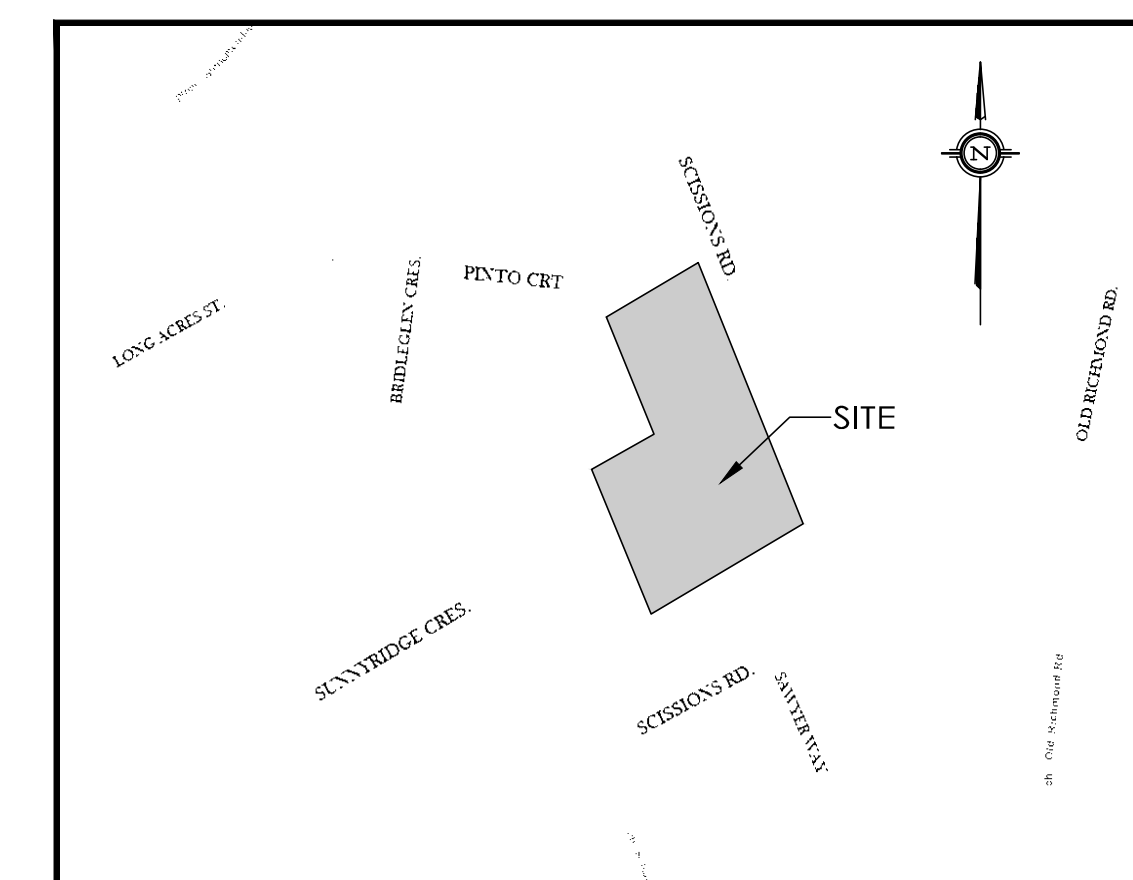


**M. David Blakely
Architect Inc.**

210 Colonnade Rd. Suite 2 Nepean, Ontario
Phone (613) 226-8811 Fax (613) 226-7442

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, & 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 OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
7. THIS REPRODUCTION SHALL NOT BE ALTERED.



KEY PLAN

NTS

LEGAL DESCRIPTION
PLAN 403318 LOTS 376 & 377

SITE BOUNDARIES DERIVED FROM COMPILED SKETCH OF PART OF LOT 28, CONCESSION 6 (RF) CITY OF OTTAWA
PREPARED BY FAIRHALL, MOFFATT & WOODLAND LTD.

PROPOSED ZONING- R3-Z

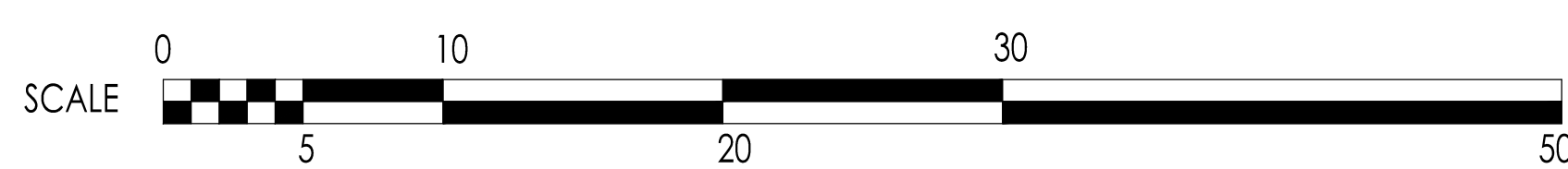
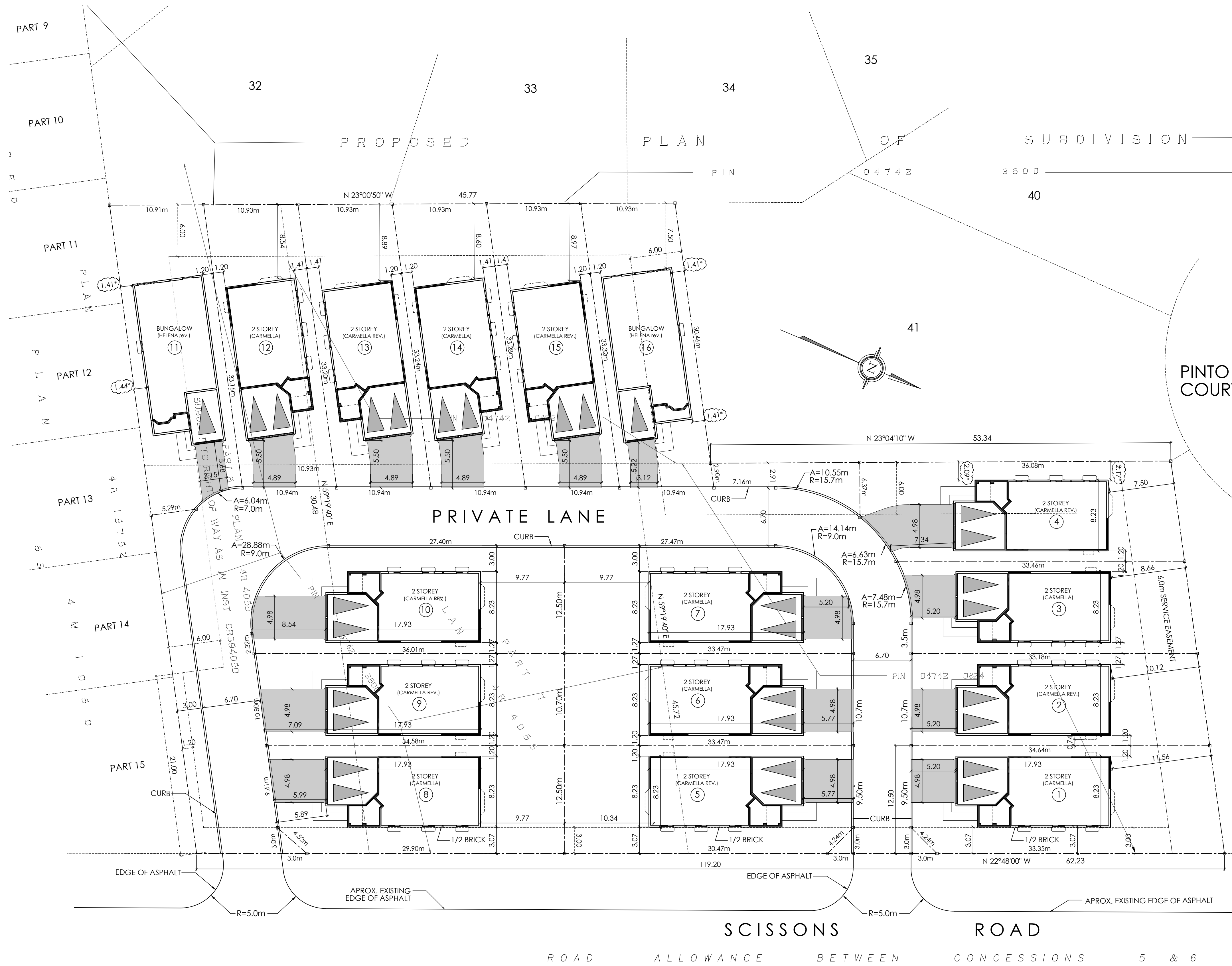
PLANNED UNIT DEVELOPMENT - PERMITTED USE	REQ'D	PROVIDED
MIN. LOT WIDTH	18m	119.20m
MIN. LOT AREA	1400m ²	7374.69m ²
MAX. BUILDING HEIGHT	11m	7.72m (25'-4")
MIN. FRONT YARD	3.0m	3.07m
MIN. CORNER SIDE YARD	3.0m	N/A
MIN. REAR YARD	6.0m *	2.09m (EXCEPTION REQ'D)
MIN. INTERIOR SIDE YARD	1.2m or 6.0m *	1.41m (EXCEPTION REQ'D)

*- FOR A YARD ABUTTING A LOT LINE OF AN ADJACENT LOT IN ANY ZONE, THE REQUIRED YARD SETBACK IS 1.2 m FOR THE FIRST 21m BACK FROM THE STREET LOT LINE. IN ALL OTHER CIRCUMSTANCES, THE REQUIRED YARD SETBACK IS 6.0m.

TABLE 131- PROVISIONS FOR PLANNED UNIT DEVELOPMENT

	REQ'D	PROVIDED
(1) MIN. WIDTH OF PRIVATE DRIVEWAY	6.0m	6.7m
(2) MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY	1.8m	3.0m
(3) MIN. SETBACK OF ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY	5.2m	5.2m
(4) MIN. SEPARATION AREA BETWEEN BUILDINGS		
- WHERE HEIGHT OF BUILDINGS <= 14.5m	1.2m	2.4m
- ALL OTHER CASES	3.0m	N/A

LOT No.	LOT AREA	BUILDING AREA	LOT COVERAGE
1	439.17m ²	150.44m ²	34.25%
2	362.81m ²	150.44m ²	41.47%
3	351.26m ²	150.44m ²	42.83%
4	413.32m ²	150.44m ²	36.40%
5	413.88m ²	150.44m ²	36.35%
6	358.13m ²	150.44m ²	42.01%
7	401.00m ²	150.44m ²	37.52%
8	417.26m ²	150.44m ²	36.05%
9	377.66m ²	150.44m ²	39.83%
10	437.08m ²	150.44m ²	34.42%
11	379.10m ²	145.54m ²	38.39%
12	359.61m ²	150.44m ²	41.83%
13	360.05m ²	150.44m ²	41.78%
14	360.50m ²	150.44m ²	41.73%
15	360.94m ²	150.44m ²	41.68%
16	361.38m ²	145.54m ²	40.27%



DRAWINGS TO BE READ IN CONJUNCTION WITH SITE SERVICING, GRADING CONTROL & DRAINAGE & EROSION CONTROL PLANS PREPARED BY _____ AND LANDSCAPE PLAN PREPARED BY _____

No.	DATE	DESCRIPTION	INIT.
17.			
16.			
15.			
14.			
13.			
12.			
11.			
10.			
9.			
8.			
7.	18/03/15	REVISED LOTS 11 & 16 FOR BUNGALOWS	JB
6.	16/03/15	FOR SUBMISSION	JB
5.	11/03/15	REVISED LOT LINES	JB
4.	22/01/15	REVISED UNIT TYPES TO SINGLES	JB
3.	18/12/14	6.0m SERVICE EASEMENT ADDED	JB
2.	24/11/14	FOR REVIEW	JB
1.	03/10/12	FOR REVIEW	JB

SEAL:

A
B
C

A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT:
PLANNED UNIT DEVELOPMENT
SCISSONS RD.
OTTAWA, ONTARIO

CLIENT:
OLYMPIA HOMES
1914 MERIVALE ROAD
OTTAWA, ONTARIO, K2G 1E8

DRAWING TITLE:
SITE PLAN

DATE: OCT., 2012	SCALE: 1:250	SHEET No. SP-1b
DRAWN BY: JB	CHECKED: MDB	