

**PLAN OF SURVEY**  
INFORMATION SHOWN HAS BEEN TAKEN FROM:  
Storonic Geomatics Ltd.  
400 - 1311 Clyde Avenue  
Ottawa, ON  
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TOPOGRAPHIC PLAN OF SURVEY

PART OF LOT 11  
CONCESSION 3 (OTTAWA FRONT)  
(GEOGRAPHIC TOWNSHIP OF GLEBEWATER)  
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 IN THE ABOVE REFERENCED SURVEY.

- LEGEND:**
- P — PROPERTY LINE
  - - - - - PROPERTY SETBACK
  - OHW — OVERHEAD WIRES
  - EXISTING BUILDING
  - ▽ BUILDING ENTRANCE
  - ← S.C. SIAMSESE 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

24	FOR CLIENT REVIEW	RK	NOV. 22 2023
24	FOR REVIEW	AK	NOV. 20 2023
24	FOR COORDINATION	JP	NOV. 17 2023
23	FOR COORDINATION	RK	NOV. 14 2023
22	FOR CLIENT REVIEW	JP	OCT. 17 2023
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**

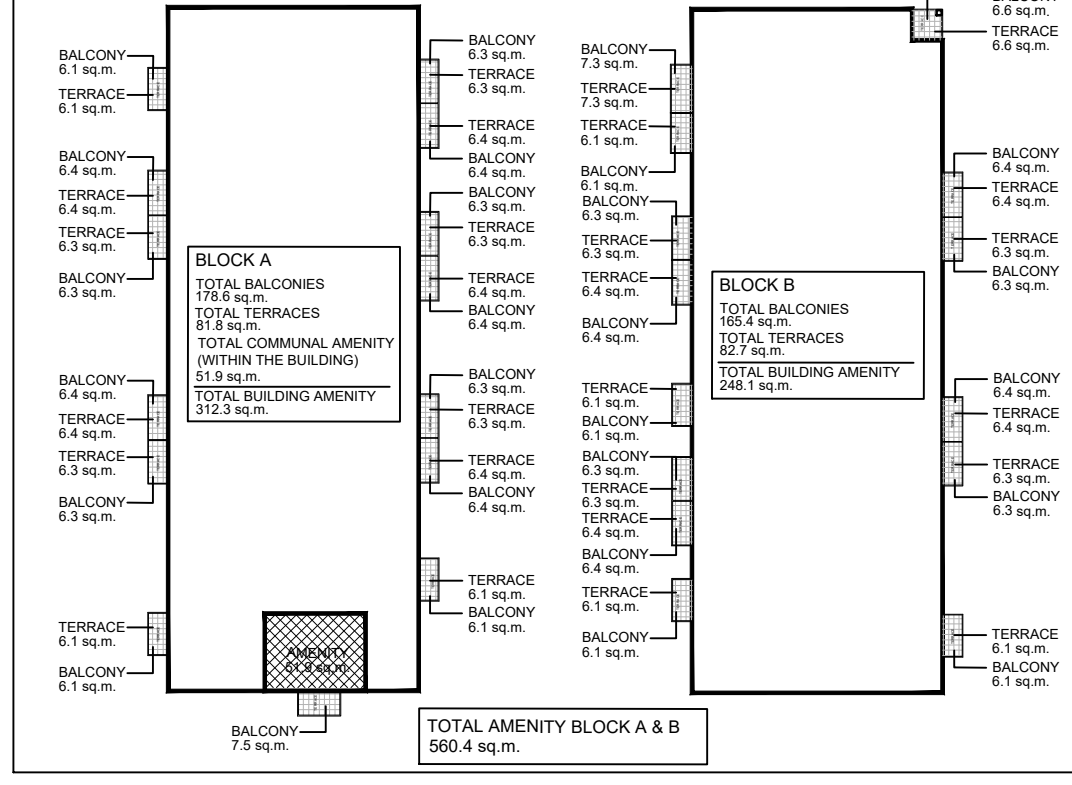
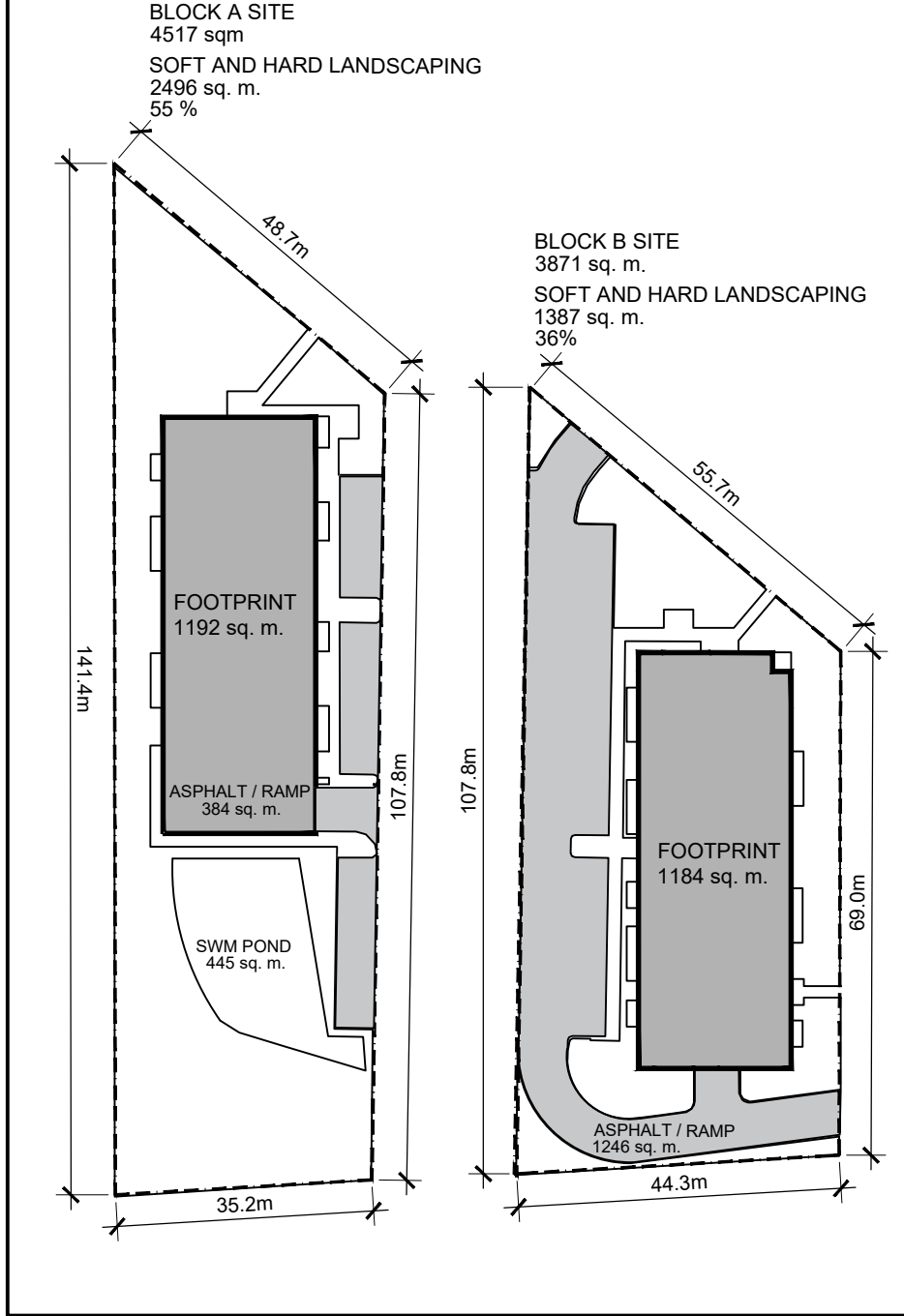
DRAWING TITLE  
**SITE PLAN**

PROJECT NO.  
0403  
DATE  
NOV 22, 2023

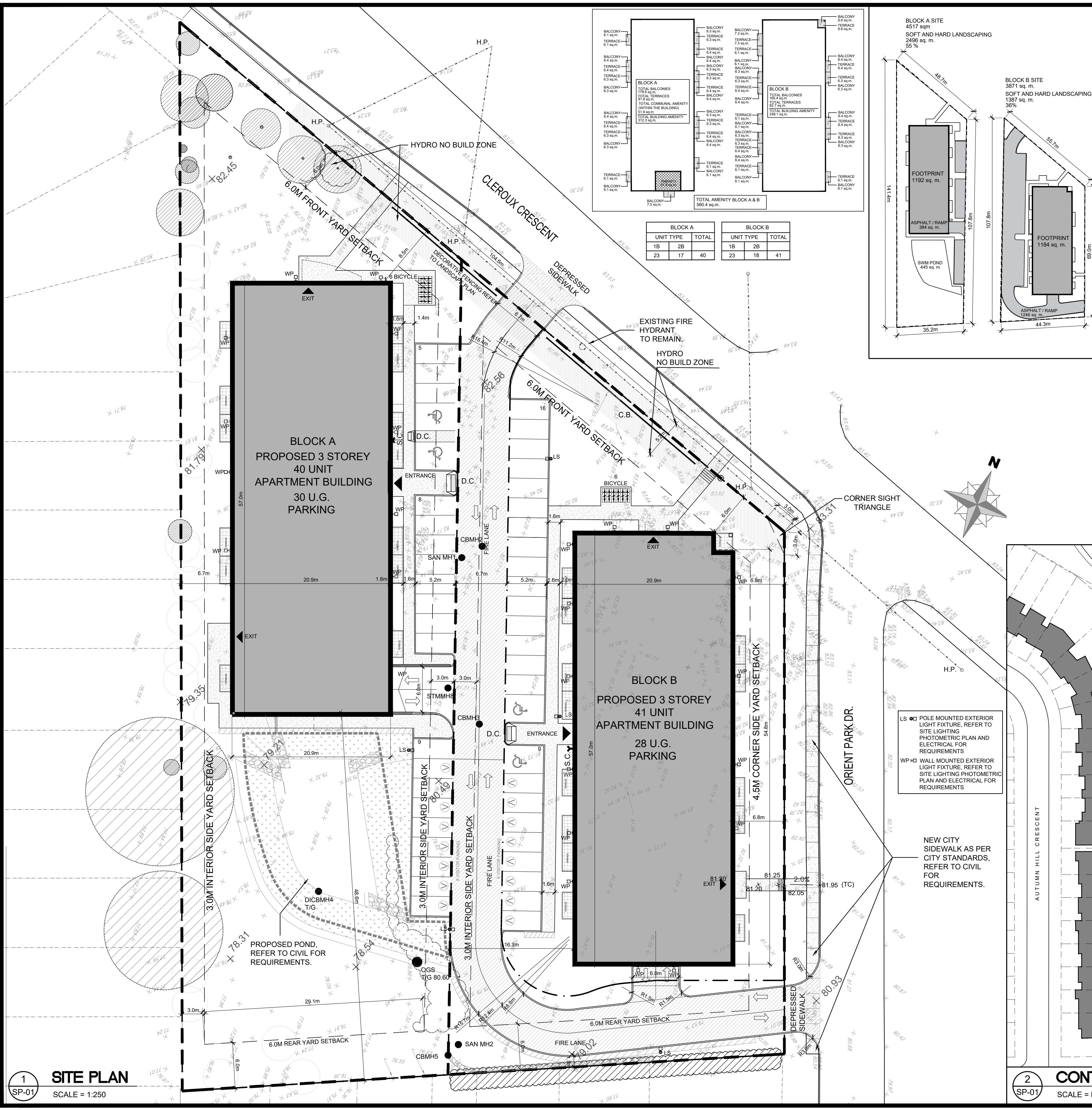
**SP-01**

**PLAN # 18569**

BLOCK A SITE STATISTICS		BLOCK B SITE STATISTICS	
ZONING	R5A H(22)	ZONING	R5A H(22)
MIN. LOT WIDTH	REQUIRED: 18 M PROVIDED: 27.9 M	MIN. LOT WIDTH	REQUIRED: 18 M PROVIDED: 31.1 M
MIN. LOT AREA	REQUIRED: 540 SQ.M PROVIDED: 4517 SQ.M	MIN. LOT AREA	REQUIRED: 540 SQ.M PROVIDED: 3871 SQ.M
<b>SETBACK REQUIREMENTS</b>		<b>SETBACK REQUIREMENTS</b>	
FRONT YARD SETBACK	REQUIRED: 6.0 M PROVIDED: 8.5 M	FRONT YARD SETBACK	REQUIRED: 6.0 M PROVIDED: 6.2 M
INTERIOR SIDE SETBACK: (ABUTTING R3Y ZONE)	REQUIRED: 3.0 M PROVIDED: 6.7 M	INTERIOR SIDE SETBACK: (ABUTTING R5A ZONE)	REQUIRED: 3.0 M PROVIDED: 15.6 M
REAR YARD SETBACK:	REQUIRED: 6.0 M PROVIDED: 48.6 M	CORNER SIDE YARD SETBACK:	REQUIRED: 4.5 M PROVIDED: 6.8 M
<b>HEIGHT LIMITATIONS:</b>	REQUIRED: 22.0 M PROVIDED: 11.92 M	REAR YARD SETBACK:	REQUIRED: 6.0 M PROVIDED: 11.84 M
<b>BUILDING FOOTPRINT:</b>	1192 sq. m.	<b>HEIGHT LIMITATIONS:</b>	REQUIRED: 22.0 M PROVIDED: 11.84 M
<b>BUILDING GFA</b>	3576 sq. m.	<b>BUILDING FOOTPRINT:</b>	1184 sq. m.
<b>LANDSCAPE</b>	2469 sq. m. (55%)	<b>BUILDING GFA</b>	3552 sq. m.
<b>RESIDENTIAL UNIT COUNT</b>	40 UNITS	<b>LANDSCAPE</b>	1387 sq. m. (36%)
<b>ASPHALT AREA AND RAMPS</b>	384 sq. m.	<b>RESIDENTIAL UNIT COUNT</b>	41 UNITS
<b>AMENITY AREA</b>	REQUIRED: 6 sq.m x 40 units = 240 sq.m PROVIDED: 1459.2 sq.m	<b>ASPHALT AREA AND RAMPS</b>	1246 sq.m.
<b>COMMUNAL AMENITY AREA</b>	REQUIRED: 50% total amenity = 120 sq.m PROVIDED: 1146.9 sq.m	<b>AMENITY AREA</b>	REQUIRED: 6 sq.m x 41 units = 246 sq.m PROVIDED: 432.2 sq.m
<b>PARKING STATISTICS</b>	REQUIRED: 1.2 PER UNIT (48 TOTAL) REQUIRED VISITOR: 0.2 PER UNIT (8 TOTAL) 40 UNITS X 1.4 = 56 PARKING SPACES	<b>COMMUNAL AMENITY AREA</b>	REQUIRED: 50% total amenity = 123 sq.m PROVIDED: 169.5 sq.m
PROVIDED RESIDENT: 1.1 PER UNIT (44 SPACES) (MV) PROVIDED VISITOR: 0.2 PER UNIT (8 SPACES) 40 UNITS X 1.3 = 52 PARKING SPACES (2 HANDICAP PARKING SPACES INCLUDED)	<b>TOTAL BUILDING AMENITY</b> 312.3 sq. m. <b>TOTAL COMMUNAL AMENITY</b> 1146.9 sq. m. <b>TOTAL AMENITY</b> 1459.2 sq. m.	<b>PARKING STATISTICS</b>	REQUIRED: 1.2 PER UNIT (49 TOTAL) + 0.2 VISITOR PER UNIT (8 TOTAL) 41 UNITS X 1.4 = 57 PARKING SPACES PROVIDED RESIDENT: 1.1 PER UNIT (45 SPACES) (MV) PROVIDED VISITOR: 0.2 PER UNIT (8 SPACES) 41 UNITS X 1.3 = 53 PARKING SPACES (2 HANDICAP PARKING SPACES INCLUDED)
UNDERGROUND 30 SPACES SURFACE 22 SPACES TOTAL 52 SPACES	<b>BICYCLE PARKING</b>	UNDERGROUND 28 SPACES SURFACE 25 SPACES TOTAL 53 SPACES	<b>BICYCLE PARKING</b>
REQUIRED: 0.5 SPACES PER UNIT; 0.5 x 40 UNITS = 20 SPACES	REQUIRED: 0.5 SPACES PER UNIT; 0.5 x 40 UNITS = 20 SPACES	PROVIDED: INTERIOR: 14 SPACES EXTERIOR: 6 SPACES TOTAL: 20 SPACES	REQUIRED: INTERIOR: 17 SPACES EXTERIOR: 6 SPACES TOTAL: 23 SPACES



BLOCK A			BLOCK B		
UNIT TYPE	TOTAL	UNIT TYPE	TOTAL	UNIT TYPE	TOTAL
1B	28	1B	23	2B	18
2B	12	2B	18	3B	41
3B	0	3B	0		
TOTAL	40	TOTAL	41		



**1 SITE PLAN**  
SCALE = 1:250

**2 CONTEXT PLAN**  
SCALE = N.T.S.

D07-12-21-0081