



DEVELOPMENT INFORMATION:
 ZONING: 11A (1485)
 UNITS:
 28x TYPE A 1 BDRM UNIT (NET) 47.26 M² / 508.7 FT²
 6x TYPE B 1 BDRM BARRIER FREE (NET) 47.28 M² / 508.9 FT²
 4x TYPE C 1 BDRM (NET) 44.6 M² / 479.9 FT²

38 IN TOTAL
 BUILDING FOOTPRINT AREA: 630.5 M² / 6,787 FT²
 BUILDING GROSS AREA (INCLUDING BASEMENT): 2,459 M² / 26,476 FT² (NET)
 COMMON AREAS (GFA) 479 M² / 5,156 FT² (NET)
 EFFICIENCY: 80%

PARKING INFORMATION:
 NUMBER OF PARKING SPACES AT 2.6M x 5.2M:
 REQUIRED: 130
 PROVIDED: 134 (6 BARRIER FREE)
 LINE DENOTES:
 ——— EXISTING PARKING SPACES: 104
 - - - - - PROPOSED PARKING SPACES: 30
 NUMBER OF BICYCLE PARKING AT 0.6M x 1.8M:
 REQUIRED: 21
 PROVIDED: 21

OUTDOOR AMENITY AREAS:
 REQUIRED MIN. TOTAL AMENITY: 228 M²
 PROPOSED AMENITY AREAS:
 COMMUNITY GARDENS: 218.7 M²
 EXISTING PATIO: 20.87 M²
 PROPOSED PATIO: 25.95 M²
 IN TOTAL: 265.52 M²

PERCENTAGE OF TOTAL SITE OCCUPIED BY VEGETATION AND LANDSCAPING:
 41%

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.

NO.	DATE	DESCRIPTION
02	OCT 13/21	REVISED FOR SPA
01	SEP 21/21	APPROVED CONCEPT SITE PLAN

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PROJECT NAME
ELLWOOD HOUSE EXTENSION
 OTTAWA, ON

DRAWING TITLE
SITE PLAN
 DRAWING NO.
SP1
 SCALE AS NOTED
 DRAWN BY
 DATE 10/25/21
 PROJECT NO. 001-16

- DRAWING LEGEND:**
- EXISTING CONSTRUCTION
 - EXISTING FENCE
 - TREES TO BE REMOVED
 - NEW 1.8M HIGH FENCE
 - RETAINING WALL
 - BIKE RACKS

- DRAWING NOTES:**
- ① EXISTING SHEDS TO BE RELOCATED
 - ② RELOCATE LIGHT POLES
 - ③ RELOCATE HYDRO TRANSFORMER
 - ④ EXISTING RECTORY TO BE DEMOLISHED
 - ⑤ REMOVE EXISTING TREES
 - ⑥ EXISTING SIGNS
 - ⑦ EXISTING HOME TO BE DEMOLISHED
 - ⑧ POSSIBLE GARBAGE ROOM EXTENSION
 - ⑨ PATIO EXTENSION
 - ⑩ VAN PARKING
 - ⑪ REMOVE PART OF EXISTING CANOPY
 - ⑫ EXISTING CATCH BASIN
 - ⑬ EXISTING CONCRETE SIDEWALK TO BE REMOVED
 - ⑭ EXISTING WALKWAY TO BE REMOVED
 - ⑮ EXISTING PLANTER TO BE REMOVED
 - ⑯ EXISTING CHAIN LINK FENCE TO BE REMOVED
 - ⑰ EXISTING CONCRETE RETAINING WALL TO BE REMOVED
 - ⑱ EXISTING FIRE HYDRANT
 - ⑲ EXISTING CONCRETE PORCH AND STEPS TO BE REMOVED
 - ⑳ LOCATION OF MEMORIAL
 - ㉑ LINE OF NEW CANOPY ABOVE

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
 - LIGHTING STANDARD
 - WALL MOUNTED LIGHTING
 - SOFFIT LIGHTING
 - PEDESTAL LIGHTING

PARKING LOT LANDSCAPE:

AREA OF PARKING LOT 1+2+3: 1,909 M²
 LANDSCAPED AREA: 651 M² (34.10%)

AREA OF PARKING LOT 4+5: 5,120 M²
 LANDSCAPED AREA: 1,929 M² (37.68%)

DESIGNATION:

- PARKING LOT
- LANDSCAPED AREA

1 SITE PLAN
 1:250