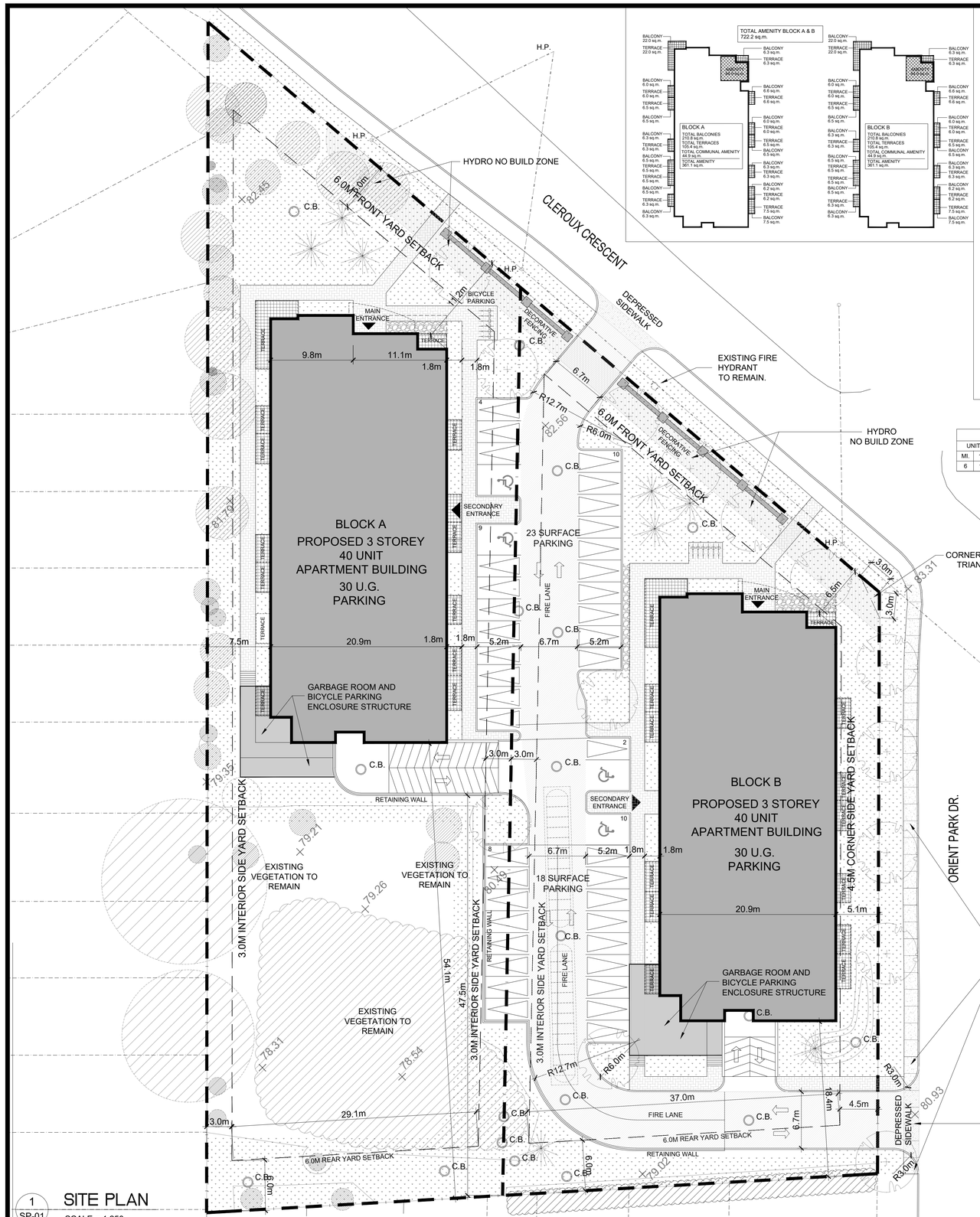
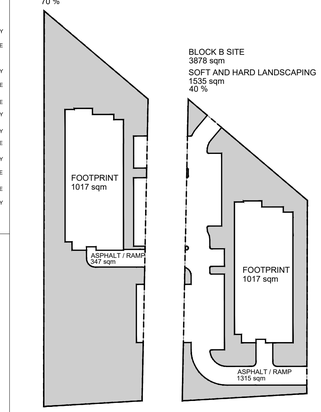


1 SP-01 SITE PLAN
SCALE = 1:250



BLOCK A			
UNIT TYPE			TOTAL
MI.	1B	2B	
6	18	16	40

BLOCK B			
UNIT TYPE			TOTAL
MI.	1B	2B	
5	20	15	40

SITE STATISTICS

ZONING R5A H(22)

SITE AREA:
- BLOCK A 4517 M²
- BLOCK B 3871 M²
- TOTAL 8388 M²

SETBACK REQUIREMENTS
FRONT YARD SETBACK
- REQUIRED 6.00 M
- PROVIDED:
- BLOCK A 11.20 M
- BLOCK B 6.50 M

INTERIOR SIDE SETBACK (ABUTTING R3Y ZONE)
- REQUIRED 3.00 M
- PROVIDED:
- BLOCK A 7.50 M

REAR YARD SETBACK
- REQUIRED 6.00 M
- PROVIDED:
- BLOCK A 54.10 M
- BLOCK B 18.40 M

HEIGHT LIMITATIONS
- REQUIRED: 22.0 M
- PROVIDED:
- BLOCK A 9.5 M
- BLOCK B 9.5 M

BUILDING FOOTPRINT
- BLOCK A 1013 M²
- BLOCK B 1013 M²
- TOTAL 2526 M²

BUILDING GFA
- BLOCK A 3039 M²
- BLOCK B 3039 M²
- TOTAL 6078 M²

LANDSCAPE
- BLOCK A 3153 sq.m. (70 %)
- BLOCK B 1539 sq.m. (40 %)
- TOTAL 4692 sq.m. (55 %)

RESIDENTIAL UNIT COUNT
- BLOCK A 40
- BLOCK B 40
- TOTAL 80

ASPHALT AREA AND RAMPS
- BLOCK A 347 sq.m.
- BLOCK B 1315 sq.m.
- TOTAL 1662 sq.m.

AMENITY AREA
REQUIRED: 6.0sq.m. per unit
80 units x 6.0 = 480 sq.m.

BLOCK A
- TOTAL BALCONIES 210.8 sq.m.
- TOTAL TERRACES 105.4 sq.m.
- TOTAL COMMUNAL AMENITY 44.9 sq.m.
- TOTAL AMENITY 361.1 sq.m.

BLOCK B
- TOTAL BALCONIES 210.8 sq.m.
- TOTAL TERRACES 105.4 sq.m.
- TOTAL COMMUNAL AMENITY 44.9 sq.m.
- TOTAL AMENITY 361.1 sq.m.

TOTAL AMENITY BLOCK A & B 722.2 sq.m.

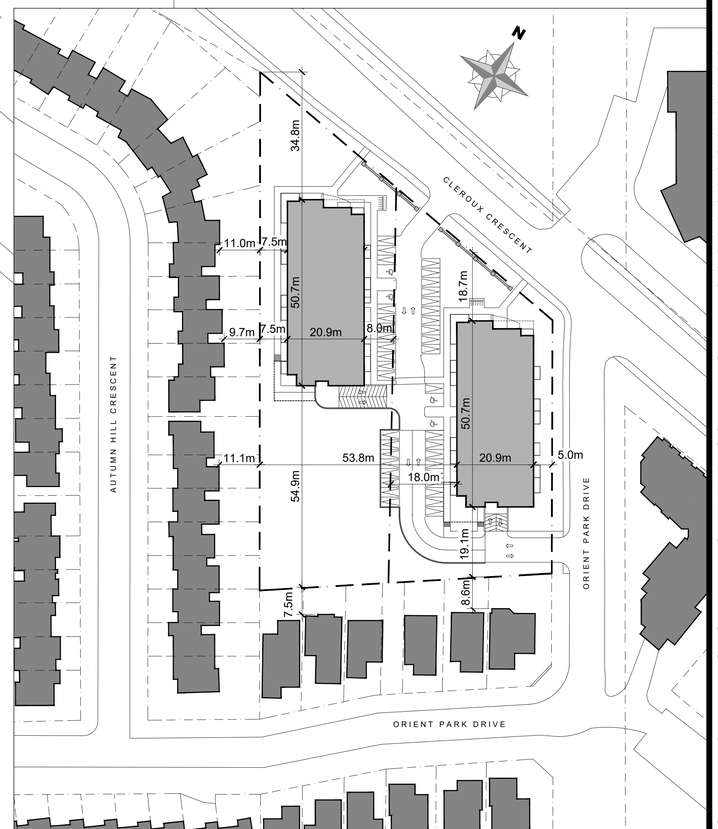
PARKING STATISTICS

BLOCK A
REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT
40 UNITS X 1.4 = 56 PARKING SPACES
PROVIDED:
- UNDERGROUND 30 SPACES

BLOCK B
REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT
40 UNITS X 1.4 = 56 PARKING SPACES
PROVIDED:
- UNDERGROUND 30 SPACES

TOTAL REQUIRED:
REQUIRED:
80 UNITS X 1.4 = 112 PARKING SPACES
PROVIDED:
- SURFACE 41 SPACES
- UNDERGROUND 60 SPACES
- TOTAL 101 SPACES (1.26 PER UNIT)

(4 HANDICAP PARKING SPACES INCLUDED)



2 SP-01 CONTEXT PLAN
SCALE = N.T.S.

CLIENT:
BRIDOR Developments

LEGEND:
- PROPERTY LINE
- PROPERTY SETBACK
- OHW OVERHEAD WIRES
- EXISTING BUILDING
- BUILDING ENTRANCE
- W.P. WALL MOUNTED LIGHT
- H.P. HYDRO POLE
- F.H. FIRE HYDRANT
- M.H. MANHOLE
- C.B. CATCH BASIN
- RETAINING WALL
- D.C. DEPRESSED CURB
- X 100.00 EXISTING GRADE
- 100.00 PROPOSED GRADE
- INTERLOCK PAVERS
- DESIGNATED FIRE ROUTE
- TERRACE

No.	REVISIONS	BY	DATE
13			
12			
11			
10			
09			
08			
07			
06			
05	FOR REVIEW	PE	MAY 31 2021
04	FOR REVIEW	PE	APR. 15 2021
03	FOR REVIEW	PE	APR. 08 2021
02	FOR REVIEW	PE	DEC. 15 2020
01	FOR REVIEW	PE	NOV. 18 2020

NOT AUTHENTIC UNLESS SIGNED AND DATED

P² concepts
210 KOOKANEE AVE., UNIT B1
OTTAWA, ONTARIO, K1V 6W8

CONSULTING ENGINEERS
STRUCTURAL
MECHANICAL
ELECTRICAL

DESIGNED BY: P.E. | DRAWN BY: P.E. | APPROVED BY: P.E.

PROJECT
2308 and 2396
CLEROUX CRESCENT
OTTAWA

DRAWING TITLE
SITE PLAN

PROJECT NO. 0403
DATE NOV., 11, 2020

SP-01