

ZONING INFORMATION

ZONE DESIGNATION

TM H(15)

ZONING REQUIREMENTS

NOTE:

MIN. LOT WIDTH REQUIRED:	NO MINIMUM
LOT WIDTH PROVIDED (NORTH PROPERTY LINE):	48.8M
LOT WIDTH PROVIDED (SOUTH PROPERTY LINE):	49.6M
MIN. LOT AREA REQUIRED (M ²):	NO MINIMUM
LOT AREA PROVIDED:	2181.2M ²
MAX BUILDING HEIGHT:	15.0M
BUILDING HEIGHT FROM AVG GRADE:	31.0M
MAX FRONT YARD SETBACK:	2M
FRONT YARD SETBACK (RETAIL) (VARIES AT GRADE):	9M
FRONT YARD SETBACK (RESIDENTIAL AT L2):	1.1M
MIN. REAR YARD SETBACK:	7.5M
REAR YARD SETBACK (FORMER R4 ZONE):	1.2M
REAR YARD SETBACK (AMENITY AREAS):	0.070M
REAR YARD SETBACK (BUILDING ABOVE GRADE):	7.5M
MAX INTERIOR SIDE YARD SETBACK:	3M
INTERIOR SIDE YARD SETBACK (FORMER R4 ZONE):	7.5M
INTERIOR SIDE YARD SETBACK (TM ZONE):	0.135M
INTERIOR SIDE YARD SETBACK (WEST):	1.2M
MIN. CORNER YARD SETBACK (EAST):	3M
MIN. CORNER YARD SETBACK (ABOVE 15M):	2M
CORNER YARD SETBACK (EAST) PROVIDED:	0M
CORNER YARD SETBACK (ABOVE 15M) PROVIDED:	2.9M
MIN. DRIVEWAY AISLE WIDTH:	6.7M
DRIVEWAY AISLE WIDTH:	9M

DEVELOPMENT INFORMATION

PROPOSED:

GROUND FLOOR G.F.A. (RETAIL/RESIDENTIAL LOBBY/RAMP):	1661.64M ²
SECOND FLOOR G.F.A.:	1640.02M ²
THIRD FLOOR G.F.A.:	1550.32M ²
FOURTH FLOOR G.F.A.:	1470.34M ²
FIFTH FLOOR G.F.A.:	1394.36M ²
SIXTH FLOOR G.F.A.:	1288.20M ²
SEVENTH FLOOR G.F.A.:	1180.68M ²
EIGHTH FLOOR G.F.A.:	854.94M ²
NINTH FLOOR G.F.A.:	854.68M ²
TOTAL G.F.A. (RETAIL/LOBBY/RAMP):	1661.64M ²
TOTAL G.F.A. (RESIDENTIAL):	16287.56M ²
TOTAL BUILDING G.F.A.:	17949.20M ²
PROPOSED # UNIT (RETAIL):	3 UNITS
PROPOSED # UNITS (RESIDENTIAL):	87 UNITS

PARKING REQUIREMENTS

NOTE:

MIN. RESIDENT PARKING STALLS REQUIRED: (STALLS/DWELLING UNIT)	0.5
MIN. VISITOR PARKING STALLS REQUIRED: (STALLS/DWELLING UNIT)	0.1
MIN. REQUIRED PARKING STALLS @ 87 UNITS:	52

PROPOSED PARKING

DRIVE AISLE WIDTH (RETAIL AND VISITOR PARKING SHARED):	6.0M
PINCH POINT IN GARAGE:	5.2M
PROPOSED RETAIL PARKING:	1
PROPOSED RESIDENTIAL PARKING (@ 1/UNIT):	87
PROPOSED VISITOR PARKING (@ 0.1/UNIT):	8
SUBTOTAL OF PROPOSED PARKING:	96

PROPOSED BICYCLE PARKING

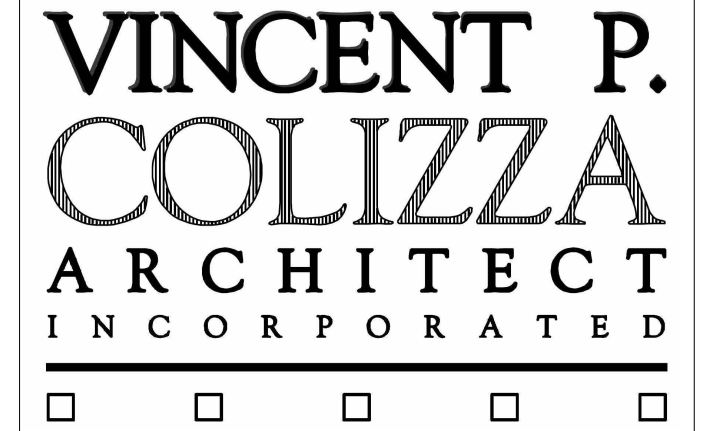
REQUIRED RETAIL BICYCLE PARKING:	2
REQUIRED RESIDENTIAL BICYCLE PARKING (@ 1/UNIT):	87
SUB-TOTAL OF REQUIRED BICYCLE PARKING:	89
PROVIDED RESIDENTIAL BICYCLE PARKING:	2.2/SUITE
BICYCLE PARKING PROVIDED (UNDERGROUND):	194
BICYCLE PARKING PROVIDED (EXTERIOR):	2
BICYCLE PARKING PROVIDED (TOTAL):	196

AMENITY AREA CALCULATIONS - PROPOSED

NOTE: CALCULATIONS DONE IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW 2008-250, SECTION 137 - AMENITY AREA

RESIDENTIAL TOTAL REQUIRED AMENITY AREA (MIN.): (87 UNITS @ 6.0M ² /UNIT)	522.0M ²
COMMUNAL AREA (MIN.): (50% OF REQ'D TOTAL AMENITY AREA)	261.0M ²
TOTAL RESIDENTIAL AMENITY AREA REQUIRED:	783.0M²
TOTAL AMENITY AREA PROVIDED:	
BALCONY AREA (87 UNITS):	944.9M ²
INDOOR AMENITY AREA (COMMUNAL):	497.3M ²
OUTDOOR AMENITY AREA (COMMUNAL):	367.9M ²
TOTAL RESIDENTIAL AMENITY AREA PROVIDED:	1,810.1M²
LANDSCAPED AREA REQUIRED:	NON MINIMUM
LANDSCAPED AREA PROVIDED:	471.2M ²
MINIMUM WIDTH OF LANDSCAPE AREA ABUTTING A RESIDENTIAL ZONE:	1.0M WITH FENCE
WIDTH OF LANDSCAPE AREA PROVIDED ABUTTING RESIDENTIAL ZONE (FORMER R4 REAR YARD):	1.2M WITH FENCE
WIDTH OF LANDSCAPE AREA PROVIDED ABUTTING RESIDENTIAL ZONE (FORMER R4 SIDE YARD):	7.5M
WIDTH OF LANDSCAPE AREA PROVIDED ABUTTING RESIDENTIAL ZONE (TM ZONE REAR YARD):	0.070M
WIDTH OF LANDSCAPE AREA PROVIDED ABUTTING RESIDENTIAL ZONE (TM ZONE ABOVE GARAGE RAMP):	7.5M

No.	DESCRIPTION	DATE	CHD
REVISIONS			
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DO NOT SCALE THE DRAWINGS			
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255 Richmond Road

Ottawa, ON

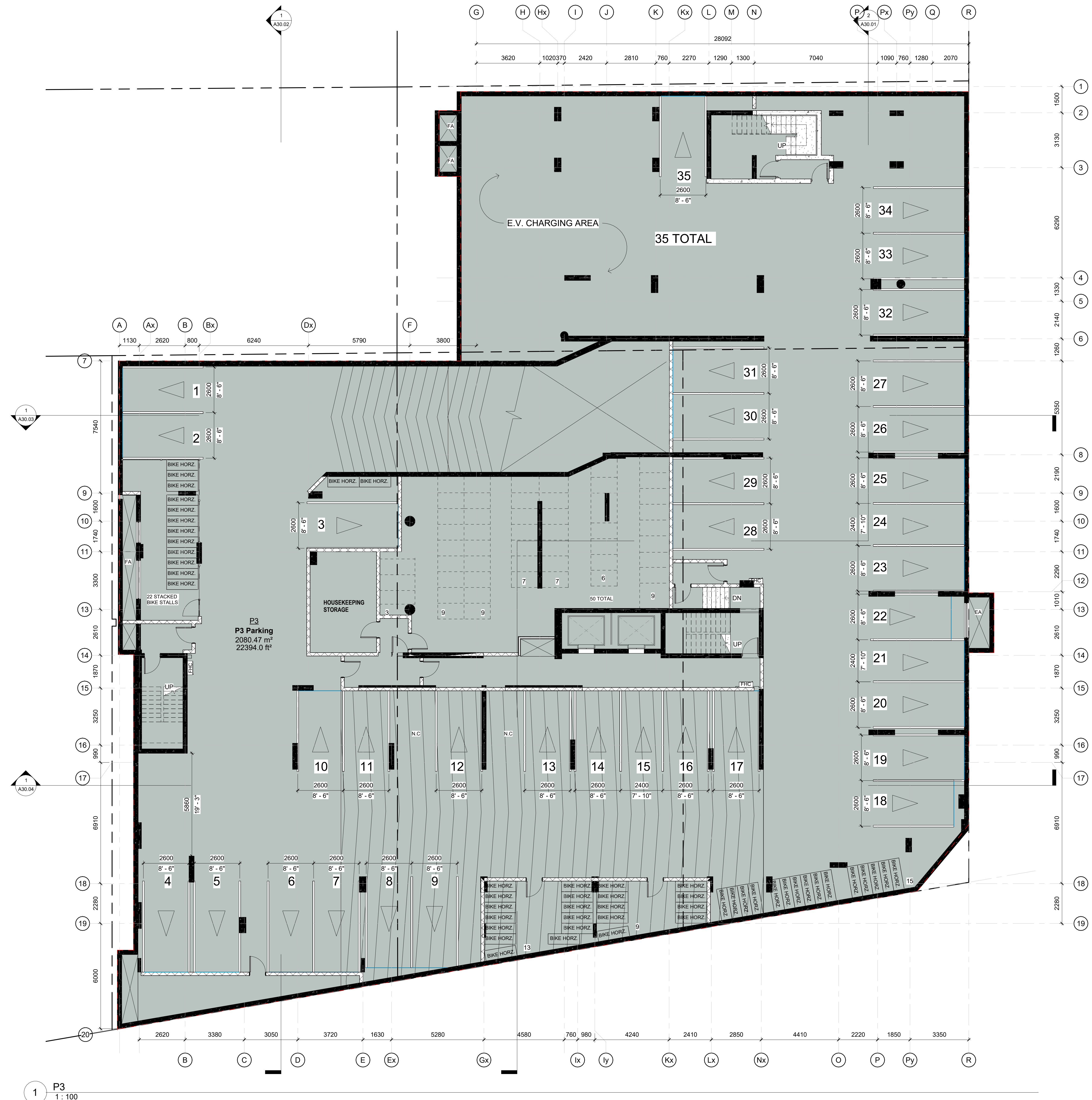
DWG. TITLE
Site Plan

SCALE
As indicated

PROJ. NO.
2219

DWG. NO.
A01.00

Gross Constructable Building Area		
Name	Area (Sqm)	Area (Sqft)
P3 Parking	2080.47 m ²	22394.02 ft ²
P2 Parking	2075.62 m ²	22341.83 ft ²
P1 Parking	2077.14 m ²	22358.10 ft ²
Level 1	1661.64 m ²	17885.73 ft ²
Level 2	1640.02 m ²	17652.98 ft ²
Level 3	1550.32 m ²	16687.54 ft ²
Level 4	1479.74 m ²	15927.84 ft ²
Level 5	1394.35 m ²	15008.62 ft ²
Level 6	1289.20 m ²	13876.79 ft ²
Level 7	1180.68 m ²	12708.70 ft ²
Level 8	854.94 m ²	9202.47 ft ²
Level 9	854.89 m ²	9202.00 ft ²
Mech Penthouse	229.01 m ²	2465.01 ft ²
	18368.01 m ²	197711.63 ft ²



1 P3
1 : 100

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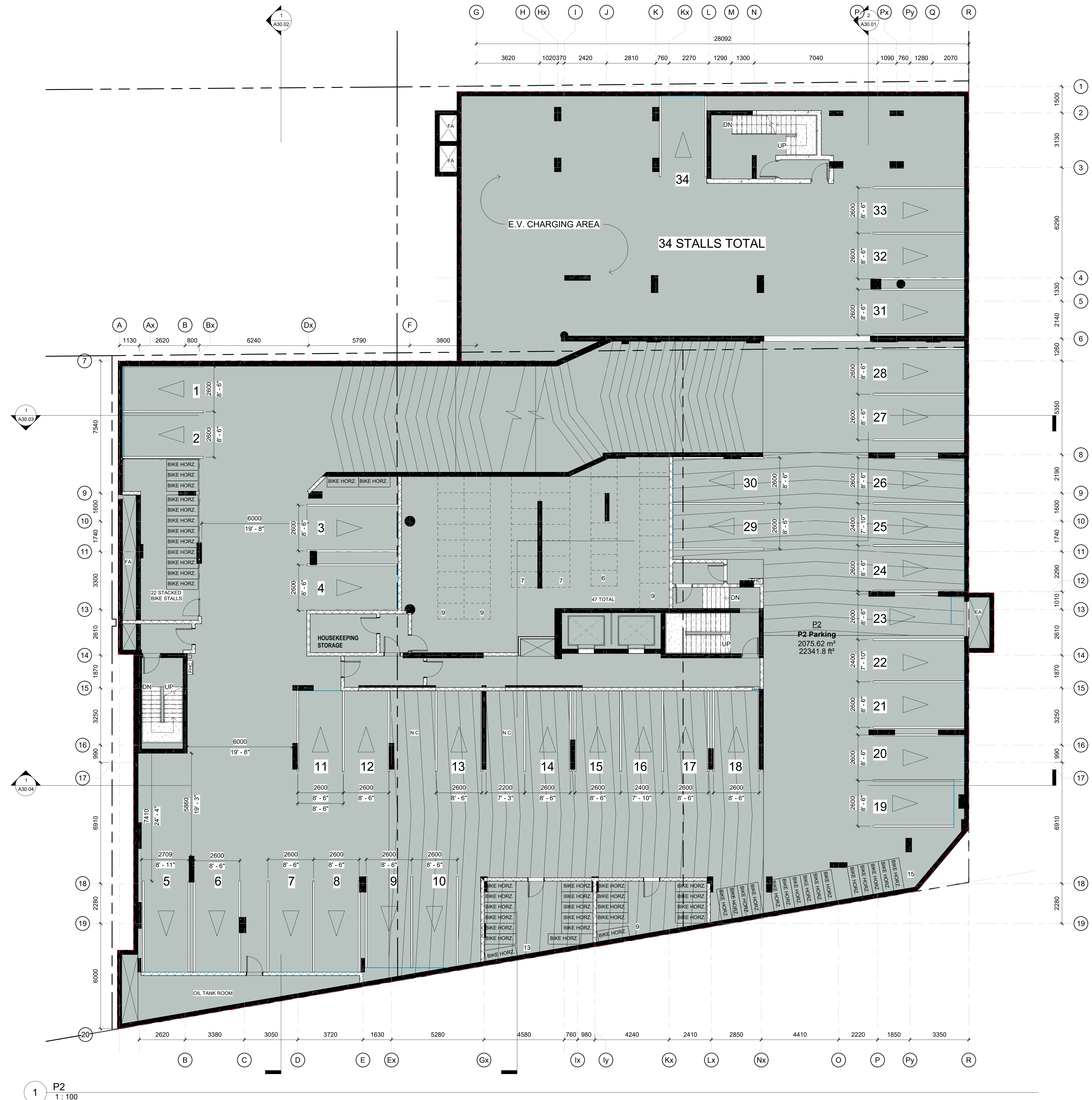
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255 Richmond Road
Ottawa, ON
DWG. TITLE
P3 Floor Plan

SCALE
1 : 100
PROJ. NO.
2219

DWG. NO.
A10.00

Gross Constructable Building Area		
Name	Area (Sqm)	Area (Sqft)
P3 Parking	2080.47 m ²	22394.02 ft ²
P2 Parking	2075.62 m ²	22341.83 ft ²
P1 Parking	2077.14 m ²	22358.10 ft ²
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Mech Penthouse	229.01 m ²	2465.01 ft ²
	18368.01 m ²	197711.63 ft ²



1 P2
1 : 100

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255 Richmond Road
Ottawa, ON

DWG. TITLE
P2 Floor Plan

SCALE
1 : 100

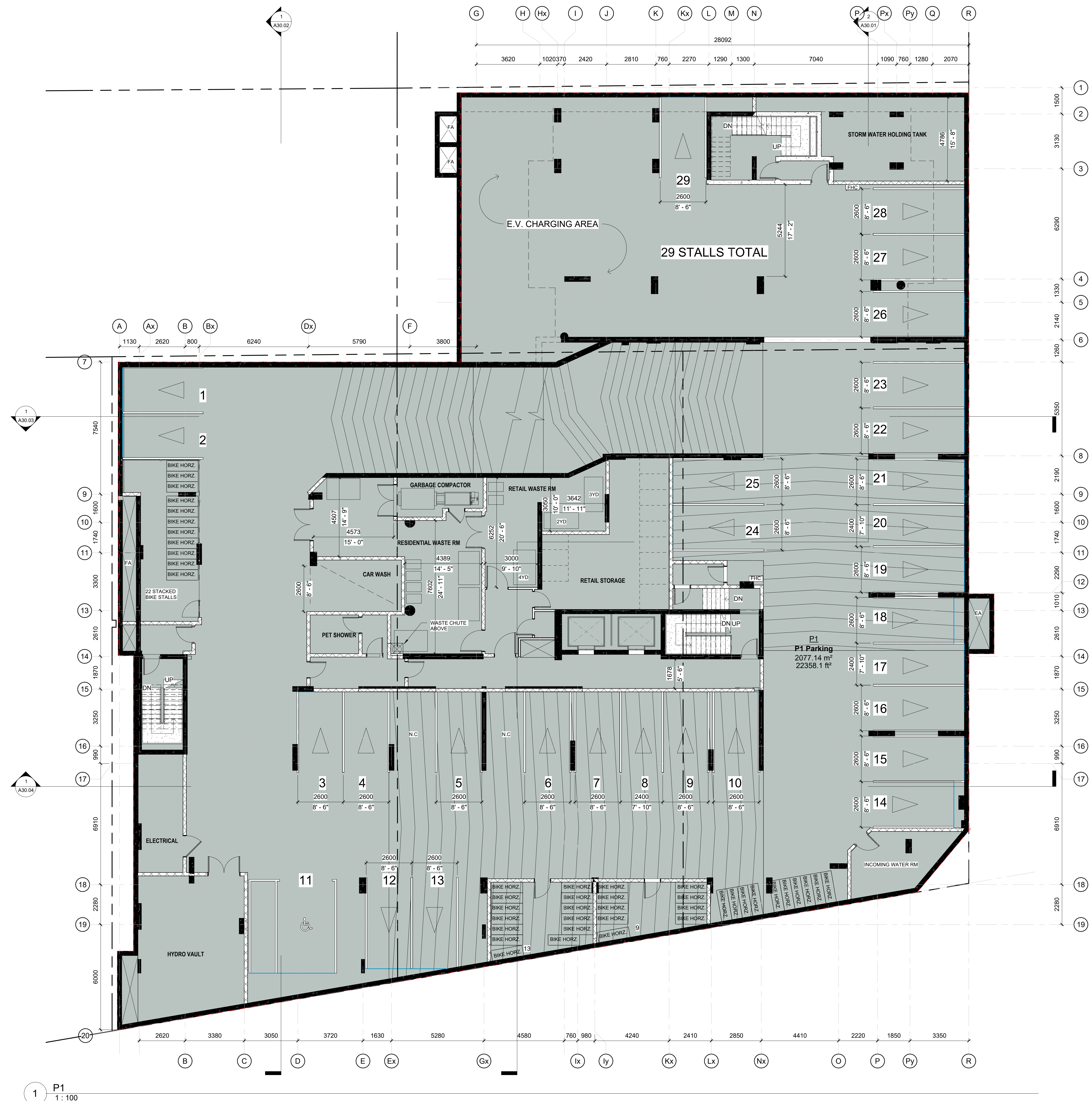
DWG. NO.
A10.01

PROJ. NO.
2219

Gross Constructable Building Area		
Name	Area (Sqm)	Area (Sqft)
P3 Parking	2080.47 m ²	22394.02 ft ²
P2 Parking	2075.62 m ²	22341.83 ft ²
P1 Parking	2077.14 m ²	22358.10 ft ²
Level 1	1661.64 m ²	17885.73 ft ²
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Level 7	1180.68 m ²	12708.70 ft ²
Level 8	854.94 m ²	9202.47 ft ²
Level 9	854.89 m ²	9202.00 ft ²
Mech Penthouse	229.01 m ²	2465.01 ft ²
	18368.01 m ²	197711.63 ft ²

Parking Summary

- 98 - STALLS PROVIDED
- 1 - ACCESSIBLE
- 39 - SMALL CAR
- 52 - 2.6X5.2 STALLS
- 6 - 2.4X5.2 STALLS



1 P1
1:100

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255 Richmond Road
Ottawa, ON

DWG. TITLE
P1 Floor Plan

SCALE: As indicated
DWG. NO.: A10.02
PROJ. NO.: 2219

Gross Constructable Building Area		
Name	Area (Sqm)	Area (Sqft)
P3 Parking	2080.47 m ²	22394.02 ft ²
P2 Parking	2075.62 m ²	22341.83 ft ²
P1 Parking	2077.14 m ²	22358.10 ft ²
Level 1	1661.64 m ²	17885.73 ft ²
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Mech Penthouse	229.01 m ²	2465.01 ft ²
	18368.01 m ²	197711.63 ft ²



Level 1 Area Summary					
Level	Name	Number	Area Designation	Area (Sqm)	Area (Sqft)
Level 1	Amenity	108	Amenity	118.65 m ²	1277.17 ft ²
Level 1	Guest Suite	109	Amenity	34.78 m ²	374.41 ft ²
Level 1	Overall Lobby	111	Amenity	239.46 m ²	2577.54 ft ²
Level 1	Spa	110	Amenity	55.97 m ²	602.46 ft ²
Amenity: 4				448.87 m ²	4831.59 ft ²
Level 1	Corridor	100C-A	Corridors	82.13 m ²	884.01 ft ²
Level 1	Corridor	100C-B	Corridors	23.94 m ²	257.74 ft ²
Corridors: 2				106.07 m ²	1141.75 ft ²
Level 1	Backyard	106	Outdoor Amenity	119.44 m ²	1285.66 ft ²
Level 1	Public Rooftop Terrace	100	Outdoor Amenity	171.64 m ²	1847.54 ft ²
Outdoor Amenity: 2				291.08 m ²	3133.20 ft ²
Level 1	Balcony	129O	Outdoor Private Amenity	4.23 m ²	45.54 ft ²
Level 1	Balcony	131OA	Outdoor Private Amenity	4.24 m ²	45.65 ft ²
Level 1	Balcony	131OB	Outdoor Private Amenity	4.45 m ²	47.93 ft ²
Level 1	Balcony	132O	Outdoor Private Amenity	4.54 m ²	48.91 ft ²
Outdoor Private Amenity: 4				17.47 m ²	188.03 ft ²
Level 1	Restaurant	101	Retail	236.18 m ²	2542.21 ft ²
Level 1	Retail	103	Retail	196.57 m ²	2115.84 ft ²
Level 1	Retail	104	Retail	193.96 m ²	2087.82 ft ²
Retail: 3				626.71 m ²	6745.87 ft ²
Level 1	One Bedroom	129	Unit	65.52 m ²	705.21 ft ²
Level 1	One Bedroom	132	Unit	52.96 m ²	570.10 ft ²
Level 1	Two Bedroom	131	Unit	125.52 m ²	1351.09 ft ²
Unit: 3				244.00 m ²	2626.40 ft ²

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VINCENT P. COLIZZA ARCHITECT INCORPORATED

255 Richmond Road
Ottawa, ON

DWG. TITLE: Level 01 Floor Plan

SCALE: 1 : 100
PROJ. NO: 2219

DWG. NO: A10.03

Gross Constructable Building Area		
Name	Area (Sqm)	Area (Sqft)
P3 Parking	2080.47 m ²	22394.02 ft ²
P2 Parking	2075.62 m ²	22341.83 ft ²
P1 Parking	2077.14 m ²	22358.10 ft ²
Level 1	1661.64 m ²	17885.73 ft ²
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Level 9	854.89 m ²	9202.00 ft ²
Mech Penthouse	229.01 m ²	2465.01 ft ²
	18368.01 m ²	197711.63 ft ²



Level 2 Area Summary					
Level	Name	Number	Area Designation	Area (Sqm)	Area (Sqft)
Level 2	Corridor	200C	Corridors	109.48 m ²	1178.41 ft ²
Corridors: 1				109.48 m ²	1178.41 ft ²
Level 2	Balcony	206O	Outdoor Private Amenity	4.45 m ²	47.86 ft ²
Level 2	Balcony	208O	Outdoor Private Amenity	7.49 m ²	80.65 ft ²
Level 2	Balcony	209O	Outdoor Private Amenity	6.88 m ²	74.06 ft ²
Level 2	Balcony	210O	Outdoor Private Amenity	23.59 m ²	253.90 ft ²
Level 2	Balcony	211O	Outdoor Private Amenity	3.52 m ²	37.84 ft ²
Level 2	Balcony	212O	Outdoor Private Amenity	3.82 m ²	41.10 ft ²
Level 2	Balcony	213O	Outdoor Private Amenity	3.57 m ²	38.44 ft ²
Level 2	Balcony	215OA	Outdoor Private Amenity	3.51 m ²	37.79 ft ²
Level 2	Balcony	215OB	Outdoor Private Amenity	3.53 m ²	38.02 ft ²
Level 2	Balcony	216O	Outdoor Private Amenity	3.21 m ²	34.51 ft ²
Outdoor Private Amenity: 10				63.56 m ²	684.17 ft ²
Level 2	One Bedroom	210	Unit	62.59 m ²	673.67 ft ²
Level 2	One Bedroom	211	Unit	62.00 m ²	667.32 ft ²
Level 2	One Bedroom	213	Unit	58.37 m ²	628.32 ft ²
Level 2	One Bedroom	216	Unit	64.79 m ²	697.41 ft ²
Level 2	One Bedroom + Den	209	Unit	97.59 m ²	1050.49 ft ²
Level 2	Two Bedroom	206	Unit	91.47 m ²	984.56 ft ²
Level 2	Two Bedroom	208	Unit	118.81 m ²	1278.81 ft ²
Level 2	Two Bedroom	212	Unit	112.04 m ²	1206.00 ft ²
Level 2	Two Bedroom	215	Unit	124.67 m ²	1341.95 ft ²
Unit: 9				792.33 m ²	8528.52 ft ²

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255 Richmond Road
Ottawa, ON

DWG. TITLE		Level 02 Floor Plan
SCALE	1 : 100	DWG. NO. A10.04
PROJ. NO.	2219	

1 Level 2
1 : 100

Gross Constructable Building Area		
Name	Area (Sqm)	Area (Sqft)
P3 Parking	2080.47 m ²	22394.02 ft ²
P2 Parking	2075.62 m ²	22341.83 ft ²
P1 Parking	2077.14 m ²	22358.10 ft ²
Level 1	1661.64 m ²	17885.73 ft ²
Level 2	1640.02 m ²	17652.98 ft ²
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Level 7	1180.68 m ²	12708.70 ft ²
Level 8	854.94 m ²	9202.47 ft ²
Level 9	854.89 m ²	9202.00 ft ²
Mech Penthouse	229.01 m ²	2465.01 ft ²
	18368.01 m ²	197711.63 ft ²



Level 3 Area Summary					
Level	Name	Number	Area Designation	Area (Sqm)	Area (Sqft)
Level 3	Corridor	300C	Corridors	116.23 m ²	1251.06 ft ²
Corridors: 1				116.23 m ²	1251.06 ft ²
Level 3	Balcony	305O	Outdoor Private Amenity	3.93 m ²	42.31 ft ²
Level 3	Balcony	307O	Outdoor Private Amenity	7.50 m ²	80.69 ft ²
Level 3	Balcony	308O	Outdoor Private Amenity	5.08 m ²	54.63 ft ²
Level 3	Balcony	309O	Outdoor Private Amenity	3.30 m ²	35.48 ft ²
Level 3	Balcony	310O	Outdoor Private Amenity	3.51 m ²	37.80 ft ²
Level 3	Balcony	311O	Outdoor Private Amenity	4.42 m ²	47.61 ft ²
Level 3	Balcony	312O	Outdoor Private Amenity	3.10 m ²	33.34 ft ²
Level 3	Balcony	313O	Outdoor Private Amenity	105.20 m ²	1132.00 ft ²
Level 3	Balcony	314O	Outdoor Private Amenity	11.87 m ²	127.80 ft ²
Level 3	Balcony	315O	Outdoor Private Amenity	11.75 m ²	126.42 ft ²
Level 3	Balcony	316O	Outdoor Private Amenity	22.86 m ²	246.04 ft ²
Level 3	Balcony	317O	Outdoor Private Amenity	13.61 m ²	146.51 ft ²
Level 3	Balcony	319OB	Outdoor Private Amenity	3.52 m ²	37.92 ft ²
Level 3	Balcony	320O	Outdoor Private Amenity	3.21 m ²	34.51 ft ²
Level 3	Balcony	321O	Outdoor Private Amenity	3.54 m ²	38.14 ft ²
Level 3	Balcony	319OA	Outdoor Private Amenity	3.54 m ²	38.08 ft ²
Outdoor Private Amenity: 16				114.50 m ²	1232.49 ft ²

Level 3	One Bedroom	309	Unit	62.91 m ²	677.11 ft ²
Level 3	One Bedroom	310	Unit	61.97 m ²	667.00 ft ²
Level 3	One Bedroom	320	Unit	64.78 m ²	697.25 ft ²
Level 3	One Bedroom	321	Unit	58.93 m ²	634.32 ft ²
Level 3	One Bedroom + Den	308	Unit	97.21 m ²	1046.31 ft ²
Level 3	One Bedroom + Den	314	Unit	80.11 m ²	862.28 ft ²
Level 3	One Bedroom + Den	315	Unit	83.73 m ²	901.28 ft ²
Level 3	One Bedroom + Den	316	Unit	78.56 m ²	845.63 ft ²
Level 3	Two Bedroom	305	Unit	91.82 m ²	988.33 ft ²
Level 3	Two Bedroom	307	Unit	119.85 m ²	1290.06 ft ²
Level 3	Two Bedroom	311	Unit	112.81 m ²	1214.29 ft ²
Level 3	Two Bedroom	312	Unit	127.46 m ²	1372.00 ft ²
Level 3	Two Bedroom	313	Unit	114.22 m ²	1229.46 ft ²
Level 3	Two Bedroom	317	Unit	82.06 m ²	883.30 ft ²
Level 3	Two Bedroom	319	Unit	124.26 m ²	1337.54 ft ²
Unit: 15				1360.67 m ²	14646.16 ft ²

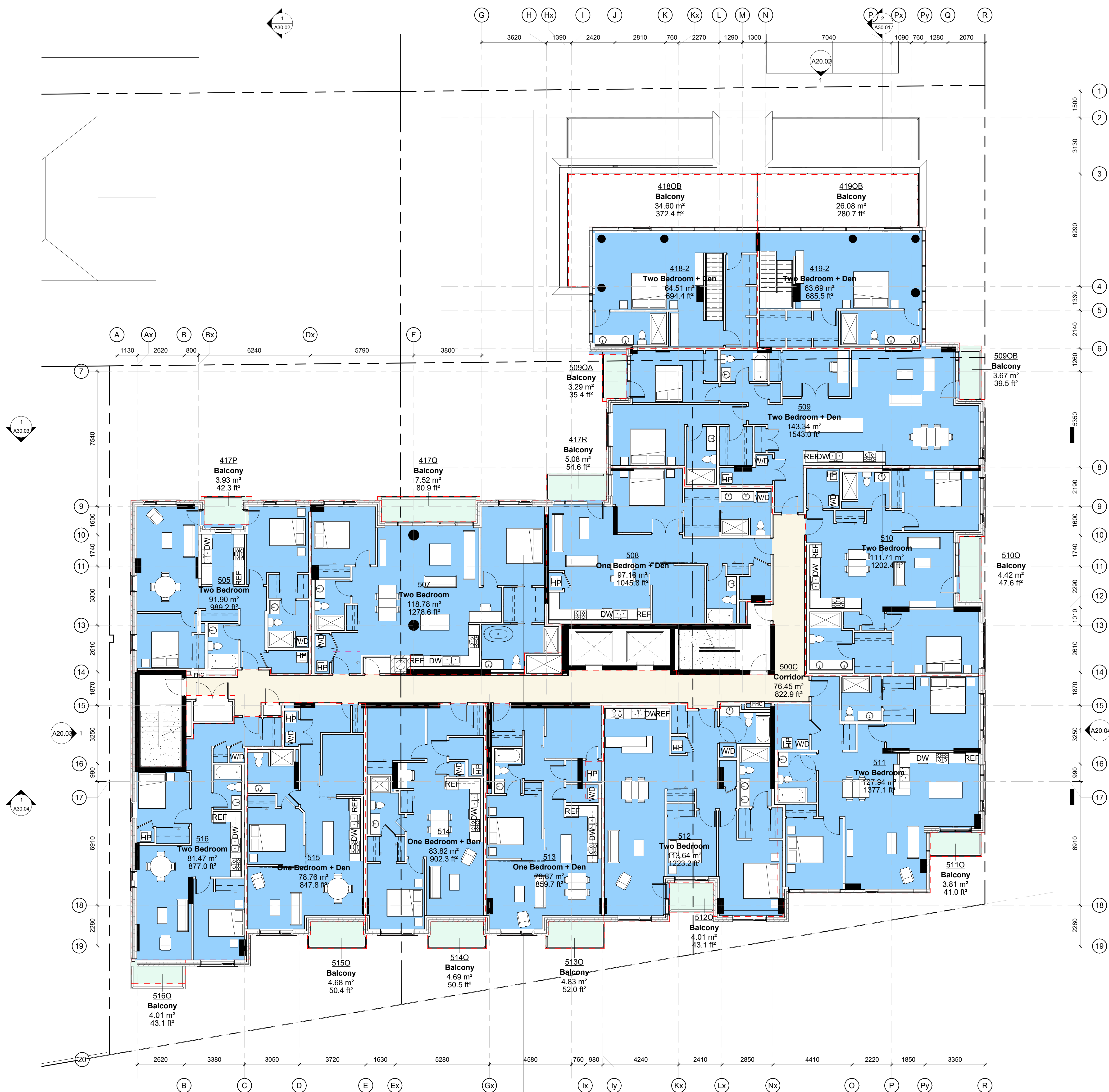
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VINCENT P. COLIZZA ARCHITECT INCORPORATED

255 Richmond Road
Ottawa, ON

DWG. TITLE	Level 03 Floor Plan
SCALE	1 : 100
DWG. NO.	A10.05
PROJ. NO.	2219

Gross Constructable Building Area		
Name	Area (Sqm)	Area (Sqft)
P3 Parking	2080.47 m ²	22394.02 ft ²
P2 Parking	2075.62 m ²	22341.83 ft ²
P1 Parking	2077.14 m ²	22358.10 ft ²
Level 1	1661.64 m ²	17885.73 ft ²
Level 2	1640.02 m ²	17652.98 ft ²
Level 3	1550.32 m ²	16687.54 ft ²
Level 4	1479.74 m ²	15927.84 ft ²
Level 5	1394.35 m ²	15008.62 ft ²
Level 6	1289.20 m ²	13876.79 ft ²
Level 7	1180.68 m ²	12708.70 ft ²
Level 8	854.94 m ²	9202.47 ft ²
Level 9	854.89 m ²	9202.00 ft ²
Mech Penthouse	229.01 m ²	2465.01 ft ²
	18368.01 m ²	197711.63 ft ²



Level 5 Area Summary					
Level	Name	Number	Area Designation	Area (Sqm)	Area (Sqft)
Level 5	Corridor	500C	Corridors	76.45 m ²	822.89 ft ²
Corridors: 1				76.45 m ²	822.89 ft ²
Level 5	Balcony	417P	Outdoor Private Amenity	3.93 m ²	42.33 ft ²
Level 5	Balcony	417Q	Outdoor Private Amenity	7.52 m ²	80.92 ft ²
Level 5	Balcony	417R	Outdoor Private Amenity	5.08 m ²	54.63 ft ²
Level 5	Balcony	418OB	Outdoor Private Amenity	34.60 m ²	372.43 ft ²
Level 5	Balcony	419OB	Outdoor Private Amenity	26.08 m ²	280.68 ft ²
Level 5	Balcony	509OA	Outdoor Private Amenity	3.29 m ²	35.38 ft ²
Level 5	Balcony	509OB	Outdoor Private Amenity	3.67 m ²	39.52 ft ²
Level 5	Balcony	510	Outdoor Private Amenity	4.42 m ²	47.61 ft ²
Level 5	Balcony	511O	Outdoor Private Amenity	3.81 m ²	41.03 ft ²
Level 5	Balcony	512O	Outdoor Private Amenity	4.01 m ²	43.12 ft ²
Level 5	Balcony	513O	Outdoor Private Amenity	4.83 m ²	51.95 ft ²
Level 5	Balcony	514O	Outdoor Private Amenity	4.69 m ²	50.47 ft ²
Level 5	Balcony	515O	Outdoor Private Amenity	4.68 m ²	50.39 ft ²
Level 5	Balcony	516O	Outdoor Private Amenity	4.01 m ²	43.14 ft ²
Outdoor Private Amenity: 14				114.61 m ²	1233.60 ft ²
Level 5	One Bedroom + Den	508	Unit	97.16 m ²	1045.77 ft ²
Level 5	One Bedroom + Den	513	Unit	79.87 m ²	859.70 ft ²
Level 5	One Bedroom + Den	514	Unit	83.82 m ²	902.28 ft ²
Level 5	One Bedroom + Den	515	Unit	78.76 m ²	847.77 ft ²
Level 5	Two Bedroom	505	Unit	91.90 m ²	989.20 ft ²
Level 5	Two Bedroom	507	Unit	118.78 m ²	1278.58 ft ²
Level 5	Two Bedroom	510	Unit	111.71 m ²	1202.40 ft ²
Level 5	Two Bedroom	511	Unit	127.94 m ²	1377.09 ft ²
Level 5	Two Bedroom	512	Unit	113.64 m ²	1223.21 ft ²
Level 5	Two Bedroom	516	Unit	81.47 m ²	876.96 ft ²
Level 5	Two Bedroom + Den	418-2	Unit	64.51 m ²	694.38 ft ²
Level 5	Two Bedroom + Den	419-2	Unit	63.69 m ²	685.53 ft ²
Level 5	Two Bedroom + Den	509	Unit	143.34 m ²	1542.95 ft ²
Unit: 13				1256.59 m ²	13525.82 ft ²

1 Level 5
1:100

No.	DESCRIPTION	DATE	CHD
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255 Richmond Road
Ottawa, ON

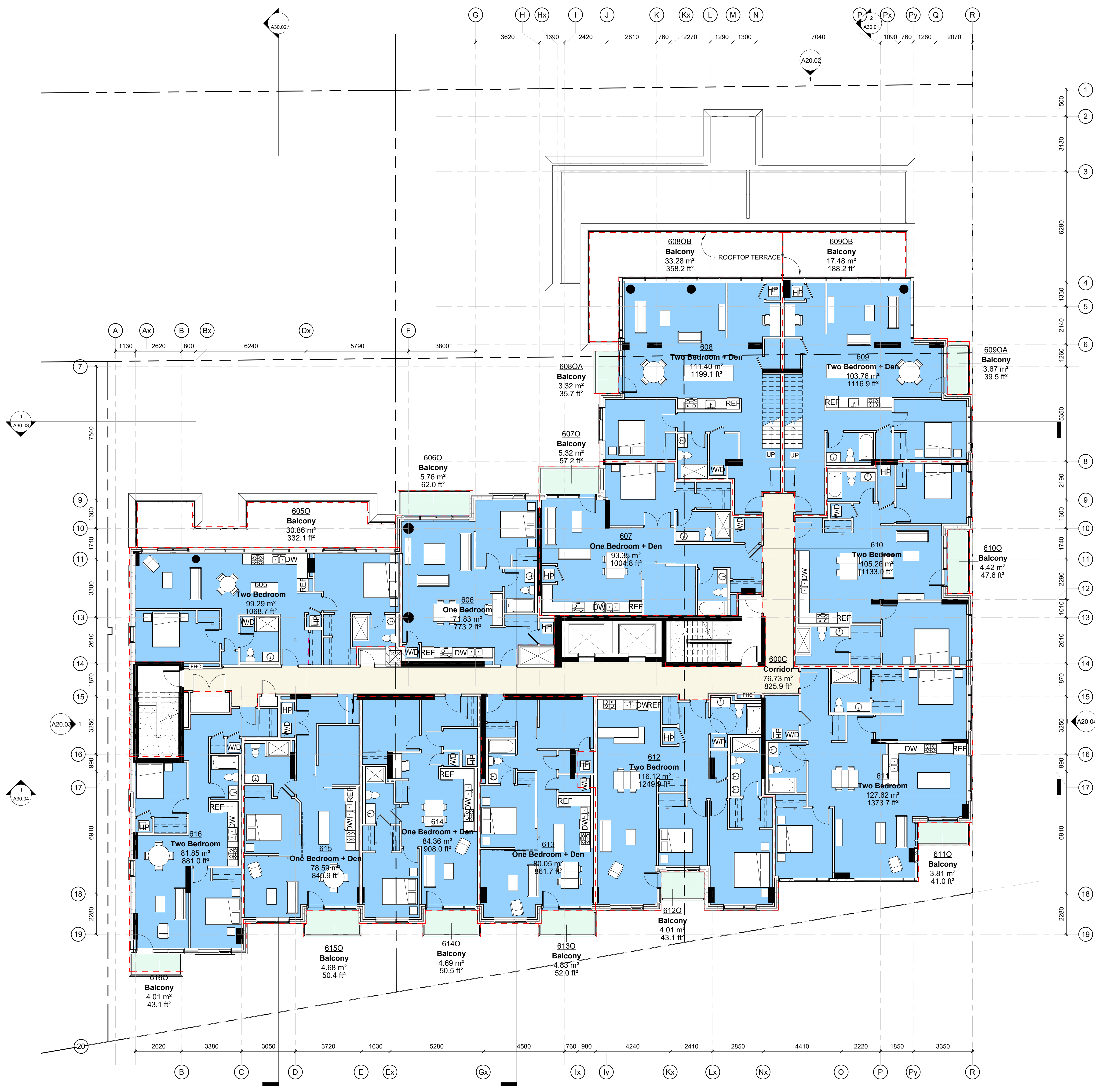
DWG. TITLE
Level 05 Floor Plan

SCALE
1:100

DWG. NO.
A10.07

PROJ. NO.
2219

Gross Constructable Building Area		
Name	Area (Sqm)	Area (Sqft)
P3 Parking	2080.47 m ²	22394.02 ft ²
P2 Parking	2075.62 m ²	22341.83 ft ²
P1 Parking	2077.14 m ²	22358.10 ft ²
Level 1	1661.64 m ²	17885.73 ft ²
Level 2	1640.02 m ²	17652.98 ft ²
Level 3	1550.32 m ²	16687.54 ft ²
Level 4	1479.74 m ²	15927.84 ft ²
Level 5	1394.35 m ²	15008.62 ft ²
Level 6	1289.20 m ²	13876.79 ft ²
Level 7	1180.68 m ²	12708.70 ft ²
Level 8	854.94 m ²	9202.47 ft ²
Level 9	854.89 m ²	9202.00 ft ²
Mech Penthouse	229.01 m ²	2465.01 ft ²
	18368.01 m ²	197711.63 ft ²



Level 6 Area Summary					
Level	Name	Number	Area Designation	Area (Sqm)	Area (Sqft)
Level 6	Corridor	600C	Corridors	76.73 m ²	825.92 ft ²
Corridors: 1				76.73 m ²	825.92 ft ²
Level 6	Balcony	605O	Outdoor Private Amenity	30.86 m ²	332.12 ft ²
Level 6	Balcony	606O	Outdoor Private Amenity	5.76 m ²	62.00 ft ²
Level 6	Balcony	607O	Outdoor Private Amenity	5.32 m ²	57.24 ft ²
Level 6	Balcony	608OA	Outdoor Private Amenity	3.32 m ²	35.70 ft ²
Level 6	Balcony	608OB	Outdoor Private Amenity	33.28 m ²	358.25 ft ²
Level 6	Balcony	609OA	Outdoor Private Amenity	3.67 m ²	39.52 ft ²
Level 6	Balcony	609OB	Outdoor Private Amenity	17.48 m ²	188.15 ft ²
Level 6	Balcony	610O	Outdoor Private Amenity	4.42 m ²	47.61 ft ²
Level 6	Balcony	611O	Outdoor Private Amenity	3.81 m ²	41.03 ft ²
Level 6	Balcony	612O	Outdoor Private Amenity	4.01 m ²	43.12 ft ²
Level 6	Balcony	613O	Outdoor Private Amenity	4.83 m ²	51.95 ft ²
Level 6	Balcony	614O	Outdoor Private Amenity	4.69 m ²	50.47 ft ²
Level 6	Balcony	615O	Outdoor Private Amenity	4.68 m ²	50.39 ft ²
Level 6	Balcony	616O	Outdoor Private Amenity	4.01 m ²	43.14 ft ²
Outdoor Private Amenity: 14				130.13 m ²	1400.69 ft ²

Level 6	One Bedroom	606	Unit	71.83 m ²	773.16 ft ²
Level 6	One Bedroom + Den	607	Unit	93.35 m ²	1004.78 ft ²
Level 6	One Bedroom + Den	613	Unit	80.05 m ²	861.70 ft ²
Level 6	One Bedroom + Den	614	Unit	84.36 m ²	908.02 ft ²
Level 6	One Bedroom + Den	615	Unit	78.59 m ²	845.89 ft ²
Level 6	Two Bedroom	605	Unit	99.29 m ²	1068.74 ft ²
Level 6	Two Bedroom	610	Unit	105.26 m ²	1133.04 ft ²
Level 6	Two Bedroom	611	Unit	127.62 m ²	1373.66 ft ²
Level 6	Two Bedroom	612	Unit	116.12 m ²	1249.89 ft ²
Level 6	Two Bedroom	616	Unit	81.85 m ²	881.00 ft ²
Level 6	Two Bedroom + Den	608	Unit	111.40 m ²	1199.09 ft ²
Level 6	Two Bedroom + Den	609	Unit	103.76 m ²	1116.87 ft ²
Unit: 12				1153.47 m ²	12415.84 ft ²

No.	DESCRIPTION	DATE	CHD
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255 Richmond Road

Ottawa, ON

DWG. TITLE
Level 06 Floor Plan

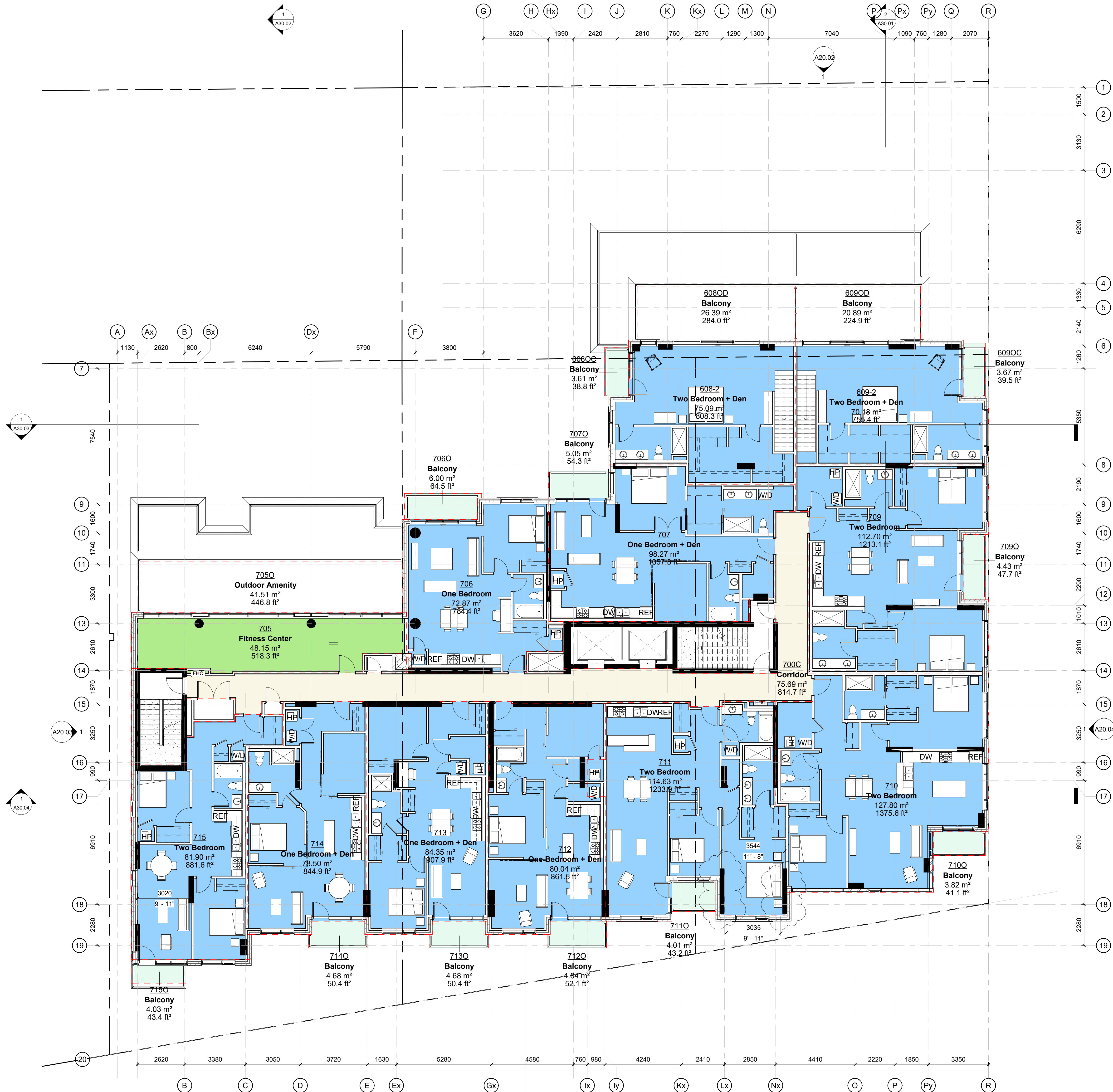
SCALE
1 : 100

DWG. NO.
A10.08

PROJ. NO.
2219

Gross Constructable Building Area		
Name	Area (Sqm)	Area (Sqft)

P3 Parking	2080.47 m ²	22394.02 ft ²
P2 Parking	2075.62 m ²	22341.83 ft ²
P1 Parking	2077.14 m ²	22358.10 ft ²
Level 1	1661.64 m ²	17885.73 ft ²
Level 2	1640.02 m ²	17652.98 ft ²
Level 3	1550.32 m ²	16687.54 ft ²
Level 4	1479.74 m ²	15927.84 ft ²
Level 5	1394.35 m ²	15008.62 ft ²
Level 6	1289.20 m ²	13876.79 ft ²
Level 7	1180.68 m ²	12708.70 ft ²
Level 8	854.94 m ²	9202.47 ft ²
Level 9	854.89 m ²	9202.00 ft ²
Mech Penthouse	229.01 m ²	2465.01 ft ²
	18368.01 m ²	197711.63 ft ²



Level 7 Area Summary					
Level	Name	Number	Area Designation	Area (Sqm)	Area (Sqft)
Level 7	Fitness Center	705	Amenity	48.15 m ²	518.33 ft ²
Amenity: 1				48.15 m ²	518.33 ft ²
Level 7	Corridor	700C	Corridors	75.69 m ²	814.73 ft ²
Corridors: 1				75.69 m ²	814.73 ft ²
Level 7	Outdoor Amenity	705O	Outdoor Amenity	41.51 m ²	446.80 ft ²
Outdoor Amenity: 1				41.51 m ²	446.80 ft ²
Level 7	Balcony	608OC	Outdoor Private Amenity	3.61 m ²	38.81 ft ²
Level 7	Balcony	608OD	Outdoor Private Amenity	26.39 m ²	284.03 ft ²
Level 7	Balcony	609OC	Outdoor Private Amenity	3.67 m ²	39.52 ft ²
Level 7	Balcony	609OD	Outdoor Private Amenity	20.89 m ²	224.89 ft ²
Level 7	Balcony	706O	Outdoor Private Amenity	6.00 m ²	64.54 ft ²
Level 7	Balcony	707O	Outdoor Private Amenity	5.05 m ²	54.34 ft ²
Level 7	Balcony	709O	Outdoor Private Amenity	4.43 m ²	47.65 ft ²
Level 7	Balcony	710O	Outdoor Private Amenity	3.82 m ²	41.14 ft ²
Level 7	Balcony	711O	Outdoor Private Amenity	4.01 m ²	43.18 ft ²
Level 7	Balcony	712O	Outdoor Private Amenity	4.84 m ²	52.08 ft ²
Level 7	Balcony	713O	Outdoor Private Amenity	4.68 m ²	50.40 ft ²
Level 7	Balcony	714O	Outdoor Private Amenity	4.68 m ²	50.40 ft ²
Level 7	Balcony	715O	Outdoor Private Amenity	4.03 m ²	43.36 ft ²
Outdoor Private Amenity: 13				96.09 m ²	1034.33 ft ²
Level 7	One Bedroom	706	Unit	72.87 m ²	784.39 ft ²
Level 7	One Bedroom + Den	707	Unit	98.27 m ²	1057.79 ft ²
Level 7	One Bedroom + Den	712	Unit	80.04 m ²	861.53 ft ²
Level 7	One Bedroom + Den	713	Unit	84.35 m ²	907.88 ft ²
Level 7	One Bedroom + Den	714	Unit	78.50 m ²	844.92 ft ²
Level 7	Two Bedroom	709	Unit	112.70 m ²	1213.10 ft ²
Level 7	Two Bedroom	710	Unit	127.80 m ²	1375.58 ft ²
Level 7	Two Bedroom	711	Unit	114.63 m ²	1233.87 ft ²
Level 7	Two Bedroom	715	Unit	81.90 m ²	881.59 ft ²
Level 7	Two Bedroom + Den	608-2	Unit	75.09 m ²	808.25 ft ²
Level 7	Two Bedroom + Den	609-2	Unit	70.18 m ²	755.43 ft ²
Unit: 11				996.32 m ²	10724.34 ft ²

Revision	Description	Date	CHD
1	Revision 1		

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255 Richmond Road
Ottawa, ON

DWG. TITLE
Level 07 Floor Plan

SCALE
1 : 100

DWG. NO.
A10.09

PROJ. NO.
2219

1 Level 7
1 : 100

Gross Constructable Building Area		
Name	Area (Sqm)	Area (Sqft)
P3 Parking	2080.47 m ²	22394.02 ft ²
P2 Parking	2075.62 m ²	22341.83 ft ²
P1 Parking	2077.14 m ²	22358.10 ft ²
Level 1	1661.64 m ²	17885.73 ft ²
Level 2	1640.02 m ²	17652.98 ft ²
Level 3	1550.32 m ²	16687.54 ft ²
Level 4	1479.74 m ²	15927.84 ft ²
Level 5	1394.35 m ²	15008.62 ft ²
Level 6	1289.20 m ²	13876.79 ft ²
Level 7	1180.68 m ²	12708.70 ft ²
Level 8	854.94 m ²	9202.47 ft ²
Level 9	854.89 m ²	9202.00 ft ²
Mech Penthouse	229.01 m ²	2465.01 ft ²
	18368.01 m ²	197711.63 ft ²



Level 8 Area Summary					
Level	Name	Number	Area Designation	Area (Sqm)	Area (Sqft)
Level 8	Corridor	800C	Corridors	71.64 m ²	771.08 ft ²
Corridors: 1				71.64 m ²	771.08 ft ²
Level 8	Public Rooftop Terrace	805O	Outdoor Amenity	34.63 m ²	372.73 ft ²
Outdoor Amenity: 1				34.63 m ²	372.73 ft ²
Level 8	Balcony	806O	Outdoor Private Amenity	3.82 m ²	41.16 ft ²
Level 8	Balcony	807OA	Outdoor Private Amenity	3.93 m ²	42.32 ft ²
Level 8	Balcony	807OB	Outdoor Private Amenity	51.85 m ²	558.14 ft ²
Level 8	Balcony	809O	Outdoor Private Amenity	98.40 m ²	1059.12 ft ²
Level 8	Balcony	810O	Outdoor Private Amenity	19.11 m ²	205.68 ft ²
Level 8	Balcony	811O	Outdoor Private Amenity	14.11 m ²	151.84 ft ²
Level 8	Balcony	812O	Outdoor Private Amenity	16.19 m ²	174.25 ft ²
Level 8	Balcony	813O	Outdoor Private Amenity	19.55 m ²	210.41 ft ²
Outdoor Private Amenity: 8				226.95 m ²	2442.92 ft ²
Level 8	One Bedroom	806	Unit	72.79 m ²	783.51 ft ²
Level 8	One Bedroom + Den	811	Unit	109.90 m ²	1182.95 ft ²
Level 8	One Bedroom + Den	812	Unit	108.55 m ²	1168.41 ft ²
Level 8	Two Bedroom	807	Unit	109.17 m ²	1175.09 ft ²
Level 8	Two Bedroom	809	Unit	104.45 m ²	1124.26 ft ²
Level 8	Two Bedroom	810	Unit	113.46 m ²	1221.26 ft ²
Level 8	Two Bedroom	813	Unit	113.74 m ²	1224.27 ft ²
Unit: 7				732.05 m ²	7879.74 ft ²

No.	DESCRIPTION	DATE	CHD
REVISIONS			
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255 Richmond Road
Ottawa, ON
DWG. TITLE: Level 08 Floor Plan
SCALE: 1 : 100
PROJ. NO.: 2219
DWG. NO.: A10.10

Gross Constructable Building Area		
Name	Area (Sqm)	Area (Sqft)
P3 Parking	2080.47 m ²	22394.02 ft ²
P2 Parking	2075.62 m ²	22341.83 ft ²
P1 Parking	2077.14 m ²	22358.10 ft ²
Level 1	1661.64 m ²	17885.73 ft ²
Level 2	1640.02 m ²	17652.98 ft ²
Level 3	1550.32 m ²	16687.54 ft ²
Level 4	1479.74 m ²	15927.84 ft ²
Level 5	1394.35 m ²	15008.62 ft ²
Level 6	1289.20 m ²	13876.79 ft ²
Level 7	1180.68 m ²	12708.70 ft ²
Level 8	854.94 m ²	9202.47 ft ²
Level 9	854.89 m ²	9202.00 ft ²
Mech Penthouse	229.01 m ²	2465.01 ft ²
	18368.01 m ²	197711.63 ft ²



Level 9 Area Summary					
Level	Name	Number	Area Designation	Area (Sqm)	Area (Sqft)
Level 9	Corridor	900C	Corridors	71.41 m ²	768.66 ft ²
Corridors: 1				71.41 m ²	768.66 ft ²
Level 9	Balcony	906O	Outdoor Private Amenity	5.52 m ²	59.39 ft ²
Level 9	Balcony	907OA	Outdoor Private Amenity	4.66 m ²	50.11 ft ²
Level 9	Balcony	907OB	Outdoor Private Amenity	13.79 m ²	148.48 ft ²
Level 9	Balcony	908O	Outdoor Private Amenity	24.74 m ²	266.34 ft ²
Level 9	Balcony	909O	Outdoor Private Amenity	9.08 m ²	97.75 ft ²
Level 9	Balcony	910O	Outdoor Private Amenity	3.30 m ²	35.52 ft ²
Level 9	Balcony	911O	Outdoor Private Amenity	2.75 m ²	29.63 ft ²
Level 9	Balcony	912O	Outdoor Private Amenity	4.39 m ²	47.29 ft ²
Outdoor Private Amenity: 8				68.24 m ²	734.52 ft ²
Level 9	One Bedroom	906	Unit	72.98 m ²	785.56 ft ²
Level 9	One Bedroom + Den	910	Unit	109.85 m ²	1182.39 ft ²
Level 9	One Bedroom + Den	911	Unit	109.65 m ²	1180.29 ft ²
Level 9	Two Bedroom	907	Unit	109.27 m ²	1176.13 ft ²
Level 9	Two Bedroom	908	Unit	104.57 m ²	1125.54 ft ²
Level 9	Two Bedroom	909	Unit	113.40 m ²	1220.59 ft ²
Level 9	Two Bedroom	912	Unit	115.02 m ²	1238.01 ft ²
Unit: 7				734.72 m ²	7908.51 ft ²

1 Level 9
1 : 100

No.	DESCRIPTION	DATE	CHD
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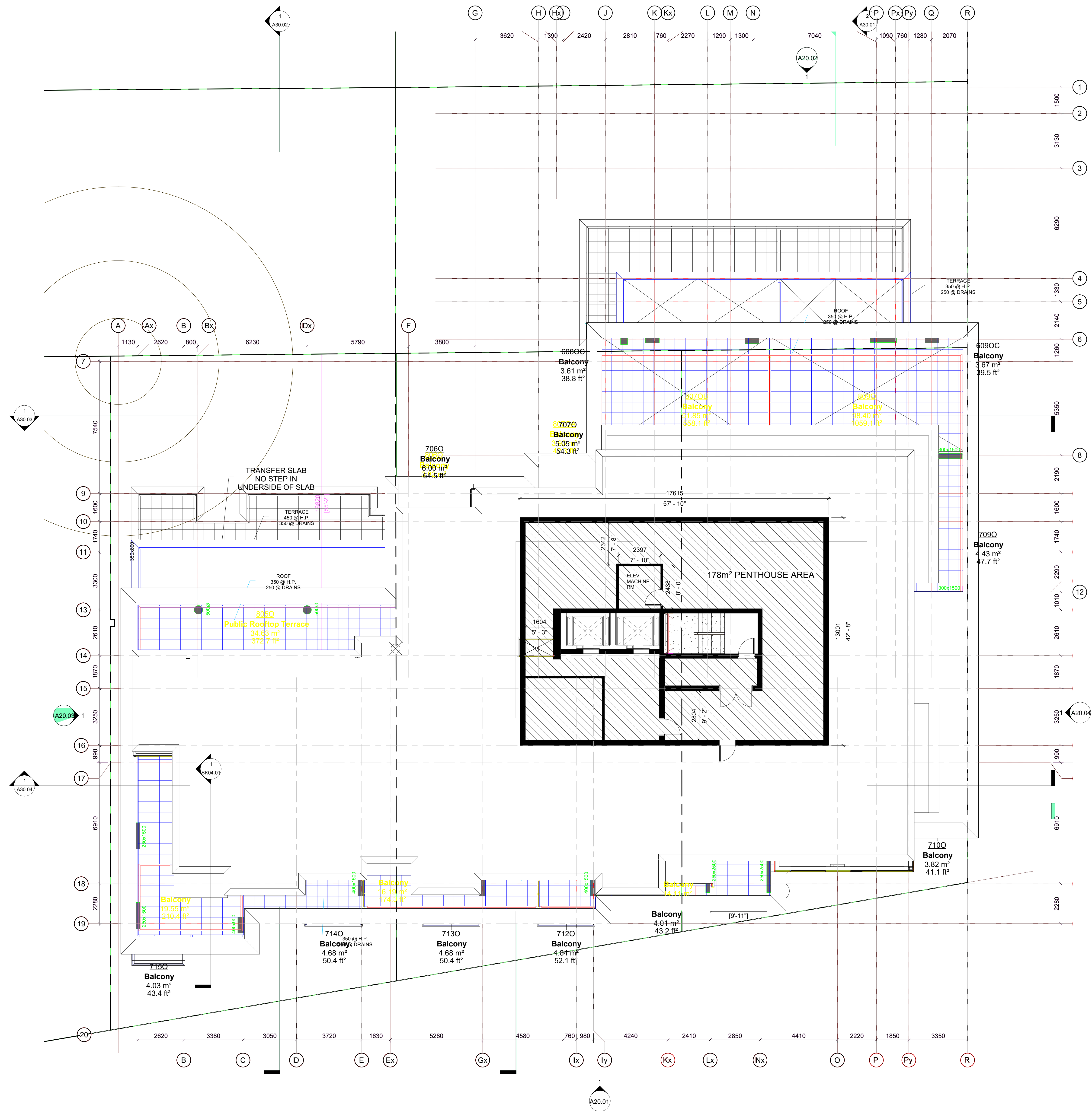
255 Richmond Road

Ottawa, ON

DWG. TITLE
Level 09 Floor Plan

SCALE
1 : 100
PROJ. NO.
2219

DWG. NO.
A10.11



1 MECHANICAL PENTHOUSE OP2
1 : 100

No.	DESCRIPTION	DATE	CHD
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255 Richmond Road

Ottawa, ON

DWG. TITLE
Mech. Penthouse Floor Plan

SCALE
1 : 100

PROJ. NO.
2219

DWG. NO.
A10.12



1 SOUTH BUILDING ELEVATION
1 : 100

No.	DESCRIPTION	DATE	CHD
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255 Richmond Road
Ottawa, ON

DWG. TITLE
Building Elevations

SCALE	1 : 100	DWG. NO.	A20.01
PROJ. NO.	2219		



1 NORTH BUILDING ELEVATIONS
1 : 100

No.	DESCRIPTION	DATE	CHD
REVISIONS			
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DO NOT SCALE THE DRAWINGS			
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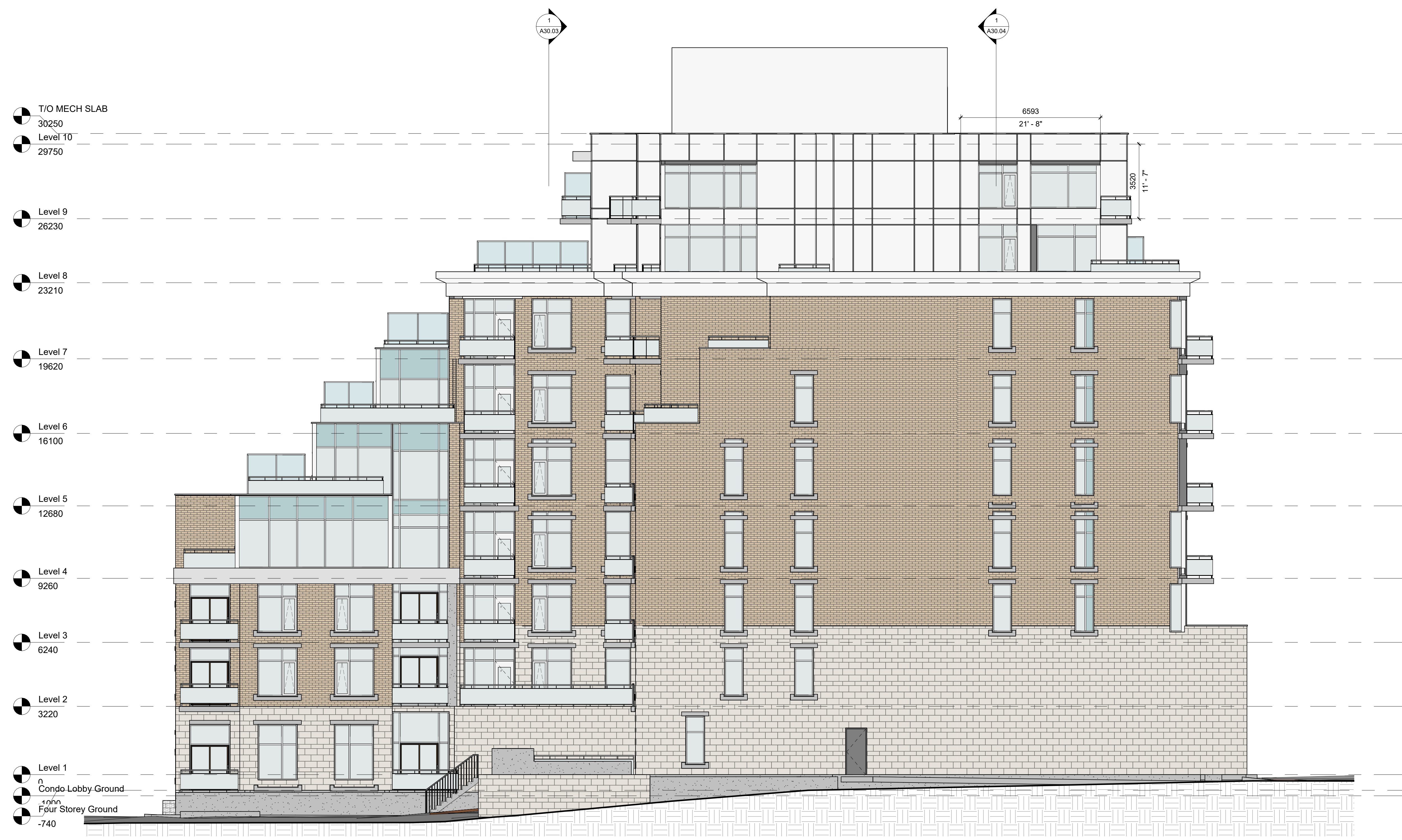
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INCORPORATED

255 Richmond Road

Ottawa, ON

DWG. TITLE
Building Elevations

SCALE	1 : 100	DWG. NO.	A20.02
PROJ. NO.	2219		



1 WEST BUILDING ELEVATION
1 : 100

No.	DESCRIPTION	DATE	CHD
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255 Richmond Road
Ottawa, ON

DWG. TITLE
Building Elevations

SCALE
1 : 100

DWG. NO.
A20.03

PROJ. NO.
2219



1 EAST BUILDING ELEVATION
1 : 100

No.	DESCRIPTION	DATE	CHD
REVISIONS			
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.			
DO NOT SCALE THE DRAWINGS			
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT		DATE	02/25/22
DRAWN		SH	
DATE		02/25/22	
CHECKED		VPC	
DATE PRINTED		2022-03-04 2:55:41 PM	

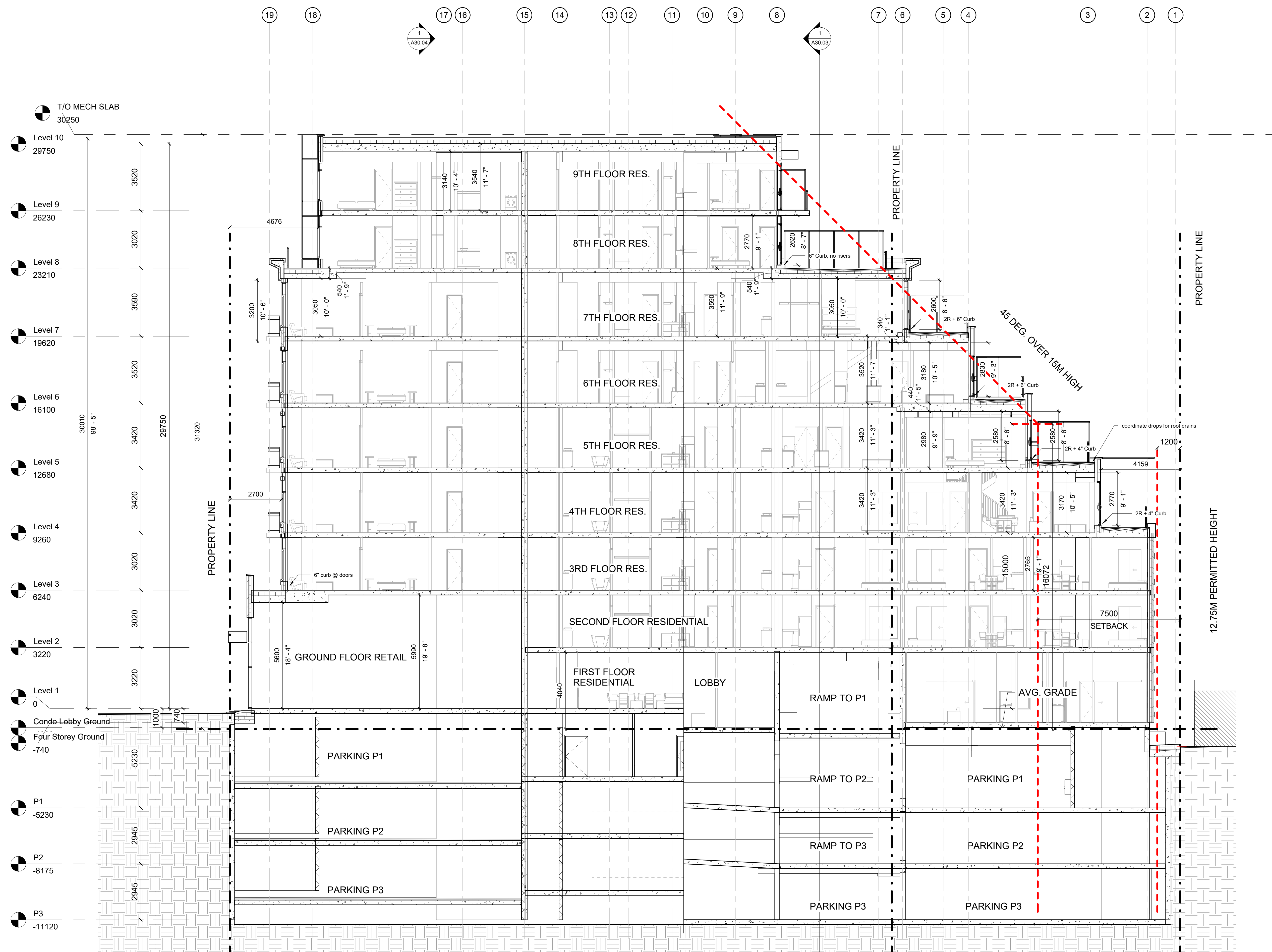
VINCENT P. COLIZZA
ARCHITECT
INCORPORATED

□ □ □ □ □

255 Richmond Road
Ottawa, ON

DWG. TITLE
Building Elevations

SCALE	1 : 100	DWG. NO.	A20.04
PROJ. NO.	2219		



2 Section 1
1 : 100

No.	DESCRIPTION	DATE	CHD
REVISIONS			
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.			
DO NOT SCALE THE DRAWINGS			
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT			
DATE	03/03/22		
DRAWN	SH		
DATE	03/03/22		
CHECKED	VPC		
DATE PRINTED	2022-03-04 2:55:46 PM		

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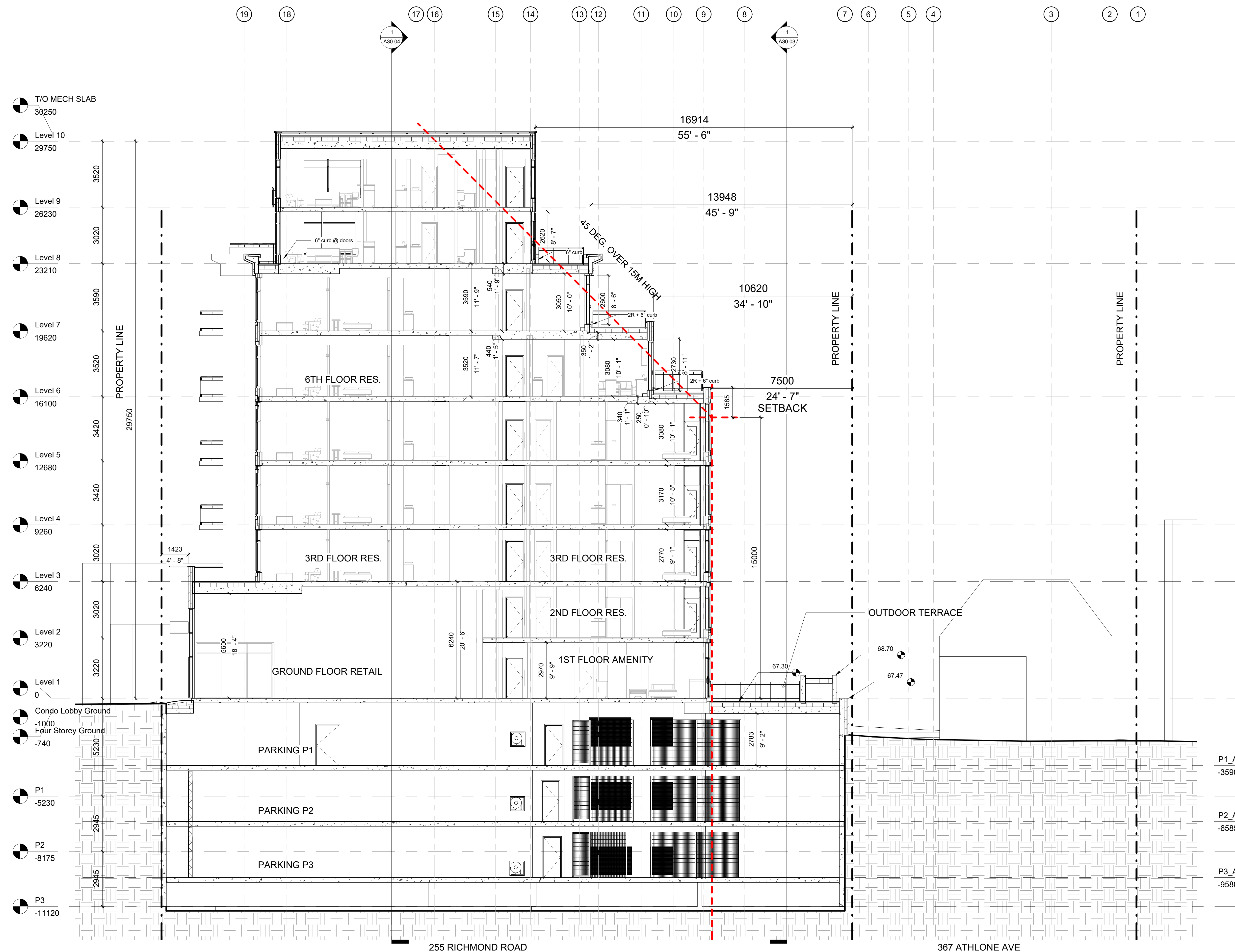
255 Richmond Road
Ottawa, ON

DWG. TITLE
Building Sections

SCALE
1 : 100

PROJ. NO.
2219

DWG. NO.
A30.01



1 Section 2
1 : 100

No.	DESCRIPTION	DATE	CHD
REVISIONS			
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.			
DO NOT SCALE THE DRAWINGS			
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT		DATE	03/03/22
DRAWN		SH	
DATE		03/03/22	
CHECKED		VPC	
DATE PRINTED		2022-03-04 2:55:50 PM	

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- P1_A -3590
- P2_A -6585
- P3_A -9580

255 Richmond Road
Ottawa, ON

DWG. TITLE
Building Sections

SCALE	1 : 100	DWG. NO.	A30.02
PROJ. NO.	2219		



1 SECTION THROUGH RAMP
1 : 100

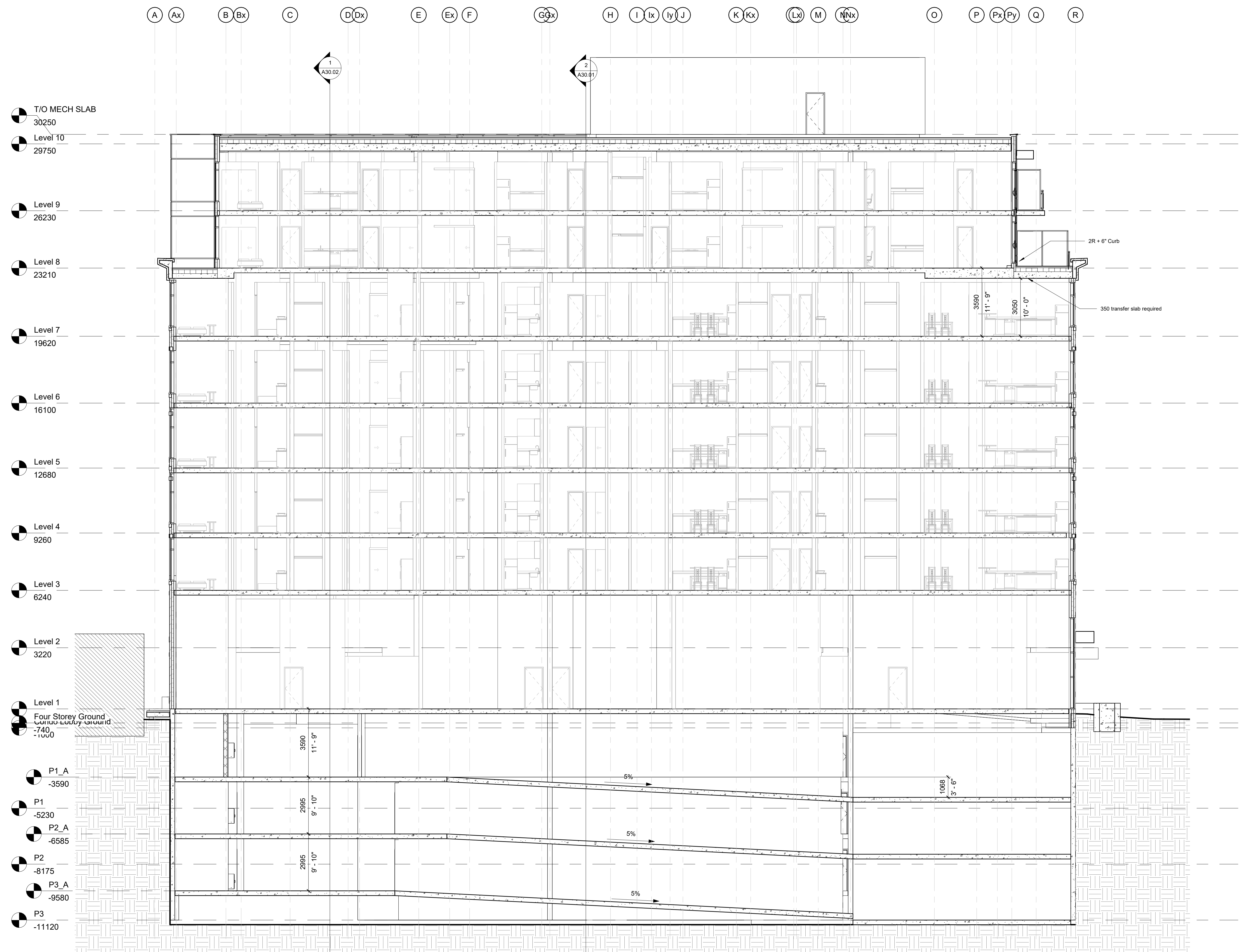
No.	DESCRIPTION	DATE	CHD
REVISIONS			
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.			
DO NOT SCALE THE DRAWINGS			
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT		DATE	03/03/22
DRAWN		Author	
DATE		03/03/22	
CHECKED		Checker	
DATE PRINTED		2022-03-04 2:56:02 PM	

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ARCHITECT
INCORPORATED

255 Richmond Road
Ottawa, ON

DWG. TITLE
Building Sections

SCALE	1 : 100	DWG. NO.	A30.03
PROJ. NO.	2219		



1 SECTION THROUGH SECONDARY RAMP
1 : 100

No.	DESCRIPTION	DATE	CHD
REVISIONS			
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.			
DO NOT SCALE THE DRAWINGS			
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT		DATE	03/03/22
DRAWN		Author	
DATE		03/03/22	
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DATE PRINTED		2022-03-04 2:56:09 PM	

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255 Richmond Road
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DWG. TITLE
Building Sections

SCALE
1 : 100

DWG. NO.
A30.04

PROJ. NO.
2219