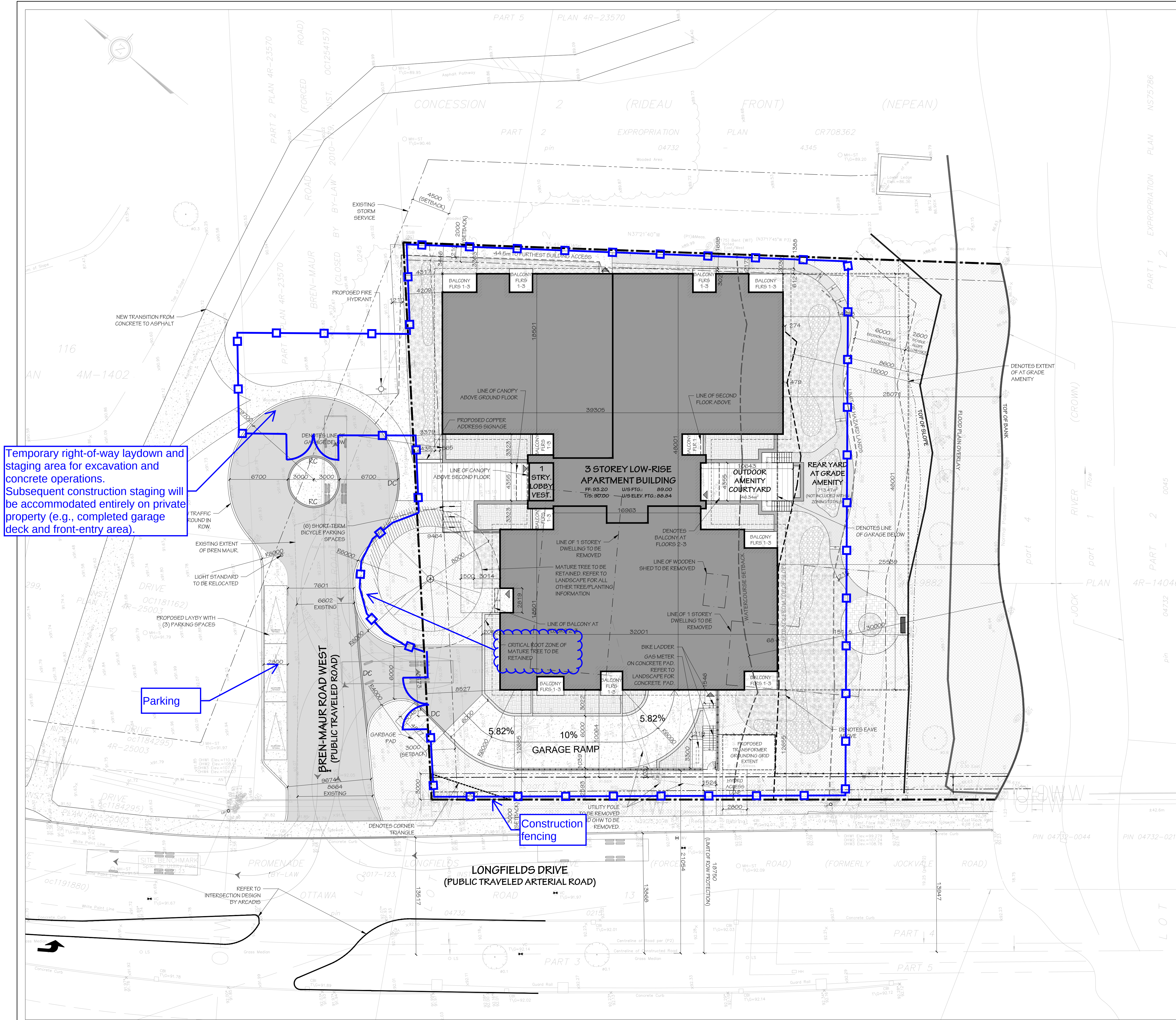




SURVEY INFORMATION TAKEN FROM:

ANNE'S OSULLIVAN VOLLEBERG LTD. 2024

ZONING SUMMARY (ZONING BY-LAW 2008-250)

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH (m)	15 m MIN.	61.9 m
MINIMUM LOT AREA (m ²)	450 m ² MIN.	4,293.9 m ²
MINIMUM FRONT YARD (m)	3.0 m MIN.	3.3 m
MINIMUM CORNER SIDE YARD (m)	3.0 m MIN.	12.6 m
MINIMUM INTERIOR SIDE YARD (m)	3 m MIN. (NOT APPLICABLE)	2 m
MINIMUM REAR YARD (m)	15 m MIN.	25 m
MINIMUM BUILDING HEIGHT (m)	15 m MAX.	13.63 m

PERMITTED PROJECTIONS INTO YARDS (SECTION 60, TABLE 60)		
FRONT YARD	0.5m (MAX. PROJ.)	0.8m
REAR YARD	0.5m (MAX. PROJ.)	0.7m
INTERIOR SIDE YARD	0.5m (MAX. PROJ.)	1.3m
REAR YARD	1m (MAX. PROJ.)	1.6m

PARKING, QUEUING AND LOADING PROVISIONS (SECTION 100-114)		
MINIMUM PARKING SPACE RATES (TABLE 101)	42 SPACES	43 SPACES
MINIMUM VISITOR PARKING SPACE RATES (TABLE 102)	7 SPACES	7 SPACES
MINIMUM VISITOR PARKING SPACE RATES (TABLE 111)	18 SPACES	28 SPACES

RESIDENTIAL PROVISIONS (SECTION 100-148)		
AMENITY AREA (TABLE 137) (3) LOW-RISE APARTMENT DWELLING	334.4m ²	334.4m ²
TOTAL AMENITY AREA	334.4m ²	334.4m ²
TOTAL COMMUNAL AMENITY AREA	334.4m ²	334.4m ²
TOTAL PRIVATE AMENITY AREA	334.4m ²	334.4m ²

SITE STATISTICS		
SITE COVERAGE		
TOTAL LOT AREA (m ²)	4,293.9 m ²	
BUILDING AREA (m ²) (% LOT COVERAGE)	1,639 m ² / 38.2%	
VEHICULAR SURFACE AREA (m ²) (% LOT COVERAGE)	254 m ² / 5.9%	
TOTAL HARD LANDSCAPING AREA (m ²) (% LOT COVERAGE)	315.9 m ² / 7.3%	
TOTAL SOFT LANDSCAPING AREA (m ²) (% LOT COVERAGE)	1,810 m ² / 44.6%	
TOTAL ARCHITECTURAL ELEMENTS (m ²) (% LOT COVERAGE)	1.05 m ² / 0.02%	
TOTAL OPEN LANDSCAPE SPACE (m ²) (% LOT COVERAGE)	2,390.9 m ² / 55.8%	

BUILDING STATISTICS		
BUILDING AREAS		
GROUND FLOOR AREA	4,354.0 m ²	
LEASABLE FLOOR AREA	3,741.0 m ²	
BUILDING AREA	1,639 m ²	
BELOW GRADE AREA (PARKING GARAGE)	1,743.5 m ²	
TOTAL AMENITY AREA	1,072.0 m ²	

UNIT BREAKDOWN		
1 - BED	7 (20%)	
1 - BED + DEN	1 (3%)	
2 - BED	3 (8%)	
2 - BED	24 (69%)	
TOTAL	35 (100%)	

PARKING AND LOCKERS		
VEHICLE PARKING	47 (41 RESIDENT - 6 VISITOR)	
BIKE PARKING	20	
STORAGE LOCKERS	26	

DRAWING LEGEND		
PROPERTY LINE	PRECAST PAVERS	FLAGSTONE
DEPRESSED CURB	LARGE FORMAT PRECAST PAVERS	ESCAPMENT (EXISTING VEGETATION)
ROLL CURB	RIVER STONE	ASPHALT
UTILITY POLE	PLANTING REFER TO LANDSCAPE	2.4m TALL PRIVACY FENCE
ENTRY/EXIT POINT	STONE DUST PATH	1.1m TALL PICKET GUARD
CONCRETE RETAINING WALL / UPSTAND	CONCRETE PATH / RAMP / STEP	WILDLIFE EXCLUSION FENCE
CONCRETE PLANTER	GRASS	
DRYSTACK PLANTER		

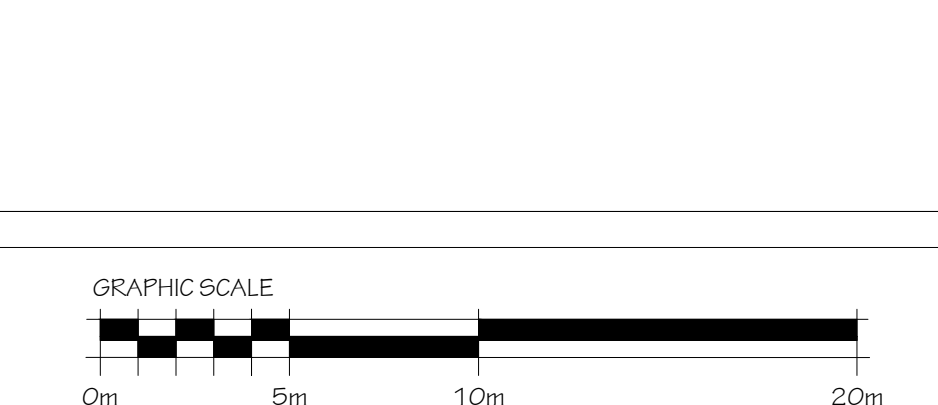
ZONING SUMMARY (ZONING BY-LAW 2008-250)

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH (m)	7.5 m MIN.	61.9 m
MIN. LOT WIDTH PER PRINCIPAL VERT. ATTACHED UNIT (m)	4.5 m MIN.	61.9 m
MINIMUM FRONT YARD (m)	3.0 m MIN.	3.3 m
MINIMUM EXTERIOR SIDE YARD (m)	3.0 m MIN.	12.6 m
MINIMUM TOTAL INTERIOR SIDE YARD (m)	1.8 m MIN.	2 m
MINIMUM BUILDING WIDTH (m)	N/A	48.001 m
MINIMUM REAR YARD (m)	6 m MIN.	25 m
MINIMUM BUILDING HEIGHT (m)	14.5 m MAX.	13.63 m
MAXIMUM NUMBER OF DWELLING UNITS	N/A	33

PERMITTED PROJECTIONS INTO YARDS (SECTION 204)		
FRONT YARD	1m (MAX. PROJ.)	0.8m
REAR YARD	0.5m (MAX. PROJ.)	0.7m
INTERIOR SIDE YARD	0.5m (MAX. PROJ.)	1.3m
REAR YARD	1m (MAX. PROJ.)	1.6m

MAXIMUM PARKING SPACE RATES (SECTION 602, TABLE 602)		
(3) DWELLING UNIT IN BUILDING WITH 1 OR MORE DWELLING UNITS (AREA E)	53 SPACES MAX.	43 SPACES
MINIMUM VISITOR PARKING SPACE RATES (SECTION 603)	7 SPACES	7 SPACES
MINIMUM BICYCLE SPACE RATES (SECTION 613)	2 SPACES	2 SPACES

GENERAL NOTES		
1. SNOW TO BE REMOVED FROM SITE.		



PROJECT CONSULTANTS

DEVELOPER / OWNER

UNIFORM DEVELOPMENT
117 GERRARD STREET EAST, SUITE 300
OTTAWA, ON K1G 1G5
CONTACT: ANNE'S OSULLIVAN VOLLEBERG LTD.
PHONE: (613) 226-7770

ARCHITECT

HOBIN ARCHITECTURE INC.
63 PAMILLA STREET
OTTAWA, ON K1G 1G5
CONTACT: JAMON RUSSELL
PHONE: (613) 542-5454 x238

PLANNING

240 MICHAEL COMLAND DRIVE SUITE 200
OTTAWA, ON K1G 1G5
CONTACT: SCOTT COVILL
PHONE: (613) 224-9643 x303

LANDSCAPE

333 PRESTON ST. SUITE 500
OTTAWA, ON K1G 1G5
CONTACT: RYAN MANDARY
PHONE: (613) 705-5610

TRAFFIC

333 PRESTON ST. SUITE 500
OTTAWA, ON K1G 1G5
CONTACT: RYAN MANDARY
PHONE: (613) 705-5610

CIVIL

333 PRESTON ST. SUITE 500
OTTAWA, ON K1G 1G5
CONTACT: RYAN MANDARY
PHONE: (613) 705-5610

SURVEYOR

ANNE'S OSULLIVAN VOLLEBERG LTD.
14 CONSUMERS DRIVE, SUITE 500
OTTAWA, ON K1G 1G5
CONTACT: ANDREW SHELF
PHONE: (613) 226-7770

GEOTECHNICAL

PATTERSON GROUP INC.
8 BAYVIEW DRIVE
OTTAWA, ON K2E 7P9
CONTACT: JARA ARRAZ-RODRIGUEZ
PHONE: (613) 226-7881

ENVIRONMENTAL

MANACASTER ENVIRONMENTAL PLANNING INC.
481 BUCKINGHAM RESIDENT
OTTAWA, ON K1G 1G5
CONTACT: DENISE MANACASTER
PHONE: (613) 226-6666

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 UNLESS SIGNED.

COPYRIGHT RESERVED.

HOBIN Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1G 1G5
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

PROJECT LOCATION

320 BREN MAUR
LOW-RISE APARTMENT
320 BREN MAUR, OTTAWA, ONTARIO

DRAWING TITLE

Preliminary Construction Management
SITE PLAN

DRAWN BY:

JD

DATE:

24/05/19

SCALE:

1:200

PROJECT:

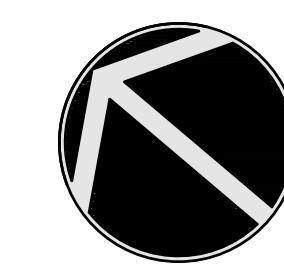
2446

DRAWING NO.:

A1.00

REVISION NO.:

File Number: D07-12-25-0142



City Plan No.: 19390