



2 SITE PLAN
SP-01 SCALE: 1:150



1 LOCATION PLAN
SP-01 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

SURVEY INFO
SP-01 SCALE: NTS

SITE PLAN SYMBOLS LEGEND

- ▷ BUILDING ENTRANCE
- ◁ BUILDING EXIT
- ⬢ FIRE HYDRANT
- ⬢ NEW STREET LIGHT
- ⊠ STREET LIGHT TO BE REMOVED
- ⊞ BICYCLE PARKING

SYMBOLS LEGEND
SP-01 SCALE: NTS

SITE & PROJECT STATISTICS

GENERAL INFORMATION

Corner: ---
Lot Area: ---

GROSS FLOOR AREA
As per Section 54

Ground Floor - Retail:	616 m ²
Second Floor:	619 m ²
Third Floor:	619 m ²
Fourth Floor:	619 m ²
Fifth Floor:	619 m ²
Sixth Floor:	669 m ²
Total GFA:	3,681 m²

PARKING CALCULATION
As per Table 107

Retail Use	
Retail Area:	528 m ²
Required Parking:	18 spaces
2.4sp/100m ²	
Residential Use	
Residential Units:	35
Required Parking:	35 spaces
1.0sp/unit	
Visitor Parking	
Residential Units:	35
Required Parking:	7 spaces
0.2sp/unit	
Total Parking Required:	60 spaces
Under Section 107	
Total Parking Provided:	71 spaces

BICYCLE PARKING CALCULATION
As per Table 114

Retail Area:	528 m ²
Required Parking:	0 spaces
1sp/1000m ² (111A(i))	
Residential Units:	35
Required Parking:	18 spaces
0.5sp/unit (111A(i))	
Total Required Parking:	18 spaces
Total Parking Provided:	18 spaces

AMENITY AREA CALCULATION
As per Table 157

Total Amenity Req'd:	210 m ²
6m ² /unit	
Communal Amenity Req'd:	105 m ²
50% of Total Amenity Area Min.	
Total Amenity Provided:	331.9m²
Level 1:	0m ²
Level 2:	35.7m ²
Level 3:	35.7m ²
Level 4:	35.7m ²
Level 5:	35.7m ²
Level 6:	62.2m ²
Roof:	126.9m ²
Communal Amenity Provided:	126.9m²
Roof:	126.9m ²

GENERAL ARCHITECTURAL NOTES:

- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- 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.
- Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
- The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- 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.
- These documents are not to be used for construction unless specifically noted for such purpose.

REVISION RECORD

ISSUED FOR SITE PLAN CONTROL	2017-12-12
ISSUED FOR COORDINATION	2017-08-10
ISSUED FOR COORDINATION	2017-07-17

ISSUE RECORD

ISSUED FOR SITE PLAN CONTROL	2017-12-12
ISSUED FOR COORDINATION	2017-08-10
ISSUED FOR COORDINATION	2017-07-17



3443 INNES ROAD
3443-3445 Innes Road
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1704	SP-01	LB	RMK

SITE PLAN & STATISTICS

SP-01
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