



**KEY PLAN, SCALE 1:1000**

**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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**SITE PLAN SYMBOLS**

- CRUSHED STONE
- BALCONY / TERRACE
- PRIMARY RESIDENTIAL ENTRANCE
- PRIMARY RESIDENTIAL EXIT
- PROPERTY LINE
- BUILDING SETBACKS

**PROJECT INFORMATION**  
For 89 Richmond Road

**ZONING:** TM[83] H(15)

**SITE AREA:** 1,554.6 sq. m. (16,734.3 sq. ft.)

Performance Standards	Required	Provided
Building Height	15 m max.	19.1 m
Front Yard Setback	2 m max.	2 m
Interior Side Yard Setback	3 m max.	0 m
Rear Yard Setback	7.5 m min.	6 m
Landscape Area Width (Abutting a Residential Zone)	3 m min.	6 m
Landscape Area Width (Other Instances)	0 m min.	0 m
Amenity Space	6 sq. m. x 14 units = 84 sq. m. (50% required to be communal amenity = 42 sq. m.)	Level 6 (Common Exterior): 18.2 m <sup>2</sup> Ground Level Zen Garden (Common Exterior): 70.7 m <sup>2</sup> Private Balconies: 64.8 sq. m. <b>Total = 150.7 sq. m.</b>
Minimum Bicycle Parking Spaces	7 Residential (0.5 per unit)	19 (Interior)
Storage Lockers	0	0

**Building Statistics**  
Gross Floor Areas (City of Ottawa Zoning By-law Definition)

Basement Level	204 sq. m. / 2,200 sq. ft.
Ground Level	131 sq. m. / 1,405 sq. ft.
2nd Level	162 sq. m. / 1,747 sq. ft.
3rd Level	213 sq. m. / 2,292 sq. ft.
4th Level	213 sq. m. / 2,292 sq. ft.
5th Level	172 sq. m. / 1,856 sq. ft.
6th Level	139 sq. m. / 1,494 sq. ft.
<b>Total</b>	<b>1,234 sq. m. / 13,286 sq. ft.</b>

**Construction Area**

Basement Level	372 sq. m. / 3,999 sq. ft.
Ground Level	267 sq. m. / 2,877 sq. ft.
2nd Level	274 sq. m. / 2,949 sq. ft.
3rd Level	274 sq. m. / 2,949 sq. ft.
4th Level	274 sq. m. / 2,949 sq. ft.
5th Level	231 sq. m. / 2,490 sq. ft.
6th Level	197 sq. m. / 2,116 sq. ft.
<b>Total</b>	<b>1,889 sq. m. / 20,329 sq. ft.</b>

**Unit Statistics**

Studio	1
1 Bedroom	12
2 Bedroom	1
<b>Total</b>	<b>14</b>

**DRAWING NOTES**

- PROPERTY LINE
- LANDSCAPED 'ZEN GARDEN'
- EXISTING PRIVACY WALL
- OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED
- EXTENT OF GROUND FLOOR

**CIVIL ENGINEER**  
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**LEGAL DESCRIPTION**  
TOPOGRAPHICAL PLAN OF THE

Part 1 of Lot 83  
Registered Plan 400  
City of Ottawa

PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

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**REVISIONS:**

No.	DESCRIPTION	DATE
3	RE-ISSUED FOR SITE PLAN APPLICATION	2019.08.28
2	ISSUED FOR UDRP	2019.06.27
1	ISSUED FOR SITE PLAN APPLICATION	2019.04.09

**ARCHITECT SEAL:**

**ONTARIO ASSOCIATION OF ARCHITECTS**

**RODERICK-LAHEY**  
LICENSE NO. 4575

**NORTH ARROW:**

**CLIENT:**

**SAAISH INC.**  
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**ARCHITECT:**

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**PROJECT TITLE:**

**89 RICHMOND ROAD**

**OTTAWA ONTARIO**

**SHEET TITLE:**

**SITE PLAN**

**DRAWN:**  
RLA

**CHECKED:**  
RLA

**SCALE:**  
AS SHOWN

**PROJECT No.**  
1734

**SHEET No.**  
**A100**