

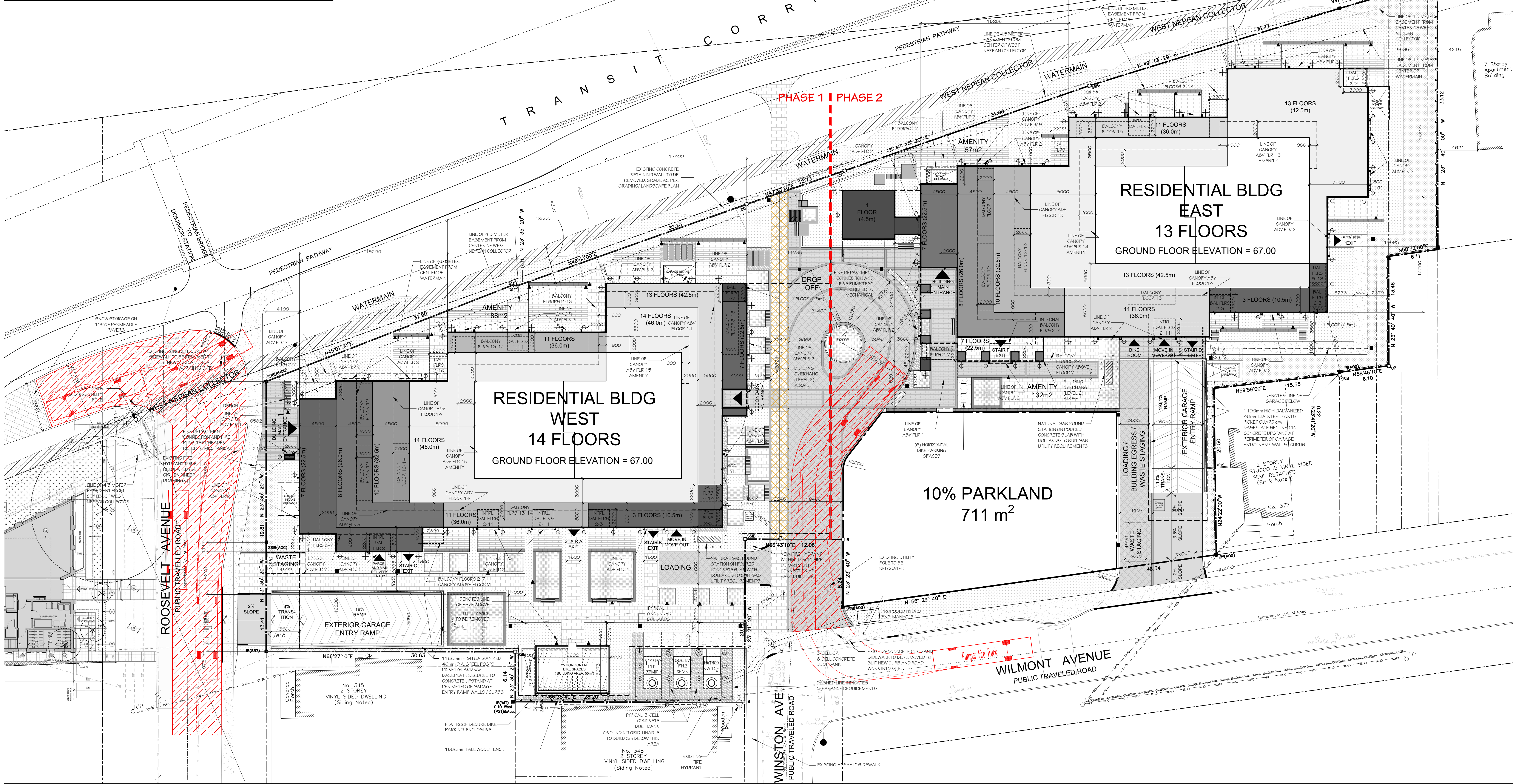
LEGEND

PROPERTY LINE
ENTRY POINT
DEPRESSED CURB
EXTERIOR LIGHT FIXTURE
PLANTING (REFER TO LANDSCAPE)
GRASS
CLEAR STONE
PROPOSED SURFACE EASEMENT FOR PUBLIC/PRIVATE CIRCULATION
TOTAL = 95.5m²

RAISED PLANTER
FAUX WOOD LANDSCAPE PAVERS
CONCRETE
LANDSCAPE PAVERS OR STAMPED CONCRETE
BENCH
PRECAST STEPPING STONES
PHASING LINE

ASPHALT
FIRE ROUTE
900mm TALL DRY-STACK LANDSCAPE WALL
240mm LANDSCAPE PAVEMENT
1800mm TALL WOOD FENCE
PRECAST STEPPING STONES
PHASING LINE

GENERAL NOTES:
- SHOW TO BE REMOVED FROM SITE.



SURVEY INFORMATION TAKEN FROM:

TOPOGRAPHIC PLAN OF SURVEY OF LOT 34, 35 AND PART OF LOT 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LANDSCAPE OPEN SPACE PHASE 1 & 2:

PROPOSED

SOFT LANDSCAPING: 1,190 m² (18.7%)
HARD LANDSCAPING: 1,797 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

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 0.6m
BUILDING HEIGHT: 3.6m MAX 3.12m
EXTERIOR WALL HEIGHT: 3.2m MAX 3.14m
BUILDING AREA: 95m² MAX 95m²

PHASE 1 WEST BUILDING: PARKING AND AMENITY AREA SUMMARY:

VEHICLE PARKING

REQUIRED PROVIDED

RESIDENTIAL PARKING: 70 134
VISITOR PARKING: 14 14
TOTAL PHASE 1: 84 148

VEHICLE PARKING DISTRIBUTION:

PARKING LEVEL P1: 38
PARKING LEVEL P2: 53

BICYCLE PARKING

REQUIRED PROVIDED

BICYCLE PARKING: 152 191

AMENITY AREA

REQUIRED PROVIDED

TOTAL AMENITY AREA: 912 m² 2,336 m²
COMMUNAL AMENITY AREA: 456 m² 1,176 m²

PHASE 1 WEST BUILDING WASTE REQUIREMENTS

REQUIRED PROVIDED

TYPE: 152 UNITS x 0.015 = 2.28 YRDS 12 YRDS
FIBRE: 152 UNITS x 0.035 = 5.28 YRDS 9 YRDS
GMP: 152 UNITS x 0.018 = 2.74 YRDS 6 YRDS
ORGANICS: (1.240 L/CART / 50 UNITS) = 4 CARTS 4 CARTS

PHASE 2 EAST BUILDING: PARKING AND AMENITY AREA SUMMARY:

VEHICLE PARKING

REQUIRED PROVIDED

RESIDENTIAL PARKING: 74 116
VISITOR PARKING: 15 15
TOTAL PHASE 2: 89 131

VEHICLE PARKING DISTRIBUTION:

PARKING LEVEL P1: 38
PARKING LEVEL P2: 30

BICYCLE PARKING

REQUIRED PROVIDED

BICYCLE PARKING: 160 256

AMENITY AREA

REQUIRED PROVIDED

TOTAL AMENITY AREA: 980 m² 1,828 m²
COMMUNAL AMENITY AREA: 480 m² 803 m²

PHASE 2 EAST BUILDING WASTE REQUIREMENTS

REQUIRED PROVIDED

TYPE: 160 UNITS x 0.015 = 2.40 YRDS 12 YRDS
FIBRE: 160 UNITS x 0.035 = 5.60 YRDS 9 YRDS
GMP: 160 UNITS x 0.018 = 2.88 YRDS 6 YRDS
ORGANICS: (1.240 L/CART / 50 UNITS) = 4 CARTS 4 CARTS

PHASE 1 WEST BUILDING SUMMARY:

LEVEL GR396 AREA NET AREA

UPPER MECHANICAL: 212 m² 0 m²
MECHANICAL & ROOF AMENITY: 336 m² 0 m²
LEVEL 14: 702 m² 598 m²
LEVEL 13: 811 m² 702 m²
LEVEL 12: 811 m² 702 m²
LEVEL 11: 777 m² 697 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 1,082 m²
LEVEL 6: 1,219 m² 1,082 m²
LEVEL 5: 1,219 m² 1,082 m²
LEVEL 4: 1,219 m² 1,082 m²
LEVEL 3: 1,263 m² 1,106 m²
LEVEL 2: 1,297 m² 1,056 m²
LEVEL 1 GROUND: 1,284 m² 225 m²
TOTAL ABOVE GRADE: 15,446 m² 12,022 m²

PHASE 2 EAST BUILDING SUMMARY:

LEVEL GR396 AREA NET AREA

UPPER MECHANICAL: 212 m² 0 m²
MECHANICAL & ROOF AMENITY: 336 m² 0 m²
LEVEL 13: 836 m² 728 m²
LEVEL 12: 836 m² 728 m²
LEVEL 11: 860 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: 1,330 m² 586 m²
TOTAL ABOVE GRADE: 15,814 m² 12,694 m²

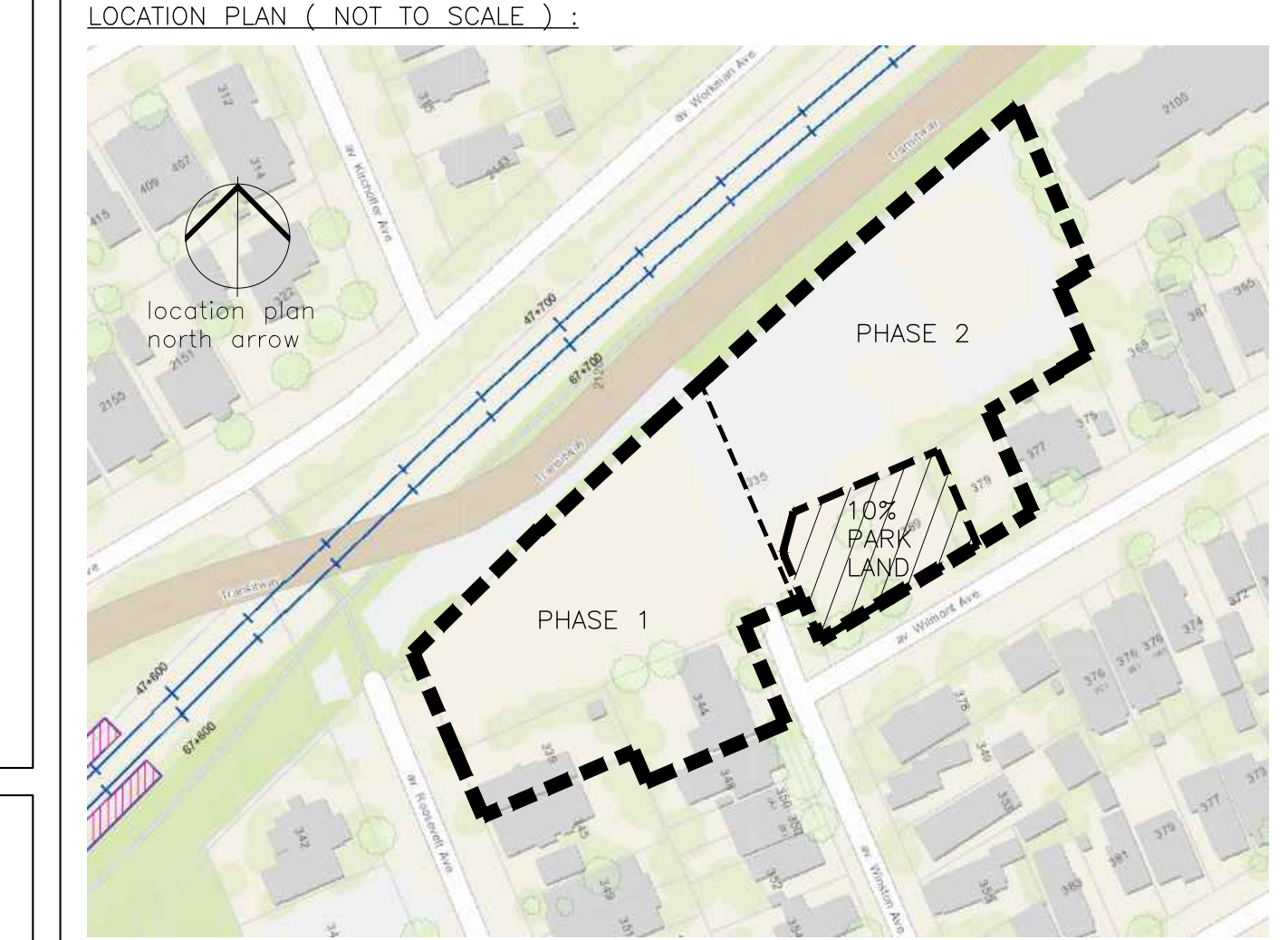
PARKING LEVEL P1: 2,245 m² 0 m²
PARKING LEVEL P2: 2,245 m² 0 m²
PARKING LEVEL P3: 2,245 m² 0 m²
PARKING LEVEL P4: 1,841 m² 0 m²
TOTAL BELOW GRADE: 8,576 m² 0 m²

PROJECT CONSULTANTS:

ARCHITECT: HOBIN ARCHITECTURE INC., 63 PAMILIA STREET, OTTAWA, ON K1S 3K7
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DEVELOPER: UNIFORM URBAN DEVELOPMENTS, 111 CENTREPOINTE DR. #300 OTTAWA, ON K2G 5X3
CONTACT: RYAN MACDOUGALL TEL. xxx-xxx-xxxx EXT. xxx
SITE SERVICES & GRADING: NOVATECH, 240 MICHAEL COMPLAND DR. OTTAWA, ON K2M 1P6
CONTACT: MARK BISSET TEL. 613-xxx-xxxx EXT. xxx

GEOTECHNICAL: PATERSON GROUP, 615-226-1754 OTTAWA, ON K2E T19
CONTACT: DAVID GILBERT TEL. 613-xxx-xxxx EXT. xxx
LANDSCAPE ARCHITECT: NOVATECH, 240 MICHAEL COMPLAND DR. OTTAWA, ON K2M 1P6
CONTACT: SCOTT COVELL 613-254-1643 EXT. 303

GRAPHIC SCALE:
0m 5m 10m 20m



16 2026-01-14 REISSUED FOR SFA
15 2026-01-12 WATER ENTRY RELOCATION
14 2025-12-19 REISSUED FOR SFA
13 2025-12-19 ISSUED FOR 33%
12 2025-12-10 ISSUED FOR COORDINATION
11 2025-09-17 REISSUED FOR SFA
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 SFA
6 2025-06-27 ISSUED FOR COORDINATION
5 2025-06-20 ISSUED FOR REVIEW
4 2025-06-20 ISSUED FOR COORDINATION
3 2025-05-08 HYDRO COORDINATION
2 2025-05-08 ISSUED FOR 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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ONTARIO ASSOCIATION OF ARCHITECTS
PART 1 HOBIN LICENCE 3049

uniform
URBAN DEVELOPMENTS
4301, 111 CENTREPOINTE DR. NEPEAN, ON K2G 5X3

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HOBIN ARCHITECTURE

PROJECT/LOCATION:
335 ROOSEVELT
HIGHSRIE RENTAL APARTMENTS
335 ROOSEVELT AVE. OTTAWA, ONTARIO

DRAWING TITLE:
SITE PLAN
PHASE 1 WEST BUILDING & PHASE 2 EAST BUILDING

DRAWN BY: DATE: SCALE:
JD SEP. 4, 2024 1:200

PROJECT:
2315

DRAWING NO.:
A-1.01

REVISION NO.:
18281