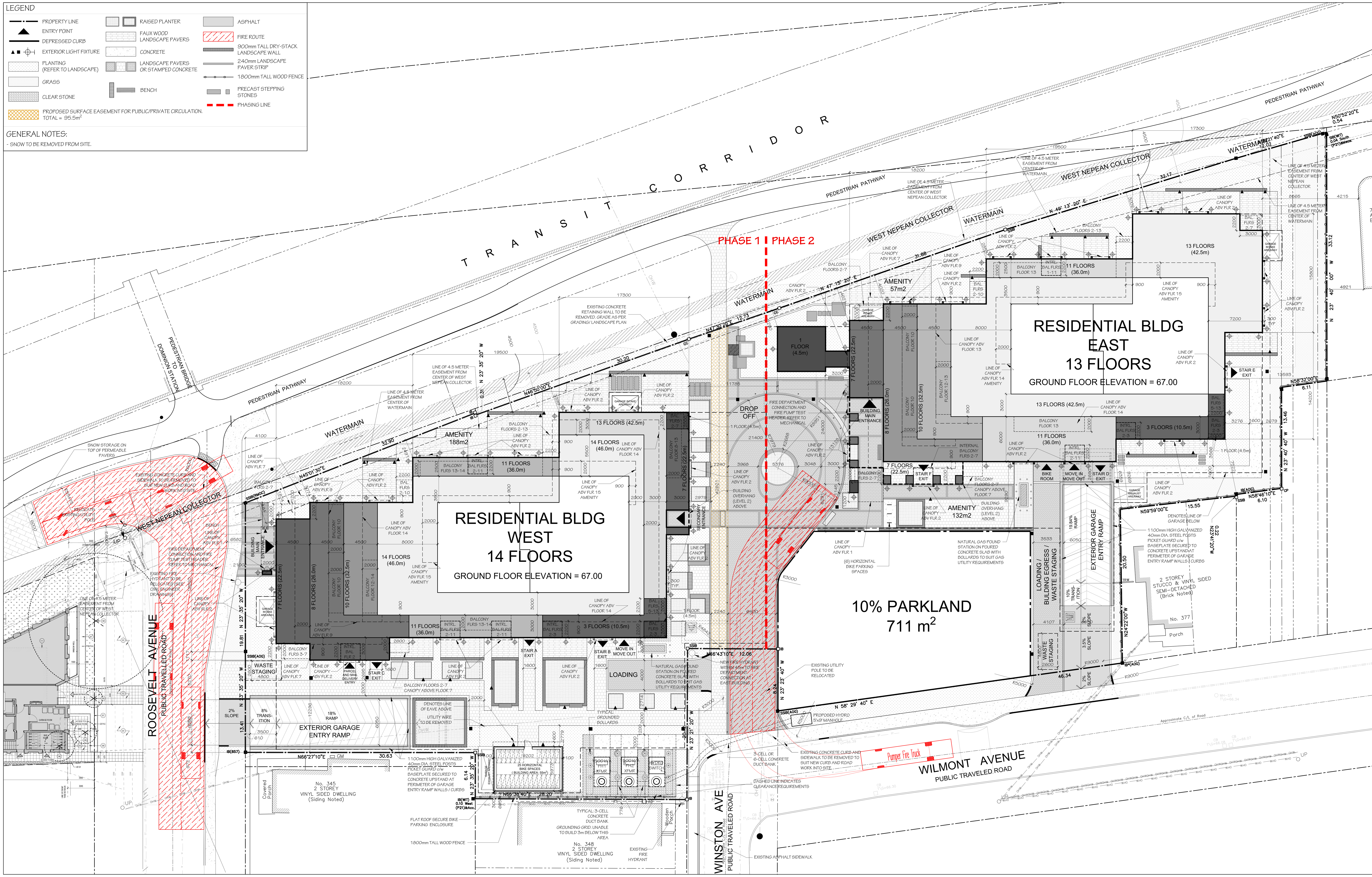

17	2026-02-02	REISSUED FOR SPA
16	2026-01-14	REISSUED FOR SPA
15	2026-01-12	WATER ENTRY RELOCATION
14	2025-12-19	REISSUED FOR SPA
13	2025-12-19	ISSUED FOR 33%
12	2025-12-10	ISSUED FOR COORDINATION
11	2025-09-17	REISSUED FOR SPA
10	2025-09-10	ISSUED FOR COORDINATION
9	2025-08-29	ISSUED FOR COORDINATION
8	2025-08-26	ISSUED FOR REVIEW
7	2025-06-27	ISSUED FOR SPA
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
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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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: JD
DATE: SEP. 4, 2024
SCALE: 1:200
PROJECT: 2315
DRAWING NO.: A-1.01
REVISION NO.:
north arrow

File No: D07-12-25-0097
Plan No: 18281

SURVEY INFORMATION TAKEN FROM:

TOPOGRAPHIC PLAN OF SURVEY OF LOT 38, and PART OF LOT 37, REGISTERED PLAN 114, LOTS 13, 14 and 15 (West Winston Avenue) LOTS 20, 21 and 22 (East Winston Avenue), LOTS 17 AND 18 and PART OF LOT 16 (West Moira Avenue), PART OF WINSTON AVENUE (Closed by By-Law 44-79 Inst. NS45831), PART OF MOIRA AVENUE (Closed By Judge's Order Inst. NS150801) REGISTERED PLAN 179 CITY OF OTTAWA

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

SITE SUMMARY:

ZONING: R5B [2772] S454
* REFER TO BY-LAW NUMBER 2024-490

PROPOSED USE:
- RESIDENTIAL RENTAL APARTMENT BUILDINGS
- PHASE 1 WEST BUILDING = 14 RESIDENTIAL FLOORS
- PHASE 2 EAST BUILDING = 13 RESIDENTIAL FLOORS
- 3 LEVELS UNDERGROUND PARKING GARAGE BELOW PHASE 1 BUILDING AND 4 BELOW PHASE 2 BUILDING
- ROOF TOP AMENITY PHASE 1 AND PHASE 2 BUILDINGS
- PHASE 1 ACCESSORY BUILDING (BIKE ENCLOSURE)

SITE AREA: 7,112 m²
\- 711 m² (10% PARKLAND)
TOTAL = 6,401 m² (PHASE 1 AND PHASE 2)

BUILDING FOOTPRINT AND COVERAGE PHASE 1 & 2: (VALUES ABOVE GRADE) — PROPOSED

TOTAL SITE COVERAGE - PHASE 1 AND PHASE 2 =	41.8%
BUILDING FOOTPRINT - PHASE 1 WEST BUILDING :	1,284 m²
BUILDING FOOTPRINT - PHASE 1 ACCESSORY BUILDING:	55 m²
BUILDING FOOTPRINT - PHASE 2 EAST BUILDING :	1,336 m²
TOTAL FOOTPRINT - PHASE 1 AND PHASE 2 =	2,675 m²

LANDSCAPE OPEN SPACE PHASE 1 & 2:	PROPOSED
SOFT LANDSCAPING :	1,198 m² (18.7%)
HARD LANDSCAPING :	1,787 m² (27.9%)
ARCHITECTURAL ELEMENTS :	413 m² (6.5%)
TOTAL LANDSCAPE OPEN SPACE =	3,398 m² (53.1%)

BUILDING GFA ZONING: PHASE 1 & 2	PROPOSED
GFA PHASE 1 WEST BUILDING =	15,446 m²
GFA PHASE 2 EAST BUILDING =	15,814 m²
TOTAL GFA PHASE 1 AND PHASE 2 =	31,260 m²

RESIDENTIAL UNITS: PHASE 1 & 2	PROPOSED
PHASE 1 WEST BUILDING =	152 UNITS
PHASE 2 EAST BUILDING =	160 UNITS

BUILDING HEIGHTS: PHASE 1 & 2

MAXIMUM BUILDING HEIGHTS AS PER URBAN EXCEPTIONS AND ZONING SCHEDULE

A ROOFTOP INDOOR AMENITY SPACE IS PERMITTED TO PROJECT ABOVE THE MAXIMUM BUILDING HEIGHT FOR A MAXIMUM OF 4.5 M

REQUIRED SETBACKS: PHASE 1 & 2

MINIMUM SETBACKS AS PER URBAN EXCEPTIONS AND ZONING SCHEDULE

ACCESSORY BUILDING

	REQUIRED	PROVIDED
INTERIOR SIDE YARD SETBACK:	0.6m MIN	0.69m
BUILDING HEIGHT:	3.6m MAX	3.108m
EXTERIOR WALL HEIGHT:	3.2m MAX	3.142m
BUILDING AREA:	55m² MAX	55m²

PHASE 1 WEST BUILDING: PARKING AND AMENITY AREA SUMMARY:

VEHICLE PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING = 152 UNITS (- 12 UNITS) (X 0.5)	70	134
VISITOR PARKING = 152 UNITS (- 12 UNITS) (X 0.1)	14	14
TOTAL PHASE 1 =	84	148

VEHICLE PARKING DISTRIBUTION: PARKING LEVEL P1 = 44; PARKING LEVEL P2 = 51; PARKING LEVEL P3 = 53

BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE PARKING = MINIMUM BICYCLE PARKING RATE: ONE PER DWELLING UNIT.	152	191

BICYCLE PARKING DISTRIBUTION: INTERIOR = 166; EXTERIOR = 25
BICYCLE PARKING TYPE: HORIZONTALLY STACKED = 150 (75 'AT GRND LVL'); HORIZONTAL = 33; VERTICAL = 8
STACKED BICYCLE PARKING SYSTEM: DERO-DECKER
HORIZONTAL SPACES 'AT GRND LVL' = 108 (9.111(11))

AMENITY AREA	REQUIRED	PROVIDED
TOTAL AMENITY AREA = 152 UNITS X 6 m² / UNIT	912 m²	2,335 m²
COMMUNAL AMENITY AREA = MIN. 50% OF REQ'D TOTAL AMENITY AREA	456 m²	1,176 m²

URBAN EXCEPTIONS 2772
ROOFTOP INDOOR AMENITY SPACE IS PERMITTED TO A MAXIMUM AREA OF 150 m²

PHASE 1 WEST BUILDING WASTE REQUIREMENTS

TYPE	REQUIRED	PROVIDED
COMPACTED GARBAGE	(152 UNITS x 0.053) = 9 YRDS	12 YRDS
FIBRE	(152 UNITS x 0.038) = 6 YRDS	9 YRDS
GMP	(152 UNITS x 0.018) = 3 YRDS	6 YRDS
ORGANICS	(1 240L CART / 50 UNITS) = 4 CARTS	4 CARTS

PHASE 2 EAST BUILDING: PARKING AND AMENITY AREA SUMMARY:

VEHICLE PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING = 160 UNITS (- 12 UNITS) (X 0.5)	74	116
VISITOR PARKING = 160 UNITS (- 12 UNITS) (X 0.1)	15	15
TOTAL PHASE 2 =	89	131

VEHICLE PARKING DISTRIBUTION: PARKING LEVEL P1 = 26; PARKING LEVEL P2 = 37; PARKING LEVEL P3 = 38; PARKING LEVEL P4 = 30

BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE PARKING = MINIMUM BICYCLE PARKING RATE: ONE PER DWELLING UNIT.	160	256

BICYCLE PARKING DISTRIBUTION: INTERIOR = 250; EXTERIOR = 6
BICYCLE PARKING TYPE: HORIZONTALLY STACKED = 182 (91 'AT GRND LVL'); HORIZONTAL = 6; VERTICAL = 68
STACKED BICYCLE PARKING SYSTEM: DERO-DECKER
HORIZONTAL SPACES 'AT GRND LVL' = 97 (9.111(11))

AMENITY AREA	REQUIRED	PROVIDED
TOTAL AMENITY AREA = 160 UNITS X 6 m² / UNIT	960 m²	1,828 m²
COMMUNAL AMENITY AREA = MIN. 50% OF REQ'D TOTAL AMENITY AREA	480 m²	803 m²

URBAN EXCEPTIONS 2772
ROOFTOP INDOOR AMENITY SPACE IS PERMITTED TO A MAXIMUM AREA OF 150 m²

PHASE 2 EAST BUILDING WASTE REQUIREMENTS

TYPE	REQUIRED	PROVIDED
COMPACTED GARBAGE	(160 UNITS x 0.053) = 9 YRDS	12 YRDS
FIBRE	(160 UNITS x 0.038) = 7 YRDS	9 YRDS
GMP	(160 UNITS x 0.018) = 3 YRDS	6 YRDS
ORGANICS	(1 240L CART / 50 UNITS) = 4 CARTS	4 CARTS

PHASE 1 WEST BUILDING SUMMARY:

LEVEL	GROSS AREA	NET AREA
UPPER MECHANICAL	212 m²	0 m²
MECHANICAL & ROOF AMENITY	338 m²	0 m²
LEVEL 14	702 m²	598 m²
LEVEL 13	811 m²	702 m²
LEVEL 12	811 m²	702 m²
LEVEL 11	896 m²	777 m²
LEVEL 10	963 m²	845 m²
LEVEL 9	963 m²	845 m²
LEVEL 8	1,070 m²	919 m²
LEVEL 7	1,219 m²	1,062 m²
LEVEL 6	1,219 m²	1,062 m²
LEVEL 5	1,219 m²	1,062 m²
LEVEL 4	1,219 m²	1,062 m²
LEVEL 3	1,263 m²	1,106 m²
LEVEL 2	1,257 m²	1,058 m²
LEVEL 1 GROUND	1,284 m²	223 m²
TOTAL ABOVE GRADE =	15,446 m²	12,022 m²
PARKING LEVEL P1	2,533 m²	0 m²
PARKING LEVEL P2	2,533 m²	0 m²
PARKING LEVEL P3	2,533 m²	0 m²
TOTAL BELOW GRADE =	7,599 m²	0 m²
TOTAL ABOVE AND BELOW GRADE =	23,045 m²	12,022 m²

PHASE 2 EAST BUILDING SUMMARY:

LEVEL	GROSS AREA	NET AREA
UPPER MECHANICAL	212 m²	0 m²
MECHANICAL & ROOF AMENITY	338 m²	0 m²
LEVEL 13	836 m²	728 m²
LEVEL 12	836 m²	728 m²
LEVEL 11	980 m²	854 m²
LEVEL 10	1,074 m²	947 m²
LEVEL 9	1,074 m²	947 m²
LEVEL 8	1,195 m²	1,021 m²
LEVEL 7	1,311 m²	1,137 m²
LEVEL 6	1,311 m²	1,137 m²
LEVEL 5	1,311 m²	1,137 m²
LEVEL 4	1,311 m²	1,137 m²
LEVEL 3	1,343 m²	1,168 m²
LEVEL 2	1,343 m²	1,168 m²
LEVEL 1 GROUND	1,336 m²	586 m²
TOTAL ABOVE GRADE =	15,814 m²	12,694 m²
PARKING LEVEL P1	2,245 m²	0 m²
PARKING LEVEL P2	2,245 m²	0 m²
PARKING LEVEL P3	2,245 m²	0 m²
PARKING LEVEL P4	1,841 m²	0 m²
TOTAL BELOW GRADE =	8,576 m²	0 m²
TOTAL ABOVE AND BELOW GRADE =	24,390 m²	12,694 m²

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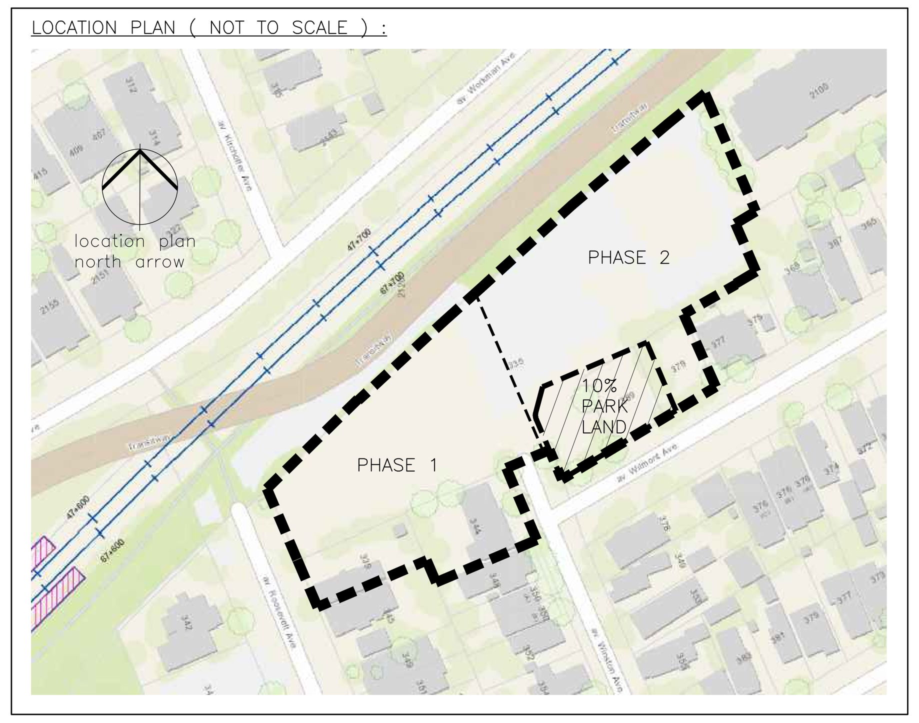
GRAPHIC SCALE
0m 5m 10m 20m

LOCATION PLAN (NOT TO SCALE) :