

SITE PLAN OF SURVEY PLAN PART 1 PLAN OF LOT 25 REGISTERED PLAN 523, CITY OF OTTAWA

ZONING: R1GG REZONED TO R5B

PROPOSED BUILDING TYPE: 5 STOREY, MID-RISE RENTAL BUILDING
21 RESIDENTIAL RENTAL UNITS

LOT DEPTH: 34.39m (112.83ft)

ADJACENT ZONING:
NORTH: R1GG
SOUTH: R1Y523
WEST SIDE: R1FF
EAST SIDE: R3M(1710)

SCHEDULE 1 AREA: AREA 'C'
SCHEDULE 1A AREA: AREA 'C'

LOT INFO - AFTER ZONING AMENDMENT - ALL MEASUREMENTS MADE TO ROW

E.STANDARD	3055 RICH. REQUIRED	3055 RICH. PROPOSED	EXISTING SINGLE	NOTES
LOT WIDTH:	15m	35.44m	42.85m	
LOT AREA:	540m ²	894.88m ²	1027.5m ²	
HEIGHT:	14.5m	15.7m	<6.0m	Ammand.
FRONT YARD:	3.0m	3.04m	10.83m	
CORNER YARD:	n/a	n/a	n/a	
REAR YARD:	7.5m	8.54m	17.81m	
INTERIOR YARD:	7.5m	3.00m	0.34m	Ammand.
AMENITY AREA:	125m ²	419.4m ²	n/a	374.1m ² COMM.
PARKING SPACES:	25 res.	9	1	Ammand.
BIKE SPACES:	11	0	0	
AGG. FRONT LAND:	40%	75.4%	0	
ALL L.C.L.		NO MAX.	n/a	
FIRST FL. HABITABLE SPACE	40m ²	419.4m ²	n/a	

BUILDING AREAS

BASEMENT FL. GFA:	-	0m ²
FIRST FL. GFA:	-	273.0m ²
SECOND FL. GFA:	-	331.6m ²
THIRD FL. GFA:	-	331.6m ²
FOURTH FL. GFA:	-	288.8m ²
STORAGE:	-	57.5m ²
GARAGE/CARPOR:	-	285.5m ²
EXITS/CORR. (ALL FLOORS):	-	340.1m ²
TOTAL GFA:	-	1205.0m ²
TOTAL ALL AREAS:	-	1630.0m ²

PROPOSED SITE DEVELOPMENT INFO.

NEW GROSS FLOOR AREA:	1205.0m ²
EX. GROSS FLOOR AREA:	0.0m ²
NUMBER OF UNITS:	21
PROPOSED STOREYS:	4

BUILDING COVERAGE:

SOFT LANDSCAPING CVG.:	41.2%
HARD LANDSCAPING CVG.:	39.2%
DECKS/PORCH/STEPS:	7.8%
ASPHALT CVG.:	0.0%
OTHER:	10.4%

SURVEY INFO.

SURVEY INFO TAKEN FROM
SURVEYORS REAL PROPERTY REPORT
PART 1, PLAN OF LOT 25, REGISTERED PLAN 523, CITY OF OTTAWA
PREPARED BY:
ANNIE O'SULLIVAN, VOLLEBERK LTD
DEC. 20, 2021

SITE NOTES

NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES

EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY

ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL

ALL MEASUREMENTS ARE METRIC (ACCOMPANYING IMPERIAL MEAS. MAY APPEAR)

EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED UNLESS OTHERWISE NOTED BY THE CIVIL ENGINEER

SNOW ACCUMULATION TO BE REMOVED OFF SITE IMMEDIATELY AS NEEDED

EXISTING PLANTING MATERIAL

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION	NOTES
DECIDUOUS TREES					
CONIFEROUS TREES					
SHRUBS					

NEW PLANTING MATERIAL

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION	NOTES
DECIDUOUS TREES					
DT1	RED MAPLE	2	50mm Cal.		
CONIFEROUS TREES					
SHRUBS					

TREE CONSERVATION NOTES

1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES.

2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE.

3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.

4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL.

5. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE.

6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE.

7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.

* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM.

* TREE PROTECTION FENCE (PF) TO BE ERECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDINGS (SEE DIAGRAM BELOW).

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KEY PLAN & CONTEXT

A1

SCALE

NO SCALE

UNPOISED ARCHITECTURE INC.
5-16 SWETLAND AVE.
OTTAWA, ON K1N 7Y5
AZUL DESIGNS
OTTAWA, ON K1H 7G2

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

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GENERAL NOTES:

OWNER/DEVELOPER:
PARADELLER INC.
1000 SHEPPARD AVE. E. SUITE 100
SCARBOROUGH, ON M1B 4Y9

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC.
5-16 SWETLAND AVE.
OTTAWA, ON K1N 7Y5

APPLICATION PLANNER:
WSP CANADA INC.
201 GERRARD ST. E. SUITE 300
OTTAWA, ON K1G 4G2

CIVIL ENGINEER:
G.S. 1984 ENGINEERING INC.
1000 SHEPPARD AVE. E. SUITE 100
SCARBOROUGH, ON M1B 4Y9

LANDSCAPING:
AZUL DESIGNS
P.O. Box 627, Station T
OTTAWA, ON K1N 7Y5

SURVEYOR:
ANNIE O'SULLIVAN, VOLLEBERK LTD
40 CONQUEST DRIVE, SUITE 300
OTTAWA, ON K1G 7G8

CONSULTANTS:

STRUCTURAL, T&B	
Mechanical, T&B	
ELECTRICAL, T&B	MDV
5	REVISED SITE PLAN 05/07/25
4	REVISED SITE PLAN 05/08/24
3	REVISED SITE PLAN 05/09/22
2	REVISED SITE PLAN 05/09/22
1	PRELIMINARY 04/12/22

NO. REVISION/ISSUE DATE

PROJECT: 3055 RICHMOND RD.

3055 RICHMOND RD.
OTTAWA, ON K2B 5S6
613-000-0000

DRAWING NAME: SITE PLAN

DRAWN BY: --- SHEET: A1

DATE: APRIL 12, 2022

SCALE: AS NOTED

FILE NUMBER: D07-12-22-0147