

SITE INFORMATION :

SITE AREA 'A': 9,176.0 m² - 9.16 ha

ZONING : DR
 PROPOSED ZONING : 3Rxx

SITE AREA 'A':

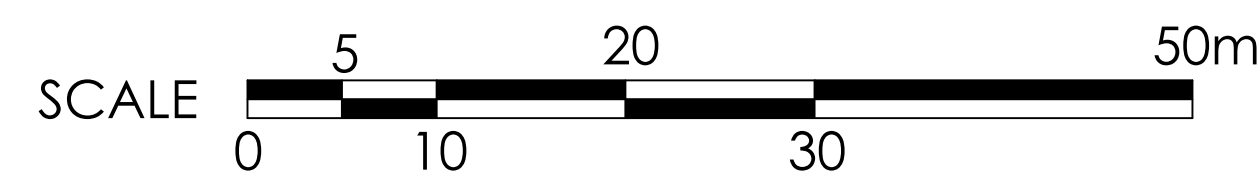
	BUILDING AREA	GFA	No. UNITS
BLOCK 1 - 3 STOREY TOWNHOMES	403.4 m ²	1,027.5 m ²	7 UNITS
BLOCK 2 - 4 STOREY TERRACE FLATS	459.0 m ²	1,836.0 m ²	16 UNITS
BLOCK 3 - 4 STOREY TERRACE FLATS	232.0 m ²	928.0 m ²	8 UNITS
BLOCK 4 - 4 STOREY TERRACE FLATS	232.0 m ²	928.0 m ²	8 UNITS
BLOCK 5 - 4 STOREY TERRACE FLATS	459.0 m ²	1,836.0 m ²	16 UNITS
BLOCK 6 - 3 STOREY TOWNHOMES	403.4 m ²	1,027.5 m ²	7 UNITS
ACCESSORY BUILDING -	112.0 m ²		
TOTAL UNITS -	2,300.8 m ²	7,583.0 m ²	62 UNITS

TOTAL - 3 STOREY TOWNHOMES 14 UNITS
 TOTAL - 4 STOREY TERRACE FLATS 48 UNITS

TERRACE FLATS PARKING :
 PARKING REQUIRED : 1.2 Spaces / (48) d.u. + 0.2 / (48) d.u. (Visitor) = 57.6 + 9.6 = 67.2 Spaces
 PARKING PROVIDED : 31 Spaces @ 2.6m + 28 Spaces @ 2.4m + 10 Visitor Spaces @ 2.6m = 69 Spaces

BICYCLE PARKING REQUIRED : 48 (0.5 / (48) d.u.) = 24.0 Spaces
 BICYCLE PARKING PROVIDED : 24 Interior Spaces + 6 Exterior Spaces = 30 Spaces

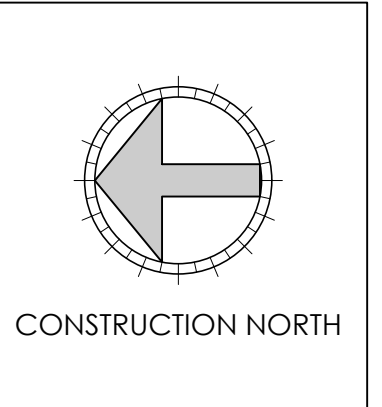
SITE AREA 'B': FUTURE RESIDENTIAL



NOTE:
 SITE PLAN TO BE READ IN CONJUNCTION WITH :
 - SITE SERVICING PLAN PREPARED BY _____
 - LANDSCAPING PLAN PREPARED BY _____
 BOUNDARIES DERIVED FROM: PLAN 4R _____
 PLAN PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 DATED _____, 20____.
 SITE BOUNDARIES TO BE CONFIRMED BY SURVEYOR.

**M. David Blakely
 Architect Inc.**
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 Ottawa, Ontario K2E 6Z9
 Phone (613) 226-8811 Fax (613) 226-7942

- GENERAL NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC. WITH ALL CODES, REGULATIONS AND BY-LAWS.
 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 IN THE 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	INIT.
10.			
9.			
8.			
7.			
6.	12/07/18	PHASE TWO REMOVED FROM PLAN	SM
5.	04/07/18	FOR SITE PLAN, BOUNDARIES, SURVEY	SM
4.	14/12/17	BUILDING AREAS ADDED TO PLAN	SM
3.	13/10/17	REVISED MODEL TYPES	SM
2.	21/08/17	FOR REVIEW - PHASE TWO ADDED	SM
1.	12/07/17	FOR REVIEW	SM

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

SEAL

PROJECT
**PLANNED UNIT DEVELOPMENT
 OAKRIDGE GATE
 BREEZEWOOD STREET
 OTTAWA, ONTARIO**

CLIENT

DRAWING TITLE
PRELIMINARY SITE PLAN

DATE
 JULY, 2017.

SCALE
 1:400

SHEET No.
SP-1

DRAWN BY:
 SBM

CHECKED
 MDB