

BLOCK A			BLOCK B				
UNIT TYPE	1B	TOTAL	UNIT TYPE	1B	TOTAL		
MI	18	16	40	5	20	15	40

BLOCK A SITE STATISTICS

ZONING: RSA H(22)

MIN. LOT WIDTH: 18 M (REQUIRED), 37.1 M (PROVIDED)

MIN. LOT AREA: 540 SQ.M (REQUIRED), 4517 SQ.M (PROVIDED)

SETBACK REQUIREMENTS: FRONT YARD: 6.0 M (REQUIRED), 10.4 M (PROVIDED); INTERIOR SIDE: 3.0 M (REQUIRED), 7.5 M (PROVIDED); REAR YARD: 6.0 M (REQUIRED), 48.6 M (PROVIDED)

HEIGHT LIMITATIONS: 22.0 M (REQUIRED), 9.5 M (PROVIDED)

BUILDING FOOTPRINT: 1193 sq. m.

BUILDING GFA: 3579 sq. m.

LANDSCAPE: 2929 sq. m. (65%)

RESIDENTIAL UNIT COUNT: 40 UNITS

ASPHALT AREA AND RAMPS: 387 sq. m.

AMENITY AREA: 464 sq. m.

PARKING STATISTICS: 40 UNITS x 1.4 = 56 PARKING SPACES

PROVIDED: 1.1 PER UNIT - 44 TOTAL RESIDENT SPACES (MV); 0.2 PER UNIT - 8 TOTAL VISITOR SPACES

UNDERGROUND: 30 SPACES; SURFACE: 22 SPACES; TOTAL: 52 SPACES

BICYCLE PARKING: 20 SPACES

BLOCK B SITE STATISTICS

ZONING: RSA H(22)

MIN. LOT WIDTH: 18 M (REQUIRED), 43.3 M (PROVIDED)

MIN. LOT AREA: 540 SQ.M (REQUIRED), 3871 SQ.M (PROVIDED)

SETBACK REQUIREMENTS: FRONT YARD: 6.0 M (REQUIRED), 6.2 M (PROVIDED); INTERIOR SIDE: 3.0 M (REQUIRED), 15.6 M (PROVIDED); CORNER SIDE: 4.5 M (REQUIRED), 6.7 M (PROVIDED); REAR YARD: 6.0 M (REQUIRED), 12.8 M (PROVIDED)

HEIGHT LIMITATIONS: 22.0 M (REQUIRED), 9.5 M (PROVIDED)

BUILDING FOOTPRINT: 1184 sq. m.

BUILDING GFA: 3552 sq. m.

LANDSCAPE: 1426 sq. m. (37%)

RESIDENTIAL UNIT COUNT: 40 UNITS

ASPHALT AREA AND RAMPS: 1208 sq. m.

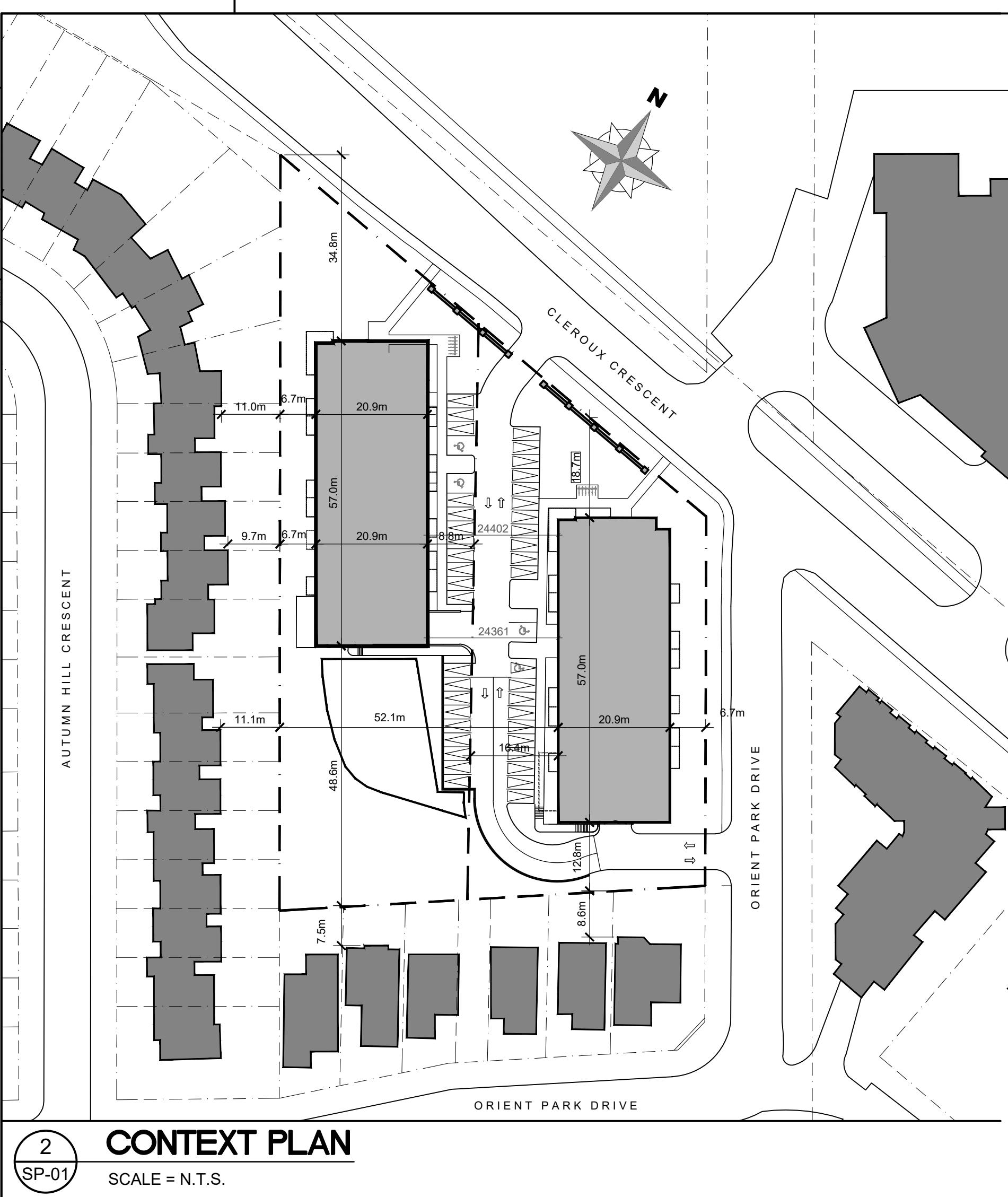
AMENITY AREA: 1208 sq. m.

PARKING STATISTICS: 40 UNITS x 1.4 = 56 PARKING SPACES

PROVIDED: 1.1 PER UNIT - 44 TOTAL RESIDENT SPACES (MV); 0.2 PER UNIT - 8 TOTAL VISITOR SPACES

UNDERGROUND: 29 SPACES; SURFACE: 23 SPACES; TOTAL: 52 SPACES

BICYCLE PARKING: 20 SPACES



CLIENT: BRIDOR DEVELOPMENTS

PLAN OF SURVEY: INFORMATION SHOWN HAS BEEN TAKEN FROM: Stattek Geomatics Ltd. 481-131 Citye Avenue Ottawa, ON K1P 1T2 Tel: 613-722-4402 www.stattek.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 ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THE ABOVE REFERENCED SURVEY.

LEGEND:

- PROPERTY LINE
- PROPERTY SETBACK
- 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
- PROPOSED VEGETATION. REFER TO LANDSCAPING FOR DETAILS
- D.C. DEPRESSED CURB
- x 100.00 EXISTING GRADE
- x 100.00 PROPOSED GRADE
- PROPOSED CONCRETE
- DESIGNATED FIRE ROUTE
- AIR WELL

21	FOR SUBMISSION	RK	JUNE 09 2023
20	FOR COORDINATION	JP	JUNE 06 2023
20	FOR CLIENT REVIEW	JP	MAY 15 2023
19	FOR CLIENT REVIEW	RK	MAY 11 2023
18	FOR CLIENT REVIEW	RK	MAY 03 2023
17	FOR CLIENT REVIEW	RK	MAY 02 2023
16	FOR SPC RESUBMISSION	JP	MAR 28 2023
15	FOR REVIEW	JP	JAN 30 2023
14	FOR REVIEW	JP	NOV 24 2022
13	FOR REVIEW	PE	NOV 11 2022
12	FOR REVIEW	PE	OCT 31 2022
No.	REVISIONS	BY	DATE

P2 concepts
CONSULTING ENGINEERS

STRUCTURAL
MECHANICAL
ELECTRICAL

TATHAM ENGINEERING
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info@tathameng.com

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

PROJECT: 2380 and 2396 CLEROUX CRESCENT OTTAWA

DRAWING TITLE: SITE PLAN

PROJECT NO: 0403
DATE: JUN 09, 2023

SP-01

PLAN # 18569

1 SITE PLAN
SCALE = 1:250

2 CONTEXT PLAN
SCALE = N.T.S.

D07-12-21-0081