

KEY PLAN
NOT TO SCALE

SITE INFORMATION :

PROPOSED ZONING: R4F - PERMITTED USES: - PLANNED UNIT DEVELOPMENT
- STACKED DWELLING
- TOWNHOUSE DWELLING

SITE AREA: 26,051.7 m²
TOTAL BUILDING AREA: 8,357.3 m²

PROPOSED ZONING:	R4F	PROVIDED:	
LOT AREA (MIN.):	1,400.0 m ²	LOT AREA (MIN.):	26,051.70 m ² (2.60 ha)
LOT WIDTH (MIN.):	n/a	LOT WIDTH (MIN.):	3.80 m
FRONT YARD (MIN.):	3.0 m	FRONT YARD (MIN.):	4.14 m
CORNER SIDE YARD (MIN.):	3.0 m	CORNER SIDE YARD (MIN.):	5.34 m
INTERIOR SIDE YARD (MIN.):	n/a	INTERIOR SIDE YARD (MIN.):	4.10 m
REAR YARD (MIN.):	n/a	REAR YARD (MIN.):	
BUILDING SPACING:		BUILDING SPACING:	4.00 m
BETWEEN GARAGE & PRIVATE WAY	1.8 m	BETWEEN GARAGE & PRIVATE WAY	6.71 m
BETWEEN BUILDINGS	1.2 m	BETWEEN BUILDINGS	3.80 m
MINIMUM LANDSCAPED AREA:	30.0%	MINIMUM LANDSCAPED AREA:	45.4% (11,833.4m ²)
BUILDING HEIGHT (MAX.):	11.0 m	BUILDING HEIGHT (MAX.):	9.50 m
PORCH STAIR TO LOT LINE (SECTION 65)	0.60 m	PORCH STAIR TO LOT LINE (SECTION 65)	1.14 m
MINIMUM LANDSCAPING for PARKING LOTS (SECTION 110):	15.0% of PARKING LOT AREA:	MINIMUM LANDSCAPING for PARKING LOTS (SECTION 110):	4,058.0m ² LANDSCAPED AREA: 1,857.0m ² 45.7 %

TOTAL AMENITY AREA REQUIRED: - STACKED DWELLING 6.0m² x 96 = 576.0 m² - PRIVATE AMENITY AREA - (BALCONIES & PATIOS) 6.5m² x 96 = 624.0 m²

COMMUNAL AMENITY AREA REQ'D. (MIN.): 50% of 576 m² = 288.0 m² - COMMUNAL AMENITY AREA - 1,130.0 m²

TOTAL AMENITY AREA PROVIDED: 1,754.0 m²

ACCESSORY BUILDING	R4F	PROVIDED:	
BUILDING HEIGHT (MAX.):	4.5 m	BUILDING HEIGHT (MAX.):	4.50 m
FLOOR AREA (MAX.):	200.0 m ²	FLOOR AREA (MAX.):	152.00 m ²

TERRACE FLATS PARKING:
PARKING REQUIRED: 1.2 Spaces / (96) d.u. + 0.2 / (96) d.u. (Visitor) = 115.2 + 19.2 = 134.4 Spaces
PARKING PROVIDED: 116 Spaces + 20 Visitor Spaces = 136 Spaces

BICYCLE PARKING REQUIRED: 96 (0.5 / (96) d.u.) = 48.0 Spaces
BICYCLE PARKING PROVIDED: 50 Interior Spaces

STREET BACK TO BACK TOWNHOMES:

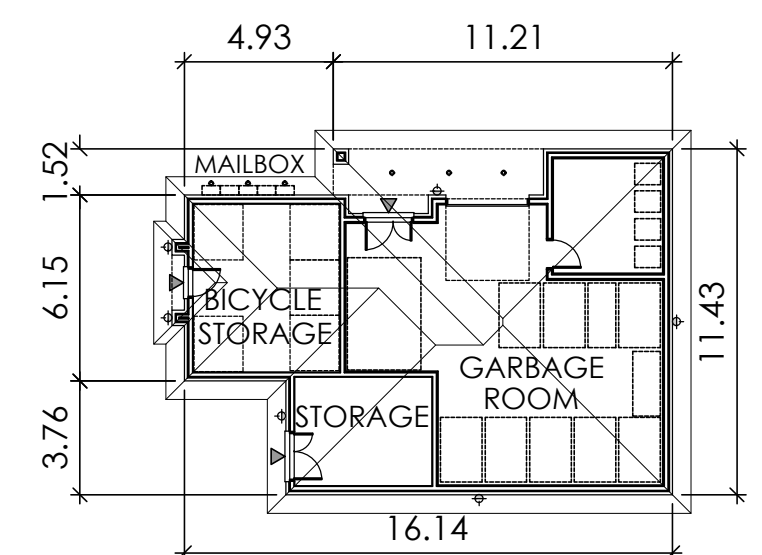
BLOCK No.:	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = BACK TO BACK TOWNHOMES	544.3 m ²	1,281.1 m ²	10 UNITS
BLOCK 2 = BACK TO BACK TOWNHOMES	436.0 m ²	1,026.6 m ²	8 UNITS
BLOCK 3 = BACK TO BACK TOWNHOMES	436.0 m ²	1,026.6 m ²	8 UNITS
BLOCK 4 = BACK TO BACK TOWNHOMES	436.0 m ²	1,026.6 m ²	8 UNITS
BLOCK 5 = BACK TO BACK TOWNHOMES	436.0 m ²	1,026.6 m ²	8 UNITS
BLOCK 6 = BACK TO BACK TOWNHOMES	436.0 m ²	1,026.6 m ²	8 UNITS
BLOCK 7 = BACK TO BACK TOWNHOMES	438.5 m ²	1,026.6 m ²	8 UNITS
BLOCK 8 = BACK TO BACK TOWNHOMES	436.0 m ²	1,026.6 m ²	8 UNITS
BLOCK 9 = BACK TO BACK TOWNHOMES	436.0 m ²	1,026.6 m ²	8 UNITS
BLOCK 10 = BACK TO BACK TOWNHOMES	436.0 m ²	1,026.6 m ²	8 UNITS
BLOCK 11 = BACK TO BACK TOWNHOMES	438.5 m ²	1,026.6 m ²	8 UNITS
TOTAL =	4,909.3 m ²	11,547.1 m ²	90 UNITS

TERRACE FLATS:

BLOCK No.:	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 12 = TERRACE FLATS	412.0 m ²	1,219.0 m ²	12 UNITS
BLOCK 13 = TERRACE FLATS	412.0 m ²	1,219.0 m ²	12 UNITS
BLOCK 14 = TERRACE FLATS	412.0 m ²	1,219.0 m ²	12 UNITS
BLOCK 15 = TERRACE FLATS	412.0 m ²	1,219.0 m ²	12 UNITS
BLOCK 16 = TERRACE FLATS	412.0 m ²	1,219.0 m ²	12 UNITS
BLOCK 17 = TERRACE FLATS	412.0 m ²	1,219.0 m ²	12 UNITS
BLOCK 18 = TERRACE FLATS	412.0 m ²	1,219.0 m ²	12 UNITS
BLOCK 19 = TERRACE FLATS	412.0 m ²	1,219.0 m ²	12 UNITS
BICYCLE / GARBAGE =	152.0 m ²	152.0 m ²	
TOTAL =	3,448.0 m ²	9,904.0 m ²	96 UNITS

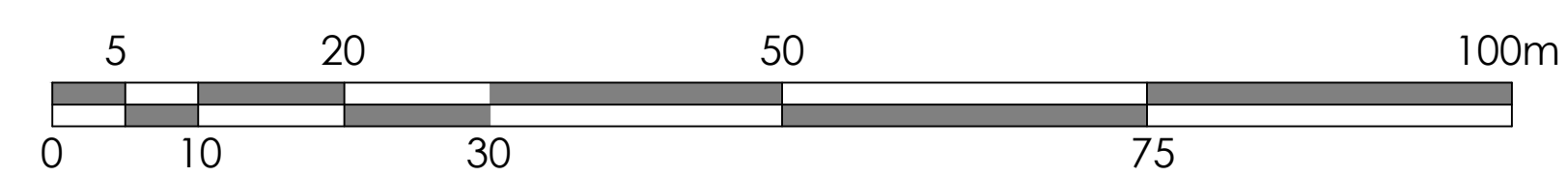
SNOW STORAGE: SNOW STORAGE WILL BE OFF SITE.

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH:
- SITE SERVICING PLAN PREPARED BY _____
- LANDSCAPING PLAN PREPARED BY _____
- BOUNDARIES DERIVED FROM: SITE PLAN
PLAN PREPARED BY _____



ACCESSORY BUILDING - 152m²
60 BICYCLE PARKING SPACES

- LEGEND:**
- D.C. - DEPRESSED CURB
 - ⊕ - WALL MOUNT LIGHT FIXTURE
 - L. D. LINE - LIMITING DISTANCE LINE
 - GM - GAS METER LOCATION
 - ◆ - FIRE HYDRANT



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
6. THIS REPRODUCTION SHALL NOT BE ALTERED

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SEAL

CONSTRUCTION NORTH

No.	DATE	DESCRIPTION	INIT.	No.	DATE	DESCRIPTION	INIT.
10.	27/08/20	REVISED B/B TOWN LAYOUT	SM	20.			
9.	25/08/20	REVISED BLOCK SEPARATIONS	SM	19.			
8.	11/08/20	REVISED BLOCK LAYOUT	SM	18.			
7.	16/07/20	ADDED ACCESS PATHWAYS	SM	17.			
6.	30/06/20	FOR REVIEW	SM	16.			
5.	26/03/20	REMOVED TRANSFORMER LOCATIONS	SM	15.	10/12/20	REV. SIDEWALK @ COULOIR ROAD	SM
4.	06/03/20	FOR REVIEW	SM	14.	02/12/20	REV. BLKS. 18&19 PATHWAY	SM
3.	26/02/20	FOR REVIEW	SM	13.	20/11/20	GENERAL REVISIONS	SM
2.	26/09/19	FOR REVIEW	SM	12.	05/11/20	REV. BLKS. 1-7 & ACC. BLDG.	SM
1.	19/09/19	FOR REVIEW	SM	11.	03/09/20	REVISED B/B TOWN LAYOUT	SM

PROJECT: 186 UNIT TERRACE FLATS & B/B TOWNHOMES TRAILSEDE BLOCK 193 & 194 OTTAWA, ONT.

DRAWING TITLE: **SITE PLAN**

CLIENT: **RICH CRAFT Group Of Companies**

DATE: SEPT., 2019. SCALE: 1:500 SHEET No. SP-1

DRAWN BY: SBM CHECKED: MDB