

BLOCK A				BLOCK B					
UNIT TYPE	1B	2B	TOTAL	UNIT TYPE	1B	2B	TOTAL		
M.	6	18	16	40	M.	5	20	15	40

SITE STATISTICS

ZONING: R5A H(22)

SITE AREA:
 BLOCK A: 4517 M²
 BLOCK B: 3871 M²
 TOTAL: 8388 M²

SETBACK REQUIREMENTS

FRONT YARD SETBACK
 REQUIRED: 6.00 M
 PROVIDED: BLOCK A 11.20 M, BLOCK B 6.50 M

INTERIOR SIDE SETBACK (ABUTTING R3Y ZONE)
 REQUIRED: 3.00 M
 PROVIDED: BLOCK A 7.50 M

REAR YARD SETBACK
 REQUIRED: 6.00 M
 PROVIDED: BLOCK A 54.10 M, BLOCK B 18.40 M

HEIGHT LIMITATIONS
 REQUIRED: 22.0 M
 PROVIDED: BLOCK A 9.5 M, BLOCK B 9.5 M

BUILDING FOOTPRINT
 BLOCK A: 1013 M²
 BLOCK B: 1013 M²
 TOTAL: 2526 M²

BUILDING GFA
 BLOCK A: 3039 M²
 BLOCK B: 3039 M²
 TOTAL: 6078 M²

LANDSCAPE
 BLOCK A: 3153 sq.m. (70%)
 BLOCK B: 1539 sq.m. (40%)
 TOTAL: 4692 sq.m. (55%)

RESIDENTIAL UNIT COUNT
 BLOCK A: 40
 BLOCK B: 40
 TOTAL: 80

ASPHALT AREA AND RAMPS
 BLOCK A: 347 sq.m.
 BLOCK B: 1315 sq.m.
 TOTAL: 1662 sq.m.

AMENITY AREA
 REQUIRED: 6.0sq.m. per unit
 80 units x 6.0 = 480 sq.m.

BLOCK A
 TOTAL BALCONIES: 210.8 sq.m.
 TOTAL TERRACES: 105.4 sq.m.
 TOTAL COMMUNAL AMENITY: 44.9 sq.m.
 TOTAL AMENITY: 361.1 sq.m.

BLOCK B
 TOTAL BALCONIES: 210.8 sq.m.
 TOTAL TERRACES: 105.4 sq.m.
 TOTAL COMMUNAL AMENITY: 44.9 sq.m.
 TOTAL AMENITY: 361.1 sq.m.

TOTAL AMENITY BLOCK A & B
 722.2 sq.m.

PARKING STATISTICS

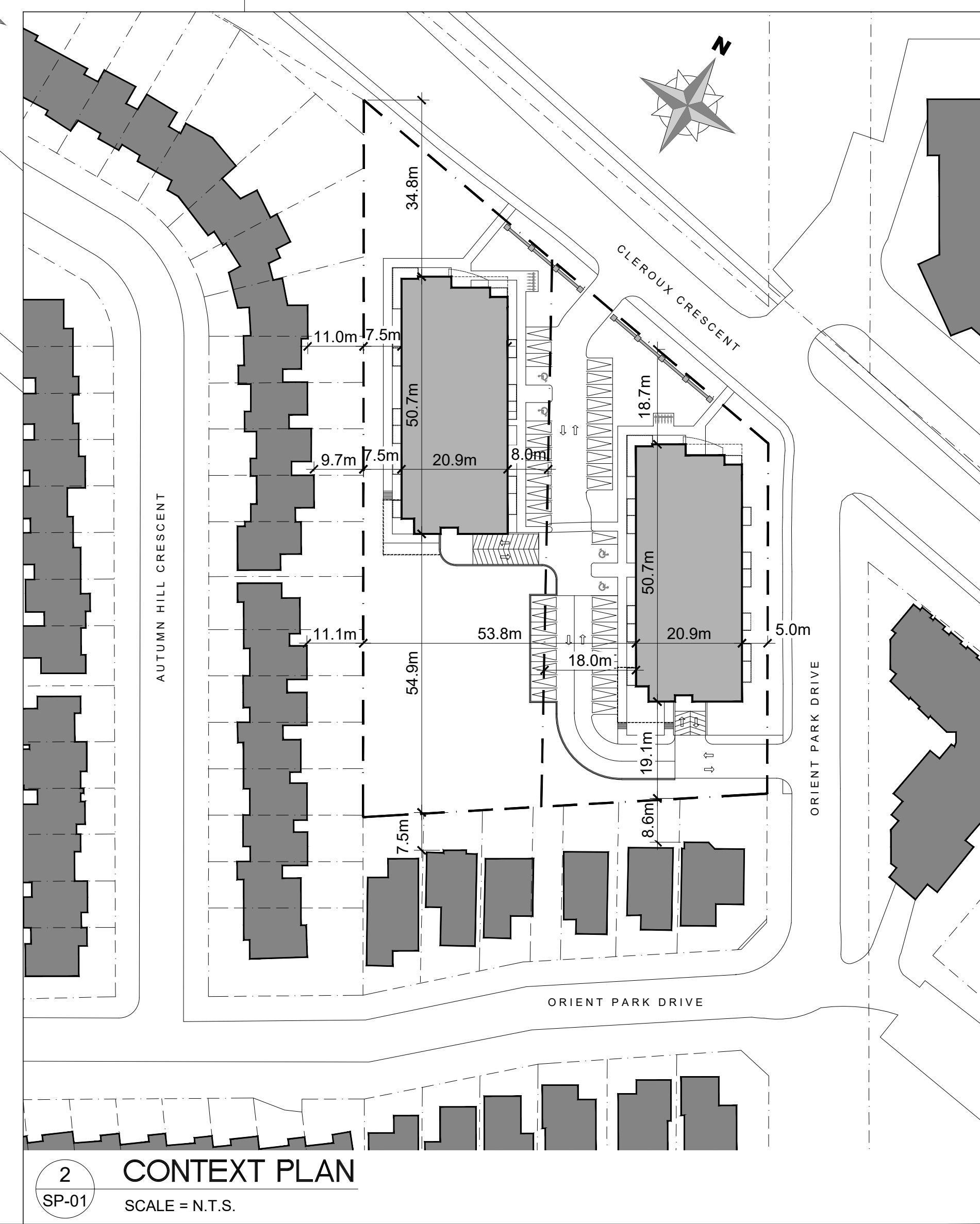
BLOCK A
 REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT
 40 UNITS X 1.4 = 56 PARKING SPACES
 PROVIDED: UNDERGROUND 30 SPACES

BLOCK B
 REQUIRED: 1.2 PER UNIT + 0.2 VISITOR PER UNIT
 40 UNITS X 1.4 = 56 PARKING SPACES
 PROVIDED: UNDERGROUND 30 SPACES

TOTAL REQUIRED:
 80 UNITS X 1.4 = 112 PARKING SPACES

PROVIDED:
 SURFACE 41 SPACES
 UNDERGROUND 40 SPACES
 TOTAL 101 SPACES (1.26 PER UNIT)
 (4 HANDICAP PARKING SPACES INCLUDED)

- LEGEND:**
- — — — — PROPERTY LINE
 - - - - - PROPERTY SETBACK
 - - - - - 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



1 SITE PLAN
 SCALE = 1:250

2 CONTEXT PLAN
 SCALE = N.T.S.

CLIENT: BRIDOR Developments

NOT AUTHENTIC UNLESS SIGNED AND DATED

P² concepts
 CONSULTING ENGINEERS

STRUCTURAL
 MECHANICAL
 ELECTRICAL

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

PROJECT: 2308 and 2396 CLEROUX CRESCENT OTTAWA

DRAWING TITLE: SITE PLAN

PROJECT NO: 0403
 DATE: NOV., 11, 2020

SP-01

No.	REVISIONS	BY	DATE
13			
12			
11			
10			
09			
08			
07			
06			
05	FOR REVIEW	PE	MAY 31 2021
04	FOR REVIEW	PE	APR. 15 2021
03	FOR REVIEW	PE	APR. 08 2021
02	FOR REVIEW	PE	DEC. 15 2020
01	FOR REVIEW	PE	NOV. 18 2020