

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
 Zuhdija Sakanovic *Z. Sakanovic* 31057  
 Name Signature BCIN

**REGISTRATION INFORMATION**  
 ATRIUM Design 36125  
 Firm Name BCIN

Design:  
**ATRIUM Design**  
 Zuhdija [Zed] Sakanovic, DIA  
 Tel: 613-224-7934  
 1081 Meadowslands Drive  
 Ottawa, ON K2C 0K5  
 E: zsakanovic52@gmail.com

Consultant:  
**Giovannitti Structural Design Ltd.**  
 17 Vanson Avenue  
 OTTAWA, ONTARIO, K2E 6A9  
 Tel: (613) 723-0440  
 Fax: (613) 723-8827  
 E: jimgiovannitti@sympatico.ca

DO NOT SCALE DRAWINGS. ANY DISCREPANCIES TO BE REVIEWED WITH THE DESIGNER.  
 ALL CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 AND GOOD CONSTRUCTION PRACTICE.

NO	DATE	REVISION
04	MAY 03/23	ISSUED FOR MINOR VARIANCE / PERMISSION APPLICATION
03	FEB.15/23	ISSUED FOR BUILDING PERMIT APPLICATION
02	JAN.04/23	ISSUED FOR ENGINEERS
01	DEC.12/22	ISSUED FOR REVIEW

Project Title:  
**2 STOREY SINGLE FAMILY RESIDENCE**  
 Location:  
 1070 Bakervale Drive  
 (Fisher-Shillington Ave)  
 OTTAWA, Ontario

Drawing Title:  
**SITE PLAN**  
 (For Minor Variance Permission Application)

Owner / Applicant:  
**Diane & Moufid Merhi**

Project NO: 2022/2212	Sheet No: <b>SP</b>
Date: November 2022	Revision: <b>R1</b>
Scale: AS SHOWN	April 27, 2023

**ZONE REQUIREMENTS:**

Zone R2F: RESIDENTIAL SECOND DENSITY ZONE - SUBZONE 'F'

	Required / Permitted	Provided
- MAX. BUILDING HEIGHT	8 m (26.25 ft)	7.92 m (26 ft)
- FRONT YARD SETBACK - MIN.	6.0 m (19.7 ft)	6.0 m (19.7 ft)
- REAR YARD SETBACK - MIN. ***	8.1 m (26.6 ft)	7.6 (24.93 ft)***
- SIDE YARD SETBACK - TOTAL	3.0 m (10 ft)	3.0 m (10 ft)
- 1st SIDE SET BACK - NORTH	1.2 m (4.0 ft)	1.2 m (4 ft)
- 2nd SIDE SET BACK - SOUTH	1.5 m (6.0 ft)	1.5 m (6 ft)

1) \*\*\* REAR YARD SETBACK 28% OF LOT DEPTH (28.96 m) = 8.1 m (26.6') MINOR VARIANCE PERMISSION REQUIRED TO RELIEF TO 7.6 m (7.5 m per Table 158A, R2 SUBZONE PROVISIONS FOR R2F). THIS WILL BRING THE LOT DEPTH PERCENTAGE TO 26.25%

2) \*\*\* COVERED PORCHES PROJECTION INTO REQUIRED YARD OF 2 M TO BE CALCULATED FROM THE PORCHES FOUNDATION WALL - NOT FROM THE EAVE. MINOR VARIANCE PERMISSION REQUIRED FOR PORCH PROJECTION INTO REQUIRED YARD TO BE 2.45m (8 ft) INSTEAD 2.0 m (6.5 ft)

**Committee of Adjustment**  
 Received | Reçu le  
 Revised | Modifié le : 2023-05-26  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

RESPONSE TO THE COMMITTEE OF ADJUSTMENT COMMENTS DATED MAY 25, 2023

**LEGEND:**

- NEW BUILDING AREA
- DEMOLISH / REMOVE EXISTING 2 STOREY DWELLING WITH ATTACHED GARAGE AND BACK SHED
- INDICATES MAIN BUILDING ENTRY
- INDICATES GARAGE DOORS
- PROPERTY LINE
- SETBACK LINE
- SUBJECT TO EASEMENT
- INDICATES IRON BAR
- SETBACK MEASUREMENT - meter (ft)
- EXISTING DECIDUOUS TREE

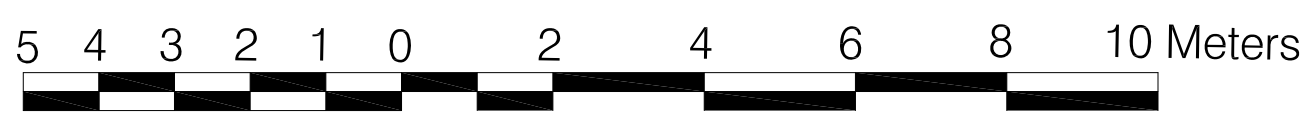
GRADING / DRAINAGE AND SITE SERVICING PLAN NOTE:

GRADING / DRAINAGE AND SITE SERVICING PLAN IS PROVIDED BY OTHERS

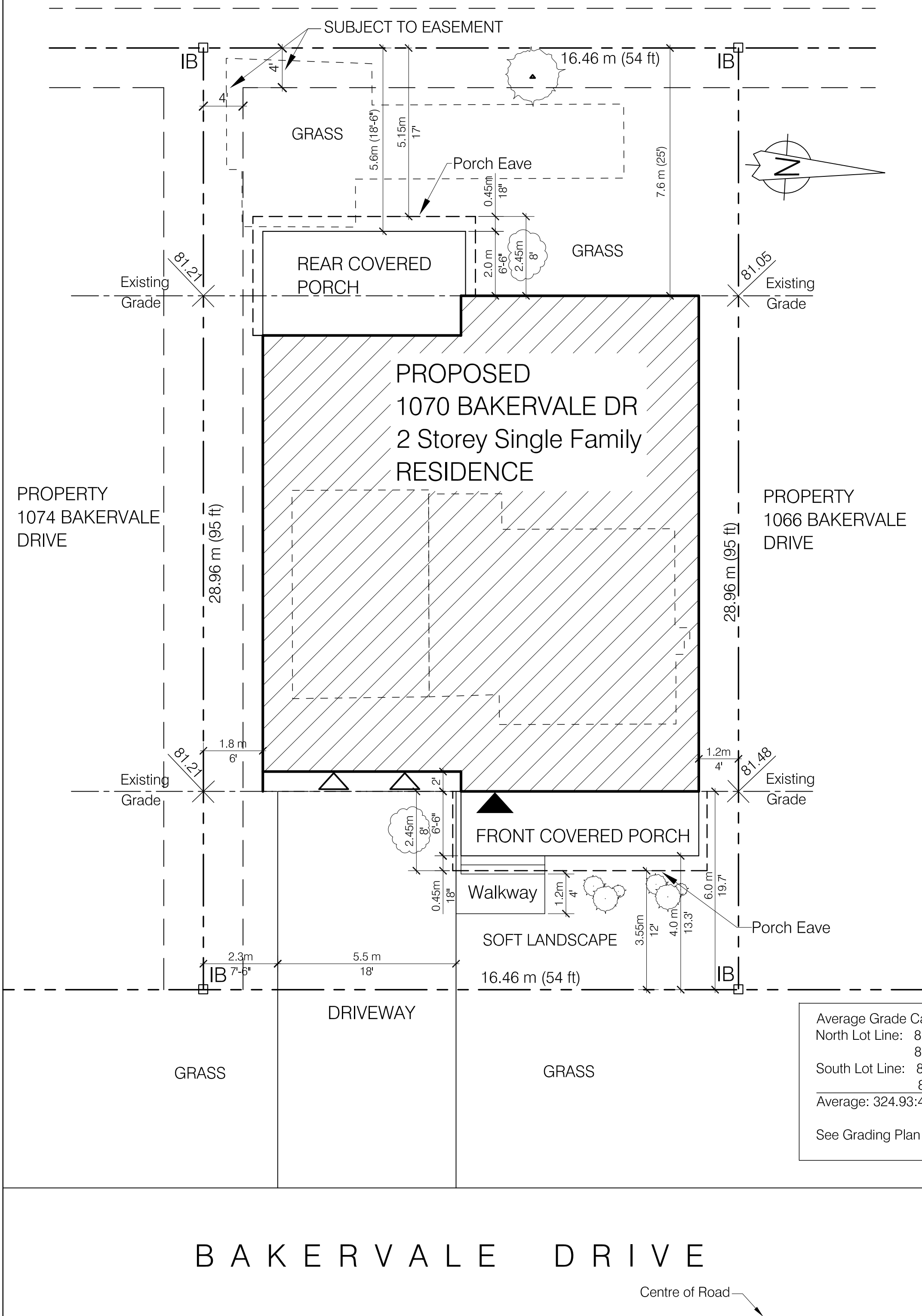
**Lot Description:**  
 Lot 23  
 Registered Plan 311897  
 (Geographic Township of Nepean)  
 City of Ottawa

SURVEY INFORMATION IS TAKEN FROM:  
 Stantec Geomatic LTD.  
 Ontario Land Surveyors, OTTAWA, ONTARIO  
 Date: October 19, 2022

Average Grade Calculation:  
 North Lot Line: 81.48  
 81.05  
 South Lot Line: 81.21  
 81.21  
 Average: 324.93:4 = 81.23  
 See Grading Plan & Front Elevation



METRIC / IMPERIAL NOTE  
 DISTANCES AND OTHER DIMENSION SHOWN ON THIS PLAN IN METRIC CAN BE CONVERTED TO IMPERIAL (FEET) BY DIVIDING BY 0.3048



**1 SITE PLAN**  
 SP SCALE = 1:100

**BAKERVALE DRIVE**

Centre of Road





ELEVATION NOTES:

- ① 35 YEARS (320 LB) SELF-SEALING ASPHALT SHINGLES
- ② STONE VENEER (CLAD)
- ③ BRICK VENEER (CLAD)
- ④ 4" STONE SILL - HORIZONTAL STRIP
- ⑤ STUCCO FINISH SIDING
- ⑧ 1/2" PARGING ON EXPOSED FOUNDATION TO 6" BELOW GRADE
- ⑨ GAS FIREPLACE DIRECT VENT
- ⑩ ROOF VENT
- ⑪ 5 1/2" ALUMINUM FASCIA AND VENTED SOFFIT
- ⑬ PREFINISHED METAL FLASHING
- ⑰ HYDRO METER (TO BE CONFIRMED BY "HYDRO OTTAWA")
- ⑱ GAS METER (TO BE CONFIRMED BY "ENBRIDGE")

OBC SB-12 2.1.1.1. - WEST / REAR ELEVATION  
 GROSS PERIPHERAL WALL AREA: 958 sq ft  
 GROSS WINDOW AREA: 243.5 sq ft



**1 REAR / WEST ELEVATION**  
**A5** SCALE: 3/16"=1'-0"

SOUTH / SIDE ELEVATION NOTE:  
 PERCENTAGE OF GLAZED AREA - OBC 9.10.15.4  
 - LIMITING DISTANCE = 6'-0" (1.8 m)  
 - AREA OF EXPOSING BUILDING FACE = 941 sq ft  
 - PERMITTED PERCENTAGE OF GLAZED AREA: 8%  
 - PERMITTED AREA = 75.28 sq ft  
 - PROVIDED GLAZED AREA = 59.2 sq ft  
 (ROUGH WINDOW OPENINGS: 74.0 sq ft; GLAZED 80%)

OBC SB-12 2.1.1.1. - SOUTH SIDE ELEVATION  
 GROSS PERIPHERAL WALL AREA: 1,109 sq ft  
 GROSS WINDOW AREA: 74 sq ft



**2 SOUTH SIDE ELEVATION**  
**A5** SCALE: 3/16"=1'-0"

Committee of Adjustment  
 Received | Reçu le  
 2023-05-04  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

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**2 STOREY SINGLE FAMILY RESIDENCE**

Location:  
 1070 Bakervale Drive  
 (Fisher-Shillington Ave)  
 OTTAWA, Ontario

Drawing Title:  
**REAR & SOUTH SIDE ELEVATIONS**

Owner / Applicant:  
 Diane & Moufid  
 Merhi

Project NO:  
 2022/2212

Date:  
 November 2022

Scale:  
 AS SHOWN

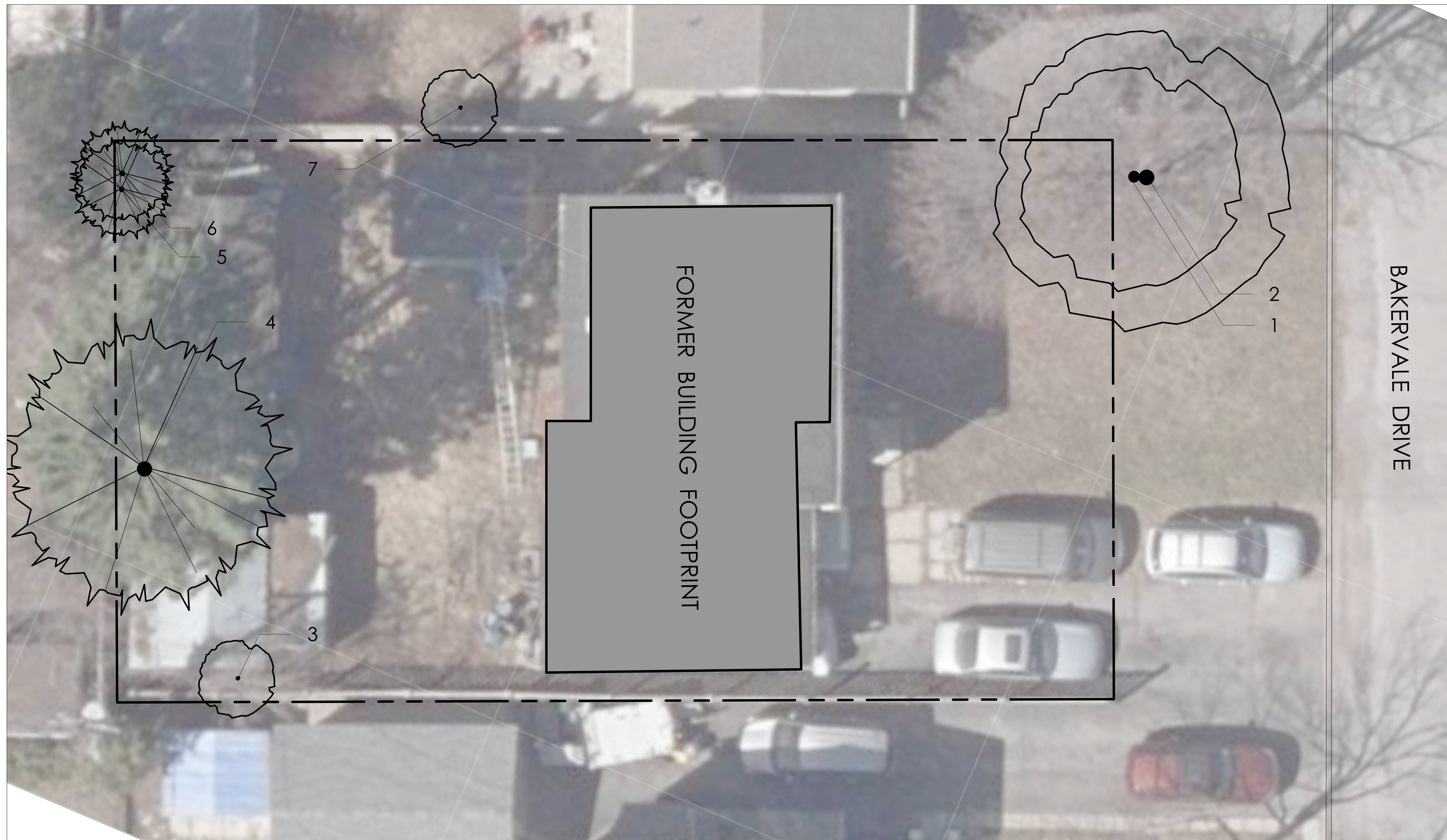
Sheet No:

**A-5**

Revision:









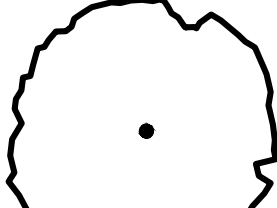
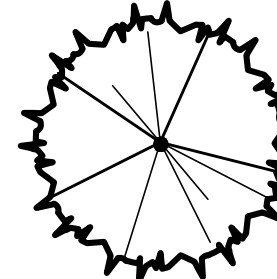
GENERAL NOTES:  
 1. LOCATIONS OF VEGETATION ARE APPROXIMATE AND BASED ON AERIAL IMAGERY.

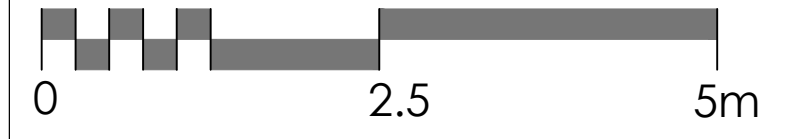
BAKERVVALE DRIVE

FORMER BUILDING FOOTPRINT

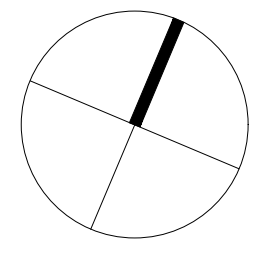
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5	<i>Thuja occidentalis</i>	White Cedar	12, 19	Good	Boundary Tree with 1067 Chevrier Street	Protect
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7	<i>Prunus</i>	Cherry	13	Good	Neighbouring property (1066 Bakervale drive)	Protect

**LEGEND**

-  PROPERTY LINE
-  EXISTING BUILDING
-  EXISTING DECIDUOUS TREE
-  EXISTING CONIFERUS TREE



NUMBER	ISSUED FOR APPROVAL	DATE (Y/M/D)
1	ISSUED FOR APPROVAL	23/04/30
	MILESTONE / FAT SALLANT	DATE (Y/M/D)



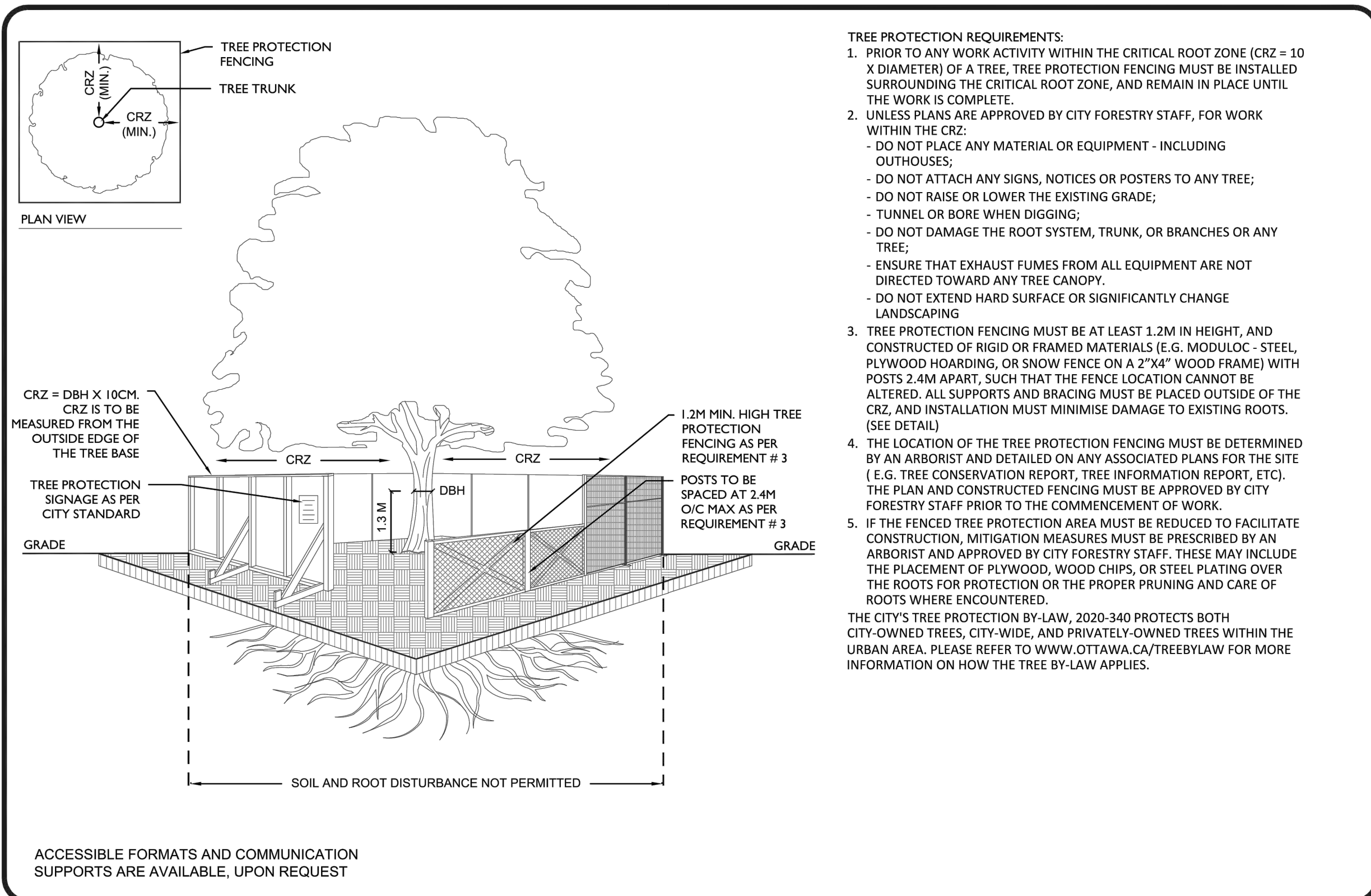
PROJECT / LOCATION / PROJET / ENDROIT

1070 BAKERVVALE DRIVE  
 OTTAWA, ONTARIO

DRAWING / DESSIN  
 EXISTING CONDITIONS -  
 VEGETATION PLAN

DESIGNED BY / CONÇU PAR: SHEET NO. / FEUILLE No.  
 DRAWN BY / DESSINÉ PAR: G.V.  
 CHECKED BY / VÉRIFIÉ PAR: G.V.  
 SCALE / ÉCHELLE: N.T.S.  
**L1-0**





- TREE PROTECTION REQUIREMENTS:**
- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
  - UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
    - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
    - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
    - DO NOT RAISE OR LOWER THE EXISTING GRADE;
    - TUNNEL OR BORE WHEN DIGGING;
    - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
    - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY;
    - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
  - TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
  - THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
  - IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.
- THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.



**TREE PROTECTION SPECIFICATION**  
 TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

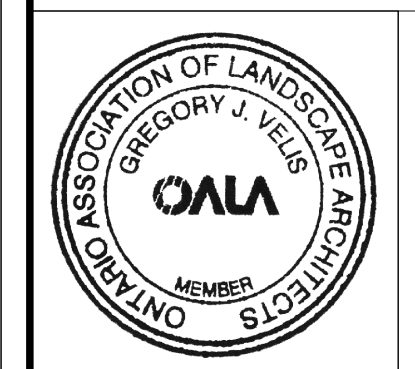
SCALE: NTS  
 DATE: MARCH 2021  
 DRAWING NO.: 1 of 1

# 1-L1-2 TREE PROTECTION DETAIL

NTS

GENERAL NOTES:  
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NUMBER	ISSUED FOR APPROVAL	DATE
1	ISSUED FOR APPROVAL	23/04/20
NUMBER	MILESTONE / FAT SALLANT	DATE (YYYY)
NUMBER		DATE (MM)



PROJECT / LOCATION / PROJET / ENDROIT

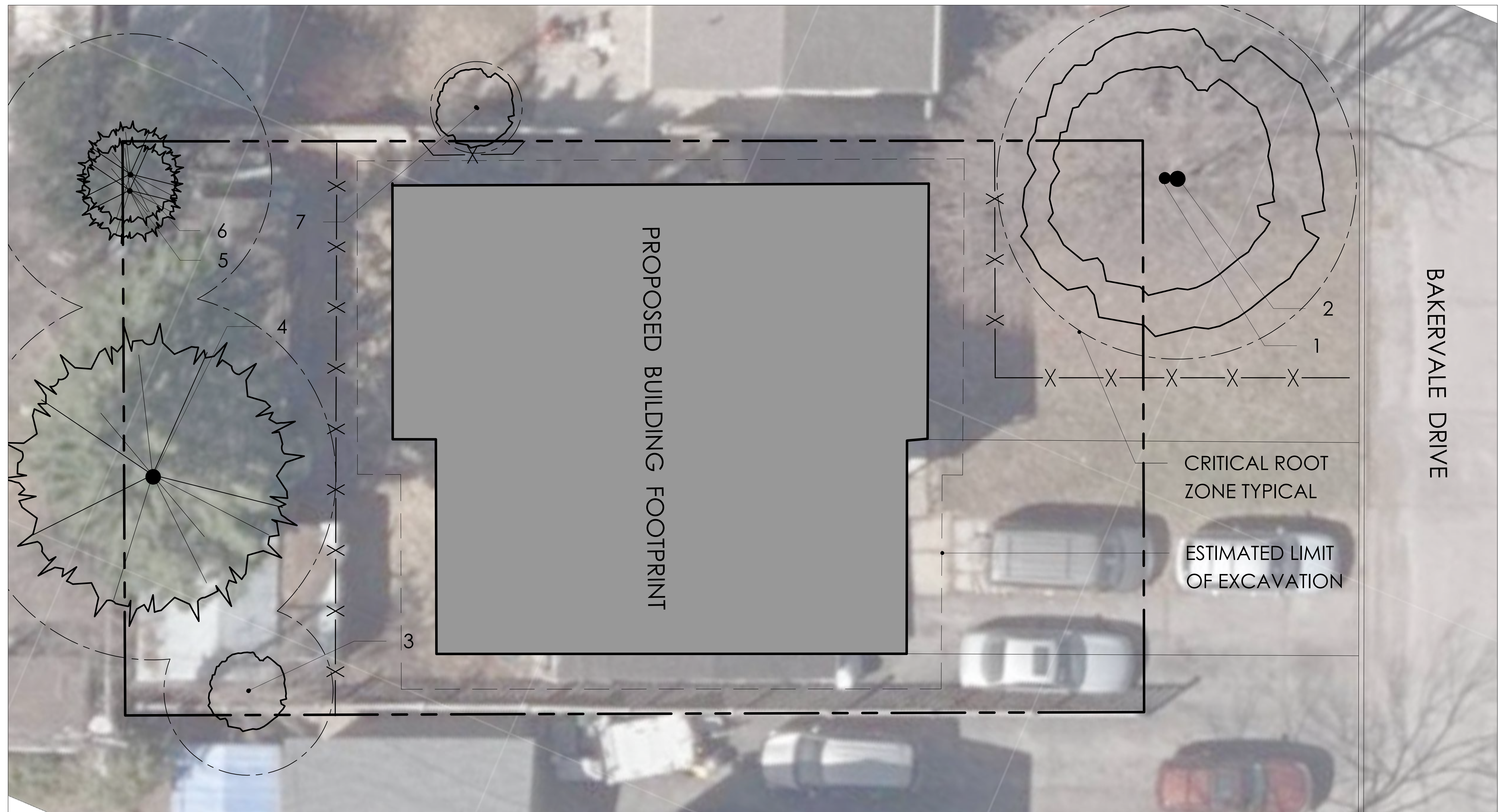
1070 BAKERVALE DRIVE  
 OTTAWA, ONTARIO

DRAWING / DESSIN  
 LANDSCAPE DETAILS

DESIGNED BY / CONÇU PAR	SHEET NO. / FEUILLE No.
DRAWN BY / DESSINE PAR	G.V.
CHECKED BY / VÉRIFIÉ PAR	G.V.
SCALE / ÉCHELLE	N.T.S.

L1-2





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BAKERVILLE DRIVE

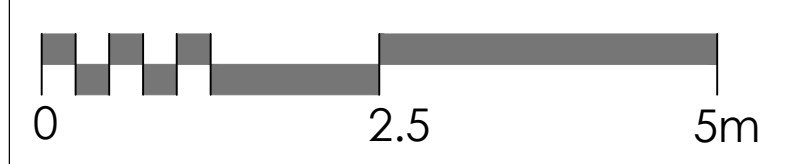
PROPOSED BUILDING FOOTPRINT

CRITICAL ROOT ZONE TYPICAL  
 ESTIMATED LIMIT OF EXCAVATION

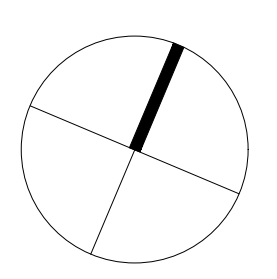
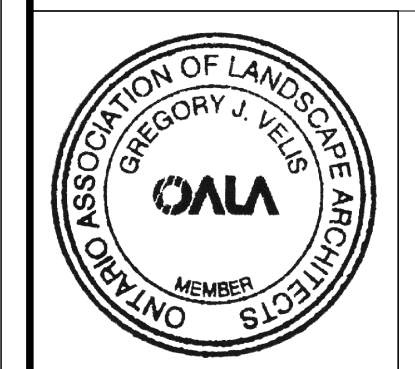
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**LEGEND**

- PROPERTY LINE
- CRITICAL ROOT ZONE
- TREE PROTECTION FENCE
- PROPOSED BUILDING
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFERUS TREE TO REMAIN



1	ISSUED FOR APPROVAL	23/04/30
NUMBER	MILESTONE / FAT SALLANT	DATE (Y/M/D) (AMM)



PROJECT / LOCATION / PROJET / ENDROIT  
 1070 BAKERVILLE DRIVE  
 OTTAWA, ONTARIO

DRAWING / DESSIN  
**TREE PROTECTION PLAN**

DESIGNED BY / CONCEU PAR  
 DRAWN BY / DESSINE PAR  
 CHECKED BY / VERIFIE PAR  
 SCALE / ECHELLE  
 SHEET NO. / FEUILLE No.  
 G.V.  
 G.V.  
 N.T.S.  
**L1-1**