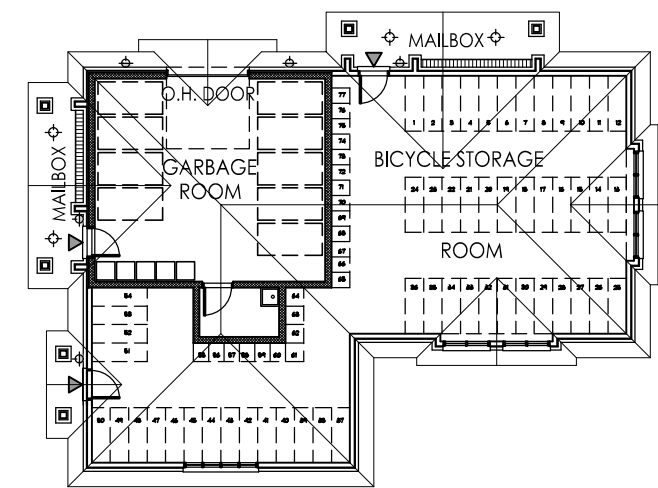
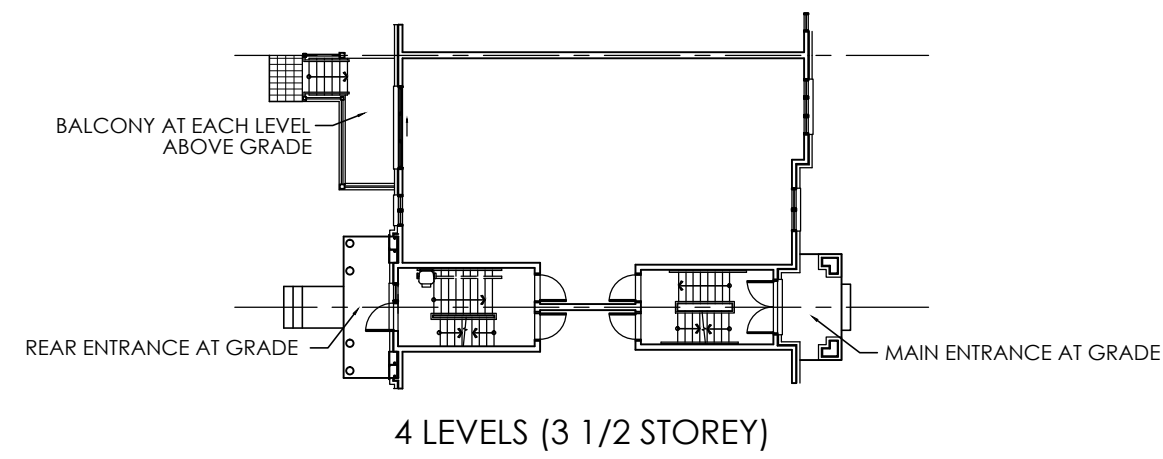
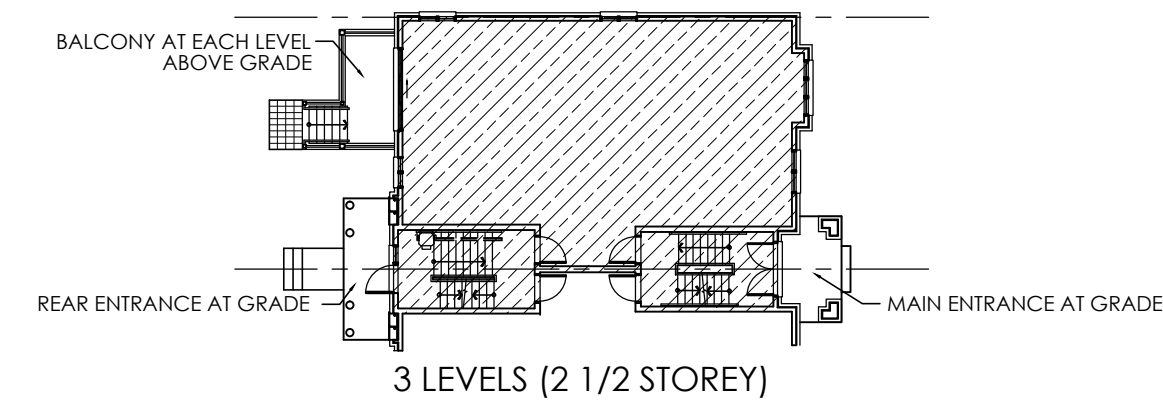


KEY PLAN

NOT TO SCALE

LEGEND:



GARAGE / BICYCLE STORAGE BUILDING
77 SPACES



EXTERIOR BICYCLE STORAGE
5 SPACES



SITE INFORMATION:

SITE AREA: 24,281.3 m² = 2.42 ha (5.99 A)
 ZONING: R4F [1892] H (13.5)

| | REQUIRED: | PROVIDED: |
|--------------------------------------|--|--|
| LOT WIDTH (MIN.): | - PLANNED UNIT DEVELOPMENT - MULTIPLE ATTACHED DWELLING | N/A 6.0 m |
| LOT AREA (MIN.): | - PLANNED UNIT DEVELOPMENT - MULTIPLE ATTACHED DWELLING | 1,400.00 m ² 165.00 m ² |
| BUILDING HEIGHT (MAX.): | | 13.5 m 13.5 m |
| FRONT YARD (MIN.): | - APARTMENT DWELLING LOWRISE - MULTIPLE ATTACHED DWELLING | 3.0 m 3.0 m |
| REAR YARD (MIN.): | - PLANNED UNIT DEVELOPMENT - MULTIPLE ATTACHED DWELLING | 2.8 m [1892] 6.0 m [1892] |
| INTERIOR SIDE YARD (MIN.): | - APARTMENT DWELLING LOWRISE - MULTIPLE ATTACHED DWELLING | 1.2 m 1.5 m [1892] |
| ACCESSORY BUILDING SIZE (MAX.): | | 250.00 m ² 207.00 m ² |
| LANDSCAPED AREA OF LOT (MIN.): | | 30 % 56.1 % (13,622.8m ²) |
| TOTAL AMENITY AREA REQUIRED: | - APARTMENT LOW RISE - 6.0m x160 = 960.0 m ² | - PRIVATE AMENITY AREA - (BALCONIES & PATIOS) 6.5m x160 = 1,040.0 m ² - COMMUNAL AMENITY AREA - 700.0 m ² |
| COMMUNAL AMENITY AREA REQ'D. (MIN.): | 50% of 960 m = 480.0 m ² | TOTAL AMENITY AREA PROVIDED: 1,740.0 m ² |

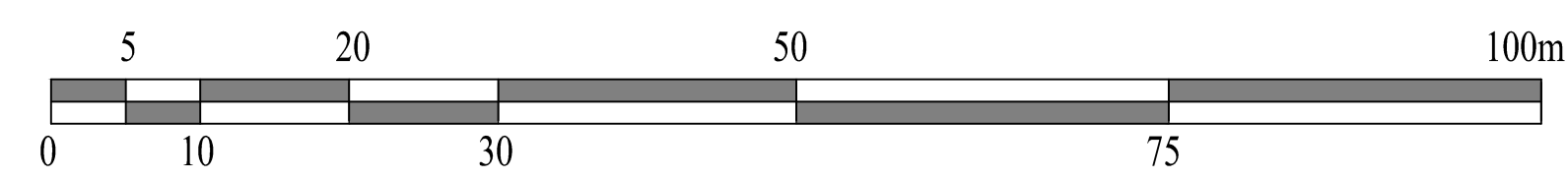
| BLOCK No.: | BUILDING AREA: | No. UNITS: |
|--------------------------|------------------------|------------|
| BLOCK 1 = TOWNHOMES | 403.8 m ² | 4 UNITS |
| BLOCK 2 = TOWNHOMES | 403.8 m ² | 4 UNITS |
| BLOCK 3 = TOWNHOMES | 403.8 m ² | 4 UNITS |
| BLOCK 4 = TOWNHOMES | 504.9 m ² | 5 UNITS |
| BLOCK 5 = TOWNHOMES | 403.8 m ² | 4 UNITS |
| BLOCK 6 = TERRACE FLATS | 678.7 m ² | 20 UNITS |
| BLOCK 7 = TERRACE FLATS | 678.7 m ² | 20 UNITS |
| BLOCK 8 = TERRACE FLATS | 678.7 m ² | 20 UNITS |
| BLOCK 9 = TERRACE FLATS | 678.7 m ² | 20 UNITS |
| BLOCK 10 = TERRACE FLATS | 453.6 m ² | 16 UNITS |
| BLOCK 11 = TERRACE FLATS | 453.6 m ² | 16 UNITS |
| BLOCK 12 = TERRACE FLATS | 453.6 m ² | 16 UNITS |
| BLOCK 13 = TERRACE FLATS | 453.6 m ² | 16 UNITS |
| BLOCK 14 = TERRACE FLATS | 453.6 m ² | 16 UNITS |
| BICYCLE / GARBAGE = | 157.7 m ² | |
| TOTAL = | 7,260.6 m ² | 181 UNITS |

STREET TOWNHOMES = 21 UNITS
 TERRACE FLATS = 160 UNITS

TERRACE FLATS PARKING:
 PARKING REQUIRED: 1.2 Spaces / d.u. + 0.2 / d.u. (Visitor) = 192 + 32 = 224 Spaces
 PARKING PROVIDED: 192 Spaces + 32 Visitor Spaces = 224 Spaces

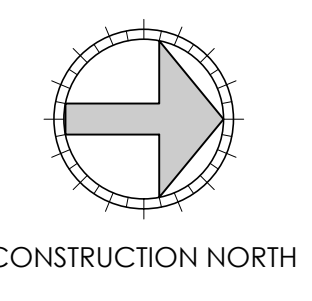
BICYCLE PARKING REQUIRED: 160 (0.5 / d.u.) = 80 Spaces
 BICYCLE PARKING PROVIDED: 77 Interior Spaces + 54 Exterior Spaces = 131 Spaces

NOTE:
 SITE PLAN TO BE READ IN CONJUNCTION WITH:
 - SITE SERVICING PLAN PREPARED BY DAVID SCHAEFFER ENGINEERING LIMITED.
 - LANDSCAPING PLAN PREPARED BY JAMES B. LENNOX and ASSOCIATES.
 BOUNDARIES DERIVED FROM: PLAN AM-889
 PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD.
 DATED AUG. 13, 2003.



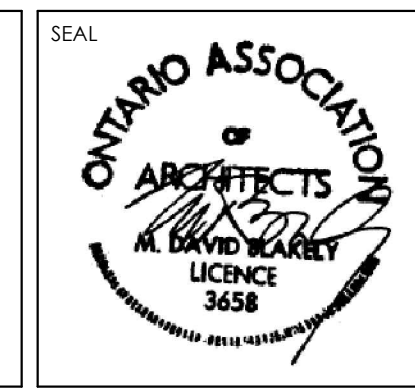
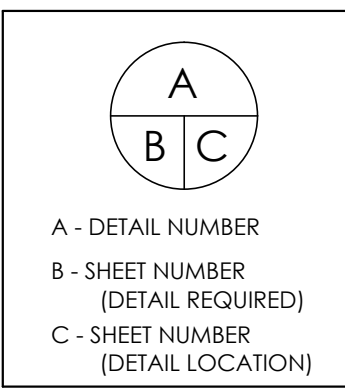
GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC. AND BY LAWS.
- 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



| No. | DATE | DESCRIPTION | INIT. |
|-----|----------|-----------------------------------|-------|
| 10. | 10/05/12 | TRAFFIC CALMING MEASURES | SM |
| 9. | 02/03/12 | PER CITY COMMENTS | SM |
| 8. | 02/11/11 | REV. AS PER JBL LANDSCAPING PLAN | SM |
| 7. | 25/08/11 | BUS STOP INFO ADDED | SM |
| 6. | 19/08/11 | PER CITY COMMENTS | SM |
| 5. | 24/03/11 | ACCESSORY BLDG., PARKING ADDED | SM |
| 4. | 08/02/11 | FOR RICHCRAFT REVIEW | SM |
| 3. | 21/01/11 | REVISED SITE LAYOUT | SM |
| 2. | 08/01/10 | PARKING ADDED, REV. AMENITY BLDG. | SM |
| 1. | 03/12/09 | FOR REVIEW | SM |

| No. | DATE | DESCRIPTION | INIT. |
|-----|----------|----------------------------------|-------|
| 20. | | | |
| 19. | | | |
| 18. | | | |
| 17. | 30/09/14 | REVISED RETAINING WALL LOCATIONS | SM |
| 16. | 29/11/13 | REVISED FOR BIKE RACK SPACING | SM |
| 15. | 08/05/13 | REVISED FOR DEPRESSED CURBS | SM |
| 14. | 08/02/13 | PER CITY COMMENTS / HYDRANTS | SM |
| 13. | 17/12/12 | PER CITY COMMENTS & MARK-UPS | PA |
| 12. | 20/09/12 | BUS SHELTER RELOCATED / TREES | SM |
| 11. | 28/08/12 | FENCES ADDED | JB |



PROJECT
182 UNIT PLANNED UNIT DEVELOPMENT
 146 MOUNTSHANNON DRIVE
 OTTAWA, (NEPEAN), ONT.

CLIENT
RICHCRAFT
 Group Of Companies

DRAWING TITLE
SITE PLAN

DATE
 NOV., 2009.

SCALE
 1:500

SHEET No.
SP-1

DRAWN BY:
 SBM

CHECKED
 MDB

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 210 Colonnade Road, Suite 2 Nepean, Ontario
 Phone (613) 226-8811 Fax (613) 226-7742