



Description	Count
B-4	5
COAL HANDICAP TYPE A	1
B-4	6
T-1	1
HANDICAP TYPE B	1
VIS.	2
T-1	2
<b>GROUND FLOOR TOTAL</b>	<b>8</b>

Count	Type	Associated Building
<b>BASEMENT 2</b>		
15	HORIZONTAL BIKE PARKING	B-3
17	HORIZONTAL BIKE PARKING	B-4
<b>BASEMENT 1</b>		
16	HORIZONTAL BIKE PARKING	B-3
17	HORIZONTAL BIKE PARKING	B-4
57	HORIZONTAL BIKE PARKING	T-1
<b>Grand total: 112</b>		

- ### SITE LEGEND
- PRINCIPAL ENTRANCE
  - ENTRANCE
  - EXIT
  - FIRE HYDRANT (FH)
  - SIEMSE CONNECTION (FDC)
  - STREET SIGNAGE
  - PROPERTY LINE
  - VERTICAL BICYCLE PARKING
  - BICYCLE PARKING AT GROUND LEVEL
  - BENCH, REFER TO LANDSCAPING
  - TWIS

- ### SITE ABBREVIATIONS
- AD AREA DRAIN
  - CB CATCH BASIN
  - D.C. DEPRESSED CURVE
  - UP UTILITY POLE
  - RM REMOTE MONITOR
  - STM MH STORMWATER MANHOLE
  - FDC FIRE DEPARTMENT CONNECTION
  - SC SIEMSE CONNECTION
  - GW GUIDE WIRE
  - LS LIGHT STANDARD (REFER TO ELEC. ENG.)
  - FH FIRE HYDRANT
  - TWIS TACTILE WALKING INDICATOR STRIP
  - MUP MULTI-USE PATHWAY

- ### STREET SIGNS
- FOR ALL THE SIGNS FOLLOW THE SPECIFICATIONS OF THE CITY OF OTTAWA
- #1 STOP SIGN
  - #2 FIRE ROUTE SIGN
  - #3 PRIORITY TO PEDESTRIAN SIGN
  - #4 LIMITED PARKING SIGNAGE
  - #5 ONE WAY SIGN
  - #6 YIELD SIGNAGE
  - #7 ACCESSIBILITY PARKING SIGN
  - #8 Ottawa Fire Services - UNDERGROUND PARKING STRUCTURE WITH GREEN 15xPA SIGNAGE
- THE PARKING SIGNS WILL BE LABELED AS:  
 "VISITOR ONLY"  
 "RESIDENT ONLY"  
 "ACCESSIBLE PARKING"  
 AND REINFORCED "UNAUTHORIZED VEHICLES WILL BE TOWED AWAY"
- GENERAL NOTES:**  
 REFER TO CIVIL AND LANDSCAPING FOR SITE COORDINATION.  
 REFER TO CIVIL FOR STREET CURBS AND SURFACE SLOPE DETAILS.  
 PRECAST RETAINING WALL TO BE ENGINEERED AND SUPPLIED BY OTHERS.

NOTES GÉNÉRALES / General Notes

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ARCHITECTURE DE PAYSAGE / Landscape Architect: **LEVSTEK CONSULTANTS Inc**  
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 T 613 626 0518 www.larocquelevstek.com

MÉCANIQUE / ÉLECTRIQUE / Mechanical / Electrical: **BPA**  
 1960 Robertson Rd., Nepean, ON K2H 5B9  
 T 613 595 6654 bpa.ca

CIVIL / Civil: **STANTEC**  
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GÉOTECHNIQUE / Geotechnical: **PATERSON GROUP**  
 154 Colonnade Rd. S., Nepean, ON, K2E 7J5  
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STRUCTURE / Structural: **L2C Experts**  
 4710 St-Ambroise St., Suite 103 Montréal QC, H4C 2C7  
 T 514 379 4999 l2cexperts.com

ENVIRONNEMENT / Environmental (ESA): **ALTANERGY Groupe**  
 300 Rue Saint-Paul Suite 412, Québec, QC, G1K 7R1  
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SCÉAU / Seal

MOONEY'S BAY BUILDING 1 TO IV (Tower 1, Bloc 1, & Bloc 2)		
729 Ridgewood Avenue		
2/2/2024		
PIN - to be confirmed		
Bylaw 2008-250		
GM - General Mixed Use Zone (Sections 187 and 188)		
Zoning - GM1 # (L.O)		
LOT	Required (By Law)	Provided
Lot area (sq.m)	13,238	13,238
Gross floor area of the building (sq.m)	6,639	5,447
Ratio Max.	50%	41.14%
<b>SETBACKS</b>		
Minimum Front Setback (m)	3 m	5.5 m
Minimum Side Setback (m)	3 m	6.4 m provided
Minimum Interior Setback (m)	For a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone's	6.4 m provided
Minimum Rear Yard Setback (m)	Abutting a street: 3 m	N/A
Below Grade Typical Setback (m)	From any portion of a rear lot line abutting a residential zone: 7.5 m	7.8 m provided
Below Grade Rear Yard Setback (m)	From any portion of underground parking (not rear lot line): 2.5 m	2.5 m (Min.) provided
High Rise Setback (m)	From any portion of rear lot line underground parking: 2.5 m	6m (Min.) provided
Amenity Area	Setback required from Lot cover: 1.1 m	1.1 m provided
Total Amenity Area (sq.m per unit)	443 Units X 0.6m <sup>2</sup> = 265.8m <sup>2</sup>	Site = 1,132 m <sup>2</sup> Tower 1 = 763.5 m <sup>2</sup> Bloc 1 = 468.2 m <sup>2</sup>
Communal amenity area % of total required total amenity area	50% of Amenity to be Communal	100% of indicated Amenity Communal
<b>BUILDING HEIGHTS</b>		
Height (m)	Varies (As per schedule 23-0664-O)	Tower 1 (Tower 1): 20 storeys - 66.6 m Building II (Tower 1 (Podium)) - 6 storeys - 154.00 m Building III (Tower 1 (Podium)) Amenity Space - 127.50 m Building II (Bloc 1): 4 storeys - 18 m Building IV (Bloc 2): 4 storeys - 18 m
Maximum floor space index	No more than 50% of the permitted floor space index may be used. Full floor space index may be used for apartment dwelling, mid rise	41.14%
Minimum width of landscaped area	Abutting a street, abutting a residential or institutional zone: 3 m but may be reduced to 1 meter where a minimum 1.8 meter high opaque screen is provided	min. 3.5m
<b>Parking</b>		
Minimum No. of parking spaces (0.95 per unit)	443 Units X 0.95 = 420	425
Minimum No. of visitor parking spaces (0.2 per unit)	443 Units X 0.2 = 88.6	89
Minimum No. of Commercial parking spaces (3.4/100m <sup>2</sup> )	(729.2 / 100) * 3.4 = 24.8	25
Driveway access - Min. width (m) two way	6.7	6.7
Driveway access - parking garage min width (m) two way	6	6
<b>Bicycle Parking</b>		
Bicycle Parking Space Provisions (0.5 per unit)	443 Units X 0.5 = 222	112 Horizontal 110 Vertical Total 232
Commercial Bicycle Parking Space Provisions (1/250m <sup>2</sup> )	(729.2 / 250) * 1 = 2.9	3 Horizontal
<b>Commercial Loading</b>		
Vehicle Loading Space: Retail Store, Shopping	(1x200m <sup>2</sup> / 729.2m <sup>2</sup> Retail)	0 Spaces Required, 1 provided.
Vehicle Loading Space: Retail Store, Shopping	1x200m <sup>2</sup>	N/A



CLIENT / Client: **brigit**

OUVRAGE / Project: **MOONEY'S BAY TOWER 1**  
 729 Ridgewood Ave., Ottawa, ON

EMPLACEMENT / Location: **NO PROJET No. 12382.00**

NO REVISION / DATE (aa-mm-jj)

A	Issued for Coordination	2023-04-24
B	Issued for 30%	2023-04-30
C	Internal Review - Architect	2023-07-05
D	Issued for 30% Rev. 1	2023-10-16
E	Issued for Coordination	2023-11-24
F	Issued for SPA Application	2024-01-25

DESSIN PAR / Drawn by: **A.J.** VERIFIÉ PAR / Checked: **A.J.**  
 DATE (aa mm jj): **NOV. 2023** ÉCHELLE / Scale: **As indicated**  
 TITRE DU DESSIN / Drawing Title: **SITE PLAN**

REVISION / Revision: **F** NO. DESSIN / Dwg Number: **A102**