

SITE INFORMATION :
 SITE AREA : 3,377.37m²(36,353 sq.ft.)
 ZONE : R3B (2161)
 PLANNED UNIT DEVELOPMENT
 TOWNHOMES/ BACK TO BACK

	REQUIRED	PROVIDED
MIN. LOT WIDTH -	na	na
MIN. LOT AREA -	1,400m ²	3,377.37m ²
MAX. BUILDING HEIGHT -	11.00m	9.20m
MIN. FRONT YARD -	3.00m	3.00m
MIN. REAR YARD -	2.50m	2.89m
MIN. INTERIOR SIDE YARD -	1.20m	6.34m
INTERIOR SIDE YARD ABUTTING REAR LOT LINE OF 19 BACHMAN TERRACE-	2.00m	2.06m
MIN. CORNER SIDE YARD -	3.00m	4.50m
MAXIMUM NUMBER OF TOWNHOUSE UNITS PER BUILDING-	10 UNITS	5, 8, 10 UNITS

BUILDING AREA :

BLOCK 1 -	525m ² (5,658 sq.ft.)
BLOCK 2 -	663m ² (7,140sq.ft.)
BLOCK 3 -	320m ² (3,445sq.ft.)
TOTAL AREA -	1,508m² (16,243sq.ft.)

COVERAGE : 44.6%

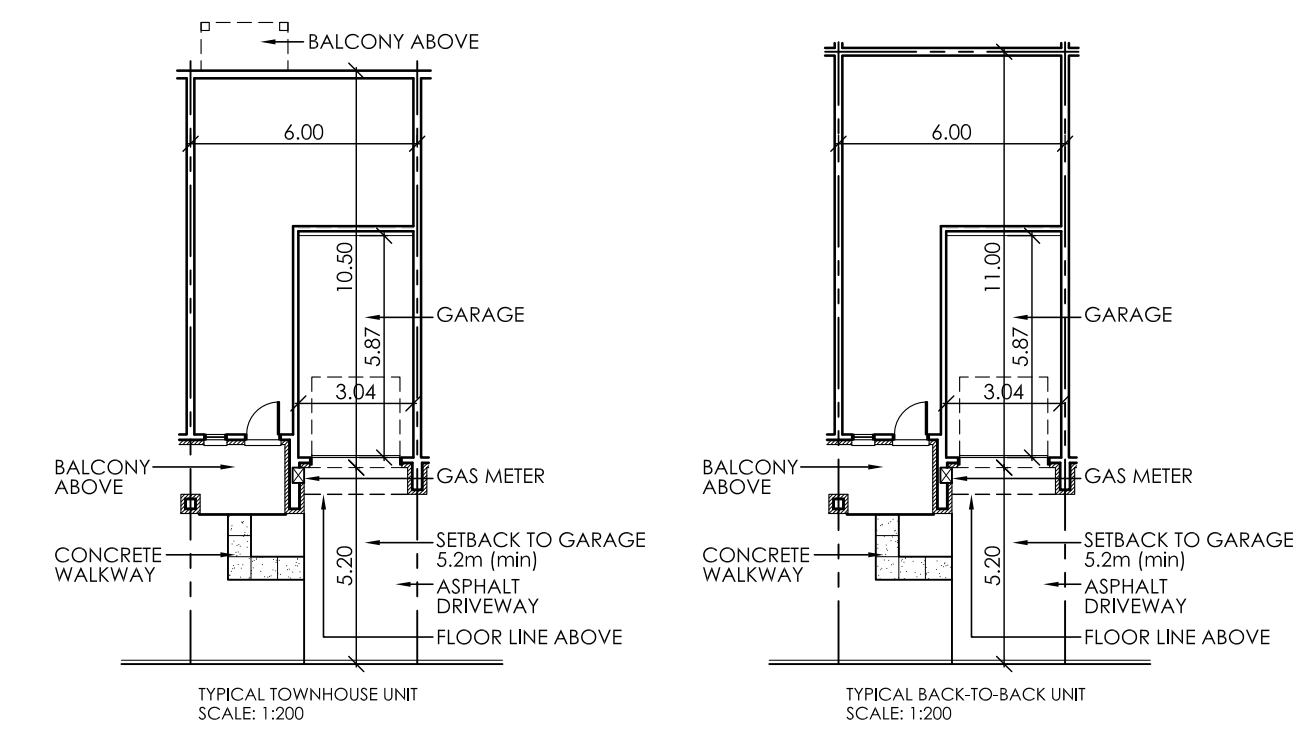
FLOOR AREA :

BLOCK 1 -	1st, 2nd & 3rd FLOOR RESIDENTIAL -1384m ² (14,896 sq.ft.)	8 UNITS
BLOCK 2 -	1st, 2nd & 3rd FLOOR RESIDENTIAL -1755m ² (18,896sq.ft.)	10 UNITS
BLOCK 3 -	1st, 2nd & 3rd FLOOR RESIDENTIAL -1755m ² (9,015sq.ft.)	5 UNITS
TOTAL FLOOR AREA:	6,960m² (74,916 sq.ft.)	23 UNITS
TOTAL DWELLING UNITS:		23 UNITS

PARKING REQUIRED : 1.0 SPACE / DWELLING UNIT (23)= 23 SPACES
 NO VISITORS REQUIRED PER 5.102(1) 0 SPACES
TOTAL PARKING REQUIRED : 23 SPACES

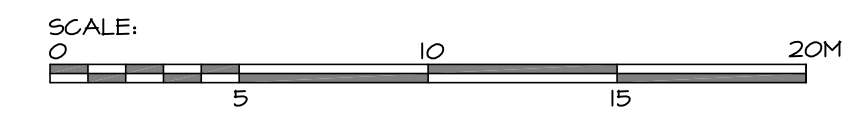
PARKING PROVIDED : SURFACE - 23 SPACES
 GARAGE - 23 SPACES
TOTAL PARKING PROVIDED : 46 SPACES

NOTE: SITE PLAN TO READ IN CONJUNCTION WITH SITE SERVICING & GRADING PLANS PREPARED BY STANTEC CONSULTING LTD. AND LANDSCAPE PLAN PREPARED BY STANTEC CONSULTING LTD.

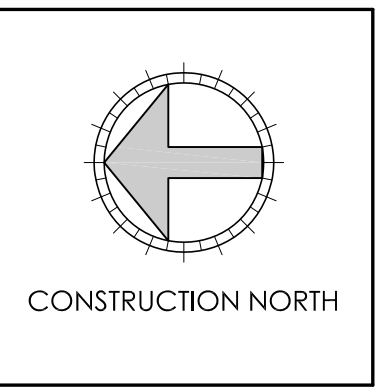


SITE BOUNDARIES DERIVED FROM:
 TOPOGRAPHIC PLAN OF PART OF LOT 33, CONCESSION 12 GEOGRAPHIC TOWNSHIP OF GOULBOURN CITY OF OTTAWA PREPARED BY STANTEC GEOMATICS LTD. JANUARY 14, 2014
 &
 DRAFT PLAN OF SURVEY OF PART OF LOT 33, CONCESSION 12 GEOGRAPHIC TOWNSHIP OF GOULBOURN CITY OF OTTAWA PREPARED BY STANTEC GEOMATICS LTD.

Approved by the Ontario Municipal Board
 Per:
 Board Secretary
 Certified to be in conformity with the Ontario Municipal Board decision dated August 21, 2015, OMB File No. P141061
 Felice Petri, P. Eng. Manager
 Development Review, Suburban Services

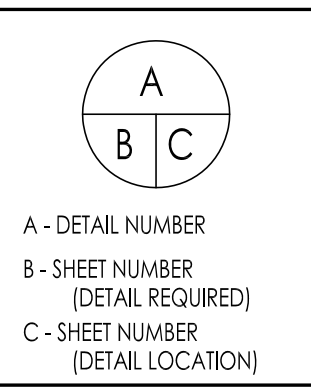


GENERAL NOTES:
 1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS AND BY-LAWS.
 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE 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.



No.	DATE	DESCRIPTION	INITIALS
10.	11/06/15	AS PER CITY COMMENTS	JB
9.	23/07/14	AS PER CITY COMMENTS	MB
8.	28/03/14	PER STANTEC FOR S.P CONTROL	MB
7.	13/02/14	HYDRO METER LOCATIONS ADDED	MB
6.	30/01/14	FOR STANTEC	MB
5.	28/01/14	FOR REVIEW	MB
4.	14/01/14	REV. PER TOPO/ SURVEY	MB
3.	13/11/13	5 UNITS ADDED	MB
2.	12/11/13	COLOUR ADDED	MB
1.	30/10/13	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INITIALS
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.			
12.	03/11/15	GEN. REV.	MB
11.	20/10/15	REMOVED SNOW STORAGE	MB



SEAL

PROJECT
 PLANNED UNIT DEVELOPMENT TOWNHOMES & BACK TO BACK T.H'S 23 BACHMAN TERRACE OTTAWA ON.

CLIENT
 TEGA DEVELOPMENTS
 66 COLONNADE RD., NEPEAN ON.

DRAWING TITLE
 SITE PLAN SITE INFORMATION

DATE
 NOV. 2015

SCALE
 1:200

SHEET No.
 SP-1

DRAWN BY:
 mdb

CHECKED
 MDB

M. David Blakely Architect Inc.
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 Phone (613) 226-8811 Fax (613) 226-7942

FILE No. - D07-12-14-0076