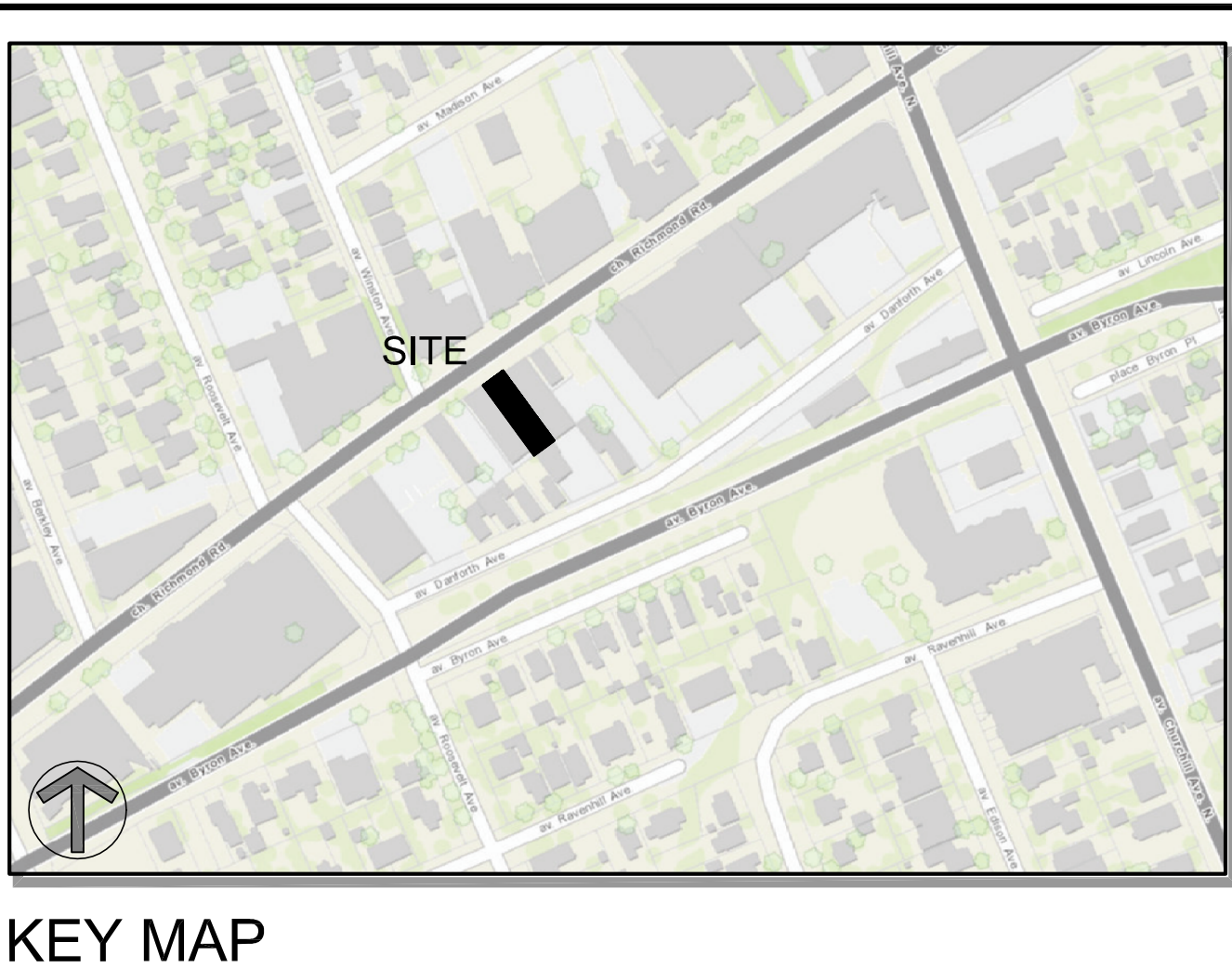
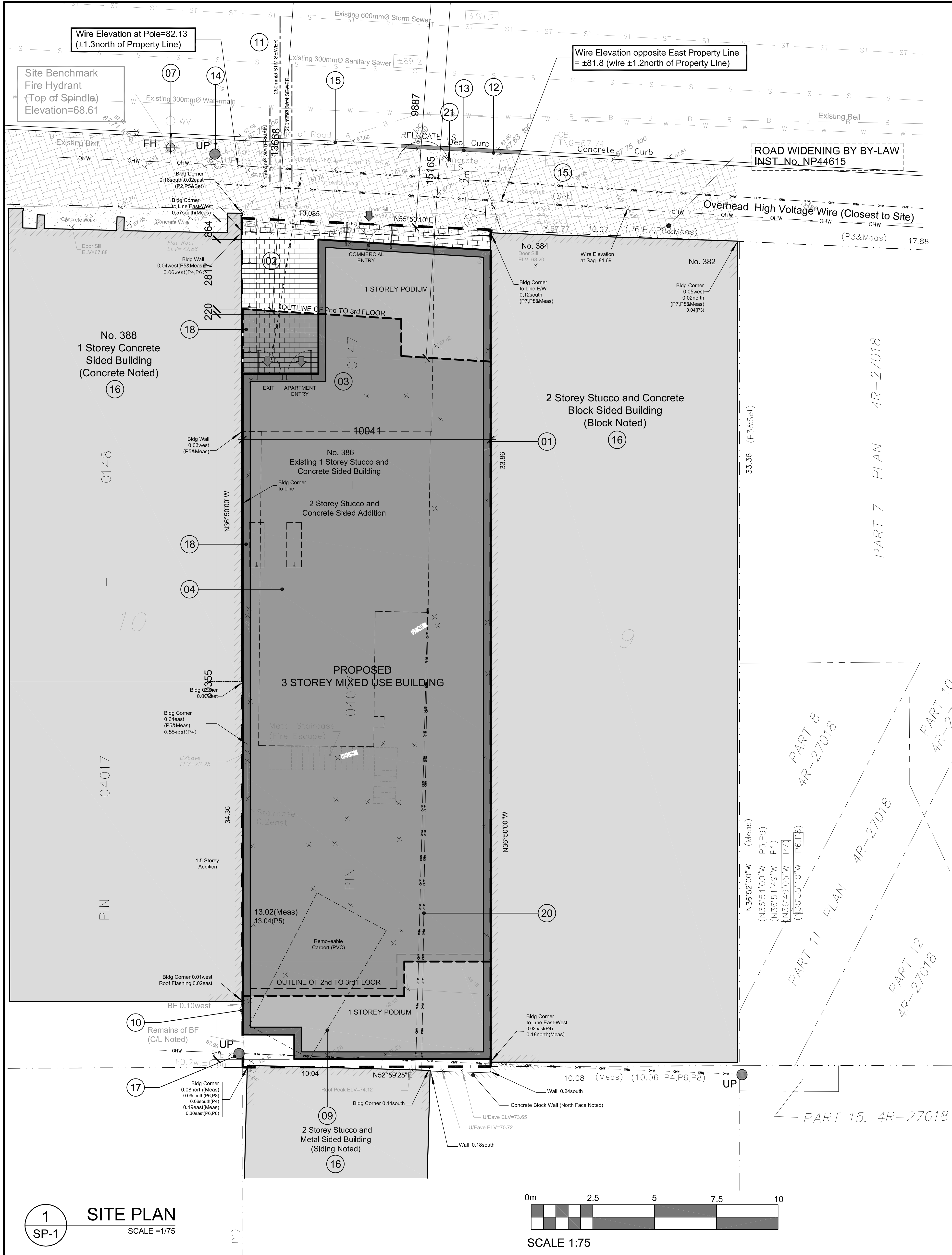




DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Douglas James at 5:19 pm, Feb 20, 2019

DRAWING NOTES	
1	PROPERTY LINE
2	CONCRETE UNIT PAVERS
3	NOT IN USE
4	GARBAGE / RECYCLING AREA WITHIN BUILDING ON FIRST LEVEL
5	BICYCLE PARKING SPACES
6	NOT IN USE
7	EXISTING FIRE HYDRANT
8	NOT IN USE
9	EXISTING BUILDING TO BE REMOVED
10	EXISTING BOARD FENCE TO BE REMOVED
11	PROPOSED LOCATION OF UNDERGROUND UTILITIES
12	EXISTING DEPRESSED CURB AND WALK TO BE REMOVED
13	NEW CONCRETE CURB AND UNIT PAVERS TO CITY OF OTTAWA STANDARDS
14	EXISTING UTILITY POLE WITH HIGH VOLTAGE WIRES
15	EXISTING UNIT PAVESIDEWALK WITH STREET CURB
16	EXISTING ADJACENT COMMERCIAL BUILDING
17	RELOCATE EXISTING UTILITY POLE AND WIRES
18	BUILDING OVERHANG
19	NOT IN USE
20	EXISTING HYDRO / UTILITY WIRE TO BE REMOVED
21	STREET LIGHT TO BE DESIGNED AND RELOCATED BY CITY OF OTTAWA STREET LIGHT ASSEST GROUP
22	
23	
24	
25	
PROJECT INFORMATION	
ZONING BY-LAW 2008-250 TM H(24)	
SITE AREA 343.1 sq. m. 3,893 sq. ft.	
BUILDING HEIGHT 12.0 m.	
AMENITY AREA PER UNIT not req.	
PROJECT STATISTICS	
BUILDING HEIGHT 12 m.	
GROSS BUILDING FLOOR AREA	
GROSS FLOOR AREA 216.0 sq. m. 2,325 sq. ft.	
GROUND FLOOR 216.0 sq. m. 2,325 sq. ft.	
2nd TO 3rd FLOOR 2 x 202 sq. m. 404.0 sq. m. 4,348 sq. ft.	
TOTAL AREA ABOVE GRADE 620.0 sq. m. 6,673 sq. ft.	
UNIT STATISTICS	
STUDIO UNIT 0	
1 BEDROOM UNIT 6	
2 BEDROOM UNIT 1	
TOTAL 7	
COMMERCIAL RETAIL (GROUND FLOOR) 200.0 sq. m. 2,153 sq. ft.	
CAR PARKING	
REQUIRED	
RESIDENCE - 0.5 per DWELLING UNIT AFTER 12 UNITS 0	
VISITOR - 0.1 per DWELLING UNIT AFTER 12 UNITS 0	
COMMERCIAL - 1.25 PER 100 m ² of GFA 0	
RETAIL - NOT REQUIRED ON THE GROUND FLOOR FOR THE 1st 500 sq. m. of GFA 0	
TOTAL 0	
PROVIDED	
RESIDENCE - 0.5 per DWELLING UNIT AFTER 12 UNITS 0	
VISITOR - 0.1 per DWELLING UNIT AFTER 12 UNITS 0	
COMMERCIAL - 1.25 PER 100 m ² of GFA 0	
RETAIL - NOT REQUIRED ON THE GROUND FLOOR FOR THE 1st 500 sq. m. of GFA 0	
TOTAL 0	
BICYCLE PARKING	
REQUIRED	
RESIDENCE - 0.5 PER UNIT (7 UNITS) 4	
VISITOR - 1.0 PER 250 m ² of GFA 1	
TOTAL 5	
PROVIDED	
INTERIOR (VERTICAL) 2	
EXTERIOR 3	
TOTAL 5	
REVISIONS	
No. DESCRIPTION DATE	
1 ISSUED FOR SPC APPROVAL Jan 31, 19	
2 ISSUED FOR SPC RESPONSE Jan 14, 19	
3 ISSUED FOR REVISION Jan 09, 19	
4 ISSUED FOR PERMIT Dec 19, 18	
5 ISSUED FOR REVISION Dec 3, 18	
6 ISSUED FOR RECIRCULATION Nov 1, 18	
7 ISSUED FOR SPC RESPONSE Feb 26, 18	
8 ISSUED FOR SPC RESPONSE Feb 05, 18	
9 ISSUED FOR SPC RESPONSE Sept 26, 17	
10 ISSUED FOR DESIGN REVISION Sept 25, 17	
11 ISSUED FOR DESIGN CONCEPT July 19, 17	
ARCHITECT SEAL: Roderick Lahey ARCHITECTS 4275	
NORTH ARROW: [Arrow pointing North]	
CLIENT: Roca Homes	
ARCHITECT: Roderick Lahey ARCHITECTS INC. 56 Beech Street, Ottawa, Ontario K1S 3J6 Tel: (613) 724-9932 1.613.724.1209 www.rodericklahey.ca	
PROJECT TITLE: 386 RICHMOND ROAD	
OTTAWA ONTARIO	
SHEET TITLE: SITE PLAN	
DRAWN: RV CHECKED: C.M.	
SCALE: 1:75 SHEET No. SP-1	
PROJECT No. 1643	
SURVEYOR	
Farley, Smith & Denis Surveying Ltd. Ontario Land Surveyors 190 Colonnade Road, Ottawa, Ontario K2E 7J5 Tel: (613) 727-8226 Fax: (613) 727-1826 E-Mail: radenis@bellnet.ca	
LEGAL DESCRIPTION	
TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 9 (SOUTH RICHMOND ROAD) REGISTERED PLAN 204 CITY OF OTTAWA	
URBAN PLANNER	
FoTenn Consultants Inc. 223 McLeod Street Ottawa, ON Canada, K2P 0Z8 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: mcelligott@fotenn.com	
PROPERTY OWNER	
NRML Clothing Inc. 184 Rideau Street Ottawa, ON, K1N 5X6	
CIVIL ENGINEER	
D.B Grey Engineering Inc. 700 Long Point Circle Ottawa, ON K1T 4E9 Tel: (613) 425-8044 Fax: (613) 425-8044 Email: d.gray@dbgrayengineering.com	
PROJECT BUILDER	
Roca Homes 24 George Street West, Ottawa, ON, K1S 3J2 Tel: (613) 422.3737 Cell: (613) 851-7823 Fax: (613) 422.6837 E-Mail: Roberto@rocahomes.ca	