

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: R1Y522 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				
P. STANDARD	3055 RICH. REQUIRED	3055 RICH. PROPOSED	EXISTING SINGLE	NOTES
LOT WIDTH:	22m	39.44m	42.85m	
LOT AREA:	675m ²	894.88m ²	1027.5m ²	
HEIGHT:	14.5m	15.9m	<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	384.9m ²	n/a	339.2m ² COMM.
PARKING SPACES:	25 res.	9	1	Ammand.
BIKE SPACES:	11	26	0	
AGG. FRONT LAND:	40%	79.4%	n/a	
N.O. MAX:				
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:	-	1830.0m 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:		5		
BUILDING COVERAGE:				
SOFT LANDSCAPING CVG.:		41.2%		
HARD LANDSCAPING CVG.:		39.2%		
DECKS/PORCH/STEPS:		7.8%		
ASPHALT CVG.:		0.0%		
OTHER:		1.4%		
SURVEY INFO.				
SURVEY INFO TAKEN FROM SURVEYORS REAL PROPERTY REPORT PART 1, PLAN OF LOT 25, REGISTERED PLAN 523, CITY OF OTTAWA PREPARED BY: ANNIS, O'SULLIVAN, VOLLEBEK LTD DEC. 20, 2021				

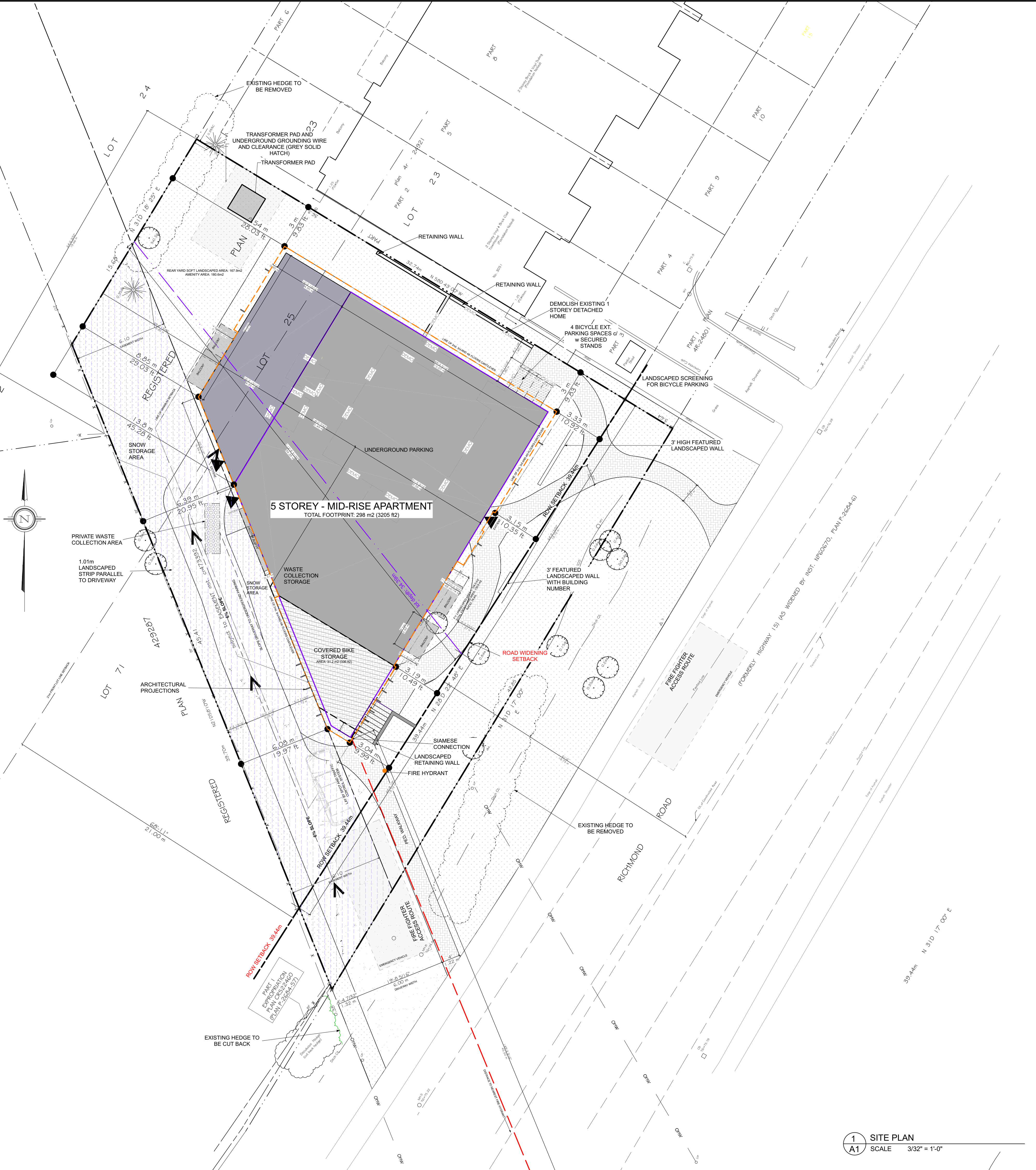
SITE LEGEND	
	EX. TREE TO BE REMOVED
	NEW CONIFEROUS TREE
	DENOTES SOFT LANDSCAPING
	DENOTES HARD LANDSCAPING
	EXISTING BUILDING FOOTPRINT
	PROPOSED RIVERSTONE
	PROPOSED ASPHALT DRIVEWAY
	PROPOSED WOOD DECKS/ BALCONIES
	CAR PARKING SPACE (ASPHALT)
	BICYCLE PARKING (ASPHALT)
	WASTE COLLECTION AREA
	SNOW STORAGE AREA
	PROPOSED/EXISTING ENTRY/EXIT
	PF - TEMPORARY PROTECTION FENCE
	EX. UTILITY POLE
	EX. CHAINED LINK/BOARD FENCE
	PROPERTY LINE
	MOTION SENSING EXT. LIGHTS
WASTE COLLECTION LEGEND	
	GB 2YD GARBAGE CONTAINER
	BB 360L FIBRE CONTAINER
	B 360L GML CONTAINER
	G 240L ORGANICS
	PRIVATE COLLECTION

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
DECIDUOUS TREES	
CONIFEROUS TREES	
SHRUBS	
NEW PLANTING MATERIAL	
CODE	COMMON NAME
DECIDUOUS TREES	
DT1	RED MAPLE
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).	

3	KEY PLAN & CONTEXT
A1	SCALE NO SCALE



1	SITE PLAN
A1	SCALE 3/32" = 1'-0"

UNPOISED ARCHITECTURE INC. 5-16 SWETLAND AVE. OTTAWA, ON K1N 7T6	
AZUL DESIGNS 2777 PROSPECT AVE. OTTAWA, ON K1M 1G2	
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	
COPYRIGHT RESERVED GENERAL NOTES:	
OWNER/CLIENT: PARADELLER INC. 1000 SHEPPARD AVE. E. SUITE 100 SCARBOROUGH, ON M1B 4Y6	
ARCHITECT/DESIGNER: UNPOISED ARCHITECTURE INC. 5-16 SWETLAND AVE. OTTAWA, ON K1N 7T6	
APPLICABLE PLANNER: WEST CANADA INC. 201 GARDENWAY DR. SUITE 300 OTTAWA, ON K1M 1G2	
CIVIL ENGINEER: G.D. 1504 PAPERBERRY INC. 1000 SHEPPARD AVE. E. SUITE 100 SCARBOROUGH, ON M1B 4Y6	
LANDSCAPING: AZUL DESIGNS 2777 PROSPECT AVE. OTTAWA, ON K1M 1G2	
SURVEYOR: ANNIE O'SULLIVAN, VOLLEBEK LTD 1000 SHEPPARD AVE. E. SUITE 100 SCARBOROUGH, ON M1B 4Y6	
CONSULTANTS:	
STRUCTURAL: TSD	MECHANICAL: TSD
ELECTRICAL: TSD	MECHANICAL: TSD
5	REVISED SITE PLAN
4	REVISED SITE PLAN
3	REVISED SITE PLAN
2	REVISED SITE PLAN
1	PRELIMINARY
NO.	REVISION/REUSE
PROJECT:	3055 RICHMOND RD.
3055 RICHMOND RD.	OTTAWA, ON K2B 5S8
DRAWING NAME:	SITE PLAN
DATE: APRIL 12, 2022	SCALE: AS NOTED
BY: F.M.	SHEET: A1
DATE: APRIL 12, 2022	SCALE: AS NOTED

FILE NUMBER: D07-12-22-0147