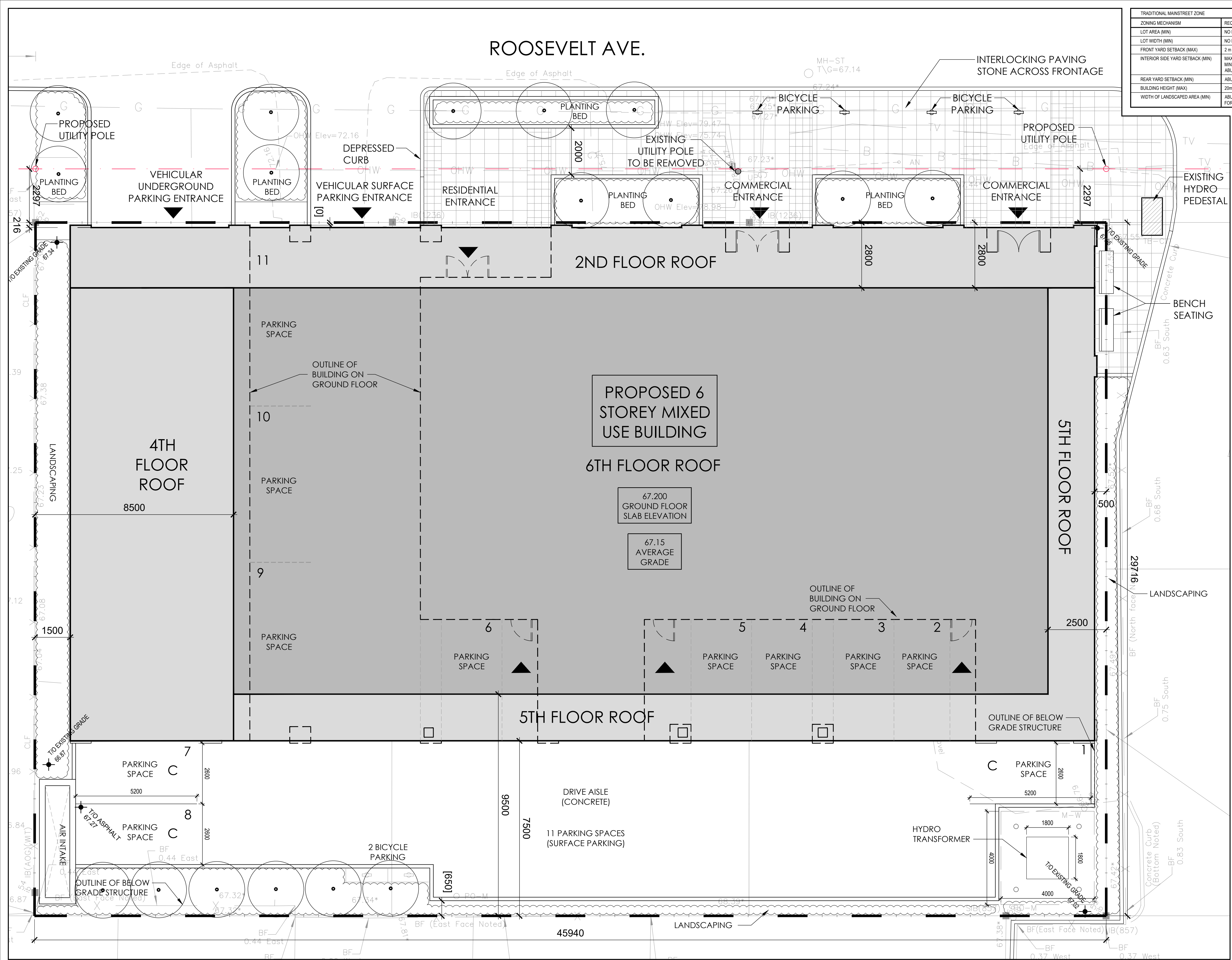


ROOSEVELT AVE.



TRADITIONAL MAINSTREET ZONE	REQUIRED	PROVIDED
ZONING MECHANISM	NO MINIMUM	1365 m ²
LOT AREA (MIN)	NO MINIMUM	45900 m ²
LOT WIDTH (MIN)	NO MINIMUM	0 m
FRONT YARD SETBACK (MAX)	2 m	0 m
INTERIOR SIDE YARD SETBACK (MIN)	MAXIMUM 3m BETWEEN MIXED USE BUILDINGS MINIMUM 3m FOR A MIXED USE BUILDING ABUTTING A RESIDENTIAL ZONE	0.5 m (EAST) 1.2 m (WEST)
REAR YARD SETBACK (MIN)	ABUTTING A RESIDENTIAL ZONE: 7.5m	7.5 m
BUILDING HEIGHT (MAX)	20m, BUT NO MORE THAN 6 STOREYS	21m (6 STOREYS)
WIDTH OF LANDSCAPED AREA (MIN)	ABUTTING A RESIDENTIAL ZONE: 3m FOR OTHER CASES: NO MINIMUM	0.5 m

NOTES:

RESIDENTIAL UNITS: 35 UNITS

COMMERCIAL SPACE
SUITE #01: 337 m² / 3642 m²
SUITE #02: 140 m² / 1507 m² (UPPER LEVEL)
497 m² / 5349 m²

HEIGHT OF BUILDING (ROOF):
21 m ABOVE AVERAGE GRADE

PARKING:
BASEMENT (RESIDENTIAL) - 21
GROUND SURFACE (COMMERCIAL) - 9
GROUND SURFACE (VISITOR) - 3
TOTAL PARKING - 33

MINIMUM RESIDENTIAL PARKING SPACE:
(0 SPACES REQUIRED FOR FIRST 12 UNITS, 0.5*
REMAINING UNITS); 35 UNITS - 12 + 23 UNITS * 0.5 =
11.5 PARKING SPACES REQUIRED

MINIMUM VISITOR:
(0 SPACES REQUIRED FOR FIRST 12 UNITS, 0.1*
REMAINING UNITS); 35 UNITS - 12 + 23 UNITS * 0.1 =
2.3 VISITOR SPACES REQUIRED

BICYCLE PARKING:
RESIDENTIAL: 0.5 PER DWELLING UNIT
REQUIRED: 35 UNITS * 0.5 = 17.5 BICYCLE SPACES

COMMERCIAL PARKING: 1 PER 200 sq GFA
554 m² GFA / 250 SQ M * 2 BICYCLE SPACES

AREA OF SITE:
TOTAL SITE AREA: 1365 SQ M

LEGAL DESCRIPTION:
PART 1 Plan of
LOTS 5, 6 AND 8 REGISTERED PLAN 114
CITY OF OTTAWA

ORIGINAL SURVEY PREPARED BY ANNIS O'SULLIVAN
VOLLEBEKK LTD.

SURVEY # 19693-17 Domicile Lt 5 PL 114 T.F

BUILDING AREAS	
BELOW GRADE	1271 m ² / 13681 m ²
ABOVE GRADE COMMERCIAL	
GROUND FLOOR	337 m ² / 3642 m ²
2nd FLOOR	140 m ² / 1507 m ²
TOTAL COMMERCIAL	497 m ² / 5349 m ²
ABOVE GRADE RESIDENTIAL	
GROUND FLOOR	158 m ² / 1709 m ²
2nd FLOOR	588 m ² / 6314 m ²
3rd FLOOR	830 m ² / 8939 m ²
4th FLOOR	886 m ² / 9516 m ²
5th FLOOR	684 m ² / 7363 m ²
6th FLOOR	698 m ² / 7484 m ²
TOTAL RESIDENTIAL	3854 m ² / 41345 m ²
TOTAL RESIDENTIAL + COMMERCIAL (ABOVE GRADE)	4351 m ² / 46694 m ²
ABOVE + BELOW AREA	5422 m ² / 58375 m ²

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.
All dimensions are measured from face of stud to face of stud unless indicated otherwise.
Do not scale drawings.
This drawing may not be used for construction until signed.

no	date	revision
03	APR 03 2018	ISSUED FOR REVIEW
02	DEC 15 2017	ISSUED FOR SITE PLAN CONTROL
01	NOV 29 2017	ISSUED FOR REVIEW

project north

professional stamp

ALCAIDE WEBSTER
ARCHITECTS INC
202-1320 Carling Avenue
Ottawa, ON K1Z 7K8 www.owa-arch.ca

ARCHITECTURE PLANNING
DESIGN BUILD, PROJECT MANAGEMENT

consultant - ANNIS O'SULLIVAN VOLLEBEKK LTD.
SURVEYOR - ANNIS O'SULLIVAN VOLLEBEKK LTD.
LANDSCAPE ARCHITECT - GINO J. AIELLO
CIVIL - DAVID SCHAEFFER ENGINEERING LTD.
PLANNING - FOTENN CONSULTANTS INC.
TRAFFIC - DST CONSULTING ENGINEERING
GEO-TECHNICAL - PATERSON GROUP

project
406 ROOSEVELT
DOMICILE DEVELOPMENTS
406 ROOSEVELT STREET.
OTTAWA, ON

drawn	MH	checked	VA
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date	APR 03 2018	project no.	17-15
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drawing title
SITE PLAN
SITE PLAN CONTROL

revision	02	drawing no.	SP-1
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1 SITE PLAN
SCALE 1:75