



PROJECT INFORMATION	
ZONING	GM24495378 R50(24515)378 R47(2452)378 11A24505378
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 HEIGHT - PER BUILDING TYPE	
BUILDING TYPE 'A' (TOWNHOUSE)	8.0 M - 1.5 STOREYS
BUILDING TYPE 'A2' (TOWNHOUSE)	8.0 M - 2 STOREYS
BUILDING TYPE 'A3' (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. 32,814 sq. ft.
BUILDING TYPE 'B' (APARTMENT BLDG)	3,508.4 sq. m. 37,794 sq. ft.
BUILDING TYPE 'C' (APARTMENT BLDG)	6,723.1 sq. m. 72,367 sq. ft.
BUILDING TYPE 'D & E' (RETIREMENT HOME)	254,943 sq. m. 2,750,000 sq. ft.
TOTAL	36,955 sq. m. 397,868 sq. ft.
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
VISITOR SURFACE PARKING (BLDG B)	10
BUILDING TYPE 'C' (APARTMENT BLDG - U/G)	58
BUILDING TYPE 'C' (U/G COMMERCIAL)	22
BUILDING TYPE 'C' (A/G COMMERCIAL)	51
BUILDING TYPE 'D & E' (RETIREMENT HOME)	190
TOTAL	393
BUILDING TYPE 'A' (TOWNHOUSE)	
TYPE '1' (WITH GARAGE)	10
TYPE '2' (WITH GARAGE)	8
TYPE '3' (WITH GARAGE)	8
TOTAL	26
CAR PARKING	
REQUIRED / PROVIDED	RESIDENCE - 1.0 PER UNIT (26 UNITS) 26
BUILDING TYPE 'B' (APARTMENT BLDG)	
GROUND FLOOR - PARKING LEVEL	0.0 sq. m.
2nd FLOOR	389.8 sq. m. 4,196 sq. ft.
3rd FLOOR	389.8 sq. m. 4,196 sq. ft.
4th FLOOR	389.8 sq. m. 4,196 sq. ft.
TOTAL AREA (PER BLDG)	1,169.5 sq. m. 12,588 sq. ft.
UNIT STATISTICS	
2 BEDROOM UNIT	36
TOTAL (3 BUILDINGS)	36
CAR PARKING	
REQUIRED	RESIDENCE - 1.2 PER UNIT (36 UNITS) 43
VISITOR	- 0.2 PER UNIT 7
TOTAL	50
PROVIDED	RESIDENCE - 1.0 PER UNIT (36 UNITS) 36
VISITOR	- 0.36 PER UNIT 10
TOTAL	46
BICYCLE PARKING	
REQUIRED	- 0.5 PER UNIT (36 UNITS) 18
PROVIDED	- INTERIOR 18

BUILDING TYPE 'C1' (MIXED USE)	
P1 LEVEL - PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	1995.0 sq. m. 21,573 sq. ft.
2nd FLOOR	832.5 sq. m. 8,960 sq. ft.
3rd FLOOR	678.0 sq. m. 7,298 sq. ft.
TOTAL AREA	2,605.5 sq. m. 28,045 sq. ft.
BUILDING TYPE 'C2' (MIXED USE)	
P1 LEVEL - PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	1995.0 sq. m. 21,573 sq. ft.
2nd FLOOR	832.5 sq. m. 8,960 sq. ft.
3rd FLOOR	678.0 sq. m. 7,298 sq. ft.
TOTAL AREA	2,605.5 sq. m. 28,045 sq. ft.
UNIT STATISTICS	
1 BEDROOM UNIT	24
2 BEDROOM UNIT	24
TOTAL (2 BUILDINGS)	48
COMMERCIAL RETAIL (2 BUILDINGS)	2,025.0 sq. m. 21,796 sq. ft.
CAR PARKING	
REQUIRED	RESIDENCE - 1.0 PER UNIT (48 UNITS) 48
VISITOR	- 0.2 PER UNIT 10
COMMERCIAL	- 3.6 PER 100m ² 73
TOTAL	131
PROVIDED	RESIDENCE - 1.0 PER UNIT (48 UNITS) 48
VISITOR	- 0.2 PER UNIT 10
COMMERCIAL	- 3.6 PER 100m ² 73
TOTAL	131
BICYCLE PARKING	
REQUIRED	RESIDENCE - 0.5 PER UNIT (48 UNITS) 24
COMMERCIAL	- 1.0 PER UNIT 250m ² OF GFA 9
PROVIDED	INTERIOR 48
EXTERIOR	12
BUILDING TYPE 'D' (RETIREMENT HOME)	
P1 LEVEL - PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	1,745.5 sq. m. 18,789 sq. ft.
BLDG. 'D' - 2nd FLOOR	1,576.9 sq. m. 16,974 sq. ft.
BLDG. 'D' - 3rd to 6th FLOOR	6,307.7 sq. m. 67,896 sq. ft.
BLDG. 'E' - 2nd FLOOR	2,811.0 sq. m. 30,257 sq. ft.
BLDG. 'E' - 3rd to 6th FLOOR	11,243.9 sq. m. 121,099 sq. ft.
TOTAL AREA	23,685.0 sq. m. 254,943 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 128
PERSONAL SERVICE	- 0.1 PER 100m ² OF GFA 30
TOTAL	158
PROVIDED	RESIDENCE - 0.32 PER UNIT 160
PERSONAL SERVICE	- 0.1 PER 100m ² OF GFA 30
TOTAL	190
BICYCLE PARKING	
REQUIRED	- 0.25 PER UNIT 128
PROVIDED	INTERIOR 120
EXTERIOR	8
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, Vollebakk Ltd.	
PROJECT DEVELOPER	
CANOE BAY DEVELOPMENT Inc. 51 Cortleigh Drive Ottawa, ON, K2J 3Z8 Tel: (613) 447 0208 Fax: (613) 447 0208 E-Mail: gary@canobay.ca	
URBAN PLANNER	
FoTenn Consultants Inc. 223 McLeod Street Ottawa, ON Canada, K2P 0Z8 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: morris@fotenn.com	
SURVEYOR	
Annis O'Sullivan Vollebakk Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079 E-Mail: EdH@sovlt.com	

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
- SIAMSESE 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

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 A850 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

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 A850 SERIES.
- INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A850 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR BUILDING PERMIT, D & E	Aug 29, 18
2	ISSUED FOR REVISED SPA	Aug 29, 18
3	ISSUED FOR REVISED SPA	July 09, 18
4	ISSUED FOR REVISED SPA	May 17, 18
5	ISSUED FOR FOUNDATION PERMIT	Jan 26, 18
6	ISSUED FOR REVISED SPA	Jan 26, 18
7	ISSUED FOR SPA	Aug 31, 17

ARCHITECT SEAL: ARCHITECT: RODERICK LAHEY ARCHITECT INC. 56 Beech Street, Ottawa, Ontario K1S 3J6 1.613.724.9932 f.613.724.1209 www.roderricklahey.ca

PROJECT TITLE: 3071 RIVERSIDE DRIVE

CIVIL ENGINEER: David Schaeffer Engineering Ltd. 120 Iber Road, Unit 203 Stittsville, ON Canada, K2S 1E9 Tel: (613) 836-0856 Fax: (613) 836-7183

LANDSCAPE ARCHITECT: FoTenn Consultants Inc. 223 McLeod Street Ottawa, ON Canada, K2P 0Z8 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: macdonald@fotenn.com

SCALE: 1:500

SHEET No.: SP-1