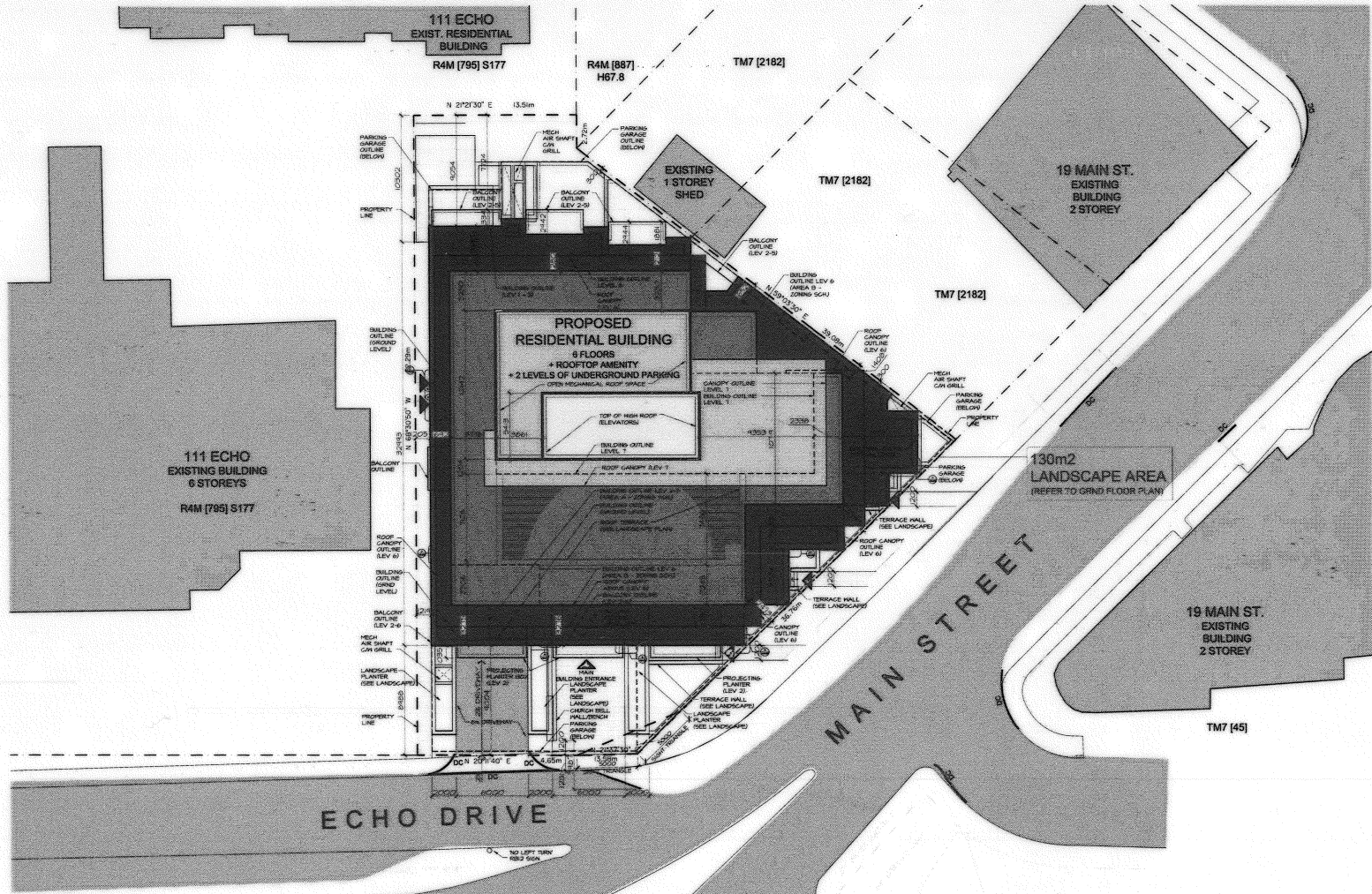


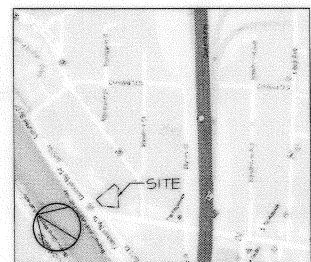


BUILDING HEIGHT | ZONING SCHEDULE 362

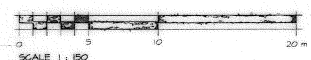
AREA A	maximum building height 18m	
AREA B	maximum building height 25m	
AREA C	permitted projection above roof up to 5m MPH & Amenity Level	

PROJECT CONSULTANTS:

Developer / Owner UNIFORM URBAN DEVELOPMENTS 117 CENTREPOINT DRIVE, SUITE 300 OTTAWA, ONTARIO, K2G 5K3 (613) 225-0770	Civil / Landscape / Transportation NOVATECH 240 MICHAEL COWPLAND DRIVE, SUITE 200 OTTAWA, ON K2M 1P6 (613) 254-9643	Surveyor ANNIS, O'SULLIVAN, VOLLEBECK LTD. 14 CONDOURSE GATE, SUITE 500 OTTAWA, ON K2E 7S6 (613) 727-0850
Architect HOBII ARCHITECTURE INC. 63 PAMILLA STREET OTTAWA, ON K1S 3K7 CONTACT: REBECCA LABILLE (613) 226-7888 x 112 WWW.HOBIIARCH.COM	Geotechnical PATERSON GROUP INC. 154 COLONNADE ROAD SOUTH OTTAWA, ONTARIO K2E 7J5 (613) 226-7381	



LOCATION PLAN



GRAPHIC SCALE

SURVEY INFORMATION TAKEN FROM:

SURVEYOR'S REAL PROPERTY REPORT
PAGE 1 (PLAN 2)
PART OF LOTS 22, 23, 24 AND
25 OF LOT 26
CITY OF OTTAWA
SHEET 22
ANNIS, O'SULLIVAN, VOLLEBECK LTD

SITE SUMMARY:

PROPERTY ADDRESS	15 ECHO DRIVE
ZONING	TM (2182) 5362-H
SITE AREA (SURVEY)	1584.5 m ²
PROPOSED USE	RESIDENTIAL HIGH-RISE APARTMENT BUILDING 6 FLOORS ROOFTOP AMENITY
BUILDING FOOTPRINT (GRAND FLOOR PLAN)	1616 m ²
TOTAL FLOORS	6
TOTAL RESIDENTIAL UNITS	39 UNITS
TOTAL GFA	5,135 m ²

ZONING SUMMARY:

REQUIRED	PROVIDED
BUILDING HEIGHT AREA A BUILDING HEIGHT AREA B ROOFTOP MECH. RM. PROJECTION	18 m MAX 25 m MAX 26 m MAX

VEHICULAR PARKING:

REQUIRED	PROVIDED
MINIMUM PARKING 0.5 / UNIT (MINUS THE FIRST 12 UNITS) PLUS THE FIRST 12 UNITS TOTAL PARKING	14 SPACES 50 SPACES 3 SPACES 5 SPACES 17 SPACES 59 SPACES

BICYCLE PARKING:

REQUIRED	PROVIDED
MIN. 0.5 UNIT LEVEL #1 LEVEL #2 TOTAL	20 SPACES 9 SPACES 43 SPACES 55 SPACES

AMENITY:

REQUIRED	PROVIDED
MINIMUM AMENITY SPACE m ² / UNIT (40 UNITS X 6 m ²) PRIVATE AMENITY 50 % OF REGD COMMON AMENITY 50 % OF REGD LOBBY AMENITY ROOFTOP AMENITY (OUTDOOR) TOTAL	240 m ² 120m ² 120m ² 393 m ² 633 m ² 241 m ² 1040 m ²

BUILDING SUMMARY:

GROSS	NET
MECHANICAL OPEN AIR CHILLERS LEVEL 1 (MECH & ROOFTOP AMENITY) LEVEL 1-5 (2) LEVEL 1-5 (2) LEVEL 2-5 (2) GROUND LEVEL TOTAL LEVEL #1 LEVEL #2	- 296.4 m ² 18.4 m ² 493.1 m ² 462.2 m ² 1616 m ² 4,112 m ² 1584.2 m ² 1584.2 m ²

SURVEYORS NOTES AND LEGEND

- Denotes Survey Monument Planted.
- Survey Monument Found.
- S/B Standard Iron Bar.
- SS/B Short Standard Iron Bar.
- IRB Round Iron Bar.
- WB Witness.
- (P1) Plan by Farnall Moffatt & Woodland (dated Mar. 31, 2000).
- (P2) Registered Plan 78.
- Mess. Measured.
- CLF Chain Link Fence.
- (DI) Inst. No. N518013.
- C/L Centreline.

Bearings are astronomic derived from the easterly limit of Main Street shown to be N 22° 54' 10" W on plan 5R-4445.

OTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO.

PART 3

SHEET 17

APPROVED FOR THE CITY OF OTTAWA

Approved: Planning Committee

September 18, 2018

Delegation of Authority By-law, Schedule 7

Section 17

4 JULY 2018 ISSUED FOR SITE PLAN COR.

3 MAY 2018 ISSUED FOR PRELIM.

2 MAR 2018 ISSUED FOR SITE PLAN COR.

1 NOV 2017 ISSUED FOR SITE PLAN COR.

no. date revision

1 is the responsibility of the appropriate professional to check and verify all drawings on site and report all errors and/or omissions to the client.

All contractors must comply with all parties' laws and the rules.

Do not issue drawings.

This drawing may not be used for copying and/or reproduction.

Copyright reserved.

SCALES NOTED ON DRAWINGS ARE BASED ON FULL SIZE PLOTS OF 24" x 36" SHEET 1.

CANTO ASSOCIATES

uniFORM URBAN DEVELOPMENT

Hobii Architecture Incorporated

63 Pamela Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-226-7888
F: 613-226-0955
E: info@hobiiarch.com
WWW.HOBIIARCH.COM

project

115 ECHO DRIVE
OTTAWA, ONTARIO

drawing title

SITE PLAN

drawn by

scale

AS NOTED

project

H005

A1.0

revision