KEY PLAN

1 SP-1 SITE PLAN
SCALE = 1 : 400

DRAWING NOTES

1. PROPERTY LINE
2. BUILDING SETBACKS
3. HARD SURFACE WALK
4. PARKING SPACE; STANDARD SIZE 2.6 x 5.2 METRES
5. VISITOR PARKING SPACE
6. ASPHALT DRIVING SURFACE
7. BICYCLE PARKING SPACES (DESIGN DETAILS PROVIDED ON PLAN L.1)
8. PROPOSED FIRE HYDRANT
9. EXISTING FIRE HYDRANT
10. EXISTING CONCRETE SIDEWALK WITH STREET CURB
11. PRIVATE PATIOS ABOVE / BELOW GRADE
12. GARBAGE ENCLOSURE
13. COMMUNITY MAIL BOX
14. UTILITY CLOSETS
15. PROPOSED HYDRO TRANSFORMER
16. 1.8 METRE CONCRETE SIDEWALK WITH STREET CURB
17. EXISTING ROGERS VAULT
18. EXISTING HYDRO TRANSFORMER
19. GUARD RAIL

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- SOFT LANDSCAPING
- CONCRETE WALK / PATH
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- PROPERTY LINE
- ZONING SETBACKS
- STANDARD PARKING SPACE
- VISITOR PARKING SPACE
- ACCESSIBLE PARKING SPACE
- COMMUNITY MAIL BOXES
- LANDSCAPE RISERS
- SITE UTILITIES (SEE COMPOSITE UTILITY PLAN)

PROJECT DEVELOPER

Claridge Homes
2001 - 201 Gladstone Avenue
Ottawa ON,
Tel.: (613) 233-6030
E-Mail:

SURVEYOR

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LEGAL DESCRIPTION

PLAN OF SUBDIVISION OF
PART OF LOT 21 AND
BROKEN FRONT CONCESSION (RIDEAU FRONT)
Geographic Township of Gloucester
REGISTERED PLAN 4M-1470
CITY OF OTTAWA
SURVEYED BY ANNIS O'SULLIVAN VOLLEBEKK LTD.

PROJECT INFORMATION

ZONING Zoning By-Law 2008-250	GM
SITE AREA	23,888.7 sq. m. (257,135) sq. ft.
MAX. BUILDING HEIGHT	18.0 m.
FRONT YARD SETBACK	3.0 M
INTERIOR SIDE YARD SETBACK (RES. BUILDING ≥ 11M)	3.0 M
INTERIOR SIDE YARD SETBACK (NON-RES. BUILDING ABUTTING RES. ZONE)	5.0 M
REAR YARD SETBACK (ABUTTING RES. ZONE)	7.5 M
REAR YARD SETBACK (RESIDENTIAL BUILDING)	7.5 M
AMENITY AREA PER DWELLING UNIT	6.0 sq. m.
COMMUNAL AMENITY AREA	50%
WIDTH OF LANDSCAPE AREA (ABUTTING A STREET)	3.0 M
WIDTH OF LANDSCAPE AREA (ABUTTING RES. ZONE)	3.0 M
WIDTH OF LANDSCAPE AREA AROUND PARKING	1.5 M

PROJECT STATISTICS

PLANNING UNIT DEVELOPMENT
COMPRISED OF STACKED TOWNHOUSES

BUILDING HEIGHT	11.0 M

AMENITY SPACE (720 sq. m. req.)

PRIVATE BALCONY / PATIO =	1092 sq. m.
EXTERIOR AT GRADE =	_ sq. m.
PARK =	540 sq. m.
TOTAL =	_ sq. m.

SITE COVERAGE (residential only)

BUILDING FOOTPRINT =	21.1%	4,387 sq. m.
DRIVING SURFACE =	26.3%	5,458 sq. m.
LANDSCAPE AREA =	52.6%	10,913 sq. m.
TOTAL =	100.0%	20,758 sq. m.

GROSS BUILDING - AREAS

(CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'B'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'C'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'D'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'E'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'F'	1,220.0 sq. m. (13,130) sq. ft.
PROPOSED BUILDING 'G'	1,220.0 sq. m. (13,130) sq. ft.
PROPOSED BUILDING 'H'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'J'	1,290.5 sq. m. (13,890) sq. ft.
PROPOSED BUILDING 'K'	1,220.0 sq. m. (13,130) sq. ft.
TOTAL PROPOSED AREA	12,693.5 sq. m. (136,620) sq. ft.

UNIT STATISTICS

PROPOSED 2 BEDROOM UNIT	120
TOTAL	120

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- 1.2 PER UNIT (120 UNITS)	144
VISITOR	- 0.2 PER DWELLING UNIT	24
TOTAL		168

PROVIDED

RESIDENCE	- 1.2 PER UNIT (72 UNITS)	144
VISITOR	- 0.2 PER DWELLING UNIT	24
TOTAL		168

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (120 UNITS)	60

PROVIDED

EXTERIOR	60

SNOW STORAGE

NO SNOW STORAGE IS PROVIDED ON SITE, TO BE MANAGED UNDER SEPARATE CONTRACT

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

NOTATION SYMBOLS:

- 00 — INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- 00 — INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- 00 — INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- 000 — INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 / A000 — DETAIL NUMBER / TITLE / SCALE / DETAIL REFERENCE PAGE

No.	DESCRIPTION	DATE
1	ISSUED FOR PRELIMINARY REVIEW	FEB 26 2021

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK J. LAHEY LICENCE 4375
SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: CLARIDGE HOMES

ARCHITECT:
rla/architecture
roderick lahey architect inc.
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PROJECT TITLE:
SPRATT ROAD
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN:	CHECKED:
CM	RV
SCALE: 1:400	SHEET No. SP-1
PROJECT No. 1721	