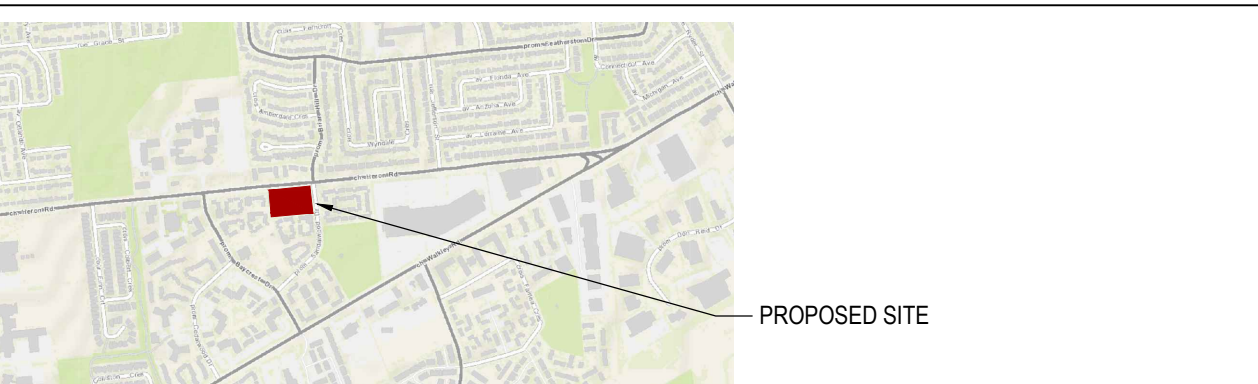


KEY PLAN			LEGEND		
	BUILDING INFORMATION		MINIMUM INTERIOR SIDE YARD SETBACK		
	BUILDING AREA: BUILDING A: 1,813 m², BUILDING B: 1,652 m², BUILDING C: 1,597 m²		6 m (BUILDING A) 7.3 m (BUILDING B)		
	GROSS FLOOR AREA: BUILDING A: 10,323 m², BUILDING B: 10,840 m², BUILDING C: 9,298 m²		REAR YARD SETBACK		
	PROPOSED USE: APARTMENT DWELLINGS, MID-RISE		N/A		
	UNIT BREAKDOWN: BUILDING A 12- STUDIO 52- 1 BEDROOM 22- 2 BEDROOM 12- 3 BEDROOM 5- 3 BEDROOM TOWN 2- 4 BEDROOM TOWN 105 UNITS		MAXIMUM BUILDING HEIGHT		
	BUILDING B 3- STUDIO 48- 1 BEDROOM 34- 2 BEDROOM 13- 3 BEDROOM 9- 3 BEDROOM TOWN 2- 4 BEDROOM TOWN 109 UNITS		22.8 m		
	BUILDING C 1- STUDIO 30- 1 BEDROOM 40- 2 BEDROOM 8- 3 BEDROOM 8- 3 BEDROOM TOWN 4- 4 BEDROOM TOWN 91 UNITS		BUILDING A: 22.62 m (7 STOREYS) BUILDING B: 22.77 m (7 STOREYS) BUILDING C: 19.08 m (6 STOREYS)		
	TOTAL PROPOSED 16- STUDIO 130- 1 BEDROOM 96- 2 BEDROOM 33- 3 BEDROOM 22- 3 BEDROOM TOWN 8- 4 BEDROOM TOWN 305 UNITS		MAXIMUM FLOOR SPACE INDEX		
	ZONING TABLE		N/A		
	R5		VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)		
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		0.99 per dwelling unit = 302 spaces			
REQUIRED		305 P1 SPACES (263 REGULAR, 40 SMALL, 2 ACCESSIBLE)			
PROPOSED		NEW BOARD FENCE REFER TO LANDSCAPE			
MINIMUM LOT AREA		16 SPACES (EXTERIOR) 45 SPACES (P1)			
1,400 m² for a Planned Unit Dev.		VISITOR PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)			
MINIMUM LOT WIDTH		0.2 / Dwelling unit = 61 Spaces required			
n/a		AMENITY AREA REQUIREMENTS			
FRONT YARD SETBACK		6m² per dwelling unit = 1,830m² 50% Communal = 915m²			
3 m		-353 m² INTERIOR AMENITY (BLDG A) -1,200 m² BALCONIES / PRIVATE TERRACE -1,463 m² TOTAL ROOFTOP TOTAL = 3,016 m²			
HYDRO SETBACK		BICYCLE PARKING SPACES			
6m		0.5 per dwelling unit = 153			
CORNER SIDE YARD SETBACK		242 INTERIOR STORAGE SPACES (BLDG B: 32, BLDG C: 32, P1: 178), 45 EXTERIOR SPACES TOTAL = 287			
3 m (HERON ROAD)					
PROPERTY DESCRIPTION			SOFT LANDSCAPING		
SIX STOREY RESIDENTIAL BUILDINGS			ASPHALT PAVING		
CITY OF OTTAWA PIN NUMBER			RIVERSTONE REFER TO LANDSCAPE		
MUNICIPAL ADDRESS			EXISTING BUILDING ELEMENT TO BE REMOVED		
04			EXISTING FENCE		
Heron Road			NEW BOARD FENCE REFER TO LANDSCAPE		
SITE INFORMATION			LOT LINE		
LOT AREA: 11,873.9 m²			SETBACK LINE		
LOT FRONTAGE: 81.00 m			DESIGNATED BUILDING ENTRANCE / EXIT		
LOT DEPTH: 145.62 m			FIRE HYDRANT. REFER TO CIVIL		
			CATCH BASIN		
			MANHOLE		
			UNIT PAVERS REFER TO LANDSCAPE		
			CONCRETE		
			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)		

