

KEY PLAN  
NOT TO SCALE



**SITE INFORMATION :**

SITE AREA : 24,281.3 m<sup>2</sup> = 2.42 ha (5.99 A)  
 ZONING : R4F [1892] H (13.5)

REQUIRED :	PROVIDED :
LOT WIDTH (MIN.):	- PLANNED UNIT DEVELOPMENT N/A 191.73 m - TOWNHOUSE, SEMI-DETACHED 6.0 m 6.10 m
LOT AREA (MIN.):	- PLANNED UNIT DEVELOPMENT 1,400.0 m <sup>2</sup> 24,281.30 m <sup>2</sup> - TOWNHOUSE, SEMI-DETACHED 165.00 m <sup>2</sup> [ 1892 ] 167.75 m <sup>2</sup>
BUILDING HEIGHT (MAX.):	11.0 m 11.0 m
FRONT YARD (MIN.):	- PLANNED UNIT DEVELOPMENT 3.0 m N/A - TOWNHOUSE, SEMI-DETACHED 3.0 m 4.5 m
REAR YARD (MIN.):	- PLANNED UNIT DEVELOPMENT 2.8 m [ 1892 ] 4.5 m - TOWNHOUSE, SEMI-DETACHED 6.0 m [ 1892 ] 6.0 m
INTERIOR SIDE YARD (MIN.):	- PLANNED UNIT DEVELOPMENT 1.2 m 4.5 m - TOWNHOUSE, SEMI-DETACHED 1.5 m [ 1892 ] 1.5 m
ACCESSORY BUILDING SIZE (MAX.):	250.00 m <sup>2</sup> 186.00 m <sup>2</sup>
LANDSCAPED AREA OF LOT (MIN.):	30 % 54.3 % (13,192.2m <sup>2</sup> )
TOTAL AMENITY AREA REQUIRED :	- APARTMENT LOW RISE - 6.0m x137 = 822.0 m <sup>2</sup> - PRIVATE AMENITY AREA - (BALCONIES & PATIOS) 6.5m x137 = 8,905.0 m <sup>2</sup>
COMMUNAL AMENITY AREA REQ'D. (MIN.):	- COMMUNAL AMENITY AREA - 700.0 m <sup>2</sup> 50% of 822 m <sup>2</sup> = 411.0 m <sup>2</sup> TOTAL AMENITY AREA PROVIDED : 1,740.0 m <sup>2</sup>

**STREET BACK TO BACK TOWNHOMES**

BLOCK No. :	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = BACK TO BACK TOWNHOMES	425.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 2 = BACK TO BACK TOWNHOMES	425.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 3 = BACK TO BACK TOWNHOMES	523.0 m <sup>2</sup>	1,281.1 m <sup>2</sup>	10 UNITS
BLOCK 4 = BACK TO BACK TOWNHOMES	425.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 5 = BACK TO BACK TOWNHOMES	425.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
TOTAL =	2,223.0 m <sup>2</sup>	5,387.5 m <sup>2</sup>	42 UNITS

**TERRACE FLATS & BACK TO BACK TERRACE HOMES**

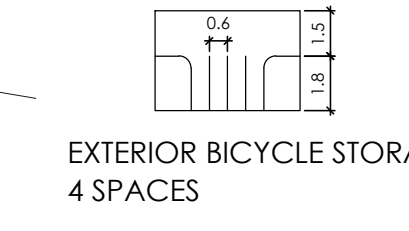
BLOCK No. :	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 2 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 3 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 4 = TERRACE FLATS	412.0 m <sup>2</sup>	1,219.0 m <sup>2</sup>	12 UNITS
BLOCK 5 = BACK TO BACK TERRACE HOMES	243.0 m <sup>2</sup>	916.5 m <sup>2</sup>	8 UNITS
BLOCK 6 = BACK TO BACK TERRACE HOMES	342.3 m <sup>2</sup>	1,375.0 m <sup>2</sup>	12 UNITS
BLOCK 7 = BACK TO BACK TERRACE HOMES	342.3 m <sup>2</sup>	1,375.0 m <sup>2</sup>	12 UNITS
BLOCK 8 = BACK TO BACK TERRACE HOMES	342.3 m <sup>2</sup>	1,375.0 m <sup>2</sup>	12 UNITS
BLOCK 9 = TERRACE FLATS	312.4 m <sup>2</sup>	926.5 m <sup>2</sup>	9 UNITS
BLOCK 10 = BACK TO BACK TERRACE HOMES	342.3 m <sup>2</sup>	1,375.0 m <sup>2</sup>	12 UNITS
BLOCK 11 = BACK TO BACK TERRACE HOMES	342.3 m <sup>2</sup>	1,375.0 m <sup>2</sup>	12 UNITS
BLOCK 12 = BACK TO BACK TERRACE HOMES	342.3 m <sup>2</sup>	1,375.0 m <sup>2</sup>	12 UNITS
BICYCLE / GARBAGE =	186.0 m <sup>2</sup>	186.0 m <sup>2</sup>	12 UNITS
TOTAL =	4,443.2 m <sup>2</sup>	15,155.0 m <sup>2</sup>	137 UNITS

**STREET BACK TO BACK TOWNHOMES = 42 UNITS**  
**TERRACE HOMES = 57 UNITS**  
**BACK TO BACK TERRACE HOMES = 80 UNITS**  
**TOTAL = 179 UNITS**

**TERRACE FLATS PARKING :**  
 PARKING REQUIRED : 1.2 Spaces / (137) d.u. + 0.2 / (137) d.u. (Visitor) = 144.4 + 27.4 = 191.8 Spaces  
 PARKING PROVIDED : 165 Spaces + 27 Visitor Spaces = 192 Spaces

**BICYCLE PARKING REQUIRED :** 137 (0.5 / (137) d.u.) = 68.5 Spaces  
**BICYCLE PARKING PROVIDED :** 43 Interior Spaces + 28 Exterior Spaces = 71 Spaces

**SNOW STORAGE :** SNOW STORAGE WILL BE OFF SITE.



- LEGEND:**
- D.C. - DEPRESSED CURB
  - ☐ - WALL MOUNT LIGHT FIXTURE
  - ☒ - TRANSFORMER
  - ◆ - FIRE HYDRANT
  - - LIGHT FIXTURE

**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 4M-889.  
 PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD.  
 DATED AUG. 13, 2003.

APPROVED  REFUSED   
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

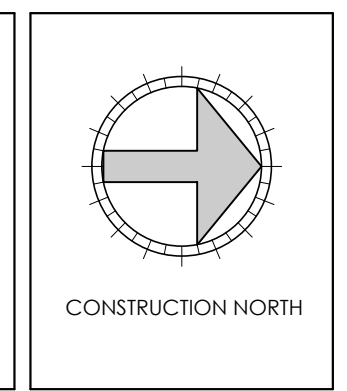
DON HERWEYER, MCIP, RPP  
 MANAGER, DEVELOPMENT REVIEW - SOUTH  
 PLANNING, INFRASTRUCTURE AND ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

0 10 20 30 40 50 60 75 80 90 100m

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 Ottawa, Ontario K2E 6Z9  
 Phone (613) 226-8811 Fax (613) 226-7942

**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.



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	SM

No.	DATE	DESCRIPTION	INIT.
30.			
29.			
28.			
27.			
26.	20/09/17	ADDED LIGHT FIXTURE @ BLOCK 9	SM
25.	18/09/17	REVISED MOUNTSHANNON CURBS	SM
24.	12/09/17	AS PER CITY COMMENTS	SM
23.	25/07/17	AS PER CITY COMMENTS	SM
22.	14/07/17	AS PER CONSULTANTS	SM
21.	11/07/17	RELOCATED ACCESSORY BUILDING	SM

SEAL

PROJECT 179 UNIT - MOUNTSHANNON  
 TERRACE & TOWNHOMES  
 146 MOUNTSHANNON DRIVE  
 OTTAWA, (NEPEAN), ONT.

DRAWING TITLE  
**SITE PLAN**

DATE NOV., 2009. SCALE 1:500 SHEET No. SP-1

DRAWN BY: SBM CHECKED: MDB

D07-12-17-0050