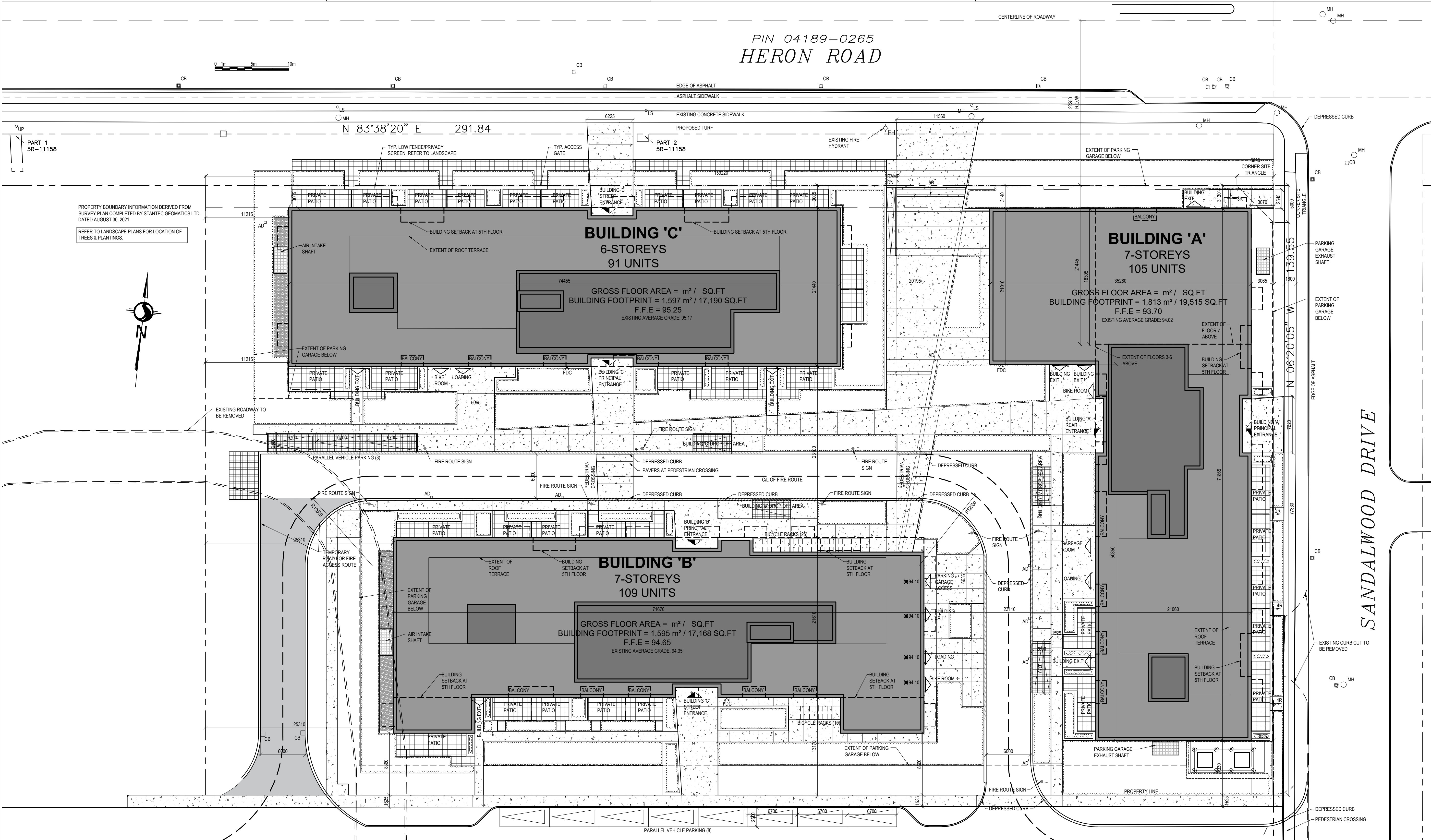


KEY PLAN		BUILDING INFORMATION				MINIMUM INTERIOR SIDE YARD SETBACK		LEGEND					
	PROPOSED SITE	BUILDING AREA:		BUILDING A: 1,813 m², BUILDING B: 1,656 m², BUILDING C: 1,597 m²		7.3 m (BUILDING A) 8.4 m (BUILDING B)			SOFT LANDSCAPING		UNIT PAVERS REFER TO LANDSCAPE		FLOOR DRAIN
		GROSS FLOOR AREA:		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)			ASPHALT PAVING		CONCRETE		UTILITY POLE
		PROPOSED USE:		APARTMENT DWELLINGS, MID-RISE					RIVERSTONE REFER TO LANDSCAPE				OVERHEAD UTILITY WIRES
		UNIT BREAKDOWN:							EXISTING BUILDING ELEMENT TO BE REMOVED		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)		LIGHT STANDARD
		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 2-4 BEDROOM TOWN 109 UNITS	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		NEW BOARD FENCE REFER TO LANDSCAPE		NEW GROUND ELEVATION REFER TO CIVIL		NEW TREE (REFER TO LANDSCAPE DRAWINGS)	
PROPERTY DESCRIPTION		ZONING TABLE		R5		AMENITY AREA REQUIREMENTS		NOTE: 'X' E INDICATES EXISTING TO REMAIN					
SIX STOREY RESIDENTIAL BUILDINGS		CITY OF OTTAWA ZONING BY-LAW No. 2008-250		REQUIRED		6m² per dwelling unit = 1,830m² 50% Communal = 915m²							
CITY OF OTTAWA PIN NUMBER		04		PROPOSED		-516m² INTERIOR AMENITY (Bldg A) -1,757m² BALCONIES / PRIVATE TERRACE -1,424m² TOTAL ROOFTOP TOTAL = 3,697m²							
MUNICIPAL ADDRESS		Heron Road				BICYCLE PARKING SPACES							
SITE INFORMATION		MINIMUM LOT AREA		1,400 m² for a Planned Unit Dev.		0.5 per dwelling unit = 153							
LOT AREA:		11,873.9 m²		n/a		117 INTERIOR STORAGE SPACES (BLDG A: 55, BLDG B: 46, BLDG C: 16)							
LOT FRONTAGE:		139.2 m		3 m (SANDALWOOD DRIVE)		36 EXTERIOR SPACES TOTAL = 153							
LOT DEPTH:		77.33 m		6m									
		CORNER SIDE YARD SETBACK		3 m (HERON ROAD)									
		HYDRO SETBACK		n/a									
		FRONT YARD SETBACK		3 m									
		MINIMUM LOT WIDTH		n/a									
		MINIMUM LOT DEPTH		n/a									
		REAR YARD SETBACK		N/A									
		MAXIMUM BUILDING HEIGHT		18 m									
		MAXIMUM FLOOR SPACE INDEX		N/A									
		VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)		Residential Area C: 1.2 spaces/unit, less first 12 units 1.2 per dwelling unit = 352 spaces									
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		AMENITY AREA REQUIREMENTS		6m² per									



No. Date

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

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110 Didsbury Road Unit #9 | Ottawa Ontario | K2T0C2

Ingenieur / Engineer

(Civil / Civil)

Client / Client

Architecte / Architect

Collectif architectes / Architects Collective

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Dr. d'architecte / Copyright

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Scelus / Seal

Note:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et avant immédiatement l'architecte 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 / Drawn by

MD

No. sheet / Project number

2135

Verified / Verified by

RC

No. design / Drawing number

Revision / Revision

AS SHOWN

0

Date de création du dessin / Drawing creation date

2021-08-23

A105