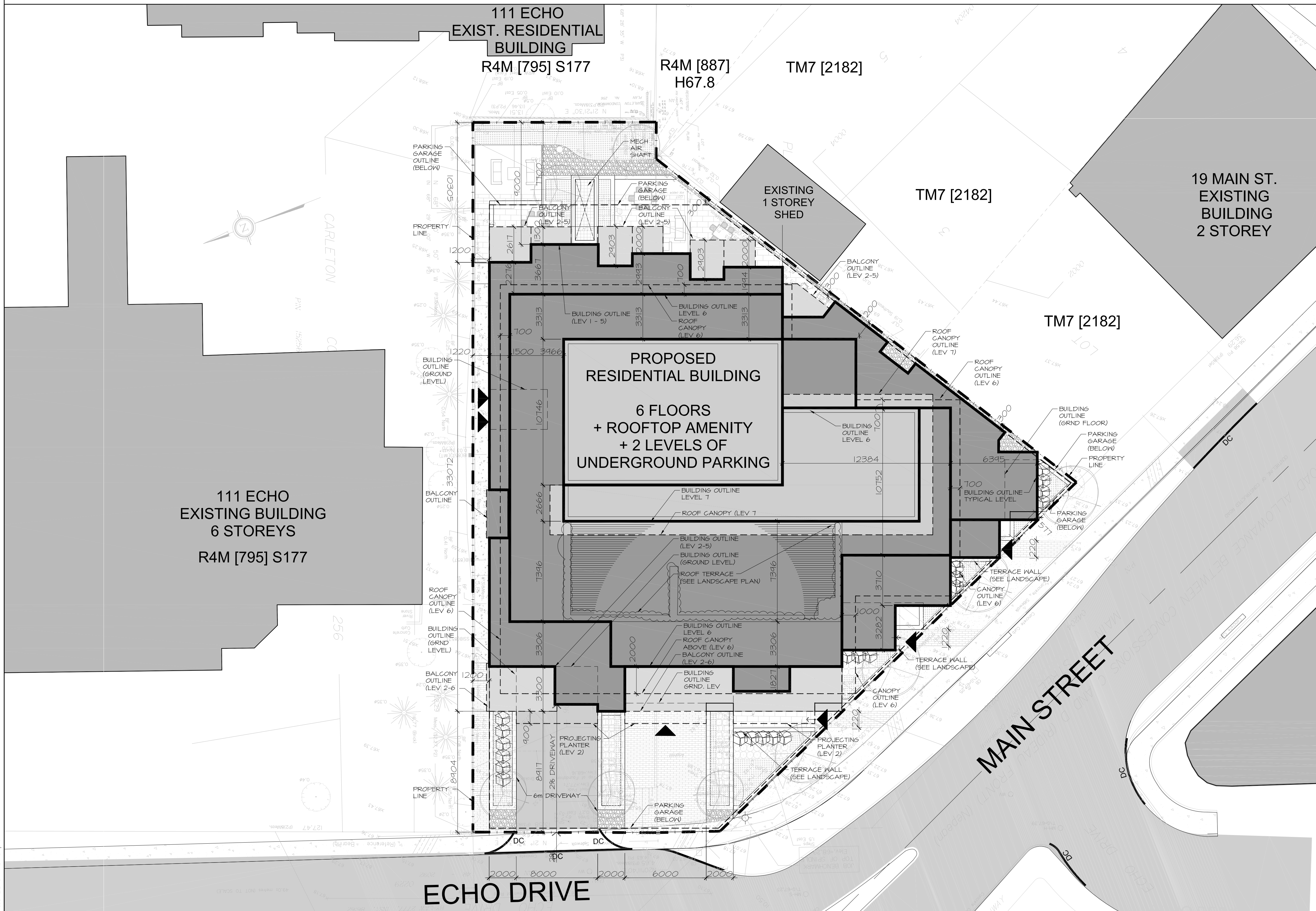


LOCATION PLAN



SURVEY INFORMATION TAKEN FROM:
 SURVEYOR'S REAL PROPERTY REPORT
 PART 1 PLAN OF REGISTERED PLAN 10 AND PART OF LOTS 20 REGISTERED PLAN 21
 CITY OF OTTAWA
 SURVEYED BY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

SITE SUMMARY:
 PROPERTY ADDRESS: 115 ECHO DRIVE
 ZONING: TM [2362] 5362-H
 SITE AREA (SURVEY): 1534.5 m²
 PROPOSED USE: RESIDENTIAL MIDRISE APARTMENT BUILDING 6 FLOORS + ROOFTOP AMENITY

BUILDING FOOTPRINT (GRND FLOOR PLAN): 962 m²
 TOTAL FLOORS: 6
 TOTAL RESIDENTIAL UNITS: 40 UNITS
 TOTAL GFA: 6,088 m²

ZONING SUMMARY:	REQUIRED	PROVIDED
BUILDING HEIGHT	20m MAX.	20m
YARDS: SUBJECT TO ZONING SCHEDULE		
FRONT YARD (MAIN STREET)	8.0 m MIN.	8.4 m
CORNER YARD (ECHO DRIVE)	0 m	0 m
REAR YARD:	9.0 m MIN.	9.0 m
INTERIOR SIDE YARD (111 ECHO DR.) (14 MAIN ST.)	1.2 m MIN. 0 m MIN.	1.2 m 0.3 m
VEHICULAR PARKING:	REQUIRED	PROVIDED
RESIDENTIAL PARKING 0.5 / UNITS (MINUS THE FIRST 12 UNITS)	14 SPACES	55 SPACES
40-12 = 28 UNITS (X 0.5)		
VISITOR PARKING 0.1 / UNITS (MINUS THE FIRST 12 UNITS)	3 SPACES	3 SPACES
40-12 = 28 UNITS (X 0.1)		
TOTAL PARKING	17 SPACES	58 SPACES
PARKING DISTRIBUTION		58 SPACES
LEVEL P1		0 SPACES
SURFACE		58 SPACES
TOTAL		58 SPACES
BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE PARKING (MIN. 0.5/UNIT)	20 SPACES	
40 UNITS		34 SPACES
LEVEL P1		26 SPACES
LEVEL P2		
TOTAL	20 SPACES	60 SPACES
AMENITY	REQUIRED	PROVIDED
AMENITY MIN. 6m ² / UNIT (40UNITS X 6m ²)	240 m ²	
PRIVATE AMENITY 50% OF REQ'D	120m ²	120m ²
COMMON AMENITY 50% OF REQ'D		162.5 m ²
ROOF AMENITY (OUTDOOR)	120 m ²	46.5 m ²
ROOF AMENITY (INDOOR)		
TOTAL	240 m ²	314 m ²
BUILDING SUMMARY	GROSS	NET
MECHANICAL OPEN AIR CHILLERS	175 m ²	-
MECH/ ROOF AMENITY	284 m ²	-
LEVEL 6	716 m ²	617 m ²
LEVEL 2-5 (X4)	985 m ² (3,940m ²)	884 m ² (3,536m ²)
GROUND LEVEL	968 m ²	542 m ²
TOTAL	6,088 m ²	4,645 m ²
LEVEL P1	1365 m ²	-
LEVEL P2	1365 m ²	-

SURVEYORS NOTES AND LEGEND
 □ Denotes Survey Monument Planted.
 ■ Denotes Survey Monument Found.
 SIB || Standard Iron Bar.
 SSIB || Short Standard Iron Bar.
 IBØ || Round Iron Bar.
 IB || Iron Bar.
 Wit. || Witness.
 (P1) || Plan 5R-4445
 (P2) || Plan by Fairhall Moffatt & Woodland (dated Mar.31, 2000.)
 (P3) || Registered Plan 78
 Meas. || 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.

OWNER
 UNIFORM URBAN DEVELOPMENTS

SURVEYOR
 ANNIS O'SULLIVAN VOLLEBEKK LTD.
 14 CONCURSE GATE, SUITE 500
 OTTAWA, ONTARIO
 E.H. HERMEYER
 TEL: (613) 721-0850

GEOTECHNICAL
 PATERSON GROUP INC.
 154 COLONNADE ROAD SOUTH
 OTTAWA, ONTARIO K2E 1J5
 CARLOS P. DA SILVA, P.ENG
 TEL: (613) 226-1304

TRANSPORTATION ENGINEER
 PARSONS
 1223 MICHAEL STREET, SUITE 100
 PERTH, ONTARIO K1J 1T2
 RONALD JACK, P.ENG.
 TEL: (613) 138-4160

LANDSCAPE ARCHITECT
 GSK LTD.
 SUITE 200, 1860 SCOTT STREET
 OTTAWA, ONTARIO K1Z 8L9
 MARTHA LUSH
 TEL: (613) 124-4536 X 231

SITE SERVICING ENGINEER
 DAVID SCHAEFFER
 ENGINEERING LTD.
 120 IBER ROAD, UNIT 203
 STITTSVILLE, ONTARIO K2S 1E4
 ADAM D. FROBERT, P.ENG.
 TEL: (613) 836-0856 X 231

no.	date	revision
01	NOV 1, 2011	ISSUED FOR SITE PLAN CONTROL

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.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.



Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 3K7
 T: 613-238-7200
 F: 613-235-2005
 E: mail@hobinarc.com
 hobinarc.com

PROJECT/LOCATION:
115 ECHO Residential Apartment Building
 115 Echo Drive

DRAWING TITLE:
Site Plan

DRAWN BY:	DATE:	SCALE:
RL	2017-10-30	1:150

PROJECT: 1405
 DRAWING NO.: **A1.01**
 REVISION NO.: