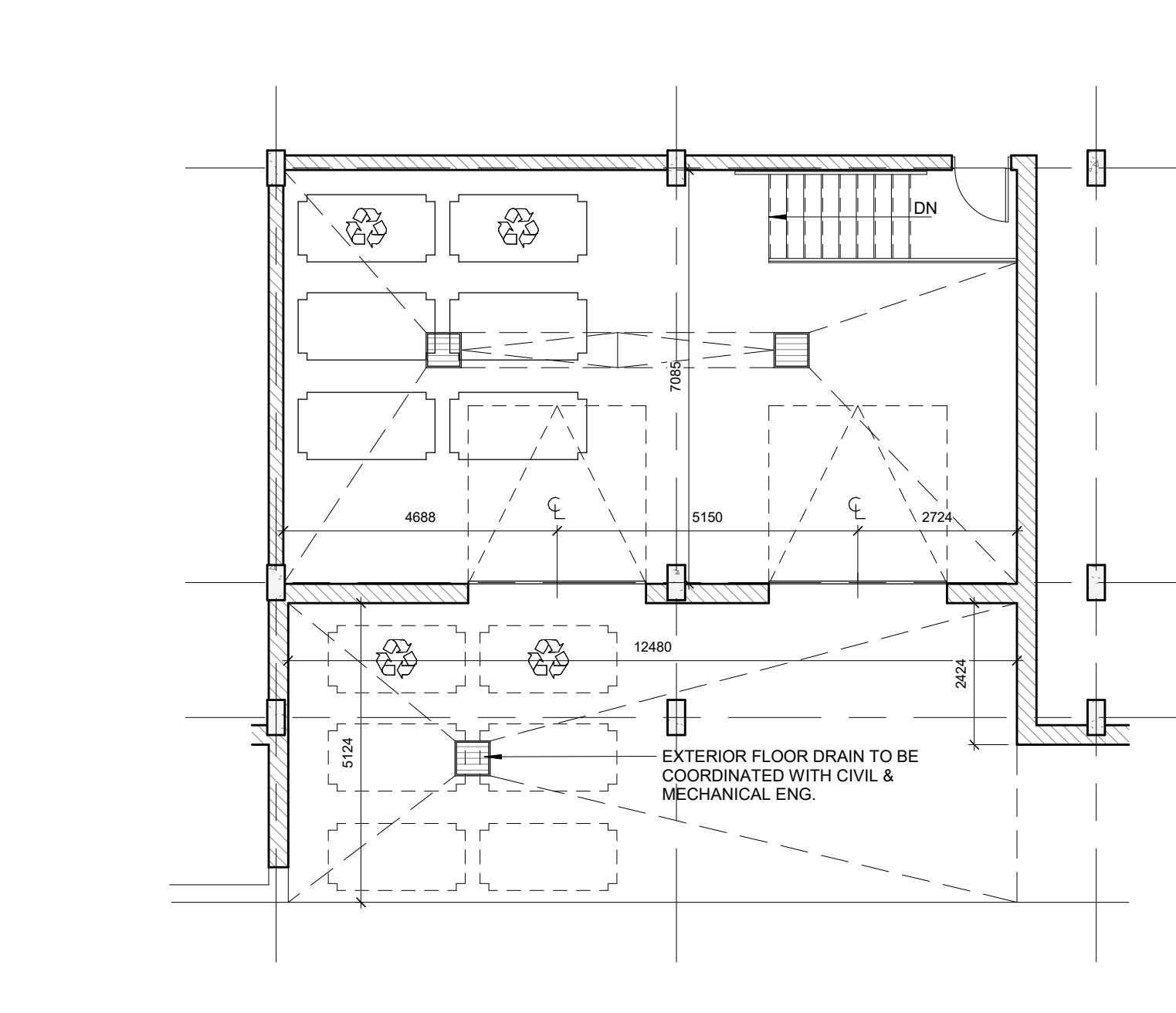
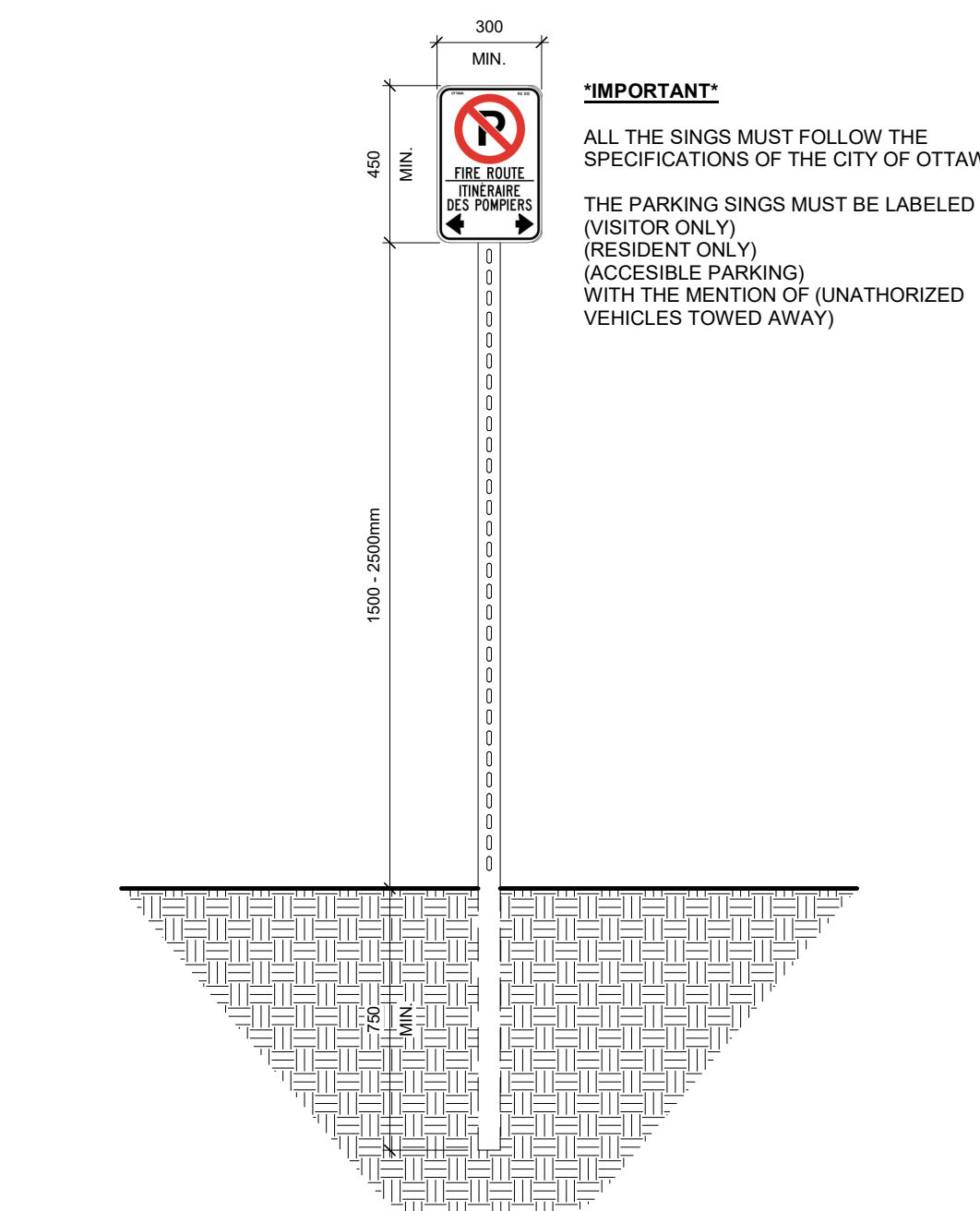


KEY MAP	
PROJECT INFORMATION	
ZONING: Arterial Mainstreet, Subzone 10 [AM10]	ZONING MECHANISMS REQUIRED PROVIDED
SITE LOCATION: 1420 Richmond Road, 365 Forest Street, and 2583 to 2589 Bond Street.	Arterial Mainstreet, Subzone 10 [AM10] Table 185 - AM10 Subzone:
SITE AREA: 5433.87 m ² (58489.69 ft ²)	MAX. BUILDING HEIGHT (m): 30m Tower A 12 Storey Building + Mech. Penthouse (±37.4m) Tower B 12 Storey Building + Mech. Penthouse (±37.4m)
PROJECT STATISTICS	
GRADE (ZONING DEFINITION): 75.60m (geo.)	MIN. FRONT YARD SETBACK (m): 0m 7.8m
BUILDING HEIGHT (TOWER A): ±40.5m	MIN. CORNER SIDE YARD SETBACK (m): 0m 3m
BUILDING HEIGHT (TOWER B): ±40.5m	MIN. INTERIOR SIDE YARD SETBACK (m): N/A 1m
LANDSCAPE OPEN SPACE PROVIDED: 1409 m ² (15166.4 ft ²)	MIN. REAR YARD SETBACK (m): 3m 1m DEROGATORY
AMENITY SPACE PROVIDED: 1173 m ² (12626 ft ²)	MIN. DISTANCE BETWEEN TOWERS: 15m 15m
ROOF TERRACE SPACE (TOWER A): 100 m ² (1076.39 ft ²)	MIN. WIDTH OF DRIVING AISLES: 6m 7.5m
(TOWER B): 73 m ² (785.77 ft ²)	
GROSS BUILDING - AREAS - (TOWER A)	
(CITY OF OTTAWA ZONING DEFINITION)	(CITY OF OTTAWA ZONING DEFINITION)
PARKING LEVEL (P1 - P4): 0 m ² (0 ft ²)	GROUND FLOOR: 1467 m ² (15790.66 ft ²)
GROUND FLOOR: 1217 m ² (13099.68 ft ²)	2nd FLOOR: 1497 m ² (16113.57 ft ²)
2nd FLOOR: 1217 m ² (13099.68 ft ²)	3rd - 6th FLOOR: (1629 x 4) 6516 m ² (70137.64 ft ²)
3rd - 6th FLOOR: (1246m ² x 4) 4984 m ² (53647.33 ft ²)	7th FLOOR: 1465 m ² (15769.13 ft ²)
7th FLOOR: 1146 m ² (12335.44 ft ²)	8th - 11th FLOOR: (1513 x 4) 6052 m ² (65143.19 ft ²)
8th - 11th FLOOR: (1188m ² x 4) 4752 m ² (51150.01 ft ²)	12th FLOOR: 1388 m ² (14940.31 ft ²)
12th FLOOR: 1045 m ² (11248.29 ft ²)	MECHANICAL & PENTHOUSE: 271 m ² (2917 ft ²)
MECHANICAL & PENTHOUSE: 219 m ² (2357.30 ft ²)	
TOTAL BUILDING AREA: 14580 m ² (156,937.81 ft ²)	TOTAL BUILDING AREA: 18656 m ² (200,811.51 ft ²)
UNIT STATISTICS	
1 BRD: 13	1 BRD: 12
1 BRD + DEN: 102	1 BRD + DEN: 145
2 BRD: 42	2 BRD: 43
BACHELOR: 11	BACHELOR: 23
TOTAL: 168	TOTAL: 223
CAR PARKING	
REQUIRED: 0 / UNIT	REQUIRED: 50% OF TOTAL UNITS
PROVIDED: 442	TOWER A: 84 MIN. EXTERIOR: 42
VISITORS: 30 MAX.	TOWER B: 112 MIN. EXTERIOR: 56
BICYCLE PARKING	



SITE PLAN SYMBOLS	
	PROPERTY LINE
	YARD SETBACKS AS PER ZONING SCHEDULE
	EQUAL DIMENSIONS
	REFER TO DRAWING NOTES
	PROPOSED DECIDUOUS TREE, REFER TO LANDSCAPE ARCHITECT'S SPECIFICATIONS
	PROPOSED CONIFEROUS TREE, REFER TO LANDSCAPE ARCHITECT'S SPECIFICATIONS
	PROPOSED SHRUBS / PERENNIALS / ORNAMENTAL GRASSES, REFER TO LANDSCAPE ARCHITECT'S SPECIFICATIONS
	EXISTING CITY OWNED TREE TO REMAIN
	EXISTING CYCLE PATH
	TWO WAY VEHICLE CIRCULATION
	ACCESS ROUTE FOR FIRE DEPARTMENT USE
	MAIN ENTRANCE
	EXTERIOR BICYCLE PARKING MODEL AND TYPE TO BE CONFIRMED
	PROPOSED SOFT LANDSCAPING, REFER TO LANDSCAPE ARCHITECT'S SPECIFICATIONS
	PROPOSED RIVERSTONE MULCH AREA, REFER TO LANDSCAPE ARCHITECT'S SPECIFICATIONS
	PROPOSED PRECAST CONCRETE UNIT PAVERS TYPE 1, REFER TO LANDSCAPE ARCHITECT'S SPECIFICATIONS
	PROPOSED PRECAST CONCRETE UNIT PAVERS TYPE 2, REFER TO LANDSCAPE ARCHITECT'S SPECIFICATIONS
	CONCRETE WALK / DRIVING SURFACE WHERE APPLICABLE
	PROPOSED SNOW STORAGE SURFACE
DRAWING NOTES	
1 PROPERTY LINE 2 BUILDING SETBACKS 3 HARD SURFACE PAVING, REFER TO LANDSCAPE PLAN FOR PATTERN AND TYPE. 4 OUTLINE OF UNDERGROUND PARKING LEVELS. 5 SOFT LANDSCAPING, REFER TO LANDSCAPE PLAN. 6 OUTLINE OF TOWER ABOVE. 7 CONCRETE WALK, WIDTH AS SHOWN. 8 SITE FURNITURE (AS PER LANDSCAPE PLAN). 9 VEHICLE ENTRANCE RAMP TO UNDERGROUND GARAGE. 10 EXTERIOR BICYCLE RACKS, REFER TO LANDSCAPE PLANS. 11 OUTLINE OF BALCONIES ABOVE. 12 DEPRESSIONED CURB AS PER CITY STANDARDS, REFER TO CIVIL ENGINEER. 13 TACTILE WALKING SURFACE INDICATOR. 14 FIRE ROUTE SING AS PER CITY STANDARDS.	

ISSUED FOR SITE PLAN REVIEW

CLIENT:
Heafey
 709 St. Joseph Blvd., Suite 100, Gatineau, QC J8T 4B8
 T: 819.568.1723 I bureau@heafey.com

PLANNER:
FOTENN
 Planning + Design
 386 Cooper St Suite 300, Ottawa, ON K2P 2H7
 T: 613.727.9709 I info@fotenn.com

LAND SURVEYOR:
exp.
 920 Boulevard Saint-Joseph Bureau 105, Gatineau, Québec J8Z 1B9
 T: 819.778.1770 I https://www.exp.com

STRUCTURAL ENGINEER:
QUARANT
 2283 St. Laurent Blvd., Unit 203, Ottawa, ON K1G 2A5
 T: 613.567.14 87 I mail@quarantengineering.ca

ELECTRICAL/MECHANICAL ENGINEER:
QUARANT
 2283 St. Laurent Blvd., Unit 203, Ottawa, ON K1G 2A5
 T: 613.567.14 87 I mail@quarantengineering.ca

LANDSCAPE ARCHITECT:
JAMES B. LENNOX & ASSOCIATES INC. LANDSCAPE ARCHITECTS
 3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
 Tel: (613) 723-8168 Fax: (888) 343-942

NOTES:
 The contractor must confirm all dimensions and site conditions and shall be fully responsible for accuracy.
 Do not scale drawings. Any discrepancy or omission of dimensions must be reported to the architect before proceeding with the work. Otherwise, the contractor will be held responsible.
 © 2019 Groupe LRAA - ACSL
 All rights reserved. This document and its content are protected by copyright law and may not be reproduced in any form or for any reason without the written permission of the copyright holder.

LAPALME RHEAULT
 ARCHITECTES + ASSOCIÉS
 53 Box, St-Raymond, Suite 200
 Gatineau (Québec) J8Y 1R3
 Tel: 819.585.3000 / Fax: 819.585.5055

PMA ARCHITECTES

GROUP HEAFEY
 385 Forest Street, Ottawa, ON K2B 7Z7
 PROJECT NO.: CLIENT PROJECT NO.: Groupe Heafey

DRAWING:
 SITE PLAN
 DRAWN BY: Andrew Burdett DATE: 05/08/2021
 APPROVED BY: Christian Rheault PROJECT NO.:
 CHECKED BY: Christian Rheault 1887-2303-19

A002