

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

E. STANDARD	3055 RICH. REQUIRED	3055 RICH. PROPOSED	EXISTING SINGLE	NOTES
LOT WIDTH:	15m	35.44m	42.85m	
LOT AREA:	540m 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	394.9m 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%	0	
ALL L.C.:	NO MAX.	n/a	n/a	
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:	41.2%
SOFT LANDSCAPING CVG.:	39.2%
HARD LANDSCAPING CVG.:	7.8%
DECKSPORCHSTEPS:	0.0%
ASPHALT CVG.:	10.4%
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 ANNIE O'SULLIVAN, VOLLEBEK 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				

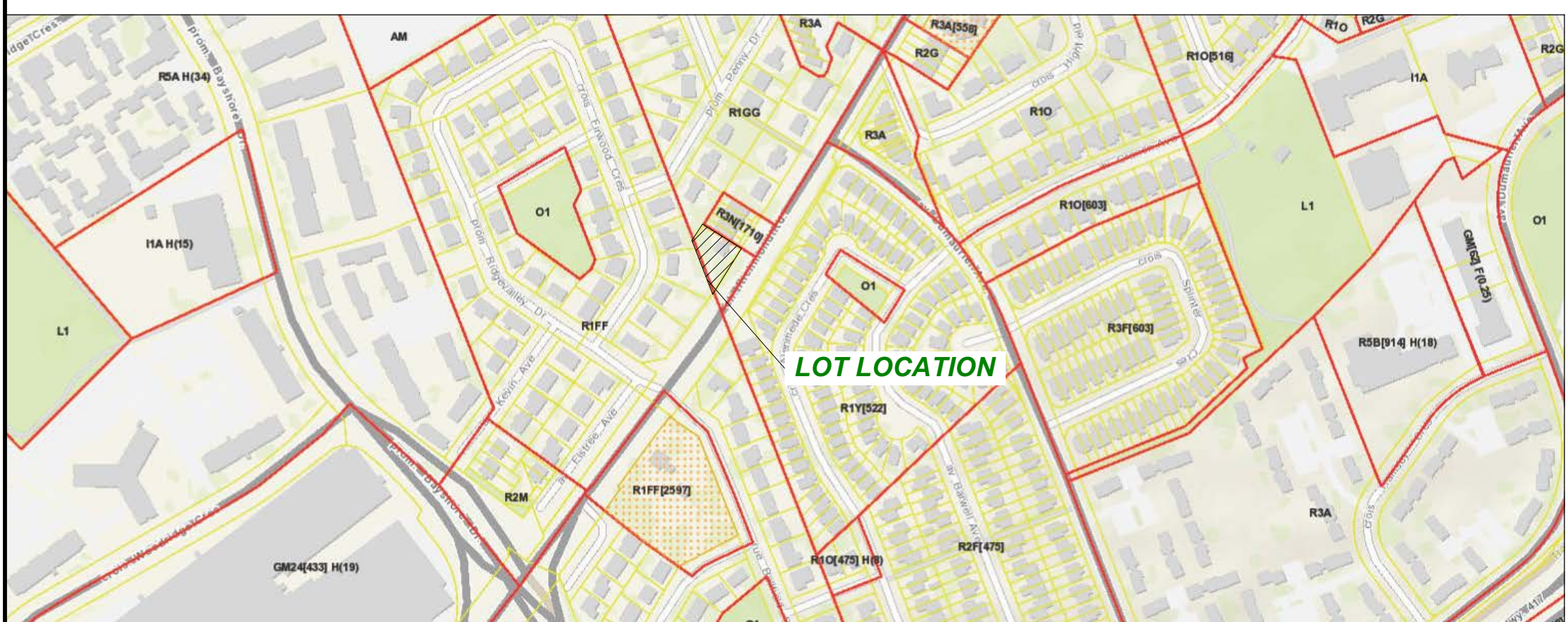
TREE CONSERVATION NOTES

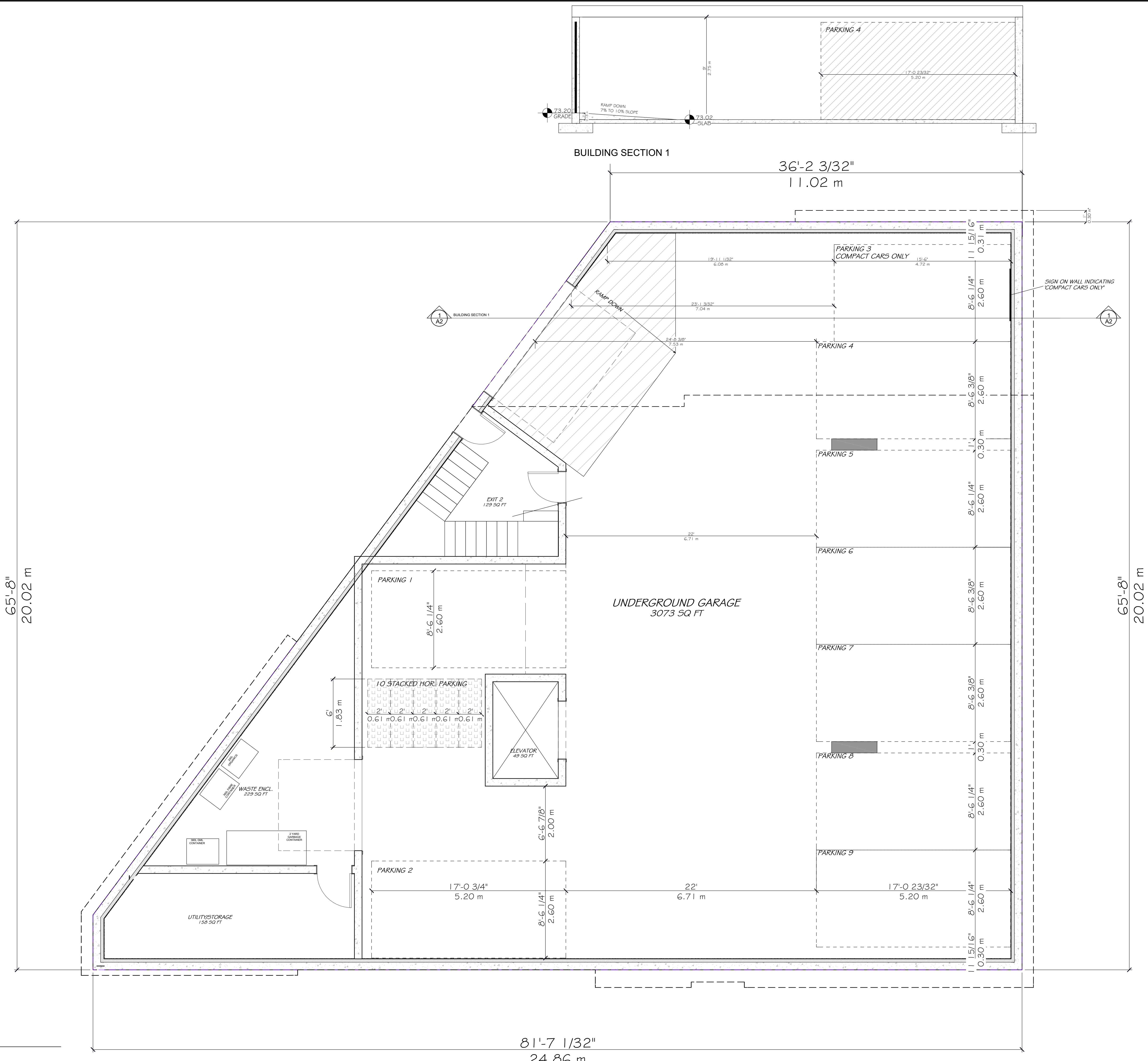
1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES.
2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE.
3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.
4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL.
5. TUNNEL OR BORE WHEN DIGGING WITHIN 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.

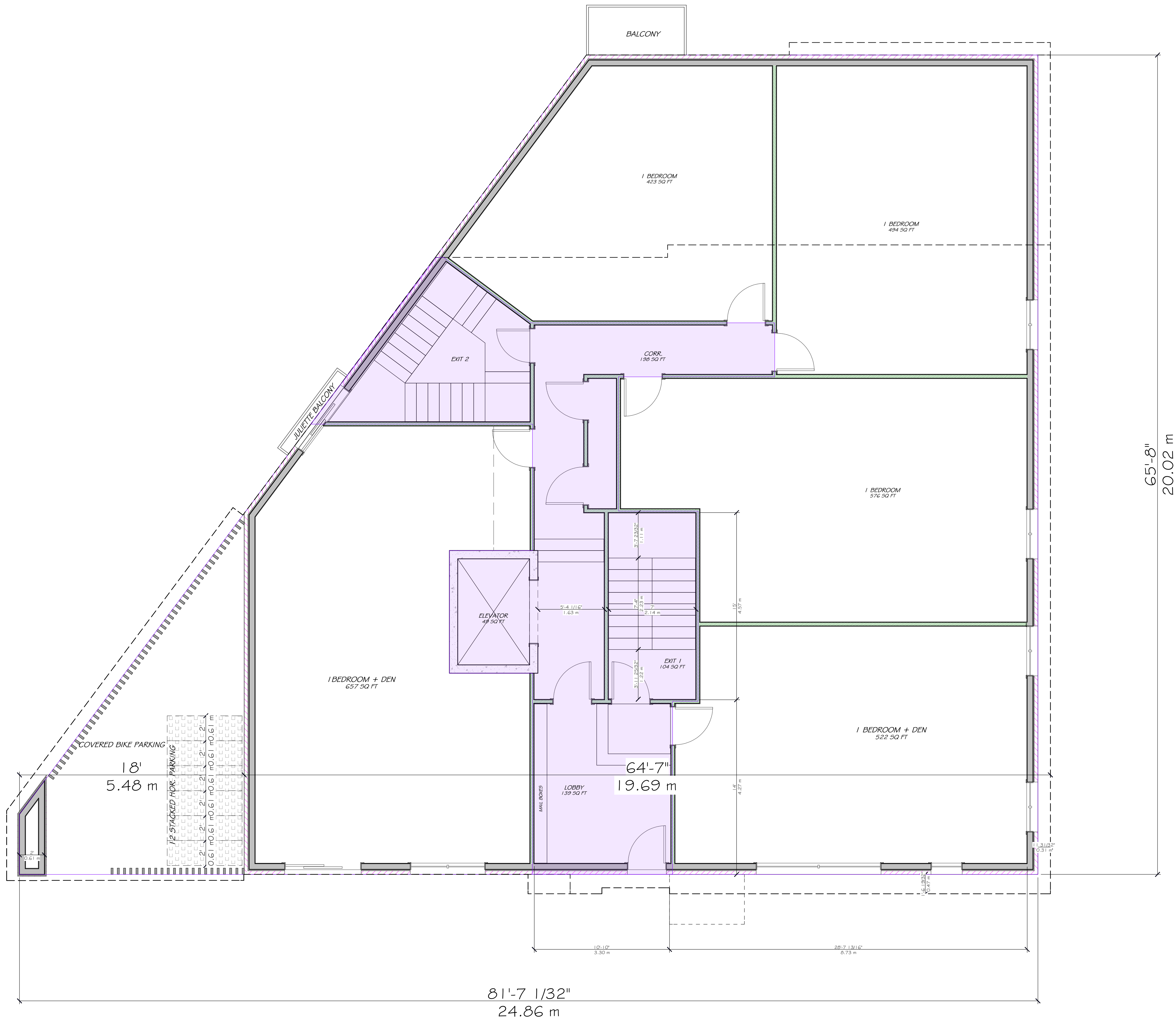
* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM.

* 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).

3 KEY PLAN & CONTEXT
A1 SCALE NO SCALE







UNPOISED ARCHITECTURE INC.
5-16 SWEETLAND 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
COPYRIGHT RESERVED
GENERAL NOTES:

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

OWNER/DEVELOPER:
PARADELLER DEVELOPMENT
1850 KENNEDY RD
OTTAWA, ON K1M 1K5
KOB-185

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

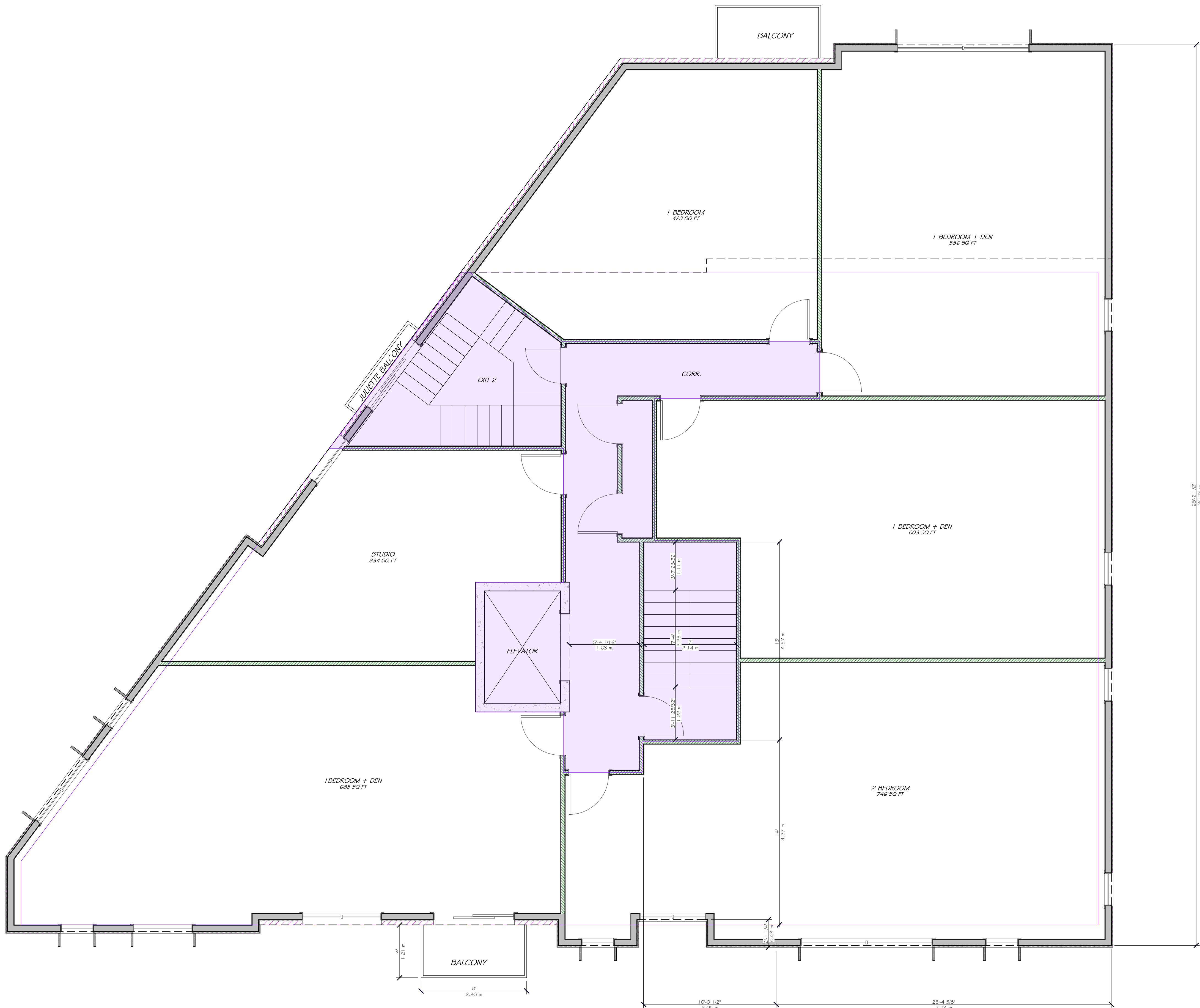
APPLICANT PLANNER:
WEST CANADA INC.
2511 GARDENWAY DR. SUITE 300
OTTAWA, ON
K2B 9K2

CIVIL ENGINEER:
C.B. TROTT ENGINEERING INC.
P.O. Box 6207, Station T
OTTAWA, ON
K1T 1G3

LANDSCAPING:
LORNA S. GORDON
P.O. Box 6207, Station T
OTTAWA, ON
K1T 1G3

SURVEYOR:
ANDR. OSALIMAN, VOLLEBAEK LTD
10 CONQUEST DRIVE, SUITE 300
OTTAWA, ON
K2E 7G8

CONSULTANTS:		
STRUCTURAL: TRO		
MECHANICAL: TRO		
ELECTRICAL: TRO		
5	REVISED SITE PLAN	08/08/25
4	REVISED SITE PLAN	05/08/24
3	REVISED SITE PLAN	08/06/22
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 9K8		
613-000-0000		
DRAWING NAME: FLOOR PLANS		
DRAWN BY: ---	SHEET: A3	
DATE: APRIL 12, 2022		
SCALE: AS NOTED		



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185 MCNICOLL RD.
OTTAWA, ON K2B 5B5

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

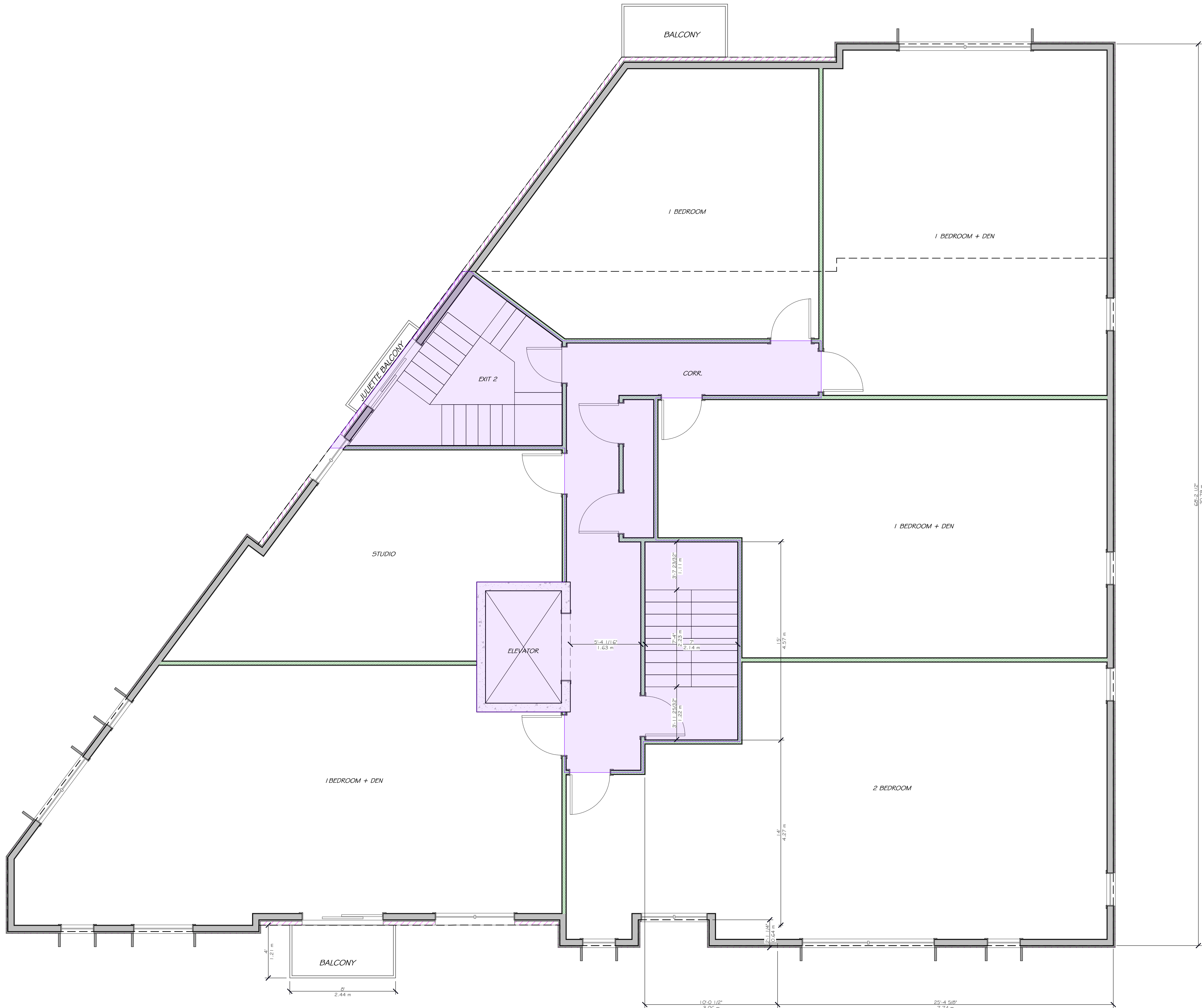
ARCHITECT PLANNER:
WEST CANADA INC.
2111 GARDENWAY DR. SUITE 300
OTTAWA, ON K2B 9K2

CIVIL ENGINEER:
C.B. TOWN ENGINEERING INC.
100 HURONTARIO CIRCLE
OTTAWA, ON K1T 4G3

LANDSCAPING:
L.P. & S. ASSOCIATES
P.O. Box 627, Salem CT
OTTAWA, ON K1H 8H1

SURVEYOR:
ANDR. OSULIAN, COLLEGE LTD.
10 CONQUEST DRIVE, SUITE 301
OTTAWA, ON K2B 7G8

CONSULTANTS:	
STRUCTURAL, T&B	MDY
MECHANICAL, T&B	
ELECTRICAL, T&B	
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NO.	REVISION/ISSUE DATE
PROJECT:	3055 RICHMOND RD. 3055 RICHMOND RD. OTTAWA, ON K2B 5B5 613-000-0000
DRAWING NAME:	PLANS



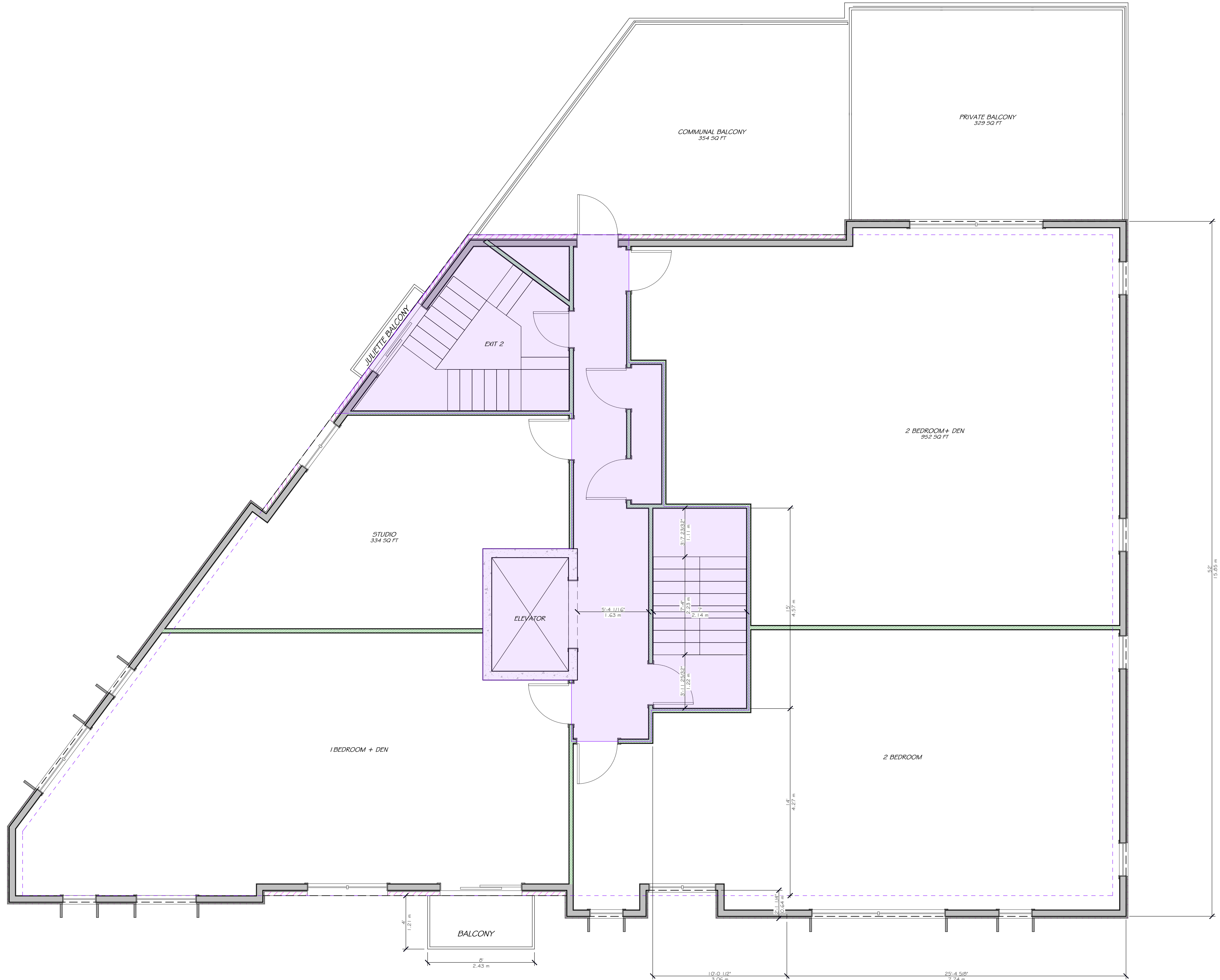
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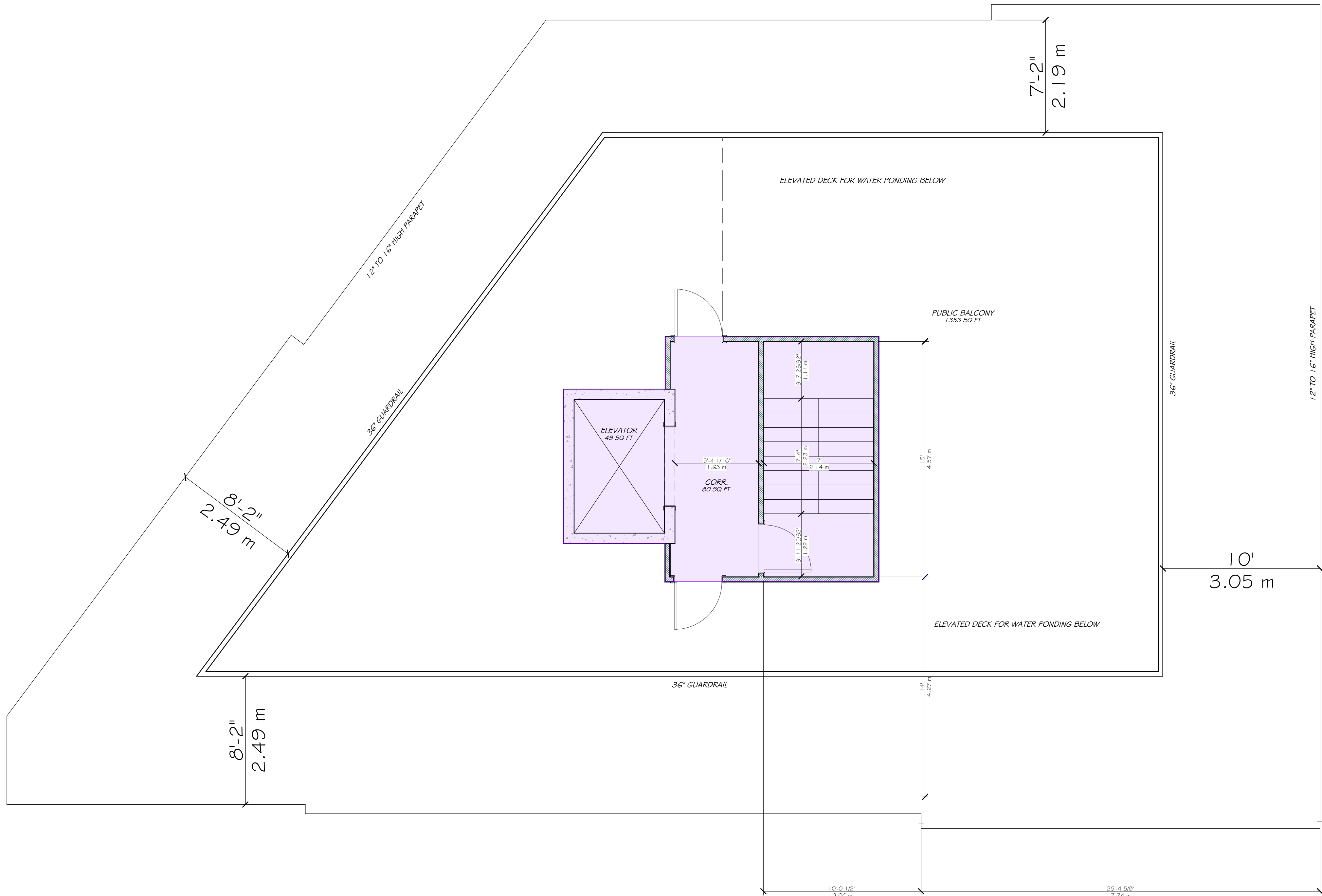
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OTTAWA, ON K2B 5B5
ARCHITECT DESIGNER:
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5-16 SWEETLAND AVE.
OTTAWA, ON K1N 7T6
APPLICANT PLANNER:
WEST CANADA INC.
2111 GARDENVIEW DR. SUITE 300
OTTAWA, ON K2B 9K2
CIVIL ENGINEER:
C.B. TOWN ENGINEERING INC.
100 LINDENHURST CIRCLE
OTTAWA, ON K1T 1G3
LANDSCAPING:
LORNA GILCHRIST INC.
P.O. Box 627, Station T
OTTAWA, ON K1N 1B0
SUPERVISOR:
ANDR. OSALIMAN, COLLIERDAK LTD
14 CONQUEST DRIVE, SUITE 301
OTTAWA, ON K2E 7G8

CONSULTANTS:		
STRUCTURAL - TED		MD/Y
MECHANICAL - TED		
ELECTRICAL - TED		
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		613-000-0000
DRAWING NAME: ELEVATIONS		





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OTTAWA, ON K2B 5B5

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

APPLICANT/OWNER:
WEST CANADA INC.
2011 GARDENVIEW DR. SUITE 300
OTTAWA, ON
K2B 9K2

CIVIL ENGINEER:
C.B. TROTT ENGINEERING INC.
70 LINDENHURST CIRCLE
OTTAWA, ON
K1T 4G3

LANDSCAPING:
LORNA SUTTON/STANIS
P.O. Box 4207, Salem CT
OTTAWA, ON
K1S 1H0

SURVEYOR:
ANDR. OSULLIVAN, VALLEBERG LTD
14 CONQUEST DRIVE, SUITE 301
OTTAWA, ON
K2E 7G8

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STRUCTURAL: TBD		
MECHANICAL: TBD		
ELECTRICAL: TBD		
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OTTAWA, ON K2B 5B5

DRAWING NAME: FLOOR PLANS

DRAWN BY: --- SHEET: A7
DATE: APRIL 12, 2022
SCALE: AS NOTED