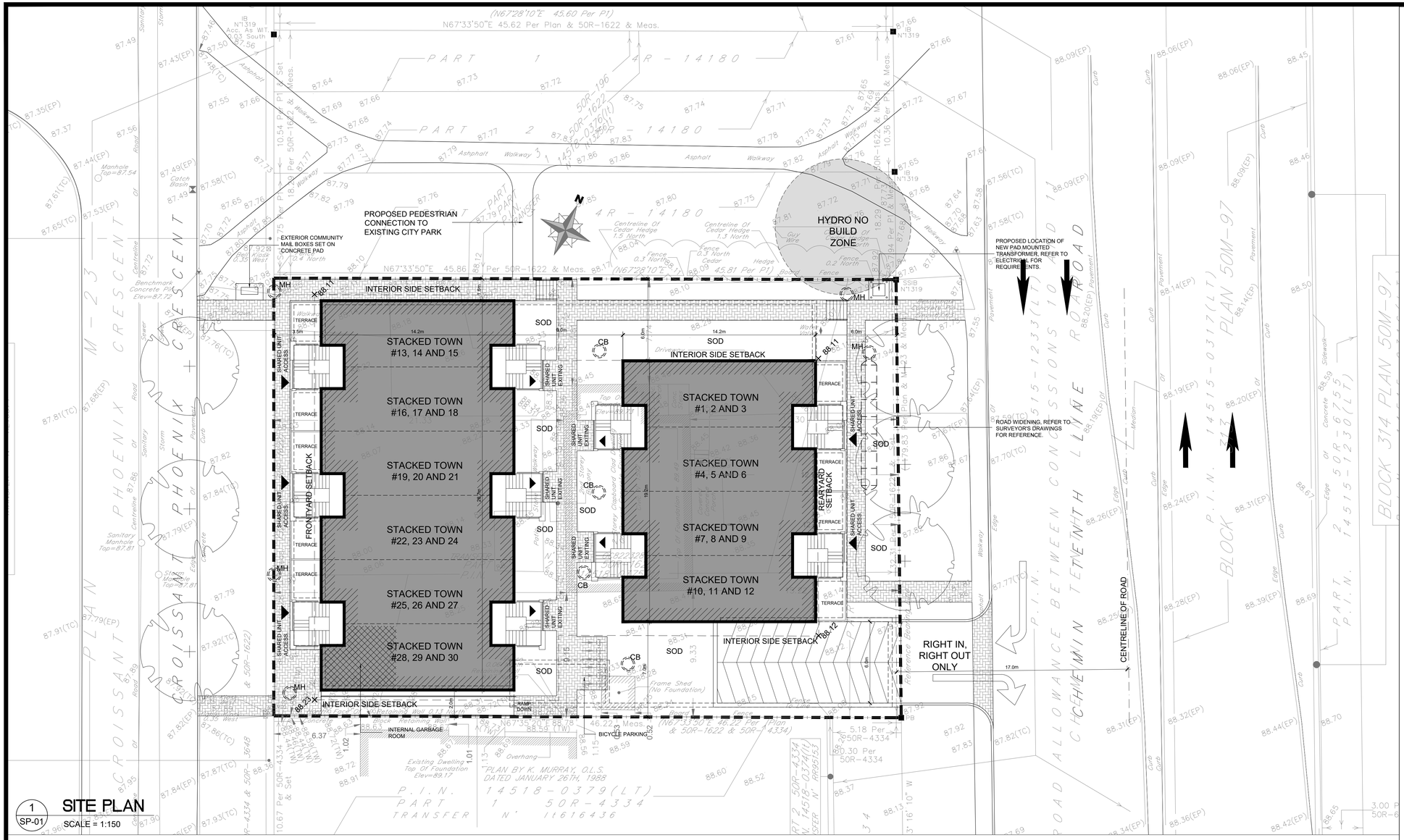
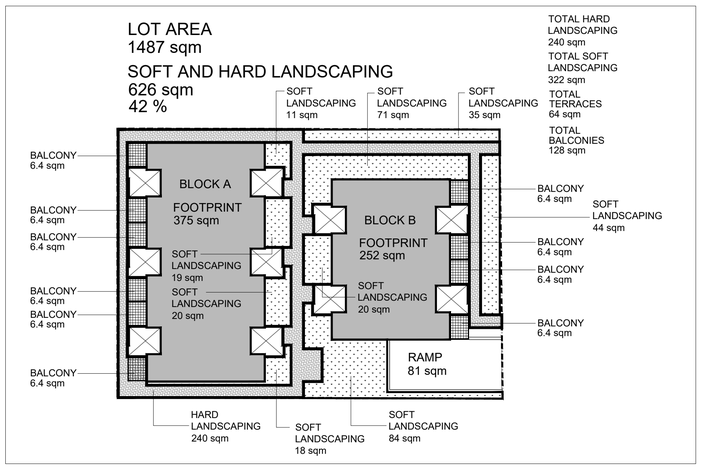


1 SP-01 **SITE PLAN**

SCALE = 1:150



SITE STATISTICS 1592 TENTH LINE ROAD

ITEM			REQUIRED	PROVIDED
Zone	Current	R3Z[1186]		
	Proposed	R4Z		
Lot Area	Proposed	R4Z	450 sqm	1487 sqm
Lot Width	Proposed	R4Z	18.0m	32.3m
Maximum Building Height	Proposed	R4Z	11.0m 15.0m	10.8m
Front Yard (Phoenix Crescent)	Proposed	R4Z	3.0m min. 3.0m min.	3.5m
Side Yard	Proposed	R4Z	1.5 for the 1st 21 m back from the front lot line if the height is 11 m or less. If in excess of 11 m in building wall height the interior side yard setback is 3 m. Beyond 21 m interior side yard is 6 m	1.6m for the 1st 21 m back from the front lot line Beyond 21 m interior side yard is 6.0 m
Rear Yard (Tenth Line Road)	Proposed	R4Z	6.0m min.	6.0m
Building Footprint	Block A		n/a	375 sqm
	Block B		n/a	252 sqm
Lot Coverage				
Number of Dwelling units	Block A		n/a	18 units
	Block B		n/a	12 units
PARKING SPACES	Block A		1.08 PER UNIT + 0.2 VISITOR PER UNIT (18 x 1.28=23.04)	
	Block B		1.08 PER UNIT + 0.2 VISITOR PER UNIT (12 x 1.28=15.36)	
10% reduction as per Section 101 (6) (c) (All parking located underground)			Total Required 38 spaces	31 Spaces
Required Bike Racks	Block A		0.5 PER UNIT (18 x 0.5=9)	18 Spaces below 6 Spaces at grade/podium
	Block B		0.5 PER UNIT (12 x 0.5=6)	
			Total Required 15 spaces	24 Spaces Total
Amenity			6.0 sq m per units 6.0 sq m x 30 units = 120msq m	(754 sq m -151 sq m within front yard) 603 sq m
Landscaping	Hard and Soft		30%	626 sq m (42%)

CLIENT:

BRIDOR Developments

LEGEND:

- PROPOSED NEW BUILDING
- NEW UNIT PAVERS
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINES
- E — EXISTING OVERHEAD HYDRO LINE
- NEW WOOD FENCE
- HP EXISTING HYDRO POLE TO REMAIN
- ENTRANCE ARROWS
- NEW BIKE RACKS
- NEW PARKING
- EXISTING CONCRETE CURB
- LIGHT STANDARD
- WALL MOUNTED LIGHTING FIXTURE
- EXTERIOR SOFFIT LIGHTING FIXTURE
- EXTERIOR WALL MOUNTED LIGHT FIXTURE

No.	REVISIONS	BY	DATE
11			
10			
09			
08			
07			
06			
05	FOR REVIEW	PE	APR. 19 2021
04	FOR REVIEW	PE	APR. 13 2021
03	FOR REVIEW	PE	JAN. 13 2021
02	FOR REVIEW	PE	NOV. 26 2020
01	FOR REVIEW	PE	NOV. 20 2020

STAMP

NORTH ARROW

P2 concepts
PROFESSIONAL ARTS BY
OTTAWA, ONTARIO, K1V 6M8

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

PROJECT

1592 TENTH LINE ROAD
OTTAWA

DRAWING TITLE

SITE PLAN

PROJECT NO. 0359

DATE JAN. 13, 2021

SP-01