



### PROJECT INFORMATION

Zoning By-law 2006-250 Consolidation R58 (2472) HQ1.0	SITE AREA	0.1365 ha.	1,364.5 sq. m. (14,687 sq. ft.)
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ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT	6 STOREYS / 21.0m	6 STOREYS / 18.9m
GRADE (GEODETIC ELEVATION - ASL)	(GEO. ELEV.) 67.40	(GEO. ELEV.) 67.40
FRONT YARD SETBACK	0.0m	0.0m
FRONT YARD SETBACK ABOVE 2nd STOREY + 2.5m	2.5m	2.5m
INTERIOR YARD SETBACK - SOUTH	0.5m	1.2m
INTERIOR YARD SETBACK - NORTH	1.5m	1.5m
INTERIOR YARD SETBACK - NORTH ABOVE 4th FLOOR + 7.0m	8.5m	8.5m
REAR YARD SETBACK	7.5m	7.5m
REAR YARD SETBACK - ABOVE 5th FLOOR + 2.0m	9.5m	9.5m
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>	25	25
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 per unit)	5	5
VEHICLE PARKING - VISITOR ONLY (AFTER 12 UNITS - 0.1 per unit)	31	78
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	4.5m	4.8m
DRIVEWAY WIDTH - MINIMUM	5.2m	6.0m
AISLE WIDTH - MINIMUM		

- ### DRAWING NOTES
- PROPERTY LINE
  - BUILDING SETBACKS
  - 1.8m WIDE CITY SIDEWALK & BARRIER CURB
  - EXISTING HYDRO POLES TO BE BURIED AS AGREED UPON WITH OTTAWA HYDRO
  - ENTRANCE DRIVEWAY WITH 150 BARRIER CURBS
  - CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
  - INTERNAL PARKING GARAGE RAMP WITH TRENCH DRAIN
  - RINGED BOLLARD BICYCLE RACK
  - PRIVATE TERRACE AT GRADE
  - OUTLINE OF UNDERGROUND PARKING LEVEL
  - HARD SURFACE WALKWAY
  - LOW RETAINING WALL
  - RAISED PLANTER
  - EXISTING TREE TO BE REMOVED
  - EXISTING CHAIN LINK TO BE REMOVED
  - SOFT LANDSCAPING
  - OUTLINE OF BUILDING ABOVE
  - BALCONY ABOVE
  - PRIVACY SCREEN WITH GATE
  - 1.2m X 3.0m CONCRETE PAD FOR GAS EQUIPMENT, EXACT LOCATION TO BE CONFIRMED
  - STORM WATER TANK WITH ACCESS COVER & OVERFLOW CATCH BASIN - SEE CIVIL PLAN
  - SIAMSE CONNECTION
  - AIR INTAKE / EXHAUST GRILL
  - EXISTING BUILDING ON ADJACENT LAND
  - EXISTING FIRE HYDRANT
  - EXISTING ASPHALT PARKING AREA ON ADJACENT LAND
  - OUTLINE OF MECHANICAL PENTHOUSE
  - PROPOSED SERVICES
  - PRIVACY FENCE 2.1m MAX. HEIGHT FROM GRADE
  - EXISTING RETAINING WALL TO BE REMOVED
  - EXISTING CURB AND 1.5m HT. SOLID WOOD FENCE ON ADJACENT PROPERTY
  - RIVER STONE SURFACE, EXISTING / PROPOSED
  - EXISTING UTILITY BOX TO REMAIN
  - ARTIFICIAL TURF
  - CURB AROUND PATIO. SEE LANDSCAPE
  - 100mm CONCRETE CURB

### PROJECT STATISTICS

#### GROSS BUILDING - AREAS

PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	473.8 sq. m.
2nd FLOOR	5,100 sq. ft.
3rd & 4th FLOOR	776.2 sq. m.
5th FLOOR	8,355 sq. ft.
6th FLOOR	1,421.2 sq. m.
MECHANICAL PENTHOUSE	15,298 sq. ft.
TOTAL AREA	3,774.2 sq. m.
	40,625 sq. ft.

#### UNIT STATISTICS

STUDIO UNIT	19.7%	12
ONE BEDROOM UNIT	19.7%	12
ONE BEDROOM + DEN UNIT	13.1%	8
TWO BEDROOM UNIT	41.0%	25
TWO BEDROOM + DEN UNIT	6.6%	4
TOTAL	100%	61

#### CAR PARKING

REQUIRED BY ZONING BY-LAW	PROVIDED
RESIDENCE - 0.5 PER DWELLING UNIT (AFTER 12 UNITS)	25
VISITOR - 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	5
TOTAL	30
RESIDENCE	25
VISITOR	5
TOTAL	30

#### BICYCLE PARKING

REQUIRED	PROVIDED
RESIDENCE - 0.5 PER UNIT (61 UNITS)	31
INTERIOR - P2 LEVEL - 1.0 PER UNIT (61 UNITS)	65
EXTERIOR - ON CITY BOULEVARD	2
TOTAL	67

### LOT COVERAGE

PAVED SURFACE =	10.2 sq. m.	0.7%
BUILDING FOOTPRINT =	910.5 sq. m.	66.7%
LANDSCAPE OPEN SPACE =	443.8 sq. m.	32.6%
TOTAL =	1,364.5 sq. m.	100.0%

### AMENITY SPACE

PRIVATE TERRACE AT GRADE =	200.0 sq. m.
COMMUNAL AT GRADE =	80.0 sq. m.
1st FLOOR INDOOR AMENITY =	48.0 sq. m.
3rd FLOOR PRIVATE TERRACE =	78.0 sq. m.
5th FLOOR PRIVATE TERRACE =	85.0 sq. m.
6th FLOOR PRIVATE TERRACE =	58.0 sq. m.
PRIVATE BALCONIES =	70.0 sq. m.
TOTAL =	617.0 sq. m.
REQUIRED - 6.0M <sup>2</sup> PER UNIT (61) =	366.0 sq. m.

### SOLID WASTE (61 UNITS)

GARBAGE	-0.11 PER UNIT	7 YARDS
RECYCLING GMP	-0.016 PER UNIT	1 YARDS
RECYCLING FIBER	-0.038 PER UNIT	3 YARDS
COMPOST	-240L PER 50 UNITS	2

### SITE PLAN SYMBOLS

- UNIT PAVERS SURFACE
- CONCRETE WALK
- ASPHALT WALK / DRIVEWAY
- SOFT LANDSCAPING
- ARTIFICIAL TURF
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- UNIT / FIRE EXIT DOOR
- PROPERTY LINE
- SETBACK LINE

### LEGAL DESCRIPTION

SURVEYOR'S REAL PROPERTY REPORT  
PART 1 Plan of  
LOTS 5, 6 and 8  
REGISTERED PLAN 114  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

### SURVEYOR

Annis O'Sullivan Vollebek Ltd.  
Ontario Land Surveyors  
14 Concourse Gate, Suite 500,  
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### PROJECT DEVELOPER

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### URBAN PLANNER

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### LANDSCAPE ARCHITECT

**Gino J. Aiello Landscape Architect**  
110 Didsbury Road Unit 9,  
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### CIVIL ENGINEER

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### ARCHITECT SEAL

**ML DEVCO**  
ML Westboro Inc.  
C/O ML DEVCO

### ARCHITECT

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### CLIENT

**THE WESTMOUNT**  
(398 - 406 ROOSEVELT AVENUE)  
OTTAWA ONTARIO

### SHEET TITLE

**SITE PLAN**

DRAWN: R.V.	CHECKED: R.V.
SCALE: 1:100	SHEET No. SP-1
PROJECT No. 2122	

### 1 SITE PLAN

SCALE = 1 : 100

0m 5 10  
BAR SCALE

### KEY MAP