

485 RICHMOND ROAD, OTTAWA

ARCHITECTURAL DRAWING LIST

FRONT END

- A0.00 COVER SHEET

SITE

- A1.00 SURVEY PLAN
- A1.01 SITE PLAN & PROJECT STATISTICS

BUILDING PLANS

- A2.01 FLOOR PLAN - BASEMENT (B1)
- A2.02 FLOOR PLAN - LOWER GROUND (L0)
- A2.03 FLOOR PLAN - GROUND (L1)
- A2.04 FLOOR PLAN - PODIUM LEVEL 2 (L2)
- A2.05 FLOOR PLAN - PODIUM LEVEL 3 (L3)
- A2.06 FLOOR PLAN - PODIUM LEVEL 4 (L4)
- A2.07 FLOOR PLAN - PODIUM LEVEL 5 (L5)
- A2.08 FLOOR PLAN - LEVEL 6 (L6)
- A2.09 FLOOR PLAN - LEVEL 7 - 17 (L7 - L17)
- A2.10 FLOOR PLAN - LEVELS 18 - 19 (L18 - L19)
- A2.11 FLOOR PLAN - LEVELS 20 - 25 (L20 - L25)
- A2.12 FLOOR PLAN - MECH. PENTHOUSE (L26)
- A2.13 FLOOR PLAN - ROOF PLAN (L27)

BUILDING ELEVATIONS

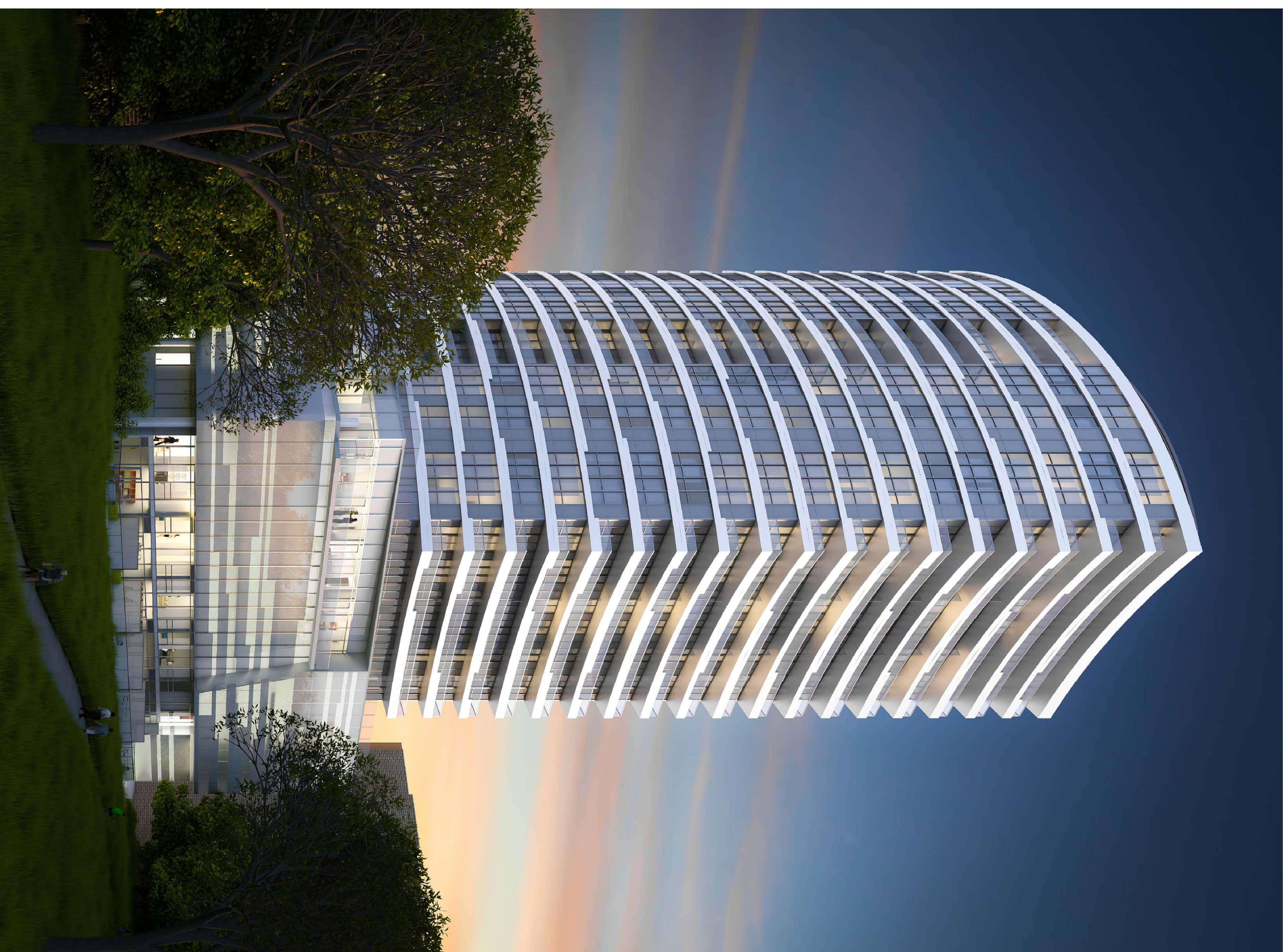
- A3.00 SOUTH (RICHMOND RD.) ELEVATION
- A3.01 NORTH (PARKWAY) ELEVATION
- A3.02 EAST ELEVATION
- A3.03 WEST ELEVATION
- A3.04 RICHMOND ROAD ELEVATION (1:75)
- A3.05 PARKWAY ELEVATION (1:75)

BUILDING SECTIONS

- A4.00 TOWER SECTION
- A4.01 TOWER SECTION
- A4.02 PODIUM SECTIONS
- A4.03 PODIUM SECTIONS

OTHER

- A5.01 SHADOW STUDIES



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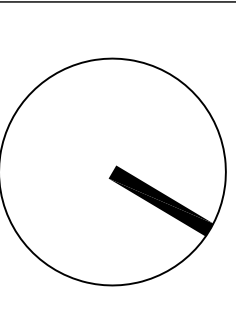
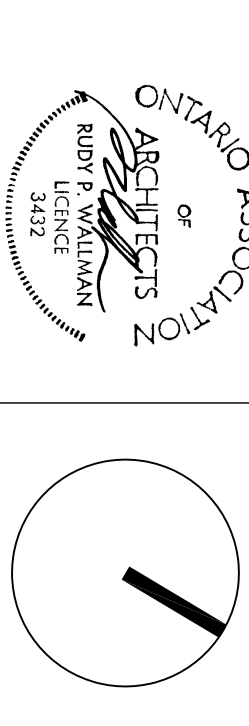
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No.	Revisions	Date (YYYY/MM/DD)
01	SITE PLAN APPLICATION	2017/07/27
02	SITE PLAN APPLICATION	2017/08/01
03	SITE PLAN APPLICATION	2018/05/16



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project
 485 RICHMOND ROAD
 OTTAWA, ONTARIO

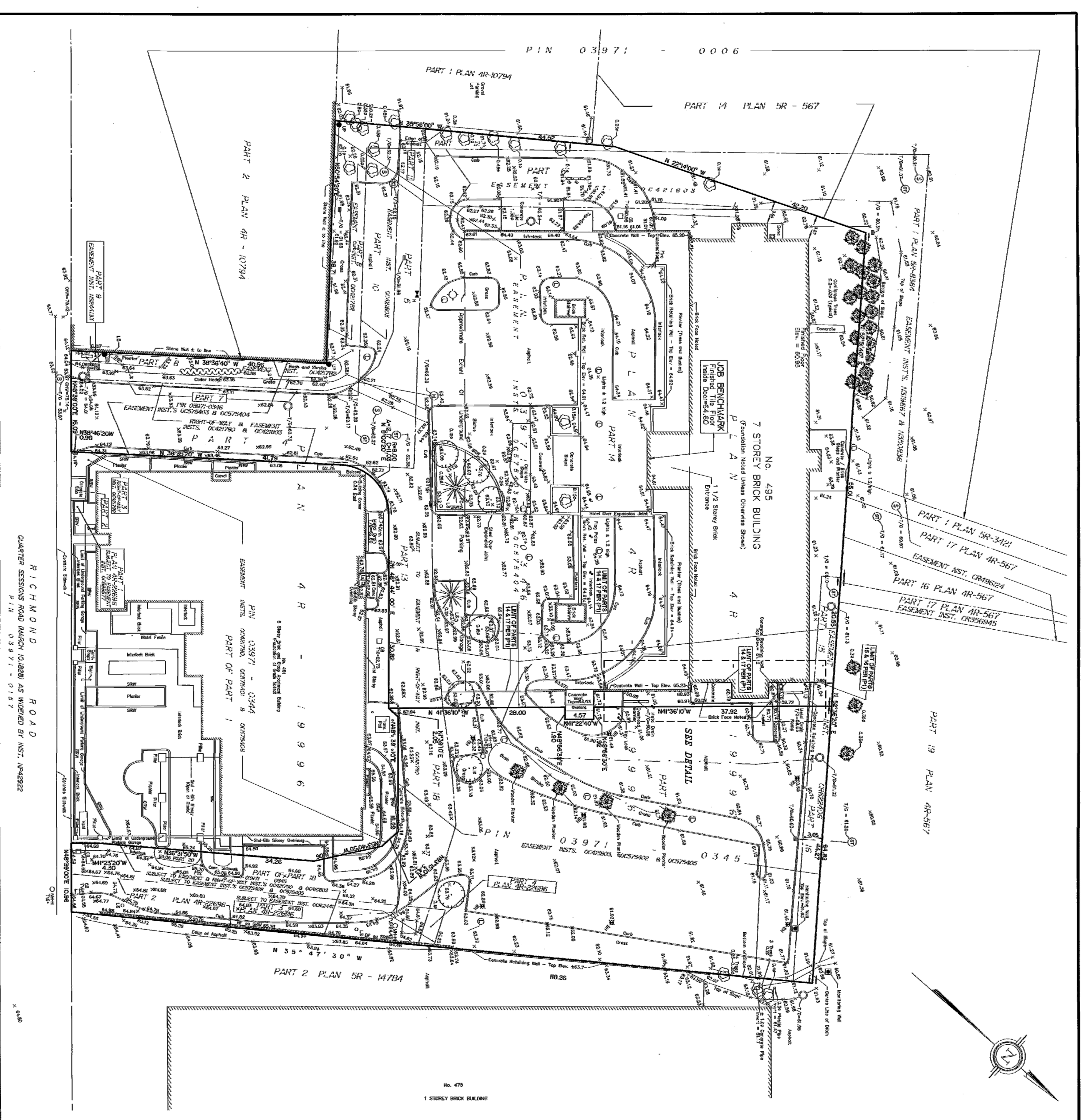
client
 MINTO COMMUNITIES INC.

2004-180 KENT ST., OTTAWA, ON K1P 0B8

COVER SHEET

project number	date
XX-SS	2018.05.18
scale	drawn by
NTS	Sheet

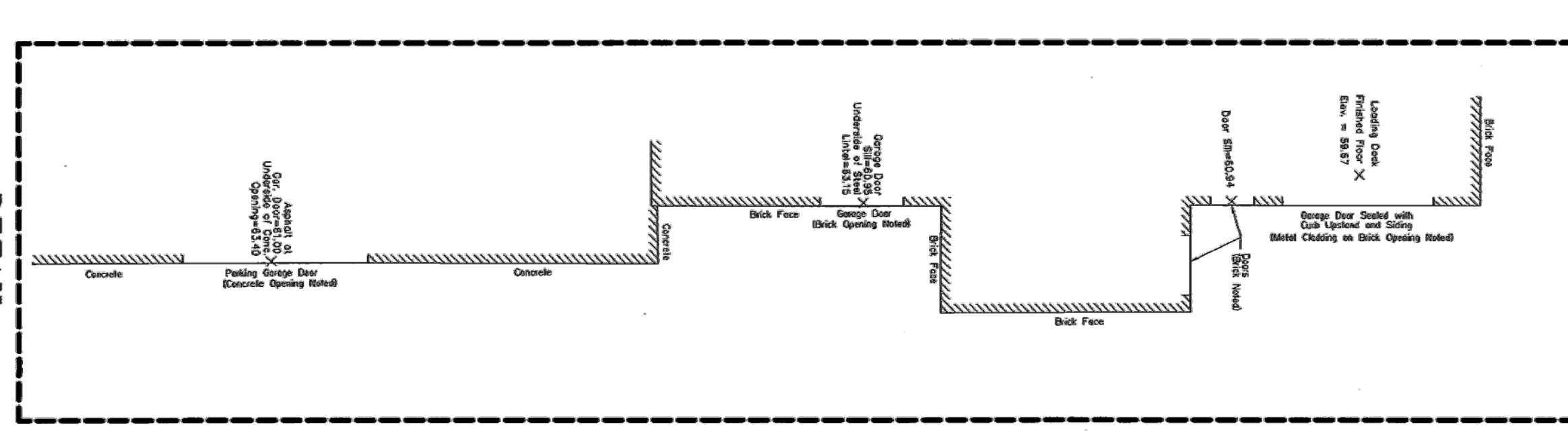
A0-00



**TOPOGRAPHICAL PLAN OF
PART OF LOT 29
CONCESSION 1
(Ottawa Front)
Geographic Township of Nepean
CITY OF OTTAWA**

Prepared by
Annie O'Sullivan, Valebeck Ltd.
Sept. 30, 2010
Date
E.N. HENNINGER O.L.S.
Scale 1:300
Metric
ALL DIMENSIONS ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- Notes & Legend**
- Part 4R-1999
 - Dedicated Time
 - Confidential Time
 - Part Hydrant
 - Maintenance Hole (Storm Sewer)
 - Manhole (Storm Sewer)
 - Maintenance Hole (Ball Trap/Flow)
 - Maintenance Hole (Hydro)
 - Maintenance Hole (Underdrain)
 - Underground Storm Sewer
 - Contract Utility Vases
 - Underground Power
 - Underground Gas
 - Benchmarks
 - Gas Meter
 - Handhole
 - Signal
 - Ball Pictorial
 - Chain Link Fence
 - Border Fence
 - Utility Pole
 - Anchor
 - Light Stake/and
 - Dimension
 - Top of Grade
 - Concrete
 - Project Line
 - Concrete Retaining Wall
 - Storm Retaining Wall
 - SNW



Bottom face of curb elevations noted typically.

**BOUNDARY INFORMATION COMPILED FROM
PLAN 4R-1999B.**

ELEVATION NOTES

- Elevations shown are referred to geographic datum.
- Elevations shown are in metres to verify near the job benchmark has not been damaged or disturbed and that its relative elevation and description agree with the information shown on the drawing.

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the responsible utility authorities for confirmation. Utility officials with custody of the utility lines should be contacted by the user to verify the location and depth of the utility lines and to obtain any work involving trenching, grading, or excavation.

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Phone: (416) 774-6454 / Fax: (416) 774-4199
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No.	Revisions	Date (YYYY/M/DD)
01	SITE PLAN APPLICATION	2007/07/27
02	SITE PLAN APPLICATION	2010/05/16

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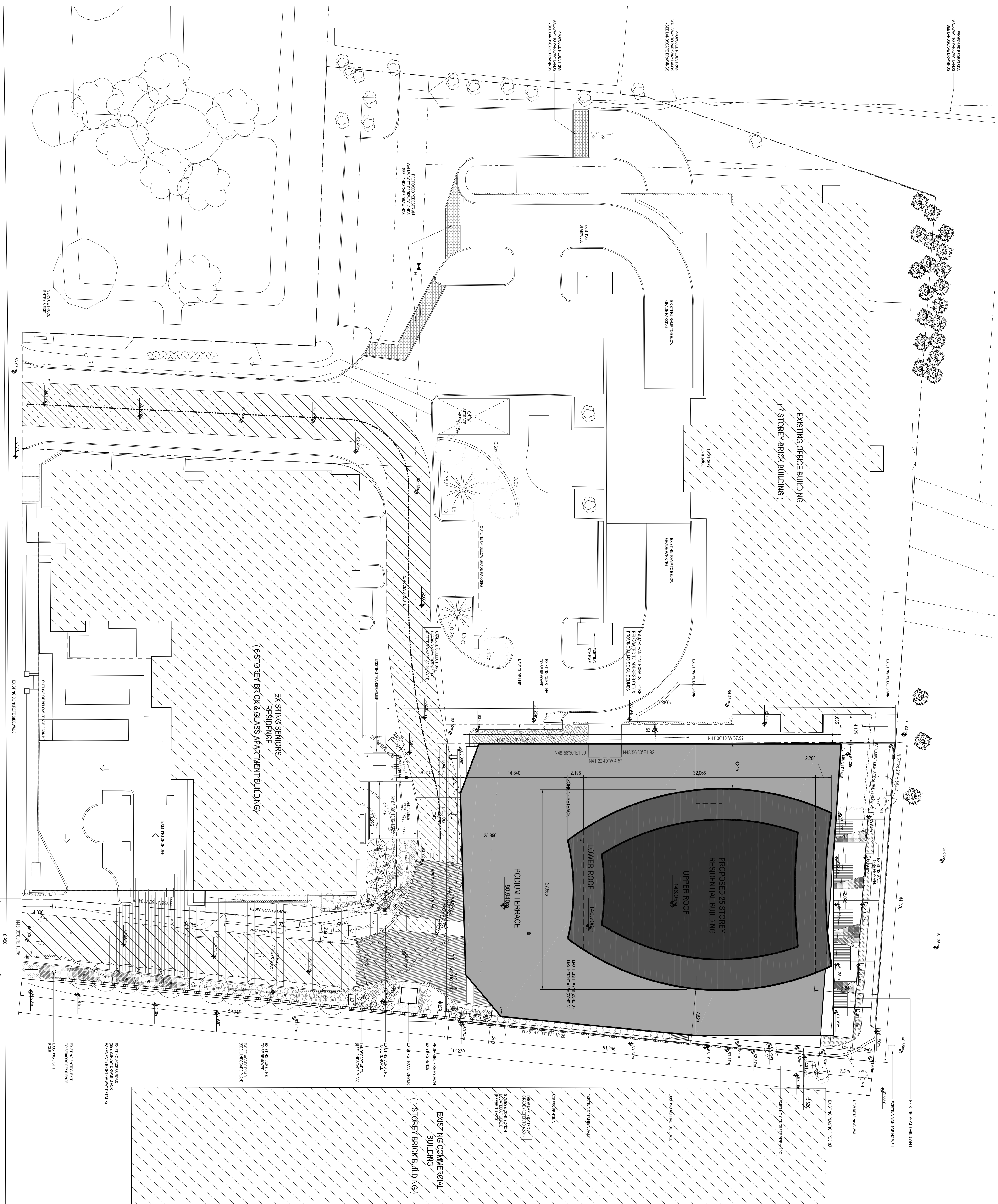
**485 RICHMOND ROAD
OTTAWA, ONTARIO**

CLIENT
MINTO COMMUNITIES INC.

2004-180 KENT ST. OTTAWA, ON K1P 0B8

EXISTING SITE SURVEY

project number: XX-355
date: 2010.05.16
scale: NTS
drawn by: [Signature]
sheet: A1-00



LEGEND

- 1.5 LIGHT STANDARD
- 1.5 EXISTING LIGHT STANDARD
- 1.5 FIRE HYDRANT
- 1.5 MAINTENANCE HOLE (DRAINAGE)
- 1.5 EXISTING REDWOOD TREE
- 1.5 EXISTING CONSPICUOUS TREE
- 1.5 FREE ACCESS ROUTE
- 1.5 EGRESS RIGHT OF WAY (SEE SURVEY DRAWING FOR DETAILS)

ZONING DETAILS

ZONE: TM1(S) F2.3 S149
 HEIGHT LIMIT (S149): 220' (D-7)M, ZONE A - 18m
 REAR YARD SET BACK: 7.5m
 SIDE YARD SETBACK: 1.2m

GENERAL CALCULATIONS

EXISTING AREA, BURS = 7,620 sqm
 EXISTING CHURCH BLDG = 6,888 sqm
 466 RICHMOND ROAD BLDG = 14,885 sqm
 TOTAL GFA = 30,313.82 sqm

ALLOWABLE GFA = 14,079 sqm
 EXISTING CHURCH BLDG = 2.3
 PROPOSED SF = 23,288.8 sqm
 219

PROJECT DETAILS:

SITE AREA = 14,079 sqm
 TOTAL GFA = 14,885 sqm
 FSI = 1.04 %
 FSI @ HEIGHT = 1.04 %
 LAZARUS AREA = 21 % (2,898 sqm)
 NO. OF FLOORS ABOVE GRADE = 25
 BUILDING HEIGHT = 75.550m
 TYPICAL TOWER FLOOR PLATE AREA = 775 sqm
 NO. OF RESIDENTIAL UNITS PROPOSED = 187

PARKING DETAILS:

	PROVIDED	REQUIRED
NO. OF CAR PARKING SPACES =	186 (I.2 U.S.)	130
NO. OF BICYCLE PARKING SPACES =	187 (I.0 & I.1)	92.5
COMMUNAL AREA PROVIDED =	1,054 sqm	597 sqm
PRIVATE TERRACE / AMENITY AREA =	1,888 sqm	1,194 sqm

LOCATION MAP

SCALE BAR: 0, 5m, 10m, 20m

Note 1: Boundary information is derived from Plan of Survey prepared by E.H. Herveyer O.L.S. completed on November 30, 2016. Surveyor: Annis, O'Sullivan, Vollebakk Ltd., 14 Concourse Gate, Suite 500, Nepean, Ontario, K2E 7S6

Note 2: All of the lands within the TM1(S) F2.3 S149 are considered to be one lot for zoning purposes

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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 City of Ottawa.

7. The Architect of these plans and specifications gives no warranty or representation when bidding and all of the risks shall be borne by the Contractor. The Architect shall not be held responsible for any errors or omissions in the drawings or specifications.

8. The Contractor shall be responsible for obtaining all necessary permits and approvals from the City of Ottawa.

9. The Contractor shall be responsible for obtaining all necessary permits and approvals from the City of Ottawa.

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RESOURCES

No.	Resource	Date (YYYY-MM-DD)
01 <td>SITE PLAN APPLICATION</td> <td>2017/07/27</td>	SITE PLAN APPLICATION	2017/07/27
02 <td>CONTRACT DOCUMENTS</td> <td>2017/07/27</td>	CONTRACT DOCUMENTS	2017/07/27
03 <td>SITE PLAN APPLICATION</td> <td>2013/05/16</td>	SITE PLAN APPLICATION	2013/05/16

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CANDEREL

466 RICHMOND ROAD OTTAWA, ONTARIO

MINTO COMMUNITIES INC.

SITE PLAN

2004-180 KENT ST. OTTAWA, ON K1P 0B8

project number: XX-SS
 date: 2013.05.16
 scale: 1:250 @ ARCH.D
 drawn by: [Name]
 sheet: A1-01

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3. Drawings are not to be scaled for construction. The Contractor is to work and report and discrepancies with the Contract Documents to the Architect before commencing any work.

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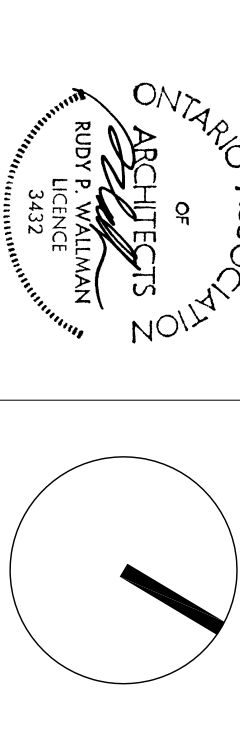
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No.	Revision	Date (YYYY-MM-DD)
01	ISSUANCE	2013.05.16
02	SITE PERMIT APPLICATION	2013.05.16
03	SITE PLAN APPLICATION	2013.05.16



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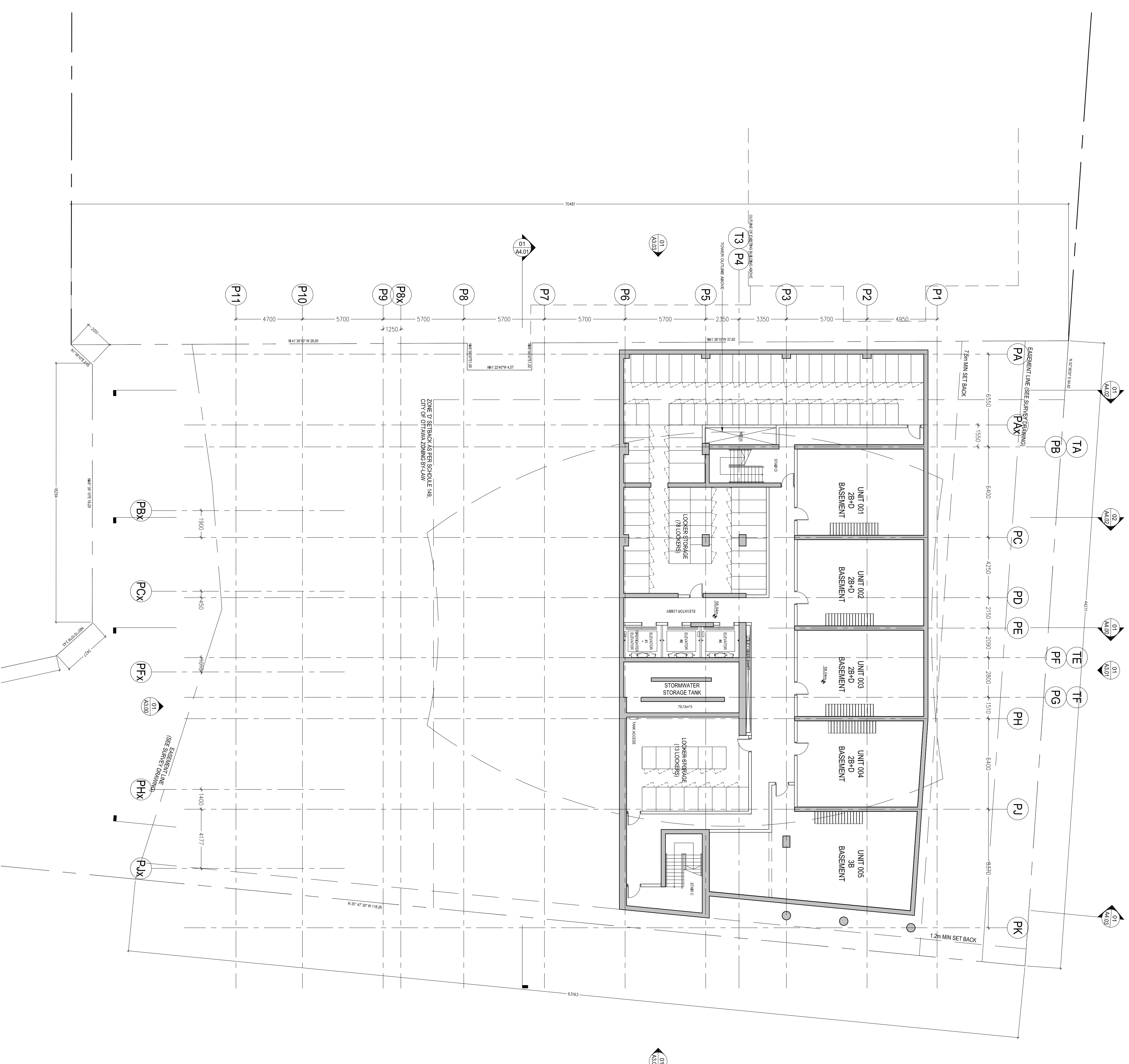
MINTO COMMUNITIES INC.

206-184 KENT ST. OTTAWA, ON K1P 0B8

BASEMENT LEVEL (B1)

Project number: 2013.03.16
 Date: 2013.05.16
 Scale: 1:150 @ ARCH D
 Drawn by: [blank]
 Sheet: [blank]

A2-01



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01	SITE PLAN APPLICATION	2013.05.16
02	SITE PLAN APPLICATION	2013.05.16
03	SITE PLAN APPLICATION	2013.05.16



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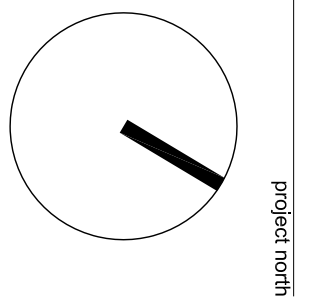
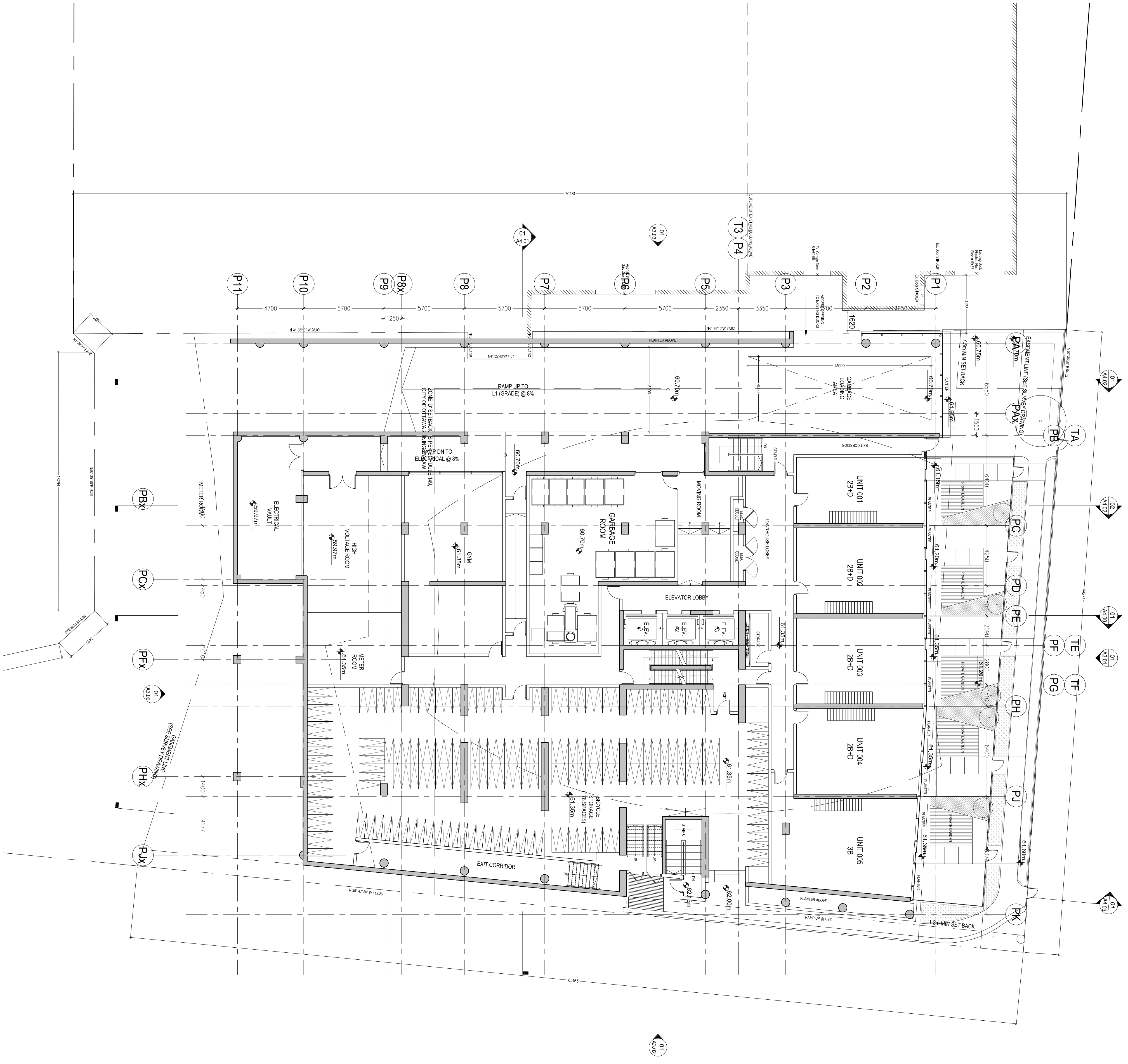
MINTO COMMUNITIES INC.

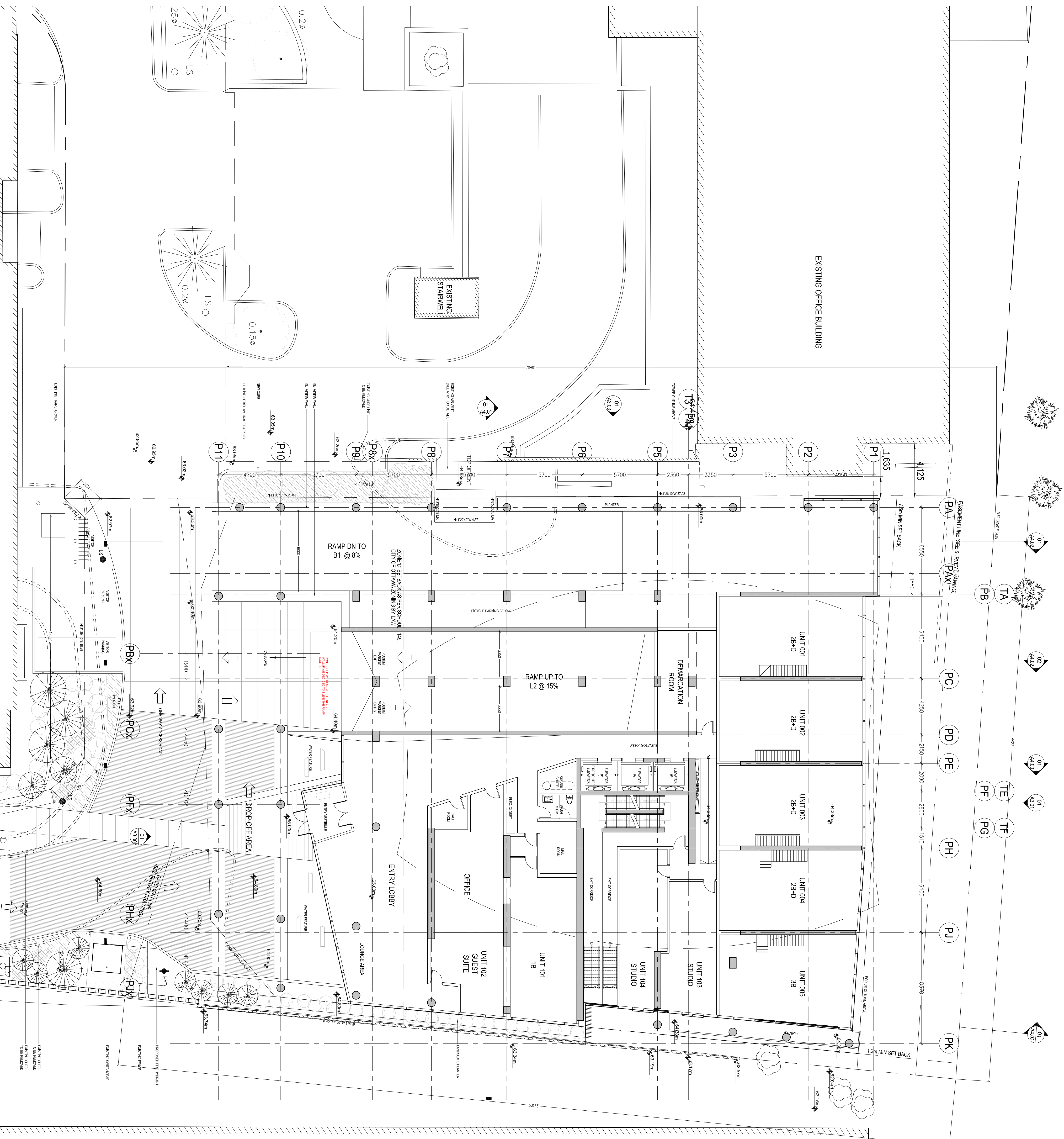
206-185 KENT ST. OTTAWA, ON K1P 0B8

LOWER GROUND LEVEL (L0)

XX-SS
 2013.05.16
 1:150 @ ARCH D

A2-02





EXISTING COMMERCIAL BUILDING

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MINTO COMMUNITIES INC.

2004-180 KENT ST. OTTAWA, ON K1P 0B8
LOWER GROUND LEVEL (L0)

project number: XX-SS
date: 2018.05.18
scale: 1:150 @ ARCH.D
drawn by: [blank]
sheet: A2-03

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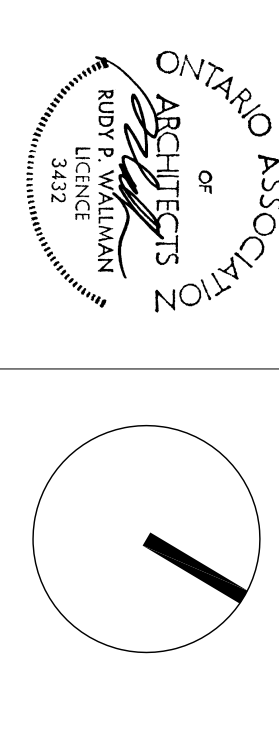
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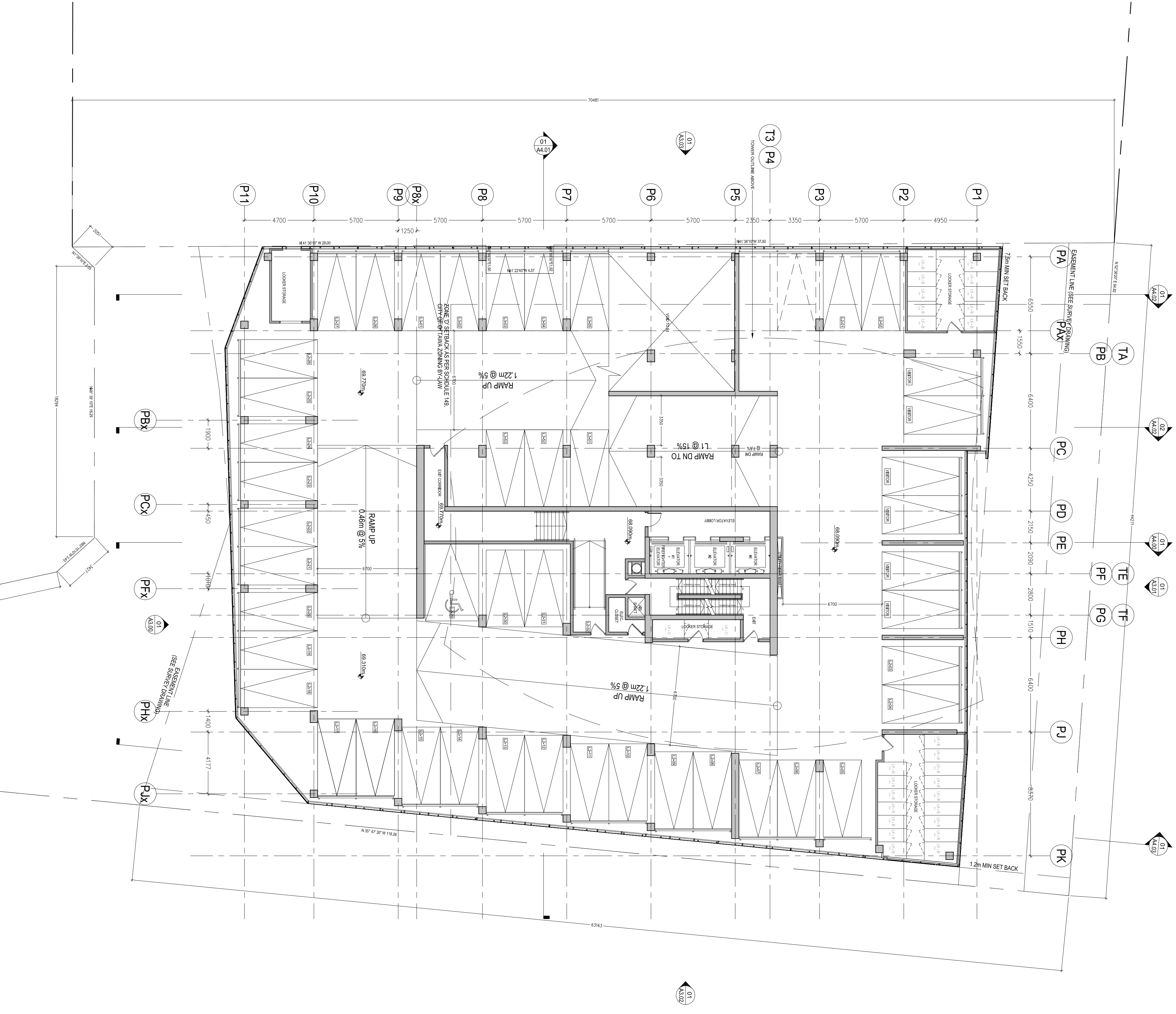
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MINTO COMMUNITIES INC.

2004-180 KENT ST. OTTAWA, ON K1P 0B8

PODIUM LEVEL 2 (L2)
FLOOR PLAN

project number: XX-SS
date: 2018.05.16
scale: 1:150 @ ARCH.D
drawn by: [blank]
sheet: [blank]



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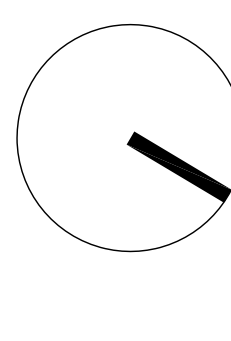
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project north

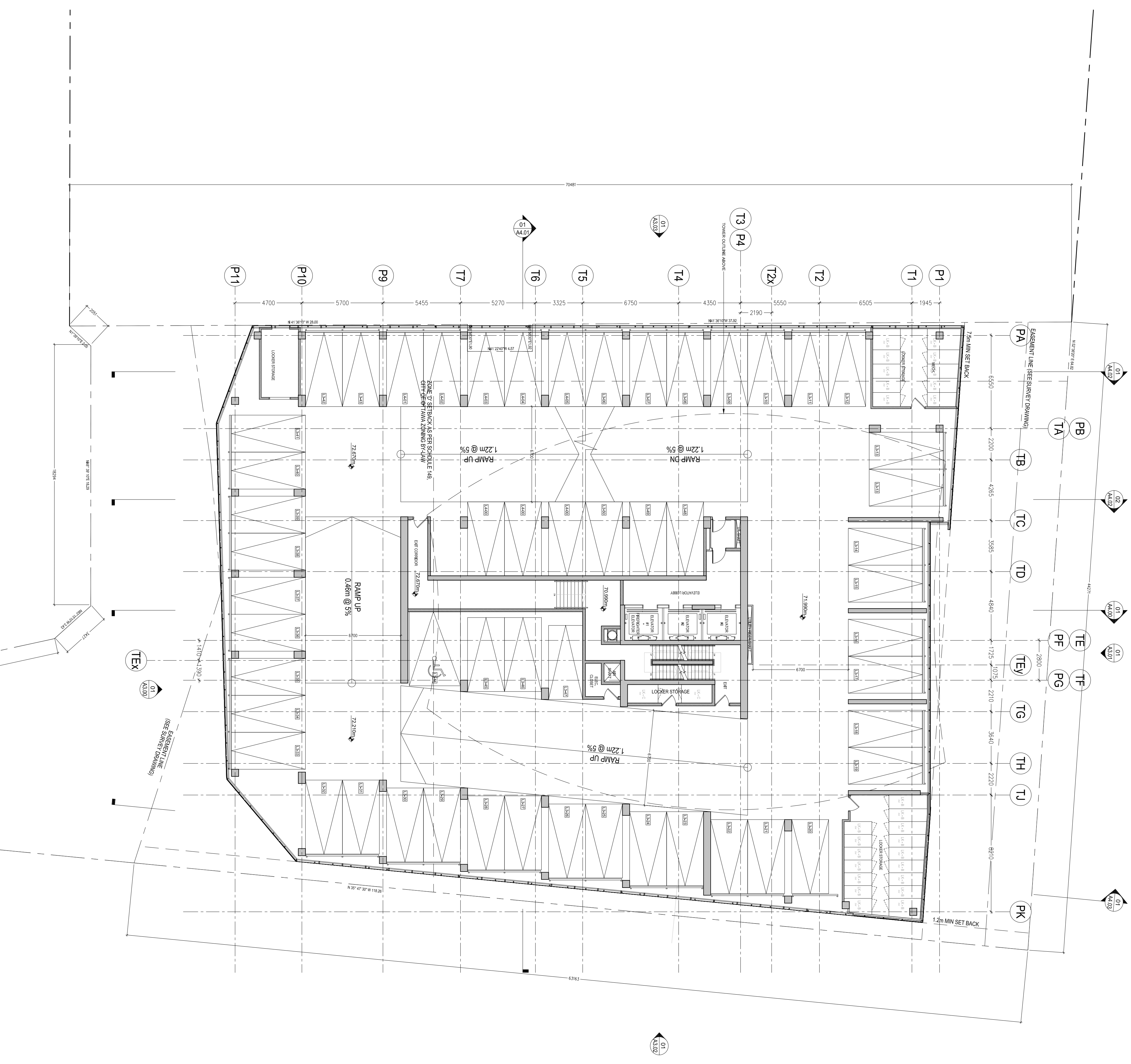
client

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OTTAWA, ONTARIO

project number
2018.05.18

date
11/30 @ ARCH.D

scale
drawn by
sheet



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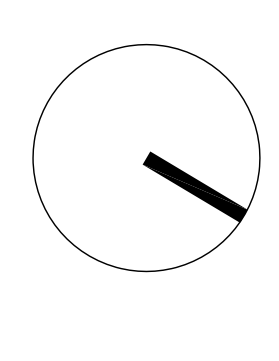
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project north

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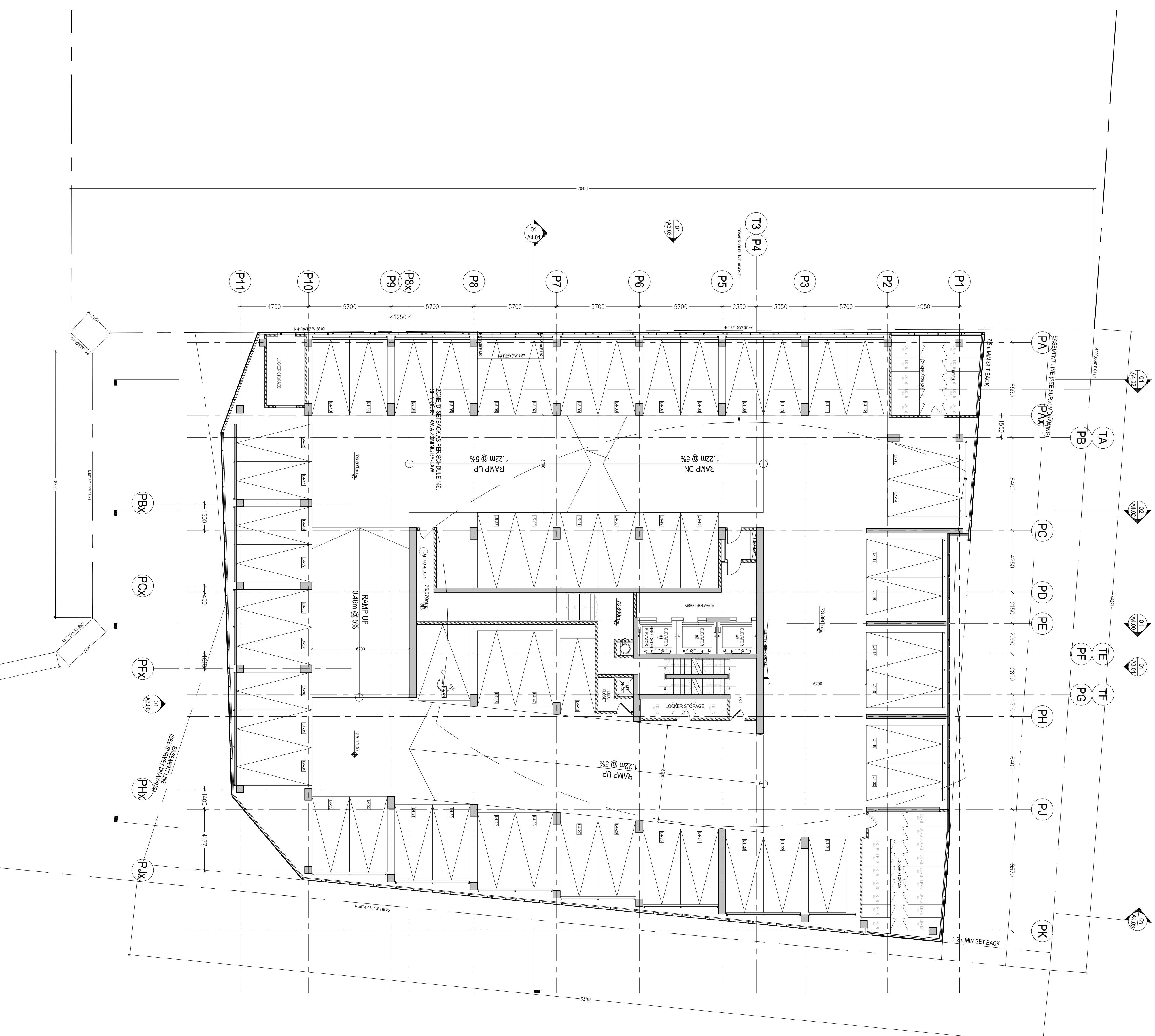
site
PODIUM LEVEL 4 (L4)
FLOOR PLAN

project number
XX-SS
2013.05.18

date
11:50 @ ARCH.D

scale
drawn by
Sheet

A2-06



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

7. The Architect of these plans and specifications gives no warranty or representation when bidding and all times ensure that they can properly construct the work represented by these plans.

No.	Revisions	Date (YYYY/MM/DD)
01	SITE PLAN APPLICATION	2017/07/27
02	SITE PLAN APPLICATION	2017/08/01
03	SITE PLAN APPLICATION	2018/05/16



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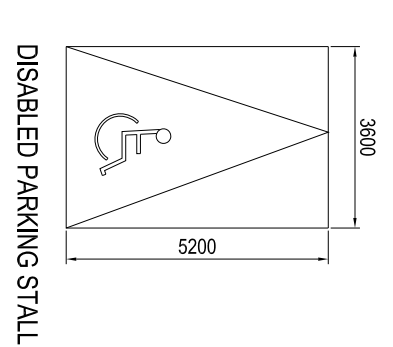
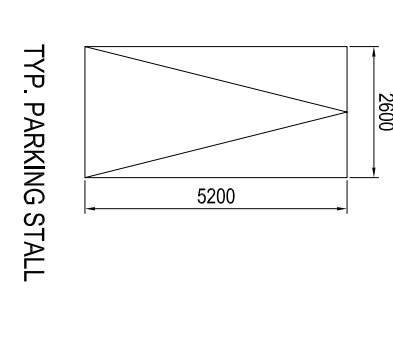
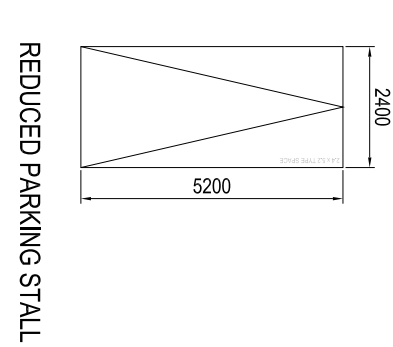
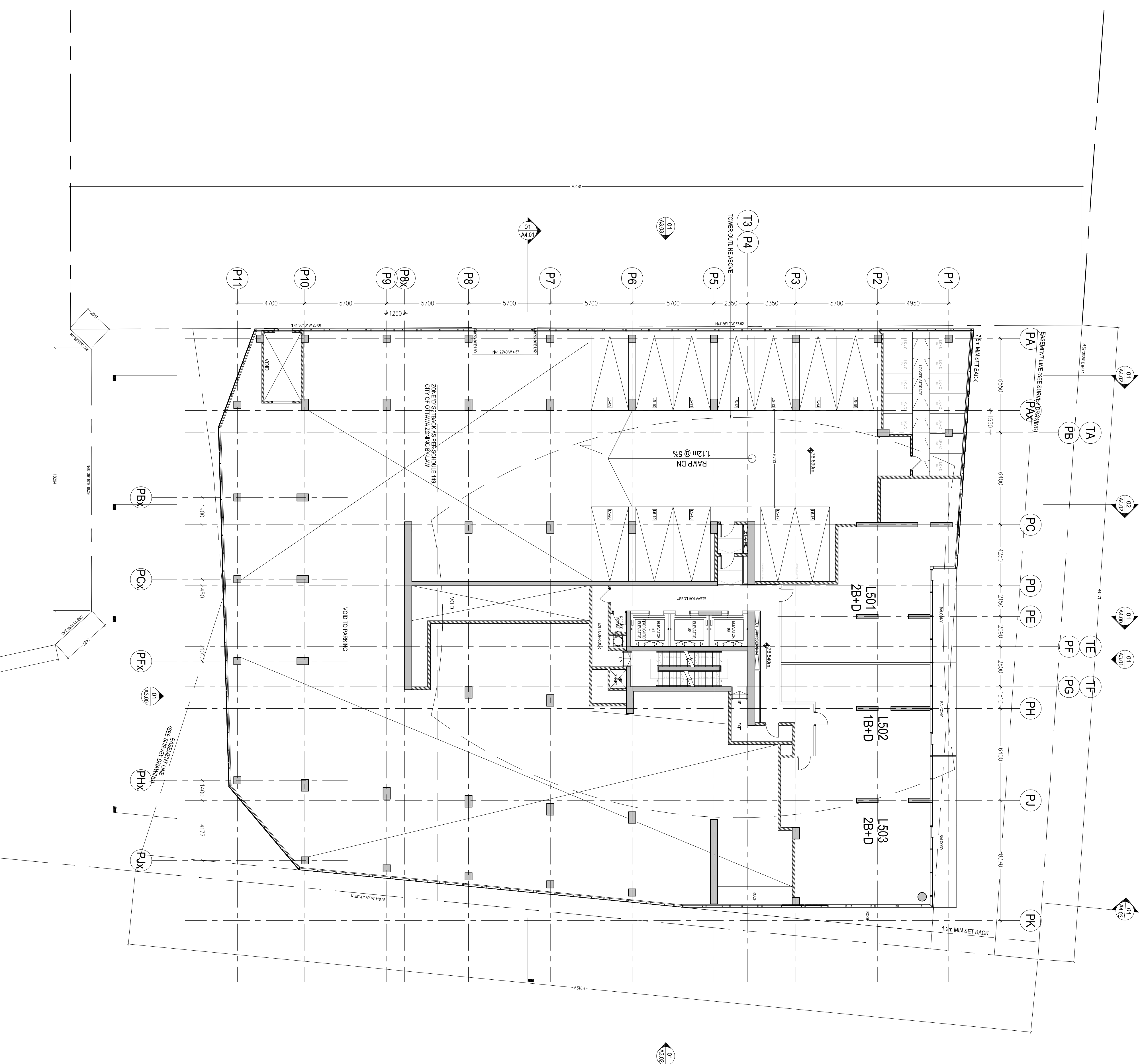


485 RICHMOND ROAD
OTTAWA, ONTARIO

MINTO COMMUNITIES INC.

204-180 KENT ST. OTTAWA, ON K1P 0B8
LOCKER STORAGE (L5)
FLOOR PLAN

project number: XX-355
date: 2018.05.16
scale: 1:150 @ ARCH.D
drawn by: [blank]
sheet: [blank]



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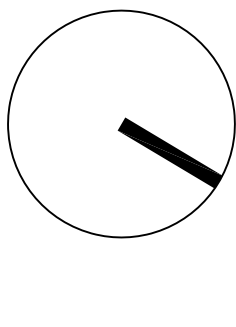
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No.	Revisions	Date (YYYY/MM/DD)
01	SITE PLAN APPLICATION	2017/07/27
02	SITE PLAN APPLICATION	2017/08/01
03	SITE PLAN APPLICATION	2018/05/16



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project
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OTTAWA, ONTARIO

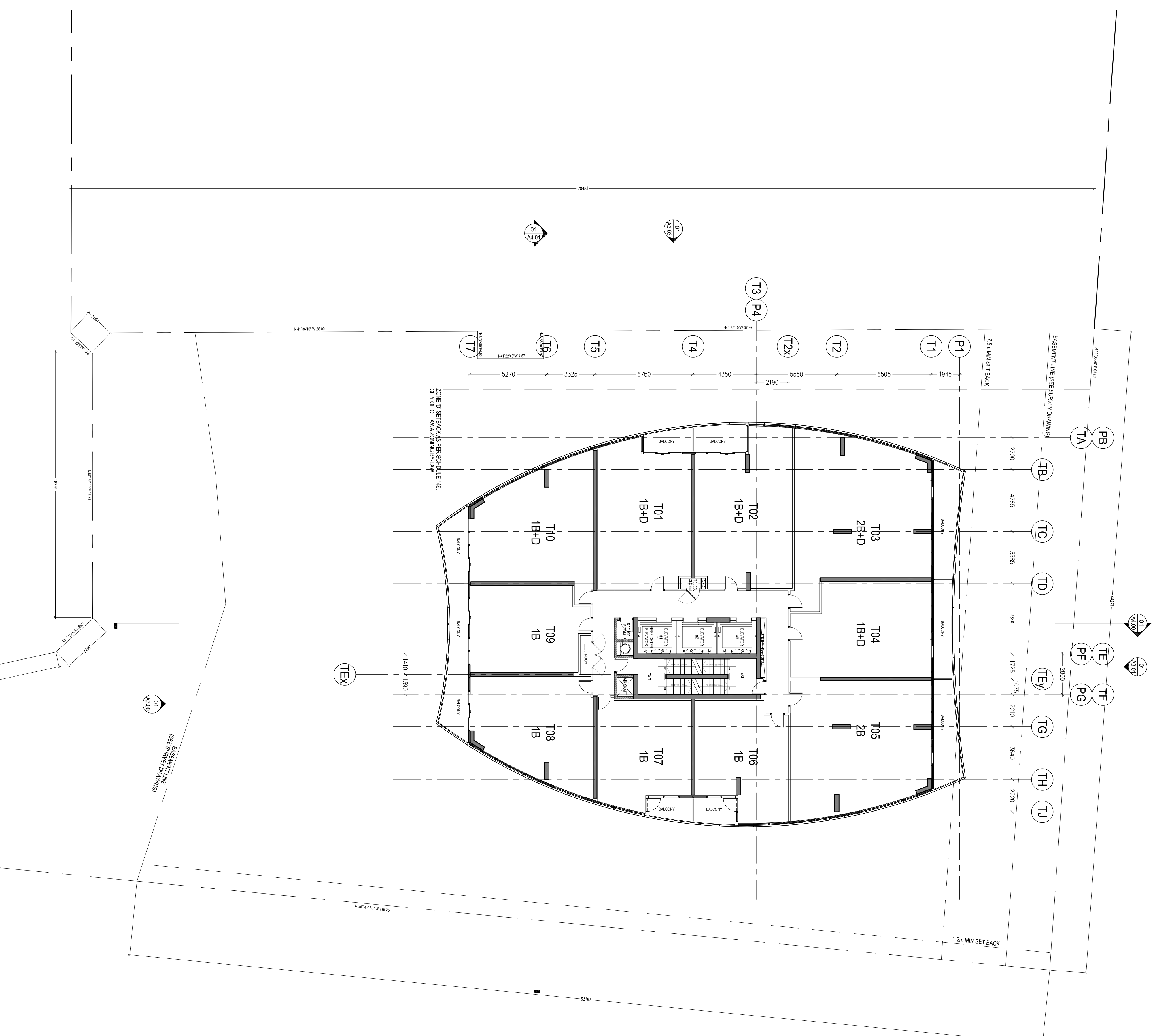
client
MINTO COMMUNITIES INC.

2004-180 KENT ST. OTTAWA, ON K1P 0B8

title
TYPICAL TOWER LEVEL (L07-17)
FLOORPLAN

project number
XX-SS
2018.05.18
date
11:50 @ ARCH.D
scale
drawn by
sheet

A2-09



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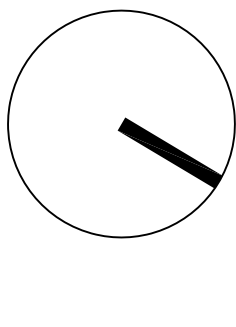
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No.	Revisions	Date (YYYY/MM/DD)
01	SITE PLAN APPLICATION	2017/07/27
02	SITE PLAN APPLICATION	2018/05/16
03	SITE PLAN APPLICATION	2018/05/16



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project
488 RICHMOND ROAD
OTTAWA, ONTARIO

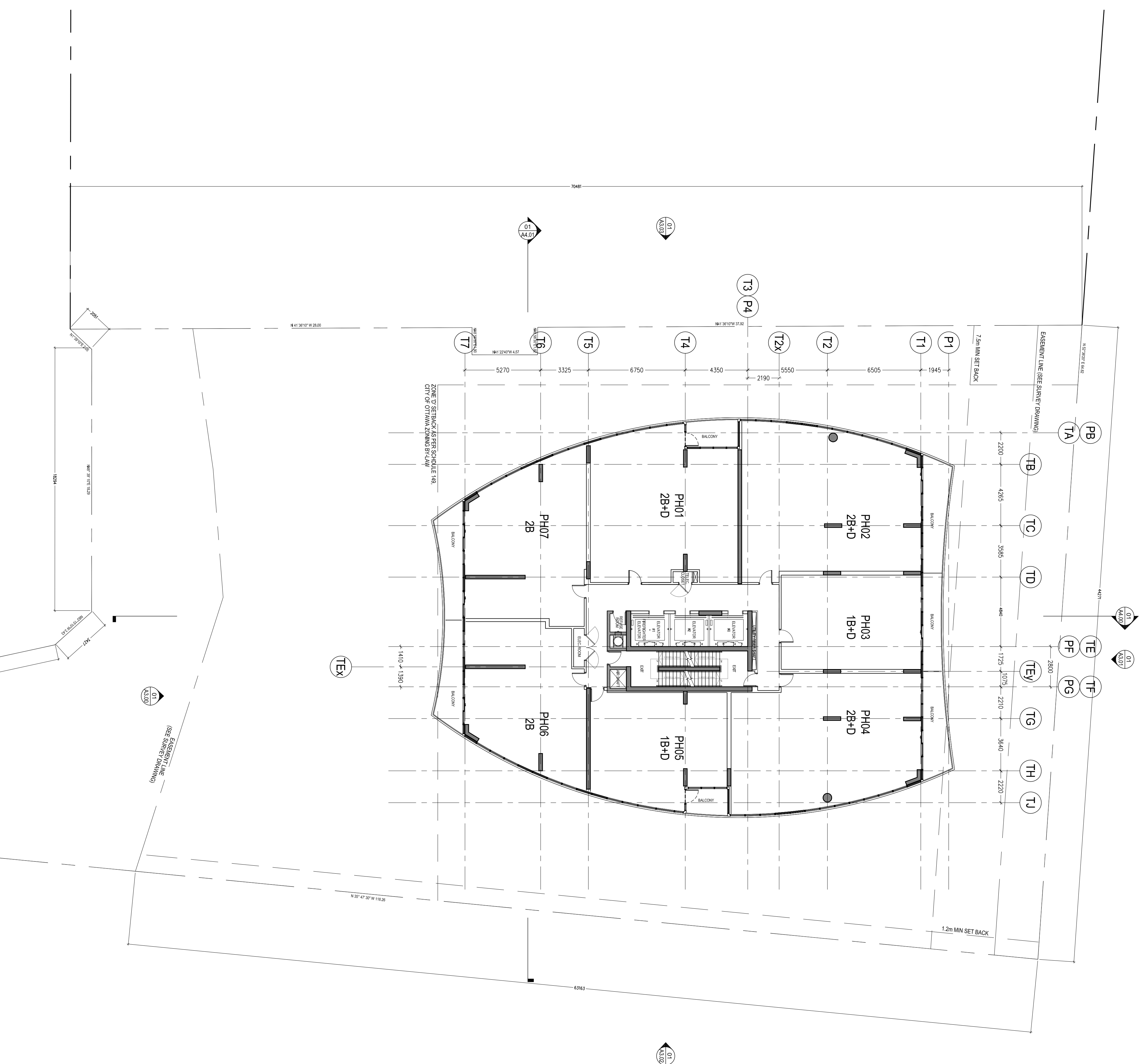
client
MINTO COMMUNITIES INC.

2004-180 KENT ST. OTTAWA, ON K1P 0B8

title
TYPICAL PENTHOUSE LEVEL (L20 - 25)
FLOOR PLAN

project number
XX-SS
2018.05.18
date
1:150 @ ARCH.D
scale
drawn by
sheet

A2-11



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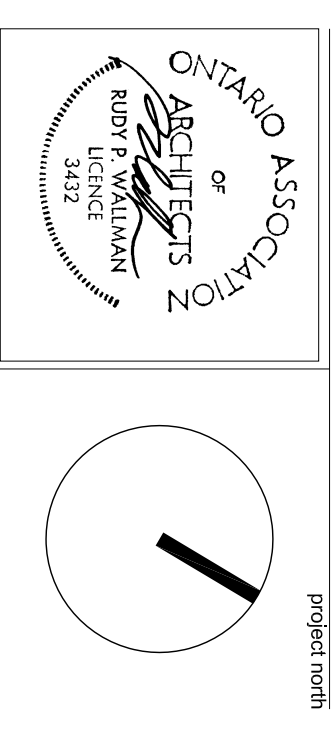
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No.	Revisions	Date (YYYY/MM/DD)
01	SITE PLAN APPLICATION	2017/07/27
02	PERMIT APPLICATION	2017/08/01
03	SITE PLAN APPLICATION	2018/05/16



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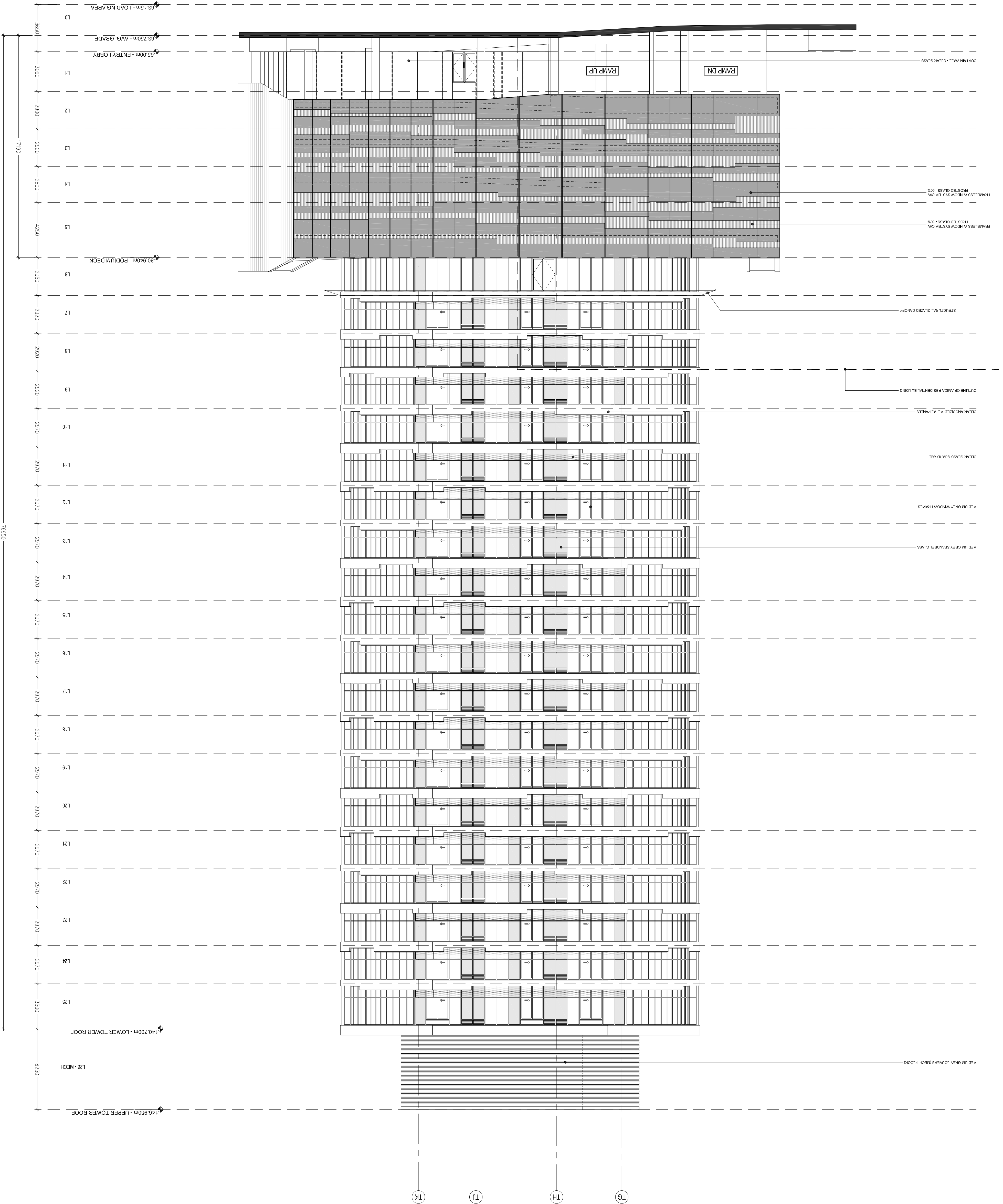
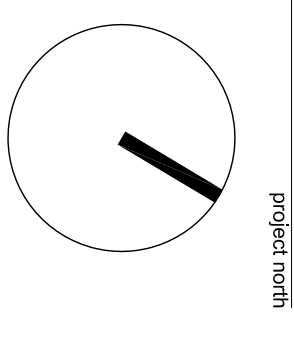


project
 488 RICHMOND ROAD
 OTTAWA, ONTARIO

client
 MINTO COMMUNITIES INC.

2004-181 KENT ST. OTTAWA, ON K1P 0B8

title
 SOUTH ELEVATION



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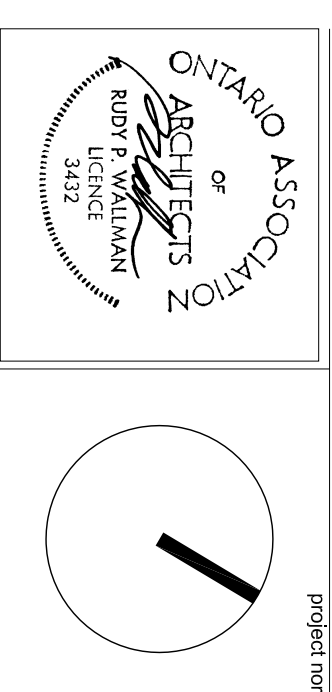
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No.	Revisions	Date (YYYY/MM/DD)
01	SITE PLAN APPLICATION	2017/07/27
02	CONTRACT DOCUMENTS	2017/08/24
03	SITE PLAN APPLICATION	2018/05/16



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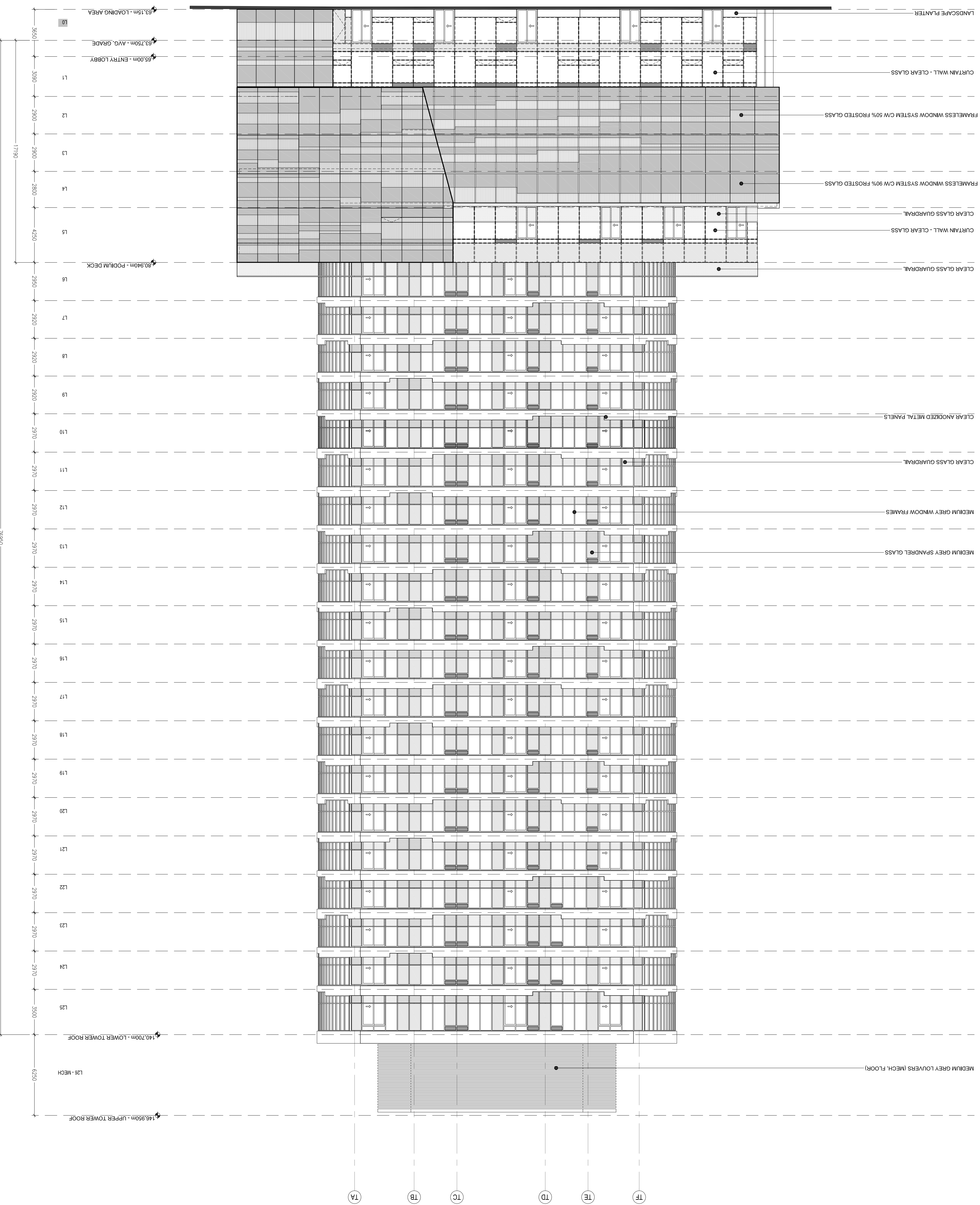
MINTO COMMUNITIES INC.

2004-181 KENT ST. OTTAWA, ON K1P 0B8

NORTH ELEVATION

project number	date
XX-SS	2018.05.16
1:200 @ ARCH.D	drawn by
	sheet

A3-01



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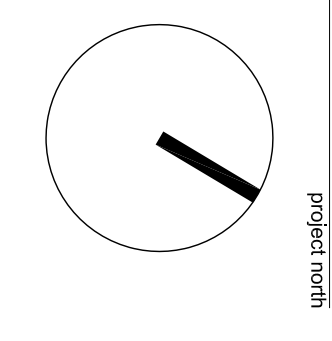
No. Issuance Date (YYYY-MM-DD)
 01 SITE PLAN APPLICATION 2017-07-27
 02 SITE PLAN APPLICATION 2017-07-27
 03 SITE PLAN APPLICATION 2018-05-16

No.	Issuance	Date (YYYY-MM-DD)
01	SITE PLAN APPLICATION	2017-07-27
02	SITE PLAN APPLICATION	2017-07-27
03	SITE PLAN APPLICATION	2018-05-16



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project
 485 RICHMOND ROAD
 OTTAWA, ONTARIO

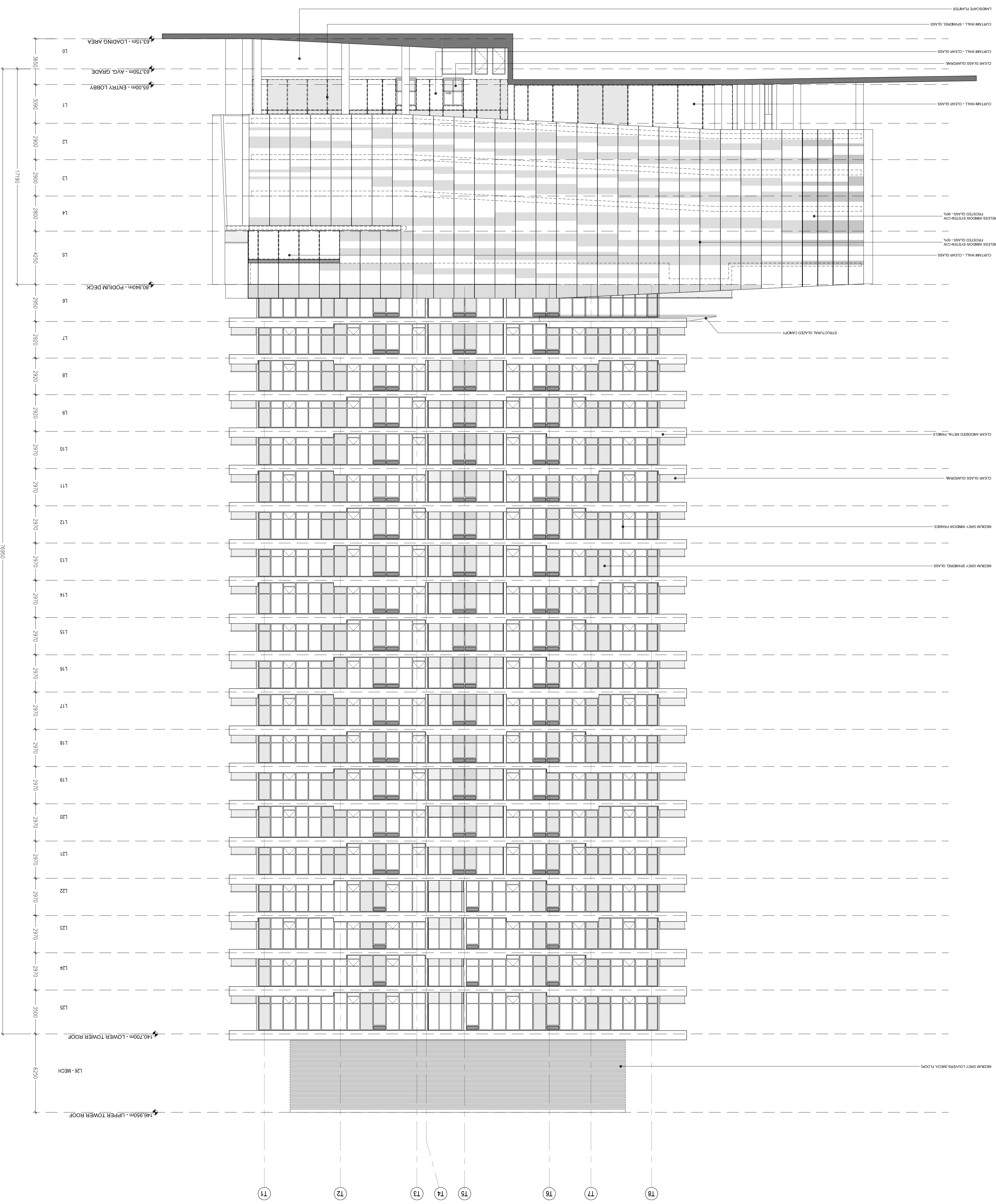
client
 MINTO COMMUNITIES INC.

site
 206-180 KENT ST. OTTAWA, ON K1P 0B8

title
EAST ELEVATION

project number
 XX-SS
 2018.05.16
 date
 1:200 @ ARCH.D
 scale
 drawn by
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A3-02



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No. Issuance Date (YYYY/MM/DD)

01 SITE PLAN APPLICATION 2017/07/27

02 SITE PLAN APPLICATION 2017/07/27

03 SITE PLAN APPLICATION 2018/05/16

04 SITE PLAN APPLICATION 2018/05/16

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47 SITE PLAN APPLICATION 2018/05/16

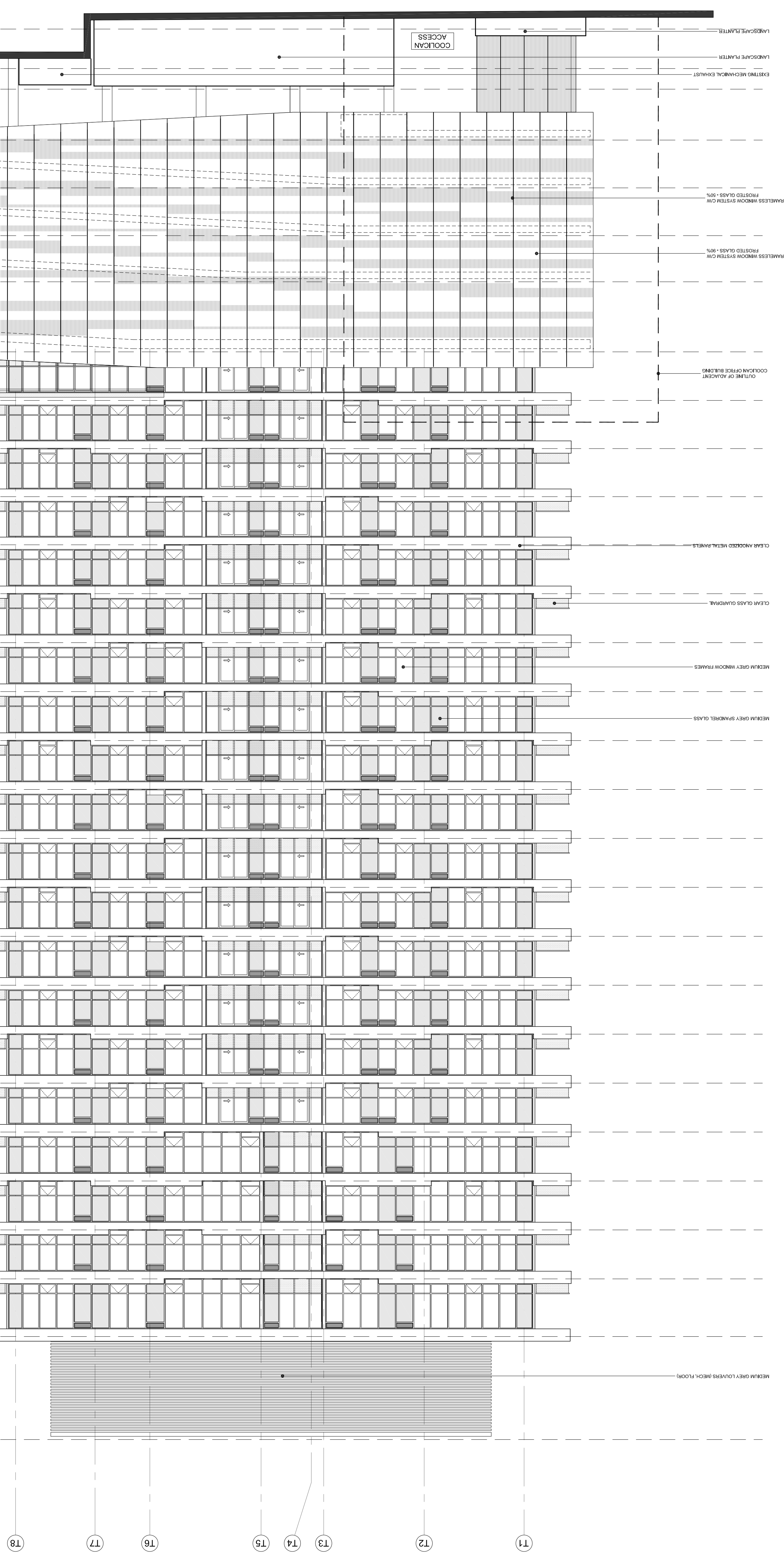
48 SITE PLAN APPLICATION 2018/05/16

49 SITE PLAN APPLICATION 2018/05/16

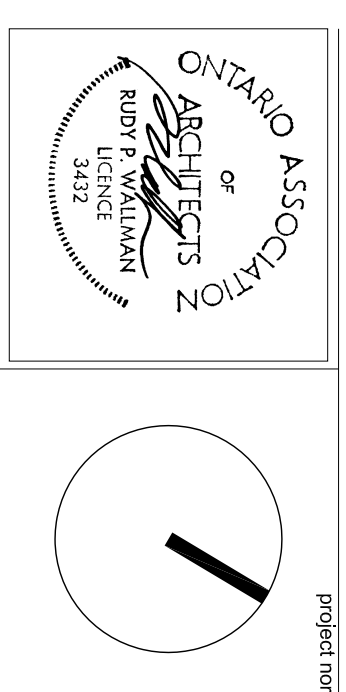
50 SITE PLAN APPLICATION 2018/05/16

51 SITE PLAN APPLICATION 2018/05/16

52 SITE PLAN APPLICATION 2018/05/16



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**485 RICHMOND ROAD
OTTAWA, ONTARIO**
MINTO COMMUNITIES INC.
2004-181 KENT ST. OTTAWA, ON K1P 0B8
WEST ELEVATION

project number: XX-SS
date: 2018.05.16
scale: 1:200 @ ARCH.D
sheet: A3-03

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No.	Revisions	Date (YYYY/MM/DD)
01	SITE PLAN APPLICATION	2017/07/27
02	SITE PLAN APPLICATION	2017/07/27
03	SITE PLAN APPLICATION	2018/05/18



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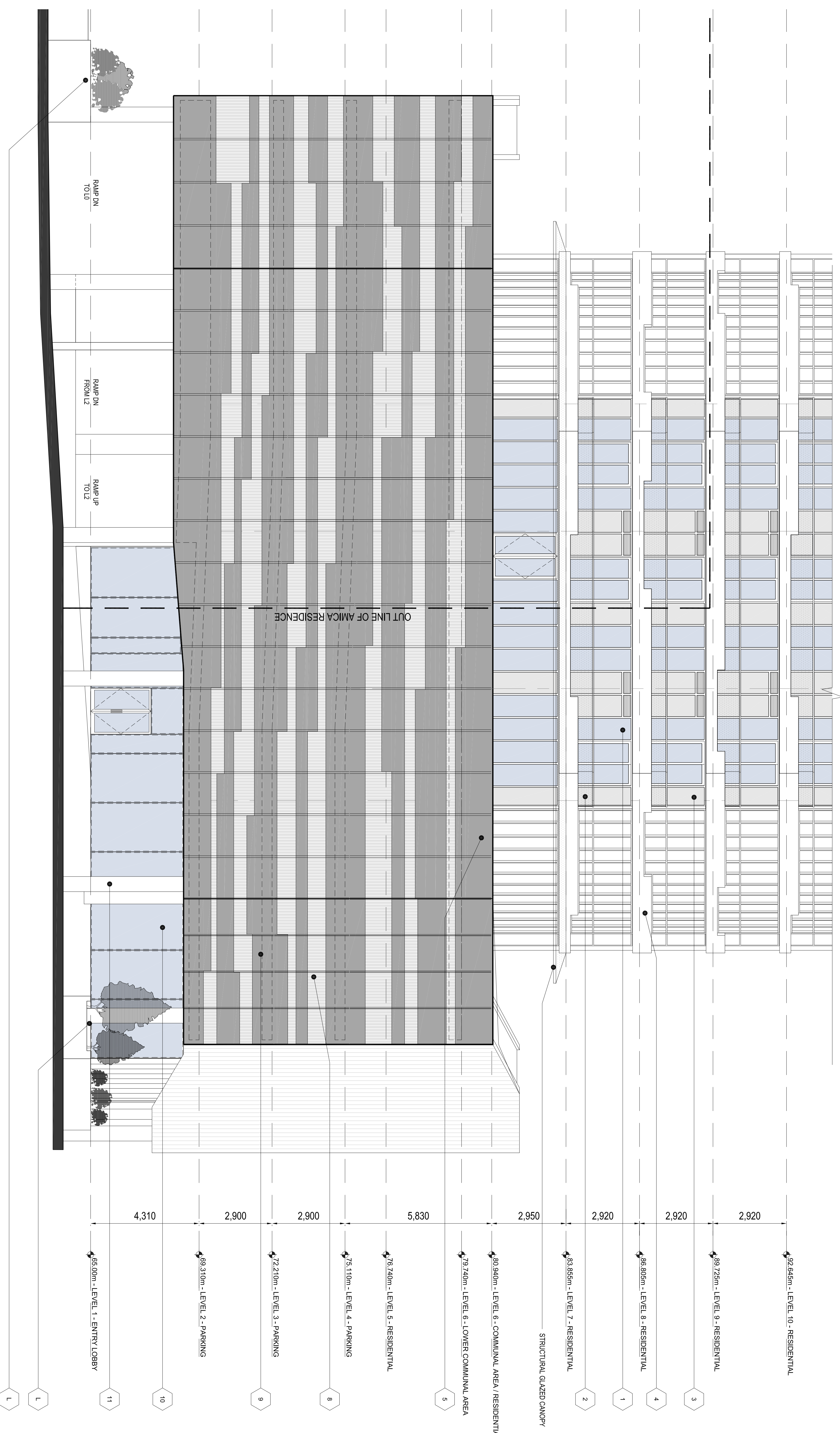
MINTO COMMUNITIES INC.

2004-180 KENT ST. OTTAWA, ON K1P 0B8

SOUTH (ENTRY) ELEVATION

project number: KX-SS
date: 2018.05.18
scale: 1/75 @ ARCH D
drawn by: [blank]
sheet: [blank]

A3-04



MATERIAL LEGEND

- 1 LIGHT GREY TINTED GLAZING
- 2 CLEAR TEMPERED GLASS GUARDRAIL
- 3 MEDIUM GREY SPANDREL GLASS
- 4 PREFINISHED CLEAR ANODIZED METAL PANELS
- 5 GLASS GUARDRAIL / 90% FROSTED GLASS (FRAMELESS WINDOW SYSTEM)
- 6 MEDIUM GREY SPANDREL OR FROSTED GLASS SPANDREL
- 7 LIGHT GREY TINTED GLAZING
- 8 50% FROSTED GLASS (FRAMELESS WINDOW SYSTEM)
- 9 90% FROSTED GLASS (FRAMELESS WINDOW SYSTEM)
- 10 CLEAR GLAZED CURTAIN WALL SYSTEM

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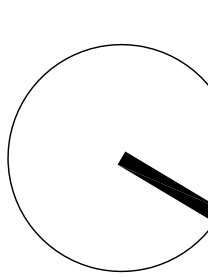
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No.	Revisions	Date (YYYY/MM/DD)
01	SITE PLAN APPLICATION	2017/07/27
02	PERMITS APPLICATION	2017/08/01
03	SITE PLAN APPLICATION	2018/05/16



CANDEREL
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project north

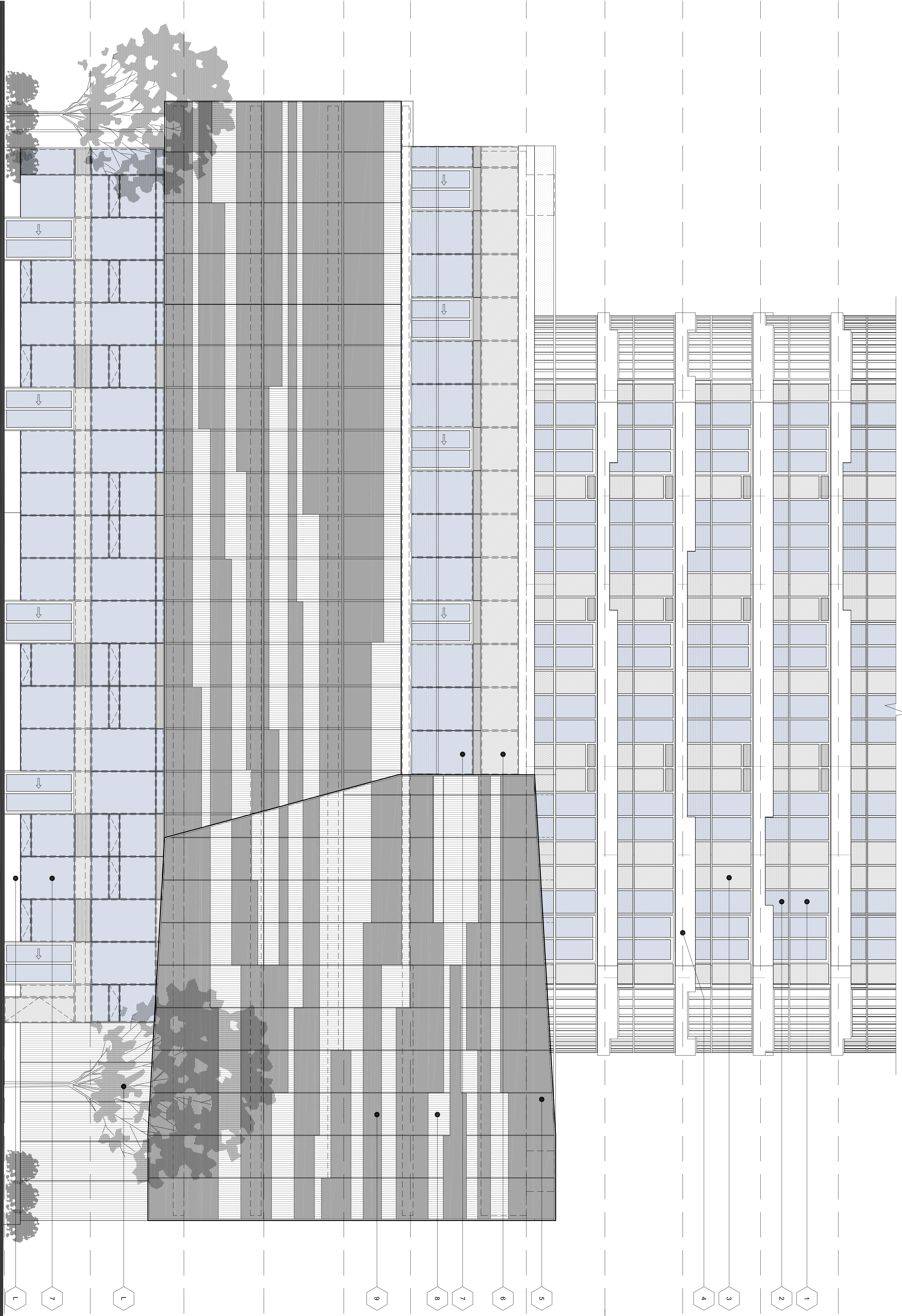
client MINTO COMMUNITIES INC.

2004-180 KENT ST. OTTAWA, ON K1P 0B8

project site NORTH (PARKWAY) ELEVATION

project number XX-SS
2018.05.16
scale 1/75 @ ARCH D
date 2018.05.16
drawn by
sheet

A3-05



MATERIAL LEGEND

- 1 LIGHT GREY TINTED GLAZING
- 2 CLEAR TEMPERED GLASS GUARDRAIL
- 3 MEDIUM GREY SPANDREL GLASS
- 4 PREFINISHED CLEAR ANODIZED METAL PANELS
- 5 CLEAR or FROSTED GLASS GUARDRAIL (FRAMELESS WINDOW SYSTEM)
- 6 MEDIUM GREY SPANDREL or FROSTED GLASS SPANDREL
- 7 LIGHT GREY TINTED GLAZING
- 8 90% FROSTED GLASS (FRAMELESS WINDOW SYSTEM)
- 9 90% FROSTED GLASS (FRAMELESS WINDOW SYSTEM)
- L LANDSCAPE - REFER TO LANDSCAPE PLAN

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01	SITE PLAN APPLICATION	2017/07/27
02	SITE PLAN APPLICATION	2017/05/16



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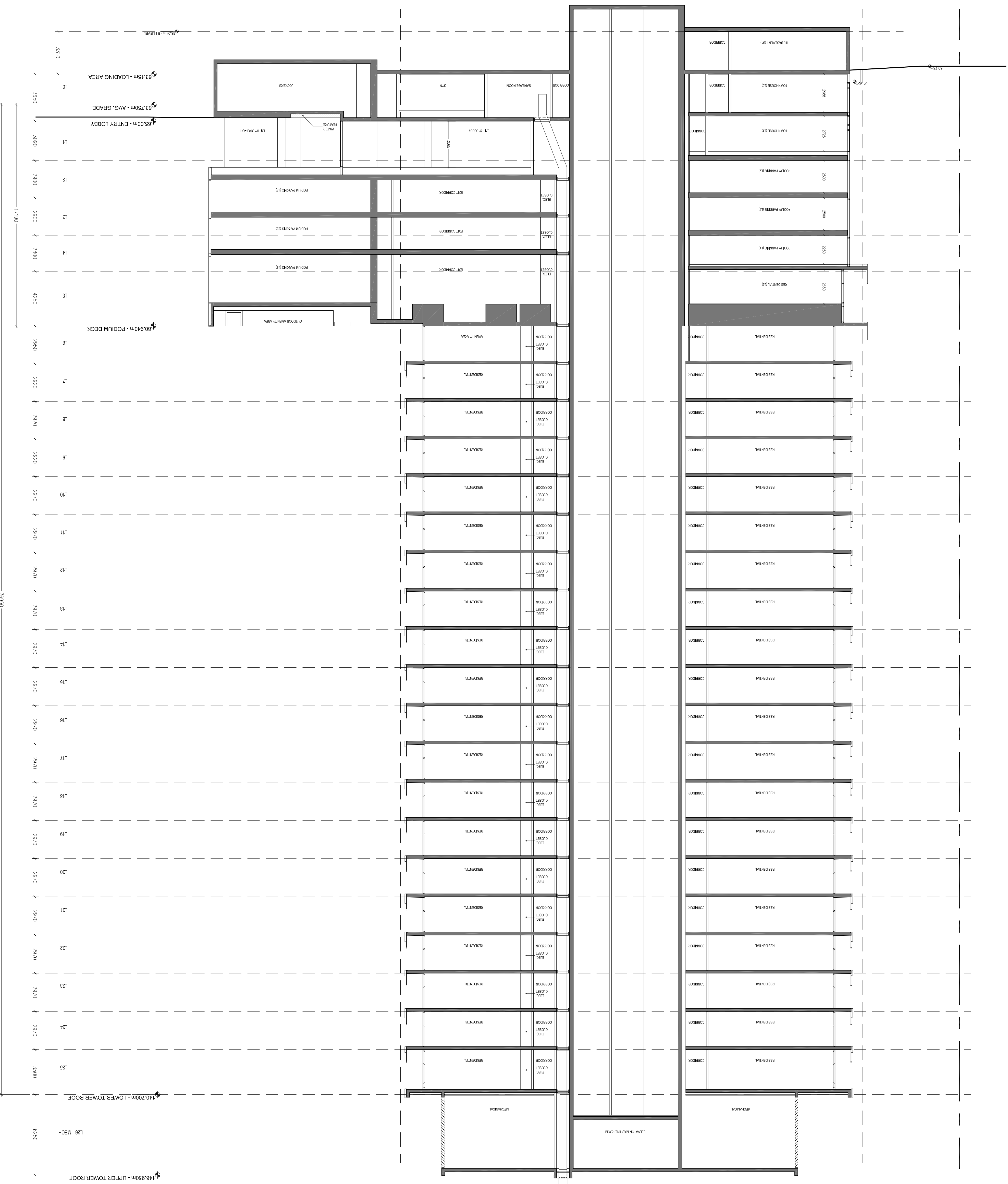
MINTO COMMUNITIES INC.

2004-181 KENT ST. OTTAWA, ON K1P 0B8

TOWER SECTION 01

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A4-00



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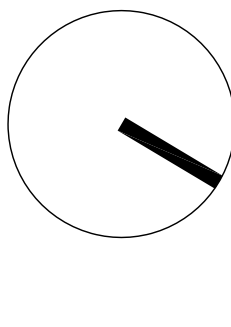
7. The Architect of these plans and specifications gives no warranty or representation when bidding and all times ensure that they can properly construct the work represented by these plans.

No.	Revisions	Date (YYYY/MM/DD)
01	SITE PLAN APPLICATION	2017/07/27
02	MECHANICAL APPLICATION	2017/08/01
03	SITE PLAN APPLICATION	2018/05/16



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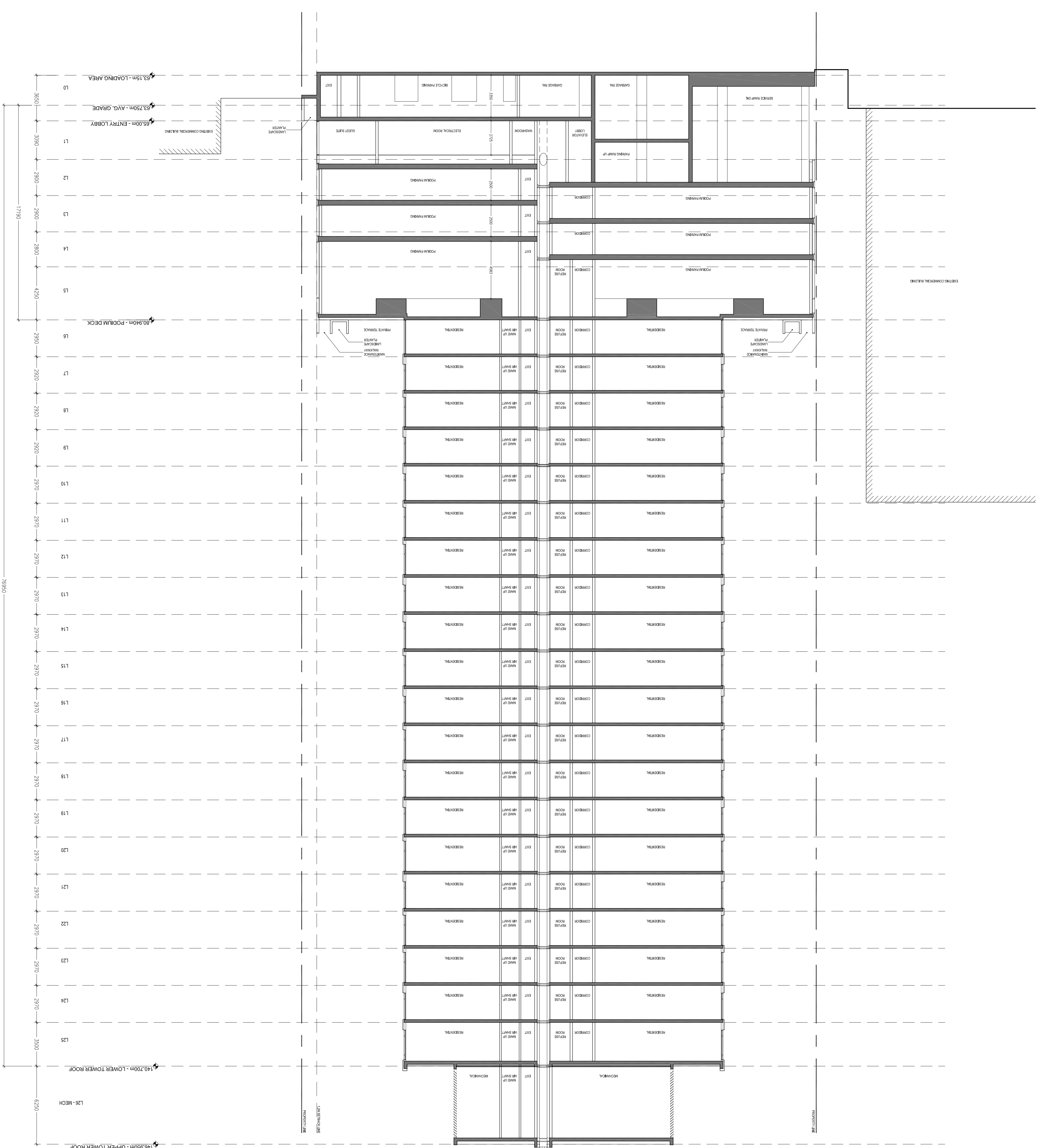
client
MINTO COMMUNITIES INC.

2004-180 KENT ST. OTTAWA, ON K1P 0B8

title
TOWER SECTION 02

project number
XX-SS
2018.05.16
date
1:150 @ ARCH.D
scale
drawn by
sheet

A4-01



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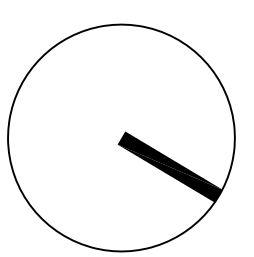
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No.	Revisions	Date (YYYY/MM/DD)
01	SITE PLAN APPLICATION	2017/07/27
02	SITE PLAN APPLICATION	2017/07/27
03	SITE PLAN APPLICATION	2013/05/16



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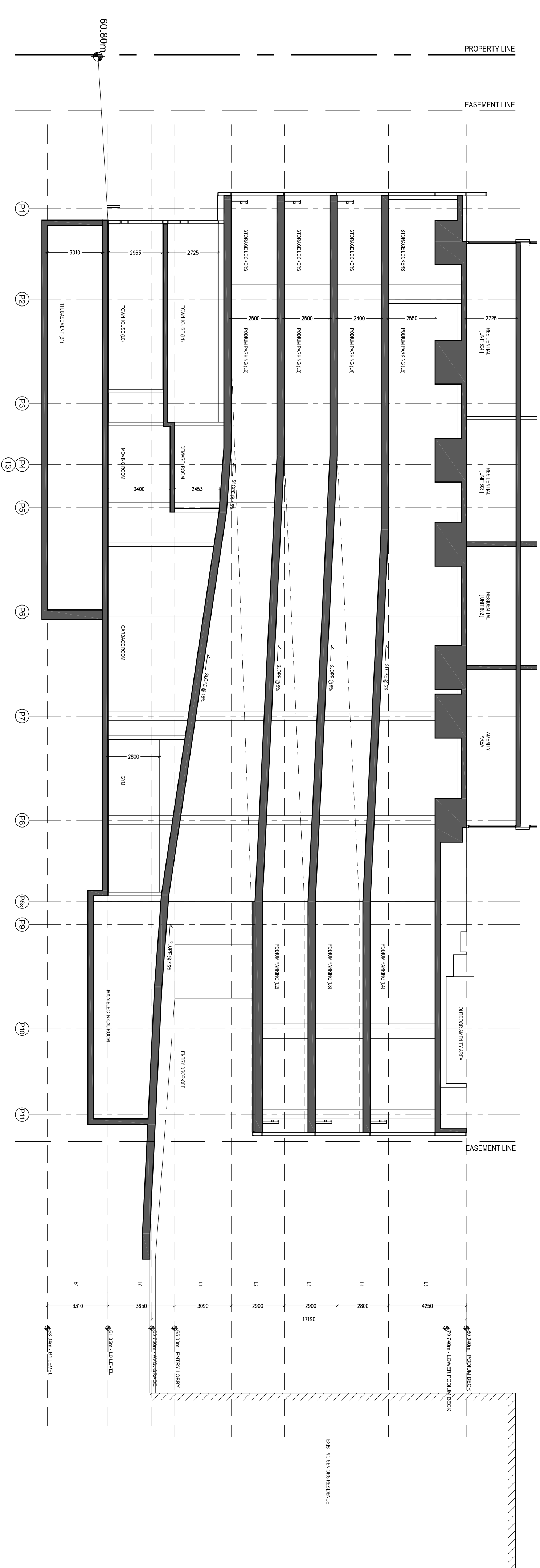
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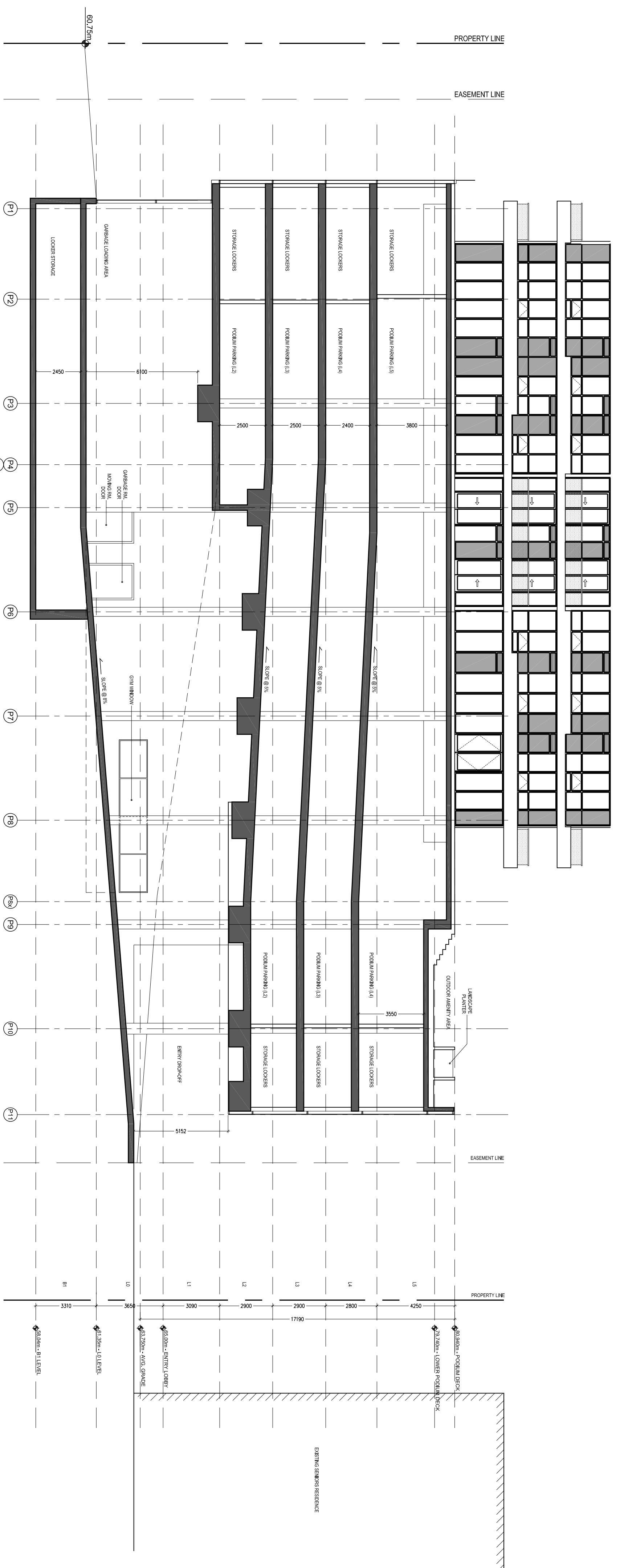
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date: 2013.05.16
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A4-02



02 SECTION 04
SCALE: 1/150



01 SECTION 03
SCALE: 1/150

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3. Drawings are not to be scaled for construction. The Contractor is to 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 devices, fittings and fixtures are indicated on architectural drawings. The location shown on the architectural drawing governs over the mechanical and electrical drawings. Shop drawings of such devices will be scaled as directed by the Architect.

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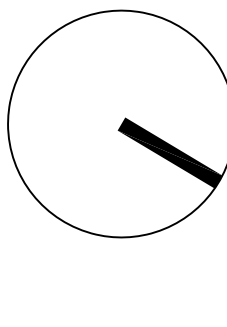
No. Basissas Date XXXX/XX/XX

01 SITE PLAN APPLICATION 2013.05.18



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project north

488 RICHMOND ROAD
OTTAWA, ONTARIO

client

MINTO COMMUNITIES INC.

client

2004-180 KENT ST. OTTAWA, ON K1P 0B8

site

PODIUM SECTION 05

title

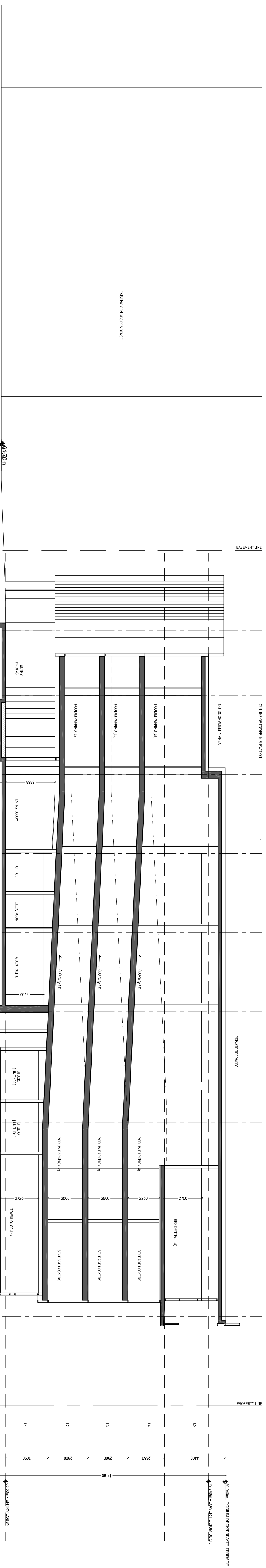
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XX-SSS

date
2013.05.18

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sheet
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3. Drawings are not to be used 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 devices, fittings and fixtures are indicated on architectural drawings. The location of 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 that they can properly construct the work represented by these plans.

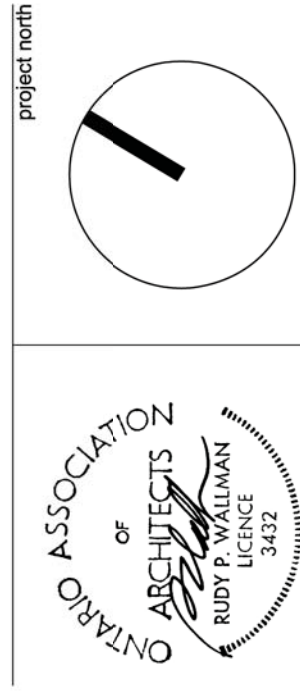
No.	Revisions	Date (YYYY-MM-DD)
01	SITE PLAN APPLICATION	2012.02.27
02	SITE PLAN APPLICATION	2013.05.16



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project
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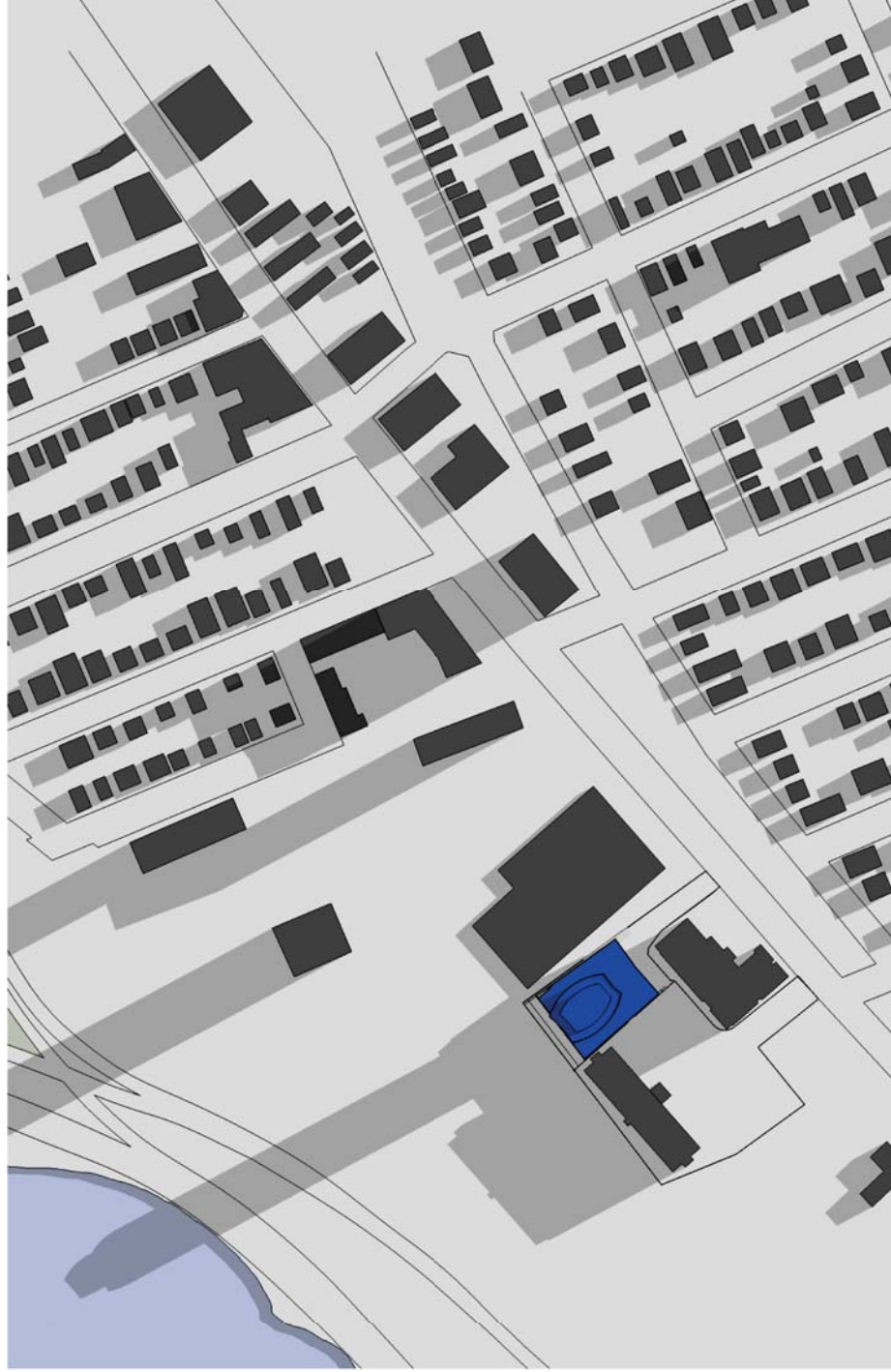
client
 MINTO COMMUNITIES INC.

200-100 KENT ST. OTTAWA, ON, K1P 0B6

SHADOW STUDY

XX-SS
 2013.05.16
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 project number
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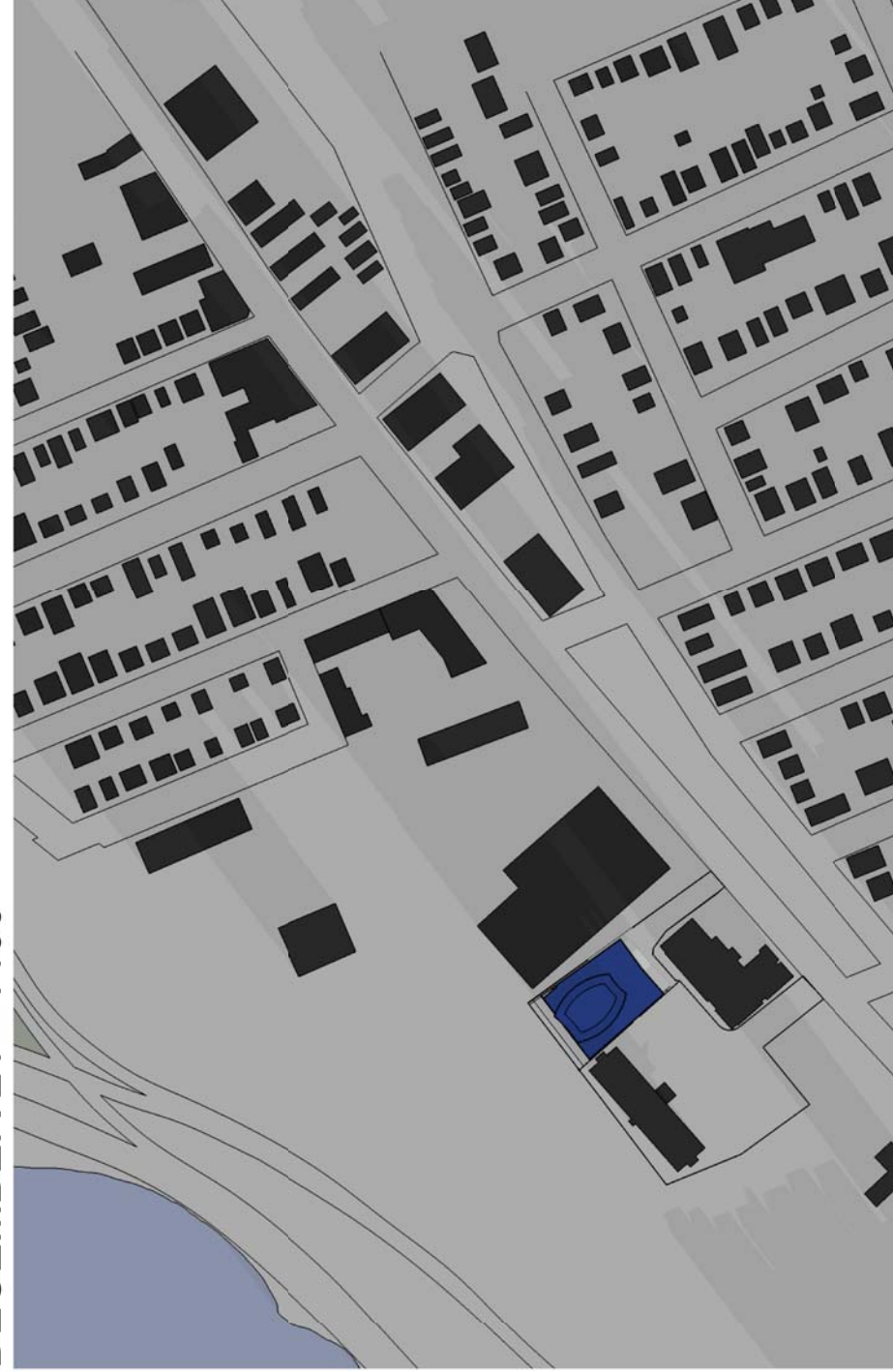
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DECEMBER 21ST 1200



DECEMBER 21ST 1400



DECEMBER 21ST 1600



SEPTEMBER 21ST 1000



SEPTEMBER 21ST 1200



SEPTEMBER 21ST 1400



SEPTEMBER 21ST 1600



JUNE 21ST 1000



JUNE 21ST 1200



JUNE 21ST 1400



JUNE 21ST 1600



MARCH 21ST 1000



MARCH 21ST 1200



MARCH 21ST 1400



MARCH 21ST 1600