

1047 RICHMOND ROAD

OTTAWA, ON

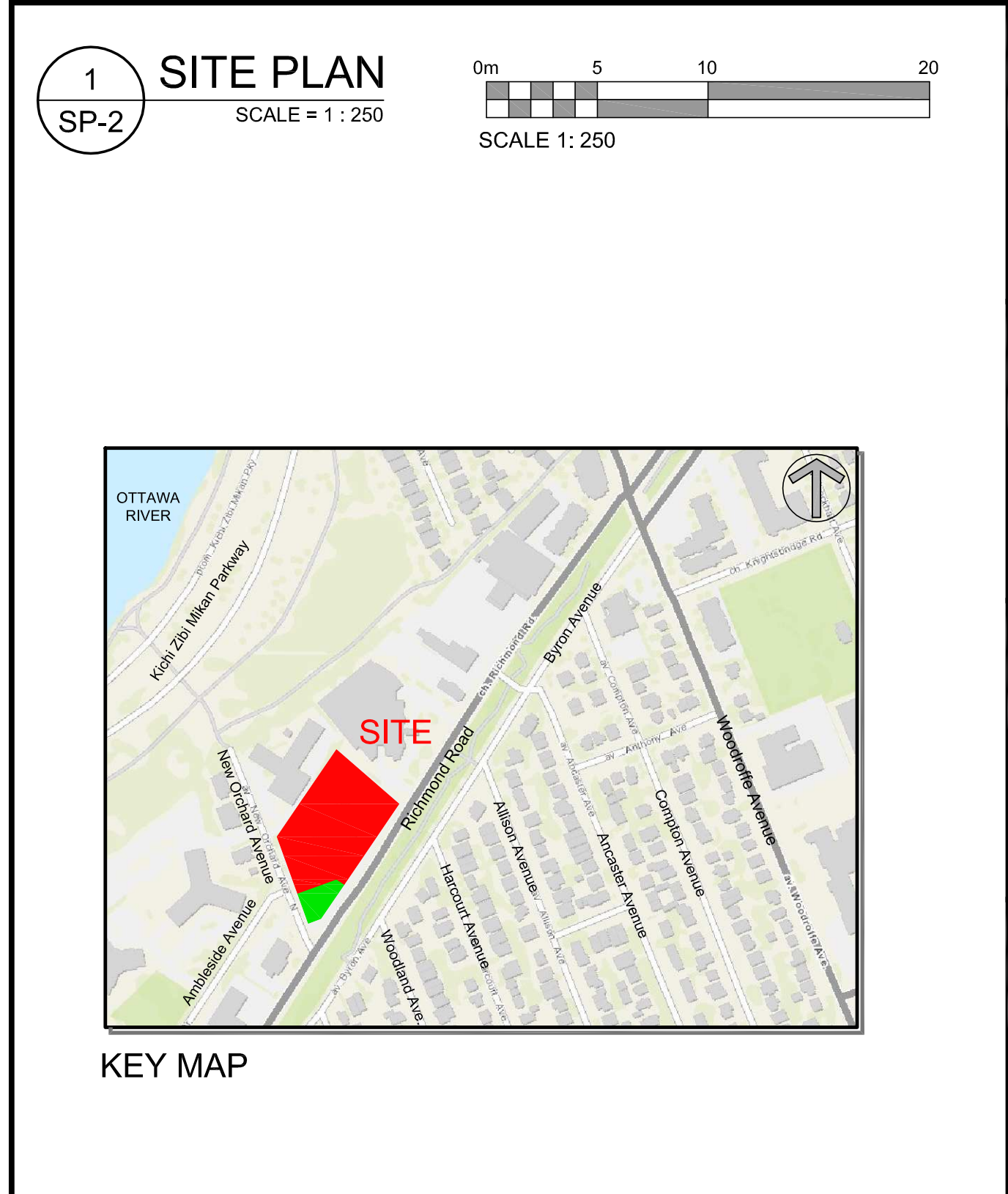
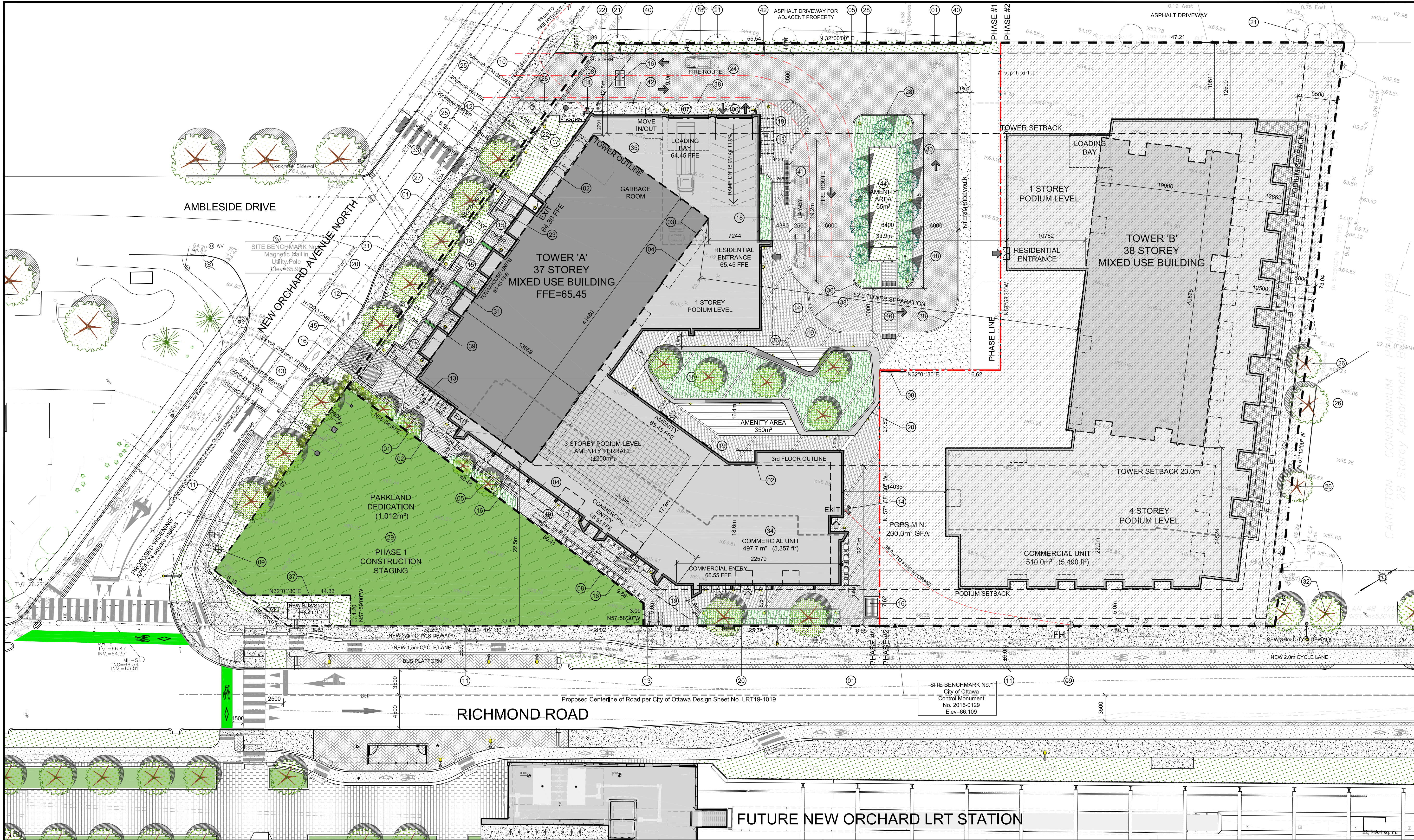
RLA PROJECT #: 2404

ISSUED FOR SITE PLAN CONTROL 2

2025-04-11







|                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT DEVELOPER</b><br><b>FENGATE Asset Management</b><br>77 King Street West, Suite 3410<br>Toronto, ON M5K 1H1<br>Tel: (613) 546-3146<br>Cell: (416) 543-8005<br>E-Mail: Corina.Sajewski@fengate.com<br>E-Mail: Lee.Marlowe@fengate.com | <b>LEGAL DESCRIPTION</b><br>TOPOGRAPHICAL PLAN OF SURVEY OF<br>PART OF PIN 03970-0109 AND ALL OF PIN 03970-0105<br><br>PART OF LOTS 24 AND 25<br>CONCESSION 1 (OTTAWA FRONT)<br>GEOGRAPHIC TOWNSHIP OF NEPEAN<br>CITY OF OTTAWA<br>Surveyed by Annis, O'Sullivan, Vollebakk Ltd. |
| <b>URBAN PLANNER</b><br><b>Fotenn Consulting</b><br>396 Cooper Street<br>Suite 300<br>Ottawa, ON K2P 2H7<br>Tel: (613) 730-5709<br>E-Mail: dallarosa@fotenn.com<br>E-Mail: simpson@fotenn.com                                                  | <b>LANDSCAPE ARCHITECT</b><br><b>Studio TLA</b><br>20 Champlain Boulevard, Suite 102<br>Toronto, ON M3H 2Z1,<br>Tel: (416) 638-4911<br>E-Mail: lbitar@studiotla.ca                                                                                                               |
| <b>CIVIL ENGINEER</b><br><b>Egis Group</b><br>115 Walgreen Road<br>Ottawa, ON K0A 1L0<br>Tel: (613) 836-2184<br>Fax: (613) 836-3742<br>Email: Alison.GOSLING@egis-group.com                                                                    | <b>TRANSPORTATION ENGINEER</b><br><b>Parsons</b><br>1223 Michael Street, Suite 100,<br>Ottawa, ON K1J 7T2<br>Tel: (613) 601-1528<br>Cell: (343) 996-5362<br>Email: Austin.Shih@parsons.com                                                                                       |
| <b>WIND / SOUND ENGINEER</b><br><b>Gradient Wind</b><br>127 Walgreen Road,<br>Ottawa, ON, Canada K0A 1L0<br>Tel: (613) 836-0934 ext. 116<br>Cell: (613) 268-5273<br>E-Mail: joshua.foster@gradientwind.com                                     | <b>GEOTECHNICAL ENGINEER</b><br><b>Golder Associates Ltd.</b><br>1931 Roberson Road<br>Ottawa, Ontario K2H5B7<br>Tel: (613) 592 9600<br>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                    |
|                    | VEHICULAR DIRECTION                     |
|                    | PROPOSED SITE LIGHTING                  |
|                    | EXISTING TREE TO REMAIN                 |
|                    | EXISTING TREE TO BE REMOVED             |
|                    | PROPOSED TREE                           |
|                    | SAMESE CONNECTION                       |
|                    | FIRE HYDRANT                            |

NOTE:  
SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

- DRAWING NOTES:**
- PROPERTY LINE
  - BUILDING / TOWER SETBACK LINE
  - OUTLINE OF TOWER
  - LINE OF BALCONIES / CANOPY ABOVE
  - LINE OF PARKING GARAGE BELOW
  - ENTRANCE TO GARAGE RAMP
  - ENTRANCE TO LOADING BAY
  - TRENCH DRAIN
  - RELOCATED EXISTING FIRE HYDRANT
  - DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
  - PROPOSED CITY ROAD AND BOULEVARD AS PER PHASE 2 CONFEDERATION LINE WORK
  - CITY CURB, SIDEWALK & GRASSED BOULEVARD
  - BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
  - SAMESE CONNECTION
  - PRIVATE PATIO FOR GROUND FLOOR UNITS WITH PRIVACY RAILING, HT. VARIES
  - INTAKE / EXHAUST GRATE
  - GAS PRESSURE RELEASE STATION
  - SOFT LANDSCAPING
  - HARD SURFACE LANDSCAPED AREA
  - RAISED PLANT BED, SEE LANDSCAPE
  - EXISTING TREE TO BE REMOVED
  - CISTERN WITH OVERFLOW / ACCESS M.H.
  - EXTERIOR STEPS WITH HANDRAILS AS REQUIRED
  - 6.0 METRE WIDE FIRE ROUTE
  - PROPOSED SERVICES, SEE CIVIL
  - EXISTING TREE TO REMAIN
  - EXISTING UTILITY / LIGHT POLE
  - 150mm HT. BARRIER CURB
  - PROPOSED PARKLAND DEDICATION
  - INTERIM CONCRETE CURB AND SIDEWALK
  - EXISTING UTILITY / LIGHT POLE TO BE REMOVED
  - TREES AS PER PHASE 2 CONFEDERATION LINE WORK
  - EXISTING PEDESTRIAN CROSSWALK
  - GROUND FLOOR COMMERCIAL UNIT
  - GRADE (GEODETIC ELEVATION - ASL)
  - GROUND FLOOR GARAGE ROOM
  - SITE LIGHTING - SEE ELECTRICAL SITE PLAN
  - BUS STOP AS PER PHASE 2 CONFEDERATION LINE WORK
  - CONCRETE WALK & CURB: DEPRESSED / MOUNTABLE
  - 1.2m HT. METAL PLANTER WITH PRIVACY SCREEN
  - REMOVE EXISTING CHAIN LINK FENCE ON PROPERTY LINE AND REPLACED WITH 2.1m HT. SOLID WOOD FENCE
  - ACCESSIBLE PASSENGER LOADING AREA WITH TWISI
  - PARK SERVICES
  - EXTERIOR AMENITY AREA
  - HYDRO ACCESS ROUTE, HEAVY DUTY INSULATION AND PAVERS REQUIRED
  - UNIT PAVEMENT CROSSWALK WITH TWISI

| PROJECT INFORMATION                                                        |                                       |
|----------------------------------------------------------------------------|---------------------------------------|
| Zoning By-law 2006-250 Consolidation                                       | TM2494J (H127)                        |
| SITE AREA                                                                  | 0.9 ha, 9,104.0 sq. m, 97,995 sq. ft. |
| <b>ZONING</b>                                                              | <b>REQUIRED</b>                       |
| BUILDING HEIGHT - PODIUM                                                   | 4 STOREY / 15.0m                      |
| BUILDING HEIGHT - TOWER 'A' WEST                                           | 40 STOREY / 127.0m                    |
| BUILDING HEIGHT - TOWER 'B' EAST - PHASE 2                                 | 38 STOREY / 121.0m                    |
| GRADE (GEODETIC ELEVATION - ASL)                                           | 65.50m ASL                            |
| DENSITY - FSI                                                              | 6.3 (57,355.2m²)                      |
| TOWER FLOOR PLATE - GFA                                                    | 750.0m²                               |
| PRIVATELY OWNED PUBLIC SPACE (POPS; MIN. 200.0m²)                          | 200.0m²                               |
| NON-RESIDENTIAL SPACE AT GRADE; MIN. 1,000.0m²                             | 1,000.0m²                             |
| FRONT, CORNER & INTERIOR YARD SETBACK (PODIUM)                             | 5.0m                                  |
| ABUTTING PARK SETBACK (PODIUM)                                             | 3.0m                                  |
| FRONT YARD SETBACK (TOWER)                                                 | 22.0m                                 |
| REAR & INTERIOR YARD SETBACK (TOWER)                                       | 12.5m                                 |
| INTERIOR YARD SETBACK (TOWER)                                              | 12.5m                                 |
| CORNER SIDE YARD SETBACK (TOWER)                                           | 7.0m                                  |
| ABUTTING PARK SETBACK (TOWER)                                              | 6.5m                                  |
| TOWER SEPARATION (SAME LOT)                                                | 25.0m                                 |
| AMENITY AREA - TOTAL 6.0m² PER UNIT; 425 UNITS                             | 2,550.0m²                             |
| AMENITY AREA - 50% COMMUNAL PER UNIT                                       | 1,275.0m²                             |
| VEHICLE PARKING: RESIDENTIAL - AREA 'Z' NOT REQUIRED                       | 0                                     |
| VEHICLE PARKING: VISITOR - 0.1 PER UNIT AFTER 12 UNITS (MAX. 30 PER BLDG.) | 30                                    |
| VEHICLE PARKING: COMMERCIAL - AREA 'Z' NOT REQUIRED                        | 0                                     |
| BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT                               | 213                                   |
| BICYCLE PARKING - COMMERCIAL - 1.0 PER 250m² GFA                           | 3                                     |
| ALISE & DRIVEWAY MINIMUM / MAXIMUM WIDTH                                   | 6.0m / 6.7m                           |

| PROJECT INFORMATION                                                        |                                       |
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| ALISE & DRIVEWAY MINIMUM / MAXIMUM WIDTH                                   | 6.0m / 6.7m                           |

| 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 =       | 208.0 sq. m.           |
| 37th FLOOR COMMUNAL INTERIOR =       | 265.0 sq. m.           |
| PRIVATE BALCONIES =                  | 2,520.0 sq. m.         |
| PRIVATE TERRACE =                    | 80.0 sq. m.            |
| TOTAL =                              | 4,413.0 sq. m.         |
| TOTAL COMMUNAL =                     | 1,813.0 sq. m.         |
| REQUIRED - 6.0m² PER UNIT (425) =    | 2,550.0 sq. m.         |
| REQUIRED COMMUNAL @ 50% =            | 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 - 0.026 PER UNIT     | 16 YARDS               |
| COMPOST - 240L PER 50 UNITS          | 9                      |
| 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., 10.68%   |
| 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                             | 46.2 sq. m.            |
| TOTAL                                | 1,134.2 sq. m.         |
| TOTAL - PRE DEVELOPMENT AREA         | 10,190.0 sq. m.        |

**BUILDING STATISTICS**

| GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)                    |                                             |
|------------------------------------------------------------------------|---------------------------------------------|
| P2 PARKING LEVEL                                                       | 0.0 sq. m.                                  |
| P2 PARKING LEVEL                                                       | 0.0 sq. m.                                  |
| GROUND FLOOR                                                           | 711.5 sq. m.                                |
| 2nd FLOOR                                                              | 7,659 sq. m.                                |
| 3rd FLOOR                                                              | 7,659 sq. m.                                |
| 4th FLOOR - AMENITY LEVEL                                              | 7,659 sq. m.                                |
| 5th - 14th FLOOR                                                       | 10 x 608.82 sq. m. = 6,088.2 sq. m.         |
| 15th - 35th FLOOR                                                      | 21 x 608.82 sq. m. = 12,785.2 sq. m.        |
| 36th FLOOR - RESIDENTIAL / AMENITY                                     | 501.1 sq. m.                                |
| AMENITY / MECHANICAL PENTHOUSE                                         | 5,394 sq. m.                                |
| TOTAL AREA                                                             | 22,630.0 sq. m.                             |
| TOWER FLOOR PLATE (AS DIFFERENT TO OPENING EXCEPT 2404)                | 636.1 sq. m.                                |
| TOWER BALCONY PROJECTIONS                                              | 6,847 sq. m.                                |
| TOTAL AREA                                                             | 243,587 sq. m.                              |
| UNIT STATISTICS                                                        |                                             |
| STUDIO UNIT                                                            | 10.1%                                       |
| 1 BEDROOM UNIT                                                         | 40.7%                                       |
| 1 BEDROOM + DEN UNIT                                                   | 17.3%                                       |
| 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                                                       | 22,140.4 sq. m.                             |
| COMMERCIAL AREA                                                        | 238,414 sq. m.                              |
| CITY OF OTTAWA'S DEFINITION                                            | 5,409 sq. m.                                |
| COMMERCIAL AREA (FROM LEASING AREA - DEFINITION - NOTED ON FLOOR PLAN) | 5,735 sq. m.                                |
| CAR PARKING                                                            |                                             |
| REQUIRED BY ZONING BY-LAW                                              |                                             |
| RESIDENCE                                                              | - AREA 'Z' NONE REQUIRED                    |
| VISITOR                                                                | - 0.1 PER DWELLING UNIT (MAX. 30 PER BLDG.) |
| COMMERCIAL                                                             | - AREA 'Z' NONE REQUIRED                    |
| TOTAL                                                                  | 30                                          |
| PROVIDED                                                               |                                             |
| RESIDENCE                                                              | - 0.447 PER UNIT                            |
| VISITOR                                                                | - 0.071 PER UNIT                            |
| COMMERCIAL                                                             |                                             |
| TOTAL                                                                  | 254                                         |
| LOCATION                                                               |                                             |
| P2 U/G PARKING LEVEL                                                   | 133                                         |
| P1 U/G PARKING LEVEL                                                   | 121                                         |
| EXTERIOR AT GRADE                                                      | 0                                           |
| TOTAL                                                                  | 254                                         |
| BICYCLE PARKING                                                        |                                             |
| REQUIRED                                                               |                                             |
| RESIDENCE                                                              | - 0.5 PER UNIT                              |
| COMMERCIAL                                                             | - 1.0 PER 250m² OF G.F.A.                   |
| TOTAL                                                                  | 213                                         |
| PROVIDED                                                               |                                             |
| RESIDENCE - INTERIOR                                                   | - 0.5 PER UNIT                              |
| RESIDENCE - EXTERIOR                                                   |                                             |
| COMMERCIAL - EXTERIOR                                                  |                                             |
| TOTAL                                                                  | 322                                         |
| LOCATION                                                               |                                             |
| P2 U/G PARKING LEVEL                                                   | 105                                         |
| P1 U/G PARKING LEVEL                                                   | 146                                         |
| 2nd FLOOR LEVEL                                                        | 43                                          |
| EXTERIOR AT GRADE                                                      | 28                                          |
| TOTAL                                                                  | 322                                         |
| 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.                                |
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| 37th FLOOR COMMUNAL INTERIOR =                                         | 265.0 sq. m.                                |
| PRIVATE BALCONIES =                                                    | 2,520.0 sq. m.                              |
| PRIVATE TERRACE =                                                      | 80.0 sq. m.                                 |
| TOTAL =                                                                | 4,413.0 sq. m.                              |
| TOTAL COMMUNAL =                                                       | 1,813.0 sq. m.                              |
| REQUIRED - 6.0m² PER UNIT (425) =                                      | 2,550.0 sq. m.                              |
| REQUIRED COMMUNAL @ 50% =                                              | 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 - 0.026 PER UNIT                                       | 16 YARDS                                    |
| COMPOST - 240L PER 50 UNITS                                            | 9                                           |
| 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., 10.68%                        |
| 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                                                               | 46.2 sq. m.                                 |
| TOTAL                                                                  | 1,134.2 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.

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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 A500 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
- DETAIL NUMBER
- TITLE
- SCORE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

**FENGATE**  
Asset Management

1047 Richmond Investment GP Inc.

ARCHITECT:

**rla/architecture**  
roderick lahey architect inc.

56 beech street, ottawa, ontario K1S 3J6  
1.613.724.9932 f. 613.724.1209 laa@architecture.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.

PROJECT No. 2404

**SP-1**



This aerial map illustrates the proposed development at New Orchard Station. The central focus is a 14-storey building, with a future phase 2 area indicated by a dashed line. The site is bounded by Ambleside Drive to the west, Richmond Road to the south, and Byron Ave to the east. The Ottawa River is visible to the north, and the Kichi Zibi Mikan area is shown to the south. The map includes a scale bar and a north arrow. A legend in the bottom right corner explains the symbols used for building heights and surrounding areas.

**Legend:**

- 1 SURROUNDING BUILDING HEIGHTS LISTED PER NEIGHBOURHOOD

[illegible]

|                        |                                                                                                                             |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <p>REVISIONS:</p>      |                                                                                                                             |
| <p>ARCHITECT SEAL:</p> | <p>NORTH ARROW:</p>  <p>TRUE NORTH</p> |

ARCHITECT:

rla / architecture

56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 [www.rodericklahey.ca](http://www.rodericklahey.ca)

SHEET TILE:

CONTEXT PLAN

|                     |                        |
|---------------------|------------------------|
| DRAWN:<br>RIB       | CHECKED:<br>Checker    |
| SCALE:<br>1 : 1000  | SHEET No:<br><br>A-002 |
| PROJECT No:<br>2404 |                        |

\* SURROUNDING BUILDING HEIGHTS LISTED PER ALLOWED ZONING

PLOT DATE: 4/11/2025 12:18:42 PM





| PARKING LEVEL 2 STATISTICS    |  |
|-------------------------------|--|
| TOTAL PARKING SPACES: 133     |  |
| BIKE SPACES: 151              |  |
| LOCKERS: 10 (10 BIKE STORAGE) |  |

| LEGEND  |                |
|---------|----------------|
| TYPE A  | COMMON AREA    |
| BIKES   | STUDIO         |
| COMMON  | ONE BED - 1051 |
| LOCKERS | TWO BED        |
|         | TWO BED - 1051 |
|         | THREE BED      |

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|        |                  |            |
|--------|------------------|------------|
| SPC 02 | ISSUED FOR SPC 2 | 2025-04-11 |
| SPC 01 | ISSUED FOR SPC   | 2024-09-04 |
| No.    | DESCRIPTION      | YYYY-MM-DD |

ARCHITECT SEAL:

NORTH ARROW:

TRUE NORTH

CLIENT:

**FENGATE**  
Asset Management

ARCHITECT:

**rla/architecture**  
56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

1047 RICHMOND ROAD

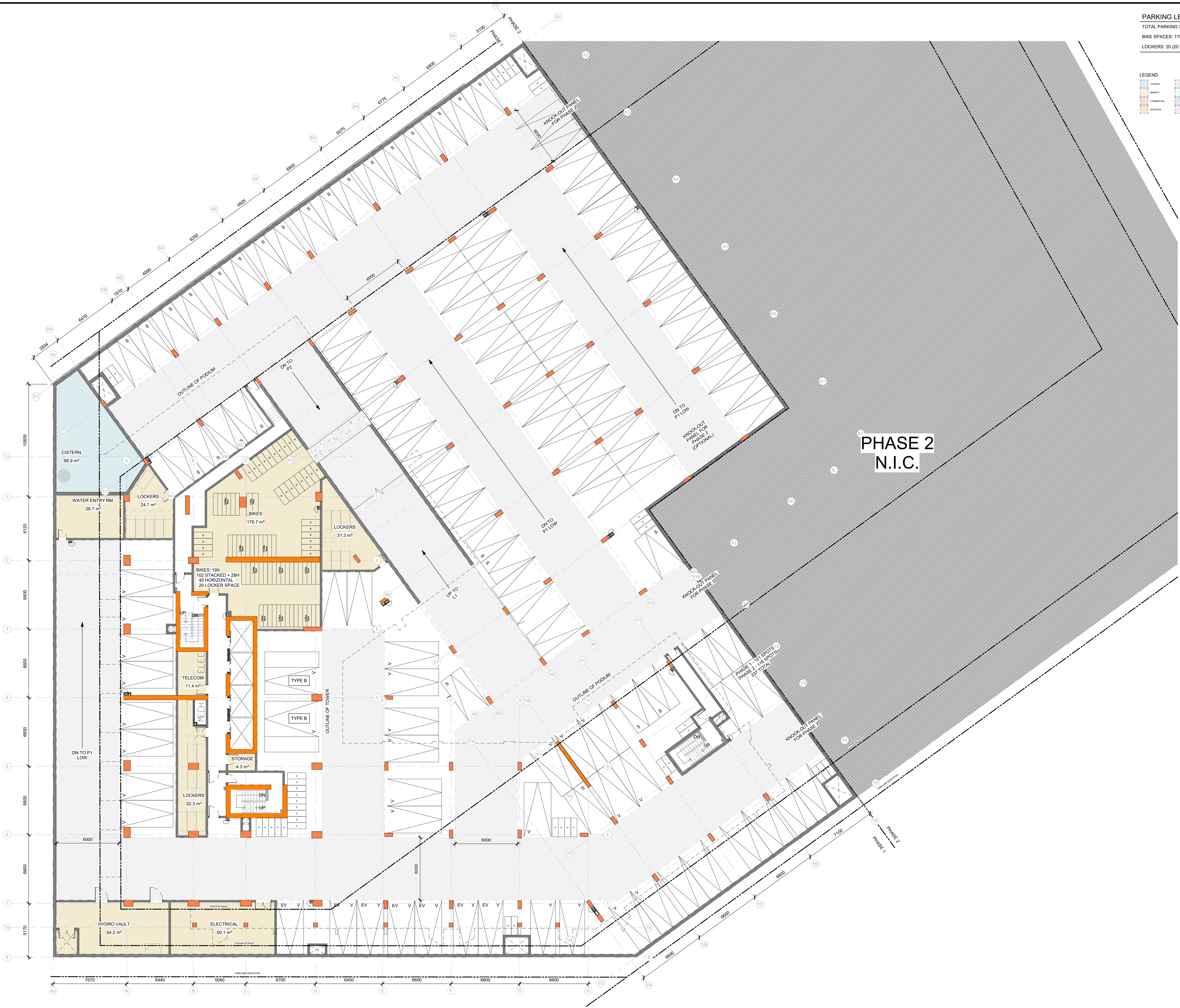
OTTAWA, ON

SHEET TITLE:

P2 FLOOR PLAN

|                        |                |
|------------------------|----------------|
| DRAWN:<br>MS           | CHECKED:<br>RD |
| SCALE:<br>As indicated | SHEET No:      |
| PROJECT No:<br>2404    | <b>A-100</b>   |





| PARKING LEVEL 1 STATISTICS |                      |
|----------------------------|----------------------|
| TOTAL PARKING SPACES:      | 121                  |
| BIKE SPACES:               | 175                  |
| LOCKERS:                   | 20 (20 BIKE STORAGE) |

| LEGEND         |                |
|----------------|----------------|
| CISTERN        | COMMON AREA    |
| WATER ENTRY RM | TOILETS        |
| LOCKERS        | STUDIOS        |
| BIKES          | ONE BED - 105H |
| TELECOM        | TWO BED        |
| STORAGE        | TWO BED - 105H |
| MECH           | THREE BED      |

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CLIENT:

**FENGATE**  
Asset Management

ARCHITECT:

**rla/architecture**  
56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

1047 RICHMOND ROAD

OTTAWA, ON

SHEET TITLE:

P1 FLOOR PLAN

|              |           |
|--------------|-----------|
| DRAWN:       | CHECKED:  |
| MS           | RD        |
| SCALE:       | SHEET No: |
| As indicated |           |
| PROJECT No:  |           |
| 2404         |           |

**A-101**



## LEVEL 1 STATISTICS

GFA: 22,808 sf  
AMENITY (INDOOR): 2,256 sf  
AMENITY (OUTDOOR): 3,777 sf  
COMMERCIAL: 5,661 sf  
TOWNHOMES: 1,545 sf  
PRIVATE AMENITY (OUTDOOR): 880 sf

## LEGEND

|               |               |
|---------------|---------------|
| COMMON AREA   | ONE BED - 10K |
| AMENITY       | TWO BED       |
| COMMERCIAL    | TWO BED + DEN |
| RENTAL OFFICE | ONE BED       |
| RENTAL OFFICE | THREE BED     |

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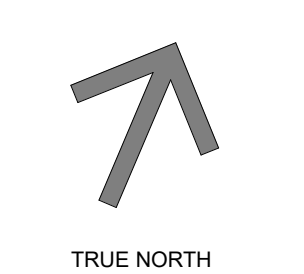
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PROJECT TITLE:

1047 RICHMOND ROAD

OTTAWA, ON

SHEET TITLE:

GROUND FLOOR PLAN

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SHEET No:

PROJECT No: 2404

A-102

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00mm)  
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## LEVEL 2 STATISTICS

GFA: 15,300 sf

RESIDENTIAL: 8,152 sf

PRIVATE AMENITY (OUTDOOR): 87 sf

LOCKERS: 88 (43 BIKE STORAGE)

## LEGEND

|            |             |               |
|------------|-------------|---------------|
| CORRIDOR   | COMMON AREA | ONE BED - DEN |
| ENTRY      | TOWNHOMES   | TWO BED       |
| COMMERCIAL | STUDIO      | TWO BED - DEN |
| BRICKER    | ONE BED     | THREE BED     |

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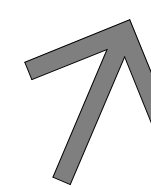
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SHEET TITLE:

LEVEL 2 FLOOR PLAN

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A-103

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LEVEL 4 STATISTICS

GFA: 8,657 sf

AMENITY (INDOOR): 6,160 sf  
AMENITY (OUTDOOR): 2,166 sf  
SERVICES: 108 sf

LEGEND

|            |             |                  |
|------------|-------------|------------------|
| LOBBY      | COMMON AREA | ONE BED + LOA    |
| AMENITY    | TOWERSIDE   | TWO BED          |
| COMMERCIAL | STUDIO      | THREE BED + BATH |
| ROCKERS    | PAV. BED    | THREE BED        |

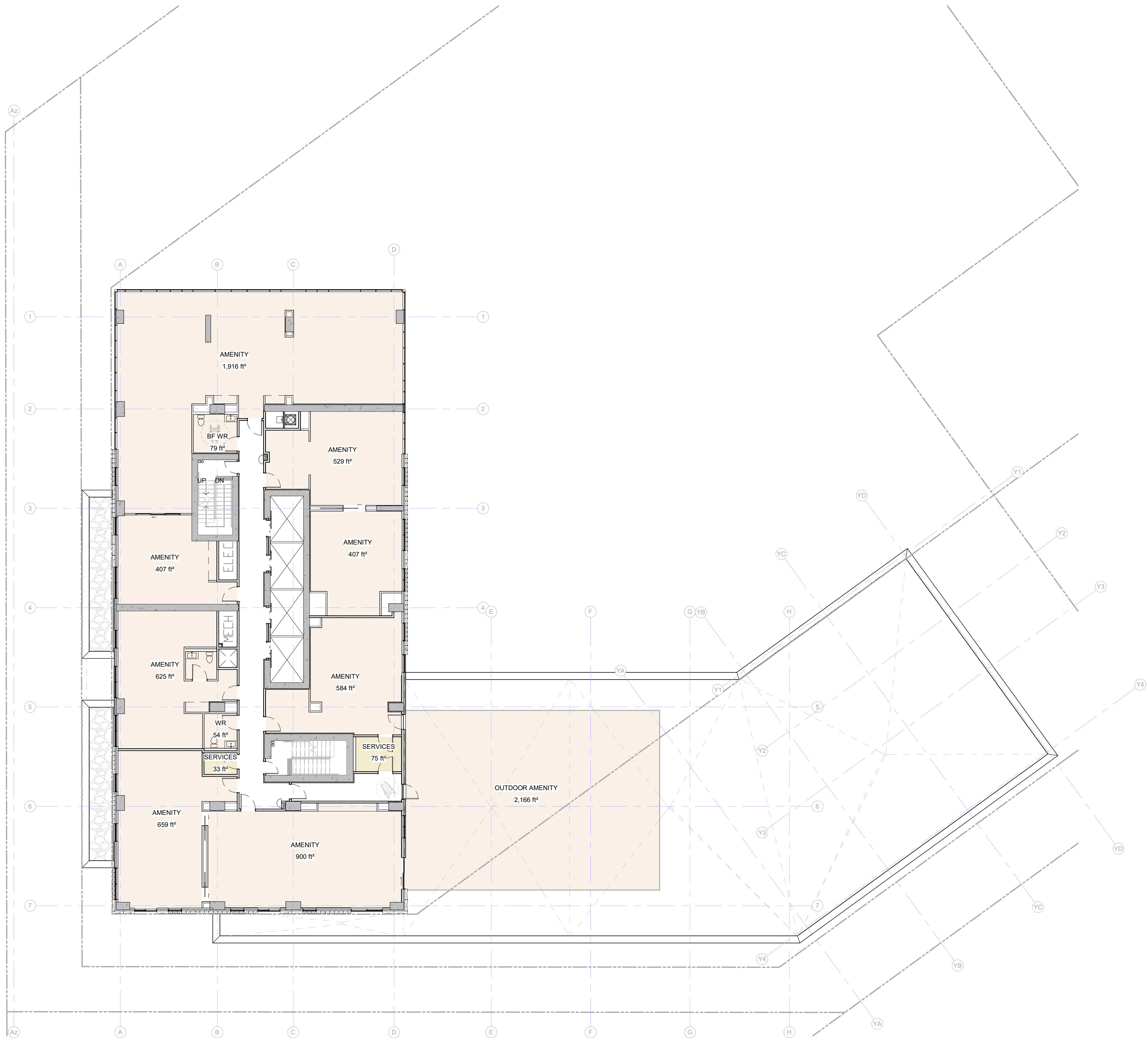
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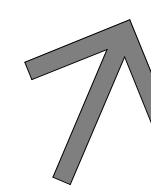


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OTTAWA, ON

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LEVEL 4 FLOOR PLAN

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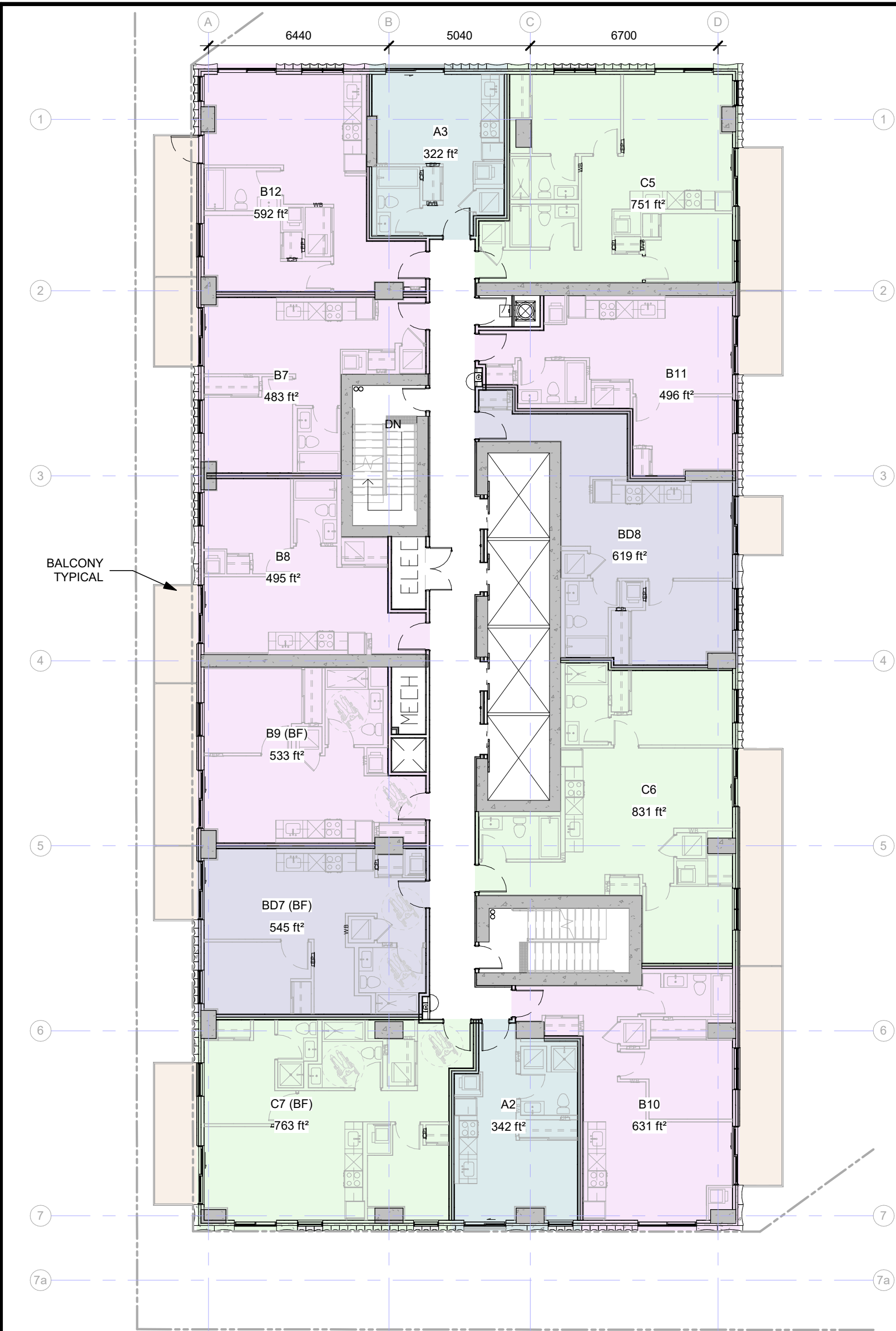
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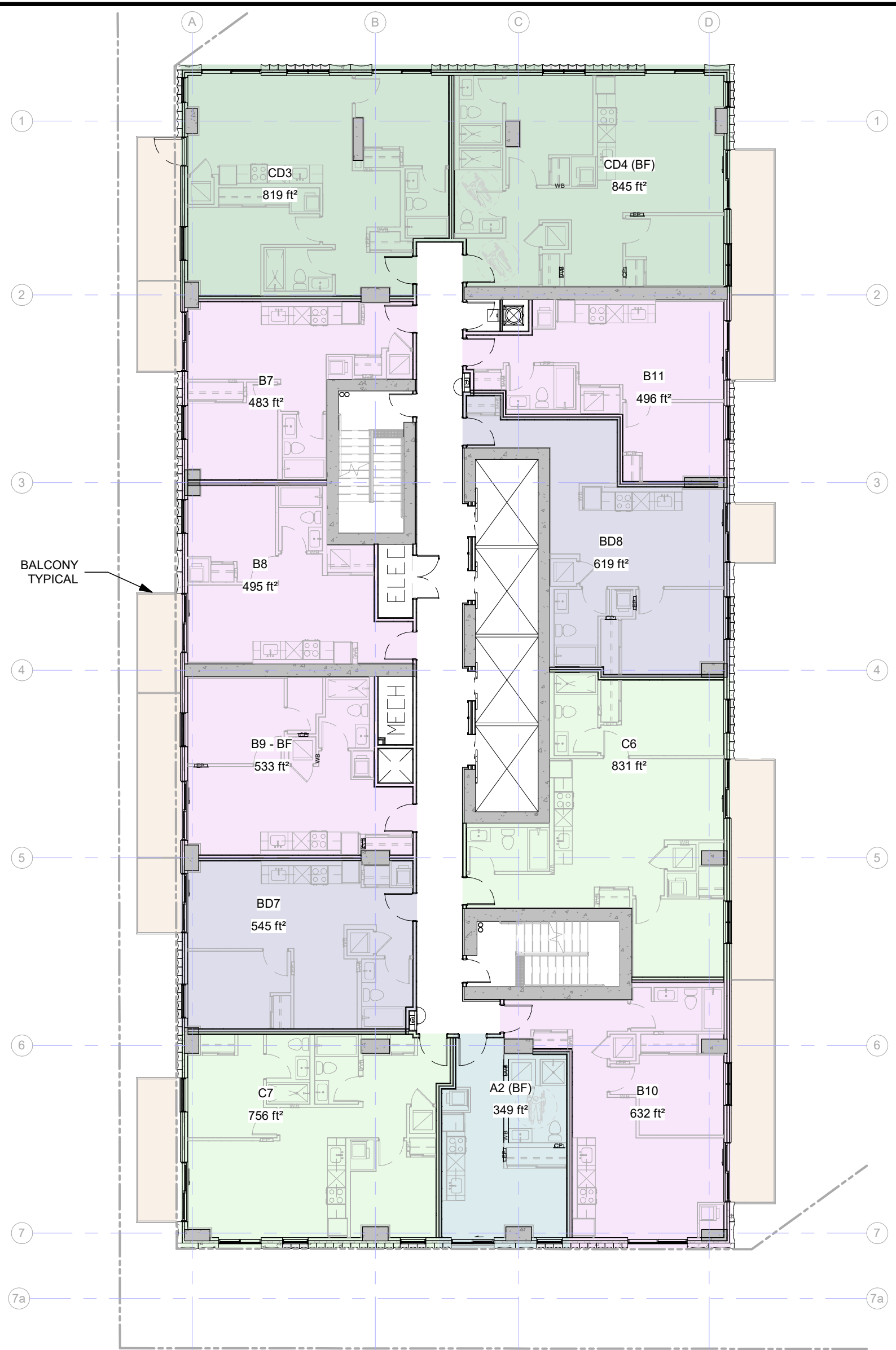
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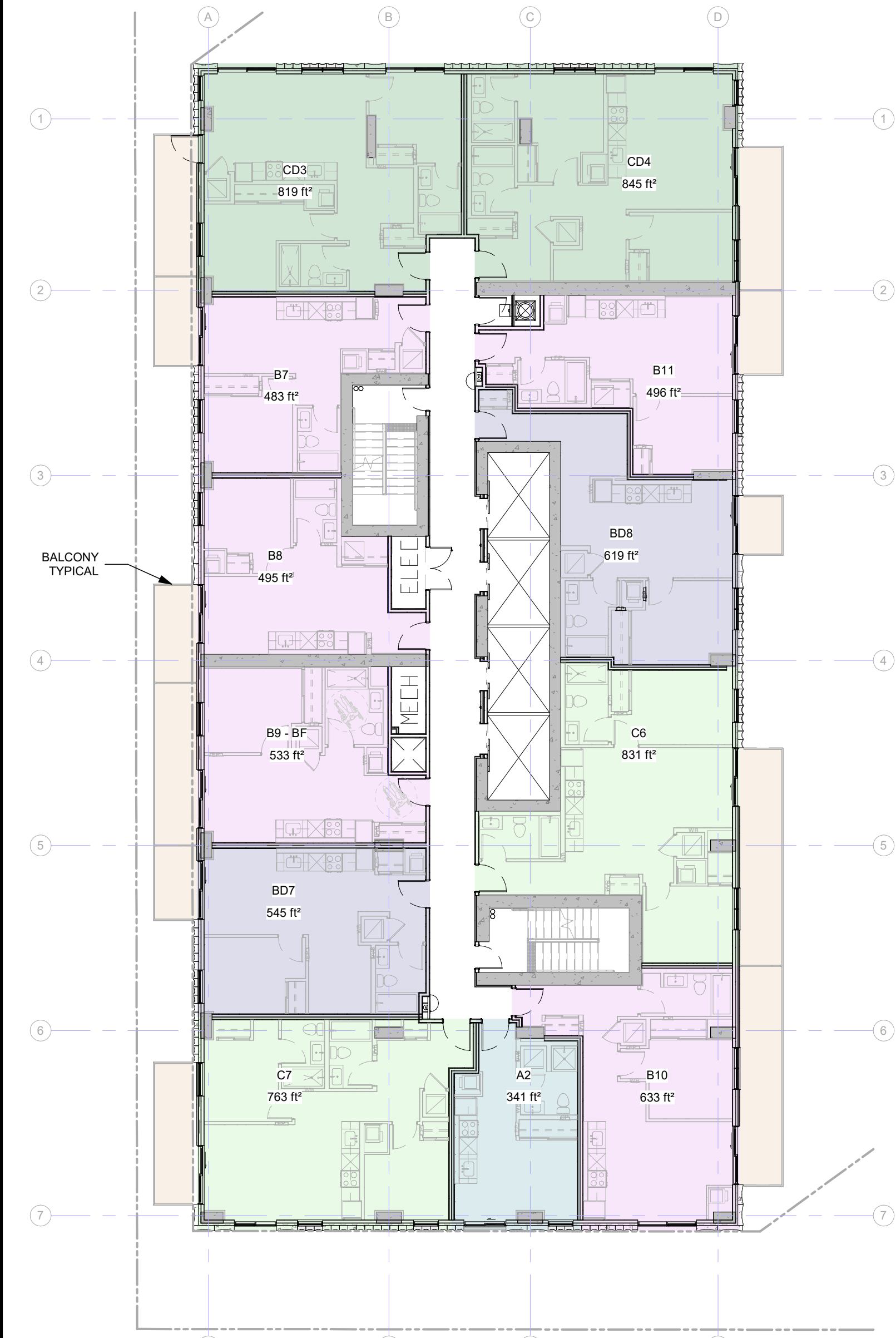




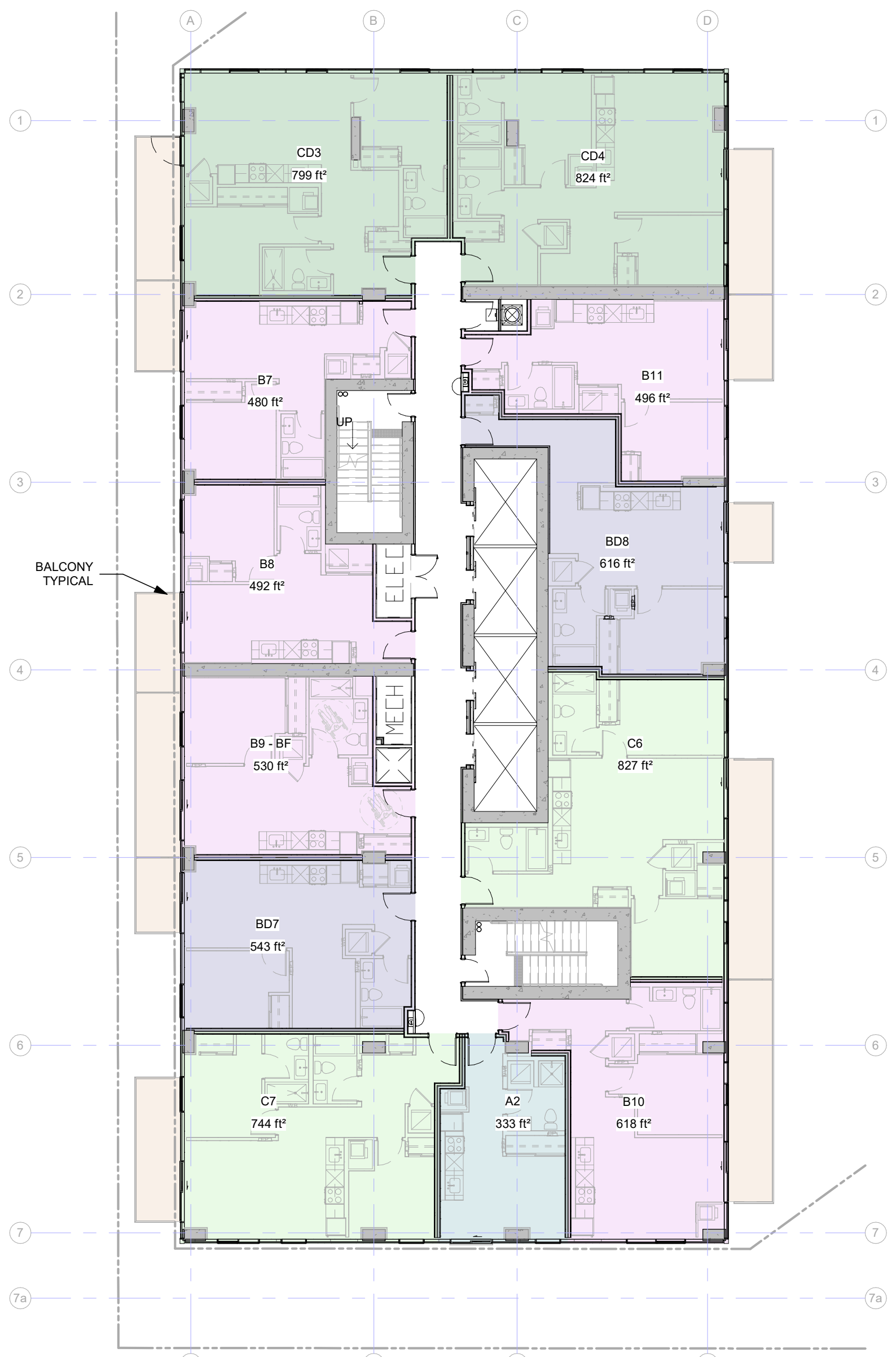
1 TYP. TOWER FLOOR PLAN A (L5-L14)  
A-106 / 1:150



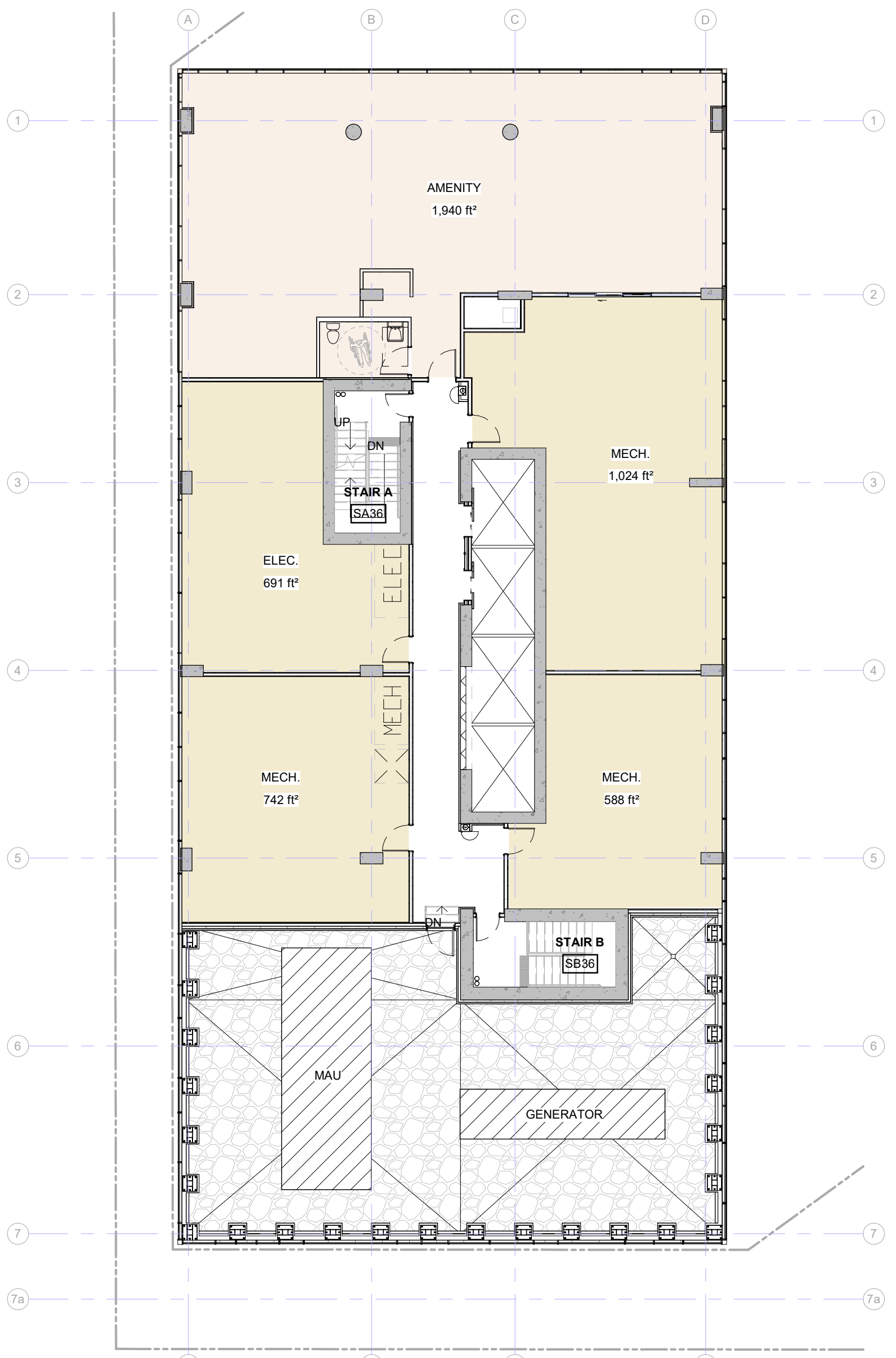
2 TYP. TOWER FLOOR PLAN B (L15-L21)  
A-106 / 1:150



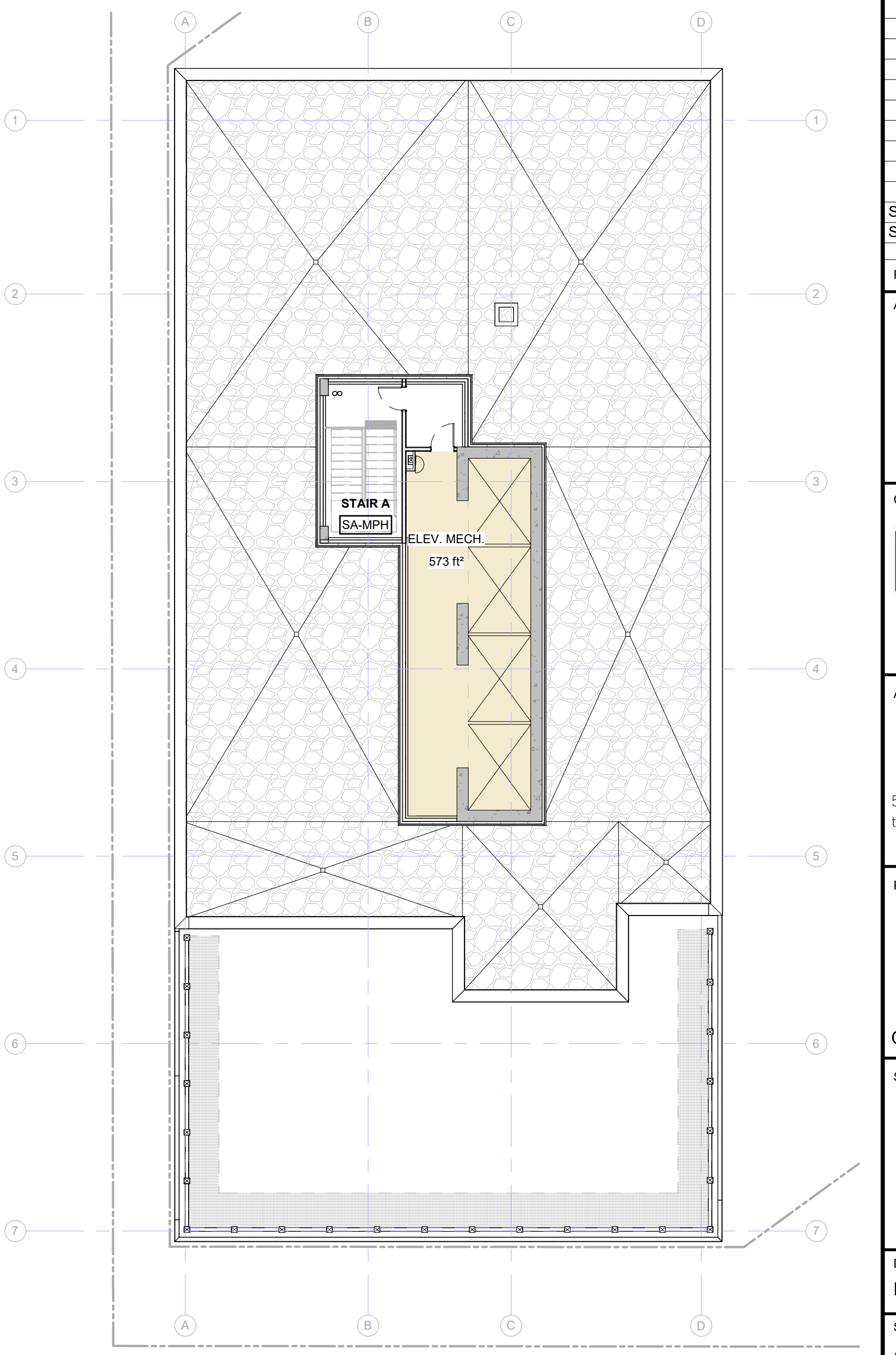
3 TYP. TOWER FLOOR PLAN A (L22-L35)  
A-106 / 1:150



4 FLOOR PLAN L36  
A-106 / 1:150



5 FLOOR PLAN L37  
A-106 / 1:150



6 MECH ROOF PLAN  
A-106 / 1:150

|                                   |
|-----------------------------------|
| LEVEL 5-14 STATISTICS             |
| GFA: 8,693 sf                     |
| RESIDENTIAL: 7,156 sf             |
| PRIVATE AMENITY (OUTDOOR): 838 sf |
| LEVEL 15-21 STATISTICS            |
| GFA: 8,729 sf                     |
| RESIDENTIAL: 7,451 sf             |
| PRIVATE AMENITY (OUTDOOR): 838 sf |
| LEVEL 22-35 STATISTICS            |
| GFA: 8,729 sf                     |
| RESIDENTIAL: 7,455 sf             |
| PRIVATE AMENITY (OUTDOOR): 838 sf |
| LEVEL 36 STATISTICS               |
| GFA: 8,579 sf                     |
| RESIDENTIAL: 7,305 sf             |
| PRIVATE AMENITY (OUTDOOR): 860 sf |
| LEVEL MECH. STATISTICS            |
| GFA: 6,439 sf                     |
| SERVICES: 3,045 sf                |
| AMENITY: 1,940 sf                 |

|               |
|---------------|
| LEGEND        |
| CENTRAL       |
| AMENITY       |
| COMMERCIAL    |
| SERVICES      |
| COMMON AREA   |
| TOWNHOMES     |
| STUDIO        |
| ONE BED       |
| TWO BED       |
| TWO BED + DEN |
| ONE BED       |
| TWO BED       |
| THREE BED     |

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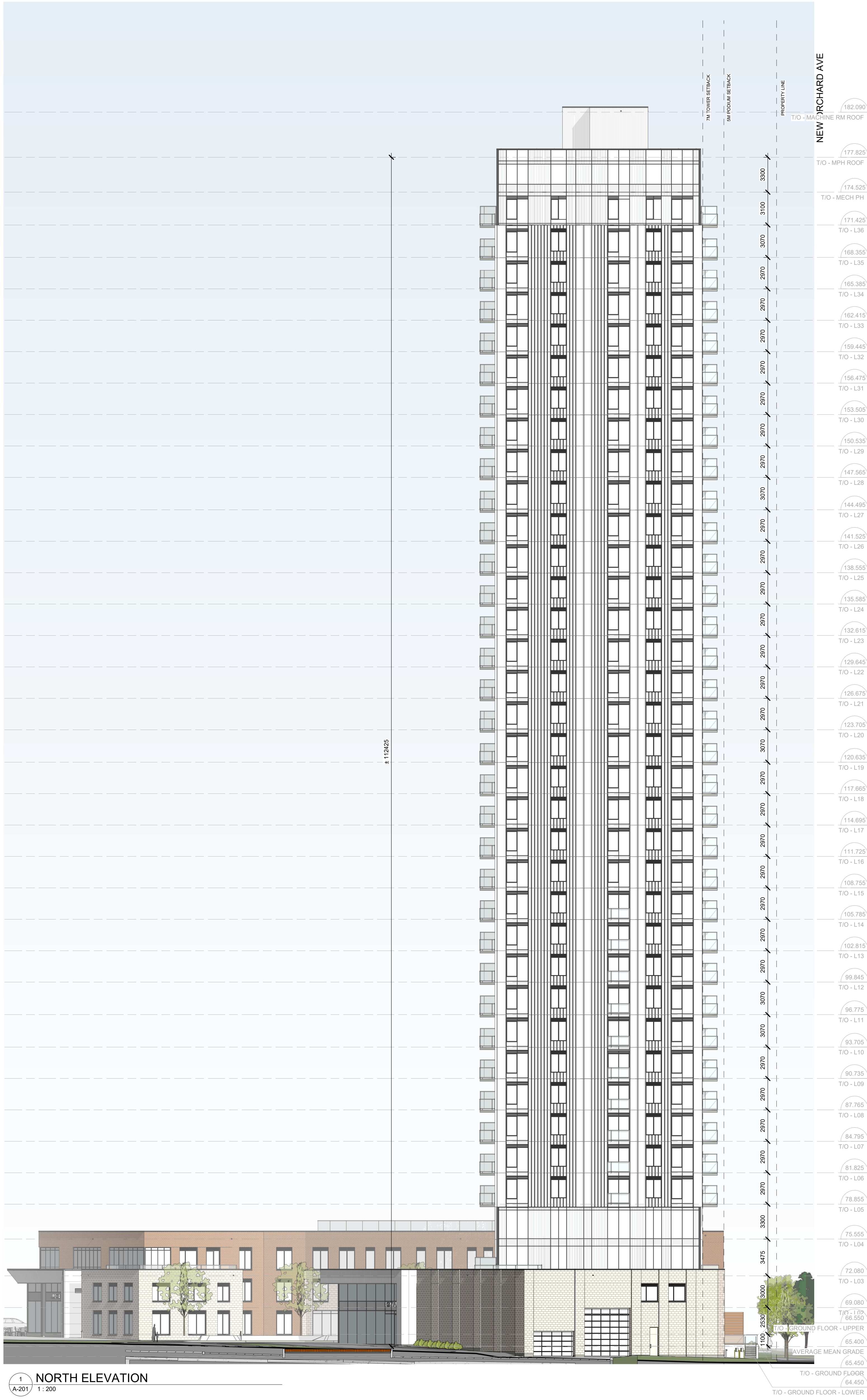
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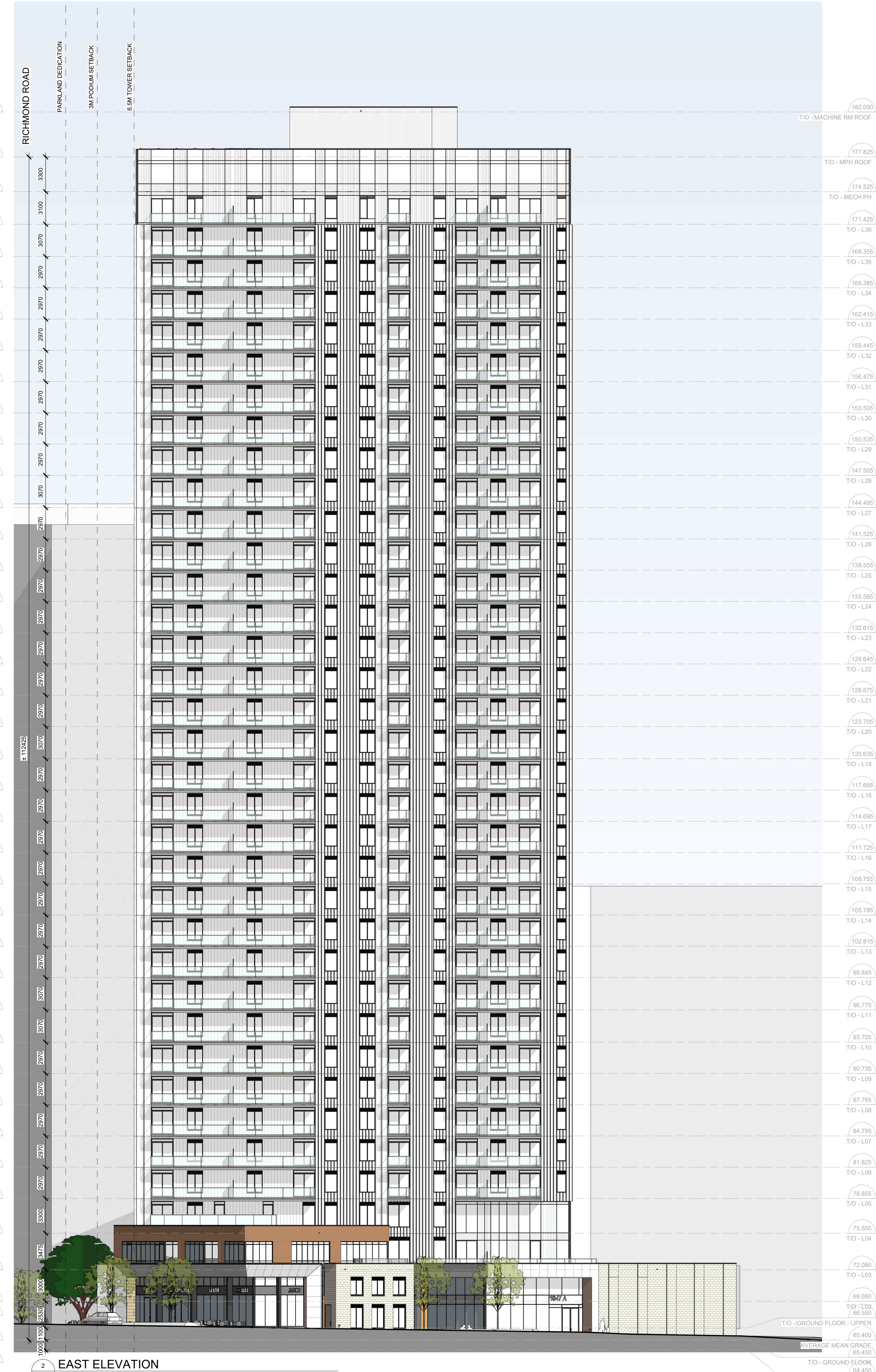
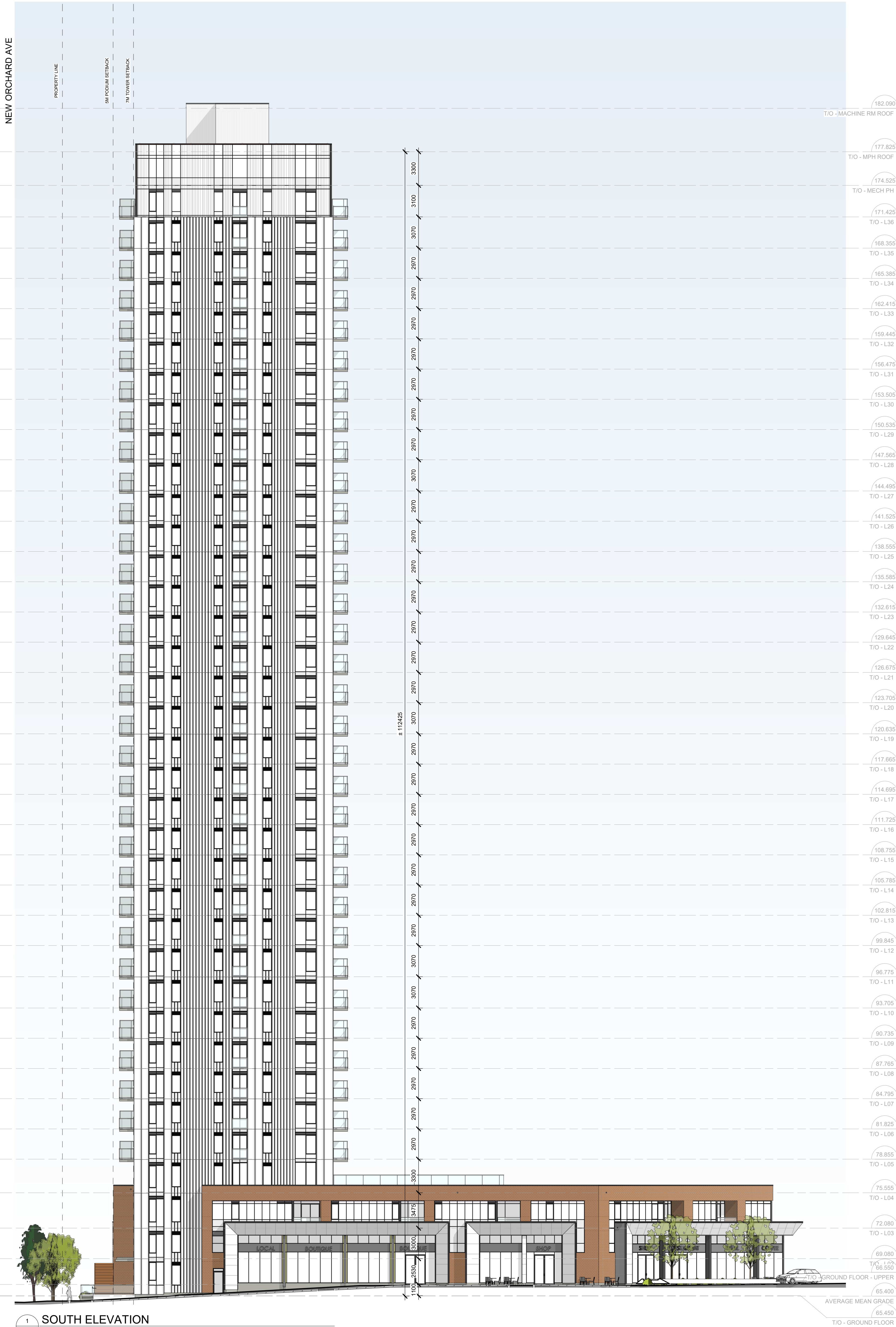
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| 1047 RICHMOND ROAD                                                                                                 |                  |            |
| OTTAWA, ON                                                                                                         |                  |            |
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| TOWER FLOOR PLAN                                                                                                   |                  |            |
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NEW ORCHARD AVE



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| 1047 RICHMOND ROAD                                                                                                        |              |            |
| OTTAWA, ON                                                                                                                |              |            |
| SHEET TITLE:                                                                                                              |              |            |
| BUILDING ELEVATIONS- SOUTH + EAST                                                                                         |              |            |
| DRAWN:                                                                                                                    | CHECKED:     | A-202      |
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SOUTH FROM KICHI ZIBI MIKAN



EAST FROM KICHI ZIBI MIKAN



SOUTH-EAST FROM BYRON AVE



SOUTH-WEST FROM BYRON AVE

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PROJECT TITLE:

1047 RICHMOND ROAD

OTTAWA, ON

SHEET TILE:

### 3D PERSPECTIVES

|                     |                     |
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NORTH ON NEW ORCHARD



SOUTH-WEST ON RICHMOND



PARKLAND DEDICATION + STREETScape ON RICHMOND



WEST IN INTERIOR COURTYARD

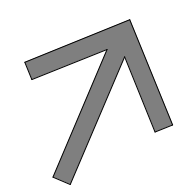
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| 1047 RICHMOND ROAD                                                                                                 |                  |                                                                                       |
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| SHEET TITLE:                                                                                                       |                  |                                                                                       |
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