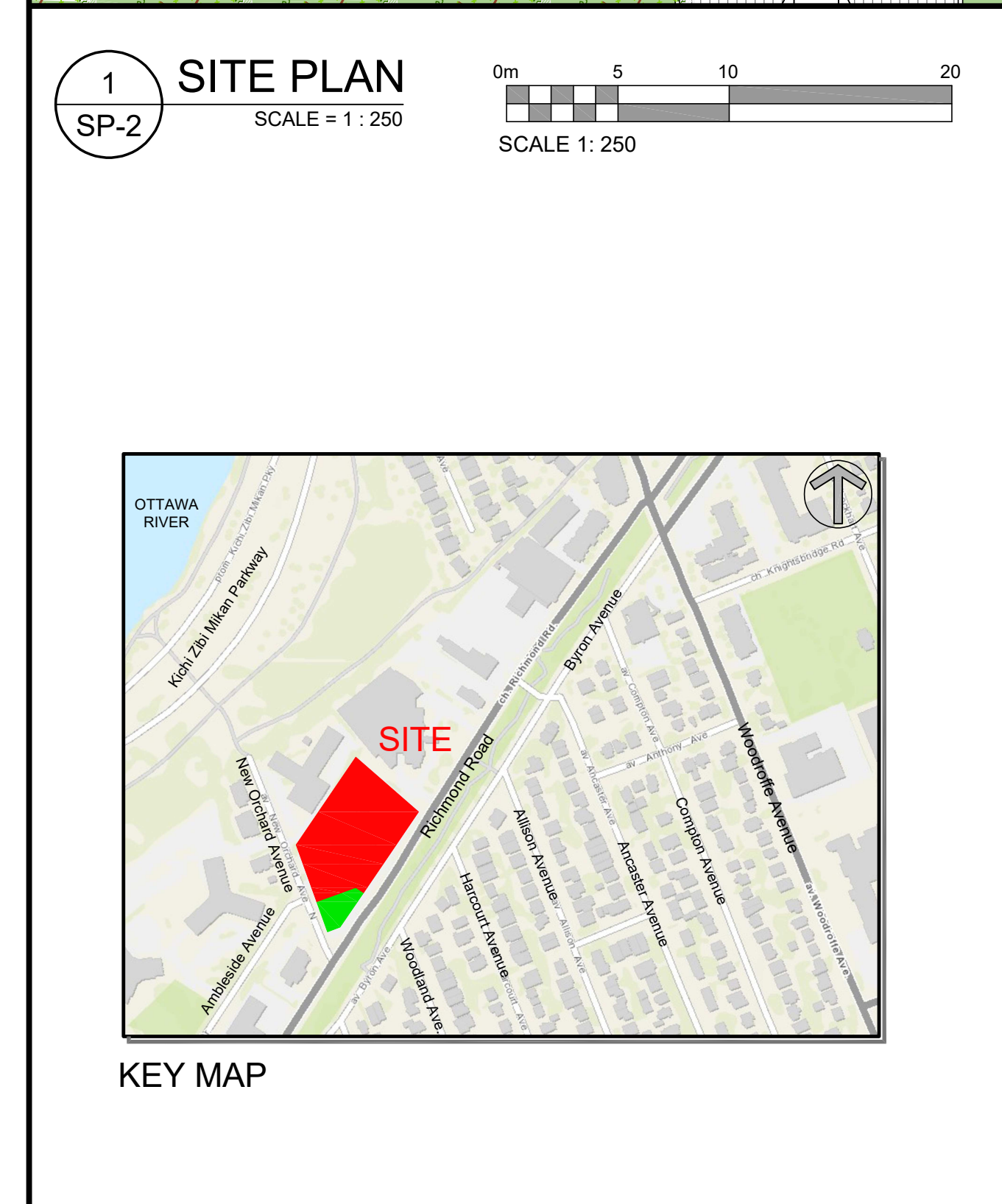


APPROVED
By Kersten Nitsche at 3:07 pm, Sep 22, 2025



WIND / SOUND ENGINEER

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GEOTECHNICAL ENGINEER

Golder Associates Ltd.
1931 Roberson Road
Ottawa, Ontario K2H5B7
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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 DEPRESSION STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSION @ 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 WITH OVERTFLOW / ACCESS MH.
- 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

28	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
36	GROUND FLOOR GARBAGE ROOM
39	SITE LIGHTING - SEE ELECTRICAL SITE PLAN
37	BUS STOP AS PER PHASE 2 CONFEDERATION LINE WORK
38	CONCRETE WALK & CURB: DEPRESSED / MOUNTABLE
39	1.2m HT. METAL PLANTER WITH PRIVACY SCREEN
40	REMOVE EXISTING CHAIN LINK FENCE ON PROPERTY LINE AND REPLACED HEDGE
41	ACCESSIBLE PASSENGER LOADING AREA WITH TWSI
42	SIGNAGE: FIRE ROUTE, NO PARKING, LOADING, ECT.
43	PARK SERVICES
44	EXTERIOR AMENITY AREA
45	HYDRO ACCESS ROUTE, HEAVY DUTY INSULATION AND PAVERS REQUIRED
46	UNIT PAVER CROSSWALK WITH TWSI
47	PROPOSED 1.0m WIDE STREET LIGHT EASEMENT
48	FIRE ACCESS ROUTE SIGNAGE OVER PARKING GARAGE
49	ACCESS MH FOR STORM WATER SEPARATOR

PROJECT INFORMATION		
Zoning By-law 2008-250 Consolidation	TM(2494) H(127)	SITE AREA
		0.9 ha.
		9,055.8 sq. ft.
		97,470 sq.
		PHASE 1 AREA
		5,051.7 sq.
		54,378 sq.
		PHASE 2 AREA
		4,004.1 sq.
		43,100 sq.
ZONING	REQUIRED	PROVIDE
BUILDING HEIGHT - PODIUM	4 STOREY / 15.0m	3 STOREY / 11.0m
BUILDING HEIGHT - TOWER 'A' WEST	40 STOREY / 127.0m	37 STOREY / 113.0m
BUILDING HEIGHT - TOWER 'B' EAST - PHASE 2	38 STOREY / 121.0m	STOREY / -
GRADE (GEODETIC ELEVATION - ASL)	65.00m ASL	65.00m ASL
DENSITY - FSI	6.3 (57.35% Dn)	2.44 (22.14% Ad)
TOWER FLOOR PLATE - GFA	750.0m ²	636.1m ²
PRIVATELY OWNED PUBLIC SPACE (POPS): MIN. 200.0m ²	200.0m ²	0.0m ²
NON-RESIDENTIAL SPACE AT GRADE: MIN. 1,000.0m ²	1,000.0m ²	502.5m ²
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 6.0m ² PER UNIT: 425 UNITS	2,550.0m ²	4,413.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT	1,275.0m ²	1,813.0m ²
VEHICLE PARKING - RESIDENTIAL - AREA "Z" NOT REQUIRED	0	16
VEHICLE PARKING - VISITOR - 6.1 PERCENT AFTER 10 UNITS MAX (EX PRS BLDG)	30	52
VEHICLE PARKING - COMMERCIAL - AREA "Z" NOT REQUIRED	0	3
VEHICLE PARKING - RESIDENTIAL - 0.5 PER UNIT	213	30
BICYCLE PARKING - COMMERCIAL - 1.0 PER 250m ² GFA	3	1
ASLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m

BUILDING STATISTICS	
CROSS BUILDING - AREA	
(CITY OF OTTAWA'S DEFINITION)	
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.
15th - 35th FLOOR	21 x 626.82 sq. m 21 x 6,747 sq. ft.
36th FLOOR - RESIDENTIAL / AMENITY	501.1 sq. m 5,384 sq. ft.
AMENITY / MECHANICAL PENTHOUSE	0 sq. m 0 sq. ft.
TOTAL AREA	22,630.0 sq. m 243,587 sq. ft.
TOWER FLOOR PLATE (AS DEFINED BY ZONING DESCRIPTION (244))	636.1 sq. m 6,847 sq. ft.
TOWER BALCONY PROJECTIONS	79.0 sq. m 850 sq. ft.
UNIT STATISTICS	
STUDIO UNIT	10.1%
1 BEDROOM UNIT	40.7%
1 BEDROOM + DEN UNIT	17.9%
2 BEDROOM UNIT	18.1%
2 BEDROOM + DEN UNIT	11.1%
3 BEDROOM UNIT	1.2%
TOWNHOUSE UNIT - 3 BEDROOM	0.9%
TOTAL	100%
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 NON-LEASEABLE 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
VISITOR	- 0.1 P PER DWELLING UNIT (MAX. 30 PER BLDG.)
COMMERCIAL	- AREA 'Z' NONE REQUIRED
TOTAL	30
PROVIDED	
RESIDENCE	- 0.447 P PER UNIT
VISITOR	- 0.071 P PER UNIT
COMMERCIAL	
TOTAL	

<u>LOCATION</u>		
P2 U/G PARKING LEVEL		13
P1 U/G PARKING LEVEL		12
EXTERIOR AT GRADE		6
TOTAL		25
BICYCLE PARKING		
<u>REQUIRED</u>		
RESIDENCE	- 0.5 PER UNIT	21
COMMERCIAL	- 1.0 PER 250sq' OF G.F.A.	10
TOTAL		21
<u>PROVIDED</u>		
RESIDENCE - INTERIOR	- 0.5 PER UNIT	29
RESIDENCE - EXTERIOR		10
COMMERCIAL - EXTERIOR		10
TOTAL		32
<u>LOCATION</u>		
P2 U/G PARKING LEVEL		10
P1 U/G PARKING LEVEL		14
2nd FLOOR LEVEL		4
EXTERIOR AT GRADE		2
TOTAL		32

AMENITY SPACE		
GROUND FLOOR COMMUNAL EXTERIOR =	350.0 sq. m.	
GROUND FLOOR COMMUNAL INTERIOR =	200.0 sq. m.	
4th FLOOR COMMUNAL INTERIOR =	590.0 sq. m.	
4th FLOOR COMMUNAL TERRACE =	200.0 sq. m.	
36th FLOOR COMMUNAL INTERIOR =	200.0 sq. m.	
37th FLOOR COMMUNAL INTERIOR =	265.0 sq. m.	
PRIVATE BALCONIES =	2,520.0 sq. m.	
PRIVATE TERRACE =	88.0 sq. m.	
TOTAL =	4,413.0 sq. m.	
TOTAL COMMUNAL TERRACE =	1,813.0 sq. m.	
REQUIRED - 6.0m ² PER UNIT (42%) =	2,550.0 sq. m.	
REQUIRED COMMUNAL @ 0.5m ² =	1,275.0 sq. m.	
WASTE REQUIREMENT		
GARBAGE - COMPACTED - 0.053 PER UNIT	23 YARDS	
RECYCLING GMP - 0.018 PER UNIT	8 YARDS	
RECYCLING FIBER - 0.038 PER UNIT	16 YARDS	
COMPOST - 240L PER 50 UNITS	9 YARDS	
LOT COVERAGE		
PHASE 2 LANDS	4,004.1 sq. m.	44.22%
POPS (ALL IN PHASE 2)	0.0 sq. m.	0%
PAVED SURFACE	983.3 sq. m.	10.86%
TOWER 'A' FOOTPRINT	2,121.2 sq. m.	23.42%
LANDSCAPE OPEN SPACE	1,947.2 sq. m.	21.50%
TOTAL	9,055.8 sq. m.	100.0%
PARKLAND DEDICATION	1,012.0 sq. m.	
NEW ORCHARD ROW	74.0 sq. m.	
BUS STOP	48.0 sq. m.	
TOTAL	1,134.2 sq. m.	
TOTAL - PRE DEVELOPMENT AREA 10,190.0 sq. m.		
PHASE 1 LANDS	5,051.7 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 STANDARDS.

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

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

	INDICATES DRAWING NOTES. LISTED ON EACH SHEET
	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
	DETAIL NUMBER

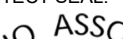
TITLE

DATE _____ SCALE _____

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

16	ISSUED FOR ROUND 4 COMMENT RESPONSE	Sep 04, 2014
16	ISSUED FOR PRICING	Aug 14, 2014
16	BUILDING PERMIT COMMENT RESPONSE	July 15, 2014
14	ISSUED FOR ROUND 3 COMMENT RESPONSE	June 20, 2014
12	ISSUED FOR ROUND 2 COMMENT RESPONSE	Apr 11, 2014
12	ISSUED FOR BUILDING PERMIT	Mar 24, 2014
10	ISSUED FOR CONSULTANT REVIEW	Mar 05, 2014
10	ISSUED FOR PAGE TURN REVIEW	Jan 22, 2014
9	ISSUED FOR ROUND 1 COMMENT RESPONSE	Dec 13, 2013
9	ISSUED FOR OWNER / CONSULTANT REVIEW	Nov 20, 2014
9	ISSUED FOR SPC APPLICATION	Sep 03, 2013
6	ISSUED FOR OWNER / CONSULTANT REVIEW	Aug 28, 2014
6	ISSUED FOR UDRP PRESENTATION	Aug 02, 2014
6	ISSUED FOR OWNER / CONSULTANT REVIEW	July 24, 2014
6	ISSUED FOR PRE-CONSULT PHASE 1 - AIA LOGGING	June 10, 2014
6	ISSUED FOR PRE-CONSULT PHASE 2 - AIA LOGGING	Apr 26, 2014
6	ISSUED FOR OWNER REVIEW	Apr 11, 2014

REVISIONS: 	
ARCHITECT SEAL: 	NORTH ARROW: 

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	
ONTARIO	ONTARIO
SHEET TITLE:	
SITE PLAN PHASE 1	
DRAWING: R.V.	CHECKED: R.V.
SCALE: 1:250	SHEET No. SP-1
PROJECT NO. 2404	