

PROJECT INFORMATION	
ZONING BY-LAW 2008-250	TM (272) S444
SITE AREA	2,610.7 sq. m. 28,102 sq. ft.
TM - ZONING REQUIREMENT	9 STOREYS & 31 m.
BUILDING HEIGHT	9 STOREYS & 31 m.
AMENITY AREA - 6m <sup>2</sup> PER UNIT (141 UNITS)	846 sq. m.
FRONT YARD SETBACK	1.4 m.
FRONT YARD SETBACK - ABOVE 15m HL. OR 4th STOREY	+ 2.0 m.
INTERIOR YARD SETBACK - ABUTTING R ZONE	6.0 m.
CORNER YARD SETBACK	3.0 m.
CORNER YARD SETBACK - ABOVE 15m HL.	+ 2.0 m.
REAR YARD SETBACK	7.5 m.
PARKING - PER UNIT (AFTER 12)	0.5
VISITOR PARKING - PER UNIT (AFTER 12)	0.1
BICYCLE PARKING - RESIDENTIAL - PER UNIT	0.5
BICYCLE PARKING - COMMERCIAL	1 PER 250m <sup>2</sup> GFA

PROJECT STATISTICS	
GRADE (GEODETIC ELEVATION)	67.30 m. aasl
BUILDING HEIGHT	31.0 m.
AMENITY LEVEL - BUILDING HEIGHT	5.0 m.
FRONT YARD SETBACK - LOWER	1.5 m.
FRONT YARD SETBACK - ABOVE 15m HL. OR 4th STOREY	3.5 m.
INTERIOR YARD SETBACK - ABUTTING TM	0.0 m.
INTERIOR YARD SETBACK - ABUTTING R3	6.0 m.
CORNER YARD SETBACK - LOWER	3.0 m.
CORNER YARD SETBACK - ABOVE 15m HL. OR 4th STOREY	5.0 m.
REAR YARD SETBACK - LOWER	7.5 m.
REAR YARD SETBACK - UPPER	16.6 m.
STANDARD PARKING SPACE	2.6m X 5.2m
SMALL CAR PARKING SPACE	2.4m X 4.6m
DRIVEWAY & AISLE	6.7m
BICYCLE AISLE	1.1m

GROSS BUILDING FLOOR AREA	
(OTTAWA ZONING DEFINITION)	000 sq. m.
LUG PARKING LEVELS	000 sq. ft.
GROUND FLOOR	769.0 sq. m. 8,277 sq. ft.
MEZZANINE	371.9 sq. m. 4,003 sq. ft.
2nd - 4th FLOOR	3 x 1,301.4 sq. m. 3 x (14,008) sq. ft. 3,904.2 sq. m. 42,024 sq. ft.
5th to 7th FLOOR	3 x 992.5 sq. m. 3 x (10,663) sq. ft. 2,977.4 sq. m. 32,049 sq. ft.
8th FLOOR	610.0 sq. m. 6,647 sq. ft.
9th FLOOR	621.9 sq. m. 6,847 sq. ft.
AMENITY / MECHANICAL FLOOR	0.0 sq. m. 0.0 sq. ft.
TOTAL AREA ABOVE GRADE	9,666.3 sq. m. 104,047 sq. ft.

UNIT STATISTICS	
1 BEDROOM UNIT	21
1 BEDROOM + UNIT	70
2 BEDROOM UNIT	25
2 BEDROOM + UNIT	18
3 BEDROOM UNIT	4
3 BEDROOM + UNIT	4
TOTAL	141
COMMERCIAL RETAIL UNIT	484.4 sq. m. 5,214 sq. ft.

REQUIRED	
RESIDENCE	-0.5 PER UNIT AFTER 12 UNITS 65
VISITOR	-0.1 PER UNIT AFTER 12 UNITS 13
COMMERCIAL	- UNDER 500m <sup>2</sup> NON REQUIRED 0
TOTAL	78
MAXIMUM PARKING AS PER TABLE 103 = 1.75 PER UNIT	247

PROVIDED	
RESIDENCE	-0.58 PER UNIT (141 UNITS) 136
VISITOR	-0.1 PER UNIT (141 UNITS) 13
COMMERCIAL	- UNDER 500m <sup>2</sup> NON REQUIRED 0
TOTAL	149

BICYCLE PARKING	
REQUIRED	-0.5 PER UNIT (141 UNITS) 71
COMMERCIAL RETAIL	-1.0 PER 250m <sup>2</sup> OF G.F.A. 2
TOTAL	73

AMENITY SPACE	
AT GRADE EXTERIOR COMMUNAL	200.0 sq. m.
AT GRADE EXTERIOR PRIVATE YARDS	200.0 sq. m.
2nd FLOOR - PRIVATE EXTERIOR	25.0 sq. m.
5th FLOOR - PRIVATE EXTERIOR	290.0 sq. m.
8th FLOOR - COMMUNAL EXTERIOR	135.0 sq. m.
AMENITY LEVEL - COMMUNAL INTERIOR	405.0 sq. m.
AMENITY LEVEL - COMMUNAL EXTERIOR	290.0 sq. m.
TOTAL	1,545.0 sq. m.
TOTAL COMMUNAL	1,030.0 sq. m.
REQUIRED - 6.9M <sup>2</sup> PER UNIT (141) =	846 sq. m.
REQUIRED COMMUNAL @ 95% =	423 sq. m.

LOT COVERAGE	
PAVED SURFACE	439.2 sq. m. 16.8%
BUILDING FOOTPRINT	1,402.3 sq. m. 53.7%
LANDSCAPE OPEN SPACE	769.2 sq. m. 29.5%
TOTAL	2,610.7 sq. m. 100.0%

REFUGE REQUIREMENT (141 UNITS)	
GARBAGE	-0.11 PER UNIT 16 YARDS
RECYCLING GMP	-0.019 PER UNIT 3 YARDS
RECYCLING FIBER	-0.038 PER UNIT 5 YARDS
COMPOST	-240L PER 50 UNITS 3

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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**NOTATION SYMBOLS:**

① INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

Ⓢ INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.

Ⓜ INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.

Ⓝ INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.

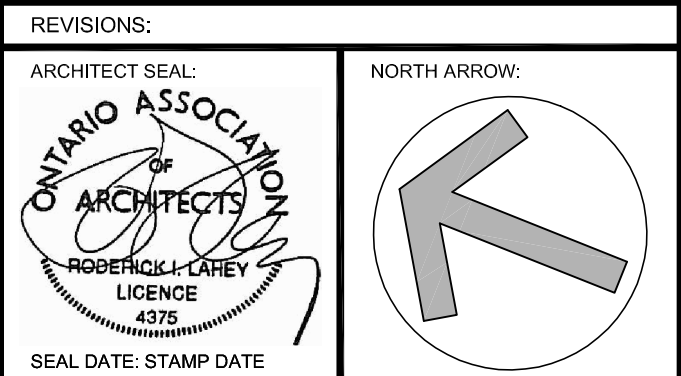
○ INDICATES DETAIL NUMBER.

Ⓣ TITLE

Ⓜ DETAIL REFERENCE PAGE

Ⓝ DETAIL CROSS REFERENCE PAGE

REVISIONS:	DATE
ISSUED FOR SPC 2nd COMMENT RESPONSE	Jan. 23, 23
ISSUED FOR SPC 1st COMMENT RESPONSE	Nov. 08, 22
REVISED AS PER DESIGN CHANGES	Oct. 19, 22
ISSUED FOR SPC APPLICATION	Apr. 14, 22
ISSUED FOR SPC OWNER / CONSULTANT REVIEW	Apr. 04, 22
ISSUED FOR OPA & ZA 1st COMMENT RESPONSE	Apr. 00, 21
ISSUED FOR UDRP	Jan. 19, 21
ISSUED FOR ZONING AMENDMENT	Sept. 4, 20
No. DESCRIPTION	DATE



**CLIENT:**  
**MASTERCRAFT STARWOOD**  
 Investment Builders Since 1951

**ARCHITECT:**  
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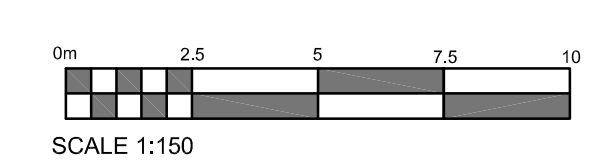


403 RICHMOND ROAD &  
 389 ROOSEVELT AVENUE  
 OTTAWA ONTARIO

**SHEET TITLE:**  
**SITE PLAN**

DRAWN:	CHECKED:
R.V.	S.S.
SCALE:	SHEET No.
1:150	SP-1
PROJECT No.	
1942	

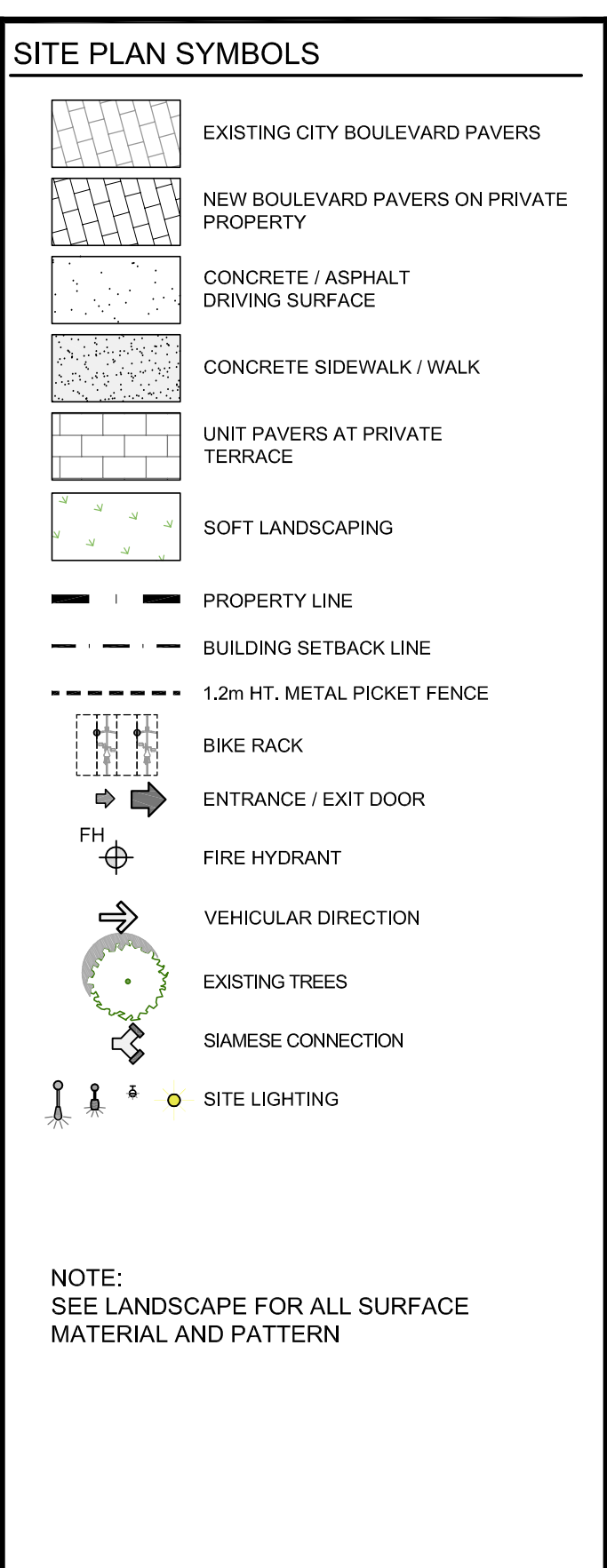
**1 SITE PLAN**  
 SCALE 1:150



**KEY MAP**

- DRAWING NOTES**
- PROPERTY LINE
  - BUILDING SETBACKS AT GRADE - SEE SCHEDULE S444
  - CORNER SITE TRIANGLE, TO BE CONFIRMED
  - HARD SURFACE PAVING, SEE LANDSCAPE PLAN
  - CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
  - CONCRETE SIDEWALK TO BE REPLACED WITH NEW BARRIER CURB / SIDEWALK
  - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
  - 6.0m WIDE GARAGE ENTRY RAMP WITH TRENCH DRAIN
  - OUTLINE OF BELOW GRADE PARKING GARAGE
  - OUTLINE OF UPPER FLOORS
  - OUTLINE OF AMENITY / MECHANICAL LEVEL
  - OUTLINE OF PRIVATE TERRACE ABOVE
  - RETAINING WALL WITH GUARD RAIL AS REQUIRED
  - PRIVATE WALKWAY TO GROUND FLOOR UNIT
  - EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
  - EXISTING FIRE HYDRANT
  - VENTILATION GRILL (INTAKE / EXHAUST)
  - SIAMSESE CONNECTION
  - ENTRANCE DRIVEWAY WITH BARRIER CURB
  - EXISTING TREE TO BE REMOVED
  - EXISTING BUILDING TO BE REMOVED
  - EXISTING CITY SIDEWALK
  - PRIVACY SCREEN
  - PROPOSED SERVICES
  - GAS EQUIPMENT LOCATION
  - EXISTING STREET LIGHT / TRAFFIC POLE
  - SEAT WALL, SEE LANDSCAPE FOR DETAILS
  - BICYCLE PARKING SPACE WITH RACK
  - REPLACE EXISTING CITY PAVERS AS SHOWN ON LANDSCAPE PLAN
  - CITY OWNED BOLLARD BICYCLE RACKS

- SHORT TERM REFUGE CONTAINER STAGING AREA
- 150mm WIDE BARRIER CURB, DEPRESSED AT ENTRY
- RE-INSTATE EXISTING BOARD FENCE
- 150mm WIDE BARRIER CURB AT EDGE OF DRIVING SURFACE
- REMOVED EXISTING HYDRO TRANSFORMER
- CATCH BASIN / MANHOLE SEE CIVIL FOR DETAILS
- GROUND FLOOR PRIVATE TERRACES WITH PRIVACY SCREEN
- PROPOSED TREES, SEE LANDSCAPE FOR DETAILS
- EXISTING CITY PAVERS TO REMAIN



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**LEGAL DESCRIPTION**  
 PART 1 Plan of  
 LOTS 7, 9, 11 AND 13  
 PART OF LOTS 3 AND 4  
 REGISTERED PLAN 114  
 CITY OF OTTAWA  
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

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