



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
MINIMUM LOT WIDTH		
TOWNHOUSE	5.5 m	5.8 m
MINIMUM LOT AREA		
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 C:	232 sq m	
TOWNHOUSE C (END UNIT):	236 sq m	
TOWNHOUSE D:	225 sq m	
TOWNHOUSE G:	236 sq m	
TOTAL MODEL 01 (GDDDDC):	1,372 sq m	
TOTAL MODEL 02 (CDDDDC):	1,372 sq m	
TOTAL MODEL 03 (CDDDDC):	1,604 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.		

PROJECT
MAPLE GROVE DEVELOPMENT

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

OWNER
LATITUDE HOMES

1202, CARP ROAD, STITTSVILLE, ON K2S 1B9

ARCHITECTURAL
PMA ARCHITECTS

1481 451-8954
INFO@PMAARCHITECTS.COM
3001, CHEMUN-BEE QUARTER-BOURGOIS, QUEBEC (Q1C) G1W 3Y4
PMAARCHITECTS.COM

PLANNER
FOTENN Planning + Design

396 Cooper Street, Suite 300, Ottawa, ON K2P 2H7
613.226.9700 www.fotenn.com

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, QUEENSVIEW 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	2022-09-12
2	FOR COORDINATION	2022-09-07
3	FOR DEVELOPMENT APPLICATION	2022-09-12

NOTE
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 2022-09-12

DATE	DESIGNED
2022-09-12	PP
PROJECT No	CHECKED
21099	PM
SHEET TITLE	
SITE PLAN	

SHEET No
A101

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