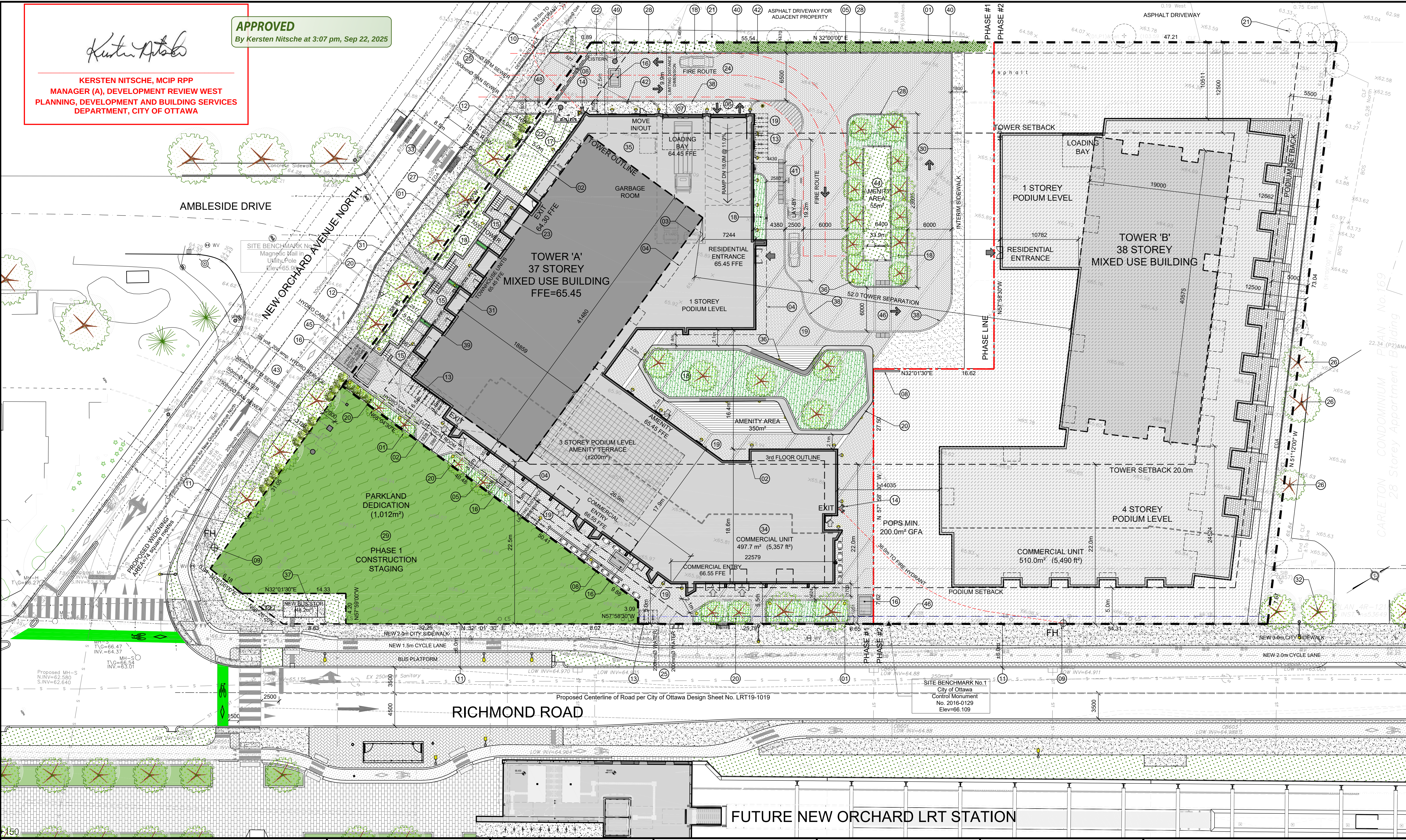




BUILDING STATISTICS

GROSS BUILDING - AREA		PHASE 1 - TOWER 'A'
(CITY OF OTTAWA'S DEFINITION)		
P2 PARKING LEVEL	0.0 sq. m.	0.0 sq. m.
P2 PARKING LEVEL	0.0 sq. m.	0.0 sq. m.
GROUND FLOOR	711.5 sq. m.	7,689 sq. m.
2nd FLOOR	7,689 sq. m.	7,628 sq. m.
3rd FLOOR	1,277.3 sq. m.	13,749 sq. m.
4th FLOOR - AMENITY LEVEL	0.0 sq. m.	0.0 sq. m.
5th - 14th FLOOR	10 x 606.82 sq. m.	6,268.2 sq. m.
15th - 35th FLOOR	21 x 606.82 sq. m.	12,741.8 sq. m.
36th FLOOR - RESIDENTIAL / AMENITY	501.1 sq. m.	5,394 sq. m.
AMENITY / MECHANICAL PENTHOUSE	0.0 sq. m.	0.0 sq. m.
TOTAL AREA	22,630.0 sq. m.	243,587 sq. m.
TOWER FLOOR PLATE (AS DEFINED BY ZONING EXEMPTION 2484)	636.1 sq. m.	6,847 sq. m.
TOWER BALCONY PROJECTIONS	79.0 sq. m.	850 sq. m.

UNIT STATISTICS

STUDIO UNIT	10.1%	43
1 BEDROOM UNIT	40.7%	173
1 BEDROOM + DEN UNIT	17.3%	76
2 BEDROOM UNIT	18.1%	77
2 BEDROOM + DEN UNIT	11.1%	47
3 BEDROOM UNIT	1.2%	5
TOWNHOUSE UNIT - 3 BEDROOM	0.9%	4
TOTAL	100%	425

RESIDENTIAL AREA

22,140.4 sq. m.	238,414 sq. m.
502.5 sq. m.	5,409 sq. m.

COMMERCIAL AREA

523.8 sq. m.	5,735 sq. m.
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CAR PARKING

REQUIRED BY ZONING BY-LAW	
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

PROVIDED

RESIDENCE	- 0.447 PER UNIT 189
VISITOR	- 0.071 PER UNIT 30
COMMERCIAL	35
TOTAL	254

LOCATION

P2 U/G PARKING LEVEL	133
P1 U/G PARKING LEVEL	121
EXTERIOR AT GRADE	0
TOTAL	254

BICYCLE PARKING

REQUIRED	
RESIDENCE	- 0.5 PER UNIT 213
COMMERCIAL	- 1.0 PER 250m ² OF G.F.A. 3
TOTAL	216

PROVIDED

RESIDENCE - INTERIOR	- 0.5 PER UNIT 294
RESIDENCE - EXTERIOR	10
COMMERCIAL - EXTERIOR	12
TOTAL	322

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR ROUND 4 COMMENT RESPONSE	Sept 04, 25
2	ISSUED FOR PRICING	Aug. 14, 25
3	BUILDING PERMIT COMMENT RESPONSE	July 15, 25
4	ISSUED FOR ROUND 3 COMMENT RESPONSE	June 20, 25
5	ISSUED FOR ROUND 2 COMMENT RESPONSE	Apr. 11, 25
6	ISSUED FOR BUILDING PERMIT	Mar. 05, 25
7	ISSUED FOR CONSULTANT REVIEW	Jan. 22, 25
8	ISSUED FOR ROUND 1 COMMENT RESPONSE	Dec. 13, 24
9	ISSUED FOR OWNER / CONSULTANT REVIEW	Nov. 26, 24
10	ISSUED FOR SPC APPLICATION	Sept. 03, 24
11	ISSUED FOR OWNER / CONSULTANT REVIEW	Aug. 28, 24
12	ISSUED FOR UDRP PRESENTATION	Aug. 02, 24
13	ISSUED FOR OWNER / CONSULTANT REVIEW	July 12, 24
14	ISSUED FOR PRE-CONSULT PHASE 1 - ADDITIONAL INFO. PACKAGE	June 10, 24
15	ISSUED FOR PRE-CONSULT APPLICATION	Apr. 28, 24
16	ISSUED FOR OWNER REVIEW	Apr. 11, 24

ARCHITECT SEAL:
CLIENT:

1047 Richmond Investment GP 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:

1047 RICHMOND ROAD

OTTAWA **ONTARIO**
SHEET TITLE:

SITE PLAN
PHASE 1

DRAWN: R.V. **CHECKED:** R.V. **SHEET No.:** SP-1
SCALE: 1:250
PROJECT No.: 2404

1 SITE PLAN
SCALE = 1 : 250
0m 5 10 20
SCALE 1: 250

PROJECT DEVELOPER
FENGATE Asset Management
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Cell: (613) 266-5273
E-Mail: joshua.foster@gradientwind.com

LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF SURVEY OF
PART OF PIN 03970-0109 AND ALL OF PIN 03970-0105
PART OF LOTS 24 AND 25
CONCESSION 1 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

LANDSCAPE ARCHITECT
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20 Champlain Boulevard, Suite 102
Toronto, ON M3H 2Z1,
Tel: (416) 638-4911
E-Mail: lbtar@studiotla.ca

TRANSPORTATION ENGINEER
Parsons
1223 Michael Street, Suite 100,
Ottawa, ON K1J 7T2
Tel: (613) 601-1528
Cell: (343) 996-5362
Email: Austin.Shih@parsons.com

GEOTECHNICAL ENGINEER
Golder Associates Ltd.
1931 Roberson Road
Ottawa, Ontario K2H5B7
Tel: 613 592 9600
E-Mail:

SITE PLAN SYMBOLS:

- SOFT LANDSCAPE PLANTING
- PARKLAND DEDICATION
- CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS
- PAVERS @ TERRACE LEVEL
- CONCRETE UNIT PAVERS ON DRIVEWAY
- CITY SIDEWALK
- BIKE RACK
- MAIN ENTRANCE DOOR
- COMMERCIAL / EXIT DOOR
- VEHICULAR DIRECTION
- PROPOSED SITE LIGHTING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- SMI/SE CONNECTION
- FIRE HYDRANT

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

DRAWING NOTES:

- PROPERTY LINE
- BUILDING / TOWER SETBACK LINE
- OUTLINE OF TOWER
- LINE OF BALCONIES / CANOPY ABOVE
- LINE OF PARKING GARAGE BELOW
- ENTRANCE TO GARAGE RAMP
- ENTRANCE TO LOADING BAY
- TRENCH DRAIN
- RELOCATED EXISTING FIRE HYDRANT
- DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
- PROPOSED CITY ROAD AND BOULEVARD AS PER PHASE 2 CONFEDERATION LINE WORK
- CITY CURB, SIDEWALK & GRASSED BOULEVARD
- BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
- SMI/SE CONNECTION
- PRIVATE PATIO FOR GROUND FLOOR UNITS WITH PRIVACY RAILING, HT. VARIES
- INTAKE / EXHAUST GRATE
- GAS PRESSURE RELEASE STATION
- SOFT LANDSCAPING
- HARD SURFACE LANDSCAPED AREA
- RAISED PLANT BED, SEE LANDSCAPE
- EXISTING TREE TO BE REMOVED
- CISTERN WITH OVERFLOW / ACCESS MH
- EXTERIOR STEPS WITH HANDRAILS AS REQUIRED
- 6.0 METRE WIDE FIRE ROUTE
- PROPOSED SERVICES, SEE CIVIL
- EXISTING TREE TO REMAIN
- EXISTING UTILITY / LIGHT POLE
- 150mm HT. BARRIER CURB
- PROPOSED PARKLAND DEDICATION
- INTERIM CONCRETE CURB AND SIDEWALK
- EXISTING UTILITY / LIGHT POLE TO BE REMOVED
- TREES AS PER PHASE 2 CONFEDERATION LINE WORK
- EXISTING PEDESTRIAN CROSSWALK
- GROUND FLOOR COMMERCIAL UNIT
- GROUND FLOOR GARAGE ROOM
- SITE LIGHTING - SEE ELECTRICAL SITE PLAN
- BUS STOP AS PER PHASE 2 CONFEDERATION LINE WORK
- CONCRETE WALK & CURB: DEPRESSED / MOUNTABLE
- 1.2m HT. METAL PLANTER WITH PRIVACY SCREEN
- REMOVE EXISTING CHAIN LINK FENCE ON PROPERTY LINE AND REPLACED HEDGE
- ACCESSIBLE PASSENGER LOADING AREA WITH TWSI
- SIGNAGE: FIRE ROUTE, NO PARKING, LOADING, ECT.
- PARK SERVICES
- EXTERIOR AMENITY AREA
- HYDRO ACCESS ROUTE, HEAVY DUTY INSULATION AND PAVERS REQUIRED
- UNIT PAVES CROSSWALK WITH TWSI
- PROPOSED 1.0m WIDE STREET LIGHT EASEMENT
- FIRE ACCESS ROUTE SIGNAGE OVER PARKING GARAGE
- ACCESS MH FOR STORM WATER SEPARATOR

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	TM2494(H127)	SITE AREA	0.9 ha	9,055.8 sq. m.	97,476 sq. ft.
		PHASE 1 AREA	5,051.7 sq. m.	54,376 sq. ft.	
		PHASE 2 AREA	4,004.1 sq. m.	43,100 sq. ft.	

ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT - PODIUM	4 STOREY / 15.0m	3 STOREY / 11.0m
BUILDING HEIGHT - TOWER 'A' WEST	40 STOREY / 127.0m	37 STOREY / 113.0m
BUILDING HEIGHT - TOWER 'B' EAST - PHASE 2	38 STOREY / 121.0m	STORY / 11.0m
GRADE (GEODETIC ELEVATION - ASL)	65.50m ASL	65.50m ASL
DENSITY - FSI	6.3 (57,355.2m ²)	2.44 (22,149.4m ²)
TOWER FLOOR PLATE - GFA	750.0m ²	636.1m ²
PRIVATELY OWNED PUBLIC SPACE (POPS): MIN. 200.0m ²	200.0m ²	0.0m ²
NON-RESIDENTIAL SPACE AT GRADE: MIN. 1,000.0m ²	1,000.0m ²	502.5m ²
FRONT, CORNER & INTERIOR YARD SETBACK (PODIUM)	5.0m	5.0m
FRONT YARD SETBACK (TOWER)	3.0m	4.5m
REAR & INTERIOR YARD SETBACK (TOWER)	22.5m	22.5m
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 6.0m ² PER UNIT: 425 UNITS	2,550.0m ²	4,413.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT	1,275.0m ²	1,813.0m ²
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	213	304
BICYCLE PARKING - COMMERCIAL - 1.0 PER 250m ² GFA	3	18
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m