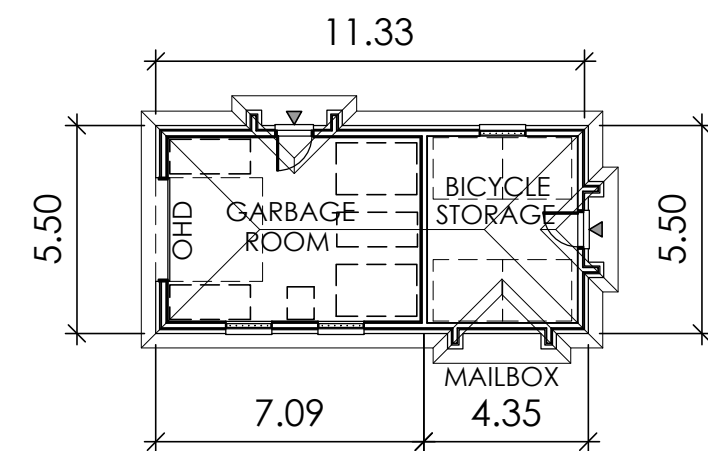
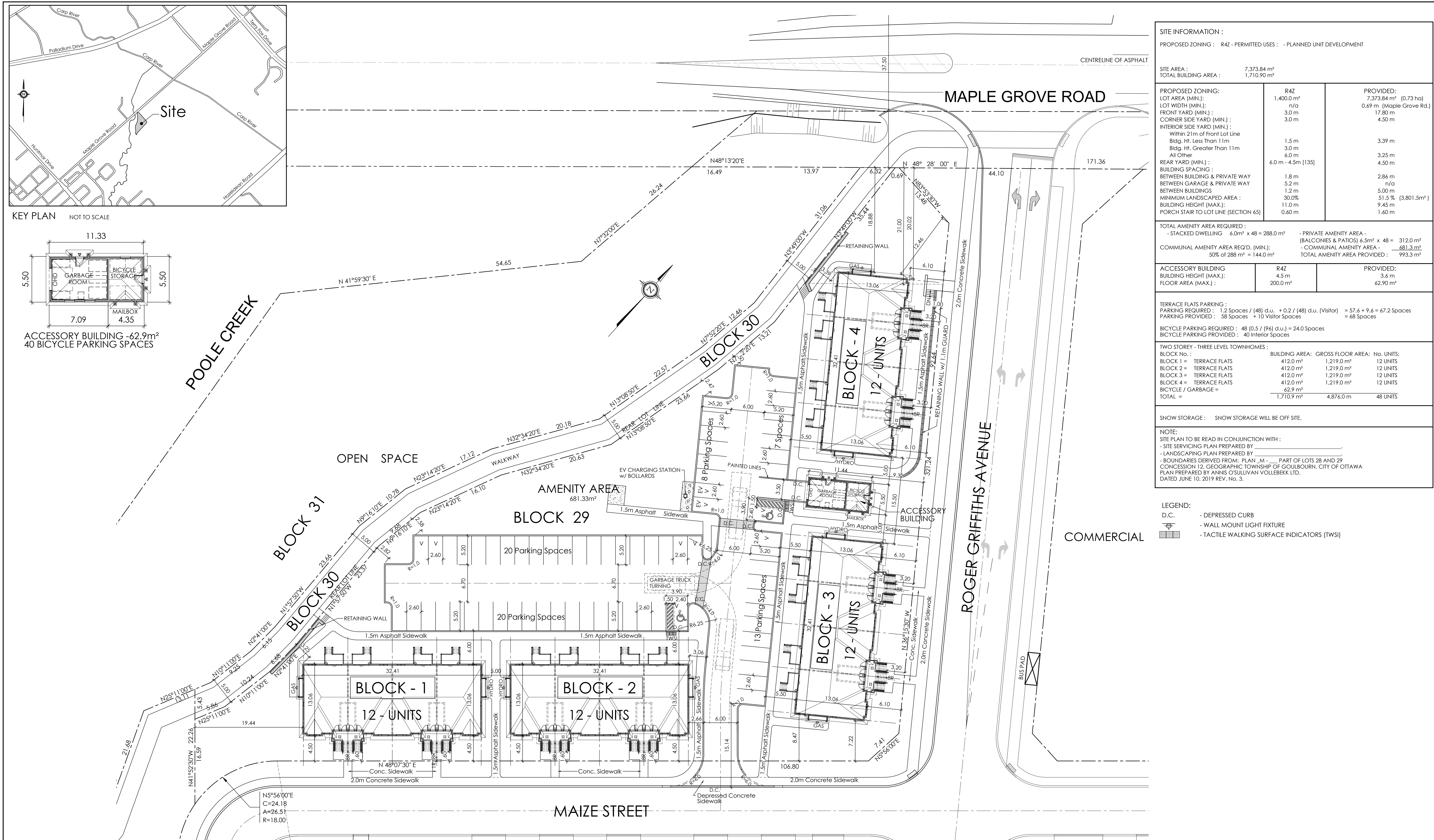


KEY PLAN NOT TO SCALE



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 :	1,710.90 m ²	FRONT YARD (MIN.):	0.69 m (Maple Grove Rd.)
PROPOSED ZONING:	R4Z	CORNER SIDE YARD (MIN.):	17.80 m
LOT AREA (MIN.):	1,400.0 m ²	INTERIOR SIDE YARD (MIN.):	4.50 m
LOT WIDTH (MIN.):	n/a	Within 21m of Front Lot Line	
FRONT YARD (MIN.):	3.0 m	Bldg. Ht. Less Than 11m	3.39 m
CORNER SIDE YARD (MIN.):	3.0 m	Bldg. Ht. Greater Than 11m	3.25 m
INTERIOR SIDE YARD (MIN.):		All Other	4.50 m
REAR YARD (MIN.):		BUILDING SPACING :	
Within 21m of Front Lot Line		BETWEEN BUILDING & PRIVATE WAY	1.8 m
Bldg. Ht. Less Than 11m	1.5 m	BETWEEN GARAGE & PRIVATE WAY	5.2 m
Bldg. Ht. Greater Than 11m	3.0 m	BETWEEN BUILDINGS	1.2 m
All Other	6.0 m	MINIMUM LANDSCAPED AREA :	30.0%
REAR YARD (MIN.):	6.0 m - 4.5m [135]	BUILDING HEIGHT (MAX.):	11.0 m
BUILDING SPACING :		PORCH STAIR TO LOT LINE (SECTION 65)	0.60 m
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		

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
- TOTAL AMENITY AREA PROVIDED : 993.3 m²

COMMUNAL AMENITY AREA REQ'D. (MIN.): 50% of 288 m² = 144.0 m²

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:	No. UNITS:
BLOCK 1 = TERRACE FLATS	412.0 m ²	1,219.0 m ²	12 UNITS
BLOCK 2 = TERRACE FLATS	412.0 m ²	1,219.0 m ²	12 UNITS
BLOCK 3 = TERRACE FLATS	412.0 m ²	1,219.0 m ²	12 UNITS
BLOCK 4 = TERRACE FLATS	412.0 m ²	1,219.0 m ²	12 UNITS
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 _____
- 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.

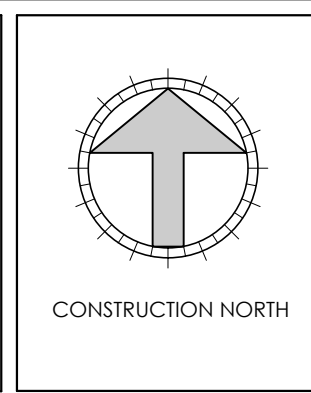
LEGEND:

- D.C. - DEPRESSED CURB
- Light fixture symbol - WALL MOUNT LIGHT FIXTURE
- Tactile walking surface 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.
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Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942



SEAL

No.	DATE	DESCRIPTION	SM	INIT.
10.	12/07/21	REV. SIDEWALK @ ENTRANCE	SM	20.
9.	18/06/21	AS PER CITY COMMENTS	SM	19.
8.	17/03/21	RELOCATED BLKS. 3, 4 & SIDEWALK	SM	18.
7.	09/02/21	ACCESSORY BLDG. DETAIL ADDED	SM	17.
6.	22/01/21	RELOCATED BLOCKS 3 & 4, 0.5m WEST	SM	16.
5.	07/12/20	REVISED AS PER RICHCRAFT	SM	15.
4.	05/11/20	REVISED AS PER RICHCRAFT	SM	14.
3.	10/09/20	GATEWAY FEATURE ADDED	SM	13.
2.	31/08/20	FOR REVIEW	SM	12.
1.	26/05/20	FOR REVIEW	SM	11.

No.	DATE	DESCRIPTION	SM	INIT.
11.	23/07/21	REVISED SIDEWALKS & CURBS	SM	21.

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