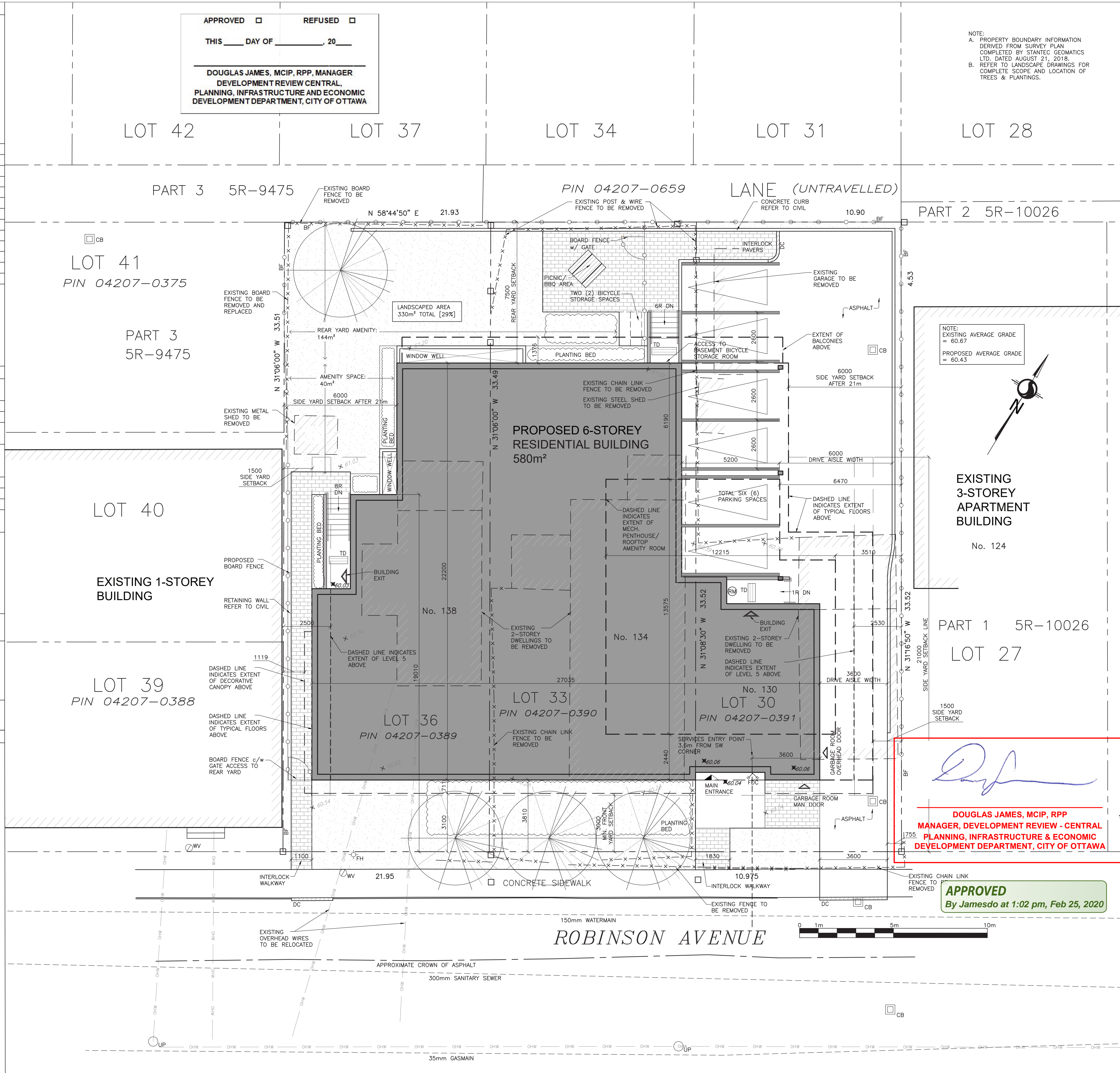


KEY PLAN		
PROPERTY DESCRIPTION		
SIX STOREY RESIDENTIAL BUILDING		
CITY OF OTTAWA PIN NUMBER	04207 0389, 0390, 0391	
MUNICIPAL ADDRESS	134 Robinson Avenue	
SITE INFORMATION		
LOT AREA:	1,104m ²	
LOT FRONTAGE:	32.92m	
LOT DEPTH:	33.5m	
BUILDING INFORMATION		
BUILDING AREA:	580m ²	
BUILDING FLOOR AREA:	2,775m ²	
PROPOSED USE:	APARTMENT DWELLING, MID-RISE	
UNIT BREAKDOWN:	6 UNITS - 4-STUDIO, 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 - 4-STUDIO, 2-1 BD, 4-2BD	
FIFTH FLOOR:	10 UNITS - 5-STUDIO, 1-1BD, 4-2BD	
TOTAL:	46 UNITS - 21-STUDIO, 7-1 BD, 18-2 BD	
ZONING TABLE		
R5K [2133] H(20)	REQUIRED	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		
MINIMUM LOT AREA	450m ²	1,104m ²
MINIMUM LOT WIDTH	15m	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	17.2m
MAXIMUM FLOOR SPACE INDEX	N/A	
LANDSCAPED AREA	30% = 341.7m ²	30% = 330m 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	6m ² per dwelling = 276m ² (50% Communal = 138m ²)	144m ² REAR YARD AMENITY 40m ² REAR-SIDE YARD AMENITY [144m ² SOFT LANDSCAPING (78%)] 57m ² ROOFTOP AMENITY ROOM 74m ² BALCONIES TOTAL = 315m 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



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	2018-05-18	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
11	2020-01-08	SITE PLAN CONTROL RESPONSE
12	2020-01-07	SITE PLAN CONTROL RESPONSE
13	2020-01-27	SITE PLAN CONTROL RESPONSE

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.

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

Collectif d'architectes / Architects Collective

fig. 1
3505, Saint-Antoine O.
Montréal QC H4C 1A0
T. 514 881-9122

fig. 2
190 Somerset St W #206
Ottawa ON K2P 0A4
T. 613 956-6122
www.figur1.ca

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Scelus / Seal

NOTE:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et avant immédiatement l'installation des fondations de toutes structures ou constructions.
Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

PROFESSEUR ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE 7403

Project / Project
SIX STOREY APARTMENT BUILDING

134 Robinson Avenue, Ottawa ON

Drawn by / Dessiné par / MD
No. projet / Project number 1638

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

D07-12-18-0172 #17856