

PLAN OF SURVEY
 SITE INFORMATION DERIVED FROM SURVEY TITLED,
 TOPOGRAPHIC PLAN OF SURVEY.

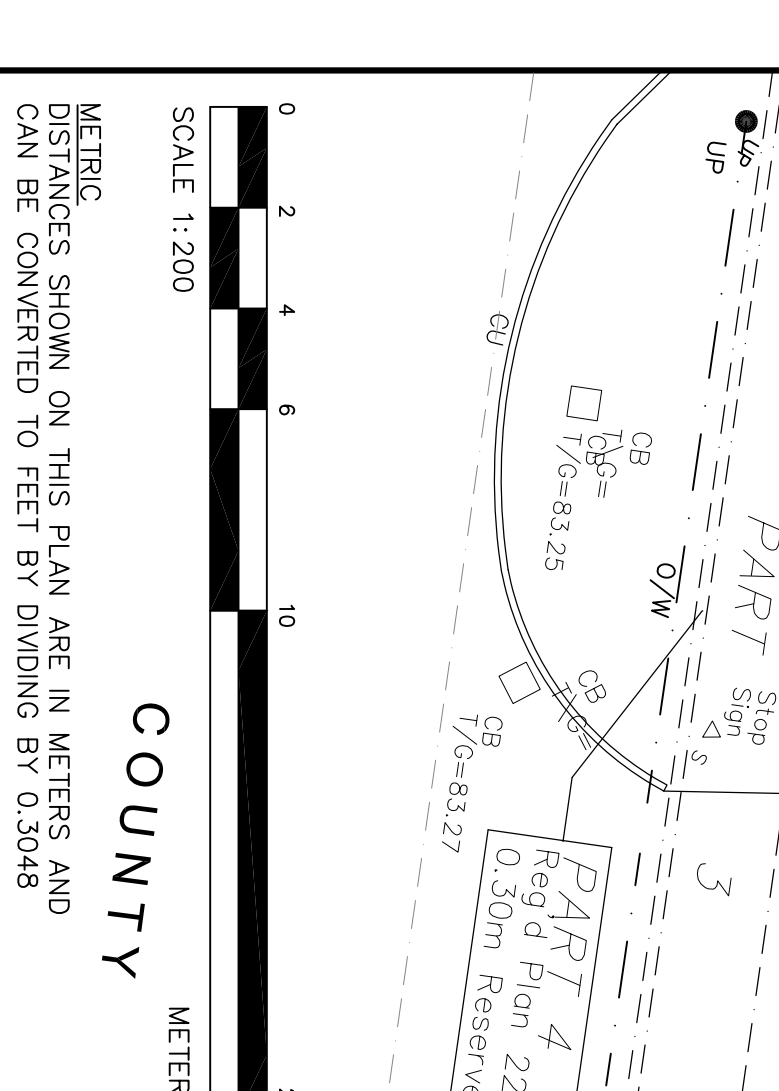
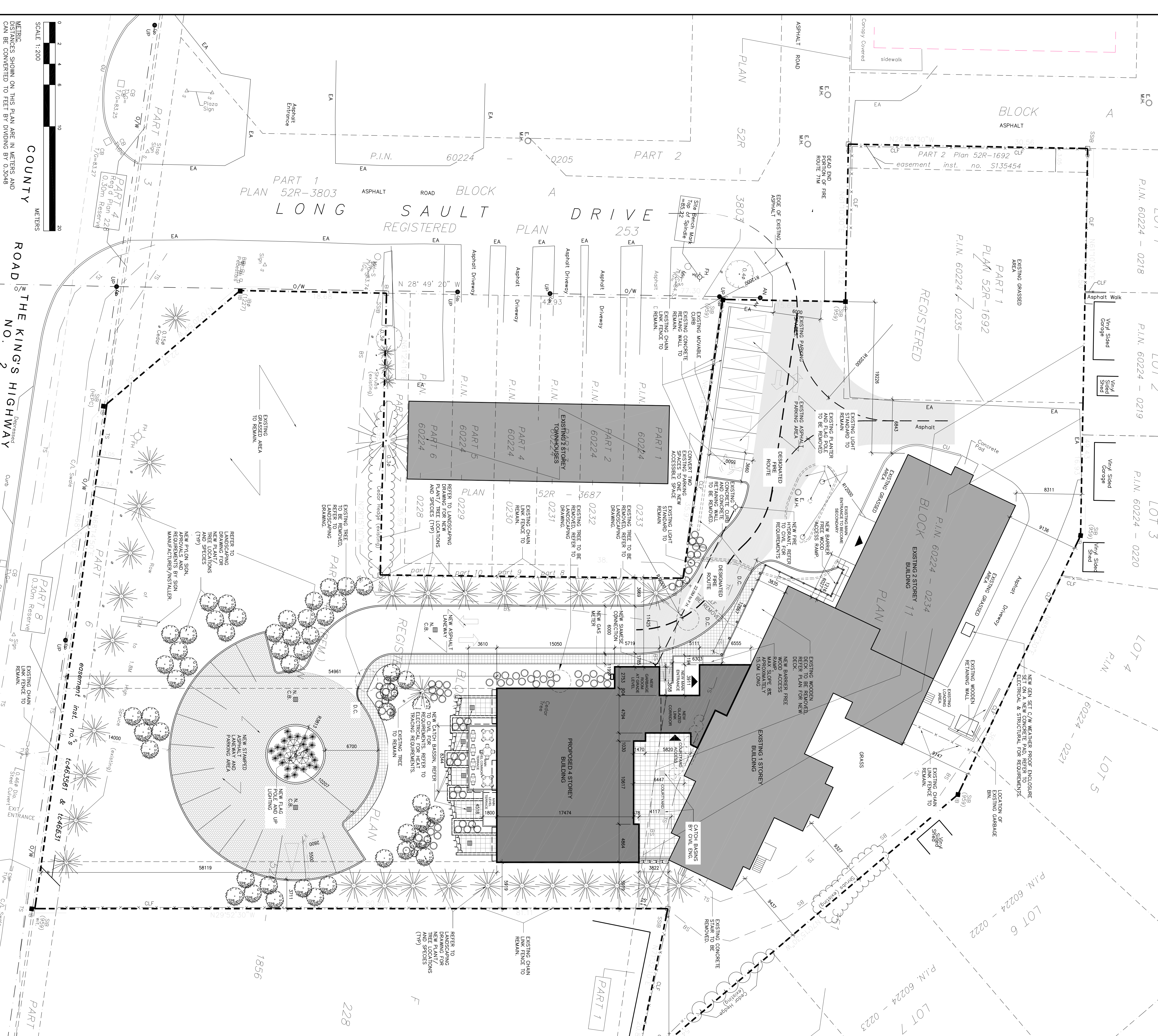
ELEVATION NOTE:
 1. ELEVATIONS ARE GEODETIC.
 2. ELEVATIONS ARE THE PROPERTY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT RELATIVE ELEVATION INFORMATION IS CORRECT. THE ARCHITECT DOES NOT SHOW THE ABOVE REFERENCED SURVEY.

LEGEND:
 M.H. MANHOLE, REFER TO CIVIL
 NEW INTERLOCK/PAVERS
 NEW INTERLOCK/PAVERS
 NEW PAINTED LINES
 DEPRESSED CURB
 SWALE CONNECTION
 FIRE HYDRANT, REFER TO CIVIL
 BUILDING ENTRANCE
 BICYCLE RACK
 EXISTING BUILDING FOOTPRINT
 NEW BUILDING FOOTPRINT
 TO BE REMOVED
 NEW BUILDING LINE ABOVE
 EXISTING CITY LIGHT STANDARD
 EXISTING CITY LIGHT STANDARD
 STORM WATER MANAGEMENT
 U/G CONTAINER

ITEM	REQUIRED	PROVIDED
Zone	1 and 12	
Maximum Building Height	20.00 m	15.20 m
Front Yard	6.00 m	19.20 m
Interior Yard Set Back	6.00 m	6.00 m
Exterior Yard Set Back	6.00 m	11.70 m
Rear Yard	6.00 m	9.40 m
Lot Area	Minimum of 1000 sq m	7,659 sq m
Lot Coverage	Maximum of 75%	18.3%

LANDSCAPING AREAS	TOTAL
SOFT LANDSCAPING	4017.9 m ²
HARD LANDSCAPING	2181.1 m ²
TOTAL	4299 m²

Residential Units	EXISTING	PROPOSED
Required Parking Spaces	333 units total PROPOSED 66 units total (6 units removed from existing building, 38 added in proposed 4 storey building)	
Required Parking Spaces	1 Parking space (6 beds + 11 Parking spaces, 4 staff, One Parking space from total must be for accessible use) EXISTING 36 beds = 6 Parking Spaces EXISTING 12 staff = 3 Parking Spaces EXISTING 9 PARKING SPACES REQUIRED EXISTING 36 beds = 6 Parking Spaces MINUS 5 ROOMS TO BE ELIMINATED FOR CONSTRUCTION OF NEW BUILDING THEREFORE, REQUIRED PARKING FOR RETAINED BEDS (31) = 5.2 SPACES PROPOSED 50 beds = 8.33 Parking Spaces PROPOSED 8 staff = 2 Parking Spaces PROPOSED 10.33 PARKING SPACES REQUIRED TOTAL REQUIRED = 42 SPACES (EXISTING RETAINED BEDS) + 3 FOR EXISTING STAFF + 8.33 (PROPOSED NEW BEDS) + 2 NEW STAFF = 52.66 SPACES PROVIDED 22 PARKING SPACES PROVIDED (INCLUDING ONE ACCESSIBLE SPACE)	



SCALE 1:200
 METERS
 COUNTY ROAD NO. 2 THE KINGS HIGHWAY
 DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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CONSULTANTS:
 STRUCTURAL - WSP
 MECHANICAL - BGA
 ELECTRICAL - BGA

PROJECT:
LONG SAULT VILLA
PROPOSED
NEW LINKED BUILDING

DRAWING:
SITE PLAN

DATE: DECEMBER 23, 2014
 SCALE: 1:200
 DRAWN BY: SP.01
 CHECKED BY: R.M.A.

19
 18
 17 RE-ISSUED FOR CONSTRUCTION 08/12/15
 16 ISSUED FOR CONSTRUCTION 19/11/15
 15 ISSUED FOR FINAL COORDINATION 13/11/15
 14 ISSUED TO SUPERVISOR AND CONTRACTOR FOR LAYOUT PURPOSES 23/09/15
 13 REVIEW FOR COST CONSULTANT 14/09/15
 12 ISSUED FOR TENDER 05/08/15
 11 ISSUED FOR COORDINATION 04/06/15
 10 ISSUED FOR COORDINATION 11/02/15
 09 ISSUED FOR BUILDING PERMIT 12/23/14
 08 ISSUED FOR COORDINATION 12/09/14
 07 CORRECTIONS TO FIRE ROUTE AND SHAWES CONVENTION LOCATION 11/06/14
 06 UPDATED SITE STATISTICS 11/06/14
 05 UPDATED FIRE ROUTE INFORMATION 10/28/14
 04 ISSUED FOR COORDINATION 10/19/14
 03 ISSUED FOR SITE PLAN CONTROL 09/22/14
 02 ISSUED FOR COORDINATION 08/22/14
 01 ISSUED FOR COORDINATION 08/14/14
 NO. REVISION MM/DD/YY
 DATE

ASSOCIATION OF PROFESSIONAL ARCHITECTS OF ONTARIO
 ARCHITECT
 R. M. A.