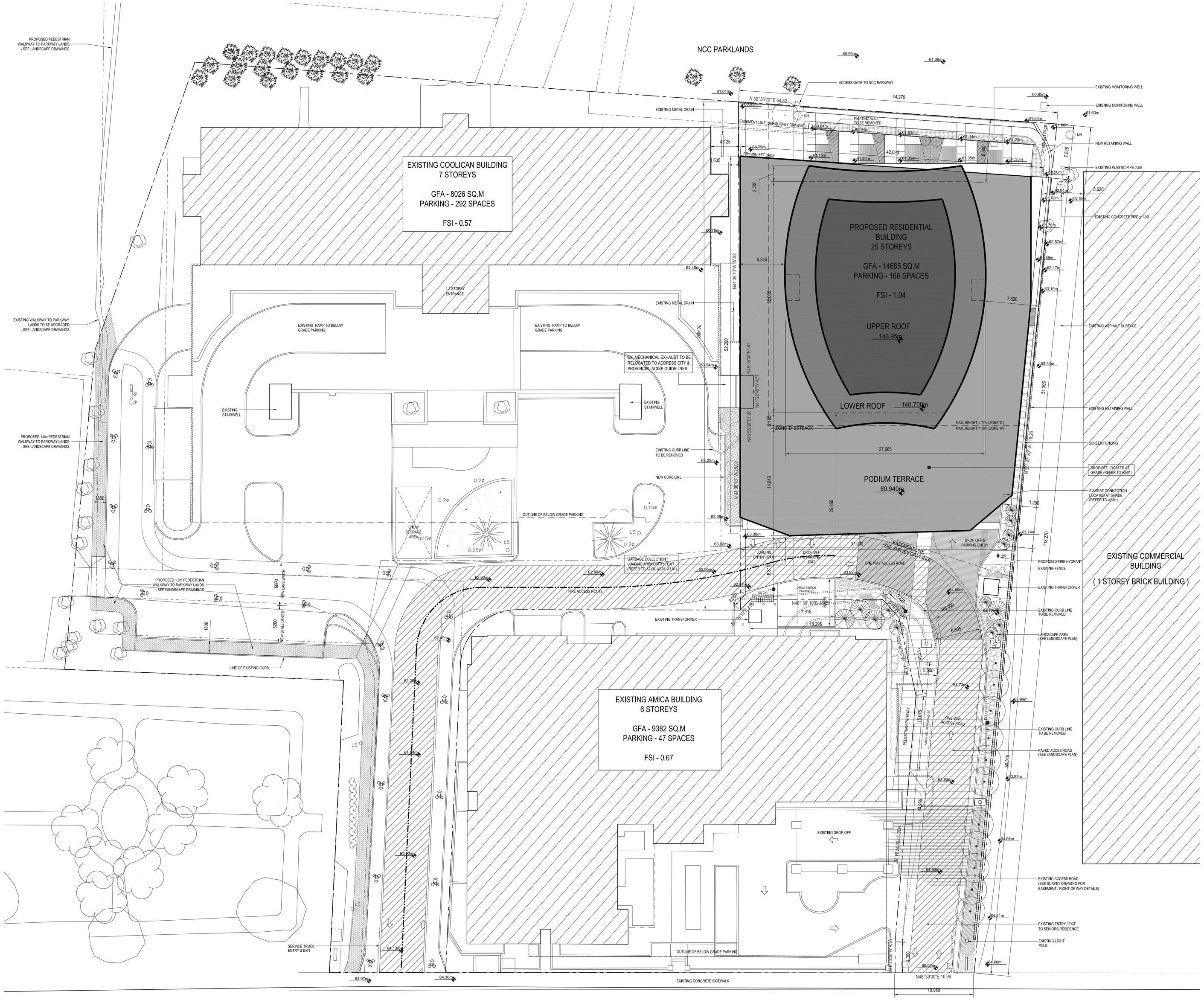


LEGEND:

- LS — LIGHT STANDARD
- LS — EXISTING LIGHT STANDARD
- FH — FIRE HYDRANT
- MH — MAINTENANCE HOLE (UNIDENTIFIED)
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- FIRE ACCESS ROUTE
- PROPERTY LINE
- EASEMENT / RIGHT OF WAY (SEE SURVEY DRAWING FOR DETAILS)

ZONING DETAILS:

ZONE:	TM (157) F(2.3) S149
HEIGHT LIMIT (S149):	ZONE D - 77m ; ZONE A - 18m
REAR YARD SET BACK:	7.5m
SIDE YARD SETBACK:	1.2m

OVERALL GFA CALCULATIONS:

EXISTING AMICA BLDG. =	9,382 sqm
EXISTING COOLICAN BLDG. =	8,026 sqm
PROPOSED 485 RICHMOND ROAD BLDG. =	14,685 sqm
PROPOSED TOTAL GFA =	32,093 sqm
SITE AREA =	14,079 sqm
ALLOWABLE FSI =	2.3
ALLOWABLE GFA =	32,388.6 sqm
PROPOSED OVERALL FSI =	2.28

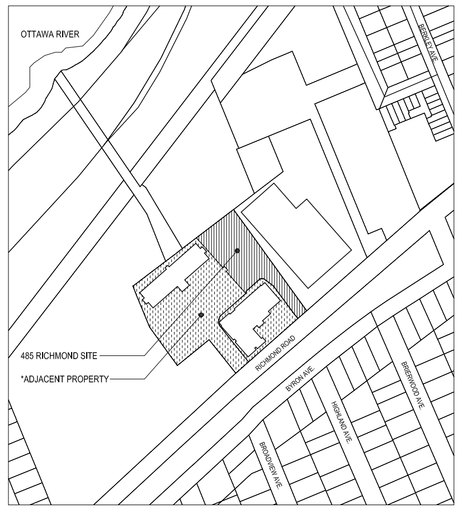
PROJECT SPECIFIC DETAILS:

*SITE AREA =	14,079 sqm
PROPOSED TOTAL GFA =	14,685 sqm
PROPOSED F.S.I. =	1.04
*LOT COVERAGE =	31.8 %
*LANDSCAPE AREA =	21 % (2,898 sqm)
PROPOSED NO. OF FLOORS ABOVE GRADE =	25
PROPOSED BUILDING HEIGHT =	76.950m
PROPOSED TOWER FLOOR PLATE AREA =	775 sqm
PROPOSED NO. OF RESIDENTIAL UNITS =	187

- STUDIO: 2
- 1 BR: 57
- 1BR+D: 63
- 2BR: 23
- 2BR+D: 41
- 3B: 1

	PROVIDED	*REQUIRED*
COMMUNAL AREA PROVIDED =	1,054 sqm	597 sqm
PRIVATE TERRACE / AMENITY AREA =	1,886 sqm	1,194 sqm

PARKING DETAILS:	*PROVIDED*	*REQUIRED*
NO. OF CAR PARKING SPACES =	166 (L2 to L5)	130
NO. OF BICYCLE PARKING SPACES =	187 (L0 & L1)	92.5



LOCATION MAP

N

0 1m 5m 10m 25m

SCALE BAR

Note 1: Boundary information is derived from Plan of Survey prepared by E.H. Herweyer O.L.S completed on November 30, 2010. Surveyor: Annis, O'Sullivan, Vollebekk Ltd., 14 Concourse Gate, Suite 500, Nepean, Ontario, K2E 7S6

**Note 2: All of the lands within the TM[157] F(2.3) S149 are considered to be one lot for zoning purposes*

1. Copyright of this drawing is reserved by the Architect. The drawing, and all associated documents are instruments of service by the Architect. The drawing, and the information contained therein, may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the Intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report and discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finishes for mechanical or electrical devised, fitting and fixtures are indicated on architectural drawings. The location shown on the architectural drawing govern over the mechanical and electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issued for Construction".

6. All work is to be carried out in conformance with the Code and Bylaws of the Authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

No.	Issuance	Date (YYYY.MM.DD)
01	SITE PLAN APPLICATION	2012.07.27
02	UDRP FORMAL SUBMISSION	2012.08.23
03	REVISED FOR SPA	2013.05.16
04	REVISED FOR SPA	2013.06.21
05	REVISED FOR SPA	2013.12.23

minto

CANDEREL

WALLMANARCHITECTS

30 Duncan Street, Suite 202
Toronto, Ontario M5V 2C3
t 416 340 1870
f 416 340 1871
info@wallmanarchitects.com

ONTARIO ASSOCIATION OF ARCHITECTS
RUDY P. WALLMAN
LICENCE
3432

project north

project

485 RICHMOND ROAD
OTTAWA, ONTARIO
-
-
-

client

MINTO COMMUNITIES INC,
-

200-180 KENT ST, OTTAWA, ON, K1P 0B6
-

title

OVERALL SITE PLAN
-

project number: XX-SS

date: 2013.12.23

scale: 1:250 @ ARCH D

drawn by

sheet: A1-01