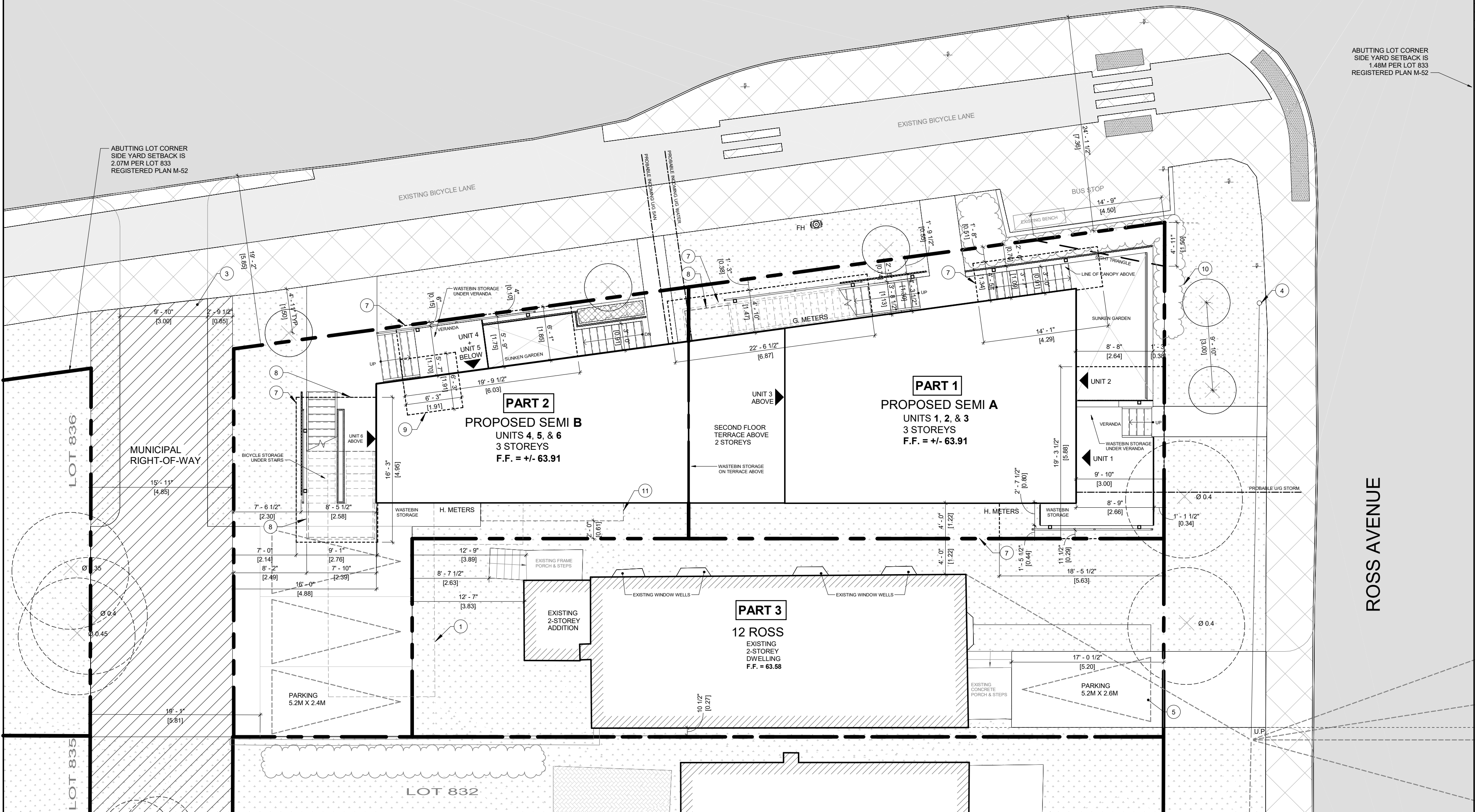


SCOTT STREET

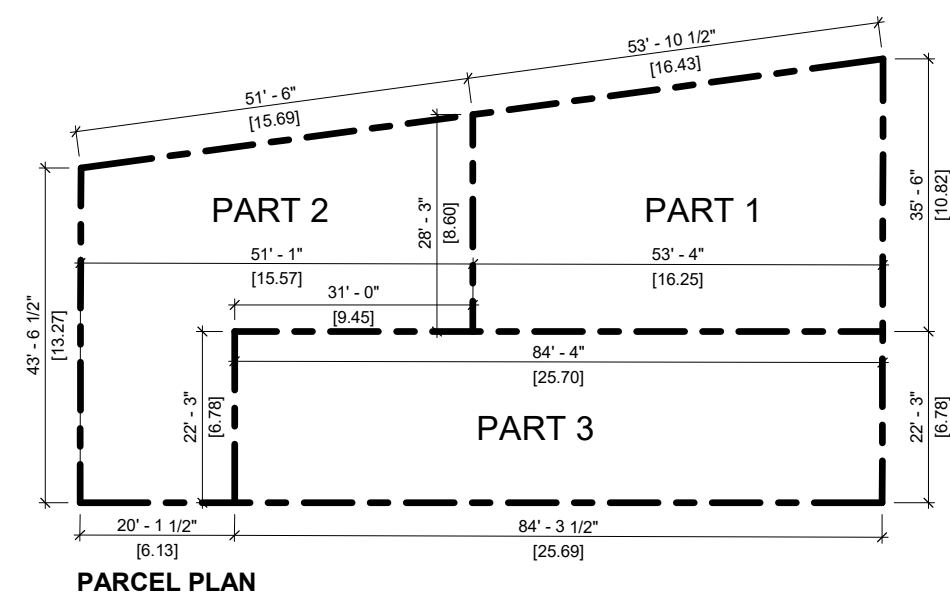
ABUTTING LOT CORNER
SIDE YARD SETBACK IS
1.48M PER LOT 833
REGISTERED PLAN M-52

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



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

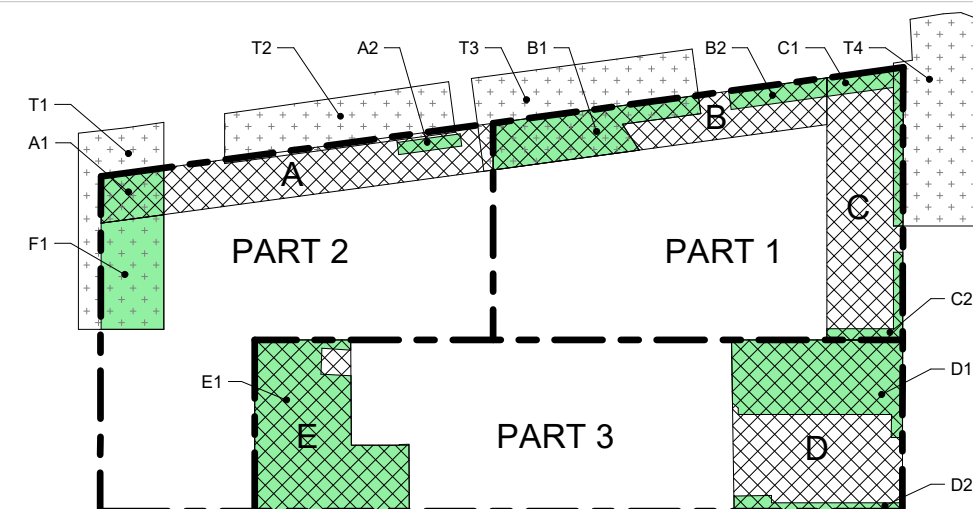
DEVELOPMENT INFO



PROPERTY PARCELS	
TOTAL SITE AREA	491.1 SQ.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

TREE PLANTING				
REGION	AREA	SOIL VOLUME	TREE SIZE	QUANTITY
T1	27.1 SQ.M	54.2 M³	LARGE	1
T2	18.1 SQ.M	36.2 M³	LARGE	1
T3	29.5 SQ.M	59 M³	LARGE	1
T4	30.3 SQ.M	60.6 M³	MEDIUM	2
				6

* SOIL VOLUME BASED ON 2M DEPTH AS PER GEOTECHNICAL MEMO



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

UNIT TYPE & AREAS	
SEMI DETACHED A	AREA
UNIT 1 - 3BD.	84.51 SQ.M / 909.65 SQFT
UNIT 2 - 3BD.	85.82 SQ.M / 923.76 SQFT
UNIT 3 - 3BD.	129.60 SQ.M / 1395.00 SQFT
SEMI DETACHED B	AREA
UNIT 4 - 1BD.	51.95 SQ.M / 559.18 SQFT
UNIT 5 - 1BD.	52.96 SQ.M / 570.05 SQFT
UNIT 6 - 3BD.	106.09 SQ.M / 1141.93 SQFT
GROSS FLOOR AREA (BUILDABLE)	
AREA	
ABOVE GRADE	372.15 SQ.M / 4005.78 SQFT
BELOW GRADE	138.78 SQ.M / 1493.81 SQFT
PARKING	
QUANTITY	
NEW CONSTRUCTION	3
EXISTING DUPLEX	1

* UNIT AREAS MEASURED TO OUTSIDE FACE OF FRAMING AND CENTER OF PARTI WALLS

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

GENERAL NOTES:

SITE PLAN DRAWING NOTES:

1. OUTLINE OF EXISTING GARAGE & CANOPY TO BE REMOVED.
2. RESERVED.
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. EXISTING HEDGE TO BE REPLACED - MAX HEIGHT 1M.
11. LINE OF CANTILEVERED VOLUME ABOVE.

LEGEND:

- EXISTING ROADWAY
- EXISTING WALKING PATH
- EXISTING BICYCLE PATH
- EXISTING TWSI
- TURF
- EXISTING STRUCTURE
- EXISTING SIGN
- SETBACK LINE
- PROPERTY LINE
- CITY RIGHT-OF-WAY (ASPHALT)
- EXISTING TREE
- PROPOSED TREE
- EXISTING HEDGE
- PROPOSED PLANTING BED

COLIZZA BRUNI
architecture

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PROJECT NAME
12 ROSS AVENUE

OTTAWA, ON
DRAWING TITLE
SP1
SCALE
AS NOTED
DRAWN BY
EK
DATE
26/05/27
PROJECT NO.
010-25