

- NOTES:**
- SEE LANDSCAPE DRAWING FOR EXISTING AND NEW VEGETATION.
 - SEE SITE SERVICES AND GRADING DRAWING FOR EXISTING AND NEW GRADES AND SITE SERVICES.
- LEGEND:**
- DC DEPRESSED CURB (To be constructed as per paragraph 3.9.3.2(2) (3) and (4) of the Ontario Building Code 2006)
 - H.C. HANDICAPPED PARKING SIGN - TO CITY OF OTTAWA STANDARDS
 - F.R. "FIRE ROUTE - NO PARKING" SIGN - TO CITY OF OTTAWA STANDARDS
 - TONED ASPHALT AREA INDICATES EXTENT OF FIRE DEPT. ACCESS ROUTE C/W 12.0 m CENTRELINE RADIUS. PROVIDE HEAVY DUTY ASPHALT PAVING FOR FULL WIDTH OF DRIVE AISLE AND AS INDICATED ON GRADING PLAN 10B167-GR
 - HANDICAPPED PARKING SPACE C/W SYMBOL PAINTED ON ASPHALT
 - NEW FIRE HYDRANT
 - EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE

RECORD DRAWINGS
 THE REVISIONS TO THESE CONTRACT DOCUMENTS REFLECT THE SIGNIFICANT CHANGES IN THE WORK MADE DURING CONSTRUCTION. THEY INCORPORATE DOCUMENTATION ISSUED BY BARRY J. HOBIN & ASSOCIATES ARCHITECTS INC. DURING CONSTRUCTION. INFORMATION RELATED TO SITE CHANGES AND SITE AS-BUILT CONDITIONS IS PROVIDED BY THE CONTRACTOR. B.J.H. SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR.

NO.	DATE	REVISION
12	14-01-30	RECORD DRAWINGS
11	11-12-16	ISSUED FOR CONSTRUCTION
10	11-07-05	ISSUED - FINAL SITE PLAN CTRL
4	11-06-16	ISSUED FOR TENDER
8	11-06-07	ISSUED FOR PRE-TENDER REVIEW
7	11-05-12	ISSUED FOR REVIEW
6	11-05-04	RE-ISSUED - SITE PLAN CTRL
5	11-03-30	ISSUED FOR BUILDING PERMIT
4	11-03-04	ISSUED TO FIRE MARSHAL/MOHLTC
3	11-01-14	ISSUED FOR COSTINGS
2	10-10-29	ISSUED - SITE PLAN CONTROL
1	10-08-25	ISSUED FOR PRICING

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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SITE INFORMATION
 LEGAL DESCRIPTION: PARTS OF LOTS 45, 46 AND REGISTERED PLAN 66 AND PART OF LOT 23 JUNCTION GORE GEOGRAPHIC TOWNSHIP OF GLoucester CITY OF OTTAWA

ZONING
 R4N

LOT AREA
 340 sq. m. (7911 sq. ft.)

SETBACKS
 REAR: 15.5 m
 SIDE YARD: 15.4/2 m
 FRONT YARD: 6.0 m
 MAX. BLDG. HT.: 17.68 m
 LANDSCAPE AREA: 30% MIN

NOTE 1: BUILDING HEIGHT AND SOUTH SIDE YARD REQUIREMENT SET BY MINOR VARIANCE DECISION (FILE NO. D08-02-01A-00108)

NOTE 2: "RESIDENTIAL CARE FACILITY" REINSTATED AS PERMITTED LAND USE BY BYLAW 2010-285

GROSS FLOOR AREA (PER ZONING BYLAW)
 BASEMENT: 40.1 sq. m.
 GROUND FLOOR: 2,072.0 sq. m.
 TYPICAL FLOOR: 5,290.4 sq. m. (4 X 2,074.6)
 TOTAL: 10,418.6 sq. m.

GROSS FLOOR AREA USED FOR MEDICAL, HEALTH OR PERSONAL SERVICES:
 TOTAL: 805.3 sq. m.

ROOMING UNITS
 BASIC (DOUBLE) RMS: 180 ROOMS
 TOTAL ROOMS: 234 ROOMS
 TOTAL RESIDENTS: 288 RESIDENTS

PARKING REQUIRED
 25 spaces/Rooming Unit
 TOTAL (284 X 25) 7100 SPACES

PARKING PROVIDED
 1 space/100 sq. m. of Medical/Health Per. Serv. 71 SPACES
 TOTAL: 60 SPACES

PARKING PROVIDED PERMISSIBLE PARKING (COVER FLOOR PARKING)
 104 SPACES
 8 SPACES
 8 SPACES

LOADING SPACES REQUIRED
 None - Residential use.

BICYCLE SPACES REQUIRED
 1/500 sq. m. GFA 5 SPACES
 BICYCLE SPACES PROVIDED 8 SPACES

CONSULTANTS:
 PROPERTY OWNER: GREY SISTERS OF THE IMMACULATE CONCEPTION, 120 HICKORY ST., PEBROKE, ON K8A 6J6
 BUILDING OWNER: ST PATRICK'S HOME OF OTTAWA INC., 2885 RIVERSIDE DRIVE, OTTAWA, ONTARIO K1V 8N5
 ARCHITECT: BARRY J. HOBIN & ASSOCIATES ARCHITECTS INC., 63 PAMILLA STREET, OTTAWA ON K1S 3K7
 SITE SERVICES: NOVATECH ENGINEERING CONSULTANTS LTD., SUITE 200, 240 MICHAEL COMPTON DRIVE, OTTAWA, ON K2M 1P6
 LANDSCAPE: CORISH BENDERLAND WRIGHT, 180 SCOTT STREET - SUITE 200, OTTAWA ON K1Z 8L8

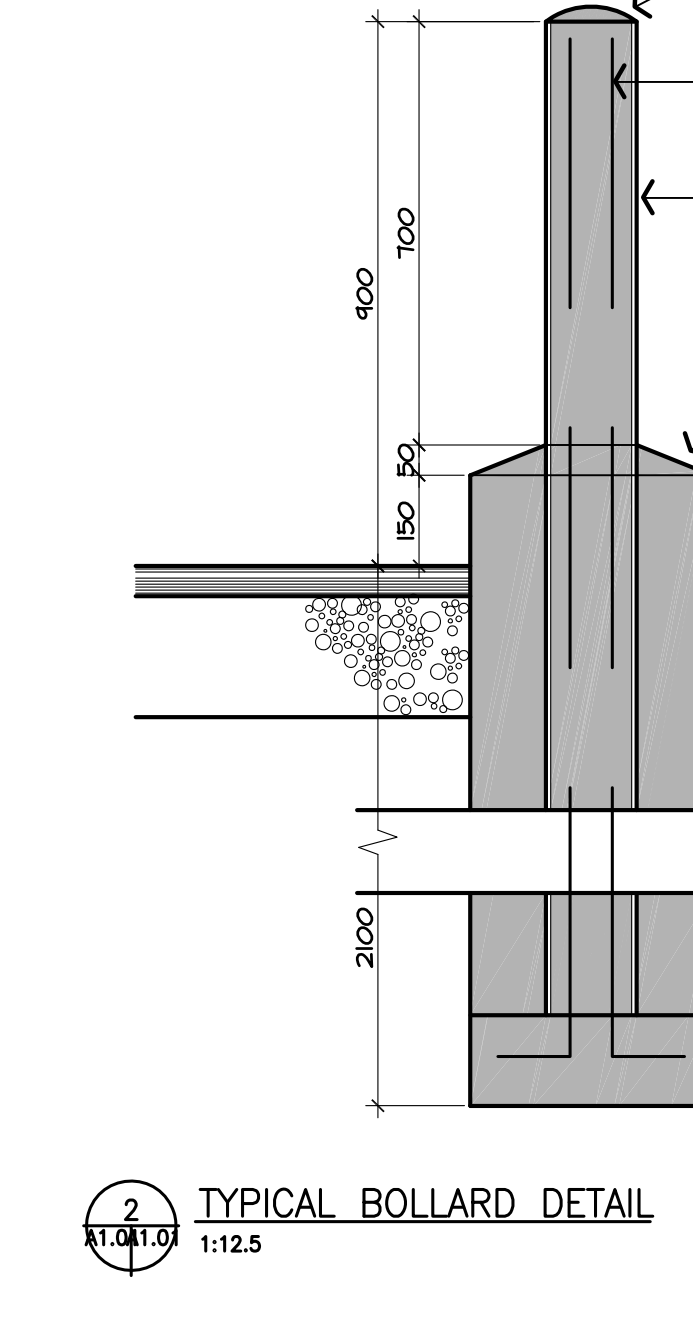
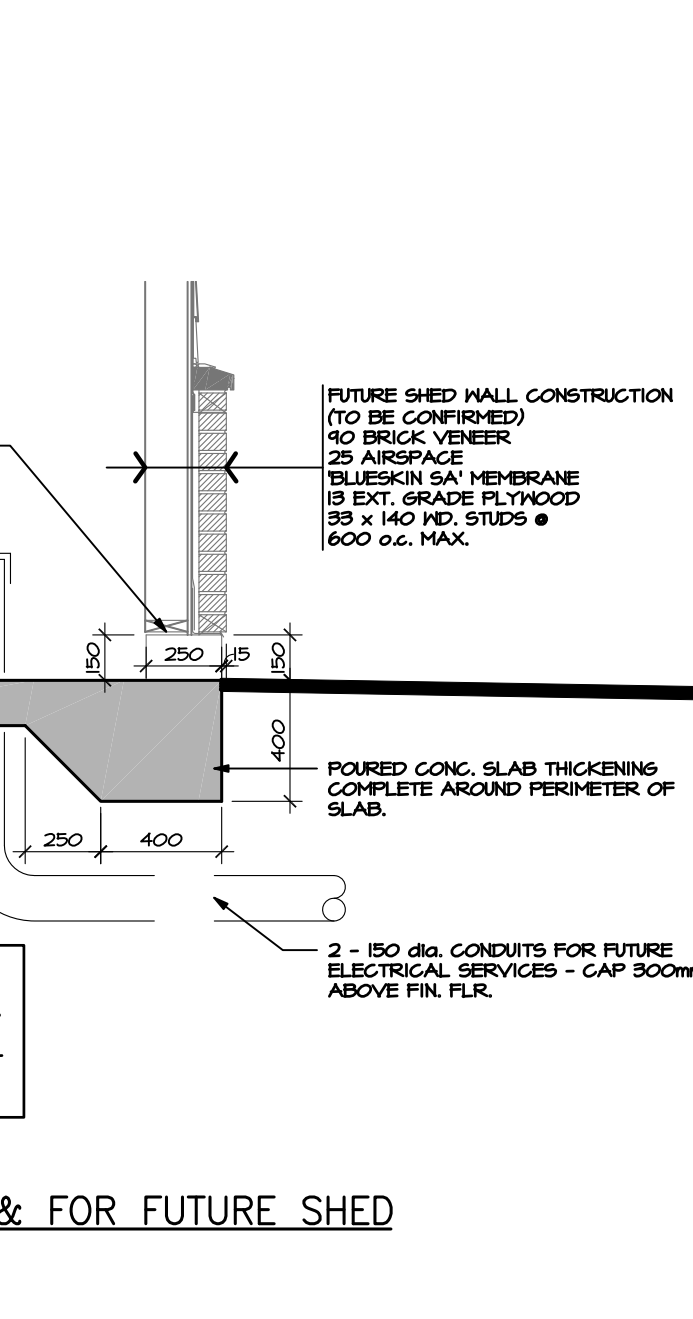
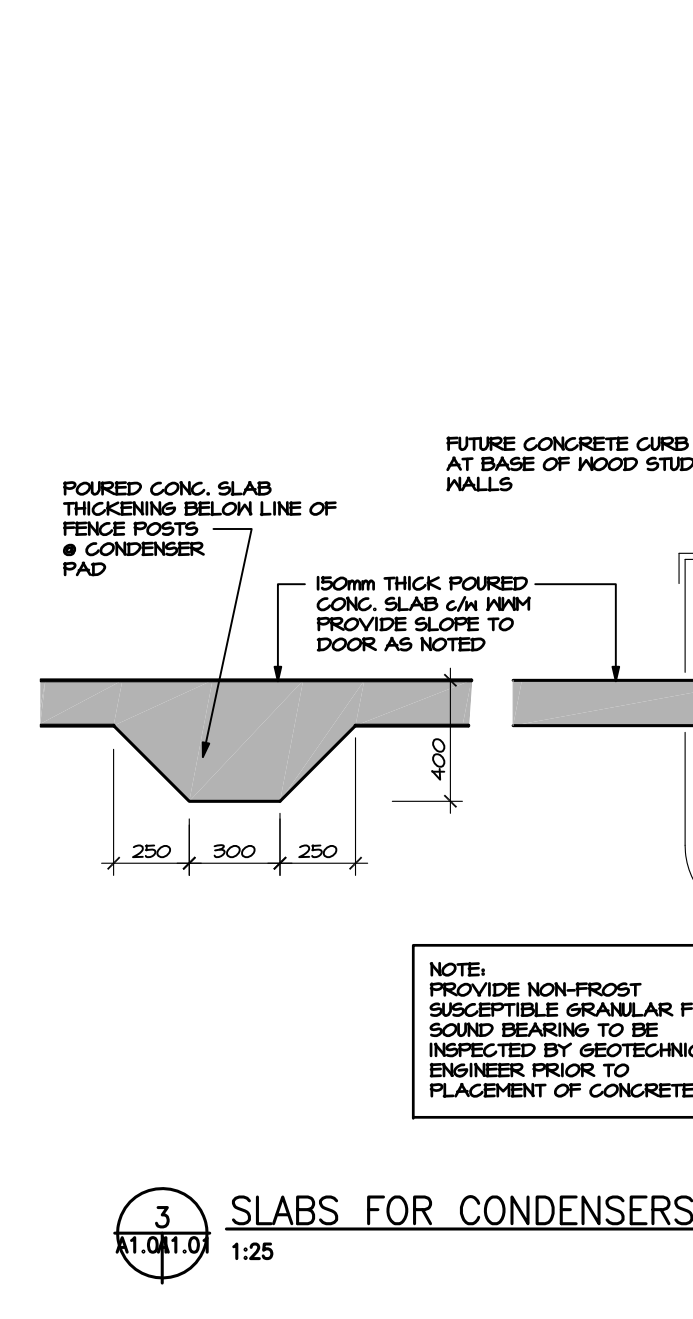
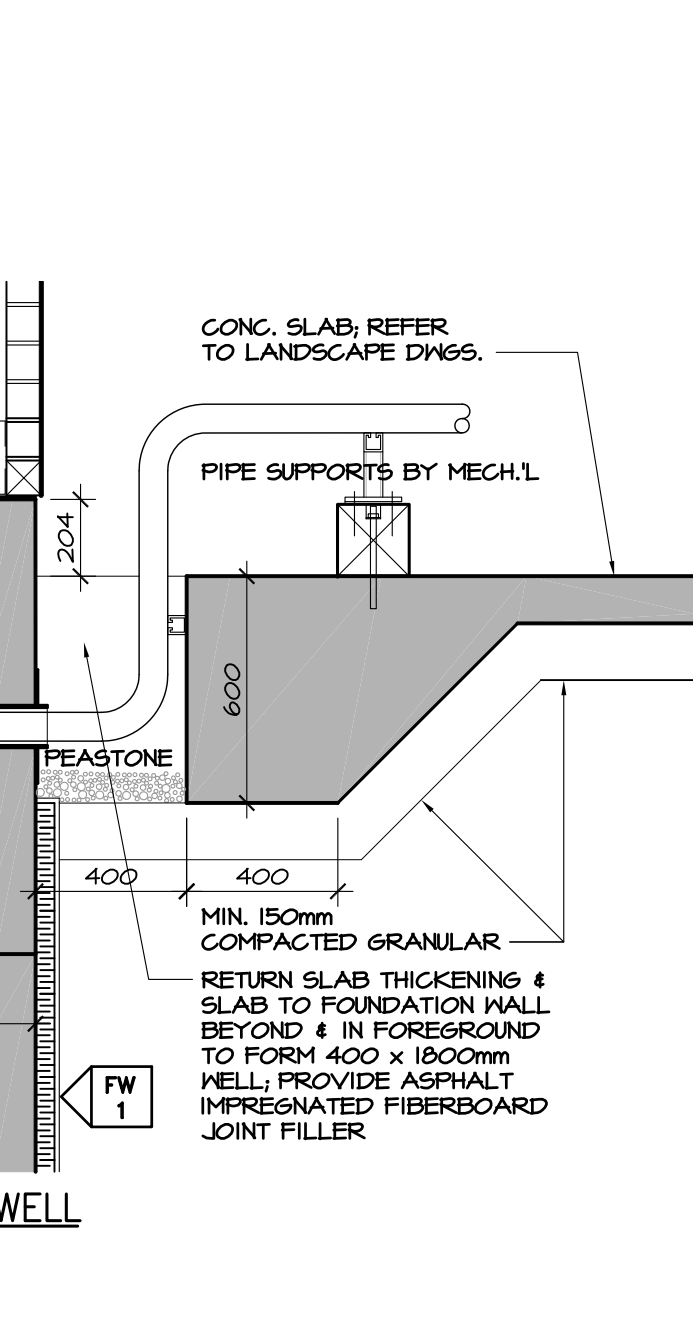
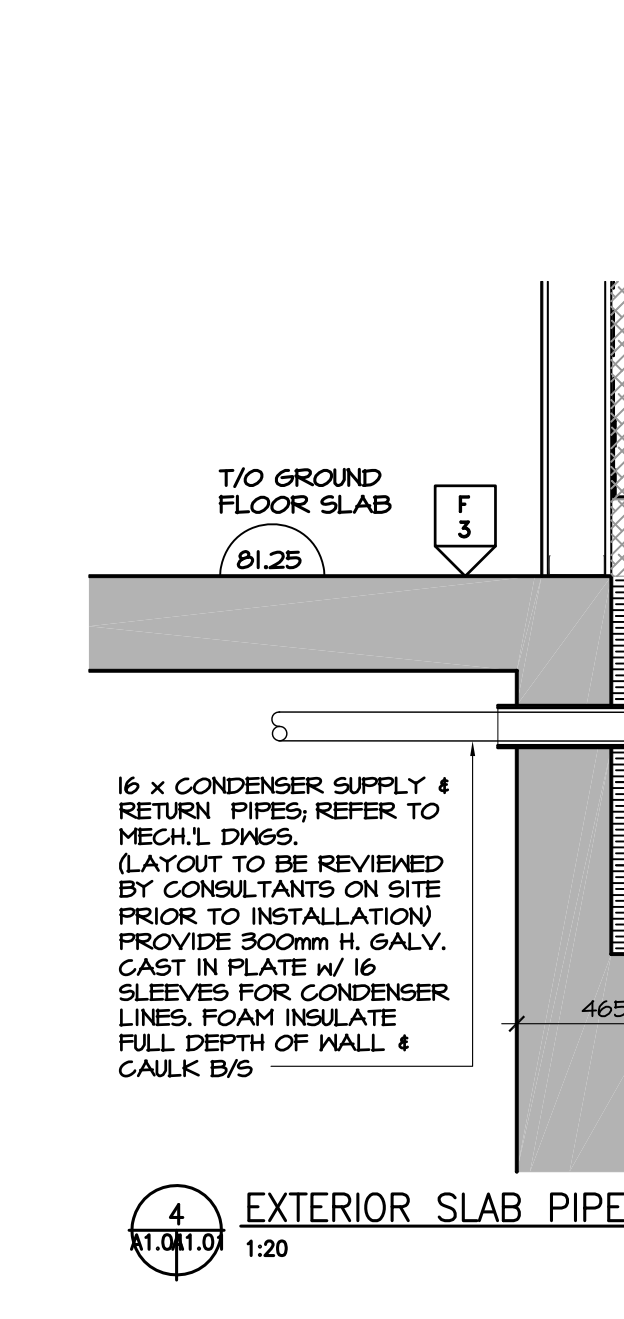
SOILS & ENVIRONMENTAL:
 HOLEY CHEVRIER ENGINEERS LTD., 180 WESCAR LANE, R.R. 2, CARP, ONTARIO, K0A 1L0
 SURVEY: FARLEY, SMITH & DENIS SURVEYING LTD., 1741 WOODWARD DRIVE, OTTAWA, ONTARIO K2E 1J5
 MECHANICAL: GOODREY WEEDEMARK & ASSOC., 1741 WOODWARD DRIVE, OTTAWA ON K2C 0P8
 ELECTRICAL: GOODREY WEEDEMARK & ASSOC., 1741 WOODWARD DRIVE, OTTAWA ON K2C 0P8
 STRUCTURAL: GULIFEE & ASSOCIATES, 102-1371 WOODWARD DR., OTTAWA ONT. K2C 0P4

16 x CONDENSER SUPPLY & RETURN PIPES: REFER TO MECH. L. DINGS. (LAYOUT TO BE REVIEWED BY CONSULTANTS ON SITE PRIOR TO INSTALLATION) PROVIDE 300mm H. GALV. CAST IN PLATE w/ 16 SLEEVES FOR CONDENSER LINES. FOAM INSULATE FULL DEPTH OF WALL & CALK B/S

CONC. SLAB REFER TO LANDSCAPE DINGS.

PIPE SUPPORTS BY MECH. L.

MIN. 150mm COMPACTED GRANULAR RETURN SLAB THICKENING & SLAB TO FOUNDATION WALL BEYOND & IN FOREGROUND TO FORM 400 x 1500mm MELL. PROVIDE ASPHALT IMPREGNATED FIBERBOARD JOINT FILLER



BARRY J. HOBIN & ASSOCIATES ARCHITECTS INCORPORATED
 63 PAMILLA ST. OTTAWA, ONTARIO K1S 3K7
 613-238-7200 Fax: 613-235-2005
 Email: mail@hobinarc.com

project: **ST. PATRICK'S HOME LONG TERM CARE FACILITY**
 2885 RIVERSIDE DRIVE

drawing title: **SITE PLAN**

drawn	date	scale
BB	30/07/10	1:400

project: 0817
 drawing no.: A1.01