

SITE PLAN OF PLAN OF SURVEY, PART OF
LOT 22, CONCESSION 2 (OTTAWA FRONT),
CITY OF OTTAWA

ZONING: R1WW CONVERTED TO R2?
RESIDENTIAL FIRST DENSITY (SEC. 155-156) CITY OF OTTAWA,
RESIDENTIAL SECOND DENSITY (SEC. 157-158) CITY OF OTTAWA:
PROPOSED BUILDING TYPE: 4 x 2 STOREY, LONG-SEMI c/w SDUs
2 x 3-BEDS + 2 x 1-BED EACH
LOT DEPTH: 38.59m (120.05')
ADJACENT ZONING:
NORTH: R2N
SOUTH: I1F (H15)
WEST SIDE: R1WW
EAST SIDE: R3Y170R
SCHEDULE 1 AREA AREA 'C'
SCHEDULE 1A AREA AREA 'C'

| LOT INFO | 1568 M. BROOK A REQUIREMENTS | 1568 M. BROOK PROPOSED | DETACHED EXISTING | NOTES |
|-----------------|---------------------------------|---------------------------|----------------------|----------------|
| P. STANDARD | 10m | 9.915m | 39.66m | |
| LOT WIDTH: | 300m2 | 382.3m2 | 1491.2m2 | |
| LOT AREA: | 8.5m | 8.00m | 7.0m | |
| HEIGHT: | 5m | 5.01m | 9.36m | |
| FRONT YARD: | n/a | n/a | n/a | |
| CORNER YARD: | 7m | 7.53m | 10.6m | 25% LOT DPTH |
| REAR YARD: | 1m | 1.22m | 1.72m | 25% OF L. AREA |
| INTERIOR YARD: | 7m2 | 63.5m2 | 557m2 | |
| R.Y. SOFTSCAPE: | n/a | n/a | n/a | |
| AMENITY AREA: | 0 | 0 | 0 | |
| PARKING SPACES: | 0 | 0 | 0 | |
| BIKE SPACES: | 0 | 0 | 0 | |
| M.L.C.: | NO MAX. | | | |

| BUILDING AREAS | | | |
|---------------------|---|---------|---|
| BASEMENT FL. GFA: | - | 132.0m2 | - |
| FIRST FL. GFA: | - | 132.0m2 | - |
| SECOND FL. GFA: | - | 175.3m2 | - |
| STORAGE: | - | 0.0m2 | - |
| GARAGE: | - | 0.0m2 | - |
| EXITS (ALL FLOORS): | - | 439.3m2 | - |
| TOTAL LIVING: | - | 439.3m2 | - |
| TOTAL ALL AREAS: | - | 439.3m2 | - |

| PROPOSED SITE DEVELOPMENT INFO | | | |
|--------------------------------|-----------------|---|------------|
| NEW GROSS FLOOR AREA: | 439.3m2 | - | |
| EX. GROSS FLOOR AREA: | 0.0m2 | - | EX. DEMO'D |
| NUMBER OF UNITS: | 2 PDUs + 2 SDUs | - | SINGLE |
| PROPOSED STOREYS: | 2 | - | 1.5 |
| BUILDING COVERAGE: | 39.4% | - | |
| SOFT LANDSCAPING CVG.: | 35.4% | - | |
| HARD LANDSCAPING CVG.: | 2.7% | - | |
| DECKS/PORCHES/STEPS: | 6.4% | - | |
| ASPHALT CVG.: | 19.8% | - | |
| OTHER: | 0.3% | - | |

SURVEY INFO:
SURVEY INFO TAKEN FROM
SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY
PART OF LOT 22, CONCESSION 2 (OTTAWA FRONT),
CITY OF OTTAWA
PREPARED BY:
STANTEC GEOMATICS LTD.
JAN. 1, 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 IMPERIAL AND (METRIC)
EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED

| 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 | | | | |

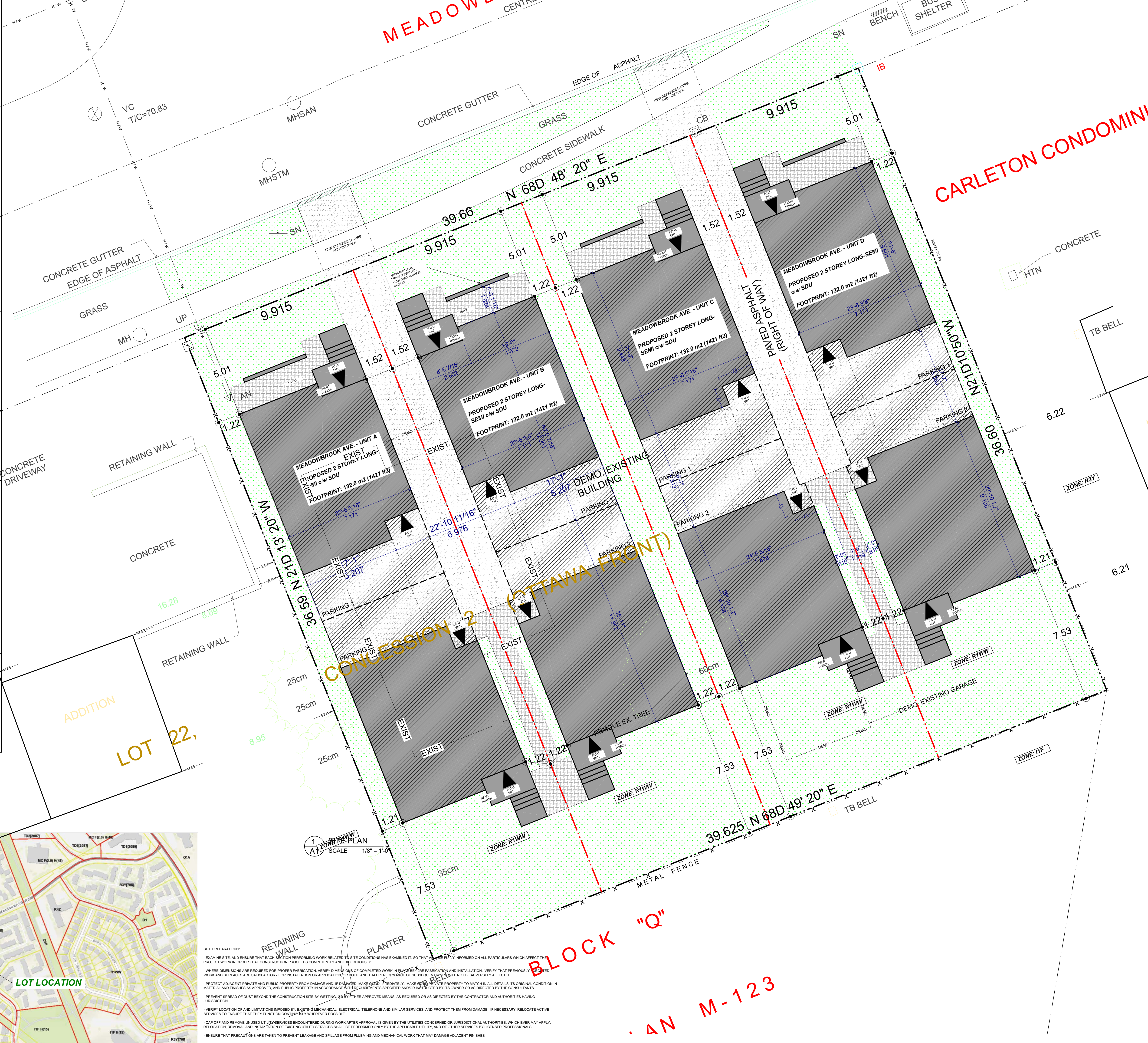
TREE CONSERVATION NOTES
1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ1) OF TREES;
2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE;
3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL;
5. TUNNEL 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 KEY PLAN & CONTEXT
A1 SCALE NO SCALE



- SITE LEGEND**
- EX. TREE TO BE REMOVED
 - NEW CONIFEROUS TREE
 - DENOTES SOFT LANDSCAPING
 - DENOTES HARD LANDSCAPING
 - EXISTING BUILDING FOOTPRINT
 - PROPOSED HONEYCOMB HARD LANDSCAPING
 - PROPOSED ASPHALT DRIVEWAY
 - PROPOSED WOOD DECKS/ BALCONIES
 - CAR PARKING SPACE (ASPHALT)
 - BYCYCLE PARKING (ASPHALT)
 - WASTE COLLECTION AREA
 - SNOW STORAGE AREA
 - PROPOSED/EXISTING ENTRY/EXIT
 - PF - TEMPORARY PROTECTION FENCE
 - EX. UTILITY POLE
 - EX. CHAINED LINK/BOARD FENCE
 - PROPERTY LINE

- WASTE COLLECTION LEGEND**
- GB
 - BB
 - B
 - G



AZUL DESIGNS - BCIN: 33578
2277 PROSPECT AVE.
OTTAWA, ON K1H 1G2
FERNANDO MATOS - BCIN: 22451
613-884-4425
QUALIFICATION INFO
SMALL BUILDINGS
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:

1568 MEADOWBROOK ROAD
SCOPE OF WORK: NEW 2-STOREY LONG-SEMI c/w SDUs

| | | | |
|---------------|-----------------------|--------|----------|
| CONSULTANTS: | STRUCTURAL - | | |
| | MECHANICAL - | | |
| | ELECTRICAL - | | |
| PROJECT: | 1568 MEADOWBROOK RD. | | |
| | 1568 MEADOWBROOK RD. | | |
| | OTTAWA, ON K1H 1G2 | | |
| DRAWING NAME: | SITE & LANDSCAPE PLAN | | |
| DRAWN BY: | F.M. | SHEET: | A1 |
| DATE: | JUNE 10, 2021 | SCALE: | AS NOTED |

FILE NUMBER: D00-00-0000