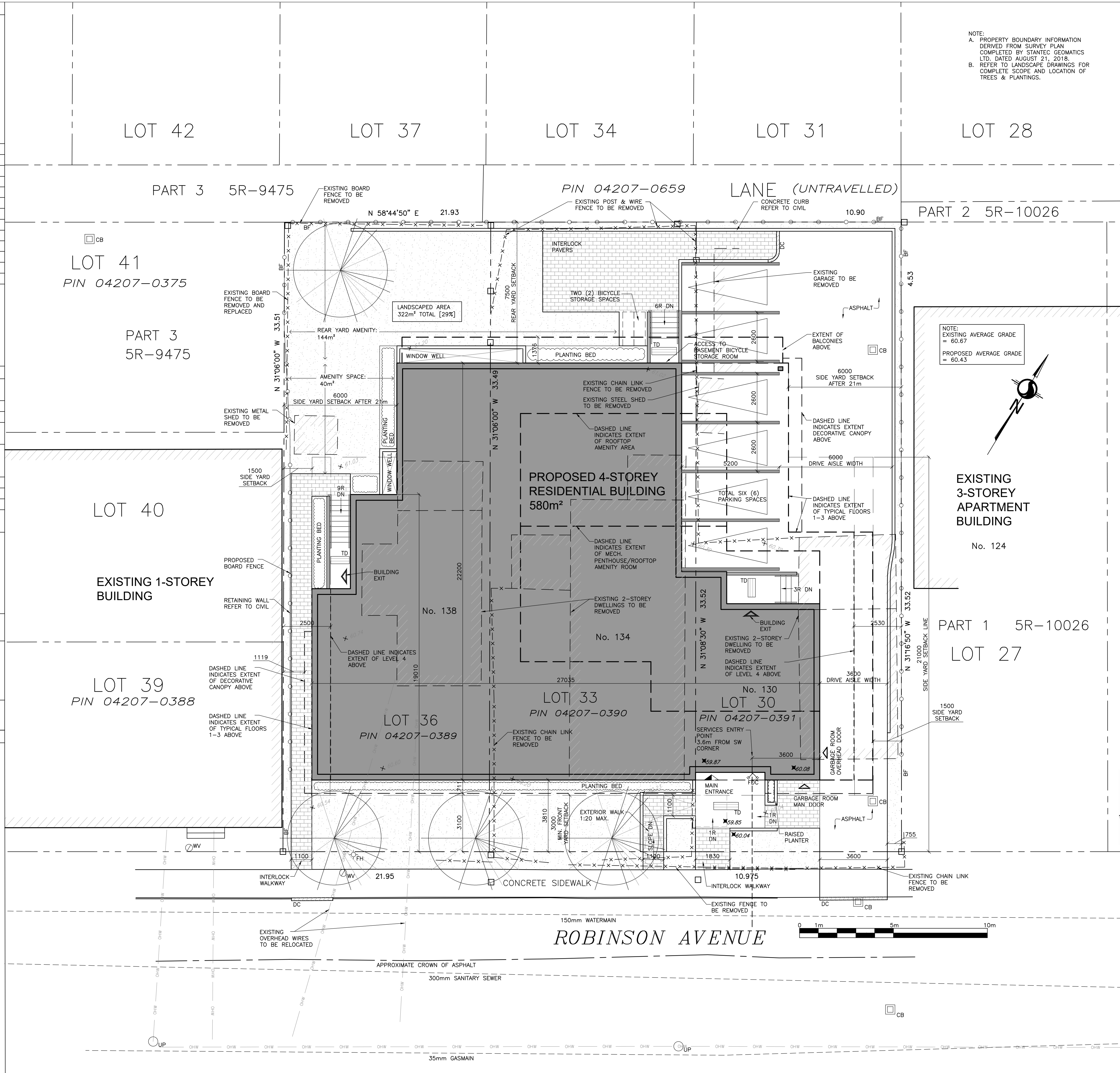


KEY PLAN		
PROPERTY DESCRIPTION		
FOUR STOREY RESIDENTIAL BUILDING		
CITY OF OTTAWA PIN NUMBER	04207 0389, 0390, 0391	
MUNICIPAL ADDRESS	134 Robinson Avenue	
SITE INFORMATION		
LOT AREA:	1,104m ²	
LOT FRONTAGE:	32.92m	
LOT DEPTH:	33.5m	
BUILDING INFORMATION		
BUILDING AREA:	580m ²	
BUILDING FLOOR AREA:	2,775m ²	
PROPOSED USE:	APARTMENT DWELLING, MID-RISE	
UNIT BREAKDOWN:	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		
REQUIRED	PROPOSED	
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	29% = 322m 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	144m ² REAR YARD AMENITY 40m ² REAR-SIDE YARD AMENITY [144m ² SOFT LANDSCAPING (78%)] 58m ² ROOFTOP AMENITY ROOM 64m ² ROOFTOP AMENITY PATIO 83m ² BALCONIES TOTAL = 392m ²
BICYCLE PARKING SPACES	0.5 per dwelling unit = 23	44 STACKED INTERIOR STORAGE SPACES 2 EXTERIOR SPACES

LEGEND	
	SOFT LANDSCAPING REFER TO LANDSCAPE DRAWINGS
	UNIT PAVERS REFER TO LANDSCAPE DRAWINGS
	ASPHALT PAVING
	CONCRETE
	EXISTING BUILDING ELEMENT TO BE REMOVED
	EXISTING FENCE
	NEW BOARD FENCE REFER TO LANDSCAPE DRAWINGS
	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
9	2018-11-11	COORDINATION
10	2018-11-21	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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fig. 2
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Forney Rubin & Roman Architects

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Scale / Seal
ROBERTO CAMPOS
LICENCE
7403

Project / Project
FOUR STOREY APARTMENT BUILDING

134 Robinson Avenue, Ottawa ON

Drawn by / Dessiné par / MD
No. projet / Project number
1838

Verified by / Vérifié par / RC
No. dessin / Drawing number
Revision / Révision

Échelle / Scale
As indicated

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

A105

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