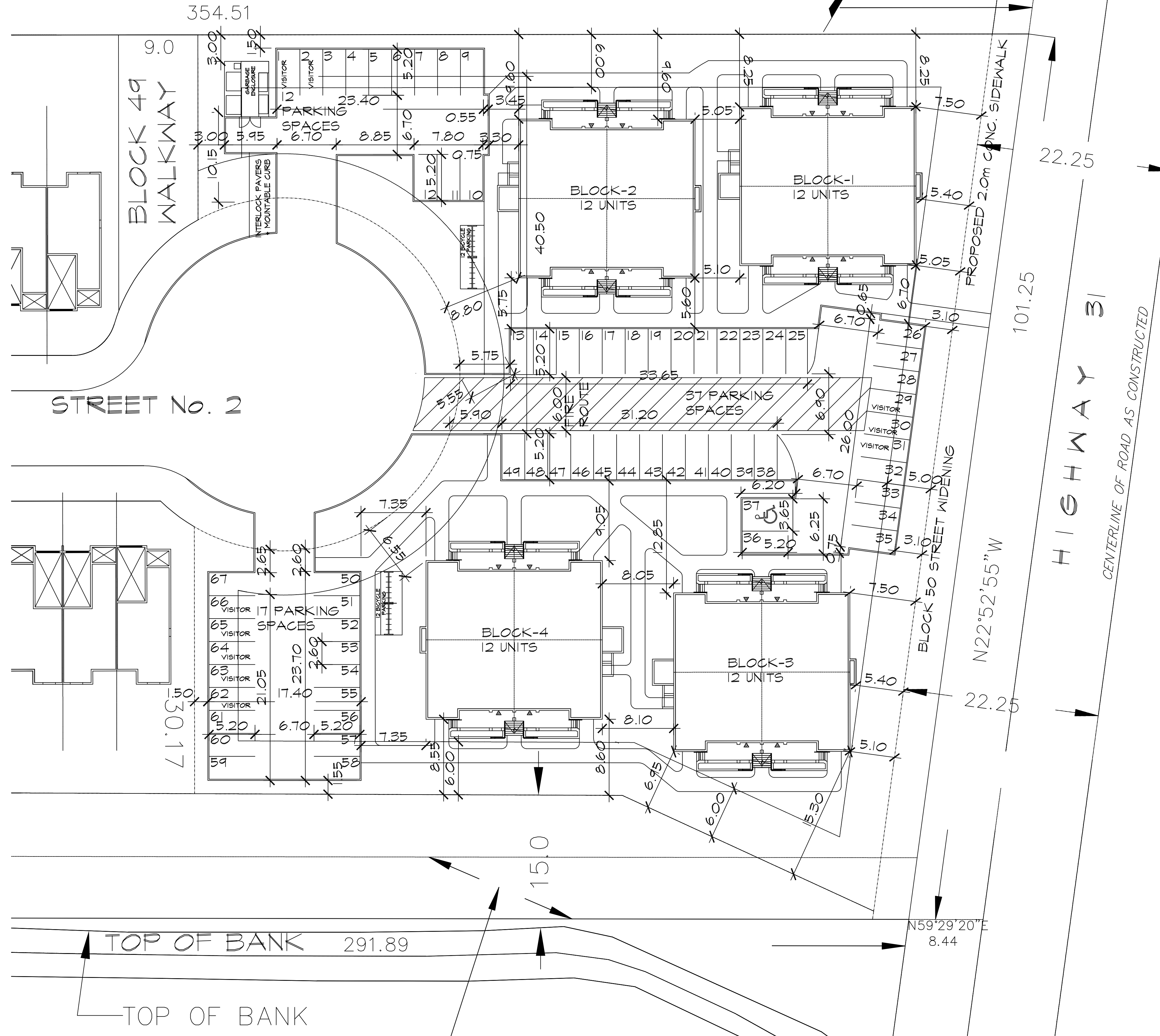
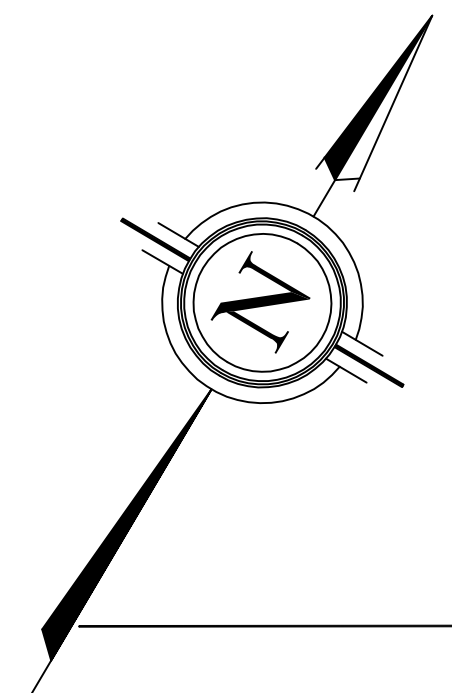


SCALE 1:250



METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



SITE STATISTICS:

ZONING: R5A [1491]

PROPOSED 48 STACKED TOWNHOUSES
 SITE AREA: (65Ha) 6500 m²
 BUILDING AREA: 1376 m²
 LOT COVERAGE: 21.17%
 TOTAL DRIVE AISLE/PARKING: 1867 m²
 TOTAL LANDSCAPING : 3257 m² (50.11%)

ZONING PROVISIONS REQUIRED: PROPOSED:

PLANNED UNIT DEVELOPMENT:	REQUIRED	PROPOSED
MINIMUM LOT WIDTH:	18m.	85.96m.
MINIMUM LOT AREA:	1400m ²	6500m ²
MAXIMUM BUILDING HEIGHT:	15m.	11.5m.
MINIMUM FRONT YARD SETBACK [1491]	5.0m.	5.05m.
MINIMUM CORNER YARD SETBACK	4.5m.	-
MINIMUM REAR YARD SETBACK [1491]	5.0m.	5.05m.
MINIMUM INTERIOR YARD SETBACK	6.0m.	6.95m.

APARTMENT DWELLING LOW RISE STACKED:

	REQUIRED	PROPOSED
MINIMUM LOT WIDTH:	18m.	85.96m.
MINIMUM LOT AREA:	540m ²	6500m ²
MAXIMUM BUILDING HEIGHT	15m.	11.5m.
MINIMUM FRONT YARD SETBACK [1491]	5.0m.	5.05m.
MINIMUM CORNER SIDE YARD SETBACK	4.5m.	-
MINIMUM REAR YARD SETBACK [1491]	5.0m.	5.05m.
MINIMUM INTERIOR SIDE YARD SETBACK	3.0m.	6.95m.

PARKING REQUIREMENTS:

REQUIREMENT	REQUIRED	PROPOSED
BARRIER FREE PARKING REQ. 1-100 SPACES	1	1
BARRIER FREE PARKING SPACE: 3.66 x 5.2		
PARKING REQ. APARTMENT BLDG/STACKED 1.2/UNIT:	58	57
VISITOR PARKING REQ. .2/UNIT	10	10
BICYCLE PARKING REQ. .5/UNIT	24	24

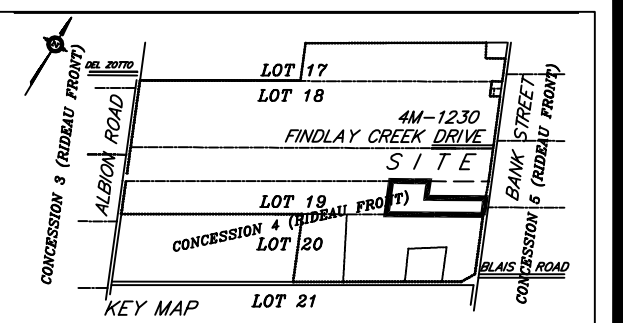
AMENITY AREAS:

AMENITY AREA	REQUIRED	PROPOSED
TOTAL AMENITY AREA: 6m ² PER DWELLING UNIT	288m ²	288m ²
COMMUNAL AMENITY AREA: 50% OF TOTAL AMENITY AREA	144m ²	212m ²

GARBAGE REQUIREMENTS

REQUIREMENT	REQUIRED	PROPOSED
GARBAGE COLLECTION AREA REQ.	40m ²	58m ²
GARBAGE	2 x 6 cubic/yard	
REC. G/M/P	2 cubic/yard	
FIBER	3 cubic/yard	
ORGANIC	1 x 240 litre	
BULK ITEM AREA 10m ²		

NOTE: ALL OUTDOOR REFUSE COLLECTION AREAS MUST BE LOCATED AT LEAST NINE METRES FROM A LOT LINE ABUTTING A PUBLIC STREET; LOCATED AT LEAST THREE METRES FROM ANY OTHER LOT LINE; AND SCREENED FROM VIEW BY AN OPAQUE SCREEN WITH A MINIMUM HEIGHT OF TWO METRES.



BASED ON:
 DRAFT PLAN OF SUBDIVISION OF
 PART OF LOT 19
 CONCESSION 4 (RIDEAU FRONT)
 Geographic Township of Gloucester
 City of Ottawa.
 PREPARED BY: STANTEC GEOMATICS LTD.
 2010

LEGEND

	LOCATION OF FIRE ROUTE

7. PATHWAYS MODIFIED AS LANDSCAPE ARCH.	2018/05/21	----
6. BLOCK-4 RELOCATED FOR SERVICES	2018/05/11	----
5. BLOCK-3 IN REAR ROOM WINDOW RELOCATED TO REAR YARD	2018/05/15	----
4. BLOCK NUMBERS CHANGED	2018/05/28	----
3. CHANGES AS PER CITY MTS REVISIED BY DOUG.	2018/05/11	----
No. Revision	Date	Dr. By

DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY.

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Tartan

CLIENT
 LEITRIM COMMUNITY CITY OF OTTAWA

PROJECT
 TARTAN HOMES JAVAS SITE PLAN

DRAWN BY: JA	START DATE: JAN/15
SCALE: 1:250	DRAWING NO: A-100
JOB NO: 1301	PLOTTED ON: 28 May 2015