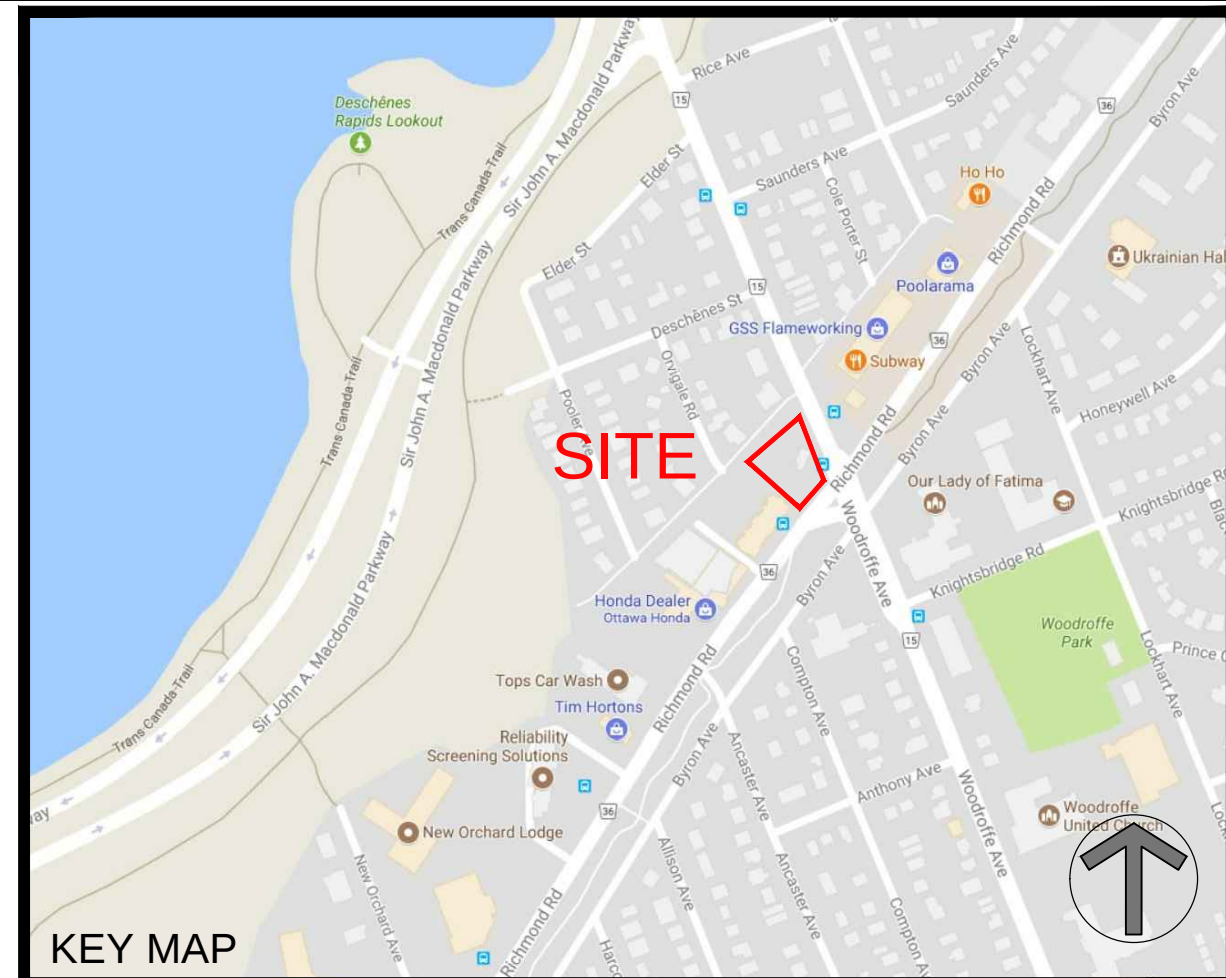
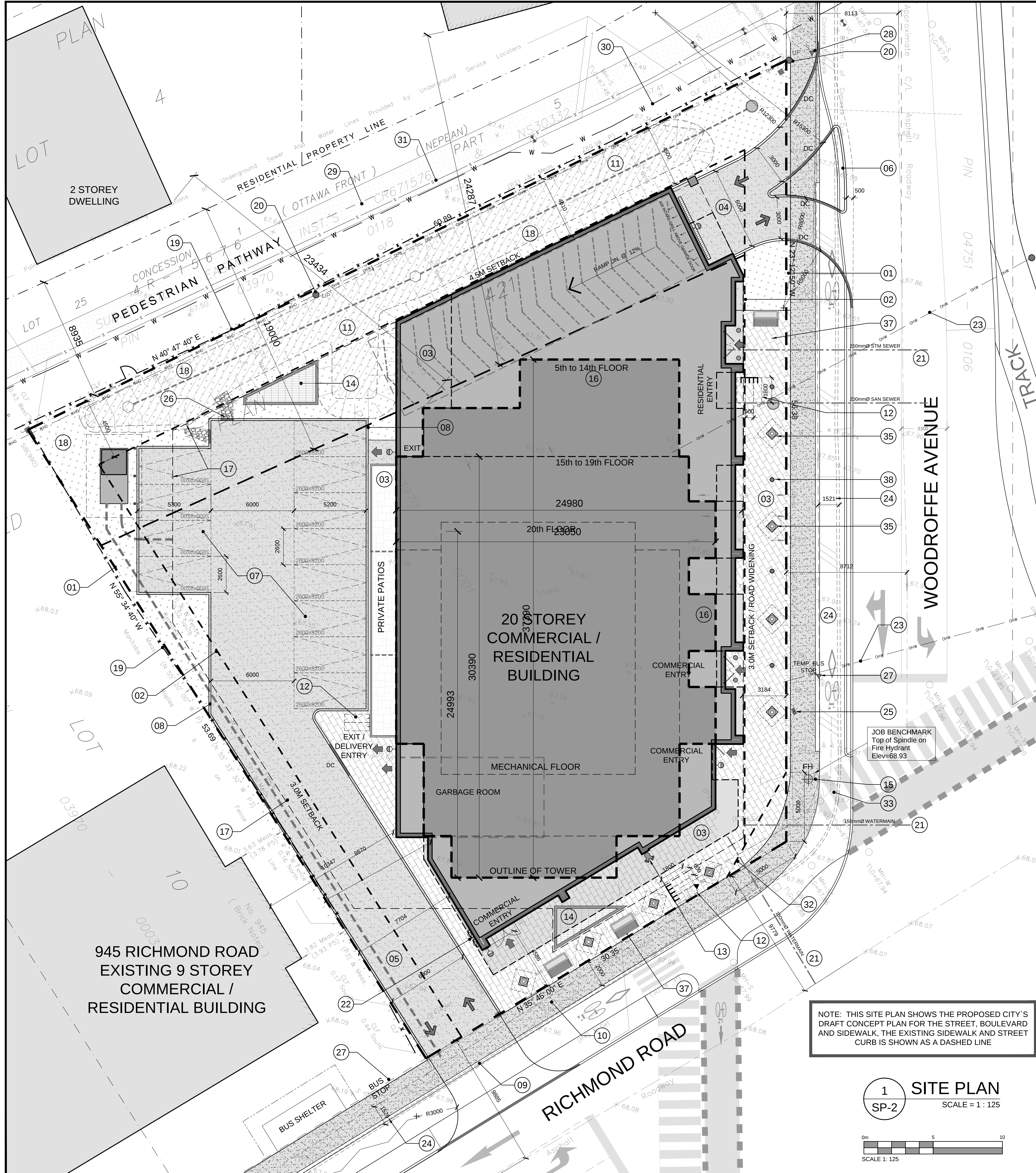




- ### DRAWING NOTES
- 1 PROPERTY LINE
 - 2 BUILDING SETBACKS
 - 3 RAISED PATIO AT GROUND LEVEL, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
 - 4 PARKING GARAGE ENTRY DRIVEWAY / RAMP WITH TRENCH DRAIN
 - 5 2 WAY DRIVEWAY TO EXTERIOR PARKING LOT / GARAGE LOADING AREA
 - 6 DEPRESSED CURB / SIDEWALK TO CITY STANDARDS
 - 7 COMMERCIAL / VISITOR ASPHALT PARKING LOT
 - 8 150mm BARRIER CURB
 - 9 EXISTING ENTRY DRIVEWAY TO REMAIN
 - 10 EXISTING DEPRESSED CURB AND SIDEWALK TO BE REMOVED AND REPLACED WITH STREET CURB AND WALK TO CITY STANDARD
 - 11 SWALE - SEE CIVIL PLAN
 - 12 BICYCLE PARKING SPACES (0.6 x 1.8M) WITH RACK
 - 13 FREE STANDING SIAMSESE CONNECTION
 - 14 AIR INTAKE / EXHAUST GRILL
 - 15 EXISTING FIRE HYDRANT
 - 16 OUTLINE OF BUILDING ABOVE
 - 17 OUTLINE OF UNDERGROUND PARKING LEVELS
 - 18 EXISTING TREE / PLANT MATERIAL TO BE REMOVED
 - 19 REMOVE EXISTING 1200mm HT. CHAIN LINK FENCE, REPLACE WITH 1500mm HT. BLACK METAL PICKETS
 - 20 EXISTING UTILITY POLE
 - 21 PROPOSED LOCATION OF UNDERGROUND UTILITIES
 - 22 GAS REGULATOR / METER EQUIPMENT AREA
 - 23 EXISTING HYDRO / UTILITY LINES TO BE REMOVED
 - 24 EXISTING CONCRETE SIDEWALK WITH STREET CURB
 - 25 EXISTING BELL EQUIPMENT
 - 26 DEPRESSED CURB / SPILLWAY FOR OVERLAND FLOW ROUTE
 - 27 EXISTING BUS STOP
 - 28 TEMPORARY BUS STOP
 - 29 EXISTING 2400mm WIDE RECREATION PATHWAY
 - 30 EXISTING 1220mm Ø WATER MAIN
 - 31 EXISTING 1350mm Ø SANITARY SEWER COLLECTOR
 - 32 5.0 x 5.0 M SITE TRIANGLE
 - 33 TWISI TO BE LOCATED AND INSTALLED AS PER CITY REQUIREMENTS
 - 34 PRIVATE PATIOS AT GRADE
 - 35 TREE GRATE - SEE LANDSCAPE PLAN
 - 36 SITE FURNITURE - SEE LANDSCAPE PLAN
 - 37 CONCRETE PLANTER WITH ATTACHED BENCH - SEE LANDSCAPE PLAN
 - 38 LIGHT BOLLARD - SEE LANDSCAPE PLAN

- ### SITE PLAN SYMBOLS
- CONCRETE UNIT PAVERS SURFACE
 - ASPHALT / CONCRETE SURFACE
 - CITY RECREATION PATHWAY
 - WASHED RIVER STONE SURFACE
 - NEW CITY SIDEWALK
 - SOFT LANDSCAPING
 - BIKE RACK
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - COMMERCIAL DOOR / FIRE EXIT
 - PROPERTY LINE
 - ZONING SETBACKS
 - EXTERIOR LIGHTING

SURVEYOR
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LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN SHOWING
LOTS 11 AND 12
REGISTERED PLAN 421
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.
Field Work Completed January 18, 2008

PROJECT DEVELOPER
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Tel.: (613) 762-7068
E-Mail: Nancy.Meloshe@stantec.com

PROJECT INFORMATION

ZONING	Zoning By-Law 2017-113	TM(1935) H(47)
SITE AREA	2,357.84 sq. m.	(25,380) sq. ft.
BUILDING HEIGHT	47.0 M	

PROJECT STATISTICS

BUILDING HEIGHT	64.0 M
AVERAGE MEAN GRADE	(GEO. ELEV.) 68.00

GROSS BUILDING - AREAS

(CITY OF OTTAWA'S DEFINITION)

PARKING LEVELS (4 LEVELS U/G)	N/A
GROUND FLOOR	524.2 sq. m. (5,757) sq. ft.
2nd to 4th FLOOR	3 x 917.4 sq. m. (28,713) sq. ft.
5th FLOOR	519.6 sq. m. (5,593) sq. ft.
6th to 14th FLOOR	9 x 598.2 sq. m. (20,398) sq. ft.
15th to 18th FLOOR	4 x 509.9 sq. m. (21,950) sq. ft.
19th FLOOR	487.9 sq. m. (5,309) sq. ft.
20th - AMENITY FLOOR	230.0 sq. m. (2,470) sq. ft.
MECHANICAL FLOOR	N/A

UNIT STATISTICS

STUDIO UNIT	18
1 BEDROOM UNIT	72
1 BEDROOM + DEN UNIT	6
2 BEDROOM UNIT	79
TOTAL	175
COMMERCIAL RETAIL	244.2 sq. m. (2,629) sq. ft.

AMENITY AREA

EXTERIOR COMMUNAL AT GRADE	444.0 sq. m. (4,795) sq. ft.
EXTERIOR PRIVATE AT GRADE	36.0 sq. m. (388) sq. ft.
5th FLOOR AMENITY ROOM	36.0 sq. m. (388) sq. ft.
20th FLOOR COMMUNAL AMENITY ROOM	388.2 sq. m. (4,195) sq. ft.
20th FLOOR COMMUNAL ROOF TOP PATIO	201.0 sq. m. (2,165) sq. ft.
PRIVATE BALCONIES	1224.0 sq. m. (13,178) sq. ft.
TOTAL =	2,210.3 sq. m. (23,792) sq. ft.

REQUIRED (175 UNITS X 6 m²) = 1,050 m² / 11,302 ft²

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	-0.5 PER UNIT (175 UNITS)	88
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS)	16
COMMERCIAL RETAIL	-2.5 PER 100m² OF G.F.A. (AFTER 150m²)	0
TOTAL		104

PROVIDED

RESIDENCE	-0.57 PER UNIT (175 UNITS)	100
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS)	16
COMMERCIAL RETAIL	-2.5 PER 100m² OF G.F.A. (AFTER 150m²)	0
TOTAL		116

BICYCLE PARKING

REQUIRED

RESIDENCE	-0.5 PER UNIT (175 UNITS)	88
COMMERCIAL RETAIL	-1.0 PER 250m² OF G.F.A.	2
TOTAL		90

PROVIDED

EXTERIOR	8
UNDERGROUND PARKING LEVEL	105
TOTAL	113

LOT COVERAGE

PAVED SURFACE =	519.0 sq. m.	22.0%
BUILDING FOOTPRINT =	1,067.5 sq. m.	45.3%
LANDSCAPE OPEN SPACE =	771.3 sq. m.	32.7%
TOTAL =	2,357.8 sq. m.	100.0%

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.

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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
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

LRT ALIGNMENT DISCLAIMER

APPROXIMATE LRT TUNNEL AND SHORING ALLOWANCE LOCATION TAKEN FROM CITY OF OTTAWA DRAWINGS CONFEDERATION LINE WEST LRT EXTENSION - TUNNEY'S PASTURE STATION TO BASELINE STATION, PLAN AND PROFILE - NEW ORCHARD STATION 55+170 - 55+770 SHEET 16, DATED JUNE 2, 2016 & GENERAL ARRANGEMENT - RICHMOND ROAD TUNNEL SHEET 102, DATED FEBRUARY 10, 2016

REVISED AS PER TIA ADDENDUM #2	Nov. 27, 18
INSERTED CITY'S PROPOSED STREET DESIGN	Sept. 13, 18
ISSUED FOR BUILDING PERMIT	Sept. 6, 18
REVISED AS PER & SPC COMMENTS #2	Aug 15, 18
REVISED BUILDING LOCATION	June 29, 18
REVISED AS PER ZONING & SPC COMMENTS	June 17, 18
ISSUED FOR ZONING AMENDMENT / SITE PLAN CONTROL	Nov. 30, 17
ISSUED FOR DESIGN CONCEPT	Oct. 01, 17

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:
OTARIO ASSOCIATION OF ARCHITECTS	
SEAL DATE: STAMP DATE	

CLIENT:

THE AZURE
LIVE LIFE BEAUTIFULLY
Azure Urban Developments 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:

THE AZURE
929 Richmond Road

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN
FUTURE ROAD ALIGNMENT

DRAWN:	CHECKED:
RV	M.L.
SCALE:	SHEET No.
1:125	
PROJECT No:	
1719	

SP-2