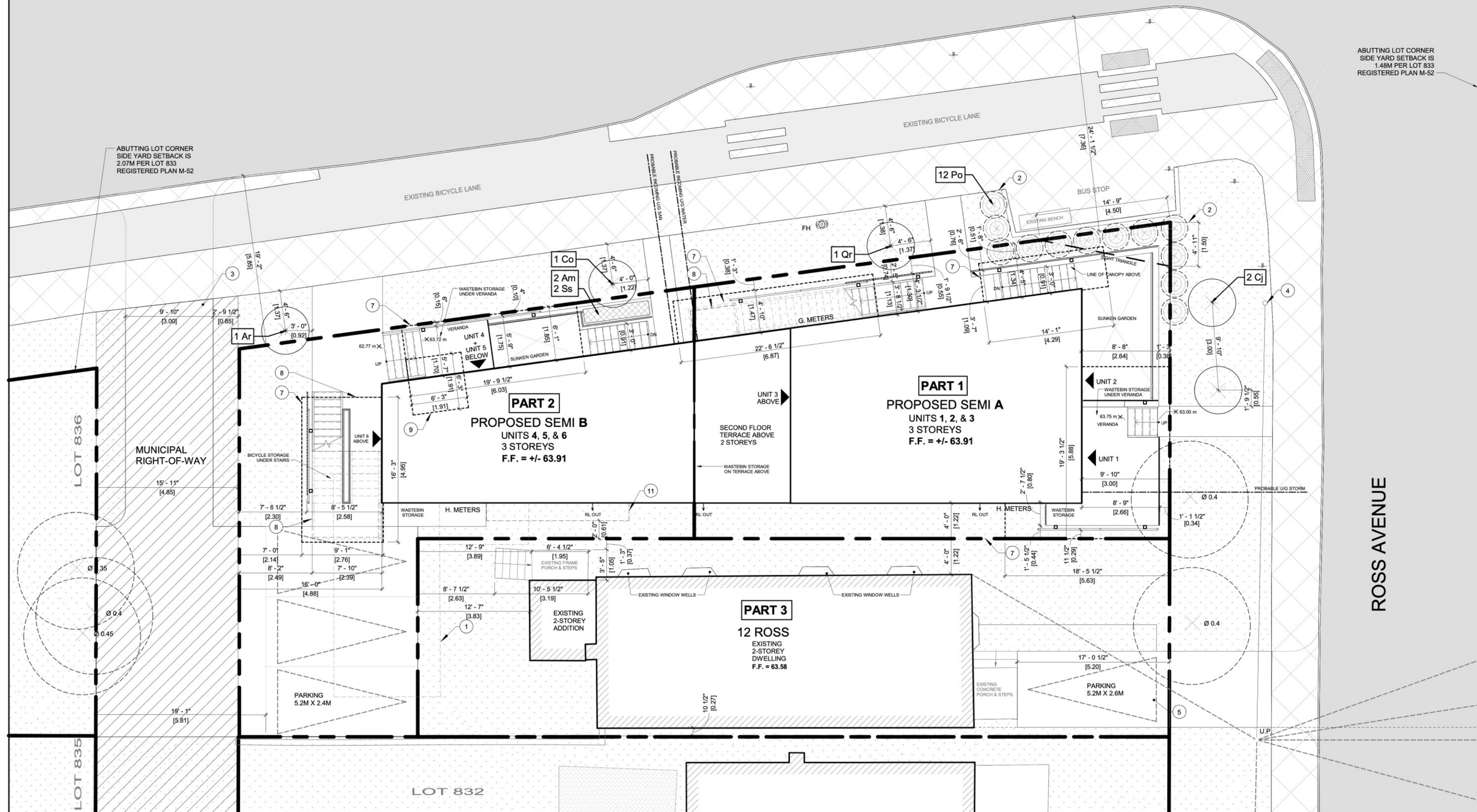




ABUTTING LOT CORNER
SIDE YARD SETBACK IS
1.48M PER LOT 833
REGISTERED PLAN M-52

ABUTTING LOT CORNER
SIDE YARD SETBACK IS
2.07M PER LOT 833
REGISTERED PLAN M-52



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 DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

NO.	REV DATE	REV DESCRIPTION
01	26/04/07	FOR CLIENT REVIEW
03	26/04/15	FOR COORDINATION
04	26/05/04	FOR COORDINATION
05	26/05/14	FOR COORDINATION
06	26/05/27	FOR COORDINATION
07	26/06/04	FOR COORDINATION
08	26/06/17	FOR COORDINATION
09	26/08/26	ISSUED FOR ZONING

SITE PLAN DRAWING NOTES:

1. OUTLINE OF EXISTING GARAGE & CANOPY TO BE REMOVED.
2. EXISTING HEDGE TO BE REMOVED - PLANT NEW VEGETATION AS INDICATED.
3. PROPOSED 3M WIDE DRIVEWAY ON CITY RIGHT-OF-WAY.
4. EXISTING GUY WIRE.
5. PARKING SPACE - EXISTING DUPLEX
6. RESERVED.
7. LINE OF CANOPY ABOVE.
8. LINE OF LANDING ABOVE.
9. LINE OF VOLUME ABOVE - VOLUME IS 4" (1.22m) TALLER THAN REST OF BUILDING.
10. RESERVED.
11. LINE OF CANTILEVERED VOLUME ABOVE



LEGEND:

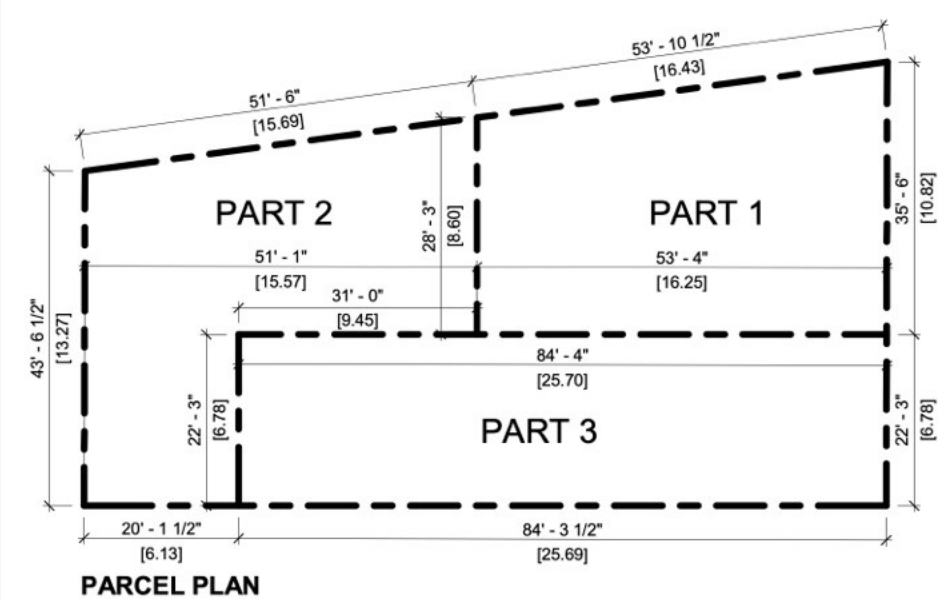
- | | |
|---|-----------------------------|
|  | EXISTING ROADWAY |
|  | EXISTING WALKING PATH |
|  | EXISTING BICYCLE PATH |
|  | EXISTING TWSI |
|  | EXISTING STRUCTURE |
|  | EXISTING SIGN |
|  | SETBACK LINE |
|  | PROPERTY LINE |
|  | CITY RIGHT-OF-WAY (ASPHALT) |

PLANTING LEGEND

-
- Legend:
- TURF
 - EXISTING TREE (TO BE RETAINED)
 - PROPOSED TREE
 - PROPOSED SHRUB
 - PROPOSED PLANTING BED

1 SITE PLAN
SP1 1/8" = 1'-0"

DEVELOPMENT INFO



PROPERTY PARCELS	
TOTAL SITE AREA	AREA 491' 1.50 M
PART 1 AREA	157.9 SQ M
PART 2 AREA	158.9 SQ M
PART 1 + 2 AREA	316.8 SQ M
PART 3 AREA	174.3 SQ M

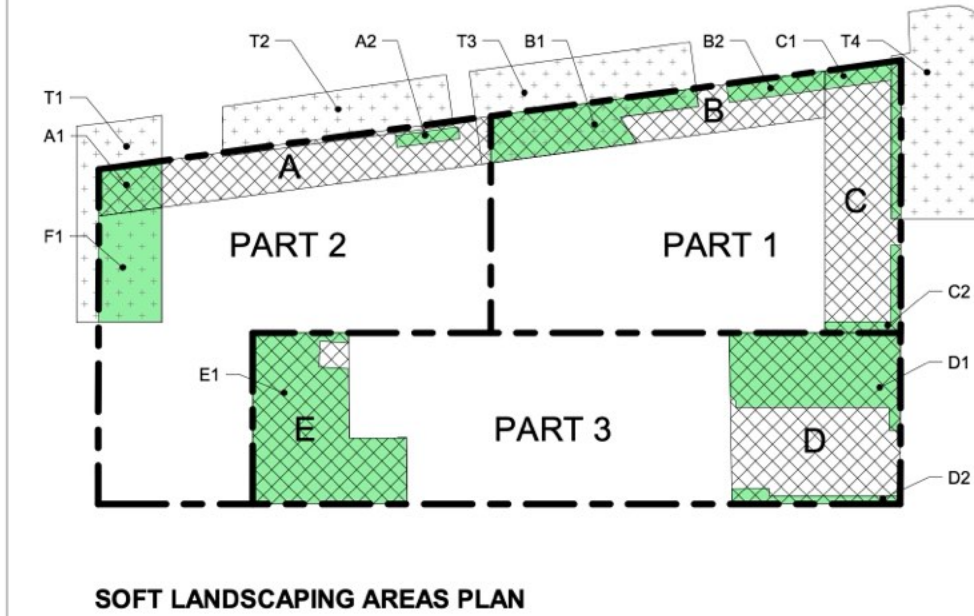
UNIT TYPE & AREAS	
SEMI DETACHED A	
UNIT 1 - 3BD	84.51 SQ M / 909.65 SQ FT
UNIT 2 - 3BD	85.82 SQ M / 923.78 SQ FT
UNIT 3 - 3BD	129.60 SQ M / 1395.00 SQ FT
SEMI DETACHED B	
UNIT 4 - 1BD	51.95SQ M / 559.18 SQ FT
UNIT 5 - 1BD	52.96 SQ M / 570.05 SQ FT
UNIT 6 - 3BD	106.09 SQ M / 1141.93 SQ FT

GROSS FLOOR AREA (BUILDABLE AREA)	
ABOVE GRADE	372.15 SQ M / 4005.78 SQ FT
BELOW GRADE	138.78 SQ M / 1493.81 SQ FT

PARKING QUANTITY	
NEW CONSTRUCTION	3
EXISTING DUPLEX	1

* UNIT AREAS MEASURED TO OUTSIDE FACE OF FRAMING AND GENERAL PART WALLS

LANDSCAPE INFO



SOFT LANDSCAPING AREAS	
REGION	AREA
A	28.9 SQ.M
A1	4.6 SQ.M
A2	1.2 SQ.M
B	24.6 SQ.M
B1	12.2 SQ.M
B2	2.8 SQ.M
C	32 SQ.M
C1	4.4 SQ.M
C2	2.5 SQ.M
D	45.6 SQ.M
D1	20.3 SQ.M
D2	2.6 SQ.M
E	31.9 SQ.M
E1	30.8 SQ.M
F1	10.9 SQ.M

12 ROSS - PROPOSED PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT.	NATIVE	CONDITION/REMARKS
DECIDUOUS TREES						
Ar	1	Acer rubrum	Red Maple	70 mm	Yes	W/B
Co	1	Celtis occidentalis	Northern Hackberry	70 mm	Yes	W/B
Cj	2	Cercidiphyllum japonicum	Katsura Tree	70 mm	No	W/B
Qr	1	Quercus rubra	Red Oak	70 mm	Yes	W/B
SHRUBS						
Po	12	Physocarpus opulifolius 'Nanus'	Dwarf Eastern Ninebark	45 cm Ht.	Yes	Container
HERBACEOUS PERENNIALS						
Am	2	Achillea millefolium	Common Yarrow	1 gal.	Yes	Container - Border Plant + En Masse
Ss	2	Sedum spectabile 'Iceberg'	Showy Stonecrop	1 gal.	No	Container - in planter

TREE PLANTING					
REGION	AREA	DEPTH	SOIL VOLUME	TREE SIZE	QUANTITY
T1	27.1 SQ.M	1.2M	32.5 M³	LARGE	1
T2	18.1 SQ.M	1.7M	30.8 M³	LARGE	1
T3	29.5 SQ.M	1.2M	35.4 M³	LARGE	1
T4	30.3 SQ.M	1.2M	36.4 M³	MEDIUM	2
					5

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PROJECT NAME
12 ROSS AVENUE

OTTAWA, ON



SCALE AS NOTED	DRAWING NO.
DRAWN BY EK	SP1
PROJECT NO. 010-35	