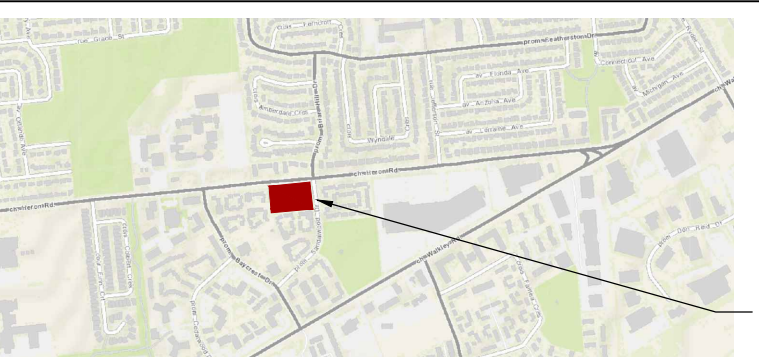
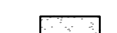
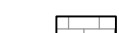
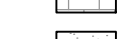
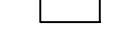
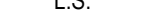
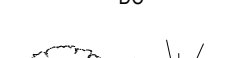
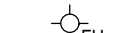
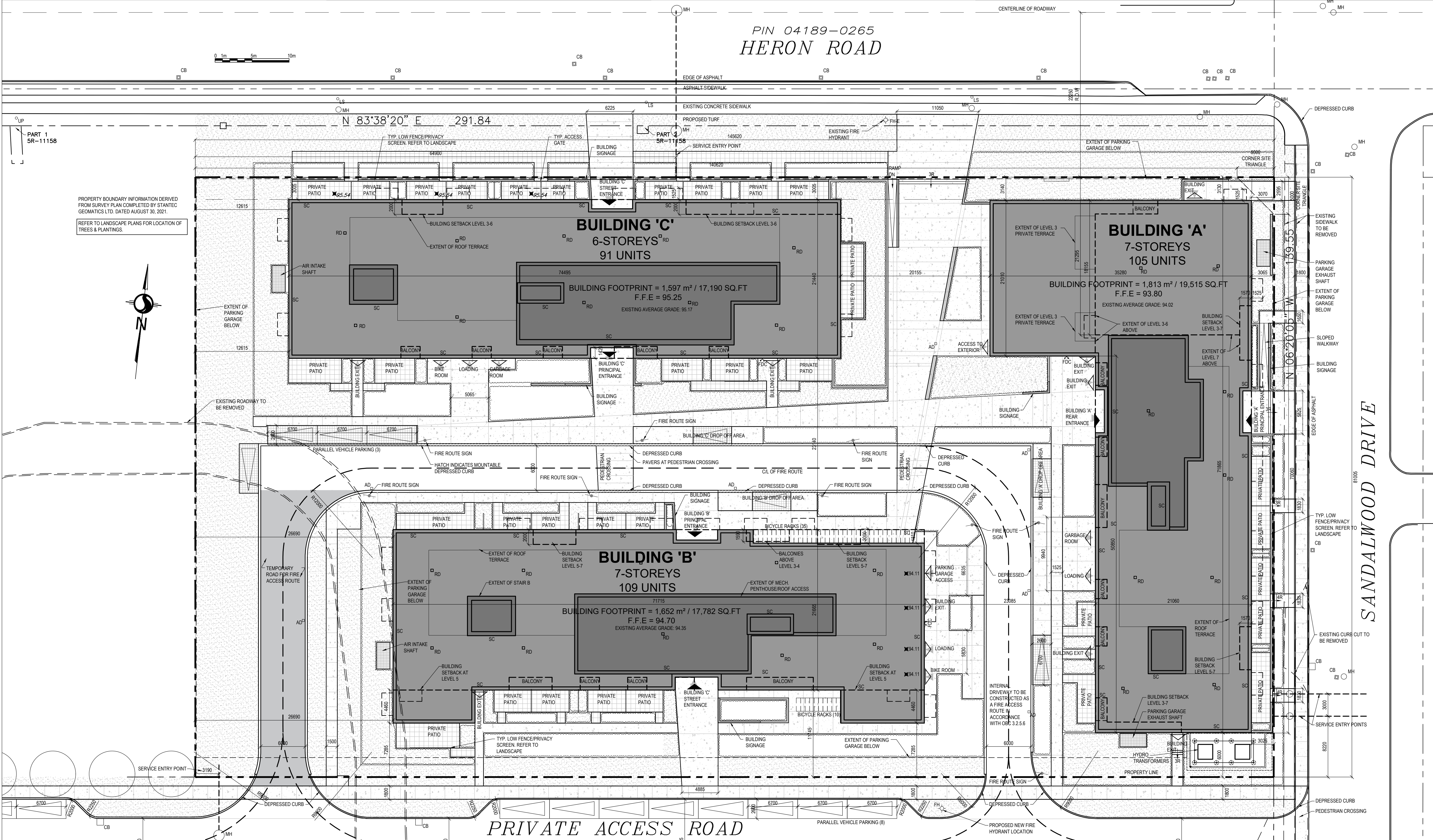


KEY PLAN			BUILDING INFORMATION				MINIMUM INTERIOR SIDE YARD SETBACK		6 m (BUILDING A) 7.3 m (BUILDING B)		LEGEND									
 PROPOSED SITE			BUILDING AREA:		BUILDING A: 1,813 m², BUILDING B: 1,652 m², BUILDING C: 1,597 m²		REAR YARD SETBACK		N/A		12.6 m (BUILDING C) 25.3 m (BUILDING B)		 SOFT LANDSCAPING		 UNIT PAVERS REFER TO LANDSCAPE		 FLOOR DRAIN			
			GROSS FLOOR AREA:		BUILDING A: 10,323 m², BUILDING B: 10,840 m², BUILDING C: 9,298 m²								 ASPHALT PAVING		 CONCRETE		 UTILITY POLE			
			PROPOSED USE:		APARTMENT DWELLINGS, MID-RISE										 RIVERSTONE REFER TO LANDSCAPE				 OVERHEAD UTILITY WIRES	
			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		BUILDING B: 3- STUDIO 48- 1 BEDROOM 34- 2 BEDROOM 13- 3 BEDROOM 9- 3 BEDROOM TOWN 2- 4 BEDROOM TOWN 109 UNITS		BUILDING C: 1- STUDIO 30- 1 BEDROOM 40- 2 BEDROOM 8- 3 BEDROOM 6- 3 BEDROOM TOWN 4- 4 BEDROOM TOWN 91 UNITS		TOTAL PROPOSED 16- STUDIO 130- 1 BEDROOM 96- 2 BEDROOM 33- 3 BEDROOM 22- 3 BEDROOM TOWN 8- 4 BEDROOM TOWN 305 UNITS		MAXIMUM BUILDING HEIGHT		22.8 m		BUILDING A: 22.62 m (7 STOREYS) BUILDING B: 22.77 m (7 STOREYS) BUILDING C: 19.08 m (6 STOREYS)		 LIGHT STANDARD		 DEPRESSED CURB	
PROPERTY DESCRIPTION			ZONING TABLE		R5		MAXIMUM FLOOR SPACE INDEX		N/A		EXISTING BUILDING ELEMENT TO BE REMOVED		EXISTING FENCE		EXISTING GROUND ELEVATION TO DETERMINE EXISTING AVERAGE GRADE		 EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)			
SIX STOREY RESIDENTIAL BUILDINGS			CITY OF OTTAWA ZONING BY-LAW No. 2008-250		REQUIRED		PROPOSED		AMENITY AREA REQUIREMENTS		6m² per dwelling unit = 1,830m² 50% Communal = 915m²		NEW BOARD FENCE REFER TO LANDSCAPE		NEW GROUND ELEVATION REFER TO CIVIL		 NEW TREE (REFER TO LANDSCAPE DRAWINGS)			
CITY OF OTTAWA PIN NUMBER			04						VISITOR PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)		0.2 / Dwelling unit = 61 Spaces required		16 SPACES (EXTERIOR) 45 SPACES (P1)		LOT LINE		 SETBACK LINE			
MUNICIPAL ADDRESS			Heron Road						BICYCLE PARKING SPACES		0.5 per dwelling unit = 153		242 INTERIOR STORAGE SPACES (BLDG B: 32, BLDG C: 32, P1: 178), 45 EXTERIOR SPACES TOTAL = 287		 DESIGNATED BUILDING ENTRANCE / EXIT		 FIRE HYDRANT. REFER TO CIVIL.			
SITE INFORMATION			MINIMUM LOT AREA		1,400 m² for a Planned Unit Dev.		11,873.9 m²						 CATCH BASIN		 MANHOLE		 ROOF DRAIN			
LOT AREA:			11,873.9 m²		MINIMUM LOT WIDTH		n/a						 NOTE: 'X'-E INDICATES EXISTING TO REMAIN		 NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)					
LOT FRONTAGE:			81.00 m		FRONT YARD SETBACK		3 m		3 m (SANDALWOOD DRIVE)											
LOT DEPTH:			145.62 m		HYDRO SETBACK		6m		n/a											
					CORNER SIDE YARD SETBACK		3 m		3 m (HERON ROAD)											



No. Date Envs pour / Object

12021-08-23PRELIMINARY COORDINATION

22021-09-29COORDINATION

32021-11-15COORDINATION

42021-12-22SITE PLAN CONTROL

52022-05-09COORDINATION

62022-05-20COORDINATION

72022-06-01SITE PLAN CONTROL RESPONSE 01

82022-06-20SITE PLAN CONTROL RESPONSE

92022-07-12SITE PLAN CONTROL RESPONSE

102022-07-28SITE PLAN CONTROL RESPONSE

112022-09-20SITE PLAN CONTROL RESPONSE

122022-11-01SITE PLAN CONTROL RESPONSE 02

132023-01-1150% COORDINATION

142023-02-10SITE PLAN CONTROL RESPONSE 03

Urban Planner

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

Ingenieur / Engineer
(Structure / Structure)

Architecte / Architect
(paysagiste / Landscape)

Gino J. Aiello landscape architectwww.G.J.A.I.A.O
GINO@GJALIA.COM (613) 852-1343
110 Disboursy Road Unit #9 | Ottawa Ontario | K2T0C2

Ingenieur / Engineer
(Civil / Civil)

Client / Client

hazelview
INVESTMENTS

Collectif d'architectes / Architects Collective

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Noté:
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.

Projet / Project

HERONGATE - HG-5
PHASE I
RESIDENTIAL
DEVELOPMENT

Site PLAN

Dessiné par / Drawn by
MD

No. projet / Project number
2135

Vérifié par / Verified by
RC

No. dessin / Drawing number

Echelle / Scale
AS SHOWN

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

Revision /
Revision

0

A105