



SITE PLAN LEGEND

- LOT LINE
- SETBACKS
- EXISTING BUILDING
- NEW BUILDING
- GRASS
- ASPHALT
- SIDEWALK
- NEW TREE, SEE LANDSCAPE

SITE INFORMATION & DEVELOPMENT STATISTICS

LOT	PIN	
	04487 - 0345	
SITE AREA		
TOTAL SITE AREA:	~8,915 sq m	(0.89ha)
UNITS		
TOWNHOUSES: 38 UNITS		
ZONING	REQUIRED	PROVIDED
	R3YY	
MINIMUM LOT WIDTH	6 m	5.75 m
TOWNHOUSE	6 m	5.75 m
MINIMUM LOT AREA	137 sq m	160 sq m
TOWNHOUSE	137 sq m	160 sq m
MAXIMUM BUILDING HEIGHT	12 m	~9.8 m
SETBACKS		
MINIMUM FRONT YARD:	3 m	5.2 m
MINIMUM CORNER SIDE YARD:	2.5 m	2.5 m
MINIMUM INTERIOR SIDE YARD:	1.2 m	1.2 m
MINIMUM REAR YARD:	6 m	8.24 m
PARKING RATES		
R9 - TOWNHOUSES:	1 p/unit = 38	38 (GARAGES)
VISITOR:	0	38 DRIVE AISLES
GROSS FLOOR AREA		
TOWNHOUSE D:	225 sq m	
TOWNHOUSE E:	236 sq m	
TOWNHOUSE F:	236 sq m	
TOWNHOUSE G:	236 sq m	
TOTAL MODEL 01 (GDDDDF)	1,372 sq m	
TOTAL MODEL 02 (EDDDDF)	1,372 sq m	
TOTAL MODEL 03 (EDDDDF)	1,597 sq m	
NOTE		
1. ASSUMES TYPICAL RESIDENTIAL FLOOR HEIGHT OF 3m.		
2. THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY OF ANNIS, O'SULLIVAN, VOLLEBEKK LTD.		
3. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.		

MAPLE GROVE DEVELOPMENT

1927, MAPLE GROVE ROAD, STITTSVILLE, ON K2S 1B9

OWNER: **LATITUDE**

1202, CARP ROAD, STITTSVILLE, ON K2S 1B9

ARCHITECTURAL: **PMA ARCHITECTURES**

3910, CHEMUNEE BEE QUARTER BOULEVARD, QUÉBEC (Q.C.) G1W 2Y4

PLANNER: **FOTENN Planning + Design**

396 Cooper Street, Suite 300, Ottawa, ON K2P 2H7

SURVEYOR: **ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**

14 CONCOURSE GATE, SUITE 500, NEPEAN, ON K2E 7S6

CIVIL: **J.L. Richards**

ENGINEERS - ARCHITECTS - PLANNERS

1565 CARLING AVENUE, SUITE 700, OTTAWA, ON K1Z 8R1

GEOTECHNICAL: **exp.**

2650, QUEENSWAY DRIVE, SUITE 100, OTTAWA, ON K2B 8H6

ENVIRONMENTAL CONSULTANT: **Bowfin Environmental Consulting**

168, MONTREAL ROAD, CORNWALL, ON K6H 1B3

KEY PLAN

ARCHITECT SEAL

REVISIONS

NO	DESCRIPTION	DATE
1	FOR COORDINATION	2022-11-24
2	FOR COORDINATION	2022-11-23
3	FOR COORDINATION	2022-11-22
4	FOR COORDINATION	2022-11-21
5	FOR COORDINATION	2022-11-20
6	FOR COORDINATION	2022-11-19
7	FOR COORDINATION	2022-11-18
8	FOR COORDINATION	2022-11-17
9	FOR COORDINATION	2022-11-16
10	FOR COORDINATION	2022-11-15
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97	FOR COORDINATION	2022-08-20
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99	FOR COORDINATION	2022-08-18
100	FOR COORDINATION	2022-08-17

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

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FOR COORDINATION DO NOT USE FOR CONSTRUCTION 2022-11-24

DATE	DESIGNED
2022-11-24	PP
	DRAWN
	PP
PROJECT NO	CHECKED
21099	PM
	SHEET TITLE
	SITE PLAN

SHEET NO: **A101**

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