



PROPOSED 4 STOREY MIXED USE BUILDING

18 - 1 BDRM. UNITS PROVIDED FSI -1.95 x LA = 7527.25 (699.3 GSM)

360 BOOTH STREET



MODERN
DESIGNS

HAMEL
DESIGN
AND
PLANING

INTELLIGENT
PLANNING
170 MAIN STREET,
OTTAWA, ON, K1S 1C2
(613) - 232 9081
www.HDandP.ca

REV. NO.

9

PR. NO.

2017-26

DATE

2018-08-31

ZONING

GM2

2017
HOUSING DESIGN
AWARDS



FINALIST



170 Main Street HAMEL
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(416) 232-9081 Tel. AND
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PROJECT TITLE

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4	CL. CHANGES	2018-03-20
3	4 FL. 18 UNIT	2018-02-21
2	4 FL. FSI 1.96	2018-01-16
1	CLIENT REVIEW	2017-09-06

DRAWING TITLE:

SITE PLAN

PROJECT No. :

2017-18

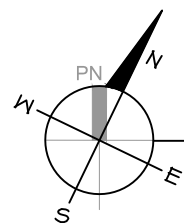
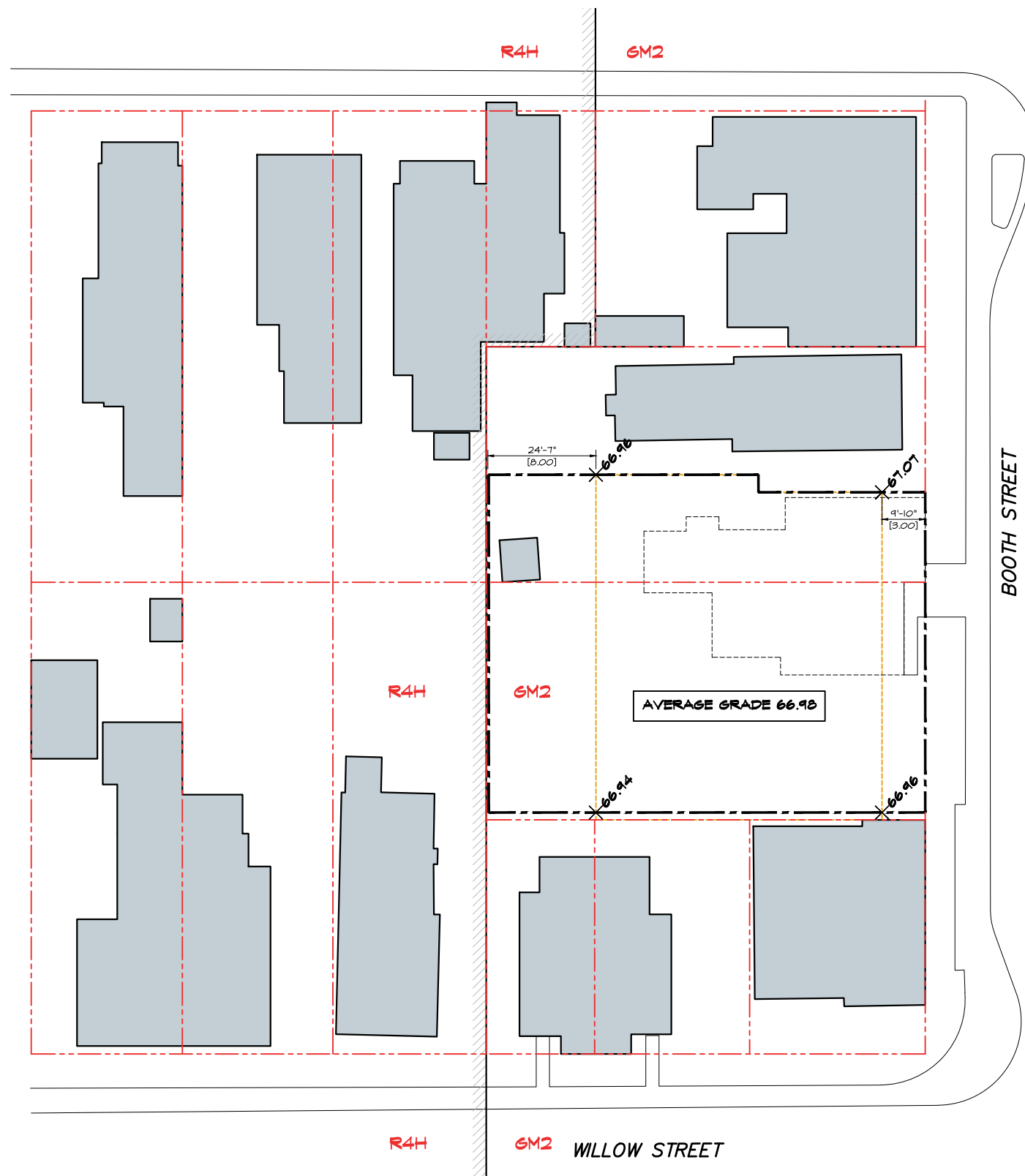
DATE: 2017-09-06

SCALE: NOTED

DWG BY: NKS

DWG No:

A=|



SITUATION PLAN

SCALE: 1/32" = 1'-0"





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DRAWING TITLE:

DEV.
INFORMATION

PROJECT No. :

2017-18

DATE:	2017-09-06
SCALE:	NOTED
DWG BY:	NKS

DWG No:

A=2

DEVELOPMENT INFO:

ZONING - GM2[1663]

LOT AREA:

699.3 SQ.M

PROPOSED TOTAL BUILDING AREA:

1814.4 SQ.M
(GARAGE N.I.C.)

PROPOSED FOOTPRINT:

393.4 SQ.M
(RAMP N.I.C.)

PROPOSED FOOT PRINT + RAMP:

446.5 SQ.M

LANDSCAPE OPEN SPACE - 252.7 SQ.M =

36%

FLOOR SPACE INDEX:

TOTAL GSM 1366.1 / L.A. 699.3 =

1.95

REAR YARD LANDSCAPE AREA PROVIDED:

175.7 SQ.M

AMENITY SPACE REQUIRED:

FROM TABLE 137(6)

6 SQ.M / D.U. X 18 D.U.

108 SQ.M

PARKING SPACES PROVIDED

14 SPACES

PROVIDED:

- REAR YARD
- ROOF AREA
- PRIVATE DECKS
- RETAIL SPACE AREA
- RES. UNITS ON 3 FLOORS
- RESIDENTIAL AREA

175.7 SQ.M
273.8 SQ.M
≈ 50 SQ.M
317.6 GSM
18 UNITS
349.5 GSM

MINOR VARIANCES REQUIRED

- | | |
|----------------------|-------|
| 1) F.S.I. PROVIDED = | 1.95M |
| REQUIRED = | 1.5M |
| 2) FRONT CANOPY | |
| PROVIDED 3.0M = | 80% |
| REQUIRED 1.5M = | 50% |

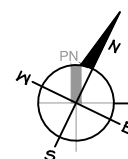


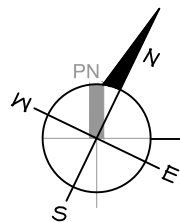
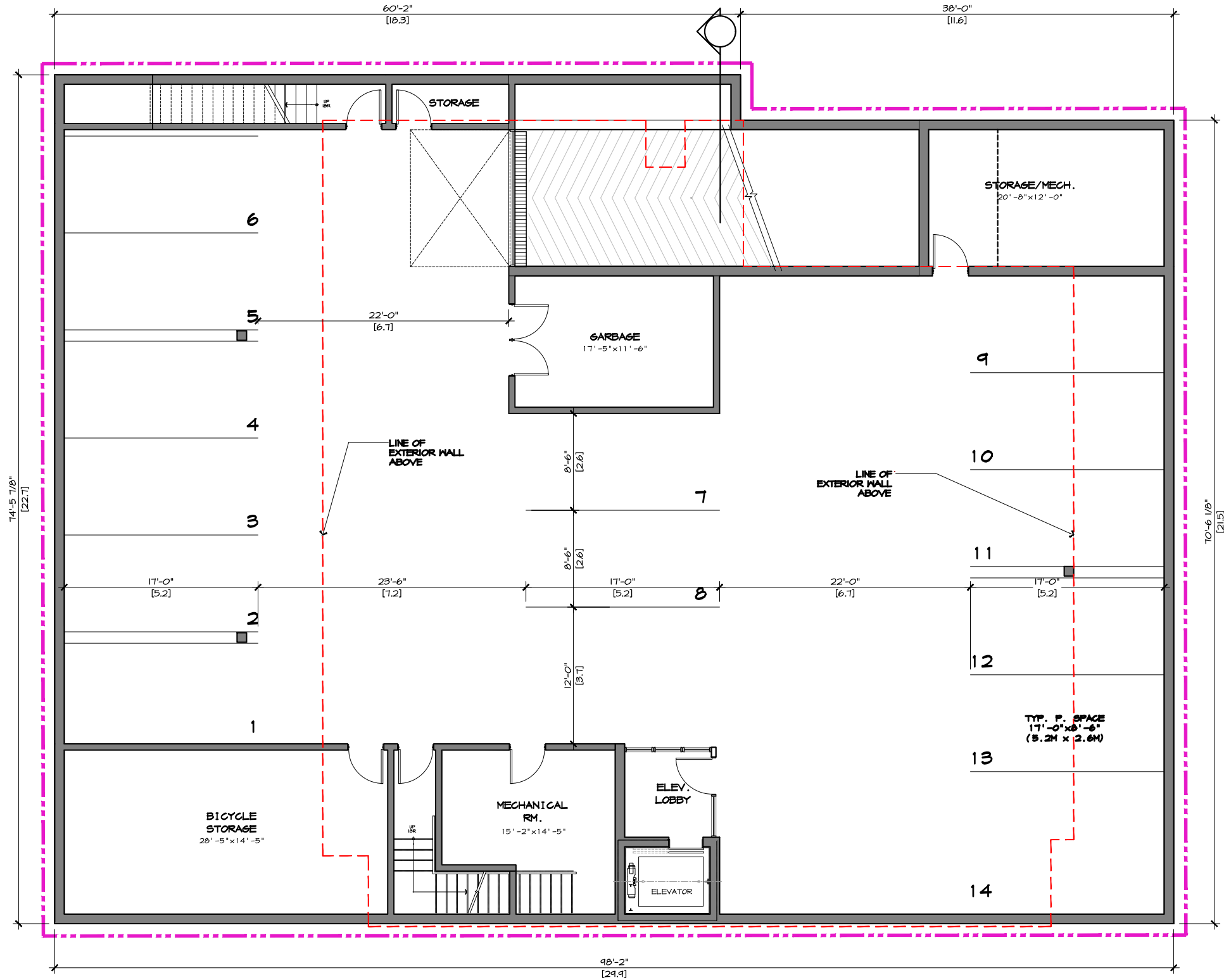
360 BOOTH
STREET

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BASEMENT FLR PLAN

SCALE: 3/32" = 1'-0"



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DRAWING TITLE:

BASEMENT
FLOOR
PLAN

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DRAWING TITLE:

MAIN FLOOR PLAN

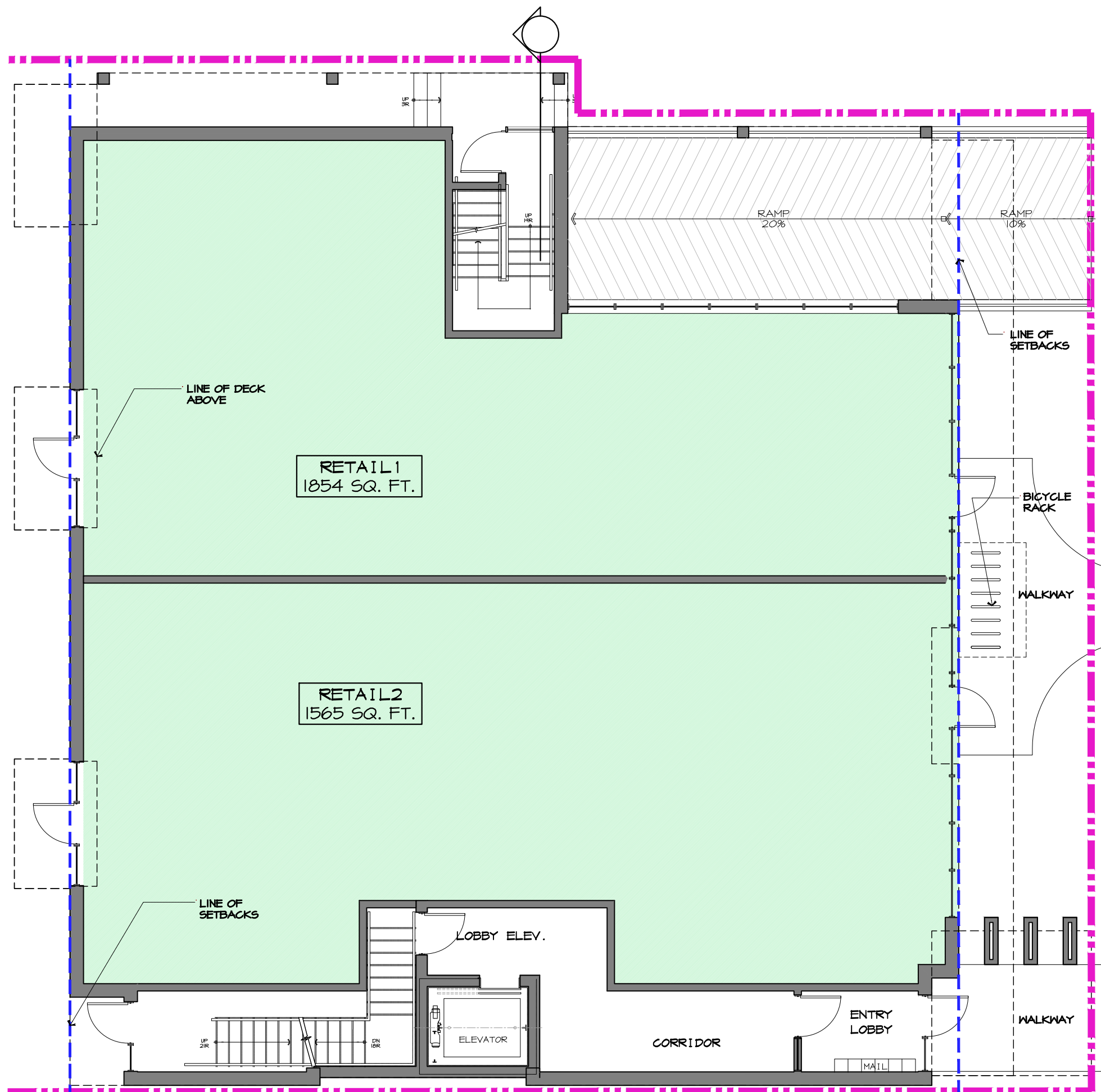
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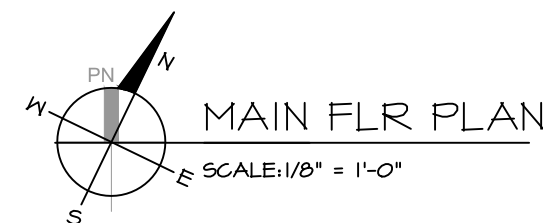
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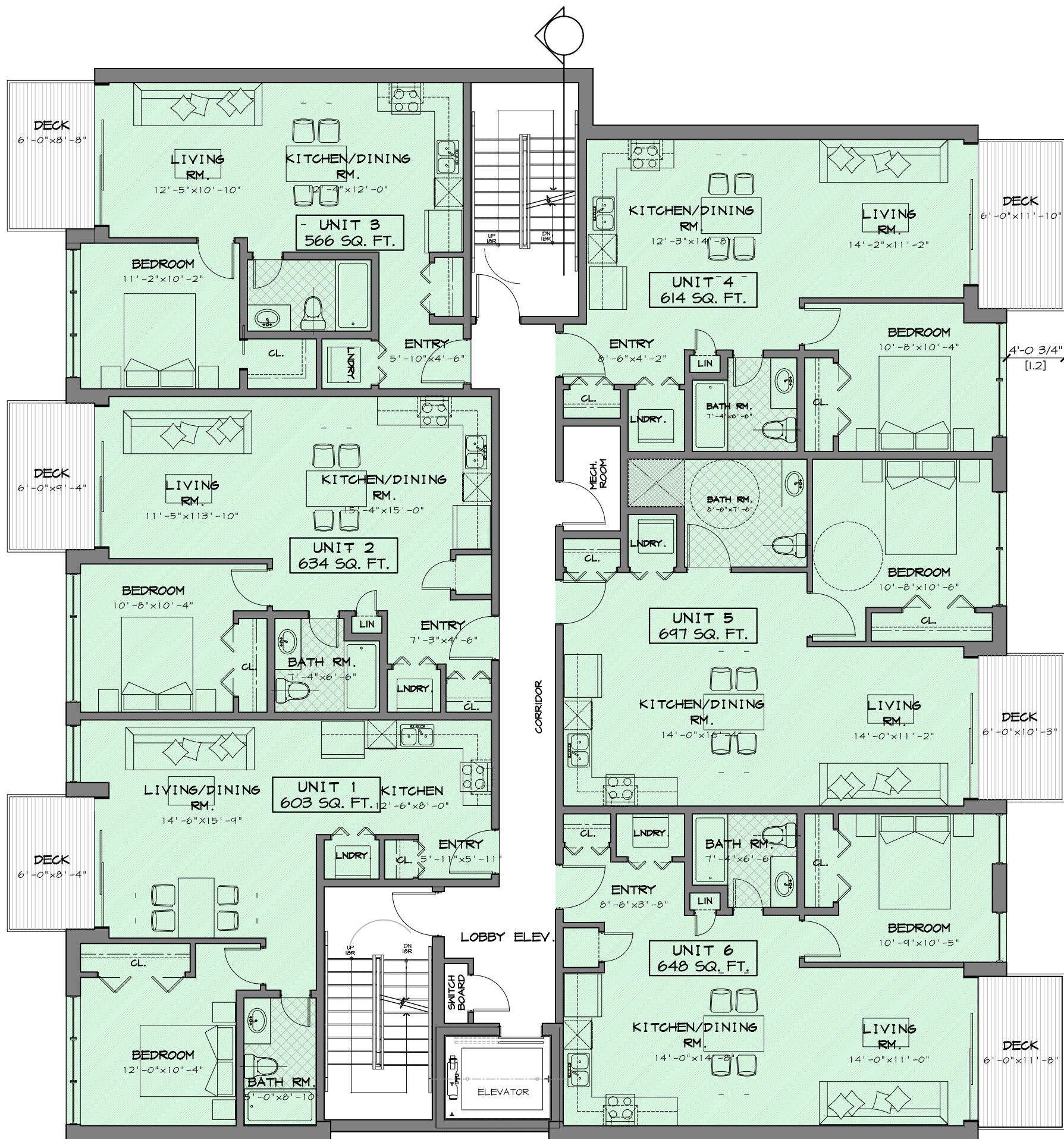


UNIT MIX: AREA

PROPOSED:

RETAIL 1	= 1854 GSF (172.2 GSM)
RETAIL 2	= 1565 GSF (145.4 GSM)
TOTAL RETAIL AREA	= 3419. GSF (306.4 GSM)
FLOOR PLATE	= 4269 GSF (396.6 GSM)





UNIT AREA

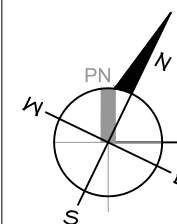
PROPOSED:

UNIT 1	1 BED.	= 603 GSF (56 GSM)
UNIT 2	1 BED.	= 634 GSF (58.9 GSM)
UNIT 3	1 BED.	= 566 GSF (52.6 GSM)
UNIT 4	1 BED.	= 614 GSF (57 GSM)
UNIT 5	1 BED.	= 697 GSF (64.8 GSM)
UNIT 6	1 BED.	= 648 GSF (60.2 GSM)

TOTAL UNIT AREA = 3762 GSF
(349.5 GSM)

FLOOR PLATE (DECKS N.I.C.) = 5087 GSF
(472 GSM)

DECKS = 387 GSF
(36 GSM)



2,3,4 FLR PLANS

SCALE: 1/8" = 1'-0"



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2,3,4 FLOOR PLANS

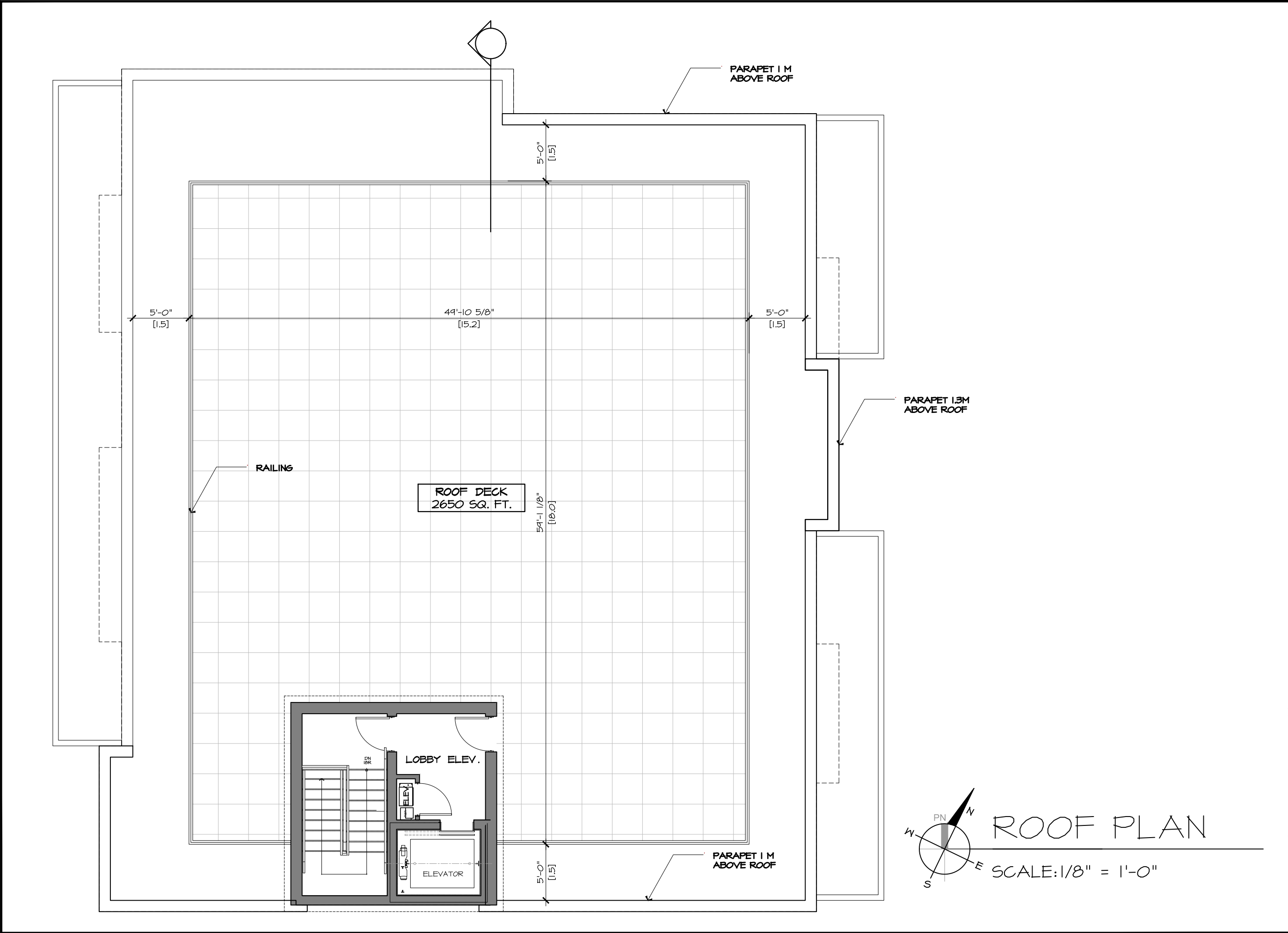
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ROOF PLAN

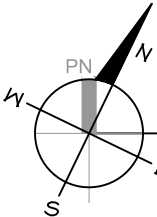
PROJECT No. :

2017-18

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A=7



ROOF PLAN

SCALE: 1/8" = 1'-0"



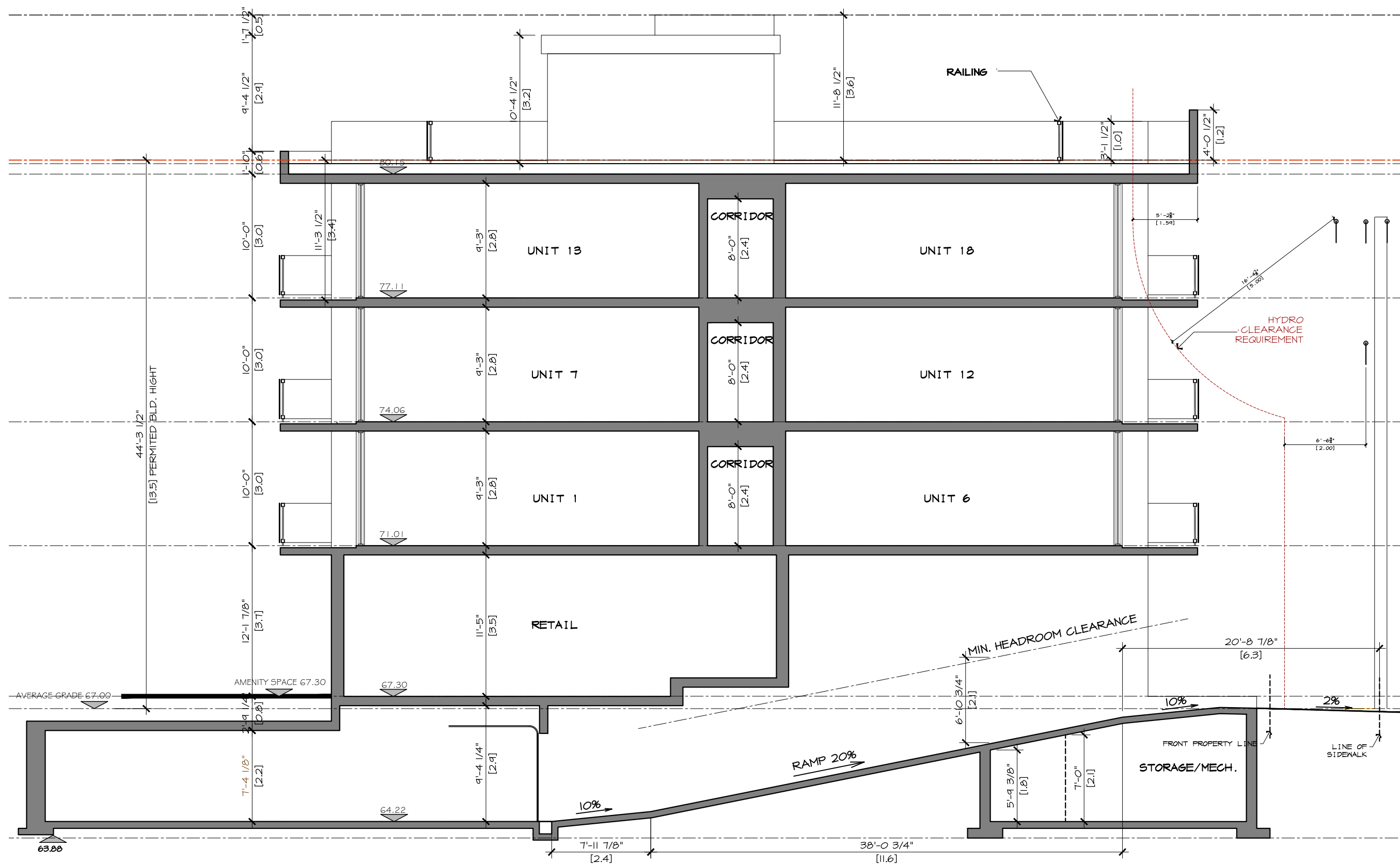
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Notes

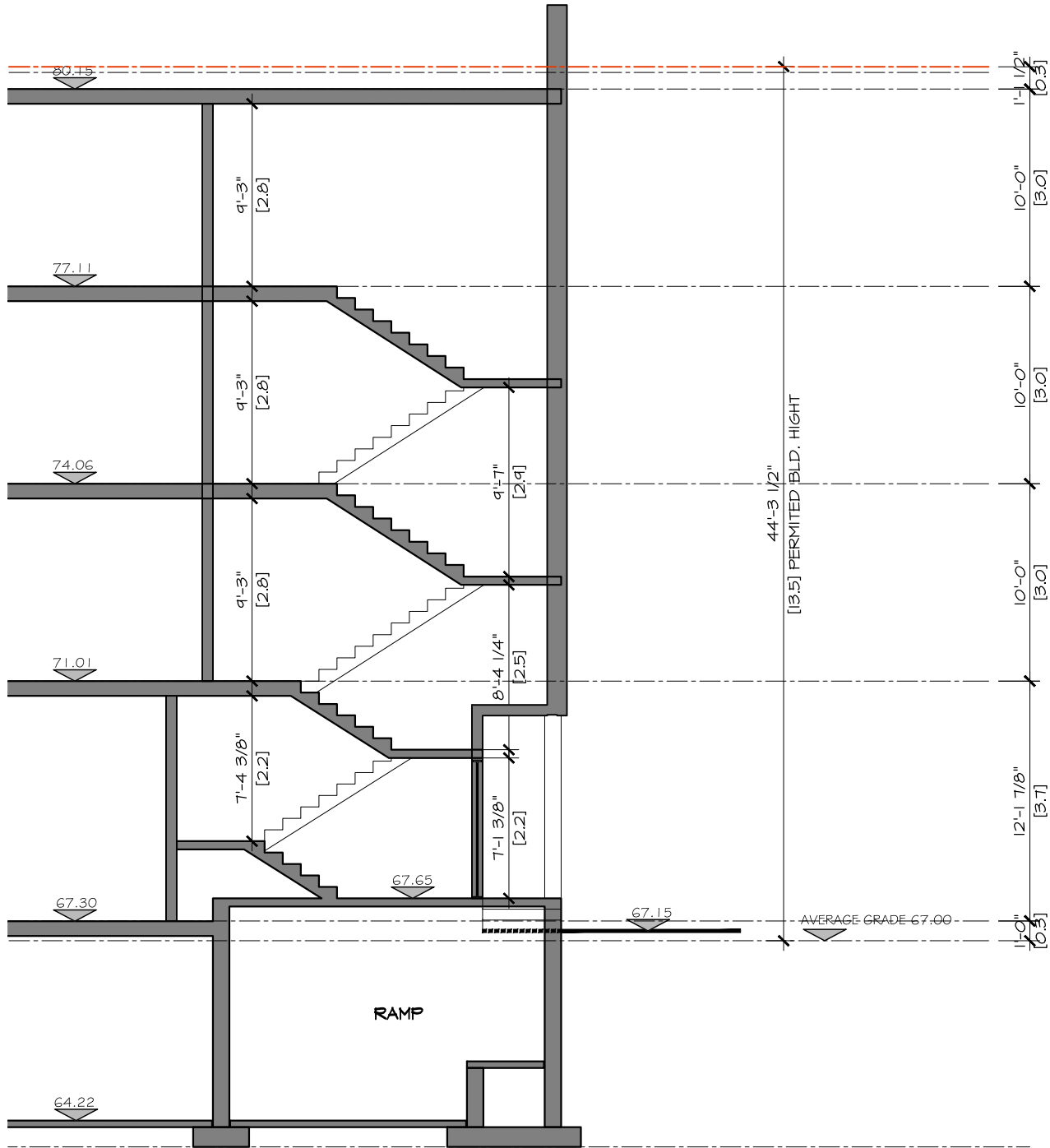
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SECTION

SCALE: 1/8" = 1'-0"



STAIR SECTION

SCALE: 1/8" = 1'-0"



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SECTION

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A = 9



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ELEVATIONS

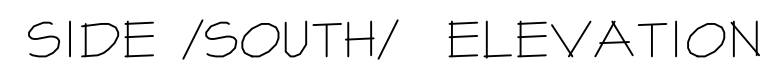
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A diagram illustrating the decomposition of the letter 'A' into a vertical line and a curve. The letter 'A' is shown on the left, followed by an equals sign, then a vertical line and a curve on the right.



SCALE: 3/64" = 1'-0"



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SCALE: 3/64" = 1'-0"



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PERSPECTIVES

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A=||



FRONT PERSPECTIVE

SOUTH - EAST



FRONT PERSPECTIVE

NORTH - EAST



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DWG No:

A-12



BACK YARD PERSPECTIVE

SOUTH - WEST



BACK YARD PERSPECTIVE

NORTH - WEST

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