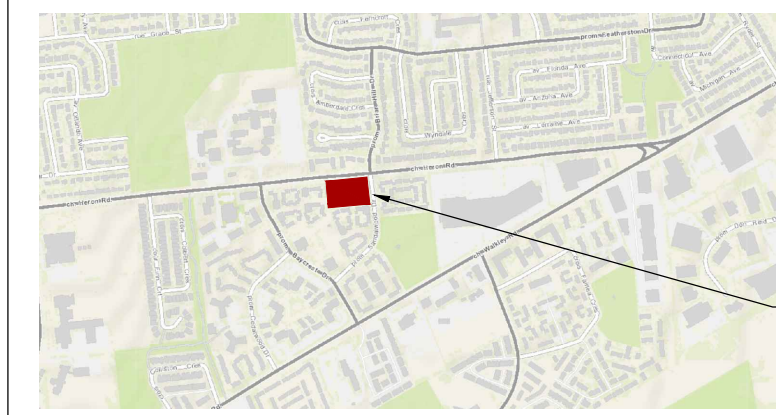
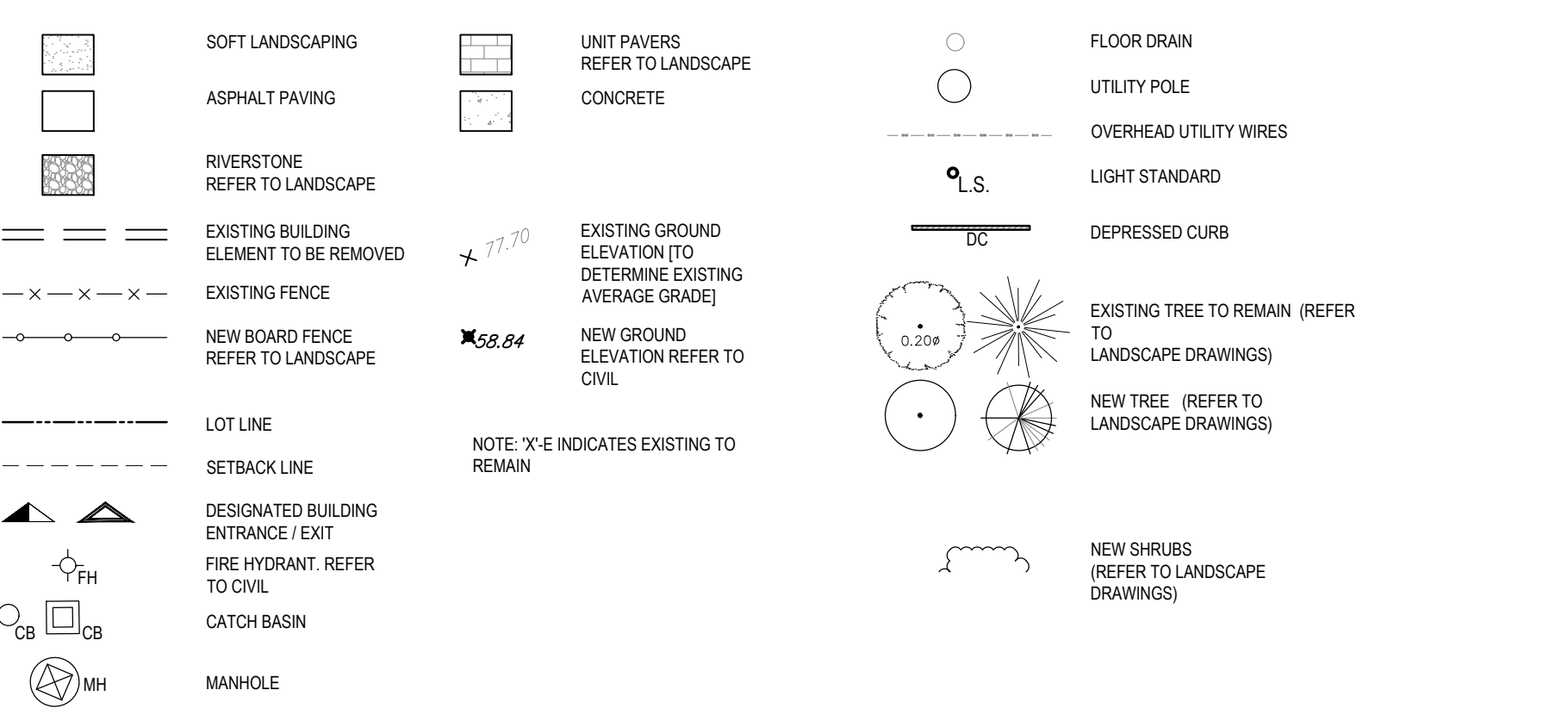
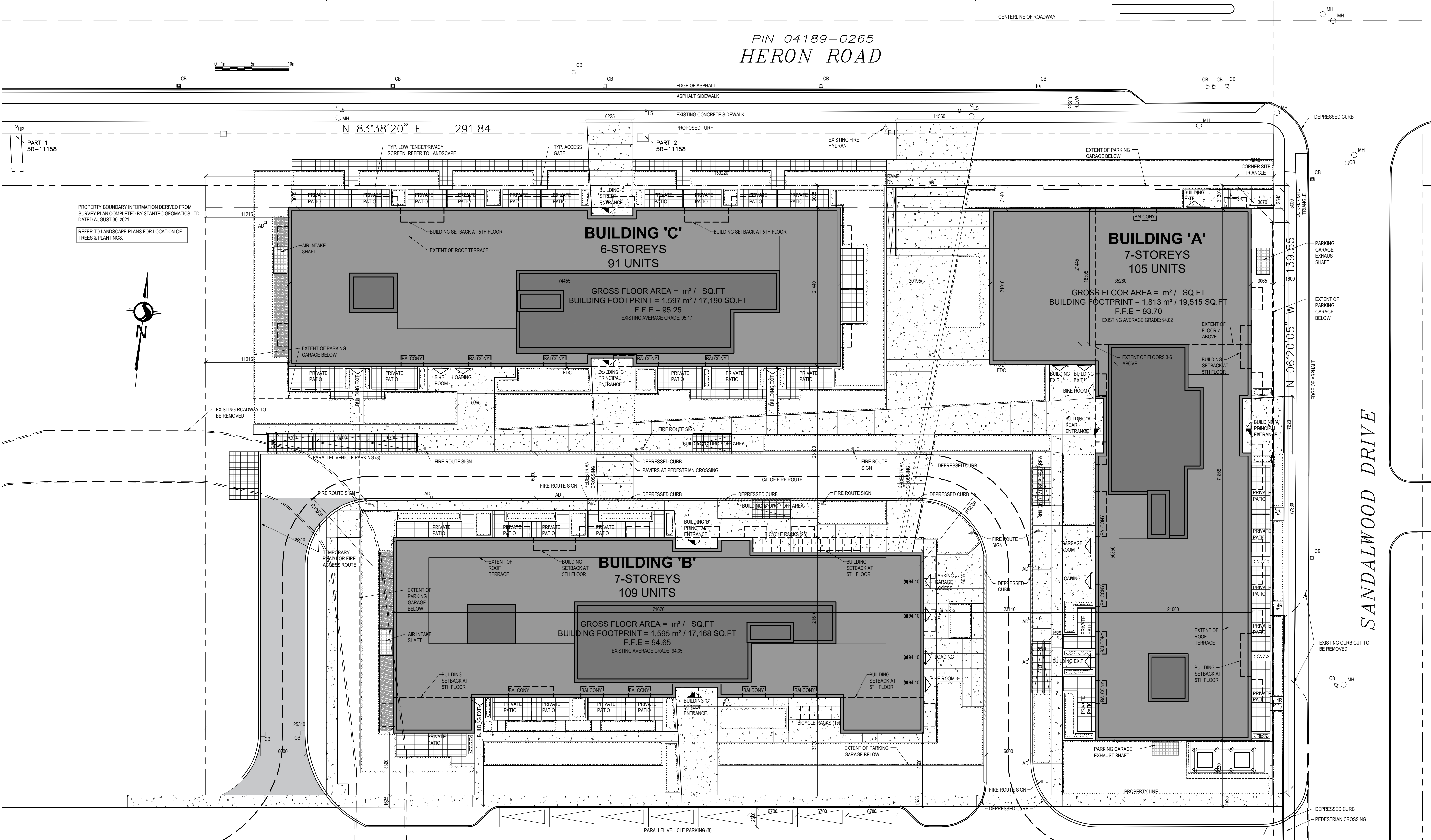


KEY PLAN		BUILDING INFORMATION		MINIMUM INTERIOR SIDE YARD SETBACK		LEGEND	
		BUILDING AREA: BUILDING A: 1,813 m², BUILDING B: 1,666 m², BUILDING C: 1,597 m²		7.3 m (BUILDING A) 8.4 m (BUILDING B)			
		GROSS FLOOR AREA: BUILDING A: 10,750 m², BUILDING B: 10,808 m², BUILDING C: 9,423 m²		11.2 m (BUILDING C) 25.3 m (BUILDING B)			
		PROPOSED USE: APARTMENT DWELLINGS, MID-RISE					
PROPERTY DESCRIPTION		UNIT BREAKDOWN:		MAXIMUM BUILDING HEIGHT			
		BUILDING A: 12- STUDIO, 50-1 BEDROOM, 21-2 BEDROOM, 15-3 BEDROOM, 2-4 BEDROOM TOWN, 105 UNITS		BUILDING B: 7- STUDIO, 59-1 BEDROOM, 17-2 BEDROOM, 15-3 BEDROOM, 9-3 BEDROOM TOWN, 109 UNITS		18 m	
		BUILDING C: 1- STUDIO, 31-1 BEDROOM, 39-2 BEDROOM, 8-3 BEDROOM, 4-4 BEDROOM TOWN, 91 UNITS		TOTAL PROPOSED: 20- STUDIO, 140-1 BEDROOM, 77-2 BEDROOM, 38-3 BEDROOM, 22-3 BEDROOM TOWN, 8-4 BEDROOM TOWN, 305 UNITS		BUILDING A: 19.08 m (6 STOREYS) BUILDING B: 22.72 m (7 STOREYS) BUILDING C: 22.52 m (7 STOREYS)	
SIX STOREY RESIDENTIAL BUILDINGS		ZONING TABLE		AMENITY AREA REQUIREMENTS			
CITY OF OTTAWA PIN NUMBER		CITY OF OTTAWA ZONING BY-LAW No. 2008-250		6m² per dwelling unit = 1,830m² 50% Communal = 915m²			
MUNICIPAL ADDRESS		REQUIRED		516m² INTERIOR AMENITY (Bldg A) -1,757m² BALCONIES / PRIVATE TERRACE -1,424m² TOTAL ROOFTOP TOTAL = 3,697m²			
SITE INFORMATION		PROPOSED		BICYCLE PARKING SPACES			
LOT AREA: 11,873.9 m²		MINIMUM LOT AREA		0.5 per dwelling unit = 153			
LOT FRONTAGE: 139.2 m		MINIMUM LOT WIDTH		117 INTERIOR STORAGE SPACES (BLDG A: 55, BLDG B: 46, BLDG C: 16) 36 EXTERIOR SPACES TOTAL = 153			
LOT DEPTH: 77.33 m		FRONT YARD SETBACK					
		HYDRO SETBACK					
		CORNER SIDE YARD SETBACK					



No.

Date

Envs pour / Object

1

2021-08-23

PRELIMINARY COORDINATION

2

2021-09-29

COORDINATION

3

2021-11-15

COORDINATION

4

2021-12-22

SITE PLAN CONTROL

Urban Planner

FOTENN

Planning + Design

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

Ingenieur / Engineer
(Structure / Structure)

Architecte / Architect
(paysagiste / Landscape)

Gino J. Aiello landscape architect

www.G.J.A.I.A.A.com

GINO@GJALIA.COM (613) 852-1343

110 Didsbury Road Unit #9 | Ottawa Ontario | K2T2C2

Ingenieur / Engineer
(Civil / Civil)

Client / Client

hazelvew

INVESTMENTS

Collectif d'architectes / Architects Collective

figuri

www.figuri.ca

Architecte / Architect

fig. 1

3500, Saint-Antoine O.

Montreal QC H4C 1A8

T. 514 881-9122

fig. 2

190 Somerset St W #206

Ottawa ON K2P 0A4

T. 613 695-6122

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Scelus / Seal

OTTAWA ASSOCIATION
OF
ARCHITECTS

ROBERTO CAMPOS
LICENCE
7401

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

Project / Project

HERONGATE
HG-5

Drawn by / Drawn by
MD

No. sheet / Project number
2135

Verified by / Verified by
RC

No. design / Drawing number

Revision / Revision

Echelle / Scale
AS SHOWN

Date de création du dessin /
Drawing creation date
2021-08-23

Site PLAN

0

A105