

SITE STATISTICS

ZONING: R42
 SITE AREA: 3708 M² (BLOCK A), 3360 M² (BLOCK B), TOTAL 7268 M²

SETBACK REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED	REQUIREMENT	REQUIRED	PROVIDED
FRONT YARD SETBACK	3.00 M	6.00 M	INTERIOR SIDE SETBACK (ABUTTING R2N ZONE)	6.00 M	7.00 M
REAR YARD SETBACK	6.00 M	8.00 M	INTERIOR SIDE SETBACK (ABUTTING L2G ZONE)	3.00 M	4.10 M
REAR YARD SETBACK (PROVIDED)	6.00 M	8.00 M	REAR YARD SETBACK (PROVIDED)	8.00 M	8.00 M
HEIGHT LIMITATIONS	15.0 M	13.7 M	REAR YARD SETBACK (REQUIREMENT)	21.0 M	21.0 M
HEIGHT LIMITATIONS (PROVIDED)	13.7 M	13.7 M	REAR YARD SETBACK (PROVIDED)	21.0 M	21.0 M

BUILDING FOOTPRINT

BLOCK	FOOTPRINT	GFA
BLOCK A	1296 M ²	5184 M ²
BLOCK B	1296 M ²	5184 M ²
TOTAL	2592 M ²	10368 M ²

LANDSCAPE (SOFT AND HARD)

BLOCK	LANDSCAPE	%
BLOCK A	1405 M ²	(37.9%)
BLOCK B	1257 M ²	(35.3%)
TOTAL	2662 M ²	(36.6%)

RESIDENTIAL UNIT COUNT

BLOCK	UNITS
BLOCK A	58
BLOCK B	58
TOTAL	116

ASPHALT AREA AND RAMPS

BLOCK	AREA
BLOCK A	1007 M ²
BLOCK B	1007 M ²
TOTAL	2014 M ²

AMENITY AREA

REQUIRED: 15.0 sqm for the first 8 units, 6.0 sqm for the rest of the units
 PROVIDED: 15.0 sqm x 8 units + 6.0 sqm x 50 units = 1420 sqm (BLOCK) x 2 BLOCKS = 840 sqm

BLOCK A

TOTAL BALCONIES: 298.5 sqm
 TOTAL TERRACES: 58.8 sqm
 TOTAL COMMUNAL AMENITY: 719 sqm (483 sqm soft landscaped, at grade, in the rear and interior side yard)
 TOTAL AMENITY: 1076.3 sqm

BLOCK B

TOTAL BALCONIES: 298.5 sqm
 TOTAL TERRACES: 58.8 sqm
 TOTAL COMMUNAL AMENITY: 617 sqm (383 sqm soft landscaped, at grade, in the rear and interior side yard)
 TOTAL AMENITY: 976.3 sqm

TOTAL AMENITY BLOCK A & B

2052.6 sqm

PARKING STATISTICS

BLOCK A

REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT
 58 UNITS X 1.2 = 70 PARKING SPACES
 58 UNITS X 0.2 = 12 PARKING SPACES
 PROVIDED: SURFACE 22 SPACES, UNDERGROUND 42 SPACES, TOTAL 64 SPACES

BLOCK B

REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT
 58 UNITS X 1.2 = 70 PARKING SPACES
 58 UNITS X 0.2 = 12 PARKING SPACES
 PROVIDED: SURFACE 22 SPACES, UNDERGROUND 42 SPACES, TOTAL 64 SPACES

TOTAL REQUIRED: 116 UNITS X 0.5 = 58 PARKING SPACES
 PROVIDED: 60 PARKING SPACES

BICYCLE PARKING STATISTICS

BLOCK A

REQUIRED: 0.5 PER UNIT
 58 UNITS X 0.5 = 29 PARKING SPACES
 PROVIDED: 30 PARKING SPACES

BLOCK B

REQUIRED: 0.5 PER UNIT
 58 UNITS X 0.5 = 29 PARKING SPACES
 PROVIDED: 30 PARKING SPACES

TOTAL REQUIRED: 116 UNITS X 0.5 = 58 PARKING SPACES
 PROVIDED: 60 PARKING SPACES



- 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
 - CONCRETE
 - DESIGNATED FIRE ROUTE
 - EXISTING TREE TO REMAIN (REFER TO LANDSCAPING FOR DETAILS)
 - PROPOSED TREE (REFER TO LANDSCAPING FOR DETAILS)

No.	REVISIONS	BY	DATE
29	FOR SPC SUBMISSION	JP	JULY, 18 2023
28	FOR REVIEW	JP	JUNE, 07 2023
27	FOR REVIEW	CH	APR, 03 2023
26	FOR REVIEW	CH	MAR 23 2023
25	FOR REVIEW	JP	JAN 19 2023
24	FOR REVIEW	JP	NOV, 22 2022
23	FOR REVIEW	JP	AUG, 18 2022
22	FOR REVIEW	PE	JUNE 02 2022
21	FOR REVIEW	PE	MAY 26 2022
20	FOR REVIEW	PE	MAY 12 2022
19	FOR REVIEW	PE	APR, 01 2022
18	FOR REVIEW	PE	MAR, 21 2022
17	FOR REVIEW	PE	FEB, 02 2022
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



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PROJECT: 3817-3843 INNES ROAD ORLEANS

DRAWING TITLE: SITE PLAN

PROJECT NO. 0378

DATE: APRIL, 09, 2020

SP01

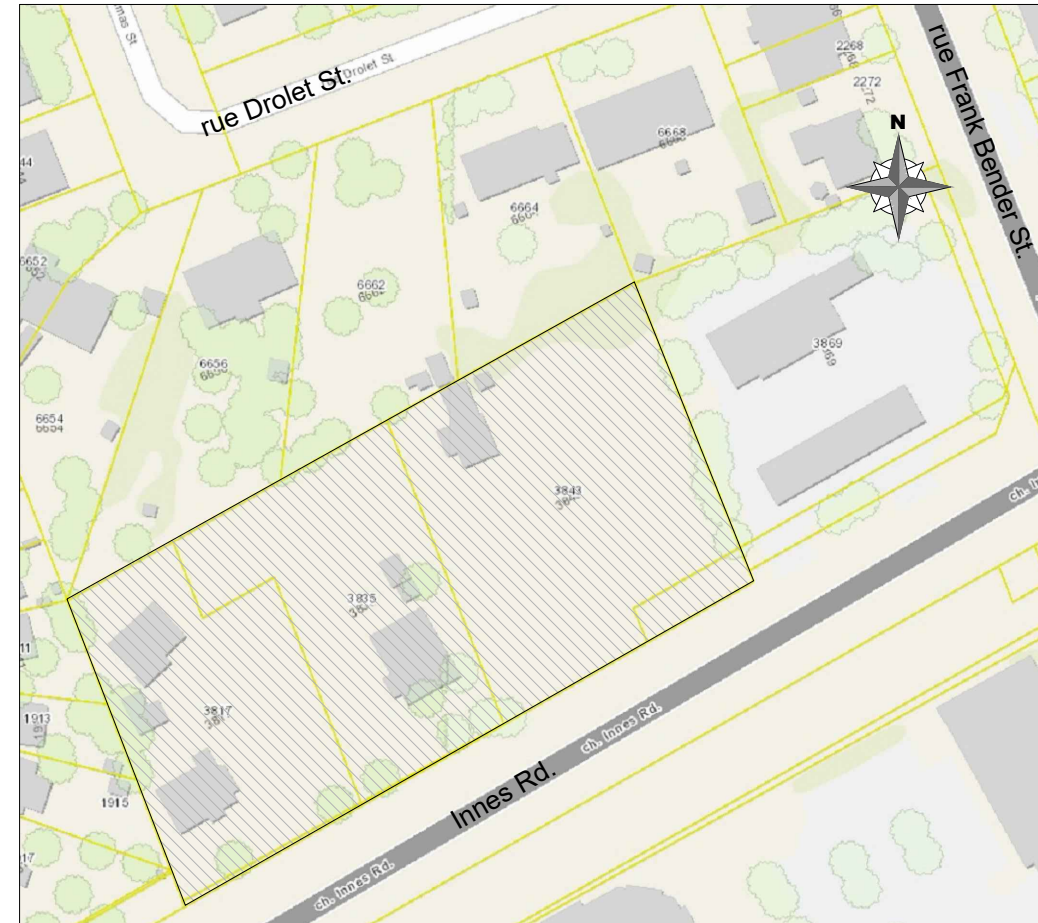
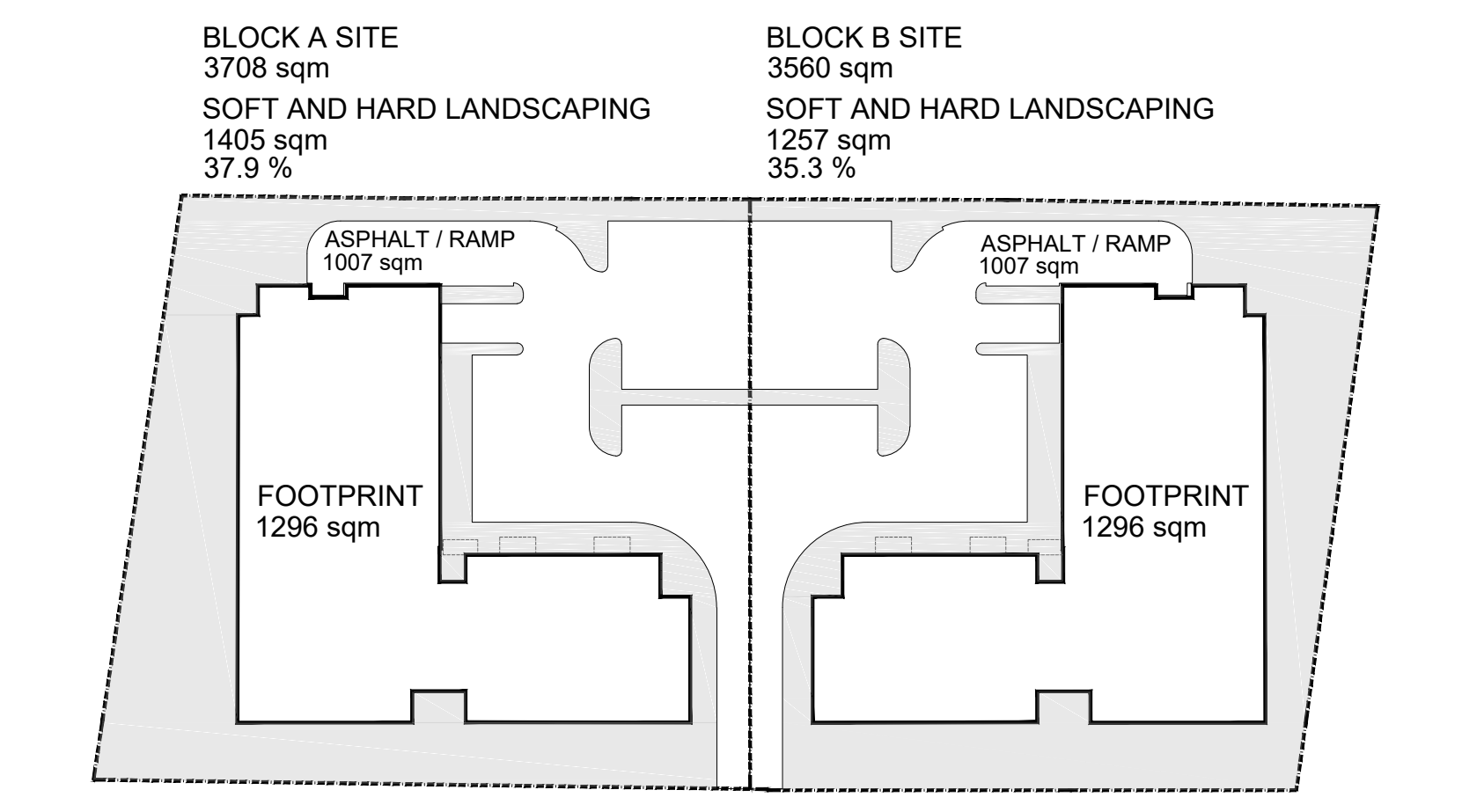
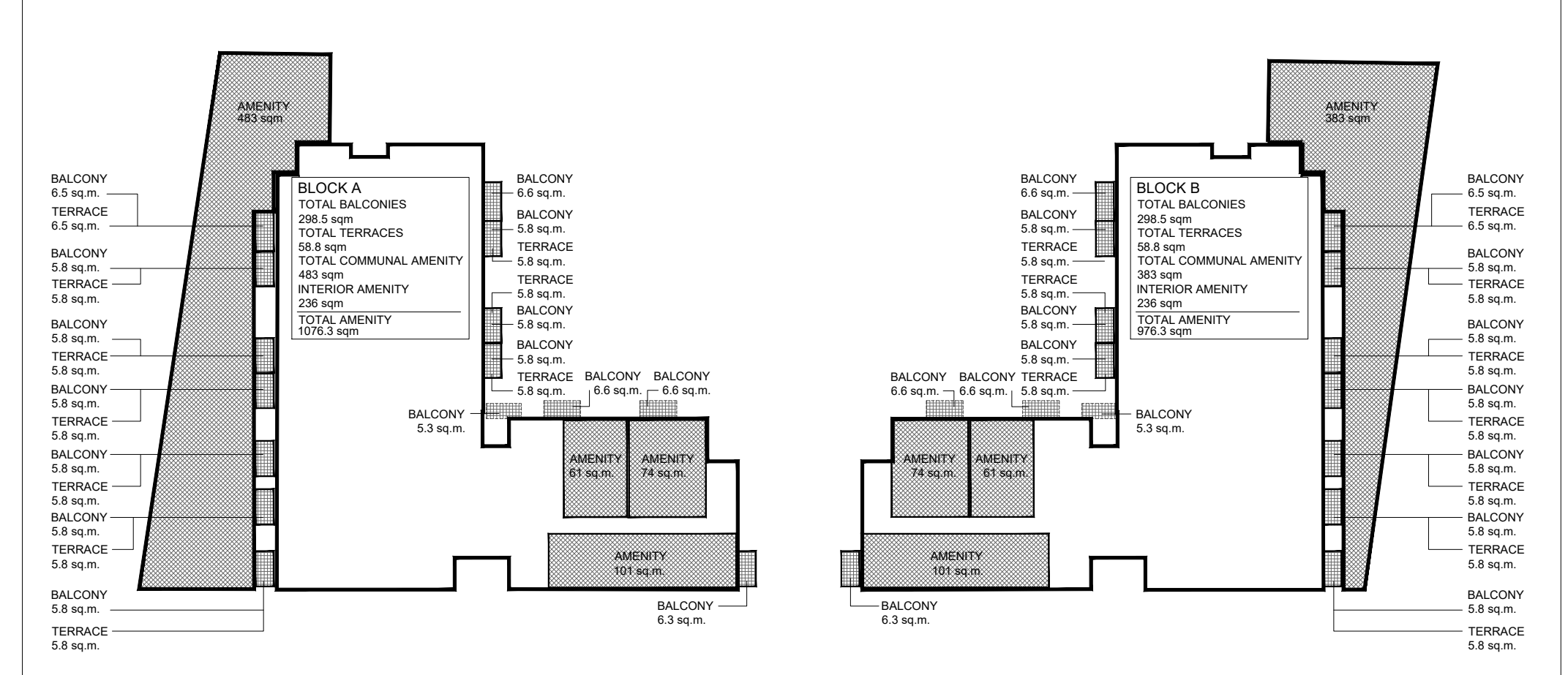
SITE INFORMATION DERIVED FROM SURVEY TITLED, TOPOGRAPHICAL PLAN OF LOT 27 AND PART OF LOTS 28, 29 AND 30 REGISTRAR'S COMPILED PLAN 905 CITY OF OTTAWA

Prepared by: ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

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

ELEVATION NOTE

- ELEVATIONS ARE GEODETIC.
- 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 THE ABOVE REFERENCED SURVEY.



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