



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 ² Ground Level Zen Garden (Common Exterior): 70.7 m ² Private Balconies: 64.8 sq. m. Total = 150.7 sq. m.
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.
Total	1,234 sq. m. / 13,286 sq. ft.

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.
Total	1,889 sq. m. / 20,329 sq. ft.

Unit Statistics

Studio	1
1 Bedroom	12
2 Bedroom	1
Total	14

DRAWING NOTES

- 1 PROPERTY LINE
- 2 LANDSCAPED 'ZEN GARDEN'
- 3 EXISTING PRIVACY WALL
- 4 OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED
- 5 EXTENT OF GROUND FLOOR

CIVIL ENGINEER
David Schaeffer Engineering Inc.
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LANDSCAPE ARCHITECT
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SURVEYOR
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LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF THE
Part 1 of Lot 83
Stittsville, Ont. K2S 1E9
City of Ottawa
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.

PROJECT DEVELOPER
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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.
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No.	DESCRIPTION	DATE
4	RE-ISSUED FOR SITE PLAN APPLICATION	2020.01.17
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

REVISIONS:

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ARCHITECT SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
RODERICK-LAHEY
LICENCE 4575

NORTH ARROW:

CLIENT:
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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	SHEET No.: A100
PROJECT No.: 1734	

RICHMOND RD.



SAIDE SAYAH
MANAGER, CENTRAL BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Saide Sayah at 12:22 pm, Apr 17, 2020