

LOCATION PLAN



LEGEND

- PROPERTY LINE
- EXTENT OF PHASE 1A DEVELOPMENT
- EXTENT OF PHASE 1A BELOW GRADE
- EXISTING BUILDING TO BE RETAINED
- PROPOSED BUILDING FOOTPRINTS
- TEMPORARY EXIT - PHASE 1
- CENTER LINE OF 6m WIDE FIRE ROUTE
- ALTERNATE EMERGENCY ROUTE
- OPEN WATER
- COMMON AMENITY SPACE - CONDO
- TEMPORARY ASPHALT CURB
- ROLL CURB
- PROPOSED FIRE HYDRANT LOCATION
- TEMPORARY FIRE HYDRANT LOCATION
- PROPOSED SAMESE CONNECTION LOCATION
- WATER METER
- SAN. SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- TRENCH DRAIN
- EXISTING LIGHT POLE
- C.S. CAR SHARE PARKING SPACE
- A.P.S. ACCESSIBLE PUBLIC PARKING SPACE
- P.S. PUBLIC PARKING SPACE
- TP TRAFFIC POLE
- UP EXISTING UTILITY POLE
- EBK EXISTING BUILDING TO BE DEMOLISHED

PHASE 1 ZONING TABLE

CURRENT ZONING		MD5 [2172] S332	
TOTAL PHASE 1 SITE AREA		10,938 m²	
TEMPORARY OVERFLOW PARKING AREA - PHASE 1		1,747 m²	
PHASE 1 No. OF DWELLING UNITS		71 DWELLING UNITS	
PHASE 1 RESIDENTIAL - 205A		6,250 m²	
PHASE 1 RETAIL AREA - 205A		768 m²	
PHASE 1 RETAIL AREA - 208		1,457 m²	
PHASE 1 OFFICE AREA - 208		1,298 m²	
PHASE 1 Restaurant - 208		100 m²	
PHASE 1 GROSS FLOOR AREA		9,873 m²	
SETBACKS		ALL SIDES : NO MINIMUMS	REFER TO SITE PLAN
BUILDING HEIGHTS		73m, maximum 4 buildings over nine(9) storeys within Area A on Schedule 332	Block 205A: 6 Storeys - 18.5m Block 208: 3 Storeys -15m Block 301: underground parking garage
		REQUIRED	PROVIDED
AMENITY AREA 6m² PER UNIT 50% TO BE COMMUNAL (213m²) 426m² Required		TOTAL REQUIRED AMENITY: 426m² TOTAL COMMON AMENITY 276.9m²	TOTAL: 1110m² private balconies/terraces: 834m² Total common amenity space: 276.9m² Indoor level 3 (fitness room) 27.7m² Basement level 47.2m² Outdoor (part of head street square) 202 m²
PARKING <u>RESIDENTIAL + VISITOR:</u> MINIMUM: NONE MAXIMUM: 1.5/DWELLING UNIT <u>RETAIL:</u> MINIMUM: NONE MAXIMUM: 1.0/100M2 OF GFA <u>OFFICE:</u> MINIMUM 0.75/100M2 OF GFA MAXIMUM: 1.0/100M2 OF GFA <u>RESTAURANT:</u> MINIMUM: NONE MAXIMUM: NONE		MIN REQUIRED: RESIDENTIAL + VISITOR: NONE RETAIL: NONE OFFICE: 10 SPACES RESTAURANT: NONE <	

PROJECT TEAM

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NOTE: ALL ENERGY OTTAWA RELATED LANDSCAPE INFORMATION OUTSIDE OUR PROPERTY LIMITS ARE BASED ON CSW LANDSCAPE ARCHITECTS LIMITED ISSUED FOR CONSTRUCTION SET DATED 17.05.17

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATES XX.XX.XX AND PREPARED BY "STANTEC GEOMATICS LTD."

APPROVED ☐ REFUSED ☐

THIS DAY OF 20

DOUGLAS JAMES, M.O.P., R.P.P., MANAGER, DEVELOPMENT REVIEW CENTRAL PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

12	18.03.09	ISSUED FOR S.P.C PHASE 1
11	18.01.22	ISSUED FOR COORDINATION
10	17.09.08	S.P.C PHASE 1A RESUB
9	17.08.18	ISSUED FOR COORDINATION
2	16.04.05	ISSUED FOR S.P.C. PHASE 1A
1	15.08.14	ISSUED FOR S.P.C. PHASE 1A
no.	date	revision

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.

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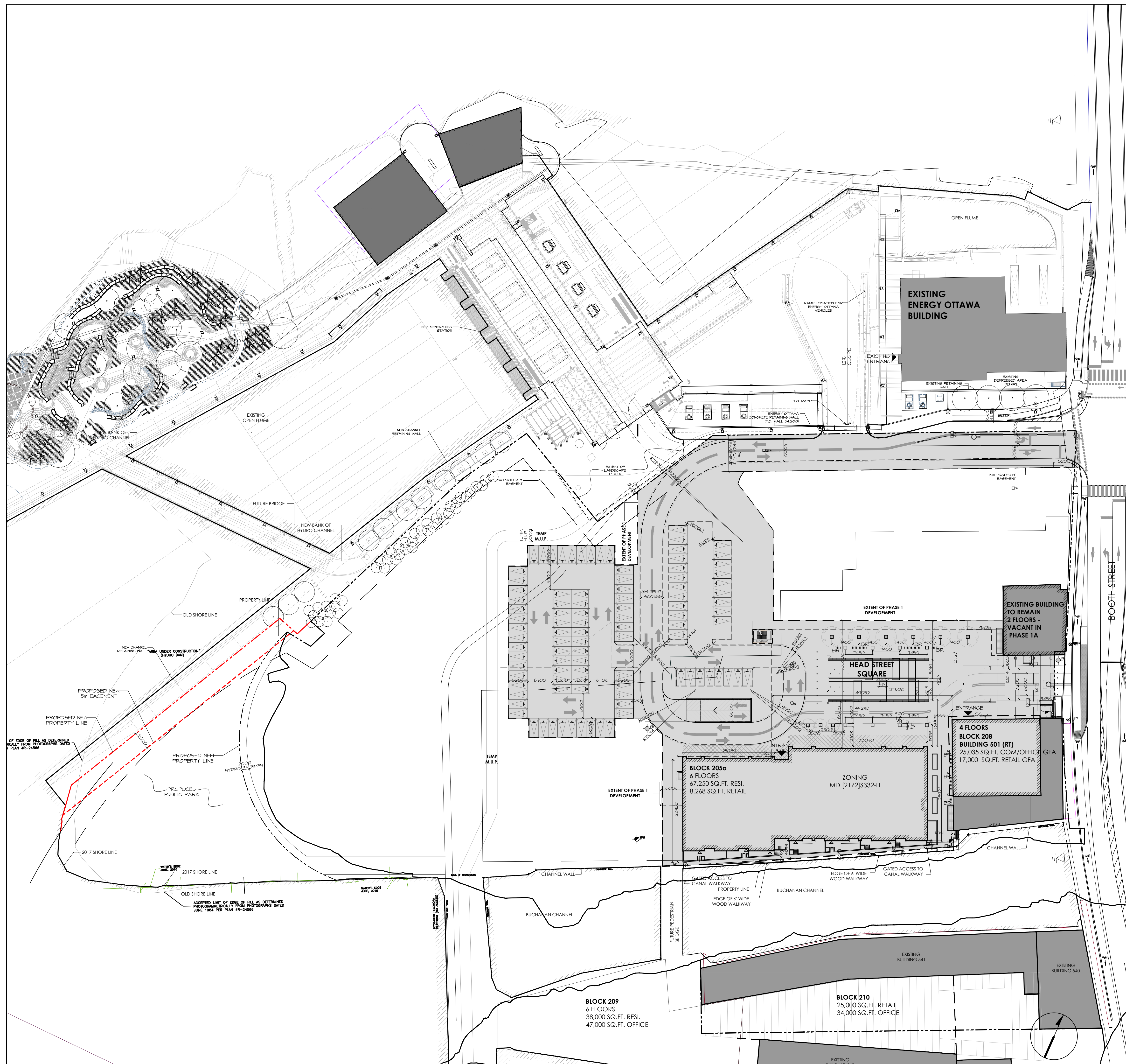
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project
ZIBI OTTARIO

drawing title
ZIBI OTTARIO - MASTER PLAN
CHAUDIERE WEST - PHASE 1
4 BOOTH STREET, OTTAWA, ON

drawn PB	date 17-02-02	scale 1:300
project 1508		drawing no. A003
revision no.		

BARRY J. HOBIN
LICENCE
3049



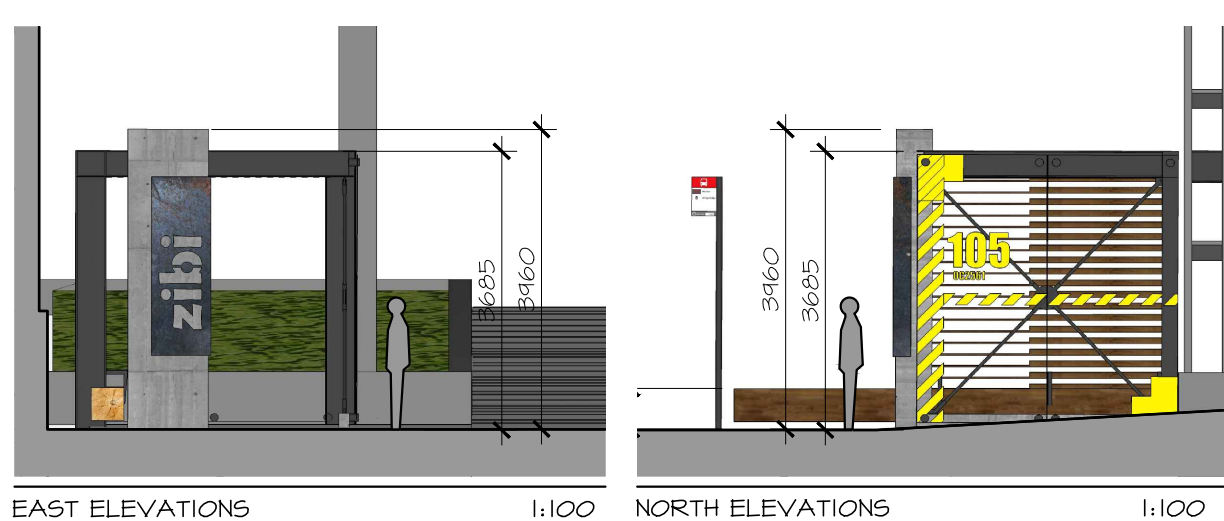
LOCATION PLAN



LEGEND

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---	ROLL CURB	P.S.	PUBLIC PARKING SPACE
---		TP	TRAFFIC POLE
---		UP	EXISTING UTILITY POLE
---		EBR	PUBLIC BIKE PARKING
---			EXISTING BUILDING TO BE DEMOLISHED

PROPOSED BUS SHELTER ELEVATIONS



CONCEPT RENDERING FOR BUS SHELTER

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4 BOOTH STREET, OTTAWA, ON

drawn

PB

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17-02-02

scale

1:500

project

1508

drawing no.

A004

revision no.