



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:**

- (N) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (A) INDICATES ASSEMBLY TYPE, REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (W) INDICATES WINDOW TYPE, REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (D) INDICATES DOOR TYPE, REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- (T) TITLE
- (R) DETAIL REFERENCE PAGE
- (D) DETAIL CROSS REFERENCE PAGE

**GENERAL NOTES:**

- (A) REFER TO TYPICAL ASSEMBLIES 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 'W1' UNLESS NOTED OTHERWISE.
- (F) ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

**PROJECT INFORMATION**

ZONING	Zoning By-Law 2008-250 Proposed Zoning	IG1 TM (H30)
SITE AREA	6,386.85 sq. m. (88,745) sq. ft.	
BUILDING STATISTICS - 175 RICHMOND	BUILDING HEIGHT: 9 STOREYS 30.0 M	
BUILDING STATISTICS - 350 KIRKWOOD	BUILDING HEIGHT: 6 STOREYS 20.0 M	

**BUILDING STATISTICS - 175 RICHMOND**  
(CITY OF OTTAWA DEFINITION)

1st FLOOR	711.1 sq. m. 7,654 sq. ft.
2nd FLOOR	3,109.3 sq. m. 33,468 sq. ft.
3rd - 6th FLOOR	3 x 1,038.4 sq. m. 3 x 11,156 sq. ft.
7th FLOOR	3,109.3 sq. m. 33,468 sq. ft.
8th FLOOR	3,109.3 sq. m. 33,468 sq. ft.
9th FLOOR	3,109.3 sq. m. 33,468 sq. ft.
TOTAL AREA	3,820.4 sq. m. 41,122 sq. ft.

**BUILDING STATISTICS - 350 KIRKWOOD**  
(CITY OF OTTAWA DEFINITION)

1st FLOOR	1,772 sq. m. 19,074 sq. ft.
2nd - 6th FLOOR	5 x 1,521 sq. m. 5 x 17,448 sq. ft.
TOTAL AREA	9,877 sq. m. 106,315 sq. ft.

**UNIT STATISTICS**

STUDIO UNITS	1
1 BEDROOM	77
2 BEDROOM UNIT	45
TOTAL	123

**CAR PARKING REQUIRED**

RESIDENCE	-0.5 PER UNIT (123 UNITS) AFTER 12 UNITS	56
VISITOR	-0.1 PER UNIT AFTER 12 UNITS	12
TOTAL		68

**CAR PARKING PROVIDED**

RESIDENCE	138
VISITOR	12
TOTAL	150

**BICYCLE PARKING REQUIRED**

RESIDENCE	-0.5 PER UNIT (123 UNITS)	62
TOTAL		62

**BICYCLE PARKING PROVIDED**

INSIDE BUILDING	62
EXTERIOR	62
TOTAL	124

**AMENITY AREA**

EX. COMMUNAL AT GRADE	529.5 sq. m. 5,700 sq. ft.
PRIVATE BALCONIES	725 sq. m. 7,803 sq. ft.
TOTAL =	1,440 sq. m. 15,503 sq. ft.
REQUIRED (123 UNITS X 6 m²) = 738 m² / 7,944 ft²	

**REVISIONS:**

No.	DESCRIPTION	DATE
1	ISSUED FOR ZONING AMENDMENT	Jul 07, 20
2	ISSUED FOR ZONING AMENDMENT	Oct 11, 19
3	ISSUED FOR DESIGN REVIEW	Apr 05, 19
4	REVISED AS PER S.P.C. COMMENTS	Mar 22, 12
5	ISSUED FOR SITE PLAN CONTROL & ZONING AMENDMENT APPLICATION	Oct 12, 11
6	PRINTER FOR DESIGN REVIEW	Sept 8, 11
7	ISSUED FOR ZONING AMENDMENT	July 15, 11

ARCHITECT SEAL: **RODERICK LAHEY** ARCHITECT INC. LICENSE 4375

ARCHITECT: **RODERICK LAHEY** ARCHITECT INC.

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**CLARIDGE HOMES**

PROJECT TITLE: **175 RICHMOND ROAD**

OTTAWA ONTARIO

**SITE PLAN**

DRAWN: RV CHECKED: R.L.A.

SCALE: 1:200 SHEET No. **SP-1**

PROJECT No. **1108**

**DRAWING NOTES**

- HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN 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
- 1100mm 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 STANDARD, 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
- SIAMESE CONNECTION
- RAISED PLANTER BOX
- CONCRETE ENTRY WALKWAYS
- OUTLINE OF GROUND FLOOR COMMERCIAL

**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**

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**SURVEYOR**

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**CIVIL ENGINEER**

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**LANDSCAPE ARCHITECT**

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**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

**SITE PLAN**

SCALE 1: 250