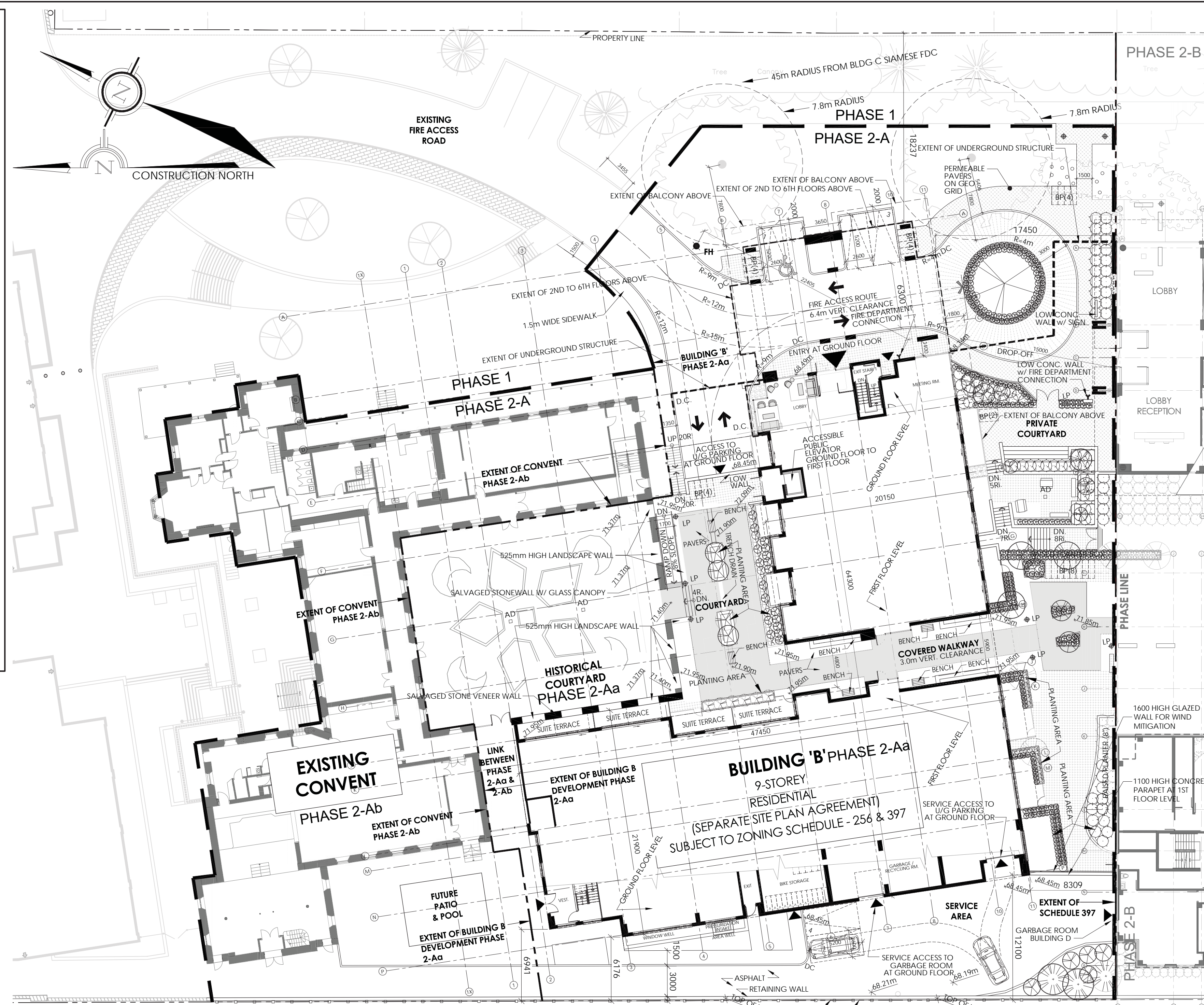
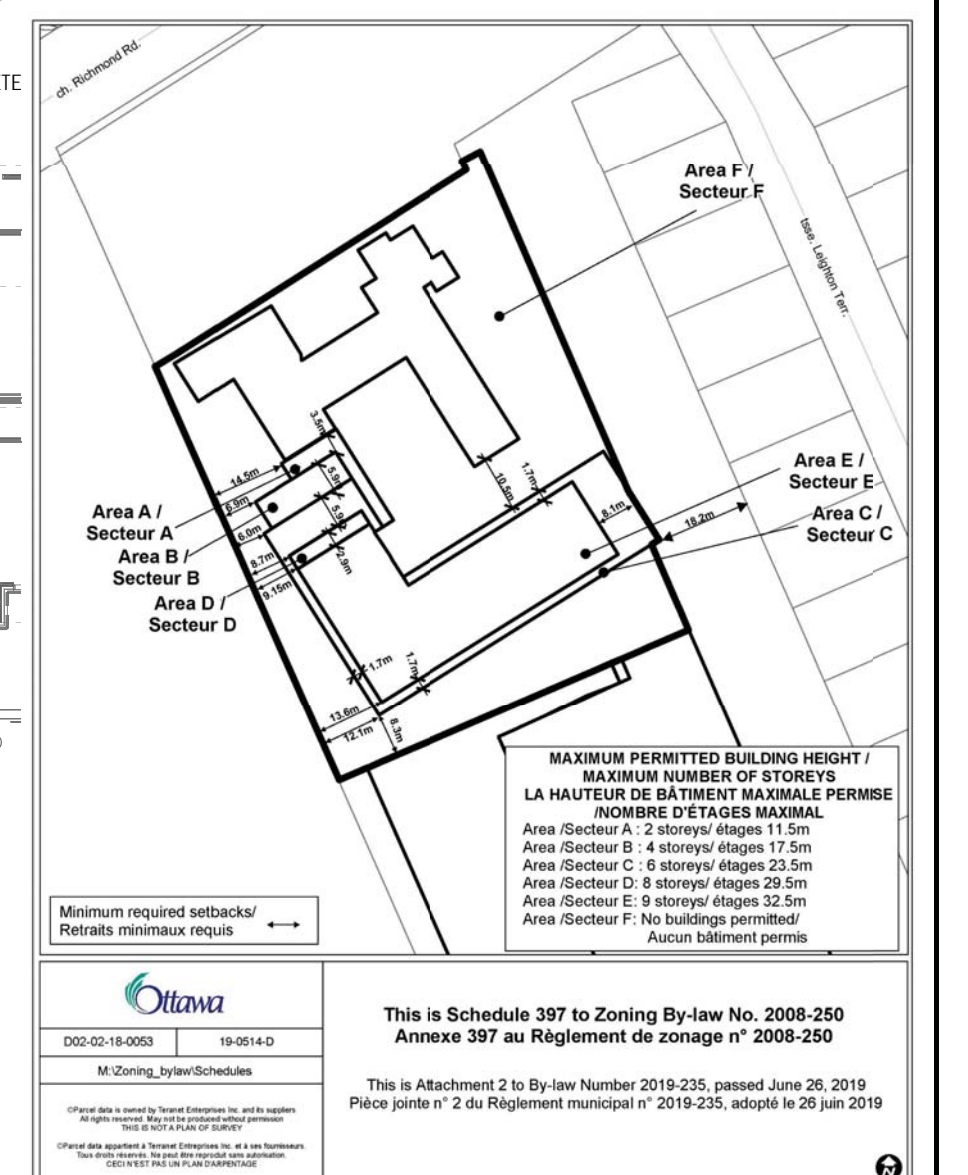
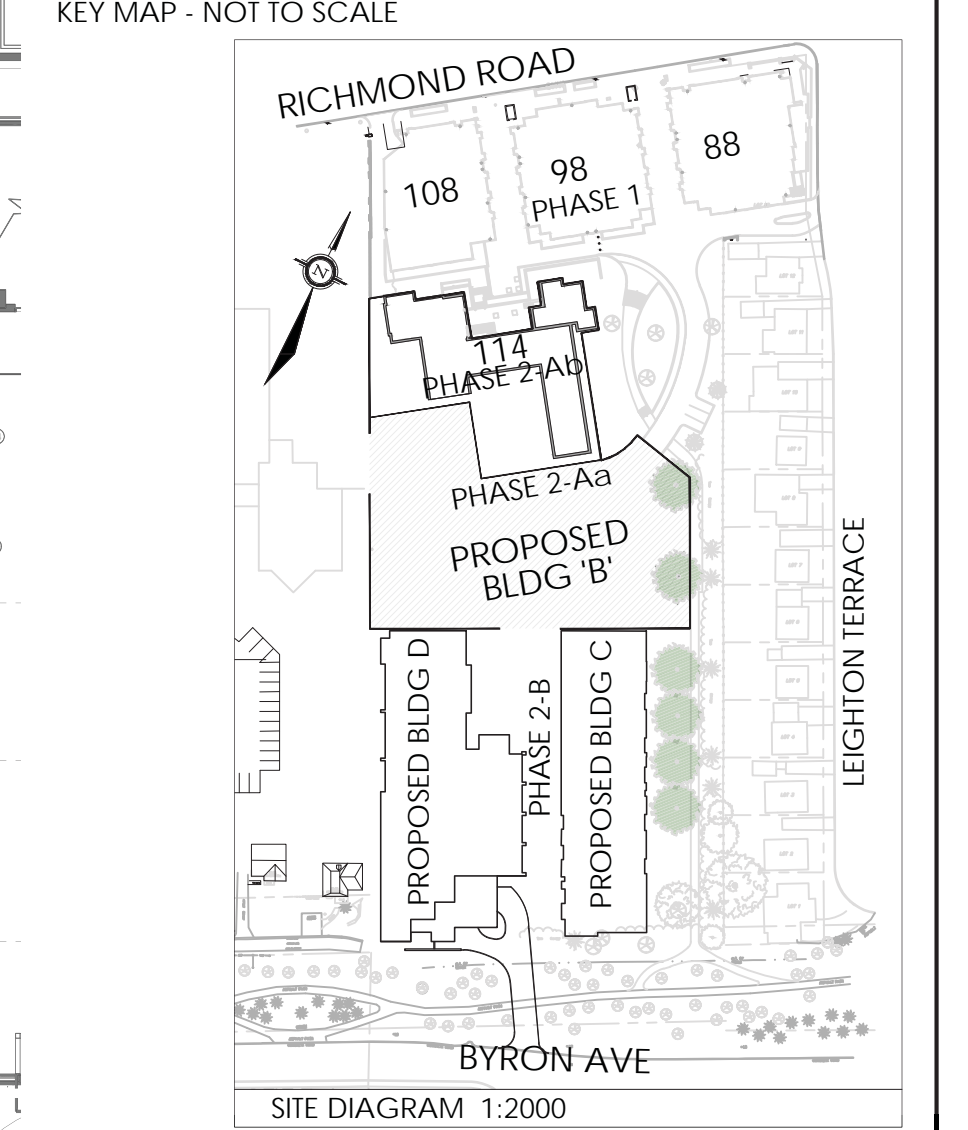
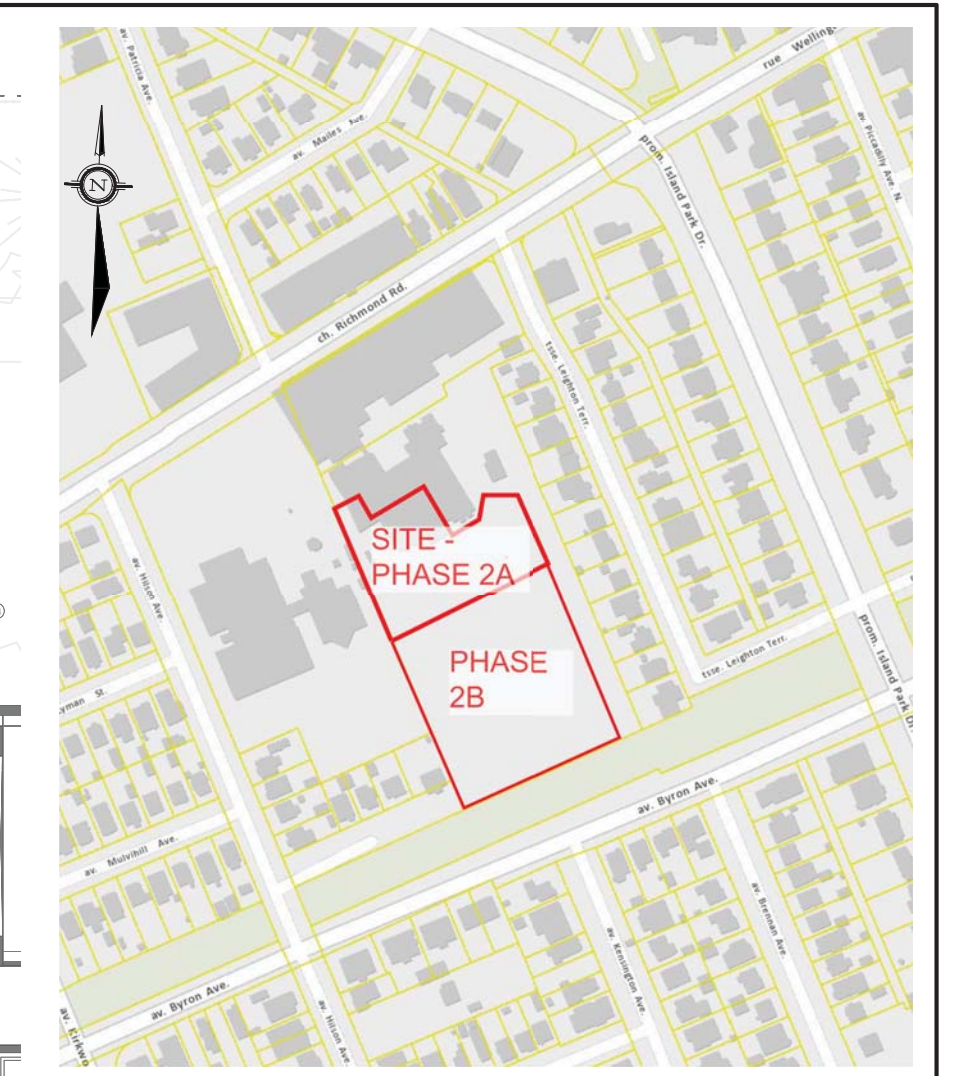


1 PHASE 2-Ab CONVENT PARTIAL DEMOLITION PLAN
SP-1b / SCALE 1 : 250



2 BUILDING 'B' PHASE 2-Aa SITE PLAN
SP-1b / SCALE 1 : 250



SITE INFORMATION (PHASE 2A)		BUILDING 'B' STATISTICS - 9 STOREYS GROSS BUILDING AREAS		BUILDING 'B' AMENITY AREA		PARKING		BIKE PARKING	
ZONING : TM [1763] S256 & S397	SITE AREA : 6257m ²	P3 PARKING LEVEL	Zoning GFA	REQUIRED = 187 x 6m ² / D.U. = 1122m ²	REQUIRED = 187 D.U. x 0.5 / D.U. = 94 BIKE PARKING SPACES	REQUIRED = 187 D.U. x 0.5 / D.U. = 94 BIKE PARKING SPACES	REQUIRED = 187 D.U. x 0.5 / D.U. = 94 BIKE PARKING SPACES	REQUIRED = 187 D.U. x 0.5 / D.U. = 94 BIKE PARKING SPACES	REQUIRED = 187 D.U. x 0.5 / D.U. = 94 BIKE PARKING SPACES
BUILDING 'B' HEIGHT = 32.2m (PERMITTED = 32.5m as per S397)	REFER TO DRAWINGS A300, A301, A400 and A401	P2 PARKING LEVEL	Gross Overall	3m ² / D.U. REQ'D TO BE COMMUNAL - 561m ² MINIMUM	PROVIDED = 156 INTERIOR BIKE PARKING SPACES	PROVIDED = 156 INTERIOR BIKE PARKING SPACES	PROVIDED = 156 INTERIOR BIKE PARKING SPACES	PROVIDED = 156 INTERIOR BIKE PARKING SPACES	PROVIDED = 156 INTERIOR BIKE PARKING SPACES
BUILDING 'B' STATISTICS		P1 PARKING LEVEL/ GROUND FLOOR		PROVIDED: 325m ² COMMUNAL GROUND FLOOR FITNESS	14 EXTERIOR BIKE PARKING AT SURFACE	14 EXTERIOR BIKE PARKING AT SURFACE	14 EXTERIOR BIKE PARKING AT SURFACE	14 EXTERIOR BIKE PARKING AT SURFACE	14 EXTERIOR BIKE PARKING AT SURFACE
UNIT TYPES:		1st Floor	705m ²	160m ² COMMUNAL LOBBY FUNCTION AND MEETING	170 TOTAL BIKE PARKING SPACES (WITHIN PHASE 2A)	170 TOTAL BIKE PARKING SPACES (WITHIN PHASE 2A)	170 TOTAL BIKE PARKING SPACES (WITHIN PHASE 2A)	170 TOTAL BIKE PARKING SPACES (WITHIN PHASE 2A)	170 TOTAL BIKE PARKING SPACES (WITHIN PHASE 2A)
1 BED	93 UNITS	2nd Floor	1272m ²	407m ² COMMUNAL ROOFTOP					
2 BED	94 UNITS	3rd Floor	1495m ²	892m ² COMMUNAL AMENITY PROVIDED					
TOTAL APARTMENT DWELLING UNITS = 187		4th Floor	1782m ²	EACH APARTMENT IS PROVIDED WITH A BALCONY OR ROOF TERRACE OF 6m ² OR GREATER IN AREA.					
		5th Floor	1590m ²						
		6th Floor	1782m ²						
		7th Floor	1590m ²						
		8th Floor	1512m ²						
		9th Floor	1680m ²						
		Total Area Above Grade:	12901m ²						

3 BUILDING 'B' PHASE 2-Aa INFORMATION
SP-1b

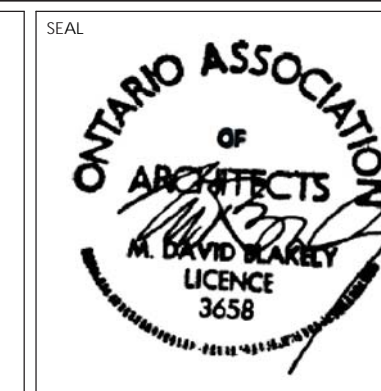
NOTE: SP1b TO BE READ IN CONJUNCTION WITH SP-1a

M. David Blakely Architect Inc.
2300 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 k2e 629

GENERAL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

NOTE: SEE SP1a FOR ADDITIONAL SITE PLAN INFORMATION

12
11
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No.	DATE	DESCRIPTION	INT.	No.	DATE	DESCRIPTION	INT.
1	06/02/23	SITE PLAN CONTROL COMMENTS	KB	12			
2	24/07/23	SITE PLAN CONTROL COMMENTS	KB	13			
3	11/02/22	FOR SITE PLAN CONTROL SUBMISSION	KB	14			

A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT: **O WEST**
114 RICHMOND ROAD
OTTAWA, ONTARIO

CUSTOMER: **ASHCROFT HOMES**

DRAWING TITLE: **SITE PLAN - PHASE 2-Aa BUILDING 'B' AND DEMOLITION PLAN - PHASE 2-Aa**

DATE: MARCH 2022
SCALE: 1 : 250
SHEET NO. REV. NO.: **SP1b**

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