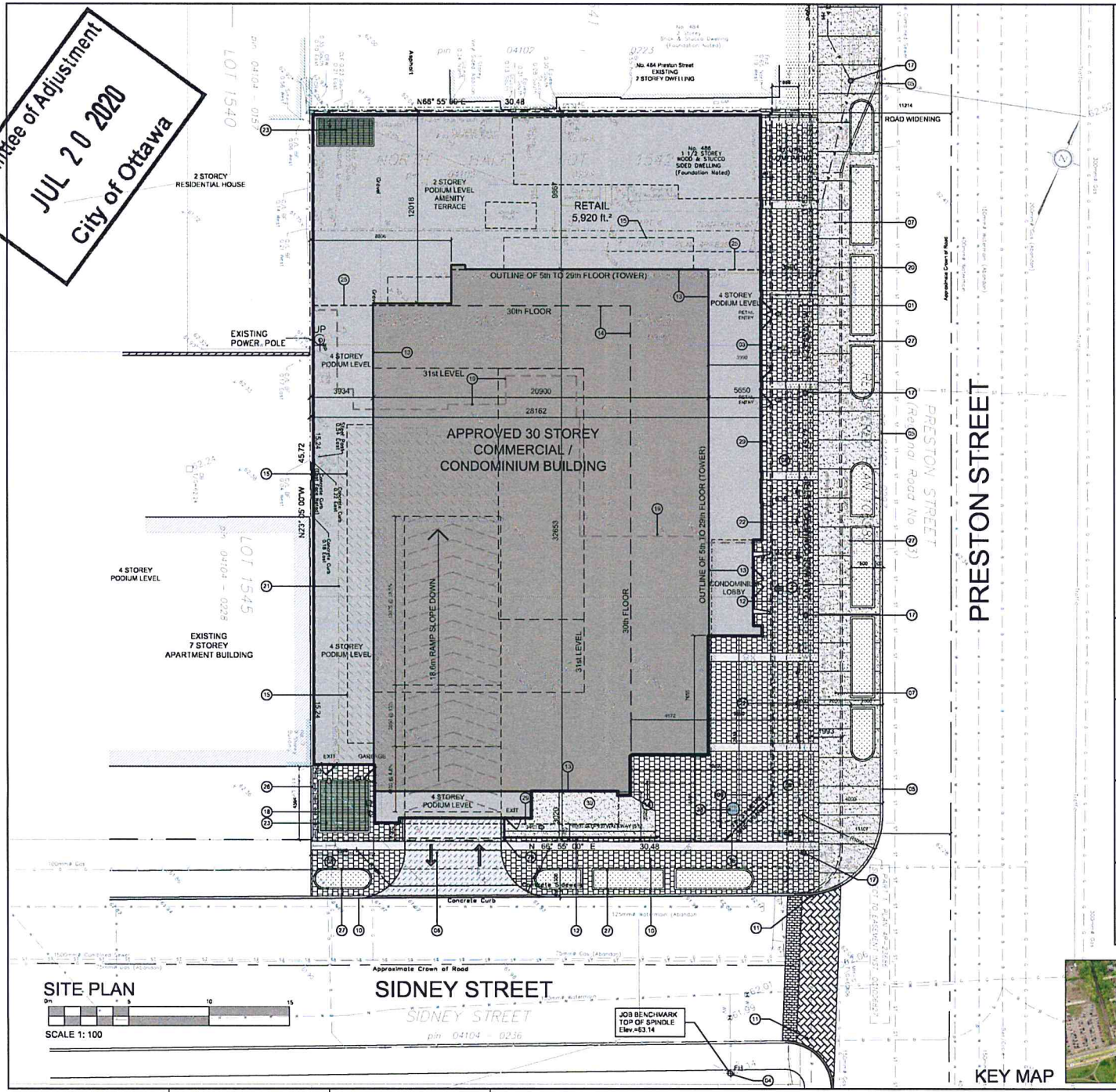
Committee of Adjustment
JUL 20 2020
City of Ottawa



SITE PLAN

SCALE 1: 100

KEY MAP

DRAWING NOTES

1. PROPERTY LINE
2. CONDOMINIUM ENTRANCE / EXIT
3. PROPOSED ROAD WIDENING
4. EXISTING FIRE HYDRANT
5. NEW PROPOSED EDGE OF STREET
6. VEHICLE ENTRANCE RAMP TO LVL PARKING GARAGE WITH HIGH CHAIN & DR PAD BELOW GRADE
7. EXISTING DEPRESSED CURB AND SIDEWALK TO BE REPLACED WITH NEW CURB & CONCRETE WALK
8. HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
9. FREESTANDING REMOVABLE PLANTER BOXES
10. EXISTING BOULEVARD AND CURB TO BE REPLACED WITH NEW UNIT PAVER WALK AND BARRIER CURB
11. EXISTING UNIT PAVER CROSS WALKWAY OF PRESTIGE CURB
12. OUTLINE OF UNDERGROUND PARKING LEVELS
13. OUTLINE OF TOWER (5th TO 29th FLOORS)
14. OUTLINE OF 30th FLOOR
15. OUTLINE OF PRIVATE TERRACES ABOVE
16. PROPOSED SITE TRIANGLE
17. EXISTING STREET LIGHT
18. BASE OF CONNECTION
19. OUTLINE OF GROUND FLOOR COMMERCIAL
20. OUTLINE OF FUTURE ROW PATIO
21. GARBAGE ROOM LOCATED AT GROUND FLOOR LEVEL
22. BOLLARD STYLE BICYCLE RACKS, SEE LANDSCAPE PLAN FOR EXACT LOCATION AND SPEC
23. 2.44 M WIDE ENTRANCE CANOPY
24. LINE OF SECOND FLOOR PODIUM LEVEL
25. LINE OF FOURTH FLOOR PODIUM LEVEL
26. CONCRETE CURB - LENGTH AS REQUIRED
27. 150mm HT. CURB AROUND PLANTING AREA, SEE LANDSCAPE PLAN FOR DETAIL
28. APPROXIMATE LOCATION OF MANHOLE FOR CISTERN ACCESS
29. OUTLINE OF 2nd TO 4th LEVEL PODIUM
30. GAS EQUIPMENT

SITE PLAN SYMBOLS

- CONCRETE ENTRY (SIGNS TO U/G PARKING GARAGE)
- CONCRETE UNIT PAVERS BURNISH
- NEW CONCRETE CITY SIDEWALK
- GROUND FLOOR GARBAGE ROOM
- WALL MOUNTED LIGHT
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL ENTRANCE AND OR FIRE EXIT
- BOLLARD STYLE BIKE RACK
- PROPERTY LINE
- PROPOSED ROAD WIDENING

CIVIL ENGINEER

David Schaeffer Engineering ltd.
120 Iber Road, Unit 203
Stittsville, ON K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183

LANDSCAPE ARCHITECT

Gino J. Alello Landscape Architect
50 Camelot Drive,
Nepean Ontario K2G 5X8
Tel: (613) 852 1343
Fax: (613) 692 4672

LEGAL DESCRIPTION

TOPOGRAPHICAL PLAN OF

LOTS 1542 1543 and 1544
REGISTERED PLAN 38
CITY OF OTTAWA

Prepared by Annis O'Sullivan Vollebekk Ltd.

SURVEYOR

Annis O'Sullivan Vollebekk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S8
Tel: (613) 727-0850
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PROJECT INFORMATION

ZONING: Zoning By-Law 2008-250 — TM (1936) S267 H

SITE AREA: 1,366.37 sq. m. (14,943 sq. ft.)

PROJECT STATISTICS

LANDSCAPED OPEN SPACE: (19.7%) 218 sq. m. (2,346 sq. ft.)

BUILDING HEIGHT: 93.3 m

GRADE - GEODETIC ELEVATION: 62.20 M

14,453.4 sq. m. (155,575 sq. ft.)

AMENITY SPACE

COMMUNAL EXTERIOR @ GRADE =	150.0 sq. m.
3rd FLOOR COMMUNAL INTERIOR =	482.2 sq. m.
3rd FLOOR COMMUNAL EXTERIOR =	314.4 sq. m.
30th FLOOR COMMUNAL INTERIOR =	369.1 sq. m.
30th FLOOR COMMUNAL EXTERIOR =	154.4 sq. m.
PRIVATE DECKS =	218.8 sq. m.
PRIVATE BALCONIES =	1,868.3 sq. m.
TOTAL =	3,445.0 sq. m.
TOTAL COMMUNAL =	1,530.1 sq. m.
REQUIRED - 5.0M² PER UNIT (293) =	1,500.0 sq. m.
REQUIRED 5 COMMUNAL @ 50% =	750.0 sq. m.

GROSS BUILDING - AREAS

(CITY OF OTTAWA'S DEFINITION)

U/G PARKING LEVEL (P1 - P5)	0 sq. m. (0) sq. ft.
GROUND FLOOR - COMMERCIAL RETAIL	368.3 sq. m. (3,943) sq. ft.
2nd FLOOR	0.0 sq. m. (000) sq. ft.
3rd FLOOR - AMENITY	0.0 sq. m. (000) sq. ft.
4th FLOOR - COMMERCIAL OFFICE	811.3 sq. m. (8,733) sq. ft.
TYPICAL FLOORS (5 - 29)	29 x 437.55 sq. m. = 12,764.5 sq. m. 29 x 8.7 sq. ft. = (137,184) sq. ft.
29th FLOOR - RESIDENTIAL	531.8 sq. m. (5,716) sq. ft.
30th FLOOR - AMENITY / MECHANICAL	0 sq. m. (0) sq. ft.
TOTAL AREA (ABOVE GRADE)	14,453.4 sq. m. (155,575) sq. ft.

GROSS BUILDING - AREAS

(CONSTRUCTION AREA)

U/G PARKING LEVEL (P1 - P5)	
GROUND FLOOR	
2nd FLOOR	
3rd FLOOR - AMENITY	
4th FLOOR - COMMERCIAL OFFICE	
TYPICAL FLOORS (5 - 29)	
30th FLOOR - AMENITY	
31st FLOOR - MECHANICAL	
TOTAL AREA (ABOVE GRADE)	
TOTAL AREA	

UNIT STATISTICS

1 BEDROOM UNIT	53
1 BEDROOM + DEN UNIT	102
2 BEDROOM UNIT	102
TOTAL:	293
COMMERCIAL RETAIL AT GROUND (INC. GARBAGE ROOM 139 sq. ft.)	368.3 sq. m. (3,943) sq. ft.
COMMERCIAL OFFICE (4th FLOOR) (INC. WASHROOM)	811.3 sq. m. (8,733) sq. ft.

CAR PARKING

REQUIRED

RESIDENCE	- NONE REQUIRED	0
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	29
NON-RESIDENTIAL USE - NONE REQUIRED (VISITOR / COMMERCIAL)		75
TOTAL		75

PROVIDED

RESIDENCE	- 0.34 PER UNIT (293 UNITS)	101
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	29
NON-RESIDENTIAL USE - NONE REQUIRED (VISITOR / COMMERCIAL)		29
TOTAL		166

PARKING SPACE SIZE

STANDARD CAR SPACE	2600 X 5200	139
SMALL CAR SPACE	2600 X 4600	27

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (293 UNITS)	125
COMMERCIAL	- 1 per 250 m² OF G.F.A.	5
TOTAL		130

PROVIDED

INSIDE	122
OUTDOOR	0
TOTAL	122

PROJECT DEVELOPER

Starwood Group Inc.
188 Eglinton Avenue East Suite 800
Toronto, Ontario, M4P 2X7
Tel: (416) 482-4822
Fax: (416) 482-8224

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

ALL CONSTRUCTIONS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

- (A) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (W) INDICATES ASSEMBLIES, TYPE, REFER TO TYPICAL ASSEMBLIES SHEETS.
- (W) INDICATES WINDOW TYPE, REFER TO WINDOW ELEVATIONS AND DETAILS ON ARCHITECTURAL SHEETS.
- (D02) INDICATES DOOR TYPE, REFER TO DOOR SCHEDULE AND DETAILS ON ARCHITECTURAL SHEETS.
- (A) DETAIL NUMBER
- TITLE
- SHEET NUMBER
- DETAIL REFERENCE PAGE
- (W) ALL CROSS REFERENCES PAGE

GENERAL NOTES:

1. REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL PARTITION, FLOOR, CEILING & ROOF TYPES.
2. FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON ARCHITECTURAL SHEETS.
3. ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
4. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
5. ALL EXTERIOR WALLS ARE TO BE TYPE 'W' UNLESS NOTED OTHERWISE.
6. ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P' UNLESS NOTED OTHERWISE.

No.	DESCRIPTION	DATE
1	ISSUED FOR MINOR VARIANCE	Apr. 30, 20
2	ISSUED FOR CCDC 2B CONTRACT	Nov. 13, 19
3	ISSUED FOR ACCESSIBILITY ACT	Oct. 03, 19
4	ISSUED FOR SITE PLAN	May 31, 19
5	ISSUED FOR TENDER	May. 06, 19
6	ISSUED FOR SITE PLAN	Apr. 30, 19
7	ISSUED FOR TENDER	Apr. 16, 19
8	ISSUED FOR CLIENT REVIEW	Apr. 12, 19
9	ISSUED FOR CLIENT REVIEW	Jan. 10, 19
10	ISSUED FOR CLIENT REVIEW	Jan. 12, 18
11	ISSUED FOR MINOR VARIANCE	Nov. 30, 18
12	ISSUED FOR OWNER REVIEW	Jan. 29, 16
13	ISSUED FOR CONSENT / MINOR VARIANCE	Dec. 03, 15
14	ISSUED FOR TENDER	Oct. 15, 15
15	ISSUED FOR BUILDING PERMIT	Dec. 12, 14
16	ISSUED FOR SITE PLAN CONTROL	Nov. 20, 14
17	CLIENT REVIEW	Nov. 03, 14
18	REVISED LANDSCAPING IN BOULEVARD	Apr. 08, 14
19	REVISED PUBLIC SIDEWALK	Feb. 06, 14
20	ISSUED FOR SITE PLAN CONTROL	Dec. 16, 13
21	ISSUED FOR ZONING AMENDMENT	June 2011

NO. VARIOUS

ARCHITECT SEAL / STAMP

NORTH ARROW

SEAL DATE STAMP DATE

CLIENT:

MASTERCRAFT STARWOOD
Investment Builders Since 1951

ARCHITECT:

RODERICKLAHEY
ARCHITECT INC
76 Beech Street, Ottawa, Ontario K1S 3J2
t 613 724 9722 f 613 724 1205 www.rodericklahey.ca

PROJECT TITLE:

SOHO ITALIA
500 PRESTON STREET
OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN	CHECKED
RV	R.L.A.
SCALE	SHEET No.
1:100	SP-1
PROJECT No.	
1024	

PAPER SIZE: ISO_B1_(707.00_x_1000.00_MM) | PLOT DATE: Thursday, June 25, 2020 | PLOT SCALE: 1:1 | PEN STYLE: D-RLA-MASTER-100%.ctb

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