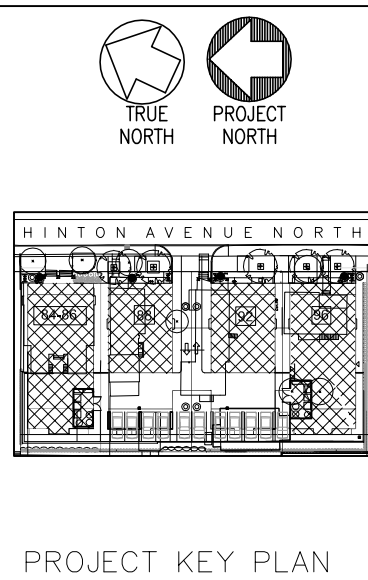




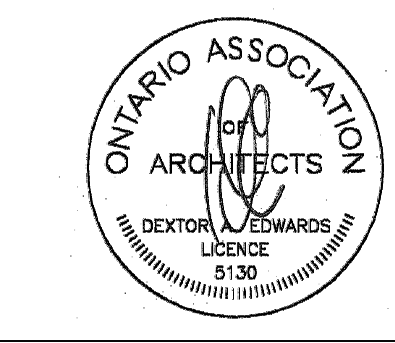
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REVISIONS:	DATE:
ISSUED FOR SITE PLAN APPROVAL	08.06.2017
ISSUED FOR SPC REVISION	05.08.2017
ISSUED FOR SPC REVISION	25.10.2017
REVISED FOR TREE REMOVAL	25.08.2018
REVISED FOR PERMIT	23.07.2019
REVISED FOR PERMIT	10.10.2019
ISSUED FOR SPC REVISION	08.03.2020

DRAWN BY:
DEXTOR EDWARDS
DATE:
JUNE 2017
SCALE:
AS SHOWN ON DETAIL

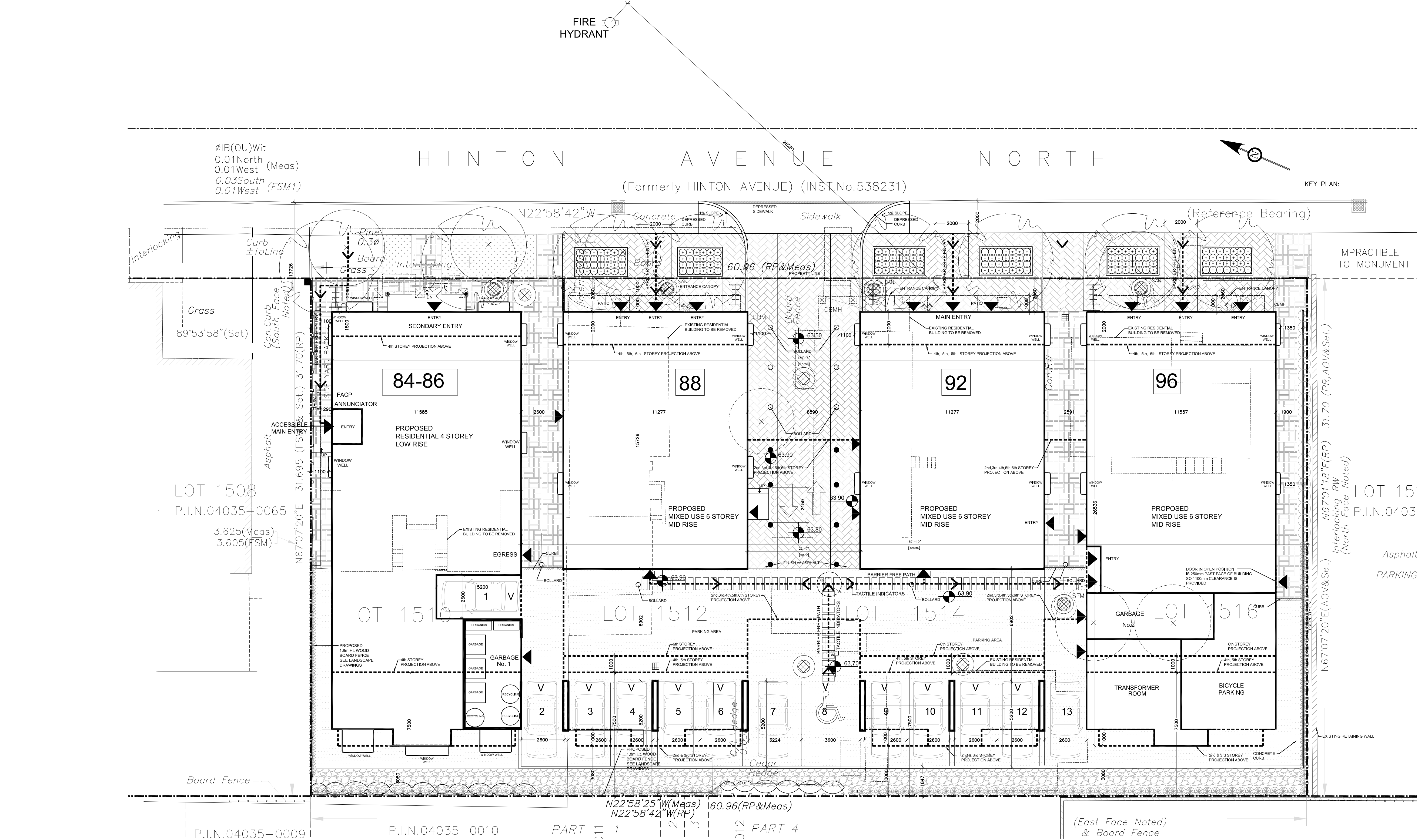
PROJECT:
84-96 HINTON AVENUE
MIXED USE DEVELOPMENT
OTTAWA, ONT.
CLIENT:
SMART LIVING PROPERTIES
226 ARGYLE AVE.
OTTAWA, ONTARIO

SPD-1
JOB NO: 1321 - 09



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DESIGN & EXPERTISE

D07-12-17-0078



- LEGEND
- PROPERTY LINE
 - SET BACK
 - DEMOLITION UNLESS OTHERWISE INDICATED
 - PROPOSED PERMEABLE PAVING
 - PROPOSED FLUSH PAVERS
 - PROPOSED CONCRETE
 - EXISTING GRASS TO REMAIN
 - PROPOSED RIVERSTONE
 - PROPOSED ASPHALT
 - EXISTING TREES TO BE REMOVED
 - PROPOSED TREE
 - PROPOSED 1.8m HL WOOD BOARD FENCE SEE LANDSCAPE DRAWINGS
 - ROOF DRAIN
 - BIKE RACK
 - MAIN DOOR / EXIT DOOR
 - FIRE DEPARTMENT CONNECTION
 - PROPOSED CATCH BASIN / MANHOLE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCH BASIN

PROJECT INFORMATION		RESIDENT. & COMMERC. AREAS		RESIDENTIAL UNIT STATISTICS		COMMERCIAL UNIT STATISTICS		BUILDING SETBACKS		CAR PARKING		BIKE PARKING		AMENITY SPACE		LANDSCAPE AREAS	
LOTS 1510, 1512, 1514 and 1516 (Hinton Avenue)		REGISTERED PLAN 157, CITY OF OTTAWA		EXISTING UNITS TO REMAIN 0		EXISTING UNITS TO REMAIN 0		FRONT YARD (GROUND FLOOR)		REQUIRED 0.1/UNIT ABOVE 12 UNITS FOR VISITOR PARKING (134-12 = 122x0.1 = 12.2 = 12 spaces)		REQUIRED 0.5 SPACE/UNIT 67		REQUIRED 6m2 PER DWELLING UNIT 6 x 134 = 804 m2		BUILDING LOT COVERAGE 48.51%	
ZONING MC16 [1966] H(20)		SITE AREA 1,832.3 sq. m. 20,798.9 sq. ft.		PROPOSED UNITS 24		PROPOSED UNITS 4		FRONT YARD (BUILDING OVER)		RESIDENCE 0		PROVIDED 20 @ EXTERIOR		50% OF REQUIRED SHOULD BE PROVIDED AS COMMUNAL		HARDSCAPE LANDSCAPE (ASPHALT) PERCENTAGE 42.95%	
BUILDING HEIGHT REQUIRED 20m		TOTAL PROPOSED NEW CONSTRUCTION (RESIDENTIAL + COMMERCIAL) 4990 SQ. M.		TOTAL NO. UNITS 134		TOTAL NO. UNITS 4		4 STOREYS (4TH STOREY ABOVE STEEPBACK)		REAR YARD (STOREYS 1-3)		TYPICAL DIMENSIONS 0.6m x 1.5m & 0.5m x 1.5m		BALCONY AREA (2ND FLOOR) = 48.22 m2		HARDSCAPE LANDSCAPE PERCENTAGE 50%	
PROVIDED 13.6m 19.82m		88-92-96 Hinton Ave. (COMMERCIAL UNIT-1) 86 SQ. M.		THE COMBINATION OF APT. UNITS WILL VARY USING BACHELOR, 1 BEDROOM AND 2 BEDROOMS.		THE COMBINATION OF COMMERCIAL UNITS WILL BE FROM THE LIST OF PERMITTED USES IN THE ZBL UNDER THE MC (1966) H(20) ZONING.		REAR YARD (4TH STOREY AND ABOVE)		REAR YARD (4TH STOREY AND ABOVE)		TYPICAL DIMENSIONS 0.6m x 1.5m & 0.5m x 1.5m		BALCONY AREA (3RD FLOOR) = 48.22 m2		SOFTSCAPE LANDSCAPE PERCENTAGE 1.43%	
84-86 HINTON		88-92-96 Hinton Ave. (RES. - PROPOSED) 949 SQ. M.		NEW UNITS AT 84-86 HINTON 24		NEW UNITS AT 84-86 HINTON 0		REAR YARD (4TH STOREY AND ABOVE)		REAR YARD (4TH STOREY AND ABOVE)		TYPICAL DIMENSIONS 0.6m x 1.5m & 0.5m x 1.5m		BALCONY AREA (4TH FLOOR) = 19.76 m2		COMMON AMENITY AREA ON 5TH FLOOR = 137.5 m2	
88-92-96 HINTON		88-92-96 Hinton Ave. (RES. - PROPOSED) 3793 SQ. M.		NEW UNITS AT 88-92-96 HINTON 110		NEW UNITS AT 88-92-96 HINTON 4		REAR YARD (4TH STOREY AND ABOVE)		REAR YARD (4TH STOREY AND ABOVE)		TYPICAL DIMENSIONS 0.6m x 1.5m & 0.5m x 1.5m		BALCONY AREA (5TH FLOOR) = 31.9 m2		ROOFTOP AREA = 360 m2	
88-92-96 HINTON		88-92-96 Hinton Ave. (COMMERCIAL UNIT-3) 37 SQ. M.		NEW UNITS AT 88-92-96 HINTON 110		NEW UNITS AT 88-92-96 HINTON 4		REAR YARD (4TH STOREY AND ABOVE)		REAR YARD (4TH STOREY AND ABOVE)		TYPICAL DIMENSIONS 0.6m x 1.5m & 0.5m x 1.5m		BALCONY AREA (TOTAL) = 384.94 m2		TOTAL = 882.44 m2	
88-92-96 HINTON		88-92-96 Hinton Ave. (COMMERCIAL UNIT-4) 88 SQ. M.		NEW UNITS AT 88-92-96 HINTON 110		NEW UNITS AT 88-92-96 HINTON 4		REAR YARD (4TH STOREY AND ABOVE)		REAR YARD (4TH STOREY AND ABOVE)		TYPICAL DIMENSIONS 0.6m x 1.5m & 0.5m x 1.5m		TOTAL = 882.44 m2		TOTAL = 882.44 m2	

84-96 HINTON, UNIT TYPES								
UNIT TYPE	FLOOR NAME							TOTAL
	BASEMENT	GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	
BACHELOR	12	3	14	15	19	12	18	93
1 BEDROOM	3	1	13	12	6	4	2	41
TOTAL	15	4	27	27	25	16	20	134

NOTE 1:
GARBAGE, RECYCLING AND COMPOSTING ARE TO BE DONE AT THE EXTERIOR ON THE TWO DESIGNATED ENCLOSURE LOCATIONS. THERE WILL BE A PRIVATE PICKUP SERVICE PROVIDED FOR ALL ON A REGULAR BASIS.

NOTE 2:
SNOW WILL BE REMOVED FROM THE SITE THROUGH THE WINTER ON A REGULAR BASIS.

ENTRANCE/EXIT

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.