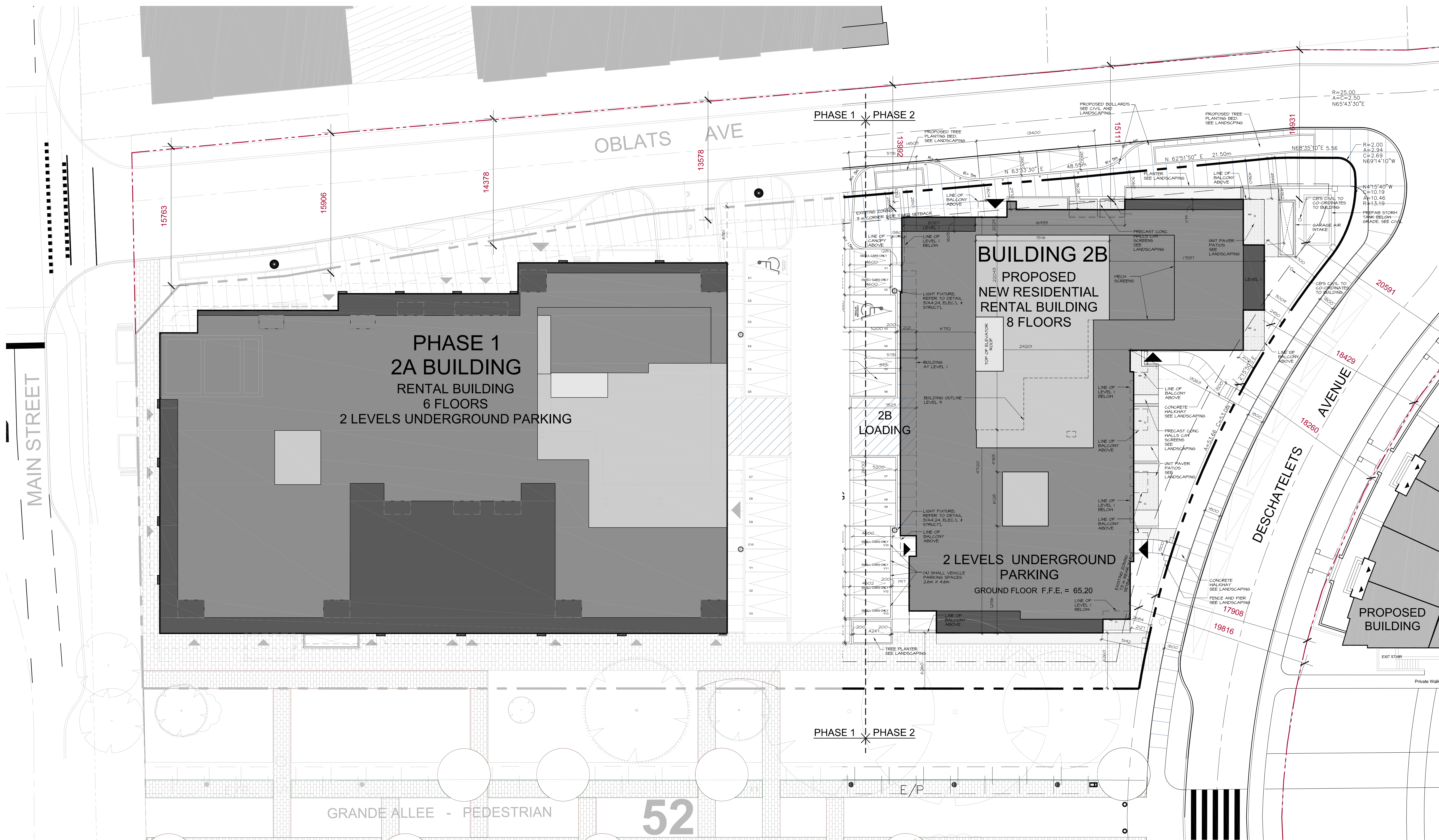




BUILDING 2 B						
ZONING SUMMARY:		REQUIRED	PROVIDED			
VEHICULAR PARKING:						
RESIDENTIAL PARKING (10 units (first 12 units) x 0.5 = 44 spaces)		44 spaces	120 spaces			
VISITOR PARKING (10 units (first 12 units) x 0.1 = 10 spaces)		10 spaces	11 spaces (inside)			
		65 spaces	131 spaces			
BICYCLE PARKING						
RESIDENTIAL (10 units x 0.5 = 50 spaces)		50 spaces	53 spaces (inside) 7 spaces (outside)			
AMENITY						
(10 units x 6 sqm/unit = 660 sqm) (Common, 50% of Req'd = 330 sqm.)		660 sqm 330 sqm	1,463 sqm 207 sqm 254 sqm Outdoor Roof Terrace			
BUILDING SUMMARY:						
RENTAL UNITS			110			
	60/55 FLOOR AREA		NET FLOOR AREA			
MECH. PENT/ ROOF		2,171 sq.ft.	-			
LEVEL 8		14,310 sq.ft.	12,144 sq.ft.			
LEVEL 7		14,310 sq.ft.	12,144 sq.ft.			
LEVELS 3-6		61,268 sq.ft.	54,852 sq.ft.			
LEVEL 2		14,553 sq.ft.	12,458 sq.ft.			
GROUND		14,908 sq.ft.	8,267 sq.ft. (Residential)			
		122,246 sq.ft.	101,545 sq.ft.			
UNIT TYPE / FLOOR						
	BACH.	1 BED	1 BED H/DN	2 BED	2 BED H/DN	TOTAL / FLOOR
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	3	9
TOTAL	1	28	34	12	35	110

REGIONAL

14	JAN. 31, 2019	ISSUED FOR SCHEMATIC DESIGN FOR TRACING
13	MAY 15, 2018	ISSUED FOR SCHEMATIC DESIGN FOR TRACING
12	MAR. 18, 2018	ISSUED FOR SCHEMATIC DESIGN FOR TRACING
11	MAR. 8, 2018	ISSUED FOR SCHEMATIC DESIGN FOR TRACING

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.

This drawing may not be used for construction until signed.

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Hobin Architecture Incorporated

BUILDING A & B

PROJECT/LOCATION:

MIXED USE DEVELOPMENT
10 OBLATS AVENUE

DRAWING TITLE:

SITE PLAN

DRAWN BY: DATE: SCALE:

MT 17/12/21 1:200

PROJECT: 1418.16

DRAWING NO.: A1.01

REVISION NO.:

PROJECT CONSULTANTS:

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KEY PLAN

GRAPHIC SCALE

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	6,584.46 sqm
BUILDING HEIGHT :	20 m	BLDG. A: 20 m BLDG. B: 25.3 m
MIN LOT WIDTH :	NO MINIMUM	40.24m
FRONT YARD :	2 m (min) 3 m (max)	2,057 m 2,146 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) 6,262 m (max)
LANDSCAPED OPEN SPACE (30% OF LOT AREA.) 6,584.46 sqm x 30% = 1,975.34 sqm		1,825.15 sqm (21.8%)

ADDITIONAL SETBACK ABOVE 15m

BUILDING 2A

- FRONT YARD 2m 2,026 m (Except corner. No additional setback for 1446m from corner)

- CORNER SIDE YARD 2m 6,178 m (min) (Except corner. No additional setback for 15,036m from corner)

BUILDING 2B

- CORNER SIDE YARD 2m (No additional setback at 15m.)

ADDITIONAL SETBACK ABOVE LEVEL 7 (15m) PROVIDED AS FOLLOWS:

1.1m and 1.6 m (As per Site Plan)