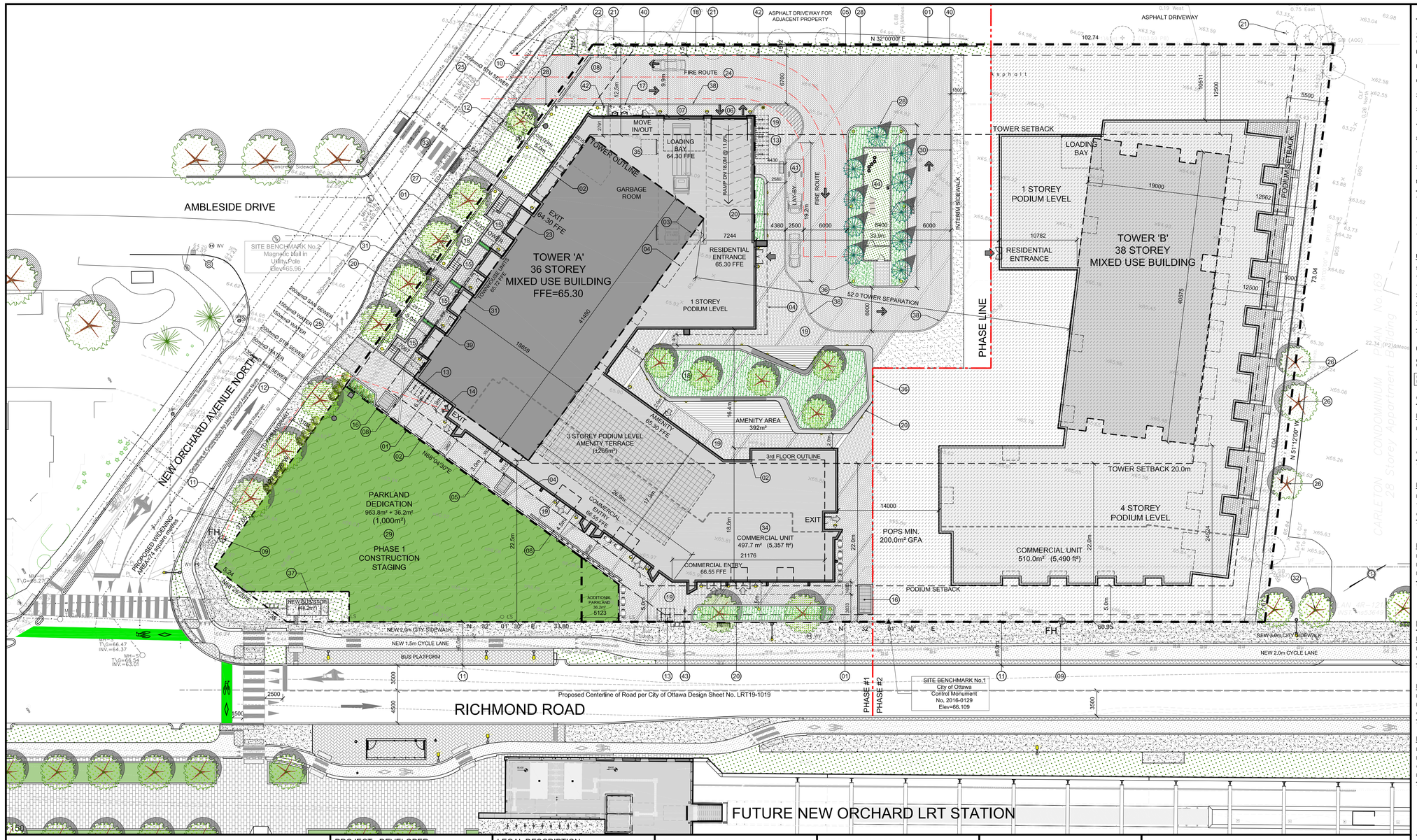


BUILDING STATISTICS

GROSS BUILDING - AREA
(CITY OF OTTAWA'S DEFINITION)

PHASE 1 - TOWER 'A'

P2 PARKING LEVEL		0,0 sq. m. 0 sq. ft.
P2 PARKING LEVEL		0,0 sq. m. 0 sq. ft.
GROUND FLOOR		711,5 sq. m. 7,659 sq. ft.
2nd FLOOR		708,7 sq. m. 7,628 sq. ft.
3rd FLOOR		1,277,3 sq. m. 13,749 sq. ft.
4th FLOOR - AMENITY LEVEL		0,0 sq. m. 0 sq. ft.
5th - 14th FLOOR	10 x 626.82 sq. m. 10 x 6,747 sq. ft.	6,268.2 sq. m. 67,470 sq. ft.
15th - 35th FLOOR	21 x 626.82 sq. m. 21 x 6,747 sq. ft.	13,163.2 sq. m. 141,687 sq. ft.
36th FLOOR - RESIDENTIAL / AMENITY		501,1 sq. m. 5,394 sq. ft.
MECHANICAL PENTHOUSE		0 sq. m. 000 sq. ft.
TOTAL AREA		22,630.0 sq. m. 243,587 sq. ft.
TOWER FLOOR PLATE (AS DEFINED IN ZONING EXCEPTION 2494)		636,1 sq. m. 6,847 sq. ft.
TOWER BALCONY PROJECTIONS		79,0 sq. m. 850 sq. ft.

UNIT STATISTICS

STUDIO UNIT	10,2%	43
1 BEDROOM UNIT	41,1%	174
1 BEDROOM + DEN UNIT	17,7%	75
2 BEDROOM UNIT	18,2%	77
2 BEDROOM + DEN UNIT	10,6%	45
3 BEDROOM UNIT	1,2%	5
TOWNHOUSE UNIT - 3 BEDROOM	0,9%	4
TOTAL	100%	423
RESIDENTIAL AREA		22,149,4 sq. m. 238,414 sq. ft.
COMMERCIAL AREA CITY OF OTTAWA'S DEFINITION		502,5 sq. m. 5,409 sq. ft.
COMMERCIAL AREA BOMA LEASABLE AREA DEFINITION - NOTED ON FLOOR PLAN		523,8 sq. m. 5,735 sq. ft.

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- AREA 'Z' NONE REQUIRED	0
VISITOR	- 0,1 PER DWELLING UNIT (MAX. 30 PER BLDG.)	30
COMMERCIAL	- AREA 'Z' NONE REQUIRED	0
TOTAL		30

PROVIDED

RESIDENCE	- 0,447 PER UNIT	189
VISITOR	- 0,071 PER UNIT	30
COMMERCIAL		35
TOTAL		254

LOCATION

P2 U/G PARKING LEVEL	132
P1 U/G PARKING LEVEL	122
EXTERIOR AT GRADE	0
TOTAL	254

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0,5 PER UNIT	212
COMMERCIAL	- 1,0 PER 250m² OF G.F.A.	3
TOTAL		215

PROVIDED

RESIDENCE - INTERIOR	- 1,2 PER UNIT	520
RESIDENCE - EXTERIOR		10
COMMERCIAL		10
TOTAL		540

LOCATION

P2 U/G PARKING LEVEL	260
P1 U/G PARKING LEVEL	260
GROUND FLOOR	0
EXTERIOR AT GRADE	20
TOTAL	540

AMENITY SPACE

GROUND FLOOR COMMUNAL EXTERIOR =	392,0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR =	265,0 sq. m.
4th FLOOR COMMUNAL INTERIOR =	715,0 sq. m.
4th FLOOR COMMUNAL TERRACE =	325,0 sq. m.
36th FLOOR COMMUNAL INTERIOR =	145,0 sq. m.
PRIVATE BALCONIES =	2,550,0 sq. m.
PRIVATE TERRACE =	95,0 sq. m.
TOTAL =	4,412,0 sq. m.
TOTAL COMMUNAL =	1,767,0 sq. m.
REQUIRED - 6,0m² PER UNIT (423) =	2,538,0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,269,0 sq. m.

WASTE REQUIREMENT

GARBAGE - COMPACTED	- 0,053 PER UNIT	25 YARDS
RECYCLING GMP	- 0,018 PER UNIT	9 YARDS
RECYCLING FIBER	- 0,038 PER UNIT	18 YARDS
COMPOST	- 240L PER 50 UNITS	9

LOT COVERAGE

PHASE 2 LANDS	4,004,1 sq. m.	44,16%
POPS (ALL IN PHASE 2)	0,0 sq. m.	0%
PAVED SURFACE	983,3 sq. m.	10,84%
TOWER 'A' FOOTPRINT	2,121,2 sq. m.	23,39%
LANDSCAPE OPEN SPACE	1,959,2 sq. m.	21,61%
TOTAL	9,067,8 sq. m.	100,0%
PARKLAND DEDICATION	1,000,0 sq. m.	
NEW ORCHARD ROW	74,0 sq. m.	
BUS STOP	48,2 sq. m.	
TOTAL	1,122,2 sq. m.	
TOTAL - PRE DEVELOPMENT AREA	10,190.0 sq. m.	

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

COPYRIGHT RESERVED.

NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (00) INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 / 00 / SCALE — DETAIL NUMBER, TITLE, DETAIL REFERENCE PAGE, DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
9	ISSUED FOR ROUND 1 COMMENT RESPONSE	Dec. 13, 24
8	ISSUED FOR OWNER / CONSULTANT REVIEW	Nov. 26, 24
7	ISSUED FOR SPC APPLICATION	Sept. 03, 24
6	ISSUED FOR OWNER / CONSULTANT REVIEW	Aug. 28, 24
5	ISSUED FOR UDRP PRESENTATION	Aug. 02, 24
4	ISSUED FOR OWNER / CONSULTANT REVIEW	July 12, 24
3	ISSUED FOR PRE-CONSULT PHASE 1 - ADDITIONAL INFO. PACKAGE	June 10, 24
2	ISSUED FOR PRE-CONSULT APPLICATION	Apr. 26, 24
1	ISSUED FOR OWNER REVIEW	Apr. 11, 24

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK JOHN REID LICENCE 8667 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: FENGATE Asset Management — 1047 Richmond Investment GP Inc.

ARCHITECT: rla/architecture — roderick lahey architect inc. — 56 beech street, ottawa, ontario K1S 3J6 — t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: 1047 RICHMOND ROAD — OTTAWA ONTARIO

SHEET TITLE: SITE PLAN — PHASE 1

DRAWN: R.V. | CHECKED: R.V.

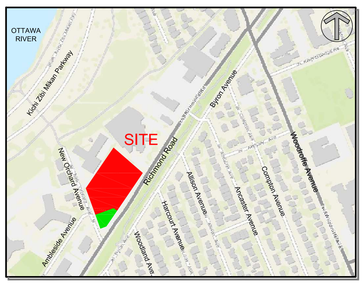
SCALE: 1:250 | SHEET No. SP-1

PROJECT No. 2404

D07-12-24-0104

1 SP-2 SITE PLAN
SCALE = 1 : 250

0m 5 10 20
SCALE 1: 250



KEY MAP

PROJECT DEVELOPER
FENGATE Asset Management
77 King Street West, Suite 3410
Toronto, ON M5K 1H1
Tel: (613) 546-3146
Cell: (416) 543-8005
E-Mail: Corina.Sajewski@fengate.com
E-Mail: Lee.Marlowe@fengate.com

LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF SURVEY OF
PART OF PIN 03970-0109 AND ALL OF PIN 03970-0105

PART OF LOTS 24 AND 25
CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

URBAN PLANNER
Fotenn Consulting
396 Cooper Street
Suite 300
Ottawa, ON K2P 2H7
Tel: (613) 730-5709
E-Mail: dallarosa@fotenn.com
E-Mail: simpson@fotenn.com

LANDSCAPE ARCHITECT
Studio TLA
20 Champlain Boulevard, Suite 102
Toronto, ON M3H 2Z1,
Tel: (416) 638-4911
E-Mail: lbitar@studiotla.ca

CIVIL ENGINEER
Egis Group
115 Walgreen Road
Ottawa, ON K0A 1L0
Tel: (613) 836-2184
Fax: (613) 836-3742
Email: Alison.GOSLING@egis-group.com

TRANSPORTATION ENGINEER
Parsons
1223 Michael Street, Suite 100,
Ottawa, ON K1J 7T2
Tel: (613) 601-1528
Cell: (343) 996-5362
Email: Austin.Shih@parsons.com

WIND / SOUND ENDINEER
Gradient Wind
127 Walgreen Road,
Ottawa, ON, Canada K0A 1L0
Tel.:(613) 836-0934 ext. 116
Cell: (613) 266-5273
E-Mail: joshua.foster@gradientwind.com

GEOTECHNICAL ENGINEER
Golder Associates Ltd.
1931 Roberson Road
Ottawa, Ontario K2H5B7
Tel.:613 592 9600
E-Mail: _____

SITE PLAN SYMBOLS:

- SOFT LANDSCAPE PLANTING
- PARKLAND DEDICATION
- CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS
- PAVERS @ TERRACE LEVEL
- CONCRETE UNIT PAVERS ON DRIVEWAY
- CITY SIDEWALK
- BIKE RACK
- MAIN ENTRANCE DOOR
- COMMERCIAL / EXIT DOOR
- PROPOSED SITE LIGHTING
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- SIAMESE CONNECTION
- FH — FIRE HYDRANT

NOTE:
SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

DRAWING NOTES:

1. PROPERTY LINE
2. BUILDING / TOWER SETBACK LINE
3. OUTLINE OF TOWER
4. LINE OF BALCONIES / CANOPY ABOVE
5. LINE OF PARKING GARAGE BELOW
6. ENTRANCE TO GARAGE RAMP
7. ENTRANCE TO LOADING BAY
8. TRENCH DRAIN
9. RELOCATED EXISTING FIRE HYDRANT
10. DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
11. PROPOSED CITY ROAD AND BOULEVARD AS PER PHASE 2 CONFEDERATION LINE WORK
12. CITY CURB, SIDEWALK & GRASSED BOULEVARD
13. BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
14. SIAMESE CONNECTION
15. PRIVATE PATIO FOR GROUND FLOOR UNITS WITH PRIVACY RAILING, HT. VARIES
16. INTAKE / EXHAUST GRATE
17. GAS PRESSURE RELEASE STATION
18. SOFT LANDSCAPING
19. HARD SURFACE LANDSCAPED AREA
20. RAISED PLANT BED , SEE LANDSCAPE
21. EXISTING TREE TO BE REMOVED
22. CISTERN SEE CIVIL AND MECHANICAL FOR DETAILS
23. EXTERIOR STEPS WITH HANDRAILS AS REQUIRED
24. 6.0 METRE WIDE FIRE ROUTE
25. PROPOSED SERVICES, SEE CIVIL
26. EXISTING TREE TO REMAIN
27. EXISTING UTILITY / LIGHT POLE
28. 150mm HT. BARRIER CURB
29. PROPOSED PARKLAND DEDICATION
30. INTERIM CONCRETE CURB AND SIDEWALK
31. EXISTING UTILITY / LIGHT POLE TO BE REMOVED
32. TREES AS PER PHASE 2 CONFEDERATION LINE WORK
33. EXISTING PEDESTRIAN CROSSWALK
34. GROUND FLOOR COMMERCIAL UNIT
35. GROUND FLOOR GARBAGE ROOM
36. SITE LIGHTING - SEE ELECTRICAL SITE PLAN
37. BUS STOP AS PER PHASE 2 CONFEDERATION LINE WORK
38. CONCRETE CURB: DEPRESSED / MOUNTABLE
39. 1.2m HT. METAL PLANTER WITH PRIVACY SCREEN
40. REMOVE EXISTING CHAIN LINK FENCE ON PROPERTY LINE AND REPLACED WITH 2.1m HT. SOLID WOOD FENCE
41. ACCESSIBLE PASSENGER LOADING AREA WITH TWSI
42. FIRE ROUTE SIGNAGE
43. COMMUNAL BIKE REPAIR STATION
44. FENCED IN DOG RELIEF AREA

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation TM[2494] H(127) SITE AREA 0,9 ha. 9,104,0 sq. m. 97,995 sq. ft.

ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT - PODIUM	4 STOREY / 15,0m	3 STOREY / 11,0m
BUILDING HEIGHT - TOWER 'A' WEST	40 STOREY / 127,0m	36 STOREY / ±112,0m
BUILDING HEIGHT - TOWER 'B' EAST - PHASE 2	38 STOREY / 121,0m	STOREY / ___0m
GRADE (GEODETIC ELEVATION - ASL)	65,50m ASL	65,50m ASL
DENSITY - FSI	6.3 (57,355,2m²)	2.44 (22,149,4m²)
TOWER FLOOR PLATE - GFA	750,0m²	636,1m²
PRIVATELY OWNER PUBLIC SPACE (POPS): MIN. 200,0m²	200,0m²	0,0m²
NON-RESIDENTIAL SPACE AT GRADE: MIN. 1,000,0m²	1,000,0m²	502,5m²
FRONT, CORNER & INTERIOR YARD SETBACK (PODIUM)	5,0m	5,0m
ABUTTING PARK SETBACK (PODIUM)	3,0m	4,5m
FRONT YARD SETBACK (TOWER)	22,0m	22,5m
REAR & INTERIOR YARD SETBACK (TOWER)	12,5m	12,5m
INTERIOR YARD SETBACK (TOWER)	12,5m	n/a
CORNER SIDE YARD SETBACK (TOWER)	7,0m	7,0m
ABUTTING PARK SETBACK (TOWER)	6,5m	6,5m
TOWER SEPARATION (SAME LOT)	25,0m	52,0m
AMENITY AREA - TOTAL 6,0m² PER UNIT: 423 UNITS	2,538,0m²	4,412,0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	1,269,0m²	1,767,0m²
VEHICLE PARKING: RESIDENTIAL - AREA "Z" NOT REQUIRED	0	189
VEHICLE PARKING: VISITOR - 0.1 PER UNIT AFTER 12 UNITS (MAX. 30 PER BLDG.)	30	30
VEHICLE PARKING: COMMERCIAL - AREA "Z" NOT REQUIRED	0	35
BICYCLE PARKING - RESIDENTIAL - 0,5 PER UNIT	212	520
BICYCLE PARKING - COMMERCIAL - 1,0 PER 250m² GFA	3	10
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6,0m / 6,7m	6,0m / 6,7m

PAPER SIZE: ISO_B1_(707.00_x_1000.00_MM) | PLOT DATE: Wednesday, December 18, 2024 | PLOT SCALE: 1:1 | PEN STYLE: 0-RLA-MASTER-100%.ctb | F:\2024\2404 - 1047 Richmond Rd\01 Design Development\01 Site Plan\2404 1047 Richmond SP-1 Site Plan.dwg

DWG # 19186