

UNIT COUNT									
NAME	LVL 00	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	TOTAL COUNT	PERCENTAGE
1-BED	1	1	1	1	1	1	1	7	27%
1-BED + DEN	1	1	1	1	1	1	1	7	27%
2-BED	1	1	2	2	2	2	2	12	46%
TOTAL	3	3	4	4	4	4	4	26	100%

COMMUNAL AMENITY AREA		
NAME	AREA	AREA (SF)
YARD AMENITY	166.53 m ²	1,793 SF
ROOFTOP AMENITY	130.67 m ²	1,406 SF
TOTAL	297.20 m ²	3,199 SF

RENTABLE AREA (RESIDENTIAL)		
LEVEL	AREA	AREA (SF)
LEVEL 00	210.68 m ²	2,268 SF
LEVEL 01	211.07 m ²	2,272 SF
LEVEL 02	283.72 m ²	3,054 SF
LEVEL 03	275.49 m ²	2,965 SF
LEVEL 04	275.28 m ²	2,963 SF
LEVEL 05	275.28 m ²	2,963 SF
LEVEL 06	275.28 m ²	2,963 SF
TOTAL	1806.81 m ²	19,448 SF

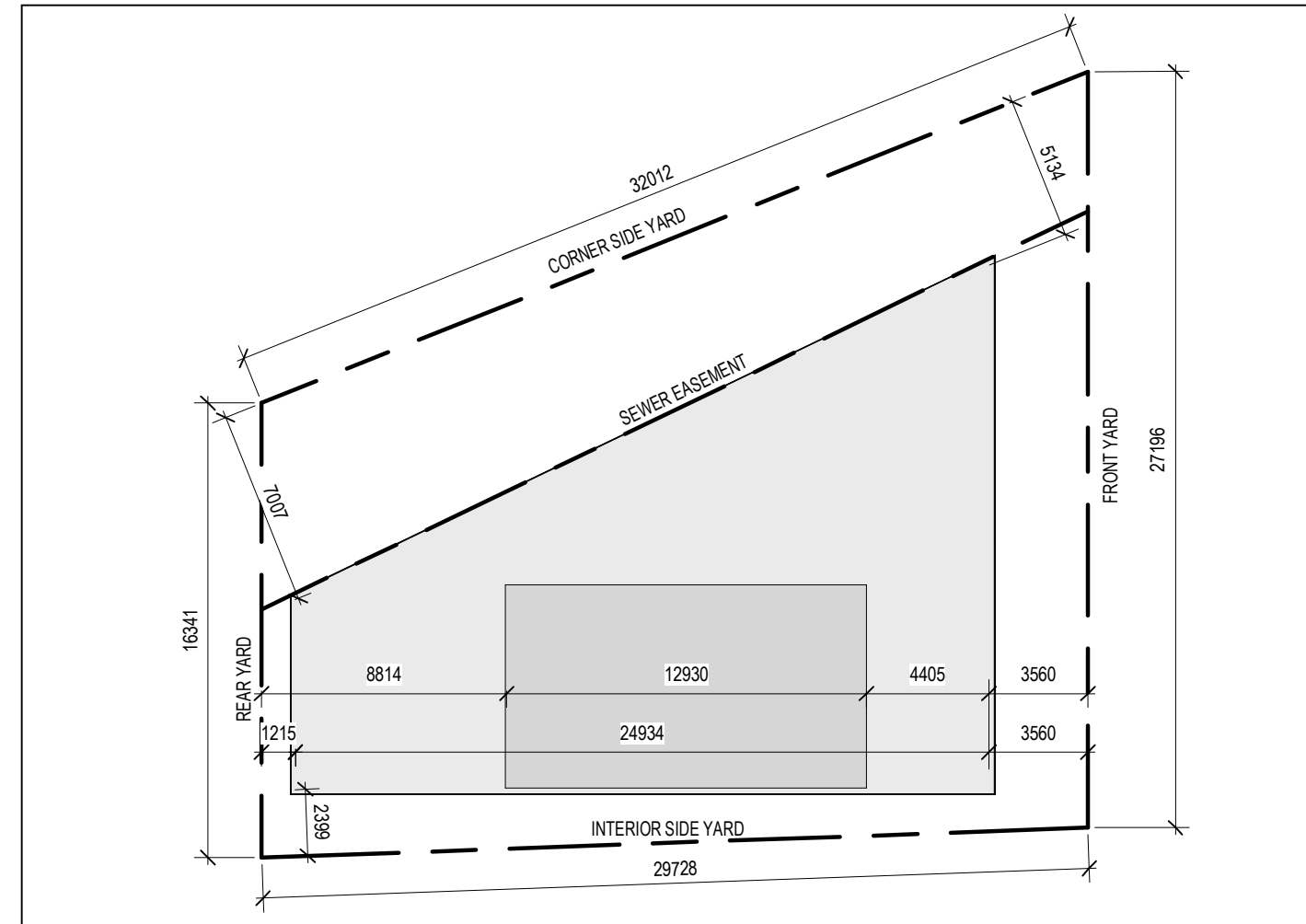
GROSS FLOOR AREA		
LEVEL	AREA	AREA (SF)
LEVEL 00	303.52 m ²	3,267 SF
LEVEL 01	319.39 m ²	3,438 SF
LEVEL 02	318.23 m ²	3,425 SF
LEVEL 03	309.43 m ²	3,331 SF
LEVEL 04	309.42 m ²	3,331 SF
LEVEL 05	309.42 m ²	3,331 SF
LEVEL 06	309.42 m ²	3,331 SF
ROOF TERRACE	94.55 m ²	1,018 SF
TOTAL	2273.40 m ²	24,471 SF

GROSS FLOOR AREA (CITY OF OTTAWA)		
LEVEL	AREA	AREA (SF)
LEVEL 01	319.39 m ²	3,438 SF
LEVEL 02	318.23 m ²	3,425 SF
LEVEL 03	309.43 m ²	3,331 SF
LEVEL 04	309.42 m ²	3,331 SF
LEVEL 05	309.42 m ²	3,331 SF
LEVEL 06	309.42 m ²	3,331 SF
ROOF TERRACE	94.55 m ²	1,018 SF
TOTAL	1969.88 m ²	21,204 SF

SITE PLAN NOTES

S1 SOFT LANDSCAPING
 S2 INTERLOCKING STONE PAVERS
 S3 EXISTING STRUCTURE TO BE DEMOLISHED
 S4 EXISTING CHAINLINK FENCE TO BE DEMOLISHED
 S5 CONCRETE CURB
 S6 DEPRESSED CURB
 S7 PLANTING BED

SKETCH SHOWING SEWER EASEMENT REQUIREMENTS
 342 ROOSEVELT AVENUE
 CITY OF OTTAWA
 J.D. BARNES LTD. 2024



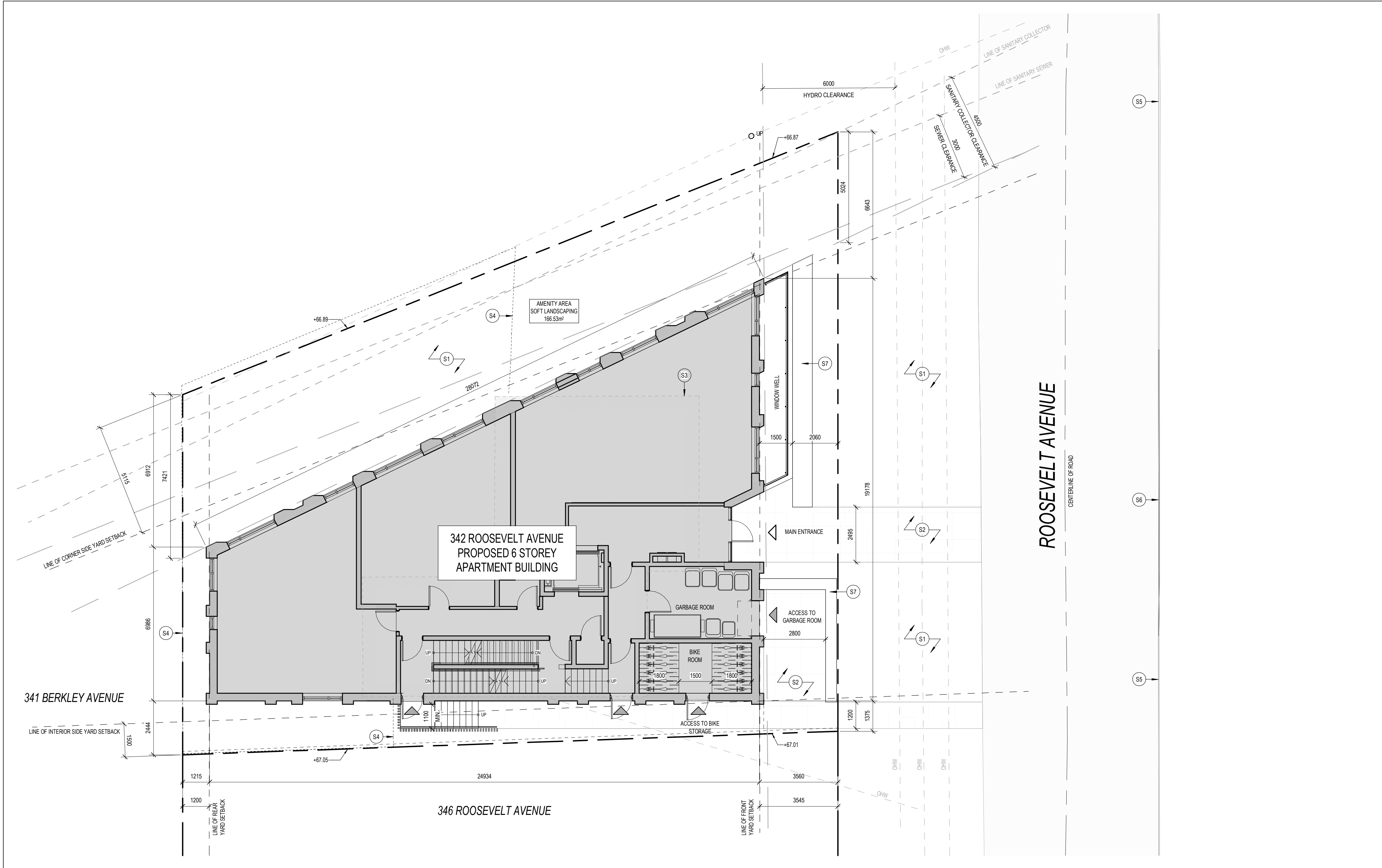
1 SURVEY INFO
SCALE: NTS

3 SITE PLAN - SETBACKS
SCALE: 1 : 250

2 LOCATION PLAN
SCALE: NTS

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SITE STATISTICS	
Current Zoning Designation:	R59(1195) H(15)
Lot Width:	27.20 m
Total Lot Area:	646.7 m ²
Average Existing Grade:	66.955 m
Gross Floor Area:	2274.22 m ²
Building Area:	330.69 m ²
Floor Space Index:	3.52

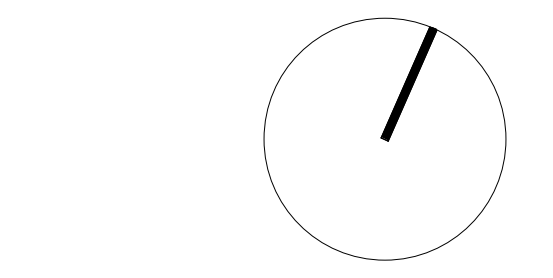
PROPOSED DEVELOPMENT - 6 STOREY MID-RISE APARTMENT BUILDING		
No. of units	26 Units	
Zoning Mechanism	Required	Provided
Minimum Lot Width 154A	22.5m	27.20m
Minimum Lot Area 154A	675m ²	646.7m ²
Min. Front Yard Setback 154A	3.0m	3.545m
Corner Side Yard Setback 154A	3.0m	5.115m
Min. Interior Side Yard Setback 154B	1.5m	1.5m
Min. Rear Yard Setback 154B	7.48m (25% of the lot depth but need not exceed 7.5 m)	1.2m
Maximum Building Height 154B	19.0m	20.145m
Parking Space Rates (Residents) 101 (Sch. 1A - Area X)	7 Spaces 0 spaces for first 12 units - Section 101(3)(a) 0.5 spaces / unit thereafter - Table 101(R11)	0 Spaces
Minimum Visitor Parking Rates 102 (Sch. 1A - Area X)	1 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces / unit thereafter - Table 102	0 Spaces
Bicycle Parking Rates (Residents) Table 111A (Sch. 1 - Area X)	13 Spaces 0.5 spaces / unit (111A)(b)(i))	24 Spaces
Landscaped Area 153 (b)	109.01m ² (minimum 30% of lot area)	309.76m ²
Total Amenity Area Table 137(4)(i)	180m ² 6m ² / unit for 30 units	276.92m ²
Communal Amenity Area Table 137(4)(ii)	90m ² Min. 50% of Total Amenity Area	276.92m ²

SITE PLAN SYMBOLS LEGEND	
	BUILDING ENTRANCE
	BUILDING EXIT
	BICYCLE PARKING
	PROPERTY LINE
	SETBACK LINE
	OVERHEAD WIRES
	INTERLOCKING STONE PAVERS
	EXISTING TRAFFIC SIGNAL POST
	FDC FIRE DEPARTMENT CONNECTION
	FH FIRE HYDRANT
	NEW STREET LIGHT
	STREET LIGHT TO BE REMOVED
	EXISTING STREET LIGHT TO REMAIN
	EXISTING UTILITY POLE TO REMAIN
	UTILITY POLE TO BE REMOVED/RELOCATED

1 SITE PLAN SYMBOLS
SCALE: NTS

3	ISSUED FOR COORDINATION	24-10-08
2	ISSUED FOR SITE PLAN CONTROL	24-10-01
1	ISSUED FOR COORDINATION	24-05-22

ISSUE RECORD



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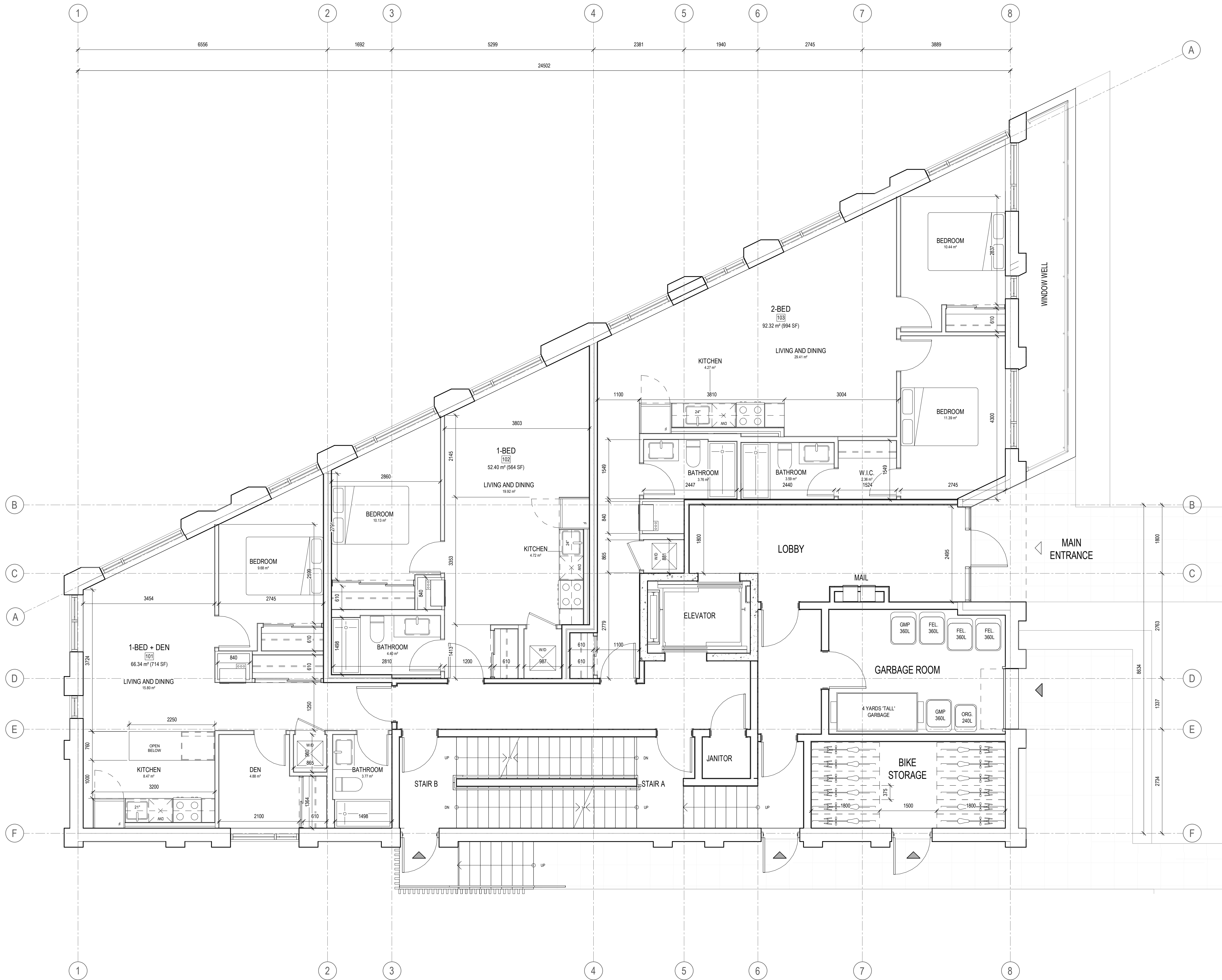
PROJ	SCALE	DRAWN	REVIEWED
2405	NOTED	NL	RMK

SITE PLAN

SP-01

1 SITE PLAN
SCALE: 1 : 100

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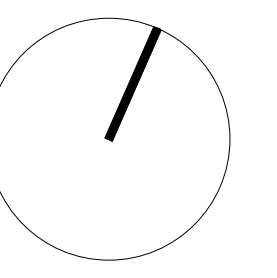
FLOOR/ROOF PLAN NOTES

- P1 ROOF ACCESS HATCH
- P2 CANOPY ABOVE
- P3 GLASS AND ALUMINUM GUARD
- P4 SCUPPER

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|---|------------------------------|----------|
| 3 | ISSUED FOR COORDINATION | 24-10-08 |
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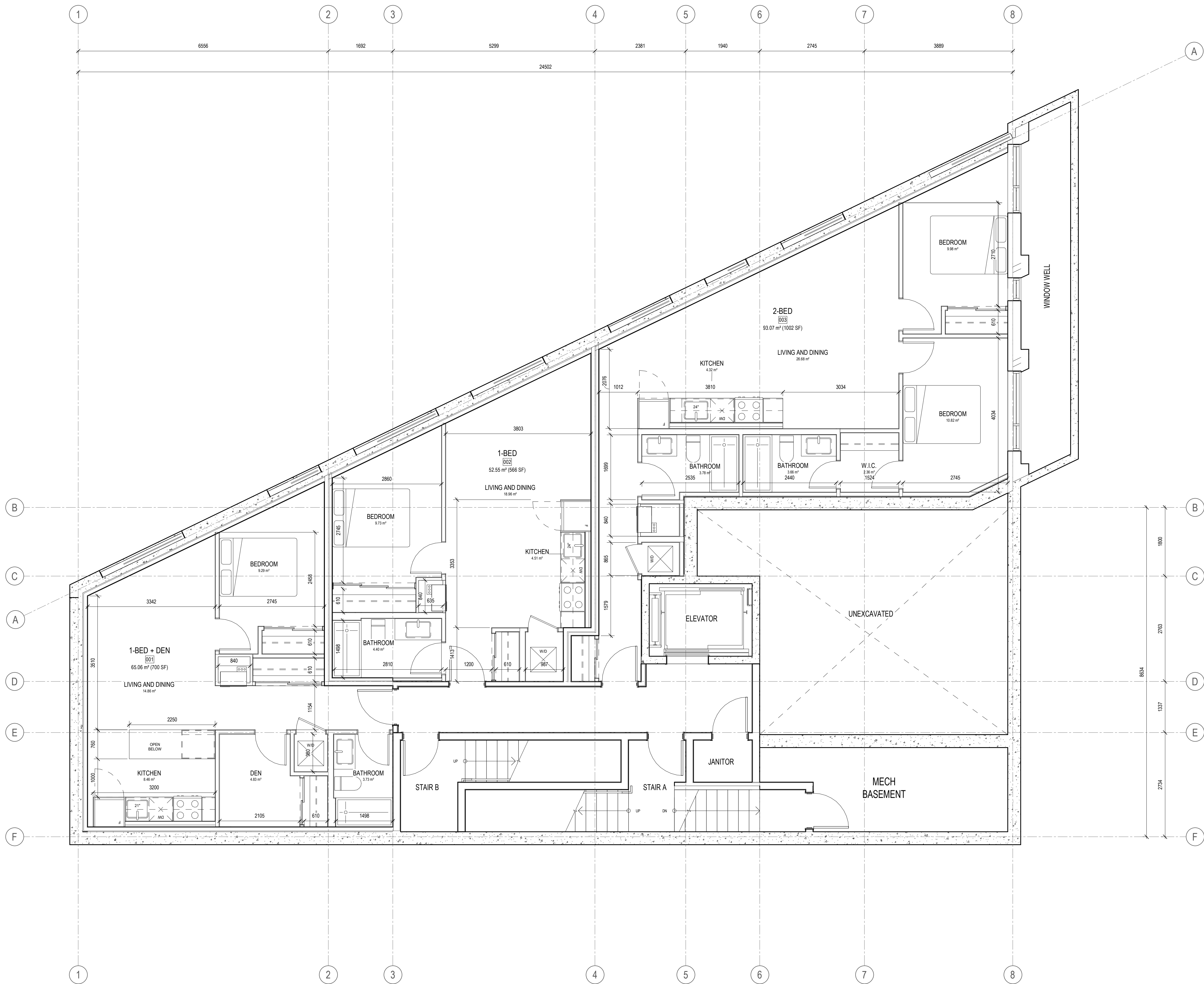
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2405	NOTED	NL	RMK

LEVEL 01 FLOOR PLAN

A101

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FLOOR/ROOF PLAN NOTES

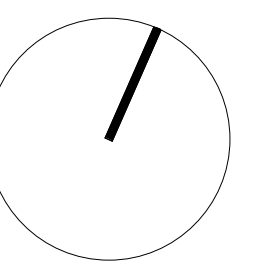
- P1 ROOF ACCESS HATCH
- P2 CANOPY ABOVE
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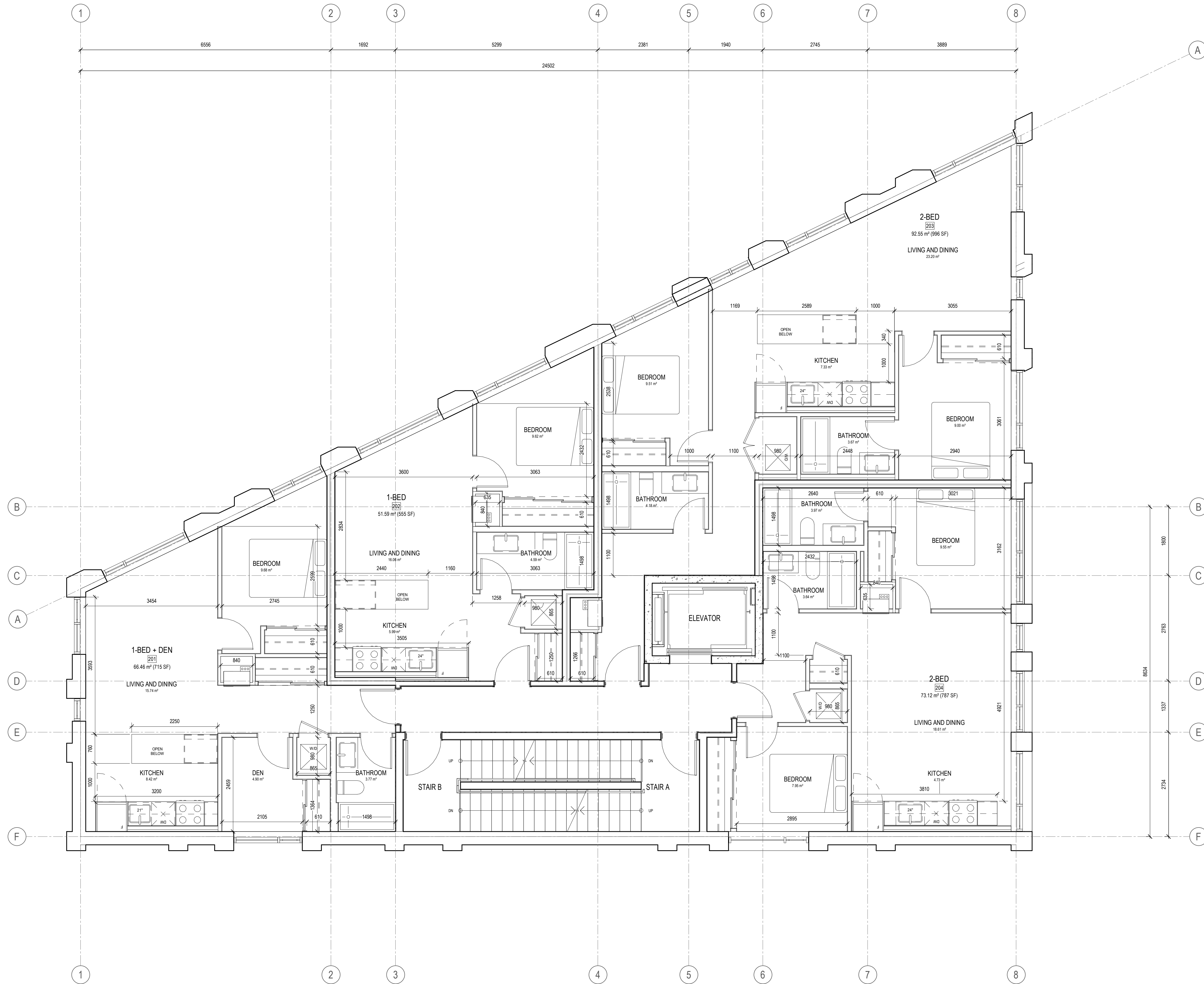
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LEVEL 00 FLOOR PLAN

A100

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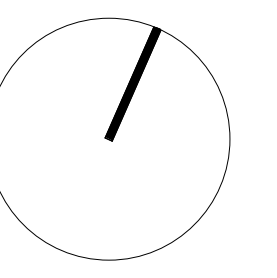
FLOOR/ROOF PLAN NOTES
 P1 ROOF ACCESS HATCH
 P2 CANOPY ABOVE
 P3 GLASS AND ALUMINUM GUARD
 P4 SCUPPER

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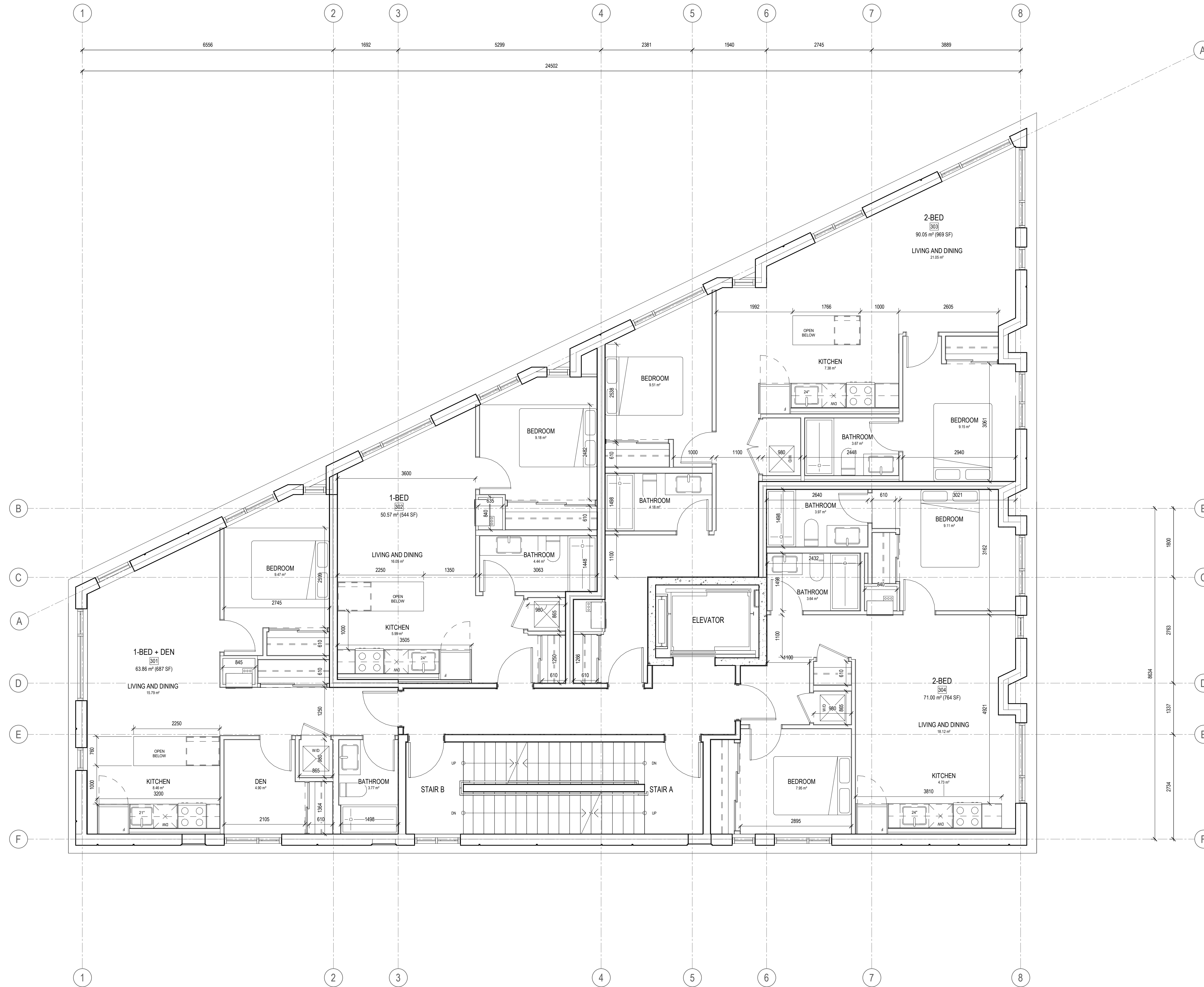
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LEVEL 02 FLOOR PLAN

A102

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FLOOR/ROOF PLAN NOTES

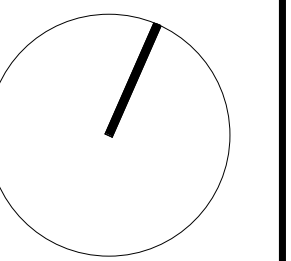
- P1 ROOF ACCESS HATCH
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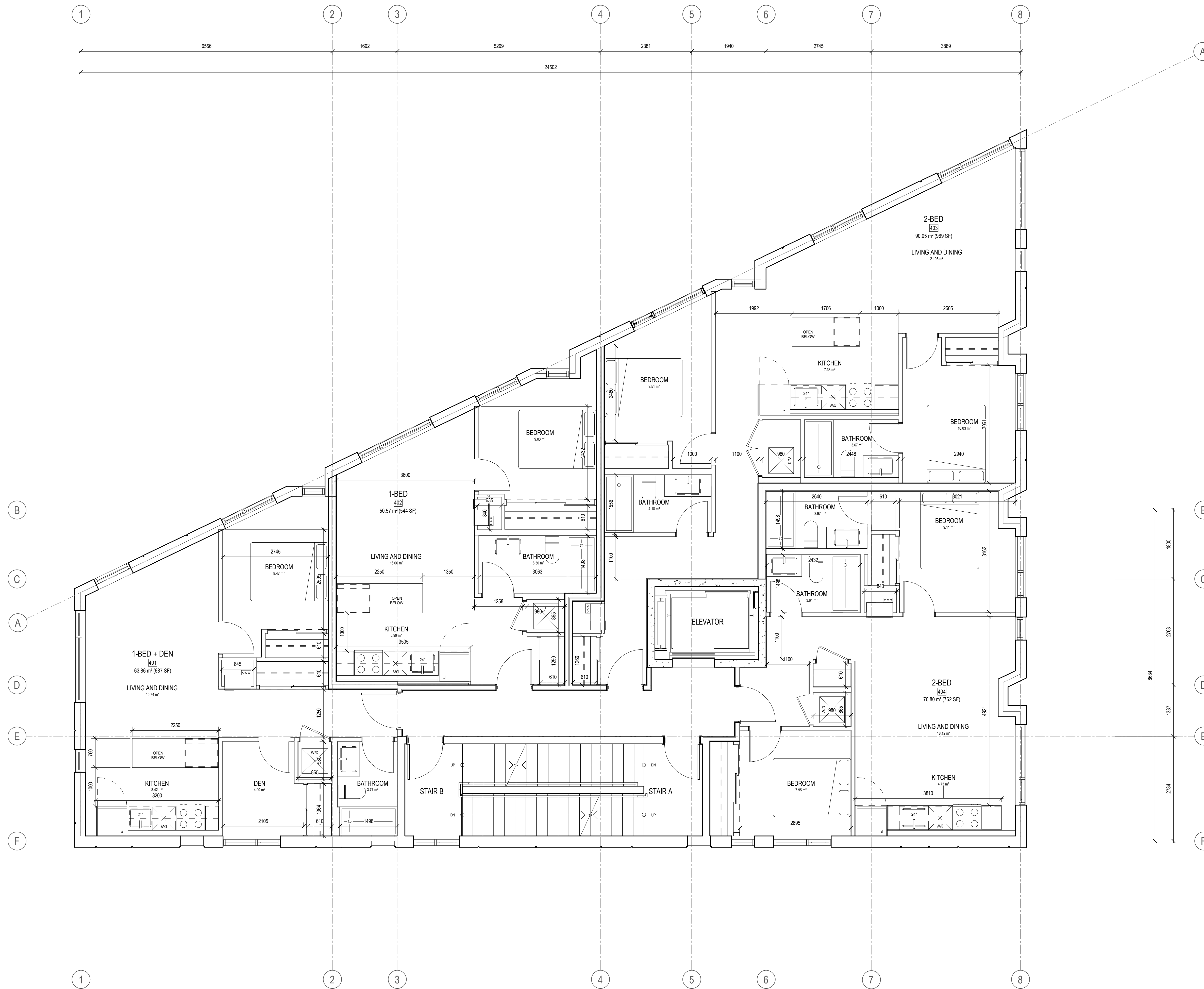
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LEVEL 03 FLOOR PLAN

A103

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FLOOR/ROOF PLAN NOTES

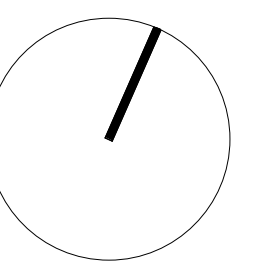
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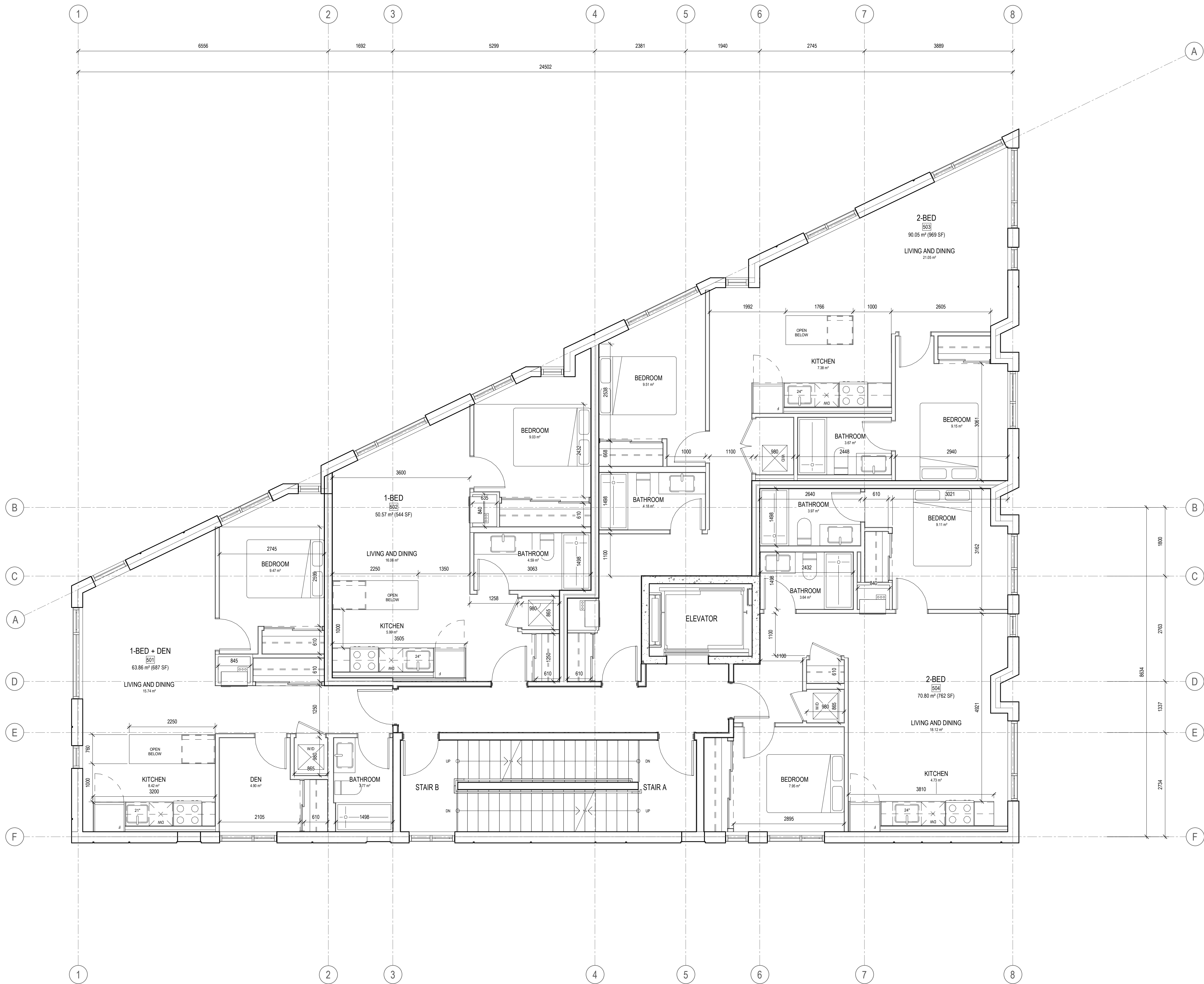
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LEVEL 04 FLOOR PLAN

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FLOOR/ROOF PLAN NOTES

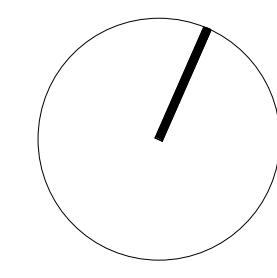
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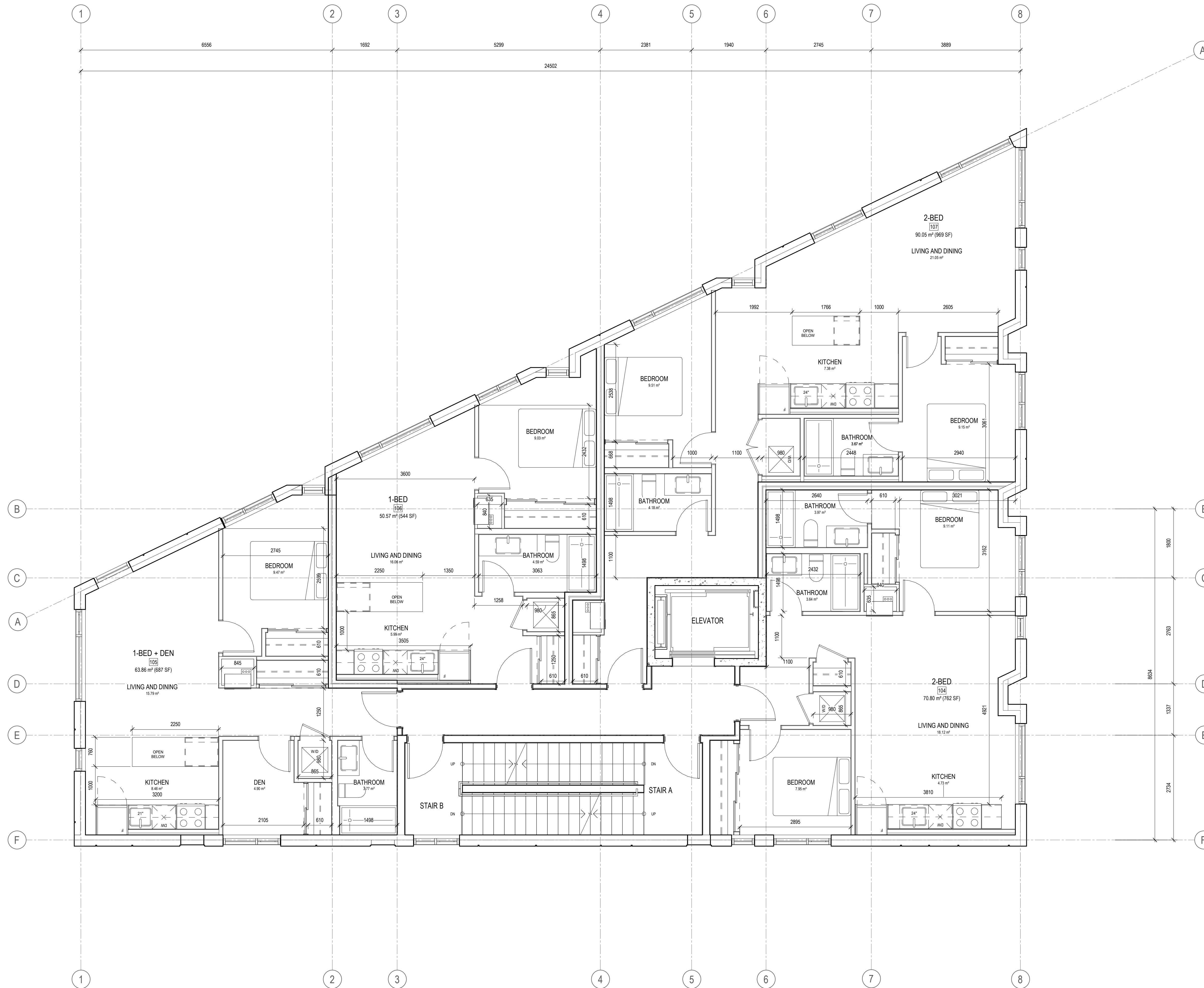
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LEVEL 05 FLOOR PLAN

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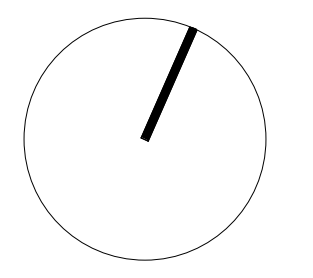
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1	ISSUED FOR COORDINATION	24-05-22

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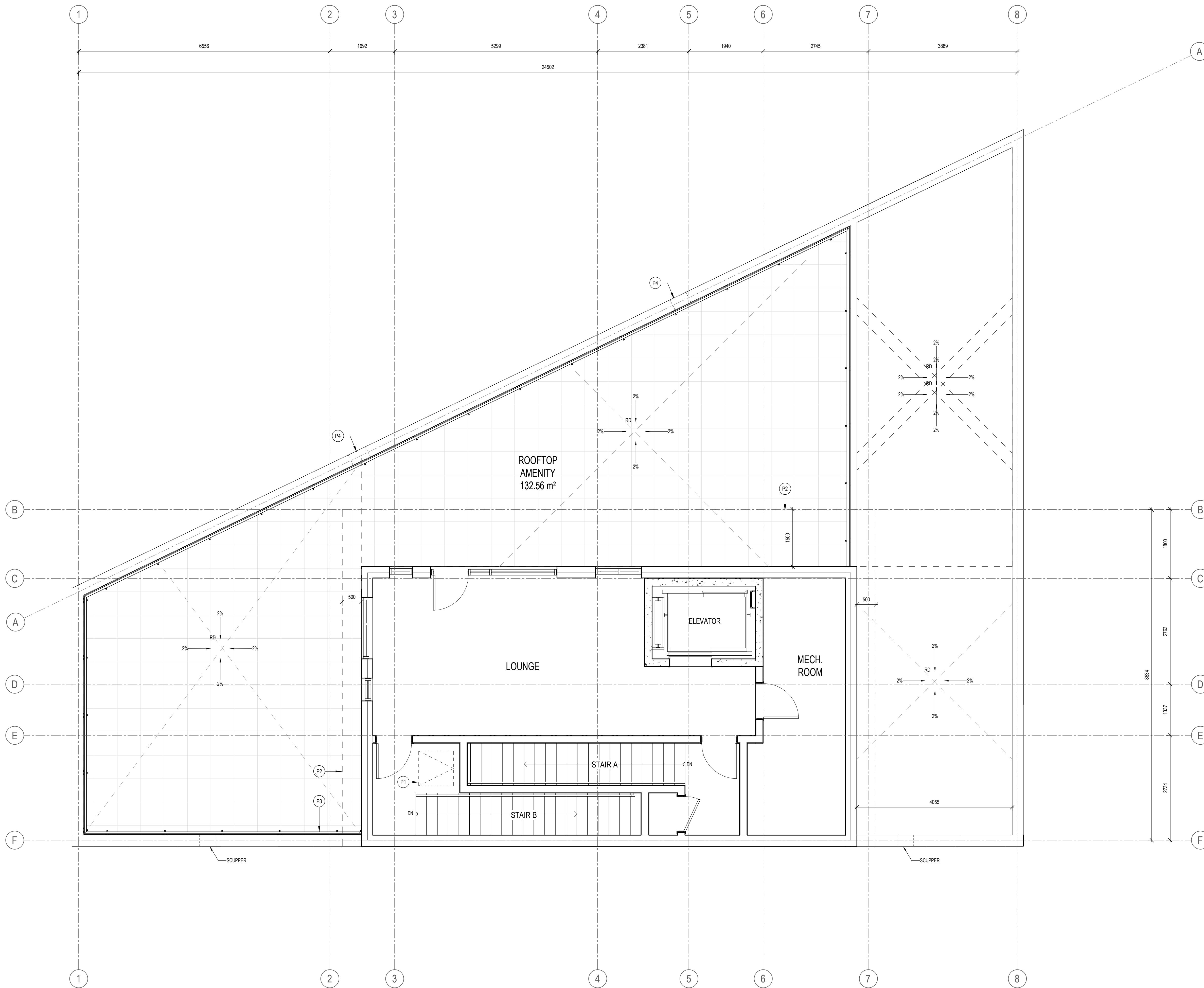
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2405	NOTED	NL	RMK

LEVEL 06 FLOOR PLAN

A106

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FLOOR/ROOF PLAN NOTES

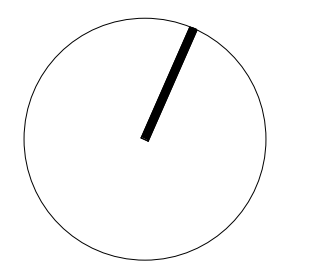
- P1 ROOF ACCESS HATCH
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2	ISSUED FOR SITE PLAN CONTROL	24-10-01
1	ISSUED FOR COORDINATION	24-05-22

ISSUE RECORD



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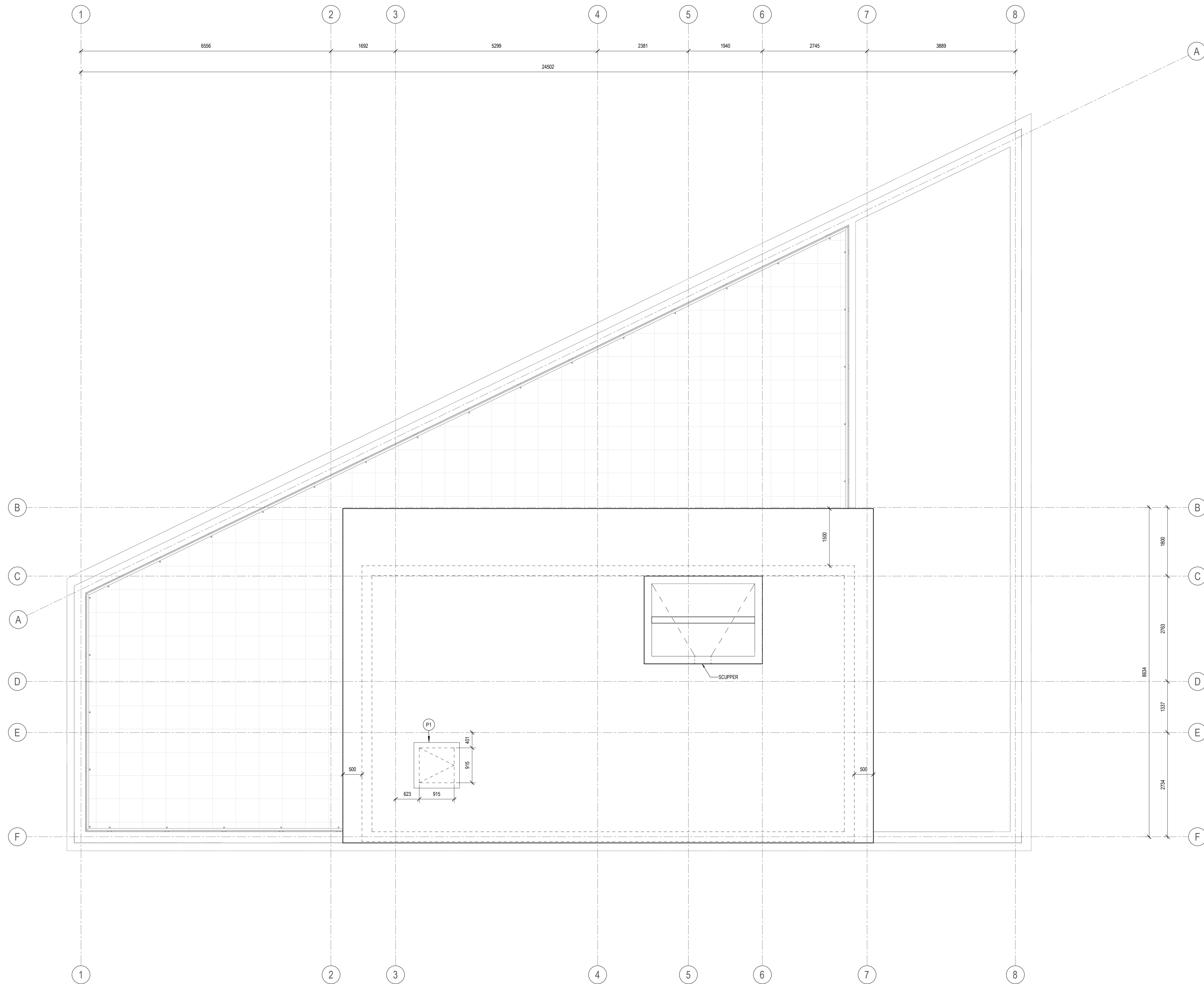
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PROJ	SCALE	DRAWN	REVIEWED
2405	NOTED	NL	RMK

ROOF PLAN

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FLOOR/ROOF PLAN NOTES

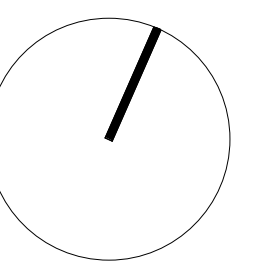
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| 3 | ISSUED FOR COORDINATION | 24-10-08 |
| 2 | ISSUED FOR SITE PLAN CONTROL | 24-10-01 |

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2405	NOTED	NL	RMK

UPPER ROOF PLAN

A108



CLADDING LEGEND:

	ALUMINUM PANEL BLACK
	ALUMINUM PANEL BLACK, DIAGONAL PANELING
	ALUMINUM PANEL DARK GREY
	BRICK MASONRY BLACK
	ALUMINUM AND GLASS RAILING

CLADDING LEGEND
SCALE: 1 : 100

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2	ISSUED FOR SITE PLAN CONTROL	24-10-01
1	ISSUED FOR COORDINATION	24-05-22

ISSUE RECORD

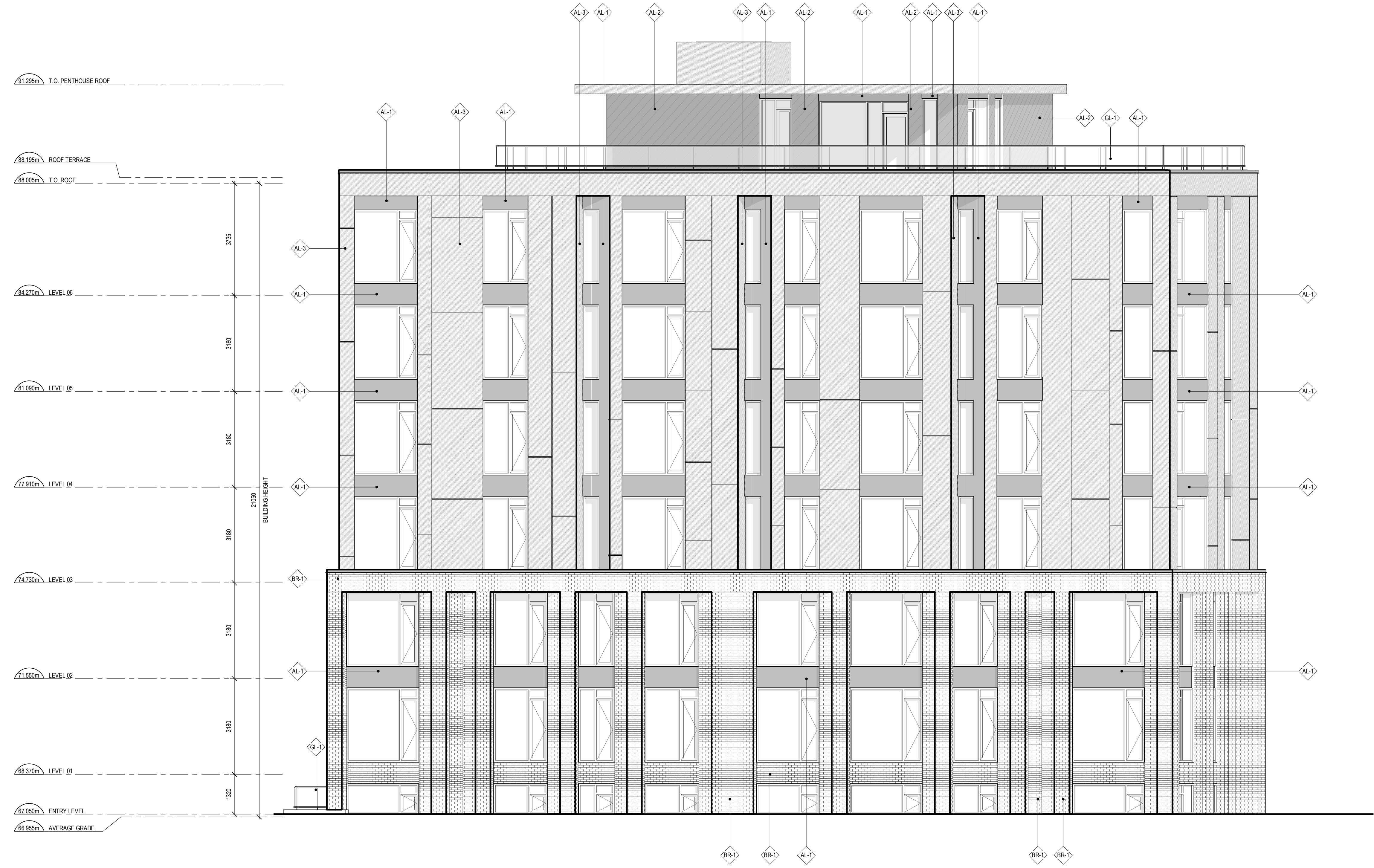
project1 studio
Project1 Studio Incorporated
[613.884.3939 | mail@project1studio.ca

342 ROOSEVELT
342 Roosevelt Avenue
Ottawa, ON K2A 1Z3

PROJ	SCALE	DRAWN	REVIEWED
2405	NOTED	NL	RMK

EAST ELEVATION

A201



CLADDING LEGEND:

	ALUMINUM PANEL BLACK
	ALUMINUM PANEL BLACK, DIAGONAL PANELING
	ALUMINUM PANEL DARK GREY
	BRICK MASONRY BLACK
	ALUMINUM AND GLASS RAILING

CLADDING LEGEND
SCALE: 1 : 100

- GENERAL ARCHITECTURAL NOTES:**
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 - Upon notice in writing, the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents.
 - The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 - Positions of reported or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 - These documents are not to be used for construction unless specifically noted for such purpose.

3	ISSUED FOR COORDINATION	24-10-08
2	ISSUED FOR SITE PLAN CONTROL	24-10-01
1	ISSUED FOR COORDINATION	24-05-22

ISSUE RECORD

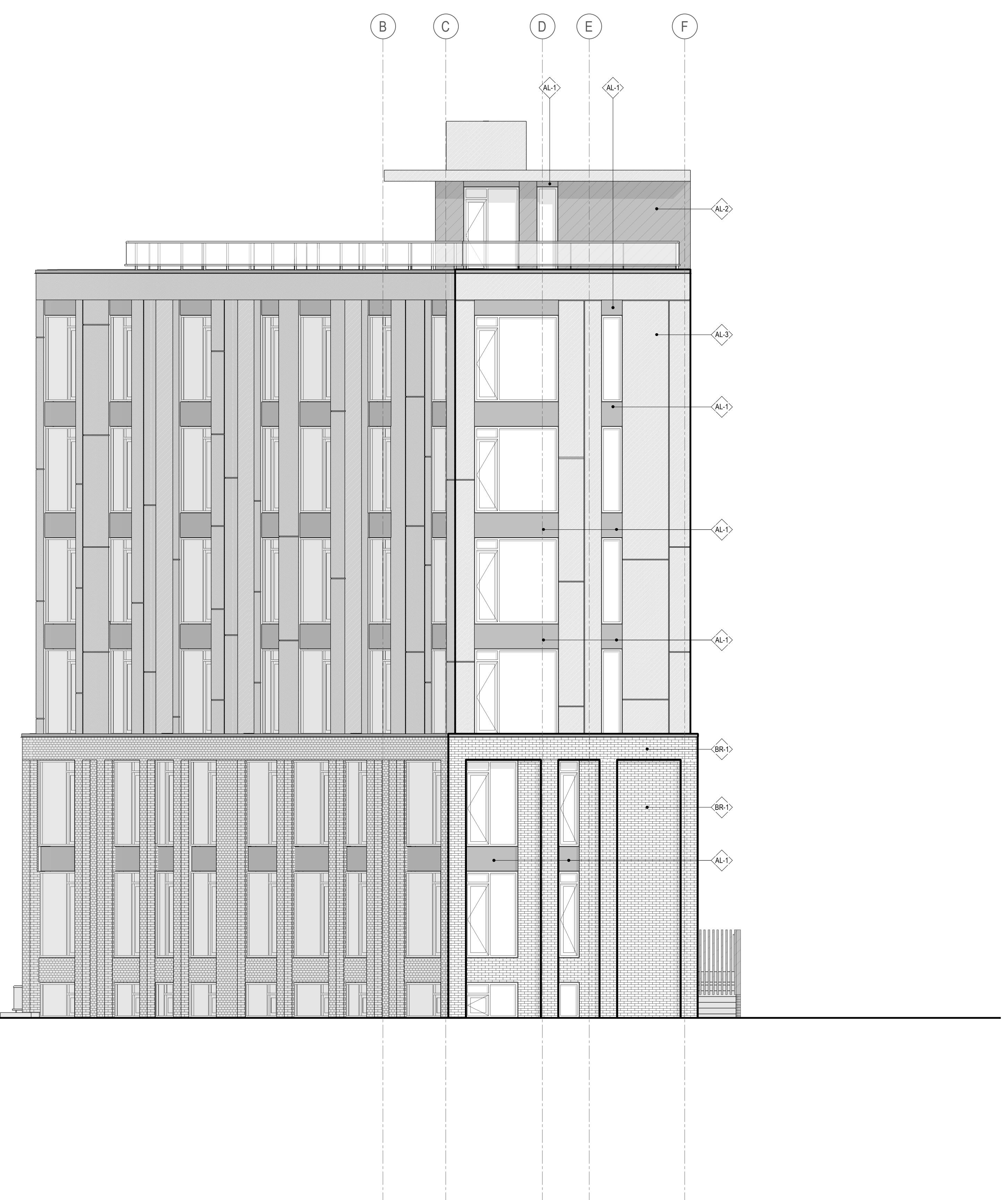
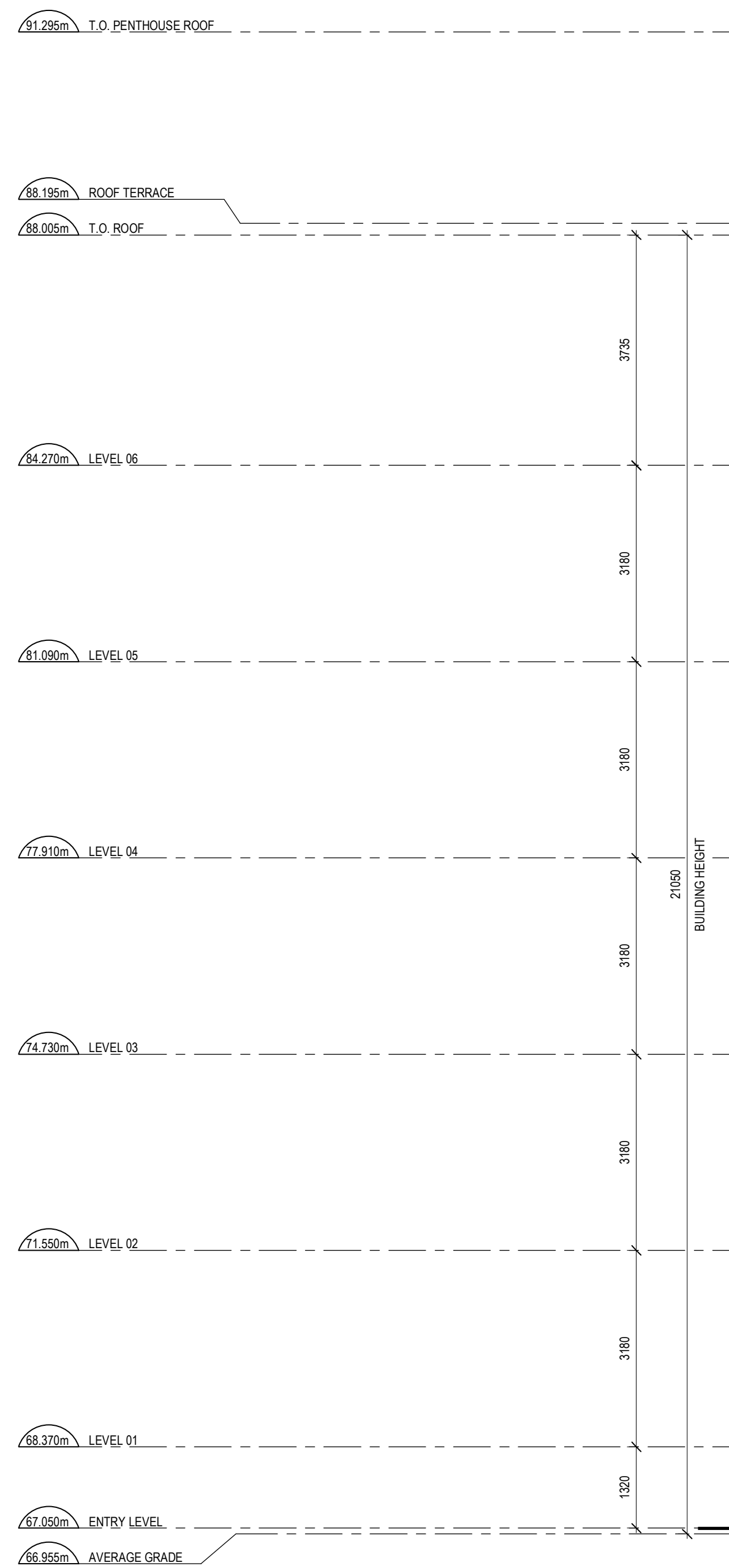
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Ottawa, ON K2A 1Z3

PROJ	SCALE	DRAWN	REVIEWED
2405	NOTED	NL	RMK

NORTH ELEVATION

A202



CLADDING LEGEND:

	ALUMINUM PANEL BLACK
	ALUMINUM PANEL BLACK, DIAGONAL PANELING
	ALUMINUM PANEL DARK GREY
	BRICK MASONRY BLACK
	ALUMINUM AND GLASS RAILING

CLADDING LEGEND
SCALE: 1 : 100

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1	ISSUED FOR COORDINATION	24-05-22

ISSUE RECORD

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PROJ	SCALE	DRAWN	REVIEWED
2405	NOTED	NL	RMK

WEST ELEVATION

A203

91.25m T.O. PENTHOUSE ROOF
 88.19m ROOF TERRACE
 88.00m T.O. ROOF
 84.27m LEVEL 06
 81.09m LEVEL 05
 77.91m LEVEL 04
 74.73m LEVEL 03
 71.55m LEVEL 02
 68.37m LEVEL 01
 67.05m ENTRY LEVEL
 66.55m AVERAGE GRADE

3735
 3180
 3180
 3180
 2160 BUILDING HEIGHT
 6060
 120



CLADDING LEGEND:

- ALUMINUM PANEL BLACK
- ALUMINUM PANEL BLACK, DIAGONAL PANELING
- ALUMINUM PANEL DARK GREY
- BRICK MASONRY BLACK
- ALUMINUM AND GLASS RAILING

CLADDING LEGEND
SCALE: 1 : 100

GENERAL ARCHITECTURAL NOTES:

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ISSUE RECORD

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PROJ	SCALE	DRAWN	REVIEWED
2405	NOTED	NL	RMK

SOUTH ELEVATION

A204