

LEGEND:
 --- PROVIDE A 1.2 METER HIGH SNOW FENCE AS OUTLINED IN THE TIR REPORT HERE ATTACHED.

SITE CALCULATIONS:

1. LOT COVERAGE (STRUCTURE) - R1B ZONING - CITY OF OTTAWA
 ASSUMED LOT AREA = 19,134 S.F. [1777.61 S.M.] x 30% = 5,740.2 S.F. ALLOWABLE
 PROPOSED:
 GROUND FLOOR FOOTPRINT AREA (N.I.C. CANTILEVERES) 2343 S.F. [217.67 S.M.]
 GARAGE AREA 554 S.F. [51.47 S.M.]
 COVERED FRONT PORCH AREA 236 S.F. [21.93 S.M.]
 COVERED PATIO AREA 924 S.F. [85.84 S.M.]
 NEW POOL HOUSE AREA 266 S.F. [24.71 S.M.]
PROPOSED TOTAL 4323 S.F. [401.62 S.M.] (22.6% COVERAGE)

2. FLOOR SPACE INDEX CALCULATION - R1B ZONING - CITY OF OTTAWA
 ASSUMED LOT AREA = 19,134 S.F. [1777.61 S.M.] x 0.375 = 7,175.25 S.F. ALLOWABLE
 PROPOSED:
 GROUND FLOOR AREA (INCL. CANT. & OPEN TO BELOW) 2352 S.F. [218.51 S.M.]
 2ND FLOOR AREA (INCL. STAIR & OPEN TO BELOW) 3202 S.F. [297.48 S.M.]
 ATTIC FLOOR AREA (INCL. STAIR & OPEN TO BELOW) 787 S.F. [73.11 S.M.]
 PROPOSED GARAGE AREA 554 S.F. [51.47 S.M.]
 NEW POOL HOUSE AREA (ACCESSORY BLDG) 266 S.F. [24.71 S.M.]
PROPOSED TOTAL 7161 S.F. [665.28 S.M.] (FSI = 0.374)

EXISTING FLOOR AREAS:
 (AREAS C/W 6'-10 3/4" [2.1m] CEILING HEIGHT)
 1442 S.F. EXISTING BASEMENT FLOOR AREA (INCL. STAIRS)
 1611 S.F. EXISTING GROUND FLOOR AREA
 1891 S.F. EXISTING 2ND FLOOR AREA (INCL. STAIRS)
 476 S.F. EXISTING ATTIC FLOOR AREA (INCL. STAIR)

EXISTING MISC. AREAS:
 128 S.F. EXISTING ACCESSORY BUILDING
 459 S.F. EXISTING GARAGE AREA (INCL. STORAGE)
 49 S.F. EXISTING REAR DECK AREAS (2)
 32 S.F. EXISTING FRONT PORCH AREA
 189 S.F. EXISTING 2ND FLOOR TERRACE AREA

FINAL PLANTING LIST TO BE PROVIDED TO HERITAGE STAFF PER EMAILS ON FILE

1 SITE PLAN
 A.1 SCALE: 3/32" = 1'-0"

NOTES:
 REFER TO GENERAL NOTES FOR ALL TYPICAL CONSTRUCTION NOTES & DETAILS. WHEN DRAWINGS OR NOTES REFERENCE O.B.C. IN ALL CASES PLEASE REFER TO THE LATEST VERSION OF THE ONTARIO BUILDING CODE 2012.

LEGEND:

(1)	EXTERIOR DOOR & WINDOW TAG (SEE SCHEDULE ON A.0.a)	(S)	SMOKE/CARBON DETECTOR TO O.B.C. 9.10.19
(2)	DOOR TAG (SEE SCHEDULE ON A.0.a)	(P)	INTERIOR PARTITION WALL TYPE (SEE A.0.a)
(3)	EXTERIOR WALL TYPE (SEE A.0.a)	(F)	FLOOR TYPE (SEE A.0.a)
(4)	INTERIOR PARTITION WALL TYPE (SEE A.0.a)	(R)	ROOF TYPE (SEE A.0.a)
(5)	FLOOR TYPE (SEE A.0.a)	(P)	POST TYPE (SEE A.0.a)
(6)	ROOF TYPE (SEE A.0.a)	(F)	PAD FOOTING TYPE (SEE A.0.a)
(7)	POST TYPE (SEE A.0.a)	(WF)	WALL FOOTING TYPE (SEE A.0.a)
(8)	PAD FOOTING TYPE (SEE A.0.a)		
(9)	WALL FOOTING TYPE (SEE A.0.a)		

LEGEND CONT:

(S) SMOKE/CARBON DETECTOR TO O.B.C. 9.10.19

BELL ASSOCIATES ARCHITECTURE

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 416-831-9688

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VERSION NO.
 13
 05/22

NOTES:
 ALL CONTRACTORS MUST COMPLY WITH ALL CODES & REGULATIONS APPLICABLE TO THIS PROJECT. IT IS THE RESPONSIBILITY OF THE APPROVED CONTRACTOR TO OBTAIN A COPY OF ALL REGULATIONS IN THE APPLICABLE JURISDICTION AND TO ENSURE COMPLIANCE THEREWITH. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY REGULATIONS OR CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE JURISDICTIONS.

REVISIONS

NO.	ISSUED FOR B.P.	DATE
11	ISSUED FOR B.P.	02/17/22
12	COORDINATION	02/21/22
13	CONSTRUCTION SET	05/08/22

PROJECT: UGANDA HIGH COMMISSION
CLIENT: STITTVILLE, ONTARIO
DRAWING: SITE PLAN

SCALE: 3/32" = 1'-0"
DRAWN BY: CB
DATE: AUG. 8, 2022
CHECKED BY: JB
APPROVED BY: JB
PROJECT NO.: 219-35
SHEET NO.: A.1

Tree Information Report

Prepared by Colleen Eames, Arborist.
Arborist Consulting Ottawa
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613-884-3394

Tree Owner	Ugandan High Commission
Address of Tree(s)	235 Mariposa Ave, Ottawa
Location of Tree(s) on property	Various around property
Species of Tree(s)	Various, see descriptions
Date of tree Inspection	April 16, 2021
Reason for Removal	N/A trees to be maintained – except where recommended below.
Reason for Inspection	Application for Minor Variance, Heritage plan in place. Renovations to be done on building and landscaping.
Restrictions	No Butternut present.

Tree Descriptions:

There are various clusters and individual trees around the property. Trees are to be maintained during the renovation and as such a Tree Protection Plan is recommended to protect the trees and their root systems. Trees are marked as individuals or clusters in red on the attached site plan and pictures. Some sizes are approximate due to access restrictions. Red lines indicate the approximate location for tree protective fences, the distance given is from the largest tree in the cluster.

Tree	Tree Location	Species	Size	Description
1	Centre of front yard	Apple	58cm	Large apple in fair condition, some dieback in the middle.
2	Right side of front yard (E)	Ironwood	38cm	Good condition. Very close to existing driveway which is to be removed during renovation.
3	Right side of front yard (E)	White birch	22cm	Multi-stemmed tree, may be on neighbouring property. Fair condition. Some overhang on existing driveway which may need pruned.
4	Right side of front yard (E)	Japanese lilac	17cm	Multi-stemmed, may be on neighbouring property. Good condition.
5	Along left side of front yard (W)	ironwoods and yellow birches	18cm	Mix of trees running along left side fence, trees are all 18cm or less, fair condition, some crowding.

6	Along left side fence in back yard (WNW)	Mix of maples	30cm	Cluster of mixed trees, mostly maple along left side of back yard (west side), largest tree is 30cm, also 28cm, 27cm and 26cm maples, most other trees are under 15cm. good condition.
7	Back left corner (NW)	Maples and Japanese lilac	25cm	Cluster of trees in back left corner of (NW side) property, maples 19, 22 and 25cm. Maples in good condition, Japanese lilac in fair condition.
8	Neighbouring tree (N)	Maple	~20cm	Neighbouring tree in property to the back, behind existing shed (North side). Multi-stemmed tree with largest stem approximately 20cm, in good condition.
9	Back yard, back-right side (NE)	Cluster of maples	24cm	Cluster of Maples in back yard to right side of yard (North East). largest tree is 24cm, also 20cm, 20cm and a dozen trees under 15cm. In good condition.
10	Neighbouring tree (NE)	Chestnut	~60cm	Neighbouring tree in back right corner (NE side). could not access, however this is a large tree and should be noted in case work comes within Critical Root Zone.
11	Neighbouring tree (NE)	Elm	~55cm	Neighbouring tree in back right corner (NE side). could not access, however this is a large tree and should be noted in case work comes within Critical Root Zone.
12	Back yard to right hand side of house (E)	Cluster of maples	24cm	Cluster of maples and mixed trees to right hand side of house (East side). Some trees growing into chain-link fence and crowding with each other and with the building. Some of these trees may need removed.

Arborist Recommendations.

To Preserve the trees a Tree Protection Plan should be put in place with the following measures:

- A temporary fence 1.2 high should be erected along the Critical Root Zone (CRZ) of each tree or cluster, at a distance of 10X the listed DBH. Approximate fence locations are drawn on the accompanying site plan in red.
- Any roots > 1" in diameter that are encountered while digging should be cut cleanly with a sharp, clean saw.
- Adequate water should be given to any impacted trees during the summer to mitigate the loss of water uptake by the loss of part of its root system. No fertilizer should be applied to the trees.
- Care should be taken not to harm any other part of the trees, including trunk and branches.

- Grading of land around the trees should be avoided.
- Driving of vehicles or storage of heavy materials should be avoided in the CRZ of the trees.
- Tree 2, the ironwood in the front yard is very close to the existing curved driveway, which is to be removed. This will need to be done in the close vicinity of the tree and well within the CRZ. Care should be taken when removing the driveway not to dig any deeper than necessary and to limit the driving or storing of vehicles or materials in the remaining CRZ are of this tree. When re-grading the area under the tree it is important not to change the grade level or to bury the roots.
- Tree 3, the white birch next to the driveway may require some clearance pruning to allow for vehicles to pass without hitting and ripping the branch. This should be done by a qualified arborist and pruning limited to clearance purposes only.



Colleen Eames, Arborist

Apr. 20, '21

Date

Contractor

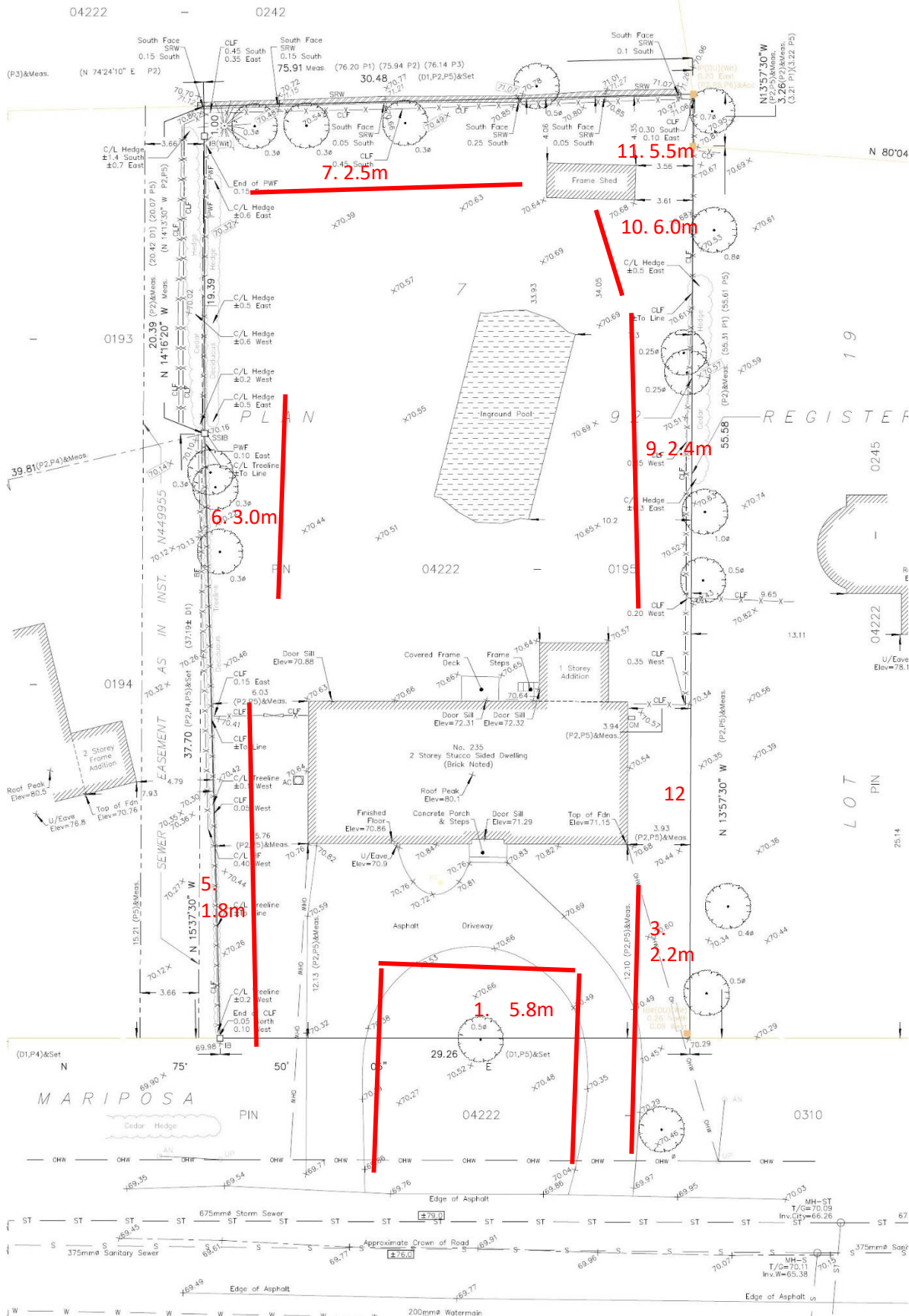
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Owner of Property

Date

PLAN

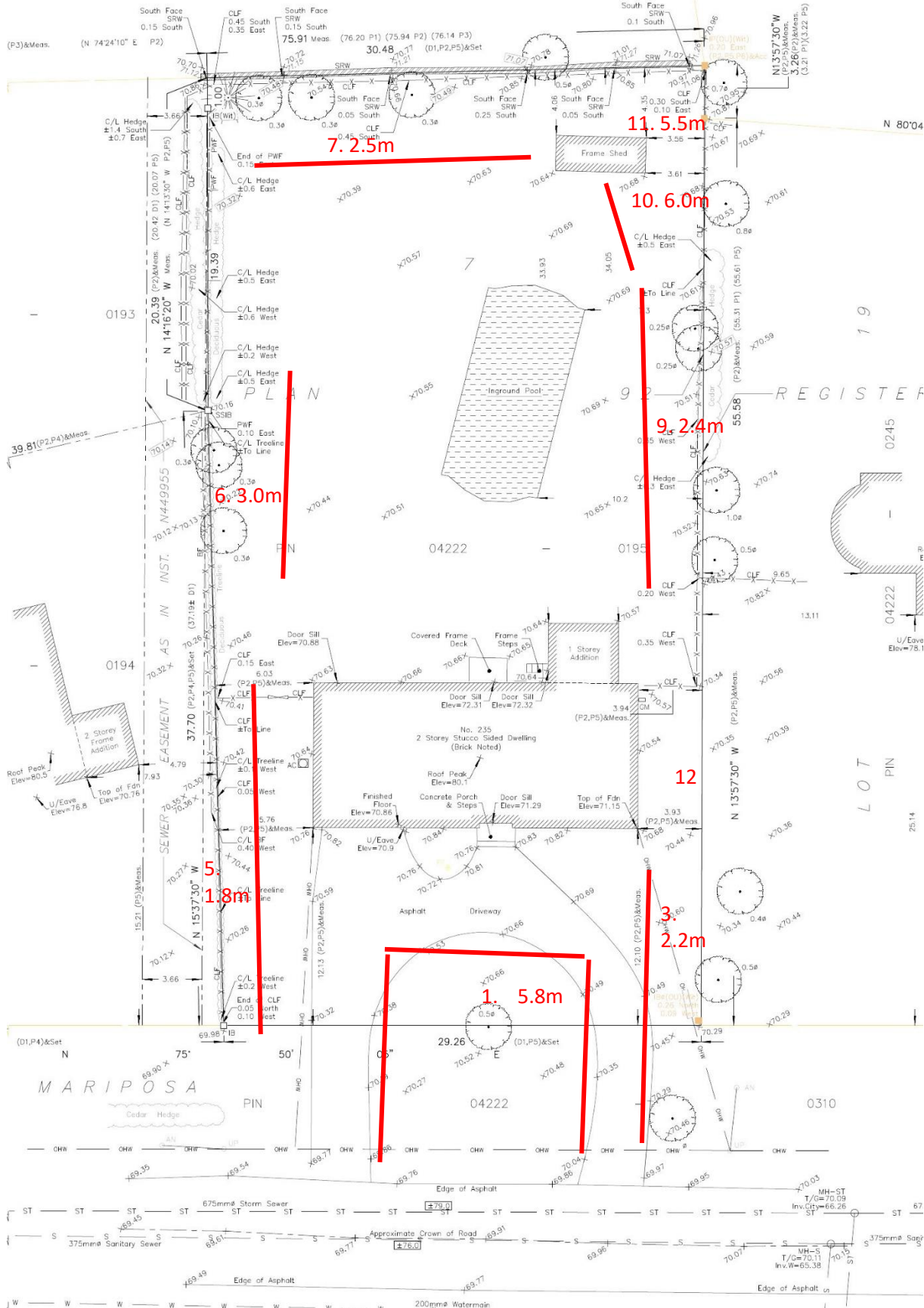
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