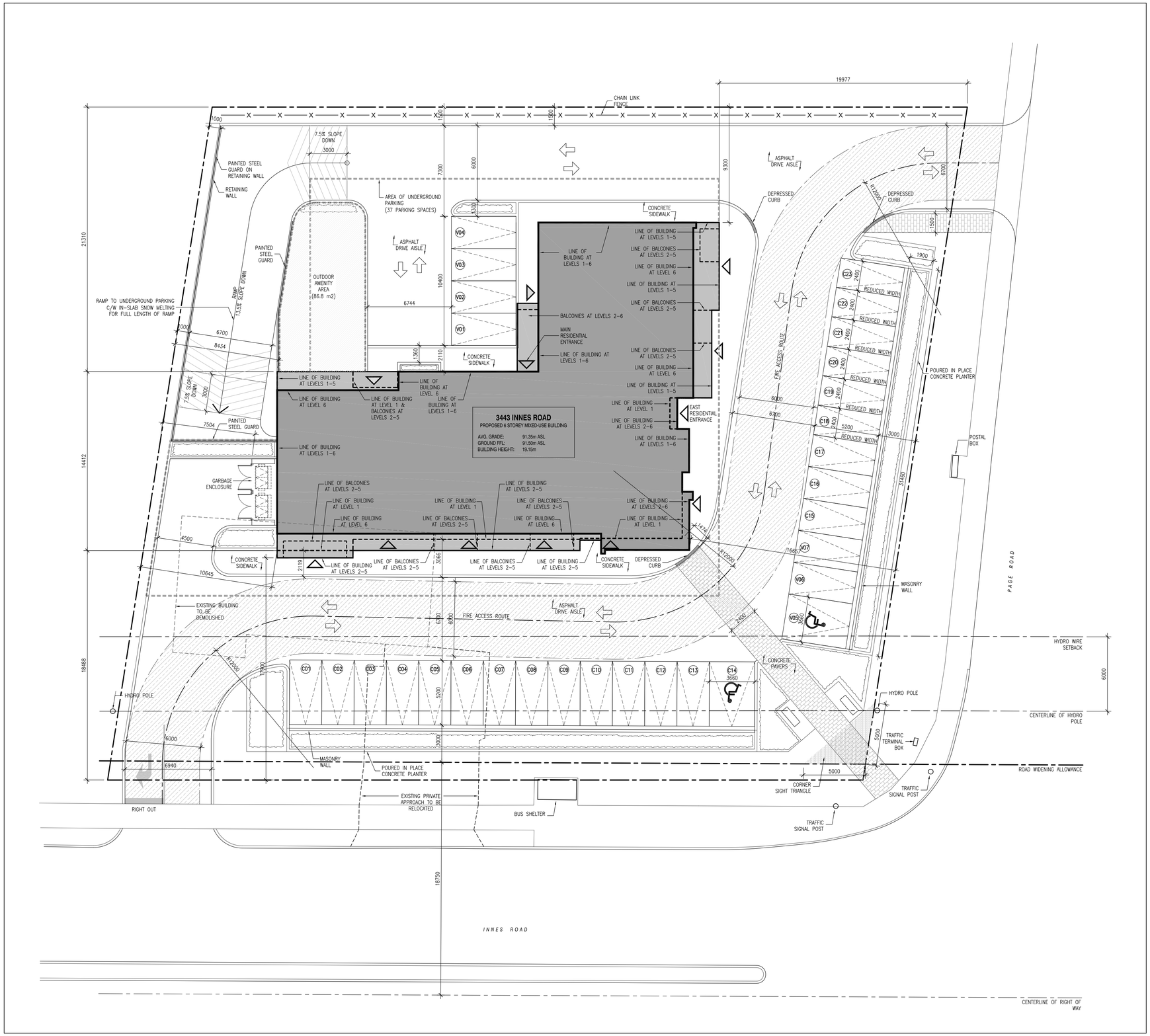

2 SP-01 SITE PLAN
SCALE: 1:150

1 SP-01 LOCATION PLAN
SCALE: NTS

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 6
CONCESSION 2 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2017

SP-01 SURVEY INFO
SCALE: NTS

SITE PLAN SYMBOLS LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- FIRE HYDRANT
- NEW STREET LIGHT
- STREET LIGHT TO BE REMOVED
- BICYCLE PARKING

SP-01 SYMBOLS LEGEND
SCALE: NTS

SITE & PROJECT STATISTICS

GENERAL INFORMATION

Zoning:	----
Lot Area:	----

GROSS FLOOR AREA
As per Section 54

Ground Floor - Retail:	616 m2
Second Floor:	619 m2
Third Floor:	619 m2
Fourth Floor:	619 m2
Fifth Floor:	619 m2
Sixth Floor:	569 m2
Total GFA:	**3,661 m2**

PARKING CALCULATION
As per Table 101

Retail Use

Retail Area:	528 m2
Required Parking: *3.4sp/100m2*	18 spaces
Provided Parking:	23 spaces

Residential Use

Residential Units:	34
Required Parking: *1sp/unit*	34 spaces
Provided Parking:	37 spaces

Visitor Parking

Residential Units:	34
Required Parking: *0.2sp/unit*	7 spaces
Provided Parking:	7 spaces

Total Required Parking: *Under Section 101*	59 spaces
Total Parking Provided:	**67 spaces**

BICYCLE PARKING CALCULATION
As per Table 111A

Retail Area:	528 m2
Required Parking: *1sp/1500m2 [111A(j)]*	0 spaces
Residential Units:	34
Required Parking: *0.5sp/unit [111A(b)(i)]*	17 spaces
Total Required Parking:	17 spaces
Total Parking Provided:	**17 spaces**

AMENITY AREA CALCULATION
As per Table 137

Total Amenity Req'd: *6m2/unit*	204 m2
Communal Amenity Req'd: *50% of Total Amenity Area Min.*	102 m2
Total Amenity Provided:	291.8 m2
Outdoor:	86.8 m2
Level 1:	0 m2
Level 2:	35.7 m2
Level 3:	35.7 m2
Level 4:	35.7 m2
Level 5:	35.7 m2
Level 6:	62.2 m2
Communal Amenity Provided:	86.8 m2
Outdoor:	86.8 m2

SP-01 STATISTICS
SCALE: NTS

GENERAL ARCHITECTURAL NOTES:

1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
3. Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
4. The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
5. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
6. These documents are not to be used for construction unless specifically noted for such purpose.

REVISION RECORD

RE-ISSUED FOR SITE PLAN CONTROL	2018-06-06
RE-ISSUED FOR SITE PLAN CONTROL	2018-06-04
ISSUED FOR COORDINATION	2018-05-11
ISSUED FOR SITE PLAN CONTROL	2017-12-12
ISSUED FOR COORDINATION	2017-08-10
ISSUED FOR COORDINATION	2017-07-17

ISSUE RECORD

ONTARIO ASSOCIATION OF ARCHITECTS
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PROJ	SCALE	DRAWN	REVIEWED
1704	SP-01	LB	RMK

SITE PLAN & STATISTICS

SP-01