

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 SDU; 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 'A' SCHEDULE 1A: AREA 'A', AREA 'C' LOT INFO: AFTER CONVERSION TO R2N - ALL LOTS P. STANDARD 1568 M. BROOK 1568 M. BROOK DETACHED REQUIREMENT PROPOSED EXISTING NOTES LOT WIDTH: 10m 9.915m 39.66m LOT AREA: 300m2 362.9m2 1451.2m2 HEIGHT: 8.5m 9.00m 7.0m FRONT YARD: 5m 5.01m 9.36m CORNER YARD: n/a n/a REAR YARD: 7m 7.00m 10.6m 25% LOT DPTH. INTERIOR YARD: 1m 1.22m 1.73m R.Y. SOFTSCAPE: 7m2 63.5m2 557m2 25% OF L. AREA AMENITY AREA: n/a n/a PARKING SPACES: 0 2 1 BIKE SPACES: 0 1 0 M.L.C.: NO MAX. BUILDING AREAS REVISE BASEMENT FL. GFA: - 132.0m2 - FIRST FL. GFA: - 122.0m2 - 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. REVISE NEW GROSS FLOOR AREA: 439.3m2 - 185.0m2 EX. DEMO'D EX. GROSS FLOOR AREA: 0.0m2 PROPOSED STOREYS: 2 1.3 BUILDING COVERAGE: 38.4% - SOFT LANDSCAPING CVG.: 35.4% - HARD LANDSCAPING CVG.: 2.7% - DECKS/PORCHES/STEPS: 5.4% - 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. 7, 2021	

SITE LEGEND	
	EX. TREE TO BE REMOVED
	NEW CONIFEROUS TREE
	DENOTES SOFT LANDSCAPING
	DENOTES HARD LANDSCAPING
	EXISTING BUILDING FOOTPRINT
	PROPOSED HONEYCOMB
	PROPOSED ASPHALT DRIVEWAY
	PROPOSED WOOD DECKS/ BALCONIES
	CAR PARKING SPACE (ASPHALT)
	BICYCLE PARKING (ASPHALT)
	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
WASTE COLLECTION LEGEND	
GB	
BB	
B	
G	

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



CARLETON
CONDOMINIUM
PLAN 70

AZUL DESIGNS - BCIN: 33578 2277 PROSPECT AVE. OTTAWA, ON K1H 7G2 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:	
CONSULTANTS: STRUCTURAL - MECHANICAL - ELECTRICAL - MDV	
4	REZONING CHANGES 09/19/22
3	REZONING CHANGES 01/26/23
2	REZONING CHANGES 09/07/22
1	PRELIMINARIES 08/17/22
NO.	REVISION/REUSE DATE
PROJECT: 1568 MEADOWBROOK RD. 1568 MEADOWBROOK RD. OTTAWA, ON K1H 3L5 (613) 612-3288	
DRAWING NAME: SITE & LANDSCAPE PLAN	
DRAWN BY: F.M.	SHEET: A1
DATE: JUNE 10, 2021	SCALE: AS NOTED
FILE NUMBER: D00-00-0000	