

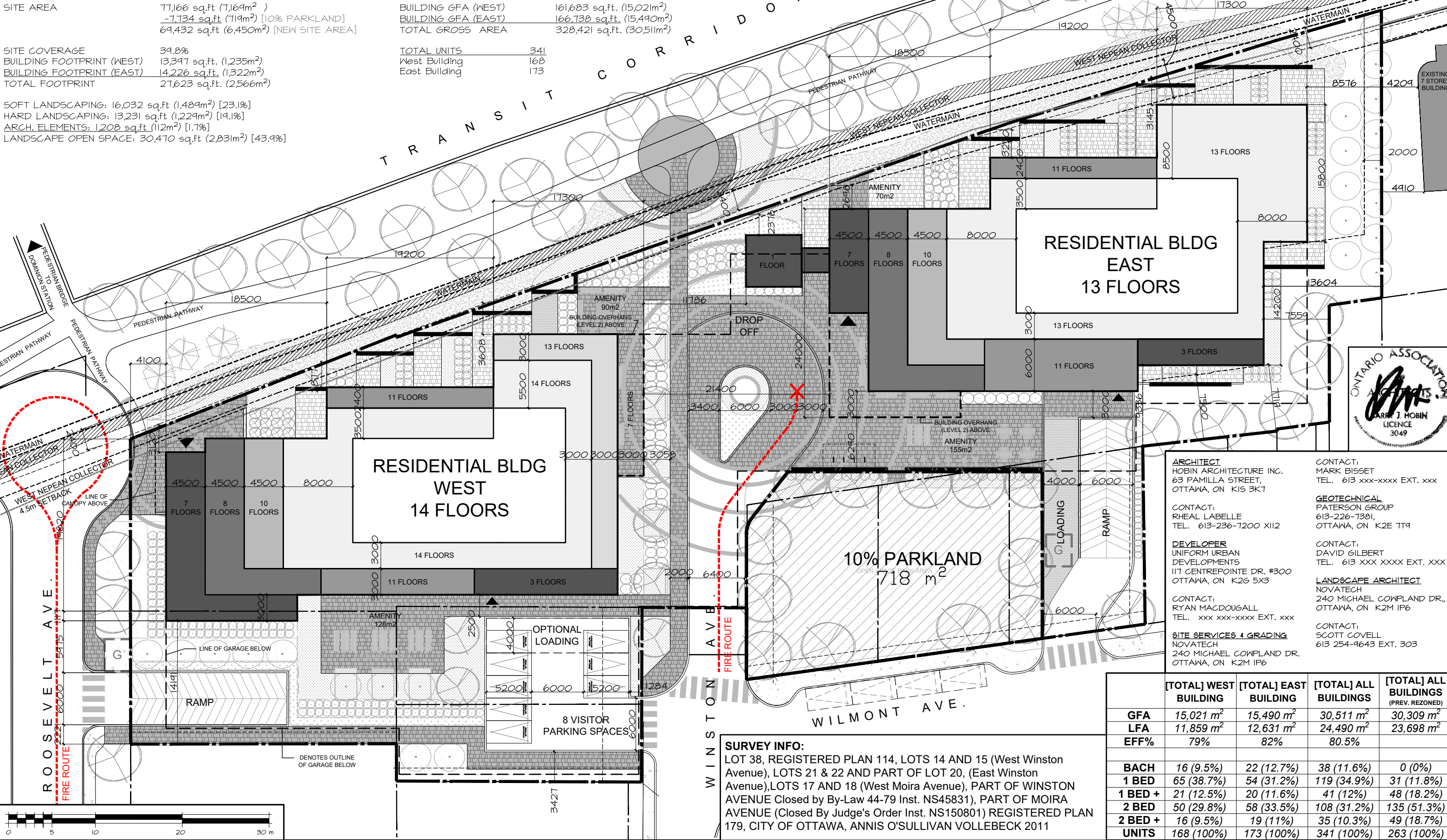
SITE AREA 77,166 sq.ft (7,169m²)
-7,734 sq.ft (719m²) [10% PARKLAND]
69,432 sq.ft (6,450m²) [NEW SITE AREA]

SITE COVERAGE 39.8%
BUILDING FOOTPRINT (WEST) 13,397 sq.ft. (1,235m²)
BUILDING FOOTPRINT (EAST) 14,226 sq.ft. (1,322m²)
TOTAL FOOTPRINT 27,623 sq.ft. (2,566m²)

SOFT LANDSCAPING: 16,032 sq.ft (1,489m²) [23.1%]
HARD LANDSCAPING: 13,231 sq.ft (1,229m²) [19.1%]
ARCH. ELEMENTS: 1,208 sq.ft (112m²) [1.7%]
LANDSCAPE OPEN SPACE: 30,470 sq.ft (2,831m²) [43.9%]

BUILDING GFA (WEST) 161,683 sq.ft. (15,021m²)
BUILDING GFA (EAST) 166,738 sq.ft. (15,490m²)
TOTAL GROSS AREA 328,421 sq.ft. (30,511m²)

TOTAL UNITS 341
West Building 168
East Building 173



ARCHITECT
HOBIN ARCHITECTURE INC.
63 PAMILLA STREET,
OTTAWA, ON K1S 3K7

CONTACT:
MARK BISSET
TEL. 613 xxx-xxxx EXT. xxx

CONTACT:
RHEAL LABELLE
TEL. 613-236-7200 X112

CONTACT:
RYAN MACDOUGALL
TEL. xxx xxx-xxxx EXT. xxx

CONTACT:
DAVID GILBERT
TEL. 613 XXX XXXX EXT. XXX

CONTACT:
SCOTT COVELL
613 254-9643 EXT. 303

CONTACT:
NOVATECH
240 MICHAEL COMPLAND DR.,
OTTAWA, ON K2M 1P6

CONTACT:
NOVATECH
240 MICHAEL COMPLAND DR.,
OTTAWA, ON K2M 1P6

	[TOTAL] WEST BUILDING	[TOTAL] EAST BUILDING	[TOTAL] ALL BUILDINGS	[TOTAL] ALL BUILDINGS (PREV. REZONED)
GFA	15,021 m ²	15,490 m ²	30,511 m ²	30,309 m ²
LFA	11,859 m ²	12,631 m ²	24,490 m ²	23,698 m ²
EFF%	79%	82%	80.5%	
BACH	16 (9.5%)	22 (12.7%)	38 (11.6%)	0 (0%)
1 BED	65 (38.7%)	54 (31.2%)	119 (34.9%)	31 (11.8%)
1 BED +	21 (12.5%)	20 (11.6%)	41 (12%)	48 (18.2%)
2 BED	50 (29.8%)	58 (33.5%)	108 (31.2%)	135 (51.3%)
2 BED +	16 (9.5%)	19 (11%)	35 (10.3%)	49 (18.7%)
UNITS	168 (100%)	173 (100%)	341 (100%)	263 (100%)

SURVEY INFO:
LOT 38, REGISTERED PLAN 114, LOTS 14 AND 15 (West Winston Avenue), LOTS 21 & 22 AND PART OF LOT 20, (East Winston Avenue), LOTS 17 AND 18 (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 VOLLEBECK 2011



335 ROOSEVELT AVE.
OTTAWA, ON

PRELIMINARY, NOT FOR CONSTRUCTION

SITE PLAN

SP-1

AUGUST 26th, 2024
scale 1:400



P1 LEVEL
47,263 sq.ft (PRV. 59,590 sq.ft)
96 PARKING SPACES (PRV. 107)
73 LOCKERS (PRV. 82)
0 BIKE PARKING (PRV. 138)

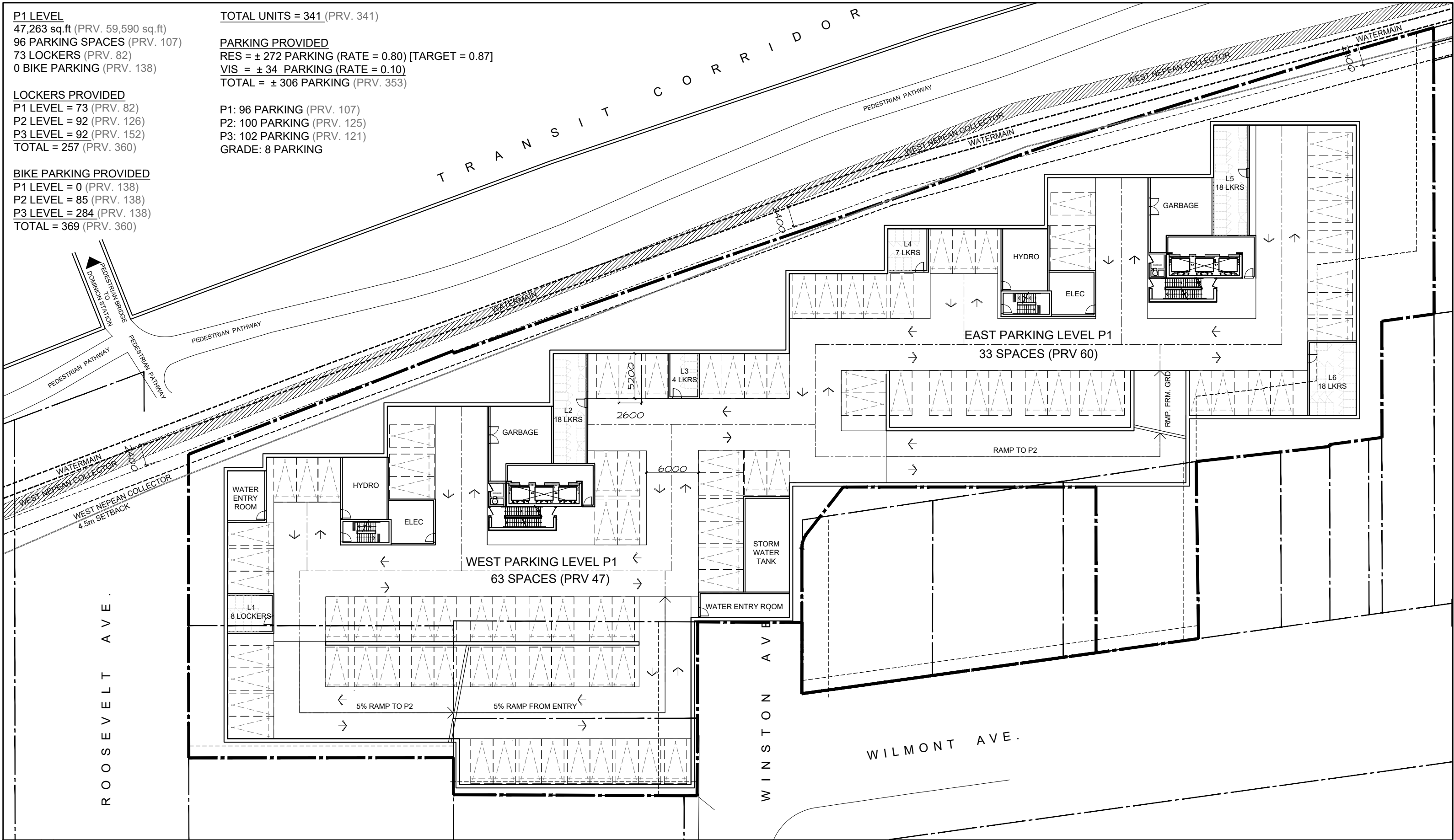
LOCKERS PROVIDED
P1 LEVEL = 73 (PRV. 82)
P2 LEVEL = 92 (PRV. 126)
P3 LEVEL = 92 (PRV. 152)
TOTAL = 257 (PRV. 360)

BIKE PARKING PROVIDED
P1 LEVEL = 0 (PRV. 138)
P2 LEVEL = 85 (PRV. 138)
P3 LEVEL = 284 (PRV. 138)
TOTAL = 369 (PRV. 360)

TOTAL UNITS = 341 (PRV. 341)

PARKING PROVIDED
RES = ± 272 PARKING (RATE = 0.80) [TARGET = 0.87]
VIS = ± 34 PARKING (RATE = 0.10)
TOTAL = ± 306 PARKING (PRV. 353)

P1: 96 PARKING (PRV. 107)
P2: 100 PARKING (PRV. 125)
P3: 102 PARKING (PRV. 121)
GRADE: 8 PARKING



335 ROOSEVELT

LEVEL P1 - PLAN

July 22nd, 2024
scale 1:400



18526
D07-12-21-0053

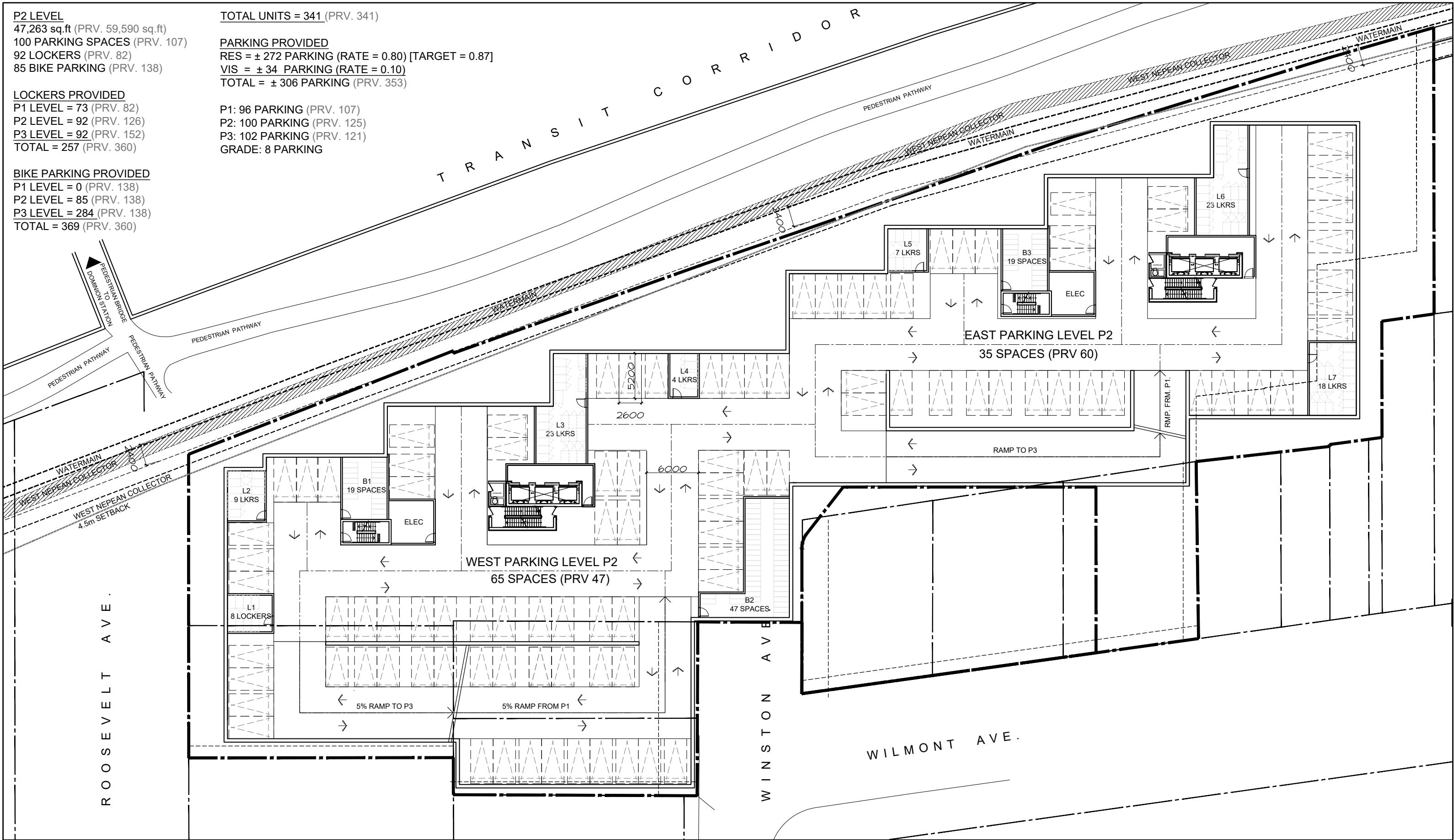
P2 LEVEL
47,263 sq.ft (PRV. 59,590 sq.ft)
100 PARKING SPACES (PRV. 107)
92 LOCKERS (PRV. 82)
85 BIKE PARKING (PRV. 138)

LOCKERS PROVIDED
P1 LEVEL = 73 (PRV. 82)
P2 LEVEL = 92 (PRV. 126)
P3 LEVEL = 92 (PRV. 152)
TOTAL = 257 (PRV. 360)

BIKE PARKING PROVIDED
P1 LEVEL = 0 (PRV. 138)
P2 LEVEL = 85 (PRV. 138)
P3 LEVEL = 284 (PRV. 138)
TOTAL = 369 (PRV. 360)

TOTAL UNITS = 341 (PRV. 341)
PARKING PROVIDED
RES = ± 272 PARKING (RATE = 0.80) [TARGET = 0.87]
VIS = ± 34 PARKING (RATE = 0.10)
TOTAL = ± 306 PARKING (PRV. 353)

P1: 96 PARKING (PRV. 107)
P2: 100 PARKING (PRV. 125)
P3: 102 PARKING (PRV. 121)
GRADE: 8 PARKING



335 ROOSEVELT

LEVEL P2 - PLAN

July 22nd, 2024
scale 1:400



18526
D07-12-21-0053

P3 LEVEL
47,263 sq.ft (PRV. 59,590 sq.ft)
102 PARKING SPACES (PRV. 107)
92 LOCKERS (PRV. 82)
177 BIKE PARKING (PRV. 138)

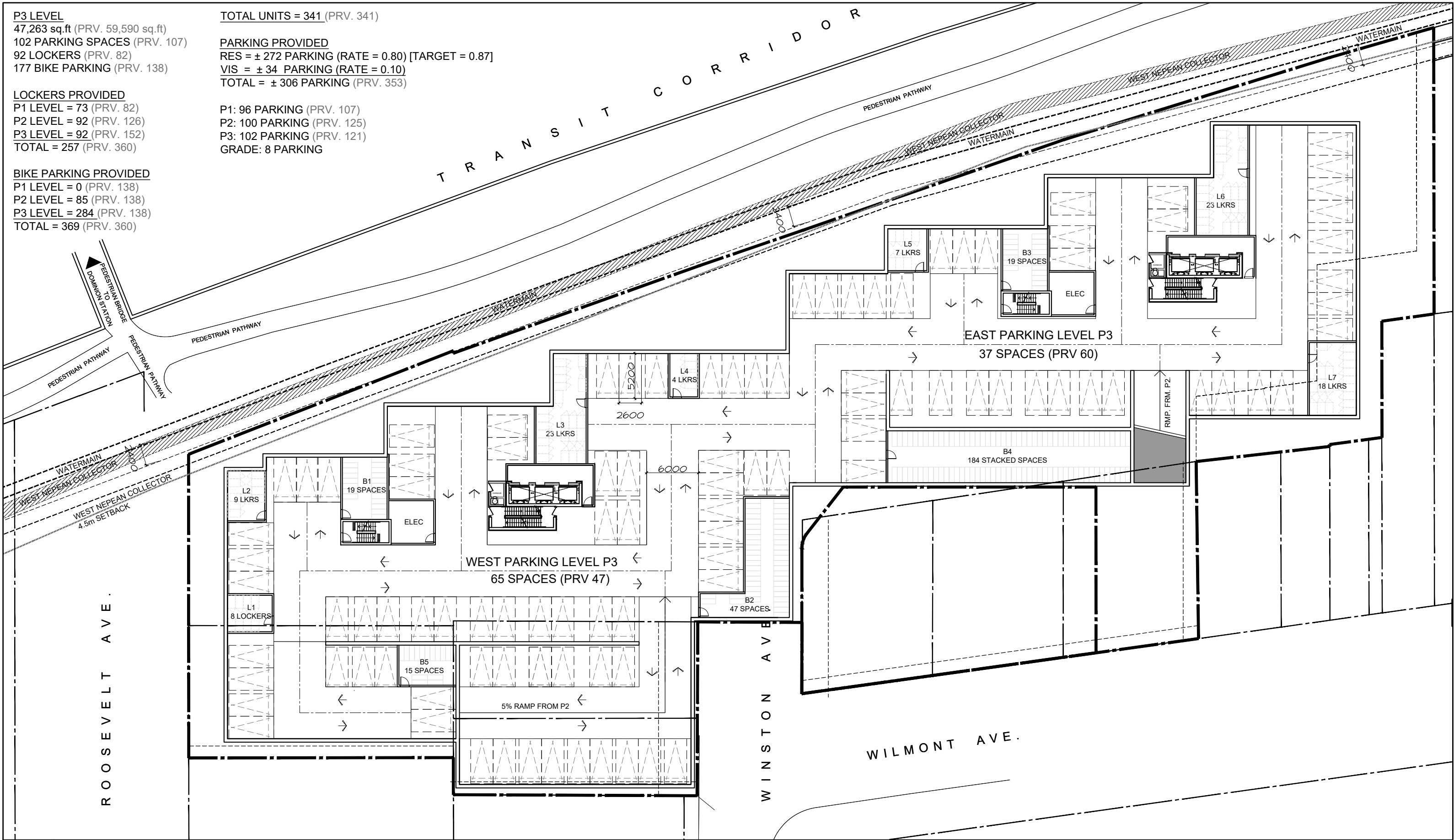
LOCKERS PROVIDED
P1 LEVEL = 73 (PRV. 82)
P2 LEVEL = 92 (PRV. 126)
P3 LEVEL = 92 (PRV. 152)
TOTAL = 257 (PRV. 360)

BIKE PARKING PROVIDED
P1 LEVEL = 0 (PRV. 138)
P2 LEVEL = 85 (PRV. 138)
P3 LEVEL = 284 (PRV. 138)
TOTAL = 369 (PRV. 360)

TOTAL UNITS = 341 (PRV. 341)

PARKING PROVIDED
RES = ± 272 PARKING (RATE = 0.80) [TARGET = 0.87]
VIS = ± 34 PARKING (RATE = 0.10)
TOTAL = ± 306 PARKING (PRV. 353)

P1: 96 PARKING (PRV. 107)
P2: 100 PARKING (PRV. 125)
P3: 102 PARKING (PRV. 121)
GRADE: 8 PARKING



335 ROOSEVELT

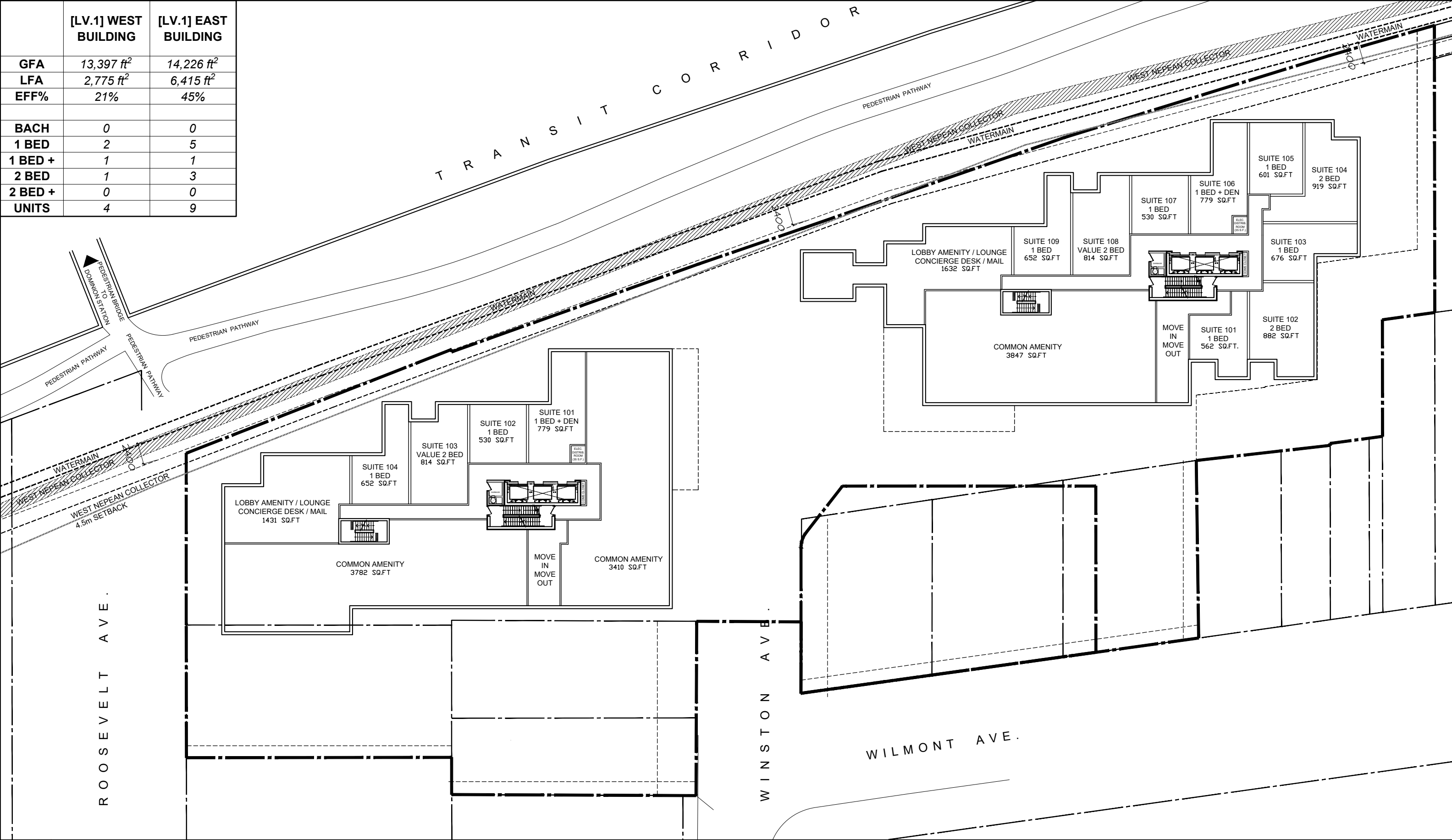
LEVEL P3 - PLAN

July 22nd, 2024
scale 1:400

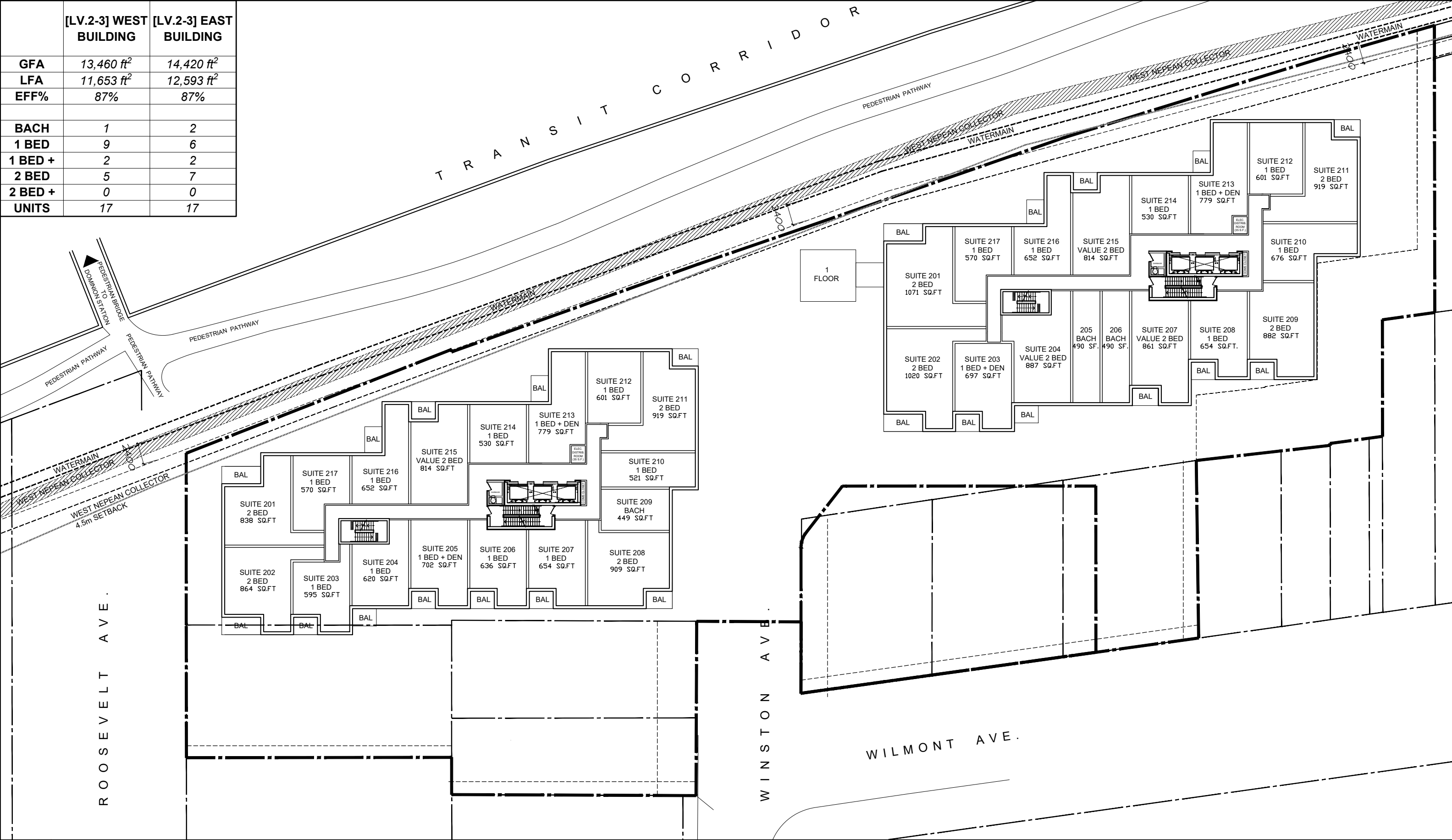


18526
D07-12-21-0053

	[LV.1] WEST BUILDING	[LV.1] EAST BUILDING
GFA	13,397 ft ²	14,226 ft ²
LFA	2,775 ft ²	6,415 ft ²
EFF%	21%	45%
BACH	0	0
1 BED	2	5
1 BED +	1	1
2 BED	1	3
2 BED +	0	0
UNITS	4	9



	[LV.2-3] WEST BUILDING	[LV.2-3] EAST BUILDING
GFA	13,460 ft ²	14,420 ft ²
LFA	11,653 ft ²	12,593 ft ²
EFF%	87%	87%
BACH	1	2
1 BED	9	6
1 BED +	2	2
2 BED	5	7
2 BED +	0	0
UNITS	17	17



335 ROOSEVELT

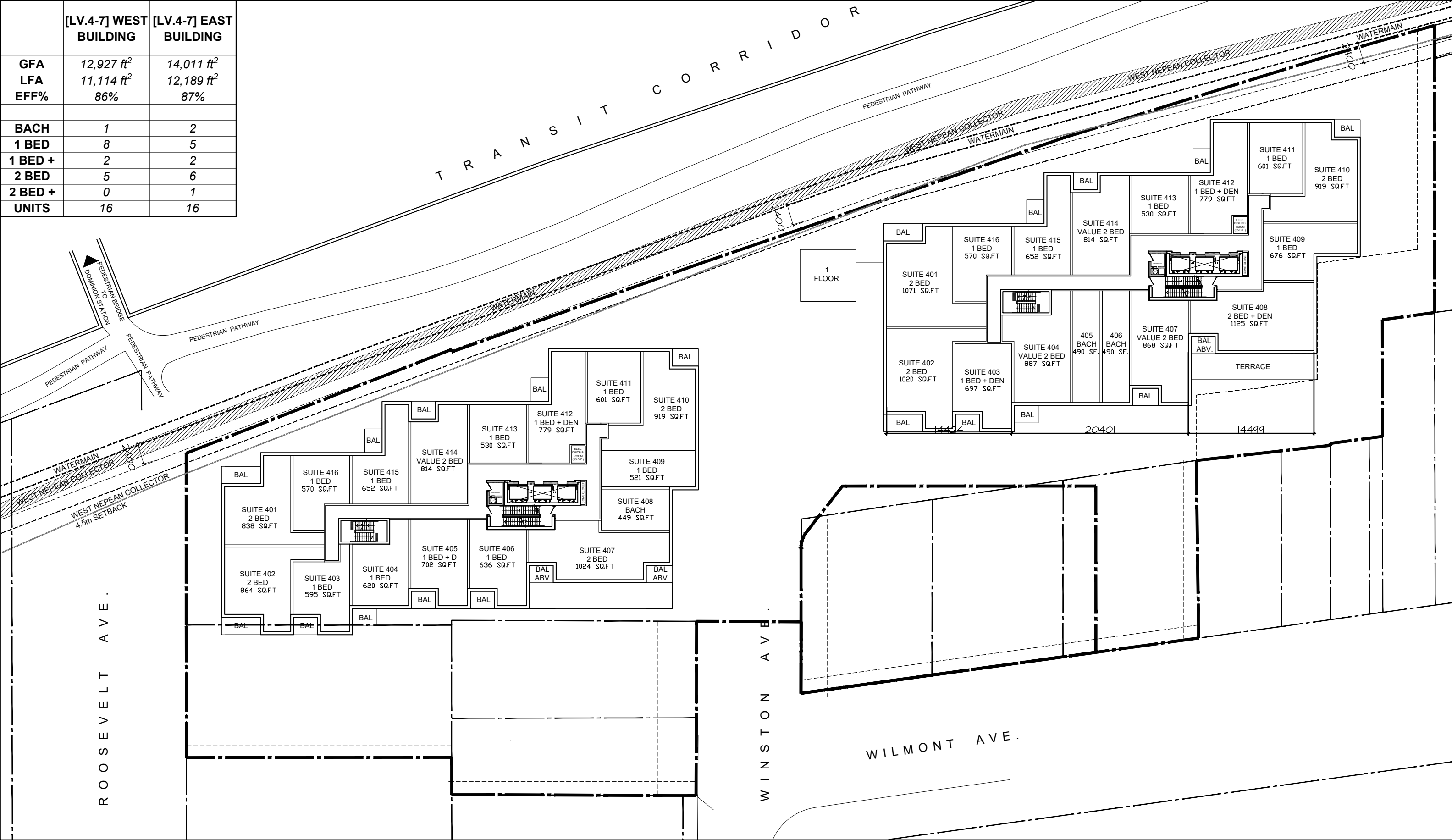
LEVEL 2-3 - PLAN

July 22nd, 2024
scale 1:400

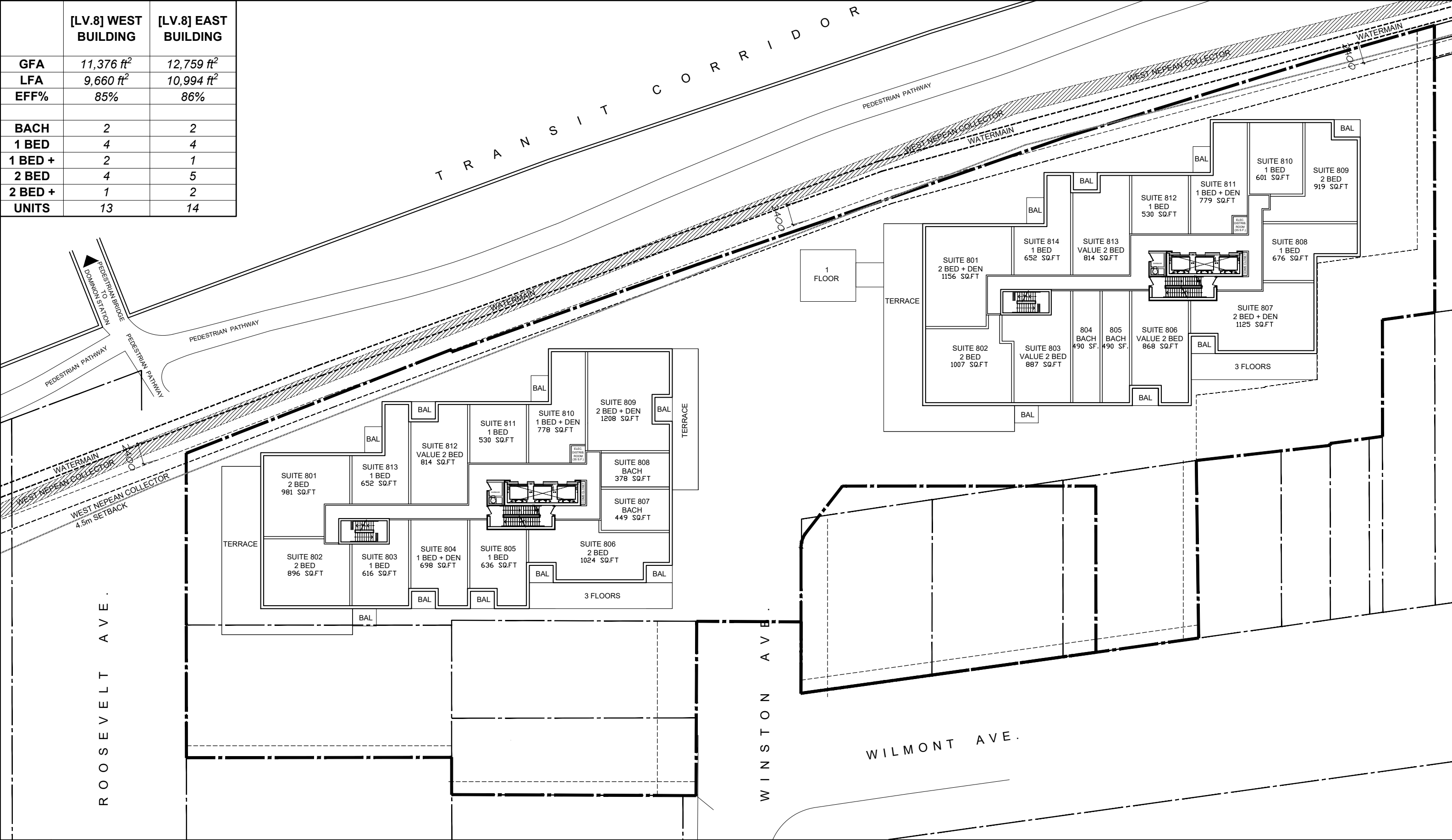


18526
D07-12-21-0053

	[LV.4-7] WEST BUILDING	[LV.4-7] EAST BUILDING
GFA	12,927 ft ²	14,011 ft ²
LFA	11,114 ft ²	12,189 ft ²
EFF%	86%	87%
BACH	1	2
1 BED	8	5
1 BED +	2	2
2 BED	5	6
2 BED +	0	1
UNITS	16	16



	[LV.8] WEST BUILDING	[LV.8] EAST BUILDING
GFA	11,376 ft ²	12,759 ft ²
LFA	9,660 ft ²	10,994 ft ²
EFF%	85%	86%
BACH	2	2
1 BED	4	4
1 BED +	2	1
2 BED	4	5
2 BED +	1	2
UNITS	13	14



335 ROOSEVELT

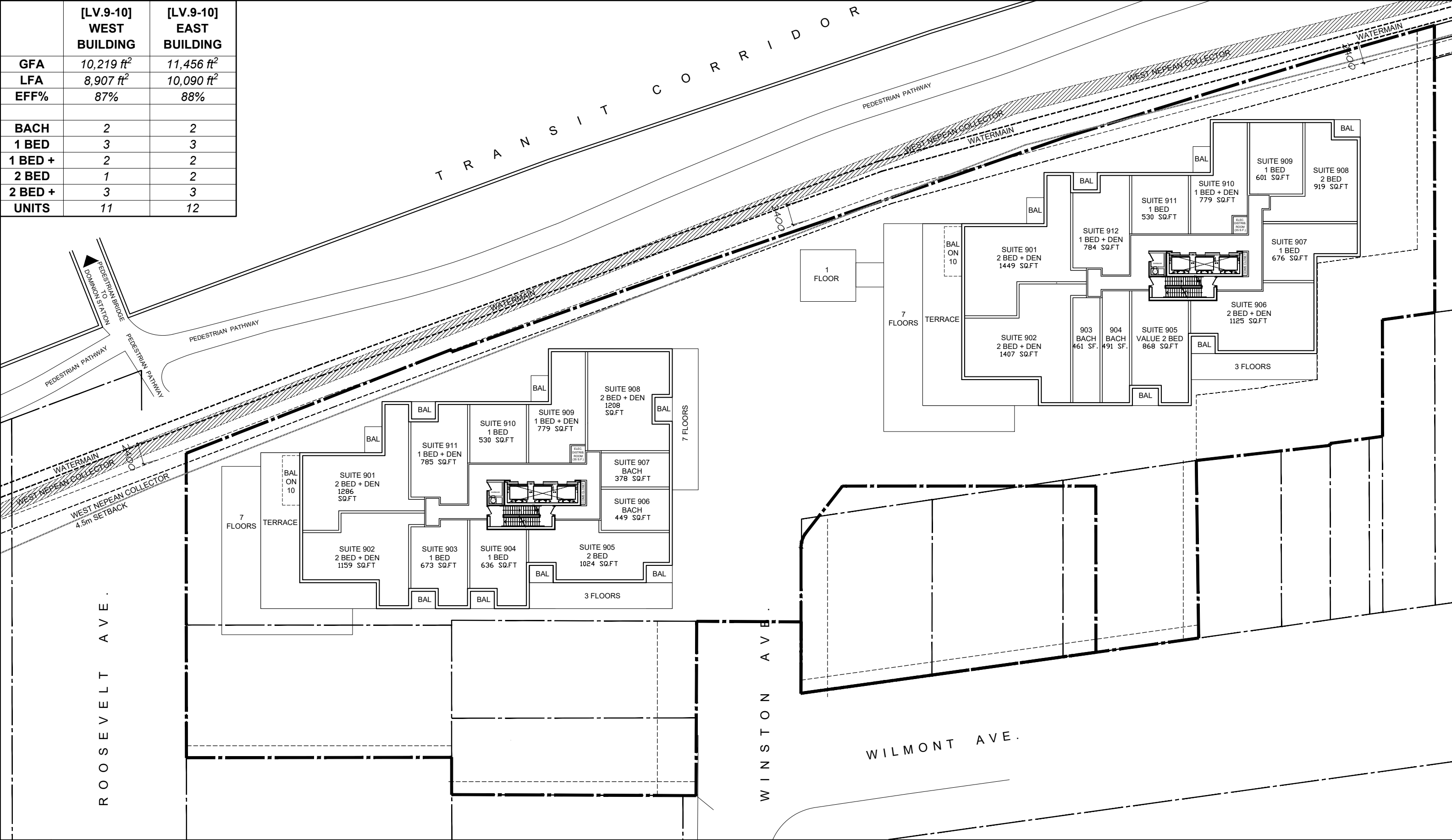
LEVEL 8 - PLAN

July 22nd, 2024
scale 1:400



18526
D07-12-21-0053

	[LV.9-10] WEST BUILDING	[LV.9-10] EAST BUILDING
GFA	10,219 ft ²	11,456 ft ²
LFA	8,907 ft ²	10,090 ft ²
EFF%	87%	88%
BACH	2	2
1 BED	3	3
1 BED +	2	2
2 BED	1	2
2 BED +	3	3
UNITS	11	12



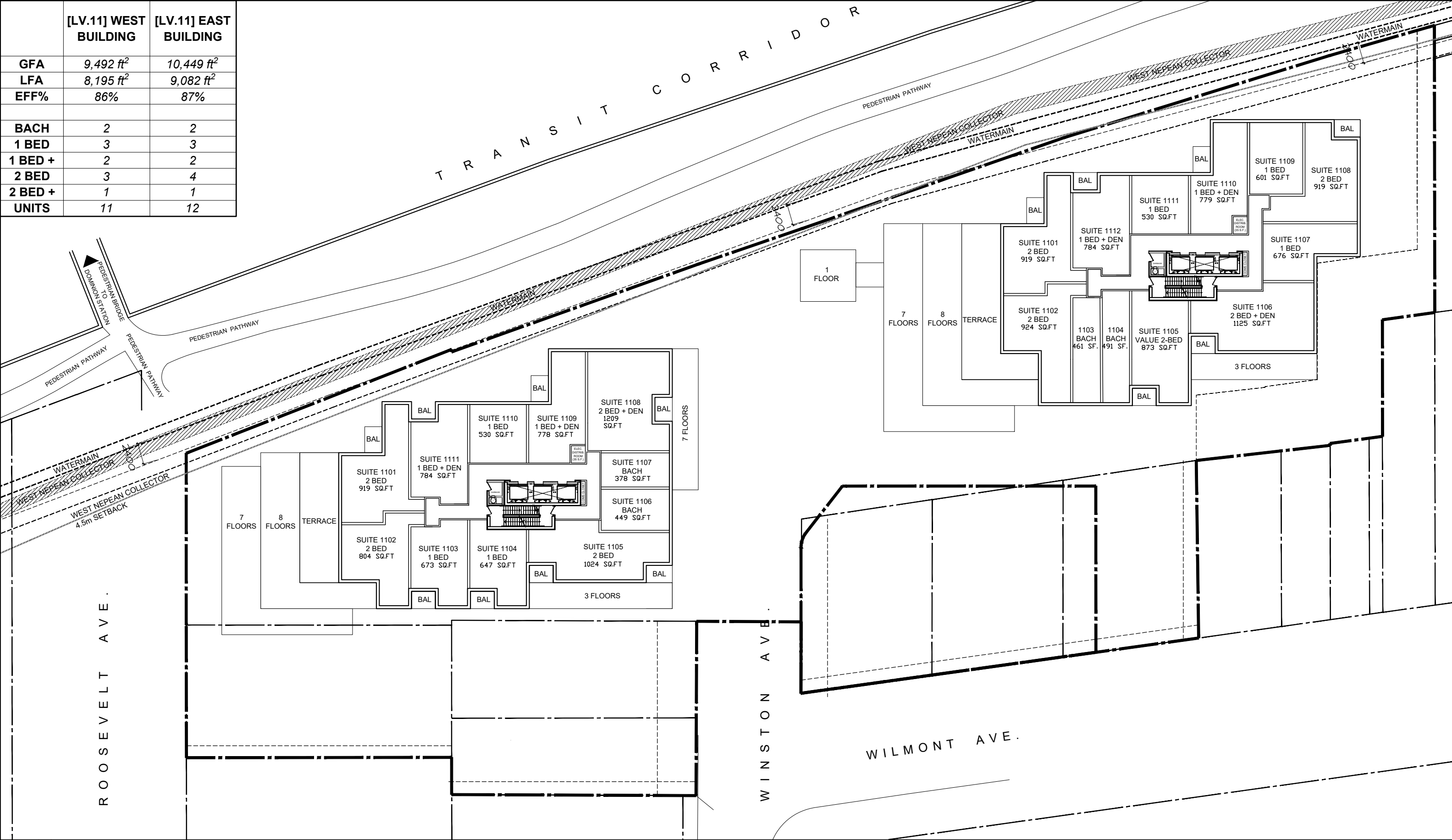
335 ROOSEVELT

LEVEL 9-10 - PLAN

July 22nd, 2024
scale 1:400



	[LV.11] WEST BUILDING	[LV.11] EAST BUILDING
GFA	9,492 ft ²	10,449 ft ²
LFA	8,195 ft ²	9,082 ft ²
EFF%	86%	87%
BACH	2	2
1 BED	3	3
1 BED +	2	2
2 BED	3	4
2 BED +	1	1
UNITS	11	12



335 ROOSEVELT

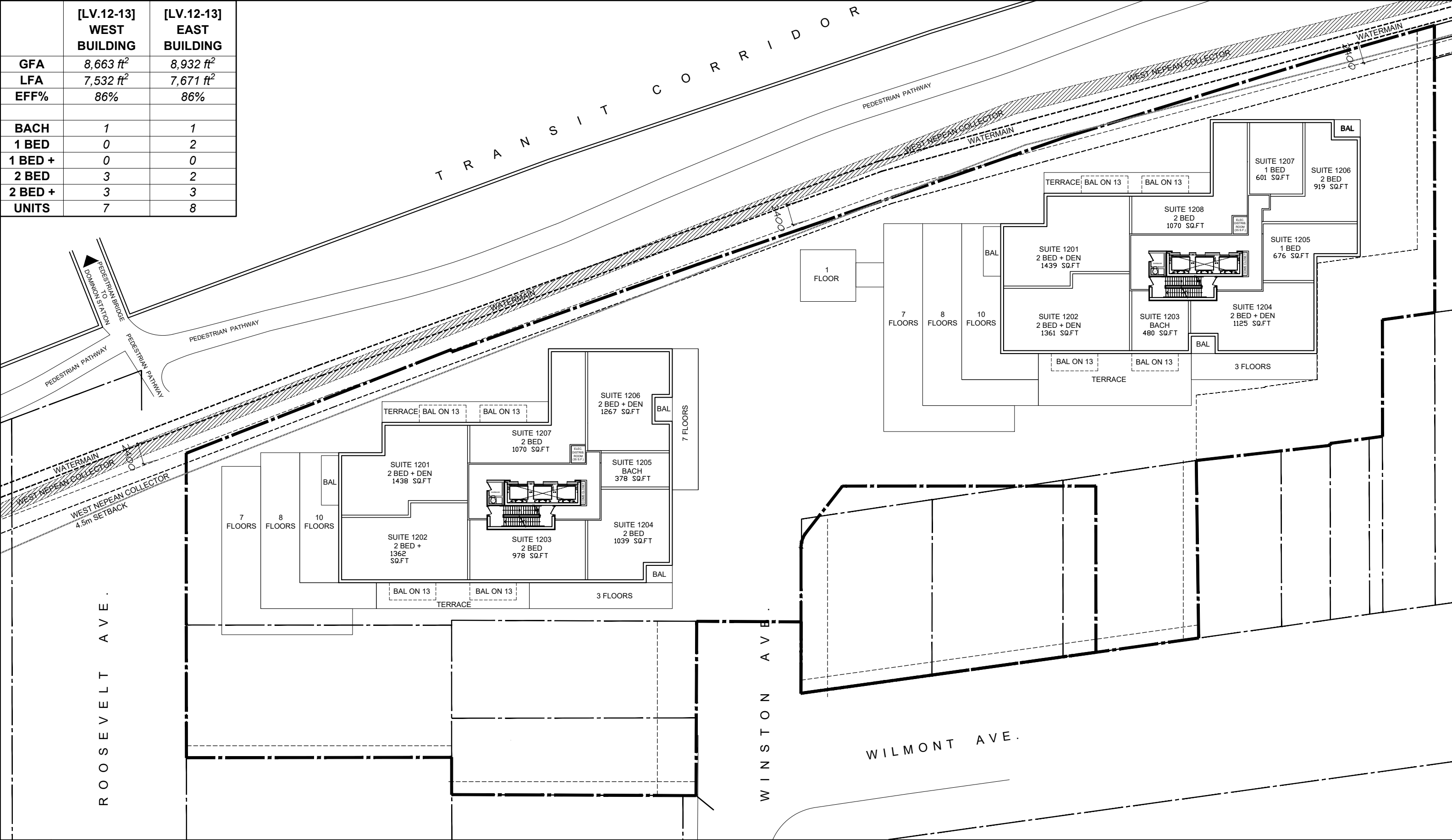
LEVEL 11 - PLAN

July 22nd, 2024
scale 1:400



18526
D07-12-21-0053

	[LV.12-13] WEST BUILDING	[LV.12-13] EAST BUILDING
GFA	8,663 ft ²	8,932 ft ²
LFA	7,532 ft ²	7,671 ft ²
EFF%	86%	86%
BACH	1	1
1 BED	0	2
1 BED +	0	0
2 BED	3	2
2 BED +	3	3
UNITS	7	8



335 ROOSEVELT

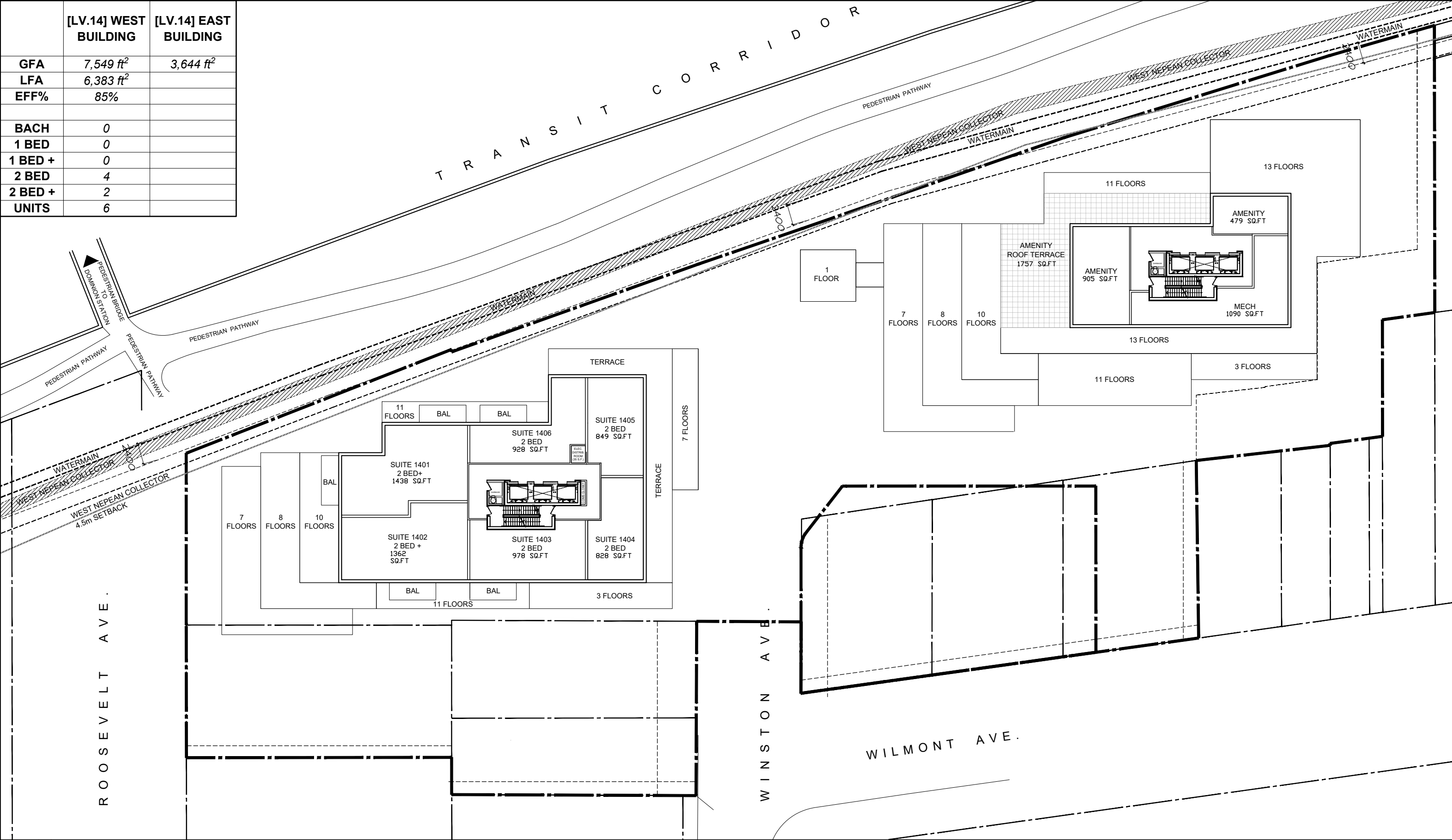
LEVEL 12-13 - PLAN

July 22nd, 2024
scale 1:400



18526
D07-12-21-0053

	[LV.14] WEST BUILDING	[LV.14] EAST BUILDING
GFA	7,549 ft ²	3,644 ft ²
LFA	6,383 ft ²	
EFF%	85%	
BACH	0	
1 BED	0	
1 BED +	0	
2 BED	4	
2 BED +	2	
UNITS	6	



335 ROOSEVELT

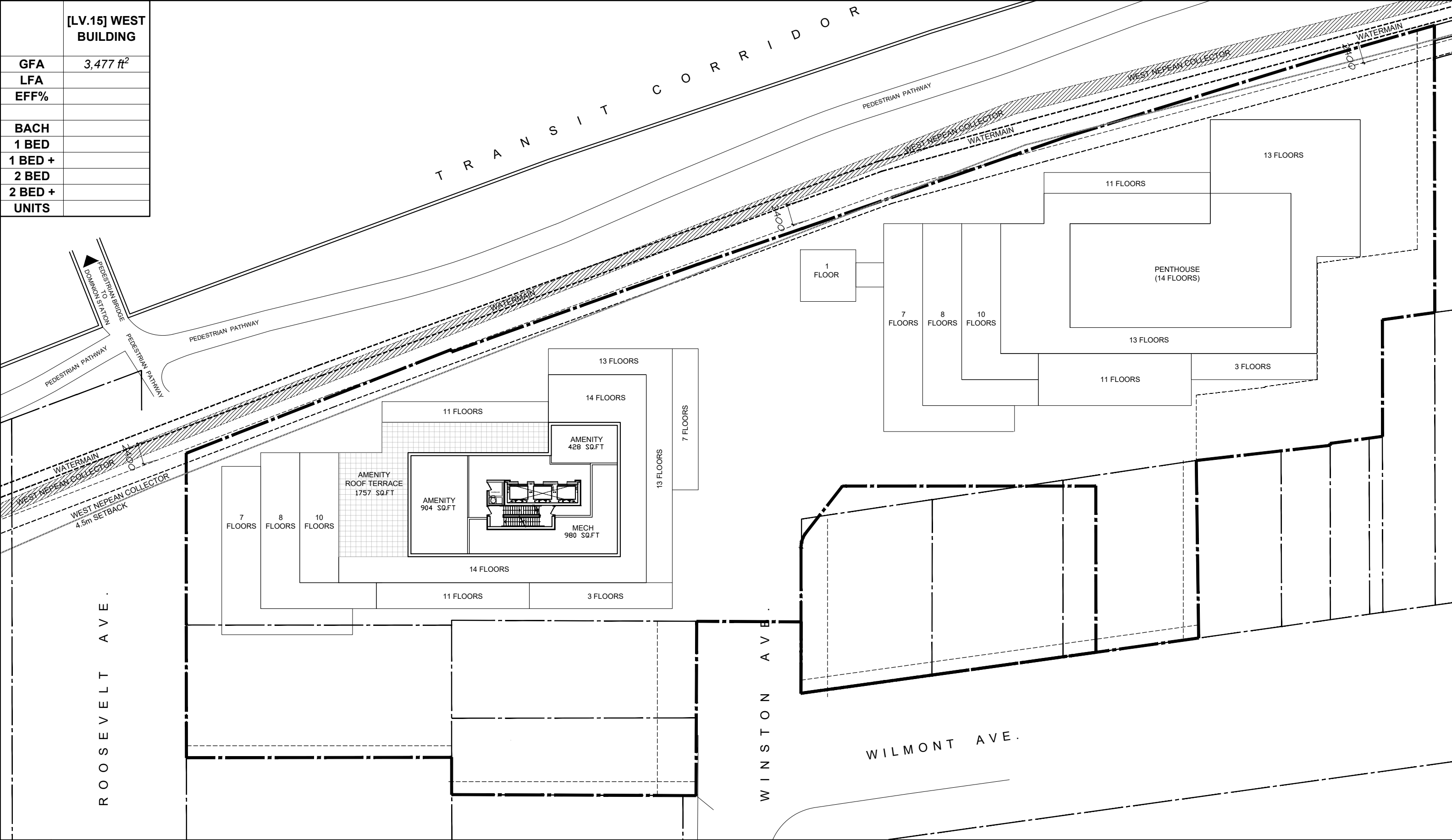
LEVEL 14 - PLAN

July 22nd, 2024
scale 1:400



18526
D07-12-21-0053

	[LV.15] WEST BUILDING
GFA	3,477 ft ²
LFA	
EFF%	
BACH	
1 BED	
1 BED +	
2 BED	
2 BED +	
UNITS	



335 ROOSEVELT

LEVEL 15 - PLAN

July 22nd, 2024
scale 1:400



18526
D07-12-21-0053