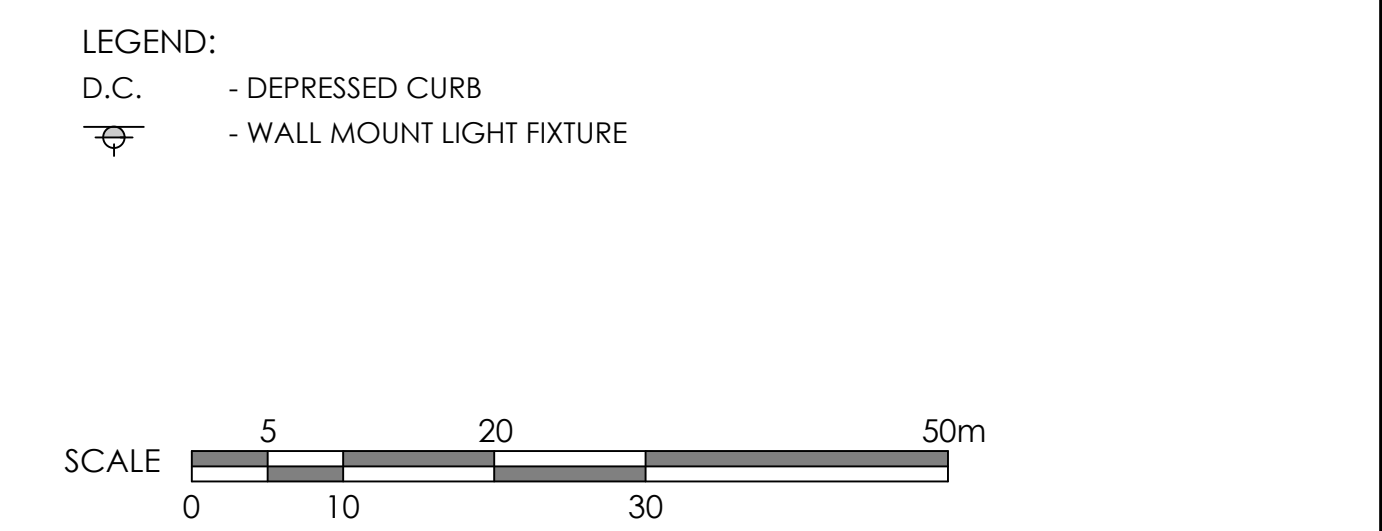


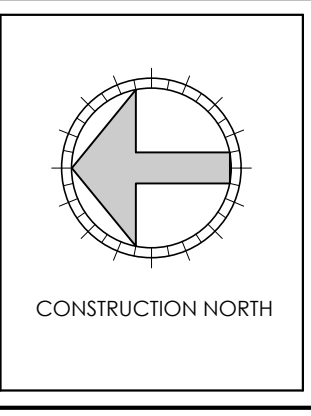
SITE INFORMATION :		
PROPOSED ZONING : R4Z - PERMITTED USES : - PLANNED UNIT DEVELOPMENT - STACKED DWELLING UNITS		
SITE AREA : 16,034.83 m ² TOTAL BUILDING AREA : 3,038.0 m ²		
PROPOSED ZONING:	R4Z	PROVIDED:
LOT AREA (MIN.):	1,400.0 m ²	16,034.83 m ²
LOT WIDTH (MIN.):	18.0 m	41.49 m
BUILDING HEIGHT (MAX.):	11.0 m	9.45 m
FRONT YARD (MIN.):	3.0 m	5.48 m
CORNER SIDE YARD (MIN.):	3.0 m	4.04 m
REAR YARD (MIN.):	6.0 m	6.02 m
INTERIOR SIDE YARD (MIN.):		
Within 21m of Front Lot Line	1.5 m	7.00 m
BUILDING SPACING :		
BETWEEN BUILDING & PRIVATE WAY	1.8 m	1.80 m
BETWEEN GARAGE & PRIVATE WAY	5.2 m	n/a
BETWEEN BUILDINGS	1.2 m	9.50 m
MINIMUM LANDSCAPED AREA :	30.0%	31.6 % (10,977.8m ²)
PORCH STAIR TO LOT LINE (SECTION 65)	0.60 m	2.49 m
TOTAL AMENITY AREA REQUIRED :		
- STACKED DWELLING	6.0m ² x 84 = 504.0 m ²	- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) 6.5m ² x 84 = 546.0 m ²
COMMUNAL AMENITY AREA REQ'D. (MIN.):	50% of 504 m ² = 252.0 m ²	- COMMUNAL AMENITY AREA - TOTAL AMENITY AREA PROVIDED : 1,526.0 m ²
ACCESSORY BUILDING	R4Z	PROVIDED:
BUILDING HEIGHT (MAX.):	4.5 m	4.47 m
FLOOR AREA (MAX.):	200.0 m ²	154.0 m ²
TERRACE FLATS PARKING :		
PARKING REQUIRED : 1.2 Spaces / (84) d.u. + 0.2 / (84) d.u. (Visitor) = 100.8 + 16.8 = 117.6 Spaces		
PARKING PROVIDED : 113 Spaces + 17 Visitor Spaces = 130 Spaces		
BICYCLE PARKING REQUIRED : 84 (0.5 / d.u.) = 42.0 Spaces		
BICYCLE PARKING PROVIDED : 50 Interior Spaces		
TERRACE FLATS :		
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
BLOCK 5 = TERRACE FLATS	412.0 m ²	1,219.0 m ²
BLOCK 6 = TERRACE FLATS	412.0 m ²	1,219.0 m ²
BLOCK 7 = TERRACE FLATS	412.0 m ²	1,219.0 m ²
BICYCLE / GARBAGE =	154.0 m ²	
TOTAL =	3,038.0 m ²	8,533.0 m ²
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 4M-1619 BLOCK 344 PREPARED BY ANHIS OSULLIVAN VOLLEBEK LTD. - STREET TOPO INFORMATION DERIVED FROM :		



M. David Blakely
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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



SEAL

No.	DATE	DESCRIPTION	INIT.
10.			
9.			
8.			
7.			
6.			
5.	25/06/21	REVISED SIDEWALKS @ BLKS. 6 & 7	SM
4.	09/04/21	AS PER RICHCRAFT	SM
3.	25/03/21	FOR REVIEW	SM
2.	28/07/20	FOR REVIEW	SM
1.	10/07/20	FOR REVIEW	SM

PROJECT: 84 UNIT TERRACE FLATS 344 KANATA BLOCK 344 OTTAWA, ONT.

CLIENT: **RICHCRAFT** Group Of Companies

DRAWING TITLE: **SITE PLAN**

DATE: JULY, 2020. SCALE: 1:500 SHEET No. **SP-1**

DRAWN BY: SBM CHECKED: MDB