



PROJECT INFORMATION			
Zoning By-law 2006-250 Consolidation	R5B (2472) H(21.0)	SITE AREA	0.1365 ha, 1,364.5 sq. m. (14,487 sq. ft.)
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
BUILDING HEIGHT	6 STOREYS / 21.0m	6 STOREYS / 18.9m	
GRADE (GEODETIC ELEVATION - ASL)	(GEO. ELEV.) 67.40	(GEO. ELEV.) 67.40	
FRONT YARD SETBACK	0.0m	0.0m	
FRONT YARD SETBACK ABOVE 2nd STOREY + 2.5m	2.5m	2.5m	
INTERIOR YARD SETBACK - SOUTH	0.5m	1.2m	
INTERIOR YARD SETBACK - NORTH	1.5m	1.5m	
INTERIOR YARD SETBACK - NORTH ABOVE 4th FLOOR + 7.0m	8.5m	8.5m	
REAR YARD SETBACK	7.5m	7.5m	
REAR YARD SETBACK - ABOVE 5th FLOOR + 2.0m	9.5m	9.5m	
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>	25	25	
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 per unit)	5	5	
VEHICLE PARKING - VISITOR ONLY (AFTER 12 UNITS - 0.1 per unit)	31	78	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	4.5m	4.8m	
DRIVEWAY WIDTH - MINIMUM	5.2m	6.0m	

DRAWING NOTES		PROJECT STATISTICS	
1	PROPERTY LINE	<b>GROSS BUILDING - AREAS</b>	
2	BUILDING SETBACKS	PARKING LEVEL	0.0 sq. m.
3	1.8m WIDE CITY SIDEWALK & BARRIER CURB	GROUND FLOOR	473.8 sq. m.
4	EXISTING HYDRO POLES TO BE BURIED AS AGREED UPON WITH OTTAWA HYDRO	1st FLOOR	5,100 sq. ft.
5	ENTRANCE DRIVEWAY WITH 150 BARRIER CURBS	2nd FLOOR	776.2 sq. m.
6	CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE	3rd & 4th FLOOR	2 x 7106 sq. m.
7	INTERNAL PARKING GARAGE RAMP WITH TRENCH DRAIN	5th FLOOR	1,421.2 sq. m.
8	RINGED BOLLARD BICYCLE RACK	6th FLOOR	8,355 sq. ft.
9	PRIVATE TERRACE AT GRADE	MECHANICAL PENTHOUSE	15,298 sq. ft.
10	OUTLINE OF UNDERGROUND PARKING LEVEL	TOTAL AREA	3,774.2 sq. m.
11	HARD SURFACE WALKWAY		40,625 sq. ft.
12	LOW RETAINING WALL	<b>UNIT STATISTICS</b>	
13	RAISED PLANTER	STUDIO UNIT	19.7%
14	EXISTING TREE TO BE REMOVED	ONE BEDROOM UNIT	19.7%
15	EXISTING CHAIN LINK TO BE REMOVED	ONE BEDROOM + DEN UNIT	13.1%
16	SOFT LANDSCAPING	TWO BEDROOM UNIT	41.0%
17	OUTLINE OF BUILDING ABOVE	TWO BEDROOM + DEN UNIT	6.6%
18	BALCONY ABOVE	TOTAL	100%
19	PRIVACY SCREEN WITH GATE		
20	1.2m X 3.0m CONCRETE PAD FOR GAS EQUIPMENT, EXACT LOCATION TO BE CONFIRMED		
21	STORM WATER TANK WITH ACCESS COVER & OVERFLOW CATCH BASIN - SEE CIVIL PLAN		
22	SIAMSE CONNECTION		
23	AIR INTAKE / EXHAUST GRILL		
24	EXISTING BUILDING ON ADJACENT LAND		
25	EXISTING FIRE HYDRANT		
26	EXISTING ASPHALT PARKING AREA ON ADJACENT LAND		
27	OUTLINE OF MECHANICAL PENTHOUSE		
28	PROPOSED SERVICES		
29	PRIVACY FENCE 2.1m MAX. HEIGHT FROM GRADE		
30	EXISTING RETAINING WALL TO BE REMOVED		
31	EXISTING CURB AND 1.5m HT. SOLID WOOD FENCE ON ADJACENT PROPERTY		
32	RIVER STONE SURFACE, EXISTING / PROPOSED		
33	EXISTING UTILITY BOX TO REMAIN		
34	ARTIFICIAL TURF		
35	CURB AROUND PATIO. SEE LANDSCAPE		
36	100mm CONCRETE CURB		

REQUIRED BY ZONING BY-LAW		PROVIDED	
RESIDENCE	- 0.5 PER DWELLING UNIT (AFTER 12 UNITS)	RESIDENCE	25
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	VISITOR	5
TOTAL		TOTAL	30
RESIDENCE	- 0.5 PER DWELLING UNIT (AFTER 12 UNITS)	RESIDENCE	25
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	VISITOR	5
TOTAL		TOTAL	30

BICYCLE PARKING	
REQUIRED	RESIDENCE - 0.5 PER UNIT (61 UNITS)
PROVIDED	RESIDENCE - 0.5 PER UNIT (61 UNITS)
EXTERIOR - ON CITY BOULEVARD	2
TOTAL	67

LOT COVERAGE	
PAVED SURFACE =	10.2 sq. m. 0.7%
BUILDING FOOTPRINT =	910.5 sq. m. 66.7%
LANDSCAPE OPEN SPACE =	443.8 sq. m. 32.6%
TOTAL =	1,364.5 sq. m. 100.0%

AMENITY SPACE	
PRIVATE TERRACE AT GRADE =	200.0 sq. m.
COMMUNAL AT GRADE =	80.0 sq. m.
1st FLOOR INDOOR AMENITY =	48.0 sq. m.
3rd FLOOR PRIVATE TERRACE =	78.0 sq. m.
5th FLOOR PRIVATE TERRACE =	85.0 sq. m.
6th FLOOR PRIVATE TERRACE =	58.0 sq. m.
PRIVATE BALCONIES =	70.0 sq. m.
TOTAL =	617.0 sq. m.
REQUIRED - 6.0M <sup>2</sup> PER UNIT (61)	366.0 sq. m.

SOLID WASTE (61 UNITS)	
GARBAGE	- 0.11 PER UNIT 7 YARDS
RECYCLING GMP	- 0.016 PER UNIT 1 YARDS
RECYCLING FIBER	- 0.038 PER UNIT 3 YARDS
COMPOST	- 240L PER 50 UNITS 2

**LEGAL DESCRIPTION**  
SURVEYOR'S REAL PROPERTY REPORT  
PART 1 Plan of  
LOTS 5, 6 and 8  
REGISTERED PLAN 114  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

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**ARCHITECT SEAL:**  
ONTARIO ASSOCIATION OF ARCHITECTS  
ARCHITECT: **ML DEVCO**  
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**PROJECT TITLE:**  
**THE WESTMOUNT**  
( 398 - 406 ROOSEVELT AVENUE )  
OTTAWA ONTARIO

**SHEET TITLE:**  
**SITE PLAN**

**DRAWN:** R.V.  
**CHECKED:** R.V.  
**SCALE:** 1:100  
**SHEET No.:** SP-1  
**PROJECT No.:** 2122

**1 SITE PLAN**  
SCALE = 1 : 100

0m 5 10  
BAR SCALE

**KEY MAP**