



SITE STATISTICS

ZONING: R4Z
 SITE AREA: BLOCK A 3708 M², BLOCK B 3560 M², TOTAL 7268 M²

SETBACK REQUIREMENTS

FRONT YARD SETBACK: 3.00 M
 PROVIDED: BLOCK A 6.00 M, BLOCK B 6.90 M

INTERIOR SIDE SETBACK (ABUTTING SIGN ZONE): 6.00 M
 PROVIDED: BLOCK A 7.00 M

INTERIOR SIDE SETBACK (ABUTTING LOCAL CORNER): 3.00 M
 PROVIDED: FIRST 21.0M 4.10 M, BEYOND 21.0M 6.00 M

REAR YARD SETBACK: 6.00 M
 PROVIDED: BLOCK A 8.80 M, BLOCK B 8.00 M

HEIGHT LIMITATIONS

REQUIRED: 15.0 M
 PROVIDED: BLOCK A 13.7 M, BLOCK B 13.7 M

BUILDING FOOTPRINT

BLOCK A 1218 M², BLOCK B 1218 M², TOTAL 2436 M²

BUILDING GFA

BLOCK A 4872 M², BLOCK B 4872 M², TOTAL 9744 M²

LANDSCAPE

BLOCK A 1490 M² (40.2%), BLOCK B 1342 M² (37.7%), TOTAL 2832 M² (38.97%)

RESIDENTIAL UNIT COUNT

BLOCK A 55, BLOCK B 55, TOTAL 110

ASPHALT AREA AND RAMPS

BLOCK A 1000 M², BLOCK B 1000 M², TOTAL 2000 M²

AMENITY AREA

REQUIRED: 15.0 sqm for the first 8 units, 6.0 sqm for the rest of the units, 15.0 sqm x 8 units + 6.0 sqm x 47 units = 1402 sqm/BLOCK x 2 BLOCKS = 804 sqm

BLOCK A

TOTAL BALCONIES 231.3 sqm, TOTAL TERRACES 38.2 sqm, TOTAL COMMUNAL AMENITY 350.0 sqm, TOTAL ROOF AMENITY 34.38 sqm, TOTAL AMENITY 633.88 sqm

BLOCK B

TOTAL BALCONIES 231.3 sqm, TOTAL TERRACES 38.2 sqm, TOTAL COMMUNAL AMENITY 350.0 sqm, TOTAL ROOF AMENITY 34.38 sqm, TOTAL AMENITY 633.88 sqm

TOTAL AMENITY BLOCK A & B

1307.76 sqm

PARKING STATISTICS

BLOCK A: 1.2 PER UNIT + 0.2 VISITOR PER UNIT, 55 UNITS X 1.4 = 77 PARKING SPACES
 PROVIDED: SURFACE 22 SPACES, UNDERGROUND 42 SPACES, TOTAL 64 SPACES

BLOCK B: 1.2 PER UNIT + 0.2 VISITOR PER UNIT, 55 UNITS X 1.4 = 77 PARKING SPACES
 PROVIDED: SURFACE 22 SPACES, UNDERGROUND 42 SPACES, TOTAL 64 SPACES

TOTAL REQUIRED: 110 UNITS X 1.4 = 154 PARKING SPACES
 PROVIDED: SURFACE 44 SPACES, UNDERGROUND 84 SPACES, TOTAL 128 SPACES (1.16 PER UNIT) (2 HANDICAP PARKING SPACES INCLUDED)

CLIENT: BRIDOR Developments

LEGEND:

- PROPERTY LINE
- PROPERTY SETBACK
- OVERHEAD WIRE
- 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
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
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
 CONSULTING ENGINEERS

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

PROJECT: 3817-3843 INNES ROAD ORLEANS

DRAWING TITLE: SITE PLAN

PROJECT NO: 0378, DATE: APRIL, 09, 2020, SP-01

1 SITE PLAN
 SCALE = 1: 200
 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, VOLLEBECK 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 04413-0389
4	PART OF LOTS 29 AND 30		ALL OF 04413-0389
5	PART OF LOT 27		ALL OF 04413-0399

SCHEDULE

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 THE ABOVE REFERENCED SURVEY.

