

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	REQUIRED	3055 RICH.	PROPOSED	EXISTING	NOTES
LOT WIDTH:	15m	35.44m	42.85m	n/a	
LOT AREA:	540m ²	894.88m ²	1027.5m ²	n/a	
HEIGHT:	14.5m	15.7m	<6.0m	n/a	Ammend.
FRONT YARD:	3.0m	3.04m	10.83m	n/a	
CORNER YARD:	n/a	n/a	n/a	n/a	
REAR YARD:	7.5m	8.54m	17.81m	n/a	
INTERIOR YARD:	7.5m	3.00m	0.34m	n/a	Ammend.
AMENITY AREA:	125m ²	419.4m ²	n/a	n/a	374.1m ² COMM.
PARKING SPACES:	25 res.	9	1	n/a	Ammend.
BIKE SPACES:	11	0	0	n/a	
AGG. FRONT LAND:	40%	75.4%	0	n/a	
ALL L.C.L.C.	N/A	N/A	N/A	N/A	
FIRST FL. HABITABLE SPACE	40m ²	419.4m ²	n/a	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).					

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

UNPOISED ARCHITECTURE INC.
5-16 SWETLAND AVE.
OTTAWA, ON K1N 7T6
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:
PARADELLE DEVELOPMENT
1000 SHEPPARD AVE. E. SUITE 100
OTTAWA, ON K1H 1S8

ARCHITECT/DESIGNER:
UNPOISED ARCHITECTURE INC.
5-16 SWETLAND AVE.
OTTAWA, ON K1N 7T6

APPLICATION PLANNER:
WSP CANADA INC.
201 GERRARD ST. E. SUITE 300
OTTAWA, ON K1H 1S8

CIVIL ENGINEER:
CJA TRAFFIC ENGINEERING INC.
1000 SHEPPARD AVE. E. SUITE 100
OTTAWA, ON K1H 1S8

LANDSCAPING:
AZUL DESIGNS
P.O. Box 627, Station T
OTTAWA, ON K1H 7G2

SURVEYOR:
ANNIE O'SULLIVAN, VOLLEBERK LTD
14 CONQUEST DRIVE, SUITE 301
OTTAWA, ON K1H 7G2

CONSULTANTS:
STRUCTURAL: TBD
MECHANICAL: TBD
ELECTRICAL: TBD

5 REVISED SITE PLAN 05/07/25

4 REVISED SITE PLAN 05/08/24

3 REVISED SITE PLAN 06/09/22

2 REVISED SITE PLAN 07/03/22

1 PRELIMINARIES 04/10/22

NO. REVISION/ISSUE DATE

PROJECT: 3055 RICHMOND RD.
3055 RICHMOND RD.
OTTAWA, ON K2B 5S8
613-000-0000

DRAWING NAME: SITE PLAN

DRAWN BY: --- SHEET: A1

DATE: APRIL 12, 2022

DATE: AS NOTED

FILE NUMBER: D07-12-22-0147