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1 RICHMOND/TWEEDSMUIR

No.	DESCRIPTION	DATE	CHD
5	Revised as per City Comments	2023-08-28	
3	Re-issued for Zoning Amendment	2023-04-14	
2	Re-issued for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

REVISIONS

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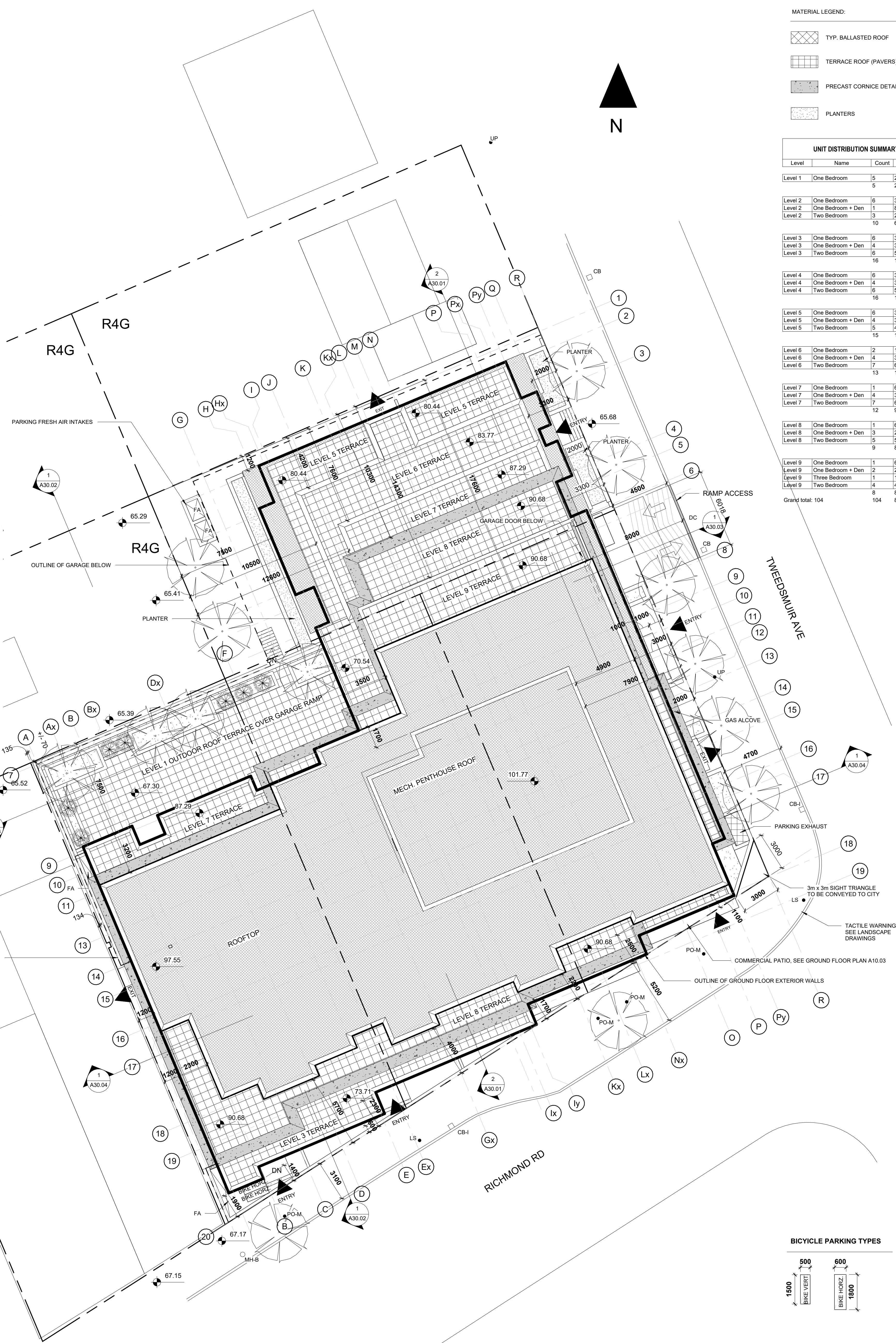
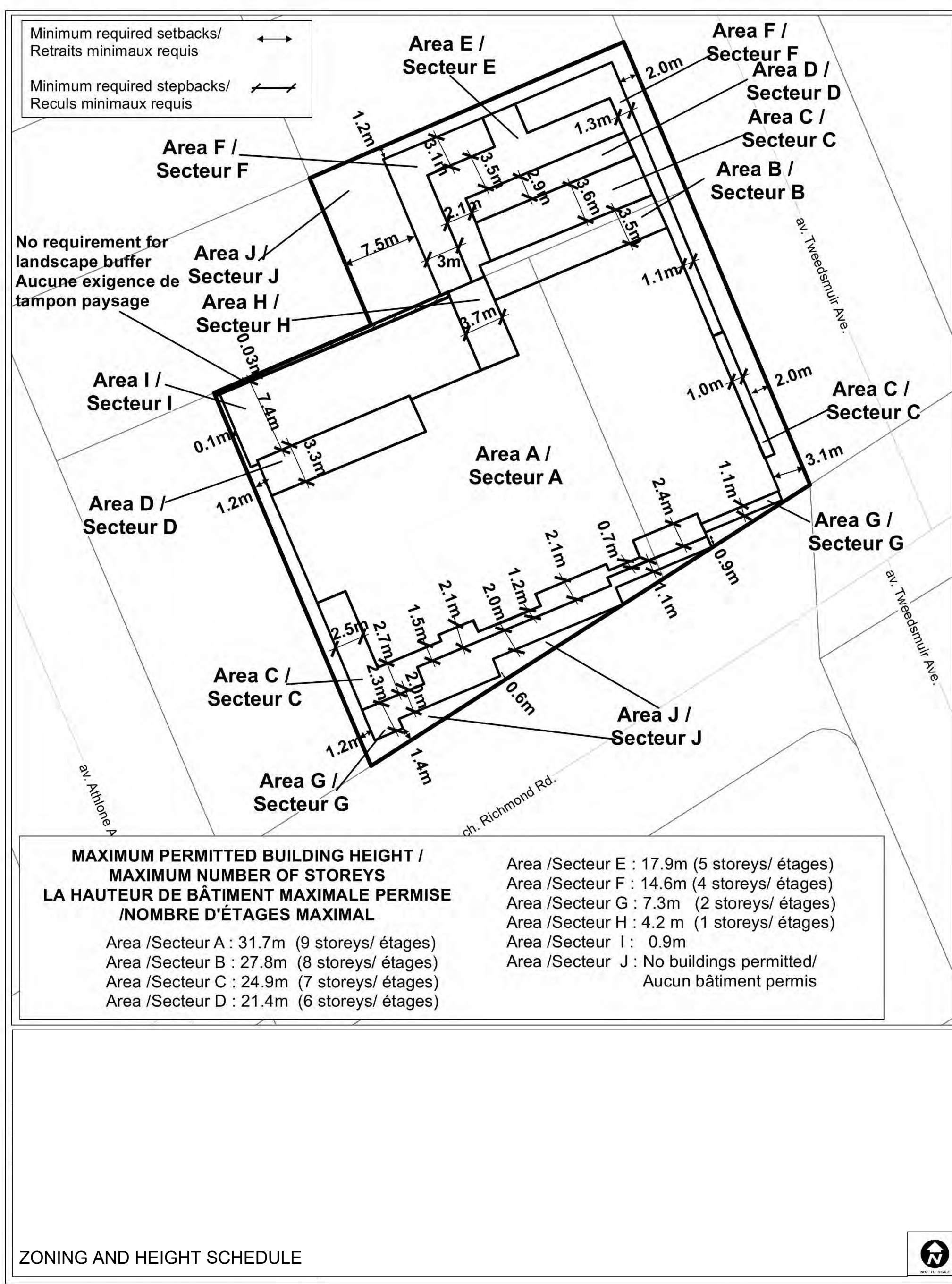
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VINCENT P. COLIZZA
ARCHITECT
INCORPORATED

249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Cover

SCALE
PROJ. NO. 2219
DWG. NO. A00.00



MATERIAL LEGEND:

- TYP. BALLASTED ROOF
- TERRACE ROOF (PAVERS)
- PRECAST CORNICE DETAIL
- PLANTERS

UNIT DISTRIBUTION SUMMARY

Level	Name	Count	Area
Level 1	One Bedroom	5	268.64 m ²
	Two Bedroom	5	268.64 m ²
Level 2	One Bedroom	6	324.77 m ²
	One Bedroom + Den	1	89.58 m ²
Level 3	One Bedroom + Den	3	278.85 m ²
	Two Bedroom	10	694.15 m ²
Level 4	One Bedroom	6	325.22 m ²
	One Bedroom + Den	4	312.81 m ²
Level 5	One Bedroom	6	303.48 m ²
	One Bedroom + Den	4	313.23 m ²
Level 6	One Bedroom	6	325.22 m ²
	One Bedroom + Den	4	312.81 m ²
Level 7	One Bedroom	1	64.12 m ²
	One Bedroom + Den	4	310.79 m ²
Level 8	One Bedroom	1	65.08 m ²
	One Bedroom + Den	2	204.74 m ²
Level 9	Three Bedroom	1	127.34 m ²
	Two Bedroom	4	434.02 m ²
Level 10	One Bedroom	1	65.08 m ²
	Two Bedroom	8	821.17 m ²
Grand total: 104			104 8205.76 m ²

ZONING INFORMATION

ZONE DESIGNATION
TM H(15)

ZONING REQUIREMENTS

NOTE:
 MIN. LOT WIDTH REQUIRED: 10.0m (NORTH PROPERTY LINE); 10.0m (SOUTH PROPERTY LINE);
 MIN. LOT AREA REQUIRED (M²): 2181.2M²
 MAX BUILDING HEIGHT: 15.0M
 BUILDING HEIGHT FROM AVG GRADE: 31.0M
 MAX FRONT YARD SETBACK: 2M
 FRONT YARD SETBACK (AMENITY AREAS): 0.75M
 FRONT YARD SETBACK (RESIDENTIAL): 2M
 MIN. REAR YARD SETBACK: 7.5M
 REAR YARD SETBACK (FORMER R4 ZONE): 1.2M
 REAR YARD SETBACK (AMENITY AREAS): 0.75M
 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 (WEST): 3M
 CORNER YARD SETBACK (EAST) PROVIDED: 0M
 CORNER YARD SETBACK (WEST) PROVIDED: 2.5M
 MIN. DRIVEWAY ASSE WIDTH: 6.7M
 DRIVEWAY ASSE WIDTH: 9M

DEVELOPMENT INFORMATION

PROPOSED:

GROUND FLOOR G.F.A. (UNITS+RETAIL):	268.64M ²
SECOND FLOOR G.F.A.:	1185.07M ²
THIRD FLOOR G.F.A.:	1185.07M ²
FOURTH FLOOR G.F.A.:	1185.07M ²
FIFTH FLOOR G.F.A.:	1185.07M ²
SIXTH FLOOR G.F.A.:	1071.04M ²
SEVENTH FLOOR G.F.A.:	897.20M ²
EIGHTH FLOOR G.F.A.:	872.04M ²
NINTH FLOOR G.F.A.:	821.17M ²
TOTAL G.F.A. (RETAIL):	579.78M ²
TOTAL G.F.A. (RESIDENTIAL):	8206.57M ²
TOTAL BUILDING G.F.A.:	8786.35M ²

PROPOSED # UNIT (RETAIL): 3 UNITS
 PROPOSED # UNITS (RESIDENTIAL): 104 UNITS

PARKING REQUIREMENTS

MIN. RESIDENT PARKING STALLS REQUIRED: 0.5
 (STALLS/ROWLING UNIT AFTER FIRST 12 UNITS)
 MIN. VISITOR PARKING STALLS REQUIRED: 0.1
 (STALLS/ROWLING UNIT AFTER FIRST 12 UNITS)
 MIN. REQUIRED PARKING STALLS @ (104-12 = 92 x 0.5): 46
 MIN. REQUIRED VISITOR PARKING STALLS @ (104-12 = 92 x 0.1-10%): 8

PROPOSED PARKING

DRIVE AISLE WIDTH (RETAIL AND VISITOR PARKING SHARED): 6.0M
 FINCH POINT IN GARAGE: 5.2M
 PROPOSED RETAIL PARKING: 0
 PROPOSED RESIDENTIAL PARKING: 86
 PROPOSED VISITOR PARKING: 8
 TOTAL OF PROPOSED PARKING: 94
 CONFORMING STALLS (2.4 X 5.2M): 45
 CONFORMING SHORT CAR STALLS (2.4 X 4.6M MIN.): 49

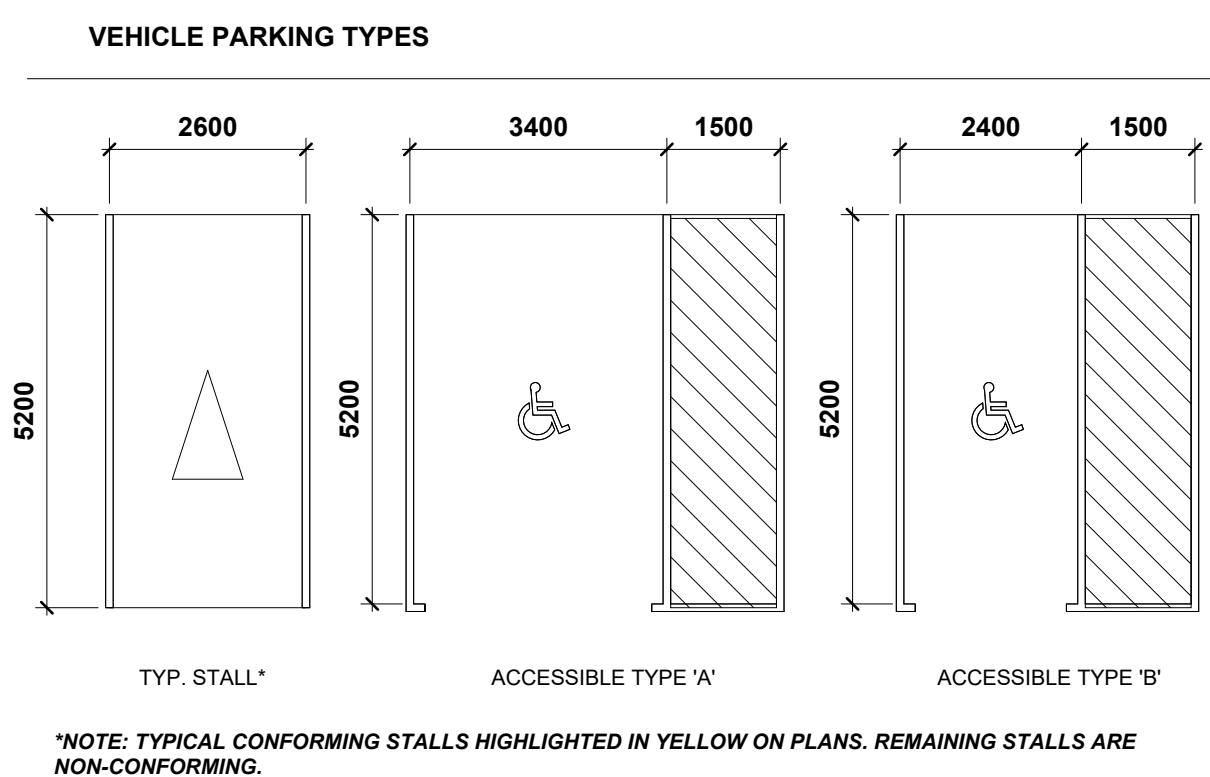
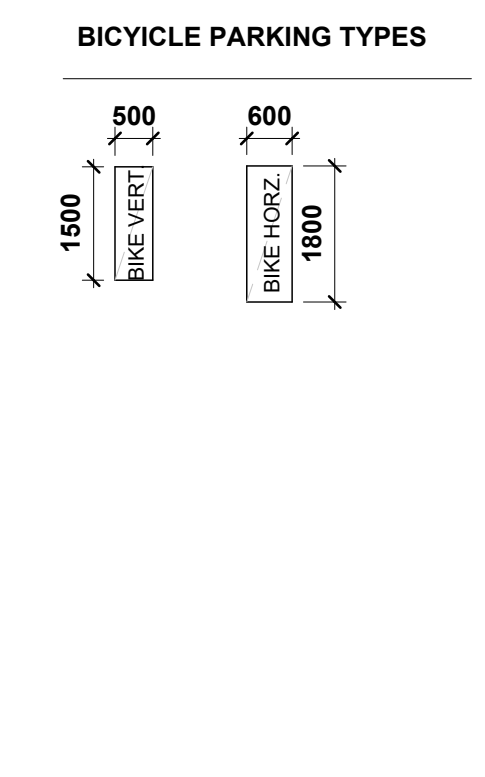
PROPOSED BICYCLE PARKING

REQUIRED RETAIL BICYCLE PARKING: 2
 REQUIRED RESIDENTIAL BICYCLE PARKING @ (1 UNIT): 104
 SUB-TOTAL OF REQUIRED BICYCLE PARKING: 106
 PROVIDED RESIDENTIAL BICYCLE PARKING: 188SUITE
 BICYCLE PARKING PROVIDED (UNDERGROUND): 188
 BICYCLE PARKING PROVIDED (EXTERIOR): 2
 BICYCLE PARKING PROVIDED (TOTAL): 190

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.) (104 UNITS @ 6.0M ² /UNIT)	624.0M ²
COMMUNAL AREA (MIN.) (50% OF REQ'D TOTAL AMENITY AREA)	312.0M ²
TOTAL RESIDENTIAL AMENITY AREA REQUIRED:	624M²
TOTAL AMENITY AREA PROVIDED:	
BALCONY AREA (104 UNITS):	705.00M ²
INDOOR AMENITY AREA (COMMUNAL):	151.63M ²
OUTDOOR AMENITY AREA (COMMUNAL):	266.51M ²
TOTAL RESIDENTIAL AMENITY AREA PROVIDED:	1,123.14M²
LANDSCAPED AREA REQUIRED:	NON MINIMUM
LANDSCAPED AREA PROVIDED:	400.00M 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



- NOTES:**
- ALL SITE INFORMATION TAKEN FROM PLAN OF SURVEY AS PREPARED BY FARLEY, SMITH, AND DENIS OLS, DATED SEPTEMBER 10, 2020. PART OF LOT 4 AND ALL OF LOTS 5, 6 & 42. REGISTERED PLAN 263, CITY OF OTTAWA.
 - REFER TO LANDSCAPE PLANS FOR SIDEWALK, DEMARCATION OF PEDESTRIAN CLEARWAY, PAVING, AND PLANTING STRATEGIES. ALL BUILDING SETBACKS AND STEPBACKS TO CONFORM TO THE ZONING AND HEIGHT SCHEDULE ATTACHED TO SITE PLAN SHEET A01.00

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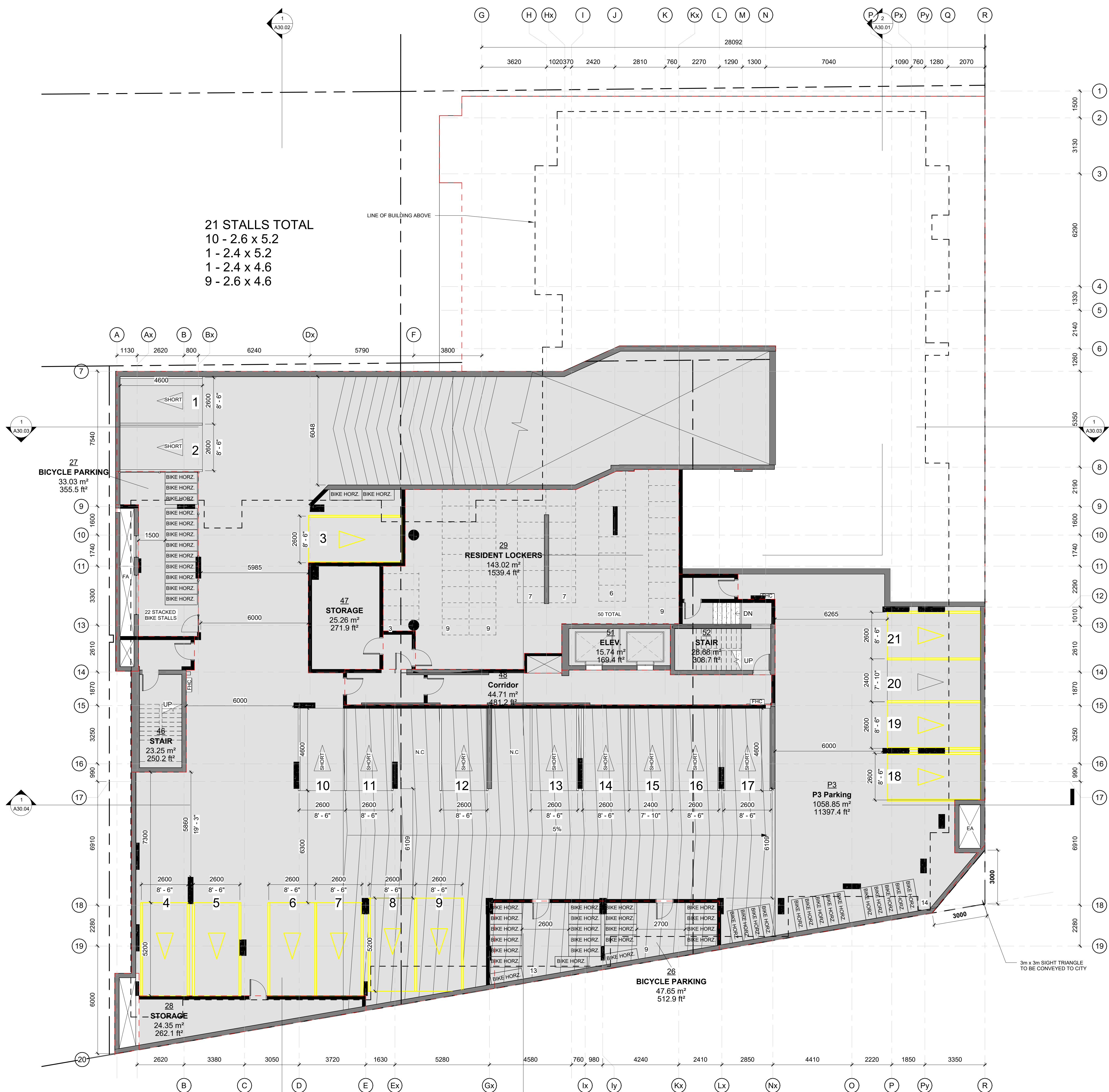
VINCENT P. COLIZZA ARCHITECT INCORPORATED

249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE: Site Plan

SCALE: As indicated DWG. NO: A01.00

PROJ. NO: 2219



21 STALLS TOTAL
 10 - 2.6 x 5.2
 1 - 2.4 x 5.2
 1 - 2.4 x 4.6
 9 - 2.6 x 4.6

Z7 BICYCLE PARKING
 33.03 m²
 355.5 ft²

RESIDENT LOCKERS
 145.02 m²
 1539.4 ft²

47 STORAGE
 25.26 m²
 271.9 ft²

51 ELEV.
 15.74 m²
 169.4 ft²

52 STAIR
 25.88 m²
 278.7 ft²

28 Corridor
 44.71 m²
 481.2 ft²

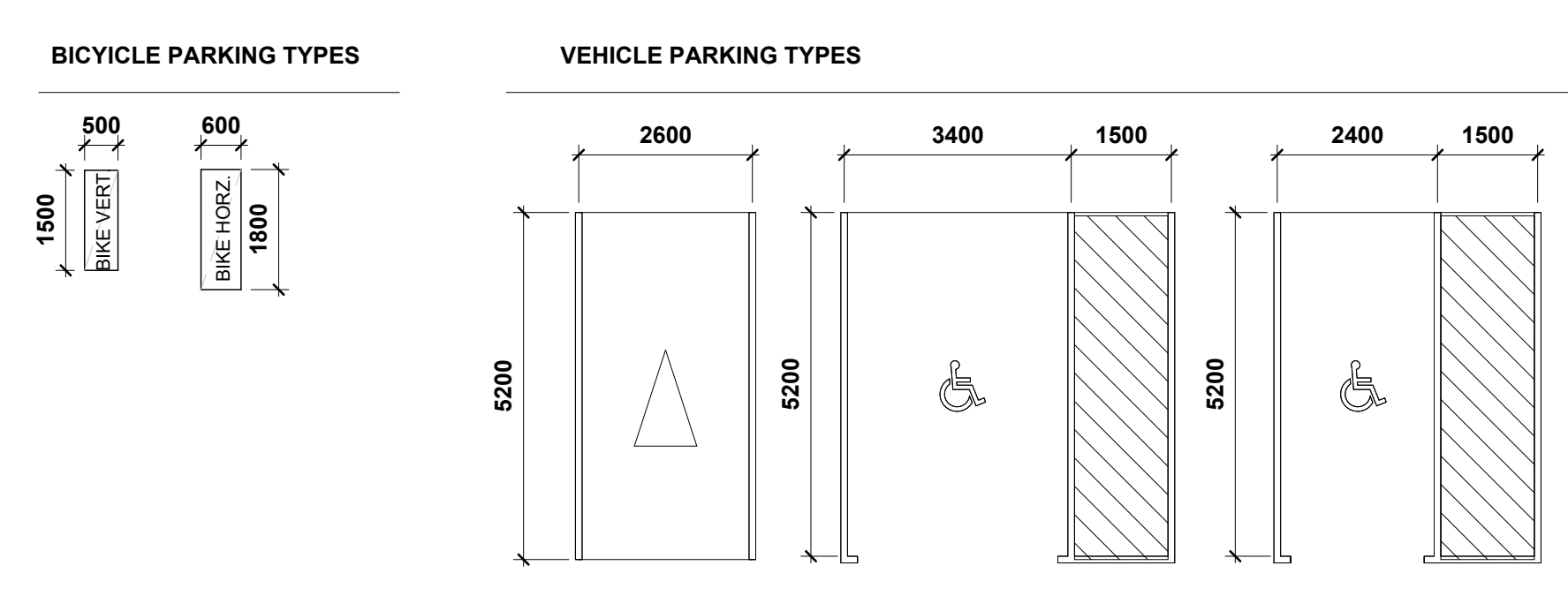
45 STAIR
 23.25 m²
 250.2 ft²

P3 Parking
 1058.85 m²
 11397.4 ft²

26 BICYCLE PARKING
 47.65 m²
 512.9 ft²

28 STORAGE
 24.35 m²
 262.1 ft²

3m x 3m SIGHT TRIANGLE TO BE CONVEYED TO CITY



NOTE: TYPICAL CONFORMING STALLS HIGHLIGHTED IN YELLOW ON PLANS. REMAINING STALLS ARE NON-CONFORMING.

1 P3
 1 : 100

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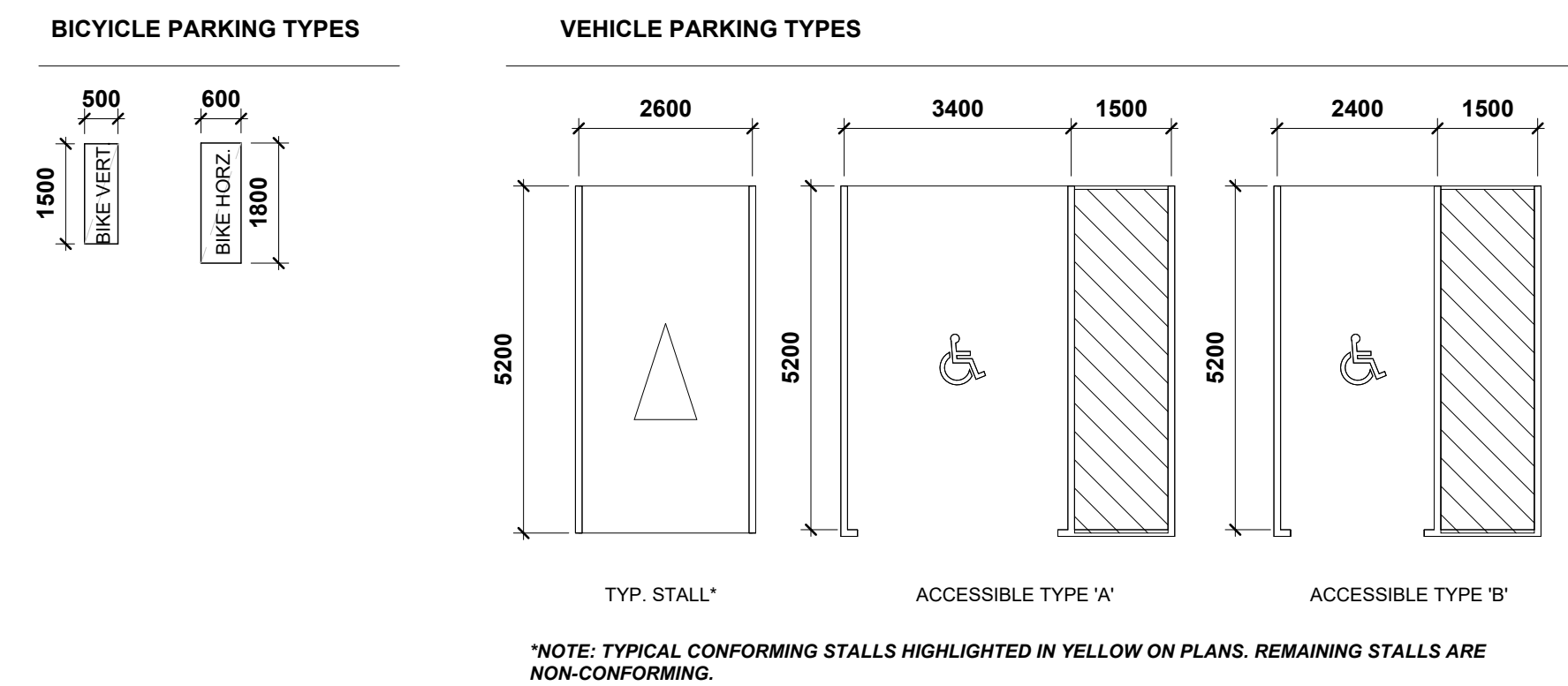
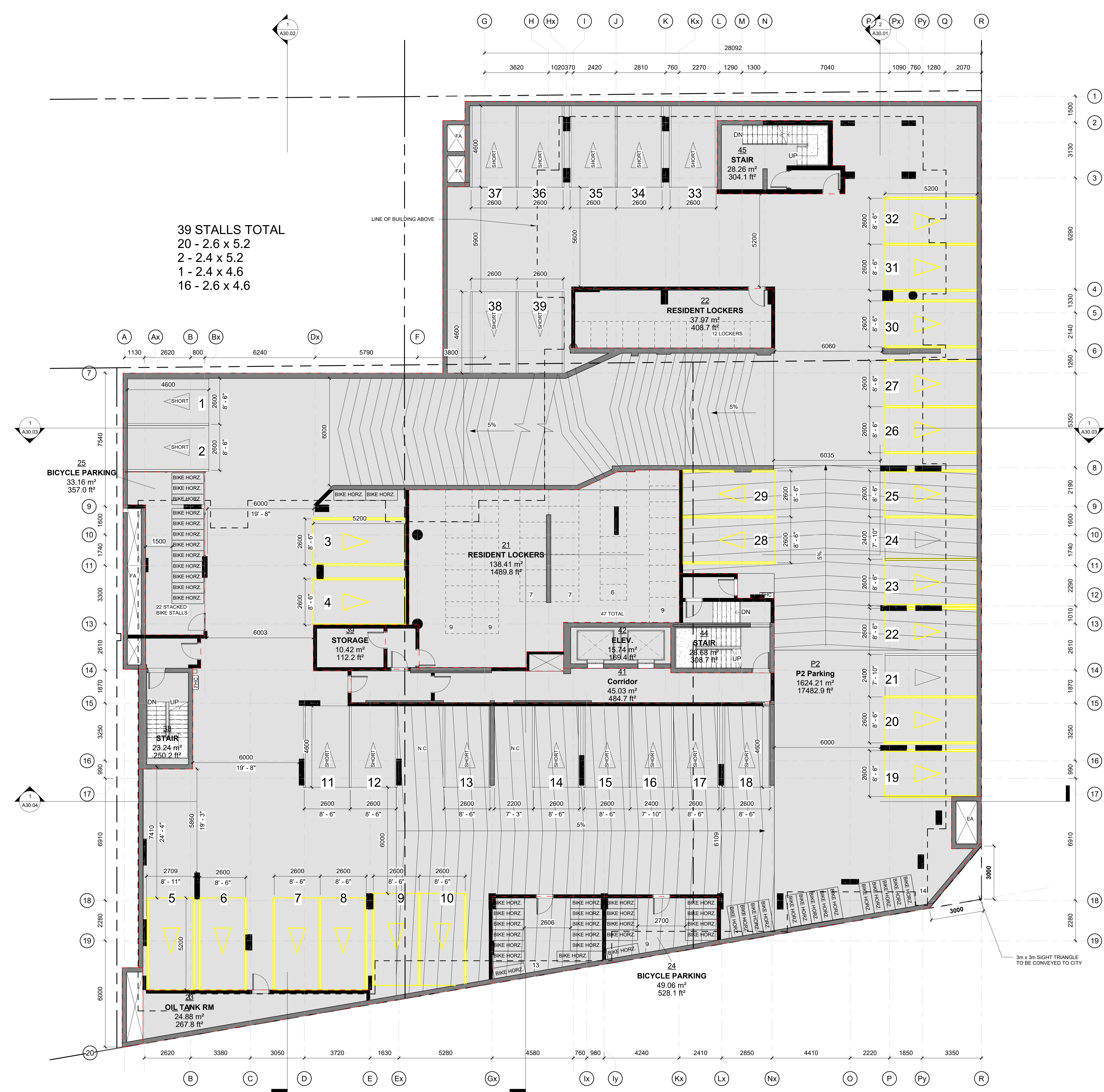
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VINCENT P. COLIZZA ARCHITECT INCORPORATED

249, 255 Richmond Road, 372 Tweedsmuir Avenue
 Ottawa, ON

DWG. TITLE
 P3 Floor Plan

SCALE 1 : 100	DWG. NO. A10.00
PROJ. NO. 2219	



1 P2
1 : 100

No.	DESCRIPTION	DATE	CHD
3	Re-issued for Zoning Amendment	2023.04.14	
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04/03/2023	DATE
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2023-08-27 11:10:34 PM	DATE PRINTED

VINCENT P. COLIZZA ARCHITECT INCORPORATED

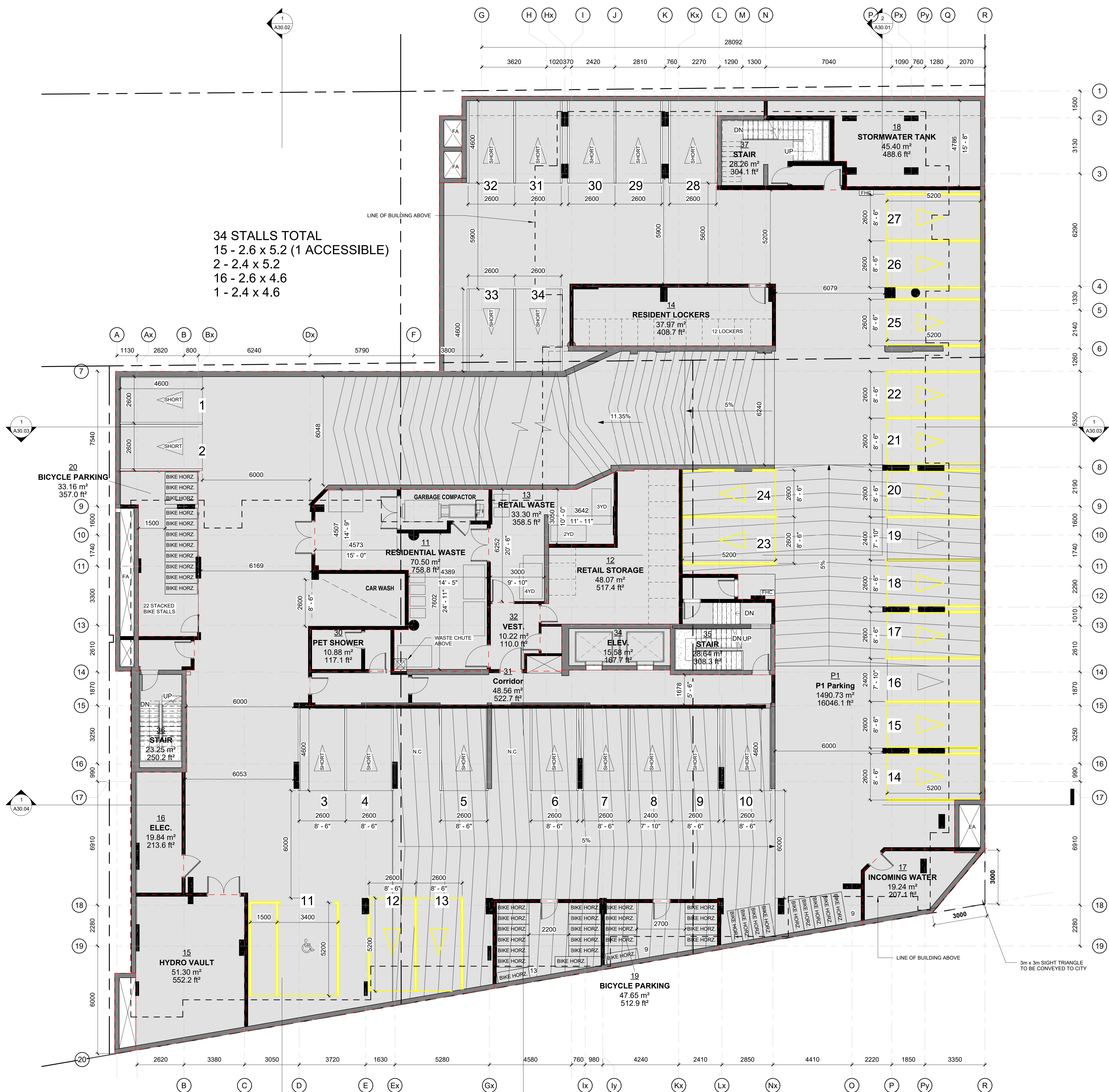
249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
P2 Floor Plan

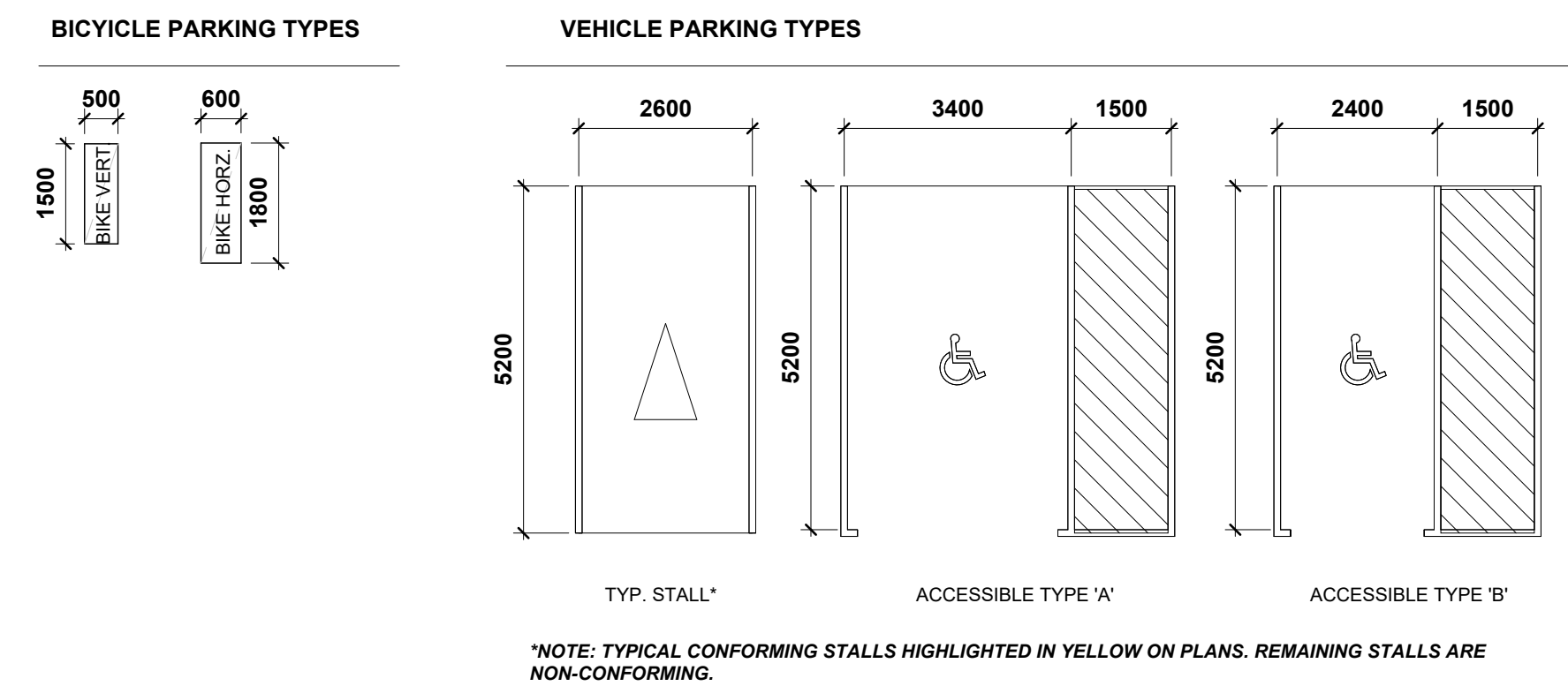
SCALE
1 : 100

DWG. NO.
A10.01

PROJ. NO.
2219



34 STALLS TOTAL
 15 - 2.6 x 5.2 (1 ACCESSIBLE)
 2 - 2.4 x 5.2
 16 - 2.6 x 4.6
 1 - 2.4 x 4.6



1 P1
 1 : 100

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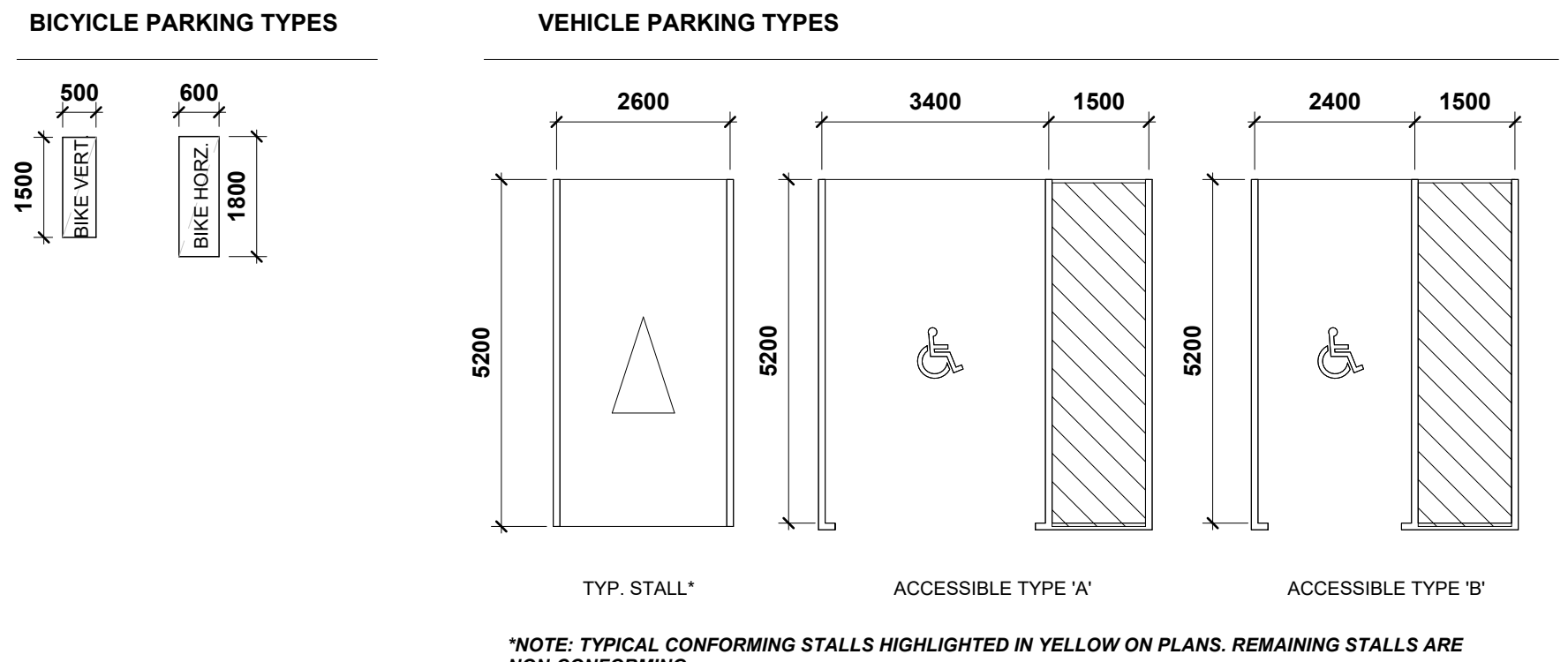
DWG. TITLE
 P1 Floor Plan

SCALE
 1 : 100

DWG. NO.
 A10.02

PROJ. NO.
 2219

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Level 1 Area Summary					
Level	Name	Number	Area Designation	Area (Sqm)	Area (Sqft)
Level 1	Amenity	108	Amenity	81.31 m ²	875.24 ft ²
Level 1	E-Commerce	111-A	Amenity	18.17 m ²	195.63 ft ²
Level 1	Fitness Center	150	Amenity	52.82 m ²	568.50 ft ²
Level 1	Overall Lobby	111	Amenity	197.07 m ²	2121.22 ft ²
Amenity: 4				349.37 m ²	3760.59 ft ²
Level 1	Corridor	100C-A	Corridors	90.47 m ²	973.77 ft ²
Level 1	Corridor	100C-B	Corridors	20.47 m ²	220.33 ft ²
Corridors: 2				110.94 m ²	1194.11 ft ²
Level 1	Outdoor Amenity	100	Outdoor Amenity	156.62 m ²	1685.79 ft ²
Level 1	Outdoor Amenity	106	Outdoor Amenity	110.18 m ²	1185.94 ft ²
Outdoor Amenity: 2				266.79 m ²	2871.73 ft ²
Level 1	Balcony	129O	Outdoor Private Amenity	4.23 m ²	45.54 ft ²
Level 1	Balcony	131OA	Outdoor Private Amenity	3.74 m ²	40.26 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
Level 1	Balcony	151-O	Outdoor Private Amenity	15.03 m ²	161.75 ft ²
Outdoor Private Amenity: 5				32.00 m ²	344.39 ft ²
Level 1	Restaurant	101	Retail	203.34 m ²	2188.74 ft ²
Level 1	Retail	103	Retail	196.57 m ²	2115.84 ft ²
Level 1	Retail	104	Retail	194.49 m ²	2093.42 ft ²
Retail: 3				594.39 m ²	6398.00 ft ²
Level 1	One Bedroom	129	Unit	56.87 m ²	612.15 ft ²
Level 1	One Bedroom	131	Unit	48.57 m ²	522.81 ft ²
Level 1	One Bedroom	132	Unit	45.55 m ²	490.25 ft ²
Level 1	One Bedroom	133	Unit	62.78 m ²	675.75 ft ²
Level 1	One Bedroom	151	Unit	54.87 m ²	590.64 ft ²
Unit: 5				268.64 m ²	2891.60 ft ²

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249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE: Level 01 Floor Plan

SCALE: As indicated DWG. NO: A10.03
PROJ. NO: 2219

Level 2 Area Summary					
Level	Name	Number	Area Designation	Area (Sqm)	Area (Sqft)
Level 2	Corridor	200C	Corridors	105.46 m ²	1135.21 ft ²
Corridors: 1				105.46 m ²	1135.21 ft ²
Level 2	Balcony	206O	Outdoor Private Amenity	4.40 m ²	47.33 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	2.63 m ²	28.28 ft ²
Level 2	Balcony	212O	Outdoor Private Amenity	3.83 m ²	41.20 ft ²
Level 2	Balcony	213O	Outdoor Private Amenity	3.54 m ²	38.14 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				62.61 m ²	673.87 ft ²
Level 2	One Bedroom	200	Unit	56.79 m ²	611.23 ft ²
Level 2	One Bedroom	208	Unit	53.50 m ²	575.92 ft ²
Level 2	One Bedroom	210	Unit	56.50 m ²	608.14 ft ²
Level 2	One Bedroom	211	Unit	47.14 m ²	507.36 ft ²
Level 2	One Bedroom	213	Unit	53.22 m ²	572.91 ft ²
Level 2	One Bedroom	216	Unit	57.62 m ²	620.27 ft ²
Level 2	One Bedroom + Den	209	Unit	89.58 m ²	964.25 ft ²
Level 2	Two Bedroom	206	Unit	82.56 m ²	888.69 ft ²
Level 2	Two Bedroom	212	Unit	84.74 m ²	912.12 ft ²
Level 2	Two Bedroom	215	Unit	112.50 m ²	1210.90 ft ²
Unit: 10				694.15 m ²	7471.79 ft ²



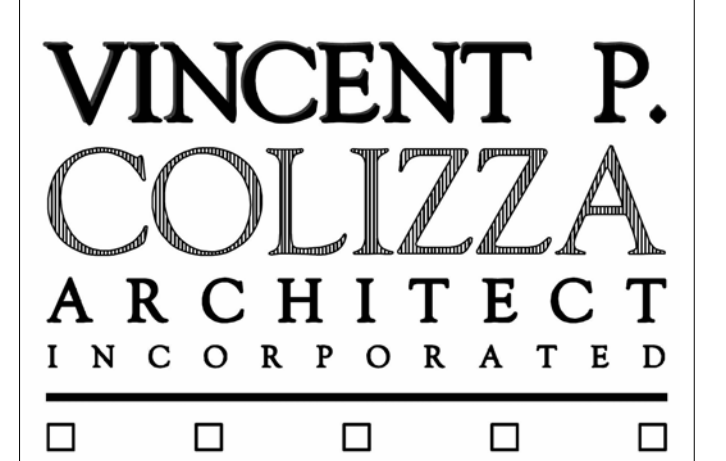
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249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Level 02 Floor Plan

SCALE	1 : 100	DWG. NO.	A10.04
PROJ. NO.	2219		



Level 3 Area Summary					
Level	Name	Number	Area Designation	Area (Sqm)	Area (Sqft)
Level 3	Corridor	300C	Corridors	106.44 m ²	1145.67 ft ²
Corridors: 1				106.44 m ²	1145.67 ft ²
Level 3	Balcony	305O	Outdoor Private Amenity	3.85 m ²	41.40 ft ²
Level 3	Balcony	307O	Outdoor Private Amenity	7.49 m ²	80.65 ft ²
Level 3	Balcony	308O	Outdoor Private Amenity	5.04 m ²	54.21 ft ²
Level 3	Balcony	309O	Outdoor Private Amenity	3.61 m ²	38.89 ft ²
Level 3	Balcony	310O	Outdoor Private Amenity	2.62 m ²	28.18 ft ²
Level 3	Balcony	311O	Outdoor Private Amenity	3.78 m ²	40.70 ft ²
Level 3	Balcony	313O	Outdoor Private Amenity	9.13 m ²	98.31 ft ²
Level 3	Balcony	314O	Outdoor Private Amenity	13.72 m ²	147.63 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	3.53 m ²	38.02 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	3190A	Outdoor Private Amenity	3.51 m ²	37.79 ft ²
Outdoor Private Amenity: 15				111.24 m ²	1197.41 ft ²
Level 3	One Bedroom	300	Unit	56.79 m ²	611.23 ft ²
Level 3	One Bedroom	307	Unit	53.50 m ²	575.92 ft ²
Level 3	One Bedroom	309	Unit	56.50 m ²	608.14 ft ²
Level 3	One Bedroom	310	Unit	47.14 m ²	507.36 ft ²
Level 3	One Bedroom	320	Unit	57.62 m ²	620.27 ft ²
Level 3	One Bedroom	321	Unit	53.67 m ²	577.71 ft ²
Level 3	One Bedroom + Den	308	Unit	89.58 m ²	964.25 ft ²
Level 3	One Bedroom + Den	314	Unit	74.01 m ²	796.65 ft ²
Level 3	One Bedroom + Den	315	Unit	77.27 m ²	831.77 ft ²
Level 3	One Bedroom + Den	316	Unit	71.94 m ²	774.35 ft ²
Level 3	Two Bedroom	305	Unit	82.61 m ²	889.22 ft ²
Level 3	Two Bedroom	311	Unit	84.74 m ²	912.12 ft ²
Level 3	Two Bedroom	312	Unit	100.97 m ²	1086.85 ft ²
Level 3	Two Bedroom	313	Unit	103.35 m ²	1112.47 ft ²
Level 3	Two Bedroom	317	Unit	72.88 m ²	784.42 ft ²
Level 3	Two Bedroom	319	Unit	112.50 m ²	1210.90 ft ²
Unit: 16				1195.07 m ²	12863.63 ft ²

No.	DESCRIPTION	DATE	CHD
5	Revised as per City Comments	2023.08.26	
3	Revised for Zoning Amendment	2023.04.14	
2	Revised for Zoning Amendment	2023.04.04	
1	Issued for Zoning Amendment	2023.04.03	

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

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DATE	DRAWN	CHECKED	DATE PRINTED
04/03/2023	SH	VP	2023-08-27 11:10:47 PM

VINCENT P. COLIZZA ARCHITECT INCORPORATED

249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE: Level 03 Floor Plan

SCALE: 1 : 100
PROJ. NO: 2219

DWG. NO: A10.05



Level 4 Area Summary					
Level	Name	Number	Area Designation	Area (SqM)	Area (Sqft)
Level 4	Corridor	400C	Corridors	107.15 m ²	1153.30 ft ²
Corridors: 1				107.15 m ²	1153.30 ft ²
Level 4	Balcony	401O	Outdoor Private Amenity	3.21 m ²	34.51 ft ²
Level 4	Balcony	405O	Outdoor Private Amenity	3.85 m ²	41.40 ft ²
Level 4	Balcony	407O	Outdoor Private Amenity	7.49 m ²	80.65 ft ²
Level 4	Balcony	408O	Outdoor Private Amenity	5.04 m ²	54.21 ft ²
Level 4	Balcony	409O	Outdoor Private Amenity	3.60 m ²	38.79 ft ²
Level 4	Balcony	410O	Outdoor Private Amenity	2.62 m ²	28.18 ft ²
Level 4	Balcony	411O	Outdoor Private Amenity	3.80 m ²	40.91 ft ²
Level 4	Balcony	412O	Outdoor Private Amenity	4.19 m ²	45.07 ft ²
Level 4	Balcony	413O	Outdoor Private Amenity	4.02 m ²	43.24 ft ²
Level 4	Balcony	414O	Outdoor Private Amenity	4.83 m ²	51.95 ft ²
Level 4	Balcony	415O	Outdoor Private Amenity	4.71 m ²	50.65 ft ²
Level 4	Balcony	416O	Outdoor Private Amenity	4.67 m ²	50.27 ft ²
Level 4	Balcony	417O	Outdoor Private Amenity	3.87 m ²	41.62 ft ²
Level 4	Balcony	418OA	Outdoor Private Amenity	3.53 m ²	38.02 ft ²
Level 4	Balcony	418OB	Outdoor Private Amenity	3.51 m ²	37.79 ft ²
Level 4	Balcony	419OA	Outdoor Private Amenity	3.54 m ²	38.14 ft ²
Outdoor Private Amenity: 16				66.46 m ²	715.41 ft ²
Level 4	One Bedroom	400	Unit	56.79 m ²	611.23 ft ²
Level 4	One Bedroom	401	Unit	57.52 m ²	619.14 ft ²
Level 4	One Bedroom	407	Unit	53.50 m ²	575.92 ft ²
Level 4	One Bedroom	409	Unit	56.50 m ²	608.14 ft ²
Level 4	One Bedroom	410	Unit	47.14 m ²	507.36 ft ²
Level 4	One Bedroom	419	Unit	53.67 m ²	577.71 ft ²
Level 4	One Bedroom + Den	408	Unit	89.58 m ²	964.25 ft ²
Level 4	One Bedroom + Den	414	Unit	74.01 m ²	796.65 ft ²
Level 4	One Bedroom + Den	415	Unit	77.27 m ²	831.77 ft ²
Level 4	One Bedroom + Den	416	Unit	71.94 m ²	774.35 ft ²
Level 4	Two Bedroom	405	Unit	82.61 m ²	889.22 ft ²
Level 4	Two Bedroom	411	Unit	84.74 m ²	912.12 ft ²
Level 4	Two Bedroom	412	Unit	100.91 m ²	1086.16 ft ²
Level 4	Two Bedroom	413	Unit	103.45 m ²	1113.52 ft ²
Level 4	Two Bedroom	417	Unit	72.88 m ²	784.42 ft ²
Level 4	Two Bedroom	418	Unit	112.50 m ²	1210.90 ft ²
Unit: 16				1195.00 m ²	12862.87 ft ²

1 Level 4
1: 100

No.	DESCRIPTION	DATE	CHD
5	Revised as per City Comments	2023-08-26	
3	Revised for Zoning Amendment	2023-04-14	
2	Revised for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

REVISIONS

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DATE	DRAWN	CHECKED	DATE PRINTED
04/03/2023	SH		
04/03/2023		VPC	
2023-08-27 11:10:53 PM			

VINCENT P. COLIZZA
ARCHITECT
INCORPORATED

249, 255 Richmond Road, 372
Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Level 04 Floor Plan

SCALE	DWG. NO.
1: 100	A10.06
PROJ. NO. 2219	

Level 5 Area Summary					
Level	Name	Number	Area Designation	Area (SqM)	Area (Sqft)
Level 5	Corridor	500C	Corridors	106.05 m ²	1141.52 ft ²
Corridors: 1				106.05 m ²	1141.52 ft ²
Level 5	Balcony	417P	Outdoor Private Amenity	3.85 m ²	41.40 ft ²
Level 5	Balcony	417Q	Outdoor Private Amenity	7.49 m ²	80.65 ft ²
Level 5	Balcony	417R	Outdoor Private Amenity	5.04 m ²	54.21 ft ²
Level 5	Balcony	419OB	Outdoor Private Amenity	17.30 m ²	186.16 ft ²
Level 5	Balcony	509OA	Outdoor Private Amenity	3.60 m ²	38.79 ft ²
Level 5	Balcony	510O	Outdoor Private Amenity	4.79 m ²	51.55 ft ²
Level 5	Balcony	511O	Outdoor Private Amenity	4.19 m ²	45.07 ft ²
Level 5	Balcony	512O	Outdoor Private Amenity	4.02 m ²	43.24 ft ²
Level 5	Balcony	513O	Outdoor Private Amenity	4.83 m ²	51.95 ft ²
Level 5	Balcony	514O	Outdoor Private Amenity	4.70 m ²	50.61 ft ²
Level 5	Balcony	515O	Outdoor Private Amenity	4.67 m ²	50.27 ft ²
Level 5	Balcony	516O	Outdoor Private Amenity	3.87 m ²	41.62 ft ²
Level 5	Balcony	520O	Outdoor Private Amenity	25.35 m ²	272.85 ft ²
Level 5	Balcony	522O	Outdoor Private Amenity	3.30 m ²	35.50 ft ²
Outdoor Private Amenity: 14				96.98 m ²	1043.87 ft ²
Level 5	One Bedroom	507	Unit	53.50 m ²	575.92 ft ²
Level 5	One Bedroom	507B	Unit	56.79 m ²	611.23 ft ²
Level 5	One Bedroom	509	Unit	56.78 m ²	611.22 ft ²
Level 5	One Bedroom	520	Unit	67.78 m ²	729.58 ft ²
Level 5	One Bedroom	521	Unit	62.78 m ²	675.78 ft ²
Level 5	One Bedroom	522	Unit	55.85 m ²	601.15 ft ²
Level 5	One Bedroom + Den	508	Unit	90.01 m ²	968.84 ft ²
Level 5	One Bedroom + Den	513	Unit	74.01 m ²	796.65 ft ²
Level 5	One Bedroom + Den	514	Unit	77.27 m ²	831.77 ft ²
Level 5	One Bedroom + Den	515	Unit	71.94 m ²	774.35 ft ²
Level 5	Two Bedroom	505	Unit	82.61 m ²	889.22 ft ²
Level 5	Two Bedroom	510	Unit	74.58 m ²	802.79 ft ²
Level 5	Two Bedroom	511	Unit	100.91 m ²	1086.16 ft ²
Level 5	Two Bedroom	512	Unit	103.45 m ²	1113.52 ft ²
Level 5	Two Bedroom	516	Unit	72.88 m ²	784.42 ft ²
Unit: 15				1101.14 m ²	11852.60 ft ²



1 Level 5
1: 100

No.	DESCRIPTION	DATE	CHD
5	Revised as per City Comments	2023-08-28	
3	Re-issued for Zoning Amendment	2023-04-14	
2	Re-issued for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

REVISIONS		
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DO NOT SCALE THE DRAWINGS		
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DATE	04/03/2023	
DRAWN	SH	
DATE	04/03/2023	
CHECKED	VEC	
DATE PRINTED	2023-08-27 11:10:58 PM	

VINCENT P. COLIZZA
ARCHITECT
INCORPORATED

249, 255 Richmond Road, 372
Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Level 05 Floor Plan

SCALE	1: 100	DWG. NO.	A10.07
PROJ. NO.	2219		

Level 6 Area Summary					
Level	Name	Number	Area Designation	Area (SqM)	Area (Sqft)
Level 6	Corridor	600C	Corridors	72.34 m ²	778.68 ft ²
Corridors: 1				72.34 m ²	778.68 ft ²
Level 6	Balcony	605O	Outdoor Private Amenity	3.85 m ²	41.40 ft ²
Level 6	Balcony	606O	Outdoor Private Amenity	7.49 m ²	80.65 ft ²
Level 6	Balcony	607O	Outdoor Private Amenity	5.04 m ²	54.21 ft ²
Level 6	Balcony	608OA	Outdoor Private Amenity	3.34 m ²	35.95 ft ²
Level 6	Balcony	608OB	Outdoor Private Amenity	27.97 m ²	301.11 ft ²
Level 6	Balcony	609OA	Outdoor Private Amenity	24.05 m ²	258.85 ft ²
Level 6	Balcony	610O	Outdoor Private Amenity	4.79 m ²	51.55 ft ²
Level 6	Balcony	611O	Outdoor Private Amenity	4.19 m ²	45.07 ft ²
Level 6	Balcony	612O	Outdoor Private Amenity	4.02 m ²	43.24 ft ²
Level 6	Balcony	613O	Outdoor Private Amenity	4.83 m ²	51.95 ft ²
Level 6	Balcony	614O	Outdoor Private Amenity	4.70 m ²	50.61 ft ²
Level 6	Balcony	615O	Outdoor Private Amenity	4.67 m ²	50.27 ft ²
Level 6	Balcony	616O	Outdoor Private Amenity	3.87 m ²	41.62 ft ²
Outdoor Private Amenity: 13				102.80 m ²	1106.48 ft ²
Level 6	One Bedroom	606	Unit	56.79 m ²	611.23 ft ²
Level 6	One Bedroom	620	Unit	53.50 m ²	575.92 ft ²
Level 6	One Bedroom + Den	607	Unit	87.02 m ²	936.71 ft ²
Level 6	One Bedroom + Den	613	Unit	74.01 m ²	796.65 ft ²
Level 6	One Bedroom + Den	614	Unit	77.27 m ²	831.77 ft ²
Level 6	One Bedroom + Den	615	Unit	71.94 m ²	774.35 ft ²
Level 6	Two Bedroom	605	Unit	82.61 m ²	889.22 ft ²
Level 6	Two Bedroom	608	Unit	114.55 m ²	1232.98 ft ²
Level 6	Two Bedroom	609	Unit	106.26 m ²	1143.73 ft ²
Level 6	Two Bedroom	610	Unit	69.95 m ²	752.93 ft ²
Level 6	Two Bedroom	611	Unit	100.91 m ²	1086.16 ft ²
Level 6	Two Bedroom	612	Unit	103.45 m ²	1113.52 ft ²
Level 6	Two Bedroom	616	Unit	72.78 m ²	783.41 ft ²
Unit: 13				1071.04 m ²	11528.59 ft ²



1 Level 6
1: 100

No.	DESCRIPTION	DATE	CHD
5	Revised as per City Comments	2023-08-26	
2	Re-issued for Zoning Amendment	2023-04-14	
1	Issued for Zoning Amendment	2023-04-04	

REVISIONS

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DATE	DRAWN	CHECKED	DATE PRINTED
04/03/2023	SH	VPK	2023-08-27 11:11:04 PM

VINCENT P. COLIZZA
ARCHITECT
INCORPORATED

249, 255 Richmond Road, 372
Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Level 06 Floor Plan

SCALE	DWG. NO.
1: 100	A10.08
PROJ. NO.	2219

Level 7 Area Summary					
Level	Name	Number	Area Designation	Area (Sqm)	Area (Sqft)
Level 7	Corridor	700C	Corridors	71.32 m ²	767.71 ft ²
Corridors: 1				71.32 m ²	767.71 ft ²
Level 7	Balcony	608OC	Outdoor Private Amenity	3.61 m ²	38.81 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	4.17 m ²	44.91 ft ²
Level 7	Balcony	710O	Outdoor Private Amenity	4.19 m ²	45.07 ft ²
Level 7	Balcony	711O	Outdoor Private Amenity	4.02 m ²	43.24 ft ²
Level 7	Balcony	712O	Outdoor Private Amenity	4.83 m ²	51.95 ft ²
Level 7	Balcony	713O	Outdoor Private Amenity	4.70 m ²	50.61 ft ²
Level 7	Balcony	714O	Outdoor Private Amenity	4.67 m ²	50.27 ft ²
Level 7	Balcony	715O	Outdoor Private Amenity	3.87 m ²	41.62 ft ²
Level 7	Balcony	721O	Outdoor Private Amenity	24.03 m ²	258.61 ft ²
Level 7	Balcony	729O	Outdoor Private Amenity	31.36 m ²	337.60 ft ²
Level 7	Balcony	722OB	Outdoor Private Amenity	19.26 m ²	207.34 ft ²
Outdoor Private Amenity: 13				119.74 m ²	1288.91 ft ²
Level 7	One Bedroom	706	Unit	64.12 m ²	690.18 ft ²
Level 7	One Bedroom + Den	707	Unit	87.76 m ²	944.59 ft ²
Level 7	One Bedroom + Den	712	Unit	73.82 m ²	794.63 ft ²
Level 7	One Bedroom + Den	713	Unit	77.27 m ²	831.77 ft ²
Level 7	One Bedroom + Den	714	Unit	71.94 m ²	774.35 ft ²
Level 7	Two Bedroom	709	Unit	69.98 m ²	753.25 ft ²
Level 7	Two Bedroom	710	Unit	100.91 m ²	1086.16 ft ²
Level 7	Two Bedroom	711	Unit	103.45 m ²	1113.52 ft ²
Level 7	Two Bedroom	715	Unit	72.78 m ²	783.41 ft ²
Level 7	Two Bedroom	720	Unit	90.11 m ²	969.99 ft ²
Level 7	Two Bedroom	721	Unit	92.12 m ²	991.62 ft ²
Level 7	Two Bedroom	722	Unit	83.25 m ²	896.05 ft ²
Unit: 12				987.52 m ²	10629.53 ft ²



1 Level 7
1 : 100

No.	DESCRIPTION	DATE	CHD
5	Revised per City Comments	2023.08.20	
3	Re-issued for Zoning Amendment	2023.04.14	
2	Re-issued for Zoning Amendment	2023.04.04	

REVISIONS

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04/03/2023	SH	VPK	2023-08-27 11:11:09 PM

VINCENT P. COLIZZA
ARCHITECT
INCORPORATED

249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Level 07 Floor Plan

SCALE
1 : 100
PROJ. NO.
2219

DWG. NO.
A10.09

Level 8 Area Summary					
Level	Name	Number	Area Designation	Area (Sqm)	Area (Sqft)
Level 8	Corridor	800C	Corridors	68.92 m ²	741.88 ft ²
Corridors: 1				68.92 m ²	741.88 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	811O	Outdoor Private Amenity	14.11 m ²	151.84 ft ²
Level 8	Balcony	812O	Outdoor Private Amenity	15.35 m ²	165.24 ft ²
Level 8	Balcony	813O	Outdoor Private Amenity	18.43 m ²	198.33 ft ²
Outdoor Private Amenity: 5				55.64 m ²	598.89 ft ²
Level 8	One Bedroom	806	Unit	65.06 m ²	700.30 ft ²
Level 8	One Bedroom + Den	807	Unit	88.69 m ²	954.62 ft ²
Level 8	One Bedroom + Den	811	Unit	101.85 m ²	1096.33 ft ²
Level 8	One Bedroom + Den	812	Unit	102.89 m ²	1107.50 ft ²
Level 8	Two Bedroom	805	Unit	131.48 m ²	1415.27 ft ²
Level 8	Two Bedroom	809	Unit	84.98 m ²	914.70 ft ²
Level 8	Two Bedroom	810	Unit	103.32 m ²	1112.11 ft ²
Level 8	Two Bedroom	813	Unit	106.33 m ²	1144.48 ft ²
Level 8	Two Bedroom	820	Unit	87.44 m ²	941.23 ft ²
Unit: 9				872.04 m ²	9386.54 ft ²



1 Level 8
1: 100

No.	DESCRIPTION	DATE	CHD
5	Revised as per City Comments	2023.08.26	
3	Revised for Zoning Amendment	2023.04.14	
2	Revised for Zoning Amendment	2023.04.04	
1	Issued for Zoning Amendment	2023.04.03	

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DATE	DRAWN	CHECKED	DATE PRINTED
04/03/2023	SH	VP	2023-08-27 11:11:14 PM

VINCENT P. COLIZZA ARCHITECT INCORPORATED

249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Level 08 Floor Plan

SCALE
1: 100

PROJ. NO.
2219

DWG. NO.
A10.10

Level 9 Area Summary					
Level	Name	Number	Area Designation	Area (Sqm)	Area (Sqft)
Level 9	Corridor	900C	Corridors	62.61 m ²	673.93 ft ²
Corridors: 1				62.61 m ²	673.93 ft ²
Level 9	Balcony	906O	Outdoor Private Amenity	3.82 m ²	41.16 ft ²
Level 9	Balcony	907OA	Outdoor Private Amenity	4.64 m ²	49.96 ft ²
Level 9	Balcony	908O	Outdoor Private Amenity	5.42 m ²	58.30 ft ²
Level 9	Balcony	909O	Outdoor Private Amenity	9.07 m ²	97.67 ft ²
Level 9	Balcony	910O	Outdoor Private Amenity	5.54 m ²	59.61 ft ²
Level 9	Balcony	911O	Outdoor Private Amenity	5.84 m ²	62.86 ft ²
Level 9	Balcony	912O	Outdoor Private Amenity	4.21 m ²	45.31 ft ²
Outdoor Private Amenity: 7				38.54 m ²	414.86 ft ²
Level 9	One Bedroom	906	Unit	65.06 m ²	700.30 ft ²
Level 9	One Bedroom + Den	910	Unit	101.85 m ²	1096.33 ft ²
Level 9	One Bedroom + Den	911	Unit	102.89 m ²	1107.50 ft ²
Level 9	Three Bedroom	907	Unit	127.34 m ²	1370.66 ft ²
Level 9	Two Bedroom	908	Unit	126.15 m ²	1357.85 ft ²
Level 9	Two Bedroom	909	Unit	103.36 m ²	1112.59 ft ²
Level 9	Two Bedroom	912	Unit	106.33 m ²	1144.48 ft ²
Level 9	Two Bedroom	920	Unit	88.19 m ²	949.25 ft ²
Unit: 8				821.17 m ²	8838.95 ft ²



No.	DESCRIPTION	DATE	CHD
5	Revised as per City Comments	2023-08-26	
3	Revised for Zoning Amendment	2023-04-14	
2	Revised for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

REVISIONS

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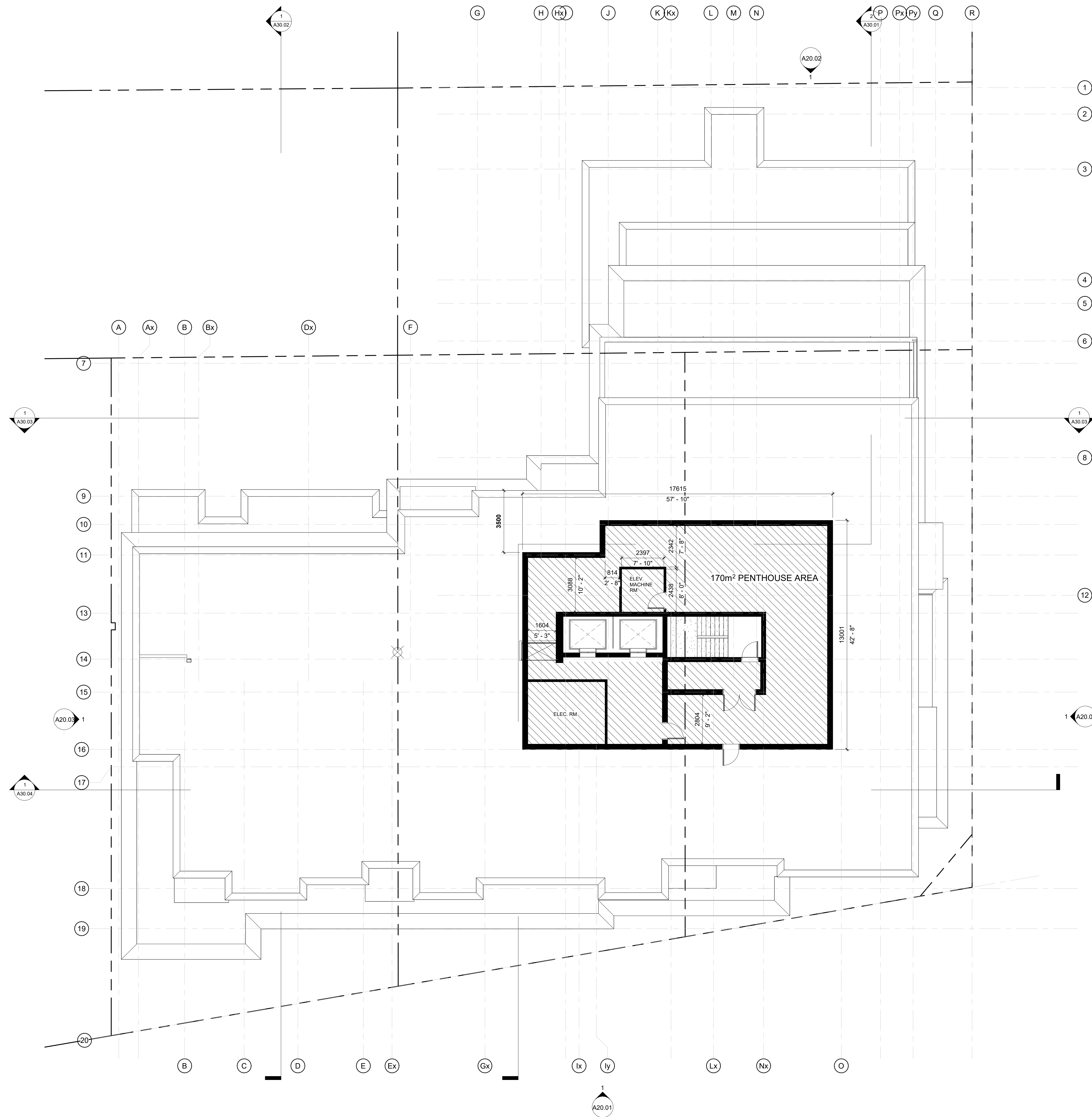
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VINCENT P. COLIZZA ARCHITECT INCORPORATED

249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Level 09 Floor Plan

SCALE
1 : 100
PROJ. NO.
2219
DWG. NO.
A10.11



1 MECHANICAL PENTHOUSE OP2
1 : 100

5	Revised as per City Comments	2023-08-26	
3	Re-issued for Zoning Amendment	2023-04-14	
2	Re-issued for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

No.	DESCRIPTION	DATE	CHD
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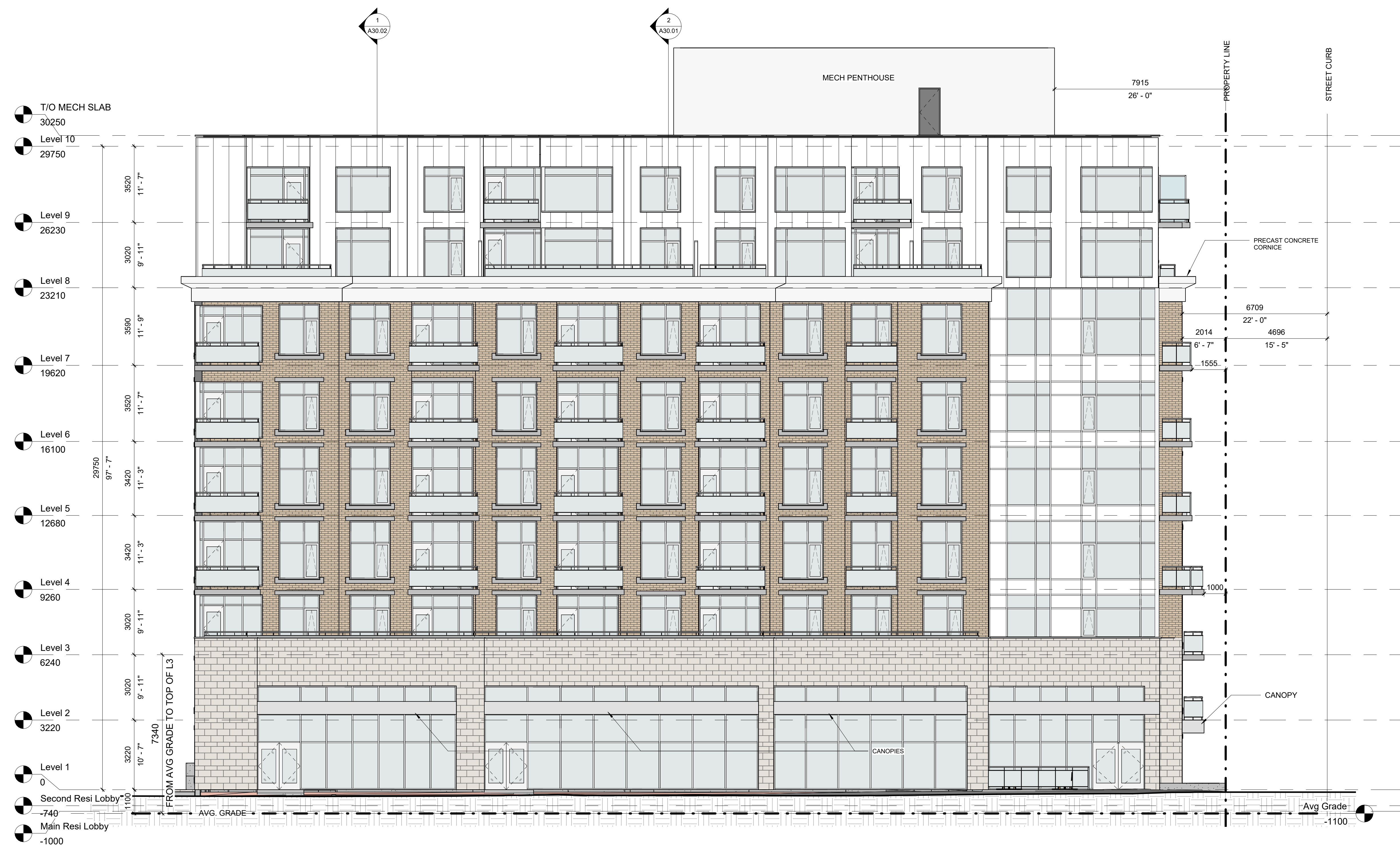
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VINCENT P. COLIZZA
ARCHITECT
INCORPORATED

249, 255 Richmond Road, 372
Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Mech. Penthouse Floor Plan

SCALE	1 : 100	DWG. NO.	A10.12
PROJ. NO.	2219		



No.	DESCRIPTION	DATE	CHD
5	Revised as per City Comments	2023-08-26	
3	Revised for Zoning Amendment	2023-04-14	
2	Revised for Zoning Amendment	2023-04-04	
1	Issued for Zoning Amendment	2023-04-03	

REVISIONS

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VINCENT P. COLIZZA ARCHITECT INCORPORATED

249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Building Elevations

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

1 SOUTH BUILDING ELEVATION
1 : 100



1 NORTH BUILDING ELEVATIONS
1:100

MATERIAL LEGEND

	ARRISCRAFT BRICK VENEER
	ARRISCRAFT STONE VENEER
	ALUCOBOND PANELS
	GLAZING
	SPANDREL PANEL

No.	DESCRIPTION	DATE	CHD
5	Revised as per City Comments	2023-08-26	
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VINCENT P. COLIZZA ARCHITECT INCORPORATED

249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Building Elevations

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



1 WEST BUILDING ELEVATION
1 : 100

MATERIAL LEGEND

- ARRISCRAFT BRICK VENEER
- ARRISCRAFT STONE VENEER
- ALUCOBOND PANELS
- GLAZING
- SPANDREL PANEL

No.	DESCRIPTION	DATE	CHD
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VINCENT P. COLIZZA
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INCORPORATED

249, 255 Richmond Road, 372
Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Building Elevations

SCALE 1 : 100	DWG. NO. A20.03
PROJ. NO. 2219	



1 EAST BUILDING ELEVATION
1:100

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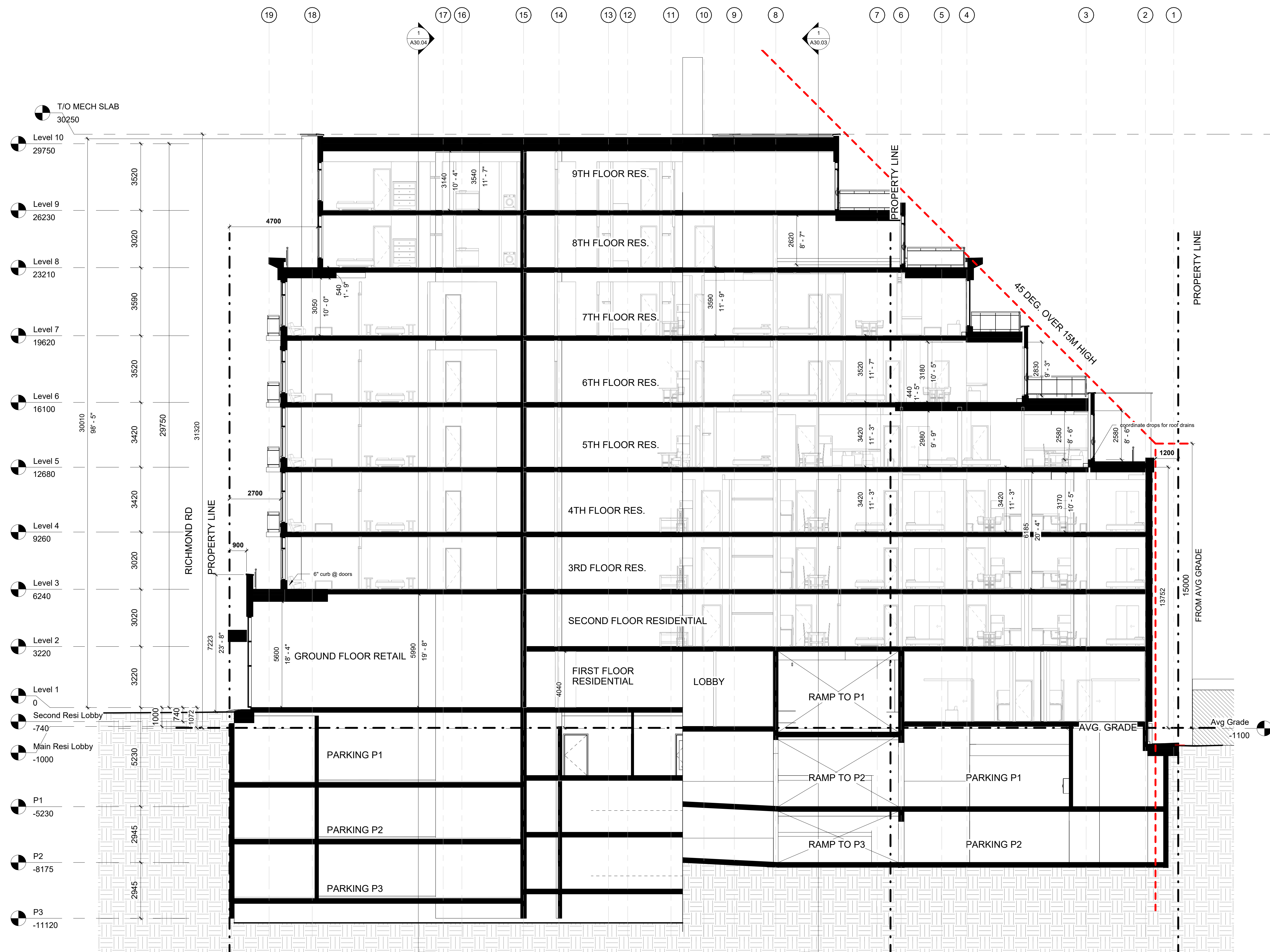
249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Building Elevations

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

MATERIAL LEGEND

- ARRISCRAFT BRICK VENEER
- ARRISCRAFT STONE VENEER
- ALUCOBOND PANELS
- GLAZING
- SPANDREL PANEL



2 Section 1
1 : 100

5	Revised as per City Comments	2023-08-26	
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No.	DESCRIPTION	DATE	CHD

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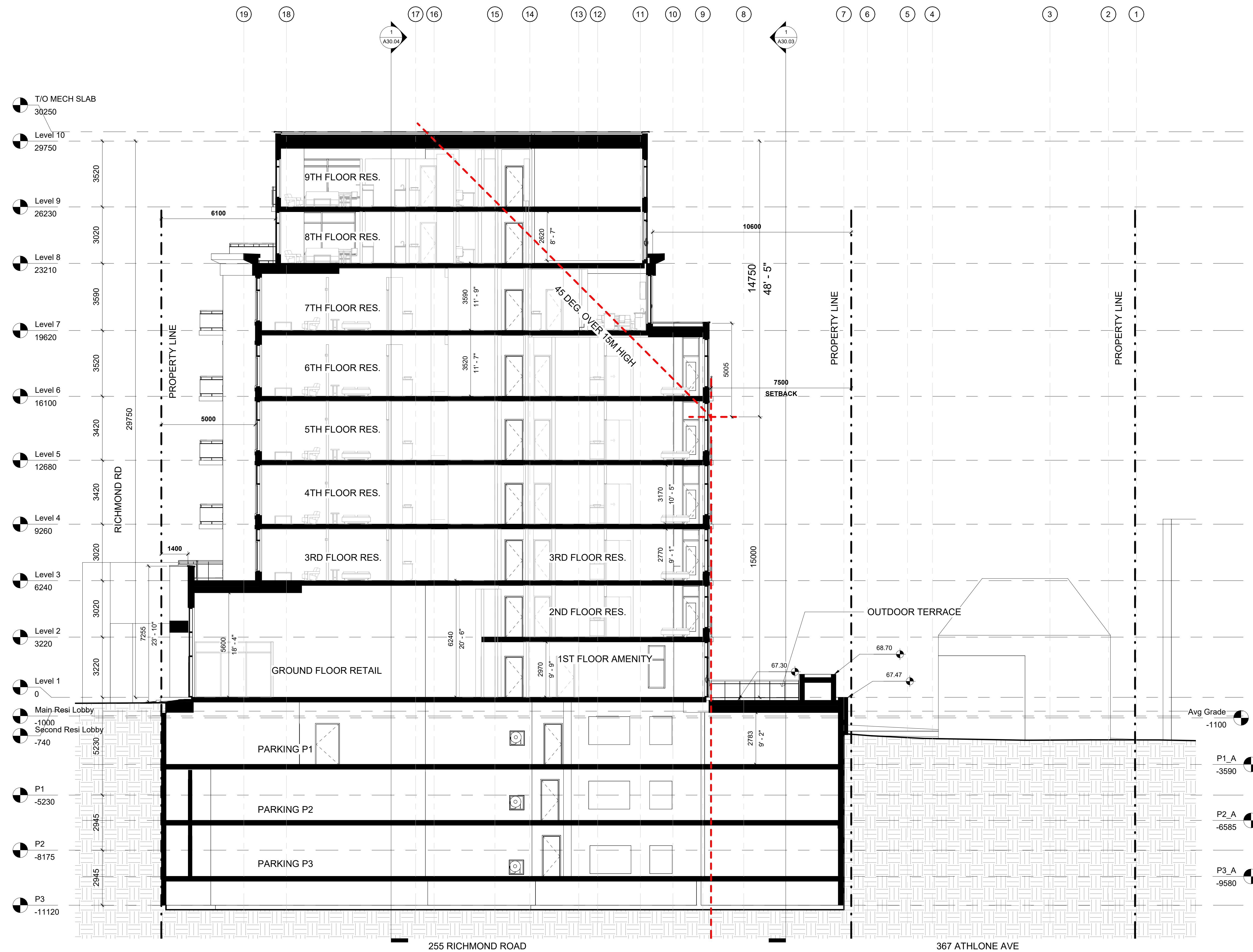
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VINCENT P. COLIZZA
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249, 255 Richmond Road, 372
Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Building Sections

SCALE	DWG. NO.
1 : 100	A30.01
PROJ. NO.	
2219	



1 Section 2
1 : 100

No.	DESCRIPTION	DATE	CHD
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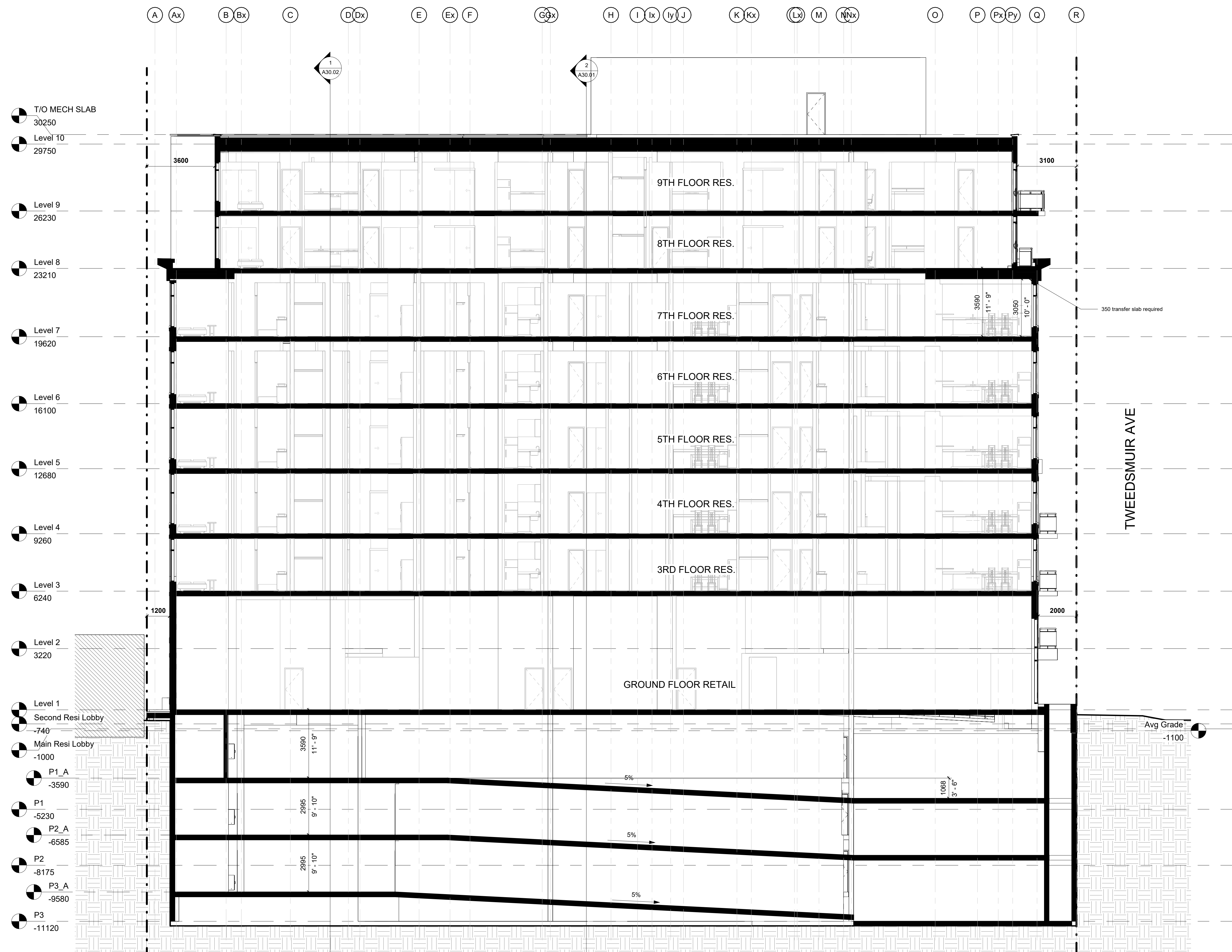
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Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Building Sections

SCALE
1 : 100

DWG. NO.
A30.02

PROJ. NO.
2219



1 SECTION THROUGH SECONDARY RAMP
1 : 100

No.	DESCRIPTION	DATE	CHD
5	Revised as per City Comments	2023.08.26	
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VINCENT P. COLIZZA
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INCORPORATED

249, 255 Richmond Road, 372
Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
Building Sections

SCALE	1 : 100	DWG. NO.	A30.04
PROJ. NO.	2219		

Saleable Area Summary				
Level	Name	Number	Area (Sqm)	Area (Sqft)

Level 1	One Bedroom	131	48.57 m²	522.81 ft²
Level 1	One Bedroom	129	56.87 m²	612.15 ft²
Level 1	One Bedroom	132	45.55 m²	490.25 ft²
Level 1	One Bedroom	151	54.87 m²	590.64 ft²
Level 1	One Bedroom	133	62.78 m²	675.75 ft²
Level 2	One Bedroom	208	53.50 m²	575.92 ft²
Level 2	One Bedroom	210	56.50 m²	608.14 ft²
Level 2	One Bedroom	211	47.14 m²	507.36 ft²
Level 2	One Bedroom	213	53.22 m²	572.91 ft²
Level 2	One Bedroom	216	57.62 m²	620.27 ft²
Level 2	One Bedroom	200	56.79 m²	611.23 ft²
Level 3	One Bedroom	307	53.50 m²	575.92 ft²
Level 3	One Bedroom	309	56.50 m²	608.14 ft²
Level 3	One Bedroom	320	57.62 m²	620.27 ft²
Level 3	One Bedroom	321	53.67 m²	577.71 ft²
Level 3	One Bedroom	310	47.14 m²	507.36 ft²
Level 3	One Bedroom	300	56.79 m²	611.23 ft²
Level 4	One Bedroom	407	53.50 m²	575.92 ft²
Level 4	One Bedroom	409	56.50 m²	608.14 ft²
Level 4	One Bedroom	410	47.14 m²	507.36 ft²
Level 4	One Bedroom	419	53.67 m²	577.71 ft²
Level 4	One Bedroom	400	56.79 m²	611.23 ft²
Level 4	One Bedroom	401	57.52 m²	619.14 ft²
Level 5	One Bedroom	507	53.50 m²	575.92 ft²
Level 5	One Bedroom	509	56.78 m²	611.22 ft²
Level 5	One Bedroom	520	67.78 m²	729.58 ft²
Level 5	One Bedroom	521	62.78 m²	675.78 ft²
Level 5	One Bedroom	507B	56.79 m²	611.23 ft²
Level 5	One Bedroom	522	55.85 m²	601.15 ft²
Level 6	One Bedroom	606	56.79 m²	611.23 ft²
Level 6	One Bedroom	620	53.50 m²	575.92 ft²
Level 7	One Bedroom	706	64.12 m²	690.18 ft²
Level 8	One Bedroom	806	65.06 m²	700.30 ft²
Level 9	One Bedroom	906	65.06 m²	700.30 ft²
One Bedroom: 34			1901.76 m²	20470.37 ft²

Level 2	One Bedroom + Den	209	89.58 m²	964.25 ft²
Level 3	One Bedroom + Den	308	89.58 m²	964.25 ft²
Level 3	One Bedroom + Den	314	74.01 m²	796.65 ft²
Level 3	One Bedroom + Den	315	77.27 m²	831.77 ft²
Level 3	One Bedroom + Den	316	71.94 m²	774.35 ft²
Level 4	One Bedroom + Den	408	89.58 m²	964.25 ft²
Level 4	One Bedroom + Den	414	74.01 m²	796.65 ft²
Level 4	One Bedroom + Den	415	77.27 m²	831.77 ft²
Level 4	One Bedroom + Den	416	71.94 m²	774.35 ft²
Level 5	One Bedroom + Den	508	90.01 m²	968.84 ft²
Level 5	One Bedroom + Den	513	74.01 m²	796.65 ft²
Level 5	One Bedroom + Den	514	77.27 m²	831.77 ft²
Level 5	One Bedroom + Den	515	71.94 m²	774.35 ft²
Level 6	One Bedroom + Den	607	87.02 m²	936.71 ft²
Level 6	One Bedroom + Den	613	74.01 m²	796.65 ft²
Level 6	One Bedroom + Den	614	77.27 m²	831.77 ft²
Level 6	One Bedroom + Den	615	71.94 m²	774.35 ft²
Level 7	One Bedroom + Den	707	87.76 m²	944.59 ft²
Level 7	One Bedroom + Den	712	73.82 m²	794.63 ft²
Level 7	One Bedroom + Den	713	77.27 m²	831.77 ft²
Level 7	One Bedroom + Den	714	71.94 m²	774.35 ft²
Level 8	One Bedroom + Den	807	88.69 m²	954.62 ft²
Level 8	One Bedroom + Den	811	101.85 m²	1096.33 ft²
Level 8	One Bedroom + Den	812	102.89 m²	1107.50 ft²
Level 9	One Bedroom + Den	910	101.85 m²	1096.33 ft²
Level 9	One Bedroom + Den	911	102.89 m²	1107.50 ft²
One Bedroom + Den: 26			2147.64 m²	23117.00 ft²

Level 9	Three Bedroom	907	127.34 m²	1370.66 ft²
Three Bedroom: 1			127.34 m²	1370.66 ft²

Saleable Area Summary				
Level	Name	Number	Area (Sqm)	Area (Sqft)

Level 2	Two Bedroom	206	82.56 m²	888.69 ft²
Level 2	Two Bedroom	212	84.74 m²	912.12 ft²
Level 2	Two Bedroom	215	112.50 m²	1210.90 ft²
Level 3	Two Bedroom	305	82.61 m²	889.22 ft²
Level 3	Two Bedroom	319	112.50 m²	1210.90 ft²
Level 3	Two Bedroom	311	84.74 m²	912.12 ft²
Level 3	Two Bedroom	312	100.97 m²	1086.85 ft²
Level 3	Two Bedroom	313	103.35 m²	1112.47 ft²
Level 3	Two Bedroom	317	72.88 m²	784.42 ft²
Level 4	Two Bedroom	405	82.61 m²	889.22 ft²
Level 4	Two Bedroom	411	84.74 m²	912.12 ft²
Level 4	Two Bedroom	412	100.91 m²	1086.16 ft²
Level 4	Two Bedroom	413	103.45 m²	1113.52 ft²
Level 4	Two Bedroom	417	72.88 m²	784.42 ft²
Level 4	Two Bedroom	418	112.50 m²	1210.90 ft²
Level 5	Two Bedroom	505	82.61 m²	889.22 ft²
Level 5	Two Bedroom	510	74.58 m²	802.79 ft²
Level 5	Two Bedroom	511	100.91 m²	1086.16 ft²
Level 5	Two Bedroom	512	103.45 m²	1113.52 ft²
Level 5	Two Bedroom	516	72.88 m²	784.42 ft²
Level 6	Two Bedroom	605	82.61 m²	889.22 ft²
Level 6	Two Bedroom	609	106.26 m²	1143.73 ft²
Level 6	Two Bedroom	610	69.95 m²	752.93 ft²
Level 6	Two Bedroom	611	100.91 m²	1086.16 ft²
Level 6	Two Bedroom	612	103.45 m²	1113.52 ft²
Level 6	Two Bedroom	616	72.78 m²	783.41 ft²
Level 6	Two Bedroom	608	114.55 m²	1232.98 ft²
Level 7	Two Bedroom	722	83.25 m²	896.05 ft²
Level 7	Two Bedroom	709	69.98 m²	753.25 ft²
Level 7	Two Bedroom	710	100.91 m²	1086.16 ft²
Level 7	Two Bedroom	711	103.45 m²	1113.52 ft²
Level 7	Two Bedroom	715	72.78 m²	783.41 ft²
Level 7	Two Bedroom	721	92.12 m²	991.62 ft²
Level 7	Two Bedroom	720	90.11 m²	969.99 ft²
Level 8	Two Bedroom	809	84.98 m²	914.70 ft²
Level 8	Two Bedroom	810	103.32 m²	1112.11 ft²
Level 8	Two Bedroom	813	106.33 m²	1144.48 ft²
Level 8	Two Bedroom	805	131.48 m²	1415.27 ft²
Level 8	Two Bedroom	820	87.44 m²	941.23 ft²
Level 9	Two Bedroom	908	126.15 m²	1357.85 ft²
Level 9	Two Bedroom	909	103.36 m²	1112.59 ft²
Level 9	Two Bedroom	912	106.33 m²	1144.48 ft²
Level 9	Two Bedroom	920	88.19 m²	949.25 ft²
Two Bedroom: 43			4029.02 m²	43368.06 ft²
Grand total: 104			8205.76 m²	88326.09 ft²

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

P1 PARKING	Gross Below Grade	1450.71 m²	15615.34 ft²
P2 PARKING	Gross Below Grade	2066.15 m²	22239.86 ft²
P3 PARKING	Gross Below Grade	2066.51 m²	22243.75 ft²
Level 1	Gross Building Area	1626.48 m²	17507.32 ft²
Level 2	Gross Building Area	1596.67 m²	17186.44 ft²
Level 3	Gross Building Area	1510.50 m²	16258.89 ft²
Level 4	Gross Building Area	1510.19 m²	16255.57 ft²
Level 5	Gross Building Area	1410.16 m²	15178.82 ft²
Level 6	Gross Building Area	1319.94 m²	14207.75 ft²
Level 7	Gross Building Area	1229.61 m²	13235.42 ft²
Level 8	Gross Building Area	1077.53 m²	11598.47 ft²
Level 9	Gross Building Area	1014.29 m²	10917.69 ft²
Mech Penthouse	Gross Building Area	229.01 m²	2465.01 ft²
		18107.76 m²	194910.31 ft²

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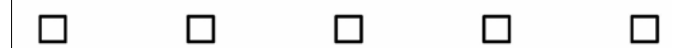
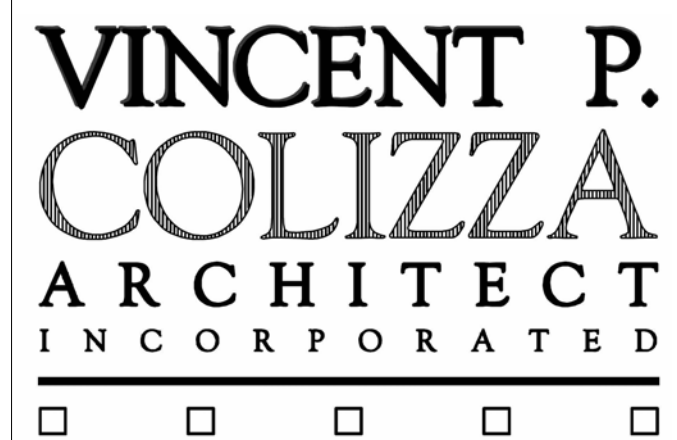
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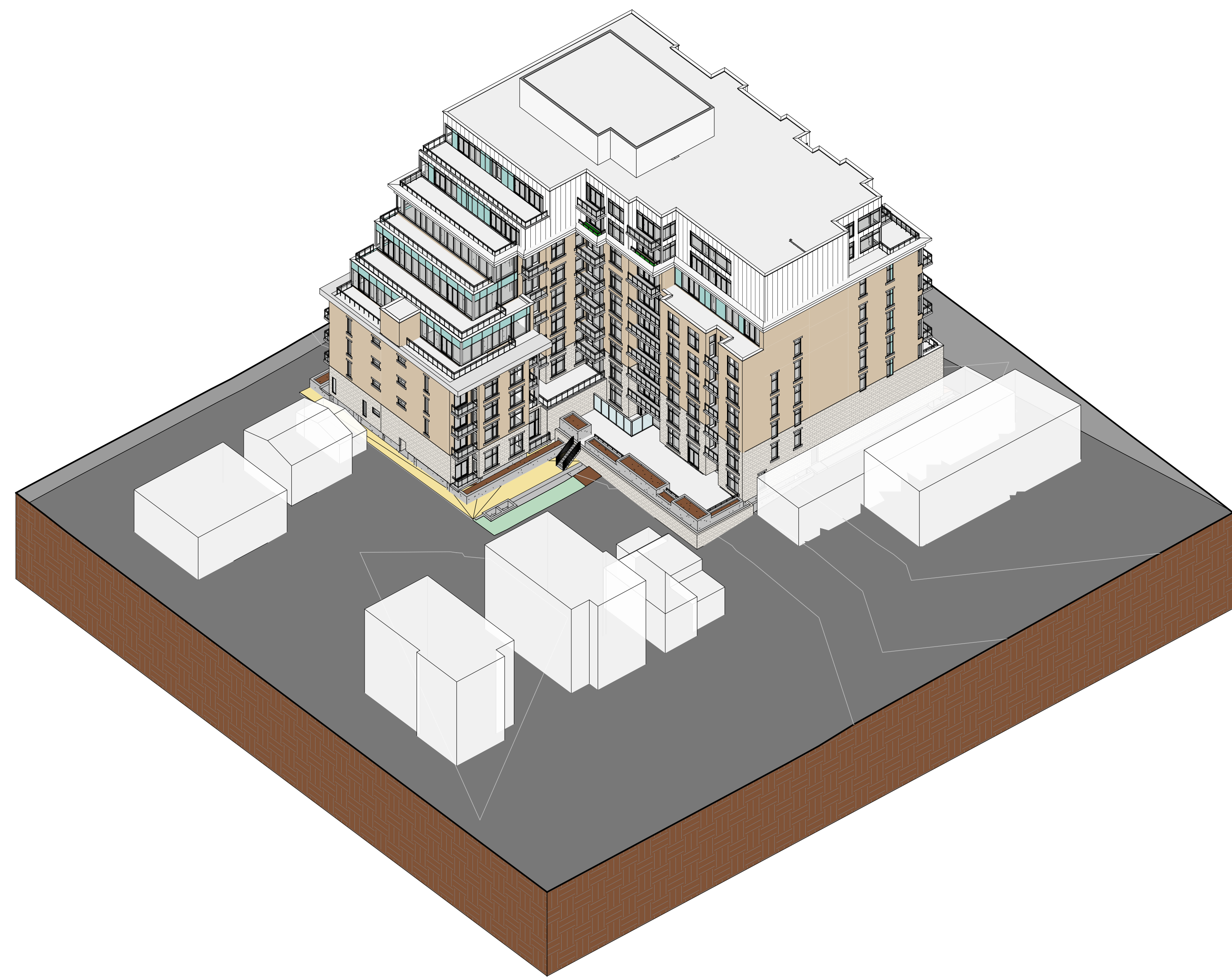
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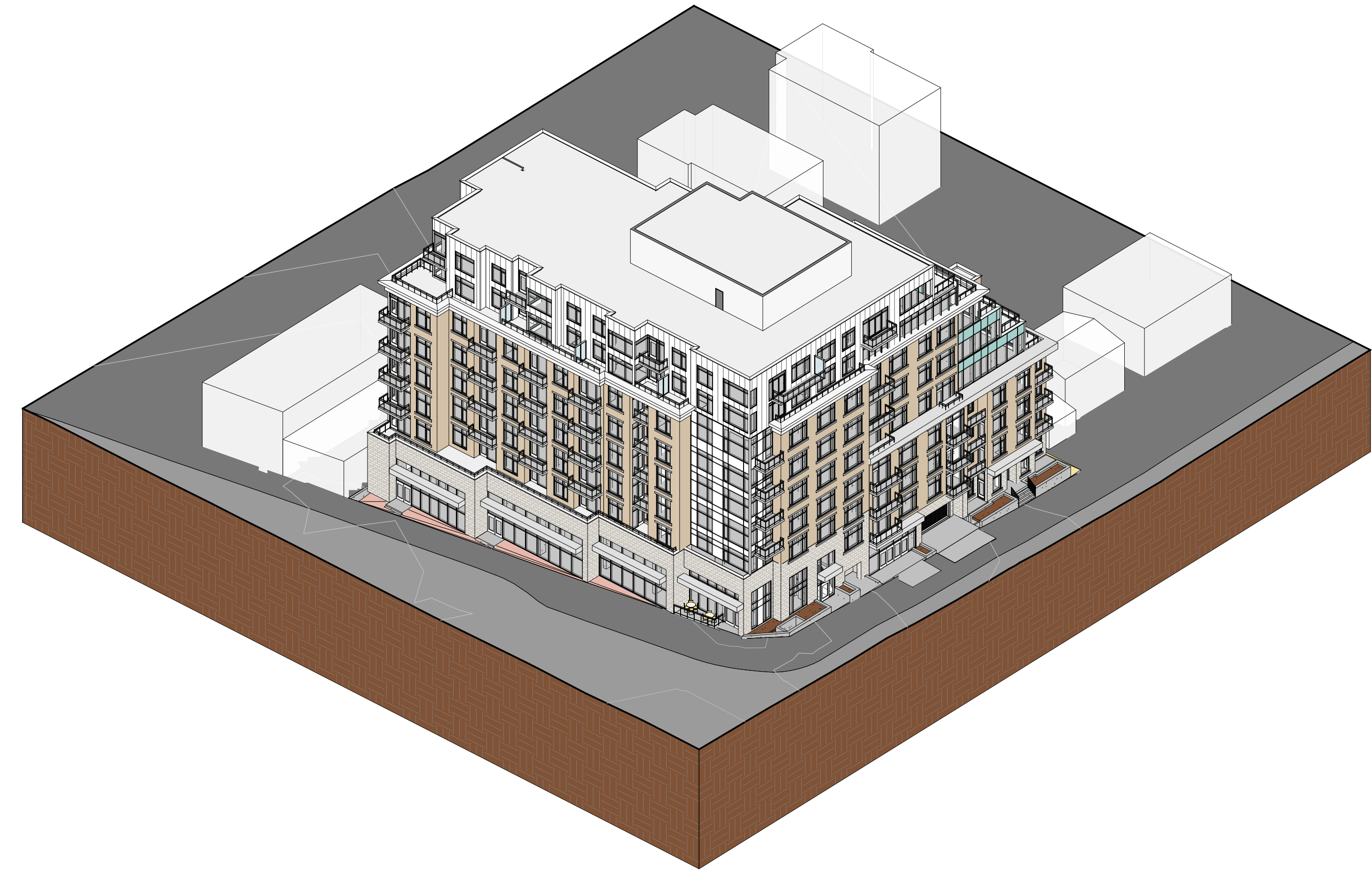
249, 255 Richmond Road, 372 Tweedsmuir Avenue
Ottawa, ON

DWG. TITLE
RENTAL AREA SUMMARY

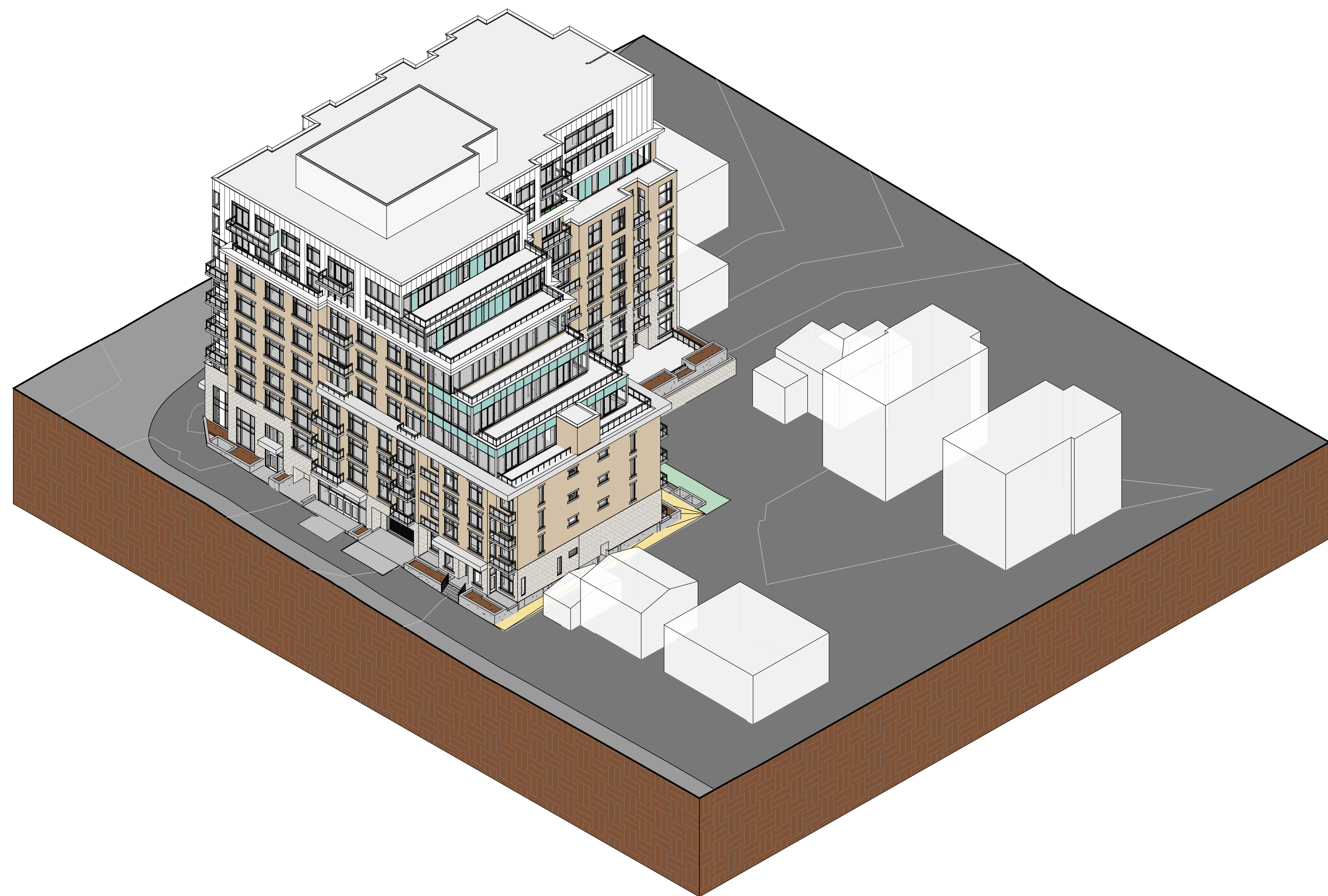
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PROJ. NO.	A80.12
2219	



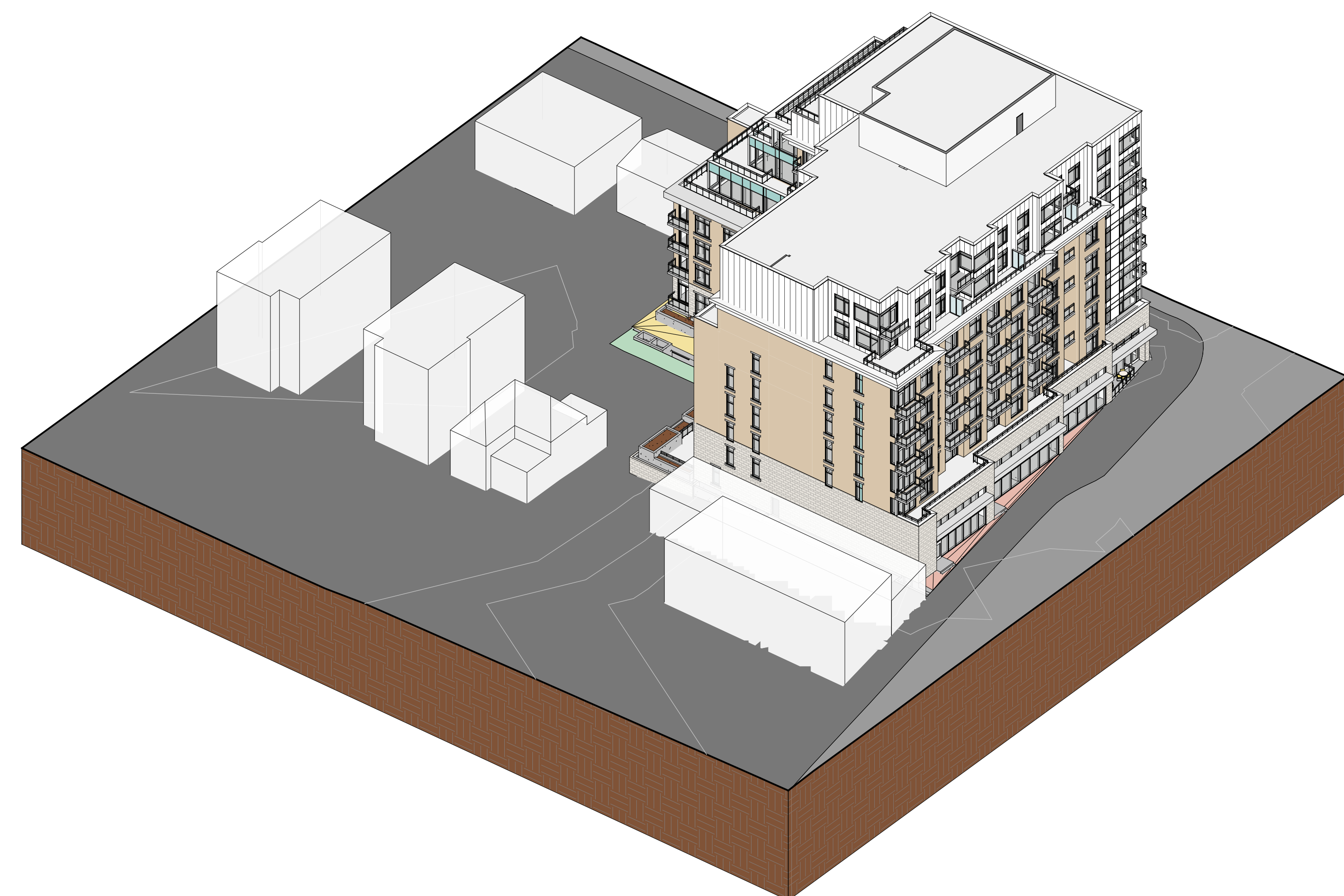
3 Massing 3



1 Massing 1



4 Massing 4



2 Massing 2

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249, 255 Richmond Road, 372
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Ottawa, ON

DWG. TITLE
3D MASSING VIEWS

SCALE	DWG. NO.
PROJ. NO.	A80.20
2219	