

ALTA VISTA DRIVE

BRAESIDE AVENUE

DRAWING LEGEND:

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION (SCOPE OF WORK)
- TREES TO BE REMOVED
- TREES TO BE RELOCATED - REFER TO TREE CONSERVATION REPORT
- SHRUBS TO BE REMOVED
- EXISTING FIRE HYDRANT
- EXISTING FENCE
- RETAINING WALL
- DEPRESSED CURB AND TWSI
- BIKE RACKS
- 6M WIDE FIRE ROUTE ACCESS
- 2HR FIREWALL

DRAWING NOTES:

- (01) EXISTING SHEDS TO BE RELOCATED
- (02) RELOCATED SHEDS
- (03) RELOCATE LIGHT POLES
- (04) RELOCATE HYDRO TRANSFORMER
- (05) EXISTING RECTORY TO BE DEMOLISHED
- (06) REMOVE EXISTING TREES
- (07) EXISTING SIGNS
- (08) EXISTING HOME TO BE DEMOLISHED
- (09) 0.6Mx1.8M BENCH
- (10) NEW ENLARGED PATIO TO REPLACE EXISTING
- (11) VAN PARKING
- (12) REMOVE PART OF EXISTING CANOPY
- (13) EXISTING CATCH BASIN
- (14) EXISTING CONCRETE SIDEWALK TO BE REMOVED
- (15) EXISTING WALKWAY TO BE REMOVED
- (16) EXISTING PLANTER TO BE REMOVED
- (17) EXISTING CHAIN LINK FENCE TO BE REMOVED
- (18) EXISTING CONCRETE RETAINING WALL TO BE REMOVED
- (19) EXISTING CONCRETE PORCH AND STEPS TO BE REMOVED
- (20) LOCATION OF MEMORIAL
- (21) LINE OF NEW CANOPY ABOVE
- (22) 2.4Mx3.0M GARDEN SHED
- (23) WATER OUTLET FOR GARDEN
- (24) 1.5Mx4.8M GARBAGE SHED
- (25) CONCRETE STAIRS AND RAMP
- (26) BAY PROJECTION ABOVE

SITE LIGHTING NOTES:

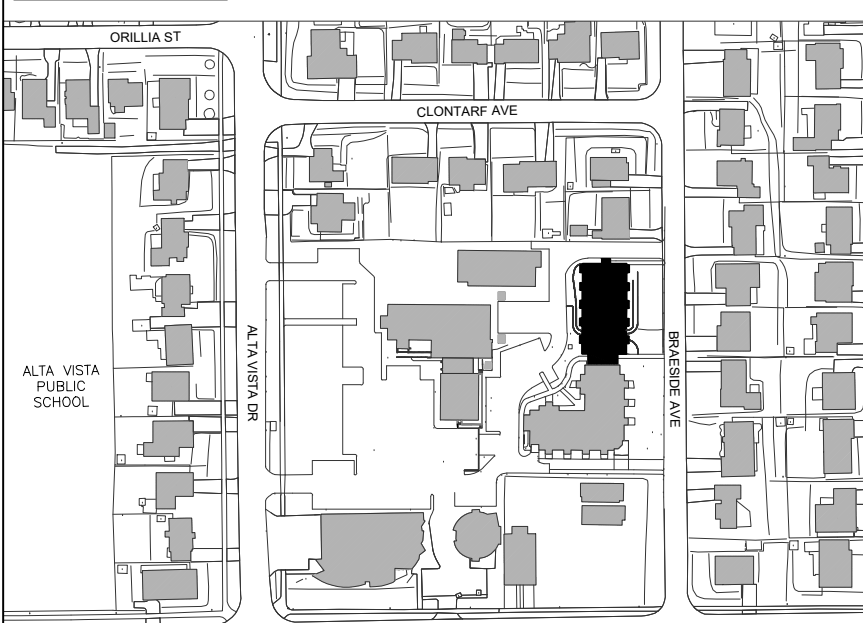
1. ONLY FIXTURES THAT MEET THE CRITERIA FOR FULL CUT-OFF (SHARP CUT-OFF) CLASSIFICATION, AS RECOGNIZED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA OR IES), AND;
2. IT MUST RESULT IN MINIMAL LIGHT SPILLAGE ONTO ADJACENT PROPERTIES, AS A GUIDELINE, 0.5 FC IS NORMALLY THE MAXIMUM ALLOWABLE SPILLAGE.

LIGHTING LEGEND:

- EXISTING LIGHTING
- LIGHTING STANDARD
- WALL MOUNTED LIGHTING
- SOFFIT LIGHTING
- PEDESTAL LIGHTING

1 SITE PLAN
1:250

LOCATION MAP



GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWING. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED.

DEVELOPMENT INFORMATION:

ZONING:
11A (1485)

UNITS:
28x TYPE A
1 BDRM UNIT
(NET) 47.26 M² / 508.7 FT²

6x TYPE B
1 BDRM BARRIER FREE
(NET) 47.28 M² / 508.9 FT²

4x TYPE C
1 BDRM
(NET) 44.6 M² / 479.9 FT²

38 IN TOTAL

BUILDING FOOTPRINT AREA:
628.9 M² / 6,769 FT²

BUILDING GROSS AREA:
(INCLUDING BASEMENT)
2,459 M² / 26,476 FT² (NET)

COMMON AREAS (GFA)
479 M² / 5,156 FT² (NET)

EFFICIENCY:
80%

PARKING INFORMATION:

NUMBER OF PARKING SPACES AT 2.6M x 5.2M:
REQUIRED: 130
PROVIDED: 131 (8 BARRIER FREE)

LINE DENOTES:

EXISTING PARKING SPACES: 104
PROPOSED PARKING SPACES: 27

NUMBER OF BICYCLE PARKING AT 0.6M x 1.8M:
REQUIRED: 21
PROVIDED: 21

OUTDOOR AMENITY AREAS:

REQUIRED MIN. TOTAL AMENITY: 228 M²
PROPOSED AMENITY AREAS:
COMMUNITY GARDENS: 217.8 M²
EXISTING PATIO: 20.87 M²
PROPOSED PATIO: 27.89 M²
IN TOTAL: 266.56 M²

PERCENTAGE OF TOTAL SITE OCCUPIED BY VEGETATION AND LANDSCAPING:

43%

CONTACT LIST:

OWNER
ELLWOOD HOUSE LTD.
2270 BRAESIDE AVENUE
OTTAWA, ON K1H 7J7
613-521-5151

DEVELOPMENT CONSULTANT
CENTRETOWN CITIZENS OTTAWA CORPORATION (COCOC)
415 GILMOUR STREET, SUITE 200
OTTAWA, ON K2P 2M8
613-234-4065

PLANNER
WSP INC.
2611 QUEENSWAY DRIVE
OTTAWA, ON K2B 8K2
613-829-2800

ARCHITECT
COLIZZA BRUNI ARCHITECTURE INC.
76 CHAMBERLAIN AVENUE
OTTAWA, ON K1S 1V9
613-236-2944

LANDSCAPE ARCHITECT
STUDIO RED LANDSCAPE ARCHITECTURE INC.
76 CHAMBERLAIN AVENUE
OTTAWA, ON K1S 1V9
613-866-4551

STRUCTURAL ENGINEER
D+M STRUCTURAL ENGINEERING LTD.
120-17 ABERDEEN STREET
OTTAWA, ON K1S 3J5
613-651-9490

MECHANICAL/ELECTRICAL ENGINEER
COSMEL CORP.
178 GREER BOULEVARD, SUITE 105
GATINEAU, QC J8T 6Z6
819-205-3283

SURVEYOR
FARLEY, SMITH & DENIS SURVEYING LTD.
190 COLONNADE ROAD
OTTAWA, ON K2E 7J5
613-727-8226

SURVEY INFORMATION
PART OF BLOCK N
REGISTERED PLAN 552
CITY OF OTTAWA



NO.	DATE	DESCRIPTION
03	APR 19/22	RESUBMISSION #1 FOR SPA
02	OCT 13/21	SPA SUBMISSION
01	SEP 21/21	CONCEPT SITE PLAN APPROVED BY CLIENT

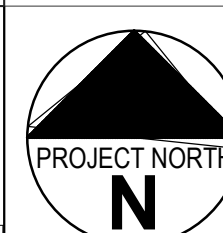
COLIZZA BRUNI
architecture

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PROJECT NAME

ELLWOOD HOUSE
EXTENSION

2262 BRAESIDE AVENUE, OTTAWA, ON



SCALE
AS NOTED
DRAWN BY
DATE
4/25/22
PROJECT NO.
#001-16

DRAWING TITLE

SITE PLAN

DRAWING NO.

SP1

D07-12-21-0174
PLAN NO.: 18637

PARKING LOT LANDSCAPE:

AREA OF PARKING LOT 1+2+3: 1,239 M²
LANDSCAPED AREA: 670 M² (53.99%)

AREA OF PARKING LOT 4+5: 3,212 M²
LANDSCAPED AREA: 1,908 M² (59.40%)

DESIGNATION:

PARKING LOT

LANDSCAPED AREA

