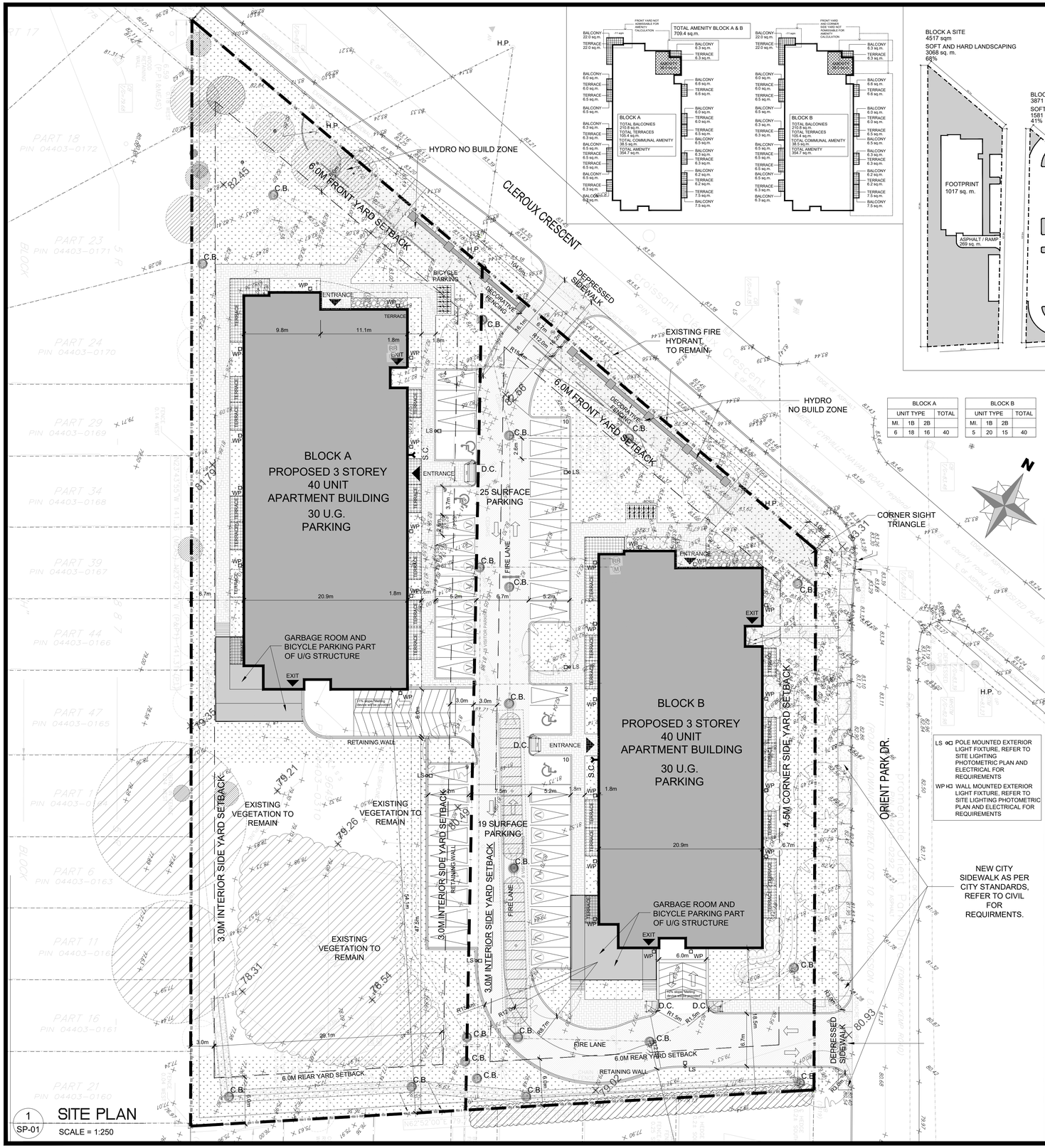
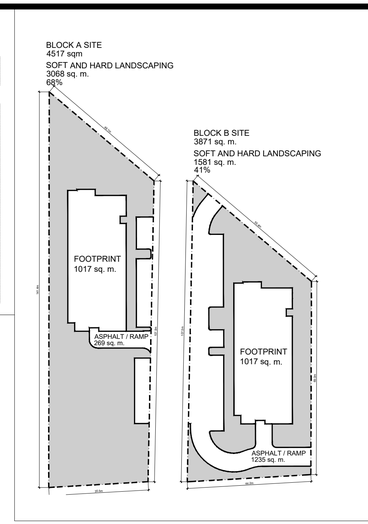


1 SP-01 SITE PLAN
SCALE = 1:250



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

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

BLOCK
SITE STATISTICS

ZONING		R5A H(22)
SITE AREA:	4517 sq. m.	
SETBACK REQUIREMENTS		
FRONT YARD SETBACK	REQUIRED:	6.0 M
	PROVIDED:	10.4 M
INTERIOR SIDE SETBACK (ABUTTING R3Y ZONE)	REQUIRED:	3.0 M
	PROVIDED:	7.5 M
REAR YARD SETBACK:	REQUIRED:	6.0 M
	PROVIDED:	54.1 M
HEIGHT LIMITATIONS:	REQUIRED:	22.0 M
	PROVIDED:	9.5 M
BUILDING FOOTPRINT:	1017 sq. m.	
BUILDING GFA	3051 sq. m.	
LANDSCAPE	3068 sq. m. (68%)	
RESIDENTIAL UNIT COUNT	40	
ASPHALT AREA AND RAMPS	269 sq. m.	

AMENITY AREA
REQUIRED: 6.0 M² per unit
40 units x 6.0 = 240 sq. m.
TOTAL BALCONIES
210.8 sq. m.
TOTAL TERRACES
105.4 sq. m.
TOTAL COMMUNAL AMENITY
38.5 sq. m.
LANDSCAPE AREA
2192 sq. m.
TOTAL AMENITY
2546.70 sq. m.

PARKING STATISTICS
REQUIRED: 1.2 PER UNIT+0.2 VISITOR PER UNIT
40 UNITS X 1.4 = 56 PARKING SPACES
PROVIDED:
UNDERGROUND 30 SPACES
SURFACE 22 SPACES
TOTAL 52 SPACES (1.26 PER UNIT)
(SUBJECT TO A MINOR VARIANCE)
(2 HANDICAP PARKING SPACES INCLUDED)
BICYCLE PARKING
REQUIRED: 0.5 SPACES PER UNIT;
0.5 x 40 UNITS= 20 SPACES
PROVIDED: INTERIOR :17 SPACES
EXTERIOR: 6 SPACES
TOTAL: 23 SPACES

BLOCK
SITE STATISTICS

ZONING		R5A H(22)
SITE AREA:	3871 sq. m.	
SETBACK REQUIREMENTS		
FRONT YARD SETBACK	REQUIRED:	6.0 M
	PROVIDED:	6.2 M
INTERIOR SIDE SETBACK (ABUTTING R3Y ZONE)	REQUIRED:	3.0 M
	PROVIDED:	15.6 M
REAR YARD SETBACK:	REQUIRED:	6.0 M
	PROVIDED:	18.5 M
HEIGHT LIMITATIONS:	REQUIRED:	22.0 M
	PROVIDED:	9.5 M
BUILDING FOOTPRINT:	1017 sq. m.	
BUILDING GFA	3051 sq. m.	
LANDSCAPE	1581 sq. m. (41%)	
RESIDENTIAL UNIT COUNT	40 UNITS	
ASPHALT AREA AND RAMPS	1235 sq.m.	

AMENITY AREA
REQUIRED: 6.0 M² per unit
40 units x 6.0 = 240 sq. m.
TOTAL BALCONIES
210.8 sq. m.
TOTAL TERRACES
105.4 sq. m.
TOTAL COMMUNAL AMENITY
38.5 sq. m.
LANDSCAPE AREA
609.60 sq. m.
TOTAL AMENITY
964.30 sq. m.

PARKING STATISTICS
REQUIRED: 1.2 PER UNIT+0.2 VISITOR PER UNIT
40 UNITS X 1.4 = 56 PARKING SPACES
PROVIDED:
UNDERGROUND 30 SPACES
SURFACE 22 SPACES
TOTAL 52 SPACES (1.26 PER UNIT)
(SUBJECT TO A MINOR VARIANCE)
(2 HANDICAP PARKING SPACES INCLUDED)
BICYCLE PARKING
REQUIRED: 0.5 SPACES PER UNIT;
0.5 x 40 UNITS = 20 SPACES
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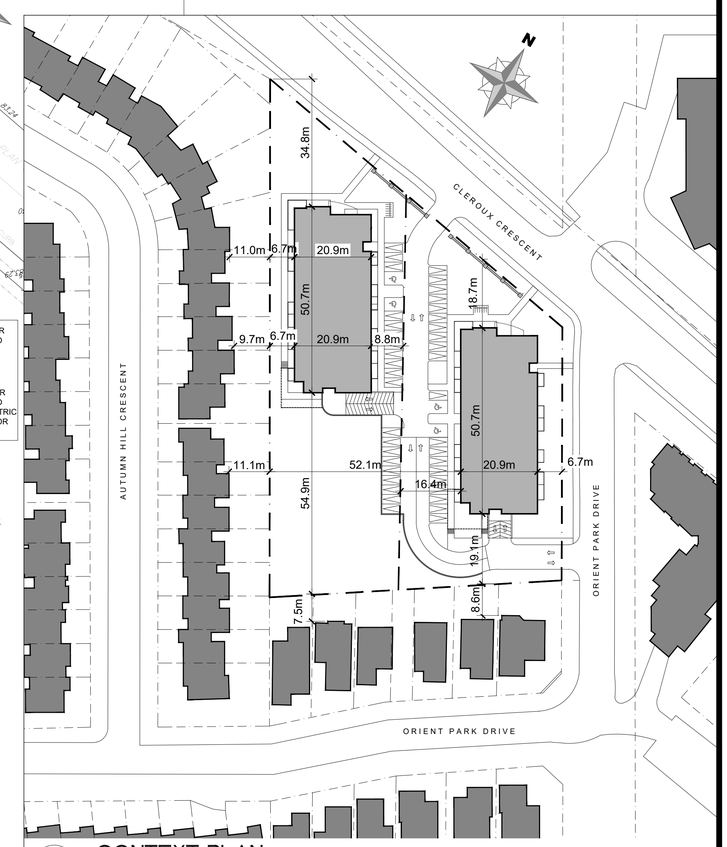
TOTAL: 23 SPACES



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

CLIENT:
BRIDOR Developments

PLAN OF SURVEY
INFORMATION SHOWN HAS BEEN TAKEN FROM
Stantec Geomatics Ltd.
400 – 1331 Clyde Avenue
Ottawa ON
Tel. 613.722.4420
www.stantec.com
TOPOGRAPHIC PLAN OF SURVEY
PART OF LOT 11
CONCESSION 3 (OTTAWA FRONT)
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA
ELEVATION NOTE
1. ELEVATIONS ARE GEODETIC.
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

LEGEND:
- PROPERTY LINE
- PROPERTY SETBACK
- OHW OVERHEAD WIRES
- EXISTING BUILDING
- BUILDING ENTRANCE
- S.C. SIAMESE CONNECTION
- 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	FOR REVIEW	PE	MAR. 18 2022
07	FOR REVIEW	PE	JAN. 18 2022
06	FOR REVIEW	PE	DEC. 22 2021
05	FOR REVIEW	PE	NOV. 11 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

D2 concepts
236c ROSEWOOD AVE., SUITE 201
OTTAWA, ONTARIO, K1V 6A8

CONSULTING ENGINEERS
STRUCTURAL
MECHANICAL
ELECTRICAL

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

PROJECT
2380 and 2396
CLEROUX CRESCENT
OTTAWA

DRAWING TITLE
SITE PLAN

PROJECT NO.
0403
DATE
NOV., 11, 2020

SP-01

D07-12-21-0081

PLAN # 18569