

**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
LOT WIDTH:	22m	35.44m	42.85m
LOT AREA:	675m <sup>2</sup>	894.88m <sup>2</sup>	1027.5m <sup>2</sup>
HEIGHT:	14.5m	15.0m	<=0.0m
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
AMENITY AREA:	126m <sup>2</sup>	384.8m <sup>2</sup>	n/a
PARKING SPACES:	25 res, 0 visitor	339.2m <sup>2</sup> COMM.	339.2m <sup>2</sup> COMM.
BIKE SPACES:	11	26	0
AGG. FRONT LAND:	40%	79.4%	n/a
MAX. HEIGHT:	N/A	N/A	N/A
FIRST FL. HABITABLE SPACE:	40m <sup>2</sup>	419.4m <sup>2</sup>	n/a

BUILDING AREAS	
BASEMENT FL. GFA:	0m <sup>2</sup>
FIRST FL. GFA:	273.0m <sup>2</sup>
SECOND FL. GFA:	331.6m <sup>2</sup>
THIRD FL. GFA:	331.6m <sup>2</sup>
FOURTH FL. GFA:	298.8m <sup>2</sup>
STORAGE:	57.5m <sup>2</sup>
GARAGE/PORT:	285.5m <sup>2</sup>
EXITS/CORR. (ALL FLOORS):	340.1m <sup>2</sup>
TOTAL GFA:	1205.0m <sup>2</sup>
TOTAL ALL AREAS:	1630.6m <sup>2</sup>

PROPOSED SITE DEVELOPMENT INFO.	
NEW GROSS FLOOR AREA:	1205.0m <sup>2</sup>
EX. GROSS FLOOR AREA:	0.0m <sup>2</sup>
NUMBER OF UNITS:	21
PROPOSED STOREYS:	5

BUILDING COVERAGE:	
SOFT LANDSCAPING CVG.:	41.2%
HARD LANDSCAPING CVG.:	39.2%
DECKSPORCHSTEPS:	7.8%
ASPHALT CVG.:	0.0%
OTHER:	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 PREPARED BY ANNIE O'SULLIVAN, VOLLEBERG 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)
- BYCYCLE 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	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDUOUS TREES				
CONIFEROUS TREES				
SHRUBS				

**NEW PLANTING MATERIAL**

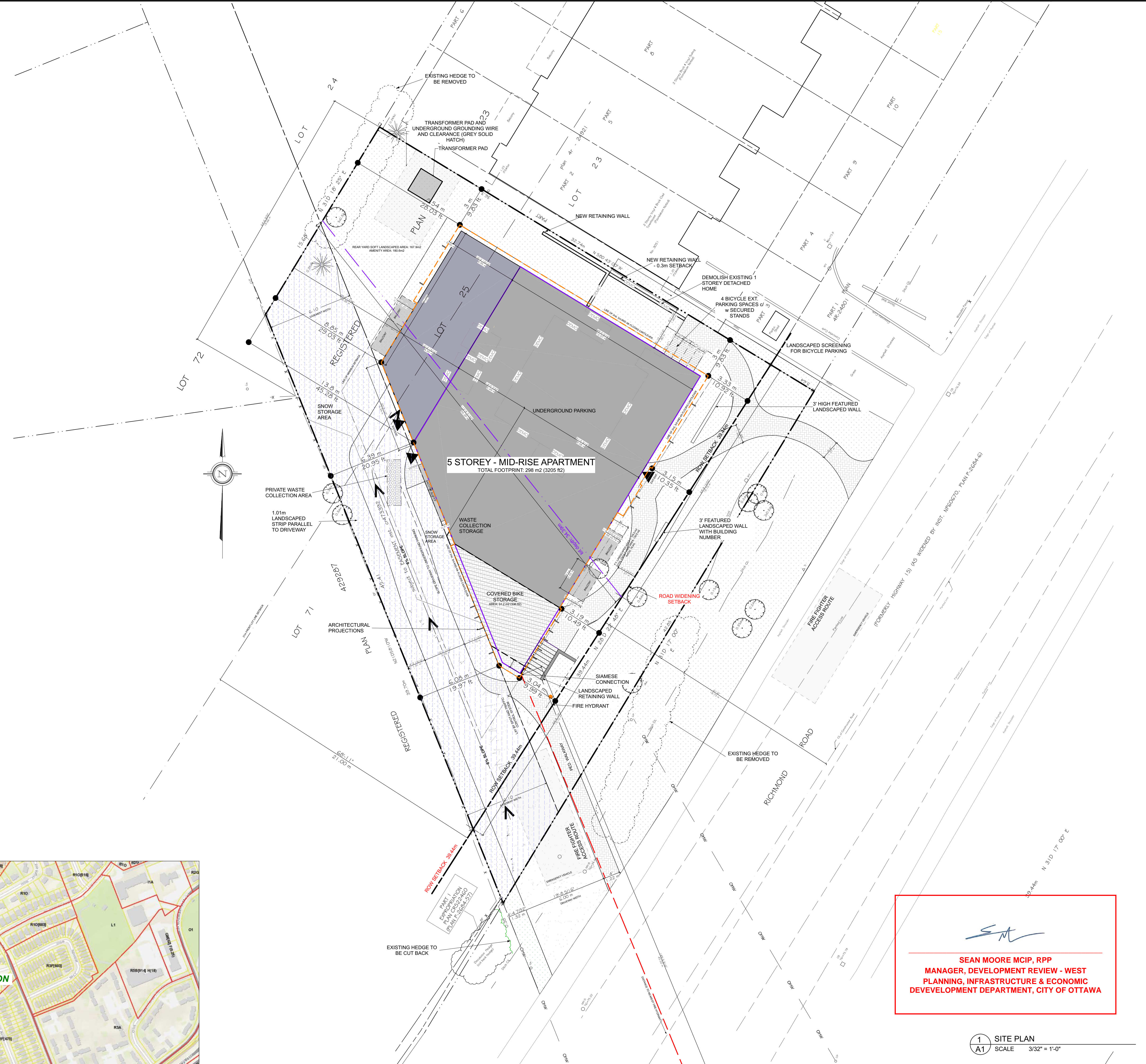
CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDUOUS TREES				
DT1	RED MAPLE	2	50mm Cal.	
CONIFEROUS TREES				
SHRUBS				

**TREE CONSERVATION NOTES**

- ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES;
- DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE;
- DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
- DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL;
- TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE;
- DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE;
- 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 ERRECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

3 KEY PLAN & CONTEXT  
A1 SCALE NO SCALE



**SEAN MOORE MCIP, RPP**  
MANAGER, DEVELOPMENT REVIEW - WEST  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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

UNPOISED ARCHITECTURE INC.  
5-16 SWIFTLAND AVE.  
OTTAWA, ON K1N 7T5

AZUL DESIGNS  
2777 PROSPECT AVE.  
OTTAWA, ON K1H 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 DISCREPANCIES AND OMISSIONS TO THE ARCHITECT/DESIGNER  
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GENERAL NOTES:

**3055 RICHMOND ROAD**  
SCOPE OF WORK: NEW 5 STOREY MID RISE RENTAL BUILDING - 21 UNITS

OWNER/DEVELOPER:  
FARBER DEVELOPMENT  
1000 SHEPPARD AVE. E. UNIT 101  
OTTAWA, ON K1H 1S1

ARCHITECT/DESIGNER:  
UNPOISED ARCHITECTURE INC.  
5-16 SWIFTLAND AVE.  
OTTAWA, ON  
K1N 7T5

APPLICATION NUMBER:  
1000 SHEPPARD AVE. E. SUITE 300  
OTTAWA, ON K1H 1S1  
K18-842

CIVIL ENGINEER:  
DR. SEAN MOORE  
1000 SHEPPARD AVE. E. SUITE 300  
OTTAWA, ON K1H 1S1  
K18-842

LANDSCAPING:  
AZUL DESIGNS  
2777 PROSPECT AVE.  
OTTAWA, ON K1H 1G2

SUBSOILER:  
ANNIE O'SULLIVAN, VOLLEBERG LTD.  
14 CONCORD DRIVE, SUITE 300  
OTTAWA, ON K1H 1G2  
K18-739

CONSULTANTS:	STRUCTURAL, TRD	MECHANICAL, TRD	ELECTRICAL, TRD	MEVY
1	REVISED SITE PLAN			03/19/25
2	REVISED SITE PLAN			06/09/24
3	REVISED SITE PLAN			06/09/22
4	REVISED SITE PLAN			04/22/22
5	PRELIMINARY			04/22/22

NO. REVISED/ISSUE DATE

PROJECT: 3055 RICHMOND RD.  
3055 RICHMOND RD.  
OTTAWA, ON K2B 1K5  
613-000-0000

DRAWING NAME: SITE PLAN

DRAWN BY: F.M. SHEET: A1  
DATE: APRIL 12, 2022  
SCALE: AS NOTED

FILE NUMBER: D07-12-22-0147