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DRAWING NOTES:

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PROJECT INFORMATION

ZONING By-Law 2008-250 TM(1763) S256-h
R58(1763) S256-h
O1(1763) S256-h

SITE AREA 22,099.8 sq. m.
237,880 sq. ft.

BUILDING STATISTICS

GROSS BUILDING - AREAS

BUILDING 'B' (APARTMENT BLDG) CONDOS

P3 PARKING LEVEL	0.0 sq. m. 0.00 sq. ft.
P3 PARKING LEVEL	1,141.3 sq. m. 12,285 sq. ft.
GROUND FLOOR - P1 PARKING LEVEL	1,490.3 sq. m. 16,041 sq. ft.
1st FLOOR	2,919.4 sq. m. 31,424 sq. ft.
2nd FLOOR	2,760.9 sq. m. 29,708 sq. ft.
3rd & 4th FLOOR	2,919.4 sq. m. 31,424 sq. ft.
(5th & 6th) FLOOR	2,760.9 sq. m. 29,708 sq. ft.
(7th & 8th) FLOOR	2,760.9 sq. m. 29,708 sq. ft.
9th FLOOR	2,760.9 sq. m. 29,708 sq. ft.
TOTAL AREA ABOVE GRADE	10,947.2 sq. m. 117,835 sq. ft.

BUILDING 'E' (EXISTING CONVENT)

GROUND FLOOR	537.5 sq. m. 5,781 sq. ft.
1st FLOOR	583.5 sq. m. 6,284 sq. ft.
2nd FLOOR	726.3 sq. m. 7,818 sq. ft.
TOTAL AREA	1,700.4 sq. m. 18,303 sq. ft.

UNIT / COMMERCIAL AREAS

1 BEDROOM CONDOMINIUM UNIT	161
2 BEDROOM CONDOMINIUM UNIT	161
TOTAL	161
COMMERCIAL RESTAURANT	1,700.4 sq. m. 18,303 sq. ft.

CAR PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (161 UNITS)	75
VISITOR (PHASE 2A)	- 0.1 PER DWELLING UNIT	15
VISITOR (PHASE 1)	- NOT AVAILABLE IN PHASE 1	29
COMMERCIAL	- NOT REQUIRED IN THE TM ZONED AREA (EXCEPTION 1763)	119
TOTAL		119

PROVIDED

P3 PARKING LEVEL	83	
P2 PARKING LEVEL	83	
P1 PARKING LEVEL (GROUND FLOOR)	83	
AT GRADE (SHORT TERM)	173	
TOTAL		329

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (161 UNITS)	81
COMMERCIAL	- 1 per 250 m ² of gfa	7
TOTAL		88

PROVIDED

UNDERGROUND	62
AT GRADE	30

SITE PLAN SYMBOLS:

- HARD SURFACE WALKWAY
- FIRE ROUTE
- ROOF DRAIN
- MAIN ENTRANCE
- COMMERCIAL ENTRY / EXIT DOOR
- VEHICULAR DIRECTION
- BIKE RACK

LEGAL DESCRIPTION

TOPOGRAPHICAL PLAN OF
**PART OF BLOCK C
REGISTERED PLAN 152
CITY OF OTTAWA**
Prepared by Annis, O'Sullivan, Vollebakk Ltd.
Field Work Completed December 24, 2009

PROJECT DEVELOPER

ASHCROFT HOMES
18 ANTARES DRIVE
NEPEAN, ON, K2E 1A9
PHONE: (613) 226-7266
FAX: (613) 226-7161

SURVEYOR

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

CIVIL ENGINEER

STANTEC GEOMATICS LTD.
1505 Lapierre Avenue,
Nepean, Ontario K1Z 7T1
Tel: (613) 722-4420
Fax: (613) 722-2799

LANDSCAPE ARCHITECT

James B. Lennox & Associates Inc.
Landscape Architects
3332 Carling Ave.
Ottawa, Ontario K2H 5A8
Tel: 613-722-5168
Fax: 1-866-343-3942
Email: JL@jbla.ca

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- DETAIL NUMBER
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

- REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A900 SERIES.
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

**OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN NO.**

PART 3 OF 4 PARTS, SHEET OF SHEETS

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.

NOTATION SYMBOLS:

GENERAL NOTES:

ISSUED FOR ZONING AMENDMENT Sept 6, 18

REVISED PHASE 1, 2 & 3 LINE Sept 15, 18

ISSUED FOR BUILDING PERMIT 2013/04/03

ISSUED FOR M.V. (88, 98 & 108 RICHMOND ROAD) 2012/10/23

REVISED FOR PERMIT ZONING COMMENTS Sep 25, 12

ISSUED FOR FOUNDATION PERMIT #30 Jun 27, 12

ISSUED FOR SITE PLAN AGREEMENT (PH 1) Apr 25, 12

REVISED PHASE LINE Nov 22, 11

ISSUED FOR SITE PLAN CONTROL (PHASE 1) Aug 2, 11

ISSUED FOR 2 STAGE SITE PLAN CONTROL Oct 14, 10

ISSUED FOR REVIEW Aug 2011

REVISIONS:

ARCHITECT SEAL:

ARCHITECT:

**RODERICK LAHEY
ARCHITECT INC**
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

**114 RICHMOND ROAD
PHASE 2-A
OTTAWA ONTARIO**

SHEET TITLE:

SITE PLAN

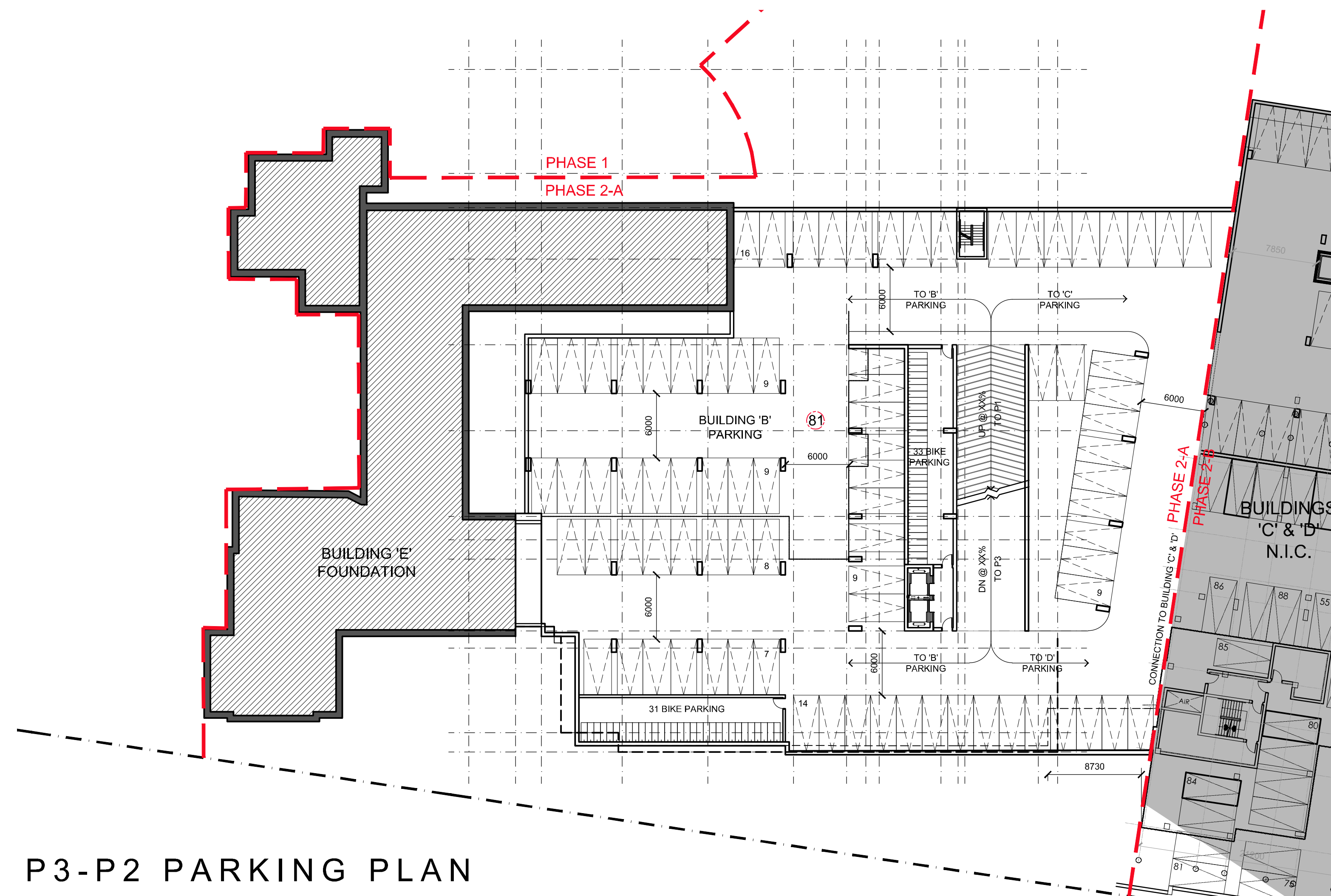
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CHECKED: RV

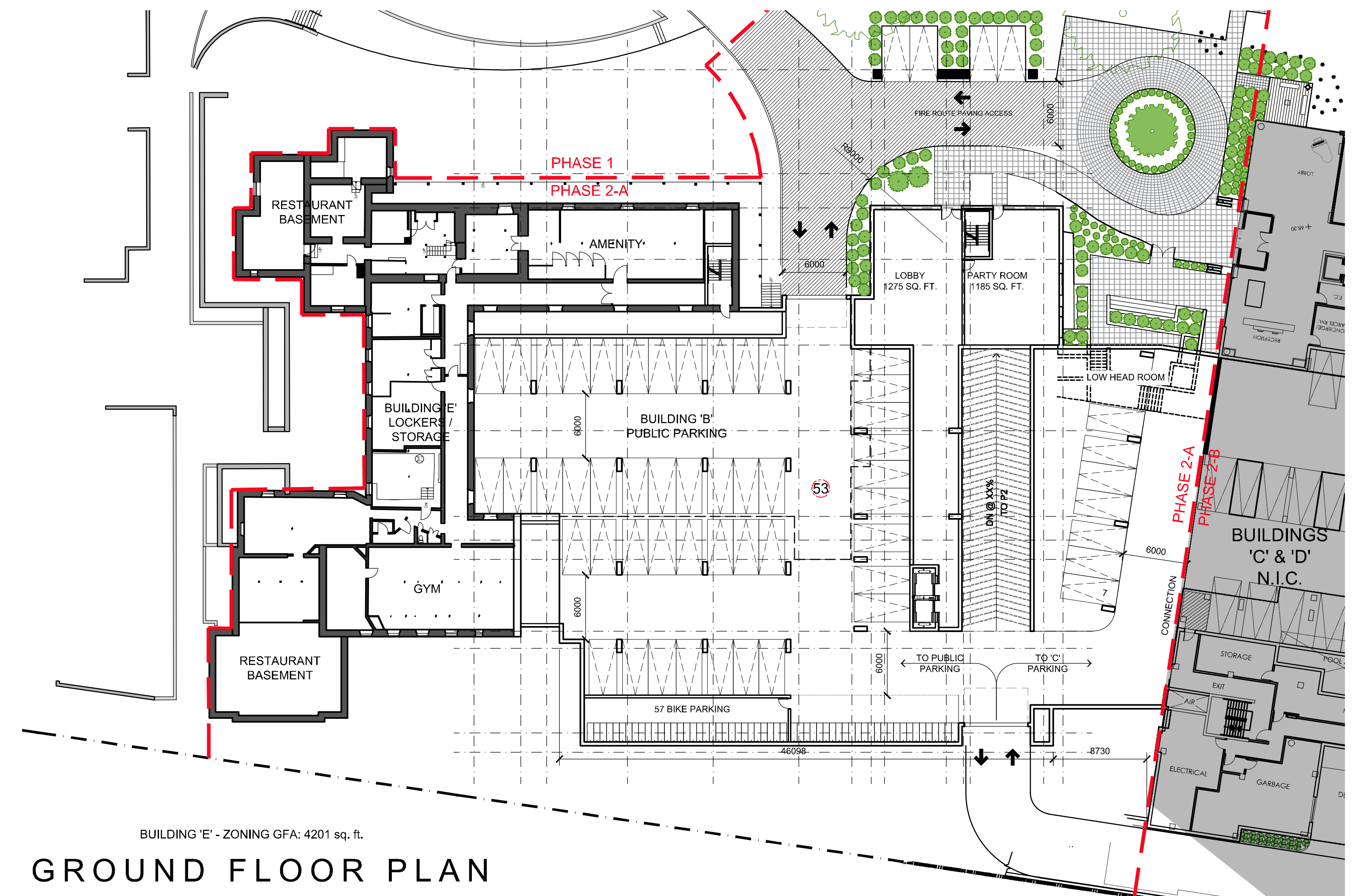
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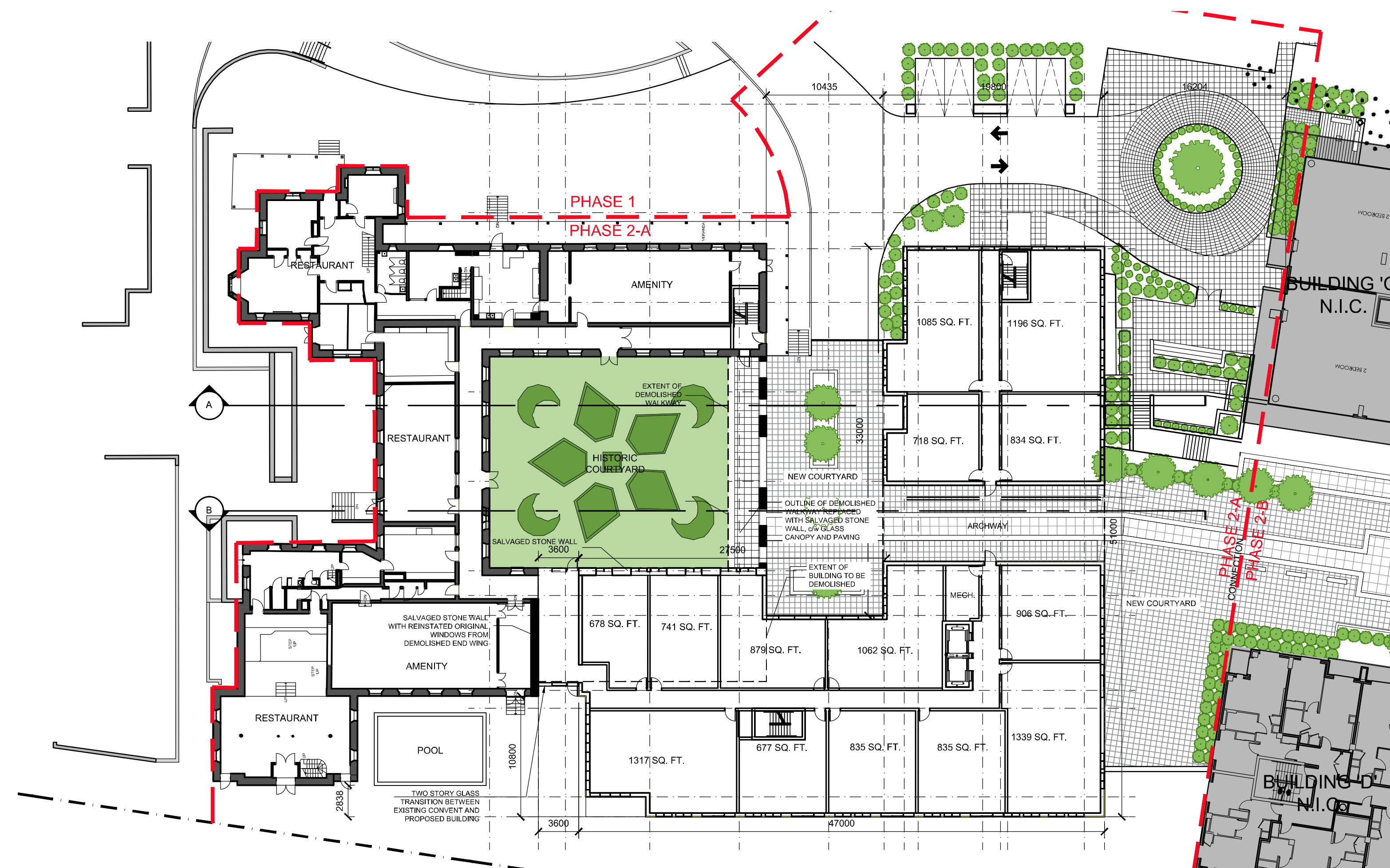
PROJECT NO.: 1630



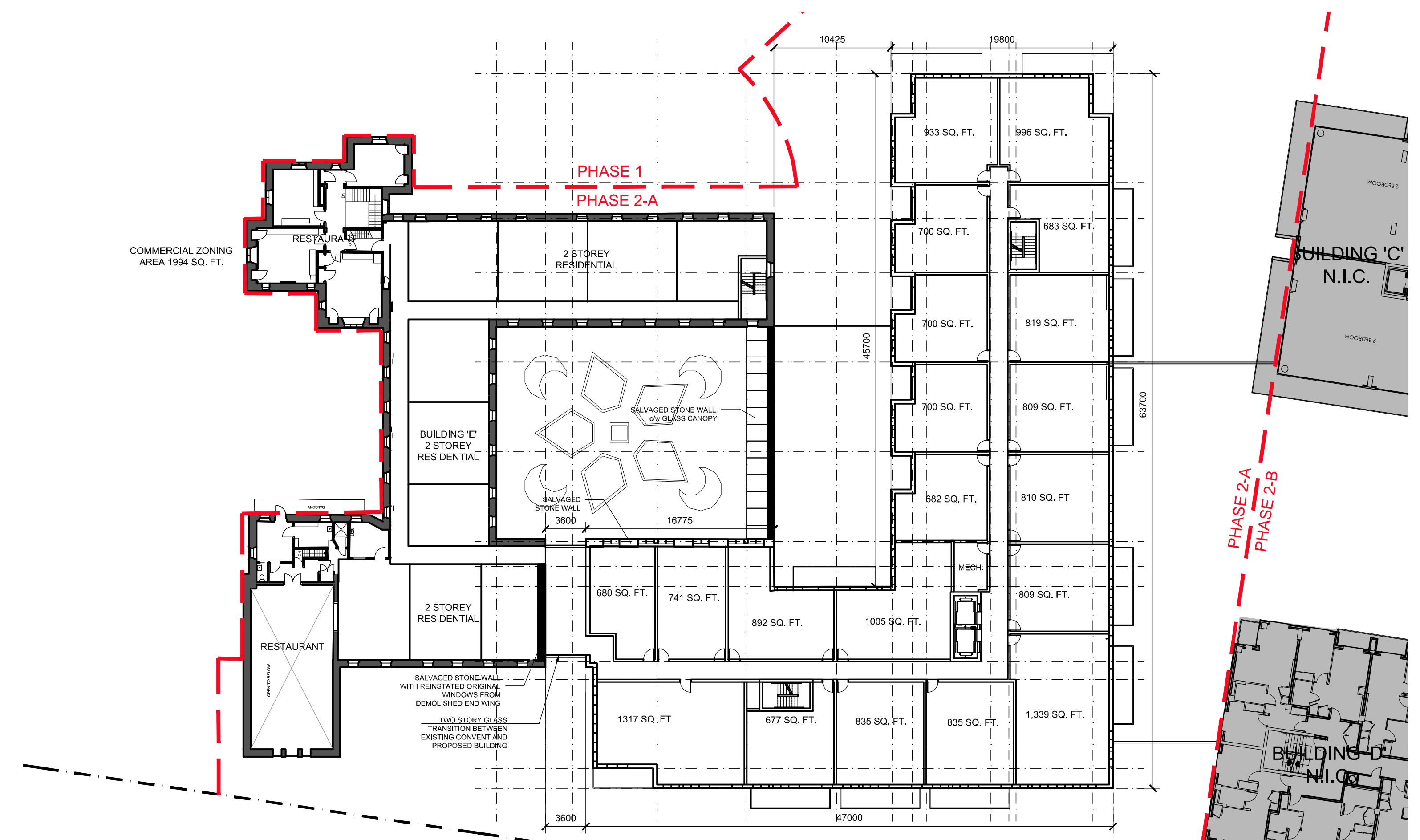
P3-P2 PARKING PLAN



BUILDING 'E' - ZONING GFA: 4201 sq. ft.
GROUND FLOOR PLAN

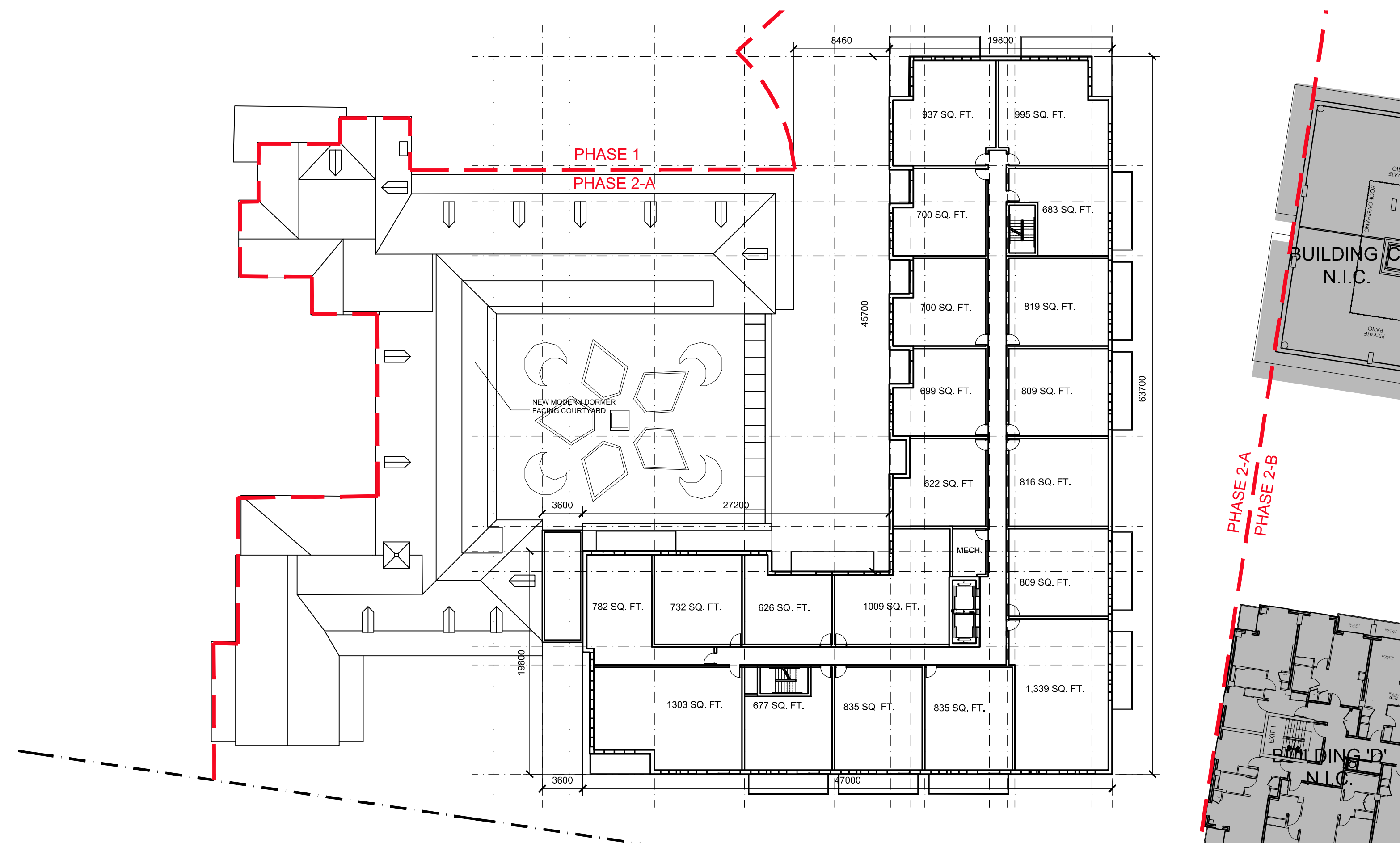


FIRST FLOOR PLAN

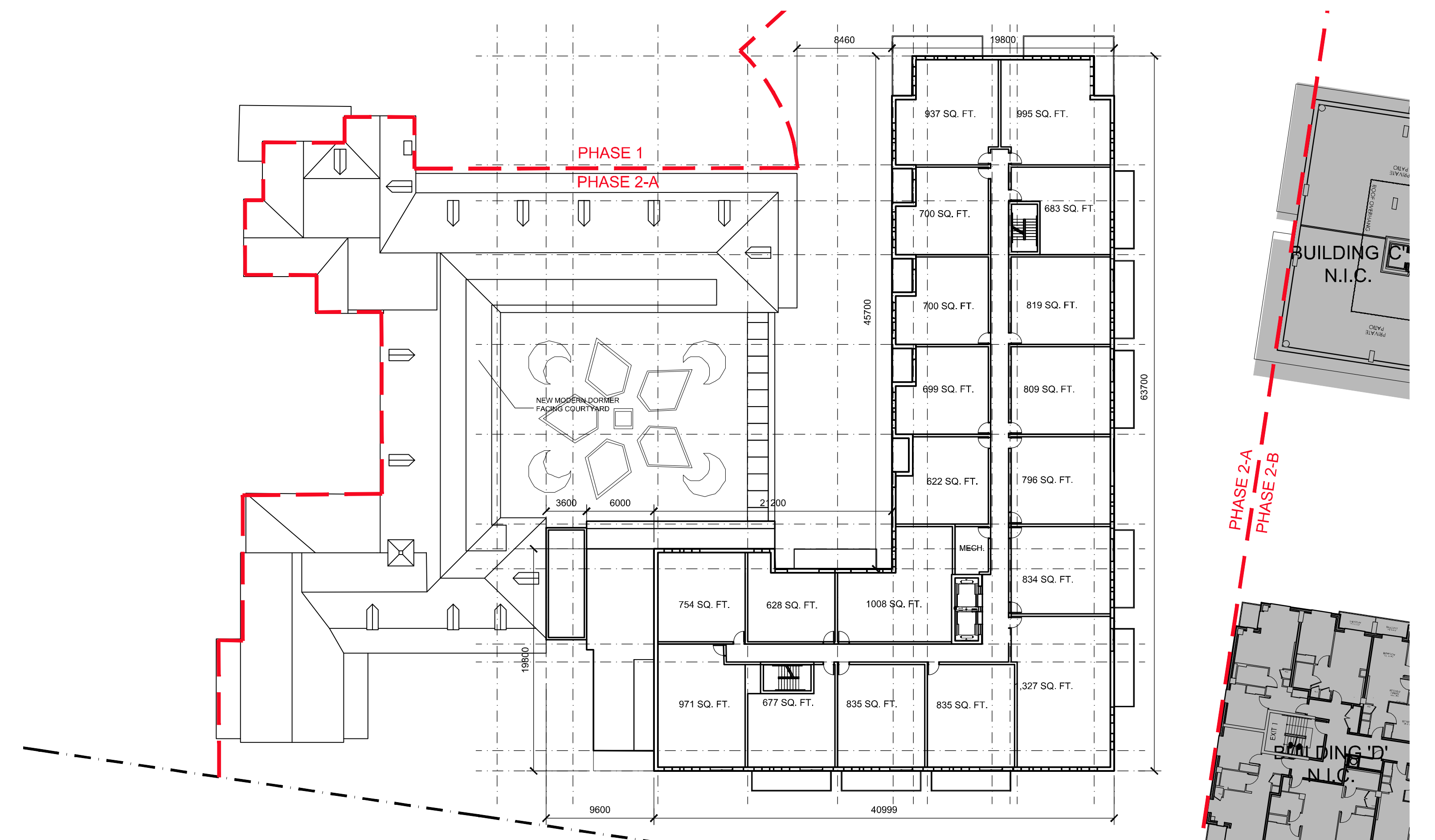


SECOND FLOOR PLAN

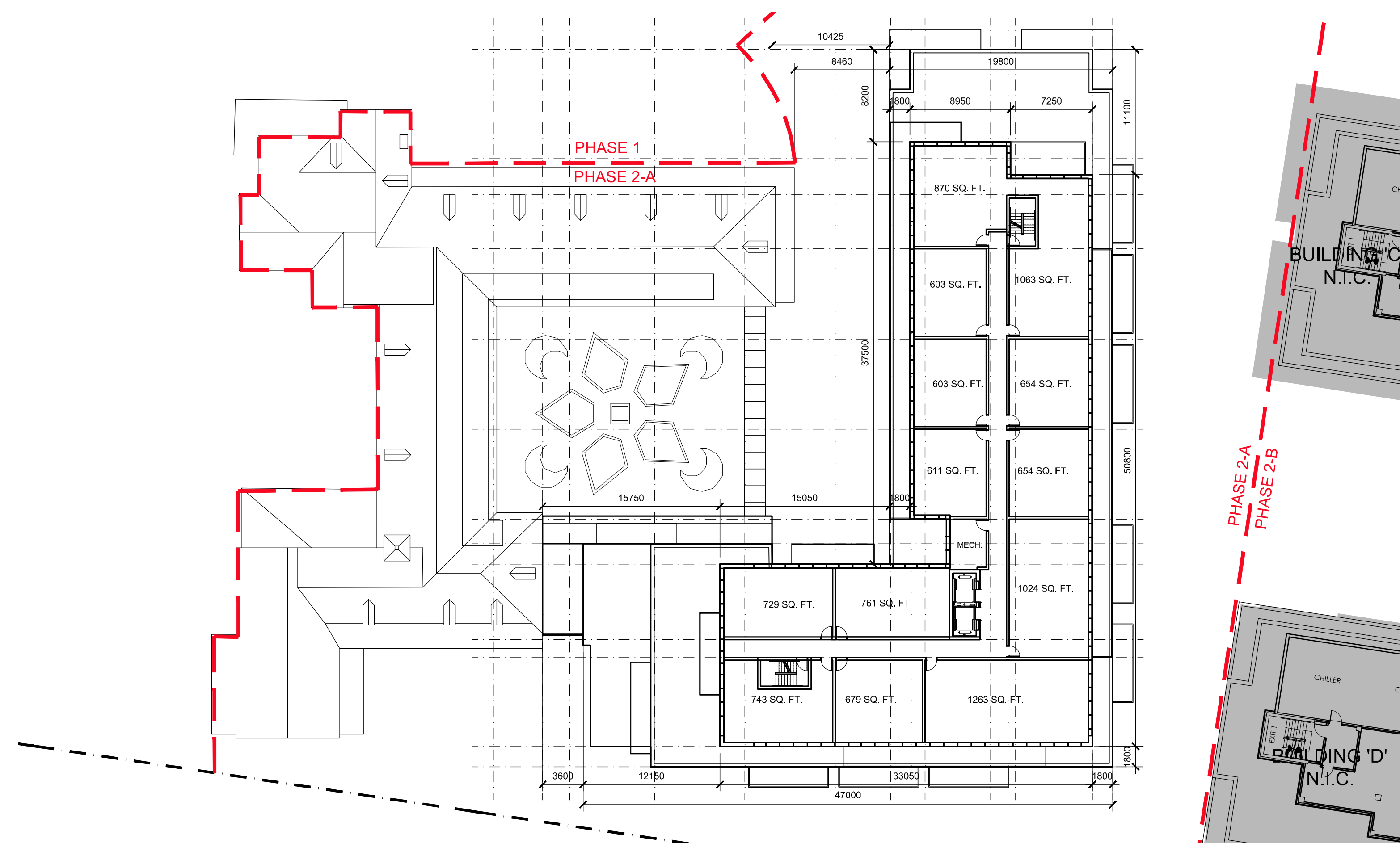




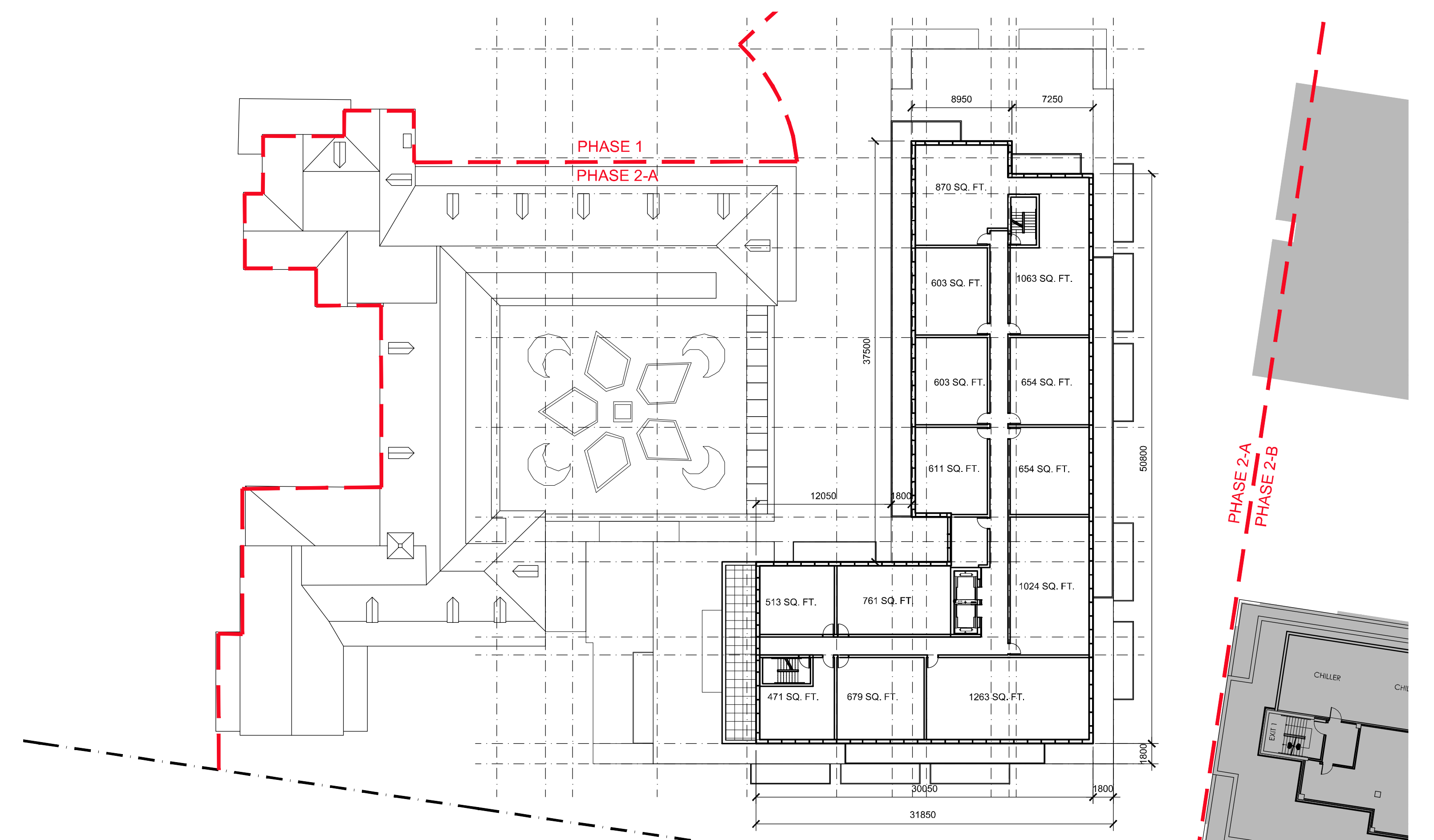
THIRD AND FOURTH FLOOR PLAN



FIFTH AND SIXTH FLOOR PLAN

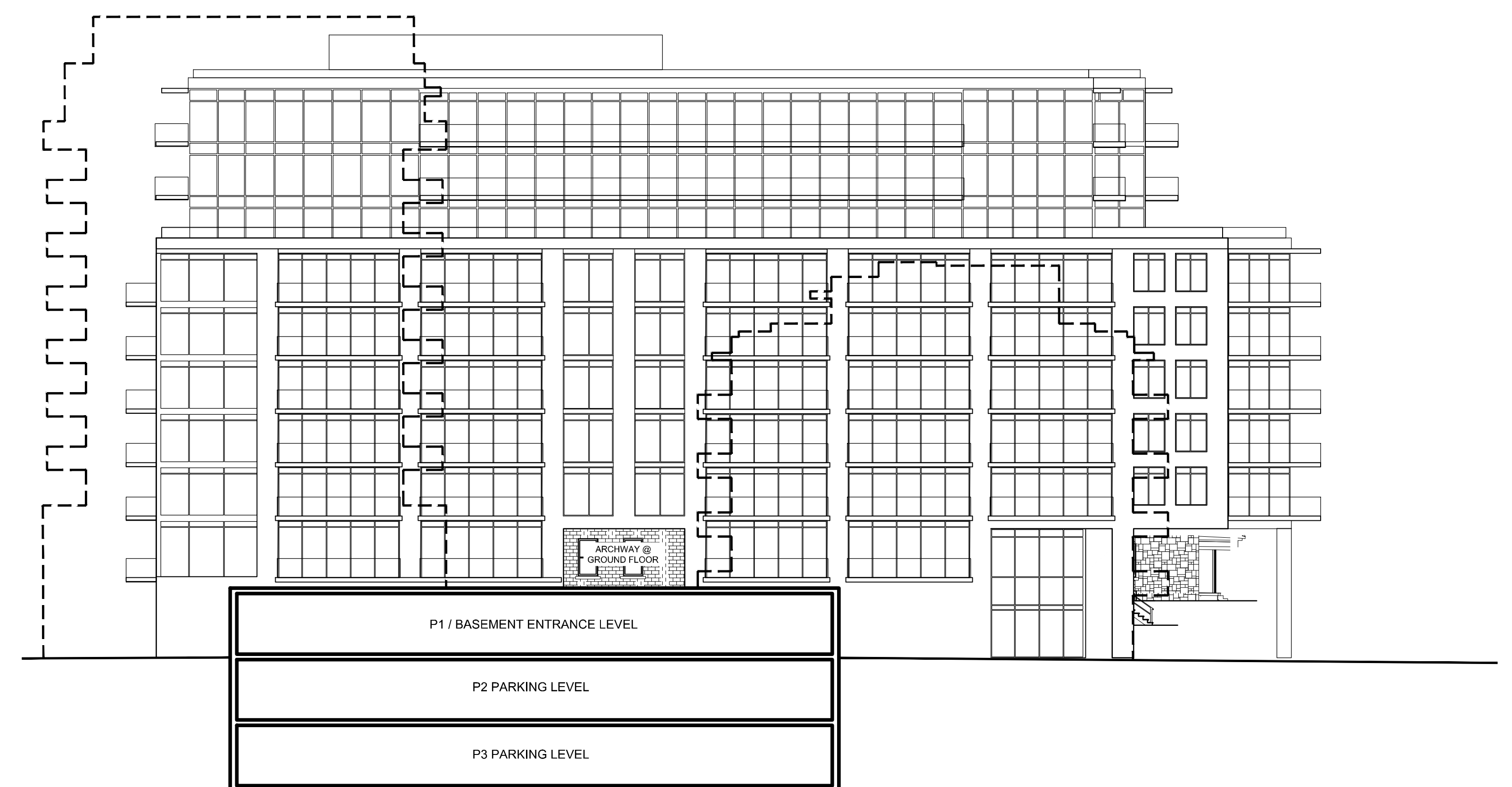
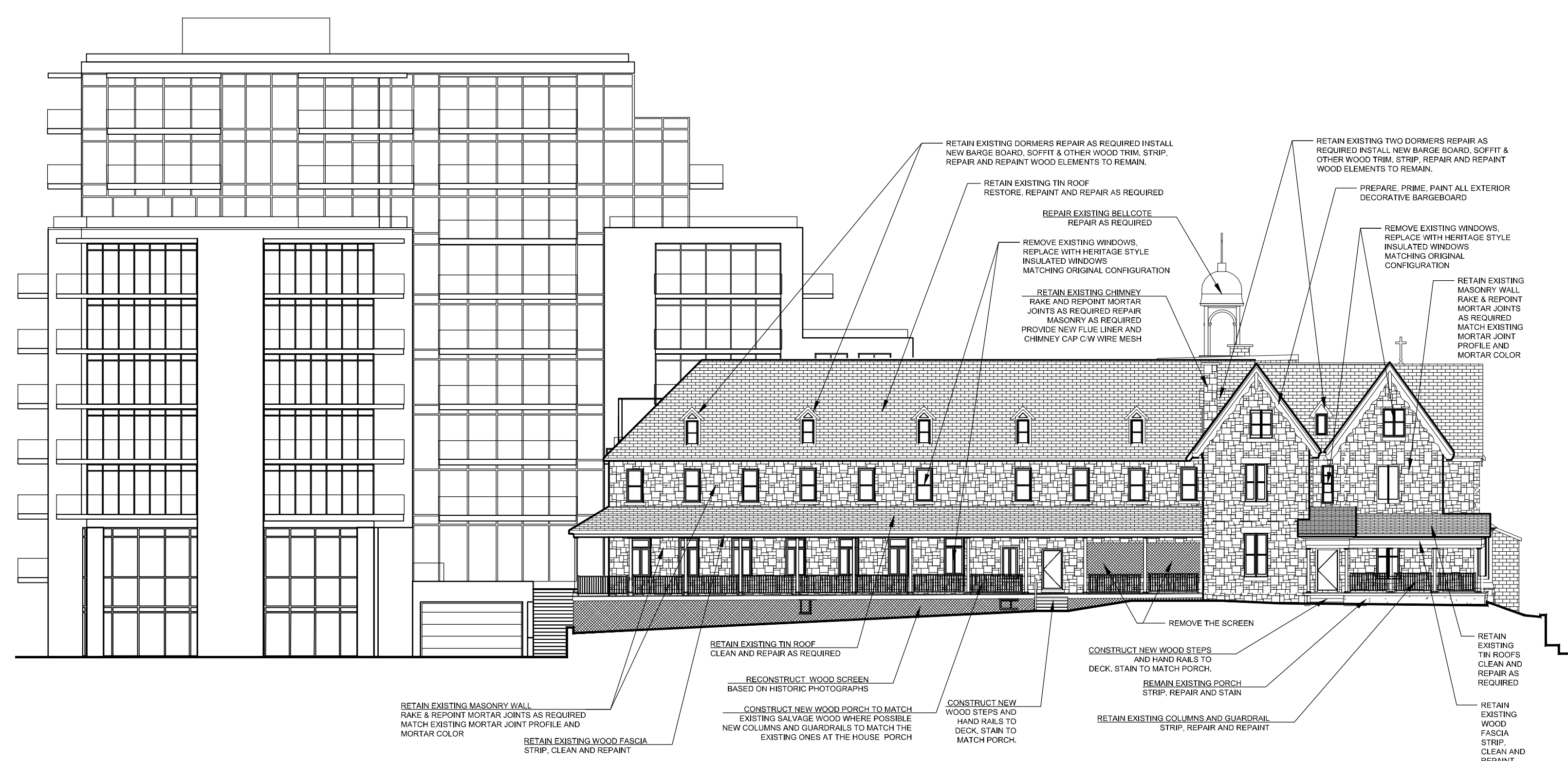
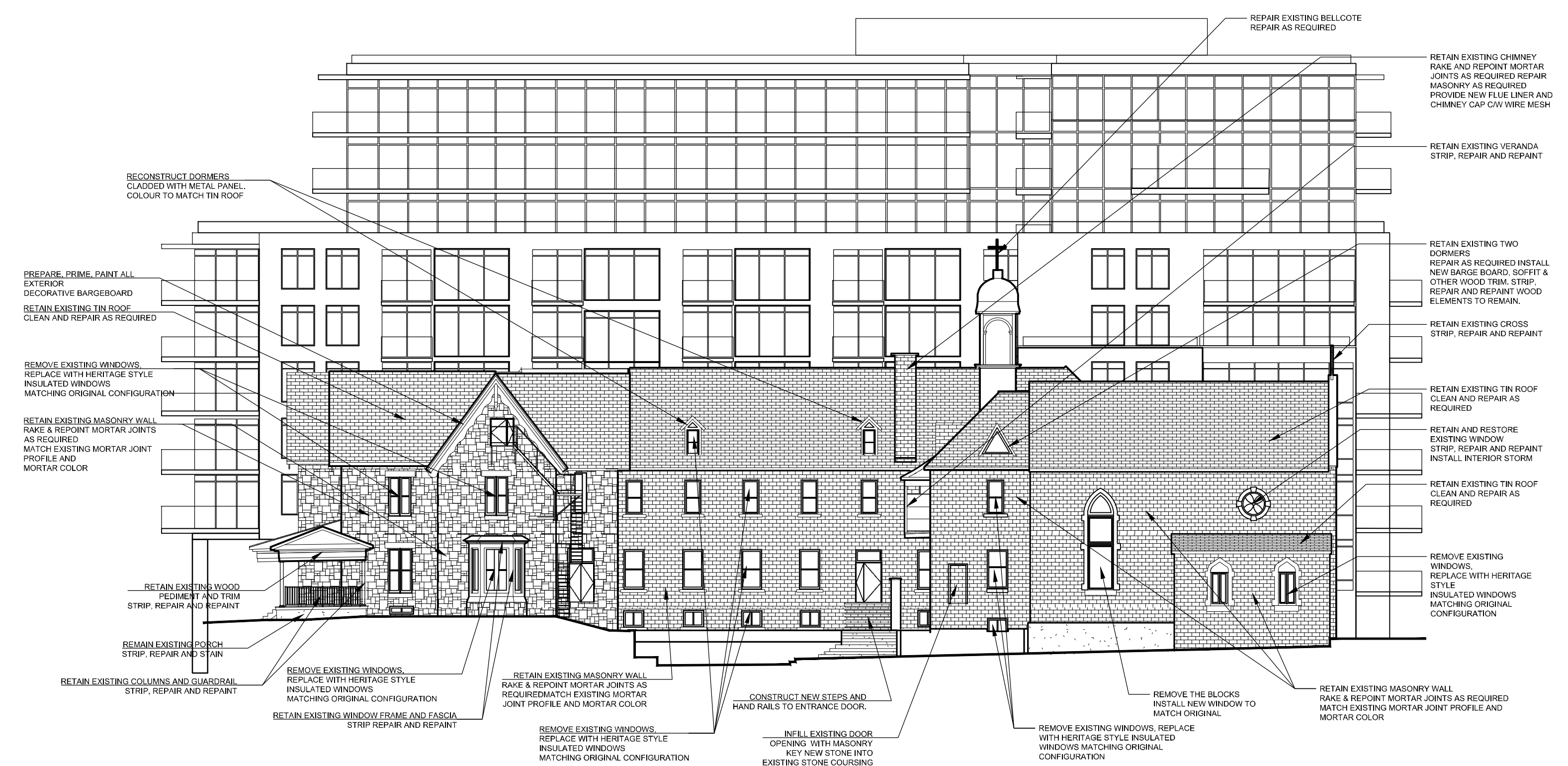
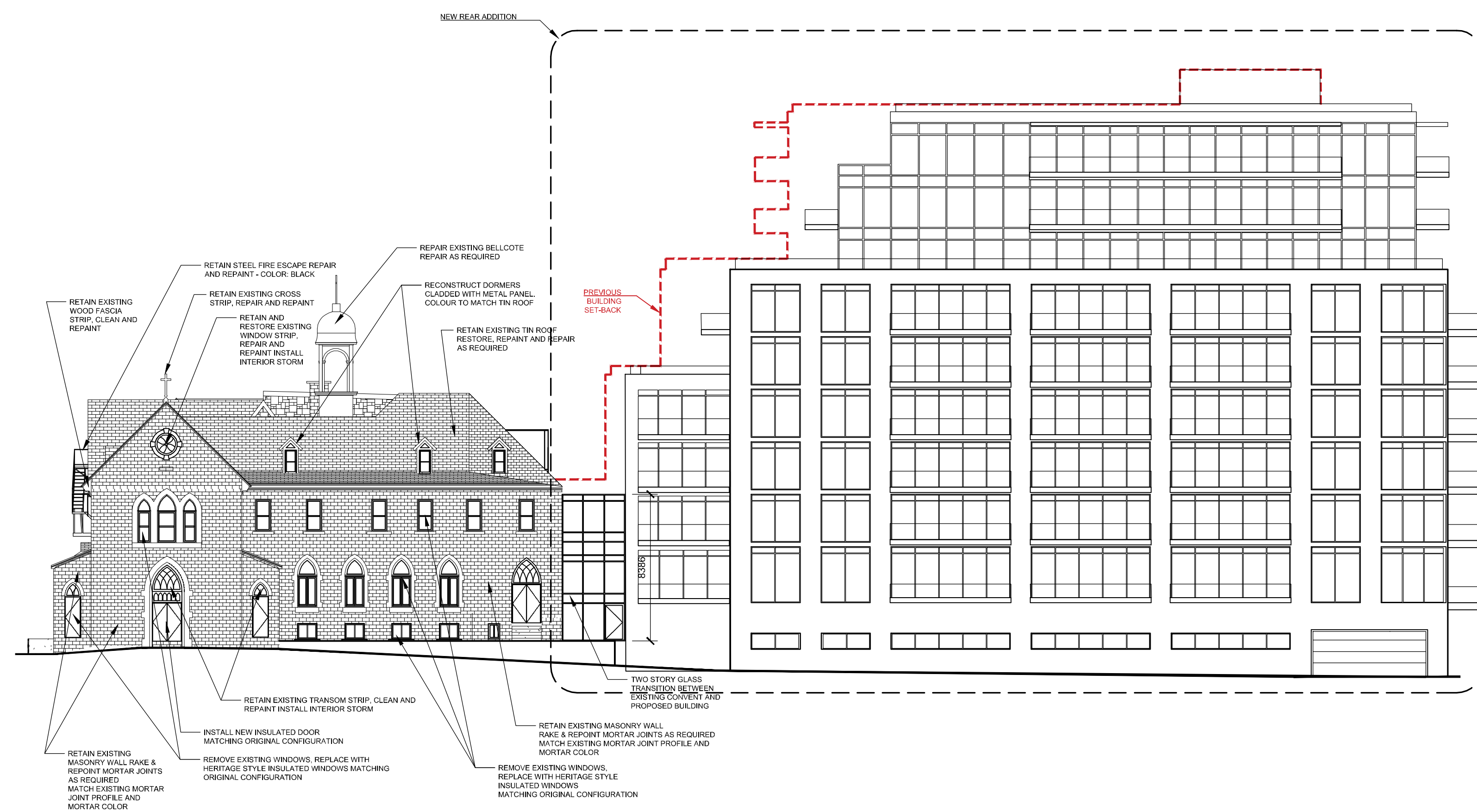


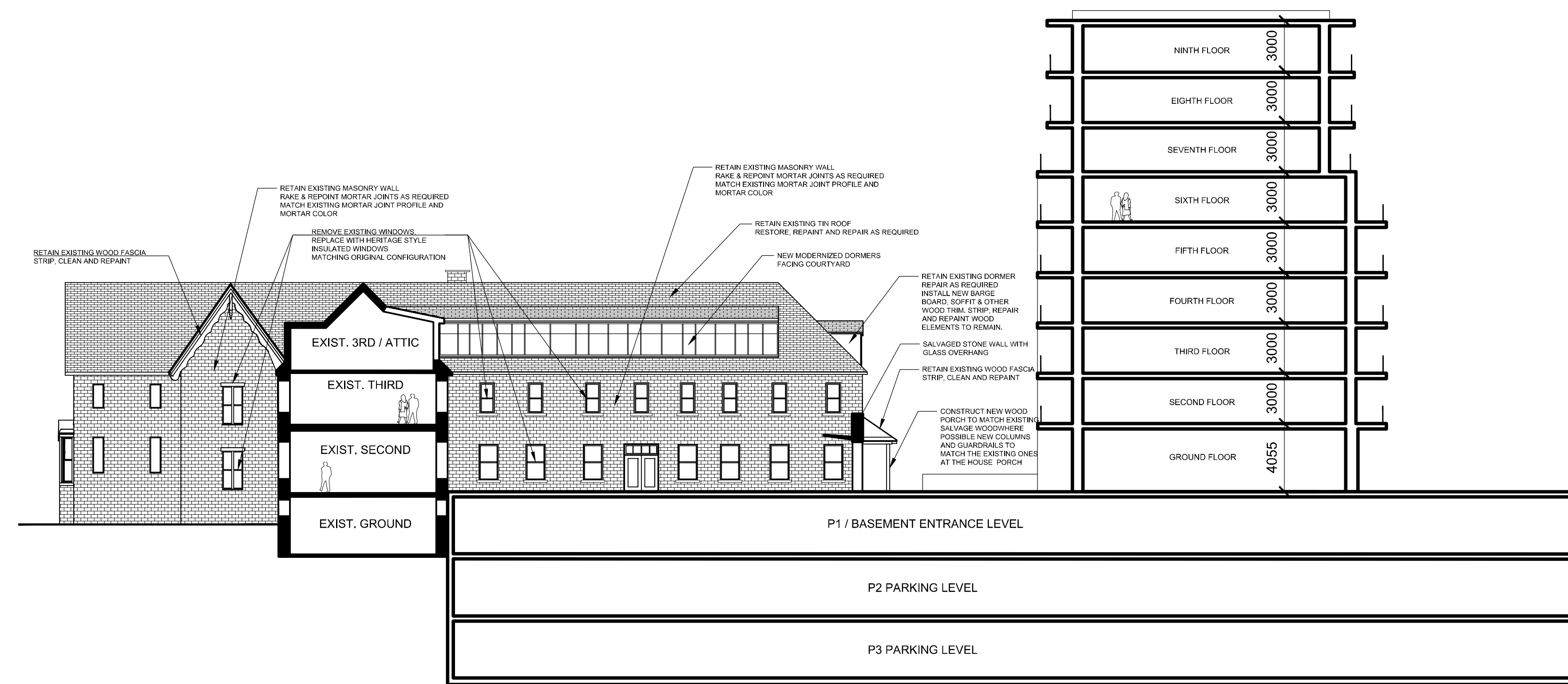
SEVENTH AND EIGHTH FLOOR PLAN



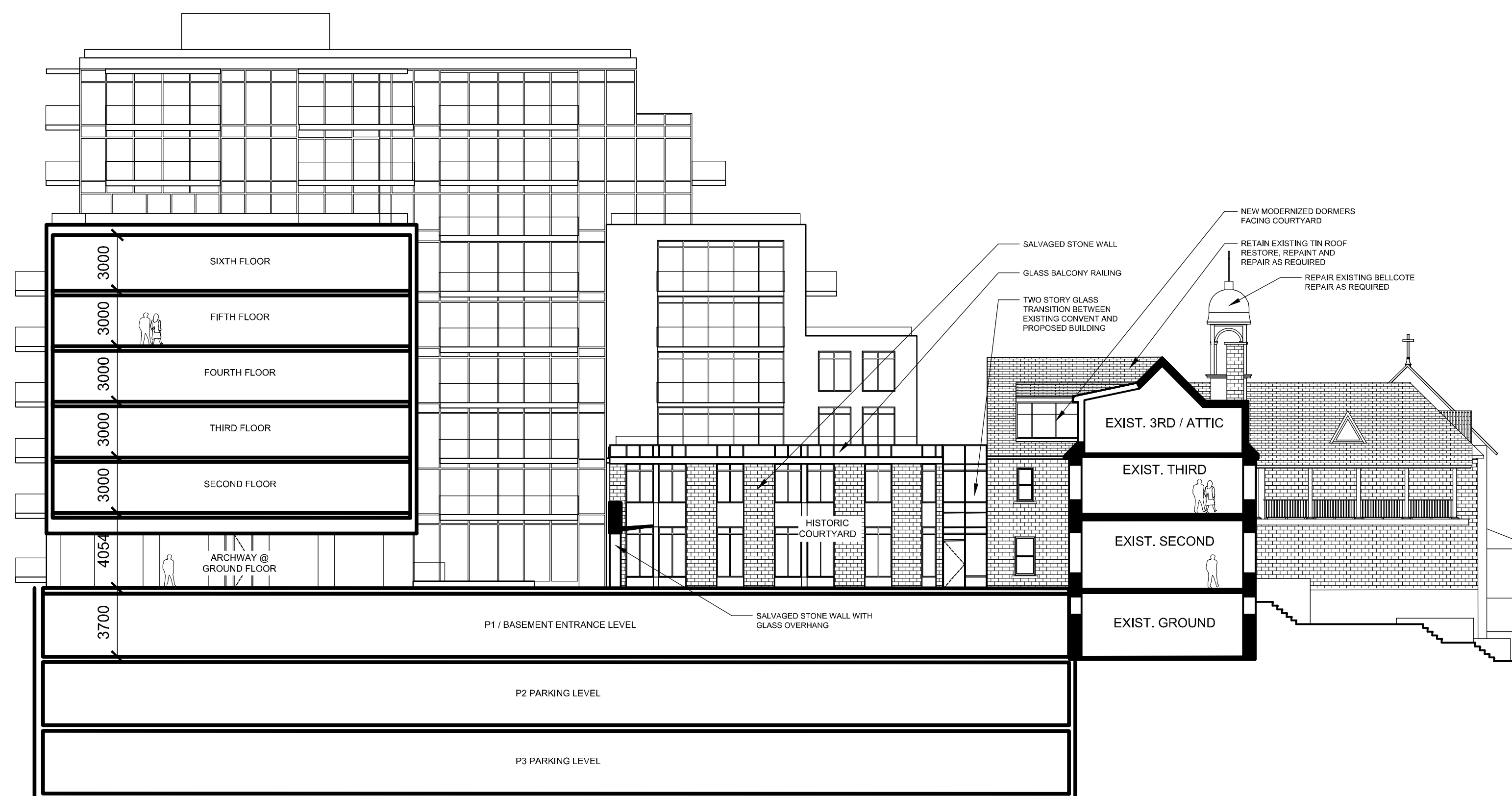
NINTH FLOOR PLAN







BUILDING SECTION A - (SOUTH)



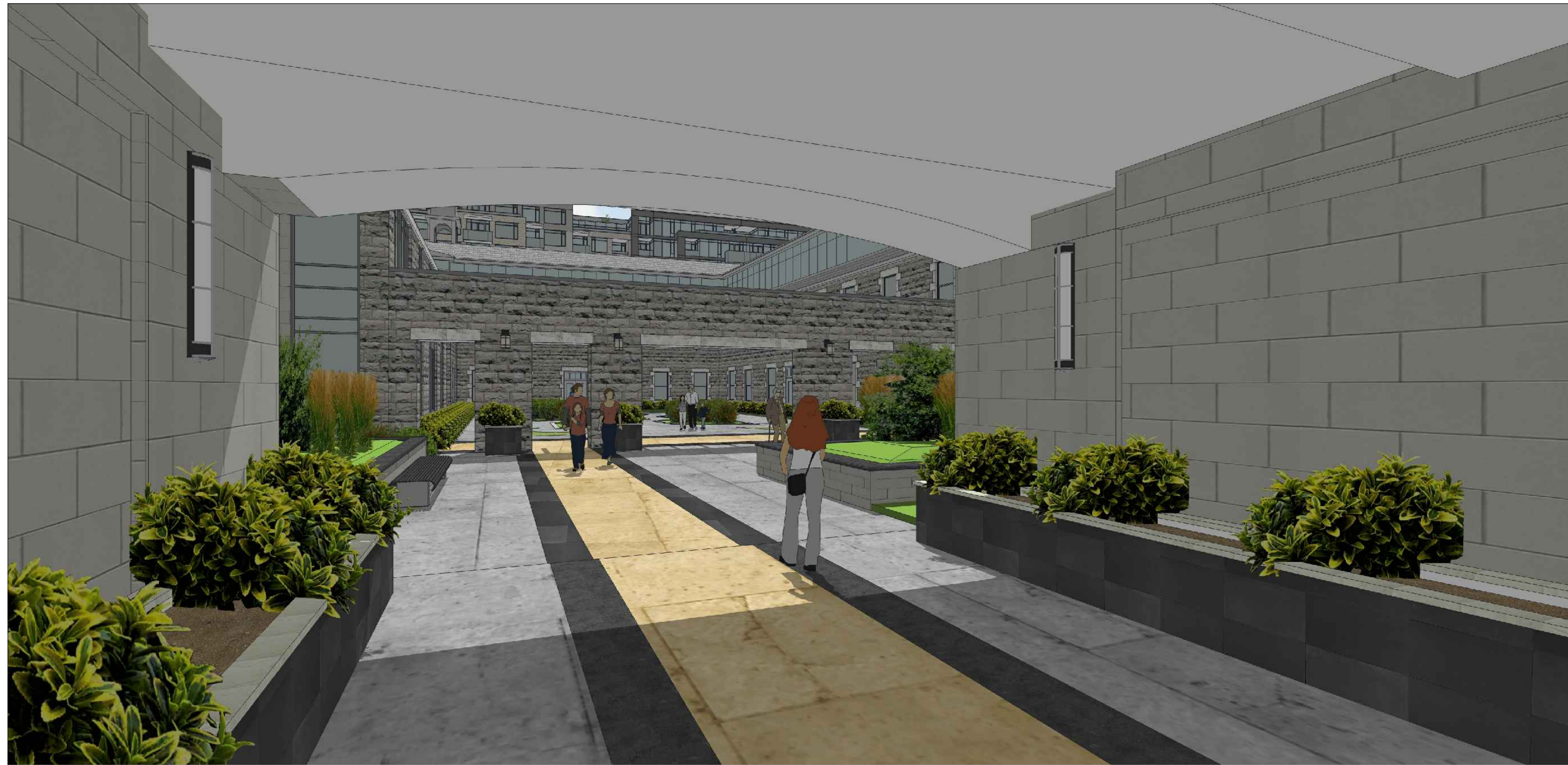
BUILDING SECTION B - WEST













WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

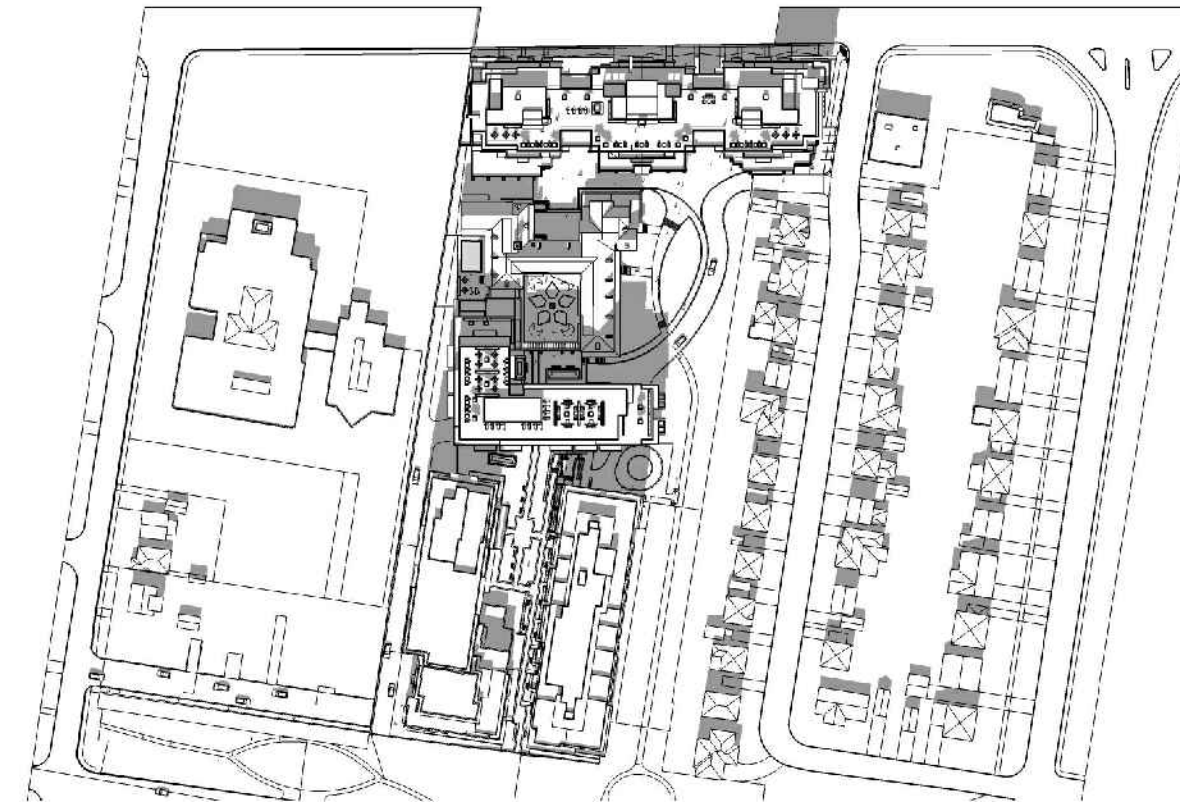
MAR.21(D.S.T)



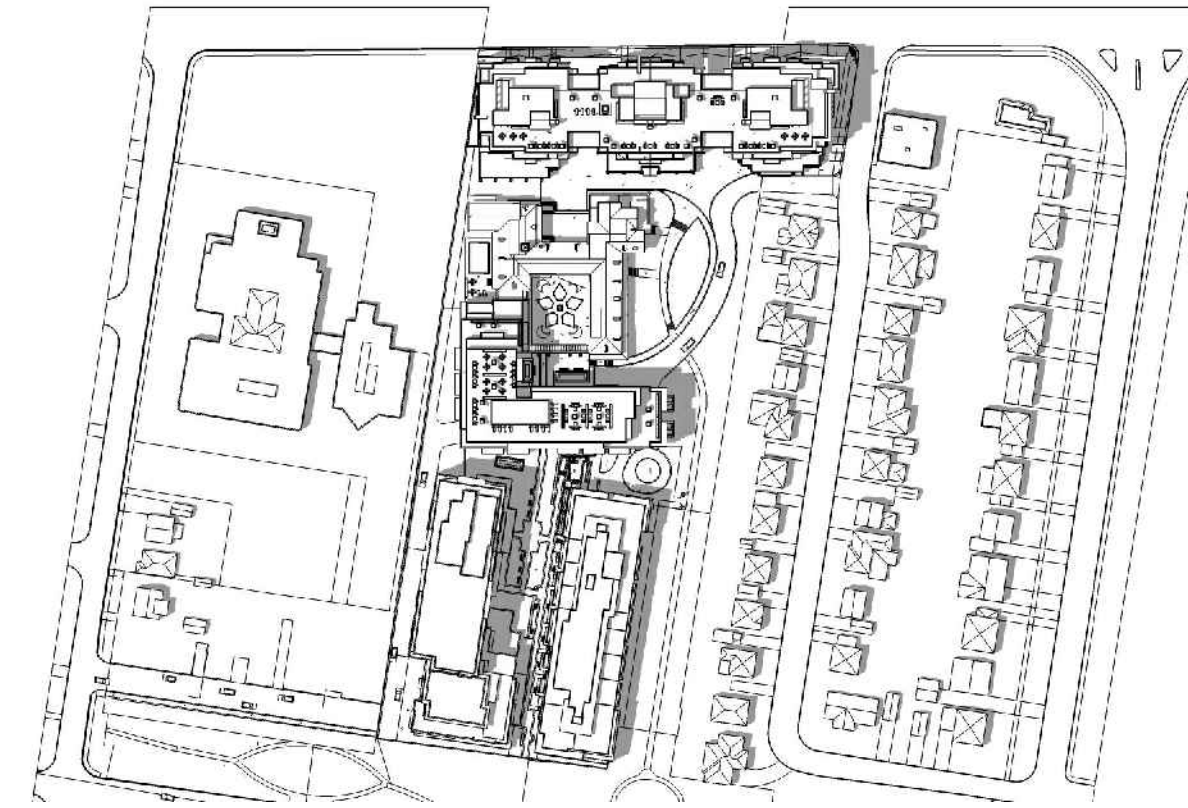
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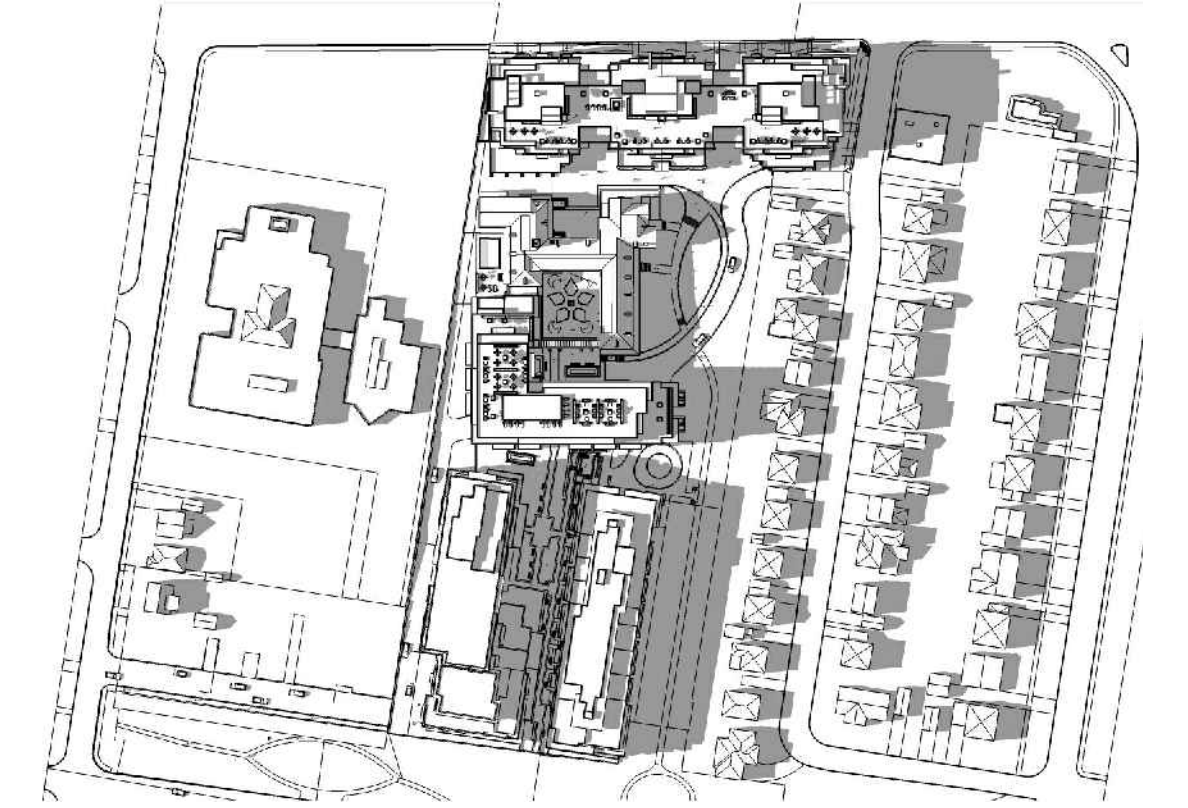
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12:00 pm



14:00 pm

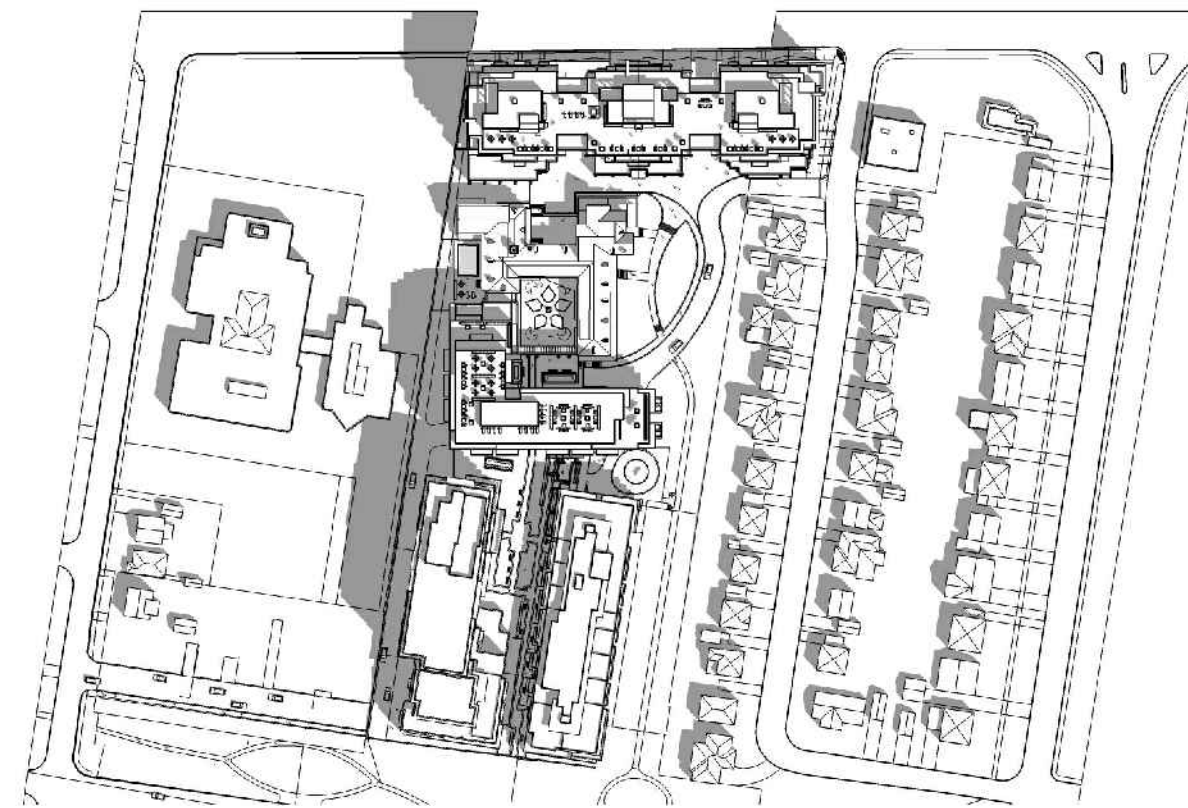


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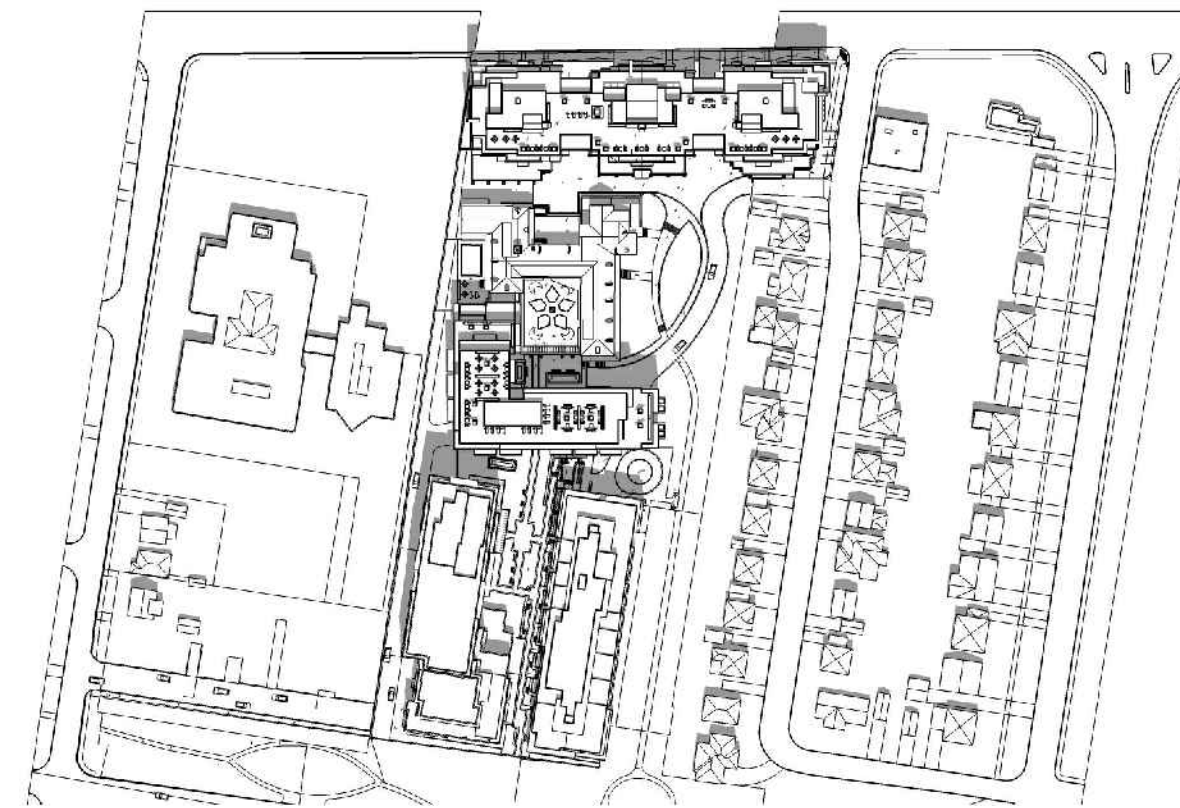
JUN.21(D.S.T)



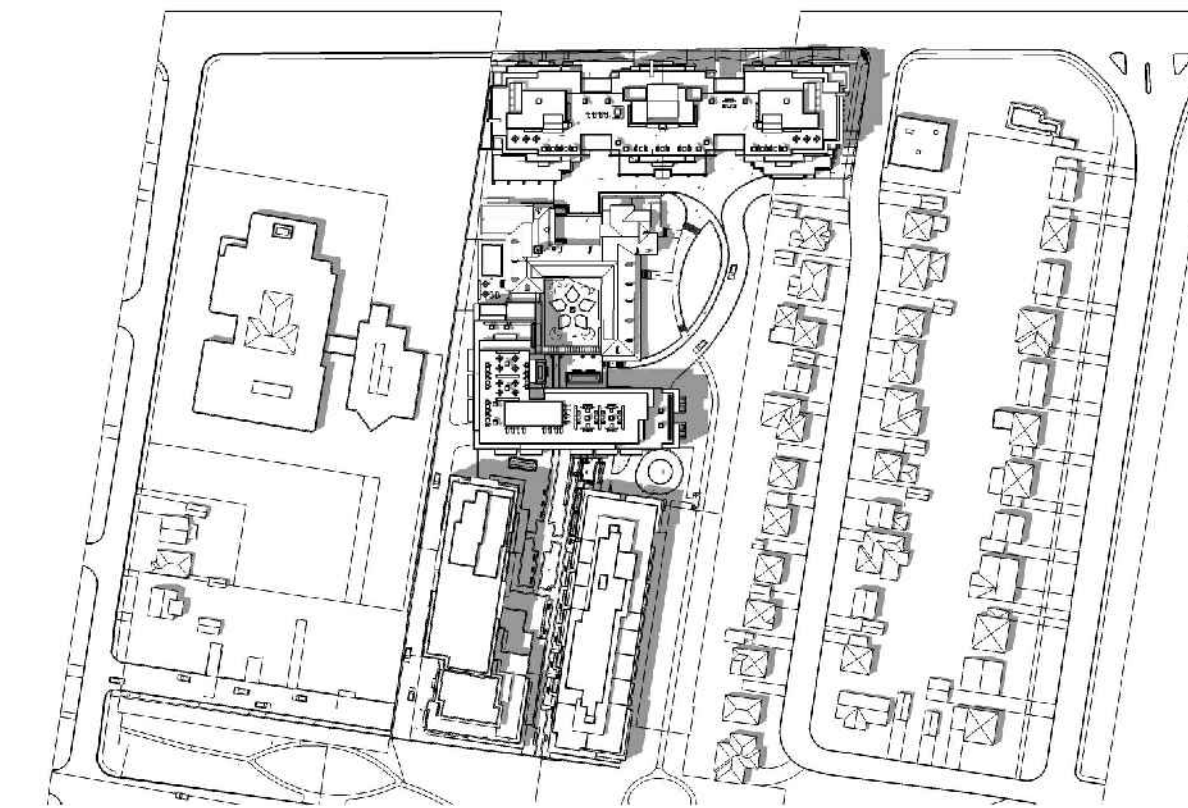
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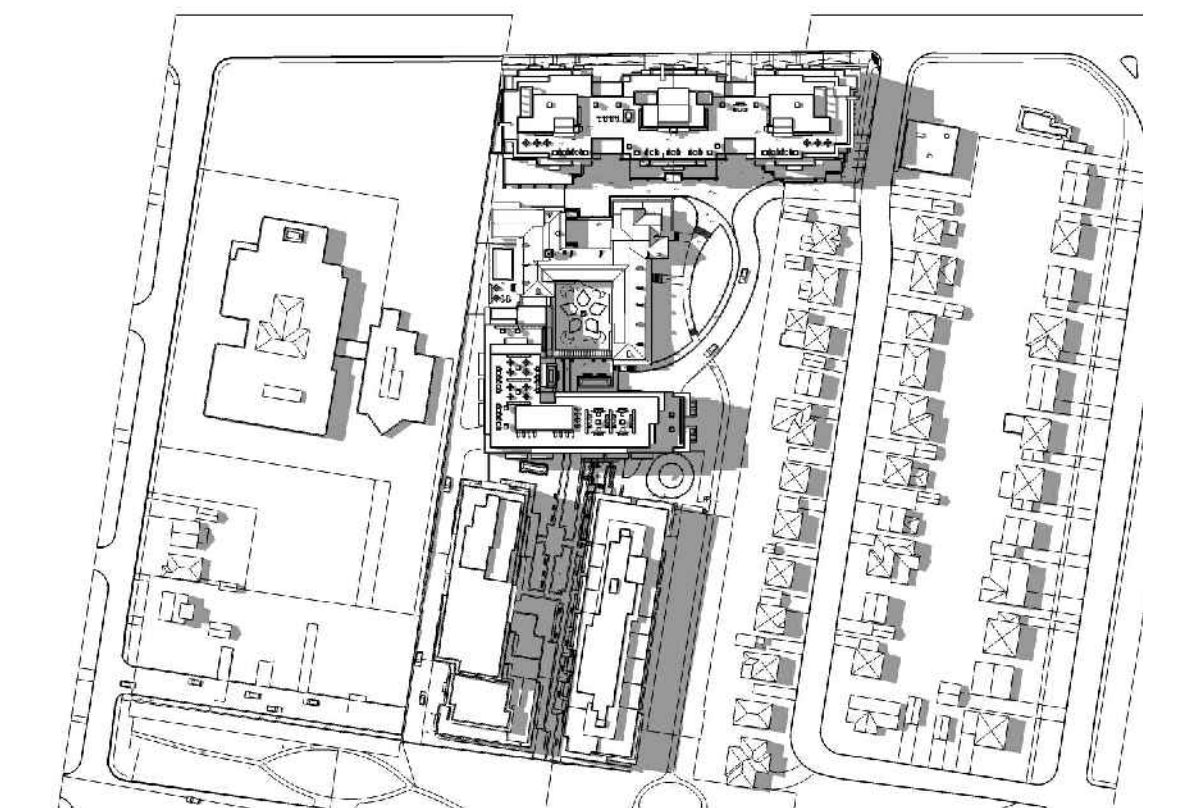
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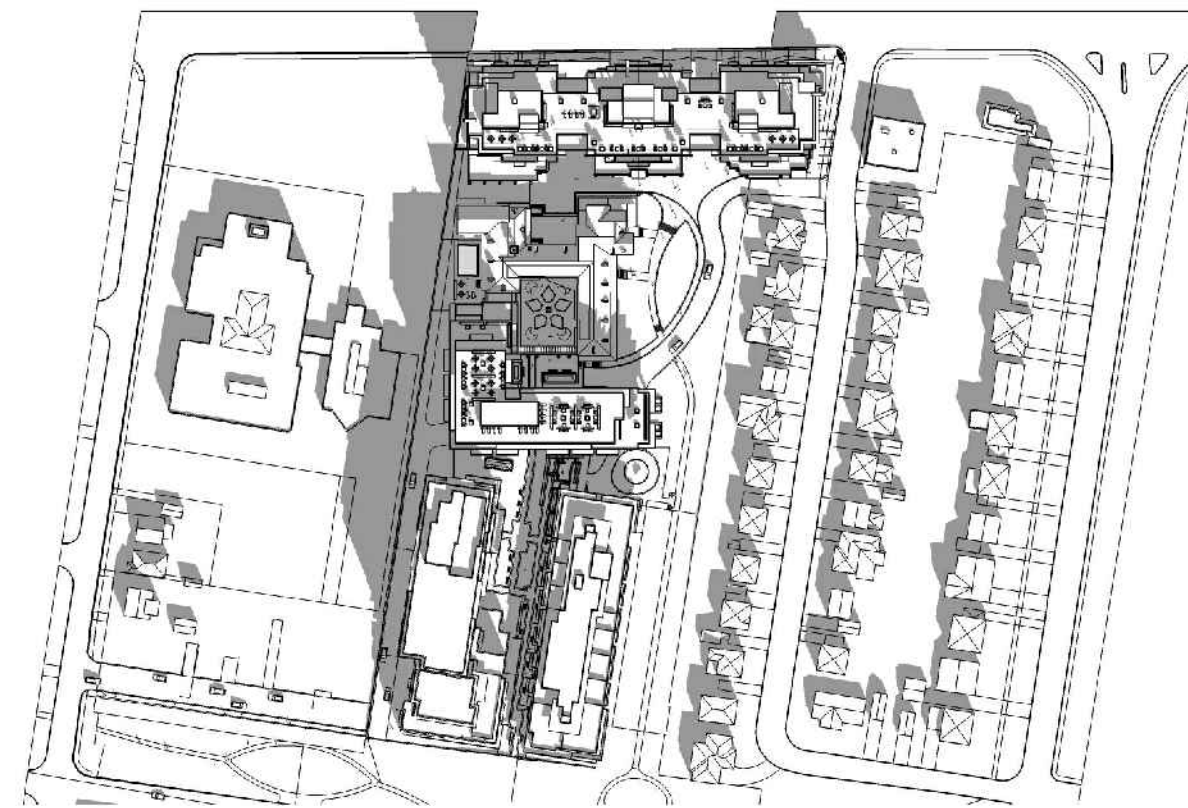


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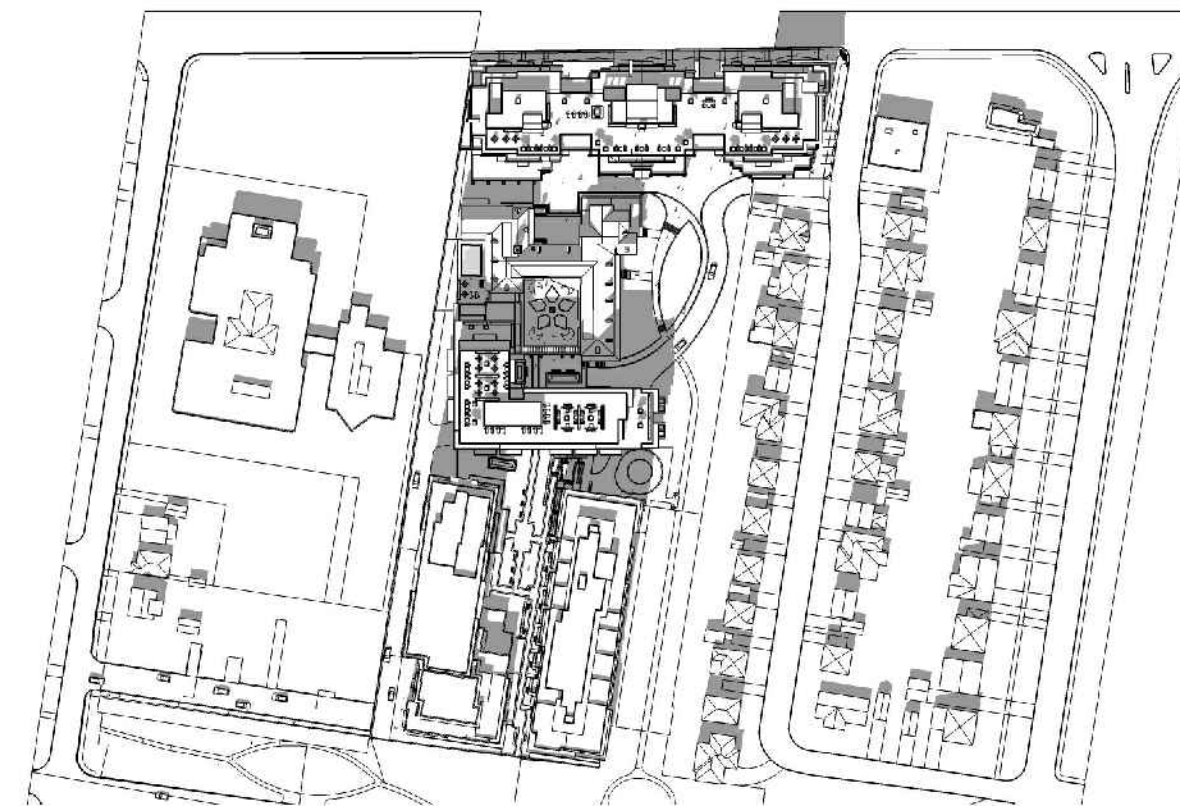
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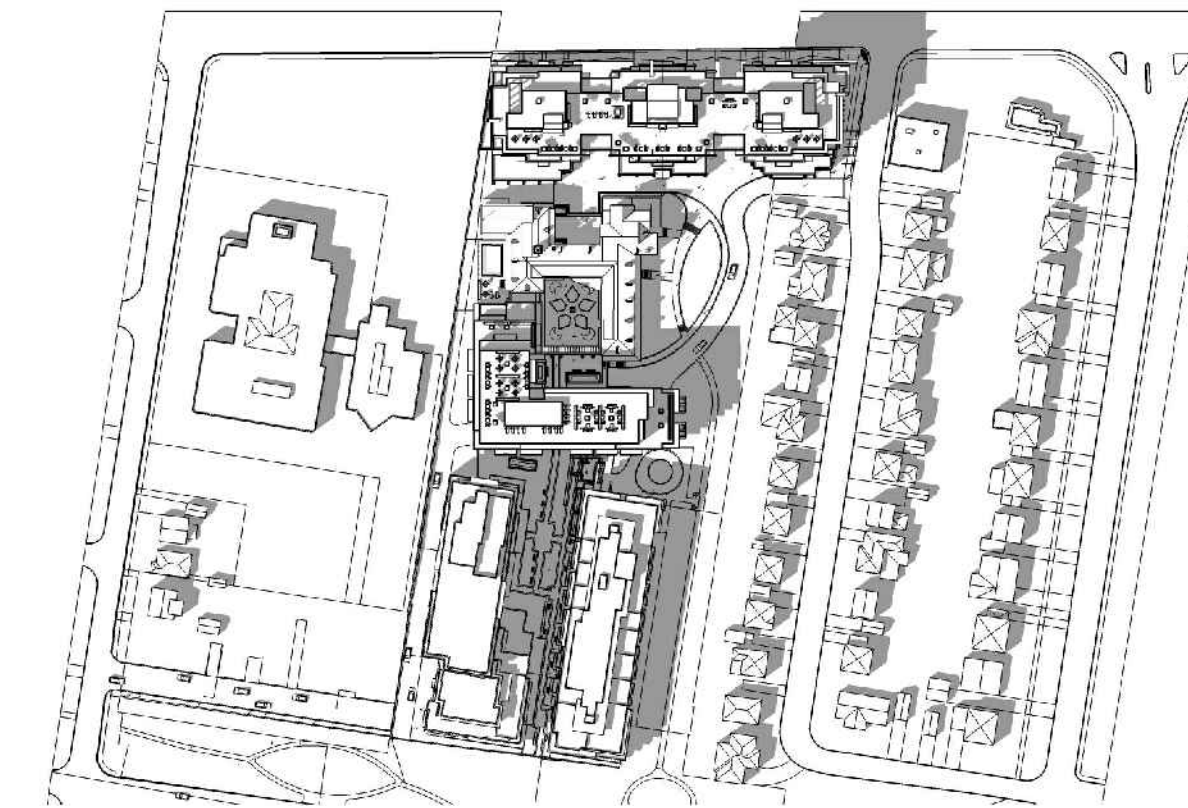
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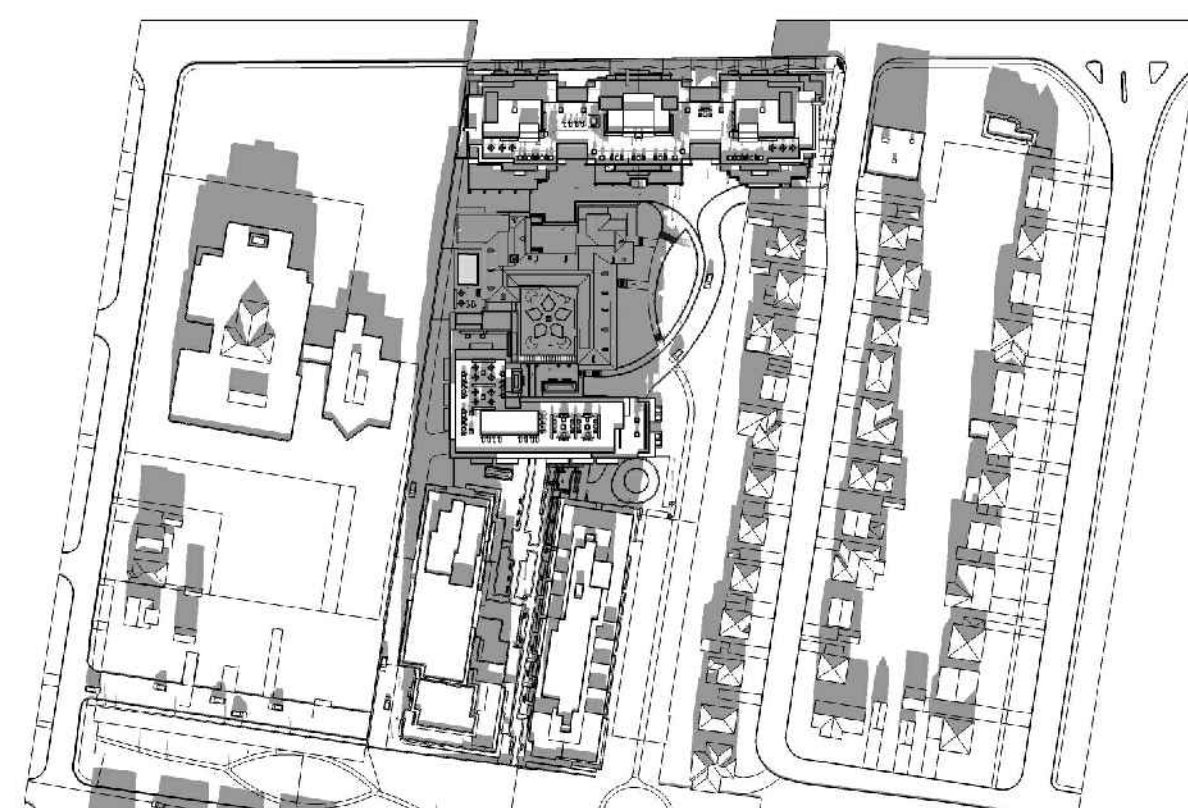


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DEC.21



8:00 am



10:00 am



12:00 pm



14:00 pm



16:00 pm

