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DO NOT SCALE DRAWINGS.

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**NOTATION SYMBOLS:**

- ① INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- ② INDICATES ASSEMBLY TYPE; REFER TO WINDOW ASSEMBLY SCHEDULE.
- ③ INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- ④ INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- ⑤ DETAIL NUMBER
- ⑥ TITLE
- ⑦ DETAIL REFERENCE PAGE
- ⑧ DETAIL CROSS REFERENCE PAGE

**GENERAL NOTES:**

- A REFER TO TYPICAL ASSEMBLY SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- B FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A300 SERIES.
- C ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
- D ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- E ALL EXTERIOR WALLS ARE TO BE TYPE 'W' UNLESS NOTED OTHERWISE.
- F ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P' UNLESS NOTED OTHERWISE.

▲	REVISED AS PER S.P.C. COMMENTS	Mar 22, 12
▲	ISSUED FOR SITE PLAN CONTROL & ZONING AMENDMENT APPLICATION	Oct 12, 11
▲	PRINTER FOR DESIGN REVIEW	Sept 8, 11
▲	ISSUED FOR ZONING AMENDMENT	July 15, 11

ARCHITECT: **RODERICK LAHEY ARCHITECTS**

ARCHITECT'S LICENSE: 4375

SEAL DATE: STAMP DATE

CLIENT: **CLARIDGE HOMES**

ARCHITECT'S SEAL:

NORTH ARROW:

**PROJECT INFORMATION**

ZONING: Zoning By-Law 2008-250, Proposed Zoning TM (H29)

SITE AREA: 6,386.65 sq. m. (68,745) sq. ft.

**PROJECT STATISTICS**

BUILDING HEIGHT: 9 STOREYS 28.0 M

LANDSCAPE OPEN SPACE (43%): 3611.3 sq. m. (38,872) sq. ft.

**GROSS BUILDING AREAS (CONSTRUCTION AREA)**

P3 PARKING LEVEL	6,089.6 sq. m. (65,333) sq. ft.
P2 PARKING LEVEL	6,089.6 sq. m. (65,333) sq. ft.
P1 PARKING LEVEL	1,711.8 sq. m. (18,426) sq. ft.
GROUND FLOOR	3,297.3 sq. m. (35,492) sq. ft.
1TH UPPER FLOOR	2,100.0 sq. m. (22,604) sq. ft.
2nd FLOOR	2,904.4 sq. m. (31,263) sq. ft.
3rd FLOOR	2,709.3 sq. m. (29,163) sq. ft.
4th FLOOR	2,577.9 sq. m. (27,822) sq. ft.
5th FLOOR	1,104.0 sq. m. (11,883) sq. ft.
6th FLOOR	1,005.0 sq. m. (10,819) sq. ft.
7th FLOOR	945.0 sq. m. (10,172) sq. ft.
8th FLOOR	889.5 sq. m. (9,575) sq. ft.
9th FLOOR	20,458.5 sq. m. (220,213) sq. ft.

**175 RICHMOND ROAD**

OTTAWA ONTARIO

**SITE PLAN**

DRAWN: RV	CHECKED: R.L.A.
SCALE: 1:200	SHEET No.
PROJECT No. 1108	<b>SP-1</b>

- DRAWING NOTES**
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERNS AND TYPE
  - DEPRESSED CURB AND/OR SIDEWALK TO CITY STANDARDS
  - PROPERTY LINE
  - EXISTING TREES ALONG ADJACENT PROPERTY
  - RETAINING WALL
  - 6.0 M WIDE HEATED VEHICLE ENTRANCE RAMP TO U/G PARKING GARAGE WITH DRENCH DRAIN
  - OUTLINE OF UNDERGROUND PARKING LEVELS
  - EXISTING FIRE HYDRANT
  - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
  - 100mm HIGH BLACK METAL RAILING / FENCE
  - ENTRANCE CANOPY OVER COMMERCIAL UNIT ENTRY
  - OUTLINE OF 2nd FLOOR
  - 3.0 x 3.0 SITE TRIANGLE
  - OUTLINE OF UPPER FLOORS
  - MOUNTABLE CURB
  - OUTLINE OF PRIVATE TERRACE ABOVE
  - BOLLARD STYLE BICYCLE RACKS, SEE LANDSCAPE PLAN FOR EXACT LOCATION AND SPEC
  - LIGHT STANDARDS, SEE LANDSCAPE PLAN FOR EXACT LOCATION AND SPEC
  - EXISTING COMMERCIAL BUILDING TO BE REMOVED
  - MASONRY ENTRY FEATURE
  - METAL FRAMED GLASS PRIVACY SCREEN
  - PROPOSED STREET CURB
  - PROPOSED PUBLIC STREET PARKING
  - EXISTING OVERHEAD HYDRO LINES
  - EXISTING UTILITY POLE
  - CONCRETE HANDICAPPED RAMP
  - SIAMENSE CONNECTION
  - RAISED PLANTER BOX
  - CONCRETE ENTRY WALKWAYS
  - OUTLINE OF GROUND FLOOR COMMERCIAL

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS SURFACE FOR PRIVATE TERRACES
  - CONCRETE UNIT PAVERS SURFACE AROUND MAIN ENTRIES
  - CONCRETE UNIT PAVERS SURFACE FOR COMMON AREAS
  - POURED CONCRETE ENTRIES WALKS FOR GROUND FLOOR UNITS
  - NEW CITY CONCRETE SIDEWALK
  - WALL MOUNTED LIGHT
  - LIGHT STANDARD
  - TWO WAY VEHICLE CIRCULATION
  - MAIN ENTRANCE
  - COMMERCIAL ENTRANCE AND/OR FIRE EXIT
  - BOLLARD STYLE BIKE RACK
  - PROPERTY LINE
  - BARRIER FENCE

**LEGAL DESCRIPTION**

TOPOGRAPHICAL PLAN OF PART OF LOT 1 AND ALL OF LOTS 2, 3, 4 AND 5 REGISTERED PLAN 376 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd. Field Work Completed

**PROJECT DEVELOPER**

Claridge Homes  
2001 -201 Gladstone Avenue,  
Ottawa, Ontario, K2P 0Y6  
Tel: (613) 233-6030  
Fax: (613) 233-8290

**SURVEYOR**

Annis O'Sullivan Vollebek Ltd.  
Ontario Land Surveyors  
14 Concourse Gate, Suite 500,  
Nepean, Ontario K2E 7S6  
Tel: (613) 727-0850  
Fax: (613) 727-1079

**CIVIL ENGINEER**

Novatech Eng. Consultants Limited  
200 - 240 Michael Cowpland Drive  
Ottawa, Ontario, K2M 1P6  
Tel: (613) 254-9643  
Fax: (613) 254-5867

**LANDSCAPE ARCHITECT**

James B. Lennox & Associates Inc.  
1419 Carling Ave. Su 200A  
Ottawa, Ontario K1Z 7L6  
Tel: (613) 722-5168  
Fax: 1-866-343-3942

**UNIT STATISTICS**

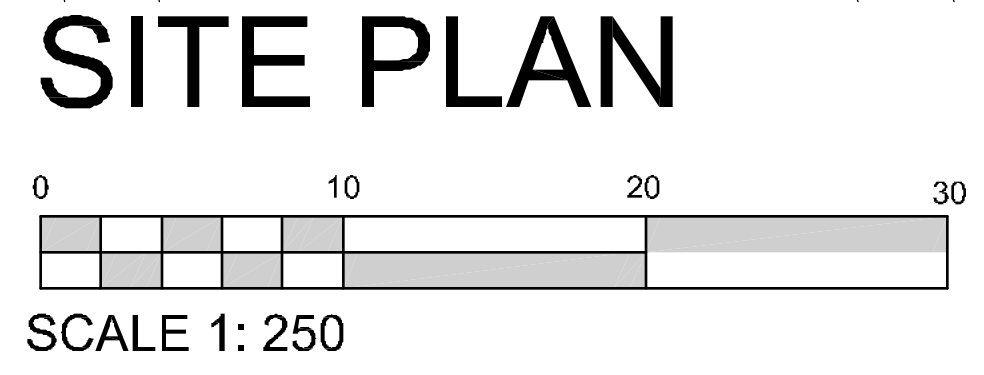
TWO LEVEL UNIT	30
1 BEDROOM UNIT	101
2 BEDROOM UNIT	96
TOTAL	227
COMMERCIAL RETAIL	700.0 sq. m. (7,530) sq. ft.

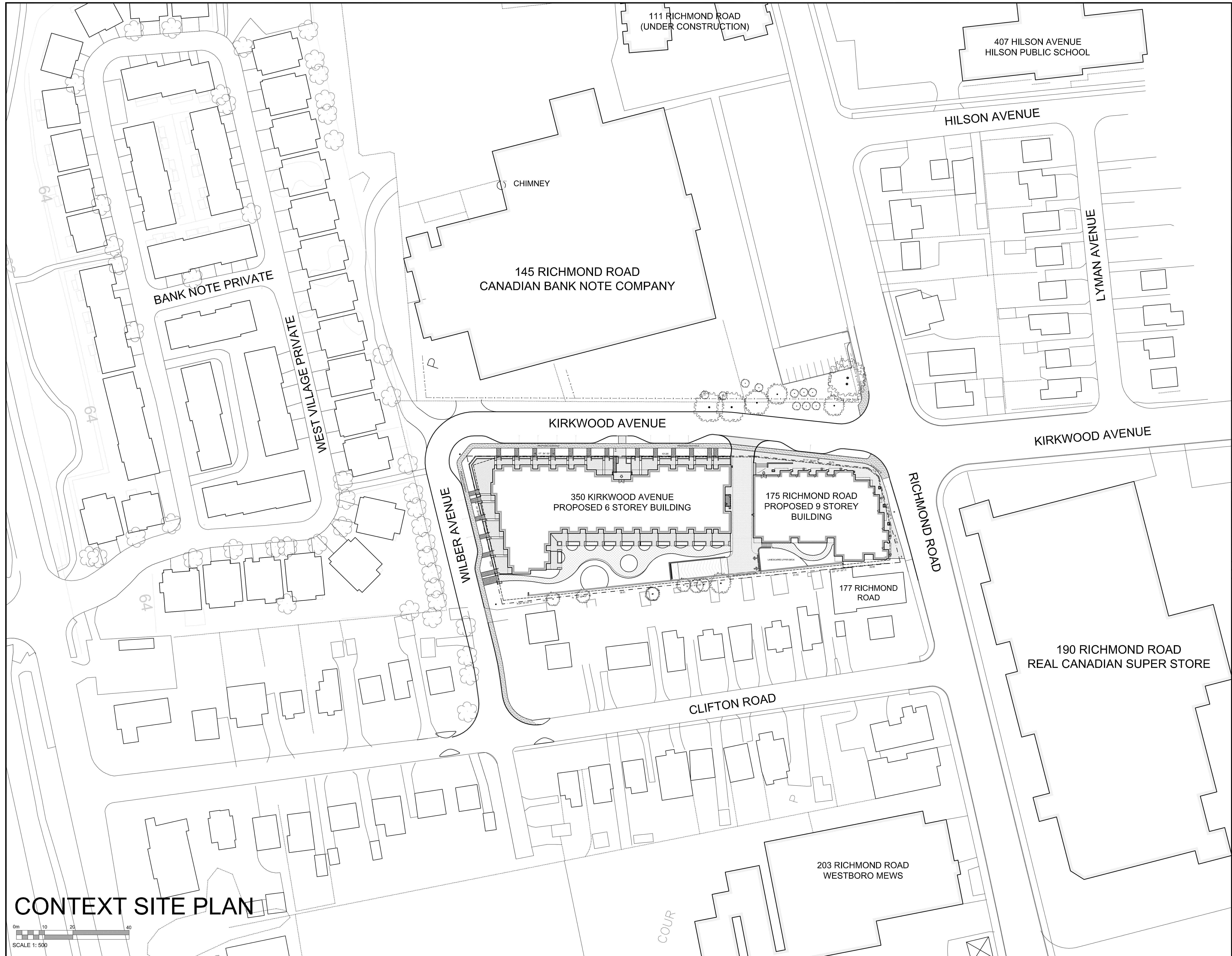
**CAR PARKING**

<b>REQUIRED</b>	
RESIDENCE	- 0.5 PER UNIT (227 UNITS)
VISITOR	- 0.2 PER DWELLING UNIT (AFTER 12 UNITS)
COMMERCIAL	- 2.5 PER 100 M <sup>2</sup> OF G.F.A. @ 10 TO 15
TOTAL	172
<b>PROVIDED</b>	
RESIDENCE	- 1.0 PER UNIT (227 UNITS)
VISITOR	- 0.2 PER DWELLING UNIT
COMMERCIAL	- 2.5 PER 100 M <sup>2</sup> OF G.F.A.
TOTAL	300

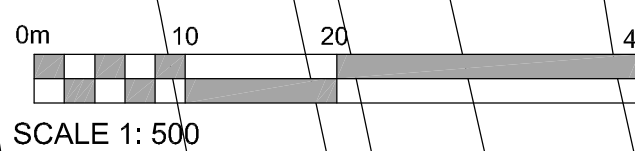
**BICYCLE PARKING**

<b>REQUIRED</b>	
RESIDENCE	- 0.5 PER UNIT (227 UNITS)
COMMERCIAL	- 1.0 PER 250 M <sup>2</sup> OF G.F.A.
TOTAL	3
<b>PROVIDED</b>	
UNDERGROUND & AT GRADE	120





# CONTEXT SITE PLAN



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- (W) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (D) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- (-)-DETAIL NUMBER
- (-)-TITLE
- (-)-PAGE
- (-)-DETAIL REFERENCE PAGE
- (-)-DETAIL CROSS REFERENCE PAGE

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- (D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- (E) ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
- (F) ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

No.	DESCRIPTION	DATE
1	ISSUED FOR S.P.C. & ZONING AMENDMENT	Mar 14, 12

ARCHITECT SEAL:

SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT:

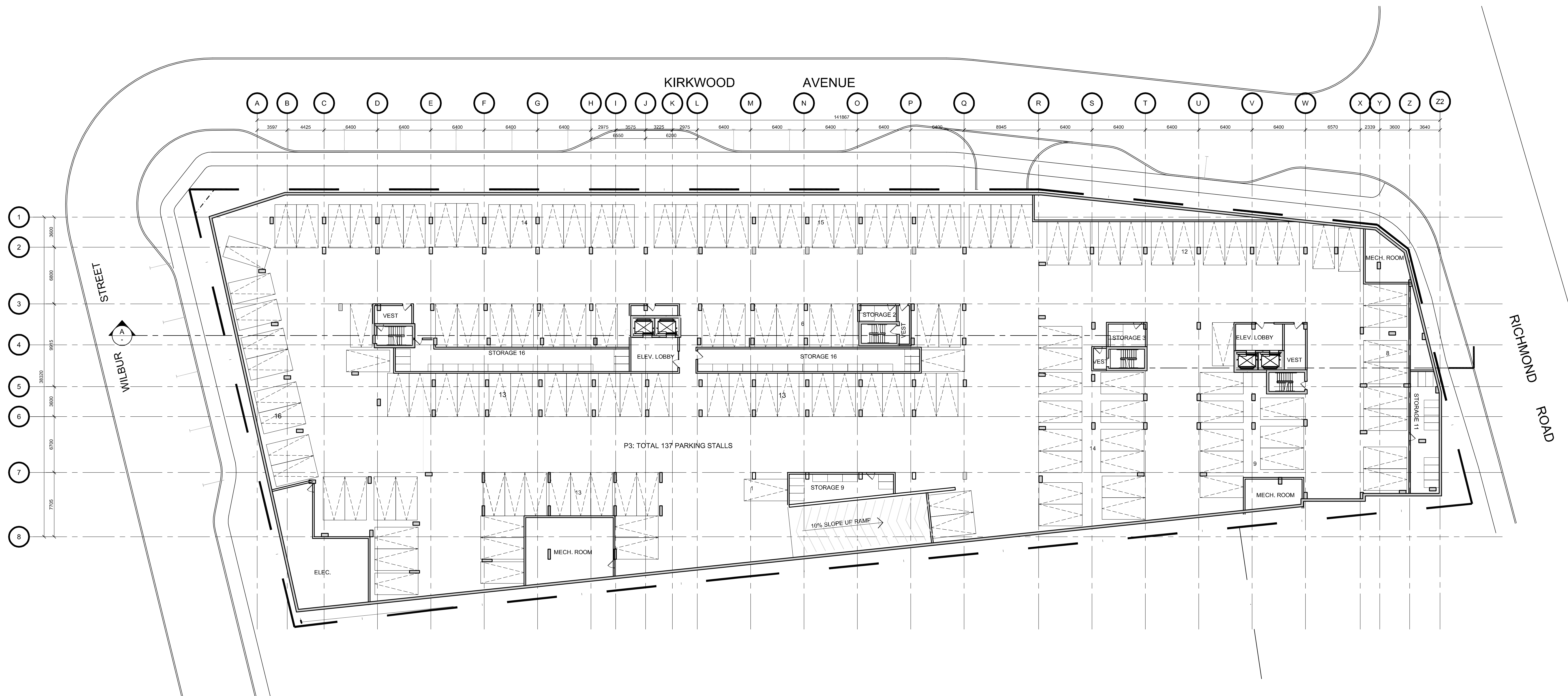
**CLARIDGE HOMES**

ARCHITECT: **RODERICK LAHEY ARCHITECT INC**  
 1501 CARLING AVENUE, SUITE 200 OTTAWA, ONTARIO K1Z 7M1  
 t. 613.724.9932 f. 613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
**175 RICHMOND ROAD**  
 OTTAWA ONTARIO

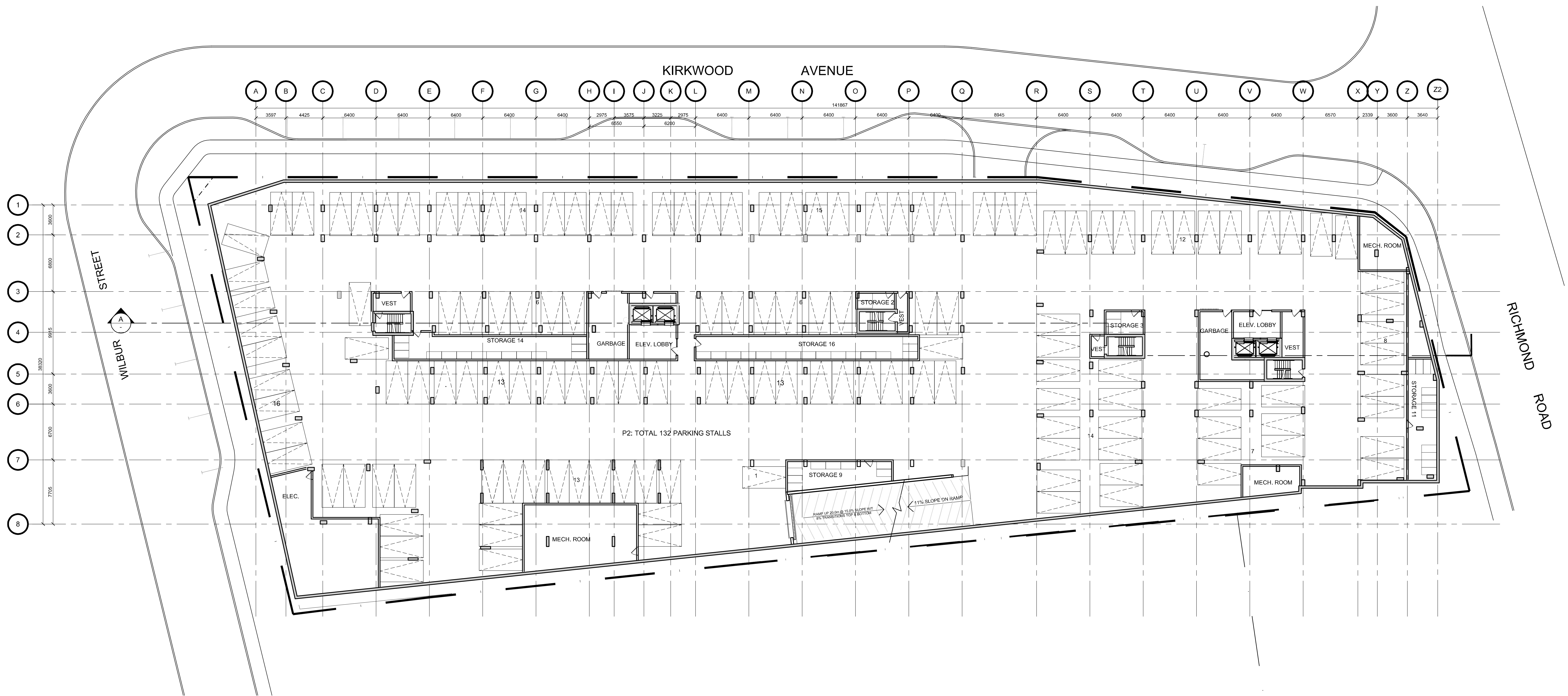
SHEET TITLE:  
**CONTEXT SITE PLAN**

DRAWN: RV	CHECKED: R.L.A.
SCALE: 1:500	SHEET No. <b>SP-2</b>
PROJECT No. 1108	



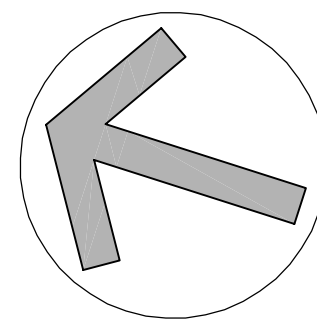
PARKING P3 PLAN

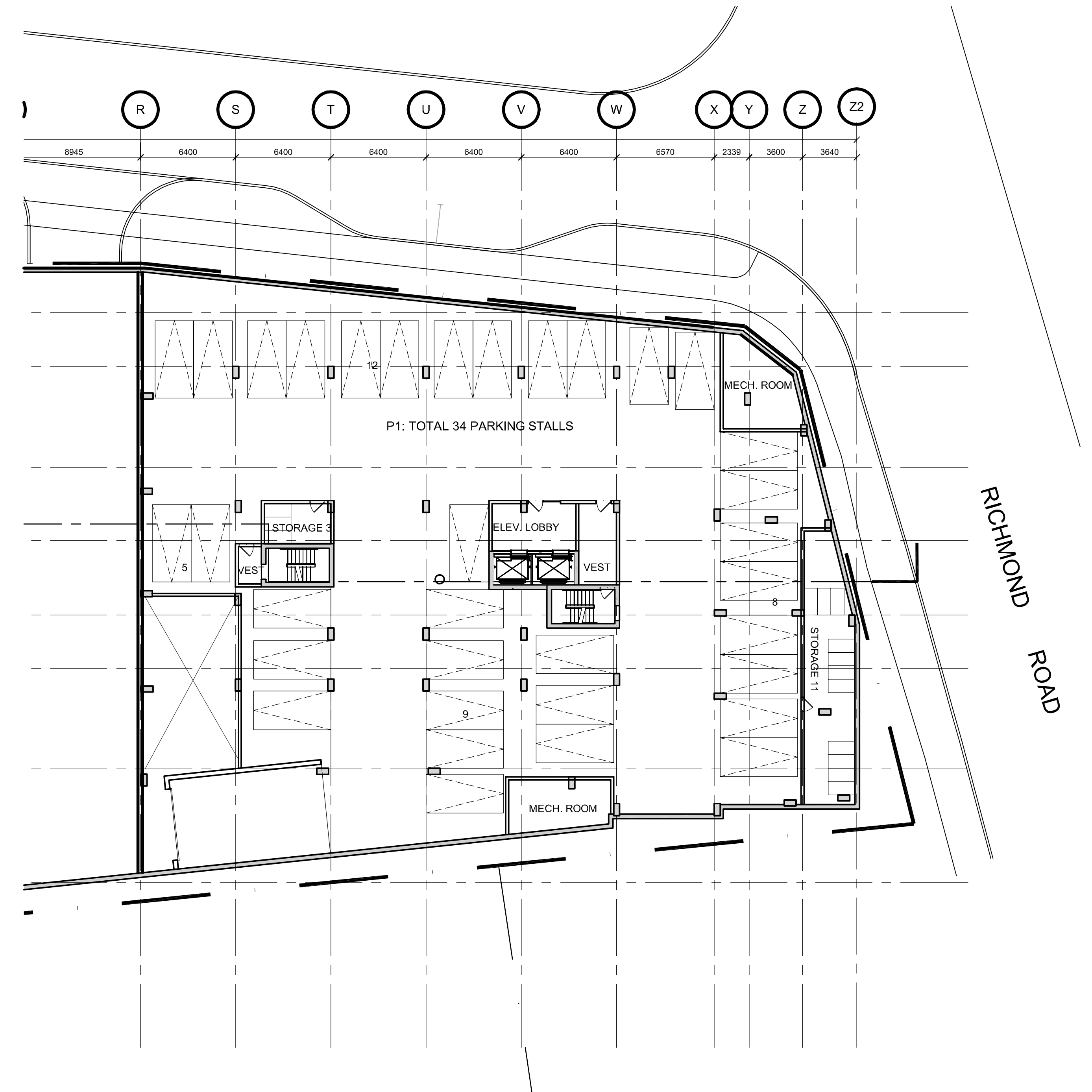
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PARKING P2 PLAN

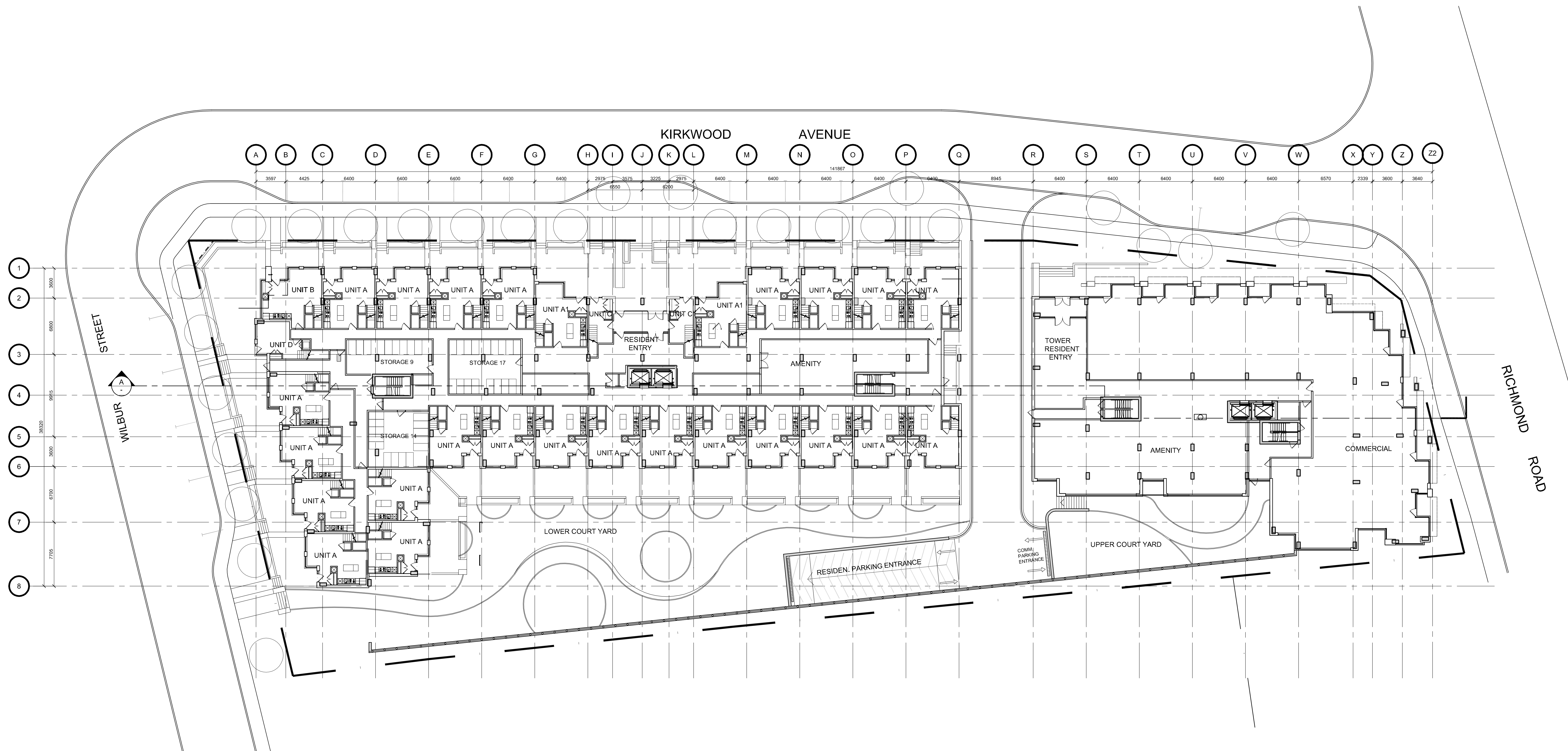
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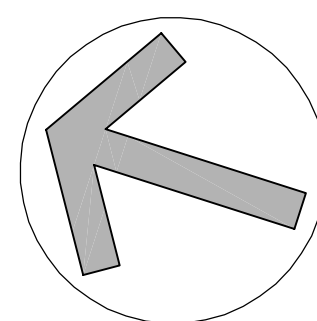
PARKING P1 PLAN

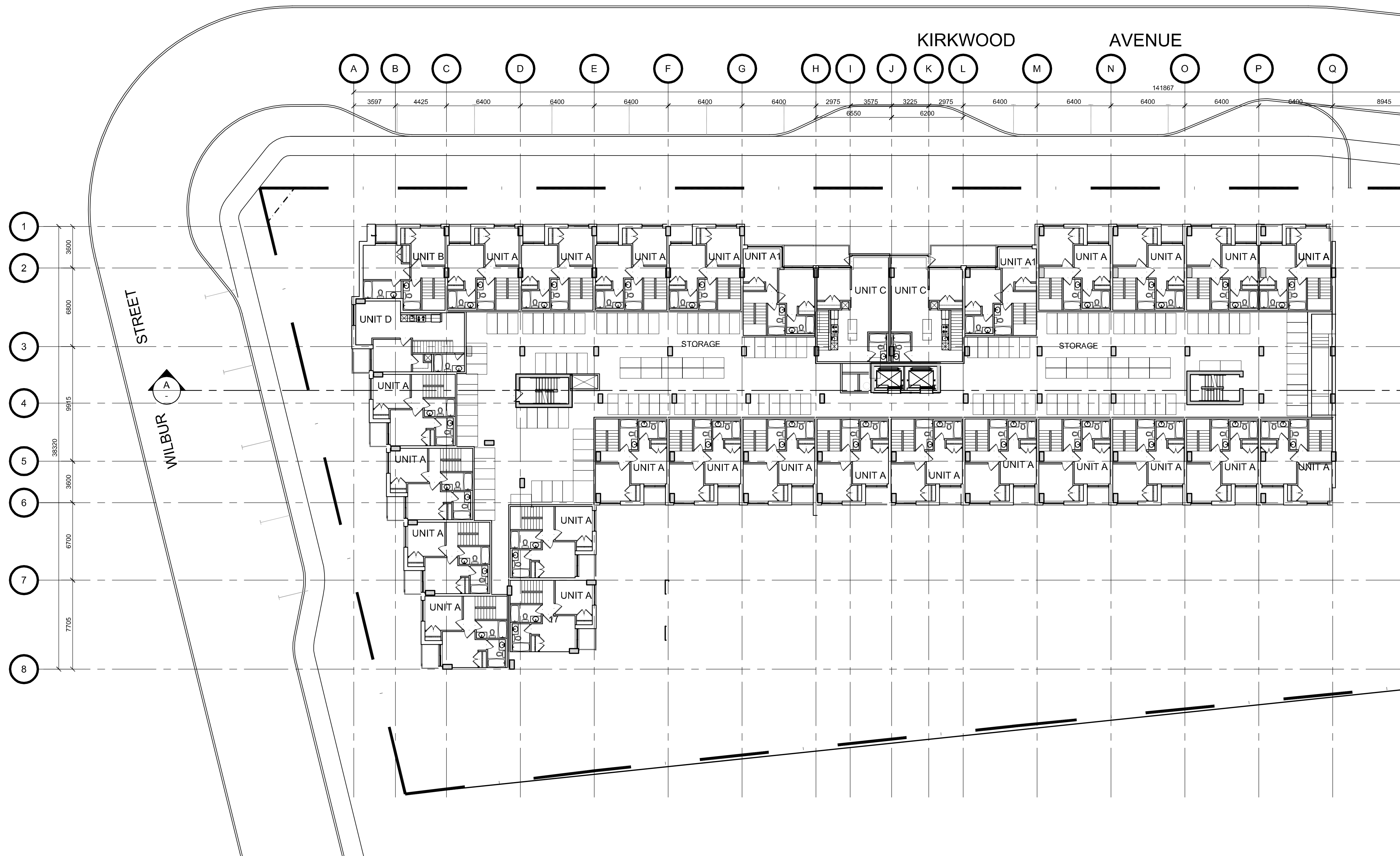
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GROUND FLOOR PLAN

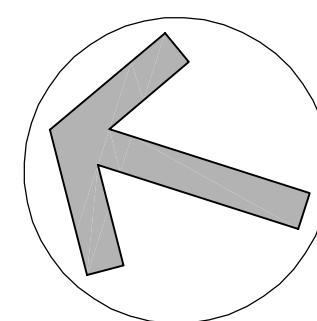
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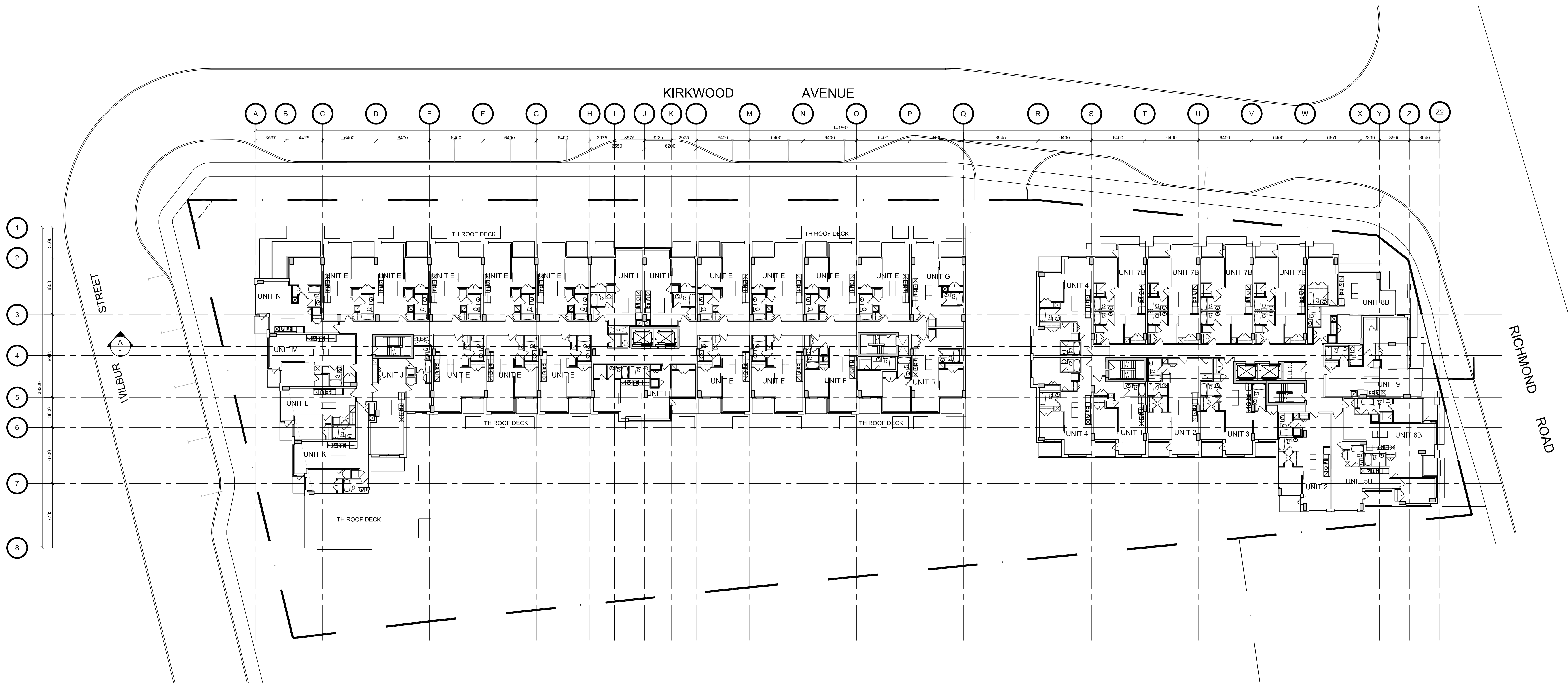




TOWNHOUSE UPPER LEVEL FLOOR PLAN

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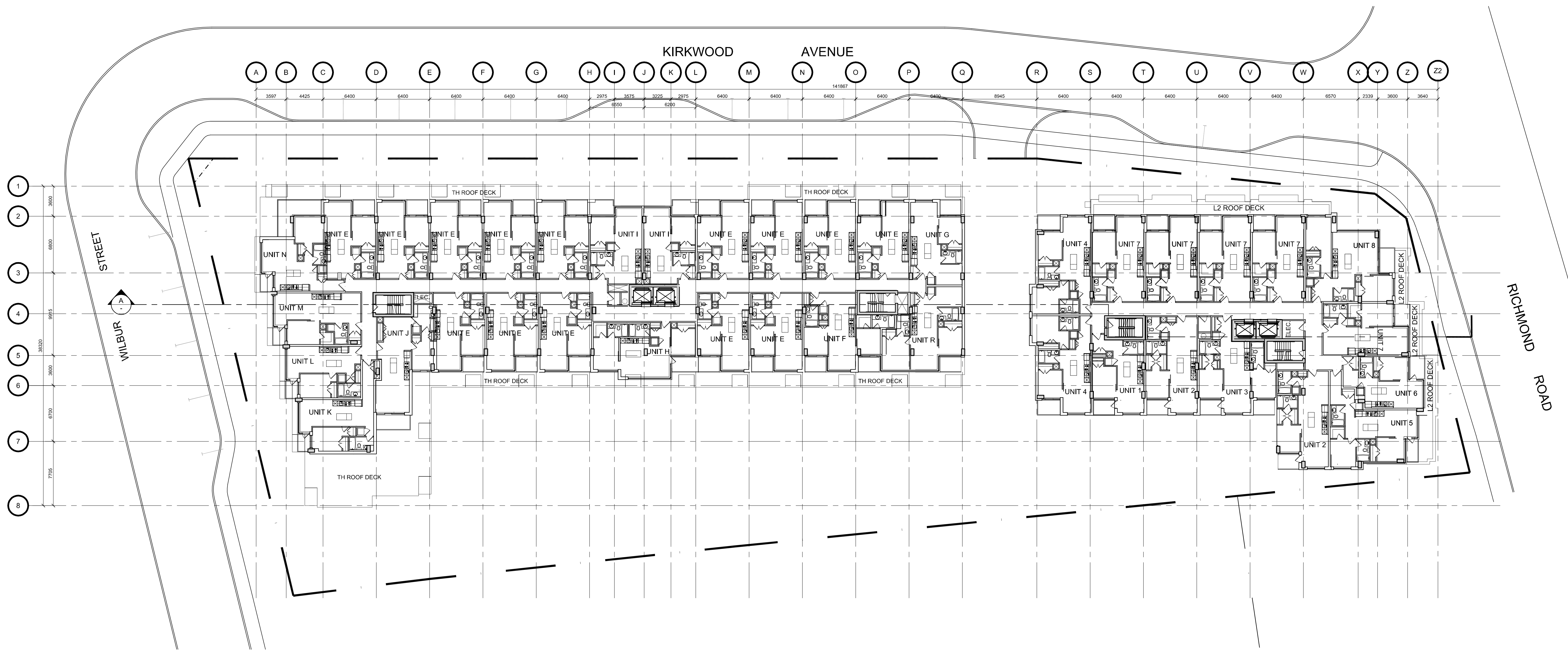




LEVEL 2 FLOOR PLAN

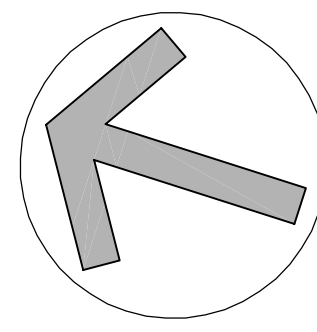
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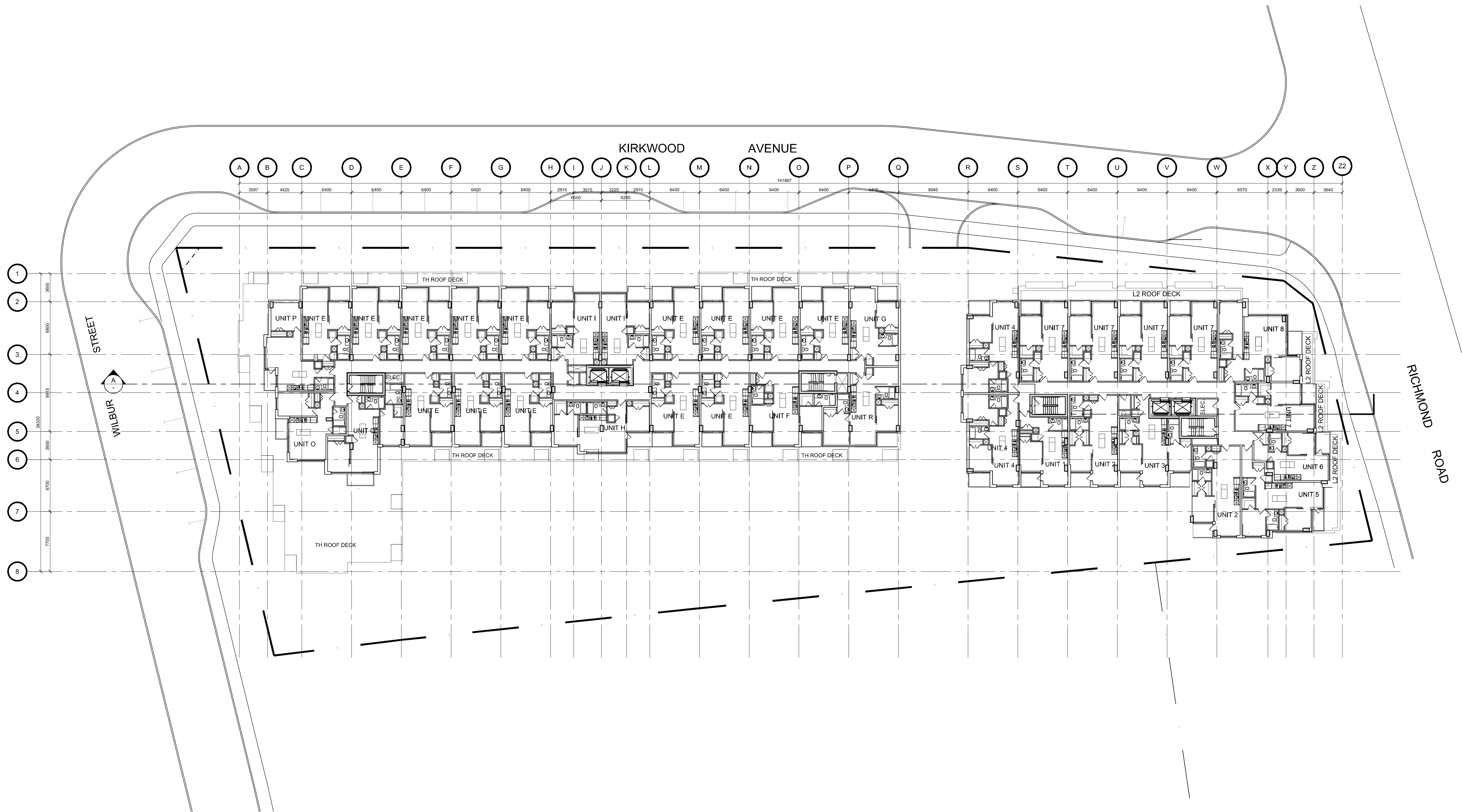




LEVEL 3 FLOOR PLAN

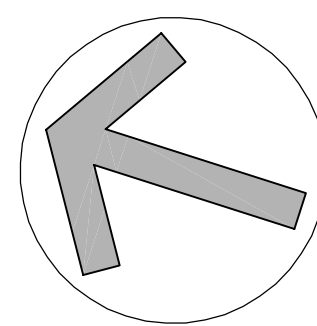
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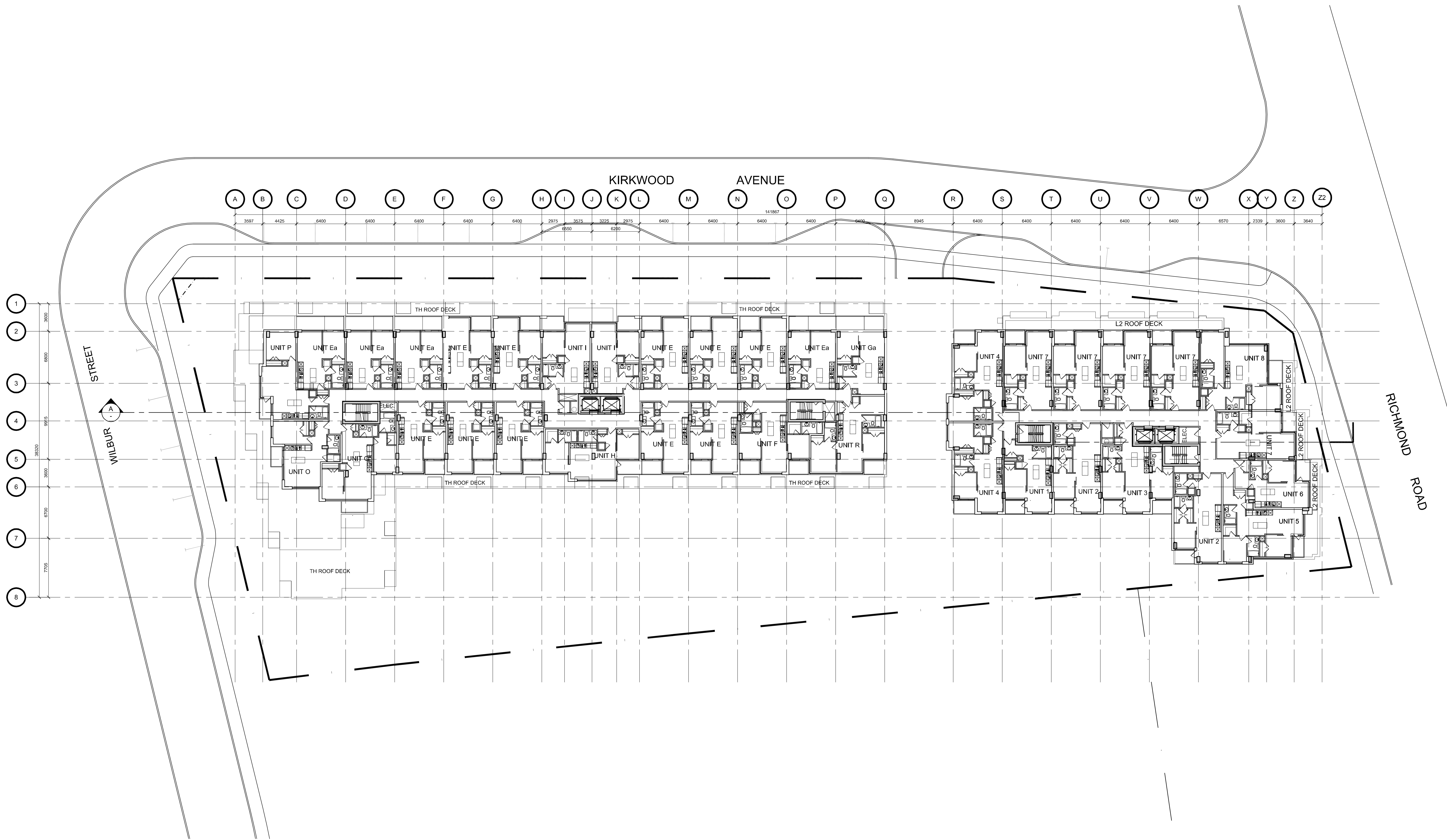




LEVEL 4 FLOOR PLAN

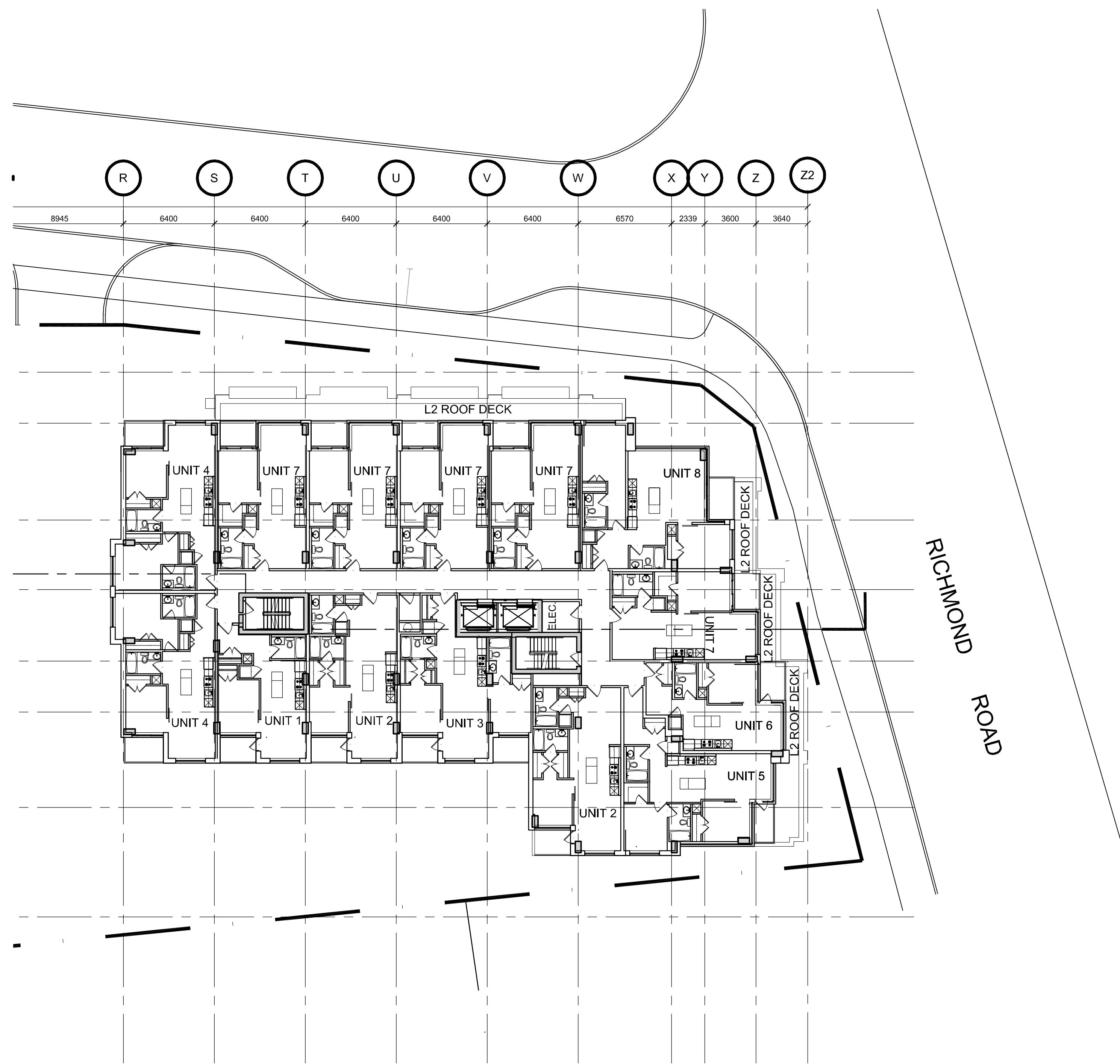
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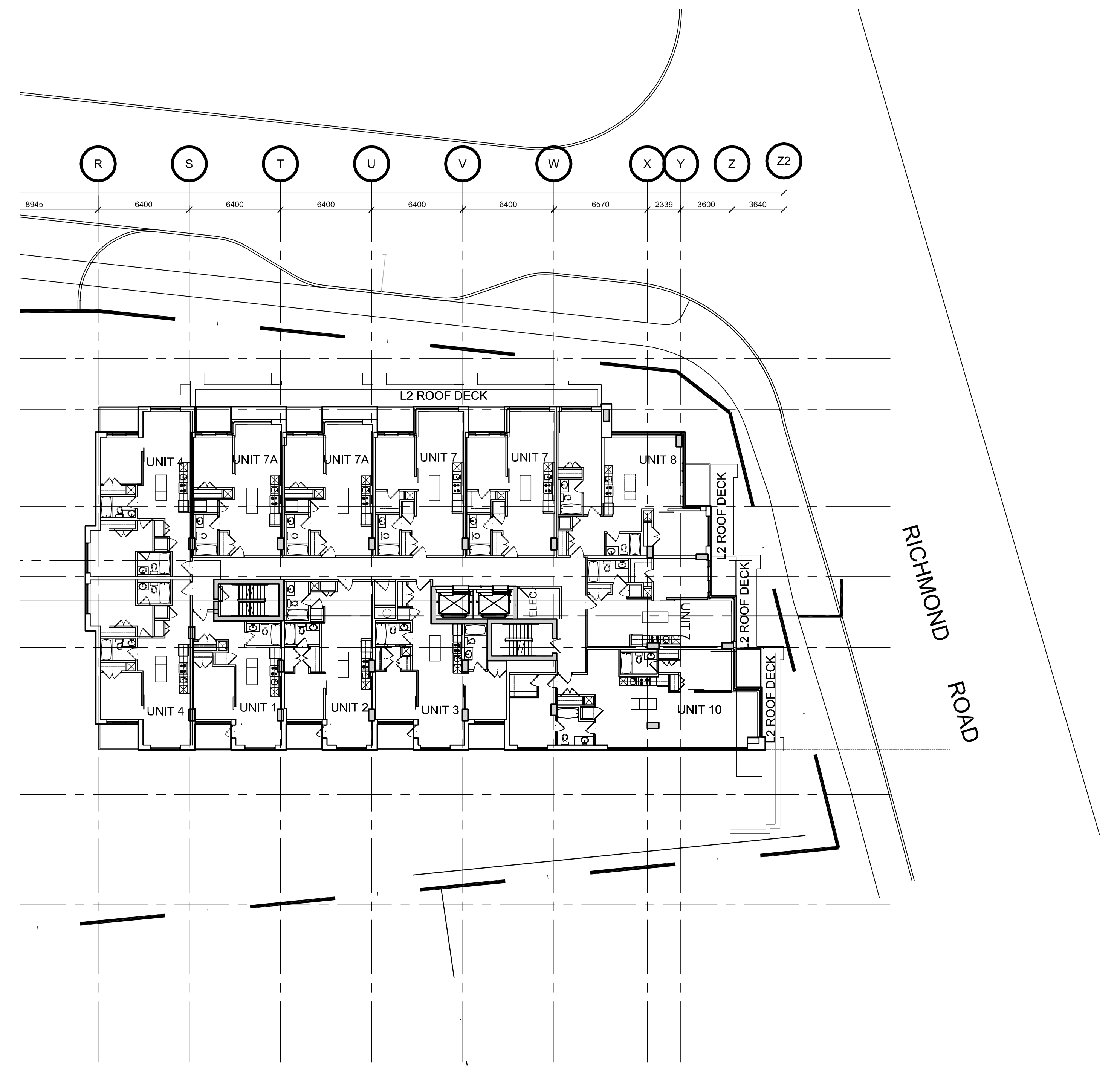
LEVEL 5 FLOOR PLAN

SCALE 1:200



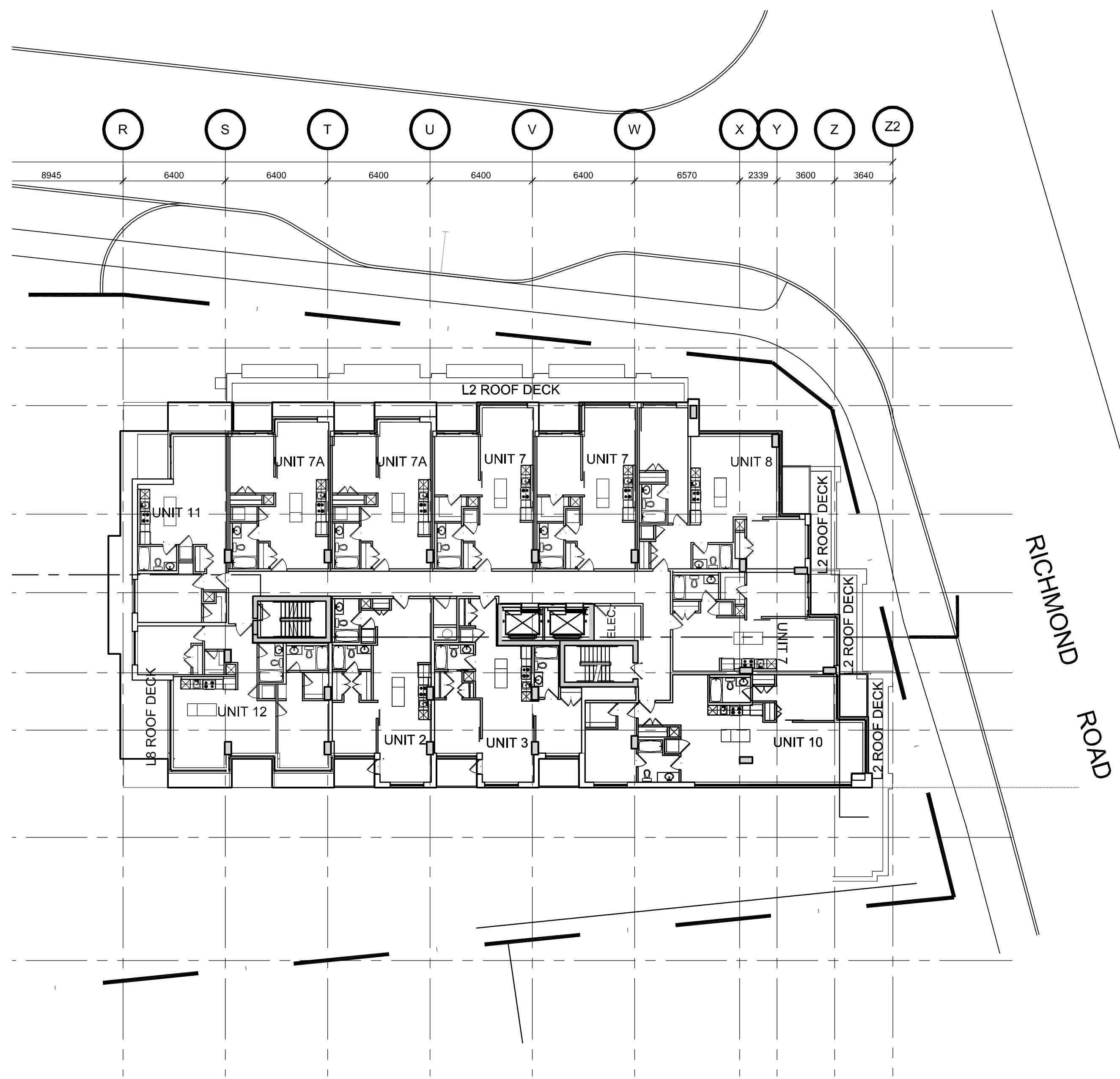
LEVEL 6 FLOOR PLAN

SCALE 1:200



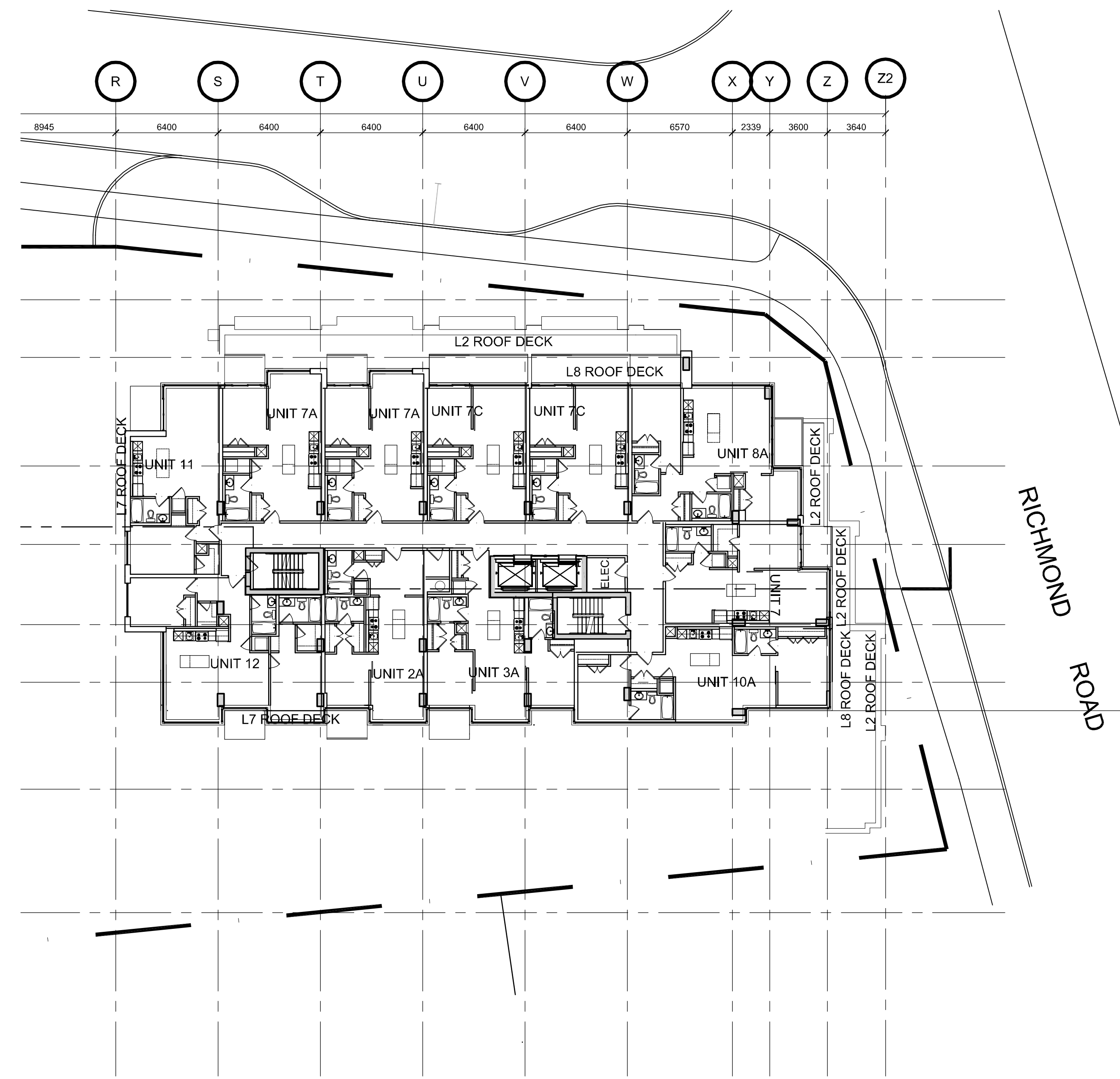
LEVEL 7 FLOOR PLAN

SCALE 1:200



LEVEL 8 FLOOR PLAN

SCALE 1:200



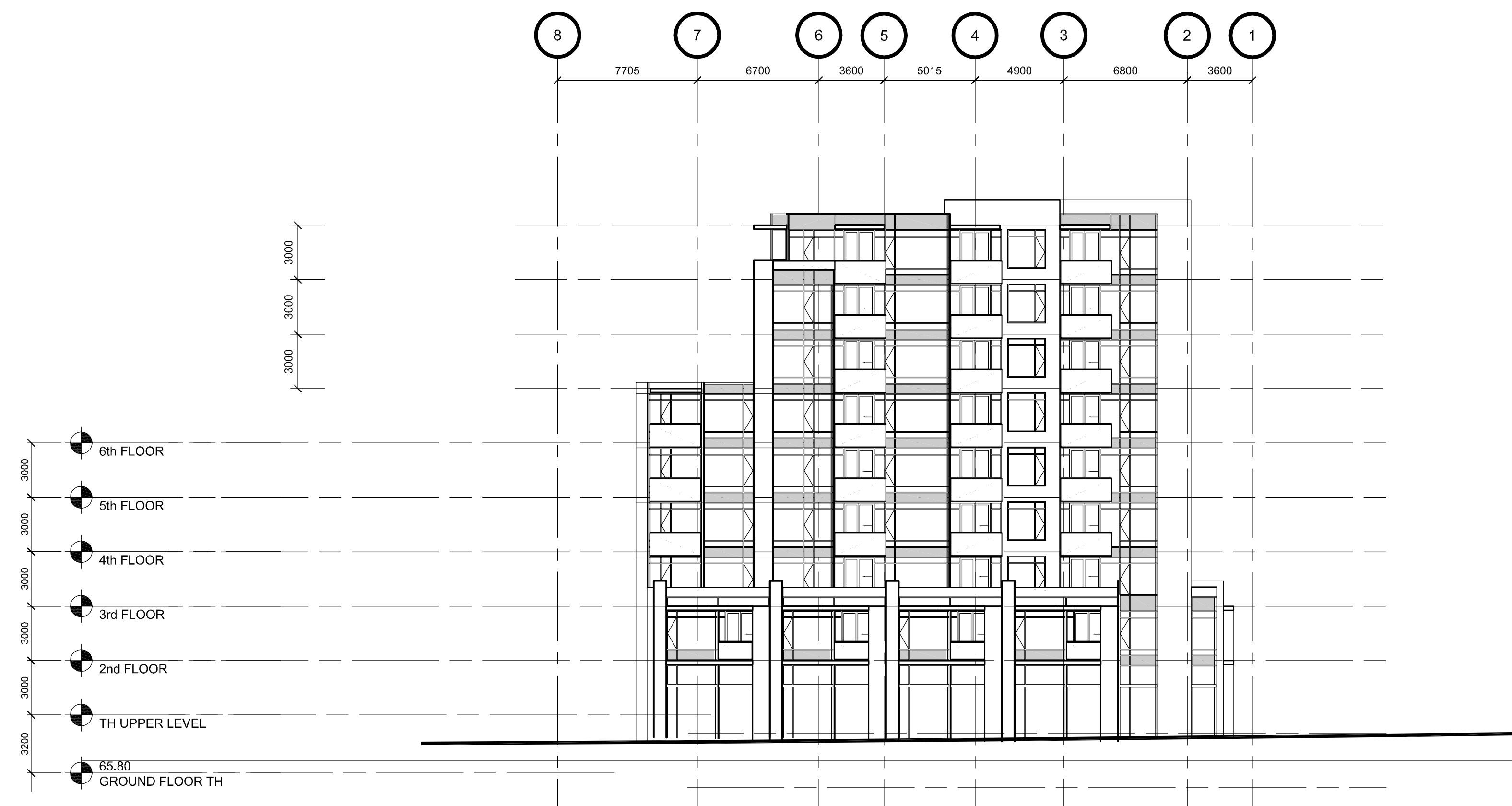
LEVEL 9 FLOOR PLAN

SCALE 1:200



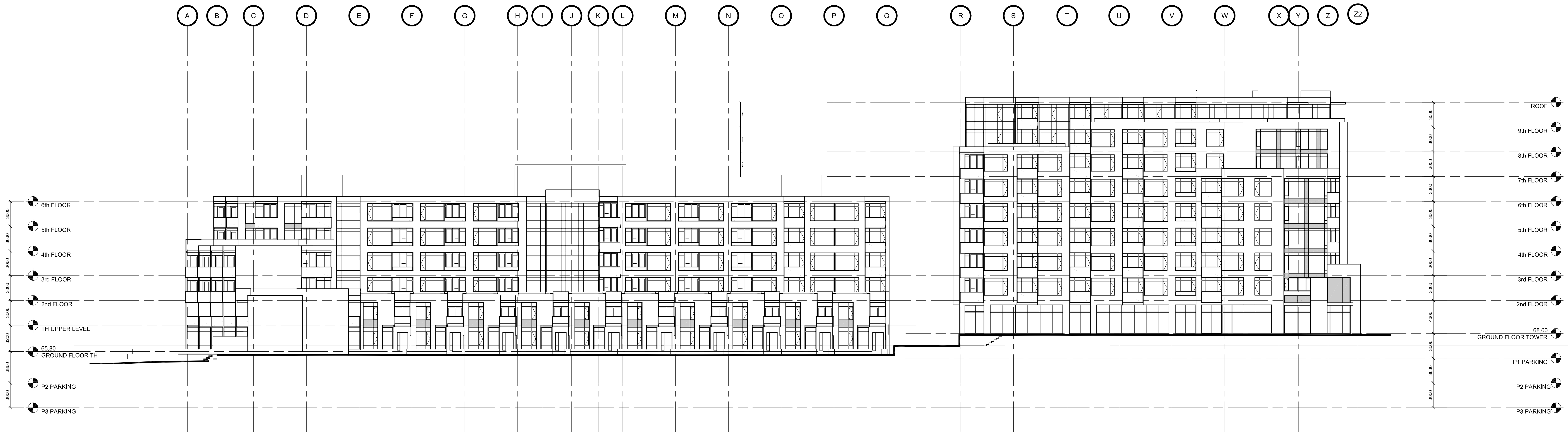
EAST ELEVATION - KIRKWOOD AVENUE

SCALE 1:200

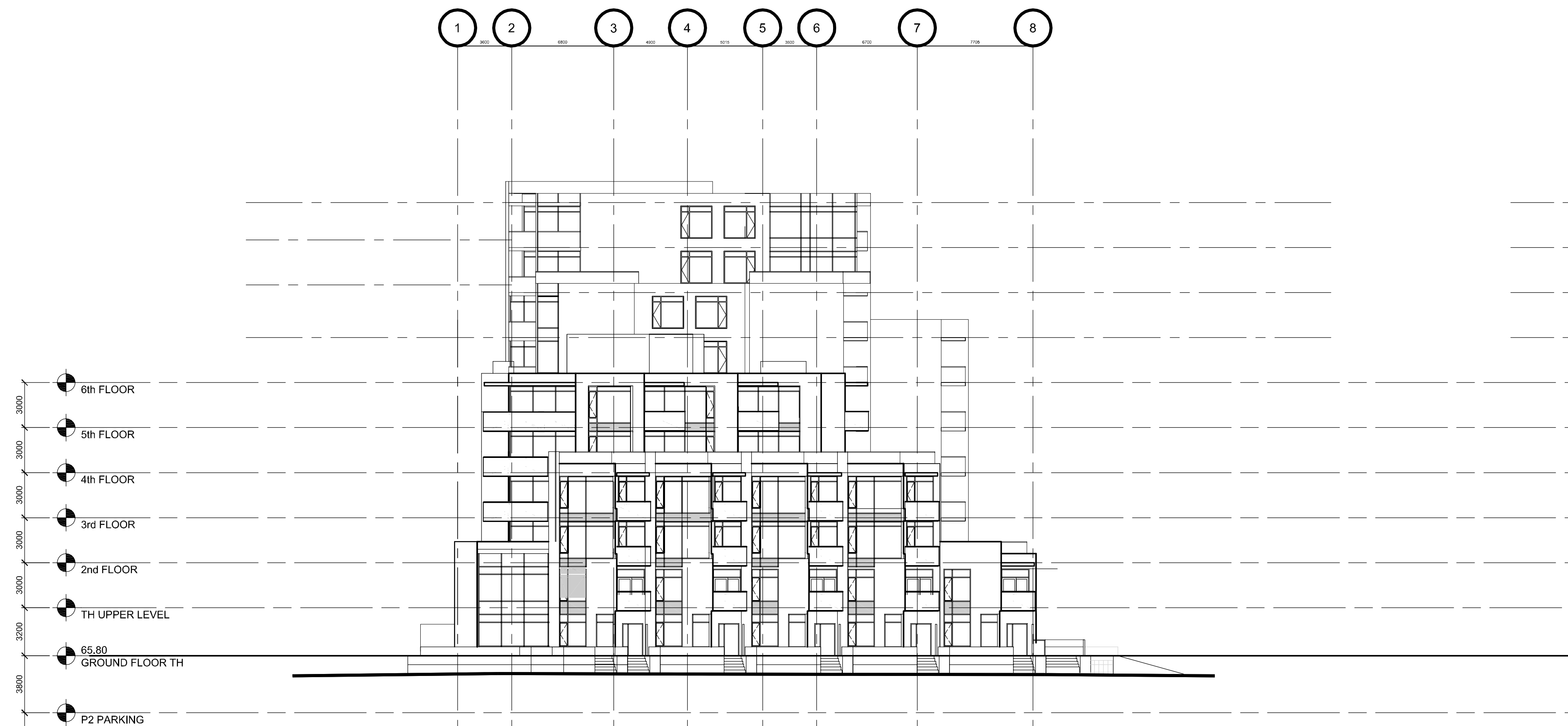


SOUTH ELEVATION - RICHMOND ROAD

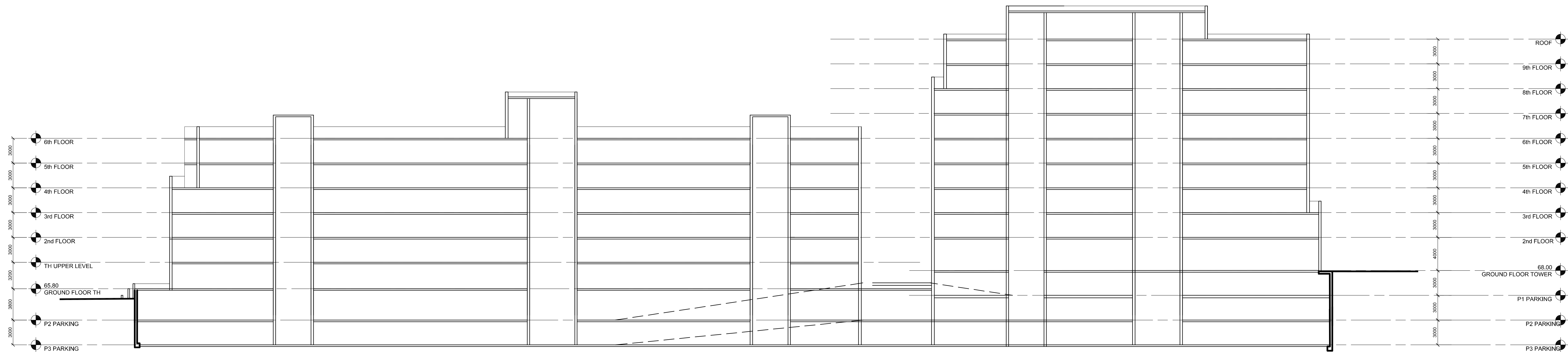
SCALE 1:200



WEST ELEVATION  
SCALE 1:200



NORTH ELEVATION-- WILBER STREET  
SCALE 1:200



SECTION A-A

SCALE 1:200