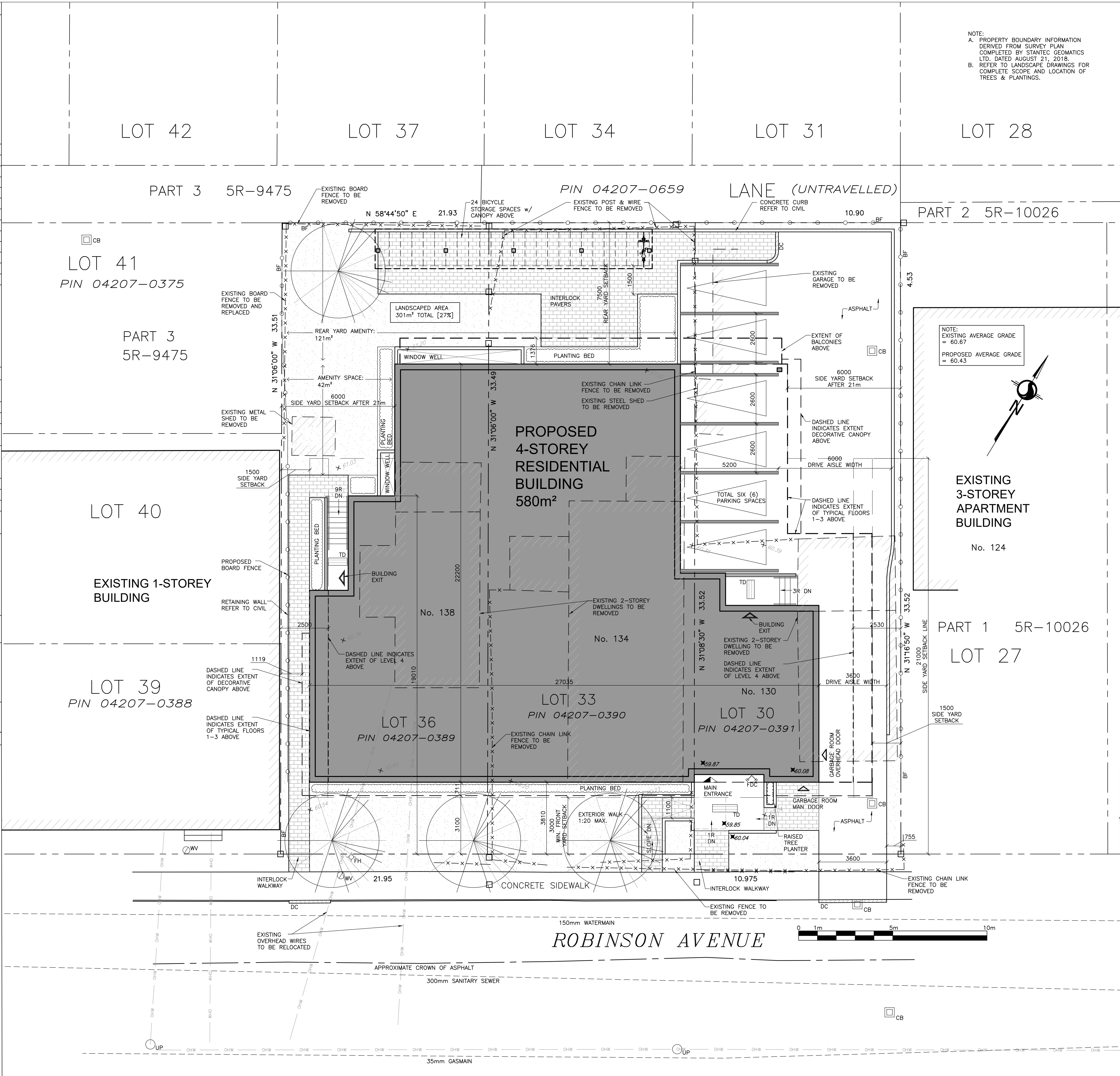


KEY PLAN		
PROPERTY DESCRIPTION		
FOUR STOREY RESIDENTIAL BUILDING		
CITY OF OTTAWA PIN NUMBER	04207 0389, 0390, 0391	
MUNICIPAL ADDRESS	134 Robinson Avenue	
SITE INFORMATION		
LOT AREA:	1,104m ²	
LOT FRONTAGE:	32.92m	
LOT DEPTH:	33.5m	
BUILDING INFORMATION		
BUILDING AREA:	580m ²	
BUILDING FLOOR AREA:	2,775m ²	
PROPOSED USE:	APARTMENT DWELLING, MID-RISE	
UNIT BREAKDOWN:		
BASEMENT:	6 UNITS 3- STUDIO, 1- 1 BD, 2- 2 BD	
FIRST FLOOR:	10 UNITS 4- STUDIO, 2- 1 BD, 4- 2BD	
SECOND FLOOR:	10 UNITS 4- STUDIO, 2- 1 BD, 4- 2BD	
THIRD FLOOR:	10 UNITS 4- STUDIO, 2- 1 BD, 4- 2BD	
FOURTH FLOOR:	10 UNITS 5- STUDIO, 1- 1BD, 4- 2BD	
TOTAL:	46 UNITS 20- STUDIO, 8- 1 BD, 18- 2 BD	
ZONING TABLE		
	R5K [2133] H(20)	
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		
MINIMUM LOT AREA	540m ²	1,104m ²
MINIMUM LOT WIDTH	18m	32.92m
FRONT YARD SETBACK	3m	3.81m
MINIMUM INTERIOR SIDE YARD SETBACK	within 21m of front lot line: 1.5m greater than 21m: 6m	1.5m - Levels 1 to 3 2.5m - Level 4
MINIMUM REAR YARD SETBACK	7.5m	7.5m
MAXIMUM BUILDING HEIGHT	20m	13.9m
MAXIMUM FLOOR SPACE INDEX	N/A	
LANDSCAPED AREA	30% = 341.7m ²	27% = 301m ²
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling low-rise apartment 0.5 per dwelling unit = 17 spaces	3 SPACES
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0.1 / DWELLING UNIT AFTER 12 UNITS 3 SPACES REQUIRED	3 SPACES
AMENITY AREA REQUIREMENTS	15m ² per unit for the first 8 units = 120m ² 6m ² per dwelling unit in excess of 8 = 228m ² Total = 348m ²	121m ² REAR YARD AMENITY 42m ² REAR SIDE YARD AMENITY [121m ² SOFT LANDSCAPING (74%)] 31m ² BASEMENT AMENITY ROOM 148m ² ROOFTOP AMENITY 83m ² BALCONIES TOTAL = 425m ²
BICYCLE PARKING SPACES	0.5 per dwelling unit = 23	24

LEGEND	
	SOFT LANDSCAPING REFER TO LANDSCAPE
	UNIT PAVERS REFER TO LANDSCAPE
	ASPHALT PAVING
	CONCRETE
	EXISTING BUILDING ELEMENT TO BE REMOVED
	EXISTING FENCE
	NEW BOARD FENCE REFER TO LANDSCAPE
	LOT LINE
	SETBACK LINE
	DESIGNATED BUILDING ENTRANCE / EXIT
	FIRE HYDRANT. REFER TO CIVIL
	CATCH BASIN
	MANHOLE
	FLOOR DRAIN
	UTILITY POLE
	OVERHEAD UTILITY WIRES
	LIGHT STANDARD
	DEPRESSED CURB
	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
	NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
	NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
	FIRE DEPARTMENT CONNECTION
	EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
	NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN



NOTE:
A. PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN COMPLETED BY STANTEC GEOMATICS LTD. DATED AUGUST 21, 2018.
B. REFER TO LANDSCAPE DRAWINGS FOR COMPLETE SCOPE AND LOCATION OF TREES & PLANTINGS.

No.	Date	Émis pour / Object
1	2018-06-29	CLIENT REVIEW
2	2018-07-13	COORDINATION
3	2018-10-01	COORDINATION
4	2018-10-26	COORDINATION
5	2018-11-13	SITE PLAN CONTROL
6	2018-05-15	COORDINATION
7	2018-05-27	COORDINATION
8	2018-06-15	SITE PLAN CONTROL RESPONSE

Ingenieur / Engineer (Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer (Structure / Structure)

Architecte / Architect (Paysagiste / Landscape)

Ingenieur / Engineer (Civil / Civil)

Stantec

Client / Client

Robinson Village III Limited Partnership

Architecte / Architect

Collectif d'architectes / Architects Collective

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Forney Rubin & Roman Architects

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Scale / Seal

ROBERTO CAMPOS
ARCHITECTS
ROBERTO CAMPOS
LICENCE
7403

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Project

FOUR STOREY APARTMENT BUILDING

134 Robinson Avenue, Ottawa ON

Drawn / Dessiné par / MD

Checked / Vérifié par / RC

Scale / Échelle / As indicated

Date de création du dessin / Drawing creation date 2018/05/01

No. projet / Project number 1638

No. dessin / Drawing number

Revision / Révision

6

A105

D07-12-18-0172

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