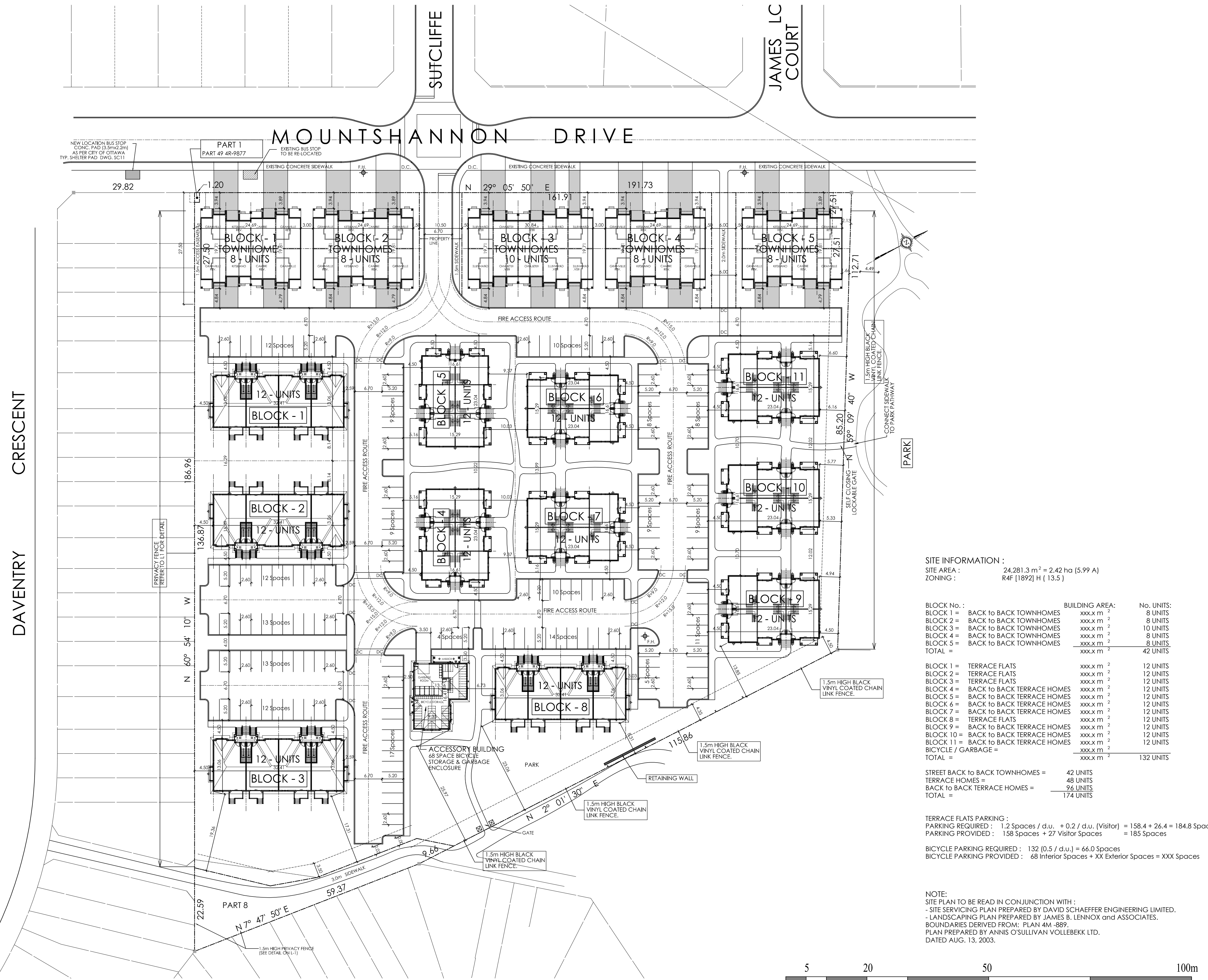


KEY PLAN
NOT TO SCALE



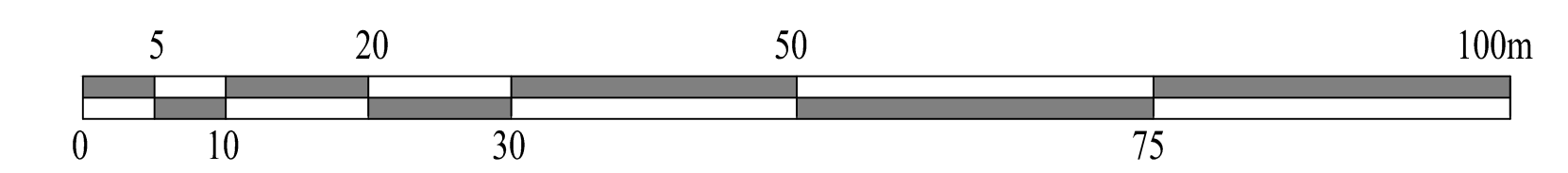
SITE INFORMATION :
 SITE AREA : 24,281.3 m² = 2.42 ha (5.99 A)
 ZONING : R4F [1892] H (13.5)

BLOCK No. :	BUILDING AREA:	No. UNITS:
BLOCK 1 = BACK TO BACK TOWNHOMES	xxxx m ²	8 UNITS
BLOCK 2 = BACK TO BACK TOWNHOMES	xxxx m ²	8 UNITS
BLOCK 3 = BACK TO BACK TOWNHOMES	xxxx m ²	10 UNITS
BLOCK 4 = BACK TO BACK TOWNHOMES	xxxx m ²	8 UNITS
BLOCK 5 = BACK TO BACK TOWNHOMES	xxxx m ²	8 UNITS
TOTAL =	xxxx m ²	42 UNITS
BLOCK 1 = TERRACE FLATS	xxxx m ²	12 UNITS
BLOCK 2 = TERRACE FLATS	xxxx m ²	12 UNITS
BLOCK 3 = TERRACE FLATS	xxxx m ²	12 UNITS
BLOCK 4 = BACK TO BACK TERRACE HOMES	xxxx m ²	12 UNITS
BLOCK 5 = BACK TO BACK TERRACE HOMES	xxxx m ²	12 UNITS
BLOCK 6 = BACK TO BACK TERRACE HOMES	xxxx m ²	12 UNITS
BLOCK 7 = BACK TO BACK TERRACE HOMES	xxxx m ²	12 UNITS
BLOCK 8 = TERRACE FLATS	xxxx m ²	12 UNITS
BLOCK 9 = BACK TO BACK TERRACE HOMES	xxxx m ²	12 UNITS
BLOCK 10 = BACK TO BACK TERRACE HOMES	xxxx m ²	12 UNITS
BLOCK 11 = BACK TO BACK TERRACE HOMES	xxxx m ²	12 UNITS
TOTAL =	xxxx m ²	132 UNITS
STREET BACK TO BACK TOWNHOMES =	42 UNITS	
TERRACE HOMES =	48 UNITS	
BACK TO BACK TERRACE HOMES =	96 UNITS	
TOTAL =	174 UNITS	

TERRACE FLATS PARKING :
 PARKING REQUIRED : 1.2 Spaces / d.u. + 0.2 / d.u. [Visitor] = 158.4 + 26.4 = 184.8 Spaces
 PARKING PROVIDED : 158 Spaces + 27 Visitor Spaces = 185 Spaces

BICYCLE PARKING REQUIRED : 132 [0.5 / d.u.] = 66.0 Spaces
 BICYCLE PARKING PROVIDED : 68 Interior Spaces + XX Exterior Spaces = XXX 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 44-889
 PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD.
 DATED AUG. 13, 2003.



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



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.	18/08/11	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.	22/12/16	RELOCATED ACCESSORY BUILDING	SM
19.	09/11/16	MODEL TYPES, ADDED TERRACE FLATS	SM
18.	05/10/16	REVISED MODEL TYPES	SM
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

A B C

A - DETAIL NUMBER (DETAIL REQUIRED)
 B - SHEET NUMBER (DETAIL LOCATION)
 C - SHEET NUMBER (DETAIL LOCATION)

SEAL

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

CLIENT
RICHCRAFT
 Group Of Companies

DRAWING TITLE
PRELIMINARY SITE PLAN

DATE
 NOV., 2009.

SCALE
 1:500

SHEET No.
SP-1

DRAWN BY:
 SBM

CHECKED
 MDB

M. David Blakely
 Architect Inc.
 2200 Prince of Wales Dr., Suite 101
 Ottawa, Ontario K2E 6Z9
 Phone (613) 226-8811 Fax (613) 226-7742

\\janspc\1\2016\PROJECTS\Richcraft\Homes\Mountshannon\Site Plans\Site Plan_141222.rvt - 148 TOWNHOMES - B.B. TERRACE.dwg - 22/12/2016 2:46:58 PM - DWG TO PDF.Plot3