



- 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 GRADES AND SITE, SEE CIVIL ENGINEERING PLAN BY NOVATECH, SUBMITTED SEPARATELY.
- NOTE:
- SNOW STORAGE: SNOW WILL BE HAULED OFF SITE.

SYMBOL LEGEND

- UP UTILITY POLE
- FIRE HYDRANT
- CB CATCH BASIN
- CB CATCH BASIN INLET
- MH-ST MAINTENANCE HOLE STORM SEWER
- MH-S MAINTENANCE HOLE SANITARY
- PARKING COUNT
- CC 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
- TIG XXXX TOP OF GATE (SURVEY LEVEL)
- SIGN
- DO NOT ENTER SIGN
- BACK TO BACK SIGN
- EXIT
- ENTRANCE
- EXIT PATH OF TRAVEL
- DEPRESSED CURB
- PAVEMENT MARKING
- TACTILE INDICATOR
- CORNER TRIANGLE

ZONING BY-LAW 2008-250
GENERAL MIXED-USE ZONE (SECTIONS 187-188)
AREA C SUBURBAN

ZONING MECHANISM	REQUIRED	PROVIDED
Minimum lot area	N/A	6245.40m ²
Minimum lot width	N/A	104.50m
Maximum building height (Proposed zoning amendment)	18m	20.50m
Minimum front yard setback [GM 950]	4m	5.80m
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	14.97m
Maximum floor space index	2 (total gross floor area / lot area)	1.09 = 6812 / 6245.23
Minimum width of landscaped area	(i) front yard 3.0m (ii) side yard 1.2m (iii) rear yard 1.6m (iv) interior yard 19.74m	
Maximum gross leasable floor area [GM 950]	(i) for a lot less than 4 hectares in area 9999m ²	6538m ²

- NOTES GÉNÉRALES** General Notes
- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
 - Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor prior to the commencement of work.
 - Vous devez noter l'architecte de toute dimension et/ou divergence entre ces documents et ceux de votre professionnel. L'architecte n'est pas responsable de toutes les erreurs, omissions et divergences entre ces documents et ceux de votre professionnel.
 - Les dimensions sur ces documents doivent être lues et mesurées. / The dimensions on these documents must be read and measured.

MÉCANIQUE / ÉLECTRIQUE Mechanical / Electrical
JAIN
7405 East Danboro Crescent, 2nd Floor, Mississauga, ON L5N 6P8
905.285.9900 jaincorporate.com

STRUCTURE Structural
Adjeleian Allen Rubeli Limited
75 Albert Street, Suite 1005, Ottawa, ON K1P 8E7
613.232.9768 aar.ca

ARCHITECTURE DE PAYSAGE Landscape Architect
James B. Lennox & Associates
3332 Carling Avenue, Ottawa, ON K2H 5A8
613.722.6168 jba.ca

CIVIL Civil
Novatech Eng. Consultants Ltd.
2401 Baseline Crescent Drive, Suite 200, Ottawa, ON K2M 1P6
613.234.9643 novatech-eng.com

ARCHITECTES Architect
NEUF architect(e)s inc.
10 Rideau Street, 4th floor, Ottawa, ON K1N 8J1
613.234.2744 NEUF.ca

SCÉAU / Seal



NEUF ARCHITECT(E)S

SITE STATISTICS

Number of floors & Building Height	6 storeys + Mechanical Penthouse
Basement G.F.A.	19.95 m ²
Ground Floor G.F.A.	92.7 m ²
Lot Coverage	2101.91 m ² (41.2%)
Ground Parking Area	135.2m ² (2.7%)
Landscaped Area (Excl. Parking)	2859.60m ² (56.1%)

AMENITY

REQUIRED	PROVIDED
Amenity Area (Part 5 Section 137)	Communal Amenity Area (G.F.A.): 1877 m ² Private Amenity Area (G.F.A.): 317 m ²

ZONING AMENITY AREA

USE	AREA
AMENITY COMMON	1877 m ²
AMENITY PRIVATE	317 m ²
TOTAL	2194 m ²

ZONING GROSS FLOOR AREA

USE	AREA
MED OR PERS. SERVICES	131 m ²
OFFICE	142 m ²
RESIDENTIAL	8338 m ²
TOTAL	8612 m ²

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	8
2 BR	6	1
AC-1 BR	11	2
AC-S	49	7
STUDIO	24	4
TOTAL	141	21

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 ² of GFA used for medical or personal services 131m ² = 1 exterior parking Total: 37	Interior: 37 Regular: 35 Compact: 2 Exterior: 10 Regular: 10 Total: 47
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 ³ per unit (rounded up to the nearest yard) 0.053x141 units= 7.47	3 x 3y ³ bins for garbage
Recycling	FEL GMP Containers: 0.018y ³ per unit (rounded up to the nearest yard) 0.018x141 units=2.53 FEL Fibre Containers: 0.038y ³ per unit (rounded up to the nearest yard) 0.038x141 units=5.36	1 X 3y ³ bin for glass/metal/plastic 2 X 3y ³ bins for fibre
Organics	Group: 240L green containers for every 50 units 141/50 units= 2.82	3 X 240L green containers for organics

CLARIDGE HOMES
RIVERSTONE
RETIREMENT COMMUNITÉS

DÉCOEUR RETIREMENT HOME
EMPLACEMENT Location NO PROJET No
2380 Tenth Line Road, Ottawa 13677

NO REVISION DATE (aa-mm-ij)

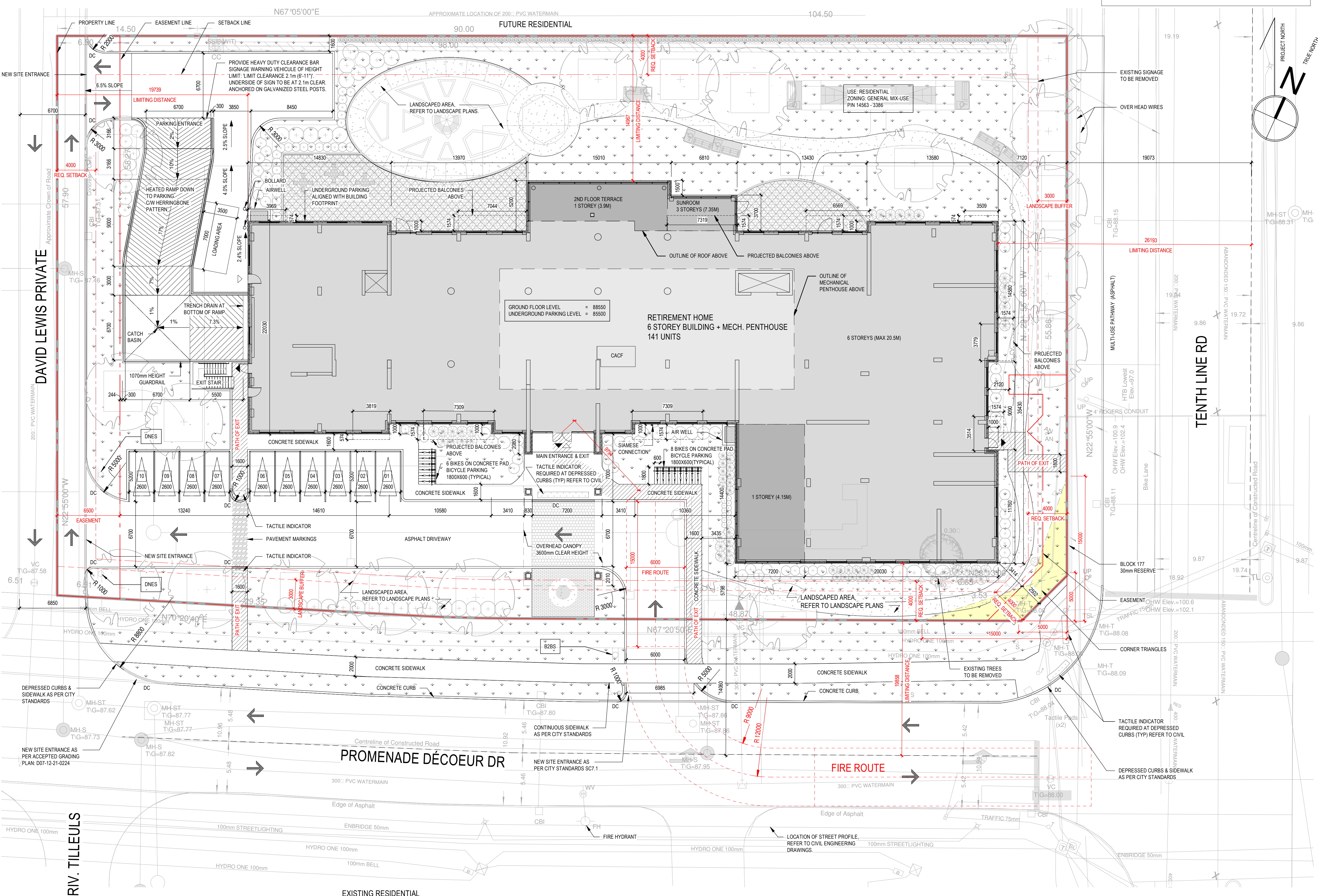
A	SCHEMATIC REVIEW	2025.03.28
B	SCHEMATIC REVIEW	2025.04.03
C	INTERNAL REVIEW	2025.05.05
D	INTERNAL REVIEW	2025.05.15
E	INTERNAL REVIEW	2025.05.22
F	FOR COORDINATION	2025.06.05
G	FOR COORDINATION	2025.06.20
H	SPA - FOR COORDINATION	2025.07.23
I	SPA	2025.09.19
J	ISSUED FOR SPA	2025.09.29
K	RE-ISSUED FOR SPA	2026.04.16

DESSIN PAR Drawn by
AA DATE (aa-mm-ij)
2025-02-01

VÉRIFIÉ PAR Checked by
CR / PV
ÉCHELLE Scale
As indicated

SITE PLAN

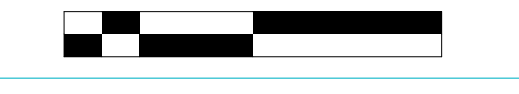
REVISION Revision NO. DESSIN Dwg Number
K **A100**
XXXXX

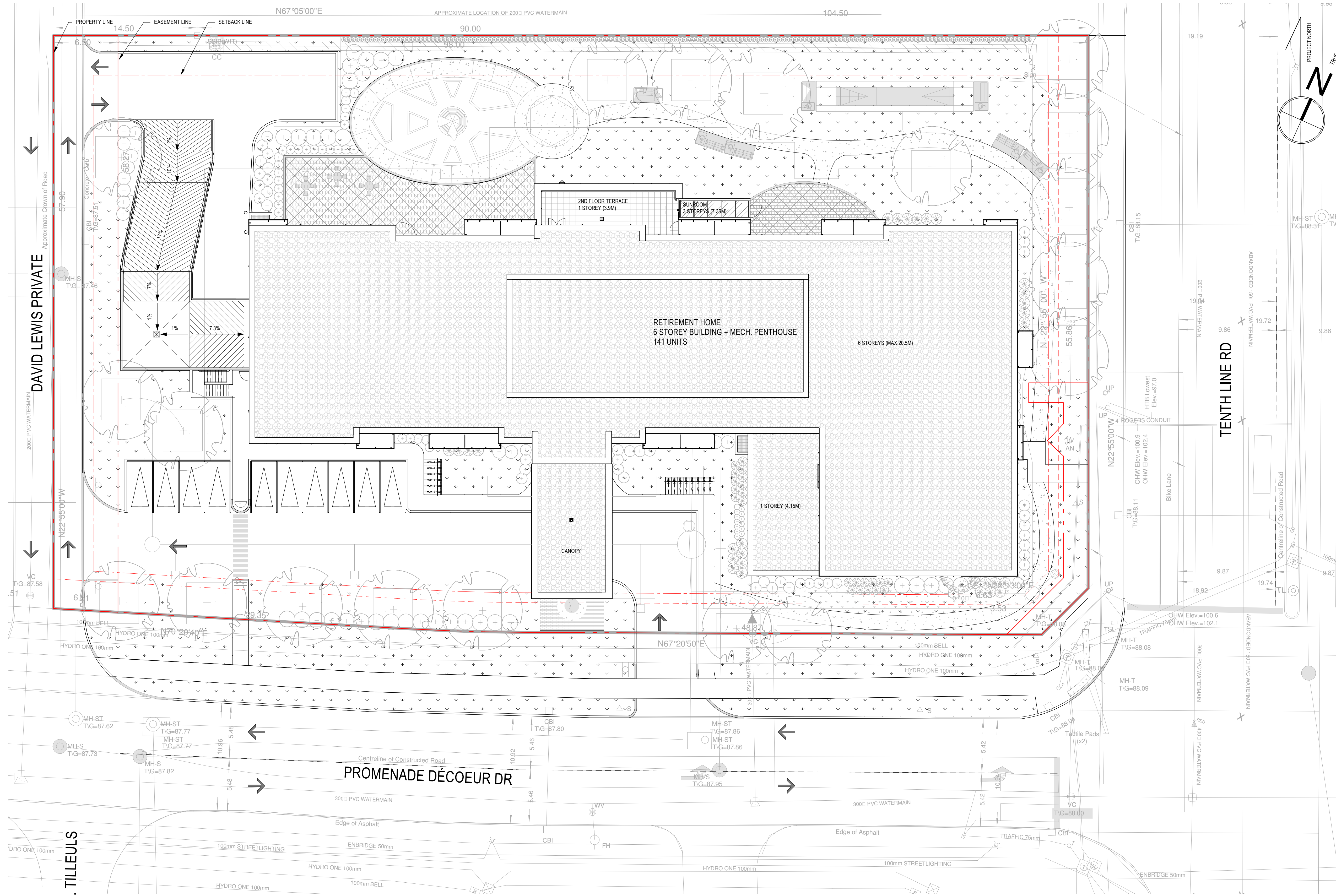


SITE PLAN AT GROUND FLOOR



1:200





ROOF PLAN
1:200

1
A101

0 12 5 10m

NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne doivent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor prior to the commencement of work.
- Veillez avoir l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the other professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MÉCANIQUE / ELECTRIQUE / Mechanical / Electrical
JAIN
 7405 Oak Carlin Crescent, 2nd Floor, Mississauga, ON L5N 6P8
 905.285.9900 jainconsultants.com

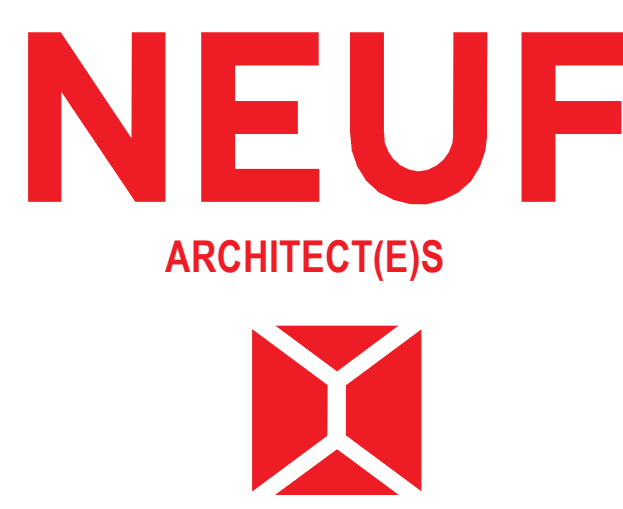
STRUCTURE / Structural
Adjelean Allen Rubeli Limited
 77 Albert Street, Suite 1005, Ottawa, ON K1P 5E7
 613.232.5786 aar.ca

ARCHITECTURE DE PAYSAGE / Landscape Architect
James B. Lennox & Associates
 3332 George Avenue, Ottawa, ON K2N 5A2
 613.722.5169 jba.ca

CIVIL / Civil
Novatech Eng. Consultants Ltd.
 240 McArthur Cleveland Drive, Suite 200, Ottawa, ON K2M 1P6
 613.234.8663 novatecheng.com

ARCHITECTES / Architect
NEUF architect(e)s Inc.
 10 Robson Street, 4th floor, Ottawa, ON K1N 5J1
 613.234.2274 NEUF.ca

SCEAU / Seal



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

NO.	REVISION	DATE (aa-mm-ii)
A	ISSUED FOR SPA	2025.09.29
B	RE-ISSUED FOR SPA	2026.04.16

DESSINÉ PAR / Drawn by
 AA/CR
 DATE (aa-mm-ii)
 2023-01-01
 TITRE DU DESSIN / Drawing Title
 VERIFIÉ PAR / Checked by
 CR/LH
 ÉCHELLE / Scale
 1:200

SITE PLAN AT ROOF

REVISION / Revision
B
 NO. DESSIN / Drawing Number
A101



A200 BASEMENT FLOOR PLAN

1:150

2
A200

NOTES GÉNÉRALES / General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne doivent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
2. Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor prior to the commencement of work.
3. Veuillez avoir l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the other professionals.
4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MÉCANIQUE / ELECTRIQUE / Mechanical / Electrical

JAIN
7405 Oak Carleton Crescent, 2nd Floor, Mississauga, ON L5N 6P8
905.285.9900 jainconsultants.com

STRUCTURE / Structural

Adjeleian Allen Rubeli Limited
77 Albert Street, Suite 1005, Ottawa, ON K1P 5E7
613.232.5785 aar.ca

ARCHITECTURE DE PAYSAGE / Landscape Architect

James B. Lennox & Associates
3332 Carleton Avenue, Ottawa, ON K2H 5A5
613.722.5169 jba.ca

CIVIL / Civil

Novatech Eng. Consultants Ltd.
240 Michael Cowland Drive, Suite 200, Ottawa, ON K2M 1P6
613.234.8663 novatecheng.com

ARCHITECTES / Architect

NEUF architect(e)s Inc.
18 Rénéau Street, 4th Floor, Ottawa, ON K1N 5J1
613.234.2274 NEUF.ca

SCEAU / Seal



NEUF
ARCHITECT(E)S



CLIENT / Client



OUVRAGE / Project

DÉCOEUR RETIREMENT HOME

EMPLACEMENT / Location: 2380 Tenth Line Road, Ottawa
NO. PROJET / No.: 13677

NO.	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	2025.09.19
J	ISSUED FOR SPA	2025.09.29
K	RE-ISSUED FOR SPA	2026.04.16

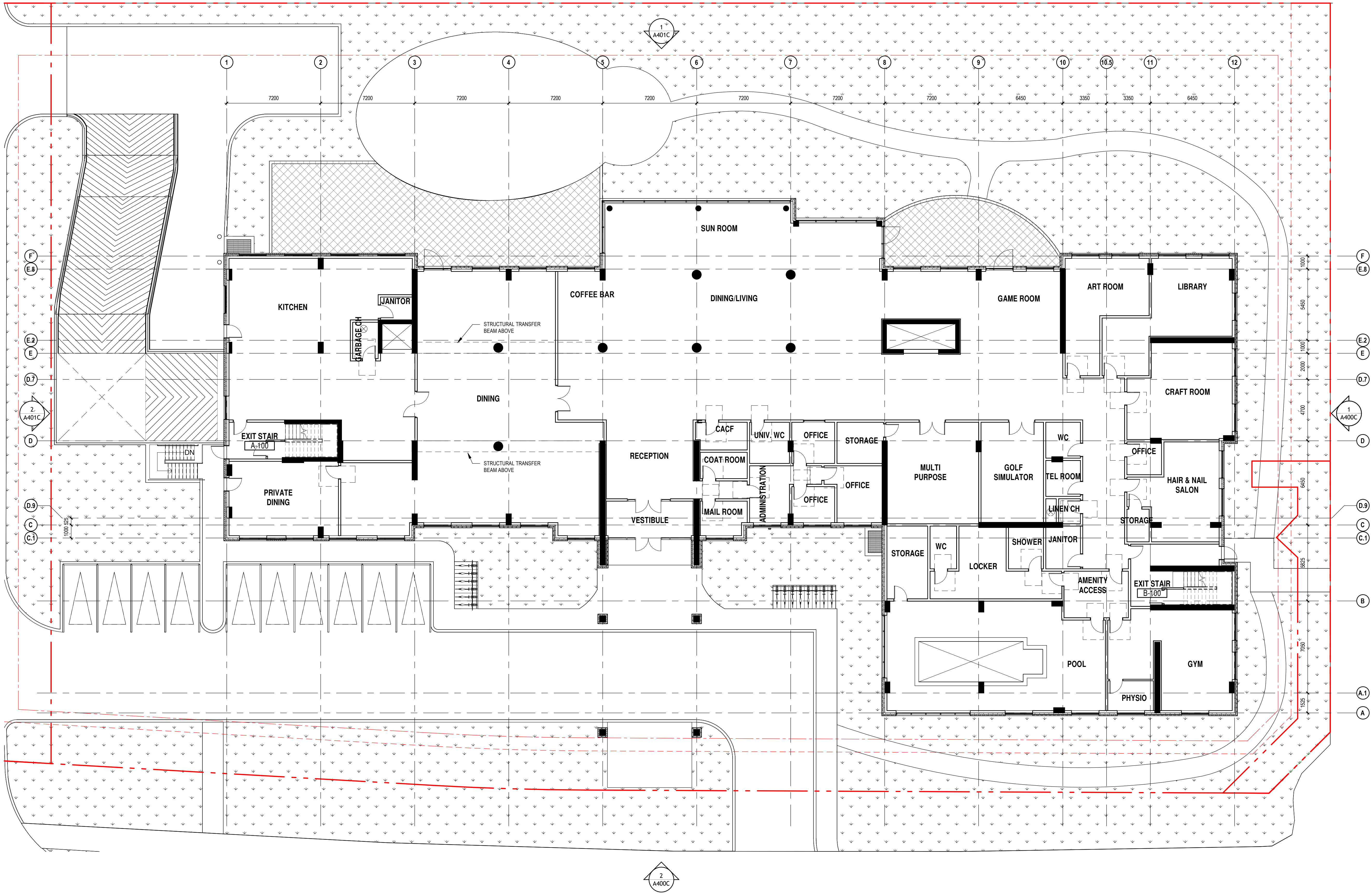
DESSINÉ PAR / Drawn by: AA
DATE (aa mm ii): 2025-02-01
TITRE DU DESSIN / Drawing Title: BASEMENT FLOOR PLAN

VÉRIFIÉ PAR / Checked by: CR / PV
ÉCHELLE / Scale: 1:150

BASEMENT FLOOR PLAN

REVISION / Revision: NO. DESSIN / Drawing Number: K

A200



GROUND FLOOR PLAN
1:150

1
A201

NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor prior to the commencement of work.
- Veillez avoir l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the other professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MÉCANIQUE / ELECTRIQUE / Mechanical / Electrical
JAIN
7405 Rue Carleton Crescent, 2nd Floor, Mississauga, ON L5N 6P8
905.285.9900 jainsonsultants.com

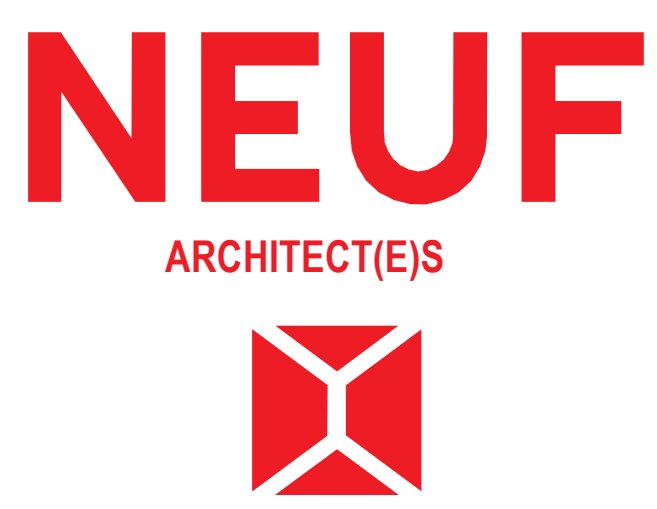
STRUCTURE / Structural
Adjeleian Allen Rubeli Limited
77 Albert Street, Suite 1005, Ottawa, ON K1P 5E7
613.232.5786 aar.ca

ARCHITECTURE DE PAYSAGE / Landscape Architect
James B. Lennox & Associates
3332 Carling Avenue, Ottawa, ON K2H 9A5
613.722.5169 jba.ca

CIVIL / Civil
Novatech Eng. Consultants Ltd.
240 Michael Cowpland Drive, Suite 200, Ottawa, ON K2M 1P6
613.234.8663 novatecheng.com

ARCHITECTES / Architect
NEUF architect(e)s Inc.
18 Robson Street, 4th floor, Ottawa, ON K1N 5J1
613.234.2274 NEUF.ca

SCEAU / Seal



OUVRAGE / Project
DÉCOEUR RETIREMENT HOME

EMPLACEMENT / Location
2380 Tenth Line Road, Ottawa

NO. PROJET / No.
13677

NO.	REVISION	DATE (aa-mm-ij)
A	SCHEMATIC REVIEW	2025.03.28
B	SCHEMATIC REVIEW	2025.04.03
C	FOR CLIENT REVIEW	2025.05.01
D	INTERNAL REVIEW	2025.05.05
E	INTERNAL REVIEW	2025.05.15
F	INTERNAL REVIEW	2025.05.22
G	FOR COORDINATION	2025.06.05
H	FOR COORDINATION	2025.06.20
I	SPA - FOR COORDINATION	2025.07.23
J	SPA	2025.08.19
K	ISSUED FOR SPA	2025.09.29
L	RE-ISSUED FOR SPA	2026.04.16

DESSINÉ PAR / Drawn by
AA

VERIFIÉ PAR / Checked by
CR / PV

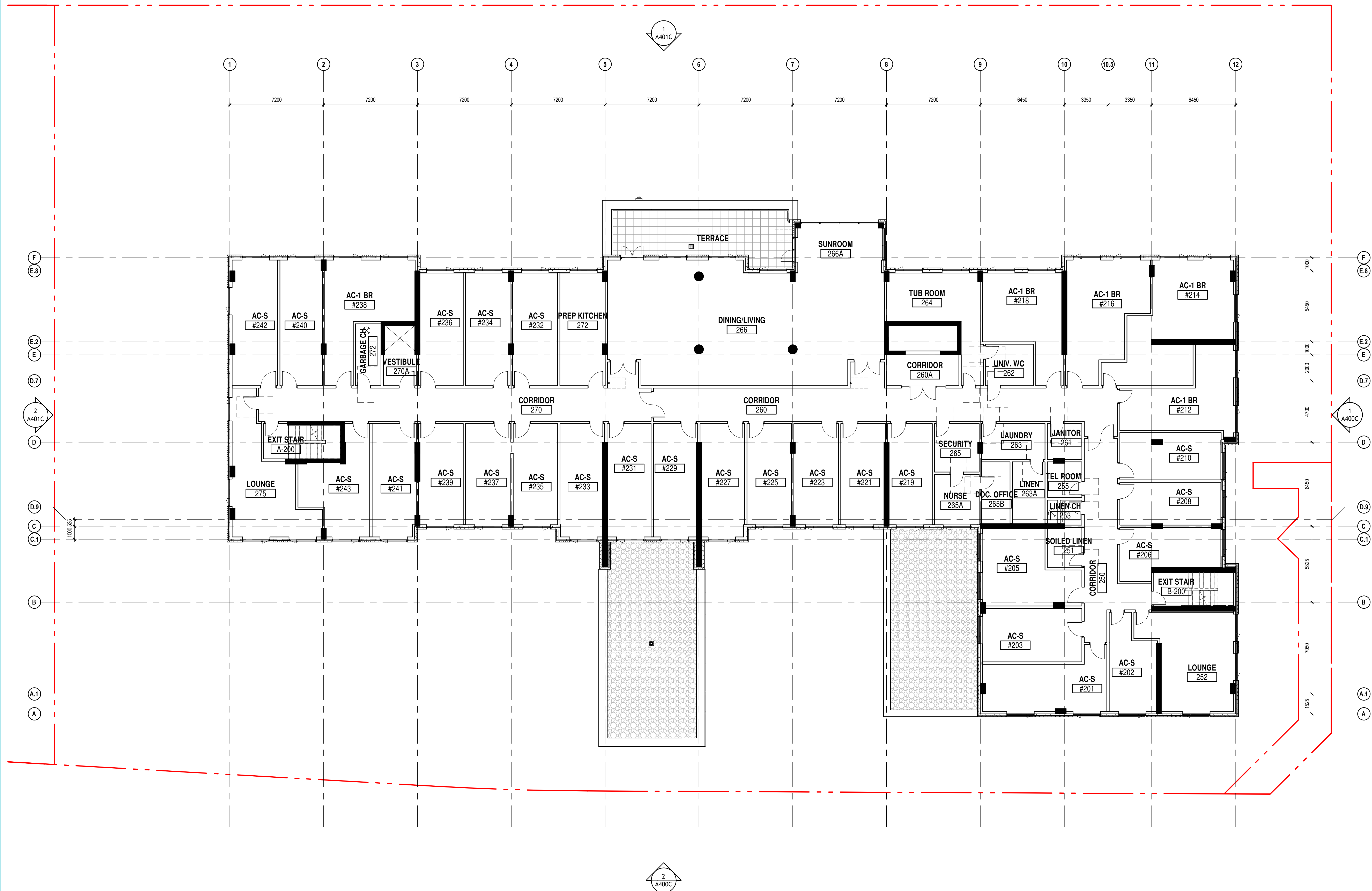
DATE (aa-mm-ij)
2025-02-01

ECHELLE / Scale
1:150

TITRE DU DESSIN / Drawing Title
GROUND FLOOR PLAN

REVISION / Revision
L

NO. DESSIN / Drawing Number
A201



2ND FLOOR PLAN
1:150

2
A202

NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne doivent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor prior to the commencement of work.
- Veillez avoir l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MÉCANIQUE / ELECTRIQUE / Mechanical / Electrical
JAIN
7405 Oak Carleton Crescent, 2nd Floor, Mississauga, ON L5N 6P8
905.285.9900 jainconsultants.com

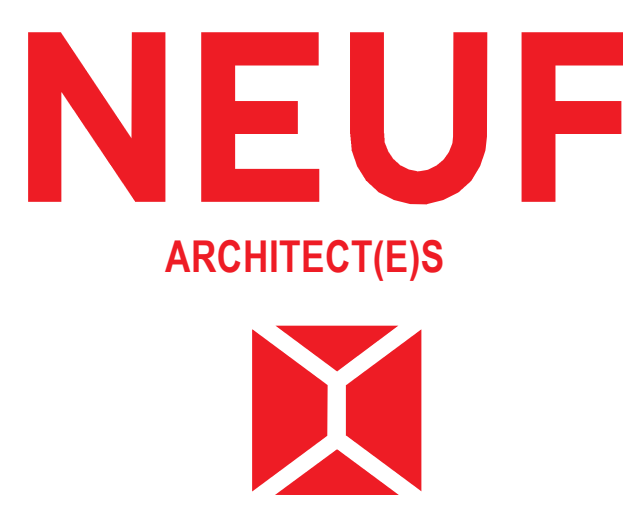
STRUCTURE / Structural
Adjeleian Allen Rubeli Limited
77 Albert Street, Suite 1005, Ottawa, ON K1P 5E7
613.232.5786 aar.ca

ARCHITECTURE DE PAYSAGE / Landscape Architect
James B. Lennox & Associates
3332 Carleton Avenue, Ottawa, ON K2H 5A5
613.222.5169 jba.ca

CIVIL / Civil
Novatech Eng. Consultants Ltd.
240 McLeod Cleveland Drive, Suite 200, Ottawa, ON K2M 1P6
613.234.8663 novatecheng.com

ARCHITECTES / Architect
NEUF architect(e)s Inc.
18 Rénéau Street, 4th Floor, Ottawa, ON K1N 5J1
613.234.2274 NEUF.ca

SCEAU / Seal



CLIENT / Client
CLARIDGE HOMES
RIVERSTONE
RETIREMENT COMMUNITIES

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

NO	REVISION	DATE (aa-mm-ii)
A	SCHEMATIC REVIEW	2025.03.28
B	SCHEMATIC REVIEW	2025.04.03
C	FOR CLIENT REVIEW	2025.05.01
D	INTERNAL REVIEW	2025.05.05
E	INTERNAL REVIEW	2025.05.15
F	INTERNAL REVIEW	2025.05.22
G	FOR COORDINATION	2025.06.05
H	FOR COORDINATION	2025.06.20
I	SPA - FOR COORDINATION	2025.07.23
J	SPA	2025.08.19
K	ISSUED FOR SPA	2025.09.29
L	RE-ISSUED FOR SPA	2026.04.16

DESSINÉ PAR / Drawn by
AA
DATE (aa mm ii)
2025-02-01
TITRE DU DESSIN / Drawing Title
2ND FLOOR PLAN

VÉRIFIÉ PAR / Checked by
CR / PV
ÉCHELLE / Scale
1:150

REVISION / Revision
NO. DESSIN / Drawing Number
L A202



3RD FLOOR PLAN
1:150

1
A203

NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne doivent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor prior to the commencement of work.
- Veillez avoir l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MÉCANIQUE / ELECTRIQUE / Mechanical / Electrical
JAIN
7405 Oak Carlin Crescent, 2nd Floor, Mississauga, ON L5N 6P8
905.285.9900 jainconsultants.com

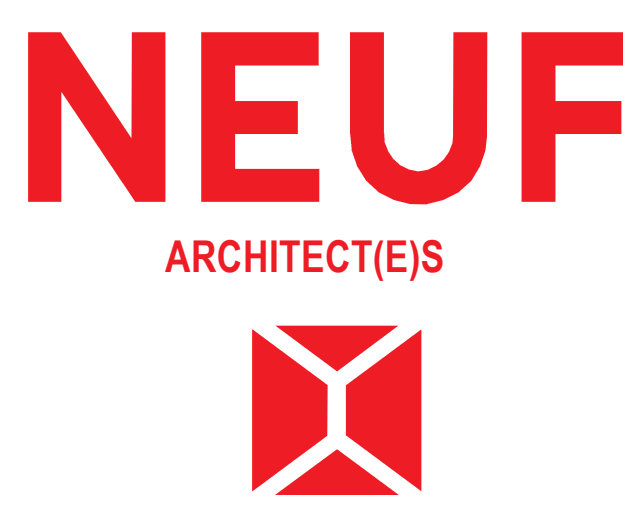
STRUCTURE / Structural
Adjeleian Allen Rubeli Limited
77 Albert Street, Suite 1005, Ottawa, ON K1P 5E7
613.232.5785 aar.ca

ARCHITECTURE DE PAYSAGE / Landscape Architect
James B. Lennox & Associates
3332 Carling Avenue, Ottawa, ON K2H 5A5
613.222.5169 jba.ca

CIVIL / Civil
Novatech Eng. Consultants Ltd.
240 McLeod Cleveland Drive, Suite 200, Ottawa, ON K2M 1P6
613.234.8663 novatecheng.com

ARCHITECTES / Architect
NEUF architect(e)s Inc.
10 Rénéau Street, 4th Floor, Ottawa, ON K1N 5J1
613.234.2274 NEUF.ca

SCEAU / Seal



CLIENT / Client
CLARIDGE HOMES
RIVERSTONE
RETIREMENT COMMUNITIES

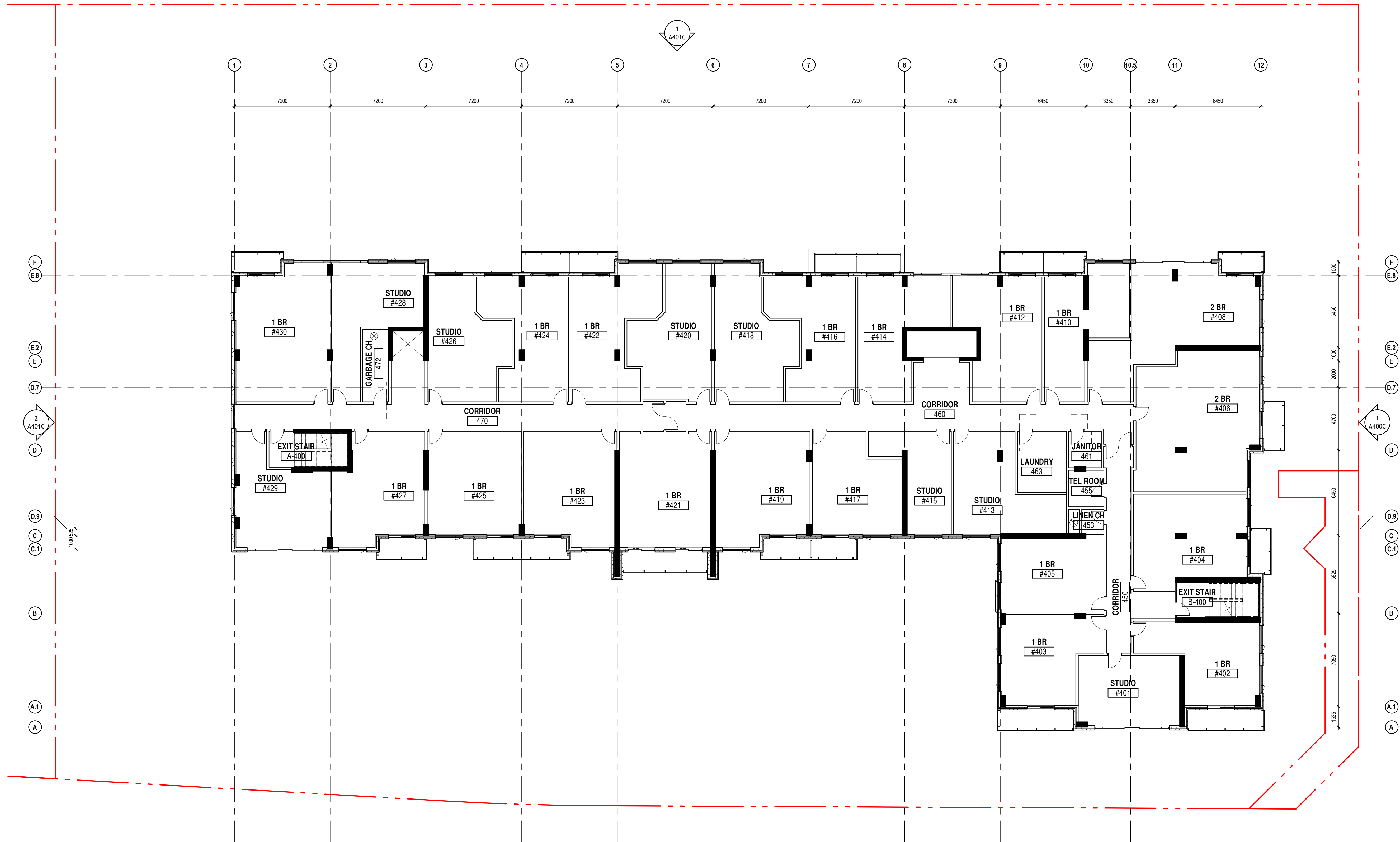
OUVRAGE / Project
DÉCOEUR RETIREMENT HOME
EMPLACEMENT / Location
2380 Tenth Line Road, Ottawa
NO. PROJET / No.
13677

NO.	REVISION	DATE (aa-mm-ii)
A	SCHEMATIC REVIEW	2025.03.28
B	SCHEMATIC REVIEW	2025.04.03
C	FOR CLIENT REVIEW	2025.05.01
D	INTERNAL REVIEW	2025.05.05
E	INTERNAL REVIEW	2025.05.15
F	INTERNAL REVIEW	2025.05.22
G	FOR COORDINATION	2025.06.05
H	FOR COORDINATION	2025.06.20
I	SPA - FOR COORDINATION	2025.07.23
J	SPA	2025.09.19
K	ISSUED FOR SPA	2025.09.29
L	RE-ISSUED FOR SPA	2026.04.16

DESSINÉ PAR / Drawn by
AA
DATE (aa mm ii)
2025-02-01
TITRE DU DESSIN / Drawing Title
3RD FLOOR PLAN

VÉRIFIÉ PAR / Checked by
CR / PV
ÉCHELLE / Scale
1:150

REVISION / Revision
NO. DESSIN / Drawing Number
L A203



4TH & 5TH FLOOR PLAN
1:150

1
A204

NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor prior to the commencement of work.
- Veillez avoir l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the other professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MÉCANIQUE / ELECTRIQUE / Mechanical / Electrical
JAIN
7405 Oak Carlin Crescent, 2nd Floor, Mississauga, ON L5N 6P8
905.285.9900 jainconsultants.com

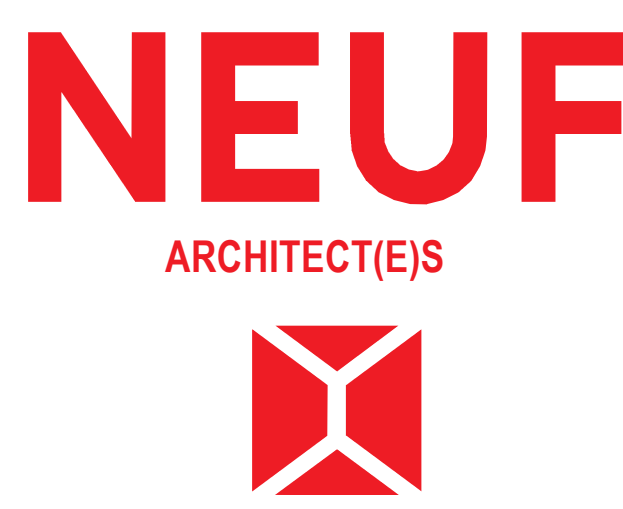
STRUCTURE / Structural
Adjeleian Allen Rubeli Limited
77 Albert Street, Suite 1005, Ottawa, ON K1P 5E7
613.232.5786 aa-rs.ca

ARCHITECTURE DE PAYSAGE / Landscape Architect
James B. Lennox & Associates
3332 Carling Avenue, Ottawa, ON K2N 5A5
613.722.5169 jba.ca

CIVIL / Civil
Novatech Eng. Consultants Ltd.
240 Michael Cowpland Drive, Suite 200, Ottawa, ON K2M 1P6
613.234.8663 novatecheng.com

ARCHITECTES / Architect
NEUF architect(e)s Inc.
10 Rénéau Street, 4th Floor, Ottawa, ON K1N 5J1
613.234.2274 NEUF.ca

SCEAU / Seal



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

NO	REVISION	DATE (aa-mm-ii)
A	SCHEMATIC REVIEW	2025.03.28
B	SCHEMATIC REVIEW	2025.04.03
C	FOR CLIENT REVIEW	2025.05.01
D	INTERNAL REVIEW	2025.05.05
E	INTERNAL REVIEW	2025.05.15
F	INTERNAL REVIEW	2025.05.22
G	FOR COORDINATION	2025.06.05
H	FOR COORDINATION	2025.06.20
I	SPA - FOR COORDINATION	2025.07.23
J	SPA	2025.08.19
K	ISSUED FOR SPA	2025.09.29
L	RE-ISSUED FOR SPA	2026.04.16

DESSINÉ PAR / Drawn by: AA
DATE (aa mm ii): 2025-02-01
TITRE DU DESSIN / Drawing Title: 4TH & 5TH FLOOR PLAN

VERIFIÉ PAR / Checked by: CR / PV
ECHELLE / Scale: 1:150



6TH FLOOR PLAN
1:150

1
A205

NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor prior to the commencement of work.
- Veillez avoir l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MÉCANIQUE / ELECTRIQUE Mechanical / Electrical
JAIN
7405 Oak Carleton Crescent, 2nd Floor, Mississauga, ON L5N 6P8
905.285.9900 jainconsultants.com

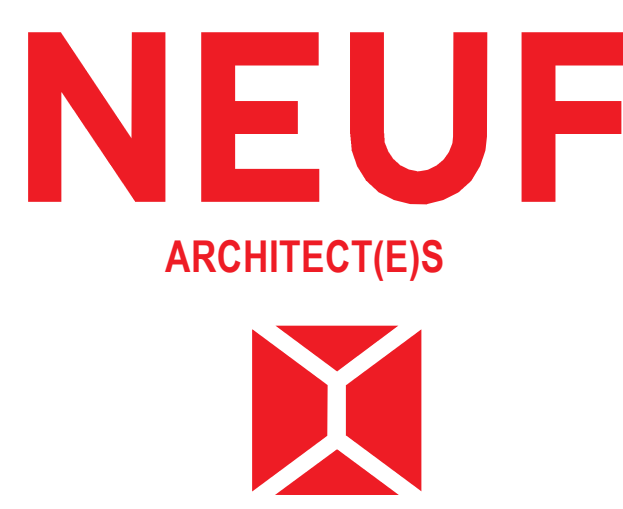
STRUCTURE Structural
Adjeleian Allen Rubeli Limited
77 Albert Street, Suite 1005, Ottawa, ON K1P 5E7
613.232.5786 aar.ca

ARCHITECTURE DE PAYSAGE Landscape Architect
James B. Lennox & Associates
3332 Carleton Avenue, Ottawa, ON K2M 5A5
613.722.5169 jba.ca

CIVIL Civil
Novatech Eng. Consultants Ltd.
240 Michael Cowland Drive, Suite 200, Ottawa, ON K2M 1P6
613.234.8663 novatecheng.com

ARCHITECTES Architect
NEUF architect(e)s Inc.
18 Rabelau Street, 4th Floor, Ottawa, ON K1N 5J1
613.234.2274 NEUF.ca

SCEAU / Seal



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

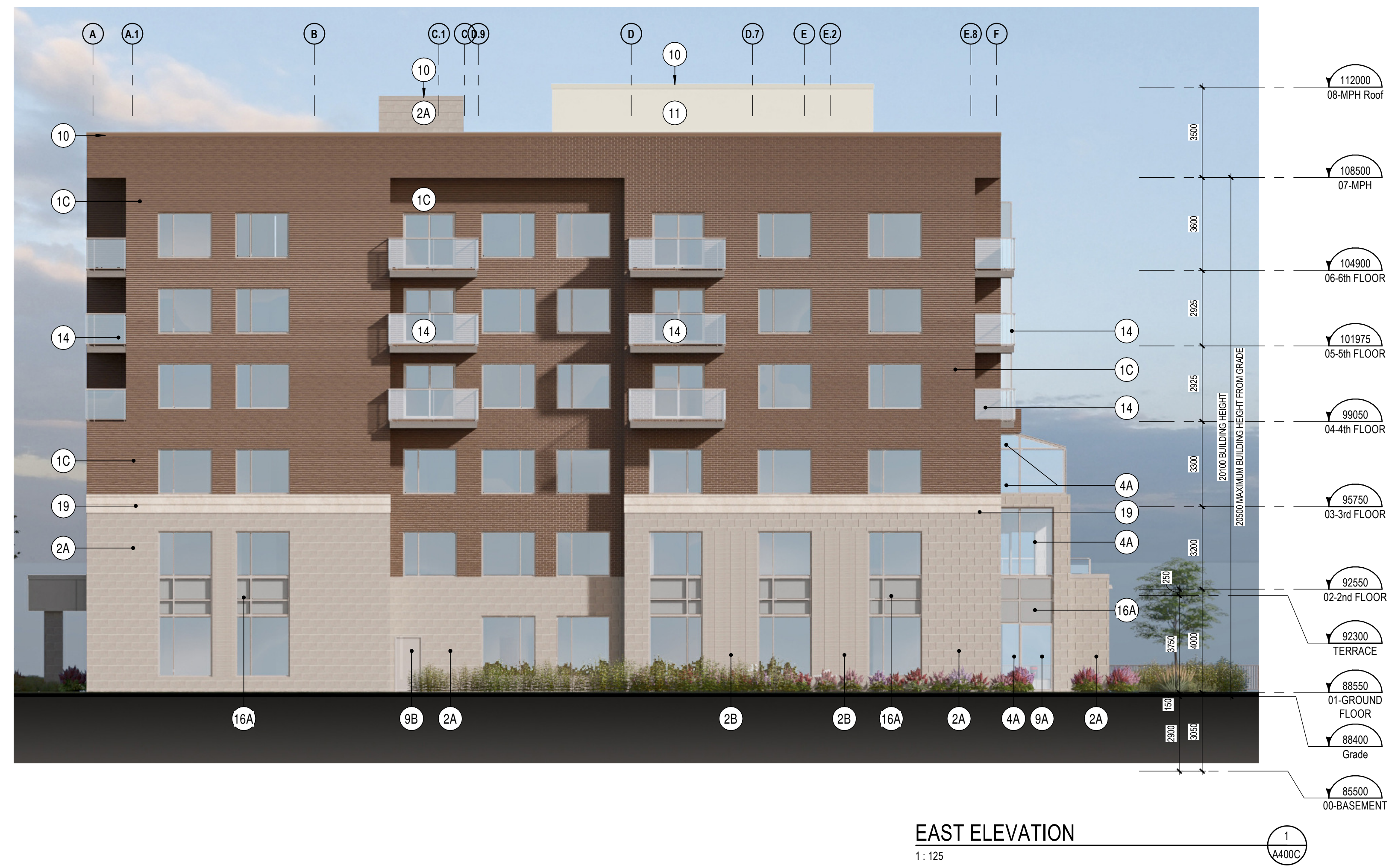
NO	REVISION	DATE (aa-mm-ii)
A	SCHEMATIC REVIEW	2025.03.28
B	SCHEMATIC REVIEW	2025.04.03
C	FOR CLIENT REVIEW	2025.05.01
D	INTERNAL REVIEW	2025.05.05
E	INTERNAL REVIEW	2025.05.15
F	INTERNAL REVIEW	2025.05.22
G	FOR COORDINATION	2025.06.05
H	FOR COORDINATION	2025.06.20
I	SPA - FOR COORDINATION	2025.07.23
J	SPA	2025.08.19
K	ISSUED FOR SPA	2025.09.29
L	RE-ISSUED FOR SPA	2026.04.16

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

VÉRIFIÉ PAR Checked by
CR / PV
ÉCHELLE Scale
1:150

6TH FLOOR PLAN

REVISION Revision
L
NO. DESSIN Draw Number
A205



EAST ELEVATION
1: 125

NOTE	DESCRIPTION
1C	MASONRY BRICK VENEER, COLOUR "RUTHERFORD" BY "FORTERRA" UNIT FORMAT 75mm HIGH X 257mm X 90mm. ALL GROUT AND SEALANT TO MATCH UNIT COLOUR
2A	ARCHITECTURAL MASONRY BLOCK, COLOUR "RENAISSANCE WHITE" BY "ARRISCRAFT" UNIT FORMAT 250mm X 550mm 90mm. ALL GROUT AND SEALANT TO MATCH UNIT COLOUR
2B	ARCHITECTURAL MASONRY BLOCK, COLOUR "RENAISSANCE WHITE" BY "ARRISCRAFT" UNIT FORMAT 90mm X 550mm 90mm. ALL GROUT AND SEALANT TO MATCH UNIT COLOUR
4A	CURTAIN WALL - EXTERIOR & INTERIOR FRAMES CLEAR ANODIZED. SEE CURTAIN WALL ELEVATION PAGE.
8A	PREFINISHED ALUMINUM MODULAR PANELS. COLOUR "CLEAR ANODIZED"
8B	PREFINISHED ALUMINUM MODULAR PANELS. COLOUR MATCH OF PRELCO MEDIUM GREY "PC-894B"
8A	GLAZED ANODIZED ALUMINUM ENTRY DOOR (SEE DOOR SCHEDULE)
8B	PAINTED STEEL DOOR (SEE DOOR SCHEDULE)
10	PREPAINTED METAL FLASHING, COLOUR TO MATCH EXTERIOR FINISH
11	PREPAINTED HORIZONTAL STEEL CLADDING, COLOUR "BONE WHITE"
14	ANODIZED ALUMINUM GUARDRAIL AND POSTS WITH TEMPERED GLASS PANELS. POSTS @ 1500 OC MAX. COLOUR CLEAR ANODIZED
16A	SPANDREL, COLOUR CODE: CH2405675 BY BEIJING NORTHTECH GLASS CO. LTD.
16B	SPANDREL, COLOUR CODE: CH2405676 BY BEIJING NORTHTECH GLASS CO. LTD.
19	MASONRY BLOCK TRANSITION BAND, COMPOSED OF SPLIT FACE FINISH STONE UNITS. COLOUR "RENAISSANCE WHITE" BY "ARRISCRAFT". SEE DETAIL FOR CONFIGURATION
21	OVERFLOW SCUPPER, COLOUR TO MATCH WALL CLADDING

NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparentes sur ces documents doivent être vérifiées sur le terrain avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor prior to the commencement of work.
- Veillez avoir l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the other professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MÉCANIQUE / ÉLECTRIQUE Mechanical / Electrical
JAIN
7405 Sand Carbin Crescent, 2nd Floor, Mississauga, ON L5N 9P8
905.285.9900 jainconsultants.com

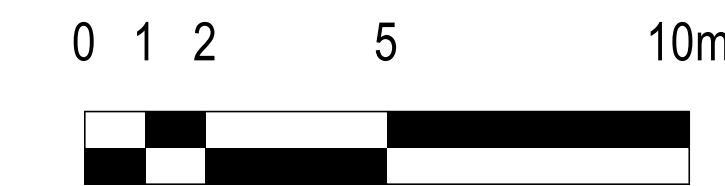
STRUCTURE Structural
Adjeleian Allen Rubeli Limited
77 Albert Street, Suite 1005, Ottawa, ON K1P 5E7
613.232.5785 aar.ca

ARCHITECTURE DE PAYSAGE, Landscape Architect
James B. Lennox & Associates
3332 Goring Avenue, Ottawa, ON K2N 5A5
613.722.5169 jba.ca

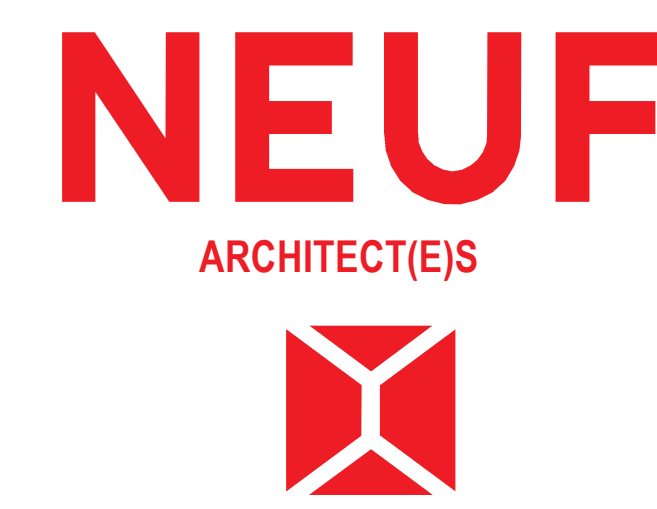
CIVIL
Novatech Eng. Consultants Ltd.
240 Michael Cowland Drive, Suite 200, Ottawa, ON K2M 1P6
613.234.8663 novatecheng.com

ARCHITECTES Architect
NEUF architect(e)s Inc.
11 Robeau Street, 4th Floor, Ottawa, ON K1N 5J1
613.234.2274 NEUF.ca

SCEAU / Seal



SOUTH ELEVATION
1: 125



CLIENT Client
CLARIDGE HOMES
RIVERSTONE
RETIREMENT COMMUNITIES

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

NO	REVISION	DATE (aa-mm-ii)
A	INTERNAL REVIEW	2025.05.05
B	INTERNAL REVIEW	2025.05.15
C	INTERNAL REVIEW	2025.05.22
D	FOR COORDINATION	2025.06.05
E	FOR COORDINATION	2025.06.20
F	SPA - FOR COORDINATION	2025.07.23
G	SPA	2025.09.19
H	ISSUED FOR SPA	2025.09.29
I	RE-ISSUED FOR SPA	2026.04.16

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

VÉRIFIÉ PAR Checked by
CR / PV
ÉCHELLE Scale
1: 125

COLOURED ELEVATIONS

NO. DESSIN Drawing Number
A400C



WEST ELEVATION
1: 125

ELEVATION KEYNOTE LEGEND	
NOTE	DESCRIPTION
1C	MASONRY BRICK VENEER, COLOUR "RUTHERFORD" BY "FORTERRA", UNIT FORMAT 79mm HIGH X 257mm X 90mm. ALL GROUT AND SEALANT TO MATCH UNIT COLOUR
2A	ARCHITECTURAL MASONRY BLOCK, COLOUR "RENAISSANCE WHITE" BY "ARRISCRAFT", UNIT FORMAT 290mm X 590mm X 90mm. ALL GROUT AND SEALANT TO MATCH UNIT COLOUR
2B	ARCHITECTURAL MASONRY BLOCK, COLOUR "RENAISSANCE WHITE" BY "ARRISCRAFT", UNIT FORMAT 90mm X 590mm X 90mm. ALL GROUT AND SEALANT TO MATCH UNIT COLOUR
4A	CURTAIN WALL - EXTERIOR & INTERIOR FRAMES CLEAR ANODIZED. SEE CURTAIN WALL ELEVATION PAGE
8A	PREFINISHED ALUMINUM MODULAR PANELS, COLOUR "CLEAR ANODIZED"
8B	PREFINISHED ALUMINUM MODULAR PANELS, COLOUR MATCH OF PRECO MEDIUM GREY "PC-9848"
9A	GLAZED ANODIZED ALUMINUM ENTRY DOOR (SEE DOOR SCHEDULE)
9B	PAINTED STEEL DOOR (SEE DOOR SCHEDULE)
10	PREPAINTED METAL FLASHING, COLOUR TO MATCH EXTERIOR FINISH
11	PREPAINTED HORIZONTAL STEEL CLADDING, COLOUR "BONE WHITE"
14	ANODIZED ALUMINUM GUARDRAIL AND POSTS WITH TEMPERED GLASS PANELS, POSTS @ 1500 O.C. MAX. COLOUR CLEAR ANODIZED
16A	SPANDREL, COLOUR CODE: CH2405675 BY BEIJING NORTHTECH GLASS CO. LIM
16B	SPANDREL, COLOUR CODE: CH2405676 BY BEIJING NORTHTECH GLASS CO. LIM
19	MASONRY BLOCK TRANSITION BAND, COMPOSED OF SPLIT FACE FINISH STONE UNITS, COLOUR "RENAISSANCE WHITE" BY "ARRISCRAFT". SEE DETAIL FOR CONFIGURATION
21	OVERFLOW SCUPPER, COLOUR TO MATCH WALL CLADDING

NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne doivent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparentées sur ces documents doivent être vérifiées sur l'entrepreneur avant le début des travaux. / All dimensions shown on the documents must be verified by the contractor prior to the commencement of work.
- Veillez à vérifier l'architecte de toute dimension enroul' ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MÉCANIQUE / ELECTRIQUE / Mechanical / Electrical
JAIN
7405 Oak Centre Crescent, 2nd Floor, Mississauga, ON L5N 9P8
905.285.9900 jainconsultants.com

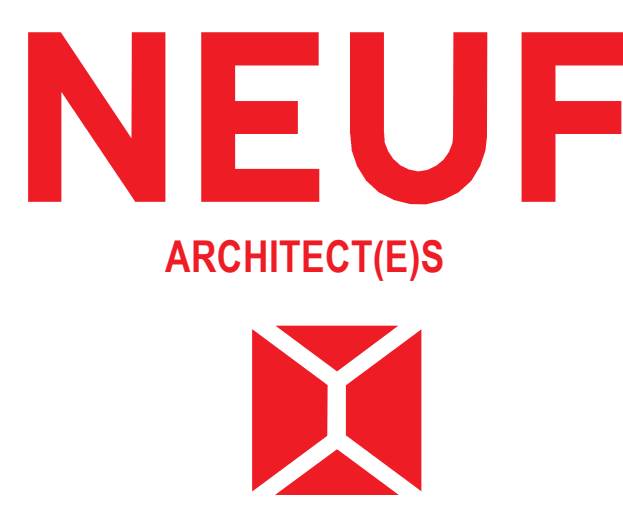
STRUCTURE / Structural
Adjeleian Allen Rubeli Limited
77 Albert Street, Suite 1005, Ottawa, ON K1P 5E7
613.232.5785 aar.ca

ARCHITECTURE DE PAYSAGE / Landscape Architect
James B. Lennox & Associates
5332 Gillingham Avenue, Ottawa, ON K2H 5A5
613.722.5169 jba.ca

CIVIL / Civil
Novatech Eng. Consultants Ltd.
240 Montreal Cleveland Drive, Suite 200, Ottawa, ON K2M 1P6
613.234.8643 novatecheng.com

ARCHITECTES / Architect
NEUF architect(e)s Inc.
18 Robson Street, 4th Floor, Ottawa, ON K1N 5J1
613.234.2274 NEUF.ca

SŒAU / Seal



CLIENT / Client
CLARIDGE HOMES
RIVERSTONE
RETIREMENT COMMUNITIES

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

NO.	REVISION	DATE (aa-mm-ij)
A	INTERNAL REVIEW	2025.05.05
B	INTERNAL REVIEW	2025.05.15
C	INTERNAL REVIEW	2025.05.22
D	FOR COORDINATION	2025.06.05
E	FOR COORDINATION	2025.06.20
F	SPA - FOR COORDINATION	2025.07.23
G	SPA	2025.09.19
H	ISSUED FOR SPA	2025.09.29
I	RE-ISSUED FOR SPA	2026.04.16

DESSINÉ PAR / Drawn by
AA
DATE (aa-mm-ij)
2025-02-01
TITRE DU DESSIN / Drawing Title
COLOURED ELEVATIONS

VÉRIFIÉ PAR / Checked by
CR / PV
ÉCHELLE / Scale
1: 125

REVISION / Revision
I
NO. DESSIN / Drawing Number
A401C



NORTH ELEVATION
1: 125



3D VIEW LOOKING SOUTH FROM DÉCOEUR DR.



3D VIEW NORTH-EAST FROM TENTH LINE ROAD

NOTES GÉNÉRALES / General Notes

- 1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne doivent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- 2. Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor prior to the commencement of work.
- 3. Veuillez avoir l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the other professionals.
- 4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MÉCANIQUE / ELECTRIQUE / Mechanical / Electrical

JAIN
7405 Rue Carleton Crescent, 2nd Floor, Mississauga, ON L5N 6P8
905.285.9900 jainconsultants.com

STRUCTURE / Structural

Adjeleian Allen Rubeli Limited
77 Albert Street, Suite 1005, Ottawa, ON K1P 5E7
613.232.5786 aar.ca

ARCHITECTURE DE PAYSAGE / Landscape Architect

James B. Lennox & Associates
3332 George Avenue, Ottawa, ON K2H 5A5
613.722.5169 jba.ca

CIVIL / Civil

Novatech Eng. Consultants Ltd.
240 Montreal Cleveland Drive, Suite 200, Ottawa, ON K2M 1P6
613.234.8663 novatecheng.com

ARCHITECTES / Architect

NEUF architect(e)s Inc.
10 Robeau Street, 4th Floor, Ottawa, ON K1N 5J1
613.234.2274 NEUF.ca

SCEAU / Seal



NEUF

ARCHITECT(E)S



CLIENT / Client



OUVRAGE / Project

DÉCOEUR RETIREMENT HOME

EMPLACEMENT / Location: 2380 Tenth Line Road, Ottawa
NO PROJET / No: 13677

NO	REVISION	DATE (aa-mm-ii)
A	SPA	2025.08.19
B	ISSUED FOR SPA	2025.09.29
C	RE-ISSUED FOR SPA	2026.04.16

DESSINÉ PAR / Drawn by

PI/AA

DATE (aa-mm-ii): 2025-09-15

TITRE DU DESSIN / Drawing Title

PERSPECTIVES

VÉRIFIÉ PAR / Checked by

CR/LH

ÉCHELLE / Scale

REVISION / Revision

C

NO. DESSIN / Drawing Number

A1000



3D AERIAL VIEW SOUTH-WEST FROM DÉCOEUR DR.

NOTES GÉNÉRALES / General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
2. Les dimensions apparaissant sur ces documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor prior to the commencement of work.
3. Veuillez avoir l'architecte de toute dimension en cas de divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the other professionals.
4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MÉCANIQUE /ÉLECTRIQUE Mechanical / Electrical
JAIN
 7405 Oak Carleton Crescent, 2nd Floor, Mississauga, ON L5N 6P8
 905.285.9900 jainconsultants.com

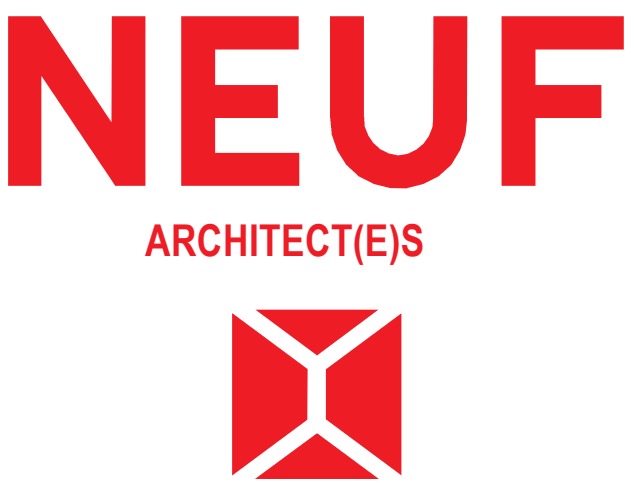
STRUCTURE Structural
Adjeleian Allen Rubeli Limited
 77 Albert Street, Suite 1005, Ottawa, ON K1P 5E7
 613.232.5786 aar.ca

ARCHITECTURE DE PAYSAGE Landscape Architect
James B. Lennox & Associates
 3332 George Avenue, Ottawa, ON K2H 5A5
 613.722.5169 jba.ca

CIVIL Civil
Novatech Eng. Consultants Ltd.
 240 Michael Cowpland Drive, Suite 200, Ottawa, ON K2M 1P6
 613.234.8663 novatecheng.com

ARCHITECTES Architect
NEUF architect(e)s Inc.
 18 Rêveur Street, 4th Floor, Ottawa, ON K1N 5J1
 613.234.2274 NEUF.ca

SCEAU / Seal



OUVRAGE Project
DÉCOEUR RETIREMENT HOME

EMPLACEMENT Location NO. PROJET No.
 2380 Tenth Line Road, Ottawa 13677

NO.	REVISION	DATE (aa-mm-ii)
A	SPA	2025.08.19
B	ISSUED FOR SPA	2025.09.29
C	RE-ISSUED FOR SPA	2026.04.16

DESSINÉ PAR Drawn by
 PI/AA VÉRIFIÉ PAR Checked by
 CR/LH
 DATE (aa mm ii) 2023-01-01
 ÉCHELLE Scale

PERSPECTIVES