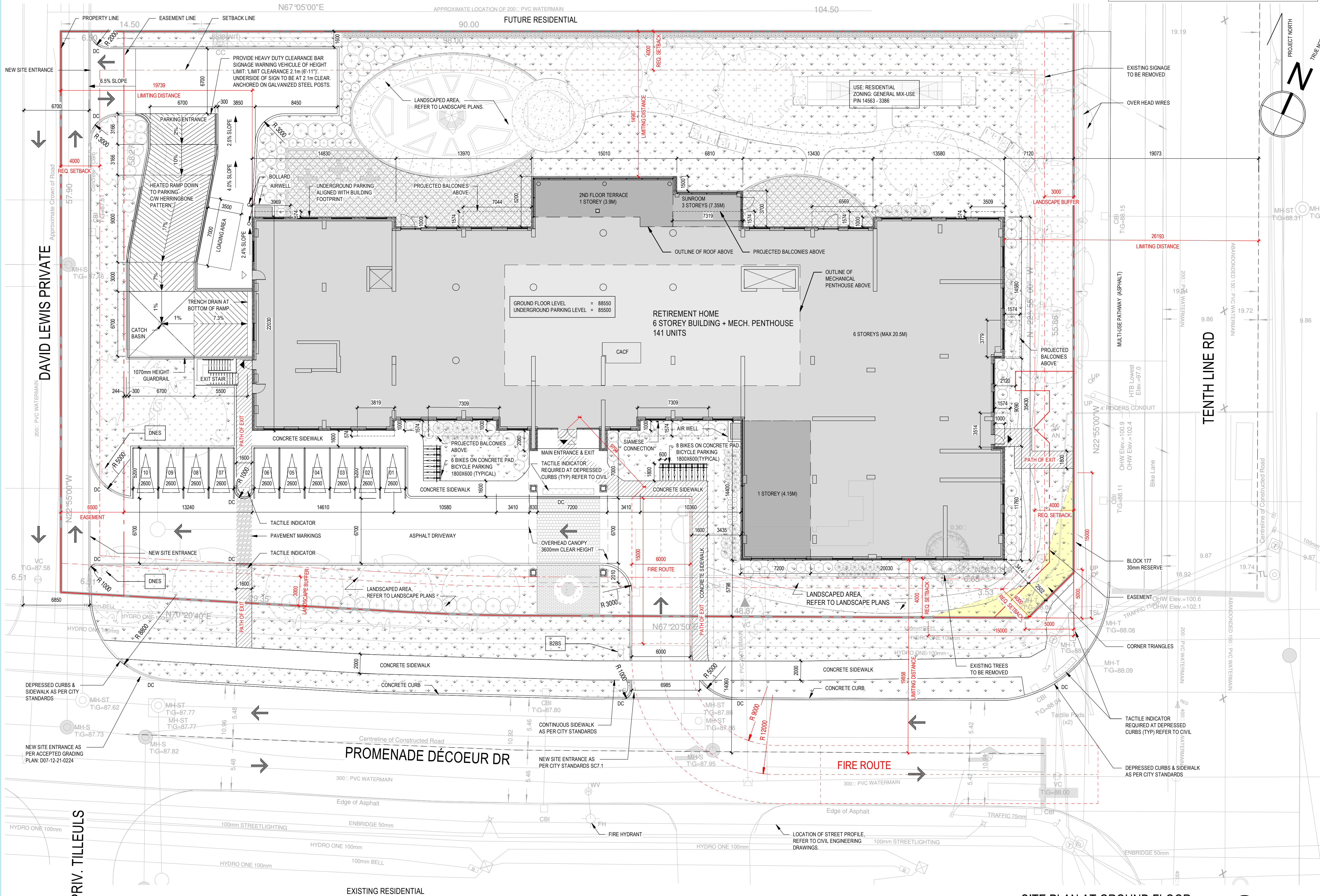




- FOR EXISTING SITE CONDITIONS, SEE SURVEY PLAN BY ANNIS O'SULLIVAN VOLLEBEKK LTD. SUBMITTED SEPARATELY.
- FOR PROPOSED VEGETATION AND LANDSCAPE INFORMATION, SEE LANDSCAPE ARCHITECTURE PLAN BY JAMES B. LENNOX & ASSOCIATES SUBMITTED SEPARATELY.
- FOR NEW GRADES AND SITE, SEE CIVIL ENGINEERING PLAN BY NOVATECH, SUBMITTED SEPARATELY.

NOTE:
• SNOW STORAGE: SNOW WILL BE HAULED OFF SITE.

SYMBOL LEGEND	
	UTILITY POLE
	FIRE HYDRANT
	CATCH BASIN
	CATCH BASIN INLET
	MAINTENANCE HOLE STORM SEWER
	MAINTENANCE HOLE SANITARY
	PARKING COUNT
	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
	T/G XX'XX' TOP OF GATE (SURVEY LEVEL)
	DO NOT ENTER SIGN
	BACK TO BACK SIGN
	EXIT
	ENTRANCE
	EXIT PATH OF TRAVEL
	DEPRESSED CURB
	PAVEMENT MARKING
	TACTILE INDICATOR
	CORNER TRIANGLE



SITE PLAN AT GROUND FLOOR

1:200

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) 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 9999m ²	6538m ²

SITE STATISTICS	
Number of floors & Building Height	6 storeys + Mechanical Penthouse 19.95 m
Basement G.F.A.	92.7 m ²
Ground Floor G.F.A.	90.9 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)	6m ² x 141 = 846m ²
	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	6338 m ²
TOTAL	6812 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-3	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

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CLARIDGE HOMES
RIVERSTONE
RETIREMENT COMMUNITÉS

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

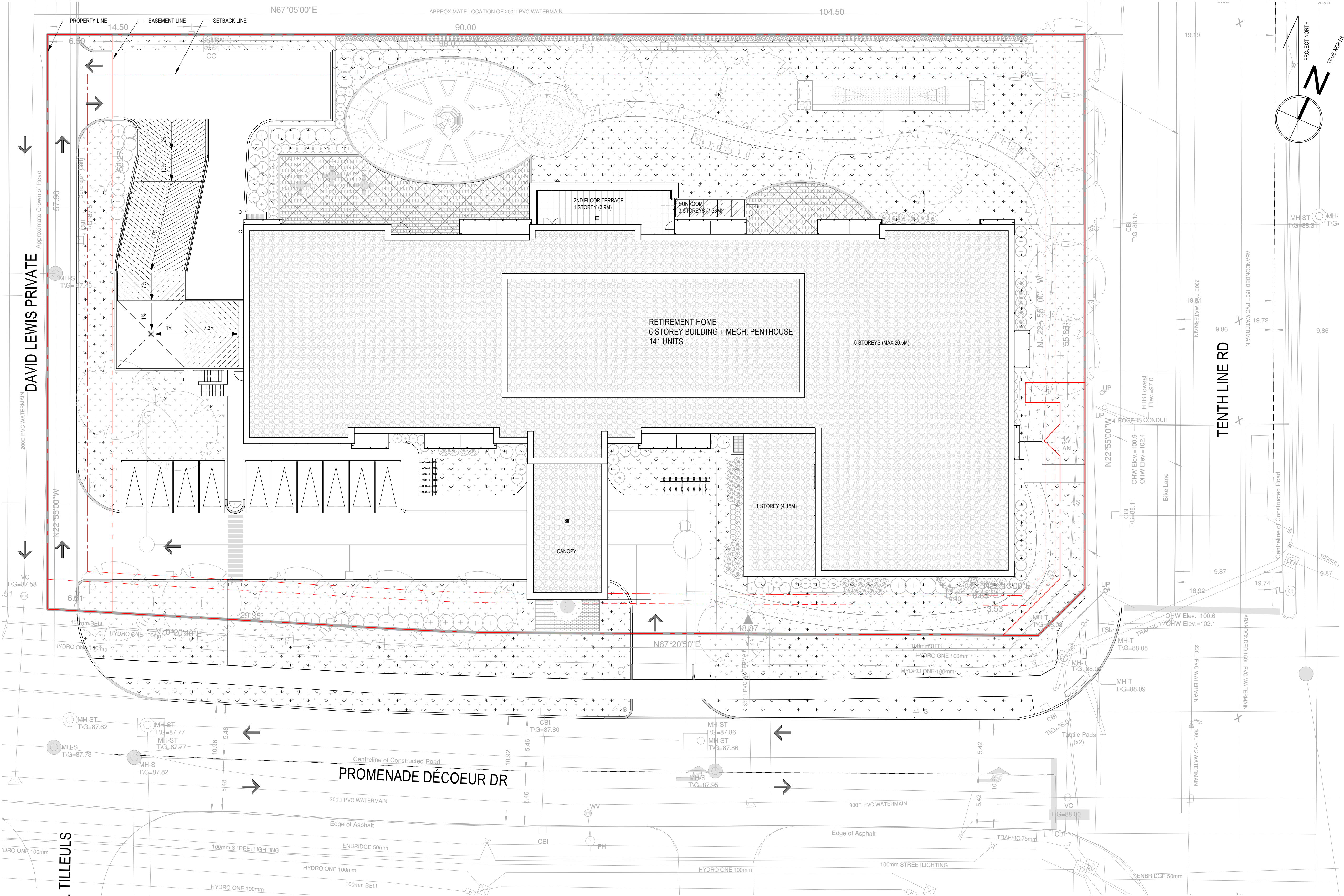
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J	ISSUED FOR SPA	2025.09.29
K	RE-ISSUED FOR SPA	2026.04.16
L	RE-ISSUED FOR SPA	2026.08.14

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AA
DATE (aa-mm-jj)
2025-02-01
TITRE DU DESSIN Drawing Title
SITE PLAN

VÉRIFIÉ PAR Checked by
CR / PV
ÉCHELLE Scale
As indicated

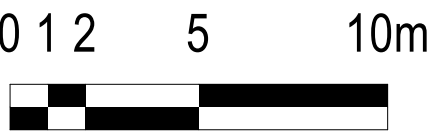
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A100
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D07-12-25-0145



ROOF PLAN
1:200

1
A101



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NEUF
ARCHITECT(E)S



CLIENT Client



OUVRAGE Project

DÉCOEUR RETIREMENT HOME

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

NO.	REVISION	DATE (aa-mm-ii)
A	ISSUED FOR SPA	2025.09.29
B	RE-ISSUED FOR SPA	2026.04.16
C	RE-ISSUED FOR SPA	2026.08.14

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DATE (aa-mm-ii)
2023-01-01
TITRE DU DESSIN Drawing Title
SITE PLAN AT ROOF

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A101



A200 BASEMENT FLOOR PLAN

1:150

2
A200

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OUVRAGE Project

DÉCOEUR RETIREMENT HOME

EMPLACEMENT Location

2380 Tenth Line Road, Ottawa

NO PROJET No.

13677

NO	REVISION	DATE (aa-mm-ii)
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BASEMENT FLOOR PLAN

REVISION Revision

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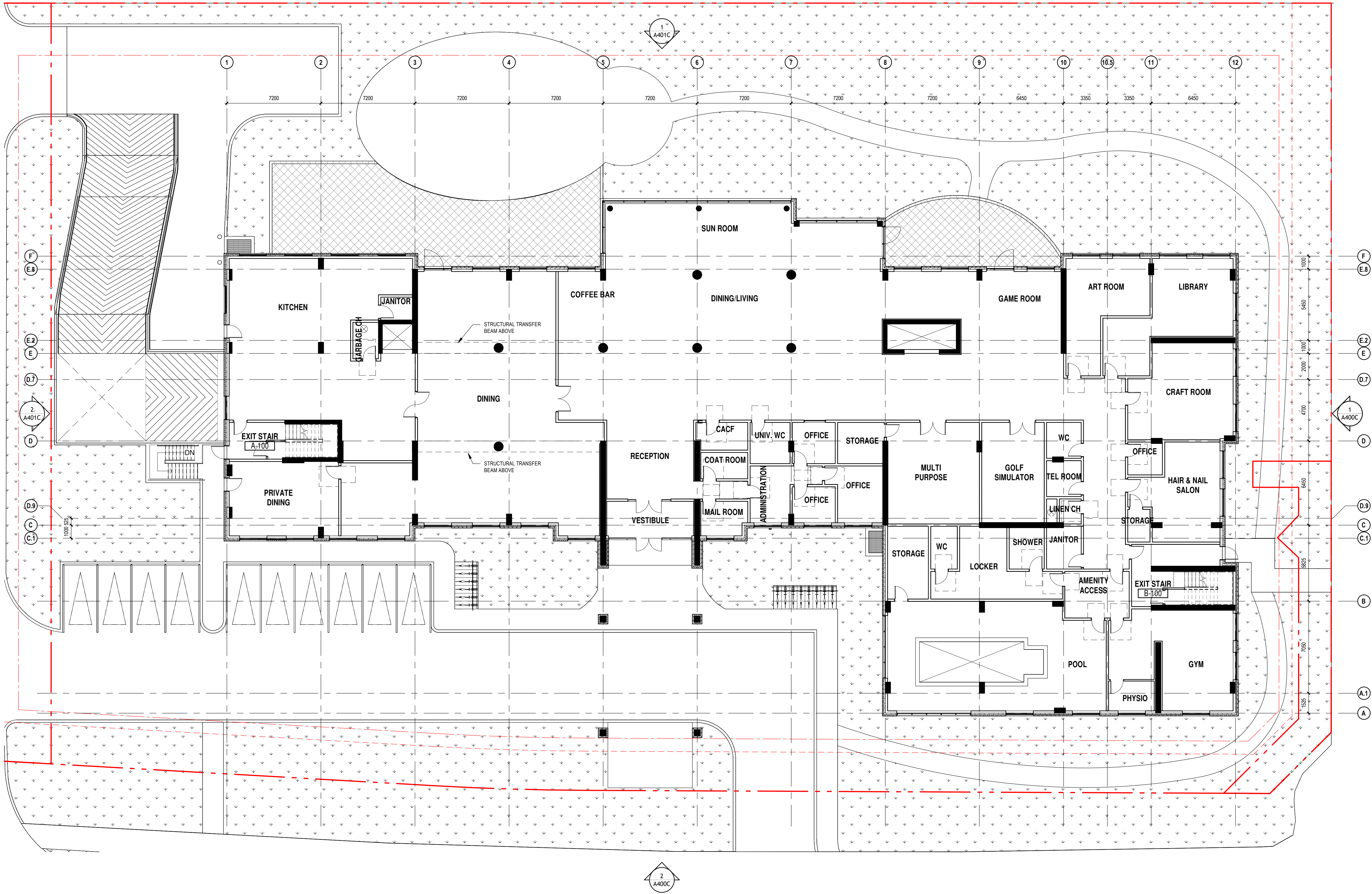
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A200



GROUND FLOOR PLAN
1: 150

1
A201

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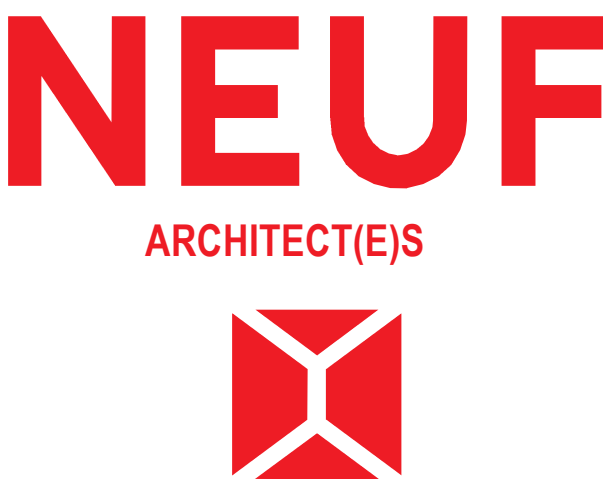
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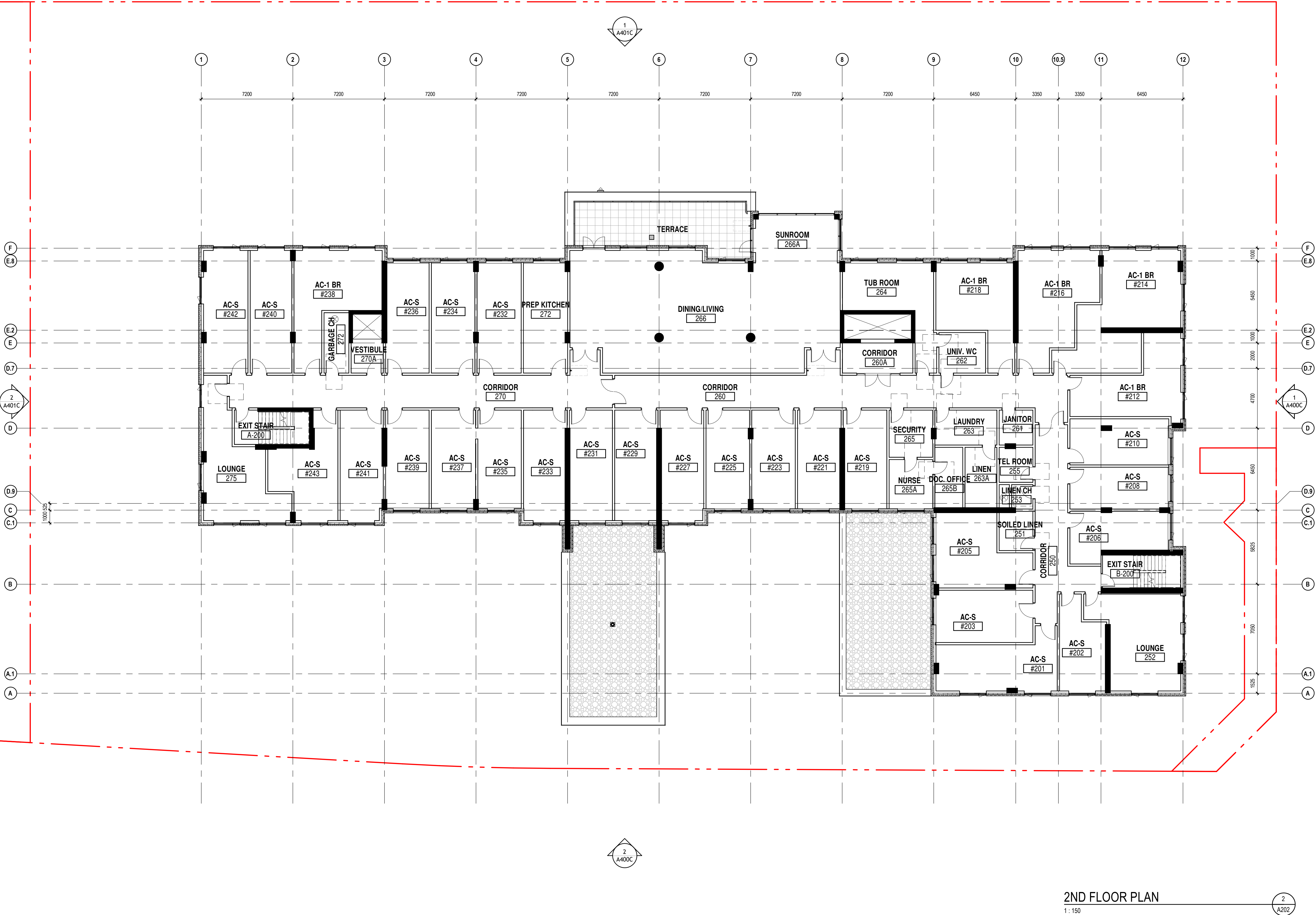


OUVRAGE / Project
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NO PROJET / No.
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GROUND FLOOR PLAN

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2ND FLOOR PLAN
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OUVRAGE / Project

DÉCOEUR RETIREMENT HOME

EMPLACEMENT / Location

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NO PROJET / No.

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3RD FLOOR PLAN
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A203

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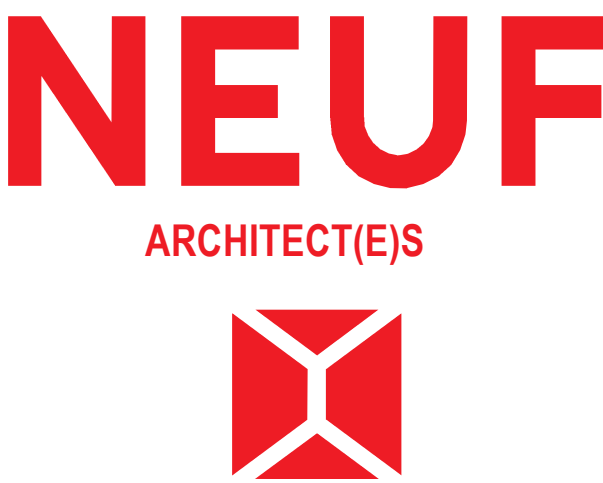
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OUVRAGE Project
DÉCOEUR RETIREMENT HOME
EMPLACEMENT Location
2380 Tenth Line Road, Ottawa
NO PROJET No.
13677

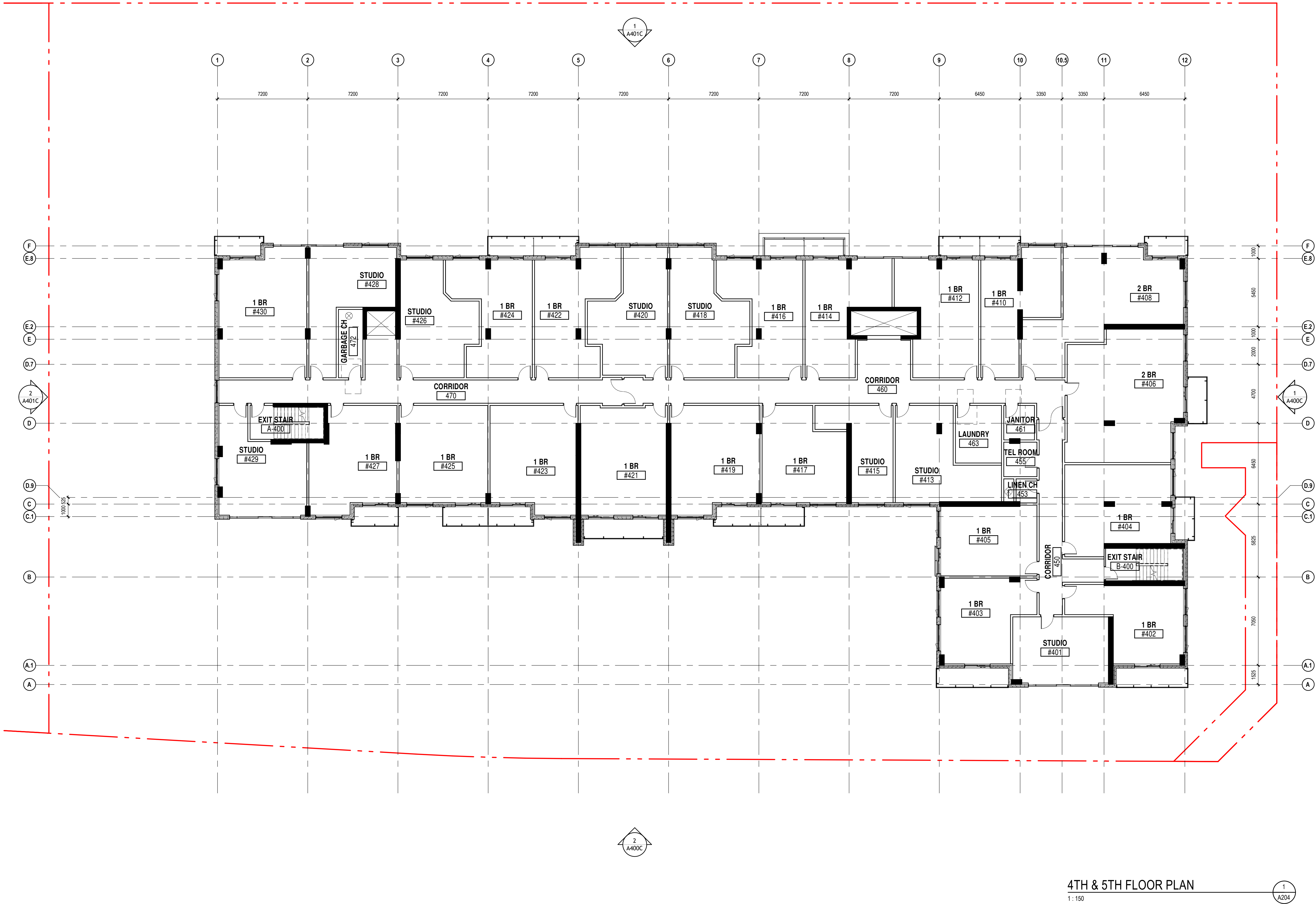
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3RD FLOOR PLAN

REVISION Revision
M
NO. DESSIN Dwg Number
A203



4TH & 5TH FLOOR PLAN
1 : 150

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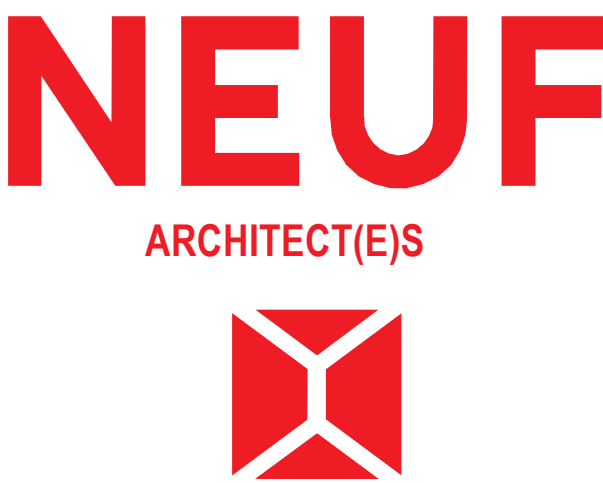
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613 232 5786 aar.ca

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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
M	RE-ISSUED FOR SPA	2026.08.14

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VERIFIÉ PAR / Checked by
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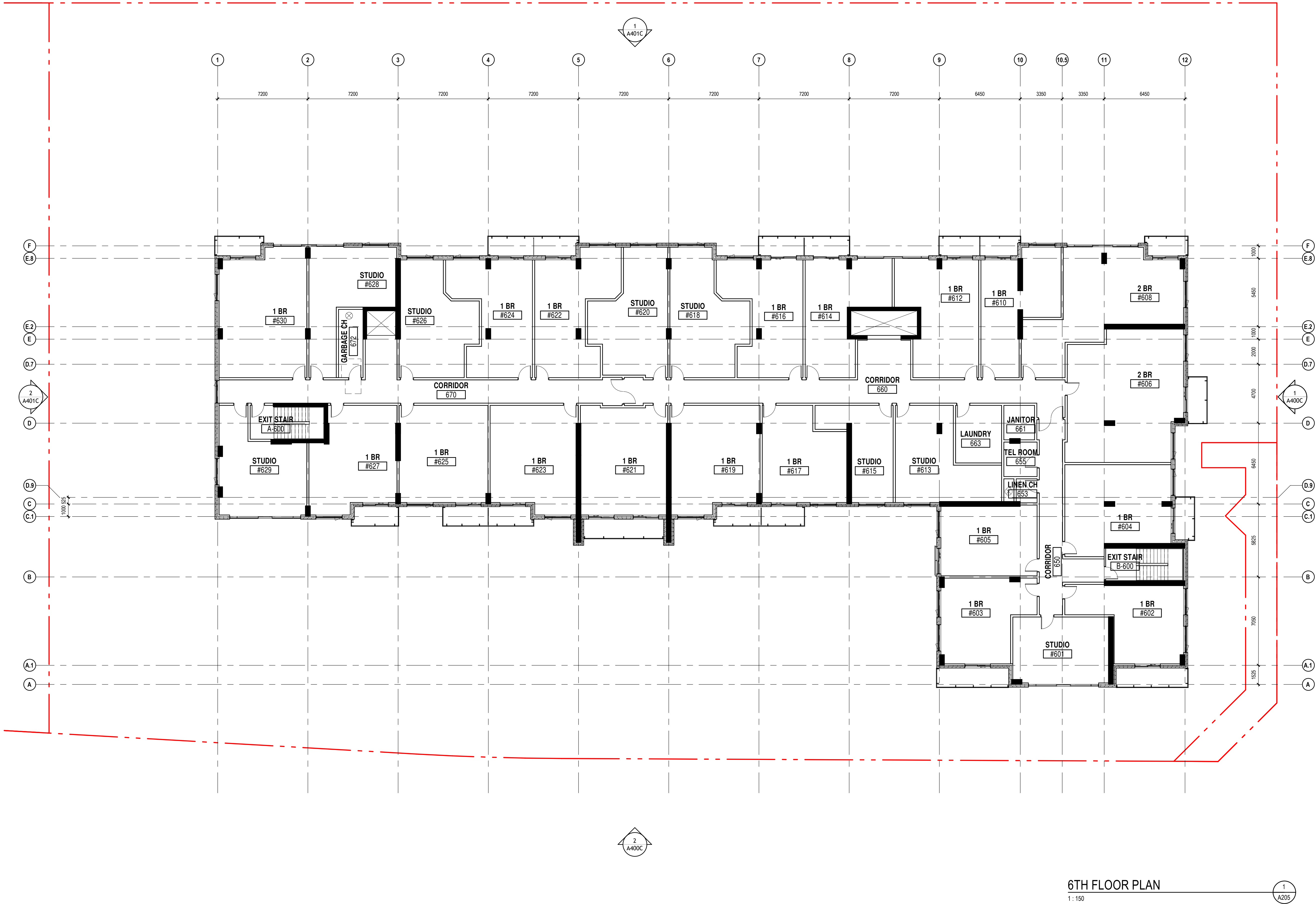
DATE (aa mm ii)
2025-02-01

ÉCHELLE / Scale
1 : 150

TITRE DU DESSIN / Drawing Title

4TH & 5TH FLOOR PLAN

NO. DESSIN / Dwg Number
M A204



6TH FLOOR PLAN
1 : 150

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905 285 9900 jainconsultants.com

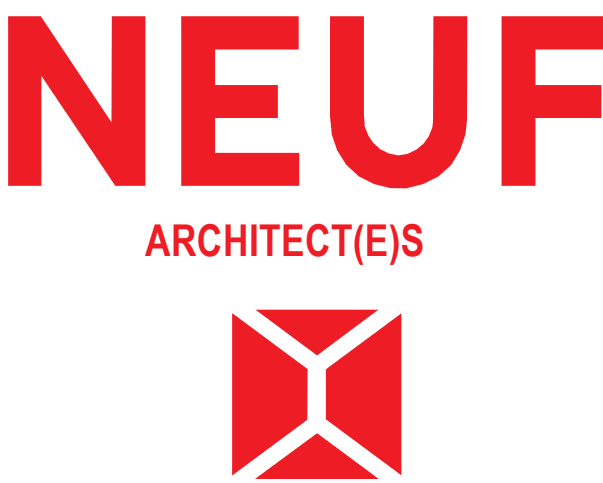
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ARCHITECTURE DE PAYSAGE / Landscape Architect
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ARCHITECTES / Architect
NEUF architect(e)s Inc.
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613 234 2274 NEUF.ca

SCEAU / Seal

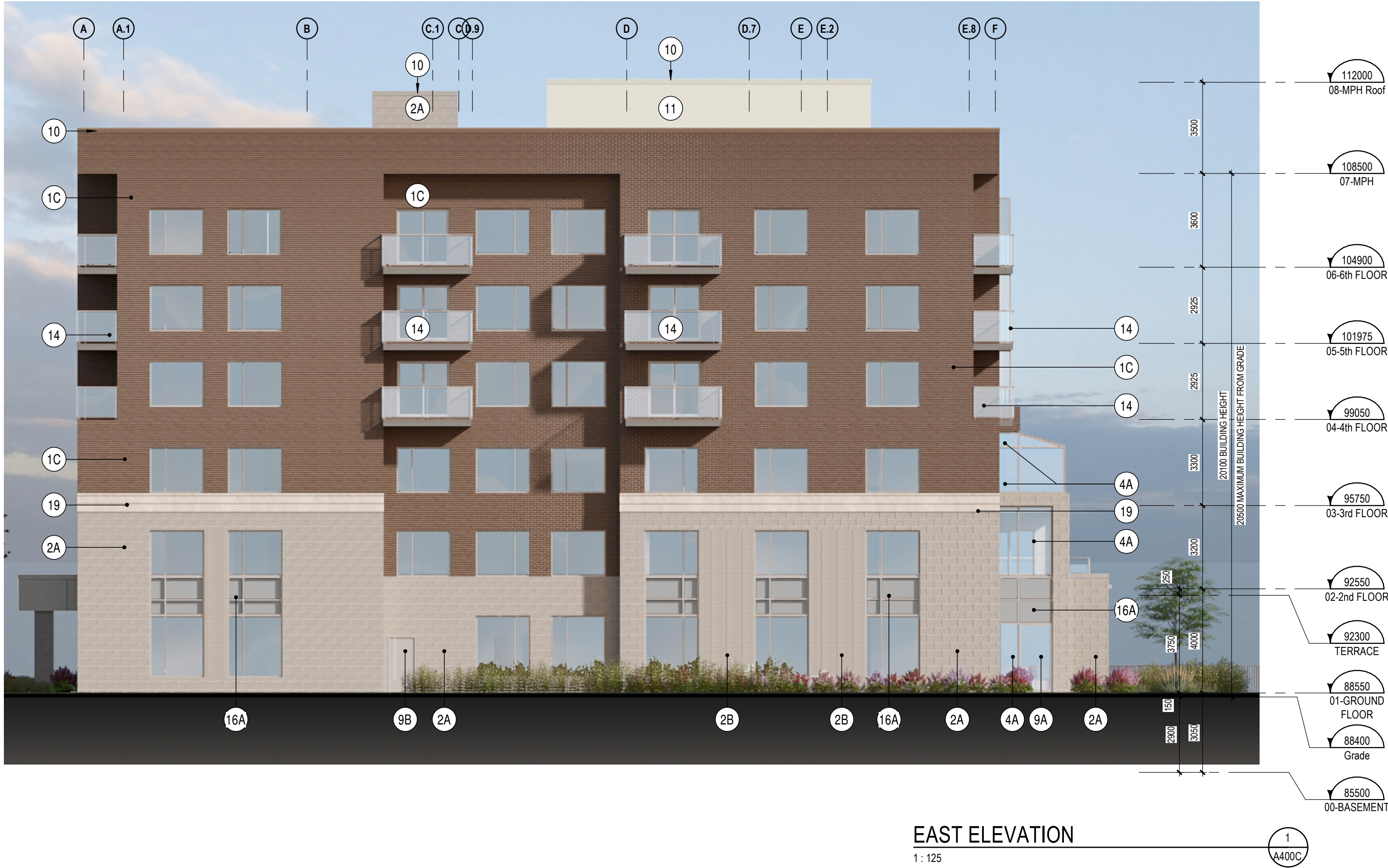


OUVRAGE / Project
DÉCOEUR RETIREMENT HOME
EMPLACEMENT / Location
2380 Tenth Line Road, Ottawa
NO PROJET / No.
13677

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L	RE-ISSUED FOR SPA	2026.04.16
M	RE-ISSUED FOR SPA	2026.08.14

DESSINÉ PAR / Drawn by
AA
DATE (aa mm ii)
2025-02-01
TITRE DU DESSIN / Drawing Title
6TH FLOOR PLAN

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



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 250mm 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-8948"
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 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

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SCEAU / Seal



0 1 2 5 10m



SOUTH ELEVATION

1:125

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	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
J	RE-ISSUED FOR SPA	2026.06.14

DESSINÉ PAR Drawn by

AA

DATE (aa mm ii)

2025-02-01

TITRE DU DESSIN Drawing Title

COLOURED ELEVATIONS

REVISION Revision

J

VERIFIÉ PAR Checked by

CR / PV

ÉCHELLE Scale

1:125

NO. DESSIN Dwg Number

A400C



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
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 PRELCO MEDIUM GREY "PC-884B"
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
21	OVERFLOW SQUIPPER, COLOUR TO MATCH WALL CLADDING

0 1 2 5 10m



NORTH ELEVATION

1: 125

1
A401C

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SCEAU / Seal



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CLIENT / Client



OUVRAGE / Project

DÉCOEUR RETIREMENT HOME

EMPLACEMENT / Location

2380 Tenth Line Road, Ottawa

NO. PROJET / No.

13677

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F	SPA - FOR COORDINATION	2025.07.23
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H	ISSUED FOR SPA	2025.09.29
I	RE-ISSUED FOR SPA	2026.04.16
J	RE-ISSUED FOR SPA	2026.06.14

DESSINÉ PAR / Drawn by

AA

VÉRIFIÉ PAR / Checked by

CR / PV

DATE (aa-mm-ii)

2025-02-01

ÉCHELLE / Scale

1: 125

TITRE DU DESSIN / Drawing Title

COLOURED ELEVATIONS

REVISION / Revision

J

NO. DESSIN / Dwg Number

A401C



3D VIEW LOOKING SOUTH FROM DÉCOEUR DR.



3D VIEW NORTH-EAST FROM TENTH LINE ROAD

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OUVRAGE / Project

DÉCOEUR RETIREMENT HOME

EMPLACEMENT / Location

2380 Tenth Line Road, Ottawa

NO PROJET / No.

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D	RE-ISSUED FOR SPA	2026.08.14

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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

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A1000



3D AERIAL VIEW SOUTH-WEST FROM DÉCOEUR DR.

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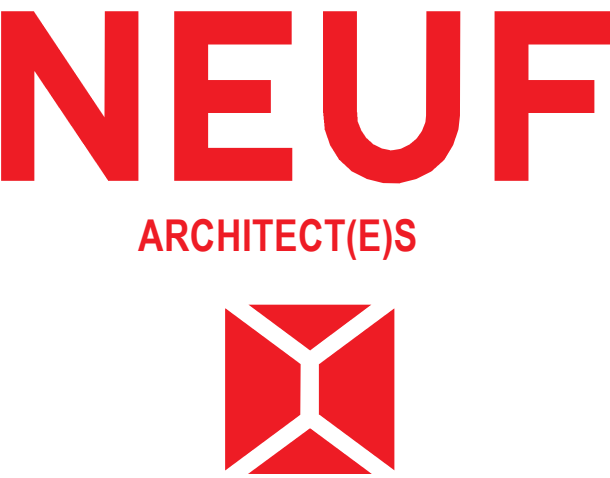
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DATE (aa-mm-ii)

2023-01-01

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PERSPECTIVES

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ÉCHELLE / Scale

REVISION / Revision

NO. DESSIN / Dwg Number

D

A1001