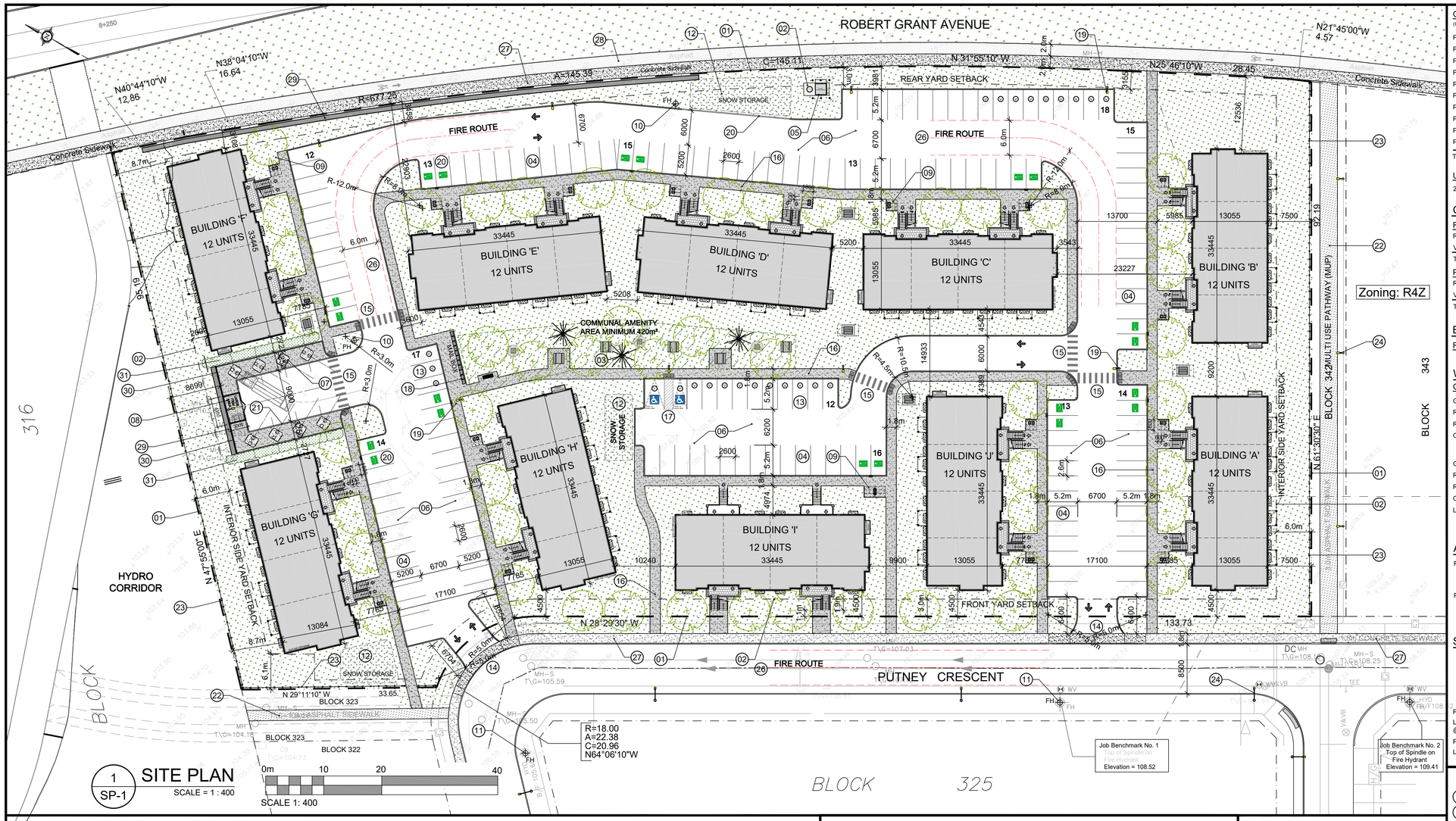


1 SP-1 **SITE PLAN**
SCALE = 1 : 400
0m 10 20 40
SCALE 1: 400

GROSS BUILDING - AREAS
(CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	1,256.0 m² / 13,520 ft²
PROPOSED BUILDING 'B'	1,256.0 m² / 13,520 ft²
PROPOSED BUILDING 'C'	1,256.0 m² / 13,520 ft²
PROPOSED BUILDING 'D'	1,256.0 m² / 13,520 ft²
PROPOSED BUILDING 'E'	1,256.0 m² / 13,520 ft²
PROPOSED BUILDING 'F'	1,256.0 m² / 13,520 ft²
PROPOSED BUILDING 'G'	1,256.0 m² / 13,520 ft²
PROPOSED BUILDING 'H'	1,256.0 m² / 13,520 ft²
PROPOSED BUILDING 'I'	1,256.0 m² / 13,520 ft²
PROPOSED BUILDING 'J'	1,256.0 m² / 13,520 ft²
TOTAL PROPOSED AREA	12,560.0 m² / 135,200 ft²

UNIT STATISTICS

2 BEDROOM UNIT	120

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- 1.2 PER UNIT	144
VISITOR	- 0.2 PER DWELLING UNIT	24
TOTAL		168

PROVIDED

RESIDENCE	- 1.23 PER UNIT	148
VISITOR	- 0.2 PER DWELLING UNIT	24
TOTAL		172

BICYCLE PARKING

REQUIRED / PROVIDED	- 0.5 PER UNIT	60

WASTE COLLECTION

GUIDELINES

GARBAGE	- 0.231 YARDS³ / UNIT	28 YARDS³
RECYCLING (GMP)	- 0.018 YARDS³ / UNIT	2 YARDS³
RECYCLING (FIBRE)	- 0.062 YARDS³ / UNIT	7.4 YARDS³
ORGANICS	- 240L CONTAINER / 50 UNITS	3 x 240L

	REQUIRED	PROVIDED
GARBAGE	5 EARTHBINS	5 EARTHBINS
RECYCLING (GMP)	1 EARTHBINS	1 EARTHBINS
RECYCLING (FIBRE)	2 EARTHBINS	2 EARTHBINS
ORGANICS	3 x 240L BINS	3 x 240L BINS
LARGE ITEM GARBAGE	N/A	8 m³

*EARTHBINS= (6.5 YARDS³)

AMENITY SPACE

REQUIRED AMENITY SPACE	
6.0 m² PER UNIT=	720.0 m²
50% COMMUNAL AMENITY AREA =	360.0 m²
PROVIDED AMENITY SPACE	
PRIVATE BALCONY / PATIOS =	320.0 m²
COMMUNAL EXTERIOR AREA=	420.0 m²
TOTAL =	740.0 m²

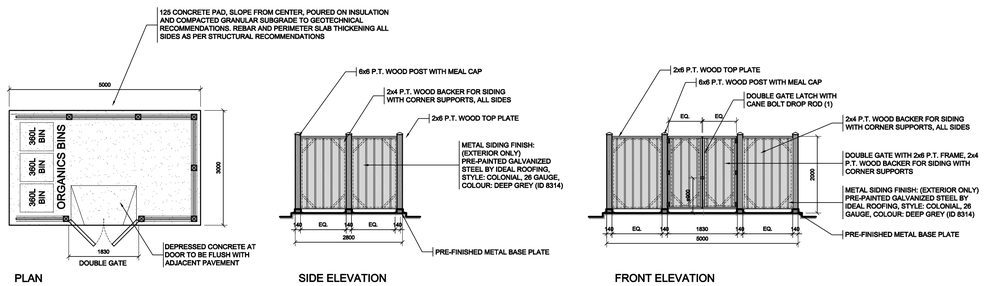
SITE COVERAGE

BUILDING FOOTPRINT =	22.6%	4,187.0 m²
DRIVING SURFACE =	29.2%	5,430.0 m²
LANDSCAPE AREA =	48.2%	8,954.4 m²
TOTAL =	100.0%	18,571.4 m²

PARKING LOT ABUTTING LOT LINE	2,060 m²
LANDSCAPED BUFFER FOR PARKING LOT @ LOT LINE	44.0% / 900 m²
PARKING LOT AREA	5,430.0 m²
LANDSCAPE BUFFER @ PARKING LOT	88.0% / 4,783 m²

DRAWING NOTES

1. PROPERTY LINE
2. BUILDING SETBACKS
3. REQUIRED AMENITY AREA
4. PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
5. PROPOSED HYDRO TRANSFORMER
6. ASPHALT DRIVING SURFACE
7. IN GROUND WASTE BINS
8. ORGANIC WASTE / OVER SIZED GARBAGE ENCLOSER 2.0m HIGH OPAQUE SCREEN AROUND PERIMETER
9. BICYCLE PARKING SPACES 0.6m x 1.8m (6) WITH RACK
10. PROPOSED HYDRANT
11. EXISTING FIRE HYDRANT
12. SEASONAL SNOW STORAGE
13. VISITOR PARKING SPACE: 2.6 x 5.2 METRES
14. DEPRESSED STREET CURB, SIDEWALK TO BE CONTINUOUS AND DEPRESSED @ DRIVEWAY, AS PER OTTAWA DETAIL SC7.1
15. DEPRESSED CURB AND TWSI AT ALL CROSSINGS
16. 1.8m WIDE CONCRETE WALK
17. ACCESSIBLE PARKING SPACE WITH ACCESS AISLE, DEPRESSED CURB AND TWSI
18. CANADA POST MAIL BOXES
19. PROPOSED SITE LIGHTING, SEE ELECTRICAL SITE PLAN
20. ELECTRICAL VEHICLE SPACE: 2 PER BUILDING
21. FLUSH / MOUNTABLE CURB
22. EXISTING ASPHALT MUP AND OR CONNECTION PATH
23. 1.5m ht. BLACK VINYL COATED CHAIN LINK FENCE
24. EXISTING STREET / PATH LIGHTING
25. GRANULAR ACCESS ROAD FOR DRY POND
26. 6.0m WIDE FIRE TRUCK ACCESS ROUTE
27. EX. 1.8m AND OR WIDE CONCRETE CITY SIDEWALK
28. EX. 2.0m WIDE ASPHALT CYCLE TRACK
29. LOW RETAINING WALL, SEE CIVIL & LANDSCAPE
30. 2.0m HT. SOLID WOOD PRIVACY SCREEN
31. PERIMETER SCREENING AT EDGE OF IN GROUND BINS



GARBAGE ENCLOSER DETAIL

OTHER 2 ELEVATION SIMILAR
FASTENERS AND HARDWARE TO BE EXTERIOR GRADE
EXPOSED WOOD TO BE STAINED DARK GREY
–

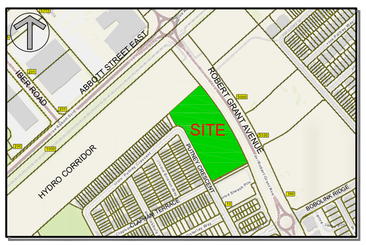
PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation R4Z — SITE AREA 1.85 ha. — 18,571.4 m² / 199,900 ft²

ZONING	REQUIRED	PROVIDED
ZONE: PLANNED UNIT DEVELOPMENT: STACKED	R4Z	R4Z
BUILDING HEIGHT	14.5m	9.3m
DENSITY - MAXIMUM FLOOR SPACE INDEX	n/a	
FRONT YARD SETBACK: PUTNEY	3.0m	4.5m
INTERIOR YARD SETBACK	1.5m & 6.0m	6.1m
INTERIOR YARD SETBACK: MUP	6.0m	7.5m
INTERIOR YARD SETBACK: HYDRO CORRIDOR	6.0m	8.7m
REAR YARD SETBACK: ROBERT GRANT	3.0m	3.1m
BUILDING SETBACK TO A PRIVATE WAY	1.8m	3.0m
BUILDING SEPARATION (UNDER 14.5m HT.)	1.2m	5.2m
AMENITY AREA - TOTAL 6.0m² PER UNIT	720.0m²	740.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	360.0m²	420.0m²
VEHICLE PARKING: RESIDENTIAL - 1.2 PER UNIT	144	148
VEHICLE PARKING: VISITOR - 0.2 PER UNIT	24	24
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	60	60
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.2m / 6.7m
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A STREET	3.0m	4.5m
MINIMUM WIDTH OF LANDSCAPED AREA - AROUND A PARKING LOT	3.0m	3.0m
LANDSCAPED BUFFER FOR PARKING LOT	15%	88%
LANDSCAPED BUFFER FOR PARKING LOT @ LOT LINE	15%	44%

SITE PLAN SYMBOLS

- CONCRETE WALK / PATH
- SOFT LANDSCAPING
- COMMUNAL AMENITY SPACE
- ASPHALT MUP / WALK
- SNOW STORAGE
- BIKE RACK / BIKE PARKING SPOT 0.6m x 1.8m
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- PROPERTY LINE
- ZONING SETBACKS
- STANDARD PARKING SPACE 2.6m x 5.2m
- VISITOR PARKING SPACE 2.6m x 5.2m
- ELECTRICAL VEHICLE READY PARKING SPACE (NO CHARGER) 2.6m x 5.2m
- ACCESSIBLE PARKING SPACE TYPE 'A': 3.4m x 5.2m TYPE 'B': 2.4m x 5.2m
- SITE FURNITURE: SEE LANDSCAPE DRAWING



KEY PLAN

LEGAL DESCRIPTION	TRANSPORTATION ENGINEER	CIVIL ENGINEER	PROJECT DEVELOPER
SKETCH TO ILLUSTRATE EXISTING CONDITIONS ON **BLOCK 324, PLAN 4M1619** **CITY OF OTTAWA** Prepared by Annis, O'Sullivan, Vollebekk Ltd. Field Work Completed September 17, 2020	**Arcadis Canada Inc.** 500 - 333 Preston Street Ottawa, Ontario, K1S 5N4 Tel: 613 225-1311 Mobile: Email: ben.pascoloneveu@arcadis.com	**Arcadis Canada Inc.** 500 - 333 Preston Street Ottawa, Ontario, K1S 5N4 Tel: 613 225-1311 Mobile: Email: ryan.magladry@arcadis.com	**Claridge Homes** 505 Preston Avenue Ottawa ON, K1S 4N7 Tel.: (613) 233-6030 E-Mail: shawn.malhotra@claridgehomes.com E-Mail: marc.stpierre@claridgehomes.com E-Mail: victoria.st.pierre@claridgehomes.com
SURVEYOR	**GEOTECHNICAL ENGINEER**	**LANDSCAPE ARCHITECT**	**URBAN PLANNER**
Annis O'Sullivan Vollebekk Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 E-Mail: _____@aovltd.com	**Paterson Group** 9 Auriga Drive Ottawa, Ontario K2E 7T9 Tel: 613.226-7381 Email: sdennis@patersongroup.ca	**James B. Lennox & Associates Inc.** 3332 Carling Ave. Ottawa, Ontario K2H 5A8 Tel: 613-722-5168 Email: ml@jbla.ca Email: lc@jbla.ca	**Novatech Eng. Consultants Limited** 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Email: r.tran@novatech-eng.com

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.

No.	DESCRIPTION	DATE
7		
6		
5	REVISED AS PER ROUND #1 CITY COMMENTS	2026 09 25
4	ISSUED FOR SPC APPLICATION	2026 07 08
3	ISSUED FOR OWNER / CONSULTANT REVIEW	2026 04 07
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2026 01 27
1	ISSUED FOR PRELIMINARY REVIEW	2026 02 06

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — KEVIN M. REID — LICENCE 8667
SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: CLARIDGE HOMES

ARCHITECT:
rla/architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
723 PUTNEY CRESCENT
STITTSVILLE
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN:	CHECKED:
R.V.	RV
SCALE: 1:400	SHEET No. SP-1
PROJECT No. 2602	

D07-12-21-0022