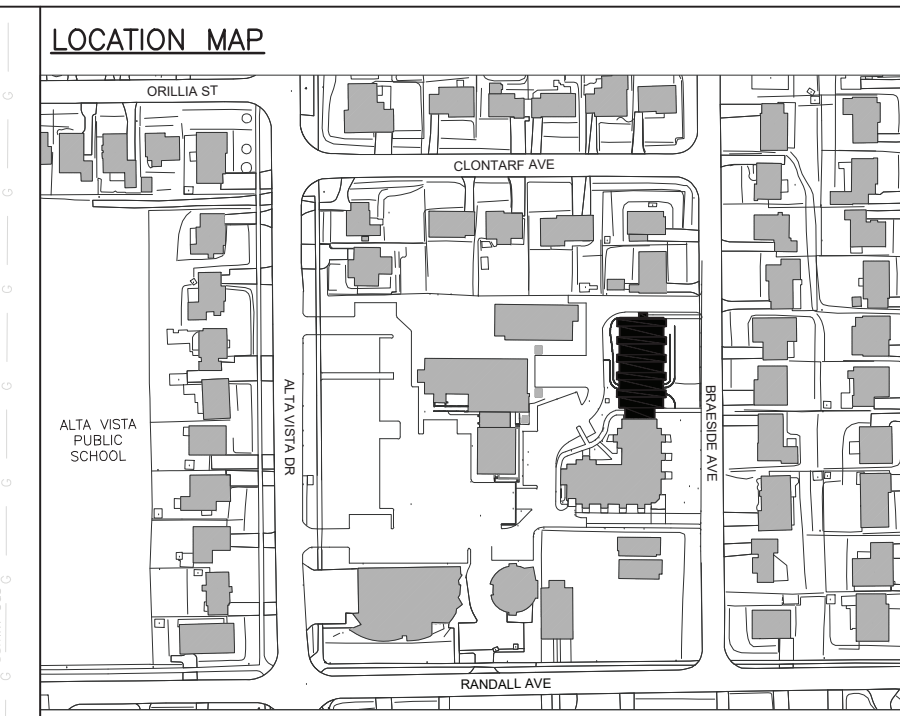
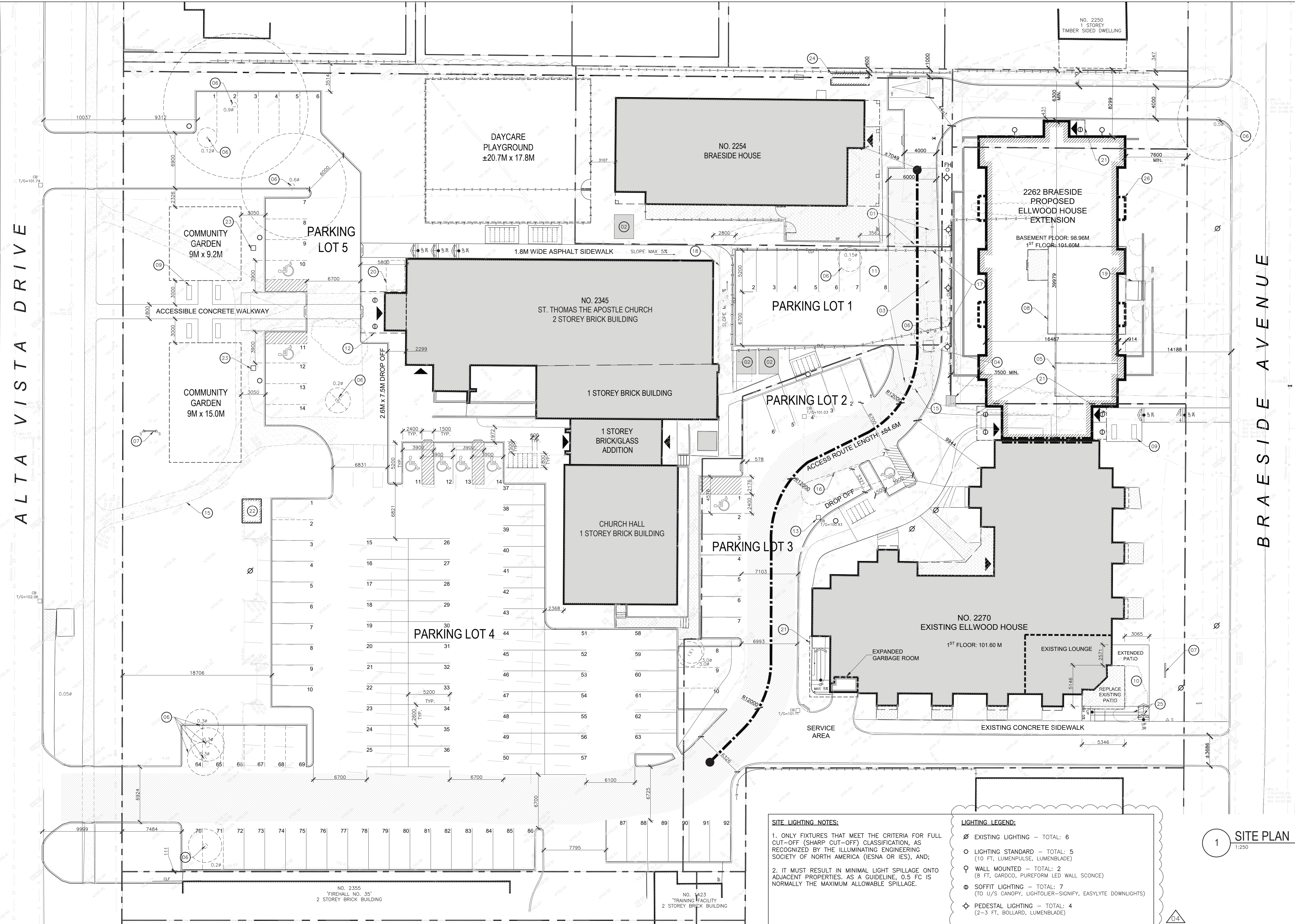


ALTA VISTA DRIVE

BRAESIDE AVENUE



**CONTACT LIST:**

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

**DEVELOPMENT CONSULTANT**  
CENTRETTOWN CITIZENS OTTAWA CORPORATION (COCO)  
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

**CIVIL ENGINEER**  
D.B. GRAY ENGINEERING INC.  
700 LONG POINT CIRCLE  
OTTAWA, ON K1T 4E9  
613-425-8044

**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

**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. COPYRIGHT RESERVED.

**DEVELOPMENT INFORMATION:**

**ZONING:**  
I1A (1485)

**UNITS:**  
28x TYPE A  
1 BDRM UNIT  
(NET) 47.26 M<sup>2</sup> / 508.7 FT<sup>2</sup>

6x TYPE B  
1 BDRM BARRIER FREE  
(NET) 47.28 M<sup>2</sup> / 508.9 FT<sup>2</sup>

4x TYPE C  
1 BDRM  
(NET) 44.6 M<sup>2</sup> / 479.9 FT<sup>2</sup>

**38 IN TOTAL**

**BUILDING FOOTPRINT AREA:**  
628.9 M<sup>2</sup> / 6,769 FT<sup>2</sup>

**BUILDING GROSS AREA:**  
(INCLUDING BASEMENT)  
2,459 M<sup>2</sup> / 26,476 FT<sup>2</sup> (NET)

**COMMON AREAS (GFA)**  
479 M<sup>2</sup> / 5,156 FT<sup>2</sup> (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 M<sup>2</sup>  
**PROPOSED AMENITY AREAS:**  
COMMUNITY GARDENS: 217.8 M<sup>2</sup>  
EXISTING PATIO: 20.87 M<sup>2</sup>  
PROPOSED PATIO: 27.89 M<sup>2</sup>  
**IN TOTAL: 266.56 M<sup>2</sup>**

**PERCENTAGE OF TOTAL SITE OCCUPIED BY VEGETATION AND LANDSCAPING:**  
4.3%



NO.	DATE	DESCRIPTION
04	AUG 17/22	RESUBMISSION #2 FOR SPA
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

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

**PROJECT NAME**  
**ELLWOOD HOUSE EXTENSION**

2262 BRAESIDE AVENUE, OTTAWA, ON

**DRAWING TITLE**  
**SITE PLAN**

**SCALE**  
AS NOTED

**DRAWN BY**  
---

**DATE**  
8/24/22

**PROJECT NO.**  
#001-16

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

**DRAWING LEGEND:**

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

**DRAWING NOTES:**

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

**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 - TOTAL: 6
- LIGHTING STANDARD - TOTAL: 5 (10 FT. LUMENPULSE, LUMENBLADE)
- ⊕ WALL MOUNTED - TOTAL: 2 (8 FT. GARCO, PUREFORM LED WALL SCENCE)
- ⊙ SOFFIT LIGHTING - TOTAL: 7 (10 UVS. GANOPY, LIGHTTOUR-SIGNIFY, EASYLYTE DOWNLIGHTS)
- ⊕ PEDESTAL LIGHTING - TOTAL: 4 (2-3 FT. BOLLARD, LUMENBLADE)

**1 SITE PLAN**  
1:250

**APPROVED**  
By Lily Xu at 2:18 pm, Jun 23, 2023

LILY XU, MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

