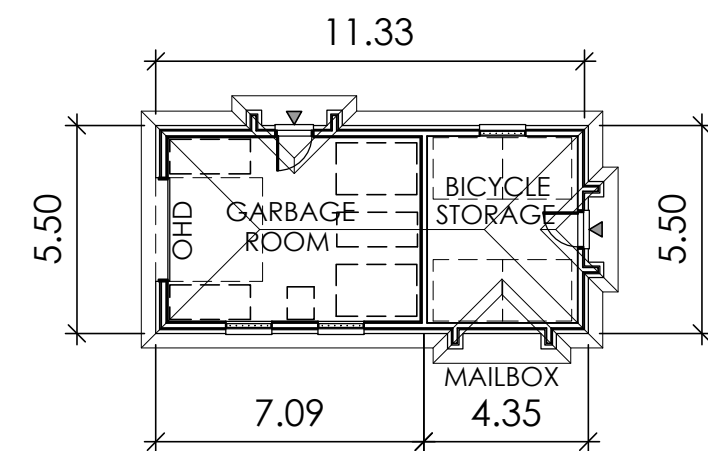
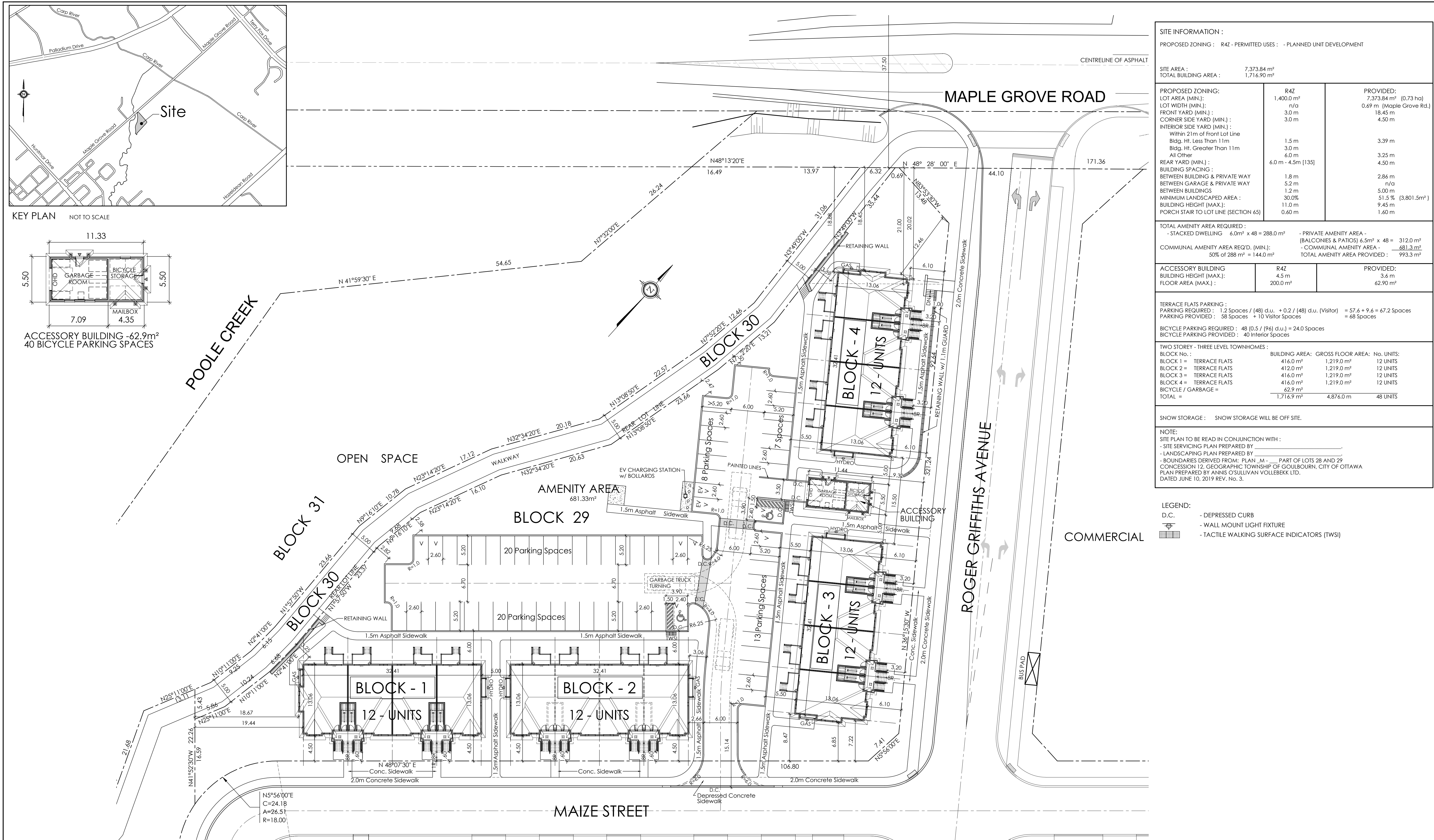


KEY PLAN NOT TO SCALE



ACCESSORY BUILDING - 62.9m²
40 BICYCLE PARKING SPACES



SITE INFORMATION :

PROPOSED ZONING : R4Z - PERMITTED USES : - PLANNED UNIT DEVELOPMENT

SITE AREA :	7,373.84 m ²	PROVIDED:	7,373.84 m ² (0.73 ha)
TOTAL BUILDING AREA :	1,716.90 m ²	LOT AREA (MIN.):	n/a
		LOT WIDTH (MIN.):	3.0 m
		FRONT YARD (MIN.):	3.0 m
		CORNER SIDE YARD (MIN.):	3.0 m
		INTERIOR SIDE YARD (MIN.):	4.50 m
		Within 21m of Front Lot Line	
		Bldg. Ht. Less Than 11m	1.5 m
		Bldg. Ht. Greater Than 11m	3.0 m
		All Other	6.0 m
		REAR YARD (MIN.):	6.0 m - 4.5m [135]
		REAR YARD (MIN.):	4.50 m
		BUILDING SPACING :	
		BETWEEN BUILDING & PRIVATE WAY	1.8 m
		BETWEEN GARAGE & PRIVATE WAY	5.2 m
		BETWEEN BUILDINGS	1.2 m
		MINIMUM LANDSCAPED AREA :	30.0%
		BUILDING HEIGHT (MAX.):	11.0 m
		PORCH STAIR TO LOT LINE (SECTION 65)	0.60 m
		PROVIDED:	3.39 m
		PROVIDED:	3.25 m
		PROVIDED:	4.50 m
		PROVIDED:	5.15 % (3,801.5m ²)
		PROVIDED:	9.45 m
		PROVIDED:	1.60 m

TOTAL AMENITY AREA REQUIRED :

- STACKED DWELLING 6.0m² x 48 = 288.0 m²
- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) 6.5m² x 48 = 312.0 m²
- COMMUNAL AMENITY AREA - 681.3 m²
- 50% of 288 m² = 144.0 m²
- TOTAL AMENITY AREA PROVIDED : 993.3 m²

ACCESSORY BUILDING	R4Z	PROVIDED:
BUILDING HEIGHT (MAX.):	4.5 m	3.6 m
FLOOR AREA (MAX.):	200.0 m ²	62.90 m ²

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 : 58 Spaces + 10 Visitor Spaces = 68 Spaces

BICYCLE PARKING REQUIRED : 48 (0.5 / (96) d.u.) = 24.0 Spaces
 BICYCLE PARKING PROVIDED : 40 Interior Spaces

TWO STOREY - THREE LEVEL TOWNHOMES :			
BLOCK No. :	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = TERRACE FLATS	416.0 m ²	1,219.0 m ²	12 UNITS
BLOCK 2 = TERRACE FLATS	416.0 m ²	1,219.0 m ²	12 UNITS
BLOCK 3 = TERRACE FLATS	416.0 m ²	1,219.0 m ²	12 UNITS
BLOCK 4 = TERRACE FLATS	416.0 m ²	1,219.0 m ²	12 UNITS
BICYCLE / GARBAGE =	62.9 m ²		
TOTAL =	1,716.9 m ²	4,876.0 m	48 UNITS

SNOW STORAGE : SNOW STORAGE WILL BE OFF SITE.

NOTE:

- SITE PLAN TO BE READ IN CONJUNCTION WITH :
- SITE SERVICING PLAN PREPARED BY _____
- LANDSCAPING PLAN PREPARED BY _____
- BOUNDARIES DERIVED FROM: PLAN _____ PART OF LOTS 28 AND 29 CONVEYANCE 12, GEOGRAPHIC TOWNSHIP OF GOULBOURN, CITY OF OTTAWA PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD. DATED JUNE 10, 2019 REV. No. 3.

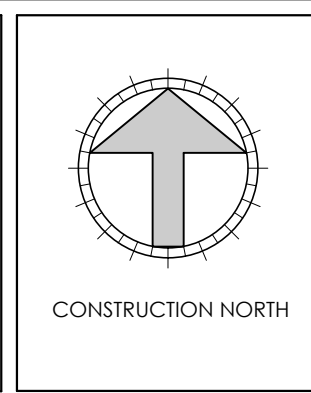
LEGEND:

- D.C. - DEPRESSED CURB
- [Symbol] - WALL MOUNT LIGHT FIXTURE
- [Symbol] - TACTILE WALKING SURFACE INDICATORS (TWSI)

GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
- 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.
- DO NOT SCALE DRAWINGS.
- THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
- THIS REPRODUCTION SHALL NOT BE ALTERED

M. David Blakely Architect Inc.
 2200 Prince of Wales Dr., Suite 101
 Ottawa, Ontario K2E 6Z9
 Phone (613) 226-8811 Fax (613) 226-7942



SEAL

No.	DATE	DESCRIPTION	INIT.
10.	12/07/21	REV. SIDEWALK @ ENTRANCE	SM
9.	18/06/21	AS PER CITY COMMENTS	SM
8.	17/03/21	RELOCATED BLKS. 3, 4 & SIDEWALK	SM
7.	09/02/21	ACCESSORY BLDG. DETAIL ADDED	SM
6.	22/01/21	RELOCATED BLOCKS 3 & 4, 0.5m WEST	SM
5.	07/12/20	REVISED AS PER RICHCRAFT	SM
4.	05/11/20	REVISED AS PER RICHCRAFT	SM
3.	10/09/20	GATEWAY FEATURE ADDED	SM
2.	31/08/20	FOR REVIEW	SM
1.	26/05/20	FOR REVIEW	SM

No.	DATE	DESCRIPTION	INIT.
12.	07/10/21	REV. BLOCKS 1, 3 & 4 - END ELEVATION	SM
11.	23/07/21	REVISED SIDEWALKS & CURBS	SM

PROJECT: **BLOCK 29, KANATA WEST PLANNED UNIT DEVELOPMENT OTTAWA, ONT.**

CLIENT: **RICHCRAFT Group Of Companies**

DRAWING TITLE: **SITE PLAN**
 1620 MAPLE GROVE ROAD

DATE: **MAY., 2020.**

SCALE: **1:300**

SHEET No.: **SP-1**

DRAWN BY: **SBM**

CHECKED: **MDB**

D07-12-21-0042