ISLAND HARBOUR CLUB - GANANOQUE

PROPOSED MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT

175 ST. LAWRENCE STREET GANANOQUE, ONTARIO, CANADA

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KEY PLAN

FRONT ENTRY/LINK PERSPECTIVE

FRONT (WATER STREET) PERSPECTIVE

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No.	Description	Date
1	ISSUED FOR REVIEW	JUNE 5 2015
2	ISSUED FOR S.P.A	JUNE 10 2015

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SHEET TITLE

COVER PAGE

PROJECT NUMBER:	2013-135
DATE:	APRIL 2015
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SCALE:	AS SHOWN

A1

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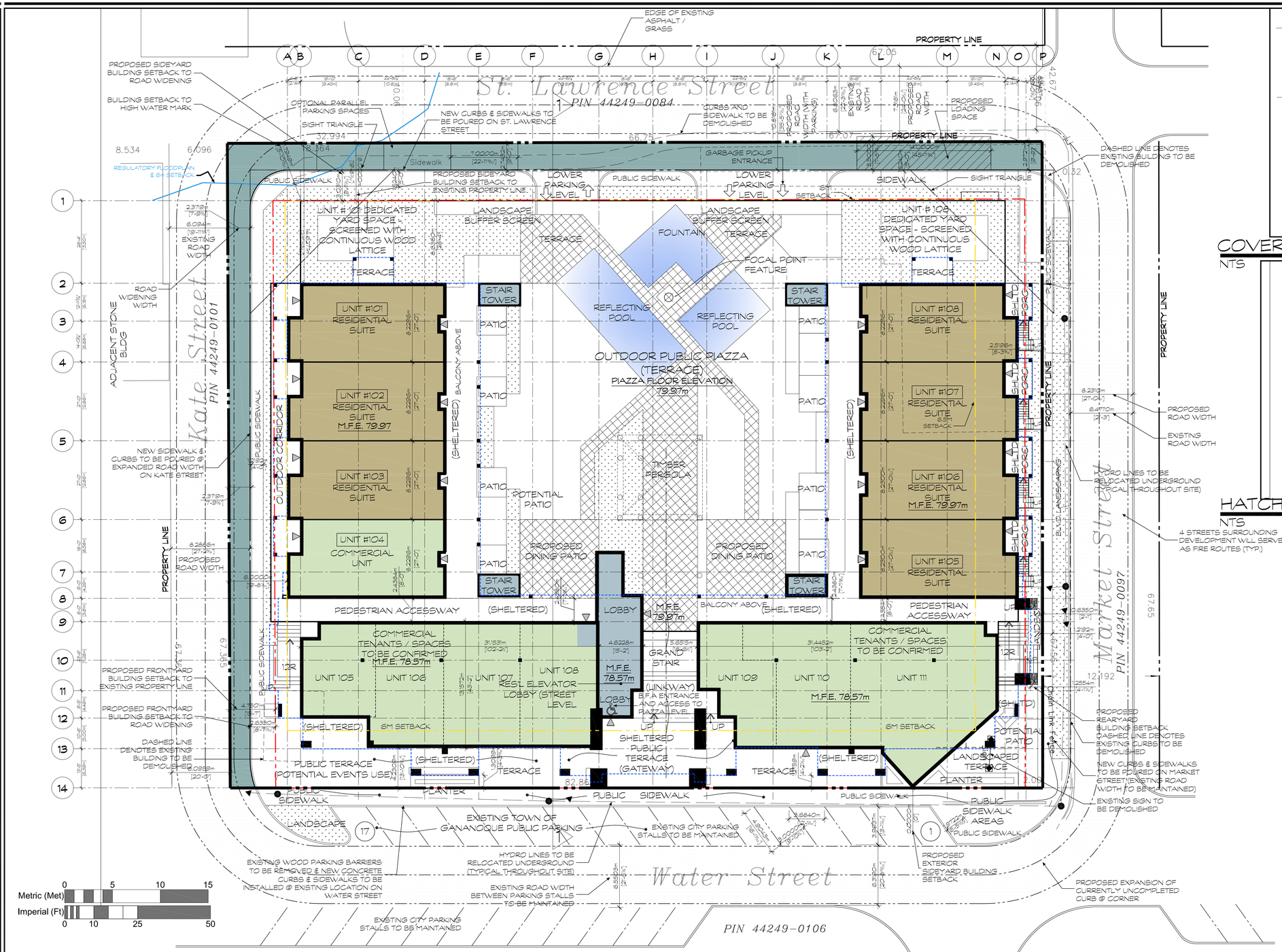
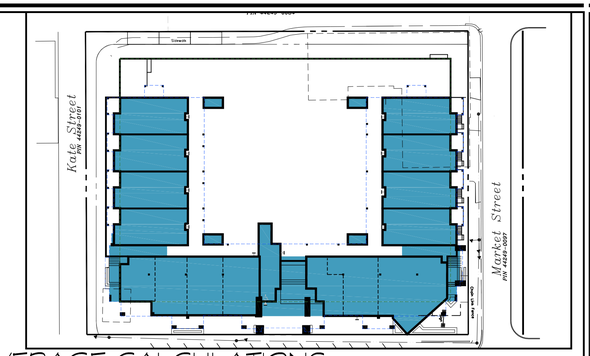


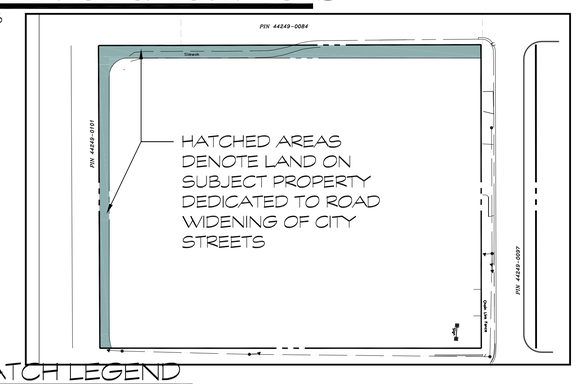
PROPOSED SITE PLAN

SCALE = 1:200



COVERAGE CALCULATIONS

NTS



HATCH LEGEND

NTS

LEGEND

- LINE OF 2ND-4TH FLOORS ABOVE
- ORIGINAL SETBACK LINE
- PROPOSED SETBACK LINE
- PARKING GARAGE COVERAGE
- DENOTES RESIDENTIAL FLOOR AREAS
- DENOTES COMMERCIAL FLOOR AREAS
- DENOTES CIRCULATION AREAS
- DENOTES AREA ALLOCATED TO THE TOWN RE:ROAD WIDENING
- DENOTES CALCULATION OF BUILDING COVERAGE NOT INCLUDING PERMITTED PROJECTIONS (IE BALCONIES AND BAY WINDOWS)

PROPOSED SITE STATISTICS

TOTAL LOT AREA:	5,732.8 m² (61,707.37 ft²)	100%
EXISTING BUILDING COVERAGE TO BE DEMOLISHED	772.2 m² (8,311.89 ft²)	13.5%
PROPOSED BUILDING COVERAGE (PARKING GARAGE):	3,979.16 m² (42,831.34 ft²)	69.4%
PROPOSED BUILDING COVERAGE (1ST-5TH FLOORS):	2,178.37 m² (23,447.78 ft²)	38.0%
COMMERCIAL FLOOR AREA:	923.36 m² (9,939 ft²)	
LANDSCAPED AREA:	4,355.33 m² (46,880.41 ft²)	76.0%
STREET LEVEL LANDSCAPING (INCLUDING LANDSCAPE)	352.16 m² (3,790.84 ft²)	6.1%
PIAZZA (INCLUDING COVERED AREAS FROM BUILDING ABOVE)	2230.27 m² (24,006.45 ft²)	38.9%
PIAZZA (NOT INCLUDING COVERED AREAS FROM BUILDING ABOVE)	1772.88 m² (19,083.12 ft²)	23.9%
GROSS FLOOR AREA:	13,168.22 m² (141,741.5 ft²)	
PARKING GARAGE LEVEL FLOOR AREA	3,925.38 m² (43,006 ft²)	
MAIN FLOOR AREA:	1,917.24 m² (20,637 ft²)	
SECOND FLOOR AREA:	2,068.9 m² (22,248 ft²)	
THIRD FLOOR AREA:	2,068.9 m² (22,248 ft²)	
FOURTH FLOOR AREA:	2,068.9 m² (22,248 ft²)	
FIFTH FLOOR AREA:	1,054.9 m² (11,355 ft²)	
PARKING SPACES REQUIRED		136 SPACES
RESIDENTIAL (65 RESIDENTIAL UNITS x 1.25)		82 SPACES
MAIN FLOOR: 7 UNITS		
2ND FLOOR: 17 UNITS		
3RD FLOOR: 17 UNITS		
4TH FLOOR: 17 UNITS		
5TH FLOOR: 7 UNITS		
COMMERCIAL (920m²)		54 SPACES
'SPACES DEDICATED TO THE CITY OF GANANOQUE'		82 SPACES
PARKING SPACES PROVIDED		150 SPACES
SPACES IN PARKING GARAGE		129 SPACES
SPACES ON ST. LAWRENCE		4 SPACES
SPACES ON WATER ST.		17 SPACES
LOADING SPACES REQUIRED		1 SPACE
LOADING SPACES PROVIDED		1 SPACES
BARRIER FREE SPACES REQUIRED		2 SPACES
BARRIER FREE SPACES PROVIDED		2 SPACES

GENERAL NOTES:

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NO.	DATE:	REVISION:	BY:	NO.	DATE:	REVISION:	BY:
1	APR. 10, 2014	ISSUED FOR REVIEW	MAP	9	JUNE 5 2015	ISSUED FOR REVIEW	JMR
2	APR. 11, 2014	ISSUED FOR REVIEW	MAP	10	JUNE 10 2015	ISSUED FOR S.P.A	JMR
3	APR. 15, 2014	ISSUED FOR REVIEW	MAP				
4	MAY 8, 2014	ISSUED FOR REVIEW	MAP				
5	MAY 13, 2014	ISSUED FOR S.P.A.	MAP				
6	SEPT. 10, 2014	ISSUED FOR REVIEW	MAP				
7	SEPT. 15, 2014	ISSUED TO PLANNING	MAP				
8	OCT. 23, 2014	ISSUED FOR REVIEW	MAP				

COMMISSION:

PROPOSED:
ISLAND HARBOUR CLUB DEVELOPMENT

175 ST. LAWRENCE STREET
GANANOQUE, ONTARIO, CANADA

NORTH

SHEET TITLE:

PROPOSED SITE PLAN

Issued for Re-Zoning:
Issued for Site Plan Agreement:
Issued for Permit:
Issued for Tender: Construction:

DRAWN BY:	MAP	DWG No.
CHECKED BY:	DC, KK	SP1
DATE:	MAY 2014	
SCALE:	SCALE = 1:200	
PROJECT No.:	2012-151	

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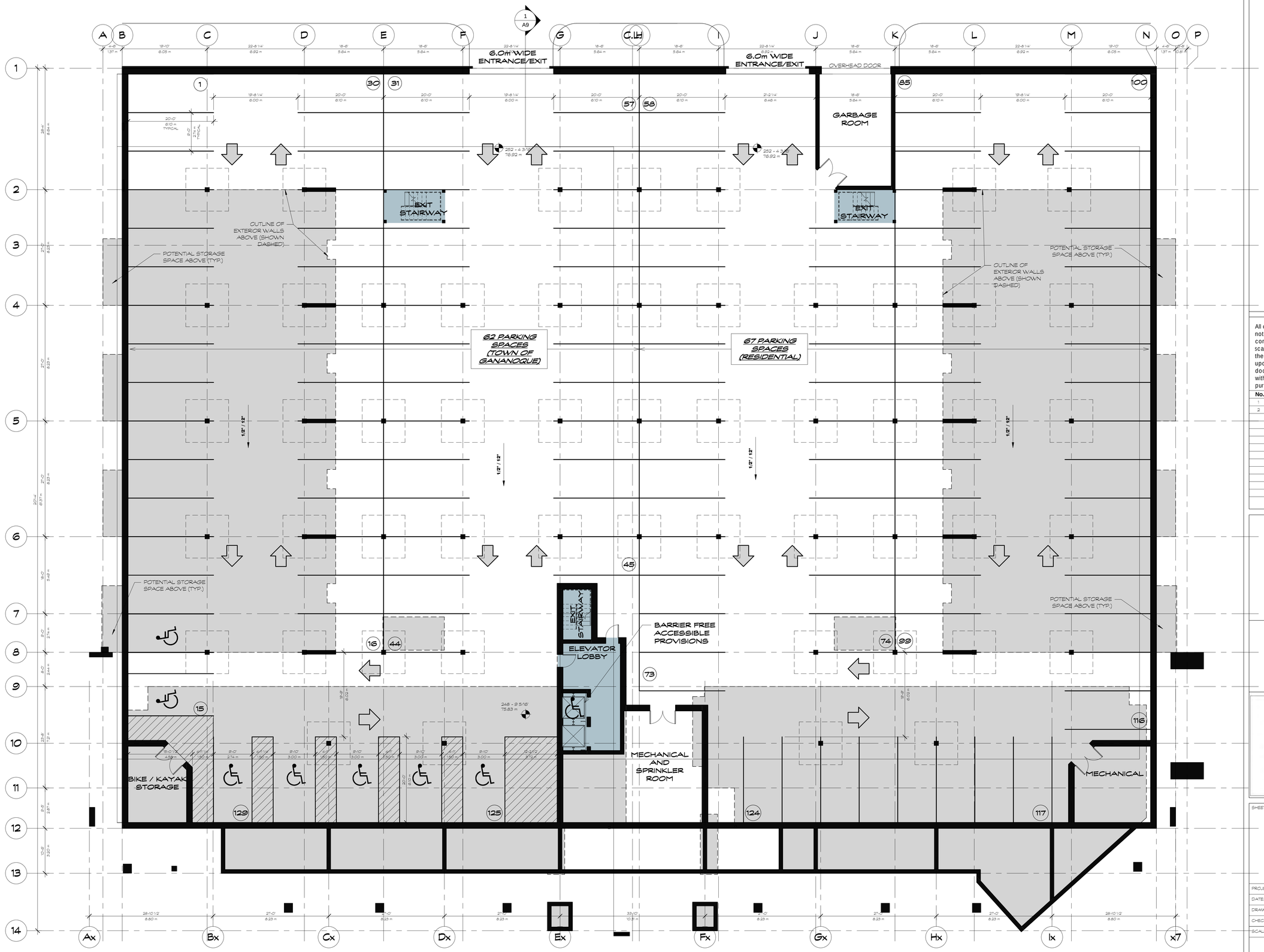

LOWER PARKING GARAGE
1" = 10'-0"

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SHEET TITLE

UNDERGROUND PARKING LEVEL

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A2

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1ST FLOOR (PIAZZA LEVEL) (79.97m)
1" = 10'-0"

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1ST FLOOR PIAZZA LEVEL

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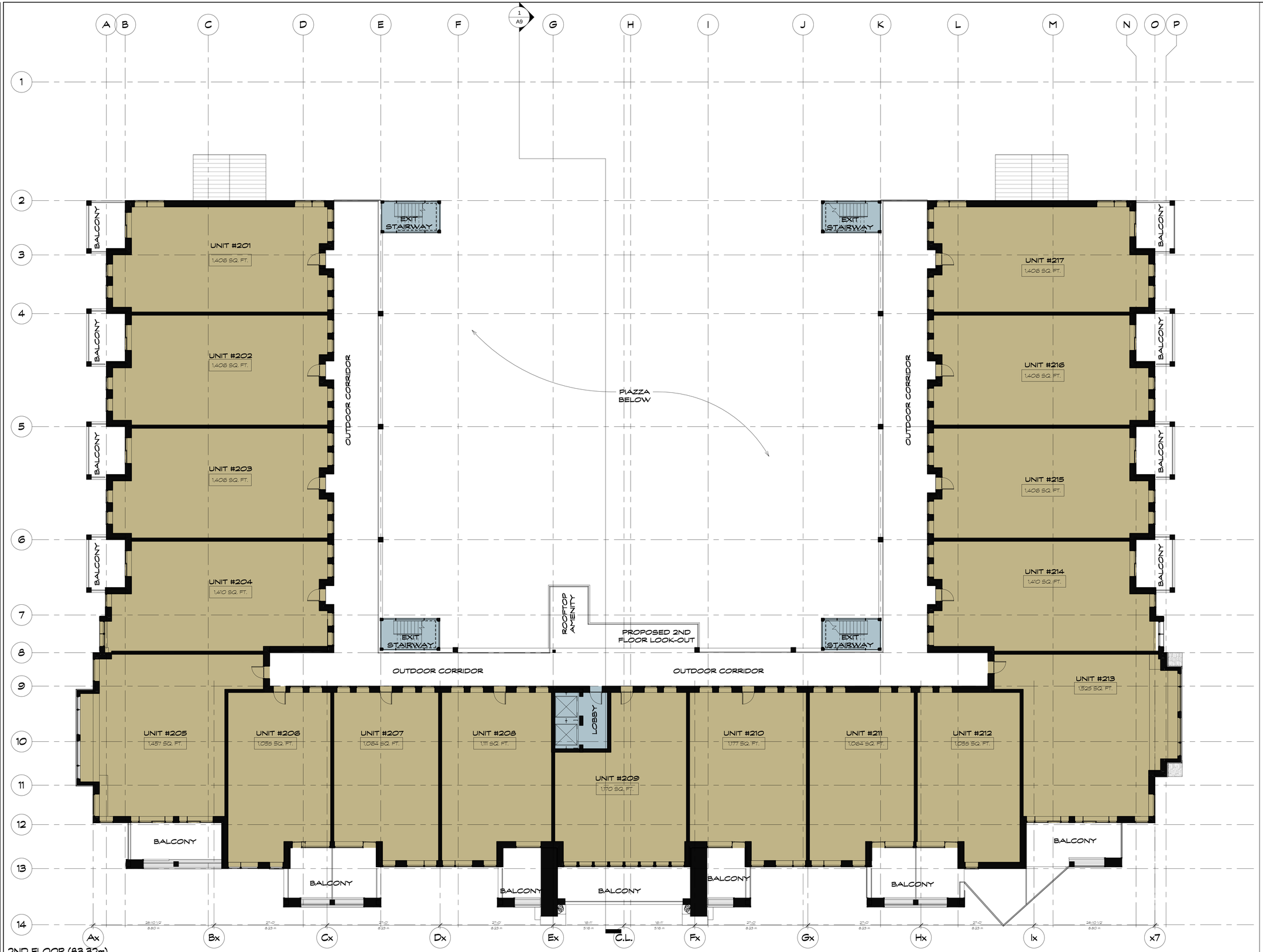

2ND FLOOR (83.32m)

1" = 10'-0"

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SHEET TITLE

2ND FLOOR

PROJECT NUMBER:	2013-135
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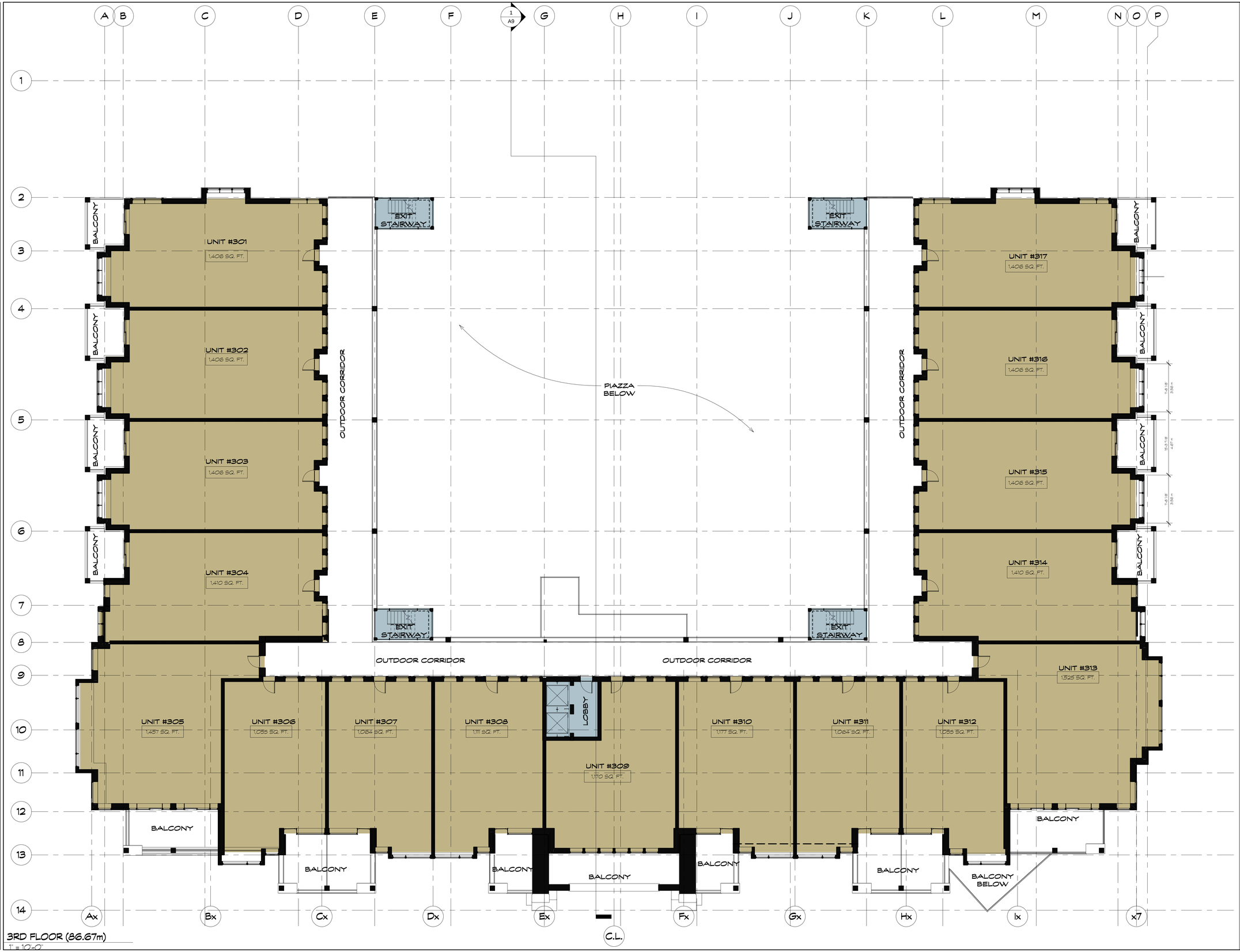

3RD FLOOR (86.67m)
1" = 10'-0"

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SHEET TITLE

3RD FLOOR

PROJECT NUMBER:	2013-135
DATE:	APRIL 2015
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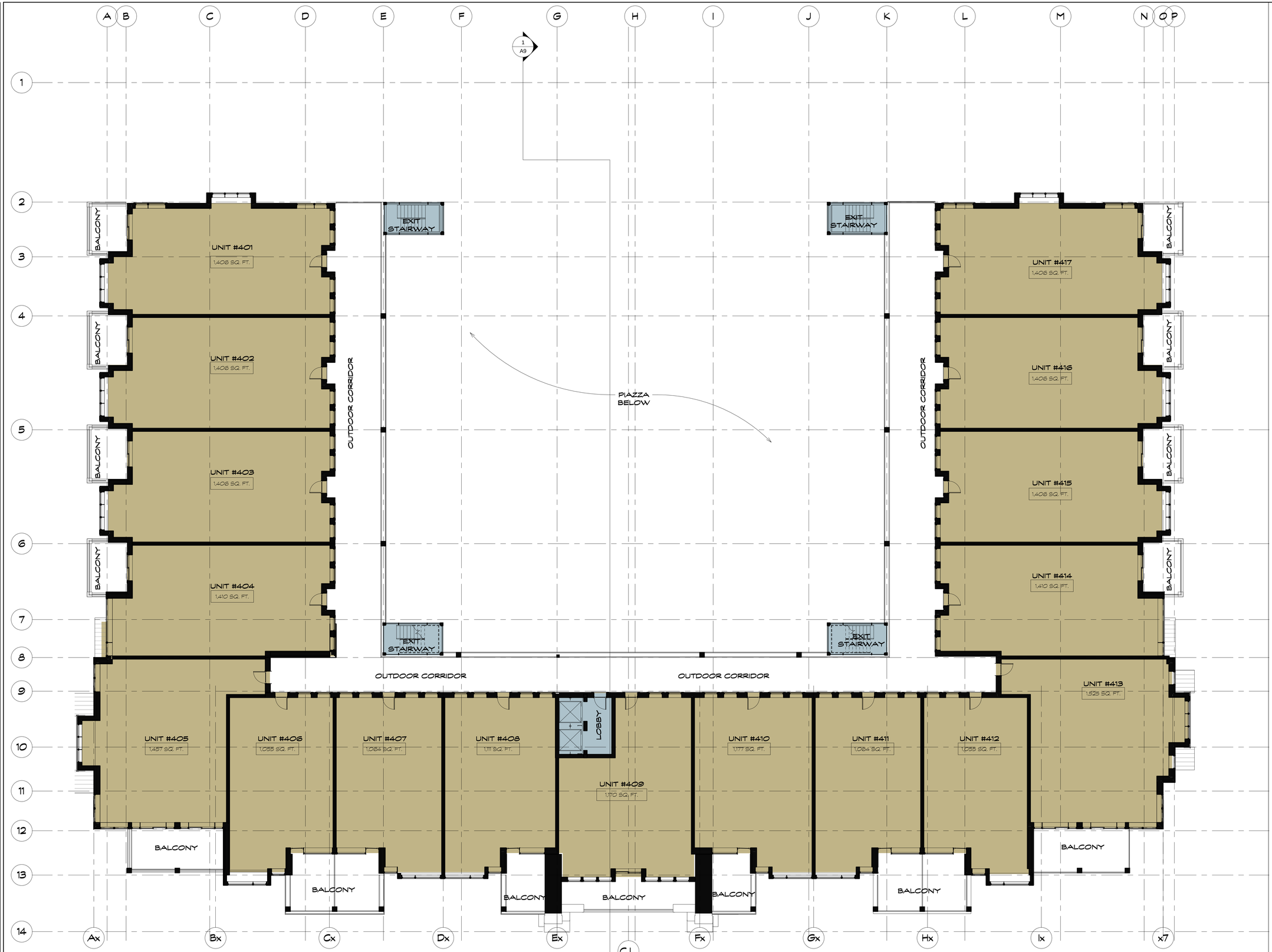

4TH FLOOR (90.02m)
1" = 10'-0"

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PROJECT NORTH

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4TH FLOOR

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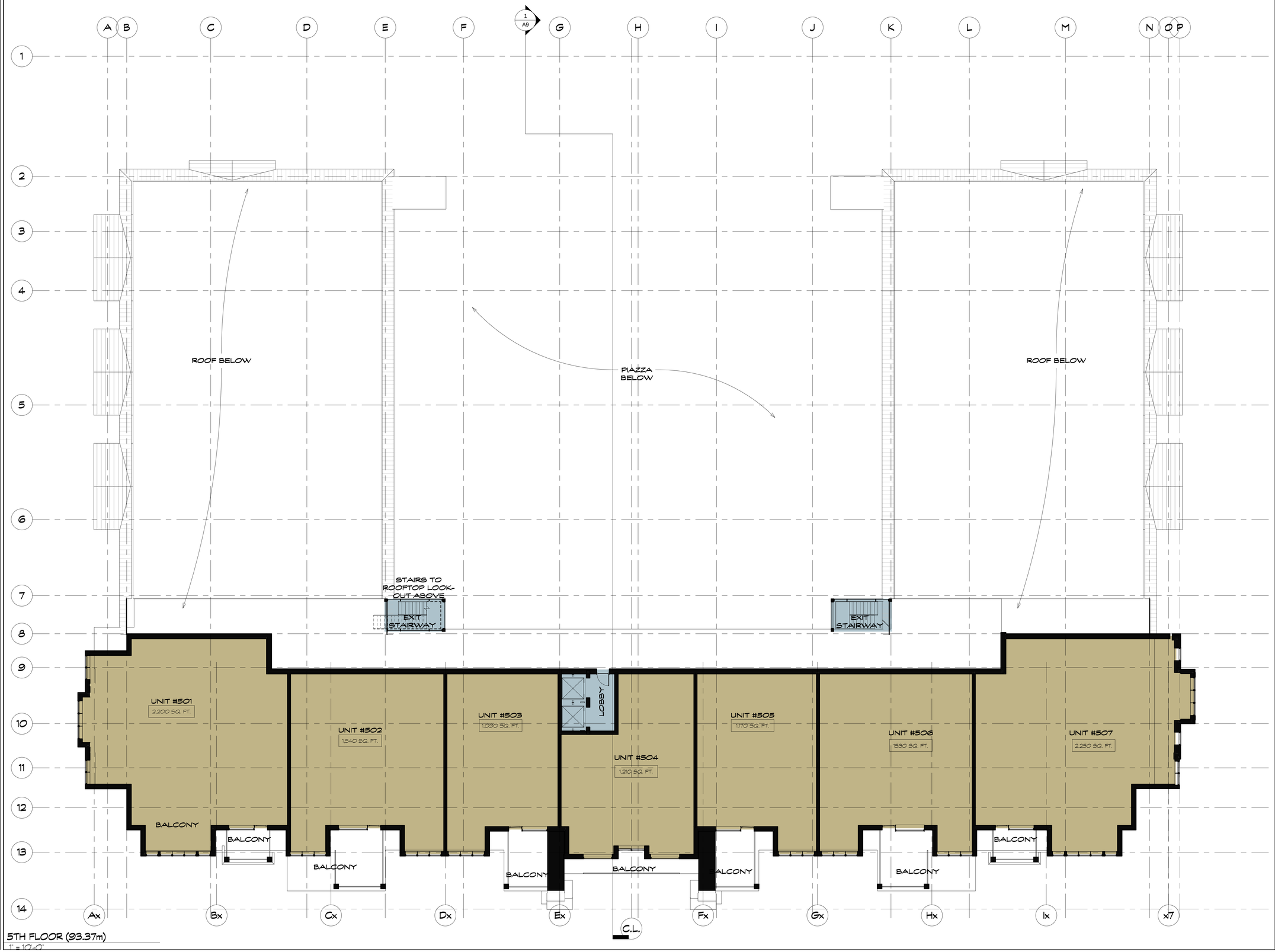

5TH FLOOR (93.37m)
1" = 10'-0"

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5TH FLOOR

PROJECT NUMBER:	2013-135
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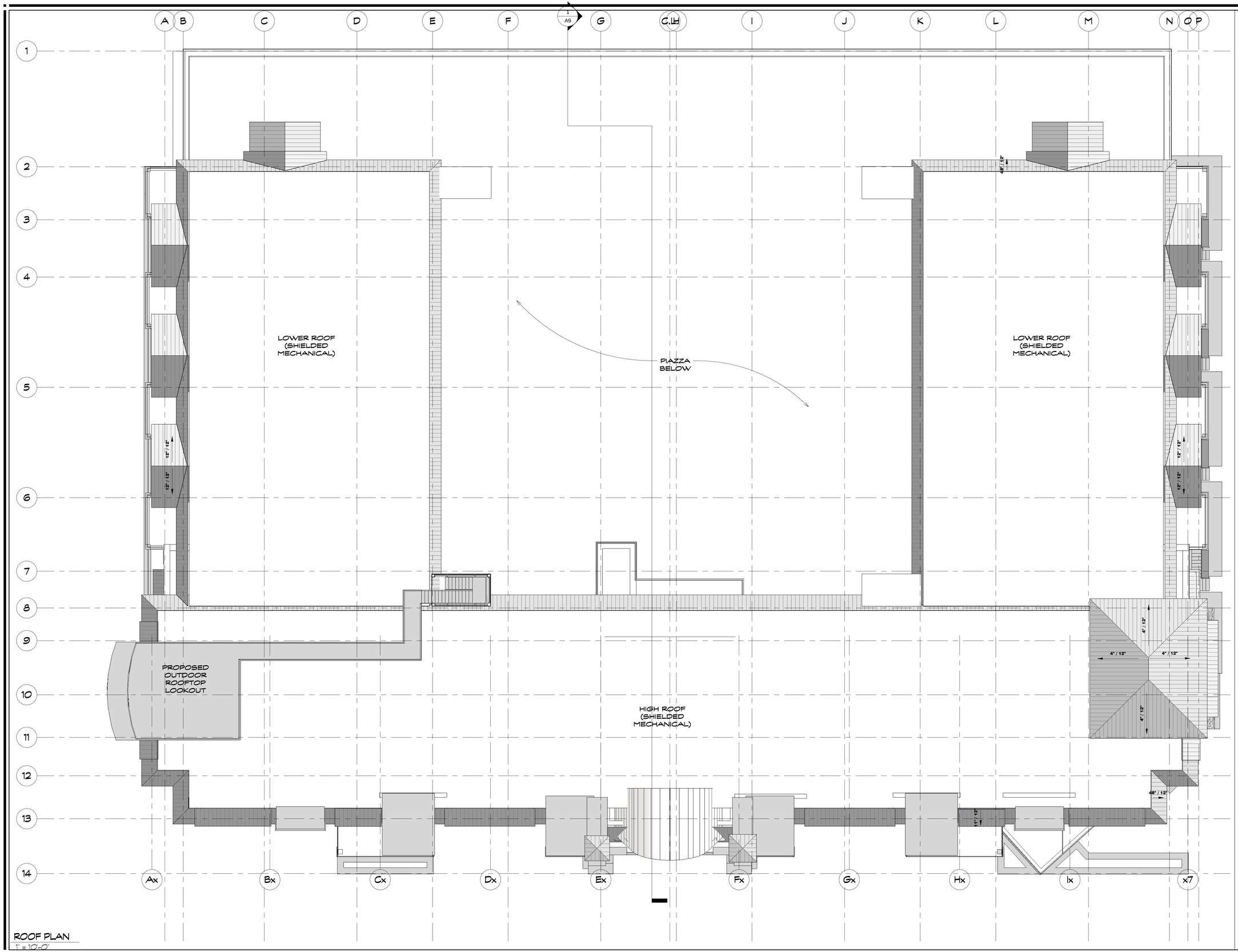

ROOF PLAN
1" = 10'-0"

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ROOF PLAN

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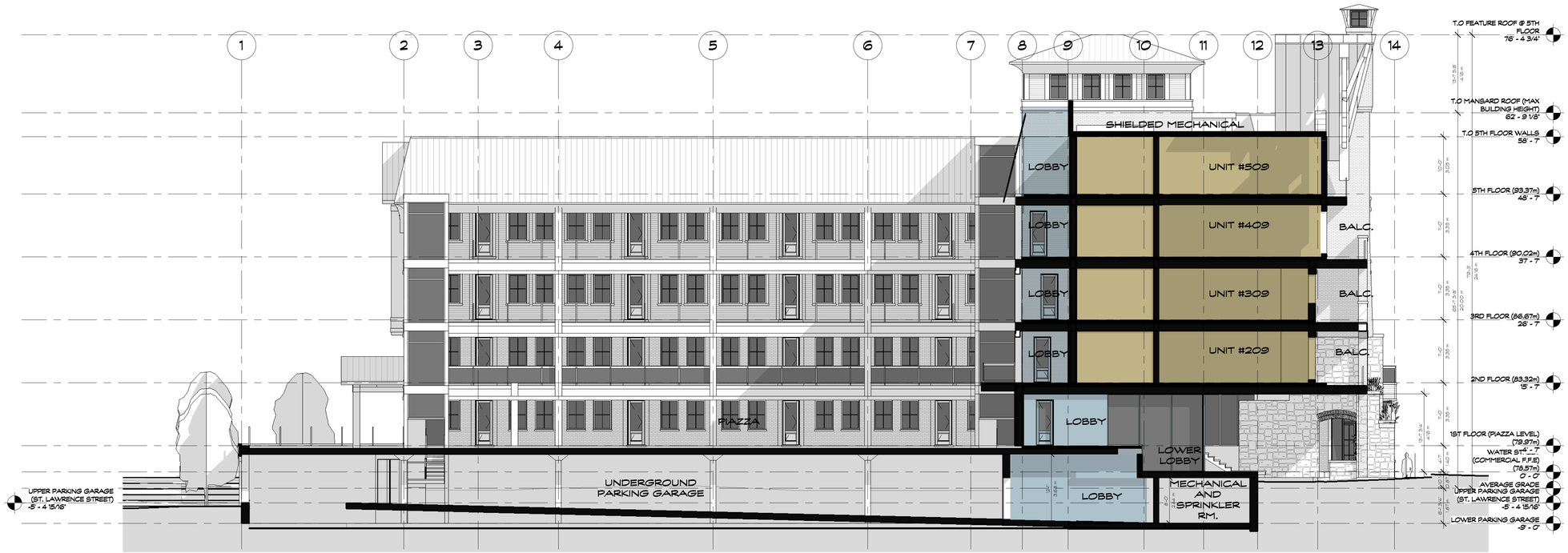
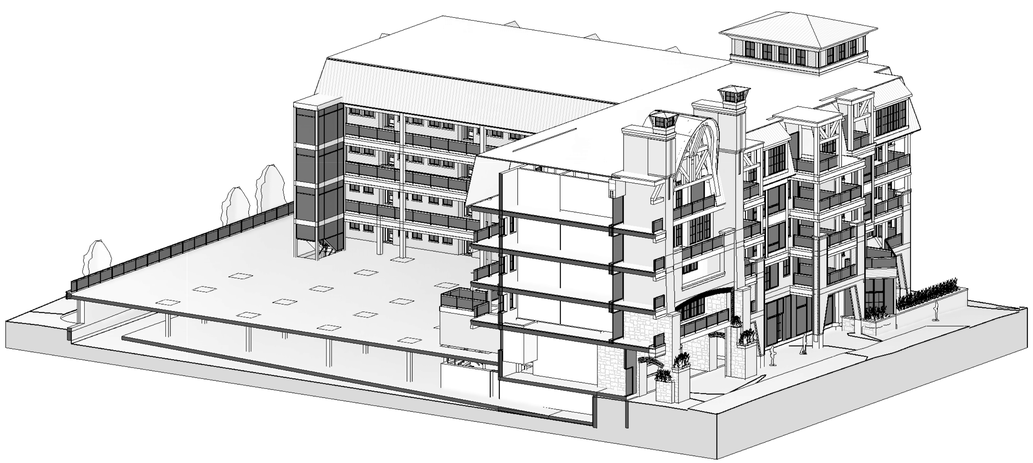


1 / A9 PIAZZA CROSS SECTION
1" = 10'-0"



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SHEET TITLE

CROSS SECTION

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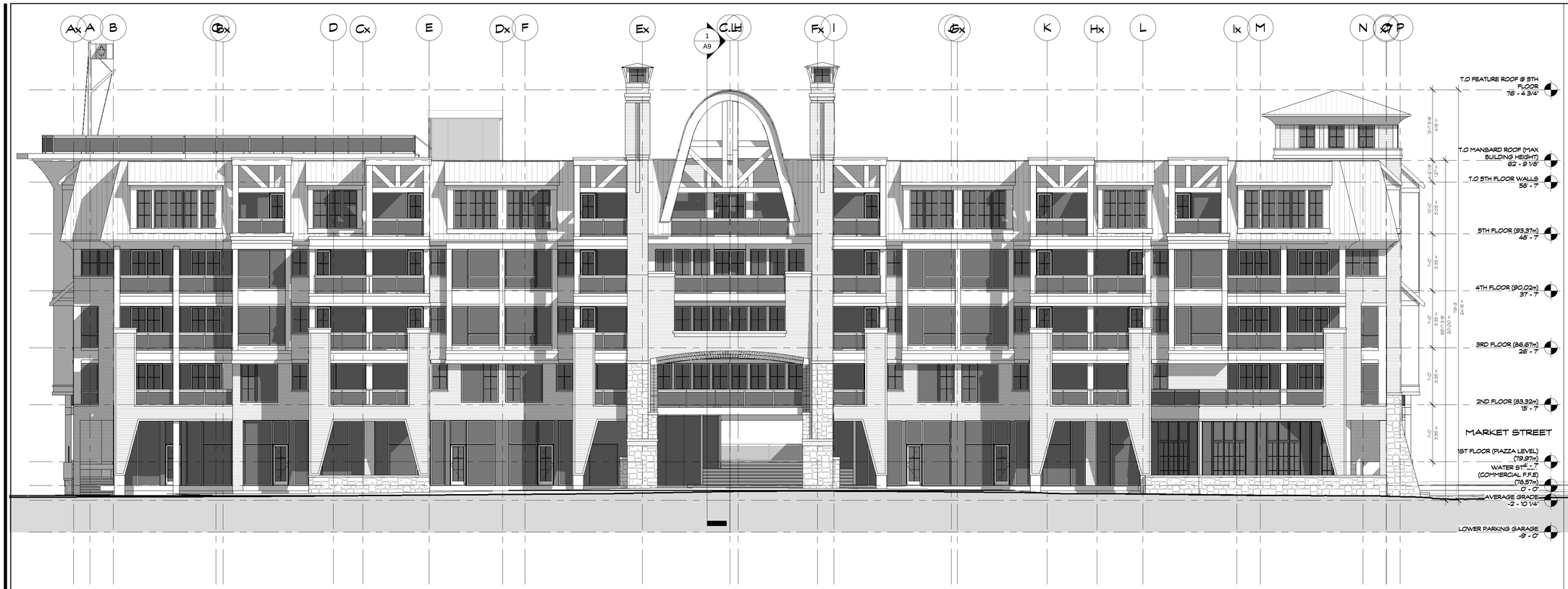

WATER STREET (SOUTH) ELEVATION
1" = 10'-0"

WATER STREET (SOUTH) ELEVATION - COLOR
1/16" = 1'-0"

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SHEET TITLE

SOUTH ELEVATION

PROJECT NUMBER:	2013-135
DATE:	APRIL 2015
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A10

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MARKET STREET (EAST) ELEVATION

1" = 10'-0"

MARKET STREET (EAST) ELEVATION - COLOR

1/16" = 1'-0"

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SHEET TITLE

EAST ELEVATION

PROJECT NUMBER:	2013-135
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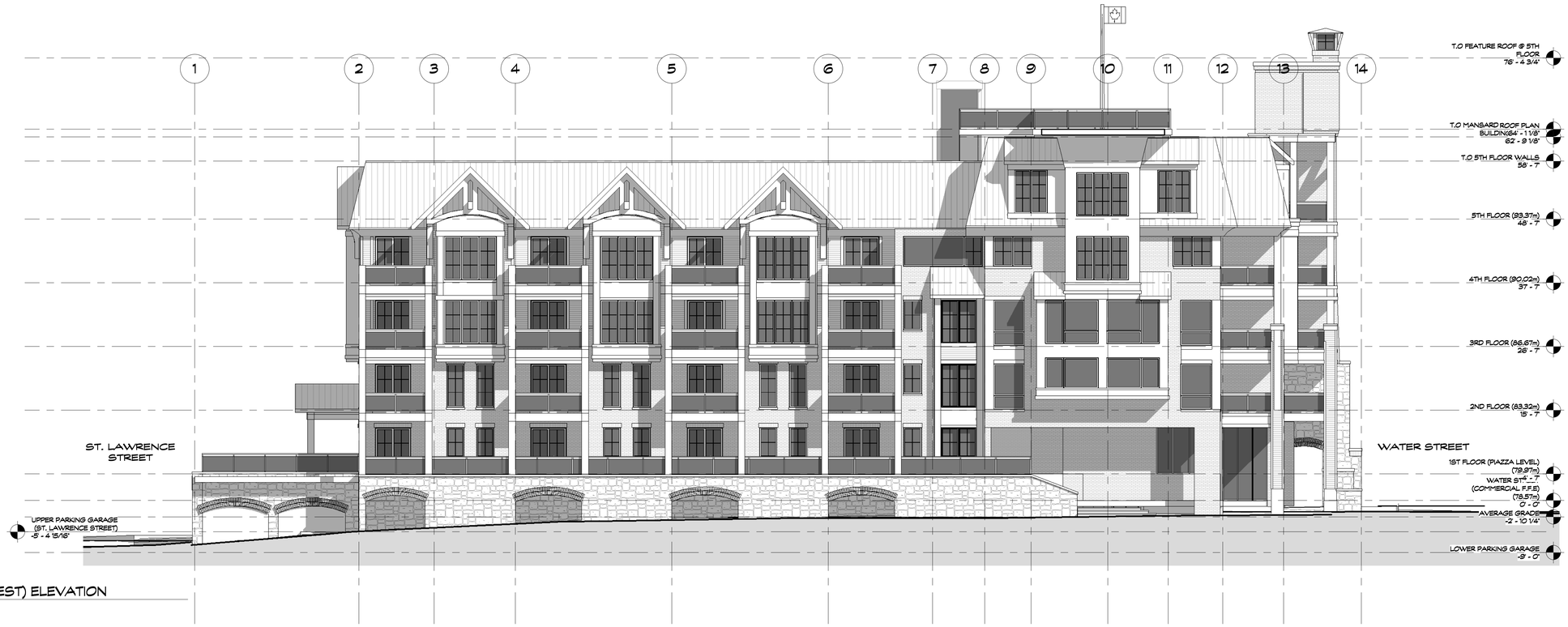

KATE STREET (WEST) ELEVATION

1" = 10'-0"

KATE STREET (WEST) ELEVATION - COLOR

1/16" = 1'-0"

All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

No.	Description	Date
1	ISSUED FOR REVIEW	JUNE 5 2015
2	ISSUED FOR S.P.A	JUNE 10 2015

ISLAND HARBOUR CLUB

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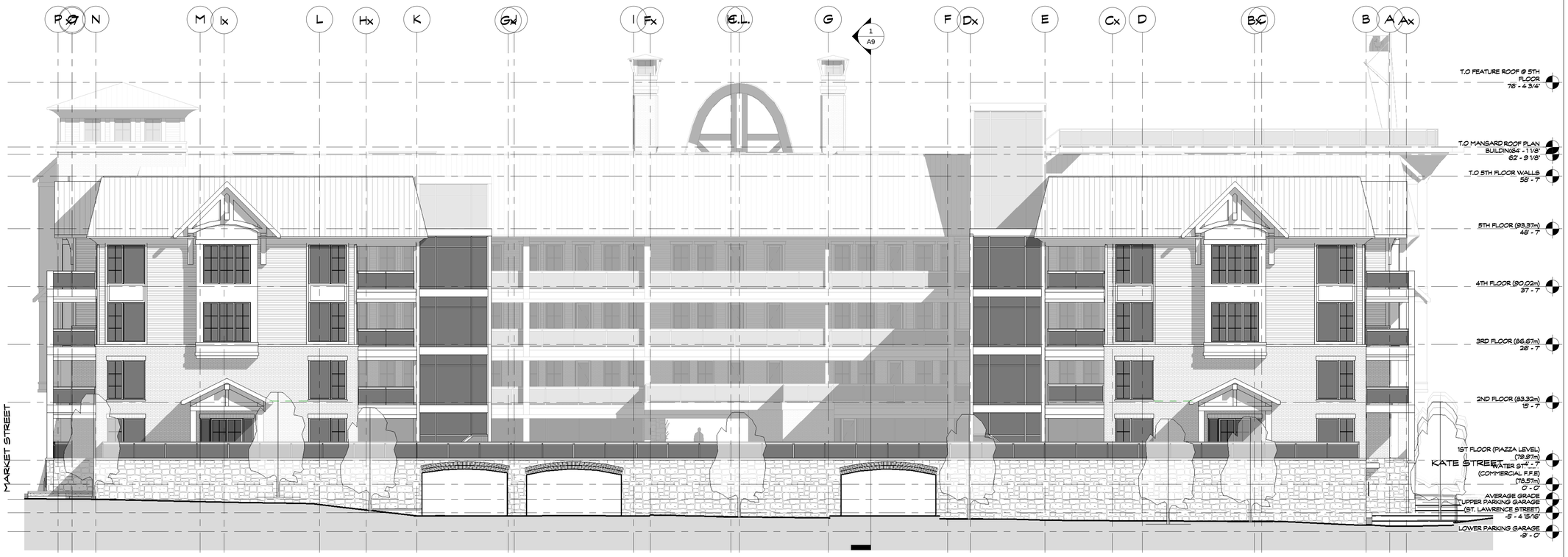
SHEET TITLE

WEST ELEVATION

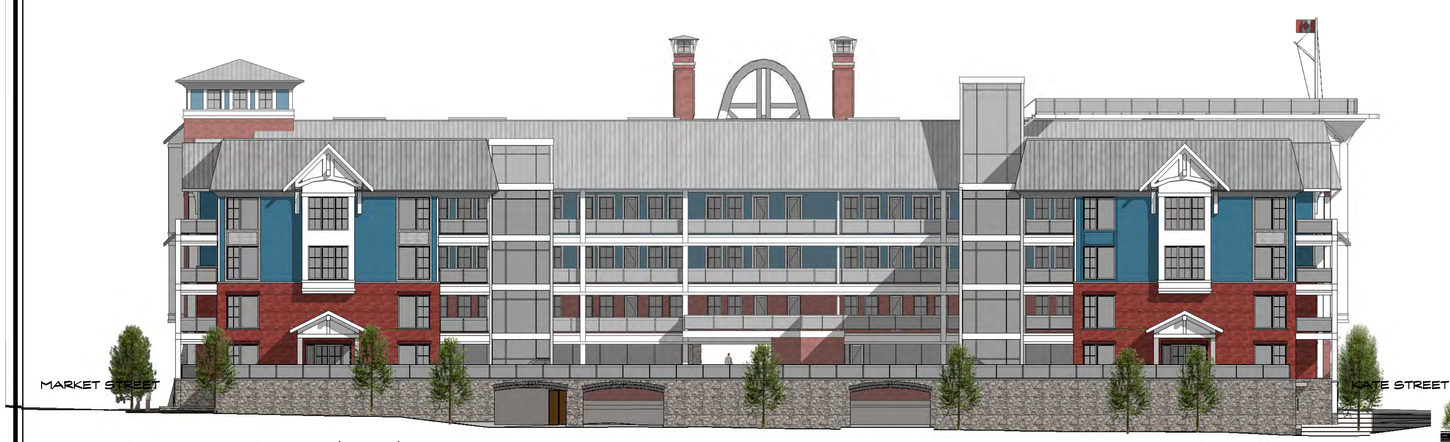
PROJECT NUMBER:	2013-135
DATE:	APRIL 2015
DRAWN BY:	JHR/KM/MP
CHECKED BY:	DC/AK
SCALE:	AS SHOWN

A12

10/07/2015 4:49:54 PM



ST LAWRENCE STREET (NORTH) ELEVATION
1" = 10'-0"



ST LAWRENCE STREET (NORTH) ELEVATION - COLOR
1/16" = 1'-0"

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SHEET TITLE

NORTH ELEVATION

PROJECT NUMBER:	2013-135
DATE:	APRIL 2015
DRAWN BY:	JYR/KM/JMP
CHECKED BY:	DC/AK
SCALE:	AS SHOWN

A13

10/07/2015 4:50:30 PM