

Developer / Owner
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NOTES:
 1. SEE LANDSCAPE DRAWINGS FOR EXISTING AND NEW VEGETATION.
 2. SEE SITE SERVICING AND GRADING DRAWINGS FOR EXISTING AND NEW GRADES AND SITE SERVICES.
 3. SEE DRAWING A102 FOR SITE AND ZONING DATA.

LEGEND:
 DC DEPRESSED CURB
 (To be constructed as per paragraphs 5.9.3.2(2) (3) and (4) of the Ontario Building Code 2006)
 A.C. ACCESSIBLE PARKING SIGN - TO CITY OF OTTAWA STANDARDS
 F.F.E. FIRE ROUTE - NO PARKING SIGN - TO CITY OF OTTAWA STANDARDS
 W "ONE-WAY" SIGN
 TONED AREA INDICATES EXTENT OF 6.0m WIDE FIRE DEPT. ACCESS ROUTE C/W 12.0m CENTRELINE RADIUS, PROVIDE HEAVY DUTY ASPHALT PAVING FOR FULL WIDTH OF ASPHALT DRIVE AISLE
 ACCESSIBLE PARKING SPACE C/W SYMBOL PAINTED ON ASPHALT
 SITE PROPERTY LINE
 SET BACK LINE
 ROOF PROTECTION LINE
 LINE OF PARKING GARAGE BELOW

no.	date	revision
01	20-11-20	ISSUED FOR SPC # ZONING

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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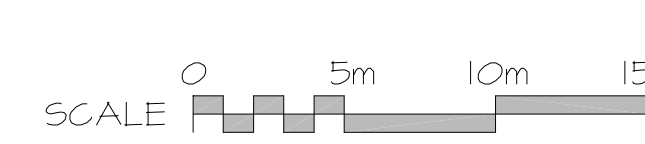
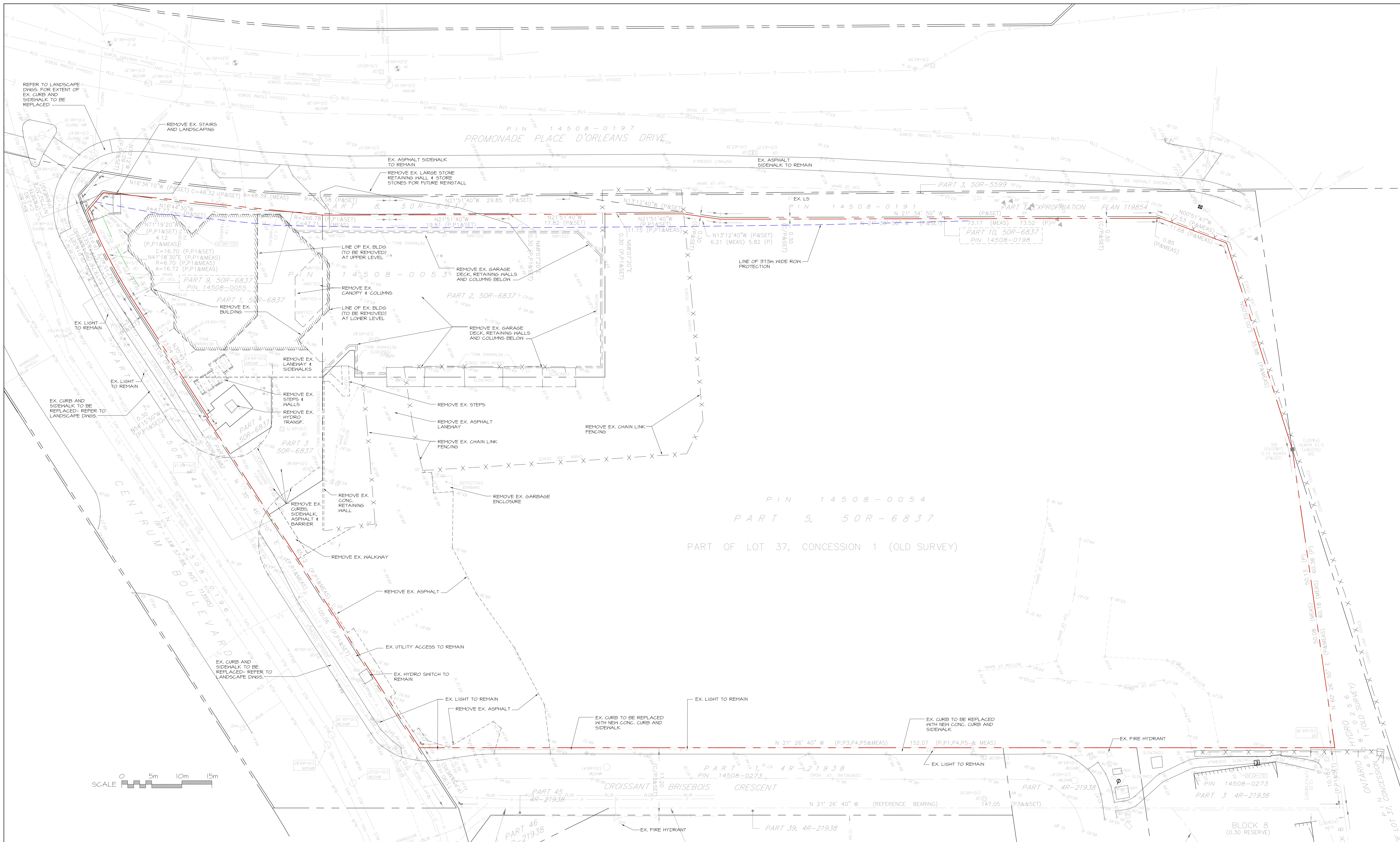


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PROJECT/LOCATION:
 Le Groupe Maurice
 Centrium Retirement
 211 Centrium Blvd. Ottawa, Ontario

DRAWING TITLE:
 SITE PLAN

DRAWN BY: BB	DATE: 20/04/08	SCALE: 1:250
PROJECT: 1936	DRAWING NO.: A1.01	
REVISION NO.:		



SITE & ZONING DATA

SURVEY INFORMATION TAKEN FROM:

SURVEYOR'S REAL PROPERTY REPORT
 PART 2, PLAN OF CONVEYANCE (OLD SURVEY)
 GEOMETRIC TOWNHIP OF SUPERIEUR
 CITY OF OTTAWA
 SPATIAL INFORMATION SYSTEMS LTD. (ONTARIO LAND SURVEYORS)

SITE SUMMARY:

CIVIL ADDRESS: 211 CENTURIUM BOULEVARD, OTTAWA, ONTARIO
 ZONING - NORTH PORTION: MIXED USE CENTRAL SPECIAL EXCEPTION 2007 (MURR07)
 ZONING - SOUTH PORTION: MIXED USE CENTRAL SUB-ZONE 14, SPECIAL EXCEPTION 500 SCHEDULES (MURR00) (S2)

SITE AREA:
 PROPOSED USE: RETIREMENT RESIDENCE # 4 (11 FLOORS)
 2 LEVELS OF UNDERGROUND PARKING GARAGE
 BUILDING FOOTPRINT (ABOVE GRADE): 4,911.2 sq.m

ZONING SUMMARY:

	REQUIRED	PROVIDED
MIN LOT AREA	NO MINIMUM	15,274 sq.m
MIN LOT HEIGHT	NO MINIMUM	87.6 m
MIN BUILDING HEIGHT	4.1 m	4.4 m
MAX BUILDING HEIGHT (FROM FINISHED GRADE OR CENTRUM BLVD TO THE TOP OF CENTRUM BLVD TO THE TOP OF FINISHED GRADE)	18.0 m	18.4 m
MAX BUILDING HEIGHT (OVER FINISHED GRADE)	NONE	55.0 m

YARDS:

	REQUIRED	PROVIDED
FRONT YARD (CENTRUM BLVD)	0.0 m (MIN)	4.76 m
REAR YARD (NORTH)	2.0 m (MIN)	2.0 m
CORNER SIDE YARD (PLACE ORLEANS OR BRISEBOIS CRES.)	0.0 m (MIN)	6.76 m
INTERIOR SIDE YARD (N/A)	0.0 m (MIN)	21.2 m

BICYCLE PARKING:

	REQUIRED	PROVIDED
RETIREMENT HOME (270 sq.m units + 200 rooming units + 0.25 x 42 spaces)	48 spaces	31 spaces (Interior) 17 spaces (Exterior)

VEHICULAR PARKING:

	REQUIRED	PROVIDED
RETIREMENT HOME (270 sq.m units + 200 rooming units located within Area 2 floor levels) does not require spaces for residents.	0 spaces	282 spaces
PARKING FOR THE PHYSICALLY DISABLED PROVIDED WITHIN THE TOTAL PARKING COUNT BEING PROVIDED	0 spaces	0 spaces
VISITOR PARKING (None required)	0 spaces	21 spaces

APARTY:

	REQUIRED	PROVIDED
RETIREMENT HOME (Required 60 sq.m of dwelling unit plus 10% of the gross floor area of 200 rooming units)	2,348 sq.m	5,027 sq.m
(CONCRETE SLAB OF REQUIRES)	1,714 sq.m	2,175 sq.m

BUILDING SUMMARY:

3771 DWELLING UNITS (200 ROOMING UNITS)	60255 FLOOR AREA (ZONING BY-LAW)	UNIT COUNT
MECH. PENTHOUSE	0 sq.m	0 UNITS
LEVELS 10-17 (TOTAL GFA AND UNIT COUNTS FOR LEVELS 10 TO 17 ARE CORRECTED FOR THE 8 FLOORS)	7,000 sq.m (1,910 sq.m per floor)	88 UNITS (1.1 units per floor)
LEVELS 5-9 (TOTAL GFA AND UNIT COUNTS FOR LEVELS 5 TO 9 ARE CORRECTED FOR THE 5 FLOORS)	11,200 sq.m (2,240 sq.m per floor)	150 UNITS (30 units per floor)
LEVEL 4	3,600 sq.m	47 UNITS
LEVEL 3	3,600 sq.m	47 UNITS
LEVEL 2 (incl. 20 AL Units)	3,111 sq.m	48 UNITS
GROUND	1,360 sq.m	17 UNITS
GARAGE #1	0 sq.m	0 UNITS
GARAGE #2	0 sq.m	0 UNITS
	30,421 sq.m	341 UNITS

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hobinarc.com
HOBIN ARCHITECTURE

PROJECT/LOCATION:
 Le Groupe Maurice
 Centrium Retirement
 211 Centrium Blvd., Ottawa, Ontario

DRAWING TITLE:
 SITE PLAN - DEMOLITION
 SITE & ZONING INFO

DRAWN BY: BB	DATE: 20/04/08	SCALE: 1:250
PROJECT: 1936		DRAWING NO.: A1.02
REVISION NO.:		