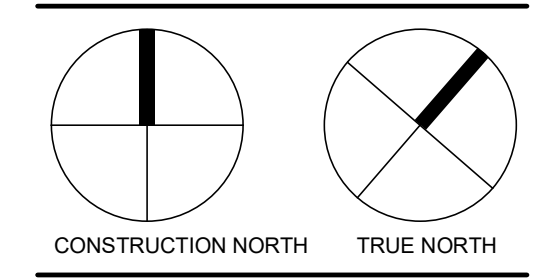


NO.	ISSUED	DATE
1	FOR DPA	SEPT 20, 2013
2	FOR COORDINATION	OCT 16, 2013
3	FOR COORDINATION	NOV 4, 2013
4	FOR PLANNING REVIEW	MARCH 26, 2014
5	FOR DPA	APRIL 4, 2014
6	REVISED FOR DPA	APRIL 25, 2014
7	REVISED FOR DPA	MAY 23, 2014
8	FOR MARKETING	JUNE 9, 2014
9	REVISED FOR DPA	JAN 13, 2015
10	REVISED FOR DPA	OCT 2015
11	REVISED FOR DPA	FEB 2, 2016
12	FOR COMPLETION	APR 19, 2016
13	REVISED FOR DPA	APR 28, 2016
14	REVISED FOR DPA	MAY 11, 2016
15	REVISED FOR DPA	MAY 17, 2016
16	PROGRESSIVE REVIEW	JAN 31, 2017
17	REVISED FOR DPA	AUG 24, 2017
18	EAST BLDG REVISION	12 DEC 2017
19	ISSUED FOR DPA	APRIL 30, 2018
20	ISSUED FOR DPA	JUNE 28, 2018
21	ISSUED FOR DPA	SEPT 4, 2018

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.
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SEAL



STONE & SOUTH CONDOMINIUMS

129 SOUTH STREET,
GANANOQUE, ON

SITE PLAN

START DATE	26 APRIL 2018
DRAWN BY	HC/GP
CHECKED BY	
SCALE	As indicated
PROJECT NO.	113036
DRAWING	A100

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 88(E), TOWN OF GANANOQUE, ONTARIO

ZONING CLASSIFICATION

SITE AREA 7,254.4 M², 1.79 ACRE
GROUND FL FOOTPRINT AREA PHASE I = 1381m² PHASE II = 626.3m² TOTAL = 2007.3m²

BUILDING COVERAGE
REQUIRED 35%
PROPOSED PHASE I = 19.0% PHASE II = 8.6% TOTAL = 27.6%

GROSS FLOOR AREA - EXCLUDING PARKING AREA	PHASE I		PHASE II		TOTAL	
	M ²	F ²	M ²	F ²	M ²	F ²
P1 LEVEL	441.1	4,748	--	--	441.1	4,748
GROUND FLOOR	1381.0	14,865	626.3	6,742	2007.3	21,607
SECOND FLOOR	1125.4	12,114	656.0	7,061	1781.4	19,175
THIRD FLOOR	995.2	10,712	656.0	7,061	1651.2	17,773
FOURTH FLOOR	995.2	10,712	656.0	7,061	1651.2	17,773
FIFTH FLOOR	995.2	10,712	656.0	7,061	1651.2	17,773
SIXTH FLOOR	995.2	10,712	656.0	7,061	1651.2	17,773
TOTAL	6928.3	74,575	3906.3	42,047	10834.6	116,622

GROSS FLOOR AREA - PARKING AREA ONLY	M ²	F ²	M ²	F ²	M ²	F ²
P1 LEVEL	3366.6	36,238	--	--	3366.6	36,238

INDOOR AMENITY FLOOR AREA
PROPOSED PHASE I = 259.9m² PHASE II = 0m² TOTAL = 259.9m²

RESIDENTIAL UNIT
PHASE I: 41 PHASE II: 29 TOTAL: 70

LANDSCAPE AREA (INCLUDING SODDED PLANTING AREA, AND WALKWAY AREA)
PHASE I: 4414.5 M² PHASE II: 3405.5 M²
COVERAGE PHASE I: 60.8% PHASE II: 46.9%

ASPHALT PAVEMENT AREA
PHASE I: 829.6 M² PHASE II: 923.4 M²
COVERAGE PHASE I: 11.4% PHASE II: 12.7%

BUILDING HEIGHT
REQUIRED MAX. 20M
PROPOSED 22.80 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)	REQUIRED	PROPOSED
					6.00M	MIN. 6.00M
MIN.	6.00M	6.00M	15.00M	6.50M	6.00M	MIN. 6.00M
MAX.	6.00M	6.00M	15.00M	6.50M	6.00M	MIN. 6.00M

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

PARKING
PARKING DIMENSION MIN 2.7m x 6.0m
BARRIER FREE 2.7m x 6.0m PLUS 1.5m AISLE BOTH SIDES
PARKING DIMENSION 6.0m
DRIVE WAY WIDTH 6.0m

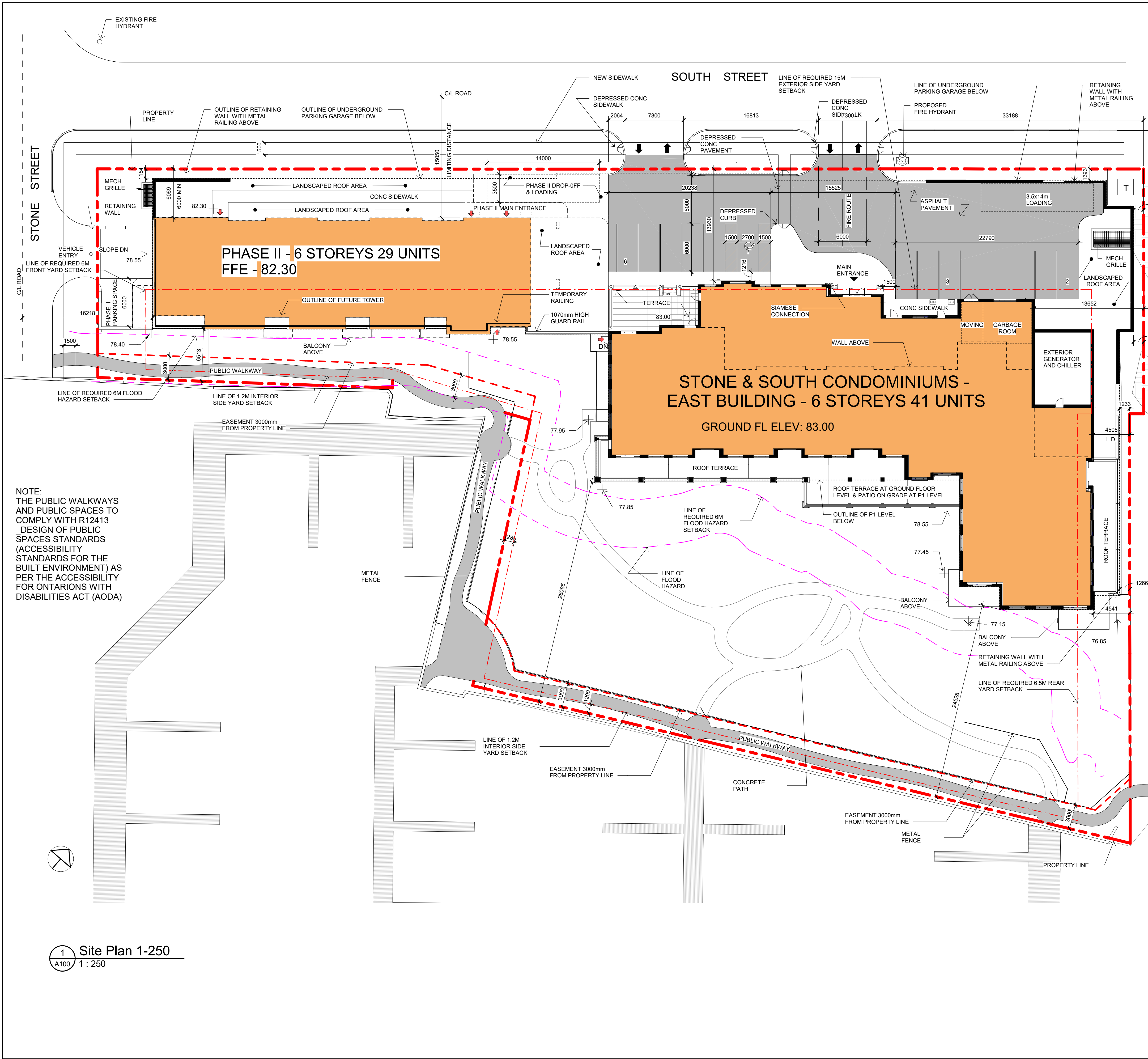
PARKING REQUIREMENTS PHASE I
REQUIRED 51 SPACES (1.25 SPACE PER SUITE x 41 SUITES)
PROPOSED 12 SURFACE PARKING, 87 UNDERGROUND PARKING, TOTAL 99 PARKING SPACES
REQUIRED BARRIER FREE 3 SPACES (1 PER 20 PROVIDED PARKING SPACES)
PARKING
PROPOSED BARRIER FREE 5 SPACES
PARKING

PARKING REQUIREMENTS PHASE II
REQUIRED 36 SPACES (1.25 SPACE PER SUITE x 29 SUITES)
PROPOSED 36 UNDERGROUND PARKING SPACES (ALREADY CONSTRUCTED IN PHASE I)
REQUIRED BARRIER FREE 2 SPACES (1 PER 20 PROVIDED PARKING SPACES)
PARKING
PROPOSED BARRIER FREE 2 SPACES (ALREADY CONSTRUCTED IN PHASE I)
PARKING

NOTE: PARKING FOR PHASE I (41 x 1.25 = 51) AND PHASE II (29 x 1.25 = 36) TOTAL = 87 WILL BE CONSTRUCTED IN PHASE I

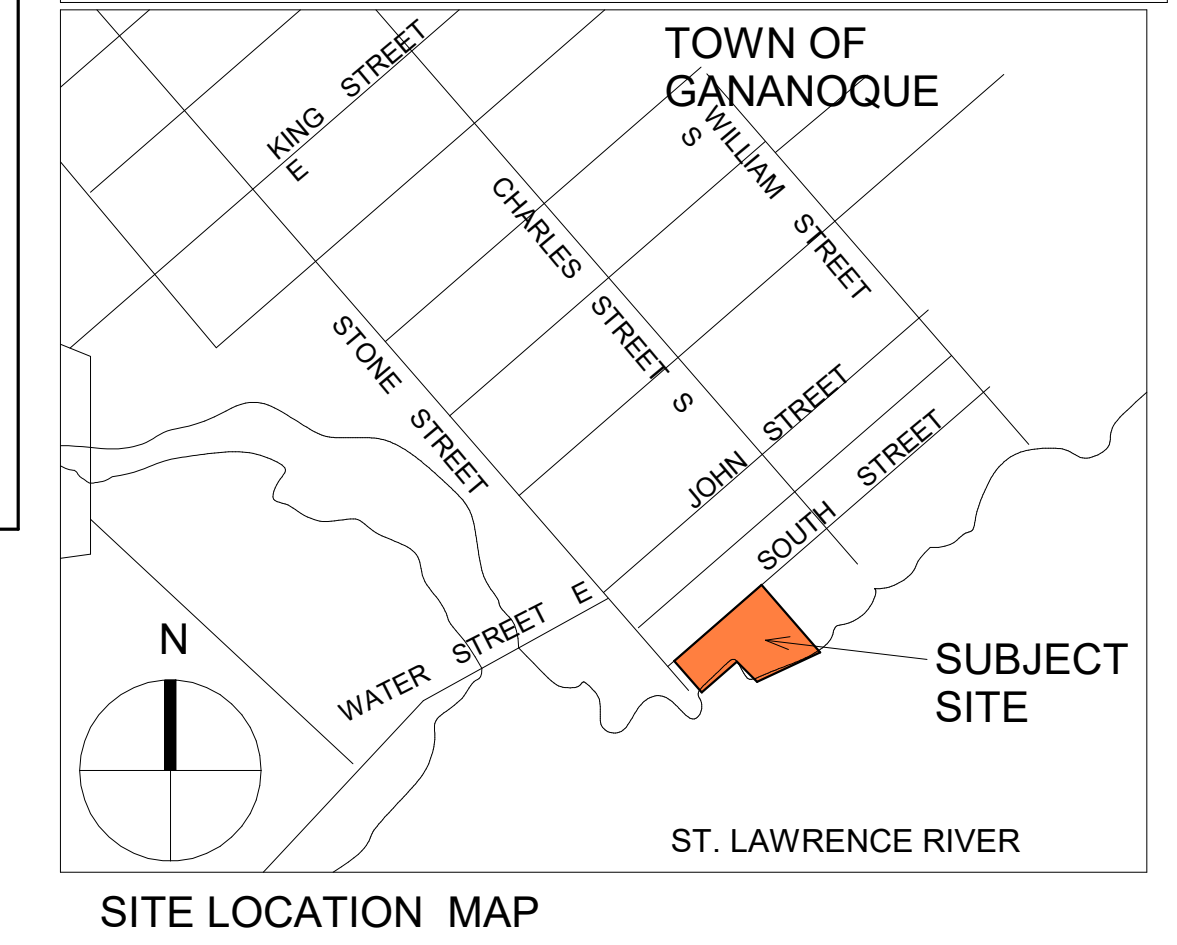
LOADING	SPACES	REQUIRED	PROPOSED
		1 PHASE I	1 PHASE II
DIMENSIONS	14m x 3.5m	14m x 3.5m (SOUTH ST - PHASE I)	14m x 3.5m (SOUTH ST - PHASE II)

CREDIT NOTES
THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE TOPOGRAPHICAL PLAN OF SURVEY PREPARED BY HOPKINS, CORRIER 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



NOTE:
THE PUBLIC WALKWAYS AND PUBLIC SPACES TO COMPLY WITH R12413 DESIGN OF PUBLIC SPACES STANDARDS (ACCESSIBILITY STANDARDS FOR THE BUILT ENVIRONMENT) AS PER THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT (AODA)

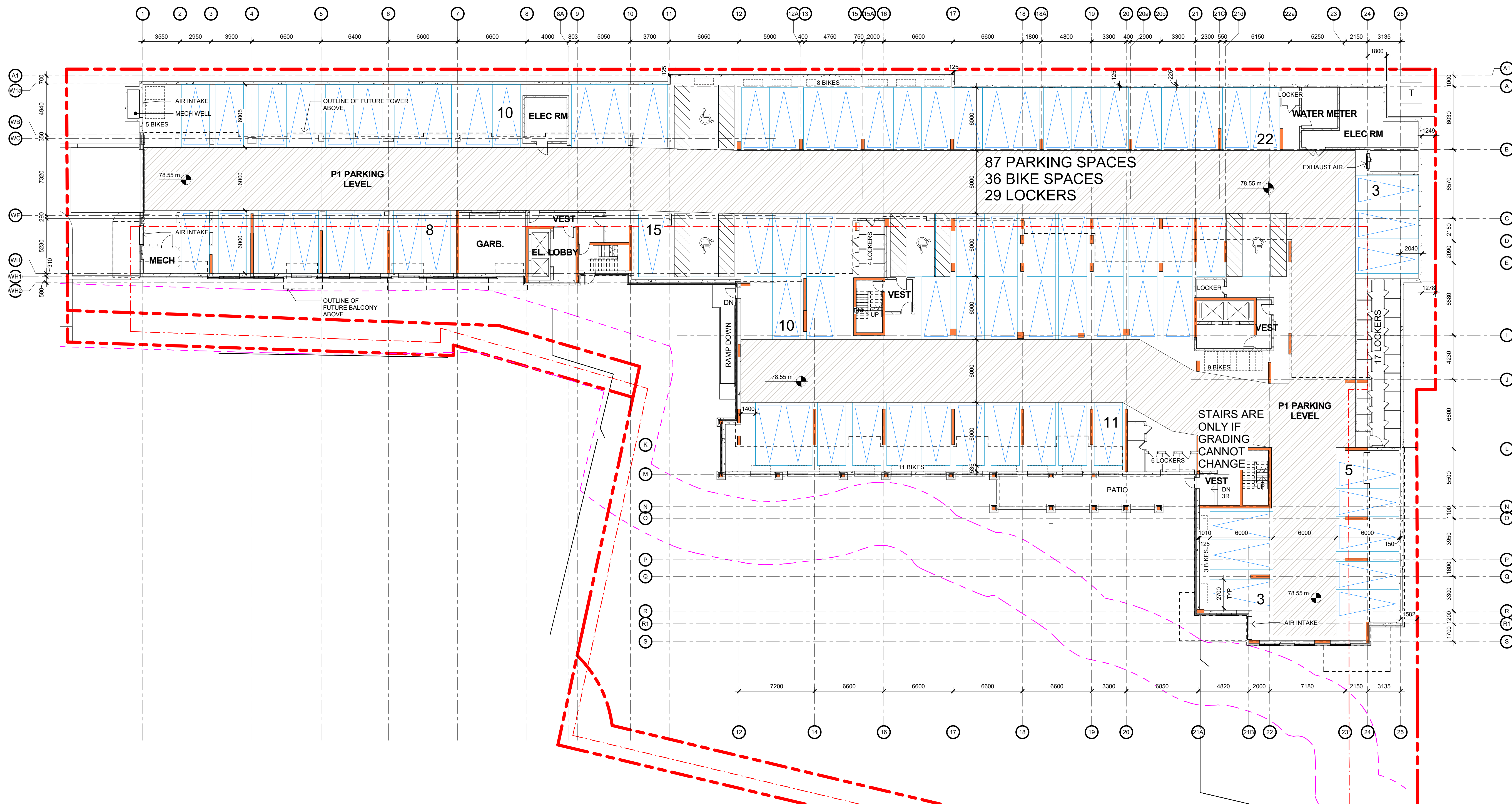
1 Site Plan 1-250
A100 1:250



SITE LOCATION MAP

C:\Users\Chamberlain\Documents\Stone & South Condo Phase I Central - Current - cmascarena.rvt 9/5/2018 10:33:13 AM

NO.	ISSUED	DATE
2	FOR DPA	SEPT 20, 2013
7	FOR DPA	APRIL 4, 2014
8	REVISED FOR DPA	MAY 23, 2014
9	FOR MARKETING	JUNE 9, 2014
13	REVISED FOR DPA	FEB 2, 2016
14	4% COMPLETION	APR 19, 2016
15	REVISED FOR DPA	APR 28, 2016
16	REVISED FOR DPA	MAY 11, 2016
17	REVISED FOR DPA	MAY 17, 2016
20	REVISED FOR DPA	AUG 24, 2017
21	ISSUED FOR DPA	APRIL 30, 2018
22	ISSUED FOR DPA	JUNE 28, 2018
23	ISSUED FOR DPA	SEPT 4, 2018

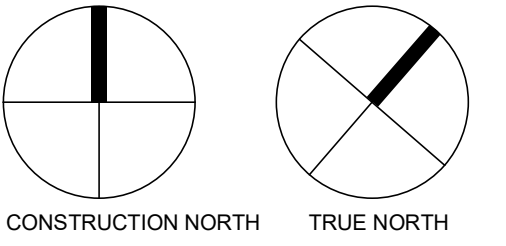


1 PARKING LEVEL P1
A101 1:200

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STONE & SOUTH CONDOMINIUMS

129 SOUTH STREET,
GANANOQUE, ON

SHEET NAME
**OVERALL P1
PARKING LEVEL
PLAN**

START DATE	26 APRIL 2018
DRAWN BY	GP
CHECKED BY	AM
SCALE	1:200
PROJECT NO.	113036

DRAWING
A101

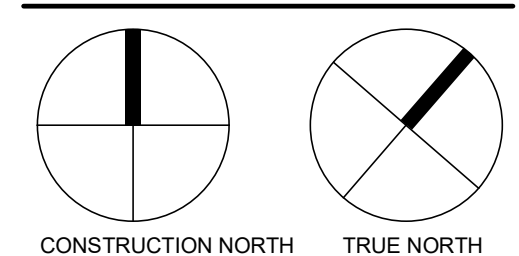
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1	REVISION PER CLIENT	SEPT 12, 2013
2	FOR DPA	SEPT 20, 2013
7	FOR DPA	APRIL 4, 2014
9	REVISED FOR DPA	MAY 23, 2014
10	FOR MARKETING	JUNE 9, 2014
13	REVISED FOR DPA	FEB 2, 2016
14	40% COMPLETION	APR 19, 2016
15	REVISED FOR DPA	APR 28, 2016
16	REVISED FOR DPA	MAY 11, 2016
17	REVISED FOR DPA	MAY 17, 2016
18	REVISED FOR LARGE SUITES	JULY 25, 2016
19	PROGRESSIVE REVIEW	JAN 31, 2017
20	REVISED FOR DPA	AUG 24, 2017
21	ISSUED FOR DPA	APRIL 30, 2018
22	ISSUED FOR DPA	JUNE 28, 2018
23	ISSUED FOR DPA	SEPT 4, 2018

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STONE & SOUTH CONDOMINIUMS

129 SOUTH STREET,
GANANOQUE, ON

SHEET NAME
**PHASE I & PHASE II
GROUND FLOOR
PLAN**

START DATE: 26 APRIL 2018

DRAWN BY: GP

CHECKED BY:

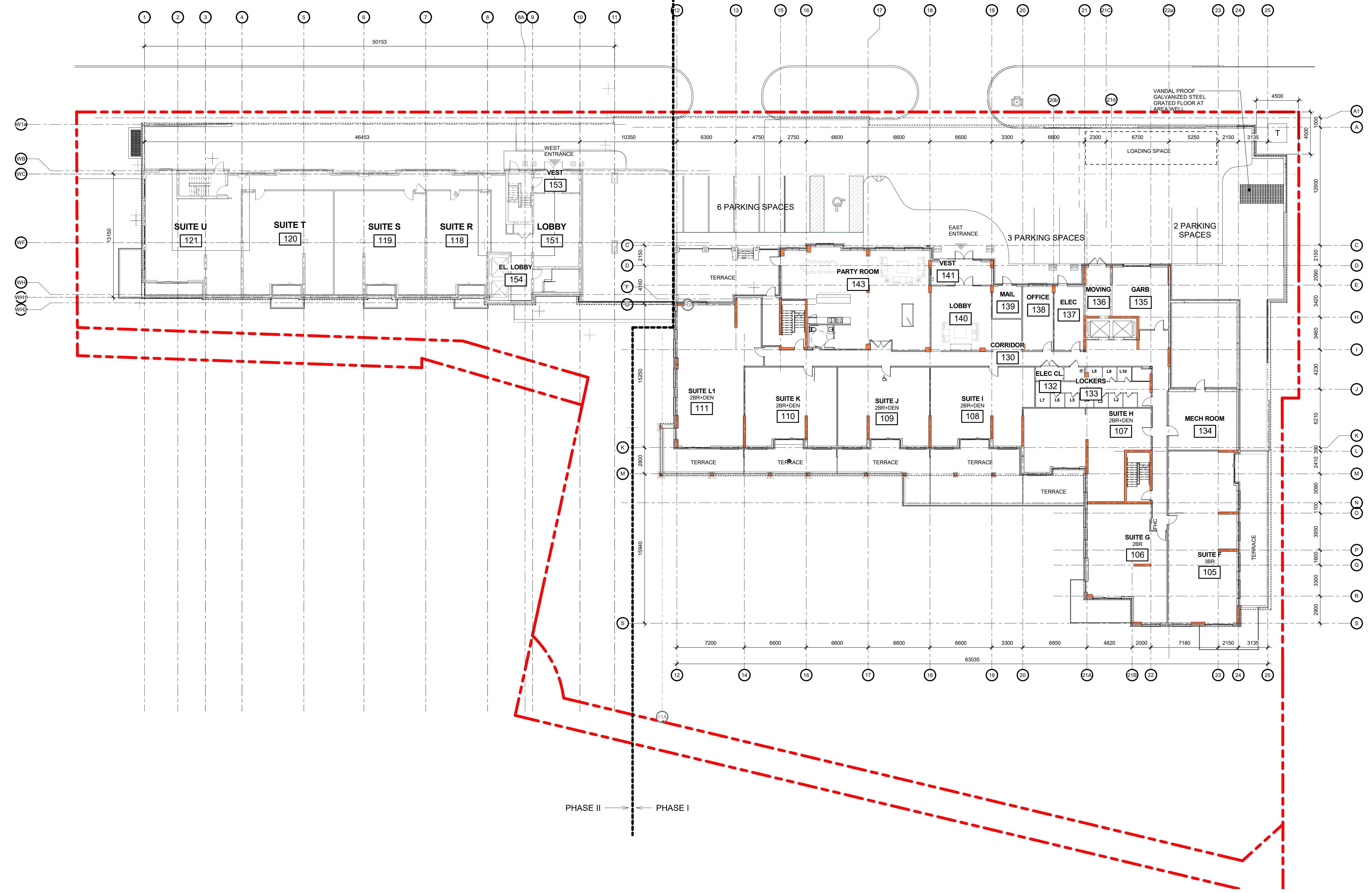
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PROJECT NO.: 113036

DRAWING

A103

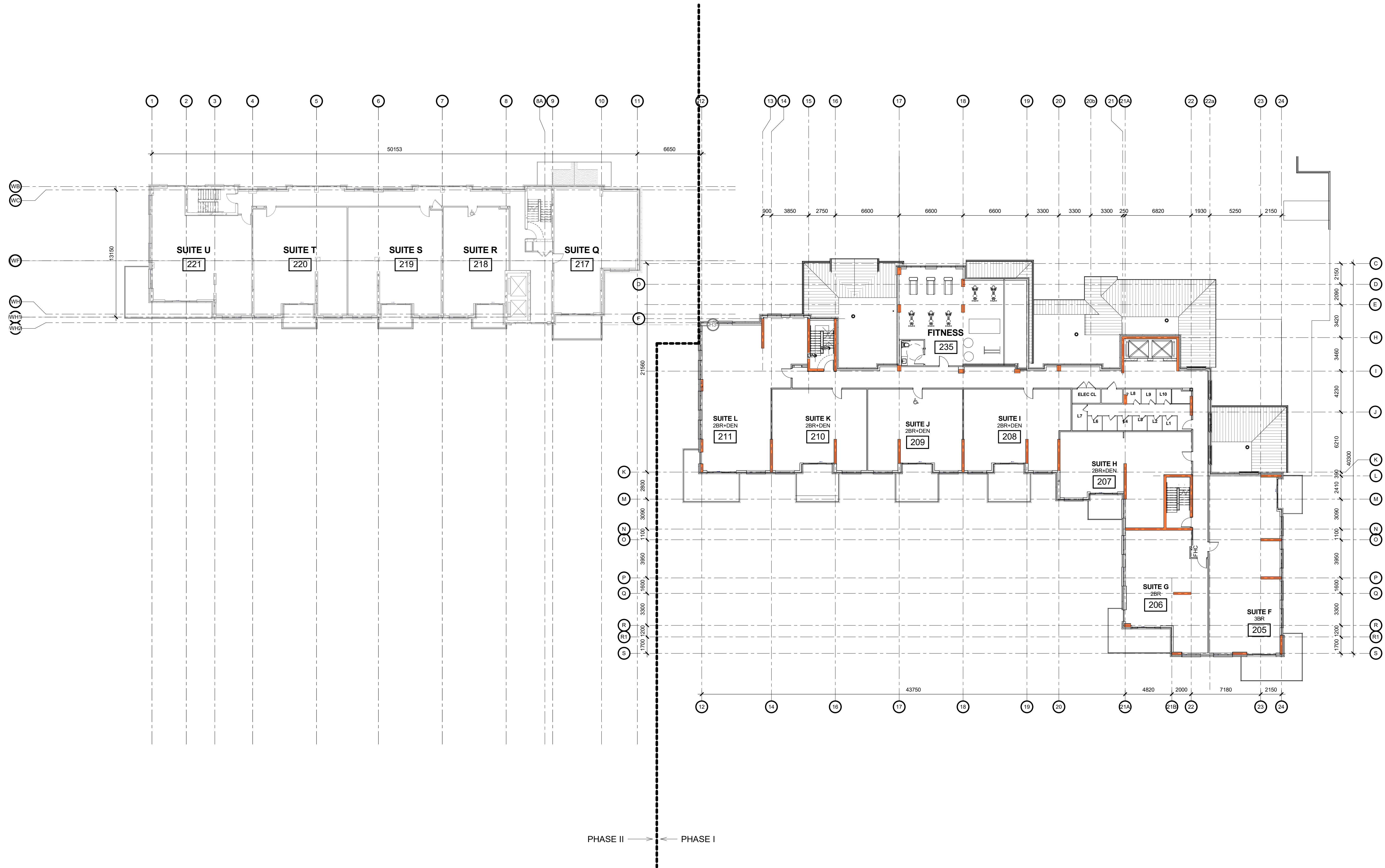
SOUTH STREET



PHASE II ← PHASE I

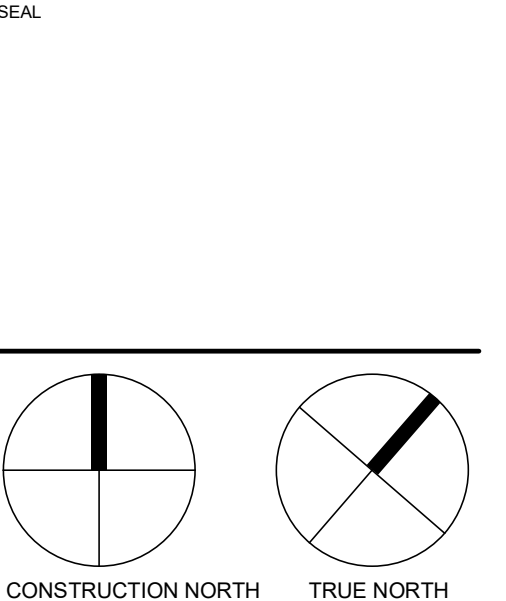
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16	REVISED FOR DPA	MAY 11, 2016
18	REVISED FOR LARGE SUITES	JULY 25, 2016
19	PROGRESSIVE REVIEW	JAN 31, 2017
20	REVISED FOR DPA	AUG 24, 2017
21	ISSUED FOR DPA	APRIL 30, 2018
22	ISSUED FOR DPA	JUNE 28, 2018
23	ISSUED FOR DPA	SEPT 4, 2018



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STONE & SOUTH CONDOMINIUMS

129 SOUTH STREET,
GANANOQUE, ON

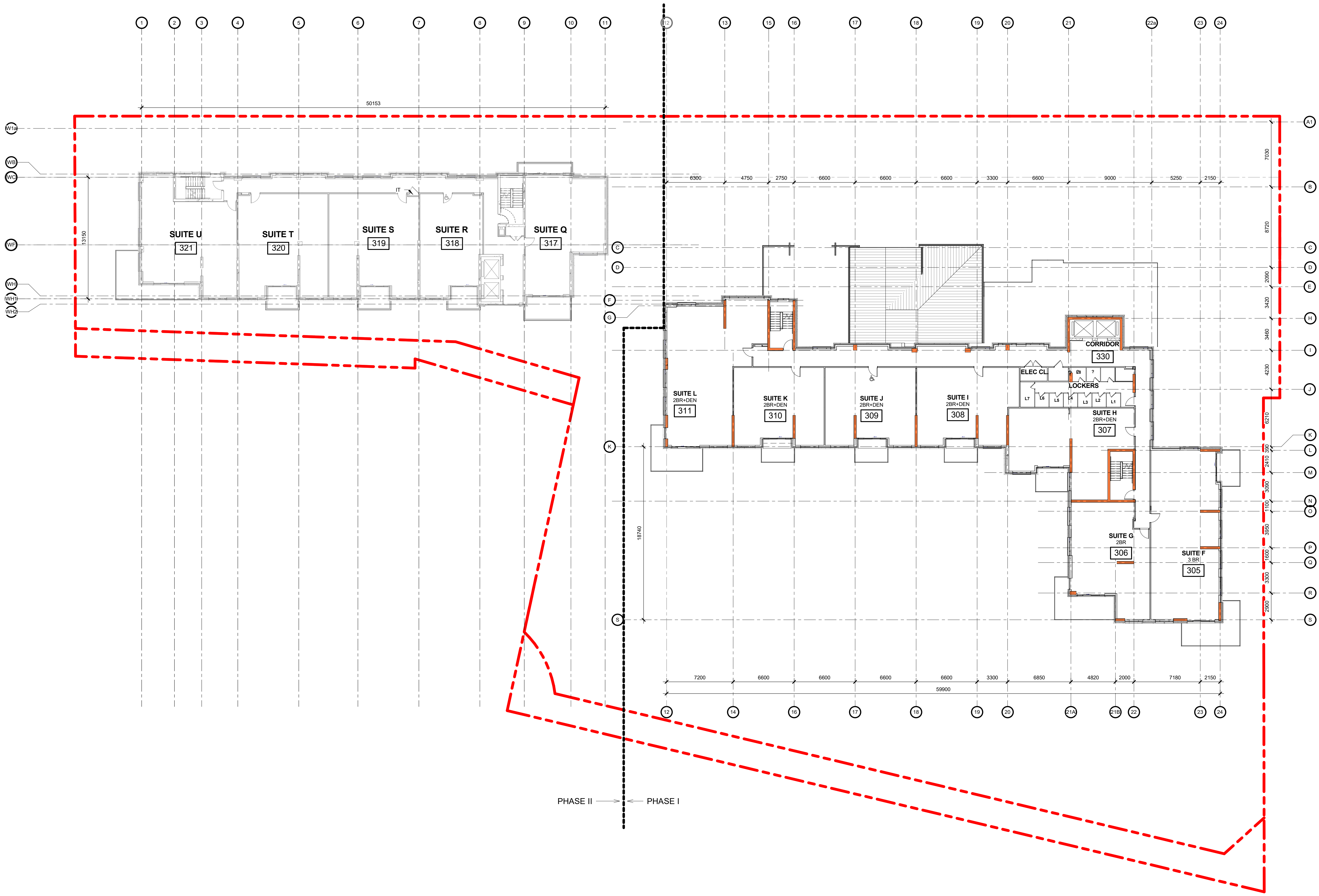
**PHASE I & PHASE II
2ND FLOOR PLAN**

START DATE 26 APRIL 2018
DRAWN BY GP
CHECKED BY
SCALE 1 : 200
PROJECT NO. 113036

A104

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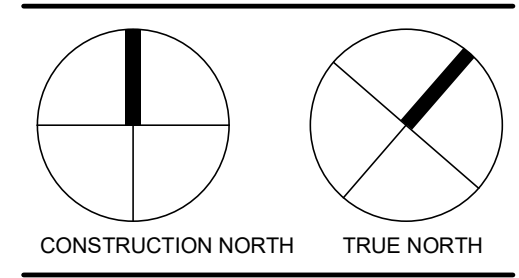
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10	FOR MARKETING	JUNE 9, 2014
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14	40% COMPLETION	APR 19, 2016
15	REVISED FOR DPA	APR 28, 2016
16	REVISED FOR DPA	MAY 11, 2016
18	REVISED FOR LARGE SUITES	JULY 25, 2016
19	PROGRESSIVE REVIEW	JAN 31, 2017
20	REVISED FOR DPA	AUG 24, 2017
21	ISSUED FOR DPA	APRIL 30, 2018
22	ISSUED FOR DPA	JUNE 28, 2018
23	ISSUED FOR DPA	SEPT 4, 2018



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STONE & SOUTH CONDOMINIUMS

129 SOUTH STREET,
GANANOQUE, ON

SHEET NAME
**PHASE I & PHASE II
3RD-5TH TYPICAL
FLOOR PLAN**

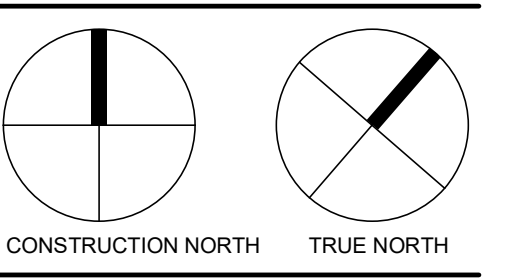
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DRAWN BY	GP
CHECKED BY	
SCALE	1 : 200
PROJECT NO.	113036
DRAWING	

A105

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NO.	ISSUED	DATE
21	ISSUED FOR DPA	APRIL 30, 2018
22	ISSUED FOR DPA	JUNE 28, 2018
23	ISSUED FOR DPA	SEPT 4, 2018

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SEAL



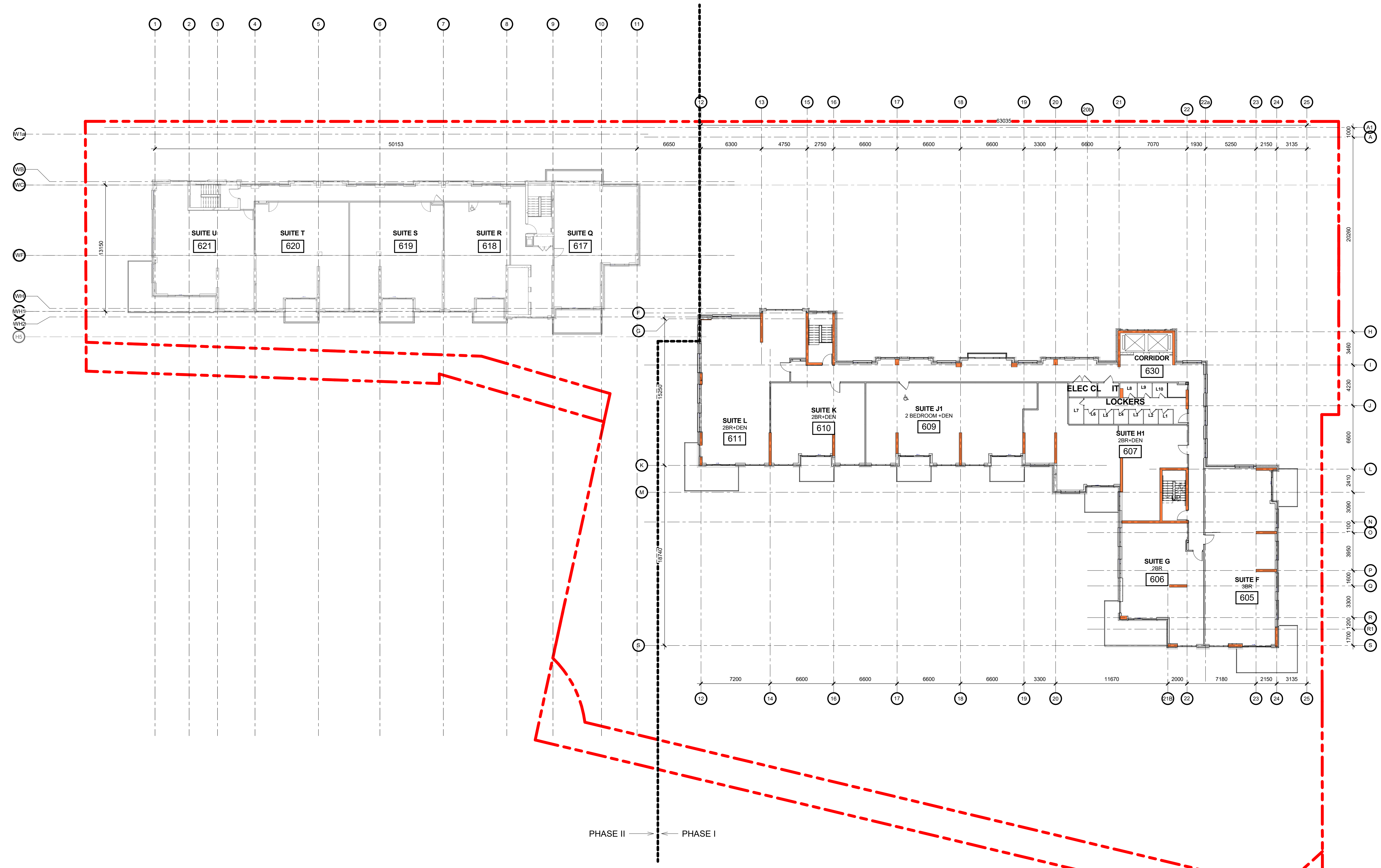
STONE & SOUTH CONDOMINIUMS

129 SOUTH STREET,
GANANOQUE, ON

SHEET NAME
**PHASE I & PHASE II
6TH FLOOR PLAN**

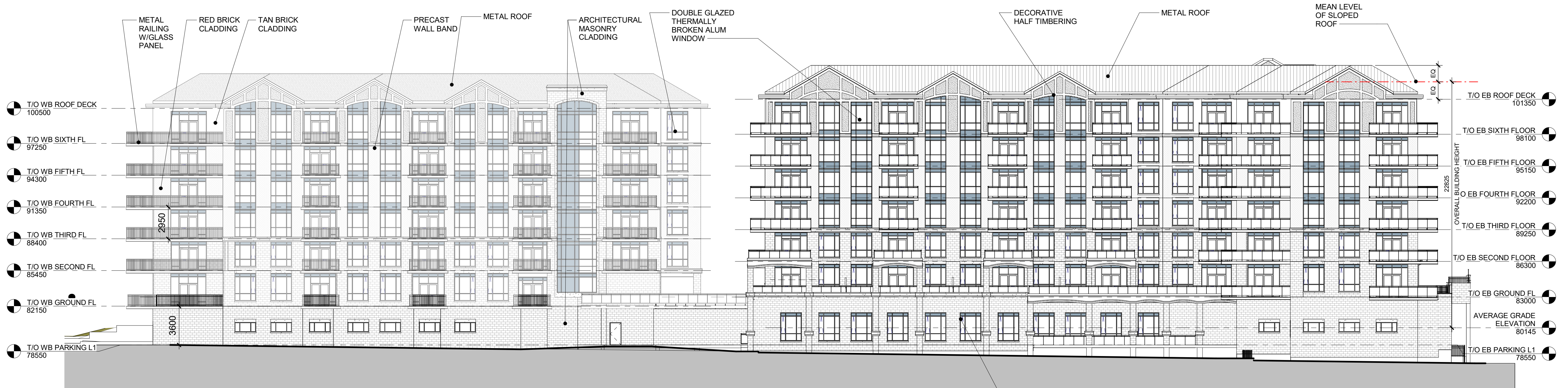
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PROJECT NO.	113036

DRAWING
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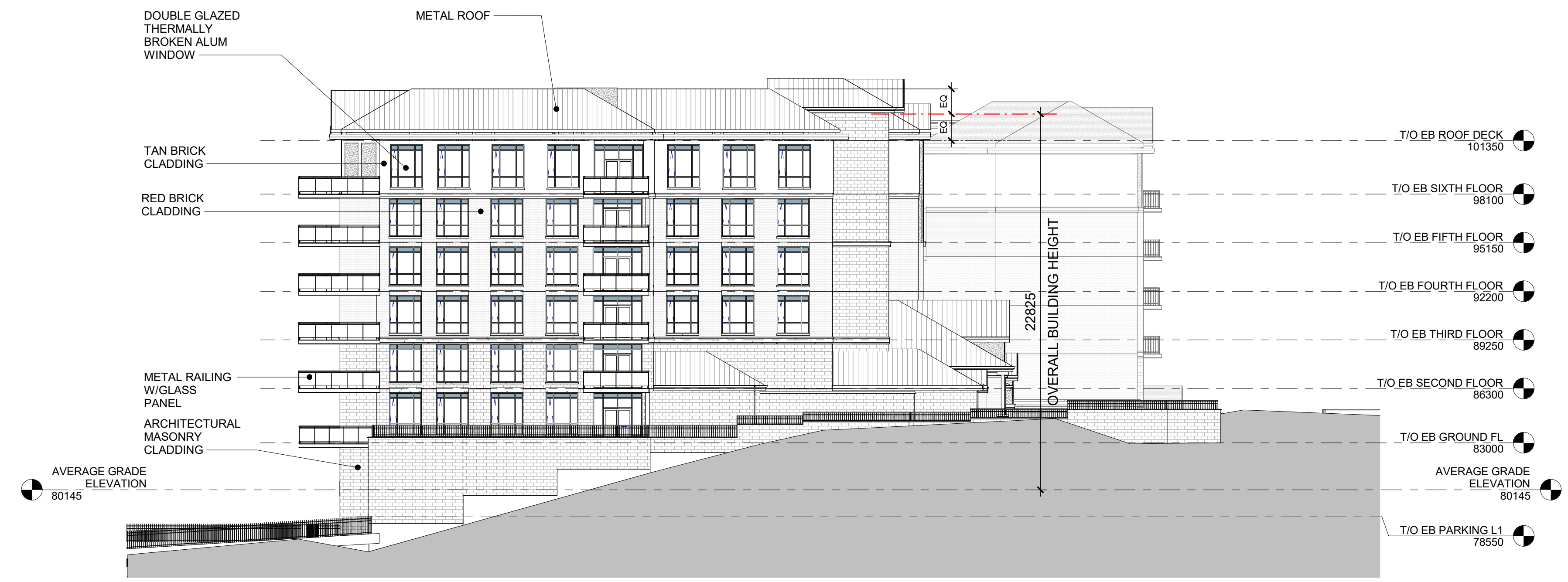


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NO.	ISSUED	DATE
21	ISSUED FOR DPA	APRIL 30, 2018
22	ISSUED FOR DPA	JUNE 28, 2018
23	ISSUED FOR DPA	SEPT 4, 2018



PHASE II
1 SOUTH ELEVATION - PHASE I & II
 DP201 1 : 200



PHASE I
2 EAST ELEVATION PHASE I & II
 DP201 1 : 200

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 SEAL

STONE & SOUTH CONDOMINIUMS

129 SOUTH STREET,
 GANANOQUE, ON

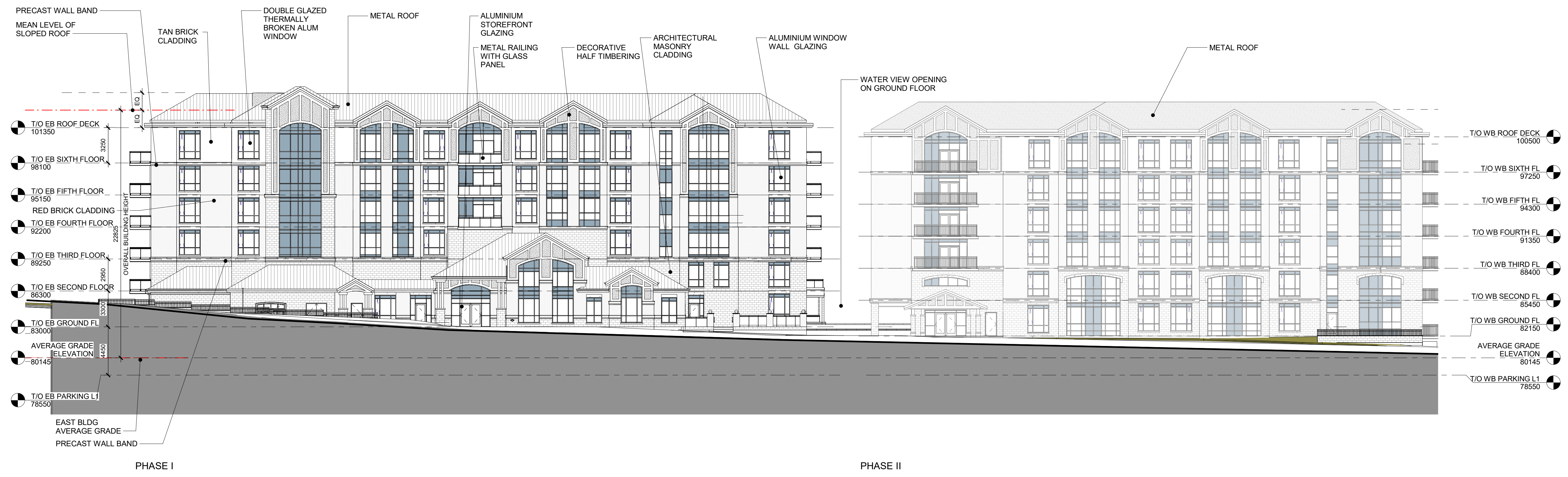
SHEET NAME
EXTERIOR ELEVATIONS I

START DATE 26 APRIL 2018
 DRAWN BY GP
 CHECKED BY
 SCALE 1 : 200
 PROJECT NO. 113036

DRAWING
DP201

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NO.	ISSUED	DATE
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22	ISSUED FOR DPA	JUNE 28, 2018
23	ISSUED FOR DPA	SEPT 4, 2018

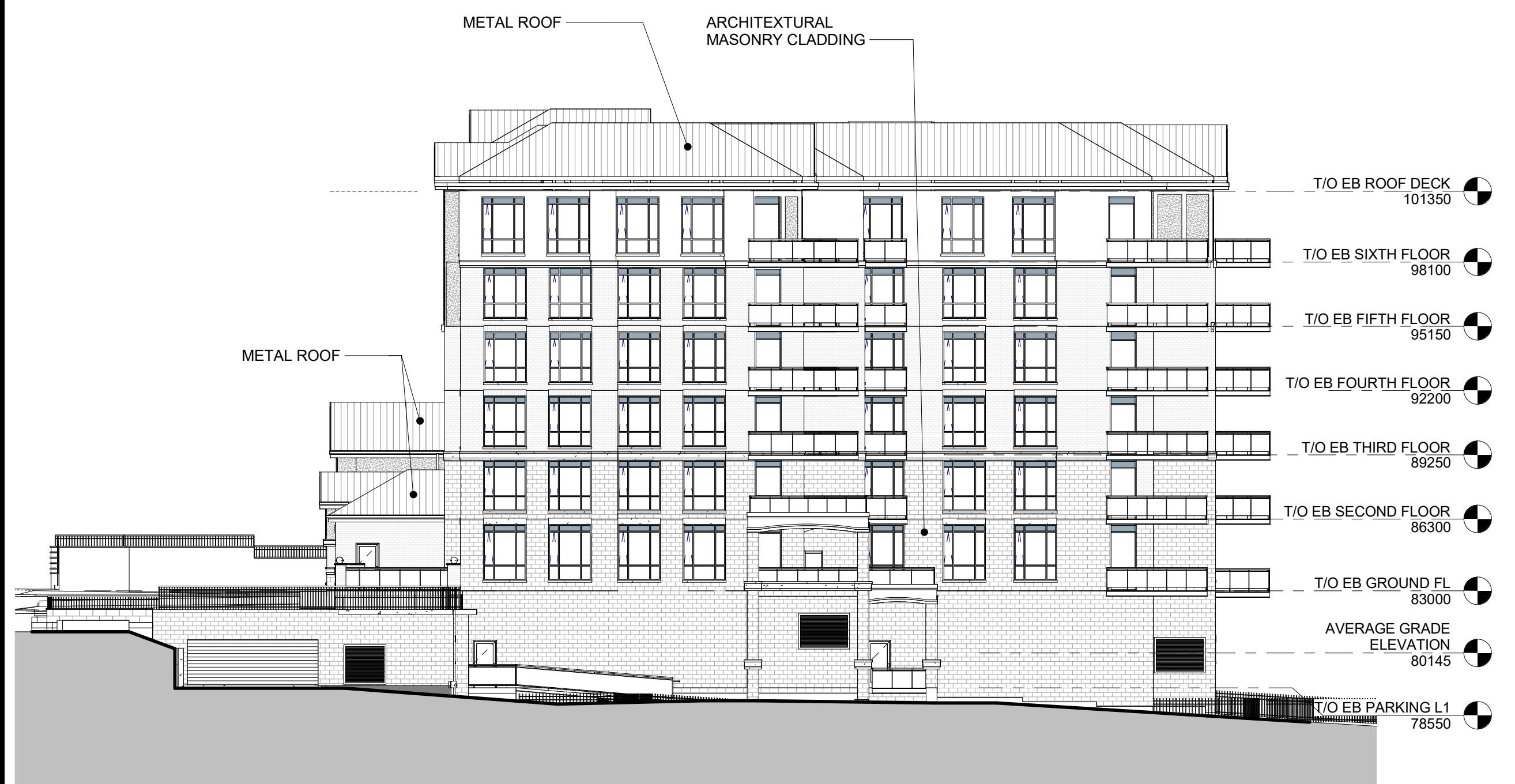


1 NORTH ELEVATION PHASE I & II
DP202 1 : 200

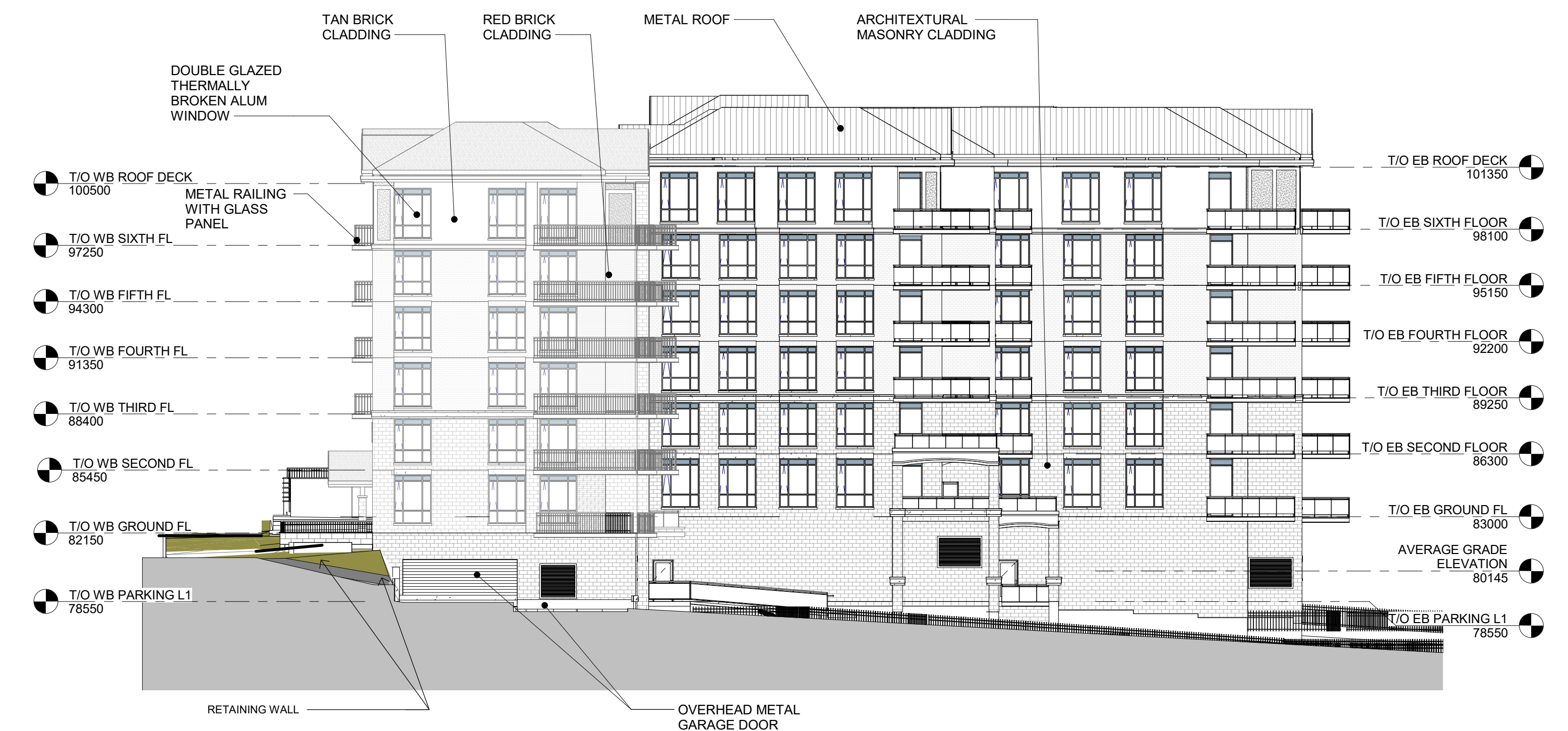
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SEAL



3 WEST ELEVATION PHASE I ONLY
DP202 1 : 200



2 WEST ELEVATION PHASE I & II
DP202 1 : 200

STONE & SOUTH CONDOMINIUMS

129 SOUTH STREET,
GANANOQUE, ON

EXTERIOR ELEVATIONS II

START DATE 26 APRIL 2018

DRAWN BY GP

CHECKED BY

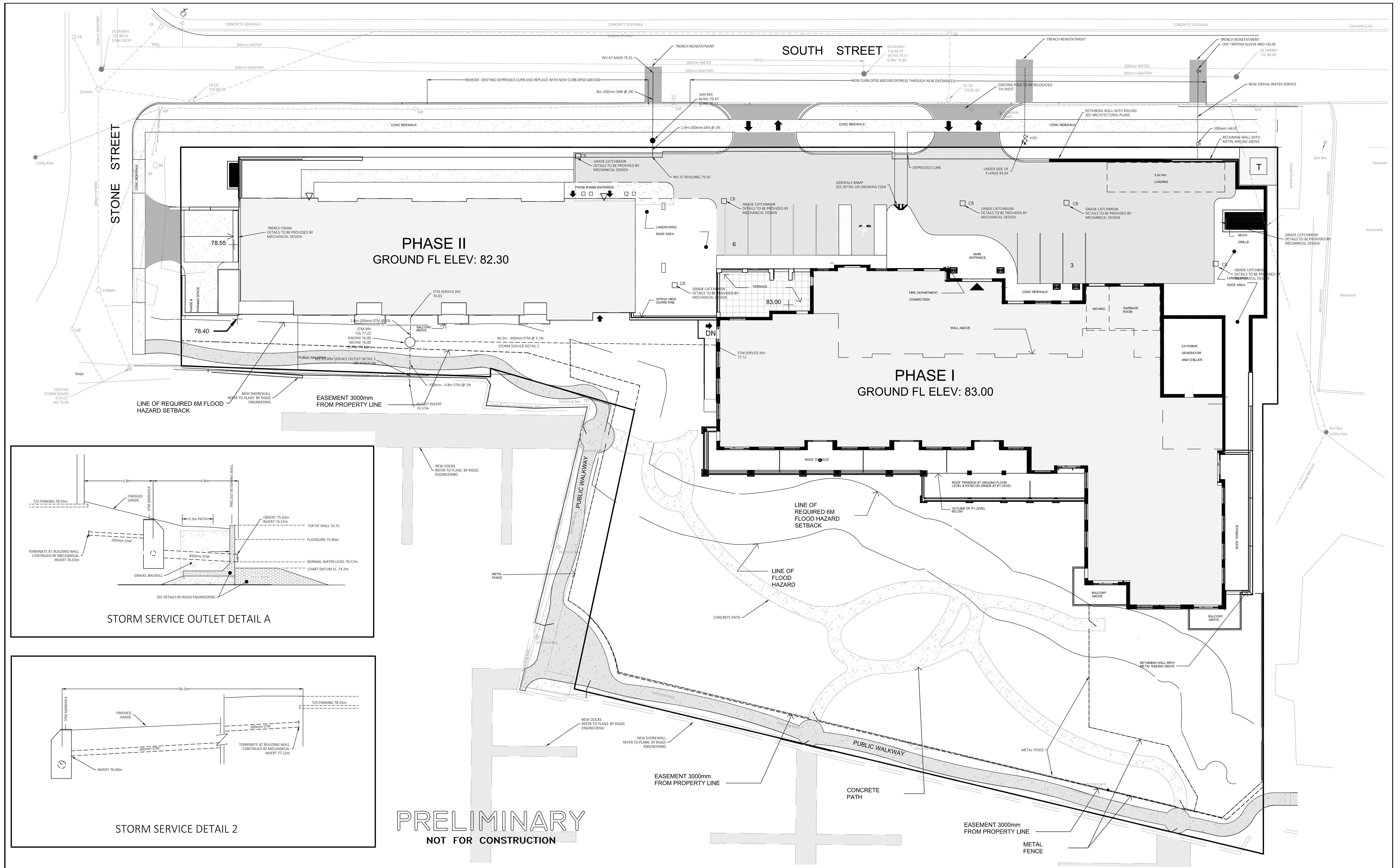
SCALE 1 : 200

PROJECT NO. 113036

DRAWING

DP202

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JE Josselyn Engineering Inc.

1225 GARDINERS ROAD
SUITE 105
KINGSTON, ONTARIO K7P 2R9
TEL : 613-634-9278
FAX : 613-634-9138
E-MAIL : mjosselyn@josselyn.ca

..stamp.tif

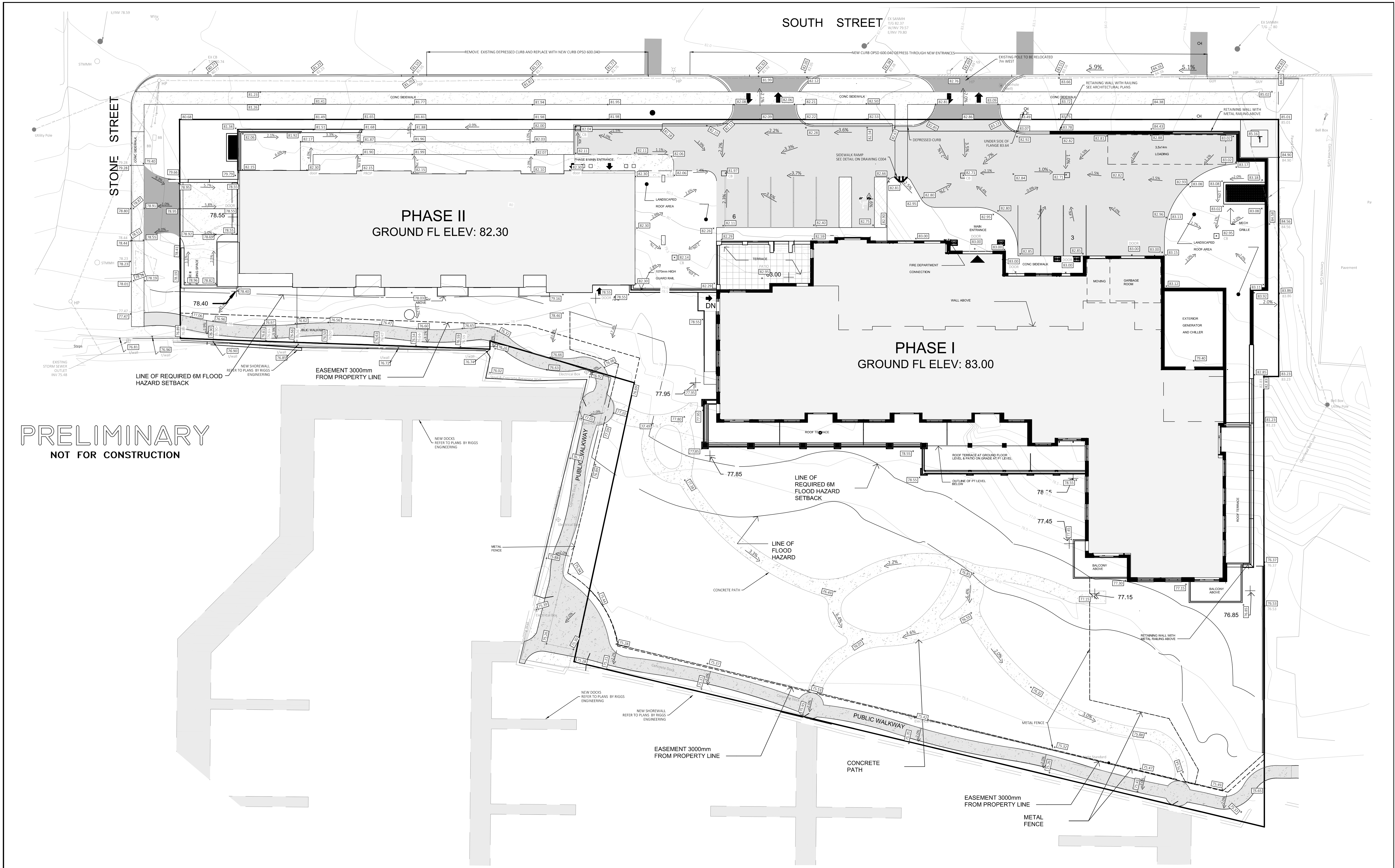
No.	By	Date	Revision	Checked
2	NB	AUGUST 15, 2018	ISSUED FOR COORDINATION	MI
1	NB	MAY 24, 2018	ISSUED FOR COORDINATION	MI

OWNER:
CARACO DEVELOPEMENTS

PROJECT:
RIVIYRA CONDOS

DRAWING TITLE:
SITE SERVICING

Designed By: M.J.	Date: MAY 16, 2016	Project No. 1243	Drawing No. C001
Drawn By: N.B.	Scale: 1:200		
Checked By: M.J.			



PRELIMINARY
NOT FOR CONSTRUCTION

JE Josselyn Engineering Inc.

1225 GARDINERS ROAD
SUITE 105
KINGSTON, ONTARIO K7P 2R9
TEL : 613-634-9278
FAX : 613-634-9138
E-MAIL : mjosselyn@josselyn.ca

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No.	By	Date	Description	Checked
2	NB	AUGUST 15, 2018	ISSUED FOR COORDINATION	MJ
1	NB	MAY 24, 2018	ISSUED FOR COORDINATION	MJ
			REVISION	

OWNER:

CARACO DEVELOPMENTS

PROJECT:

RIVIYRA CONDOS

DRAWING TITLE:

SITE GRADING

Designed By: M.J.	Date: MAY 16, 2016	Project No. 1243	Drawing No. C002
Drawn By: N.B.	Scale: 1:200		
Checked By: M.J.			