

# 1047 RICHMOND ROAD

OTTAWA, ON

RLA PROJECT #: 2404

ISSUED FOR SITE PLAN CONTROL

2024-09-04





KICHI ZIBI MIKAN

OTTAWA RIVER

Kichi Zibi Mikan

14-STOREY PROPOSAL  
SUBMITTED TO CITY

FUTURE  
PHASE 2

AMBLESIDE DRIVE

NEW ORCHARD AVENUE N

RICHMOND ROAD

NEW ORCHARD STATION

BYRON AVE

MIDWAY AVE

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.  
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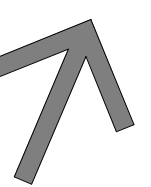
01	ISSUED FOR SPC	2024-09-04
No.	DESCRIPTION	YYYY-MM-DD

REVISIONS:

ARCHITECT SEAL:



NORTH ARROW:



TRUE NORTH

CLIENT:

**FENGATE**  
Asset Management  
Fengate Asset Management

ARCHITECT:

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

PROJECT TITLE:

1047 RICHMOND ROAD

OTTAWA, ON

SHEET TITLE:

CONTEXT PLAN

DRAWN:

RIB

CHECKED:

Checker

SCALE:

1 : 1000

SHEET No.:

A-002

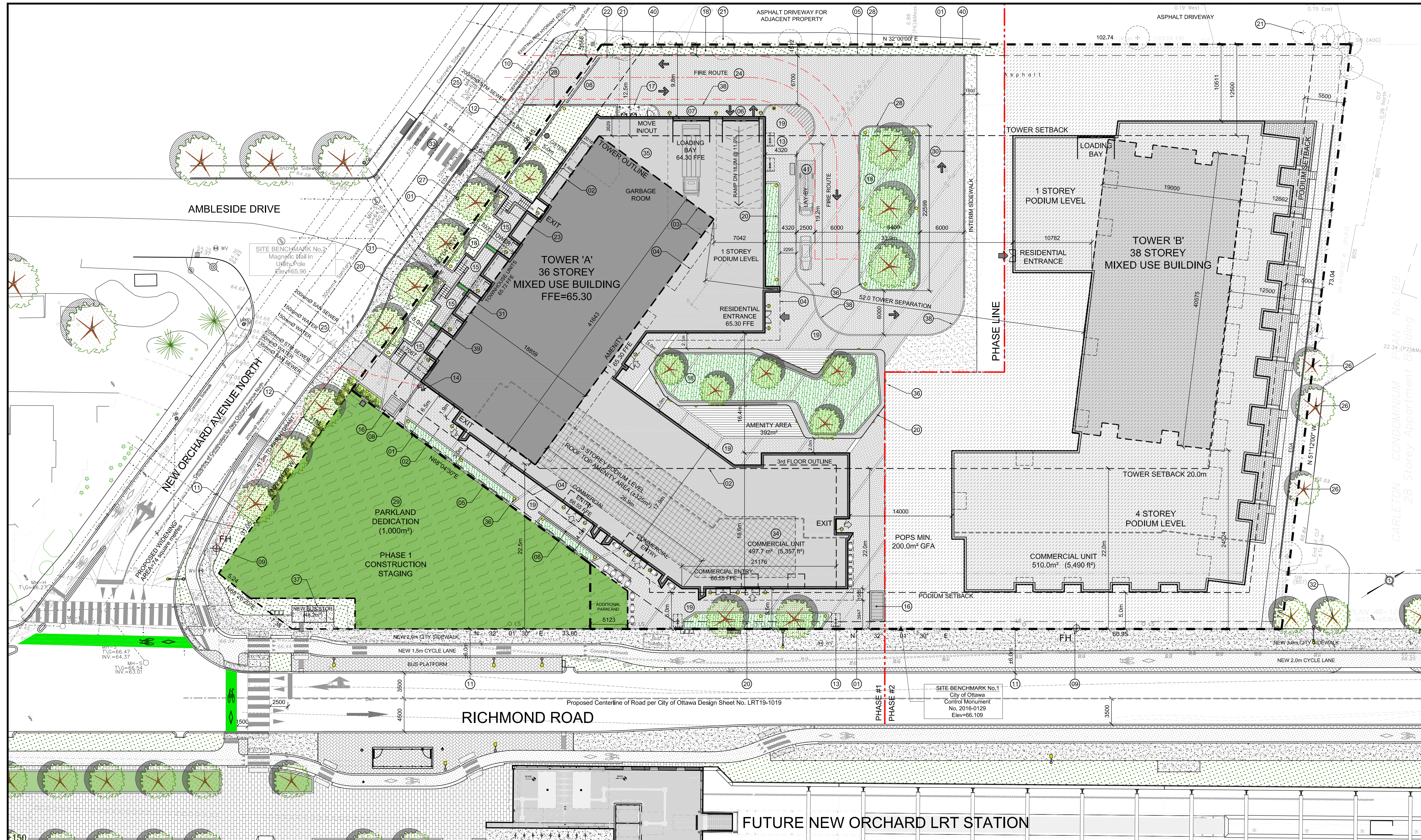
PROJECT No.:

2404

\* SURROUNDING BUILDING HEIGHTS LISTED PER ALLOWED ZONING

PAPER SIZE: ISO Full Based 61 (707.20 x 1000.00mm)





BUILDING STATISTICS		
<b>GROSS BUILDING - AREA PHASE 1 - TOWER 'A'</b>		
(CITY OF OTTAWA DEFINITION)	0.0 sq. m.	
P2 PARKING LEVEL	0.0 sq. m.	
P2 PARKING LEVEL	0.0 sq. m.	
GROUND FLOOR	749.4 sq. m.	
2nd FLOOR	8,007 sq. m.	
3rd FLOOR	799.7 sq. m.	
4th FLOOR - AMENITY LEVEL	7,639 sq. m.	
5th - 14th FLOOR	1,288.1 sq. m.	
15th - 35th FLOOR	13,855 sq. m.	
36th FLOOR - RESIDENTIAL / AMENITY	488.3 sq. m.	
MECHANICAL PENTHOUSE	5,256 sq. m.	
TOTAL AREA	22,854.7 sq. m.	
TOWER FLOOR PLATE (AS DIFFERENT EXCEPTED 2404)	247,084 sq. ft.	
TOWER BALCONY PROJECTIONS	79.0 sq. m.	
	850 sq. ft.	
<b>UNIT STATISTICS</b>		
STUDIO UNIT	10.17%	
1 BEDROOM UNIT	41.87%	
1 BEDROOM + DEN UNIT	17.28%	
2 BEDROOM UNIT	18.44%	
2 BEDROOM + DEN UNIT	10.40%	
3 BEDROOM UNIT	1.18%	
TOWNHOUSE UNIT - 3 BEDROOM	0.95%	
TOTAL	100%	
RESIDENTIAL AREA	22,149.4 sq. m.	
COMMERCIAL AREA	497.7 sq. m.	
CITY OF OTTAWA DEFINITION	5,357 sq. ft.	
COMMERCIAL AREA (FORMER LEASAGE AREA EXCEPTED - NOTED ON FLOOR PLAN)	521.0 sq. m.	
	5,616 sq. ft.	
<b>CAR PARKING</b>		
<b>REQUIRED BY ZONING BY-LAW</b>		
RESIDENCE	- AREA 'Z' NONE REQUIRED	0
VISITOR	- 0.1 PER DWELLING UNIT (MAX. 30 PER BLDG.)	30
COMMERCIAL	- AREA 'Z' NONE REQUIRED	0
TOTAL		30
<b>PROVIDED</b>		
RESIDENCE	- 0.447 PER UNIT	189
VISITOR	- 0.071 PER UNIT	30
COMMERCIAL		35
TOTAL		254
<b>LOCATION</b>		
P2 LIG PARKING LEVEL		132
P1 LIG PARKING LEVEL		122
EXTERIOR AT GRADE		0
TOTAL		254
<b>BICYCLE PARKING</b>		
<b>REQUIRED</b>		
RESIDENCE	- 0.5 PER UNIT	212
COMMERCIAL	- 1.0 PER 250m² OF G.F.A.	3
TOTAL		215
<b>PROVIDED</b>		
RESIDENCE - INTERIOR	- 123 PER UNIT	520
RESIDENCE - EXTERIOR		4
COMMERCIAL		4
TOTAL		528
<b>REVISIONS:</b>		
No.	DESCRIPTION	DATE
1	ISSUED FOR SPC APPLICATION	Sept. 03, 24
2	ISSUED FOR OWNER / CONSULTANT REVIEW	Aug. 28, 24
3	ISSUED FOR UDRP PRESENTATION	Aug. 02, 24
4	ISSUED FOR OWNER / CONSULTANT REVIEW	July 12, 24
5	ISSUED FOR PRE-CONSULT PHASE 1 - ADDITIONAL INFO. PACKAGE	June 10, 24
6	ISSUED FOR PRE-CONSULT APPLICATION	Apr. 26, 24
7	ISSUED FOR OWNER REVIEW	Apr. 11, 24
<b>CLIENT:</b>		
FENGATE Asset Management		
1047 Richmond Investment GP Inc.		
<b>ARCHITECT:</b>		
rla/architecture roderick lahey architect inc.		
56 beech street, ottawa, ontario K1S 3J6 t: 613.724.9932 f: 613.724.1209 ra@architecture.ca		
<b>PROJECT TITLE:</b>		
1047 RICHMOND ROAD		
<b>OTTAWA ONTARIO</b>		
<b>SHEET TITLE:</b>		
SITE PLAN PHASE 1		
<b>DRAWN:</b> R.V. <b>CHECKED:</b> R.V.		
<b>SCALE:</b> 1:250 <b>SHEET No.:</b> SP-1		
<b>PROJECT No.:</b> 2404		

**1 SITE PLAN**  
SCALE 1: 250

0m 5 10 20  
SCALE 1: 250

**KEY MAP**

<p><b>PROJECT DEVELOPER</b> <b>FENGATE Asset Management</b> 77 King Street West, Suite 3410 Toronto, ON M5K 1H1 Tel: (613) 546-3146 Cell: (416) 543-8005 E-Mail: Corina.Sajewski@fengate.com E-Mail: Lee.Marlowe@fengate.com</p>	<p><b>LEGAL DESCRIPTION</b> TOPOGRAPHICAL PLAN OF SURVEY OF PART OF PIN 03970-0109 AND ALL OF PIN 03970-0105 <b>PART OF LOTS 24 AND 25 CONVESSION 1 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA</b> Surveyed by Amnis, O'Sullivan, Vollebek Ltd.</p>
<p><b>URBAN PLANNER</b> <b>Fotenn Consulting</b> 396 Cooper Street Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 730-5709 E-Mail: dallarosa@fotenn.com E-Mail: simpson@fotenn.com</p>	<p><b>LANDSCAPE ARCHITECT</b> <b>Studio TLA</b> 20 Champlain Boulevard, Suite 102 Toronto, ON M3H 2Z1 Tel: (416) 638-4911 E-Mail: lbitar@studiotla.ca</p>
<p><b>CIVIL ENGINEER</b> <b>Egis Group</b> 115 Walgreen Road Ottawa, ON K0A 1L0 Tel: (613) 836-2184 Fax: (613) 836-3742 Email: Alison.GOSLING@egis-group.com</p>	<p><b>TRANSPORTATION ENGINEER</b> <b>Parsons</b> 1223 Michael Street, Suite 100, Ottawa, ON K1J 7T2 Tel: (613) 601-1528 Cell: (343) 996-5362 Email: Austin.Shih@parsons.com</p>
<p><b>WIND / SOUND ENGINEER</b> <b>Gradient Wind</b> 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com</p>	<p><b>GEOTECHNICAL ENGINEER</b> <b>Golder Associates Ltd.</b> 1931 Roberson Road Ottawa, Ontario K2H5B7 Tel: (613) 592 9600 E-Mail:</p>

<p><b>SITE PLAN SYMBOLS:</b></p> <ul style="list-style-type: none"> <li>SOFT LANDSCAPE PLANTING</li> <li>PARKLAND DEDICATION</li> <li>CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS</li> <li>PAVERS @ TERRACE LEVEL</li> <li>CONCRETE UNIT PAVERS ON DRIVEWAY</li> <li>CITY SIDEWALK</li> <li>BIKE RACK</li> <li>MAIN ENTRANCE DOOR</li> <li>COMMERCIAL / EXIT DOOR</li> <li>PROPOSED SITE LIGHTING</li> <li>VEHICULAR DIRECTION</li> <li>EXISTING TREE TO REMAIN</li> <li>EXISTING TREE TO BE REMOVED</li> <li>PROPOSED TREE</li> <li>SIAMSESE CONNECTION</li> <li>FIRE HYDRANT</li> </ul> <p>NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN</p>	<p><b>DRAWING NOTES:</b></p> <ol style="list-style-type: none"> <li>PROPERTY LINE</li> <li>BUILDING / TOWER SETBACK LINE</li> <li>OUTLINE OF TOWER</li> <li>LINE OF BALCONIES / CANOPY ABOVE</li> <li>LINE OF PARKING GARAGE BELOW</li> <li>ENTRANCE TO GARAGE RAMP</li> <li>ENTRANCE TO LOADING BAY</li> <li>TRENCH DRAIN</li> <li>FIRE HYDRANT - EXISTING</li> <li>DEPRESSED STREET CURB &amp; SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY</li> <li>PROPOSED CITY ROAD AND BOULEVARD AS PER PHASE 2 CONFEDERATION LINE WORK</li> <li>CITY CURB, SIDEWALK &amp; GRASSED BOULEVARD</li> <li>BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE</li> <li>SIAMSESE CONNECTION</li> <li>PRIVATE PATIO FOR GROUND FLOOR UNITS WITH PRIVACY RAILING, HT, VARIES</li> <li>INTAKE / EXHAUST SHAFT</li> <li>GAS PRESSURE RELEASE STATION</li> <li>SOFT LANDSCAPING</li> <li>HARD SURFACE LANDSCAPED AREA</li> <li>RAISED PLANT BED, SEE LANDSCAPE</li> <li>EXISTING TREE TO BE REMOVED</li> <li>CISTERN SEE CIVIL AND MECHANICAL FOR DETAILS</li> <li>EXTERIOR STEPS WITH HANDRAILS AS REQUIRED</li> <li>6.0 METRE WIDE FIRE ROUTE</li> <li>PROPOSED SERVICES, SEE CIVIL</li> <li>EXISTING TREE TO REMAIN</li> <li>EXISTING UTILITY / LIGHT POLE</li> <li>150mm HT. BARRIER CURB</li> </ol>
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PROJECT INFORMATION		
Zoning By-law 2008-250 Consolidation TM2494(H127)	SITE AREA	0.9 ha, 9,104.0 sq. m. 37,995 sq. ft.
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
BUILDING HEIGHT - PODIUM	4 STOREY / 15.0m	3 STOREY / 11.0m
BUILDING HEIGHT - TOWER 'A' WEST	40 STOREY / 127.0m	36 STOREY / 112.0m
BUILDING HEIGHT - TOWER 'B' EAST - PHASE 2	38 STOREY / 121.0m	STOREY / 0.0m
GRADE (GEODETIC ELEVATION - ASL)	65.50m ASL	65.50m ASL
DENSITY - FSI	6.3 (57,355.2m²)	2.52 (22,954.7m²)
TOWER FLOOR PLATE - GFA	750.0m²	638.1m²
PRIVATELY OWNED PUBLIC SPACE (POPS): MIN. 200.0m²	200.0m²	0.0m²
NON-RESIDENTIAL SPACE AT GRADE: MIN. 1,000.0m²	1,000.0m²	497.7m²
FRONT, CORNER & INTERIOR YARD SETBACK (PODIUM)	5.0m	5.0m
ABUTTING PARK SETBACK (PODIUM)	3.0m	4.5m
FRONT YARD SETBACK (TOWER)	22.0m	22.5m
REAR & INTERIOR YARD SETBACK (TOWER)	12.5m	12.5m
INTERIOR YARD SETBACK (TOWER)	12.5m	n/a
CORNER SIDE YARD SETBACK (TOWER)	7.0m	7.0m
ABUTTING PARK SETBACK (TOWER)	6.5m	6.5m
TOWER SEPARATION (SAME LOT)	25.0m	52.0m
AMENITY AREA - TOTAL 6.0m² PER UNIT: 460 UNITS	2,760.0m²	4,412.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	1,380.0m²	1,767.0m²
VEHICLE PARKING: RESIDENTIAL - AREA 'Z' NOT REQUIRED	0	189
VEHICLE PARKING: VISITOR - 0.1 PER UNIT AFTER 12 UNITS (MAX. 30 PER BLDG.)	30	30
VEHICLE PARKING: COMMERCIAL - AREA 'Z' NOT REQUIRED	0	35
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	212	520
BICYCLE PARKING - COMMERCIAL - 1.0 PER 250m² GFA	3	8
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m

AMENITY SPACE		
GROUND FLOOR COMMUNAL EXTERIOR	392.0 sq. m.	
GROUND FLOOR COMMUNAL INTERIOR	265.0 sq. m.	
4th FLOOR COMMUNAL INTERIOR	715.0 sq. m.	
4th FLOOR COMMUNAL TERRACE	325.0 sq. m.	
36th FLOOR COMMUNAL INTERIOR	145.0 sq. m.	
PRIVATE BALCONIES	2,550.0 sq. m.	
PRIVATE TERRACE	95.0 sq. m.	
TOTAL	4,412.0 sq. m.	
TOTAL COMMUNAL	1,767.0 sq. m.	
REQUIRED - 6.0m² PER UNIT (423)	2,538.0 sq. m.	
REQUIRED COMMUNAL @ 50%	1,269.0 sq. m.	
<b>WASTE REQUIREMENT</b>		
GARBAGE - COMPACTED	- 0.053 PER UNIT	25 YARDS
RECYCLING GMP	- 0.016 PER UNIT	9 YARDS
RECYCLING FIBER	- 0.036 PER UNIT	18 YARDS
COMPOST	- 240L PER 50 UNITS	9
<b>LOT COVERAGE</b>		
PHASE 2 LANDS	4,004.1 sq. m.	44.16%
POPS (ALL IN PHASE 2)	0.0 sq. m.	0%
PAVED SURFACE	983.3 sq. m.	10.84%
TOWER 'A' FOOTPRINT	2,121.2 sq. m.	23.39%
LANDSCAPE OPEN SPACE	1,959.2 sq. m.	21.81%
TOTAL	9,067.8 sq. m.	100.0%
PARKLAND DEDICATION	1,000.0 sq. m.	
NEW ORCHARD ROW	74.0 sq. m.	
BUS STOP	48.2 sq. m.	
TOTAL	1,122.2 sq. m.	
TOTAL - PRE DEVELOPMENT AREA	10,190.0 sq. m.	







**PARKING LEVEL 1 STATISTICS**

TOTAL PARKING SPACES: 122

BIKE SPACES: 260

LOCKERS: 13

SEATING	CONCOURSE	ONE-WAY
ENTRY	TOWNSHIPS	TWO-WAY
EXHIBITION	TRUCK	TWO-WAY
STORAGE	DE-ICE	THREE-WAY

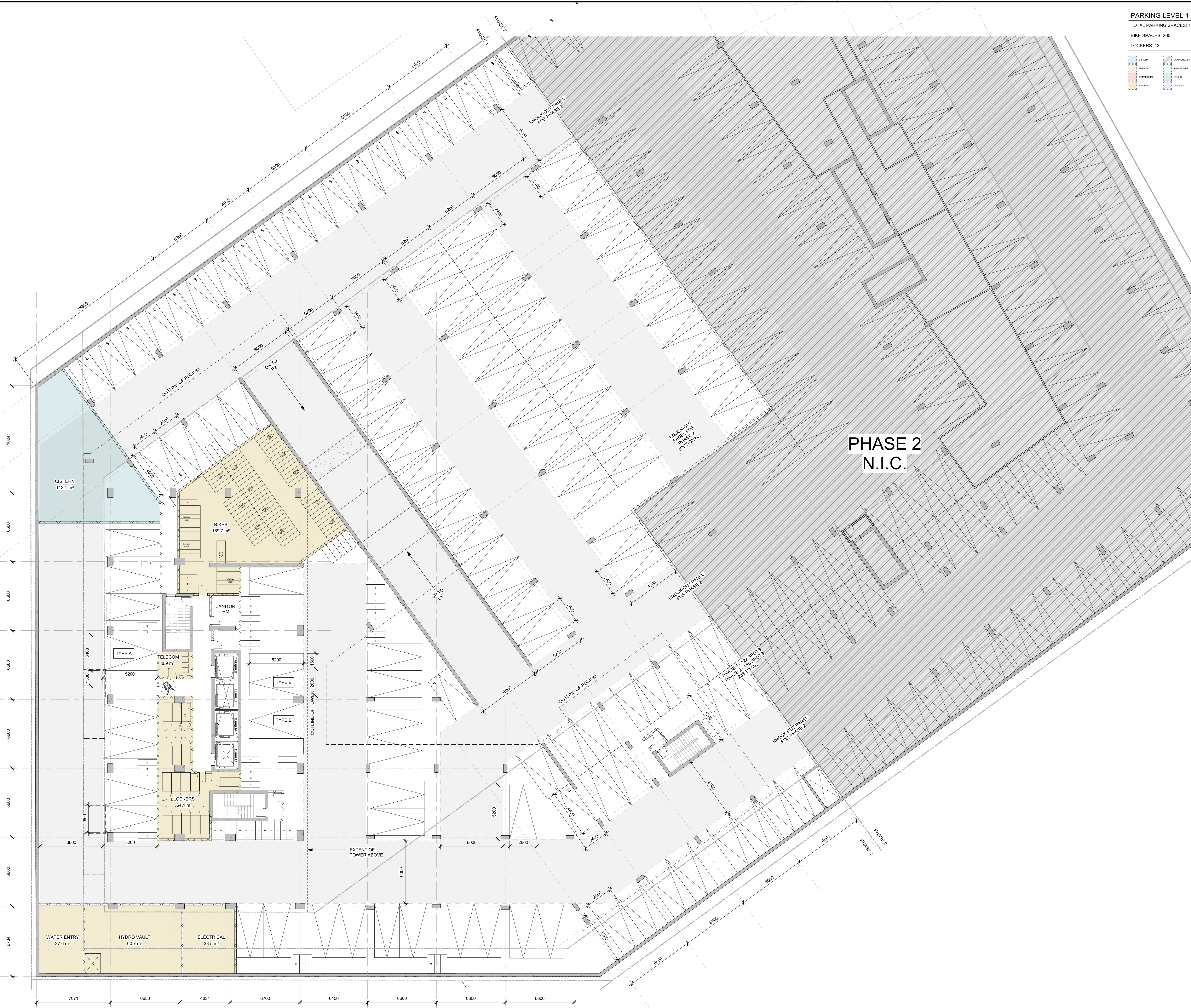
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NO.	DESCRIPTION	DATE
01	ISSUED FOR SPC	2024-09-04
		YYYY-MM-DD

ARCHITECT SEAL: NORTH ARROW:

CLIENT: **FENGATE**  
Asset Management  
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: MS	CHECKED: Checker
SCALE: As indicated	SHEET No.:
PROJECT No: 2404	<b>A-101</b>

PAPER SIZE: B0 Full Based 61 (707.26 x 1000.00mm)  
PLOT DATE: 2024-09-03 11:24:25 PM



**LEVEL 1 STATISTICS**


GFA: 22,832 sf  
 AMENITY (INDOOR): 2,882 sf  
 AMENITY (OUTDOOR): 4,236 sf  
 COMMERCIAL: 5,605 sf  
 TOWNHOMES: 2,680 sf  
 PRIVATE AMENITY (OUTDOOR): 1,050 sf

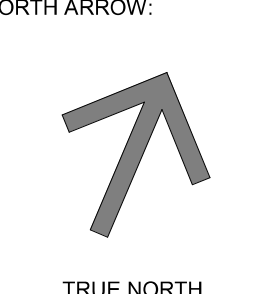
CEILING	CONCRETE	ONE BED - 12x12
FLOOR	CONCRETE	TWO BED
WALL	CONCRETE	TWO BED - 12x12
ROOF	CONCRETE	ONE BED
FOUNDATION	CONCRETE	TWO BED
MECHANICAL	CONCRETE	THREE BED

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ARCHITECT SEAL:  ARCHITECTS  
 RODERICK-LAHEY  
 LICENCE 4376

NORTH ARROW:  TRUE NORTH

CLIENT:  
**FENGATE**  
 Asset Management  
 Fengate Asset Management

ARCHITECT:  
  
 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:  
 GROUND FLOOR PLAN

DRAWN: MS	CHECKED: Checker
SCALE: As indicated	SHEET No.:
PROJECT No: 2404	<b>A-102</b>

PAPER SIZE: B0 - Full Based On (107.20 x 100.00mm)



**LEVEL 2 STATISTICS**

GFA: 14,388 sf

RESIDENTIAL: 8,160sf

MECHANICAL	CONDO/AREA	ONE BED - 1254
MECH	TOWNHOME	TWO BED
CONCRETE	STAIR	TWO BED - 1254
CEILING	ONE BED	THREE BED

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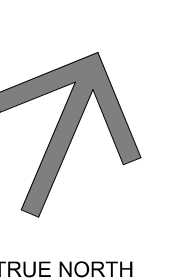
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**rla/architecture**  
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PROJECT TITLE:

1047 RICHMOND ROAD

OTTAWA, ON

SHEET TITLE:

LEVEL 2 FLOOR PLAN

DRAWN:

MS

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Checker

SCALE:

As indicated

SHEET No.:

A-103

PROJECT No.:

2404

PAPER SIZE: B0 - Full Based 61 (107.20 x 100.00mm)



**LEVEL 3 STATISTICS**

GFA: 16,940 sf

RESIDENTIAL: 14,697 sf

PRIVATE AMENITY (OUTDOOR): 700 sf

OFFICE	COMMERCIAL	ONE BED / 1 BA
RENTAL	STUDIO	TWO BED
CONDO	STUDIO	TWO BED / 1 BA
STORAGE	ONE BED	THREE BED

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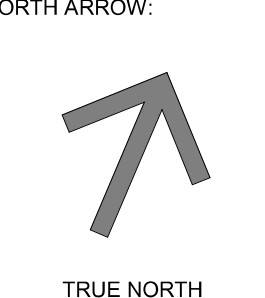
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CLIENT:

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1047 RICHMOND ROAD

OTTAWA, ON

SHEET TITLE:

LEVEL 3 FLOOR PLAN

DRAWN: MS	CHECKED: Checker
SCALE: As indicated	SHEET No.:
PROJECT No: 2404	<b>A-104</b>

PAPER SIZE: B0 - Full Based 61 (177.20 x 1000.00mm)  
PLOT DATE: 2024-09-03 3:04:47 PM



**LEVEL 4 STATISTICS**

GFA: 8,699 sf

AMENITY (INDOOR): 7,655 sf  
 AMENITY (OUTDOOR): 3,516 sf

RESIDENTIAL	COMMERCIAL	IND. MED. / LAB.
OFFICE	TOURISM	IND. MED.
RETAIL	EDUCATION	IND. MED. / LAB.
RECREATION	IND. MED.	IND. MED.

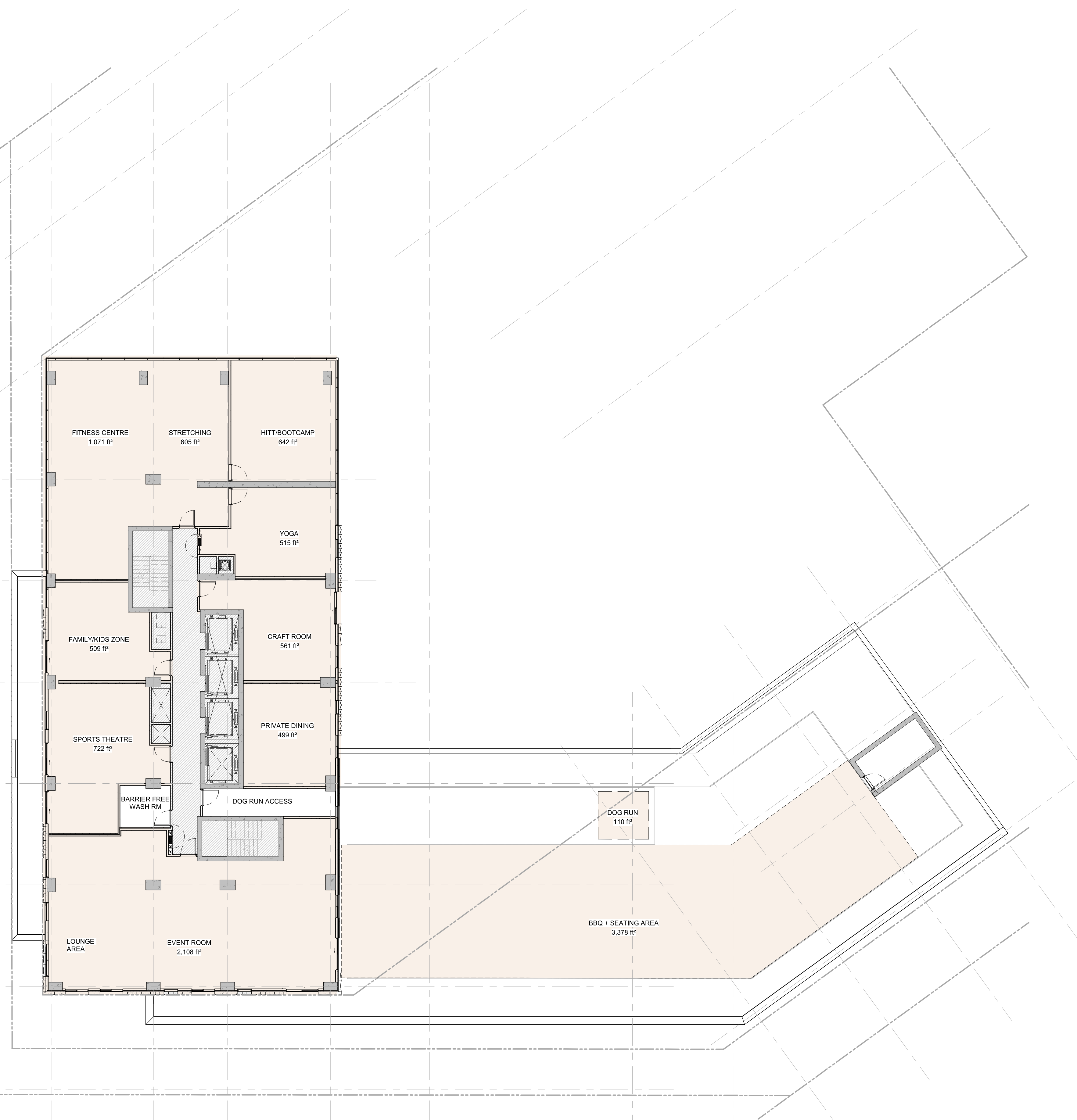
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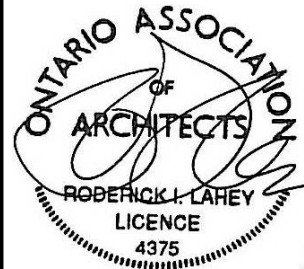
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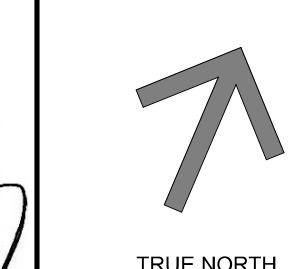
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LEVEL 4 FLOOR PLAN

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SCALE:

As indicated

SHEET No.:

A-105

PROJECT No.:

2404

PAPER SIZE: B0 - Full Based 61 (177.2)x 1000 (30mm)

PLOT DATE: 2024-09-03 3:04:56 PM



**LEVEL 5-14 STATISTICS**

GFA: 8,705 sf  
 RESIDENTIAL: 7,482 sf  
 PRIVATE AMENITY (OUTDOOR): 850 sf

**LEVEL 15-35 STATISTICS**

GFA: 8,705 sf  
 RESIDENTIAL: 7,487 sf  
 PRIVATE AMENITY (OUTDOOR): 850 sf

**LEVEL 36 STATISTICS**

GFA: 8,705 sf  
 AMENITY (INDOOR): 1,656 sf  
 RESIDENTIAL: 5,777 sf  
 PRIVATE AMENITY (OUTDOOR): 650 sf

**LEVEL MECH. STATISTICS**

GFA: 5,630 sf  
 SERVICES: 5,256 sf

CONTRACTOR	CONTRACTOR AREA	CONTRACTOR PERCENT
MECHANICAL	MECHANICAL AREA	MECHANICAL PERCENT
MECHANICAL	MECHANICAL AREA	MECHANICAL PERCENT
MECHANICAL	MECHANICAL AREA	MECHANICAL PERCENT
MECHANICAL	MECHANICAL AREA	MECHANICAL PERCENT
MECHANICAL	MECHANICAL AREA	MECHANICAL PERCENT
MECHANICAL	MECHANICAL AREA	MECHANICAL PERCENT
MECHANICAL	MECHANICAL AREA	MECHANICAL PERCENT
MECHANICAL	MECHANICAL AREA	MECHANICAL PERCENT
MECHANICAL	MECHANICAL AREA	MECHANICAL PERCENT

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

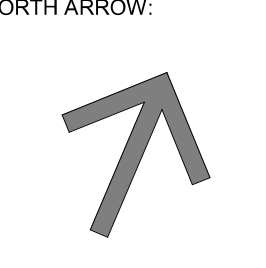
2 TYP. TOWER FLOOR PLAN B (L15-L35)  
 A-106 1:150

3 FLOOR PLAN L36  
 A-106 1:150

4 MAIN ROOF FLOOR PLAN  
 A-106 1:150

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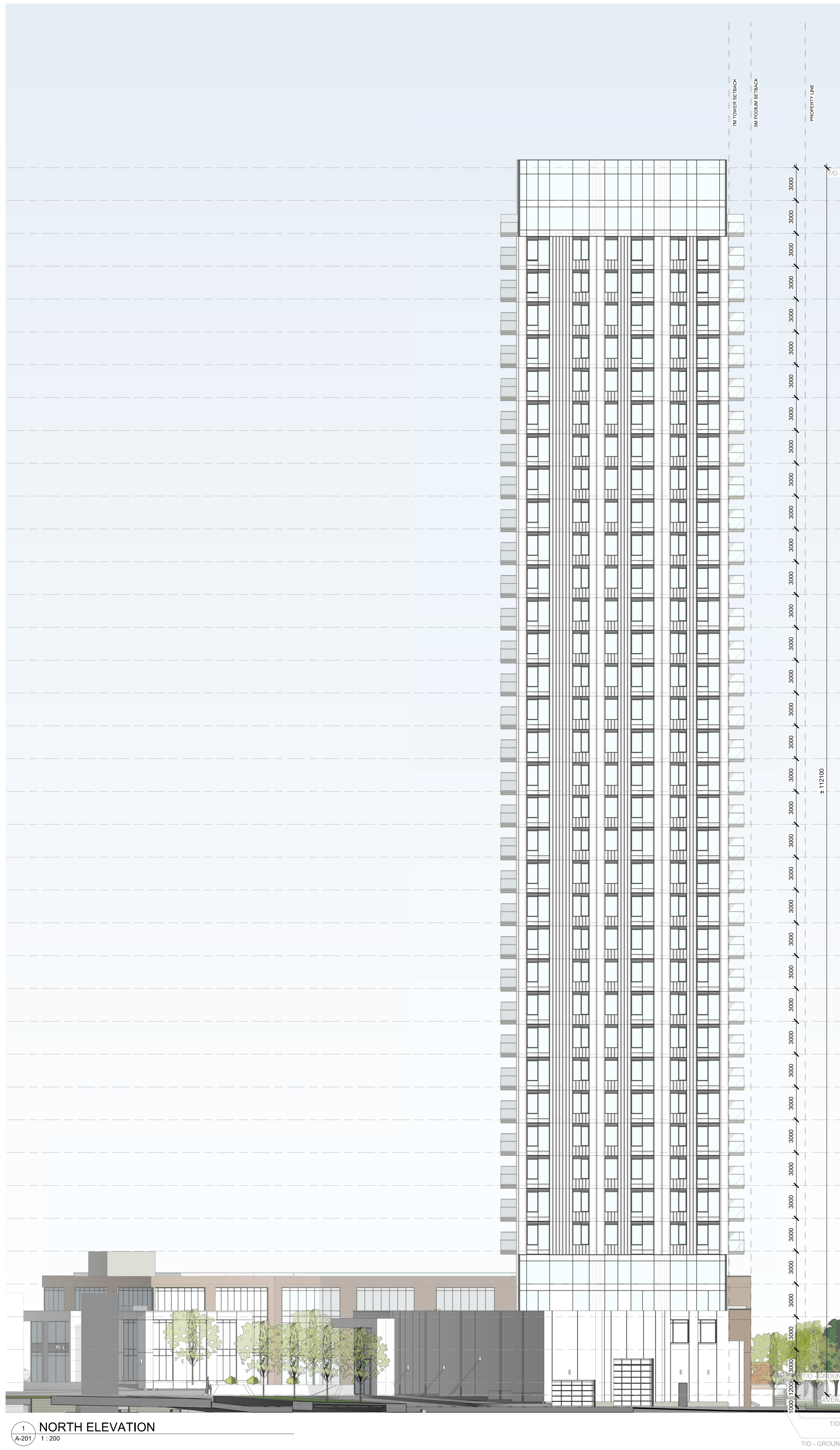
PROJECT TITLE:  
 1047 RICHMOND ROAD  
 OTTAWA, ON

SHEET TITLE:  
 TOWER FLOOR PLAN

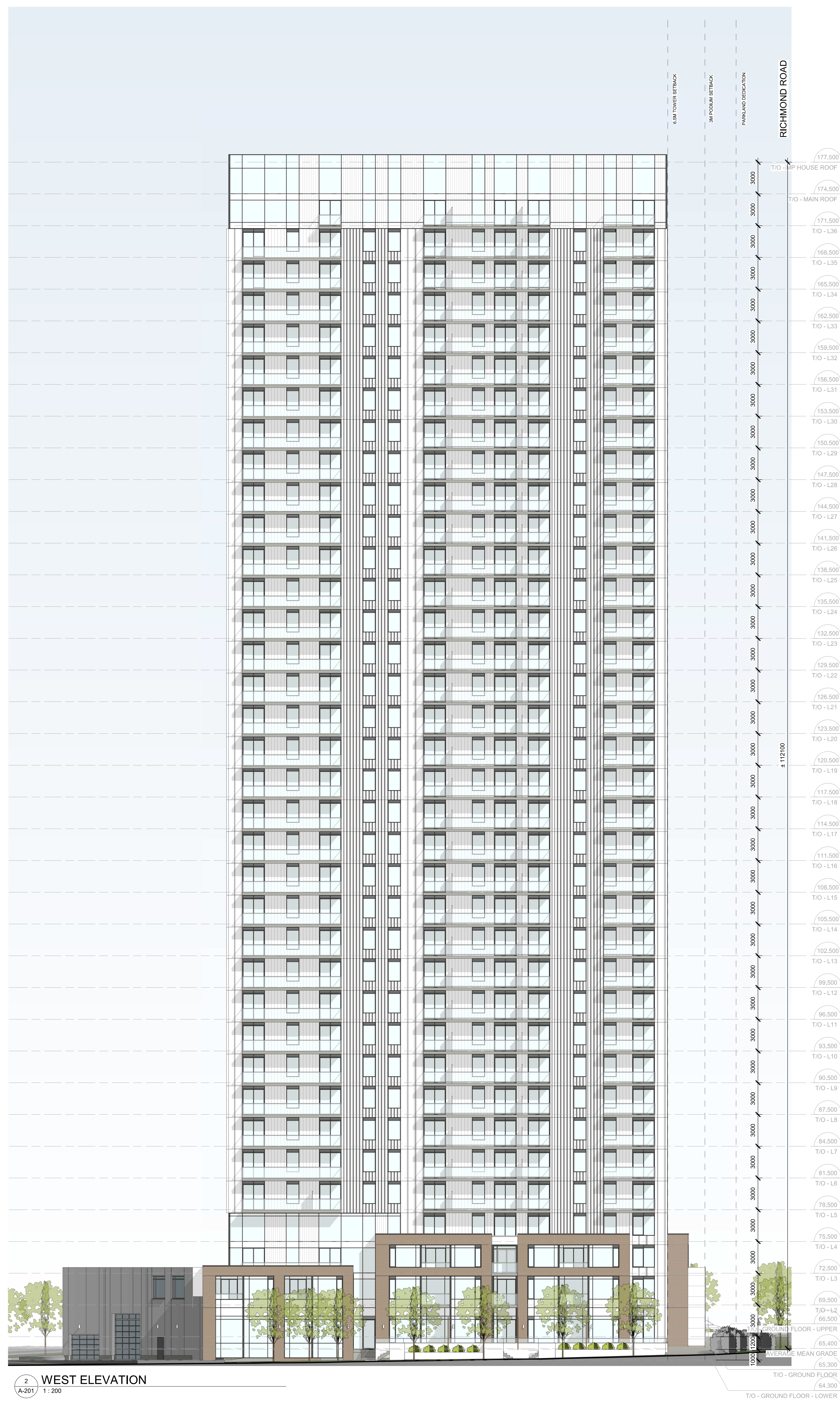
DRAWN: MS	CHECKED: Checker
SCALE: As indicated	SHEET No.:
PROJECT No: 2404	<b>A-106</b>

PAPER SIZE: ISO Full Based (1170.0x 1000.0mm)  
 PLOT DATE: 2024-09-03 04:55 PM





1 NORTH ELEVATION  
A-201 1:200



2 WEST ELEVATION  
A-201 1:200

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PROJECT TITLE:

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OTTAWA, ON

SHEET TITLE:

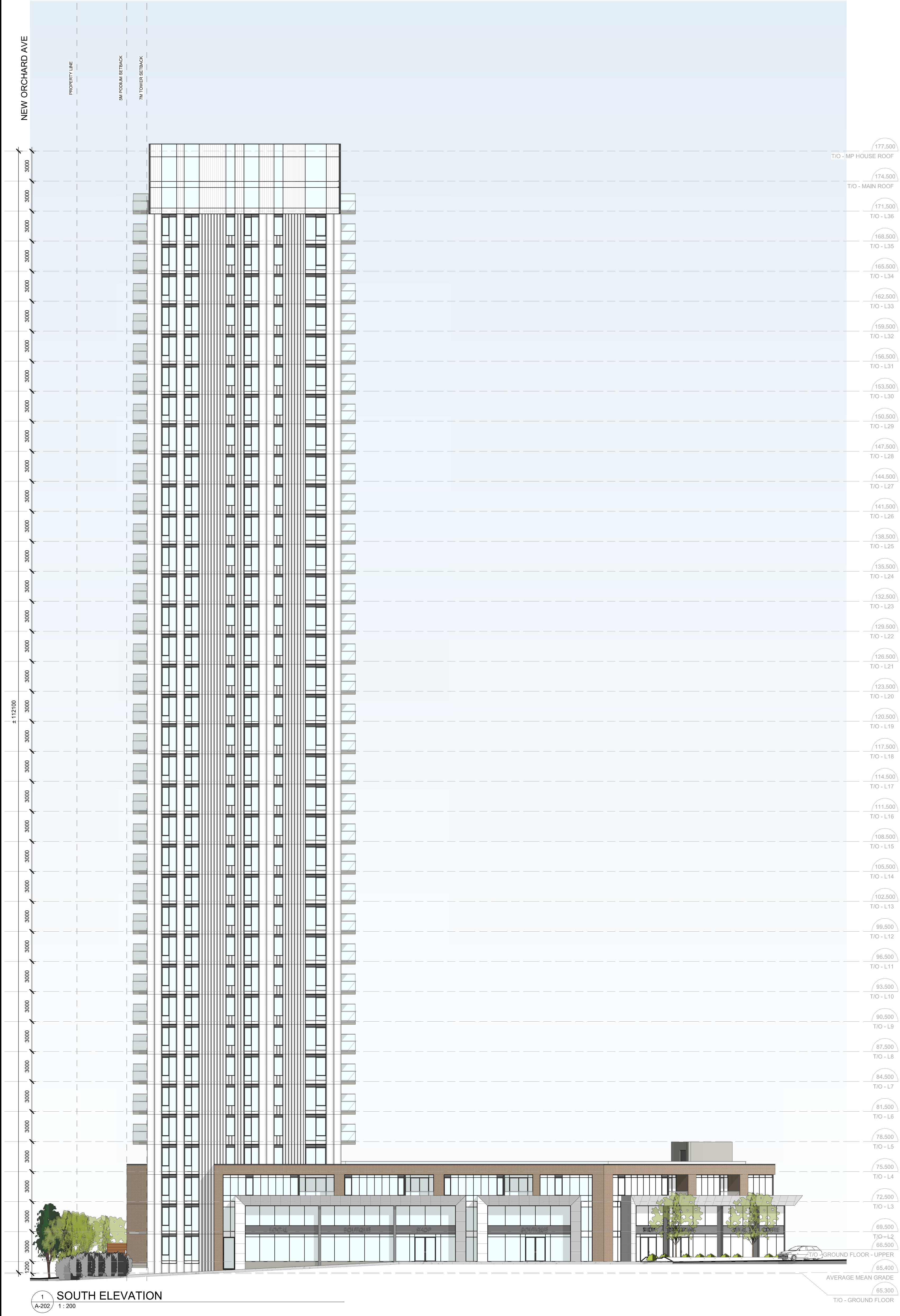
**BUILDING ELEVATIONS- NORTH + WEST**

DRAWN: RD	CHECKED: Checker
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PROJECT No.:	<b>A-201</b>
2404	

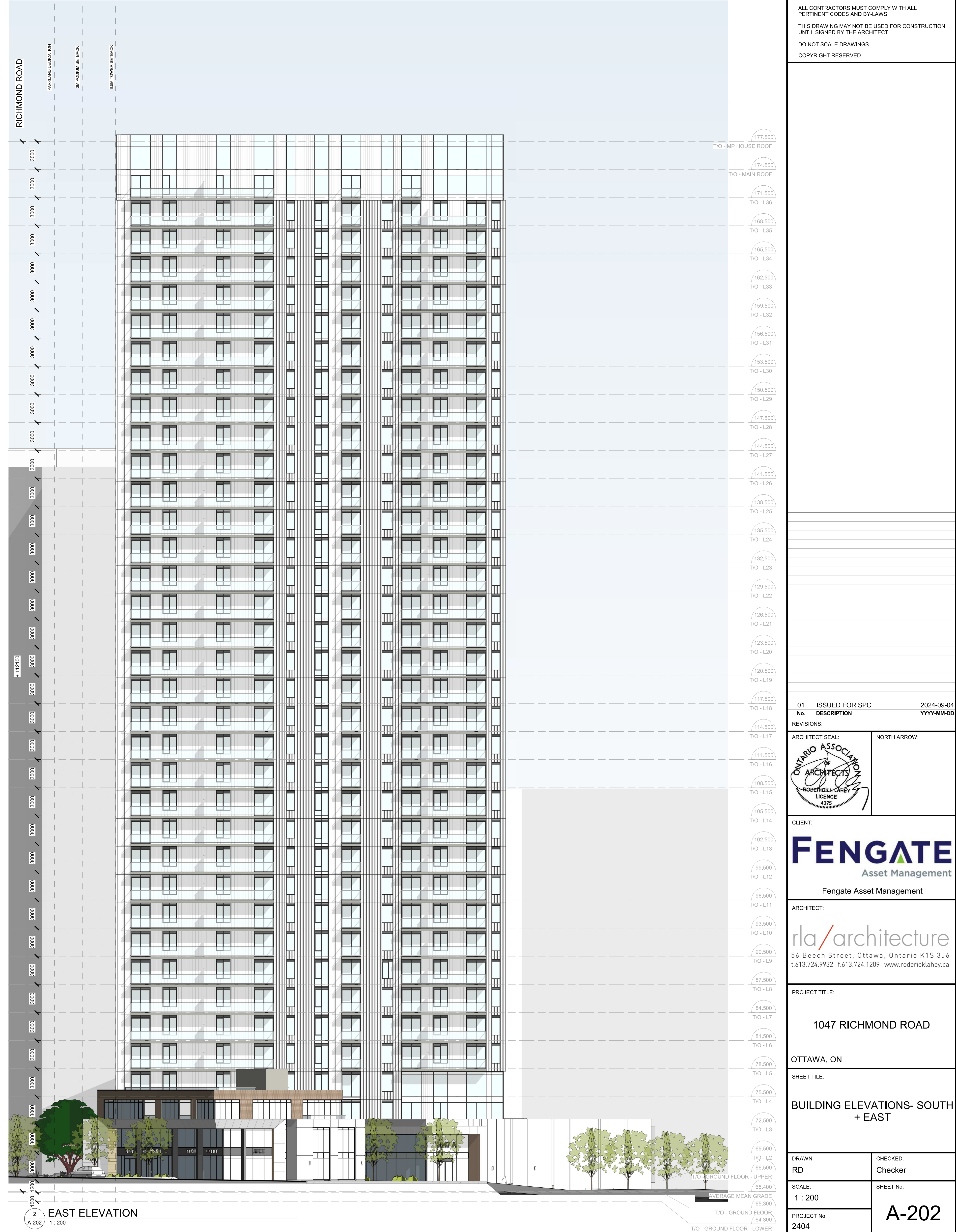
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PLOT DATE: 2024-09-04 10:43:54 AM



NEW ORCHARD AVE



RICHMOND ROAD



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PROJECT TITLE:

**1047 RICHMOND ROAD**

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SHEET TITLE:

**BUILDING ELEVATIONS- SOUTH + EAST**

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SCALE: 1 : 200	SHEET No: <b>A-202</b>
PROJECT No: 2404	

1 SOUTH ELEVATION  
A-202 1:200

2 EAST ELEVATION  
A-202 1:200

PAPER SIZE: ISO Full Based 61 (707.20 x 1000.00mm)



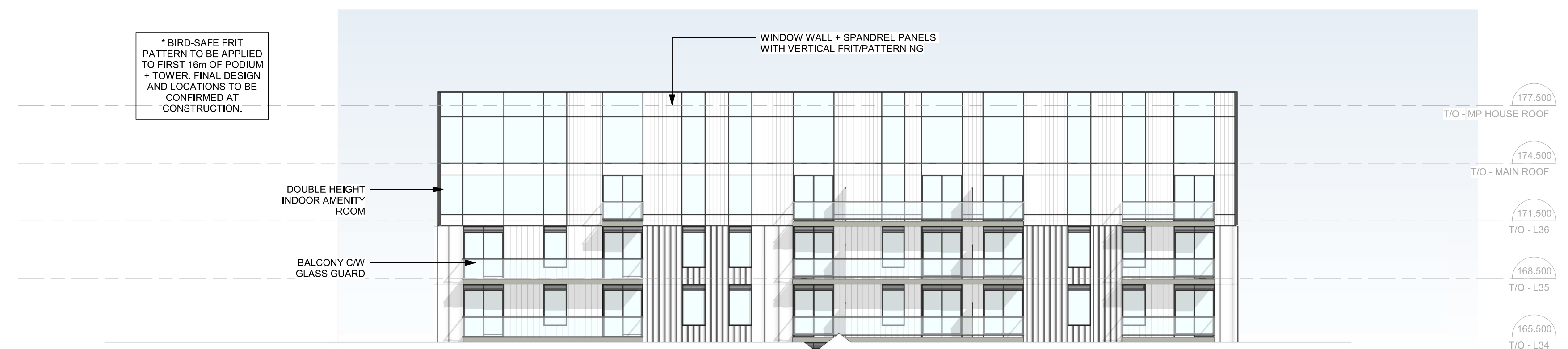
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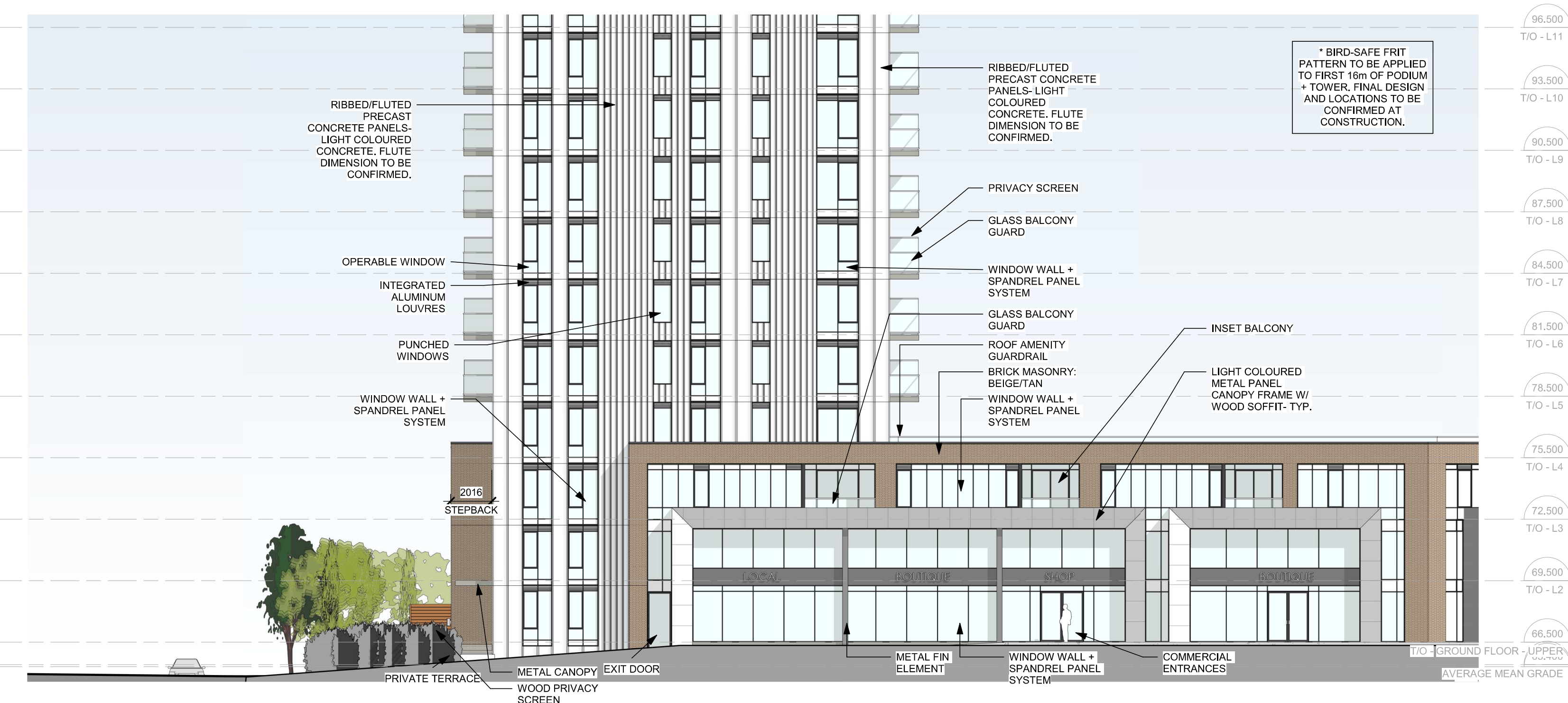
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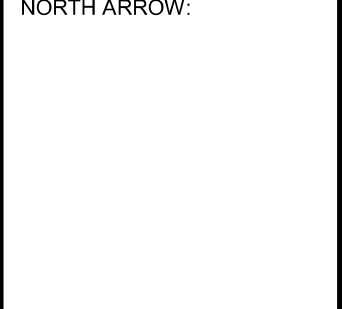
1 ENLARGED ELEVATION - WEST  
A-203 1:175



2 ENLARGED ELEVATION - SOUTH  
A-203 1:175

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PROJECT TITLE:  
**1047 RICHMOND ROAD**

OTTAWA, ON  
SHEET TITLE:  
**ENLARGED ELEVATION - SOUTH + WEST**

DRAWN: RD	CHECKED: Checker
SCALE: 1:175	SHEET No: <b>A-203</b>
PROJECT No: 2404	

PAPER SIZE: ISO Full (B0) 1047 (33 x 1000)mm  
PLOT DATE: 2024-09-04 10:47:53 AM



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1 NEW ORCHARD SECTION - WEST  
 A-302 1:750



2 RICHMOND ROAD SECTION - NORTH  
 A-302 1:750

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PROJECT TITLE:  
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SHEET TITLE:  
 NEIGHBOURHOOD SECTION

DRAWN: MS	CHECKED: Checker
SCALE: 1 : 750	SHEET No.:
PROJECT No: 2404	<b>A-302</b>

PAPER SIZE: B0 Full Based 61 (707.26 x 1000.00mm)  
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SOUTH FROM WOODLAND AVE




EAST FROM RICHMOND ROAD



WEST FROM RICHMOND ROAD

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PROJECT TITLE:  
 1047 RICHMOND ROAD

OTTAWA, ON

SHEET TITLE:  
 3D PERSPECTIVES

DRAWN: Author	CHECKED: Checker
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SCALE:	SHEET No.:
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PROJECT No: 2404	<b>A-401</b>
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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 TITLE:  
 3D PERSPECTIVES

DRAWN: RIB	CHECKED: Checker
SCALE:	SHEET No:

PROJECT No: 2404	<b>A-402</b>
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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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PROJECT TITLE:  
 1047 RICHMOND ROAD  
 OTTAWA, ON

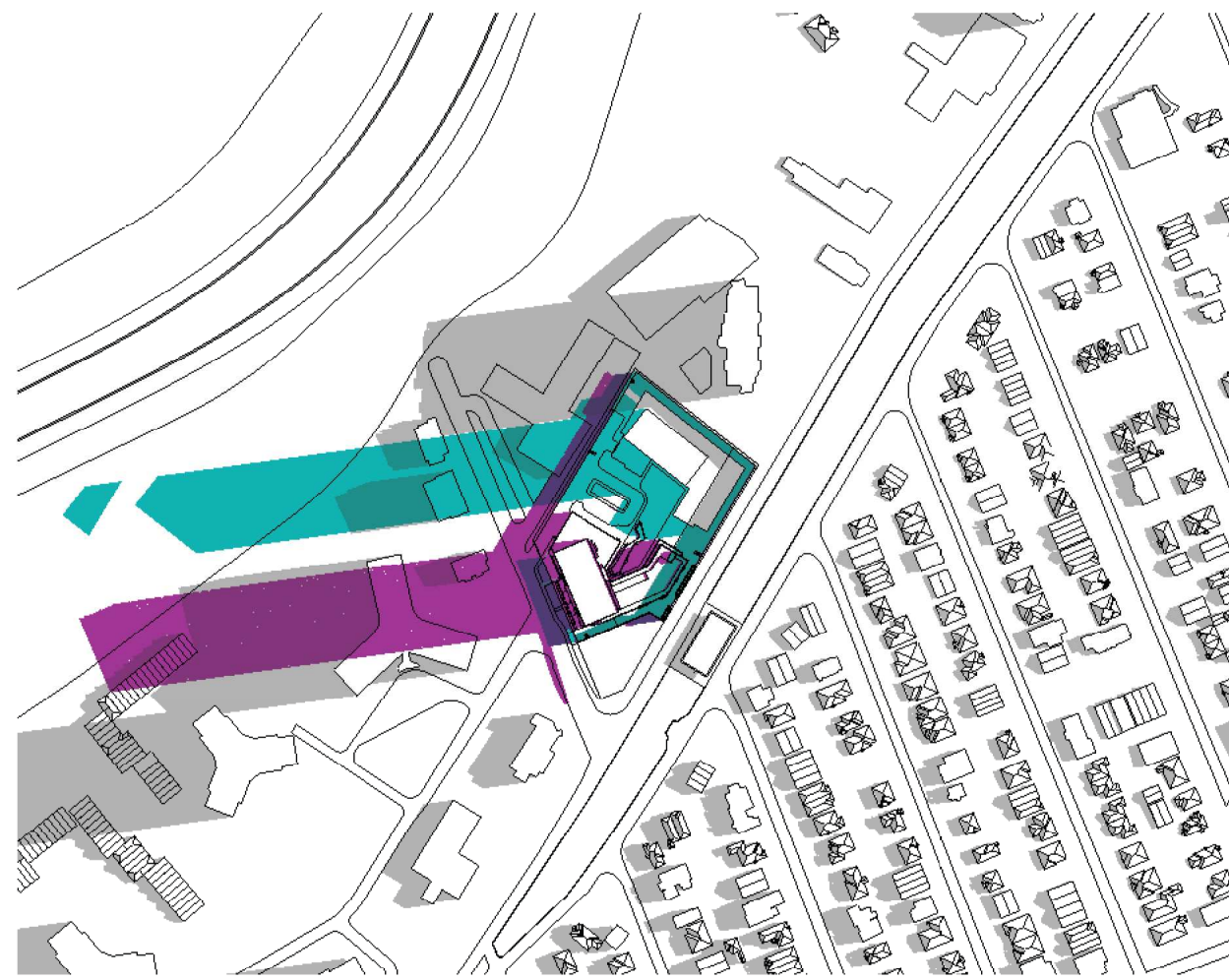
SHEET TITLE:  
 3D PERSPECTIVES

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PROJECT No: 2404	<b>A-403</b>

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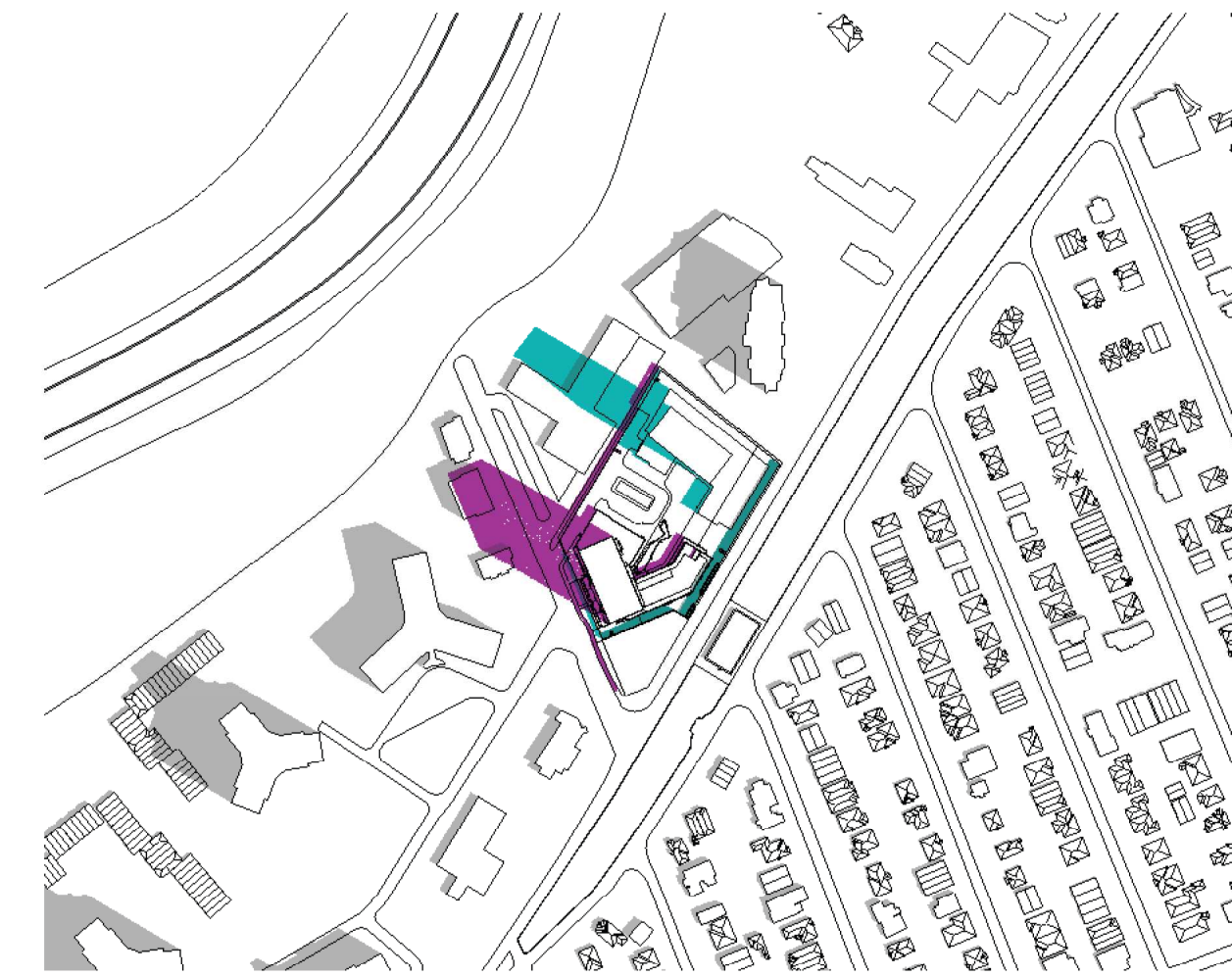
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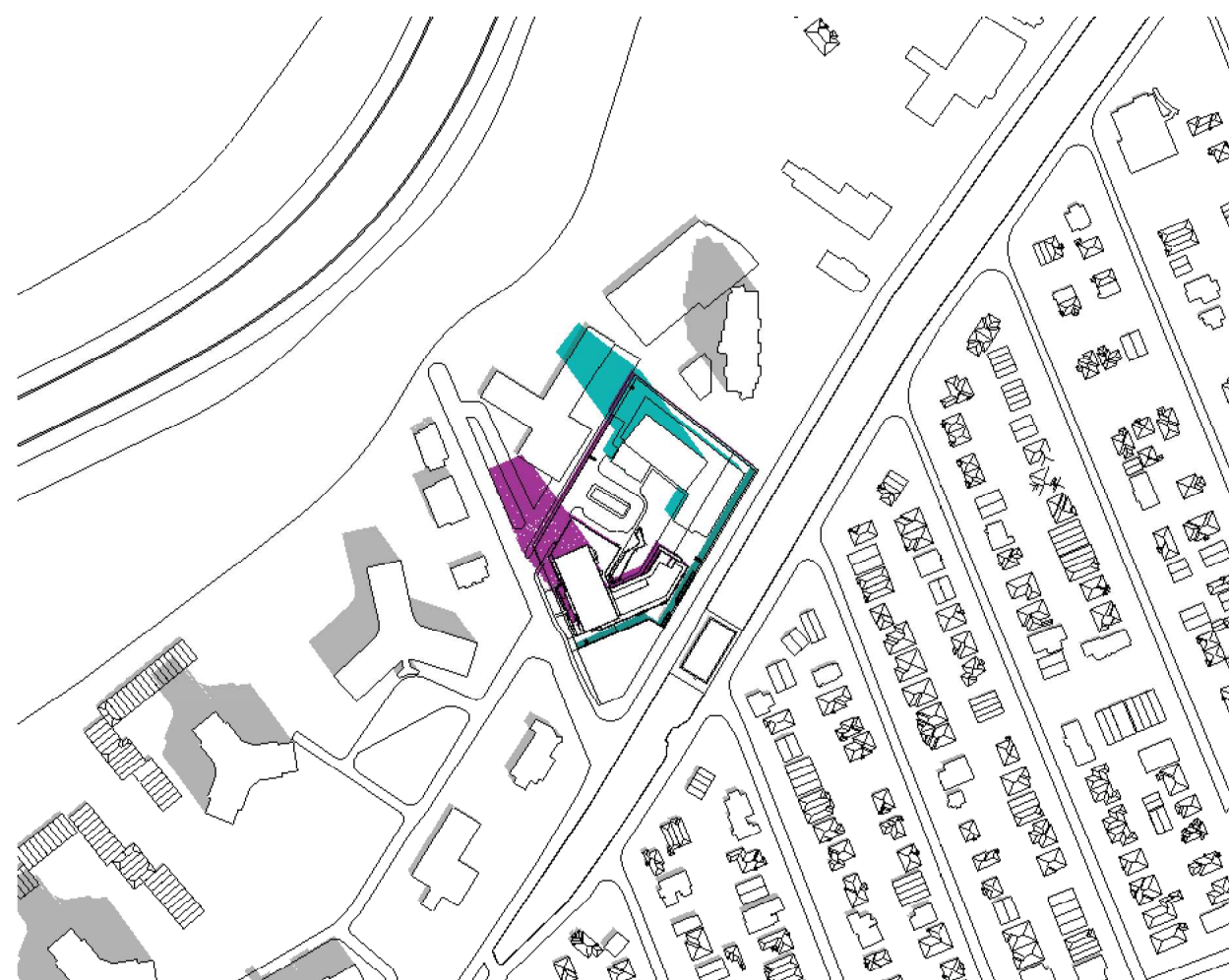
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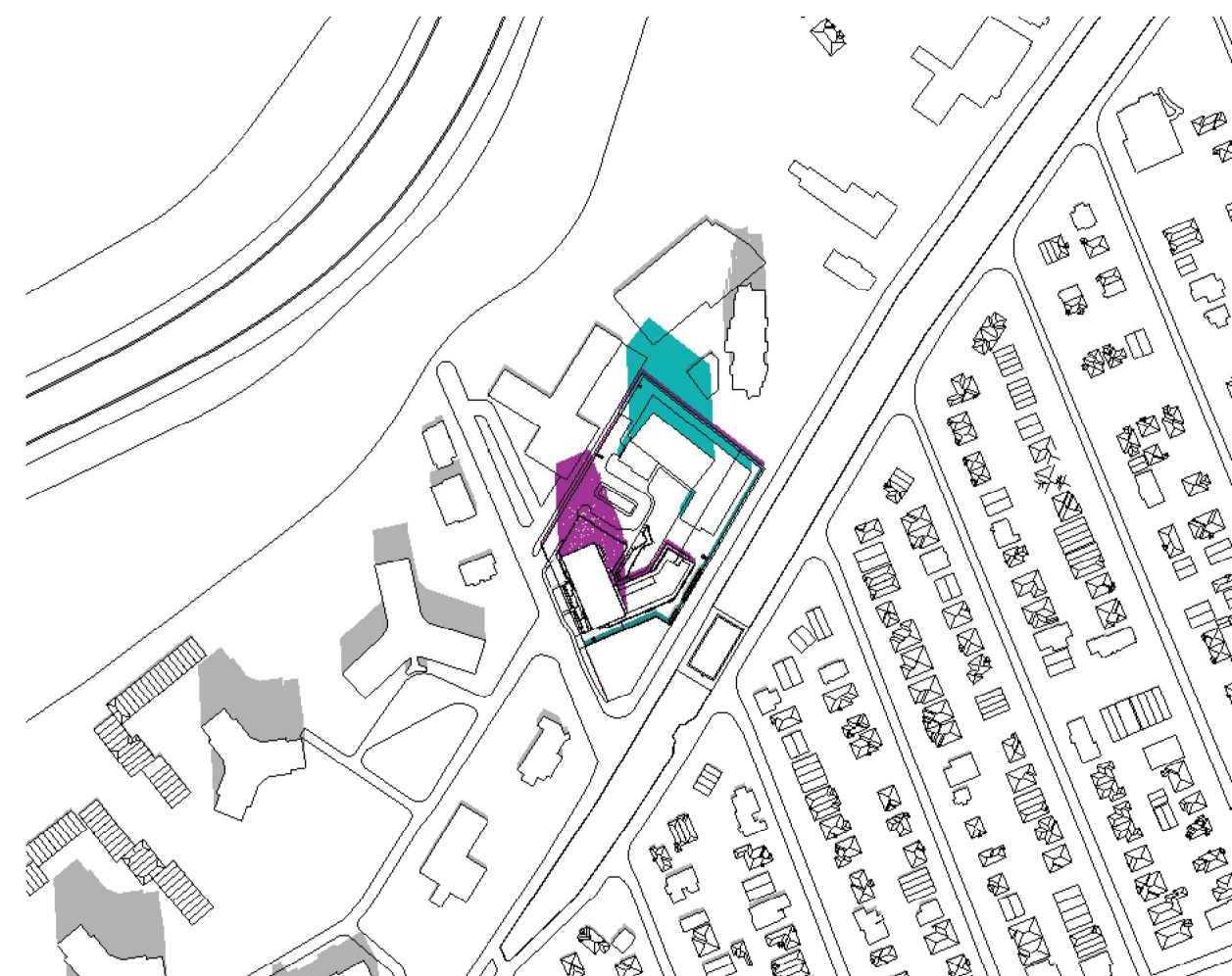
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JUNE 11 AM



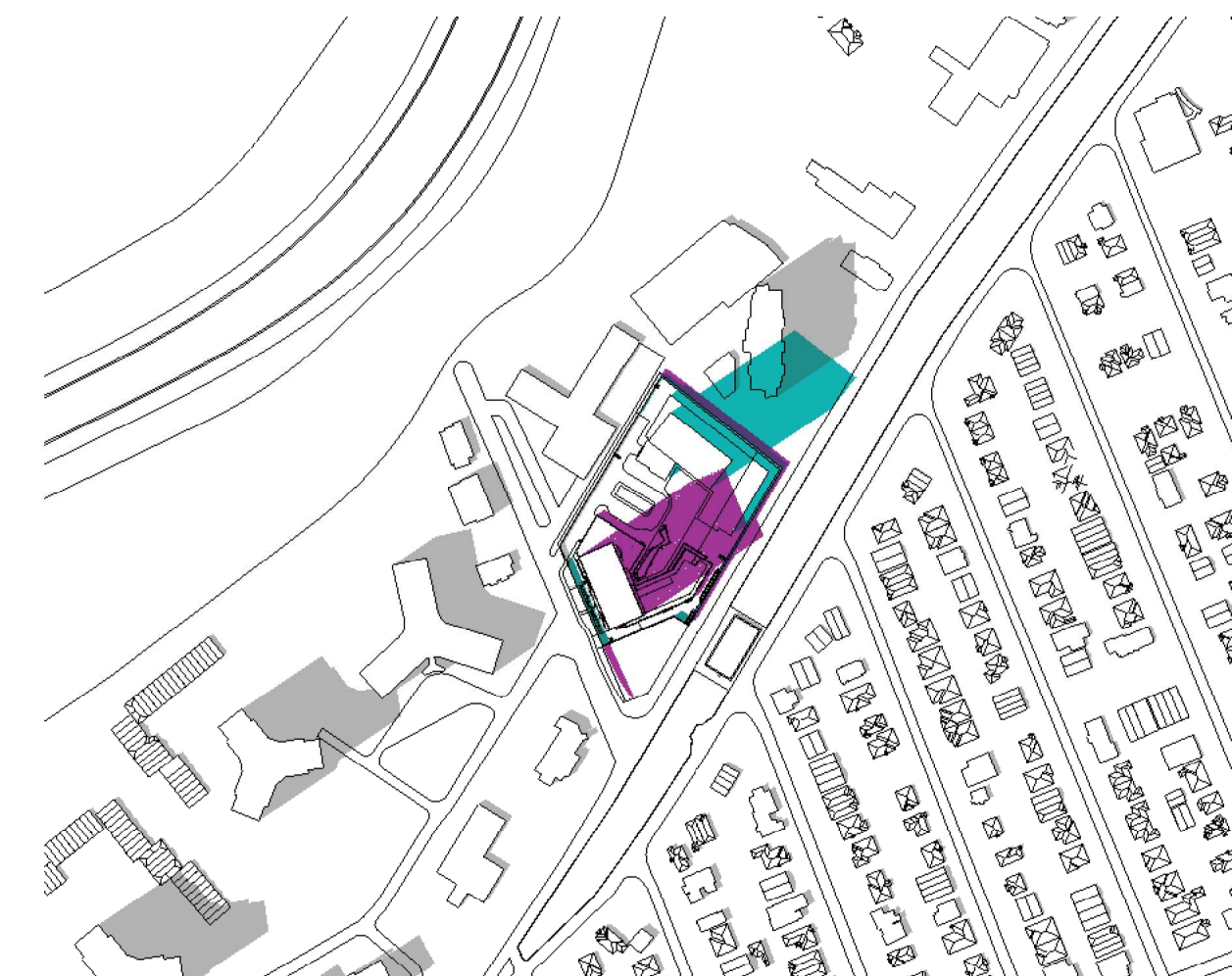
JUNE 12 PM



JUNE 1 PM



JUNE 2 PM



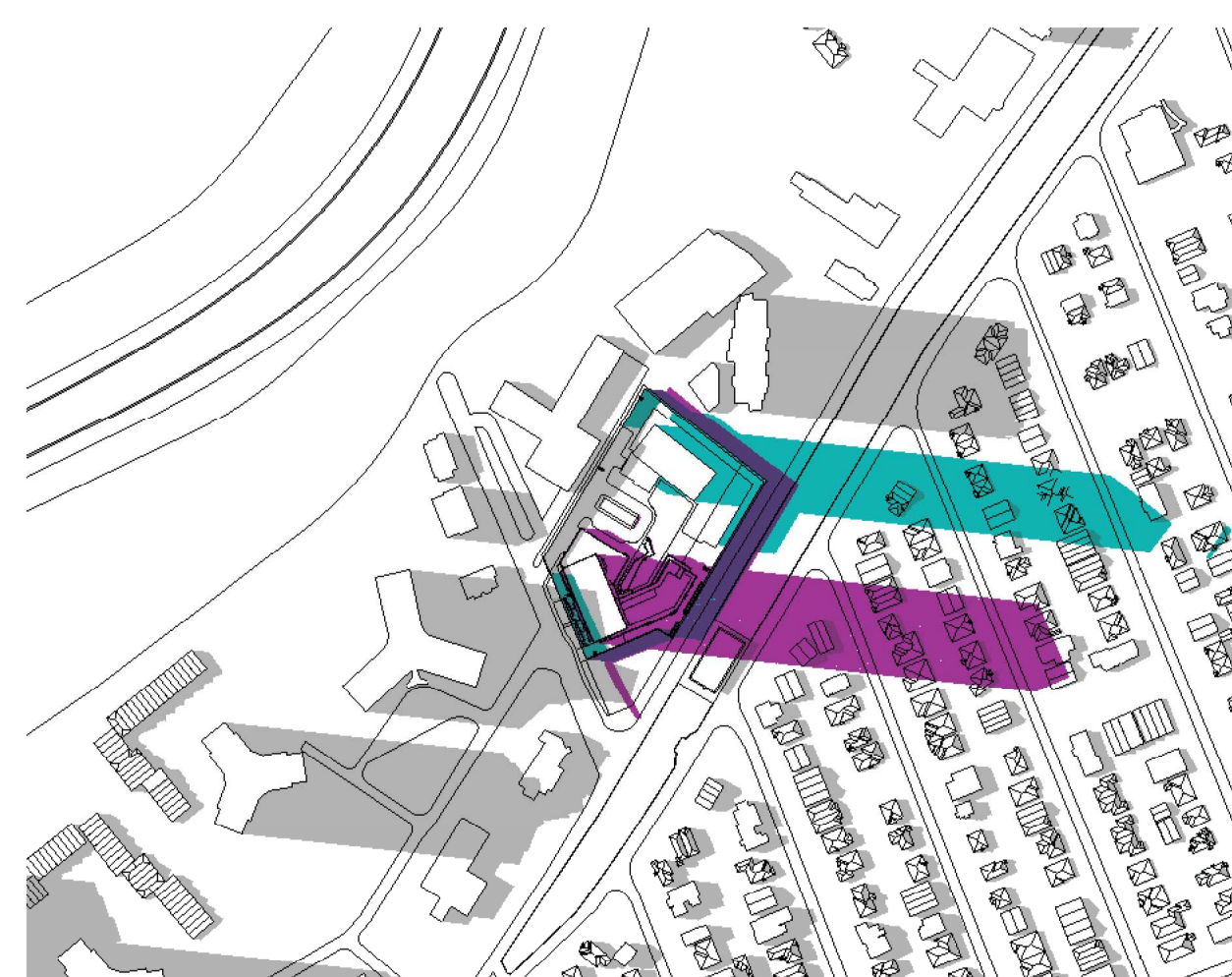
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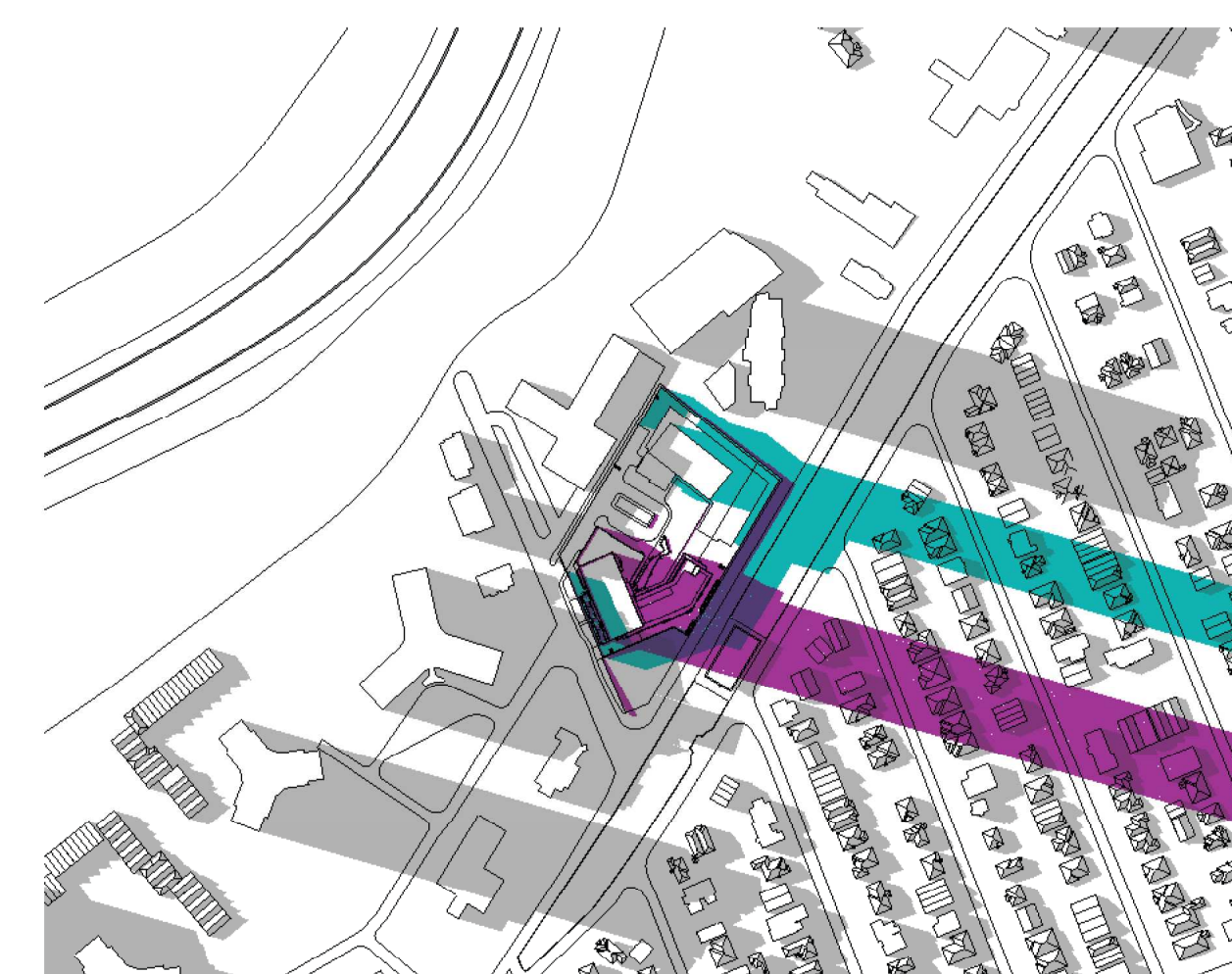
JUNE 4 PM



JUNE 5 PM




JUNE 6 PM




JUNE 7 PM

JUNE 21 (UTC-04:00)

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PROJECT TITLE:  
 1047 RICHMOND ROAD  
 OTTAWA, ON

SHEET TITLE:  
 SUNSHADE STUDY

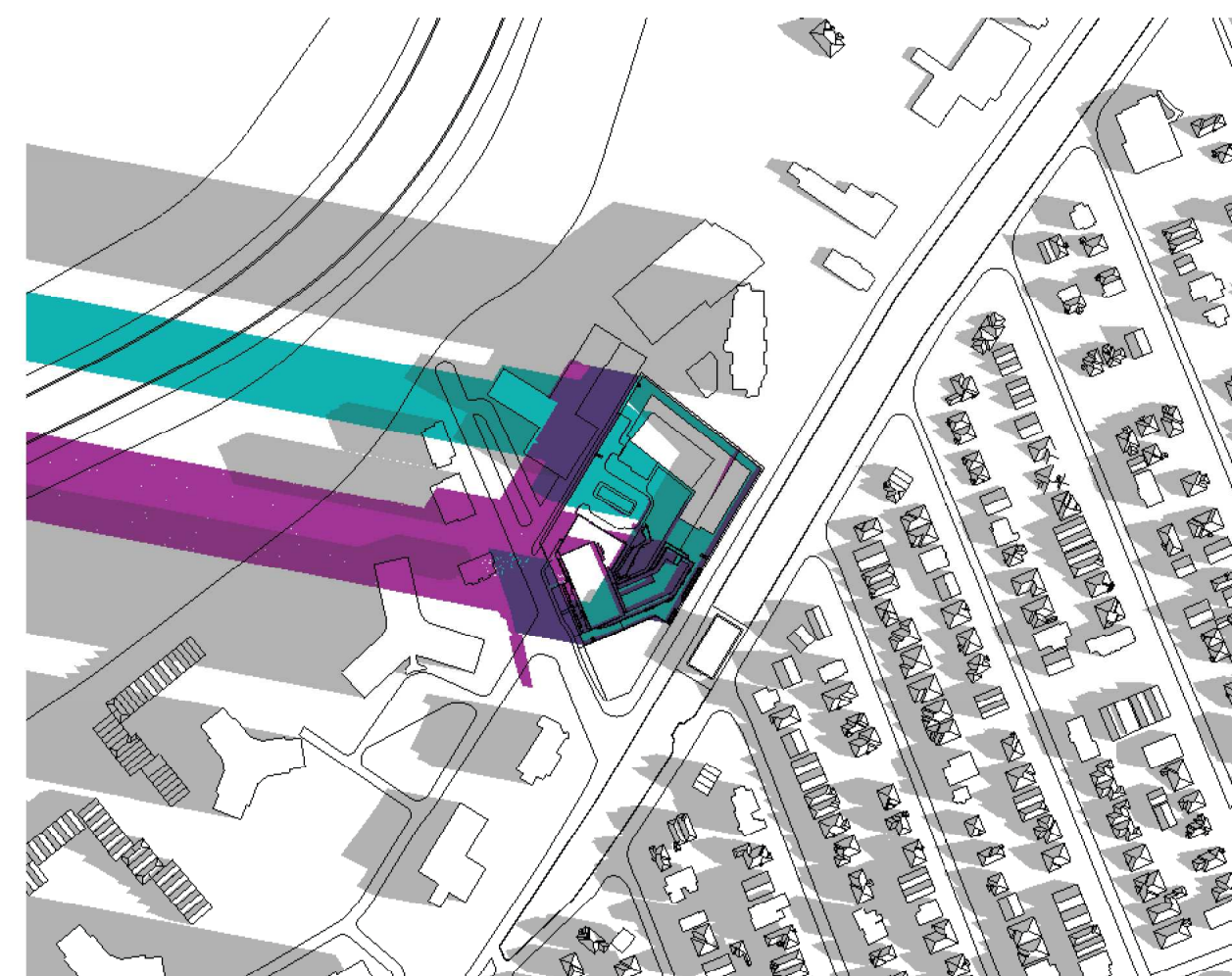
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SCALE:	SHEET No:
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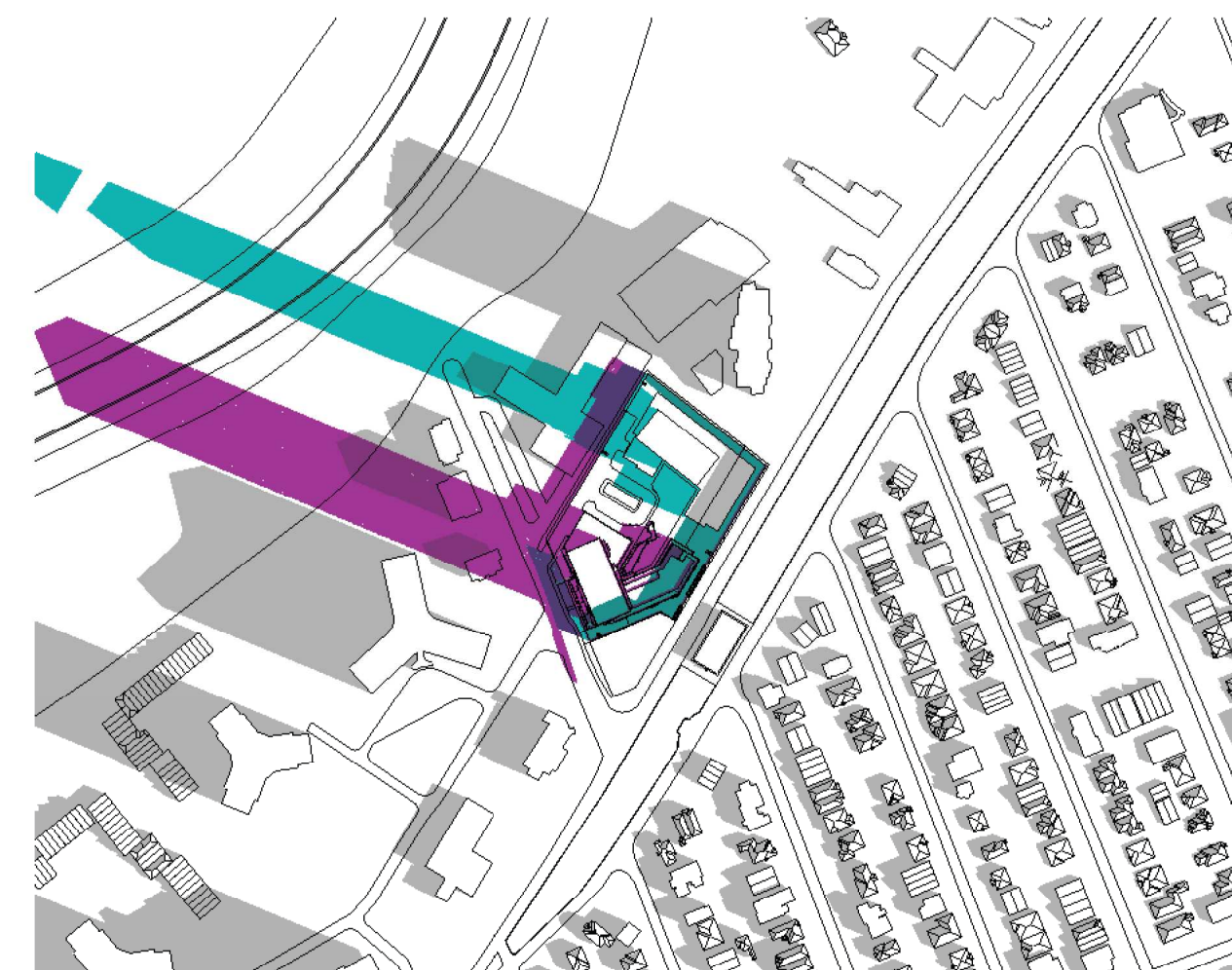


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SEPT/MARCH 8 AM



SEPT/MARCH 9 AM



SEPT/MARCH 10 AM



SEPT/MARCH 11 AM



SEPT/MARCH 12 PM



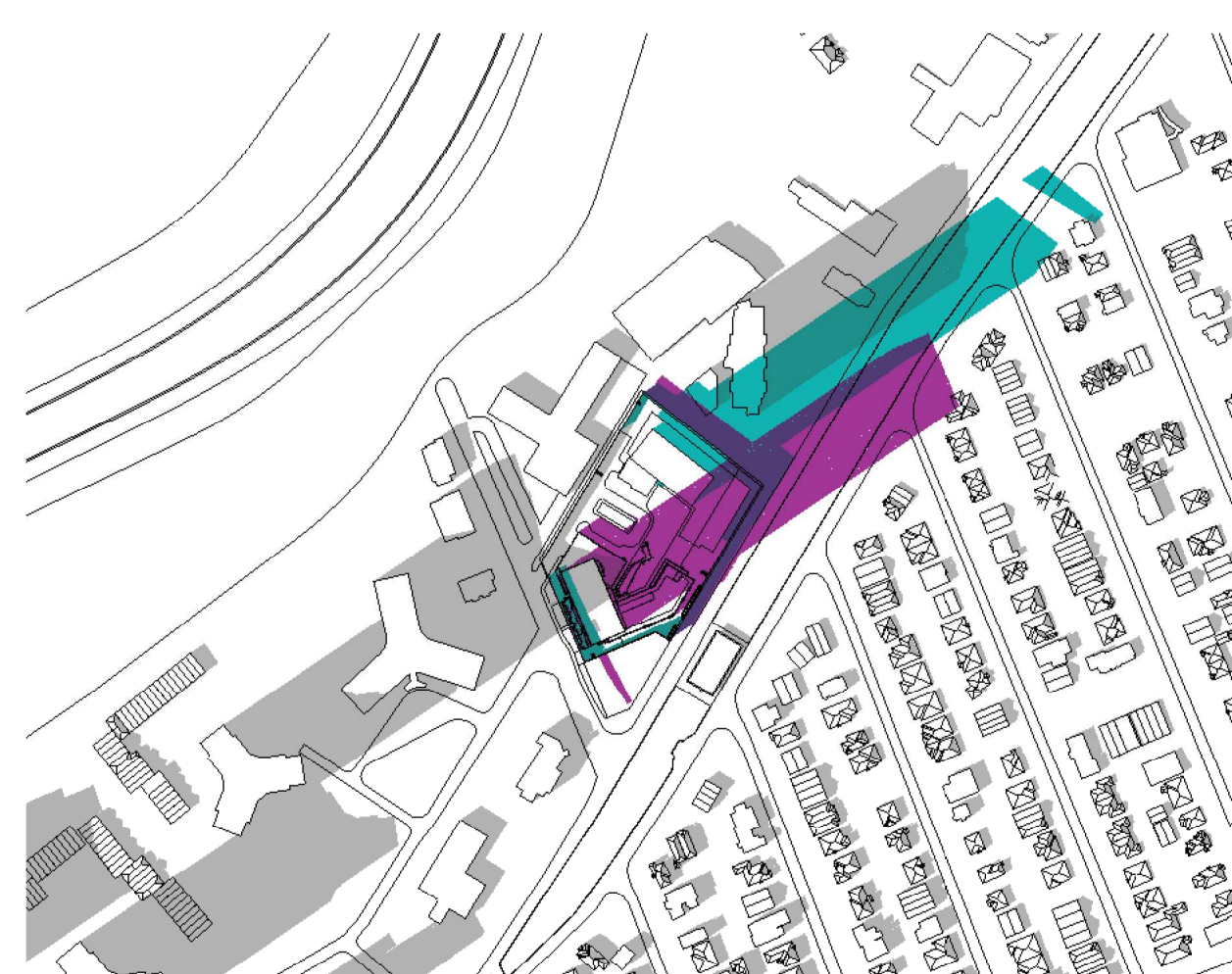
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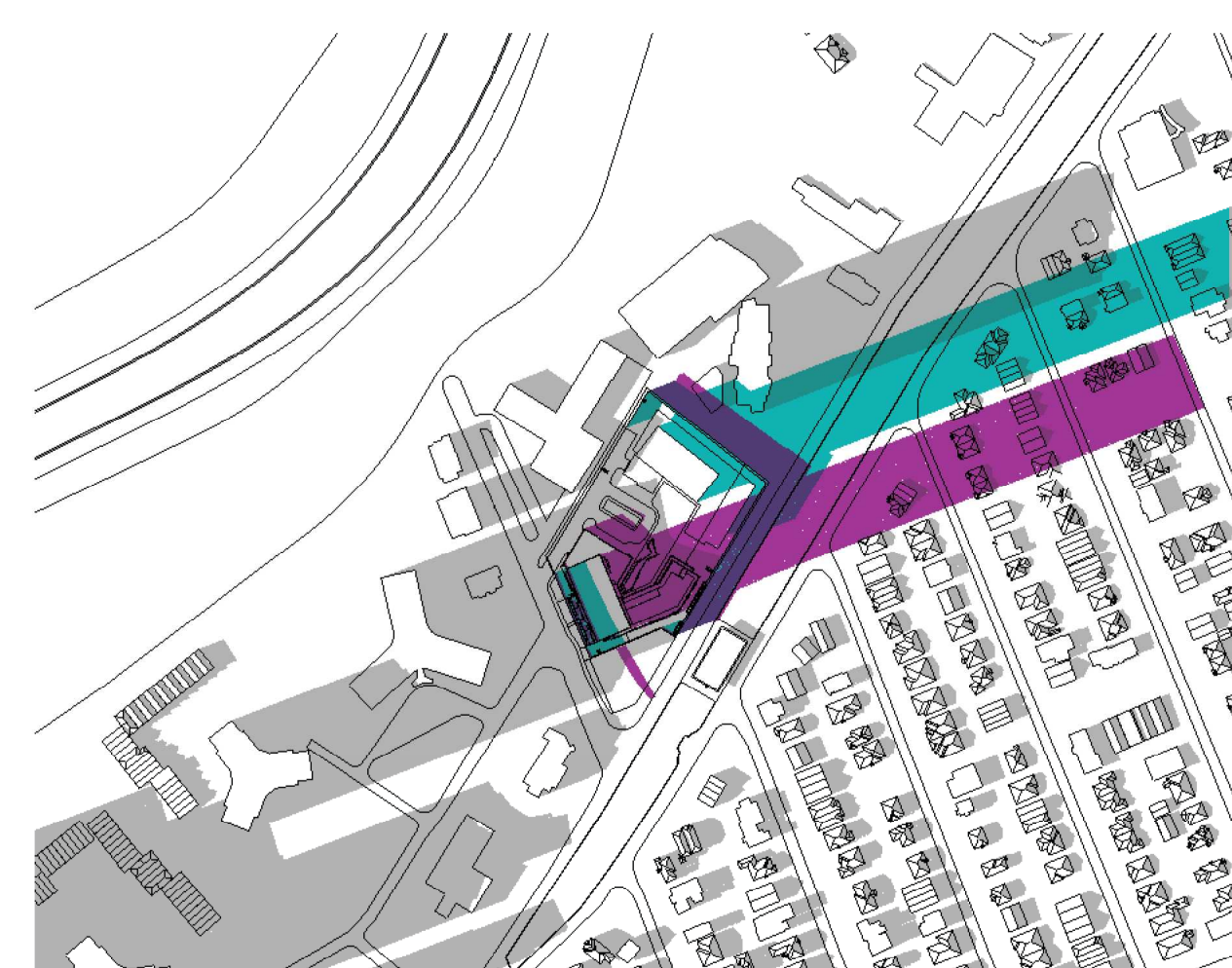
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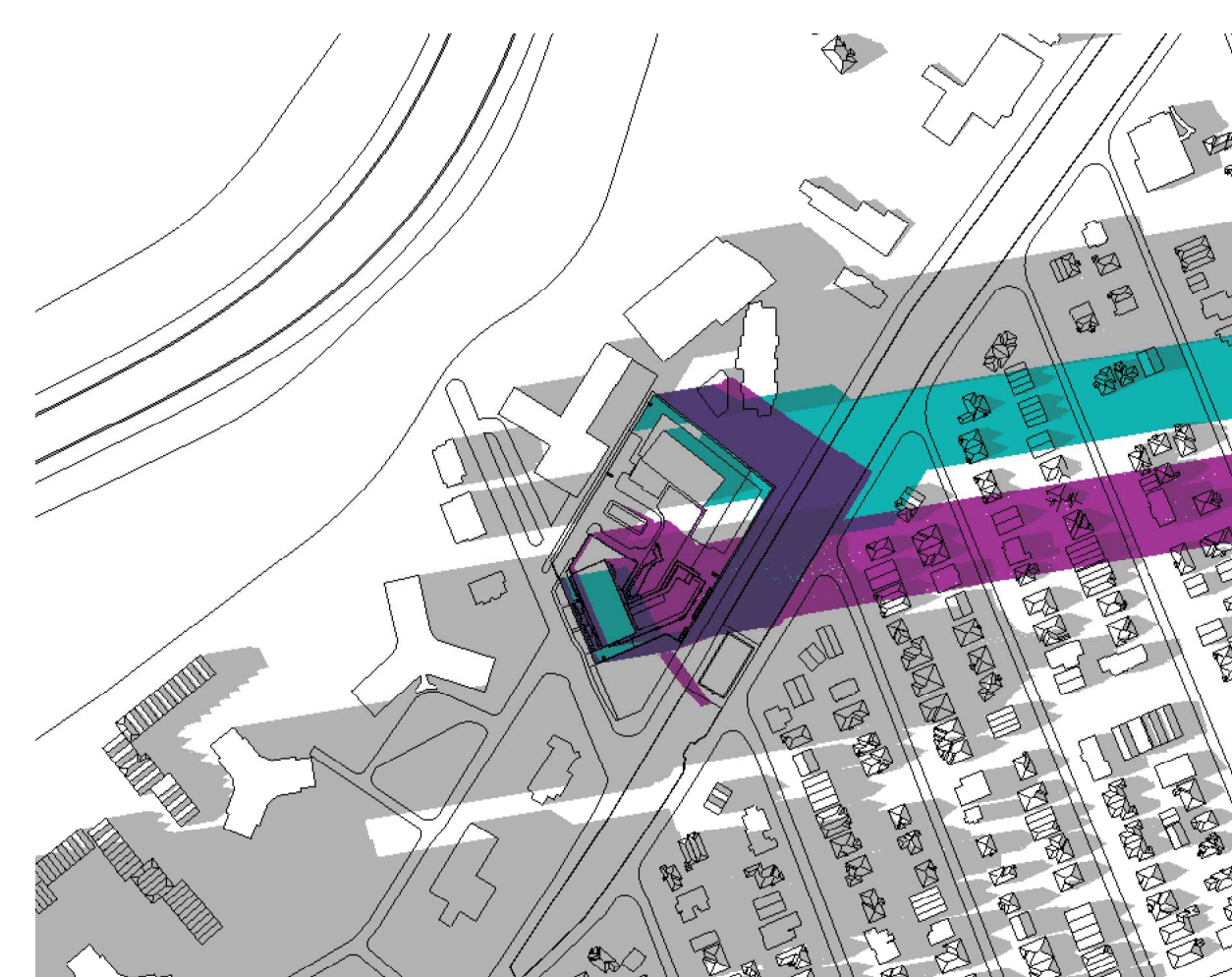
SEPT/MARCH 3 PM



SEPT/MARCH 4 PM



SEPT/MARCH 5 PM



SEPT/MARCH 6 PM

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 OTTAWA, ON

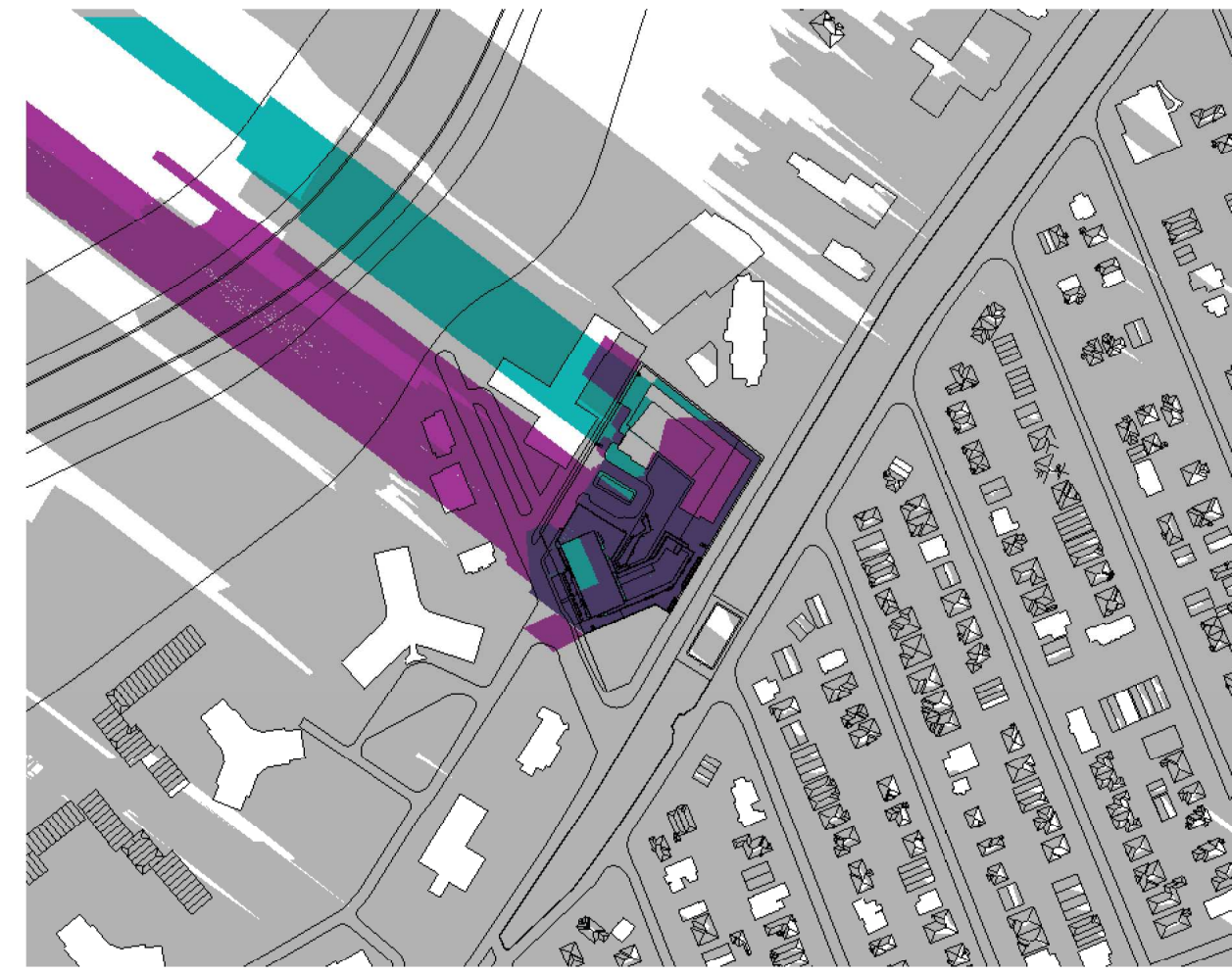
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DRAWN: AM/MS	CHECKED: Checker
SCALE:	SHEET No:
PROJECT No: 2404	<b>A-502</b>

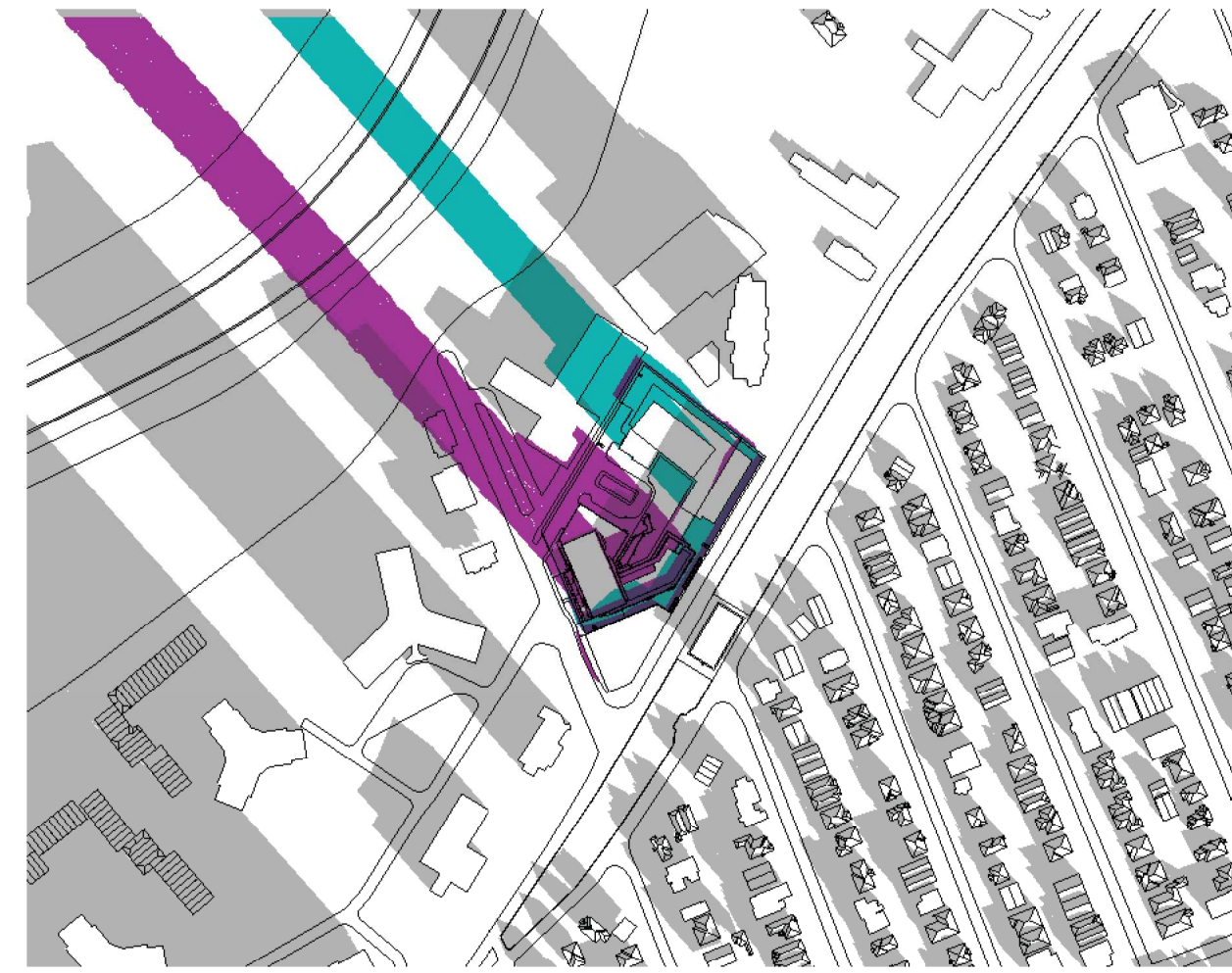
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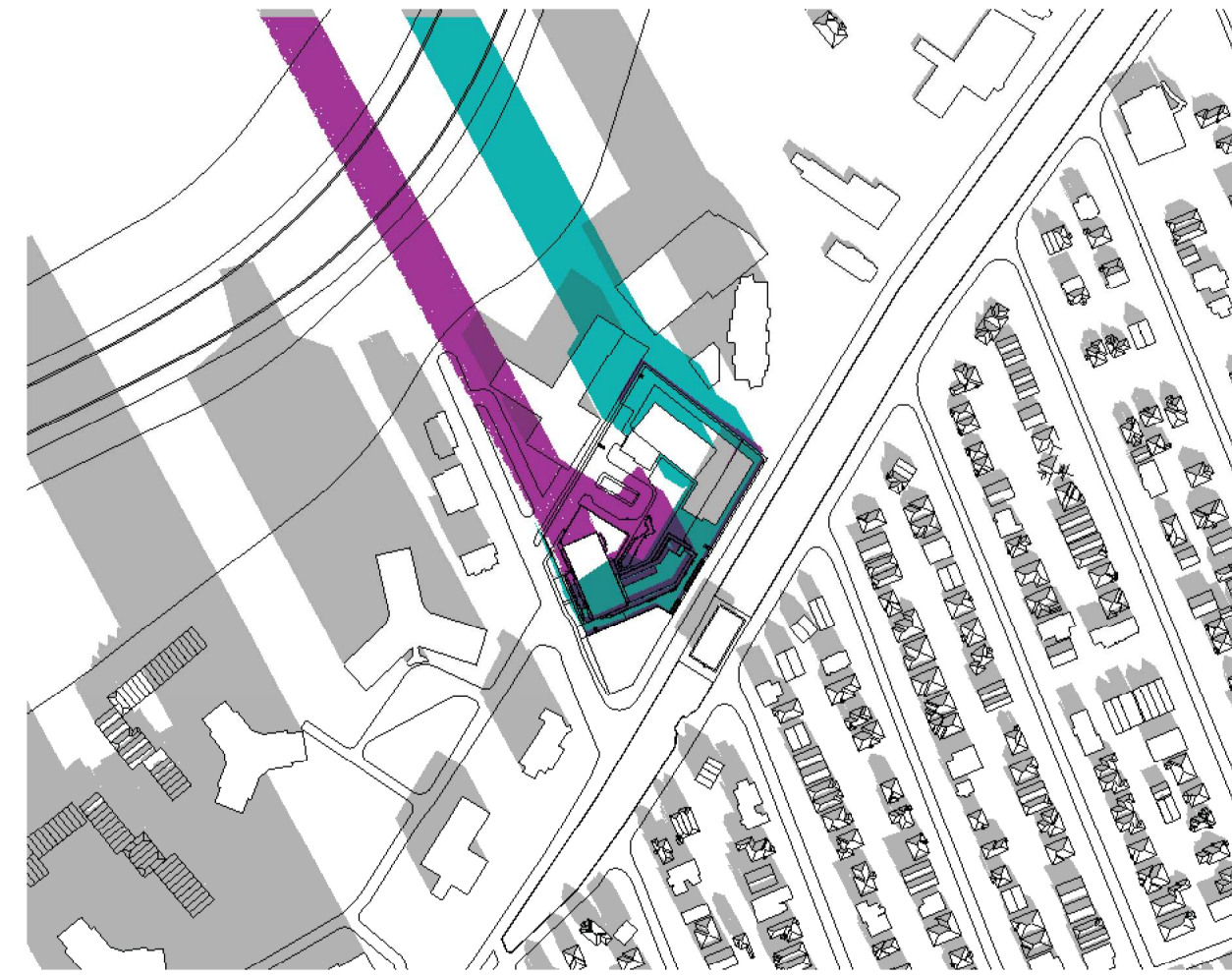
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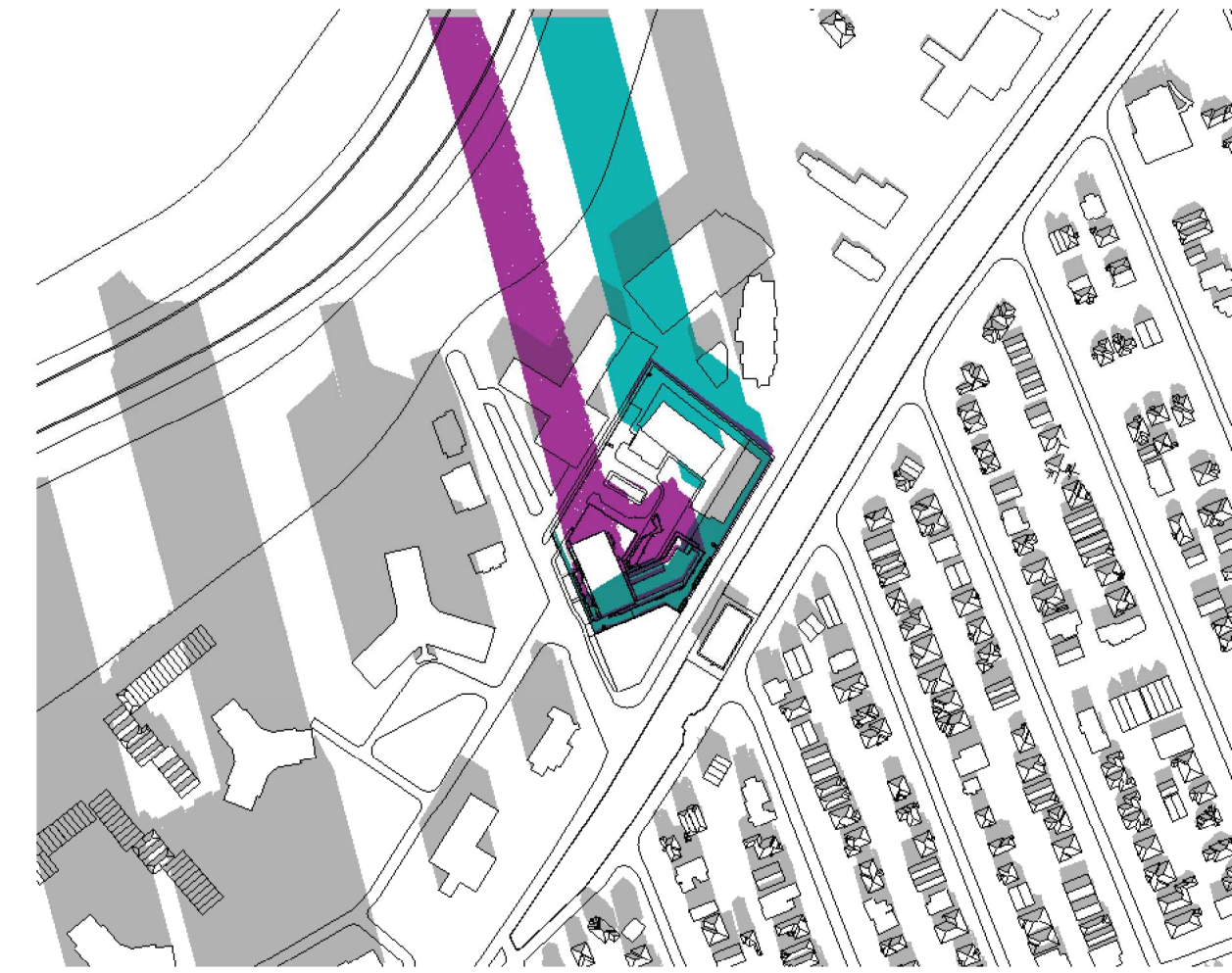
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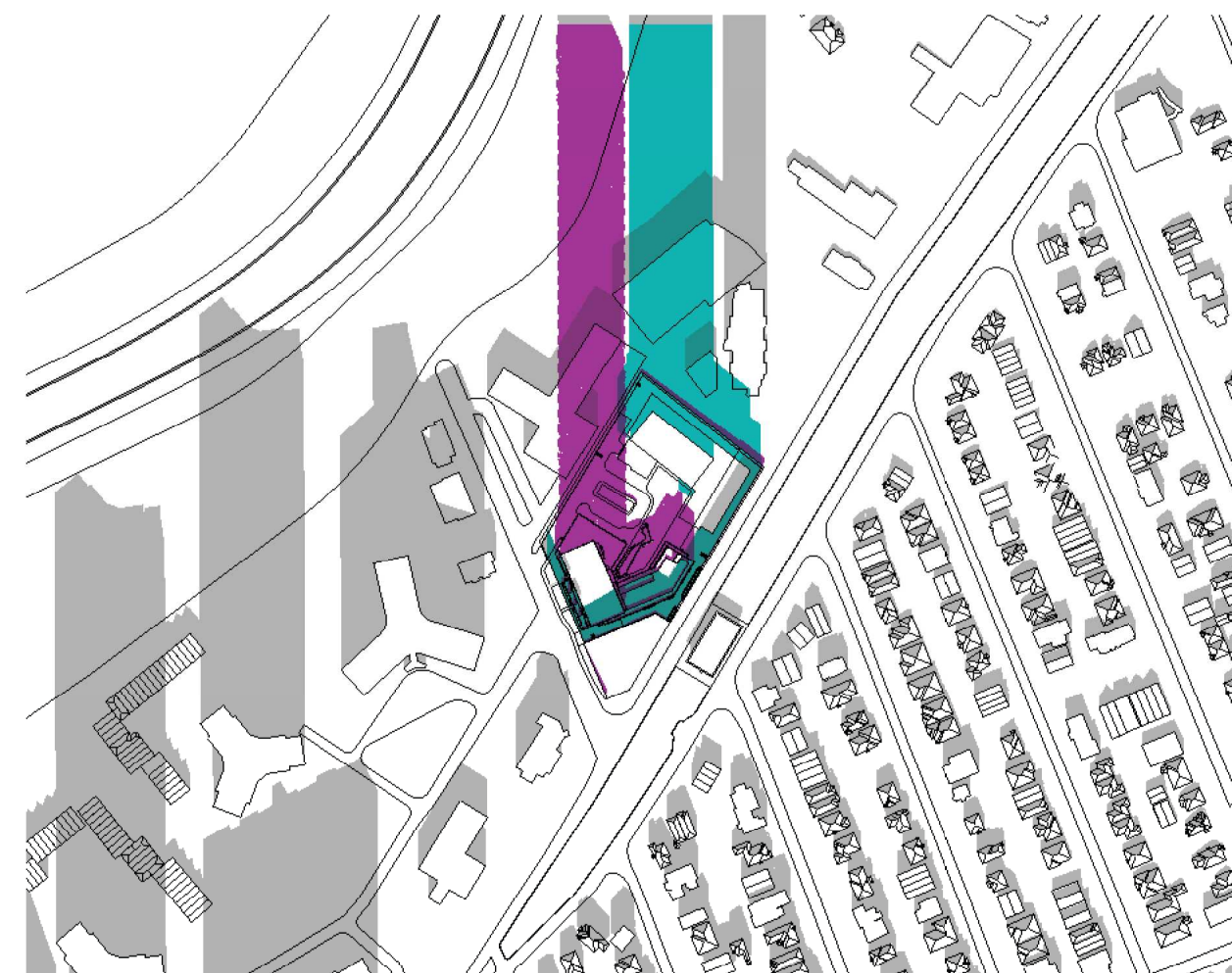
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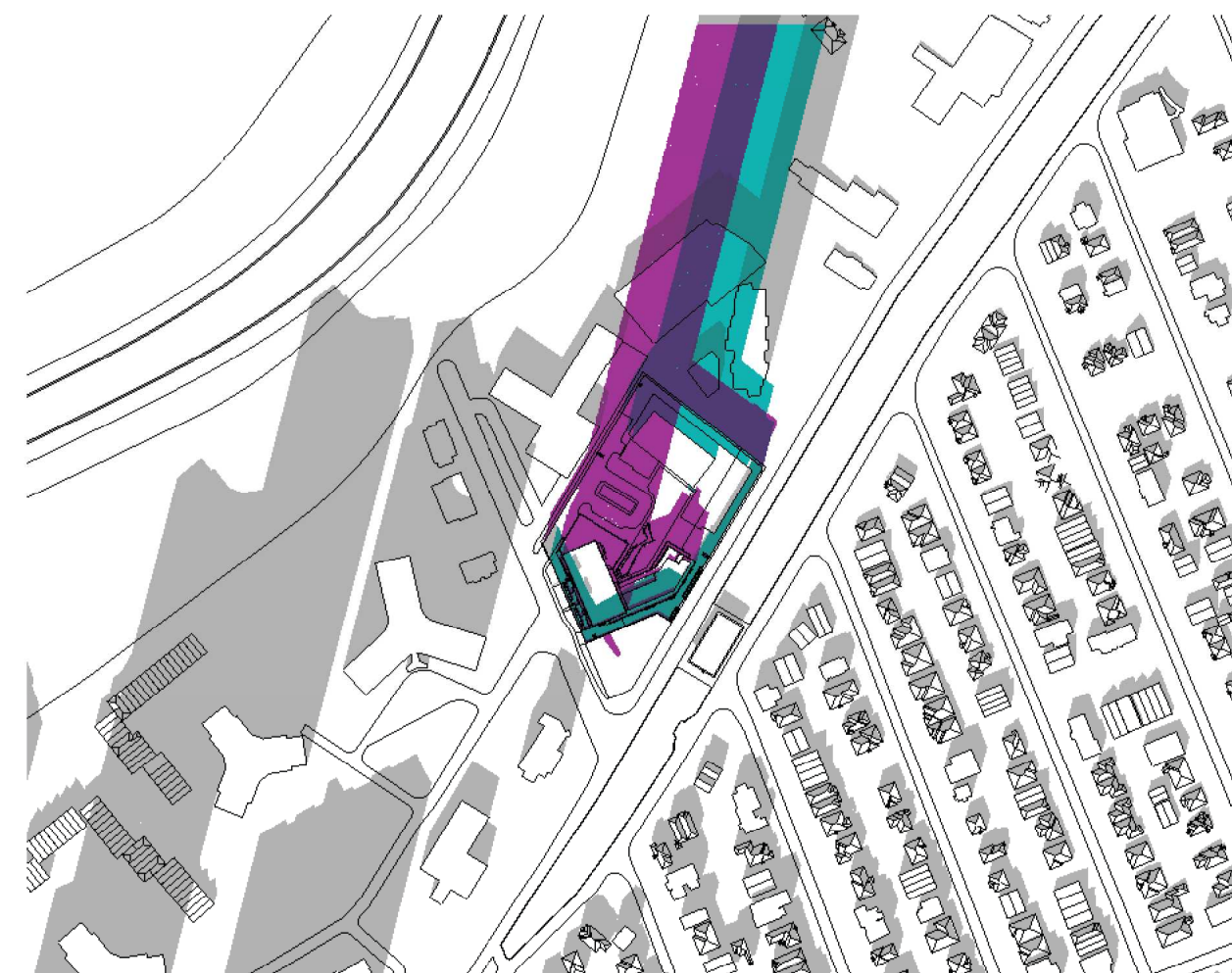
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DECEMBER 12 PM



DECEMBER 1 PM



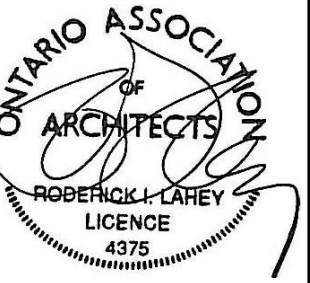
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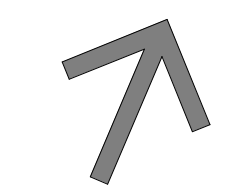


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PROJECT TITLE:  
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OTTAWA, ON

SHEET TITLE:  
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CHECKED: Checker

SCALE:  
SHEET No:

PROJECT No: 2404  
A-503

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