

no.	date	revision
10	DEC 17, 2021	RE-ISSUED FOR SITEPLAN
9	SEPT 23, 2021	RE-ISSUED FOR COORDINATION
8	MAY 26, 2021	REVISED FOR ZBA AND SITEPLAN
7	APR 26, 2021	ISSUED FOR URBAN DESIGN REVIEW PANEL
6	MAR 3, 2021	ISSUED FOR SITEPLAN APPLICATION
5	FEB 5, 2021	RE-ISSUED FOR ZONING AND DP AMENDMENT
4	JAN 30, 2021	RE-ISSUED FOR COORDINATION
3	NOV 17, 2020	ISSUED FOR INFORMATION
2	AUG 5, 2020	ISSUED FOR ZONING AND DP AMENDMENT
1	JULY 21, 2020	ISSUED FOR COORDINATION

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.

Do not scale drawings.

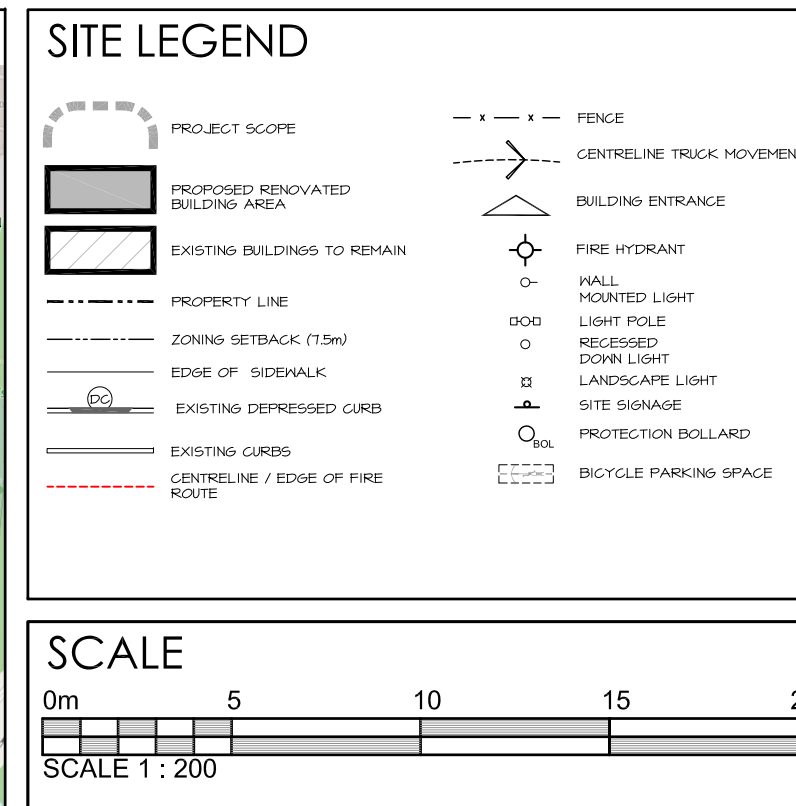
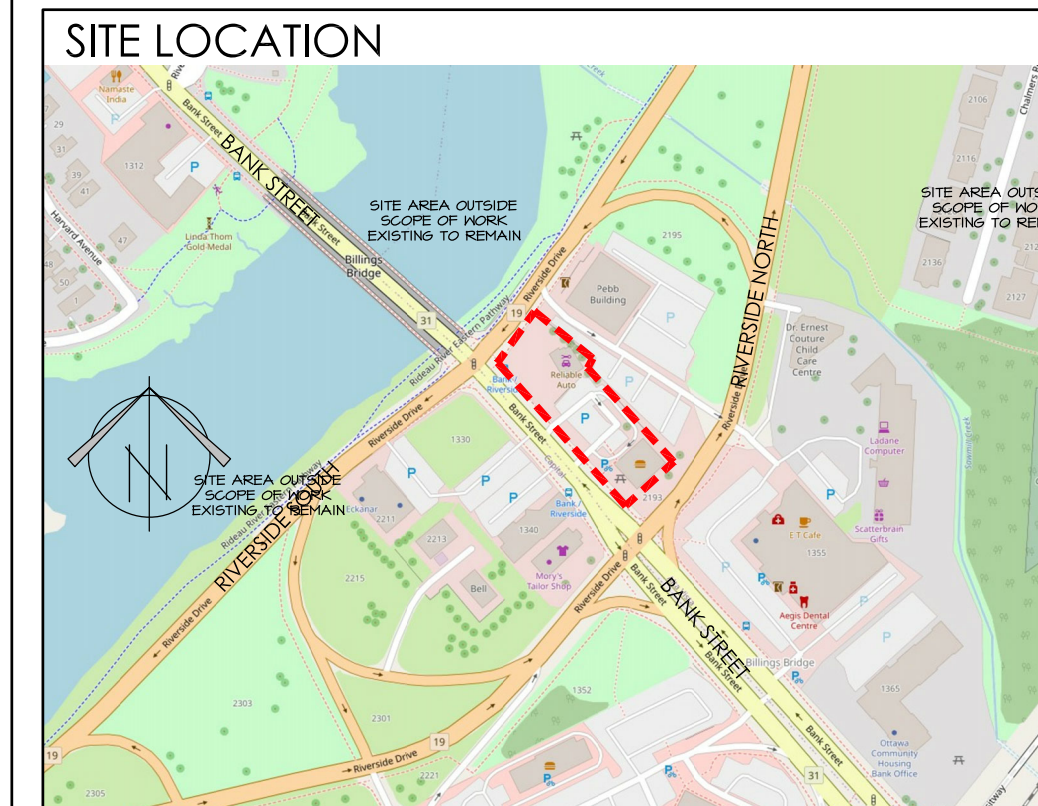
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HOBIN ARCHITECTURE



BUILDING AREAS

BUILDING FOOT PRINT:	2099 m ²
CONSTRUCTED GFA: (ABOVE GRADE)	26 601 m ²
RESIDENTIAL LEASEABLE AREA: GFA (ZBL):	20 537 m ² 19 026 m ²
INDOOR AMENITY	1681 m ²
OUTDOOR AMENITY	709 m ²
COMMERCIAL	174 m ²
BELOW GRADE PARKING CONSTRUCTED AREA	4916 m ²

PROJECT STATISTICS

	REQUIRED	PROVIDED
SITE AREA:	2000 m ²	2827 m ²
MIN LOT WIDTH:	NA	95.28 m
SETBACKS:		
FRONT (Bank)	0.0 m	0.6 m
NORTH (Riverside)	0.0 m	2.8 m
SOUTH (Riverside)	0.0 m	0.0 m
REAR (east)	0.0 m	0.0 m
MAX HEIGHT:	50 m	86 m
LANDSCAPE:	00%	00% (of project area)

PROJECT STATISTICS (cont)

	REQUIRED	PROVIDED
PARKING:		
RESIDENTIAL (382 UNITS):		
APARTMENT - 320		
SHORT LEASE - 62		
0.5/DU	191	142
COMMERCIAL (GFA 524m ²):		
0/1500 m ²	0	0
VISITOR (391 UNITS) (0.1/(DU-12))	30	30
TOTAL:	221	172
BICYCLE PARKING:		
RESIDENTIAL (391 UNITS):		
0.5/DU	191	267
COMMERCIAL (GFA 524m ²):		
1/250 m ²	1	2
TOTAL:	192	269

LEGAL DESCRIPTION:
PART 1 of Plan of LOT 2 REGISTERED PLAN 347 and PART OF THE NORTH HALF OF THE WEST HALF OF LOT 18; CONCESSION JUNCTION GORE GEOGRAPHIC TOWNSHIP OF GLOUCESTER; CITY OF OTTAWA

CIVIL ADDRESS:
1335 & 1339 BANK ST (AT Riverside Drive)

ZONING NOTES:
OFFICIAL PLAN DESIGNATION: GENERAL URBAN AREA, ARTERIAL MAINSTREET
ZONING - AM8 - ARTERIAL MAINSTREET
ABUTTING: NORTH - NOT APPLICABLE
SOUTH, EAST, WEST - AM8
SOUTH WEST - MC(1341)
SCHEDULE 1A: AREA Y (INNER URBAN MAINSTREET)
PREVIOUS APPLICATION: D07-12-17-0101

Owner
LOFTY RIVERSIDE GP
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Architect/Agent
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Survey
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
Suite 500 - 14 Concourse Gate, Nepean, Ontario, K2E 7S6
Attn: Richard Gauthier 613-727-0850

Civil
NOVATECH ENGINEERS
Suite 200 - 240 Michael Cowpland, Ottawa, ON, K2M 1P6
Attn: Francois Thauvette - 613-254-9643

Structural
NOT YET CONTRACTED

Mechanical/Electrical
NOT YET CONTRACTED

PROJECT/LOCATION:
LOFTY RIVERSIDE APARTMENT BUILDING
1335 & 1339 BANK STREET

DRAWING TITLE:
SITE PLAN

DRAWN BY: DV	DATE: JULY 2020	SCALE: 1:200
PROJECT: 2008		DRAWING NO.: A1.00
REVISION NO.:		