



1 LOCATION PLAN
SP-01 SCALE: NTS

SITE & PROJECT STATISTICS	
GENERAL INFORMATION	
Min. Lot Area:	MC16 H(20)
Min. Lot Width:	No minimum
Min. Building Height:	No minimum
Max. Building Height:	20m
Min. Front Yard:	Ground floor: 2.0m from public street Above 3rd storey: 2.0m from wall facing front lot line when building height is over 4 storeys
Min. Rear Yard:	Storeys 1-3: 3.0m Storeys 4-8: 2.5m
Min. Int. Side Yard:	No minimum
Max. GFA, retail unit:	200m ²
Max. GFA, office unit:	Ground floor: 200m ² Other floors: No maximum
PROJECT STATISTICS	
Lot Area:	1249.4m ²
Lot Width:	31.785m
Building Height:	27.05m
Front Yard:	Ground floor: 2.000m Storey 2: 5.450m Storeys 3-4: 4.550m Storeys 5-6: 5.500m Storeys 7-8: 8.000m Storeys 1-6: 5.000m Storey 6-8: 8.500m
Rear Yard:	
Int. Side Yard:	0m
Number of Residential Units:	75
Total GFA of Office Unit 101:	300.6m ²
Ground Floor GFA of Office Unit 101:	197.1m ²
Total GFA of Retail Unit 102:	105.5m ²
PARKING CALCULATION	
As per Section 61, Section 102 and Clause 190.7(6) - Wine Area 2 on Schedule 1A	
Residential Parking:	0 space
Required Parking:	0 space
By-Street/Revised Parking Provided:	51 spaces
Visitor Parking:	6 spaces
Required Parking:	0.1 spaces/unit
Parking Provided:	6 spaces
Retail Parking:	0 space
Required Parking:	0 space
Parking Provided:	0 space
Office Parking:	0 space
Required Parking:	0 space
Parking Provided:	6 spaces
Total Parking Provided:	63 spaces
BICYCLE PARKING CALCULATION	
As per Table 111A	
Required Parking:	40 spaces
Water Area B of Schedule 1	0.5 spaces/unit (111A)(b)(i)
100/2500 retail space (111A)(b)(ii)	100/2500 retail space (111A)(b)(ii)
100/2500 office space (111A)(b)(iii)	100/2500 office space (111A)(b)(iii)
Total Parking Provided:	40 spaces
AMENITY AREA CALCULATION	
As per Table 121	
Communal Amenity Req'd:	225m ²
Min of 50% of Total Amenity Area	
Total Amenity Area Provided:	1028.5m²
Level 01: 0m ²	
Level 02: 125.5m ²	
Level 03: 84.1m ²	
Level 04: 84.1m ²	
Level 05: 103.3m ²	
Level 06: 144.2m ²	
Level 07: 160.0m ²	
Level 08: 117.8m ²	
Roof Terrace: 209.5m ²	
Communal Amenity Provided:	209.5m ²
Roof Terrace:	209.5m ²

STATISTICS
SCALE: NTS

<p>ADDITIONAL INFORMATION:</p> <p>Applicant Information Dan Nason 88 Spadina Avenue Ottawa, ON K1Y 2C1 (613) 233-4210</p> <p>Contractor Information Independent Development Group Ltd. 88 Spadina Avenue Ottawa, ON K1Y 2C1 (613) 233-4210</p> <p>Surveyor Information Farley, Smith & Denis Surveying Ltd. 190 Colborne Road Ottawa, ON K2E 7J5 (613) 727-8226</p> <p>Civil Engineer: Kilbard Associates Engineers 210 Prescott Street - Unit 4 Kempville, ON K0G 1J0</p> <p>Architect: Project Studio Inc. 260 St. Patrick Street - Suite 300 Ottawa, ON K1N 5K5</p> <p>Landscape Architect: John Wright 200 - 1560 Scott Street Ottawa, ON K1Z 6L8</p>	<p>SITE PLAN SYMBOLS LEGEND</p> <p>▷ BUILDING ENTRANCE</p> <p>◁ BUILDING EXIT</p> <p>○ UTILITY POLE</p> <p>⊞ POST & RING BICYCLE RACK</p>
<p>AGENT INFO SCALE: NTS</p>	<p>SURVEY INFO SCALE: NTS</p>

LEGEND
SCALE: NTS

TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOTS 3 AND 4 REGISTERED PLAN 58 CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2018
JAMIE LESLIE, O.L.S.

BAR SCALE
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 conjunction 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.

SURFACE
Surface Developments
88 Spadina Avenue,
Ottawa
ON
K1Y 2C1

REVISION RECORD

ISSUED FOR SITE PLAN CONTROL	2019-06-06
ISSUED FOR SITE PLAN CONTROL	2019-05-16
ISSUED FOR COORDINATION	2019-03-19
ISSUED FOR SITE PLAN CONTROL	2019-02-25
ISSUED FOR COORDINATION	2018-10-30
ISSUED FOR SITE PLAN CONTROL	2018-10-25
ISSUED FOR COORDINATION	2018-10-24
ISSUED FOR COORDINATION	2018-10-19
ISSUED FOR COORDINATION	2018-10-12
ISSUED FOR COORDINATION	2018-09-26
ISSUED FOR COORDINATION	2018-09-17

ISSUE RECORD



16 HAMILTON
16 - 20 Hamilton Avenue N
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1823	NOTED	LB	RMK

SITE PLAN & STATISTICS

SP-01

2 SITE PLAN
SP-01 SCALE: 1:100

D01-01-18-0012 & D02-02-18-0108 #17833