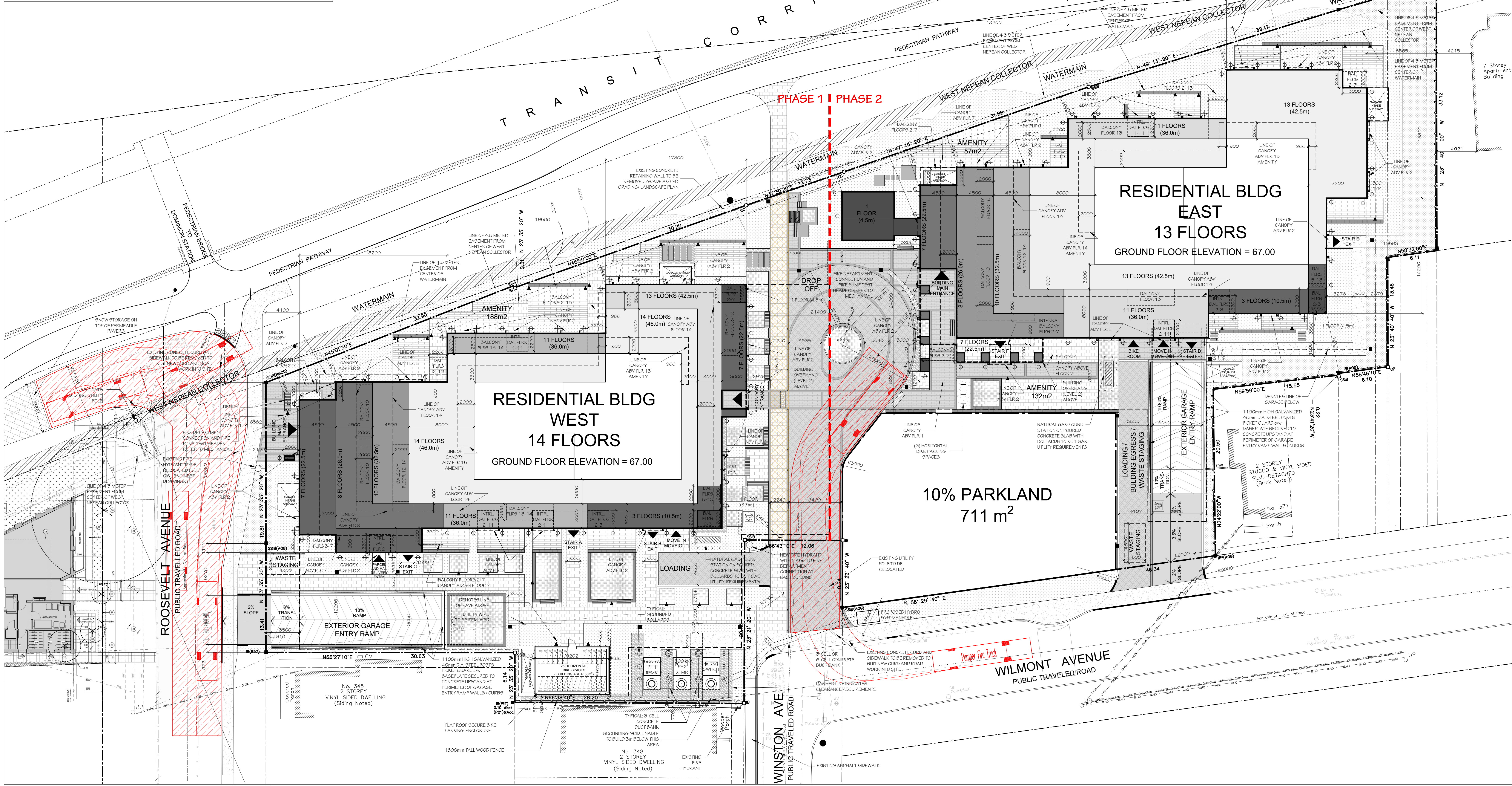


LEGEND

PROPERTY LINE
ENTRY POINT
DEPRECEATED CURB
EXTERIOR LIGHT FIXTURE
PLANTING (REFER TO LANDSCAPE)
GRASS
CLEAR STONE
RAISED PLANTER
FAUX WOOD LANDSCAPE PAVERS
CONCRETE
LANDSCAPE PAVERS OR STAMPED CONCRETE
BENCH
ASPHALT
FIRE ROUTE
900mm TALL DRY-STACK LANDSCAPE WALL
240mm LANDSCAPE PAVEMENT STRIP
1800mm TALL WOOD FENCE
PRECAST STEPPING STONES
PHASING LINE
PROPOSED SURFACE EASEMENT FOR PUBLIC/PRIVATE CIRCULATION
TOTAL = 95.5m²

GENERAL NOTES:
- SHOWN TO BE REMOVED FROM SITE.



SURVEY INFORMATION TAKEN FROM:	
TOPOGRAPHIC PLAN OF SURVEY OF LOT 34, 35 AND PART OF LOT 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	

PHASE 1 WEST BUILDING: PARKING AND AMENITY AREA SUMMARY:	
VEHICLE PARKING	REQUIRED PROVIDED
RESIDENTIAL PARKING	70 134
VISITOR PARKING	14 14
TOTAL PHASE 1	84 148
VEHICLE PARKING DISTRIBUTION:	
PARKING LEVEL P1 = 38	PARKING LEVEL P2 = 53
BICYCLE PARKING	REQUIRED PROVIDED
VEHICLE PARKING DISTRIBUTION:	
PARKING LEVEL P1 = 38	PARKING LEVEL P2 = 53
AMENITY AREA	REQUIRED PROVIDED
TOTAL AMENITY AREA	912 m ² 2,336 m ²
VEHICLE PARKING DISTRIBUTION:	
PARKING LEVEL P1 = 38	PARKING LEVEL P2 = 53
AMENITY AREA	REQUIRED PROVIDED
TOTAL AMENITY AREA	912 m ² 2,336 m ²
VEHICLE PARKING DISTRIBUTION:	
PARKING LEVEL P1 = 38	PARKING LEVEL P2 = 53
AMENITY AREA	REQUIRED PROVIDED
TOTAL AMENITY AREA	912 m ² 2,336 m ²

PHASE 2 EAST BUILDING: PARKING AND AMENITY AREA SUMMARY:	
VEHICLE PARKING	REQUIRED PROVIDED
RESIDENTIAL PARKING	74 116
VISITOR PARKING	15 15
TOTAL PHASE 2	89 131
VEHICLE PARKING DISTRIBUTION:	
PARKING LEVEL P1 = 38	PARKING LEVEL P2 = 53
BICYCLE PARKING	REQUIRED PROVIDED
VEHICLE PARKING DISTRIBUTION:	
PARKING LEVEL P1 = 38	PARKING LEVEL P2 = 53
AMENITY AREA	REQUIRED PROVIDED
TOTAL AMENITY AREA	980 m ² 1,828 m ²
VEHICLE PARKING DISTRIBUTION:	
PARKING LEVEL P1 = 38	PARKING LEVEL P2 = 53
AMENITY AREA	REQUIRED PROVIDED
TOTAL AMENITY AREA	980 m ² 1,828 m ²
VEHICLE PARKING DISTRIBUTION:	
PARKING LEVEL P1 = 38	PARKING LEVEL P2 = 53
AMENITY AREA	REQUIRED PROVIDED
TOTAL AMENITY AREA	980 m ² 1,828 m ²

PHASE 1 WEST BUILDING SUMMARY:	
LEVEL	GROSS AREA NET AREA
UPPER MECHANICAL	212 m ² 0 m ²
MECHANICAL & ROOF AMENITY	336 m ² 0 m ²
LEVEL 13	836 m ² 728 m ²
LEVEL 12	836 m ² 728 m ²
LEVEL 11	860 m ² 864 m ²
LEVEL 10	1,074 m ² 947 m ²
LEVEL 9	1,074 m ² 947 m ²
LEVEL 8	1,195 m ² 1,021 m ²
LEVEL 7	1,311 m ² 1,137 m ²
LEVEL 6	1,311 m ² 1,137 m ²
LEVEL 5	1,311 m ² 1,137 m ²
LEVEL 4	1,311 m ² 1,137 m ²
LEVEL 3	1,343 m ² 1,168 m ²
LEVEL 2	1,343 m ² 1,168 m ²
LEVEL 1 GROUND	1,330 m ² 886 m ²
TOTAL ABOVE GRADE	15,814 m ² 12,694 m ²
PARKING LEVEL P1	2,245 m ² 0 m ²
PARKING LEVEL P2	2,245 m ² 0 m ²
PARKING LEVEL P3	2,245 m ² 0 m ²
PARKING LEVEL P4	1,841 m ² 0 m ²
TOTAL BELOW GRADE	8,576 m ² 0 m ²
TOTAL ABOVE AND BELOW GRADE	24,390 m ² 12,694 m ²

PHASE 2 EAST BUILDING SUMMARY:	
LEVEL	GROSS AREA NET AREA
UPPER MECHANICAL	212 m ² 0 m ²
MECHANICAL & ROOF AMENITY	336 m ² 0 m ²
LEVEL 13	836 m ² 728 m ²
LEVEL 12	836 m ² 728 m ²
LEVEL 11	860 m ² 864 m ²
LEVEL 10	1,074 m ² 947 m ²
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LEVEL 4	1,311 m ² 1,137 m ²
LEVEL 3	1,343 m ² 1,168 m ²
LEVEL 2	1,343 m ² 1,168 m ²
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TOTAL ABOVE GRADE	15,814 m ² 12,694 m ²
PARKING LEVEL P1	2,245 m ² 0 m ²
PARKING LEVEL P2	2,245 m ² 0 m ²
PARKING LEVEL P3	2,245 m ² 0 m ²
PARKING LEVEL P4	1,841 m ² 0 m ²
TOTAL BELOW GRADE	8,576 m ² 0 m ²
TOTAL ABOVE AND BELOW GRADE	24,390 m ² 12,694 m ²

PROJECT CONSULTANTS:

ARCHITECT: HOBIN ARCHITECTURE INC. 63 PAMILIA STREET OTTAWA, ON K1S 3K7

CONTACT: RHEAL LABELLE TEL: 613-236-1200 x112

DEVELOPER: UNIFORM URBAN DEVELOPMENTS 111 CENTREPOINTE DR. #300 OTTAWA, ON K2M 5X3

CONTACT: RYAN MACDOUGALL TEL: xxx-xxx-xxxx EXT. xxx

SITE SERVICES & GRADING: NOVATECH 240 MICHAEL COMPLAND DR. OTTAWA, ON K2M 1P6

CONTACT: MARK BISSET TEL: 613-xxx-xxxx EXT. xxx

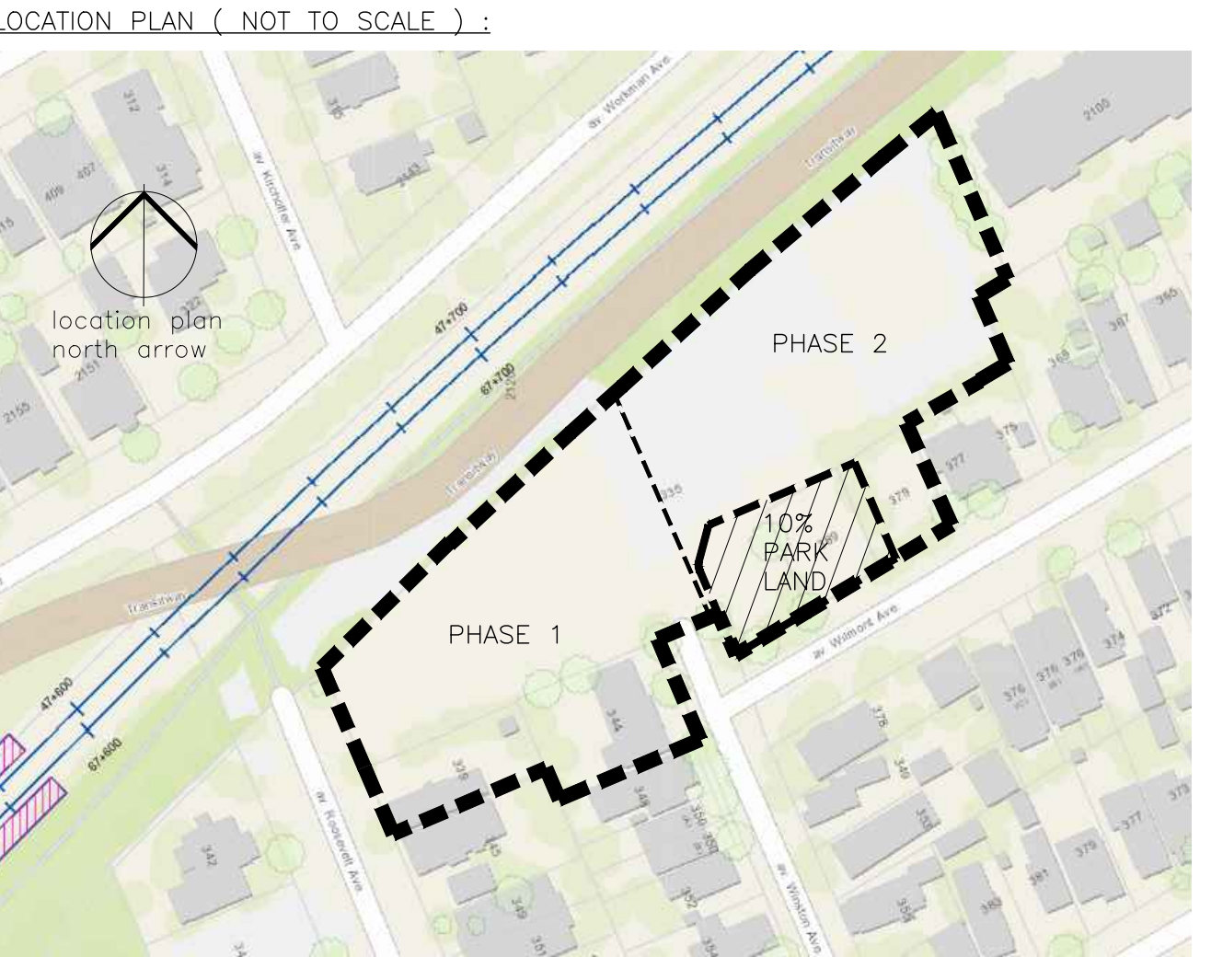
GEOTECHNICAL: PATERSON GROUP 615-226-1754 OTTAWA, ON K2E 1T9

CONTACT: DAVID GILBERT TEL: 613-xxx-xxxx EXT. xxx

LANDSCAPE ARCHITECT: NOVATECH 240 MICHAEL COMPLAND DR. OTTAWA, ON K2M 1P6

CONTACT: SCOTT COVELL 613-254-1643 EXT. 303

GRAPHIC SCALE: 0m 5m 10m 20m



14 2025-12-19 REISSUED FOR SFA

13 2025-12-19 ISSUED FOR 3.3%

12 2025-12-10 ISSUED FOR COORDINATION

11 2025-09-17 REISSUED FOR SFA

10 2025-09-10 ISSUED FOR COORDINATION

9 2025-08-29 ISSUED FOR COORDINATION

8 2025-08-26 ISSUED FOR REVIEW

7 2025-06-27 ISSUED FOR SFA

6 2025-06-27 ISSUED FOR COORDINATION

5 2025-06-20 ISSUED FOR REVIEW

4 2025-06-04 ISSUED FOR COORDINATION

3 2025-06-03 HYDRO COORDINATION

2 2025-05-08 ISSUED FOR COORDINATION

1 2025-02-21 ISSUED FOR COORDINATION

no. date revision

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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ONTARIO ASSOCIATION OF ARCHITECTS

uniforM URBAN DEVELOPMENTS

HOBIN ARCHITECTURE

PROJECT/LOCATION: 335 ROOSEVELT HIGHRISE RENTAL APARTMENTS 335 ROOSEVELT AVE OTTAWA, ONTARIO

DRAWING TITLE: SITE PLAN PHASE 1 WEST BUILDING & PHASE 2 EAST BUILDING

DRAWN BY: DATE: SCALE: 1:200

JO SEP. 4, 2024

PROJECT: 2315

DRAWING NO.: A-1.01

REVISION NO.: 1

File No: D07-12-25-0097

Plan No: 18281