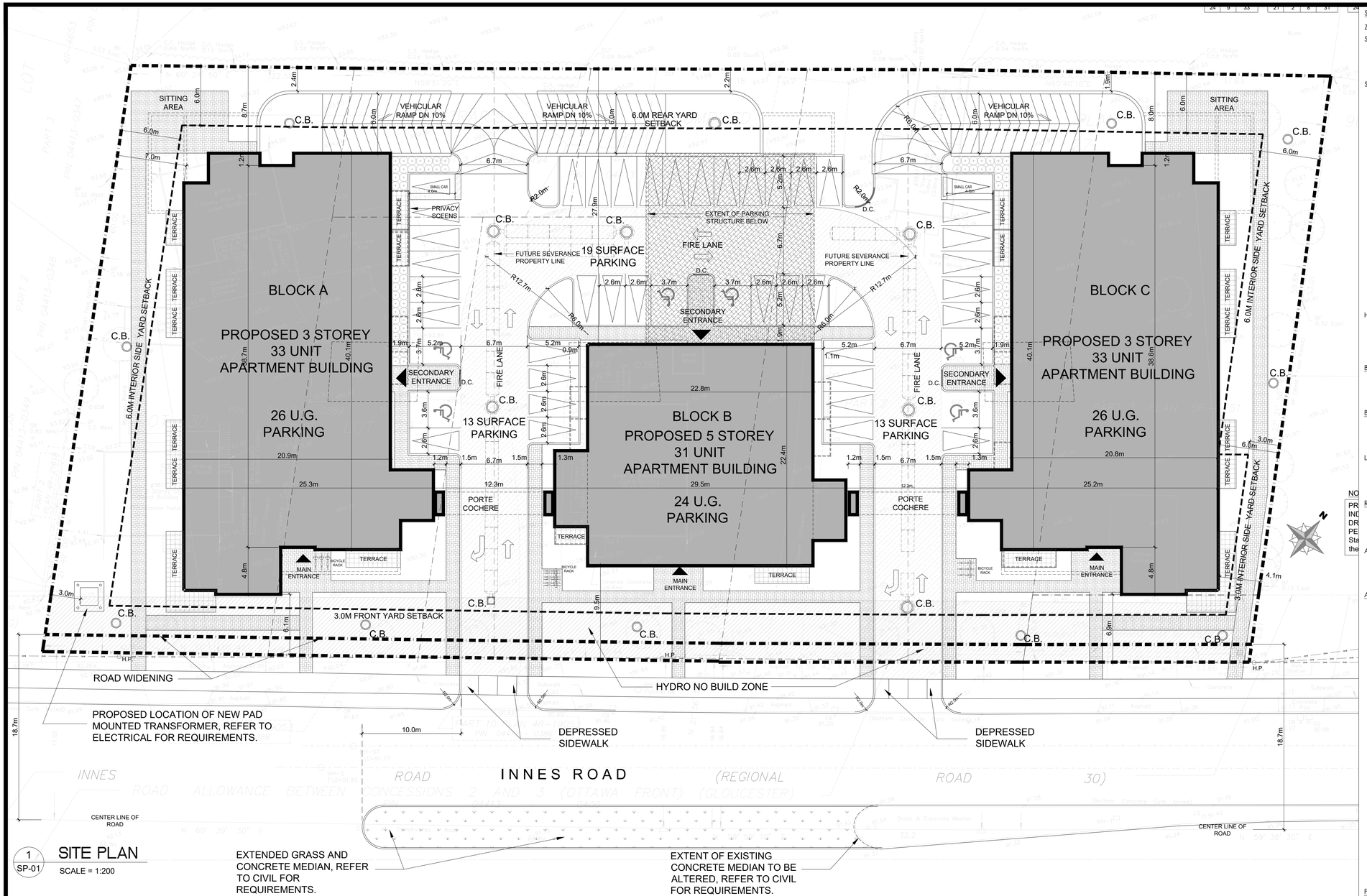


1 SP-01 **SITE PLAN**

SCALE = 1:200

SITE INFORMATION DERIVED FROM SURVEY TITLED,

TOPOGRAPHICAL PLAN OF

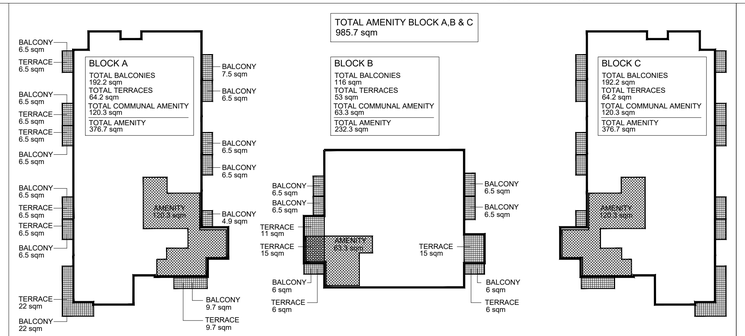
LOT 27 AND
PART OF LOTS 28, 29 AND 30
REGISTRAR'S COMPILED PLAN 905
CITY OF OTTAWA

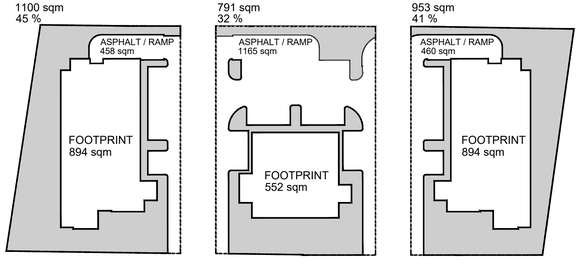
Prepared by
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

SCHEDULE

PART	LOT	PLAN	PIN
1	PART OF LOT 27	905	ALL OF 04413-0212
2			
3	PART OF 27 & 28		ALL OF 04413-0387
4	PART OF 28		
5	PART OF LOTS 29 AND 30		ALL OF 04413-0389
6			
7	PART OF LOT 27		ALL OF 04413-0399
8			

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.





SITE STATISTICS

ZONING R4Z

SITE AREA:

BLOCK A	2452 M²
BLOCK B	2508 M²
BLOCK C	2308 M²
TOTAL	7268 M²

SETBACK REQUIREMENTS

FRONT YARD SETBACK

REQUIRED	3.00 M
PROVIDED:	
BLOCK A	6.10 M
BLOCK B	9.50 M
BLOCK C	6.90 M

INTERIOR SIDE SETBACK (ABUTTING R2N ZONE)

REQUIRED	6.00 M
PROVIDED:	
BLOCK A	7.00 M

INTERIOR SIDE SETBACK (ABUTTING LC6 ZONE)

REQUIRED	
FIRST 21.0M	3.00 M
PROVIDED:	4.10 M
REQUIRED	
BEYOND 21.0M	6.00 M
PROVIDED:	6.00 M

REAR YARD SETBACK

REQUIRED	6.00 M
PROVIDED:	
BLOCK A	8.70 M
BLOCK B	27.90 M
BLOCK C	8.00 M

HEIGHT LIMITATIONS

REQUIRED:	15.0 M
PROVIDED:	
BLOCK A	10.7 M
BLOCK B	16.0 M
BLOCK C	10.7 M

BUILDING FOOTPRINT

BLOCK A	894 M²
BLOCK B	552 M²
BLOCK C	894 M²
TOTAL	2340 M²

BUILDING GFA

BLOCK A	2682 M²
BLOCK B	2760 M²
BLOCK C	2682 M²
TOTAL	8124 M²

LANDSCAPE

BLOCK A	1100 M²	(45 %)
BLOCK B	791 M²	(32 %)
BLOCK C	953 M²	(41 %)
TOTAL	2844 M²	(39 %)

RESIDENTIAL UNIT COUNT

BLOCK A	33
BLOCK B	31
BLOCK C	33
TOTAL	97

ASPHALT AREA AND RAMPS

BLOCK A	458 M²
BLOCK B	1165 M²
BLOCK C	460 M²
TOTAL	2083 M²

AMENITY AREA

REQUIRED: 6.0sqm per unit
97 units x 6.0 = 582 sqm

BLOCK A
TOTAL BALCONIES 192.2 sqm
TOTAL TERRACES 64.2 sqm
TOTAL COMMUNAL AMENITY 112 sqm
TOTAL AMENITY 368.4 sqm

BLOCK B
TOTAL BALCONIES 116 sqm
TOTAL TERRACES 53 sqm
TOTAL COMMUNAL AMENITY 63 sqm
TOTAL AMENITY 232 sqm

BLOCK C
TOTAL BALCONIES 192.2 sqm
TOTAL TERRACES 64.2 sqm
TOTAL COMMUNAL AMENITY 112 sqm
TOTAL AMENITY 368.4 sqm

TOTAL AMENITY BLOCK A,B & C 968 sqm

PARKING STATISTICS

BLOCK A
REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT
33 UNITS X 1.4 = 46 PARKING SPACES
PROVIDED:

SURFACE	9 SPACES
UNDERGROUND	26 SPACES
TOTAL	35 SPACES

BLOCK B
REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT
31 UNITS X 1.4 = 43 PARKING SPACES
PROVIDED:

SURFACE	27 SPACES
UNDERGROUND	24 SPACES
TOTAL	51 SPACES

BLOCK C
REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT
33 UNITS X 1.4 = 46 PARKING SPACES
PROVIDED:

SURFACE	9 SPACES
UNDERGROUND	26 SPACES
TOTAL	35 SPACES

TOTAL REQUIRED:
REQUIRED:
97 UNITS X 1.4 = 136 PARKING SPACES
PROVIDED:

SURFACE	45 SPACES
UNDERGROUND	76 SPACES
TOTAL	121 SPACES (1.25 PER UNIT)

(6 HANDICAP PARKING SPACES INCLUDED)

NO

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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
16	FOR REVIEW	PE	APR. 09 2021
15	FOR REVIEW	PE	MAR. 23 2021
14	FOR REVIEW	PE	NOV. 23 2020
13	FOR REVIEW	PE	NOV. 10 2020
12	FOR REVIEW	PE	NOV. 02 2020
11	FOR REVIEW	PE	OCT. 27 2020
10	FOR REVIEW	PE	SEPT 29 2020
09	FOR REVIEW	PE	AUG 05 2020
08	FOR REVIEW	PE	JUNE 22 2020
07	FOR REVIEW	PE	JUNE 09 2020
06	FOR REVIEW	PE	JUNE 03 2020
05	FOR REVIEW	PE	JUNE 02 2020
04	FOR REVIEW	PE	MAY 28 2020
03	FOR REVIEW	PE	MAY 12 2020
02	FOR REVIEW	PE	APR. 24 2020
01	FOR REVIEW	PE	APR. 14 2020

NOT AUTHENTIC UNLESS SIGNED AND DATED

P2 concepts
1765 ROCKINGHAM WAY, SUITE 200
OTTAWA, ONTARIO, K1V 9M8

CONSULTING ENGINEERS

STRUCTURAL

MECHANICAL

ELECTRICAL

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

PROJECT

3817-3843 INNES ROAD
ORLEANS

DRAWING TITLE

SITE PLAN

PROJECT NO. 0378

DATE APRIL, 09, 2020

SP-01

FILE # D07-12-20-0164

18285