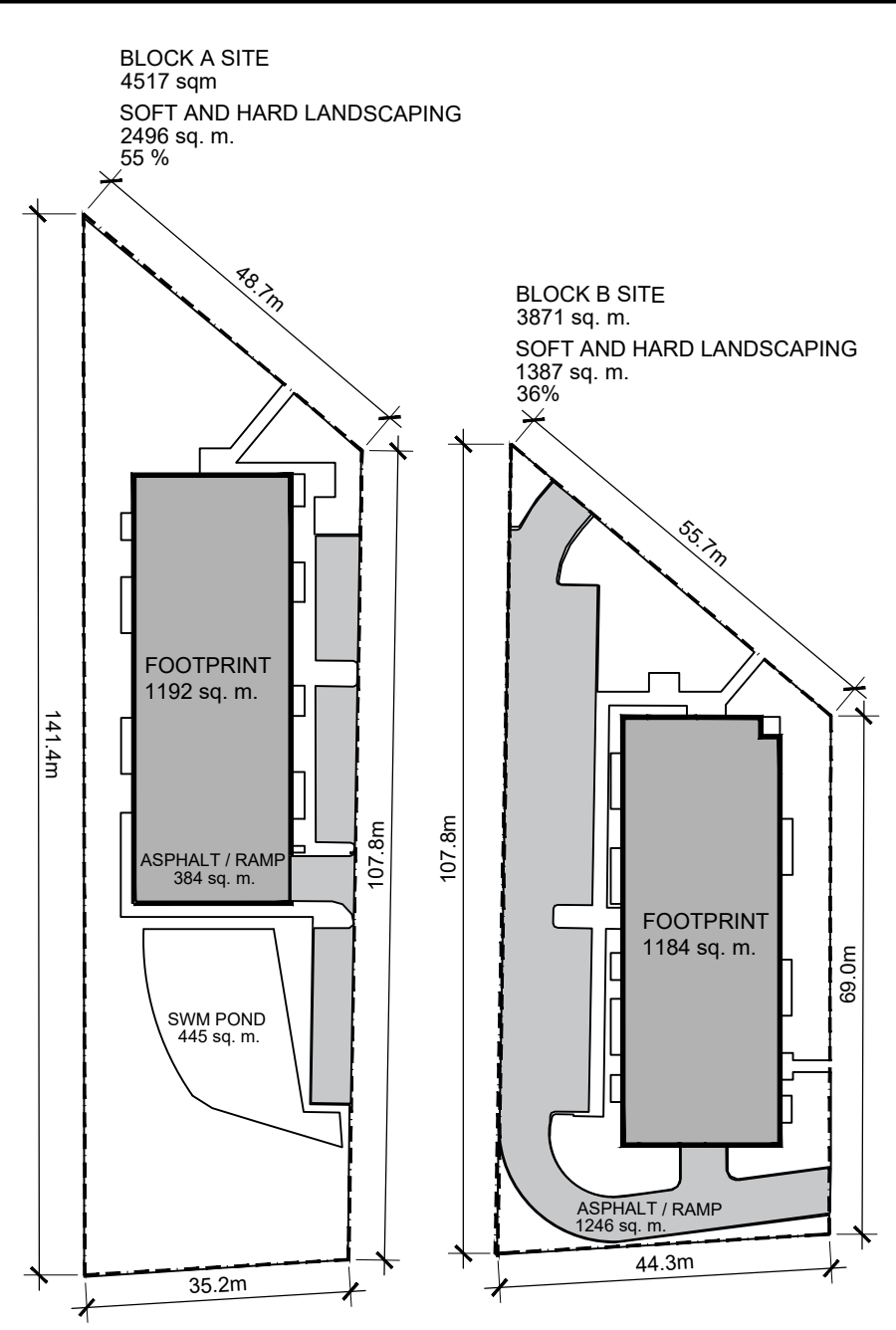


BLOCK A			BLOCK B		
UNIT TYPE	TOTAL	TOTAL	UNIT TYPE	TOTAL	TOTAL
1B	2B	40	1B	2B	41
23	17		23	18	



**BLOCK A**  
SITE STATISTICS  
ZONING: R5A H(22)  
MIN. LOT WIDTH: 18 M  
MIN. LOT AREA: 540 SQ.M  
SOFT AND HARD LANDSCAPING: 2469 sq. m. (55%)

**SETBACK REQUIREMENTS**  
FRONT YARD SETBACK: 6.0 M  
INTERIOR SIDE SETBACK (ABUTTING R3Y ZONE): 3.0 M  
REAR YARD SETBACK: 6.0 M  
HEIGHT LIMITATIONS: 22.0 M  
BUILDING FOOTPRINT: 1192 sq. m.  
BUILDING GFA: 3576 sq. m.  
LANDSCAPE: 2469 sq. m. (55%)  
RESIDENTIAL UNIT COUNT: 40 UNITS  
ASPHALT AREA AND RAMPS: 384 sq. m.  
AMENITY AREA: 240 sq. m.  
COMMUNAL AMENITY AREA: 120 sq. m.  
TOTAL BUILDING AMENITY: 312.3 sq. m.  
TOTAL COMMUNAL AMENITY: 1146.9 sq. m.  
TOTAL AMENITY: 1459.2 sq. m.  
PARKING STATISTICS: 56 SPACES (44 provided)

**BLOCK B**  
SITE STATISTICS  
ZONING: R5A H(22)  
MIN. LOT WIDTH: 18 M  
MIN. LOT AREA: 540 SQ.M  
SOFT AND HARD LANDSCAPING: 1387 sq. m. (36%)

**SETBACK REQUIREMENTS**  
FRONT YARD SETBACK: 6.0 M  
INTERIOR SIDE SETBACK (ABUTTING R5A ZONE): 3.0 M  
CORNER SIDE YARD SETBACK: 4.5 M  
REAR YARD SETBACK: 6.0 M  
HEIGHT LIMITATIONS: 22.0 M  
BUILDING FOOTPRINT: 1184 sq. m.  
BUILDING GFA: 3552 sq. m.  
LANDSCAPE: 1387 sq. m. (36%)  
RESIDENTIAL UNIT COUNT: 41 UNITS  
ASPHALT AREA AND RAMPS: 1246 sq. m.  
AMENITY AREA: 246 sq. m.  
COMMUNAL AMENITY AREA: 123 sq. m.  
TOTAL BUILDING AMENITY: 248.1 sq. m.  
TOTAL COMMUNAL AMENITY: 169.5 sq. m.  
TOTAL AMENITY: 417.6 sq. m.  
PARKING STATISTICS: 57 SPACES (45 provided)

**APPROVED**  
By Geraldine Wildman at 7:01 pm, Feb 21, 2024

**GERALDINE WILDMAN**  
ACTING MANAGER, DEVELOPMENT REVIEW, EAST PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**CLIENT:** BRIDOR DEVELOPMENTS

**PLAN OF SURVEY**  
INFORMATION SHOWN HAS BEEN TAKEN FROM: Stantec Geomatics Ltd. 400 - 1317 Oryx Avenue Ottawa ON K1P 1K2 Tel: 613.722.4420 www.stantec.com

**TOPOGRAPHIC PLAN OF SURVEY**  
PART OF LOT 11 CONCESSION 3 (OTTAWA FRONT) (GEOGRAPHIC TOWNSHIP OF GLOUCESTER) 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:**  
- - - PROPERTY LINE  
- - - PROPERTY SETBACK  
- - - OVERHEAD WIRES  
- - - EXISTING BUILDING  
- - - BUILDING ENTRANCE  
○ H.P. HYDRO POLE  
⊕ F.H. FIRE HYDRANT  
○ M.H. MANHOLE  
□ C.B. CATCH BASIN  
- - - RETAINING WALL  
○ PROPOSED VEGETATION, REFER TO LANDSCAPING FOR DETAILS  
- - - DEPRESSED CURB  
x 100.00 EXISTING GRADE  
x 100.00 PROPOSED GRADE  
▨ PROPOSED CONCRETE  
▨ DESIGNATED FIRE ROUTE  
▨ AIR WELL

No.	REVISIONS	BY	DATE
28	FOR DAR APPROVAL	JP	JAN. 16 2024
27	FOR DAR APPROVAL	JP	JAN. 09 2024
26	FOR SPC SUBMISSION	JP	DEC. 14 2023
25	FOR COORDINATION	RK	NOV. 28 2023
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

**D2 concepts**  
CONSULTING ENGINEERS

**TATHAM ENGINEERING**  
5335 Canotek Road, Unit 103, Ottawa, Ontario K1J 9L4  
613-747-3636 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 28, 2023

**SP-01**

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

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

D07-12-21-0081