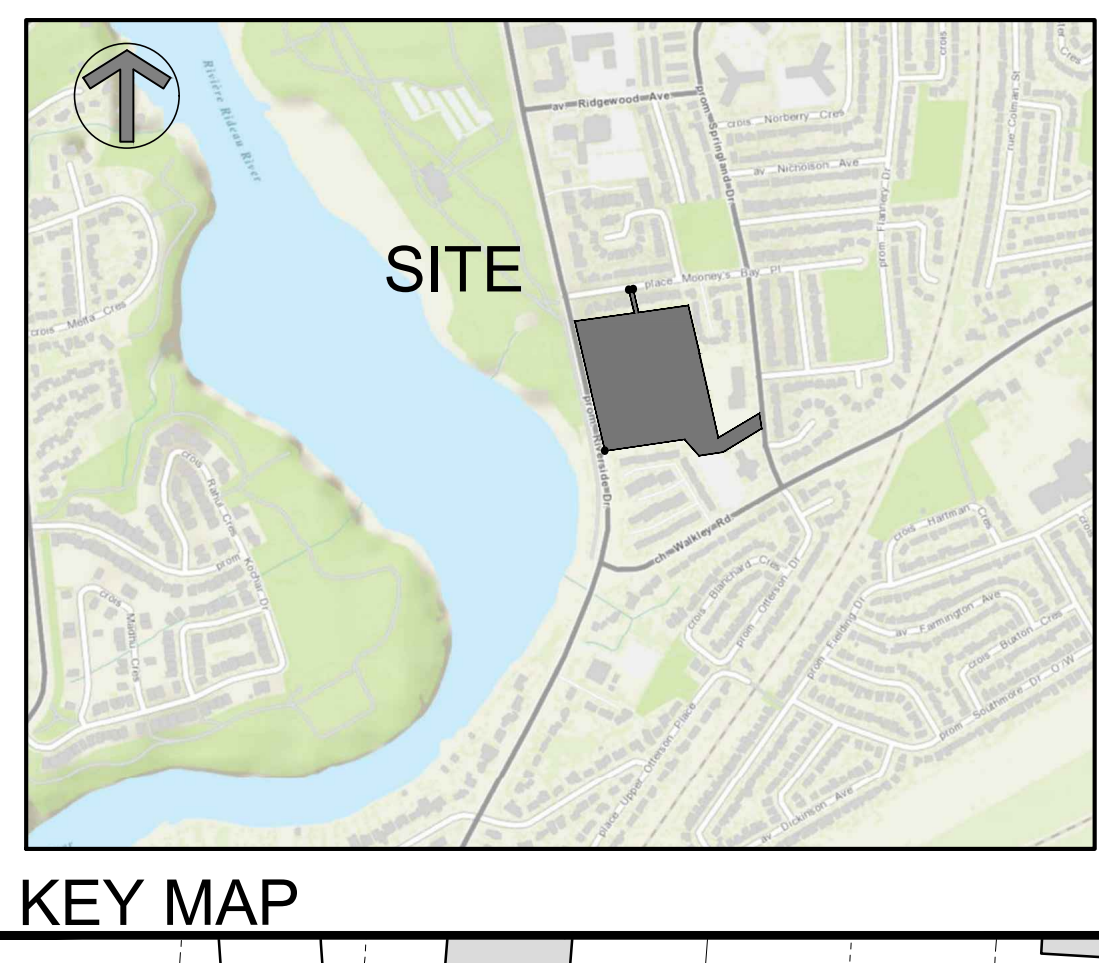


MOONEY'S BAY PLACE
(Formerly Flannery Drive)
p/n 04073 - 0079



PROJECT INFORMATION

ZONING	GM24495378 R5B(2451)S378 R4Y(2452)S378 11A(2450)S378
SITE AREA	10.664 acres 43,157.0 sq. m. 464,538 sq. ft.
BUILDING HEIGHT	AS PER SCHEDULE 378
FRONT YARD SETBACK	AS PER SCHEDULE 378
REAR YARD SETBACK	AS PER SCHEDULE 378
INTERIOR SIDE YARD SETBACK	VARIES - 1.2M FOR TOWNHOUSES & 3.0M FOR FLATS
BUILDING STATISTICS	
LOT COVERAGE	
PAVED SURFACE	6,935.0 sq. m. 16.1%
BUILDING FOOTPRINT	12,668.0 sq. m. 29.4%
LANDSCAPE OPEN SPACE	17,464.0 sq. m. 40.4%
LANDSCAPE PARK	6,090.0 sq. m. 14.1%
TOTAL	43,157.0 sq. m. 100.0%

BUILDING TYPE 'C1' (MIXED USE)

P1 LEVEL - PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	1,995.0 sq. m.
2nd FLOOR	832.5 sq. m.
3rd FLOOR	8,960.0 sq. m.
TOTAL AREA	2,605.5 sq. m.
BUILDING TYPE 'C2' (MIXED USE)	
P1 LEVEL - PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	1,995.0 sq. m.
2nd FLOOR	832.5 sq. m.
3rd FLOOR	8,960.0 sq. m.
TOTAL AREA	2,605.5 sq. m.

DRAWING NOTES:

- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED SUB-DIVISION PROPERTY LINE
- PROPOSED ROAD WIDENING
- VEHICLE ENTRANCE RAMP TO U/G PARKING GARAGE, HEATED WITH TRENCH DRAIN AT BOTTOM
- OUTLINE OF UNDERGROUND PARKING
- FIRE HYDRANT - PROPOSED
- 6.0 METRE WIDE FIRE ACCESS ROUTE
- SIAMSE CONNECTION
- 3.5m x 7.0m LOADING SPACE
- PRELIMINARY LOCATION OF HYDRO TRANSFORMER
- GAS METER CLOSET - SEE MECHANICAL
- RETAINING WALL / EDGE OF EXPOSED PARKING LEVEL
- BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
- LIGHT STANDARD, COORDINATE WITH ELECTRICAL
- NEW SIGNALIZED INTERSECTION
- CONCRETE PEDESTRIAN PATHWAY
- FIRE HYDRANT - EXISTING
- EXISTING TREE TO REMAIN, SEE LANDSCAPE PLAN
- REMOVE EXISTING TREE, SEE LANDSCAPE PLAN
- AIR INTAKE / EXHAUST GRILL FOR U/G PARKING GARAGE
- 2100mm HT. WOOD PRIVACY FENCE AS DETAILED BY LANDSCAPE ARCHITECT. EXISTING FENCING ENCRoACHING ON PROPERTY TO BE REMOVED
- 2.6M x 5.2M STANDARD PARKING SPACE
- 3.7M W. ASPHALT WALKWAY TO MOONEY'S BAY PLACE
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- ENTRANCE CANOPY WITH SUPPORT COLUMNS
- OUTLINE OF UPPER FLOORS
- PRIVATE BALCONIES ABOVE
- REMOVE EXISTING FENCING AS REQUIRED
- NEW INTERSECTION & STOP SIGN
- PROPOSED RETAINING WALL, SEE CIVIL
- CATCH BASIN - SEE MECHANICAL & CIVIL
- 5.0 x 5.0 METER SITE TRIANGLE
- LINE OF STORM WATER STORAGE TANK BELOW - SEE CIVIL
- 4.5M x 9.0M AREA RESERVED FOR EXTERIOR COMMERCIAL LOADING BAY - PROTECT EDGE WITH BOLLARDS
- 1500mm WIDE BUFFER BETWEEN CURB AND PARK PROPERTY LINE - SOFT FINISH
- NEW CONCRETE BUS STOP & SHELTER AS PER CITY SPECIFICATIONS SC-11
- 'B'-TYPE HANDICAPPED PARKING SPACES (X2)
- TWO SPACES TO BE RESERVED FOR TEMPORARY SNOW STORAGE
- 2.5m HIGH SOUND BARRIER AS PER ACOUSTICAL CONSULTANT DESIGN
- COMMUNITY MAILBOX AS PER CANADA POST SPECIFICATIONS
- STONE-CLAD RETAINING WALL - SEE LANDSCAPE PLAN
- PROTECT RAMP WITH 1070mm HIGH GUARD
- GARAGE INTAKE VENT - SEE MECHANICAL
- GARAGE EXHAUST VENT - SEE MECHANICAL
- CONCRETE BOLLARDS - SEE LANDSCAPE PLAN
- 2400mm HT. CHAINLINK FENCE ALONG SCHOOL PROPERTY LINE
- PRIVATE INTERIOR COURTYARD - SEE LANDSCAPE FOR DETAILS
- PAD-MOUNTED TRANSFORMER - SEE ELECTRICAL

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE, REFER TO TYPICAL ASSEMBLY SCHEDULE.
- INDICATES WINDOW TYPE, REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- INDICATES DOOR TYPE, REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- REFER TO TYPICAL ASSEMBLY SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES
- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A800 SERIES
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL
- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING
- ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE
- ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE
- ISSUED FOR BUILDING PERMIT, D & E Aug 29, 18
- ISSUED FOR REVISED SPA Aug 29, 18
- ISSUED FOR REVISED SPA July 09, 18
- ISSUED FOR REVISED SPA May 17, 18
- ISSUED FOR FOUNDATION PERMIT Jan 26, 18
- ISSUED FOR REVISED SPA Jan 26, 18
- ISSUED FOR SPA Aug 31, 17

BUILDING HEIGHT - PER BUILDING TYPE

BUILDING TYPE 'A-1' (TOWNHOUSE)	8.0 M - 1.5 STOREYS
BUILDING TYPE 'A-2' (TOWNHOUSE)	8.0 M - 2 STOREYS
BUILDING TYPE 'A-3' (TOWNHOUSE)	8.0 M - 1.5 STOREYS
BUILDING TYPE 'B' (APARTMENT BLDG)	14.0 M - 3.5 STOREYS
BUILDING TYPE 'C' (MIXED USE BLDG)	13.5 M - 3 STOREYS
BUILDING TYPE 'D' & 'E' (RETIREMENT HOME)	23.0 M - 6 STOREYS (COMPLEX)

BUILDING AREA - PER BUILDING TYPE

BUILDING TYPE 'A' (TOWNHOUSE)	3,048.5 sq. m.
BUILDING TYPE 'B' (APARTMENT BLDG)	32,814 sq. m.
BUILDING TYPE 'C' (APARTMENT BLDG)	37,794 sq. m.
BUILDING TYPE 'D' & 'E' (RETIREMENT HOME)	6,723.1 sq. m.
TOTAL	72,369.6 sq. m.

UNIT STATISTICS - PER BUILDING TYPE

BUILDING TYPE 'A' (TOWNHOUSE)	26
BUILDING TYPE 'B' (APARTMENT BLDG)	36
BUILDING TYPE 'C' (APARTMENT BLDG)	48
BUILDING TYPE 'D' & 'E' (RETIREMENT HOME)	512
TOTAL	622

CAR PARKING - PER BUILDING TYPE

BUILDING TYPE 'A' (TOWNHOUSE)	26
BUILDING TYPE 'B' (APARTMENT BLDG)	36
BUILDING TYPE 'C' (APARTMENT BLDG)	48
BUILDING TYPE 'D' & 'E' (RETIREMENT HOME)	190
TOTAL	300

BUILDING TYPE 'A' (TOWNHOUSE)

TYPE '1' (WITH GARAGE)	10	979.3 sq. m.	10,541 sq. ft.
TYPE '2' (WITH GARAGE)	8	1,194.4 sq. m.	12,856 sq. ft.
TYPE '3' (WITH GARAGE)	8	874.8 sq. m.	9,416 sq. ft.
TOTAL	26	3,048.5 sq. m.	32,814 sq. ft.

CAR PARKING

REQUIRED / PROVIDED	
RESIDENCE	- 1.0 PER UNIT (26 UNITS)
TOTAL	26

BUILDING TYPE 'B' (APARTMENT BLDG)

GROUND FLOOR - PARKING LEVEL	0.0 sq. m.
2nd FLOOR	389.8 sq. m.
3rd FLOOR	389.8 sq. m.
4th FLOOR	389.8 sq. m.
TOTAL AREA (PER BLDG)	1,169.5 sq. m.

UNIT STATISTICS

2 BEDROOM UNIT	36
TOTAL (3 BUILDINGS)	36

CAR PARKING

REQUIRED	- 1.2 PER UNIT (36 UNITS)
VISITOR	- 0.2 PER UNIT
TOTAL	50
PROVIDED	- 1.0 PER UNIT (36 UNITS)
VISITOR	- 0.36 PER UNIT
TOTAL	46

BICYCLE PARKING

REQUIRED	- 0.5 PER UNIT (36 UNITS)
PROVIDED	- INTERIOR
TOTAL	18

UNIT STATISTICS

1 BEDROOM UNIT	24
2 BEDROOM UNIT	24
TOTAL (2 BUILDINGS)	48
COMMERCIAL RETAIL (2 BUILDINGS)	2,025.0 sq. m.
TOTAL	21,795 sq. ft.

CAR PARKING

REQUIRED	
RESIDENCE	- 1.0 PER UNIT (48 UNITS)
VISITOR	- 0.2 PER UNIT
COMMERCIAL	- 3.6 PER 100m ²
TOTAL	131
PROVIDED	
RESIDENCE	- 1.0 PER UNIT (48 UNITS)
VISITOR	- 0.2 PER UNIT
COMMERCIAL	- 3.6 PER 100m ²
TOTAL	131

BICYCLE PARKING

REQUIRED	
RESIDENCE	- 0.5 PER UNIT (48 UNITS)
COMMERCIAL	- 1.0 PER UNIT 250m ² OF GFA
TOTAL	24
PROVIDED	
INTERIOR	48
EXTERIOR	12
TOTAL	60

BUILDING TYPE 'D' (RETIREMENT HOME)

BUILDING TYPE 'E' (SENIORS HOME)

P1 LEVEL - PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	1,745.5 sq. m.
BLDG. 'D' - 2nd FLOOR	18,785 sq. m.
BLDG. 'D' - 3rd to 6th FLOOR	6,307.7 sq. m.
BLDG. 'E' - 2nd FLOOR	16,974 sq. m.
BLDG. 'E' - 3rd to 6th FLOOR	67,895 sq. m.
BLDG. 'E' - 3rd to 6th FLOOR	11,243.9 sq. m.
BLDG. 'E' - 3rd to 6th FLOOR	121,028 sq. m.
TOTAL AREA	23,685.0 sq. m.
TOTAL	294,943 sq. ft.

UNIT STATISTICS

ROOMING UNIT	244
DWELLING UNIT 1 BEDROOM	193
DWELLING UNIT 2 BEDROOM	75
TOTAL	512

CAR PARKING

REQUIRED	
RESIDENCE	- 0.25 PER UNIT
PERSONAL SERVICE	- 0.1 PER 100m ² OF GFA
TOTAL	158
PROVIDED	
RESIDENCE	- 0.32 PER UNIT
PERSONAL SERVICE	- 0.1 PER 100m ² OF GFA
TOTAL	190

BICYCLE PARKING

REQUIRED	- 0.25 PER UNIT
PROVIDED	
INTERIOR	120
EXTERIOR	8
TOTAL	128

LEGAL DESCRIPTION

TOPOGRAPHICAL PLAN OF
PART OF LOTS 24 and 25
CONCESSION JUNCTION GORE
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebek Ltd.

PROJECT DEVELOPER

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URBAN PLANNER

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E-Mail: morris@fotenn.com

SURVEYOR

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E-Mail: EdH@aovltd.com

SITE PLAN SYMBOLS:

- PUBLIC PARK
- DRIVING SURFACE
- SIDEWALKS / WALKING SURFACE
- RETAINING / PLANTER / DECORATIVE WALL, SEE LANDSCAPE AND CIVIL
- PROPERTY LINE
- EXISTING SETBACK LINE
- PROPOSED SUBDIVISION PROPERTY LINE
- BIKE RACK
- ENTRANCE / EXIT DOOR
- FIRE HYDRANT
- SIAMSE CONNECTION
- VEHICULAR DIRECTION
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- STREET LIGHT

NOTE:

SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

CIVIL ENGINEER

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LANDSCAPE ARCHITECT

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APPROVED
By herweyerd@ at 3:39 pm, Oct 31, 2018

DON HERWEYER, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

1 SITE PLAN
SP-1
SCALE = 1 : 500

