

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 | NOTES         |
|---------------------------|---------------------|---------------------|-----------------|---------------|
| LOT WIDTH:                | 15m                 | 35.44m              | 42.85m          |               |
| LOT AREA:                 | 540m2               | 894.88m2            | 1027.5m2        |               |
| HEIGHT:                   | 14.5m               | 15.7m               | <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:             | 125m2               | 419.4m2             | n/a             | 374.1m2 COMM. |
| PARKING SPACES:           | 25 res.             | 9                   | 1               | Ammend.       |
| BIKE SPACES:              | 11                  | 0                   | 0               |               |
| AGG. FRONT LAND:          | 40%                 | 75.4%               | 0               |               |
| ALL L.C.L.C.              | N/A                 | N/A                 | n/a             |               |
| 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:           | - | 288.8m2  |
| STORAGE:                  | - | 57.5m2   |
| GARAGE/CARPOR:            | - | 285.5m2  |
| EXITS/CORR. (ALL FLOORS): | - | 340.1m2  |
| TOTAL GFA:                | - | 1205.0m2 |
| TOTAL ALL AREAS:          | - | 1630.0m2 |

PROPOSED SITE DEVELOPMENT INFO.

|                       |          |
|-----------------------|----------|
| NEW GROSS FLOOR AREA: | 1205.0m2 |
| EX. GROSS FLOOR AREA: | 0.0m2    |
| 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                |             |      |             |           |       |

3 KEY PLAN & CONTEXT

A1 SCALE NO SCALE

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

COPYRIGHT RESERVED  
GENERAL NOTES:

OWNER/DEVELOPER:  
PARADELLER INC.  
1000 SHEPPARD AVE. E. SUITE 100  
SCARBOROUGH, ON M1B 4Y9

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 8K2

CIVIL ENGINEER:  
CJA JENSEN ENGINEERING INC.  
1000 SHEPPARD AVE. E. SUITE 100  
SCARBOROUGH, ON M1B 4Y9

LANDSCAPING:  
AZUL DESIGNS  
P.O. Box 627, Station T  
OTTAWA, ON K1N 7T6

SURVEYOR:  
ANNIE O'SULLIVAN, VOLLEBERK LTD  
40 CONQUEST DRIVE, SUITE 300  
OTTAWA, ON K1H 7G2

CONSULTANTS:

| STRUCTURAL, T&B | MECHANICAL, T&B   | ELECTRICAL, T&B | MEV |
|-----------------|-------------------|-----------------|-----|
| 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               | PRELIMINARY       | 04/12/22        |     |

NO. REVISION/ISSUE DATE

PROJECT: 3055 RICHMOND RD.

3055 RICHMOND RD.  
OTTAWA, ON K2B 5S6  
613-000-0000

DRAWING NAME: SITE PLAN

DRAWN BY: --- SHEET: A1

DATE: APRIL 12, 2022

SCALE: AS NOTED

FILE NUMBER: D07-12-22-0147