

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: 34.89m (112.83')

ADJACENT ZONING:
NORTH: R1GG
SOUTH: R5B
WEST SIDE: R1FF
EAST SIDE: R3N17110
SCHEDULE 1 AREA: AREA 'C'
SCHEDULE 1A AREA: AREA 'C'

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

P. STANDARD	3055 RICH.	3055 RICH.	EXISTING	SINGLE	NOTES
LOT WIDTH:	22m	39.44m	42.85m		
LOT DEPTH:	67.82m	102.82m	102.82m		
HEIGHT:	14.5m	15.9m	10.83m		
FRONT YARD:	3.0m	3.04m	1.0m		
REAR YARD:	7.5m	8.54m	17.81m		Amend.
INTERIOR YARD:	7.5m	3.00m	0.34m		
AMENITY:	12.0m ²	38.84m ²	n/a		
PARKING SPACES:	25 res.	9	1		Amend.
BIKE SPACES:	11	26	0		
AGG. FRONT LAND:	40% 40m ²	79.4%	n/a		
MLC.:	NO MAX.				
FIRST FL. HABITABLE SPACE:	40m ²	419.4m ²	n/a		

BUILDING AREAS

BASEMENT FL. GFA:	-	0m ²
FIRST FL. GFA:	-	273.8m ²
SECOND FL. GFA:	-	134.6m ²
THIRD FL. GFA:	-	331.6m ²
FOURTH FL. GFA:	-	268.8m ²
STORAGE:	-	5.2m ²
GARAGE/CARPORT:	-	285.5m ²
EXT/ICR/ (ALL FLOORS):	-	340.1m ²
TOTAL GFA:	-	1362.0m ²
TOTAL ALL AREAS:	-	1830.6m 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:	41.2%
SOFT LANDSCAPING CVG.:	39.2%
HARD LANDSCAPING CVG.:	7.8%
DECKS/PORCH/STEPS:	0.0%
ASPHALT CVG.:	10.4%
OTHER:	1.4%

SURVEY INFO.

SURVEY INFO TAKEN FROM
SURVEYOR'S REAL PROPERTY REPORT
PART 1, PLAN OF LOT 25, REGISTERED PLAN 523, CITY OF OTTAWA
PROPS. BY: ANTHONY O'SULLIVAN, VOLLEBEK LTD
DEC. 20, 2021

SITE NOTES

NEW ROOF DOWNTOPS 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

DECIDOUS TREES

CONIFEROUS TREES

SHRUBS

NEW PLANTING MATERIAL

CODE COMMON NAME QTY. SIZE (DIA.) CONDITION/NOTES

DECIDOUS 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 PLANT ANY PLANTS OR FLOWERS 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 THE TREE, PLUS ONE TENTH OF THE 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 HOARDING

(SEE DIAGRAM BELOW).

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)
- BYCICLE PARKING (ASPHALT)
- WASTE COLLECTION AREA
- SNOW STORAGE AREA
- PROPOSED/EXISTING ENTRY/EXIT
- PF — TEMPORARY PROTECTION FENCE
- U.P. EX. UTILITY POLE
- EX. CHAINED LINK/BOARD FENCE
- PROPERTY LINE
- MOTION SENSING EXT. LIGHTS

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REGISTERED

PLAN

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21