**APPROVED**
*By Laurel McCreight at 8:56 am, Mar 01, 2019*

DERRICK MOODIE
MANAGER
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA


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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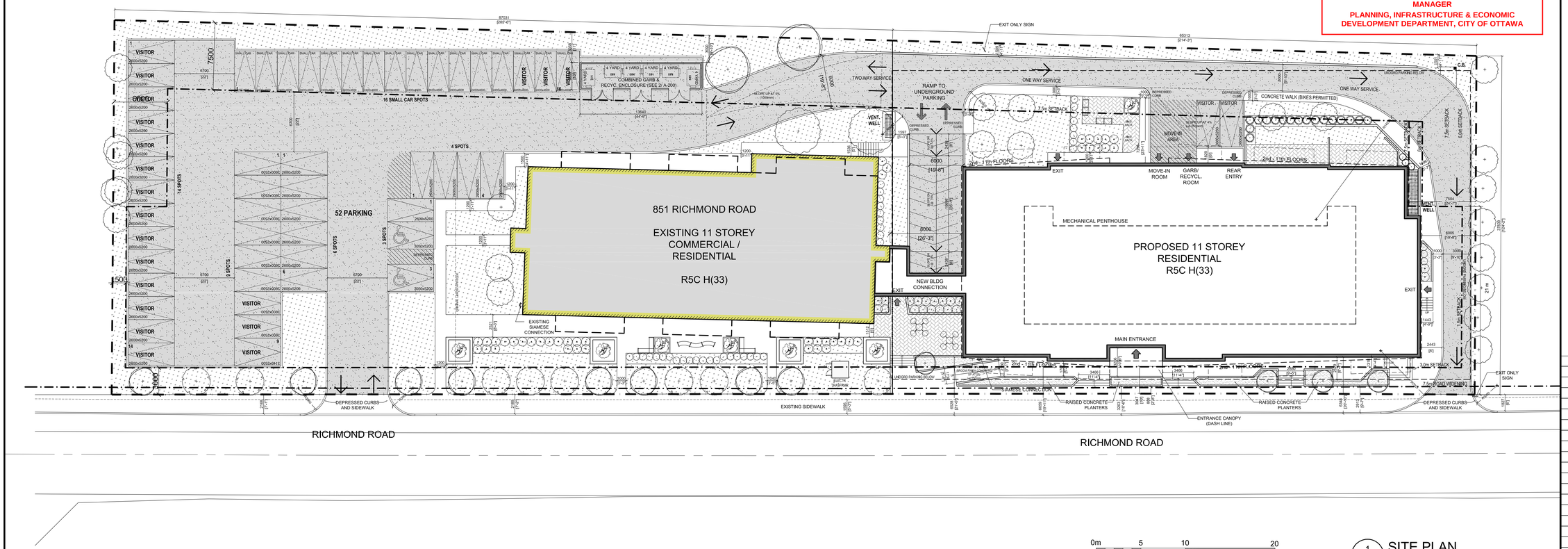


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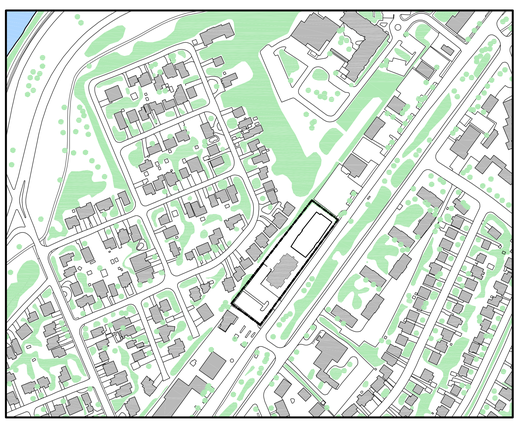
SCALE 1: 200

1 / A01 SITE PLAN
SCALE = 1 : 200



2 / A01 KEY PLAN
SCALE = 1 : 3000

## LEGEND

- CONCRETE UNIT PAVERS SURFACE
- ASPHALT PAVING
- CONCRETE SIDEWALK
- SOFT LANDSCAPING
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- ENTRANCE AND/OR FIRE EXIT
- BOLLARD STYLE BIKE RACK
- PROPERTY LINE
- ZONING SETBACKS

## PROJECT INFORMATION

| ZONING | R5C H(33) |
|---|---|
| FULL SITE AREA | 6,060 sq. m. (65,233) sq. ft. |
| FULL SITE OPEN AREA 33.9% | 2,054 sq. m. (22,106) sq. ft. |
| NEW BLDG SITE AREA | 2,537 sq. m. (27,316) sq. ft. |
| NEW BLDG OPEN AREA 34.1% | 865 sq. m. (9,315) sq. ft. |
| BUILDING HEIGHT | 33.0 m |
| RICHMOND ROAD SETBACK | 3.0 m |
| REAR YARD SETBACK | 7.5 m |
| INTERIOR YARD SETBACK | 1.5 m |

## PROJECT STATISTICS

| | | |
|---|---|---|
| BUILDING HEIGHT | | 33.0 m |
| AVERAGE MEAN GRADE | (GEOD. ELEV.) | XX.XX |

GROSS BUILDING - AREAS
(CITY OF OTTAWA'S ZONING DEFINITION)

| | | |
|---|---|---|
| PARKING LEVEL (TYPICAL) | | 2,200 sq. m. (23,688) sq. ft. |
| GROUND FLOOR | | 1,095 sq. m. (11,788) sq. ft. |
| TYP. RESID. FLOORS 2nd -11th FLOOR | 10 x 1,138 sq. m.<br>10 x (12,257) sq. ft. | 11,380 sq. m. (122, 570) sq. ft. |
| AMENITY/ MECH FLOOR | | N/A |
| TOTAL AREA (ABOVE GRADE) | | 12,475 sq. m. (134,279) sq. ft. |

UNIT STATISTICS

| | |
|---|---|
| 1 BEDROOM - DWELLING UNIT | 50 |
| 2 BEDROOM - DWELLING UNIT | 72 |
| TOTAL | 122 |

AMENITY AREAS
(CITY OF OTTAWA'S ZONING DEFINITION)

REQUIRED

| | |
|---|---|
| 6.0m2/DWELLING UNIT | 732 sq. m. (7,879) sq. ft. |

PROVIDED

| | |
|---|---|
| EXTERNAL AT GRADE | 920 sq. m. (9,905) sq. ft. |
| GROUND FLOOR AMENITY | 249 sq. m. (2,675) sq. ft. |
| BALCONIES 2nd -11th FLOOR | 894 sq. m. (9, 627) sq. ft. |
| TOTAL AMENITY | 2,063 sq. m. (22,207) sq. ft. |

## CAR PARKING

REQUIRED

| | | |
|---|---|---|
| RESIDENCE | 0.5 PER UNIT (12 EXEMPT) | 55 |
| VISITOR | 0.1 PER UNIT (12 EXEMPT) | 11 |
| ACCESSIBLE | | 2 |
| TOTAL | | 68 |

PROVIDED

| | |
|---|---|
| RESIDENCE | 160 |
| VISITOR | 11 |
| ACCESSIBLE | 4 |
| TOTAL | 175 |

LOCATION OF PARKING

| | |
|---|---|
| PROPOSED BUILDING P1 LEVEL | 58 |
| PROPOSED BUILDING P2 LEVEL | 63 |
| PROPOSED BUILDING EXTERIOR AT GRADE | 54 |
| TOTAL | 175 |

## BICYCLE PARKING

REQUIRED

| | | |
|---|---|---|
| RESIDENCE | - 0.5 PER UNIT (122 UNITS) | 61 |

PROVIDED

| | |
|---|---|
| UNDERGROUND | 76 |
| EXTERIOR AT GRADE | 0 |
| TOTAL | 76 |

## STORAGE UNITS

PROVIDED

| | |
|---|---|
| GROUND FLOOR | 73 |
| TOTAL | 73 |


CLIENT
**Homestead Land Holdings Ltd.**
80 Johnson Street
Kingston, ON, K7L 1X7
Tel: (613) 546-3146
Fax: (613) 546-5637

ARCHITECT
**Roderick Lahey Architect Inc.**
56 Beech Street
Ottawa, ON Canada, K1S 3J6
Tel: (613) 724-9932
Fax: (613) 724-1209

URBAN PLANNER
**FoTenn Consultants Inc.**
223 Mcleod Street
Ottawa, ON Canada, K2P 0Z8
Tel: (613) 730-5709
Fax: (613) 730-1136

SURVEYOR
**Annis O'Sullivan Vollebekk Ltd.**
**Ontario Land Surveyors**
14 Concourse Gate, Suite 500
Nepean, ON Canada, K2E 7S6
Tel: (613) 727-0850 Fax: (613) 727-1079

CIVIL
**Stantec Consulting Ltd.**
400-1331 Clyde Avenue
Ottawa, ON Canada
Tel: (613) 722-4420

LANDSCAPE ARCHITECT
**Wentworth Landscapes**
13392 Loyalist Parkway R.R.1
Picton, ON Canada, K0K 2T0
Tel: (613) 547 3772

STRUCTURE
**Goodeve Structural Inc.**
77 Auriga Drive, Suite 18
Ottawa, ON Canada, K2E 7Z7
Tel: (613) 226-4558


| No. | DESCRIPTION | DATE |
|---|---|---|
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | REISSUED FOR SITE PLAN APPROVAL | Aug 27, 18 |
| 3 | ISSUED FOR COORDINATION | July 17, 18 |
| 2 | ISSUED FOR FOUNDATION PERMIT | JULY 12, 18 |
| 1 | RESUBMISSION FOR SITE PLAN APPROVAL | Mar 29, 18 |

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK J. LAHEY — LICENCE 4375

NORTH ARROW:

CLIENT: HOMESTEAD

ARCHITECT: rla / architecture — roderick lahey architect inc.

PROJECT TITLE:
851 RICHMOND ROAD
OTTAWA ONTARIO

PROJECT No.: 1724
DRAWN: P.E.
CHECKED: K.R.
SCALE: 1:1

SHEET TITLE:
SITE PLAN

SHEET No.
A-SP
PAGE NUMBER: 0 OF 0

PLOT DATE: Monday, August 27, 2018 - 8:26:20am
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PLOT SCALE: 1:150
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PLOTTED ON: Canon iR-ADV C5535 PCL6
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