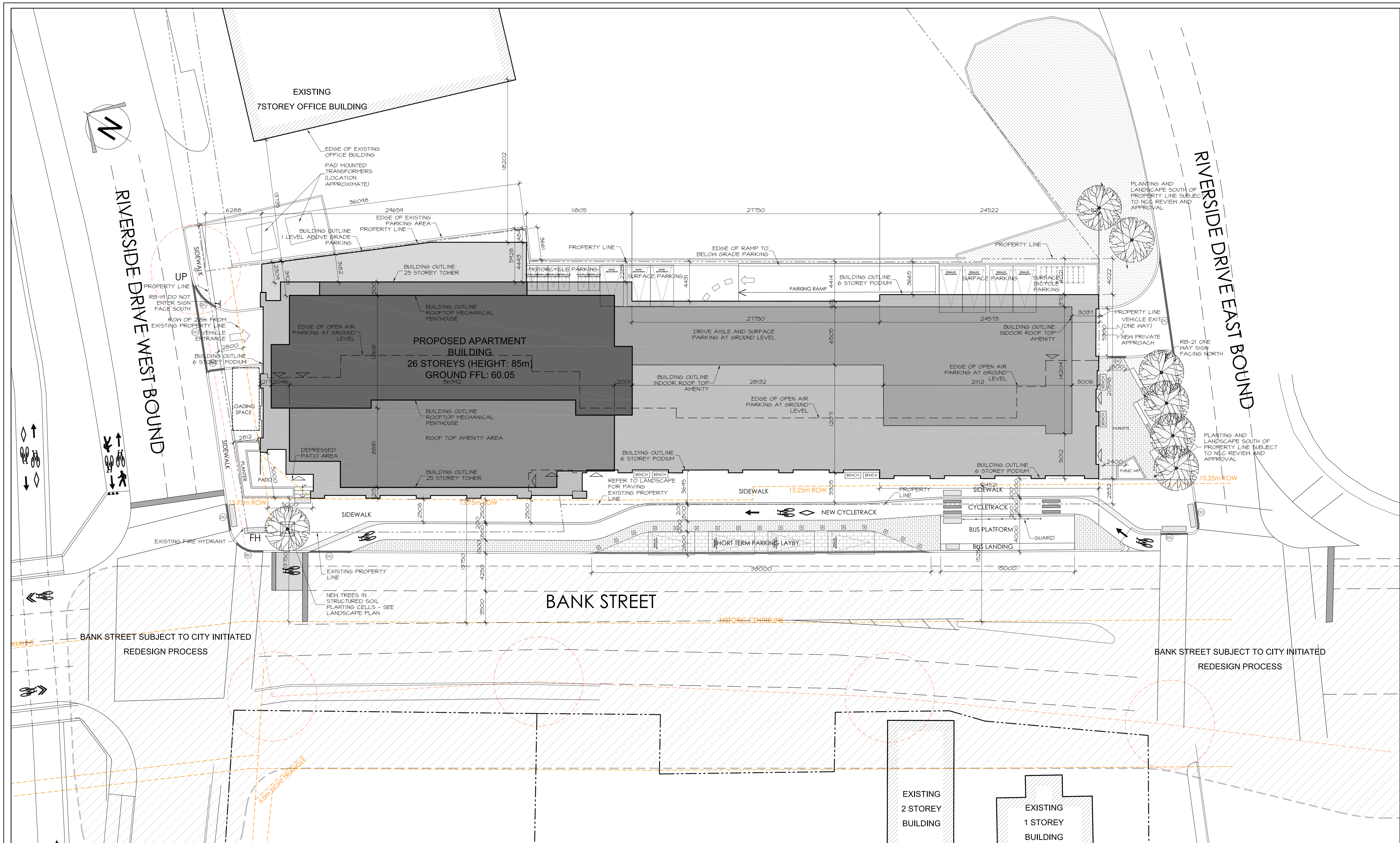


LOFTY



no.	date	revision
6	MAR 3, 2021	ISSUED FOR SITEPLAN APPLICATION
5	FEB 5, 2021	RE-ISSUED FOR ZONING AND OP AMENDMENT
4	JAN 30, 2021	RE-ISSUED FOR COORDINATION
3	NOV 17, 2020	ISSUED FOR INFORMATION
2	AUG 5, 2020	ISSUED FOR ZONING AND OP AMENDMENT
1	JULY 21, 2020	ISSUED FOR COORDINATION

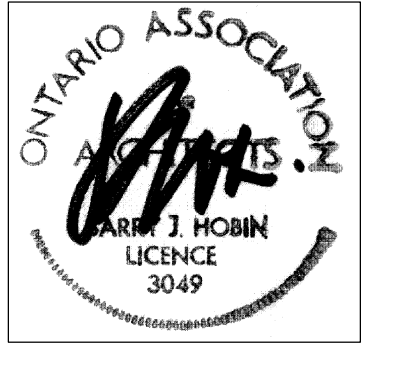
It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

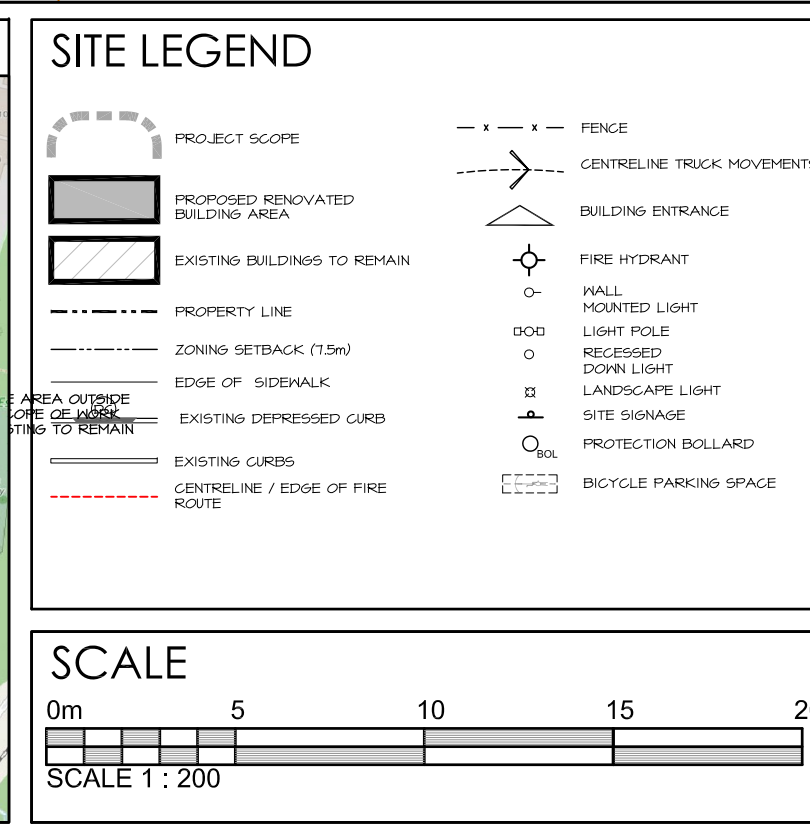
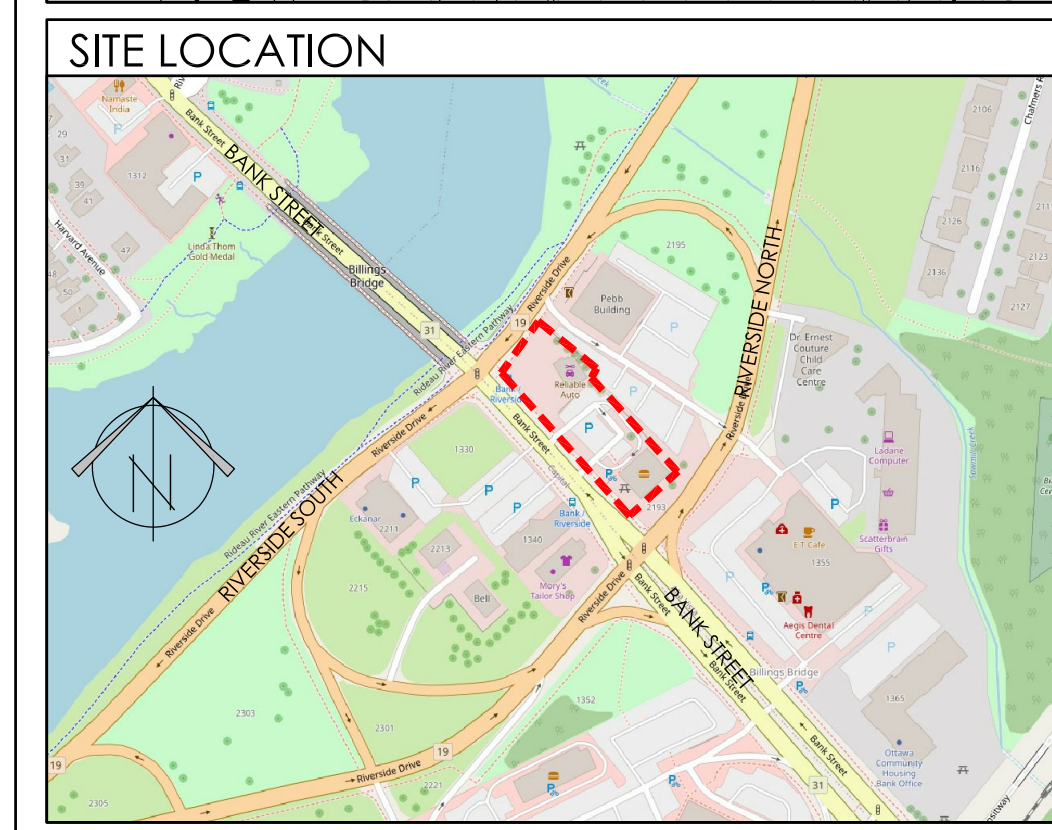
Do not scale drawings.

This drawing may not be used for construction until signed.

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BUILDING AREAS	
BUILDING FOOT PRINT:	2099 m ²
CONSTRUCTED GFA: (ABOVE GRADE)	27 540m ²
RESIDENTIAL LEASEABLE AREA: GFA (ZBL):	21 140m ²
	19 026m ²
INDOOR AMENITY OUTDOOR AMENITY	1681 m ² 709 m ²
COMMERCIAL	174 m ²
BELOW GRADE PARKING CONSTRUCTED AREA	4916 m ²

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

PROJECT STATISTICS (cont)			
	REQUIRED	PROVIDED	
PARKING:			
RESIDENTIAL (391 UNITS):			
APARTMENT - 326			
SHORT LEASE - 65			
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:	228	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 - MC1341
 SCHEDULE 1A: AREA Y (INNER URBAN MAINSTREET)
 PREVIOUS APPLICATION: D07-12-17-0101

Owner
 LOFTY RIVERSIDE GP
 206-900 boulevard de la Carrière, Gatineau, Quebec, J8Y 6T5
 Attn: Kevin McMahon - 613-302-3911

Architect/Agent
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 63 Pamilla Street, Ottawa, Ontario, K1S 8K7
 Attn: Doug van den Ham - 613-238-7200

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.: