10/22/2026 1:32:36 PM




- FOR EXISTING SITE CONDITIONS, SEE SURVEY PLAN BY ANNIS O'SULLIVAN VOLLEBEKK 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 | T/G XX.XX | TOP OF GATE (SURVEY LEVEL) |
| | FIRE HYDRANT | $ | SIGN |
| CB / CBI | CATCH BASIN / CATCH BASIN INLET | DNES | DO NOT ENTER SIGN |
| MH-ST / MH-S | MAINTENANCE HOLE STORM SEWER / MAINTENANCE HOLE SANITARY | B2BS | BACK TO BACK SIGN |
| | PARKING COUNT | | EXIT |
| CC | COMPACT CAR PARKING SPACE | | ENTRANCE |
| | ACCESSIBLE PARKING TYPE "A" AS PER ACCESSIBILITY DESIGN STANDARDS (CITY OF OTTAWA) | | EXIT PATH OF TRAVEL |
| | ACCESSIBLE PARKING TYPE "B" AS PER ACCESSIBILITY DESIGN STANDARDS (CITY OF OTTAWA) | DC | DEPRESSED CURB |
| | BICYCLE PARKING 600X1800 | | 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 | 6245.40m² |
| 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) abutting a street 3m (ii) other cases N/A | (i) front yard 3.0m (ii)side yard 7.12m (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 9999m² | 6538m² |

**SITE STATISTICS**

| | |
|---|---|
| Number of floors & Building Height | 6 storeys + Mechanical Penthouse 19.95 m |
| Basement G.F.A. | 92.7 m² |
| Ground Floor G.F.A. | 90.9 m² |
| Lot Coverage | 2101.91 m² (41.2%) |
| Ground Parking Area | 135.2m² (2.7 %) |
| Landscaped Area ( Excl. Parking) | 2859.60m² (56.1%) |

**AMENITY**

| | REQUIRED | PROVIDED |
|---|---|---|
| Amenity Area (Part 5 Section 137) | 6m² x 141 = 846m² | Communal Amenity Area(G.F.A): 1877 m² Private Amenity Area (G.F.A): 317 m² |

**ZONING AMENITY AREA**

| USE | AREA |
|---|---|
| AMENITY COMMON | 1877 m² |
| AMENITY PRIVATE | 317 m² |
| TOTAL | 2194 m² |

**ZONING GROSS FLOOR AREA**

| USE | AREA |
|---|---|
| MED.OR PERS. SERVICES | 131 m² |
| OFFICE | 142 m² |
| RESIDENTIAL | 6538 m² |
| TOTAL | 6812 m² |

**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 100m² of GFA used for medical or personal services 131m²= 1 exterior parking Total: 37 | Interior: 37 Regular : 35 Compact : 2 Exterior: 10 Regular : 10 Total: 47 |
| Minimum bicycle parking space requirement (By-law No. 2026 - 50 - Table 613B) | **Long Term**: 0.25 per unit 0.25 X 141 = 35.25 ~ 36 **Short Term**: Min. 4 spaces + 0.1 spaces per unit above 20 dwelling. 141-20 = 121 121 x 0.1 = 12.1 12.1 + 4 = 16.1 ~ 17 Total: 53 | Interior (LT): 36 Exterior (ST): 17 Total: 53 |

**WASTE MANAGEMENT : PRIVATE PICK-UP FOR HIGH-RISE RESIDENTIAL**

| ZONING MECHANISM | REQUIRED | PROVIDED |
|---|---|---|
| Garbage | Compacted: 0.053 y³ per unit (rounded up to the nearest yard) 0.053x141 units= 7.47 | 3 x 3y³ bins for garbage |
| Recycling | FEL GMP Containers: 0.018y³ per unit (rounded up to the nearest yard) 0.018x141 units=2.53 FEL Fibre Containers: 0.038y³ per unit (rounded up to the nearest yard) 0.038x141 units=5.36 | 1 X 3y³ bin for glass/metal/plastic 2 X 3y³ bins for fibre |
| Organics | Group: 240L green containers for every 50 units 141/50 units= 2.82 | 3 X 240L green containers for organics |

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RIVERSTONE RETIREMENT COMMUNITIES

OUVRAGE Project
# DÉCOEUR RETIREMENT HOME

EMPLACEMENT Location
2380 Tenth Line Road, Ottawa

NO PROJET No.
13677

| NO | RÉVISION | DATE (aa-mm-jj) |
|---|---|---|
| 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 |
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| N | RE-ISSUED FOR SPA | 2026.10.22 |

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VÉRIFIÉ PAR Checked by: CR / PV
DATE (aa.mm.jj): 2025-02-01
ÉCHELLE Scale: As indicated

TITRE DU DESSIN Drawing Title
## SITE PLAN

RÉVISION Revision: N
NO. DESSIN Dwg Number: A100

D07-12-25-0145

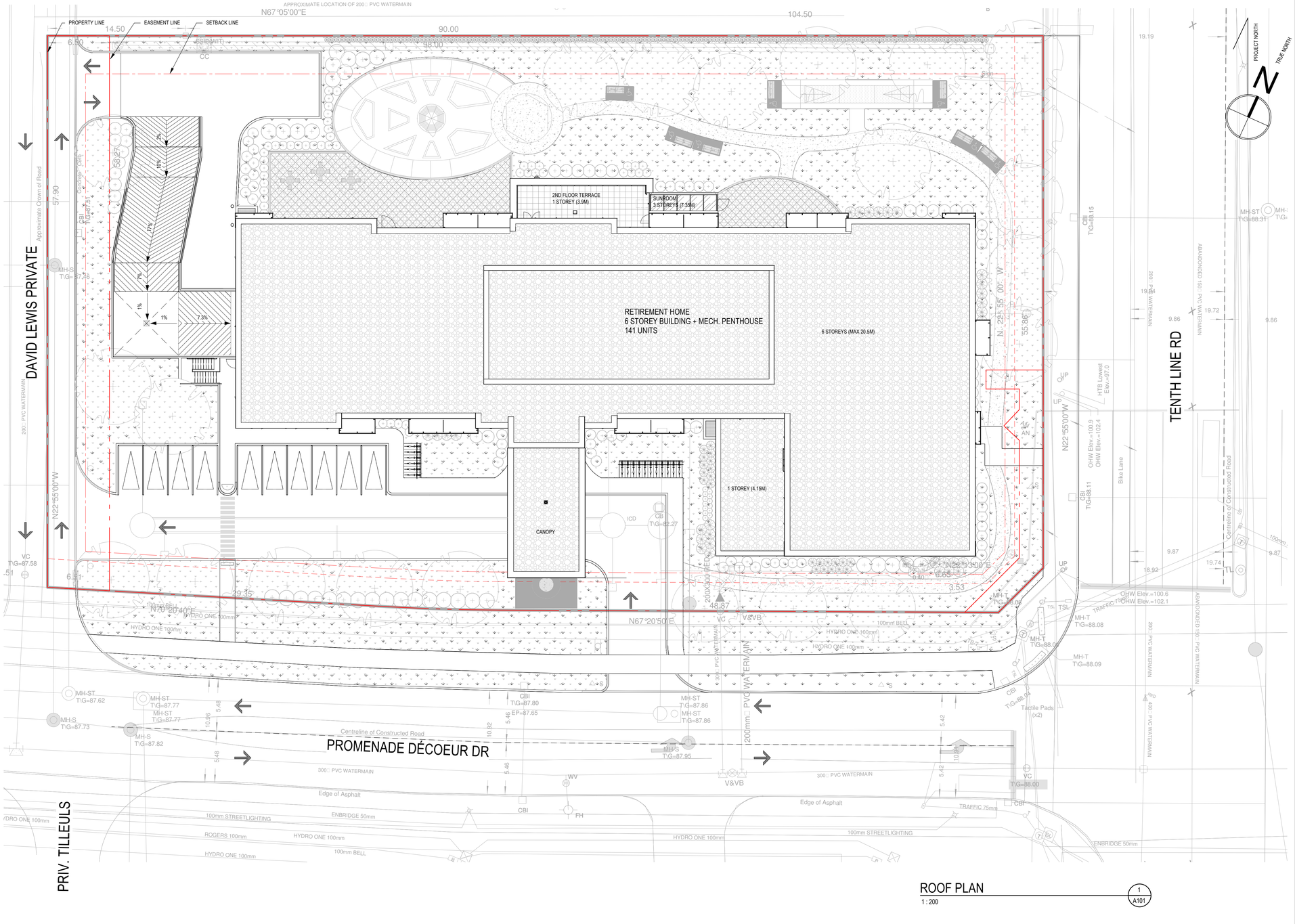
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SITE PLAN AT GROUND FLOOR (1 / A100)
1 : 200

0 1 2 5 10m

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ROOF PLAN
1 : 200
1 / A101

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AA/CR

VÉRIFIÉ PAR Checked by
CR/LH

DATE (aa.mm.jj)
2023-01-01

ÉCHELLE Scale
1 : 200

TITRE DU DESSIN Drawing Title
## SITE PLAN AT ROOF

RÉVISION Revision
E

NO. DESSIN Dwg Number
A101

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A200_BASEMENT FLOOR PLAN (2 / A200)
1 : 150

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**DÉCOEUR RETIREMENT HOME**

Location
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No.
13677

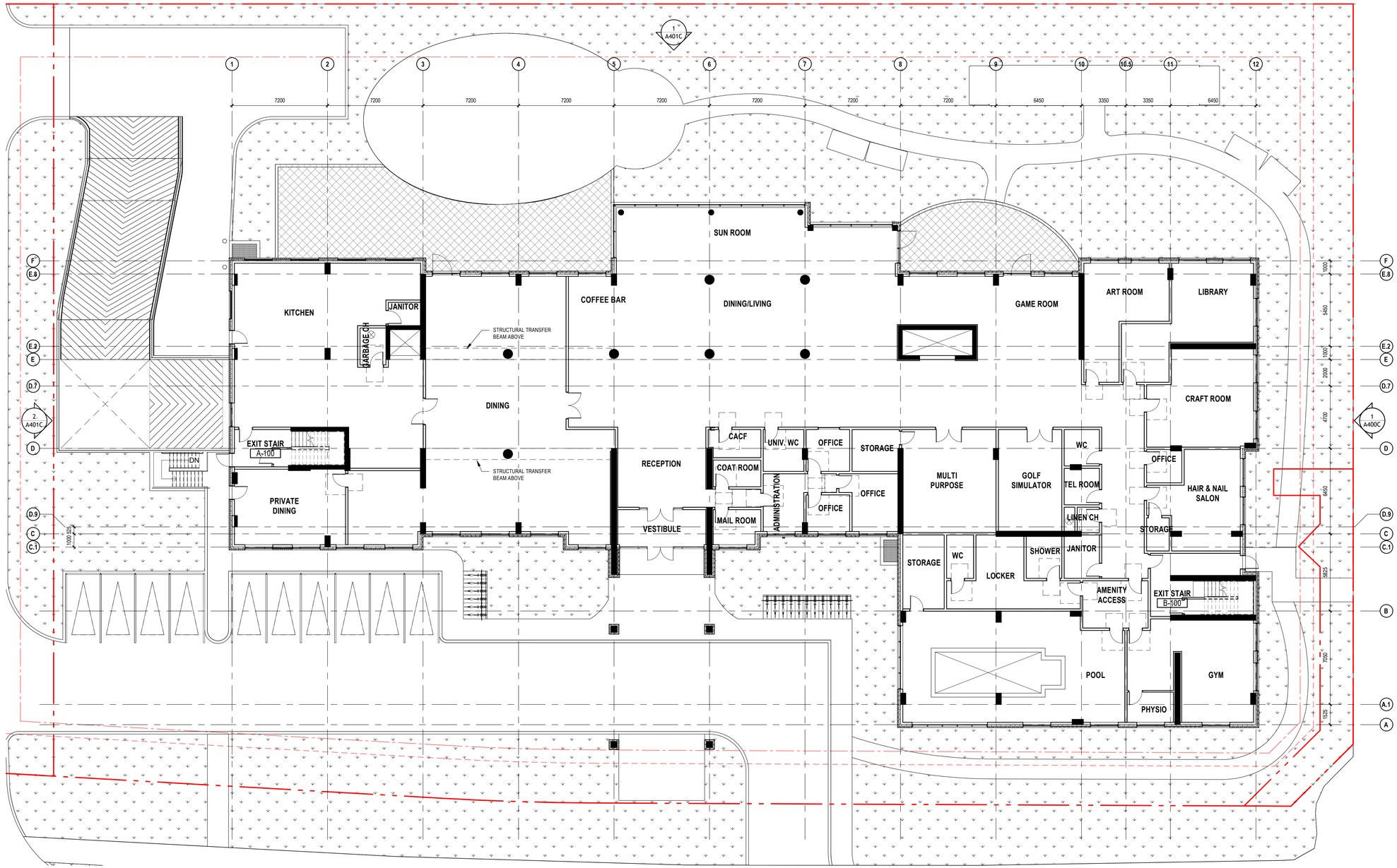
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DATE (aa.mm.jj): 2025-02-01
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Drawing Title
**BASEMENT FLOOR PLAN**

Revision: N
Dwg Number: A200

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GROUND FLOOR PLAN
1 : 150
1 A201

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# DÉCOEUR RETIREMENT HOME

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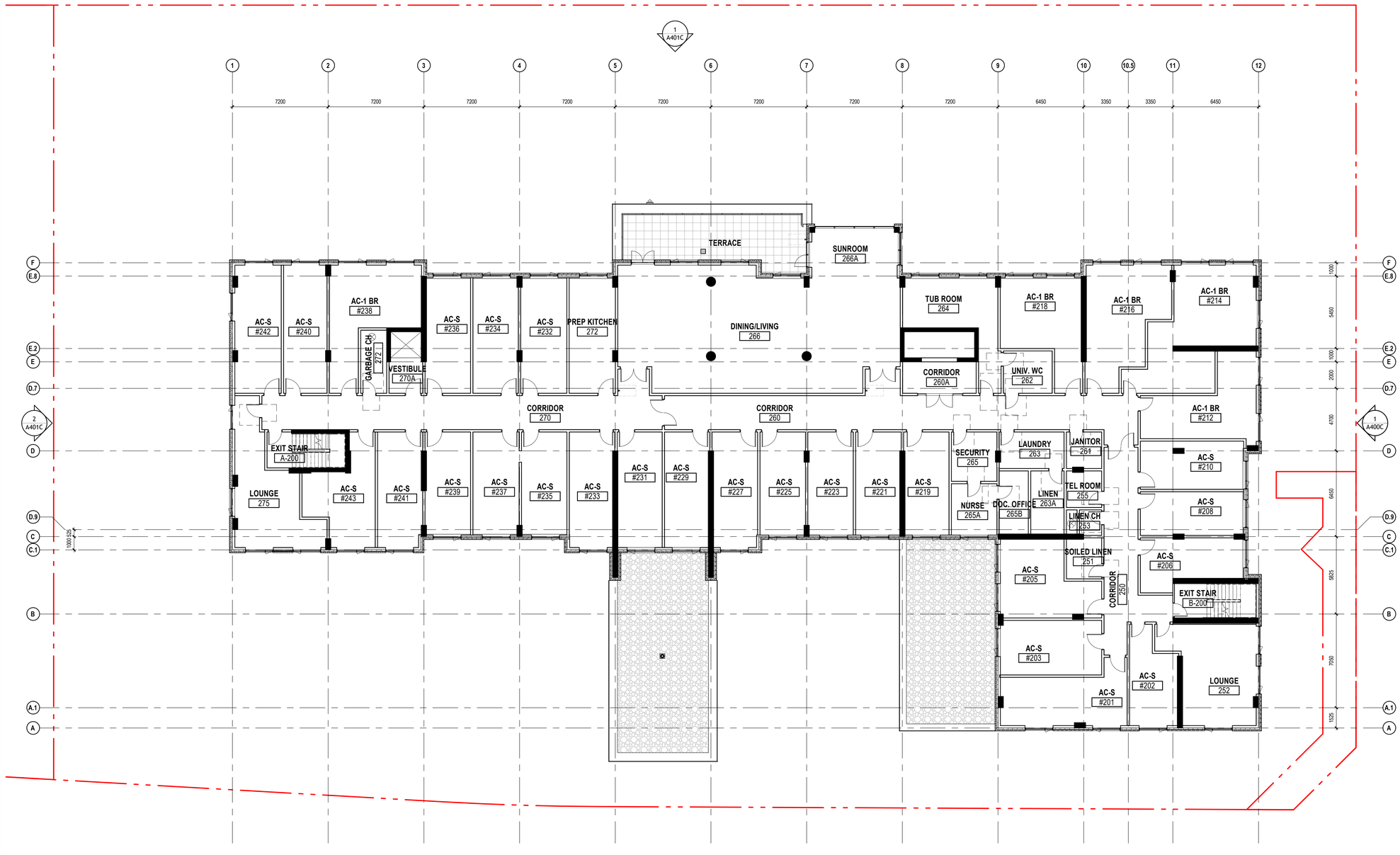
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## GROUND FLOOR PLAN

Revision
O

Dwg Number
A201

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2ND FLOOR PLAN
1 : 150

2
A202

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Project

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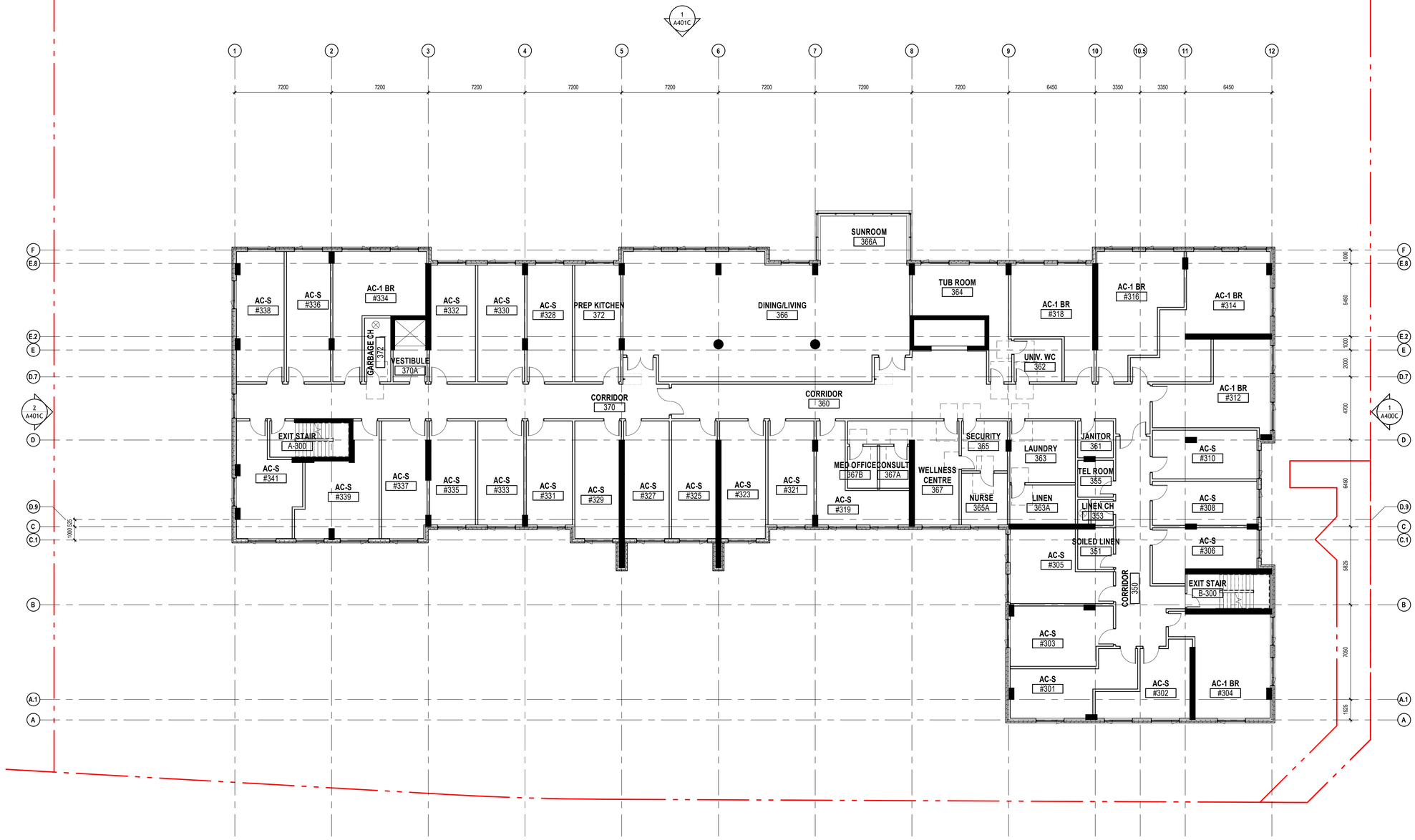
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Drawing Title
## 2ND FLOOR PLAN

Revision
O

Dwg Number
A202

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3RD FLOOR PLAN
1 : 150

1 A203

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Scale
1 : 150

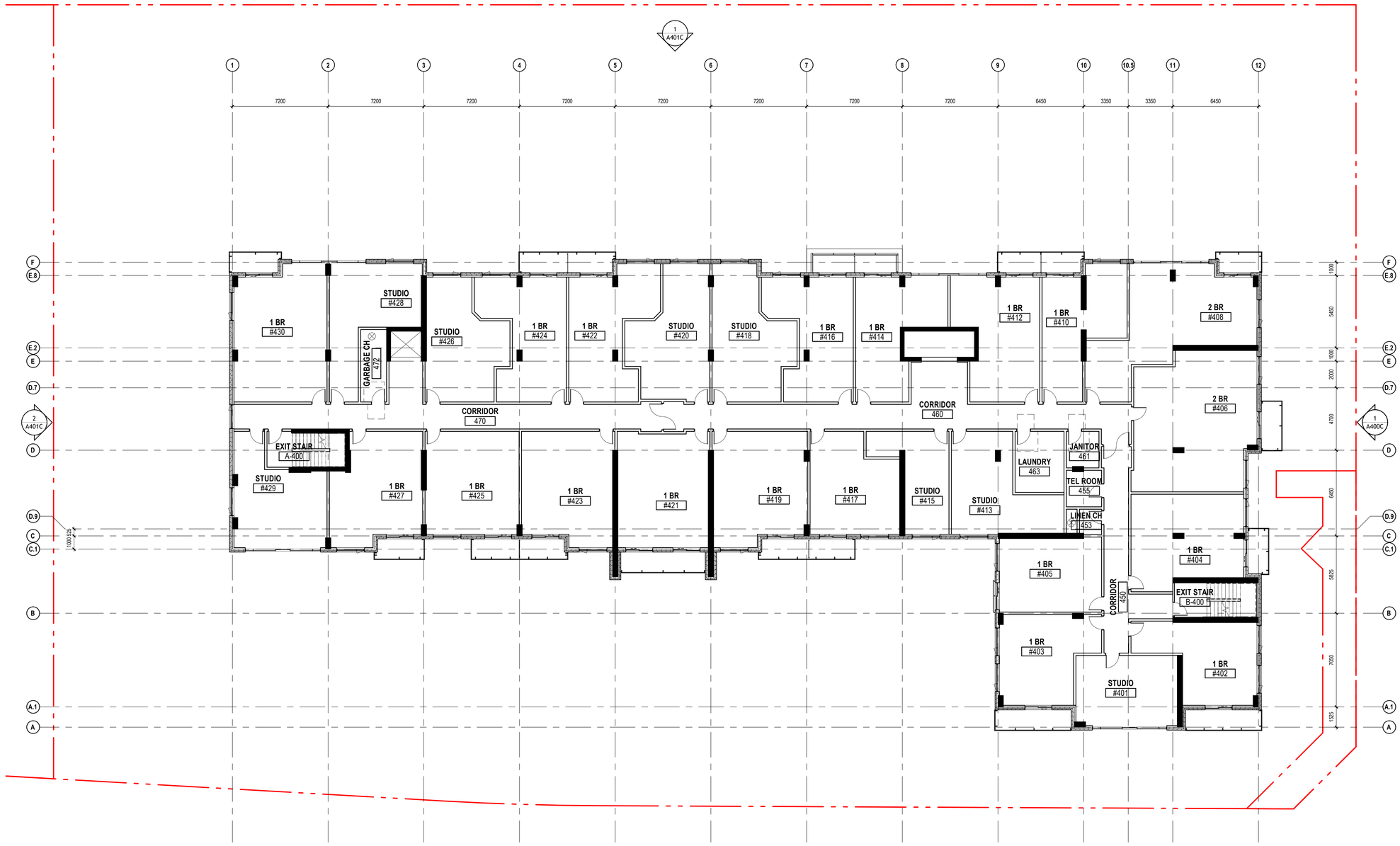
Drawing Title

## 3RD FLOOR PLAN

Revision
O

Dwg Number
A203

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4TH & 5TH FLOOR PLAN
1 : 150

1
A204

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Client

CLARIDGE HOMES

Project

# DÉCOEUR RETIREMENT HOME

Location
2380 Tenth Line Road, Ottawa

No.
13677

| NO | REVISION | DATE (yyyy.mm.dd) |
|---|---|---|
| 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 |
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| L | RE-ISSUED FOR SPA | 2026.04.16 |
| M | RE-ISSUED FOR SPA | 2026.08.14 |
| N | RE-ISSUED FOR SPA | 2026.08.28 |
| O | RE-ISSUED FOR SPA | 2026.10.22 |

Drawn by
AA

Checked by
CR / PV

DATE (aa.mm.jj)
2025-02-01

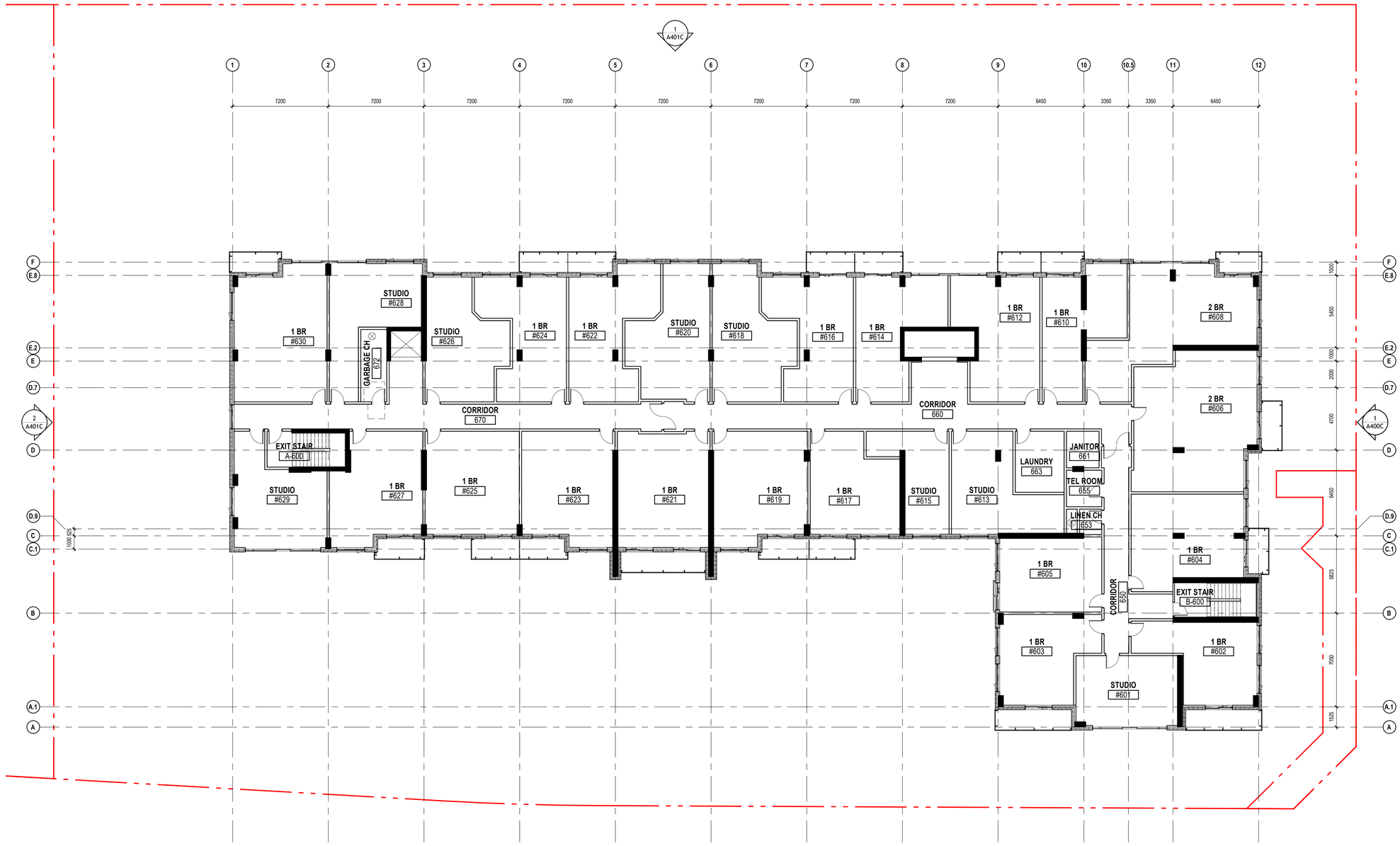
Scale
1 : 150

Drawing Title

## 4TH & 5TH FLOOR PLAN

Revision
O

Dwg Number
A204




6TH FLOOR PLAN
1 : 150

1
A205

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# DÉCOEUR RETIREMENT HOME

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| N | RE-ISSUED FOR SPA | 2026.08.28 |
| O | RE-ISSUED FOR SPA | 2026.10.22 |

Drawn by
AA

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CR / PV

DATE (aa.mm.jj)
2025-02-01

Scale
1 : 150

Drawing Title

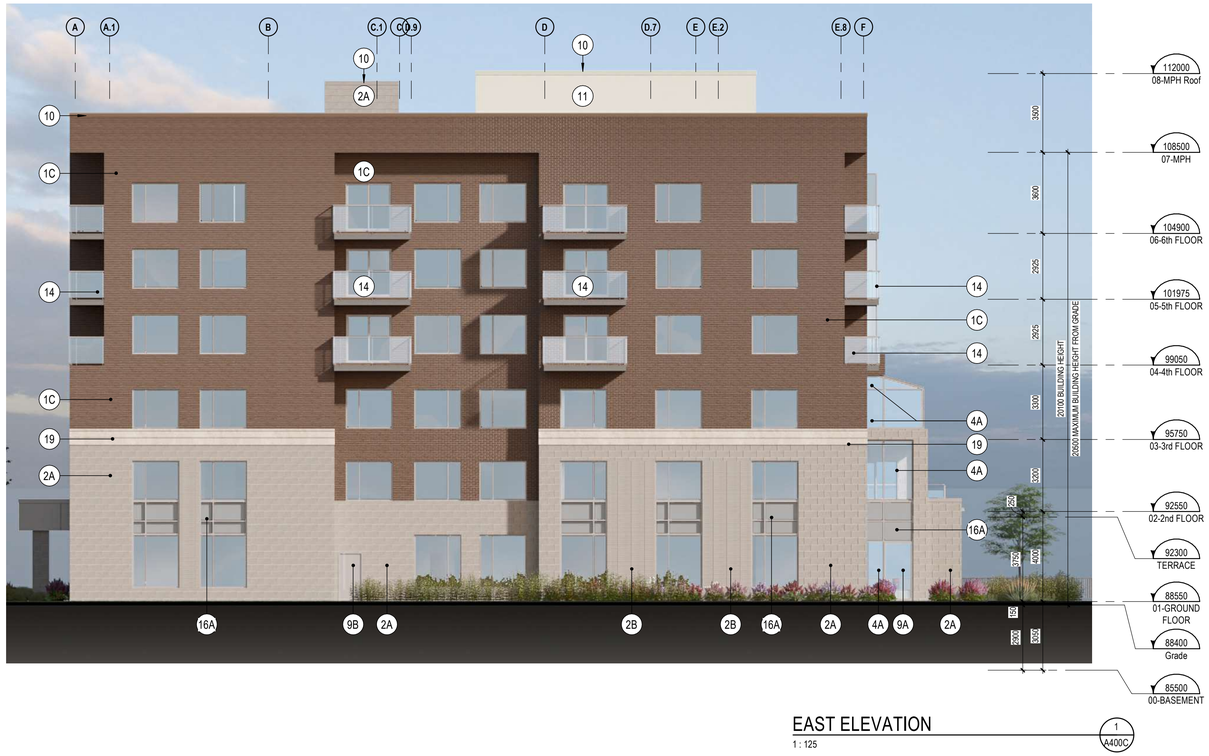
## 6TH FLOOR PLAN

Revision
O

Dwg Number
A205

Autodesk Docs://13677_DR_RET_HOME_R24/DECRH_13677_ARC_INT_R24.rvt

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EAST ELEVATION
1 : 125
1 / A400C




SOUTH ELEVATION
1 : 125
2 / A400C

## 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 90mm. ALL GROUT AND SEALANT TO MATCH UNIT COLOUR |
| 2B | ARCHITECTURAL MASONRY BLOCK. COLOUR "RENAISSANCE WHITE" BY "ARRISCRAFT". UNIT FORMAT 90mm X 590mm 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-8949Y" |
| 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., 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 |
| Z1 | OVERFLOW SCUPPER. COLOUR TO MATCH WALL CLADDING |

0 1 2 5 10m

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CLIENT Client
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RIVERSTONE RETIREMENT COMMUNITIES

OUVRAGE Project
# DÉCOEUR RETIREMENT HOME

EMPLACEMENT Location
2380 Tenth Line Road, Ottawa

NO PROJET No.
13677

| NO | RÉVISION | DATE (aa-mm-jj) |
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| L | RE-ISSUED FOR SPA | 2026.10.22 |

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VÉRIFIÉ PAR Checked by
CR / PV

DATE (aa.mm.jj)
2025-02-01

ÉCHELLE Scale
1 : 125

TITRE DU DESSIN Drawing Title
## COLOURED ELEVATIONS

RÉVISION Revision
L

NO. DESSIN Dwg Number
A400C

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WEST ELEVATION
1 : 125
2 / A401C

| 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 |
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| 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-8948V" |
| 9A | GLAZED ANODIZED ALUMINUM ENTRY DOOR (SEE DOOR SCHEDULE) |
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| 10 | PREPAINTED METAL FLASHING. COLOUR TO MATCH EXTERIOR FINISH |
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| 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 |

0 1 2 5 10m




NORTH ELEVATION
1 : 125
1 / A401C

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2025-02-01

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TITRE DU DESSIN Drawing Title
# COLOURED ELEVATIONS

RÉVISION Revision
L

NO. DESSIN Dwg Number
A401C

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3D VIEW LOOKING SOUTH FROM DÉCOEUR DR.



3D VIEW NORTH-EAST FROM TENTH LINE ROAD

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| F | RE-ISSUED FOR SPA | 2026.10.22 |

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PI/AA

VÉRIFIÉ PAR Checked by
CR/LH

DATE (aa.mm.jj)
2025-09-15

ÉCHELLE Scale

TITRE DU DESSIN Drawing Title

## PERSPECTIVES

RÉVISION Revision
F

NO. DESSIN Dwg Number
A1000

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3D AERIAL VIEW SOUTH-WEST FROM DÉCOEUR DR.

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CR/LH

DATE (aa.mm.jj)
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TITRE DU DESSIN Drawing Title

## PERSPECTIVES

RÉVISION Revision
F

NO. DESSIN Dwg Number
A1001

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