



- ### DRAWING NOTES
- PROPERTY LINE
 - BUILDING SETBACKS
 - 1.8 METRE CONCRETE SIDEWALK WITH STREET CURB
 - EXISTING CONCRETE SIDEWALK WITH STREET CURB
 - ORGANIC WASTE ENCLOSURE
 - ASPHALT DRIVING SURFACE
 - BICYCLE PARKING SPACES (SEE BIKE RACK DESIGN BELOW)
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PRIVATE PATIOS ABOVE / BELOW GRADE
 - GARBAGE / RECYCLING EARTHBIN
 - COMMUNITY MAIL BOX
 - UTILITY CLOSETS
 - PROPOSED HYDRO TRANSFORMER
 - EXISTING ROGERS VAULT
 - EXISTING HYDRO TRANSFORMER
 - NOT IN USE
 - NOT IN USE
 - NOT IN USE

- ### SITE PLAN SYMBOLS
- CONCRETE UNIT PAVERS SURFACE
 - SOFT LANDSCAPING
 - CONCRETE WALK / PATH
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - PROPERTY LINE
 - ZONING SETBACKS
 - STANDARD PARKING SPACE
 - VISITOR PARKING SPACE
 - ACCESSIBLE PARKING SPACE
 - COMMUNITY MAIL BOXES
 - LANDSCAPE RISERS
 - SITE UTILITIES (SEE COMPOSITE UTILITY PLAN)
 - TACTILE WALKING SURFACE INDICATOR

PROJECT DEVELOPER

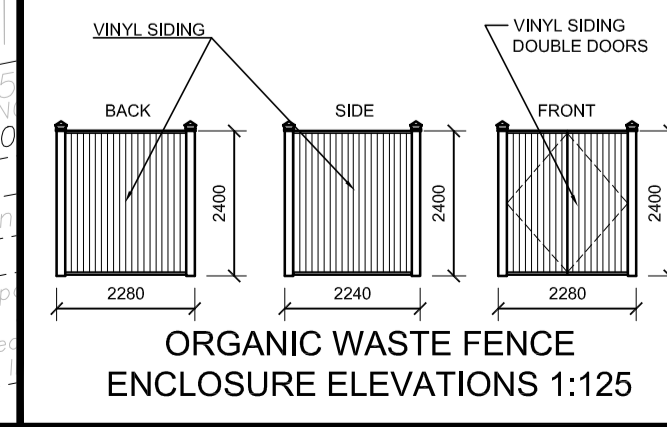
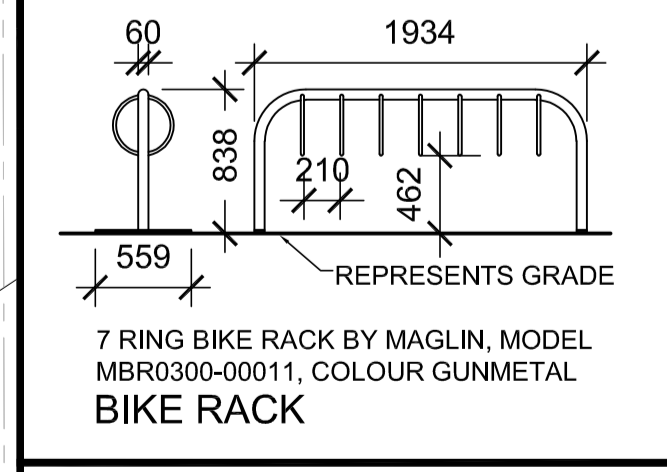
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SURVEYOR

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LEGAL DESCRIPTION

PLAN OF SUBDIVISION OF
PART OF LOT 21 AND
BROKEN FRONT CONCESSION (RIDEAU FRONT)
Geographic Township of Gloucester
REGISTERED PLAN 4M-1470
CITY OF OTTAWA
SURVEYED BY ANNIS O'SULLIVAN VOLLEBEK LTD.



PROJECT INFORMATION

ZONING Zoning By-Law 2008-250
USE PLANNED UNIT DEVELOPMENT

SITE AREA 23,888.7 sq. m. (257,135) sq. ft.

MAX. BUILDING HEIGHT 18.0 m.

FRONT YARD SETBACK 3.0 M

INTERIOR SIDE YARD SETBACK (RES. BUILDING > 11M) 3.0 M

INTERIOR SIDE YARD SETBACK (NON-RES. BUILDING ABUTTING RES. ZONE) 5.0 M

REAR YARD SETBACK (ABUTTING RES. ZONE) 7.5 M

REAR YARD SETBACK (RESIDENTIAL BUILDING) 7.5 M

AMENITY AREA PER DWELLING UNIT 6.0 sq. m.

COMMUNAL AMENITY AREA 50%

WIDTH OF LANDSCAPE AREA (ABUTTING A STREET) 3.0 M

WIDTH OF LANDSCAPE AREA (ABUTTING RES. ZONE) 3.0 M

WIDTH OF LANDSCAPE AREA AROUND PARKING 1.5 M

PROJECT STATISTICS

PLANNING UNIT DEVELOPMENT
COMPRISED OF STACKED TOWNHOUSES

BUILDING HEIGHT 11.0 M

AMENITY SPACE (720 sq. m. req.) 1092 sq. m.

PRIVATE BALCONY / PATIO = 24 sq. m.

EXTERIOR AT GRADE = 540 sq. m.

PARK = 540 sq. m.

TOTAL = 20,758 sq. m.

SITE COVERAGE (residential only)

BUILDING FOOTPRINT =	21.1%	4,387 sq. m.
DRIVING SURFACE =	26.3%	5,458 sq. m.
LANDSCAPE AREA =	52.6%	10,913 sq. m.
TOTAL =	100.0%	20,758 sq. m.

GROSS BUILDING - AREAS

(CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'B'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'C'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'D'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'E'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'F'	1,220.0 sq. m. (13,130) sq. ft.
PROPOSED BUILDING 'G'	1,220.0 sq. m. (13,130) sq. ft.
PROPOSED BUILDING 'H'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'J'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'K'	1,220.0 sq. m. (13,130) sq. ft.
TOTAL PROPOSED AREA	12,683.5 sq. m. (136,620) sq. ft.

UNIT STATISTICS

PROPOSED 2 BEDROOM UNIT	120
TOTAL	120

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- 1.2 PER UNIT (120 UNITS)	144
VISITOR	- 0.2 PER DWELLING UNIT	24
TOTAL		168

PROVIDED

RESIDENCE	- 1.2 PER UNIT (120 UNITS)	144
VISITOR	STANDARD PARKING SPACE - 2.6 x 5.2m	31
	BARRIER FREE SPACE - TYPE A 3.4 x 5.2m	1
	BARRIER FREE SPACE - TYPE B 2.4 x 5.2m	1
TOTAL		177

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (120 UNITS)	60
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PROVIDED

EXTERIOR		60
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WASTE COLLECTION

GUIDELINES

GARBAGE	- 0.231 CUBIC YARDS / UNIT	27.72 YARDS ³
RECYCLING (GMP)	- 0.018 CUBIC YARDS / UNIT	2.16 YARDS ³
RECYCLING (FIBRE)	- 0.062 CUBIC YARDS / UNIT	7.44 YARDS ³
ORGANICS	- 240L CONTAINER / 50 UNITS	3x 240L
TOTAL		
GARBAGE	4 EARTHbins	
RECYCLING (GMP)	1 EARTHbins	
RECYCLING (FIBRE)	2 EARTHbins	
ORGANICS	3x 240L	

PASSIVE IRRIGATION

RAIN GUTTERS DRAIN TO CORNER PLANTERS

SNOW STORAGE

NO SNOW STORAGE IS PROVIDED ON SITE. TO BE MANAGED UNDER SEPARATE CONTRACT

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

- ### NOTATION SYMBOLS:
- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
 - INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
 - INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
 - INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
 - DETAIL NUMBER
 - TITLE
 - SCALE
 - DETAIL REFERENCE PAGE

3	ISSUED FOR SITE PLAN 1st REVIEW RESPONSE	JUL 07 2022
2	ISSUED FOR CONSULTANT REVIEW	OCT 15 2021
1	ISSUED FOR PRELIMINARY REVIEW	FEB 26 2021
No.	DESCRIPTION	DATE

REVISIONS:

ARCHITECT SEAL:

SEAL DATE: STAMP DATE

CLIENT:

ARCHITECT:

PROJECT TITLE: 4624 SPRATT ROAD

OTTAWA ONTARIO

SHEET TITLE: SITE PLAN

DRAWN: CM CHECKED: RV

SCALE: 1:400 SHEET No. SP-1

PROJECT No. 1721



1 SITE PLAN
SCALE = 1:400
SP-1