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 (112.834')

ADJACENT ZONING:
NORTH: R1GG
SOUTH: R1Y[522]
WEST SIDE: R1FF
EAST SIDE: R3H[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:	675m2	894.88m2	1027.5m2	
HEIGHT:	14.5m	15.9m	~6.0m	Ammend.
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	Ammend.
AMENITY AREA:	126m2	384.8m2	n/a	339.2m2 COMM.
PARKING SPACES:	25 res. 4 visitor	9 0	1 0	Ammend.
BIKE SPACES:	11	26	0	
AGG. FRONT LAND.	40%	79.4%	n/a	
M.L.C.:	NO MAX.			
FIRST FL. HABITABLE SPACE	40m2	419.4m2	n/a	

BUILDING AREAS

BASEMENT FL. GFA:	-	0m2
FIRST FL. GFA:	-	273.0m2
SECOND FL. GFA:	-	331.6m2
THIRD FL. GFA:	-	331.6m2
FOURTH FL. GFA:	-	268.8m2
STORAGE:	-	57.5m2
GARAGE/CARPORT:	-	285.5m2
EXITS/CORR. (ALL FLOORS):	-	340.1m2
TOTAL GFA:	-	1205.0m2
TOTAL ALL AREAS:	-	1830.6m2

PROPOSED SITE DEVELOPMENT INFO.

NEW GROSS FLOOR AREA:	1205.0m2
EX. GROSS FLOOR AREA:	0.0m2
NUMBER OF UNITS:	21
PROPOSED STOREYS:	5
BUILDING COVERAGE:	41.2%
SOFT LANDSCAPING CVG.:	39.2%
HARD LANDSCAPING CVG.:	**7.8%**
DECKS/PORCHSTEPS:	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
PREPARED BY:
ANNIS, O'SULLIVAN, VOLLEBEKK 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 (ASPAHLT)
- 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

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
DECIDOUS TREES				
CONIFEROUS TREES				
SHRUBS				

NEW PLANTING MATERIAL

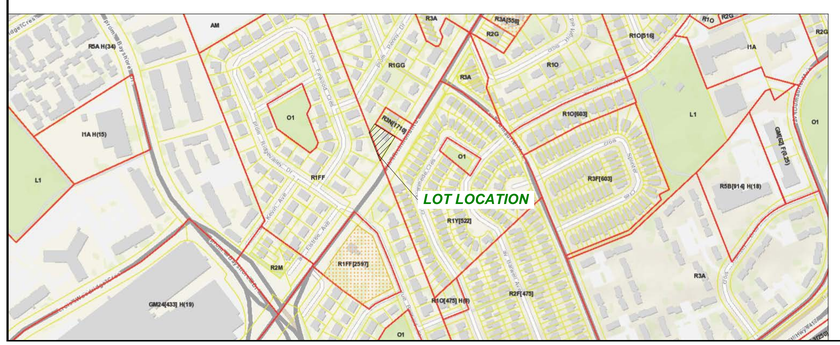
CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
DECIDOUS TREES				
DT1	RED MAPLE	2	50mm Cal.	
CONIFEROUS TREES				
SHRUBS				

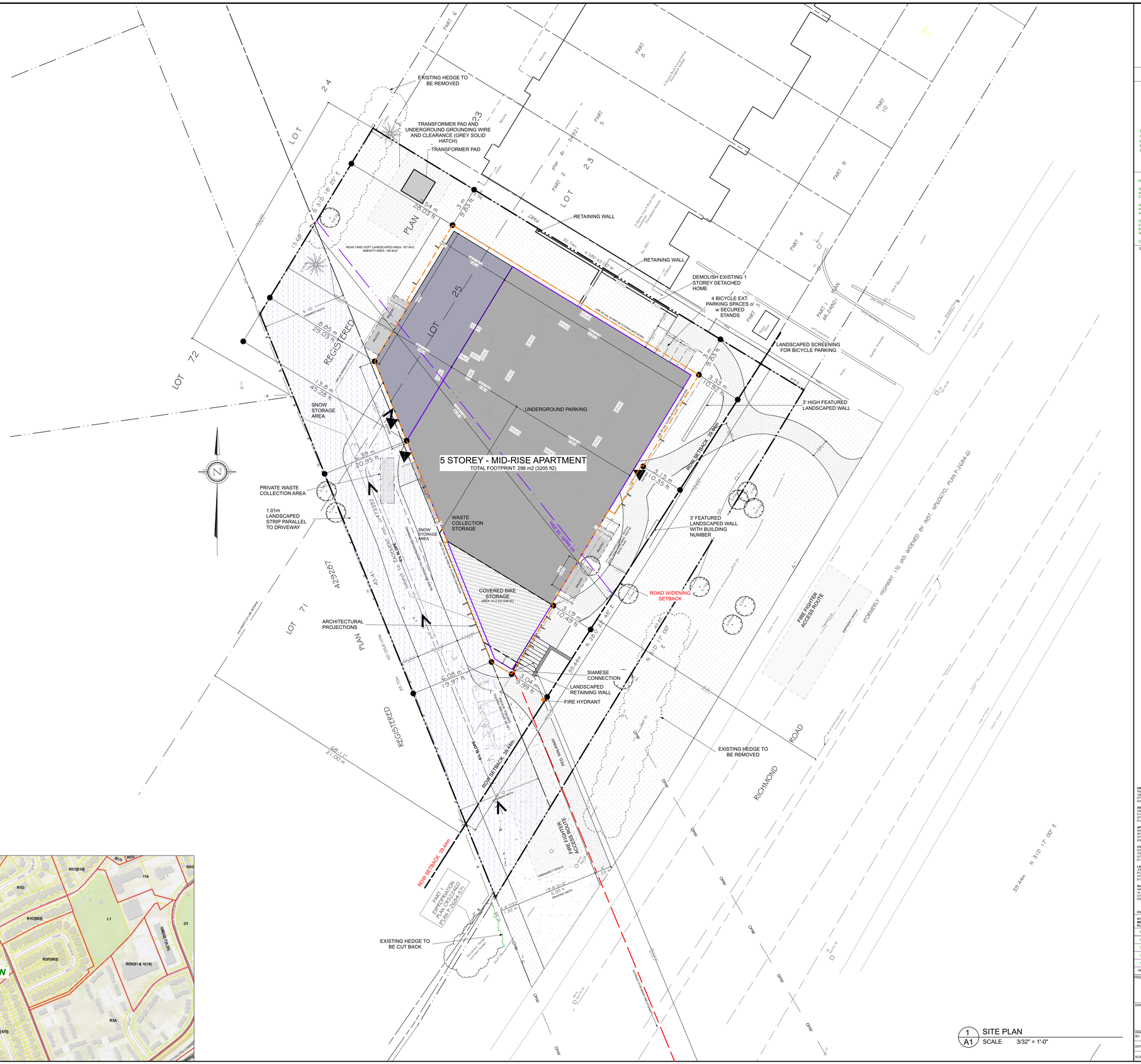
TREE CONSERVATION NOTES

1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ1) 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 HOARDING (SEE DIAGRAM BELOW).

3 / A1 KEY PLAN & CONTEXT
SCALE NO SCALE





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

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

UNPOSED ARCHITECTURE INC.
5-16 SWEETLAND AVE.
OTTAWA, ON. K1N-7T6

AZUL DESIGNS
2277 PROSPECT AVE.
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:
FARES ELSABBAGH
1588 MERIVALE RD.
OTTAWA, ON.
K2G 1E8

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

APPLICANT/PLANNER:
NSP CANADA INC.
2411 QUEENSVIEW DR. SUITE 300
OTTAWA, ON.
K2B-8K2

CIVIL ENGINEER:
D.B. GRAY ENGINEERING INC.
765 LONG POINT CIRCLE
OTTAWA, ON.
K1T-4E9

LANDSCAPING:
JOHN K. SZCZEPANIAK
P.O. BOX 4397, Station "E"
OTTAWA, ON.
K1S 5B2

SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD
14 CONCOURSE GATE - SUITE 500
OTTAWA, ON.
K2E-7S6

CONSULTANTS:

STRUCTURAL - TBD
MECHANICAL - TBD
ELECTRICAL - TBD

NO.	REVISION/ISSUE	DATE
5	REVISED SITE PLAN	01/06/26
4	REVISED SITE PLAN	05/28/24
3	REVISED SITE PLAN	09/06/22
2	REVISED SITE PLAN	07/20/22
1	PRELIMINARIES	04/12/22

PROJECT: **3055 RICHMOND RD.**

3055 RICHMOND RD.
OTTAWA, ON K2B 6S6
613-000-0000

DRAWING NAME: SITE PLAN

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

FILE NUMBER: D07-12-22-0147