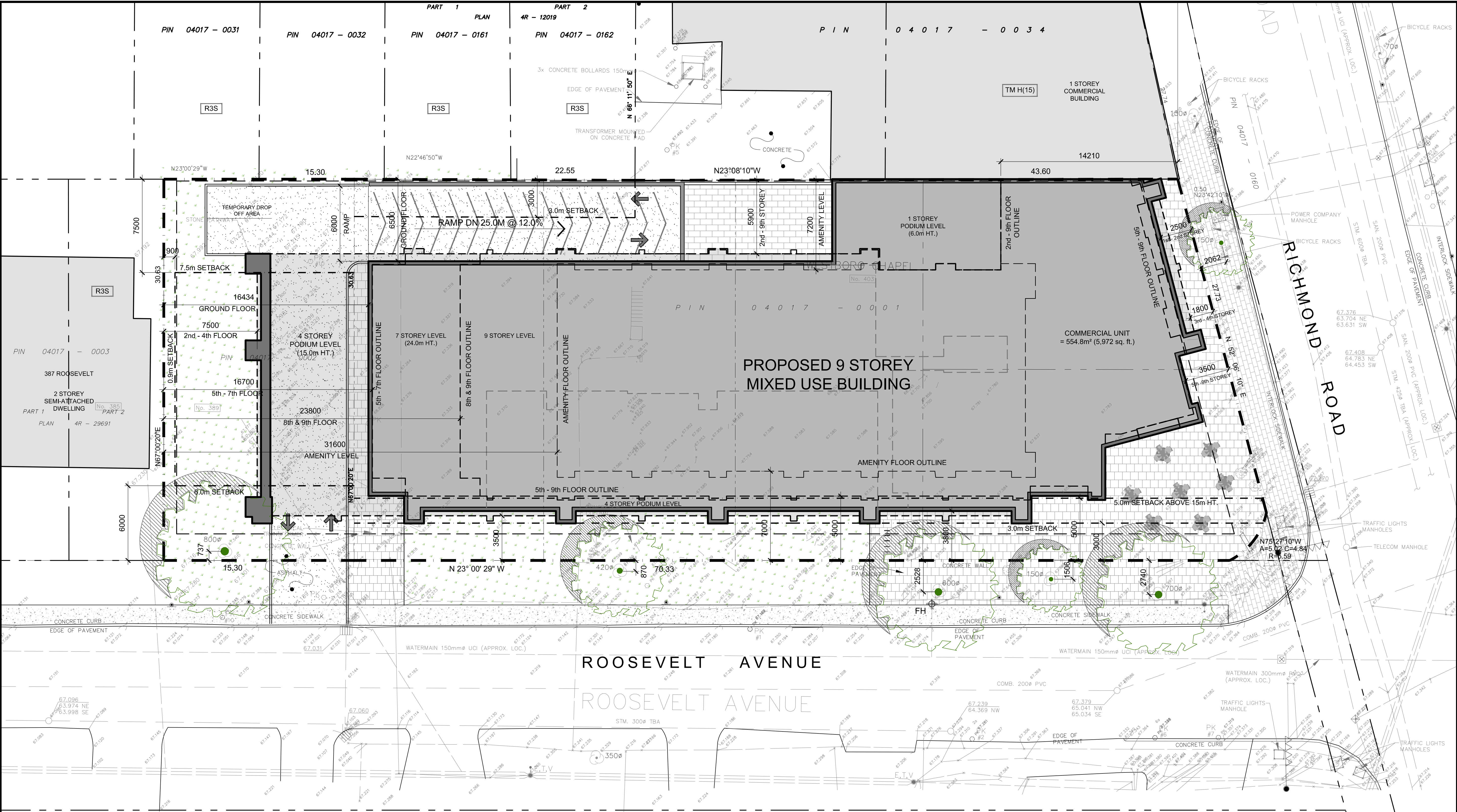
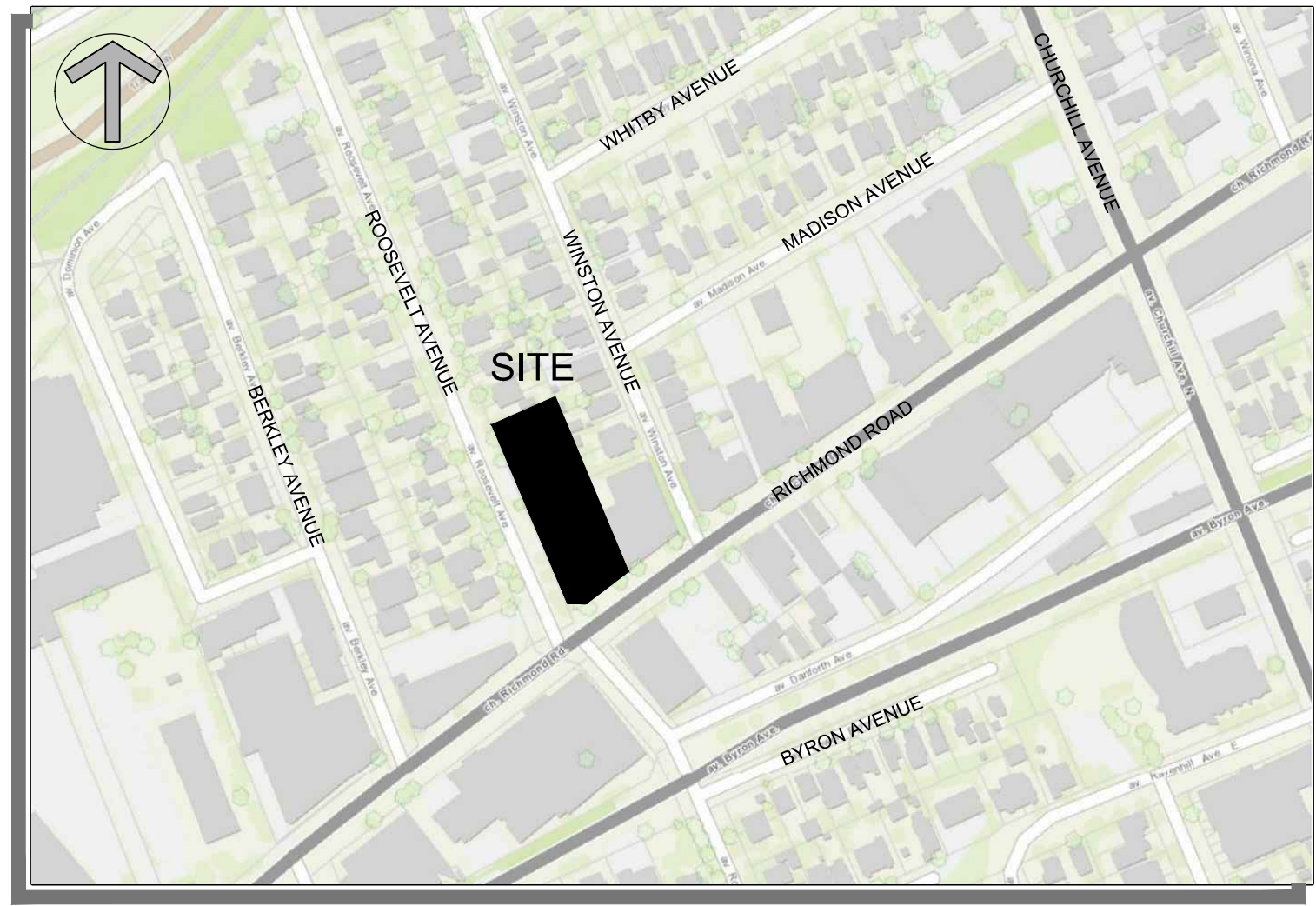
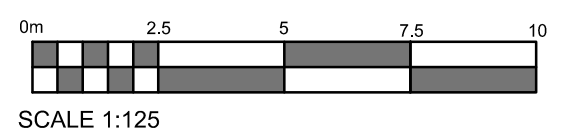




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SP-1

SITE PLAN

SCALE 1:125



KEY MAP

PROJECT INFORMATION

ZONING BY-LAW 2008-250	TM / R3S
SITE AREA	2,610.7 sq. m. 28,102 sq. ft.
TM - ZONING REQUIREMENT	6 STOREYS & 20 m.
BUILDING HEIGHT	1,020 sq. m.
FRONT YARD SETBACK	2.0 m. MAX.
INTERIOR YARD SETBACK - ABUTTING R ZONE	3.0 m.
CORNER YARD SETBACK	5.0 m.
CORNER YARD SETBACK - ABOVE 15m HT.	7.5 m.
REAR YARD SETBACK	7.5 m.
R3S - ZONING REQUIREMENT	
BUILDING HEIGHT	8 m.
FRONT YARD SETBACK	6.0 m.
INTERIOR YARD SETBACK (EAST)	0.9 m.
REAR YARD SETBACK	7.5 m.

PROJECT STATISTICS

GRADE (GEODETIC ELEVATION)	67.30 m. aasl
BUILDING HEIGHT	30.0 m
FRONT YARD SETBACK	1.8 m.
INTERIOR YARD SETBACK	0.0 m.
CORNER YARD SETBACK - LOWER	3.5 m.
CORNER YARD SETBACK - UPPER	5.0 m.
REAR YARD SETBACK	7.5 m.
STANDARD PARKING SPACE	2.6m X 5.2m
SMALL CAR PARKING SPACE	2.4m X 4.6m

GROSS BUILDING FLOOR AREA

(OTTAWA ZONING DEFINITION)	000 sq. m.
UG PARKING LEVELS	000 sq. ft.
GROUND FLOOR	835.5 sq. m.
2nd FLOOR	1,298.2 sq. m.
3rd & 4th FLOOR	1,337.4 sq. ft.
5th to 7th FLOOR	2,681.2 sq. m.
8th - 9th FLOOR	3,156.4 sq. m.
AMENITY / MECHANICAL FLOOR	0.0 sq. m.
TOTAL AREA ABOVE GRADE	9,841.3 sq. m.

UNIT STATISTICS

STUDIO UNIT	2
1 BEDROOM UNIT	2
2 BEDROOM UNIT	170
TOTAL	174
COMMERCIAL RETAIL UNIT	554.8 sq. m.

CAR PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT AFTER 12 UNITS	79
VISITOR	- 0.1 PER UNIT AFTER 12 UNITS	16
COMMERCIAL RETAIL	- OVER 500m ² 1.25 per 100m ²	0
TOTAL		95
PROVIDED		
RESIDENCE	- 0.52 PER UNIT (170 UNITS)	89
VISITOR	- 0.1 PER UNIT (170 UNITS)	16
COMMERCIAL	- UNDER 500m ² NON REQUIRED	4
TOTAL		109

BICYCLE PARKING

REQUIRED		
RESIDENCE	- 0.5 PER UNIT (170 UNITS)	85
COMMERCIAL RETAIL	- 1.0 PER 250m ² OF G.F.A.	2
TOTAL		87
PROVIDED		
BELOW GRADE LEVEL		89
GROUND FLOOR		5
TOTAL		94

AMENITY SPACE

AT GRADE EXTERIOR COMMUNAL	200.0 sq. m.
AT GRADE EXTERIOR PRIVATE YARDS	143.7 sq. m.
GROUND FLOOR COMMUNAL INTERIOR	53.2 sq. m.
GROUND FLOOR COMMUNAL INTERIOR	137.7 sq. m.
2nd FLOOR - PRIVATE EXTERIOR	85.6 sq. m.
5th FLOOR - PRIVATE EXTERIOR	179.0 sq. m.
8th FLOOR - PRIVATE EXTERIOR	123.5 sq. m.
AMENITY LEVEL - COMMUNAL INTERIOR	329.0 sq. m.
AMENITY LEVEL - COMMUNAL EXTERIOR	390.6 sq. m.
TOTAL	1,642.3 sq. m.
REQUIRED - 6.0M ² PER UNIT (170)	1,020 sq. m.
REQUIRED COMMUNAL @ 50%	510 sq. m.

LOT COVERAGE

PAVED SURFACE	390.0 sq. m.	14.9%
BUILDING FOOTPRINT	1,473.5 sq. m.	56.5%
LANDSCAPE OPEN SPACE	747.2 sq. m.	28.6%
TOTAL	2,610.7 sq. m.	100.0%

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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NOTATION SYMBOLS:

(N)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(A)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
(W)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
(D)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
(1)	DETAIL NUMBER
(T)	TITLE
(S)	SCALE
(R)	DETAIL REFERENCE PAGE
(C)	DETAIL CROSS REFERENCE PAGE

ISSUED FOR ZONING AMENDMENT	Sept. 4, 20	
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ARCHITECT SEAL:
Roderick Lahey
Licence # 4375
SEAL DATE: STAMP DATE

NORTH ARROW:

MASTERCRAFT STARWOOD
Investment Builders Since 1951

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:
403 RICHMOND ROAD

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: R.V.	CHECKED: S.S.
SCALE: 1:125	SHEET No. SP-1
PROJECT No. 1942	