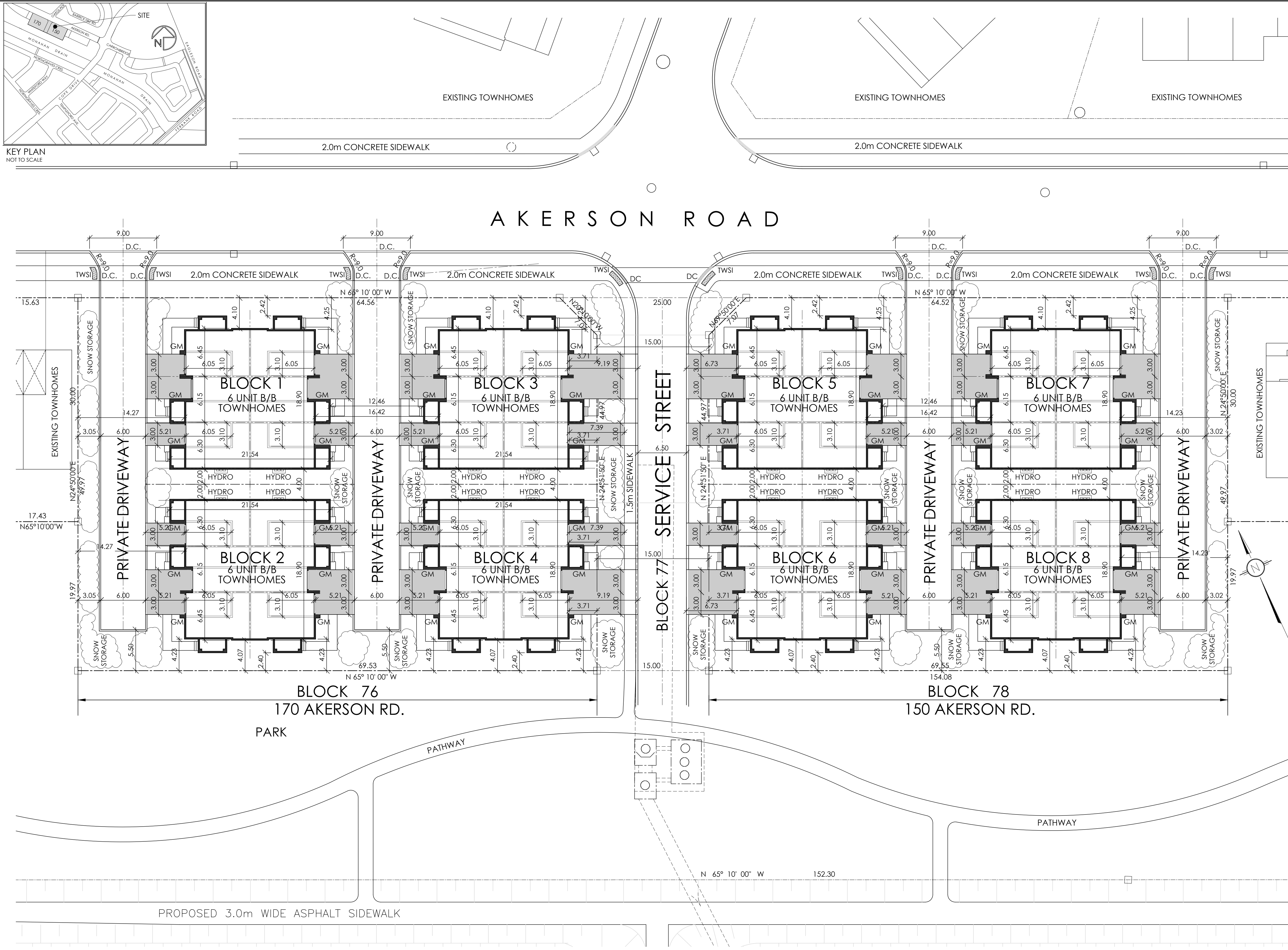


KEY PLAN
NOT TO SCALE



SITE INFORMATION - BLOCK 76, 170 AKERSON ROAD :
 PROPOSED ZONING : R3Q[XXXX]H(14) - PERMITTED USES : - PLANNED UNIT DEVELOPMENT
 - TOWNHOUSE DWELLING

SITE AREA : 3,461.4 m²
 TOTAL BUILDING AREA : 1,413.2 m²

ZONING:	R3Q[XXXX]H(14)	PROPOSED:
LOT AREA (MIN.):	1,400.0 m ²	3,461.4 m ²
LOT WIDTH (MIN.):	18.0 m	69.55 m
LOT WIDTH TOWNHOME (MIN.):	4.5 m	6.15 m
LOT AREA - BACK TO BACK UNIT (MIN.):	80.0 m ² [XXXX]	86.06 m ²
FRONT YARD (MIN.):	3.0 m	4.10 m
CORNER SIDE YARD (MIN.):	3.0 m	5.21 m
INTERIOR SIDE YARD (MIN.):	3.0 m [XXXX]	14.27 m
REAR YARD (MIN.):	6.0 m [XXXX]	4.07 m
		except no rear yard setback for back to back townhouse dwelling
BUILDING HEIGHT (MAX.):	14.0 m [XXXX]	10.6 m
PORCH STAIR TO LOT LINE (SECTION 65)	2.0 m	2.40 m
LANDSCAPED AREA :		31.7%
PARKING SPACES :	1 Spaces / UNIT 2.60m x 5.20m	2 - 1 Driveway / 1 Garage Driveway - 2.72m x 5.21m Garage - 3.10m x 6.05m
PRIVATE DRIVEWAY WIDTH (MIN.):	2.6 m	Garage 3.10 m
PRIVATE DRIVEWAY WIDTH (MIN.):	2.6 m	Driveway 5.79 m
PRIVATE DRIVE/GARAGE LENGTH (MIN.):	5.5 m	5.21m

BACK TO BACK TOWNHOMES :

BLOCK No. :	BUILDING AREA :	GROSS FLOOR AREA :	No. UNITS :
BLOCK 1 = BACK TO BACK TOWNHOMES	353.3 m ²	864.0 m ²	6 UNITS
BLOCK 2 = BACK TO BACK TOWNHOMES	353.3 m ²	864.0 m ²	6 UNITS
BLOCK 3 = BACK TO BACK TOWNHOMES	353.3 m ²	864.0 m ²	6 UNITS
BLOCK 4 = BACK TO BACK TOWNHOMES	353.3 m ²	864.0 m ²	6 UNITS
TOTAL =	1,413.2 m ²	3,456.0 m ²	24 UNITS

NOTE:
 SITE PLAN TO BE READ IN CONJUNCTION WITH :
 - SITE SERVICING PLAN PREPARED BY _____
 - LANDSCAPING PLAN PREPARED BY JAMES B LENNOX and ASSOCIATES INC.
 - BOUNDARIES DERIVED FROM : PLAN 4M-1383 DATED APRIL 27, 2009.
 BY ANNIS, O'SULLIVAN VOLLEBEKK LTD.

SITE INFORMATION - BLOCK 78, 150 AKERSON ROAD :
 PROPOSED ZONING : R3Q[XXXX]H(14) - PERMITTED USES : - PLANNED UNIT DEVELOPMENT
 - TOWNHOUSE DWELLING

SITE AREA : 3,462.5 m²
 TOTAL BUILDING AREA : 1,413.2 m²

ZONING:	R3Q[XXXX]H(14)	PROPOSED:
LOT AREA (MIN.):	1,400.0 m ²	3,462.5 m ²
LOT WIDTH (MIN.):	18.0 m	69.52 m
LOT WIDTH TOWNHOME (MIN.):	4.5 m	6.15 m
LOT AREA - BACK TO BACK UNIT (MIN.):	80.0 m ² [XXXX]	86.06 m ²
FRONT YARD (MIN.):	3.0 m	4.10 m
CORNER SIDE YARD (MIN.):	3.0 m	5.21 m
INTERIOR SIDE YARD (MIN.):	3.0 m [XXXX]	14.23 m
REAR YARD (MIN.):	6.0 m [XXXX]	4.07 m
		except no rear yard setback for back to back townhouse dwelling
BUILDING HEIGHT (MAX.):	14.0 m [XXXX]	10.6 m
PORCH STAIR TO LOT LINE (SECTION 65)	2.0 m	2.40 m
LANDSCAPED AREA :		31.7%
PARKING SPACES :	1 Spaces / UNIT 2.60m x 5.20m	2 - 1 Driveway / 1 Garage Driveway - 2.72m x 5.21m Garage - 3.10m x 6.05m
PRIVATE DRIVEWAY WIDTH (MIN.):	2.6 m	Garage 3.10 m
PRIVATE DRIVEWAY WIDTH (MIN.):	2.6 m	Driveway 5.79 m
PRIVATE DRIVE/GARAGE LENGTH (MIN.):	5.5 m	5.21m

BACK TO BACK TOWNHOMES :

BLOCK No. :	BUILDING AREA :	GROSS FLOOR AREA :	No. UNITS :
BLOCK 5 = BACK TO BACK TOWNHOMES	353.3 m ²	864.0 m ²	6 UNITS
BLOCK 6 = BACK TO BACK TOWNHOMES	353.3 m ²	864.0 m ²	6 UNITS
BLOCK 7 = BACK TO BACK TOWNHOMES	353.3 m ²	864.0 m ²	6 UNITS
BLOCK 8 = BACK TO BACK TOWNHOMES	353.3 m ²	864.0 m ²	6 UNITS
TOTAL =	1,413.2 m ²	3,456.0 m ²	24 UNITS

NOTE:
 SITE PLAN TO BE READ IN CONJUNCTION WITH :
 - SITE SERVICING PLAN PREPARED BY _____
 - LANDSCAPING PLAN PREPARED BY JAMES B LENNOX and ASSOCIATES INC.
 - BOUNDARIES DERIVED FROM : PLAN 4M-1383 DATED APRIL 27, 2009.
 BY ANNIS, O'SULLIVAN VOLLEBEKK LTD.

**M. David Blakely
Architect Inc.**
 2200 Prince of Wales Dr., Suite 101
 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.
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 MEANINGS 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

CONSTRUCTION NORTH

SEAL

No.	DATE	DESCRIPTION	INIT.
1.	05/05/21	FOR REVIEW	SM
2.	27/07/21	FOR REVIEW	SM
3.	05/10/21	ZONING INFO ADDED	SM
4.	29/04/22	REVISED BLOCK TO 6 UNITS	SM
5.	09/10/22	SHIFTED BLOCKS 1.5m	SM
6.	18/10/22	UNIT TOTAL ON TITLE BLOCK	SM
7.	17/11/22	REVISION TO AN APPROVED SITE PLAN	SM
8.	11/01/23	SNOW STORAGE ADDED TO PLAN	SM
9.	08/02/23	REV. FOR PROPOSED ZONING	SM

No.	DATE	DESCRIPTION	INIT.
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

PROJECT 150 & 170 AKERSON ROAD
 BLOCKS 78 & 76
 48 UNIT - BACK TO BACK TOWNHOMES
 OTTAWA, ONT.

DRAWING TITLE **SITE PLAN**

DATE SEPT., 2021. SCALE 1:250 SHEET No. **SP-1**

DRAWN BY: SBM CHECKED: MDB