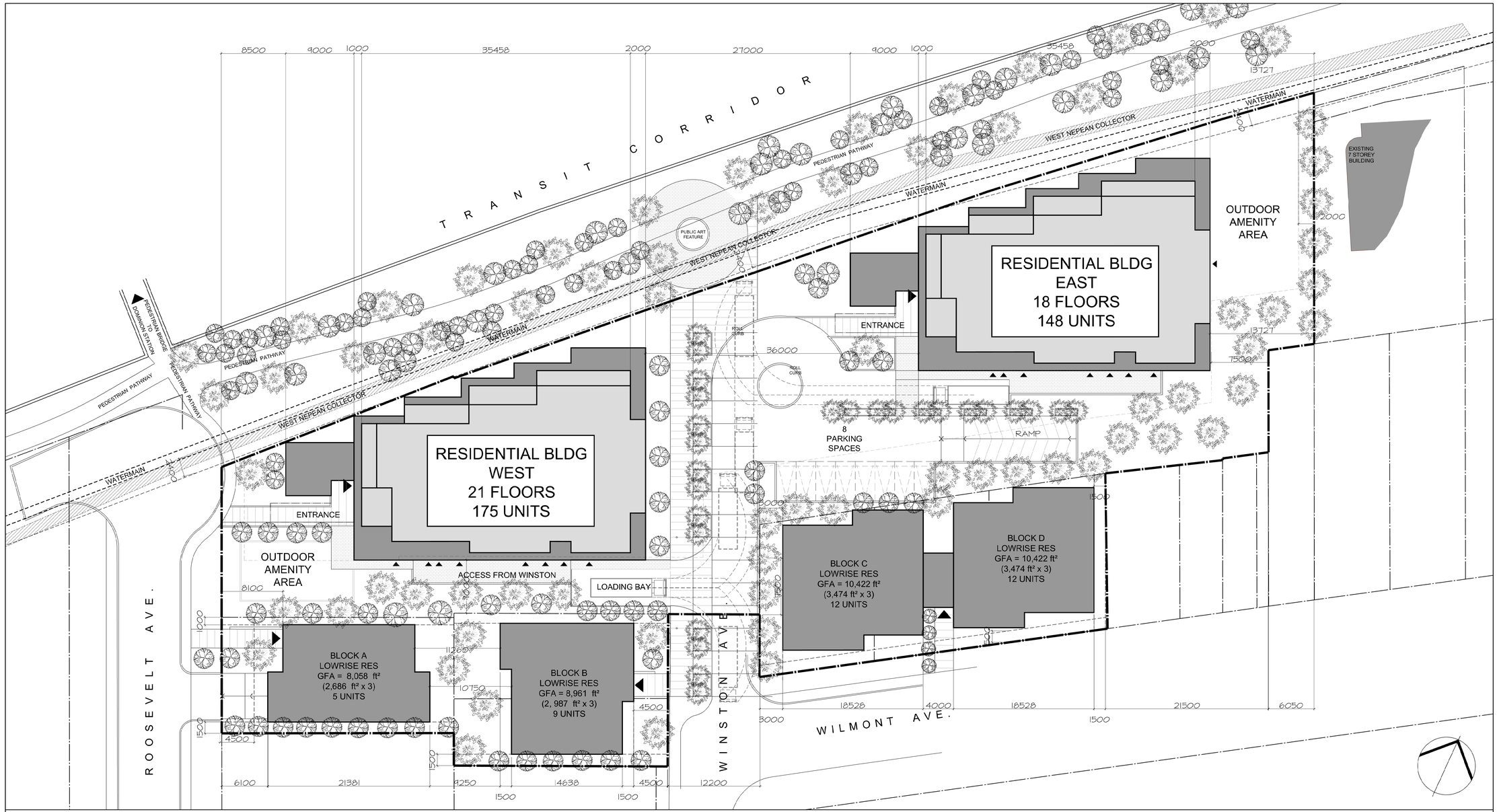

A1.00 SITE PLAN

A1.00 1 : 250

ZONING NOTES:

CURRENT ZONING: **R5B - Residential Fifth Density**
R3S - Residential Third Density
*There are two separate zones on the property.

LEGAL DESCRIPTION
LOTS 355, 339, 344, 379, 389
REGISTERED PLAN XXXXXX
CITY OF OTTAWA

LOT AREA : 7,168 m²
LOT WIDTH : 144.0 m
LOT DEPTH : 60.0 m

DEVELOPMENT STATS PHASE 1	REQUIRED	PROPOSED
LOT OF AREA 'A'	MIN 450 m²	7,168 m²
TOTAL UNITS		361
SETBACK ALONG ROOSEVELT	Varies (As per existing zones)	4.5 m
SETBACK ALONG WILMONT	Varies (As per existing zones)	1.5 m
SETBACK ALONG WINSTON	Varies (As per existing zones)	4.5 m
MAXIMUM HEIGHT	Varies (As per existing zones)	65 m
NUMBER OF STOREYS		21
BUILDING AREA		3,137 m²
GROSS FLOOR AREA (city def.)		xx,xxx m²

PARKING REQUIREMENTS PHASE

1. REQUIRED PARKING

LAND USE	REQUIRED	PROVIDED VEHICLE PARKING
APARTMENT	181 PARKING SPACES MINIMUM	311 RESIDENTIAL PARKING SPACES PROVIDED FOR 361 UNITS * LOCATED IN UNDERGROUND PARKING GARAGE

2. REQUIRED VISITOR PARKING

LAND USE	REQUIRED	REQUIRED VISITOR PARKING
APARTMENT	32 VISITOR PARKING SPACES REQUIRED	32 VISITOR PARKING SPACES PROVIDED FOR 361 UNITS * 8 SPACES AT GRADE AND 24 LOCATED IN UNDERGROUND PARKING GARAGE
TOTAL PARKING PROVIDED		343 TOTAL PARKING PARKING SPACES

3. BICYCLE PARKING

REQUIRED BICYCLE PARKING SPACES
(0.5 SPACE/UNIT = 181 SPACES REQUIRED)

PROVIDED BICYCLE PARKING SPACES
152 SPACES AT GRADE,
211 SPACES LOCATED ON LEVEL P1

4. AMENITY SPACE REQUIREMENTS

REQUIRED AMENITY SPACE 6 m² REQUIRED PER UNIT
361 UNITS X 6 SQ.M. = 2,166 SQ.M. TOTAL AMENITY REQUIRED
REQUIRED AMENITY SPACE TO BE COMMON - 1,083 SQ.M.
PROVIDED COMMON AMENITY SPACE - 3,246 SQ.M.

PROVIDED AMENITY SPACE BREAKDOWN:

-GROUND FLOOR COMMON AMENITY -	2,378 m²
-LEVEL 5 COMMON AMENITY -	514 m²
-TOP FLOOR COMMON AMENITY -	354 m²
-PRIVATE BALCONY AMENITY -	2,048 m²
TOTAL AMENITY SPACE PROVIDED	5,244 m²

LOCATION PLAN

PROJECT TEAM

ARCHITECT
HOBIN ARCHITECTURE
RHEAL LABELLE
T 613.238.7200

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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HOBIN ARCHITECTURE

PROJECT/LOCATION:
335 ROOSEVELT
335 ROOSEVELT AVENUE

DRAWING TITLE:
SITE PLAN

DRAWN BY:	DATE:	SCALE:
RL	2020-07-29	1:250

ONTARIO ASSOCIATION OF ARCHITECTS
BARRY J. HOBIN
LICENCE 3049

PROJECT: 1900.22
DRAWING NO.: A3-00
REVISION NO.:

2020-07-07
None

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