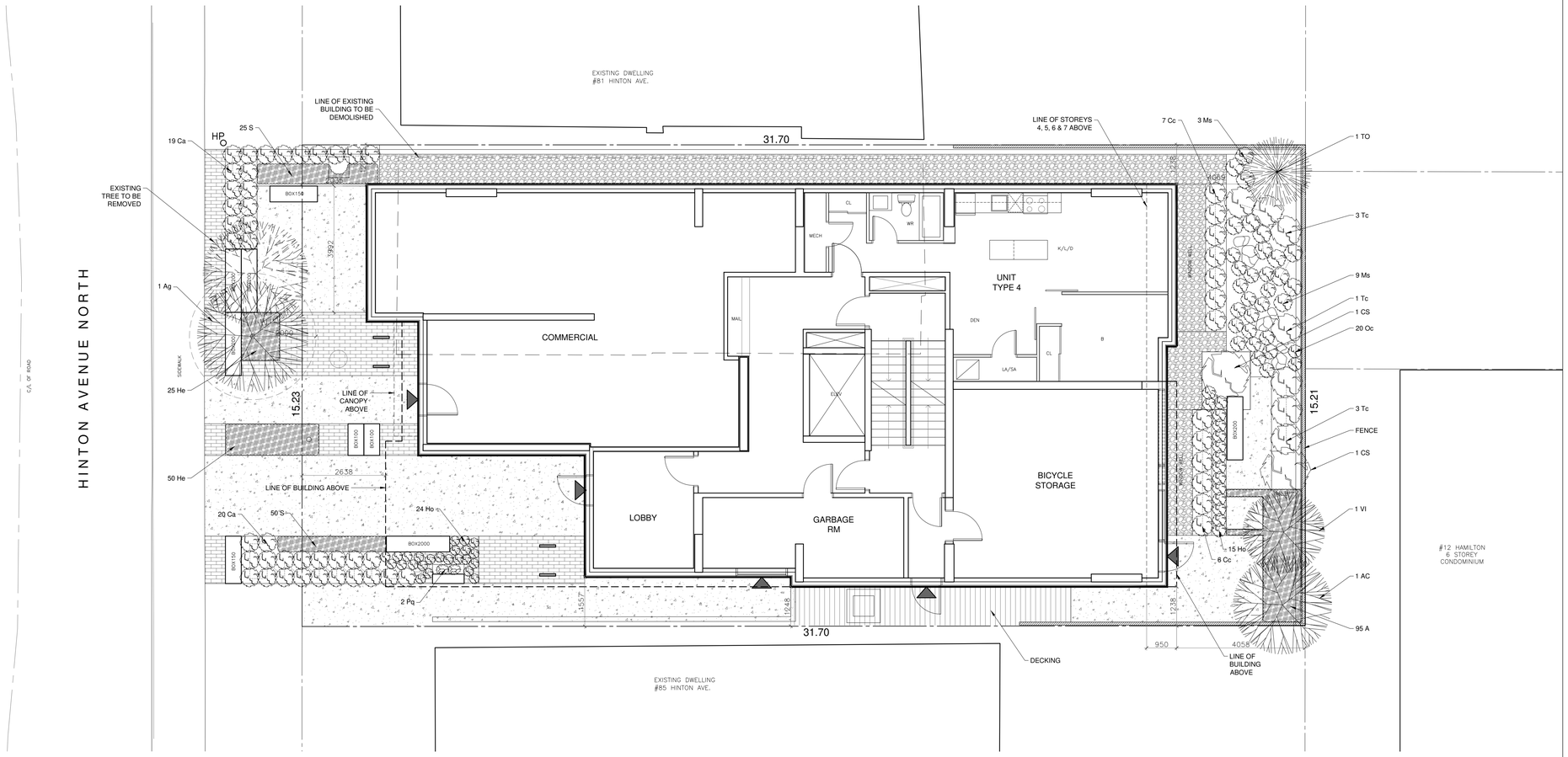

1 COMBINED SITE & LANDSCAPE PLAN
1 : 75

83 HINTON AVE. NORTH DEVELOPMENT INFORMATION

ZONING – MC16 [1966] H20
SITE AREA – 482.15M² (5,190 SF)

7 STOREY
30 UNIT RESIDENTIAL BUILDING

GROSS FLOOR AREA:

1ST FL: +/–3110 SF
2ND FL: +/–3120 SF
3RD FL: +/–3443 SF
4TH FL: +/–3296 SF
5TH FL: +/–3314 SF
6TH FL: +/–2721 SF
7TH FL: +/–2721 SF

TOTAL PROPOSED GFA: +/–21,725 SF

UNIT MIX:

14 – 1 BEDROOM + DEN
16 – 1 BEDROOM

TOTAL – 30 UNITS

ZONING – MC16[1966]H20			
	PROVISION	REQUIRED	PROPOSED
	MIN. LOT WIDTH	N/A	15.23M
	MIN. LOT AREA	N/A	482.4M²
*	MAX BUILDING HEIGHT	20.0M	21.5M (PROJECTION ONLY) 5% OF ROOF AREA 20.25M FOR REMAINDER
	MIN. FRONT YARD SETBACK	2.0M	2.0M
*	MIN. STEPBACK ABOVE 3RD STOREY	2.0M	0.6M
*	MIN. REAR YARD SETBACK	3.0M FOR STOREYS 1–3 7.4M FOR STOREYS 4–6	4.0 M FOR STOREYS 1–3 5.0 FOR STOREYS 4–6
	MIN. INTERIOR SIDE YARD SETBACK (SOUTH)	1.2M	1.2M
*	MIN. INTERIOR SIDE YARD SETBACK (NORTH)	1.2M	0.9M (PORTION) 22% OF WALL AREA
*	MIN. AMENITY AREA	6M²/UNIT = 180M²	46.5M² (ROOF TERR) + 54M² (AT GRADE) 100.5M² (TOTAL)
	BICYCLE PARKING	0.5/UNIT =15 SPACES	15 SPACES + TBD
	VEHICULAR PARKING	0	0
*	VISITOR PARKING	1	0

* INDICATES MINOR VARIANCE

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
1	18/03/22	FOR SITE PLAN CONTROL APP.

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
K CERVENY
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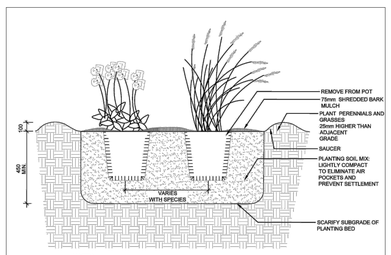
PLANTING LEGEND:

- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB & PERENNIAL PLANTING IN MULCHED BED
- GROUND COVER IN MULCHED PLANTING BED
- ALUMINUM EDGER
- BENCH – MODEL: "BOX" ARCHITECTURAL CONCRETE BY ESCOFET SIZES:
  - BOX200 (BOX200): BOX200= 2000 X 50 X 42MM
  - BOX150 (BOX150): BOX150= 1500 X 50 X42MM
  - BOX100 (BOX100): BOX100= 1000 X 50 X 42MM
- GRANITE BOULDERS – SIZES: 750 X 500MM, 900 X 700MM
- PRECAST CONCRETE PAVERS
- CAST-IN-PLACE CONCRETE
- RIVERSTONE GROUNDCOVER – SIZES: 19MM – 38MM
- WOOD SCREEN FENCE –1.8M HIGH
- BIKE RACK – MODEL: "KEY" BY LANDSCAPEFORMS

PLANTING LIST

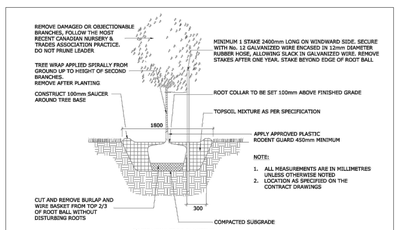
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL / HT	ROOT
DECIDUOUS TREES					
Ac	1	Amelenchier canadensis	Serviceberry	50mm	W.B. Specimen
Ag	1	Acer gennala 'Flame'	Flame Amur Maple	60mm	W.B. Single trunk, Specimen
Vl	1	Viburnum lentago	Nannyberry	50mm	W.B. Specimen
CONIFEROUS TREES					
To	1	Thuja occidentalis	Eastern White Cedar	175cm HT	W.B.
SHRUBS					
Cs	2	Cornus sericea	Red–Osier Dogwood	5 Gal.	Container
Tc	7	Taxus cuspidata 'Nana'	Dwarf Japanese Yew	5 Gal.	1.0m spacing
Cc	13	Cotoneaster apiculatus	Cranberry Cotoneaster	3 Gal.	70cm spacing
ORNAMENTAL GRASSES					
Ca	39	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	3 Gal.	60cm spacing
PERENNIALS					
He	75	Hemerocallis "Bonanza'	Bonaza Daylily	1 Gal.	30cm triangular spacing
Ho	39	Hosta 'Blue Angel'	Blue Angel Plantain Lily	1 Gal.	30cm spacing
Ms	12	Matteucia struthiopteris	Ostrich fern	1 Gal.	60cm spacing
Oc	20	Osmunda Cinnamomea	Cinnamon Fern	1 Gal.	50cm spacing
S	75	Sedum "Dragon's Blood"	Dragon's Blood Stonecrop	15cm pot	30cm triangular spacing
A	95	Ajuga	Bugle flower	10cm pot	20cm triangular spacing
VINES					
Pq	2	Parthenocissus quinquefolia	Virginia creeper	1 Gal.	Container



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
2. PLANTING SOIL MIXTURE AS PER SPECIFICATION.
3. PROVIDE 100MM HIGH EARTH SAUCER AROUND PERENNIAL/GRASS BED.

PLANTING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
2. LOCATION OF ALL PLANT MATERIAL TO BE LAYED OUT BY THE CONTRACTOR AND VERIFIED ON SITE BY THE PROJECT MANAGER PRIOR TO THE EXCAVATION OF TREE PITS, SHRUB AND PERENNILA PLANTING BEDS.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
4. DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
5. ALL PLANT MATERIAL SHALL BE WARRANTEED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE PROJECT MANAGER.
6. CONTRACTOR TO MAKE GOOD ALL EXISITNG AREAS DAMAGED BY HIS OR HER WORK TO THE SATISFACTION OF THE PROJECT MANAGER.
7. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, HABIT, FLOWER, LEAF, COLOUR AND CULTURE AND ONLY AFTER WRITEN APPROVAL FROM THE PROJECT MANAGER.
8. ALL PLANTING BEDS ADJACENT TO PRECAST CONCRETE PAVERS TO HAVE ALUMINUM EDGER TO SUPPORT PAVERS IN PLACE.
9. OBTAIN PROJECT MANAGERS APPROVAL FOR SELECTED GRANITE BOULDERS PRIOR TO PLACEMENT.
10. CONTRACTOR TO SEE SPECIFICATIONS FOR TOPSOIL, BARK MULCH AND DRIP IRRIGATION REQUIREMENTS FOR ALL PLANTING BEDS.



NOTE:
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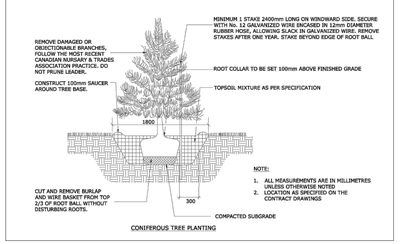
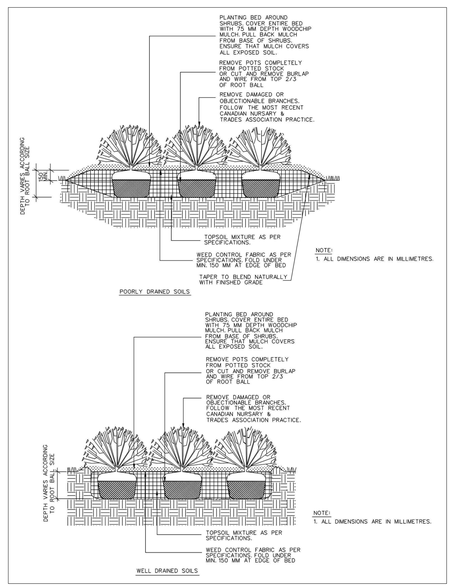
2. LOCATION AS SPECIFIED ON THE CONTRACT DRAWINGS

DECIDUOUS TREE PLANTING



NOTE:
1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
2. LOCATION AS SPECIFIED ON THE CONTRACT DRAWINGS

CONIFEROUS TREE PLANTING



NOTE:
1. ALL DIMENSIONS ARE IN MILLIMETRES.

POORLY DRAINED SOILS

NOTE:
1. ALL DIMENSIONS ARE IN MILLIMETRES.

WELL DRAINED SOILS

ONTARIO ASSOCIATION OF ARCHITECTS
ANTHONY D. BRUNI
LICENCE
6554

COLIZZA BRUNI
architecture

76 CHAMBERLAIN AVE • OTTAWA • ONTARIO • K1S 1V9
T 613.236.2944 • F 613.236.6777 • www.colizzabruni.com

PROJECT NAME
83 HINTON AVE. NORTH

OTTAWA, ON

PROJECT NORTH

DRAWING TITLE
COMBINED SITE PLAN & LANDSCAPE PLAN

SCALE
NOTED

DRAWN BY

DATE
MAR 2018

PROJECT NO.
009–17

DRAWING NO.
SP1