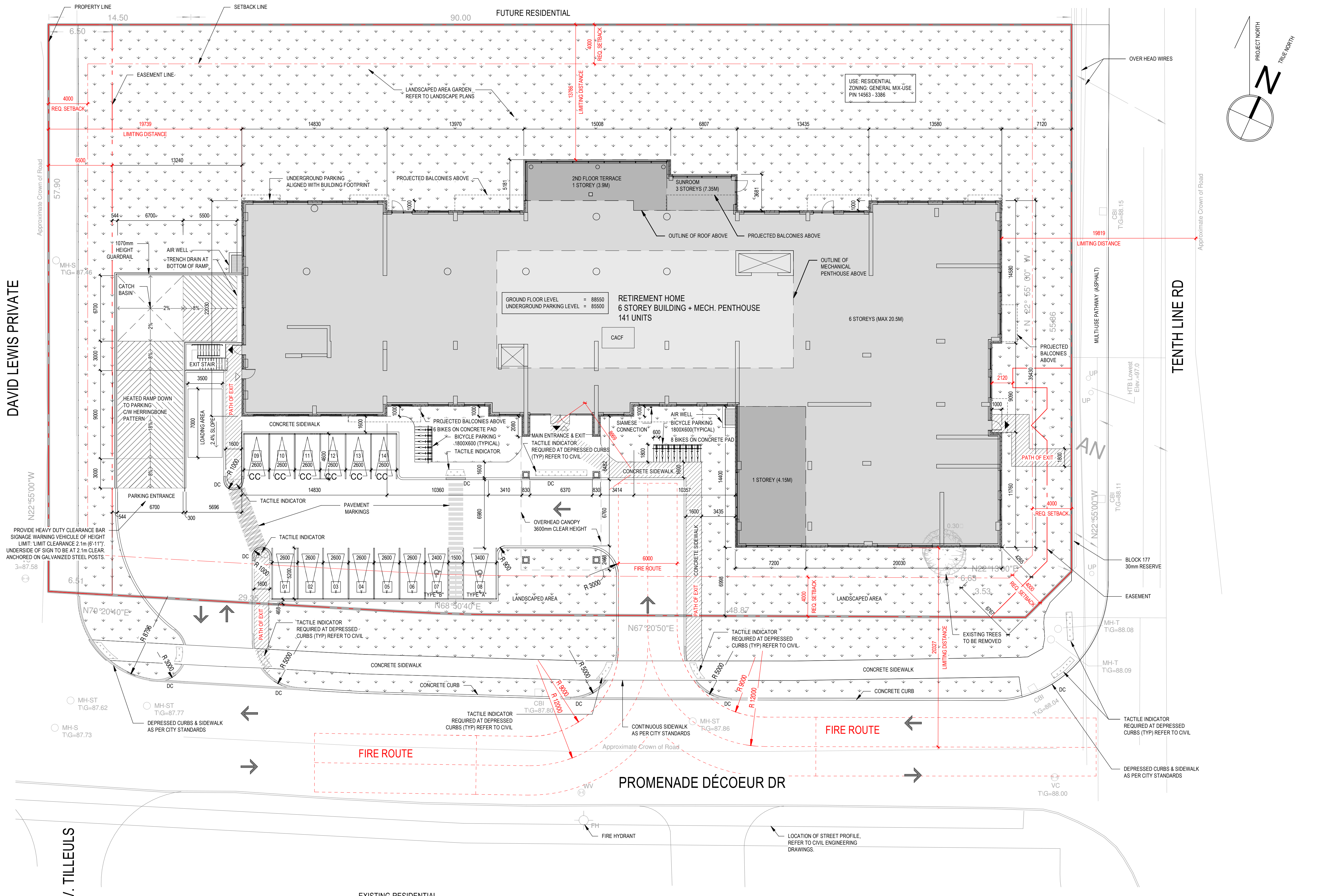




- FOR EXISTING SITE CONDITIONS, SEE SURVEY PLAN BY ANNIS O'SULLIVAN VOLLEBEK LTD. SUBMITTED SEPARATELY.
  - FOR PROPOSED VEGETATION AND LANDSCAPE INFORMATION, SEE LANDSCAPE ARCHITECTURE PLAN BY JAMES B. LENNOX & ASSOCIATES SUBMITTED SEPARATELY.
  - FOR NEW GARDENS AND SITE, SEE CIVIL ENGINEERING PLAN BY NOVATECH, SUBMITTED SEPARATELY.
- NOTE:  
• SNOW STORAGE: SNOW WILL BE HAULED OFF SITE.

**SYMBOL LEGEND**

	UTILITY POLE		T/G XXX TOP OF GATE (SURVEY LEVEL)
	FIRE HYDRANT		EXIT
	CATCH BASIN		ENTRANCE
	CATCH BASIN INLET		EXIT PATH OF TRAVEL
	MHS-T MAINTENANCE HOLE STORM SEWER		DEPRESSED CURB
	MHS-S MAINTENANCE HOLE SANTARY		PAVEMENT MARKING
	PARKING COUNT		TACTILE INDICATOR
	COMPACT CAR PARKING SPACE		
	ACCESSIBLE PARKING TYPE 'A' AS PER ACCESSIBILITY DESIGN STANDARDS (CITY OF OTTAWA)		
	ACCESSIBLE PARKING TYPE 'B' AS PER ACCESSIBILITY DESIGN STANDARDS (CITY OF OTTAWA)		
	BICYCLE PARKING 600X1800		



**GENERAL MIXED-USE ZONE (SECTIONS 187-188)**

ZONING MECHANISM	REQUIRED	PROVIDED
Minimum lot area	N/A	6245.23m <sup>2</sup>
Minimum lot width	N/A	104.49m
Maximum building height (Proposed zoning amendment)	18m	20.50m
Minimum front yard setback [GM 950]	4m	7.00m
Minimum interior side yard setback [GM 950]	4m	7.12m (Tenth Line Rd.) 19.74m (David Lewis Private)
Minimum rear yard setback [GM 950]	4m	13.78m
Maximum floor space index	2 (total gross floor area / lot area)	1.09 = 6831 / 6245.23
Minimum width of landscaped area	(i) abutting a street 3m (ii) other cases N/A	(i) front yard 0.47m (parking exception, refer to plans.) (ii) side yard 7.12m (iii) rear yard 13.78m (iv) interior yard 19.74m
Maximum gross leasable floor area [GM 950]	(i) for a lot less than 4 hectares in area 9999m <sup>2</sup>	6587m <sup>2</sup>

**SITE STATISTICS**

Number of floors & Building Height	6 storeys + Mechanical Penthouse 19.95 m
Ground G.F.A.	74.6 m <sup>2</sup>
Lot Coverage	2101.72 m <sup>2</sup> (39.8%)
Ground Parking Area	183.04m <sup>2</sup> (3.5%)
Landscaped Area (Excl. Parking)	2990.51m <sup>2</sup> (56.7%)

**AMENITY**

REQUIRED	PROVIDED
Amenity Area (Part 5 Section 137)	Communal Amenity Area (G.F.A.): 1838 m <sup>2</sup> Private Amenity Area (G.F.A.): 315 m <sup>2</sup>

**ZONING AMENITY AREA**

USE	AREA	USE	AREA
AMENITY COMMON	1838 m <sup>2</sup>	MED OR PERS. SERVICES	179 m <sup>2</sup>
AMENITY PRIVATE	315 m <sup>2</sup>	OFFICE SPACE	66 m <sup>2</sup>
TOTAL	2153 m <sup>2</sup>	RESIDENTIAL	6831 m <sup>2</sup>
		TOTAL	6831 m <sup>2</sup>

**UNIT STATISTICS - DÉCOEUR RETIREMENT HOME**

Floor	Assisted Care (Studio)	Assisted Care (1br)	Studio	1br	2br
Ground floor					
2nd floor (AC Memory)	25	5	0	0	0
3rd floor (AC Physical)	24	6	0	0	0
4th floor			8	17	2
5th floor			8	17	2
6th floor			8	17	2
Total (Above Grade)	49	11	24	51	6
Percentage Mix	42.6%			57.4%	
Grand Total	60			81	
Total Dwelling Units	141				

**REQUIRED BARRIER FREE UNITS**

NAME	TOTAL	REQ. BF (15%)
1 BR	51	7.65
2 BR	6	0.9
AC-1 BR	11	1.65
AC-S	49	7.35
STUDIO	24	3.6
TOTAL	141	21.15

**ZONING BY-LAW PARKING REQUIREMENT FOR RETIREMENT HOME**

ZONING MECHANISM	REQUIRED	PROVIDED
Minimum parking space requirement (Part 4 Sections 100-114)	0.25 per unit 0.25 X 141 = 35 1 per 100m <sup>2</sup> of GFA used for medical or personal services 179m <sup>2</sup> = 1 exterior parking Total: 36	Interior: 37 Regular: 34 Compact: 3 Exterior: 14 Regular: 9 Compact: 6 Total: 51
Minimum bicycle parking space requirement (Table 111A)	0.25 per unit 0.25 X 141 = 35 Total: 35	Interior: 22 Exterior: 14 Total: 36

**WASTE MANAGEMENT - PRIVATE PICK-UP FOR HIGH-RISE RESIDENTIAL**

ZONING MECHANISM	REQUIRED	PROVIDED
Garbage	Compacted: 0.053 y <sup>3</sup> per unit (rounded up to the nearest yard) 0.053x141 units= 7.47	3 x 3y <sup>3</sup> bins for garbage
Recycling	FEL GMP Containers: 0.018y <sup>3</sup> per unit (rounded up to the nearest yard) 0.018x141 units=2.53 FEL Fibre Containers: 0.038y <sup>3</sup> per unit (rounded up to the nearest yard) 0.038x141 units=5.36	1 X 3y <sup>3</sup> bins for glass/metal/plastic 2 X 3y <sup>3</sup> bins for fibre
Organics	Group: 240L green containers for every 50 units 141/50 units= 2.82	3 X 240L green containers for organics

**NOTES GÉNÉRALES / General Notes**

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MÉCANIQUE / ÉLECTRIQUE Mechanical / Electrical  
**JAIN**  
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905 285 9900 jainconsultants.com

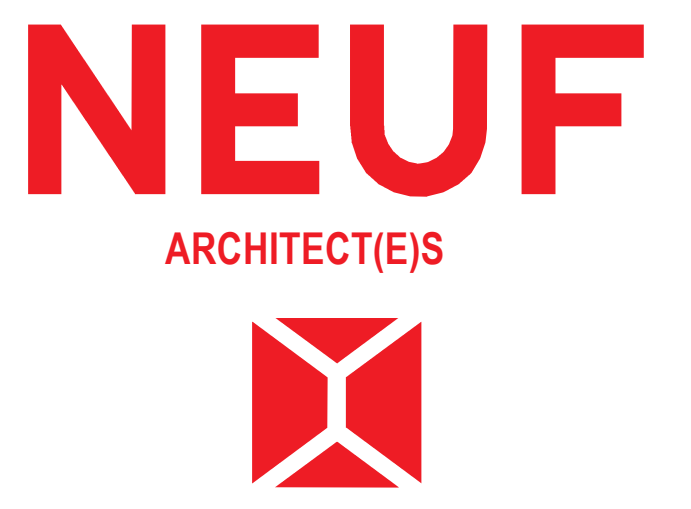
STRUCTURE Structural  
**Adjeleian Allen Rubeli Limited**  
75 Albert Street, Suite 1005, Ottawa, ON K1P 5E7  
613 232 0788 aar.ca

ARCHITECTURE DE PAYSAGE Landscape Architect  
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SCÉAU / Seal



CLIENT Client  
**CLARIDGE HOMES**  
**RIVERSTONE**  
RETIREMENT COMMUNITIES

OUVRAGE Project  
**DÉCOEUR RETIREMENT HOME**  
EMPLACEMENT Location NO. PROJET No. 13677  
2380 Tenth Line Road, Ottawa 13677

**NO REVISION**

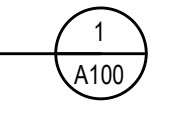
REVISION	DATE (aa-mm-ii)
A	SCHEMATIC REVIEW 2025-03-28
B	SCHEMATIC REVIEW 2025-04-03
C	INTERNAL REVIEW 2025-05-05
D	INTERNAL REVIEW 2025-05-15
E	INTERNAL REVIEW 2025-05-22
F	FOR COORDINATION 2025-06-05
G	FOR COORDINATION 2025-06-20
H	SPA - FOR COORDINATION 2025-07-23
I	SPA - FOR COORDINATION 2025-08-19
J	ISSUED FOR SPA 2025-09-29

DESSINÉ PAR Drawn by  
**AA**  
DATE (aa-mm-ii)  
2025-02-01  
TITRE DU DESSIN Drawing Title  
**SITE PLAN**

VÉRIFIÉ PAR Checked by  
**CR / PV**  
ÉCHELLE Scale  
As indicated

REVISION Revision NO. DESSIN Drawing Number  
**J**  
**A100**  
XXXXX

**SITE PLAN AT GROUND FLOOR**  
1:200



0 12 5 10m



D07-XX-XX-XX-XXXX