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Managers

Chamberlain Architect
Services Limited

5096 South Service Road
Suite 103
Burlington, Ontario L7L 5H4
CANADA

Tel: 905.631.7777
Fax: 905.631.7717

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RIVIYA CONDOMINIUMS

SOUTH STREET & STONE STREET,
GANANOQUE, ON

SITE CONTEXT PLAN

Project number 113036
Date JAN 19, 2015
Scale 1 : 1000
Drawn by HC

A0



LOT AREA: 7,254.4SM
 GROUND FLOOR AREA: 2,436SM
 LOT COVERAGE:
 REQUIRED: 35%
 PROVIDED: 33.6%
 RESIDENTIAL GFA:
 TOTAL: 16,457SM, 177142SF
 RESIDENTIAL UNIT COUNT:
 EAST BUILDING: 66
 WEST BUILDING: 23
 TOTAL: 89
 PARKING COUNT:
 SURFACE: 13
 UNDERGROUND: 122
 TOTAL: 135
 RATIO: 1.52/UNIT



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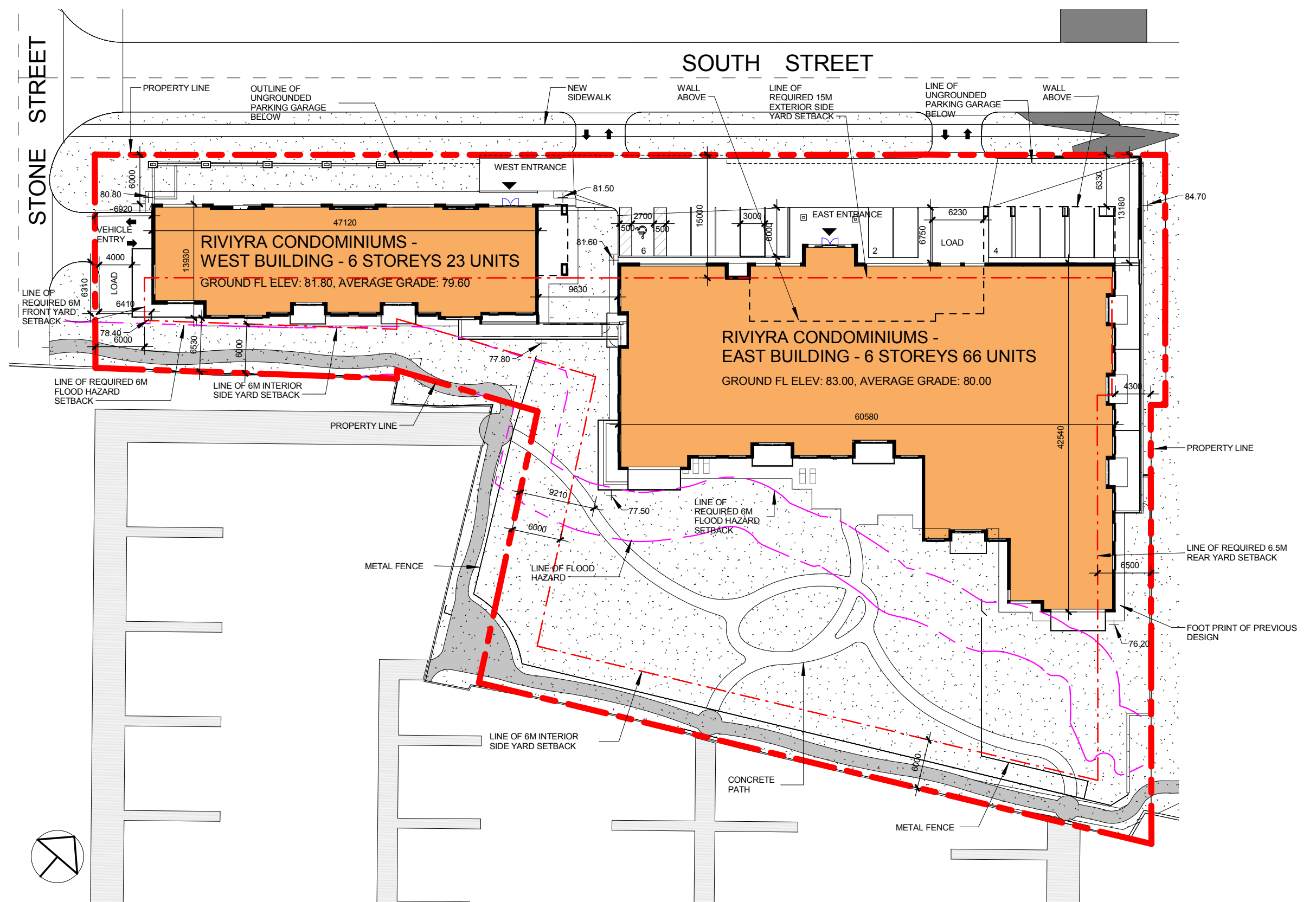
RIVIYRA CONDOMINIUMS

SOUTH STREET & STONE STREET,
 GANANOQUE, ON

SITE PLAN

Project number 113036
 Date JAN 19, 2015
 Scale 1 : 500
 Drawn by HC

A1



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Chamberlain Architect
Services Limited
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Suite 103
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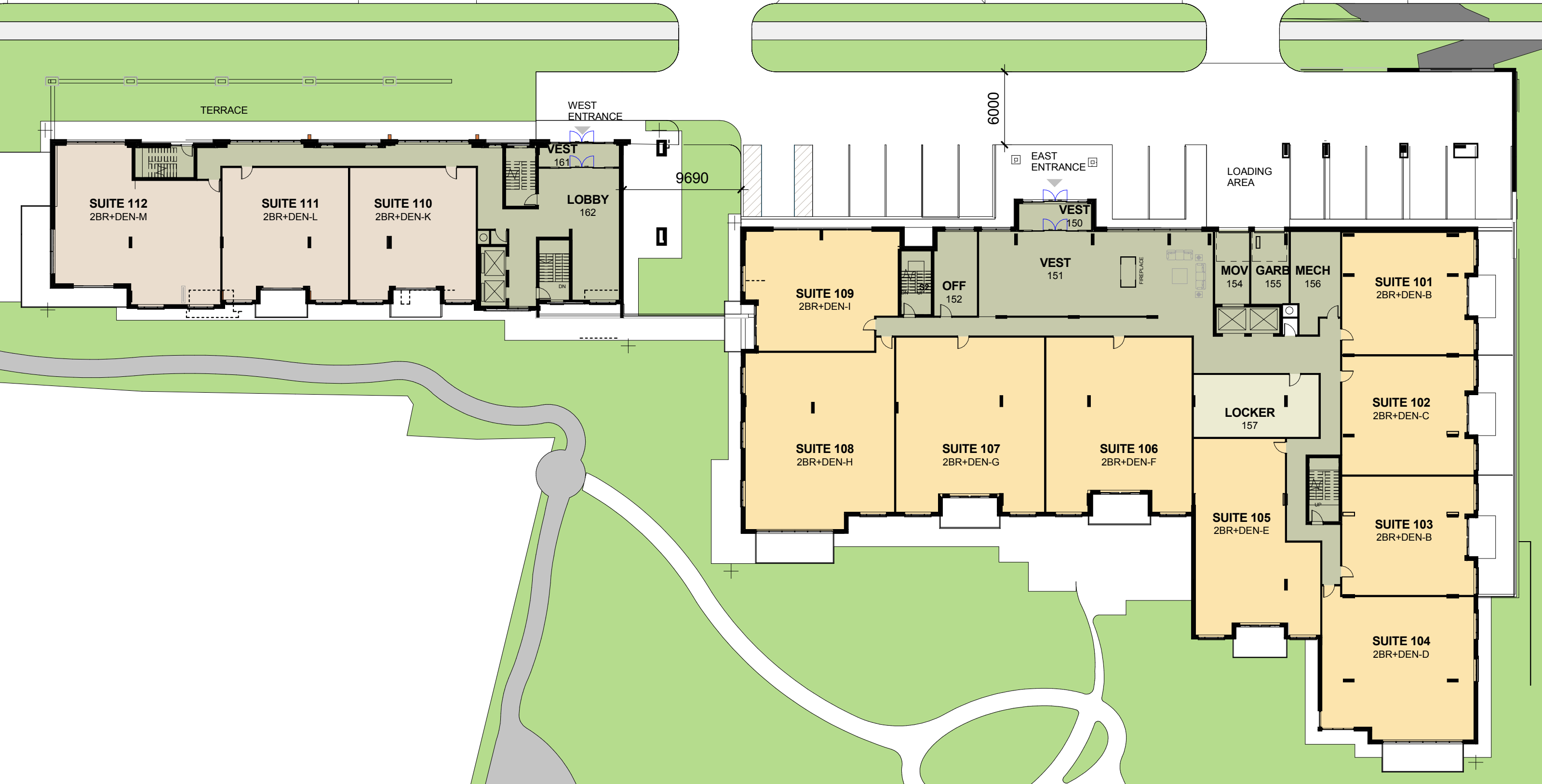
RIVIYRA CONDOMINIUMS

SOUTH STREET & STONE STREET,
GANANOQUE, ON

SITE PLAN

Project number 113036
Date JAN 19, 2015
Scale 1 : 500
Drawn by HC

A1a



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Services Limited
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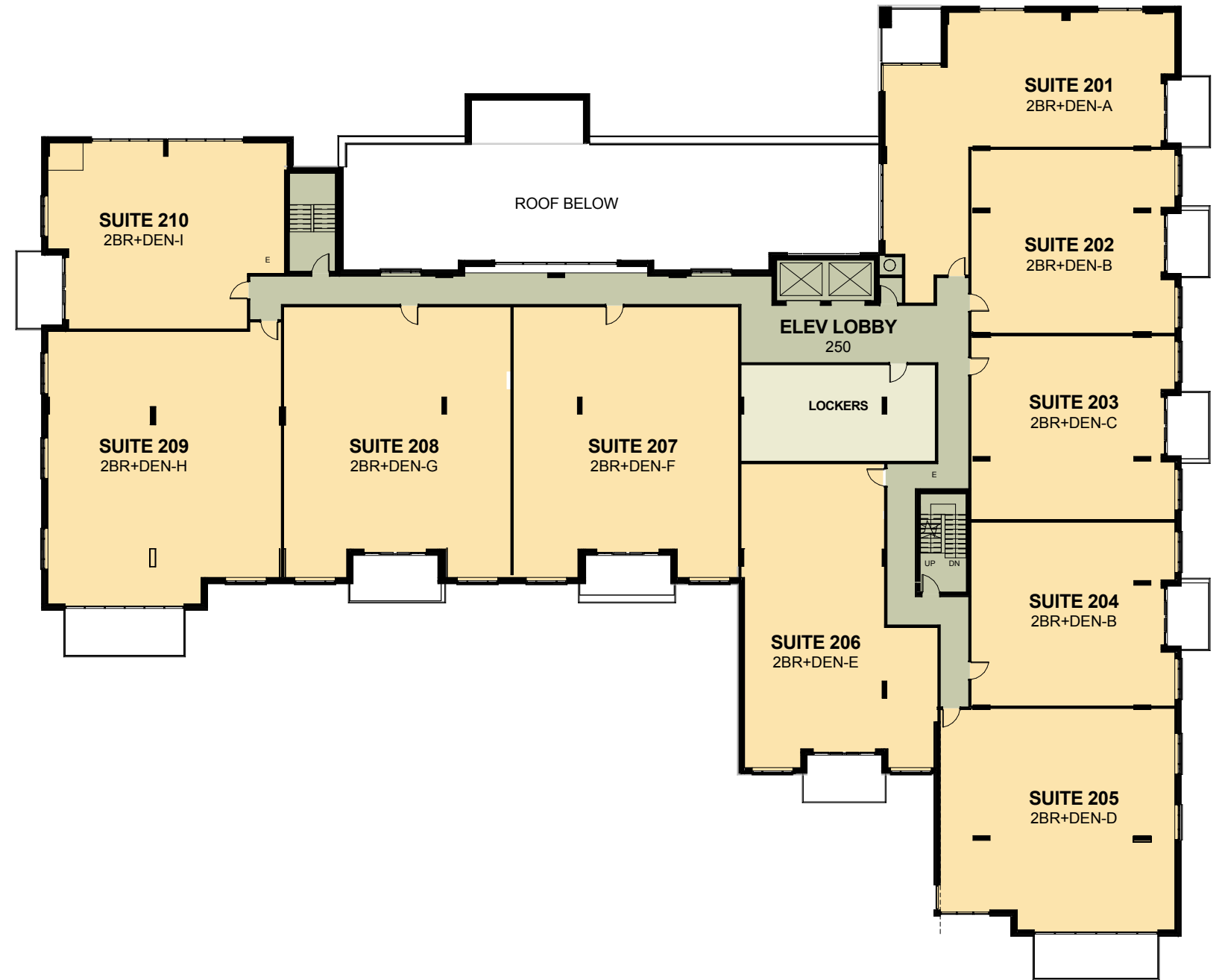
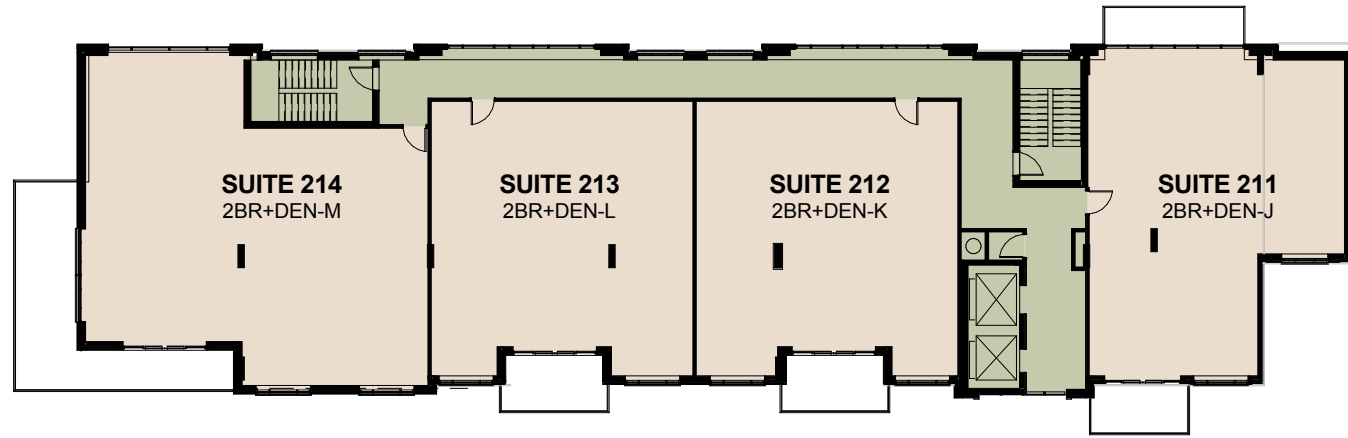
RIVIYA CONDOMINIUMS

SOUTH STREET & STONE STREET,
GANANOQUE, ON

GROUND FLOOR PLAN

Project number 113036
Date JAN 19, 2015
Scale 1 : 300
Drawn by HC

A2



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Constructors
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Chamberlain Architect
Services Limited
5096 South Service Road
Suite 103
Burlington, Ontario L7L 5H4
CANADA
Tel: 905.631.7777
Fax: 905.631.7717
www.chamberlainipd.com



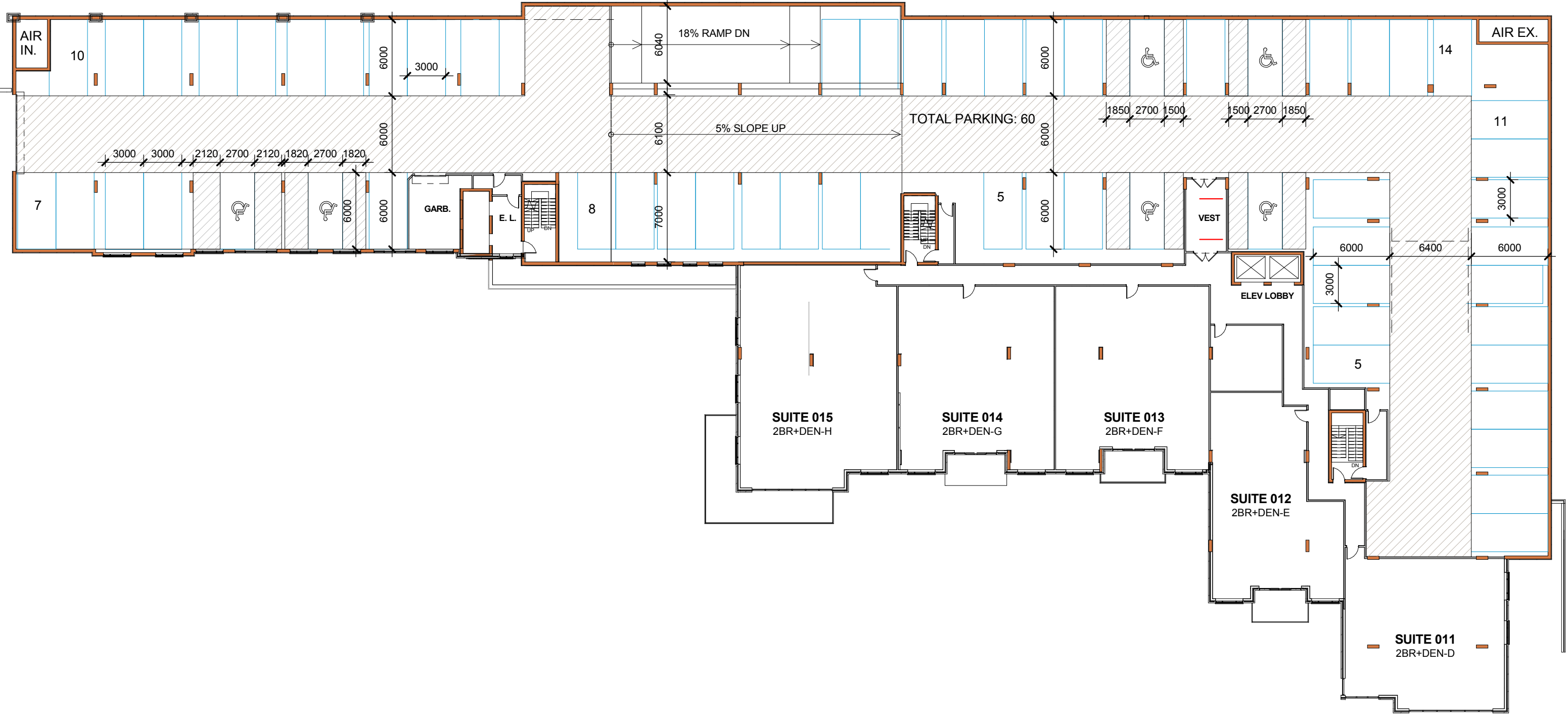
RIVIYRA CONDOMINIUMS

SOUTH STREET & STONE STREET,
GANANOQUE, ON

TYP FLOOR PLAN(2ND-6TH FL)

Project number 113036
Date JAN 19, 2015
Scale 1 : 300
Drawn by HC

A3



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Chamberlain Architect
Services Limited

5096 South Service Road
Suite 103
Burlington, Ontario L7L 5H4
CANADA

Tel: 905.631.7777
Fax: 905.631.7717

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RIVIYRA CONDOMINIUMS

SOUTH STREET & STONE STREET,
GANANOQUE, ON

UNDERGROUND PARKING LEVEL 1

Project number 113036
Date JAN 19, 2015
Scale 1 : 300
Drawn by Author

A5



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Chamberlain Architect
Services Limited

5096 South Service Road
Suite 103
Burlington, Ontario L7L 5H4
CANADA

Tel: 905.631.7777
Fax: 905.631.7717

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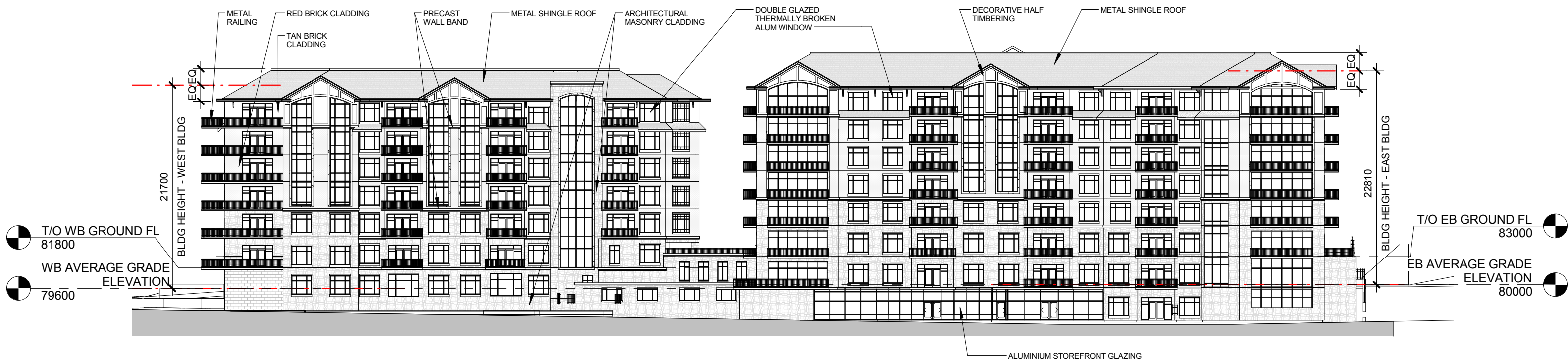
RIVIYA CONDOMINIUMS

SOUTH STREET & STONE STREET,
GANANOQUE, ON

UNDERGROUND PARKING LEVEL 2

Project number 113036
Date JAN 19, 2015
Scale 1 : 300
Drawn by HC

A6



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Chamberlain Architect
Services Limited
5096 South Service Road
Suite 103
Burlington, Ontario L7L 5H4
CANADA
Tel: 905.631.7777
Fax: 905.631.7717
www.chamberlainipd.com



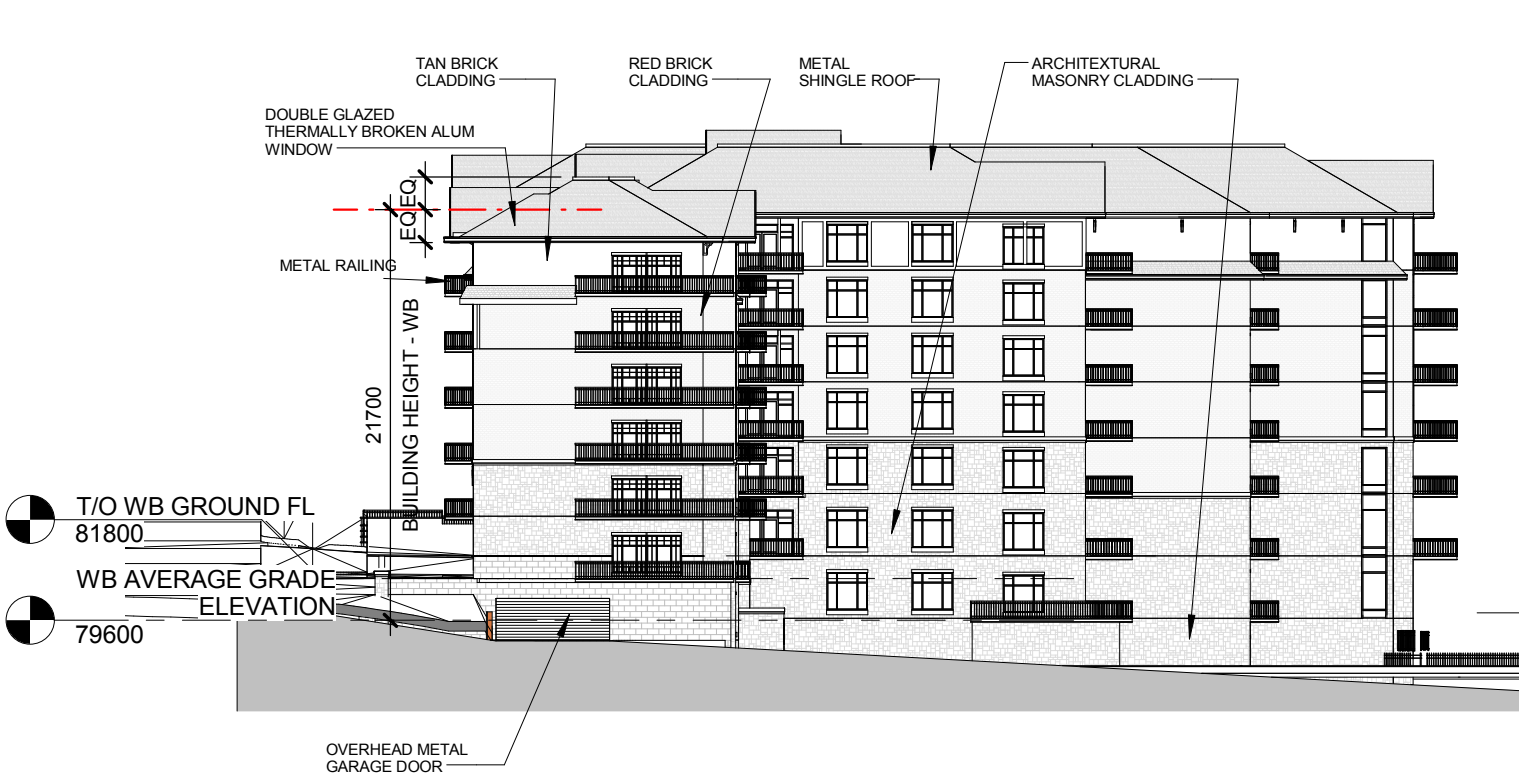
RIVIYA CONDOMINIUMS

SOUTH STREET & STONE STREET,
GANANOQUE, ON

SOUTH ELEVATION

Project number 113036
Date JAN 19, 2015
Scale 1 : 400
Drawn by Author

A7a



WEST SIDE, WEST BUILDING



EAST SIDE, EAST BUILDING



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CANADA
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Fax: 905.631.7717
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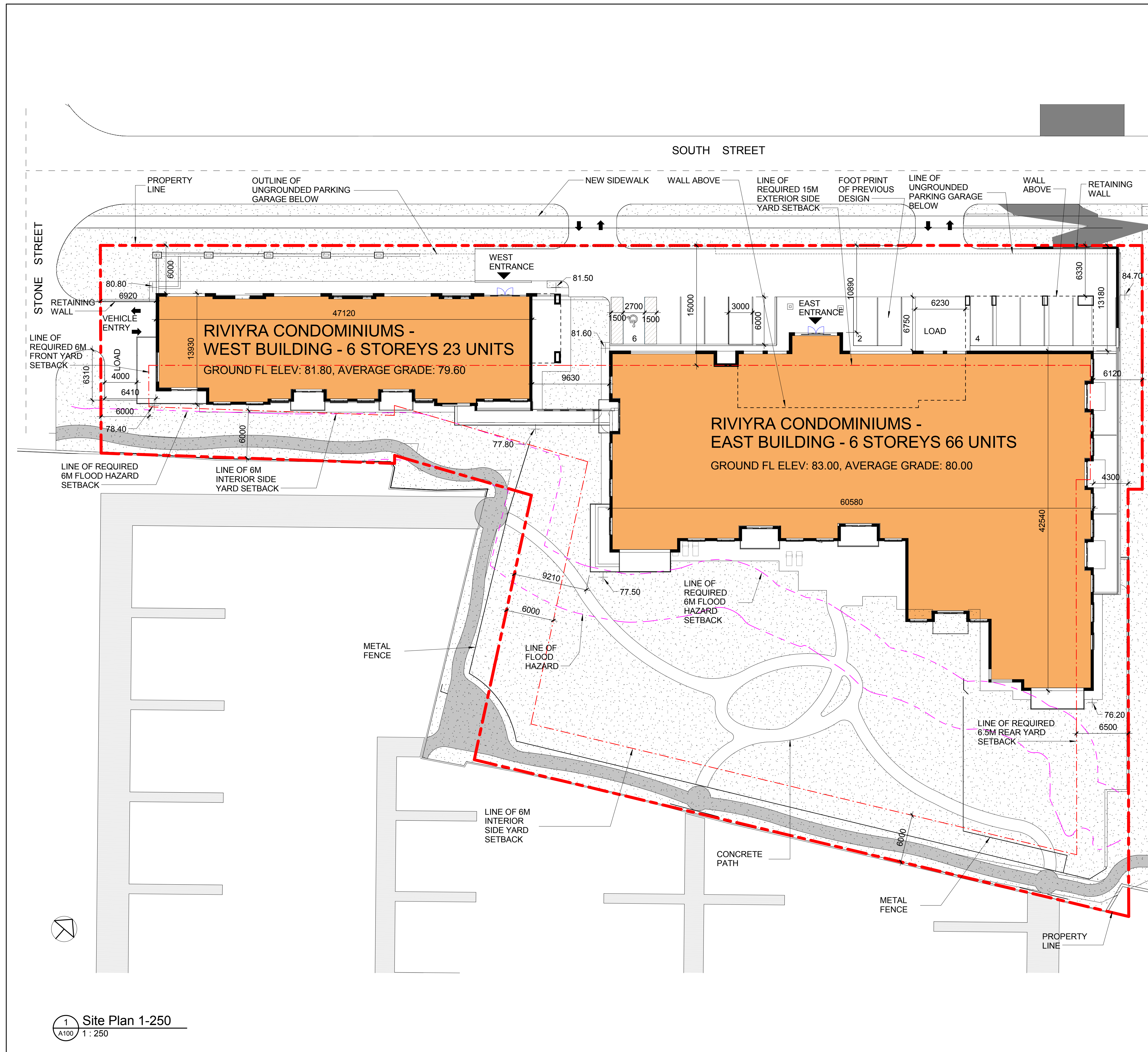
RIVIYRA CONDOMINIUMS

SOUTH STREET & STONE STREET,
GANANOQUE, ON

EAST AND WEST ELEVATIONS

Project number 113036
Date JAN 19, 2015
Scale 1 : 400
Drawn by Author

A9a



SITE DEVELOPMENT AND ZONING INFORMATION

THIS SITE PLAN DEVELOPMENT AND ZONING INFORMATION IS BASED ON DEVELOPMENT PERMIT BY-LAW 2010-75 BY TOWN OF GANANOQUE, ONTARIO

PROPERTY LEGAL DESCRIPTION
 LOTS 671 TO 677 INCLUSIVE
 PLAN 86(E), TOWN OF GANANOQUE, ONTARIO

ZONING CLASSIFICATION
 SITE AREA 7,254.4 M², 1.79 ACRE
 GROUND FL FOOTPRINT AREA 2,436 M²

BUILDING COVERAGE
 REQUIRED 35 %
 PROPOSED 33.6 %

GROSS FLOOR AREA	M ²	F ²
P1 LEVEL	1,158	12,461
P2 LEVEL	1,223	13,166
GROUND FLOOR	2,436	26,226
SECOND FLOOR	2,328	25,057
THIRD FLOOR	2,328	25,057
FOURTH FLOOR	2,328	25,057
FIFTH FLOOR	2,328	25,057
SIXTH FLOOR	2,328	25,057
TOTAL	16,457	177,142

AMENITY FLOOR AREA
 PROPOSED 627 M², 6,750 F²

RESIDENTIAL UNIT
 2 BEDROOM+DEN 89
 TOTAL 89

LANDSCAPE AREA 2,930 M² (INCLUDING SODDED PLANTING AREA, WALKWAY AREA, AND ROOF TERRACE)
 COVERAGE 40.4 %

ASPHALT PAVEMENT AREA 856 M², 9,214 F²
 COVERAGE 11.8 %

BUILDING HEIGHT
 REQUIRED MAX. 20M
 PROPOSED 22.81 M (FROM AVERAGE GRADE TO MEAN LEVEL OF SLOPED ROOF)

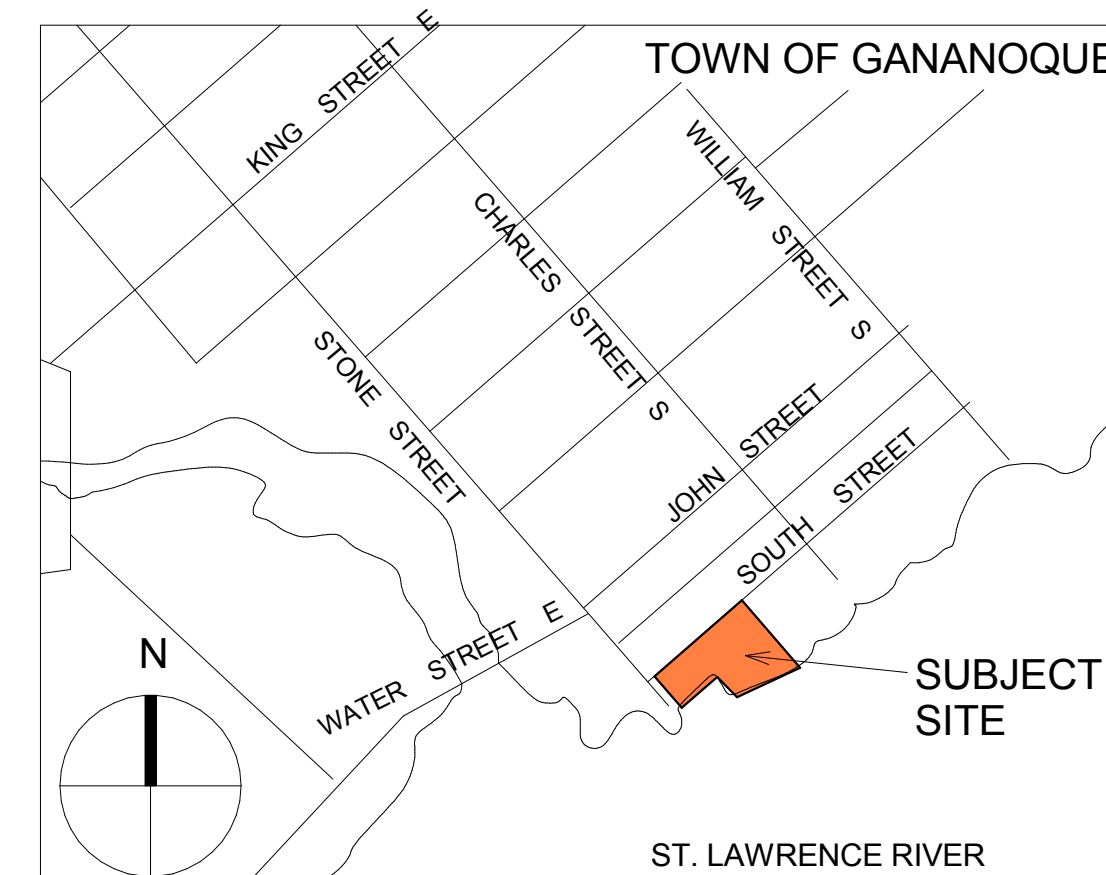
YARDS	FRONT YARD: WEST (STONE STREET)	INTERIOR SIDE YARD: SOUTH (WATERFRONT)	EXTERIOR SIDE YARD: NORTH (SOUTH STREET)	REAR YARD: EAST (PLAYHOUSE)
PROPOSED	MIN. 6.92M	MIN. 6.0M	MIN. 6.0M	MIN. 4.3M

FLOOD HAZARD SETBACKS
 REQUIRED 6.0M
 PROPOSED MIN 6.0M(SOUTH)

PARKING
 REQUIRED 112 SPACES (1.25 SPACE PER SUITE)
 PROPOSED 12 SURFACE PARKING, 123 UNDERGROUND PARKING, TOTAL 135 PARKING SPACES (7 SPACES (1 PER 20 PARKING SPACES))
 REQUIRED HANDICAP PARKING 7 SPACES
 PROPOSED HANDICAP PARKING 7 SPACES
 PARKING DIMENSION 3.0M x 6.0M
 HANDICAP PARKING DIMENSION 2.7M x 6.0M PLUS 1.5M AISLE
 DRIVE WAY WIDTH 6.0M

LOADING	REQUIRED	PROPOSED
SPACES		2 SPACES
DIMENSIONS	14M x 3.5M	6.23M x 6.75M (SOUTH STREET) 4.0M x 6.31M (STONE STREET)

CREDIT NOTES
 THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE TOPOGRAPHICAL PLAN OF SURVEY PREPARED BY HOPKINS, CORMIER AND CHITTY SURVEYING CONSULTANTS INC. 634-636 NORRIS COURT, KINGSTON, ON. FILE NO. 2013-089, DATED MAY 7, 2013. CHAMBERLAIN ARCHITECT SERVICES ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY



SITE LOCATION MAP



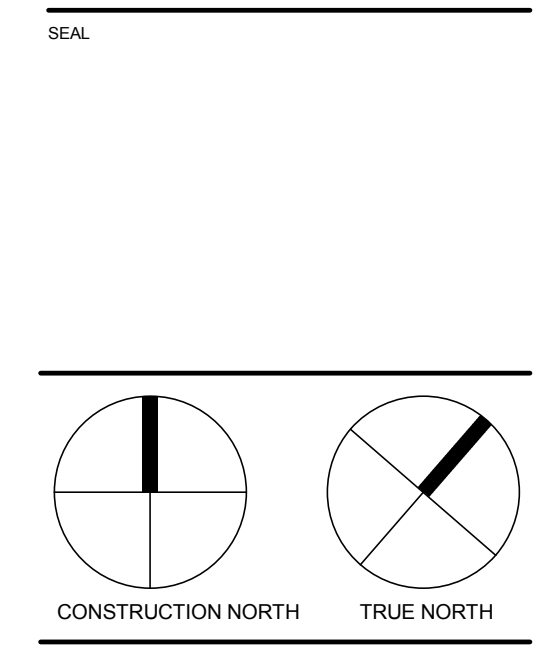
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 5096 South Service Road
 Suite 103
 Burlington, Ontario L7L 5H4
 CANADA
 Tel: 905.631.7777
 Fax: 905.631.7717
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NO.	ISSUED	DATE
2	FOR DPA	SEPT 20, 2013
3	FOR COORDINATION	OCT 18, 2013
4	FOR COORDINATION	NOV 4, 2013
6	FOR PLANNING REVIEW	MARCH 26, 2014
7	FOR DPA	APRIL 4, 2014
8	REVISED FOR DPA	APRIL 28, 2014
9	REVISED FOR DPA	MAY 23, 2014
10	FOR MARKETING	JUNE 9, 2014
11	REVISED FOR DPA	JAN 19, 2015

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.



RIVIYRA DEVELOPMENT INC.



RIVIYRA CONDOMINIUMS

SOUTH STREET & STONE STREET, GANANOQUE, ON

SITE PLAN

START DATE	JAN 19, 2015
DRAWN BY	HC
CHECKED BY	
SCALE	As indicated
PROJECT NO.	113036

A100

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SOUTH STREET



Chamberlain Architect
Services Limited
5096 South Service Road
Suite 103
Burlington, Ontario L7L 5H4
CANADA

Tel: 905.631.7777
Fax: 905.631.7717

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NO.	ISSUED	DATE
1	REVISION PER CLIENT	SEPT 12 2013
2	FOR DPA	SEPT 20 2013
7	FOR DPA	APRIL 4 2014
9	REVISED FOR DPA	MAY 23 2014
10	FOR MARKETING	JUNE 9 2014

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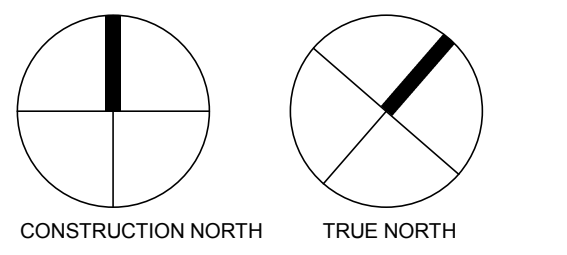
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CLIENT



RIVIYRA DEVELOPMENT INC.

SEAL



PROJECT

**RIVIYRA
CONDOMINIUMS**

SOUTH STREET & STONE
STREET, GANANOQUE, ON

SHEET NAME
**GROUND FLOOR
PLAN**

START DATE **JAN 19, 2015**

DRAWN BY **HC**

CHECKED BY

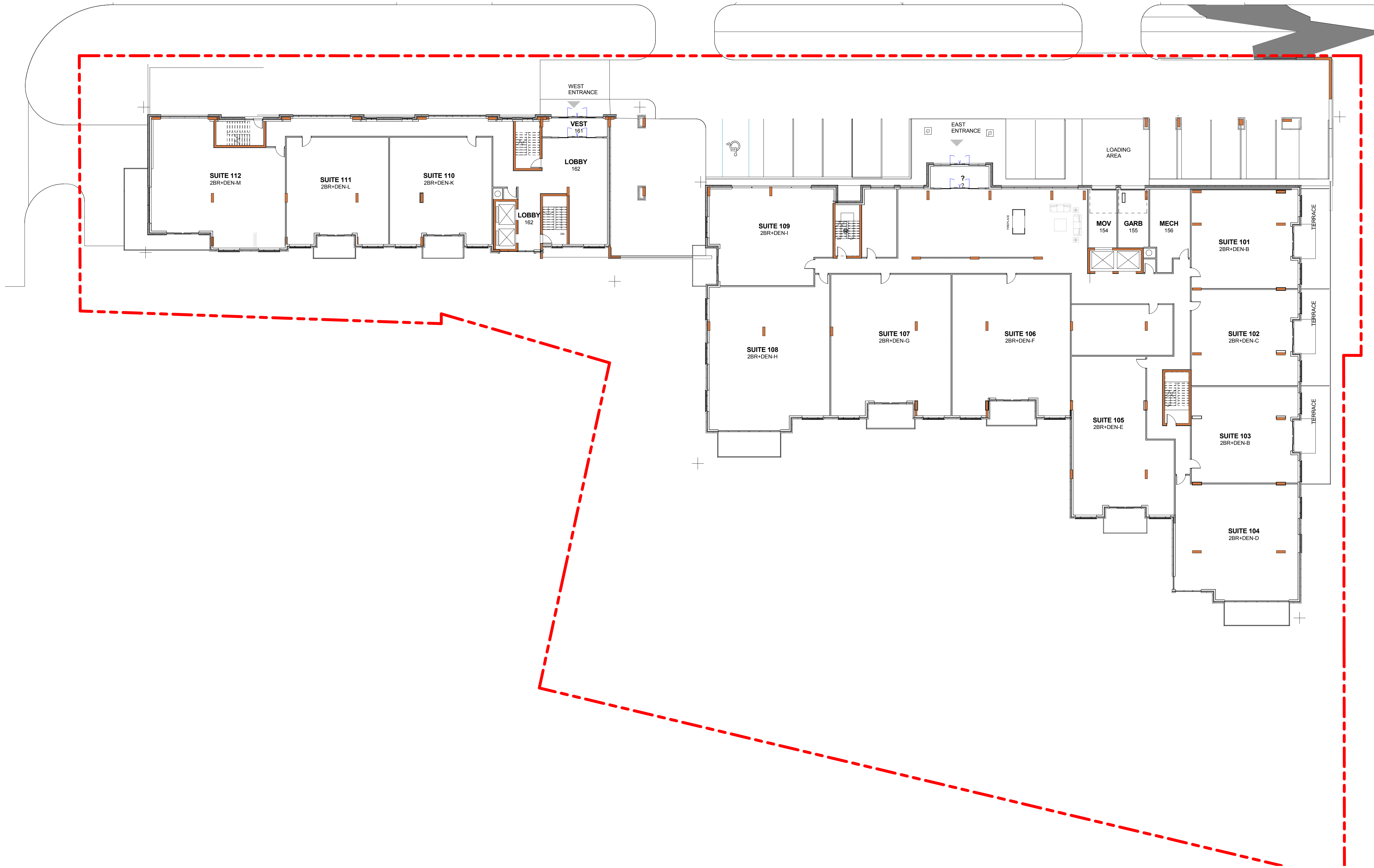
SCALE **1 : 200**

PROJECT NO. **113036**

DRAWING

A101

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CANADA

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NO.	ISSUED	DATE
2	FOR DPA	SEPT 20, 2013
7	FOR DPA	APRIL 4, 2014
10	FOR MARKETING	JUNE 9, 2014

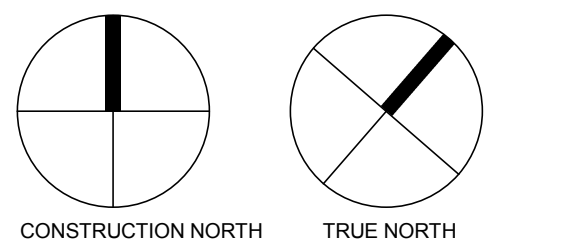
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RIVIYRA DEVELOPMENT INC.

SEAL



PROJECT

**RIVIYRA
CONDOMINIUMS**

SOUTH STREET & STONE
STREET, GANANOQUE, ON

SHEET NAME
**TYPICAL FLOOR
PLAN (2ND-6TH)**

START DATE **JAN 19, 2015**

DRAWN BY **HC**

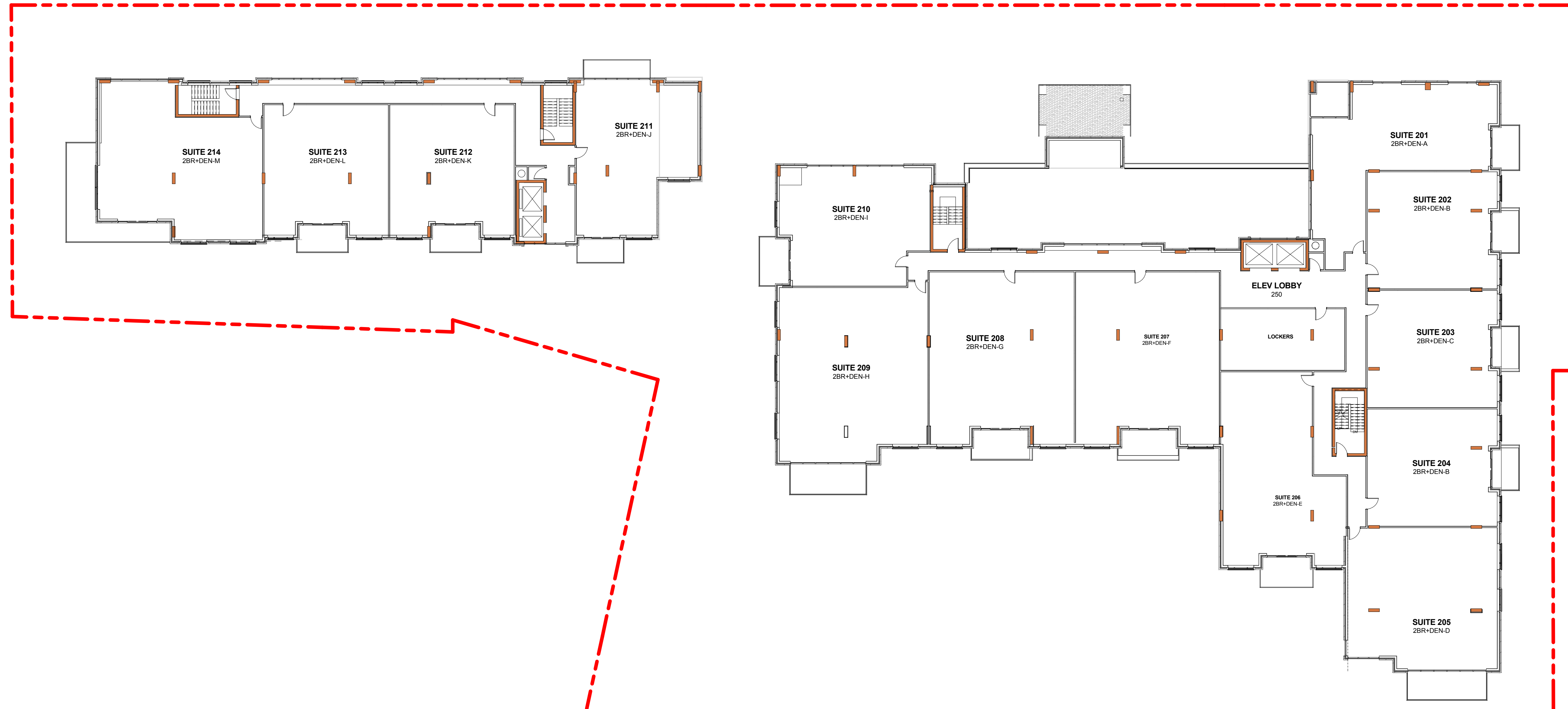
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SCALE **1 : 200**

PROJECT NO. **113036**

DRAWING

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NO.	ISSUED	DATE
1	REVISION PER CLIENT	SEPT 12, 2013
2	FOR DPA	SEPT 20, 2013
7	FOR DPA	APRIL 4, 2014
9	REVISED FOR DPA	MAY 23, 2014
10	FOR MARKETING	JUNE 9, 2014

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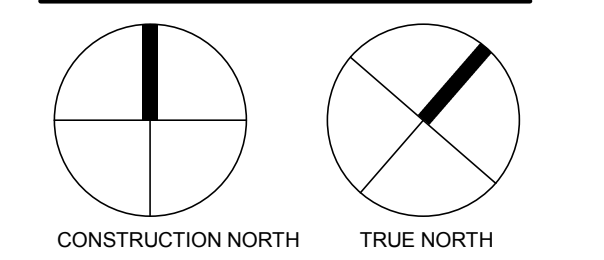
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RIVIERA DEVELOPMENT INC.

SEAL



PROJECT

RIVIERA
CONDOMINIUMS

SOUTH STREET & STONE
STREET, GANANOQUE, ON

SHEET NAME

UNDERGROUND
PARKING LEVEL 1

START DATE JAN 19, 2015

DRAWN BY HC

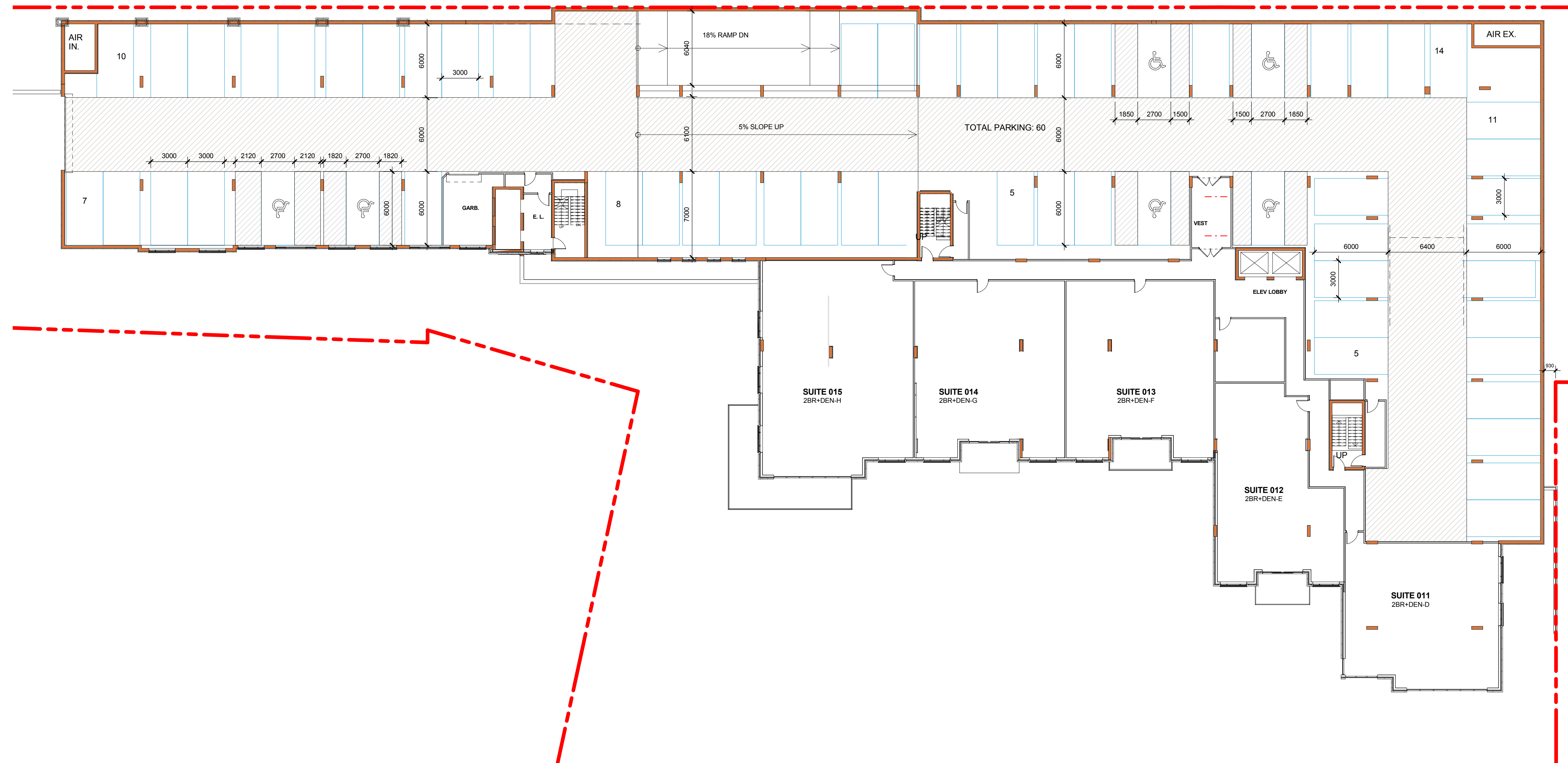
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PROJECT NO. 113036

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Services Limited
5096 South Service Road
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CANADA

Tel: 905.631.7777
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NO.	ISSUED	DATE
1	REVISION PER CLIENT	SEPT 12, 2013
2	FOR DPA	SEPT 20, 2013
7	FOR DPA	APRIL 4, 2014
9	REVISED FOR DPA	MAY 23, 2014
10	FOR MARKETING	JUNE 9, 2014

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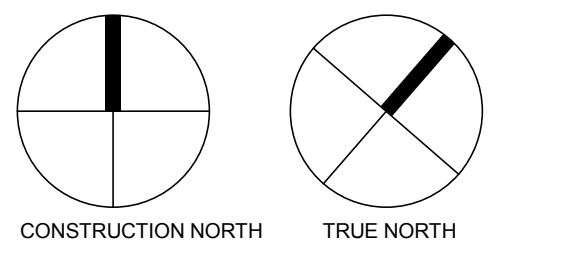
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RIVIYRA DEVELOPMENT INC.

SEAL



PROJECT

**RIVIYRA
CONDOMINIUMS**

SOUTH STREET & STONE
STREET, GANANOQUE, ON

SHEET NAME
**UNDERGROUND
PARKING LEVEL 2**

START DATE **JAN 19, 2015**

DRAWN BY **HC**

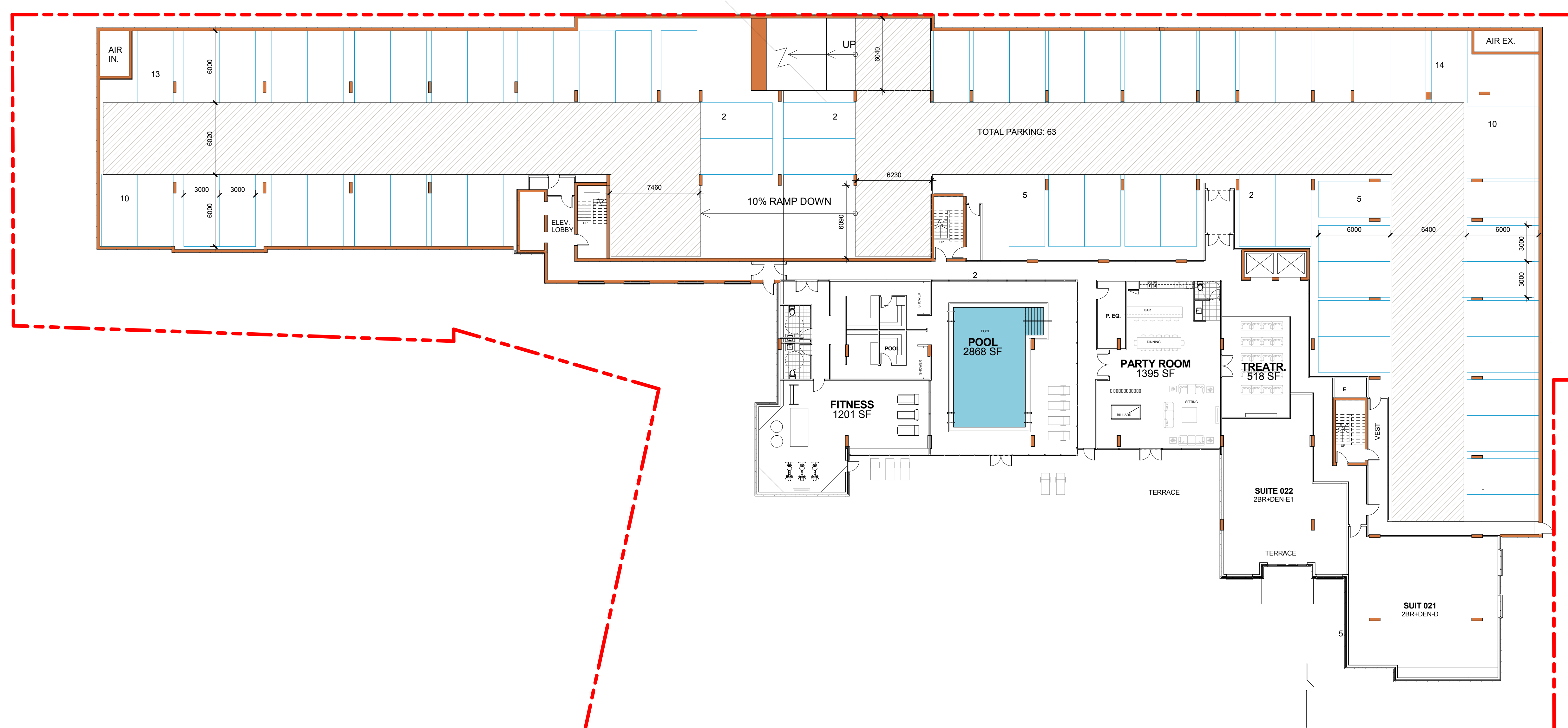
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PROJECT NO. **113036**

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RIVIERA DEVELOPMENT INC.

SEAL

PROJECT

**RIVIERA
CONDOMINIUMS**

SOUTH STREET & STONE
STREET, GANANOQUE, ON

SHEET NAME

**BUILDING
ELEVATIONS I**

START DATE **JAN 19, 2015**

DRAWN BY **HC**

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SCALE **1 : 200**

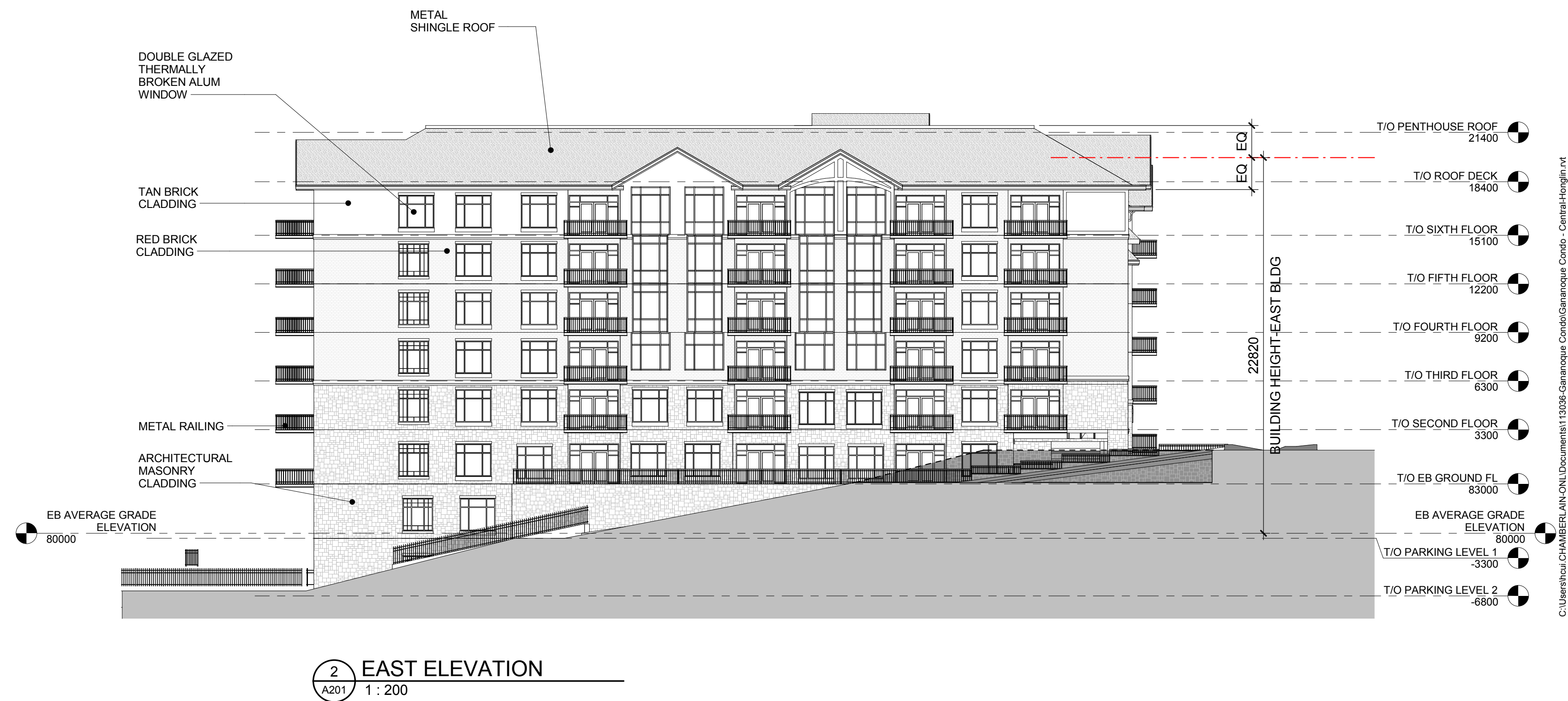
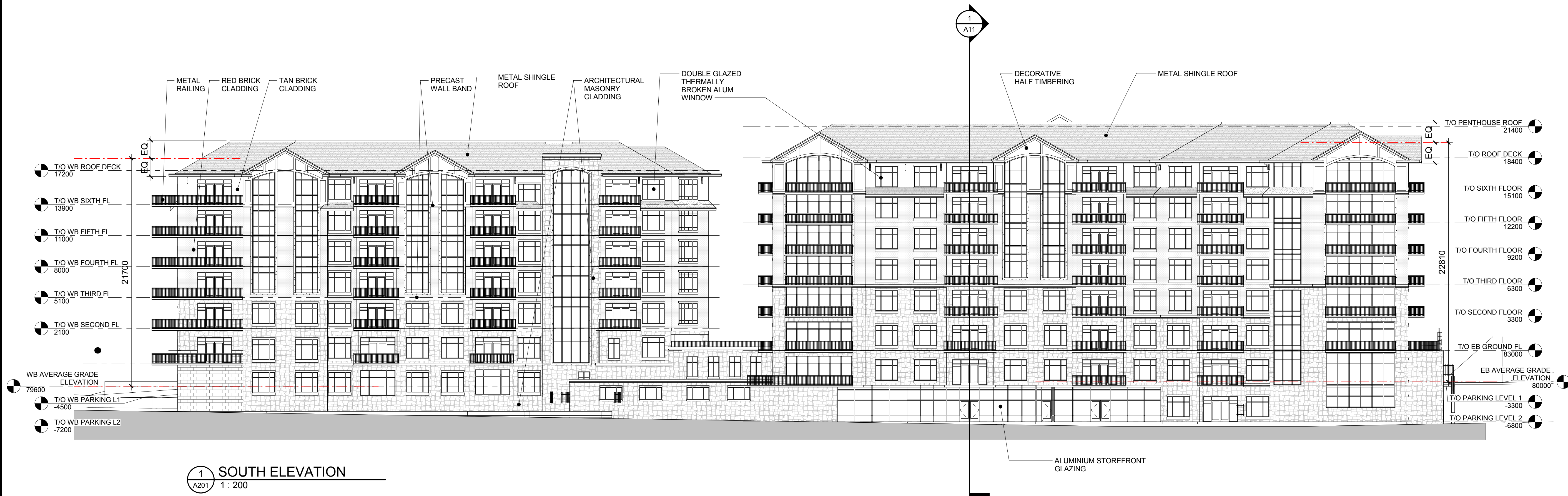
PROJECT NO. **113036**

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RIVIERA DEVELOPMENT INC.

SEAL

PROJECT

**RIVIERA
CONDOMINIUMS**

SOUTH STREET & STONE
STREET, GANANOQUE, ON

SHEET NAME

**EXTERIOR
ELEVATIONS II**

START DATE **JAN 19, 2015**

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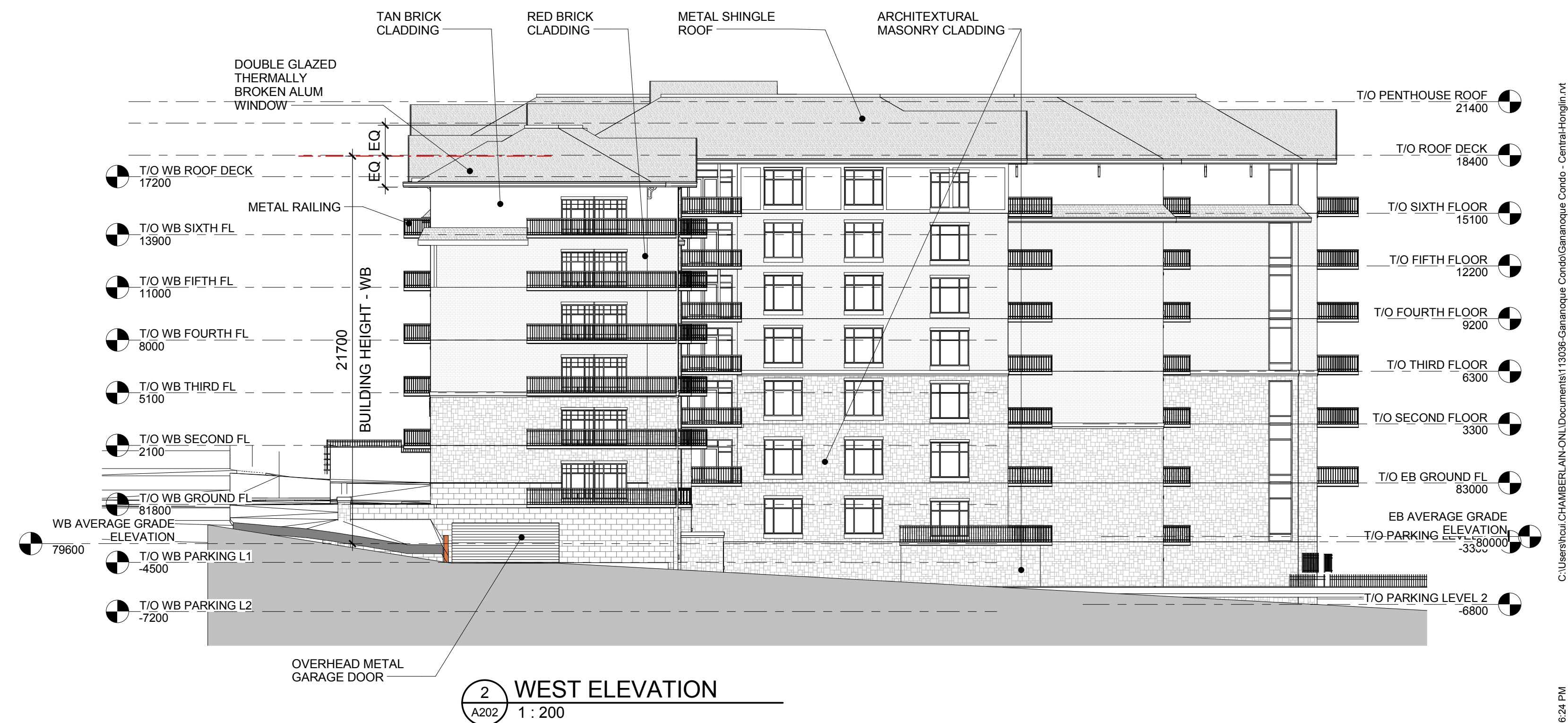
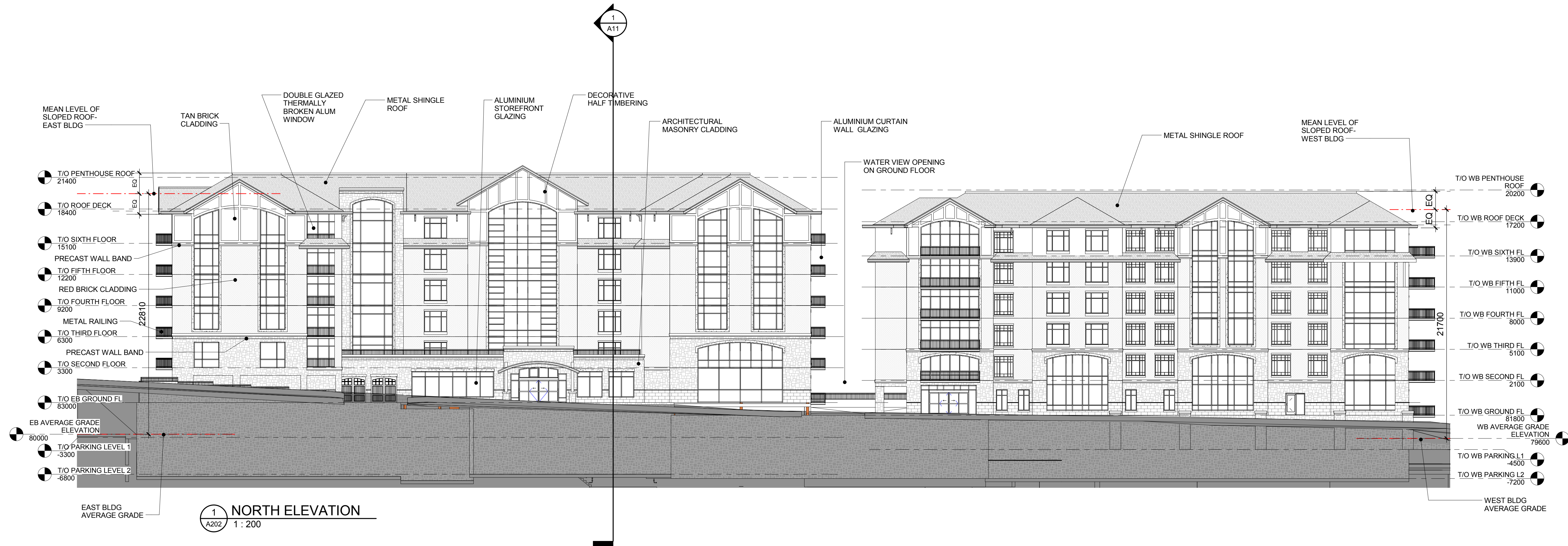
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SCALE **1 : 200**

PROJECT NO. **113036**

DRAWING

A202



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