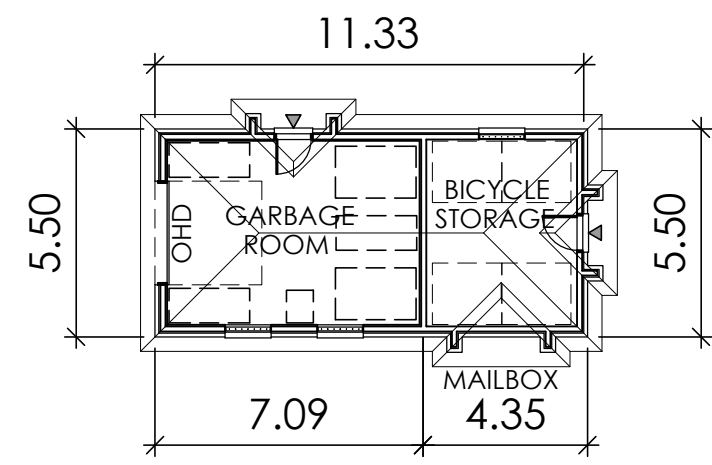


KEY PLAN NOT TO SCALE



ACCESSORY BUILDING - 62.9m²
40 BICYCLE PARKING SPACES

POOLE CREEK

OPEN SPACE

AMENITY AREA
681.33m²

BLOCK 29

BLOCK - 1

BLOCK - 2

BLOCK - 3

BLOCK - 4

ROGER GRIFFITHS AVENUE

COMMERCIAL

MAIZE STREET

MAPLE GROVE ROAD

SITE INFORMATION :		
PROPOSED ZONING : R4Z - PERMITTED USES : - PLANNED UNIT DEVELOPMENT		
SITE AREA : 7,373.84 m ²		
TOTAL BUILDING AREA : 1,710.90 m ²		
PROPOSED ZONING:	R4Z	PROVIDED:
LOT AREA (MIN.):	1,400.0 m ²	7,373.84 m ² (0.73 ha)
LOT WIDTH (MIN.):	n/a	0.69 m (Maple Grove Rd.)
FRONT YARD (MIN.):	3.0 m	17.80 m
CORNER SIDE YARD (MIN.):	3.0 m	4.50 m
INTERIOR SIDE YARD (MIN.):		
Within 21m of Front Lot Line		
Bldg. Ht. Less Than 11m	1.5 m	3.39 m
Bldg. Ht. Greater Than 11m	3.0 m	3.25 m
All Other	6.0 m	4.50 m
REAR YARD (MIN.):	6.0 m - 4.5m [135]	4.50 m
BUILDING SPACING :		
BETWEEN BUILDING & PRIVATE WAY	1.8 m	2.86 m
BETWEEN GARAGE & PRIVATE WAY	5.2 m	n/a
BETWEEN BUILDINGS	1.2 m	5.00 m
MINIMUM LANDSCAPED AREA :	30.0%	51.5% (3,801.5m ²)
BUILDING HEIGHT (MAX.):	11.0 m	9.45 m
PORCH STAIR TO LOT LINE (SECTION 65)	0.60 m	1.60 m
TOTAL AMENITY AREA REQUIRED :		
- STACKED DWELLING 6.0m ² x 48 = 288.0 m ²	- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) 6.5m ² x 48 = 312.0 m ²	
COMMUNAL AMENITY AREA REQ'D. (MIN.): 50% of 288 m ² = 144.0 m ²	- COMMUNAL AMENITY AREA - 681.3 m ²	
	TOTAL AMENITY AREA PROVIDED: 993.3 m ²	
ACCESSORY BUILDING	R4Z	PROVIDED:
BUILDING HEIGHT (MAX.):	4.5 m	3.6 m
FLOOR AREA (MAX.):	200.0 m ²	62.9 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:
BLOCK 1 = TERRACE FLATS	412.0 m ²	1,219.0 m ²
BLOCK 2 = TERRACE FLATS	412.0 m ²	1,219.0 m ²
BLOCK 3 = TERRACE FLATS	412.0 m ²	1,219.0 m ²
BLOCK 4 = TERRACE FLATS	412.0 m ²	1,219.0 m ²
BICYCLE / GARBAGE =	62.9 m ²	
TOTAL =	1,710.9 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 - <u>Stantec Consulting Ltd.</u>	
	- LANDSCAPING PLAN PREPARED BY - <u>Fotenn Planning + Design</u>	
	- BOUNDARIES DERIVED FROM: PLAN 441 - 1875 PART OF LOTS 28 AND 29	
	CONCESSION 12, GEOGRAPHIC TOWNSHIP OF GOULBOURN, CITY OF OTTAWA	
	PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD.	
	DATED JUNE 10, 2019 REV. NO. 3.	

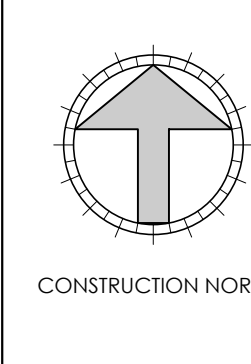
LEGEND:

D.C.	- DEPRESSED CURB
	- WALL MOUNT LIGHT FIXTURE

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 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

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.			
9.			
8.	12/03/21	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

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

CLIENT: **RICHCRAFT
Group Of Companies**

DRAWING TITLE: **SITE PLAN**

DATE: **MAY., 2020.**

SCALE: **1:300**

SHEET NO.: **SP-1**

DRAWN BY: **SBM**

CHECKED: **MDB**