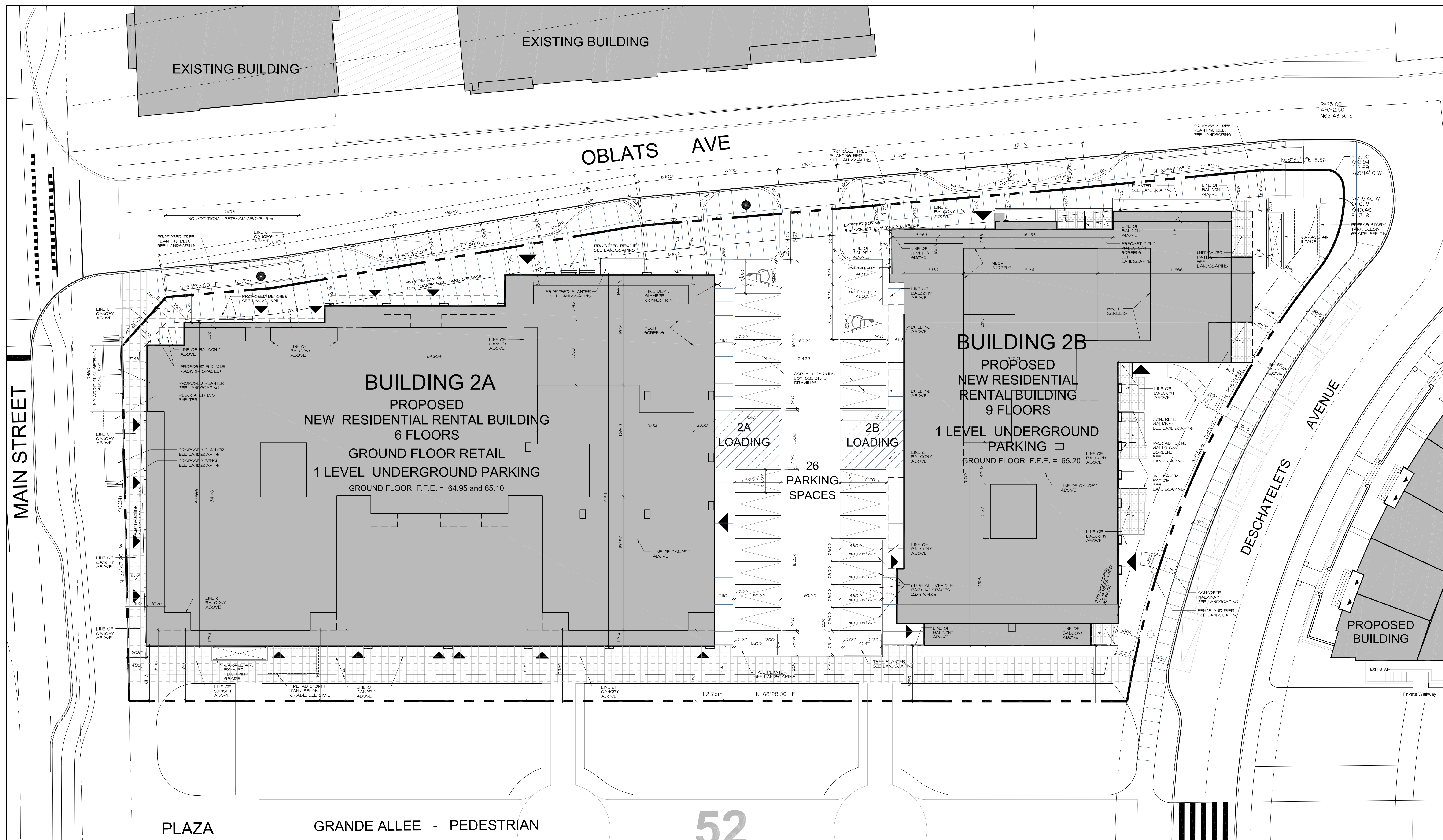




BUILDING 2A

ZONING SUMMARY:	REQUIRED	PROVIDED
-----------------	----------	----------

VEHICULAR PARKING:

RESIDENTIAL PARKING (25 units - (first 12 units) x 0.5 = 51 spaces)	51 spaces	125 spaces
VISITOR PARKING (25 units - (first 12 units) x 0.1 = 11 spaces)	11 spaces	16 spaces (inside)
RETAIL (25 / 100 sqm (184 sqm / 100 = 16.8 X 1.25)	10 spaces	10 spaces (outside)
	78 spaces	161 spaces

BICYCLE PARKING

RESIDENTIAL (125 units x 0.5 = 63 spaces)	63 spaces	63 spaces
RETAIL (1/ 250 sqm.) (1678 sqm / 250 = 7 spaces)	7 spaces	7 spaces

AMENITY

(125 units x 6 sqm/unit = 750 sqm)	750 sqm	1684 sqm
(Commercial, 50% of Req'd = 375 sqm.)	375 sqm	244 sqm Indoor 664 sqm Outdoor Roof Terrace

BUILDING SUMMARY:

RENTAL UNITS	GROSS FLOOR AREA	NET FLOOR AREA
MECH. PENT/ ROOF	2271 sq.ft.	-
LEVELS 3-6	78756 sq.ft.	10712 sq.ft.
LEVEL 2	18484 sq.ft.	17728 sq.ft.
GROUND	27017 sq.ft.	17851 sq.ft. (Commercial)
	129231 sq.ft.	106441 sq.ft.
GARAGE P1	56,141 sq.ft.	
GARAGE P2	243,113 sq.ft.	

UNIT TYPE / FLOOR

	BACH.	1 BED	1 BED +DEN	2 BED	2 BED +DEN	TOTAL/ FLOOR
LEVEL 6	-	13	5	4	3	25
LEVEL 5	-	13	5	4	3	25
LEVEL 4	-	13	5	4	3	25
LEVEL 3	-	13	5	4	3	25
LEVEL 2	-	13	5	3	3	25
TOTAL	-	65	25	20	15	125

BUILDING 2 B

ZONING SUMMARY:	REQUIRED	PROVIDED
-----------------	----------	----------

VEHICULAR PARKING:

RESIDENTIAL PARKING (118 units - (first 12 units) x 0.5 = 54 spaces)	54 spaces	118 spaces
VISITOR PARKING (118 units - (first 12 units) x 0.1 = 11 spaces)	11 spaces	11 spaces (inside)
	65 spaces	129 spaces

BICYCLE PARKING

RESIDENTIAL (118 units x 0.5 = 60 spaces)	60 spaces	60 spaces
--	-----------	-----------

AMENITY

(118 units x 6 sqm/unit = 714 sqm)	714 sqm	1,218 sqm
(Commercial, 50% of Req'd = 357 sqm.)	357 sqm	202 sqm Indoor 388 sqm Outdoor Roof Terrace

BUILDING SUMMARY:

RENTAL UNITS	GROSS FLOOR AREA	NET FLOOR AREA
MECH. PENT/ ROOF	2,691 sq.ft.	-
LEVEL 9	12749 sq.ft.	11349 sq.ft.
LEVEL 8	14370 sq.ft.	12744 sq.ft.
LEVEL 7	14370 sq.ft.	12744 sq.ft.
LEVELS 3-6	61,268 sq.ft.	54,852 sq.ft.
LEVEL 2	14,253 sq.ft.	12,458 sq.ft.
GROUND	14,408 sq.ft.	1140 sq.ft. (Residential) 1302 sq.ft. (Commercial)
	134,888 sq.ft.	113,161 sq.ft.

UNIT TYPE / FLOOR

	BACH.	1 BED	1 BED +DEN	2 BED	2 BED +DEN	TOTAL/ FLOOR
LEVEL 9	-	3	-	-	-	10
LEVEL 8	-	3	3	3	4	13
LEVEL 7	-	3	3	3	4	13
LEVEL 6	-	4	5	1	5	15
LEVEL 5	-	4	5	1	5	15
LEVEL 4	-	4	5	1	5	15
LEVEL 3	-	4	5	1	5	15
LEVEL 2	1	4	5	1	4	15
GROUND	-	2	3	1	2	8
TOTAL	1	31	34	12	41	118

PROJECT CONSULTANTS:

Developer / Owner

eQ Homes Inc.
The Regional Group of Companies Inc.
1737 Woodward Drive - 2nd Floor
Ottawa, ON K2C 0P9
voice: (613) 230-2100 fax: (613) 230-2962

Architect

Hobin Architecture Inc.
63 Panilla Street
Ottawa, ON K1S 3K7
Contact:
Marc Thivierge
voice: (613) 238-7200 x 105 fax: (613) 235-2005
web: www.hobinarc.com

Planning

240 Michael Cowpland Drive, Suite 200
Ottawa, ON K2M 1P6
Contact:
Murray Chow
voice: (613) 254-9643 fax: (613) 254-5867

Landscape

CSW
319 McRae Ave, Suite 502
Ottawa, ON K1Z 0B9
Contact:
Jenny Corush
voice: (613) 729-4536

CIVIL

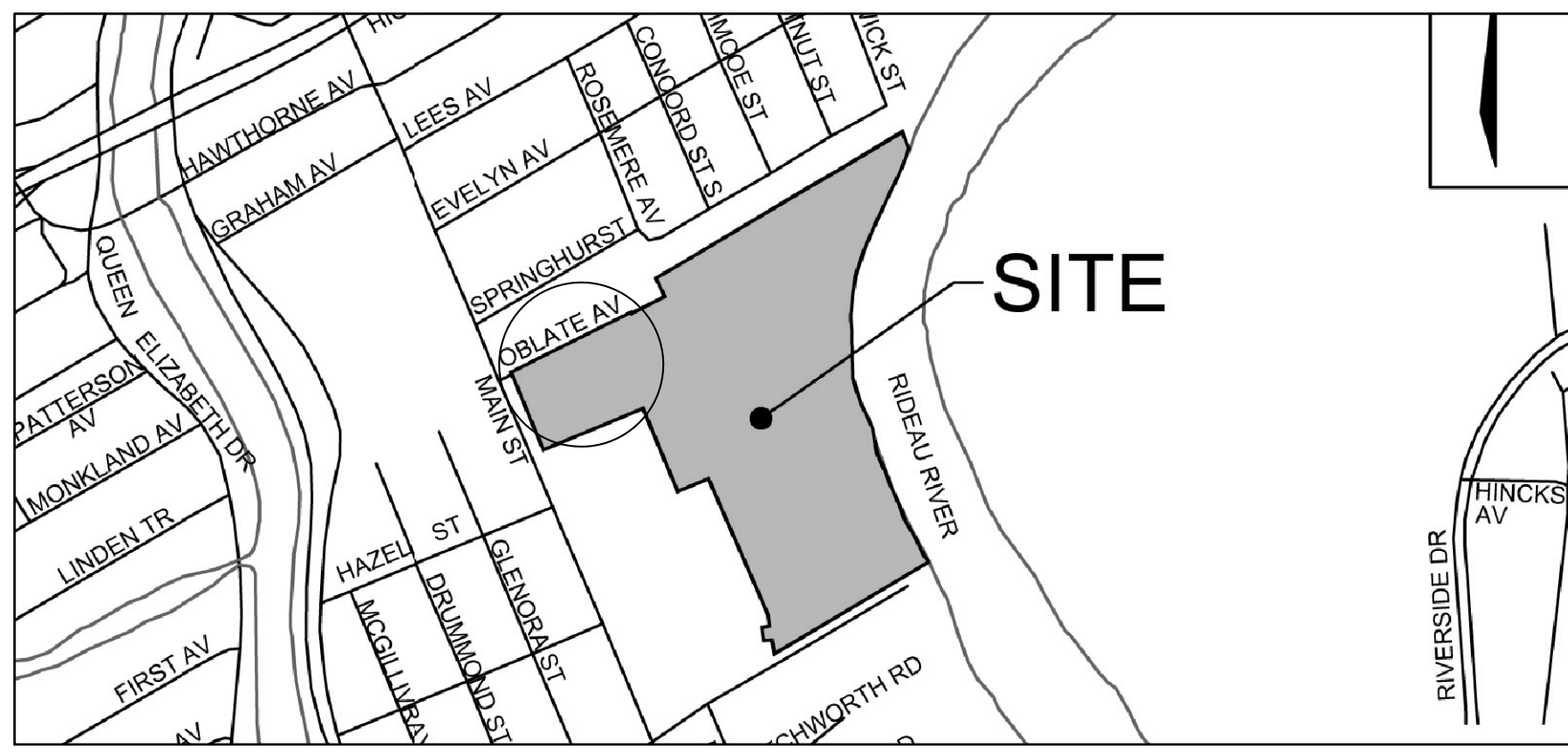
Novatech
240 Michael Cowpland Drive, Suite 200
Ottawa, ON K2M 1P6
Contact:
Justin Gauthier
voice: (613) 254-9643 fax: (613) 254-5867

Surveyor

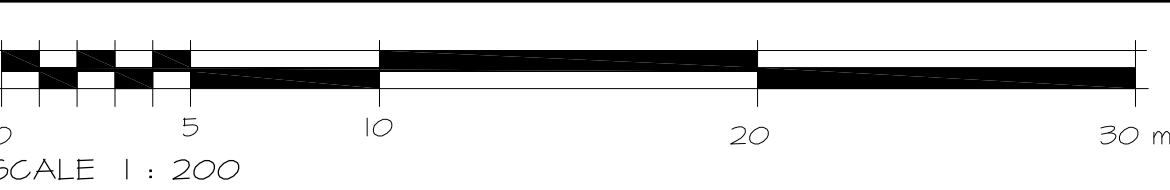
Annis, O'Sullivan, Vollebakk Ltd.
14 Concourse Gate, Suite 500
Ottawa, ON K2E 7S6
Contact:
Ian Watson
voice: (613) 727-0850 x 222 fax: (613) 727-1079

Geotechnical

Patterson Group Inc.
154 Colonnade Road South
Ottawa, ON K2E 7J5
Contact:
Carlos Da Silva
voice: (613) 226-7381 fax: (613) 226-6344



KEY PLAN



GRAPHIC SCALE

SURVEY INFORMATION TAKEN FROM:

PLAN OF SUBDIVISION
BLOCK 62
REGISTERED PLAN 4M-1546
CITY OF OTTAWA.

SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

EXISTING ZONING TM (2301) H (20)
PROPOSED ZONING TM (XXX)

ZONING PROVISIONS:

	REQUIRED	PROVIDED
MIN LOT AREA	NO MINIMUM	6,589.46 sqm
BUILDING HEIGHT	20 m	BLDG. A: 20 m BLDG. B: 28.3 m
MIN LOT WIDTH	NO MINIMUM	N/A
FRONT YARD	2 m (min) 3 m (max)	2,087 m 2,746 m
REAR YARD	7.5 m (Residential Use) (Other Cases no. min.)	2,035 m
CORNER SIDE YARD	3 m (min)	2,854 m
INTERIOR SIDE YARD	N/A	6,178 m. (min) 6,251 m. (max)

LANDSCAPED OPEN SPACE 1,976.84 sqm
(50% OF LOT AREA)
6,589.46 sqm x 30%
= 1,976.84 sqm

ADDITIONAL SETBACK ABOVE 15m

BUILDING 2A	2m	2,026 m. (Except corner. No additional setback for 1746cm from corner)
- FRONT YARD		
BUILDING 2B	2m	6,178 m. (min) (Except corner. No additional setback for 15,036m from corner)
- CORNER SIDE YARD		
- CORNER SIDE YARD		
ADDITIONAL SETBACK ABOVE LEVEL 1 (14.5m) PROVIDED AS FOLLOWS:		1,17m and 1.6 m. (As per Site Plan)



no.	date	revision
1	DEC 1, 2018	ISSUED FOR CONSTRUCTION
2	DEC 1, 2018	ISSUED FOR CONSTRUCTION
3	SEPT 18, 2018	ISSUED FOR CONSTRUCTION
4	AUG 8, 2018	ISSUED FOR CONSTRUCTION
5	AUG 8, 2018	ISSUED FOR CONSTRUCTION
6	AUG 8, 2018	ISSUED FOR CONSTRUCTION
7	AUG 8, 2018	ISSUED FOR CONSTRUCTION
8	AUG 8, 2018	ISSUED FOR CONSTRUCTION
9	AUG 8, 2018	ISSUED FOR CONSTRUCTION
10	AUG 8, 2018	ISSUED FOR CONSTRUCTION
11	AUG 8, 2018	ISSUED FOR CONSTRUCTION
12	AUG 8, 2018	ISSUED FOR CONSTRUCTION
13	AUG 8, 2018	ISSUED FOR CONSTRUCTION
14	AUG 8, 2018	ISSUED FOR CONSTRUCTION
15	AUG 8, 2018	ISSUED FOR CONSTRUCTION
16	AUG 8, 2018	ISSUED FOR CONSTRUCTION
17	AUG 8, 2018	ISSUED FOR CONSTRUCTION
18	AUG 8, 2018	ISSUED FOR CONSTRUCTION
19	AUG 8, 2018	ISSUED FOR CONSTRUCTION
20	AUG 8, 2018	ISSUED FOR CONSTRUCTION
21	AUG 8, 2018	ISSUED FOR CONSTRUCTION
22	AUG 8, 2018	ISSUED FOR CONSTRUCTION
23	AUG 8, 2018	ISSUED FOR CONSTRUCTION
24	AUG 8, 2018	ISSUED FOR CONSTRUCTION
25	AUG 8, 2018	ISSUED FOR CONSTRUCTION
26	AUG 8, 2018	ISSUED FOR CONSTRUCTION
27	AUG 8, 2018	ISSUED FOR CONSTRUCTION
28	AUG 8, 2018	ISSUED FOR CONSTRUCTION
29	AUG 8, 2018	ISSUED FOR CONSTRUCTION
30	AUG 8, 2018	ISSUED FOR CONSTRUCTION
31	AUG 8, 2018	ISSUED FOR CONSTRUCTION
32	AUG 8, 2018	ISSUED FOR CONSTRUCTION
33	AUG 8, 2018	ISSUED FOR CONSTRUCTION
34	AUG 8, 2018	ISSUED FOR CONSTRUCTION
35	AUG 8, 2018	ISSUED FOR CONSTRUCTION
36	AUG 8, 2018	ISSUED FOR CONSTRUCTION
37	AUG 8, 2018	ISSUED FOR CONSTRUCTION
38	AUG 8, 2018	ISSUED FOR CONSTRUCTION
39	AUG 8, 2018	ISSUED FOR CONSTRUCTION
40	AUG 8, 2018	ISSUED FOR CONSTRUCTION
41	AUG 8, 2018	ISSUED FOR CONSTRUCTION
42	AUG 8, 2018	ISSUED FOR CONSTRUCTION
43	AUG 8, 2018	ISSUED FOR CONSTRUCTION
44	AUG 8, 2018	ISSUED FOR CONSTRUCTION
45	AUG 8, 2018	ISSUED FOR CONSTRUCTION
46	AUG 8, 2018	ISSUED FOR CONSTRUCTION
47	AUG 8, 2018	ISSUED FOR CONSTRUCTION
48	AUG 8, 2018	ISSUED FOR CONSTRUCTION
49	AUG 8, 2018	ISSUED FOR CONSTRUCTION
50	AUG 8, 2018	ISSUED FOR CONSTRUCTION
51	AUG 8, 2018	ISSUED FOR CONSTRUCTION
52	AUG 8, 2018	ISSUED FOR CONSTRUCTION
53	AUG 8, 2018	ISSUED FOR CONSTRUCTION
54	AUG 8, 2018	ISSUED FOR CONSTRUCTION
55	AUG 8, 2018	ISSUED FOR CONSTRUCTION
56	AUG 8, 2018	ISSUED FOR CONSTRUCTION
57	AUG 8, 2018	ISSUED FOR CONSTRUCTION
58	AUG 8, 2018	ISSUED FOR CONSTRUCTION
59	AUG 8, 2018	ISSUED FOR CONSTRUCTION
60	AUG 8, 2018	ISSUED FOR CONSTRUCTION
61	AUG 8, 2018	ISSUED FOR CONSTRUCTION
62	AUG 8, 2018	ISSUED FOR CONSTRUCTION
63	AUG 8, 2018	ISSUED FOR CONSTRUCTION
64	AUG 8, 2018	ISSUED FOR CONSTRUCTION
65	AUG 8, 2018	ISSUED FOR CONSTRUCTION
66	AUG 8, 2018	ISSUED FOR CONSTRUCTION
67	AUG 8, 2018	ISSUED FOR CONSTRUCTION
68	AUG 8, 2018	ISSUED FOR CONSTRUCTION
69	AUG 8, 2018	ISSUED FOR CONSTRUCTION
70	AUG 8, 2018	ISSUED FOR CONSTRUCTION
71	AUG 8, 2018	ISSUED FOR CONSTRUCTION
72	AUG 8, 2018	ISSUED FOR CONSTRUCTION
73	AUG 8, 2018	ISSUED FOR CONSTRUCTION
74	AUG 8, 2018	ISSUED FOR CONSTRUCTION
75	AUG 8, 2018	ISSUED FOR CONSTRUCTION
76	AUG 8, 2018	ISSUED FOR CONSTRUCTION
77	AUG 8, 2018	ISSUED FOR CONSTRUCTION
78	AUG 8, 2018	ISSUED FOR CONSTRUCTION
79	AUG 8, 2018	ISSUED FOR CONSTRUCTION
80	AUG 8, 2018	ISSUED FOR CONSTRUCTION
81	AUG 8, 2018	ISSUED FOR CONSTRUCTION
82	AUG 8, 2018	ISSUED FOR CONSTRUCTION
83	AUG 8, 2018	ISSUED FOR CONSTRUCTION
84	AUG 8, 2018	ISSUED FOR CONSTRUCTION
85	AUG 8, 2018	ISSUED FOR CONSTRUCTION
86	AUG 8, 2018	ISSUED FOR CONSTRUCTION
87	AUG 8, 2018	ISSUED FOR CONSTRUCTION
88	AUG 8, 2018	ISSUED FOR CONSTRUCTION
89	AUG 8, 2018	ISSUED FOR CONSTRUCTION
90	AUG 8, 2018	ISSUED FOR CONSTRUCTION
91	AUG 8, 2018	ISSUED FOR CONSTRUCTION
92	AUG 8, 2018	ISSUED FOR CONSTRUCTION
93	AUG 8, 2018	ISSUED FOR CONSTRUCTION
94	AUG 8, 2018	ISSUED FOR CONSTRUCTION
95	AUG 8, 2018	ISSUED FOR CONSTRUCTION
96	AUG 8, 2018	ISSUED FOR CONSTRUCTION
97	AUG 8, 2018	ISSUED FOR CONSTRUCTION
98	AUG 8, 2018	ISSUED FOR CONSTRUCTION
99	AUG 8, 2018	ISSUED FOR CONSTRUCTION
100	AUG 8, 2018	ISSUED FOR CONSTRUCTION

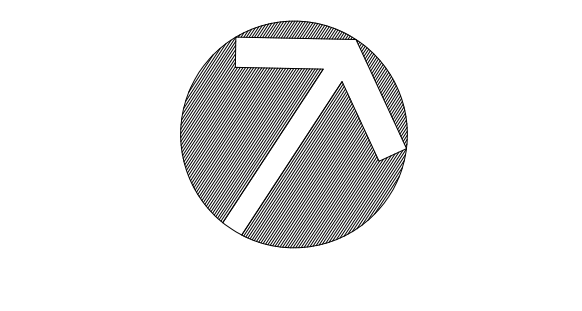
It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

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 Panilla Street
Ottawa, Ontario
Canada K1S 3K7
T: 613 238-7200
F: 613 235-2005
E: mail@hobinarc.com
hobinarc.com

BUILDING A & B

PROJECT/LOCATION:
MIXED USE DEVELOPMENT
10 OBLATS AVENUE

DRAWING TITLE:

SITE PLAN

DRAWN BY: DATE: SCALE:
MT 17/12/201 1:200

PROJECT:
1418.16
DRAWING NO.:

A1.01

REVISION NO.: