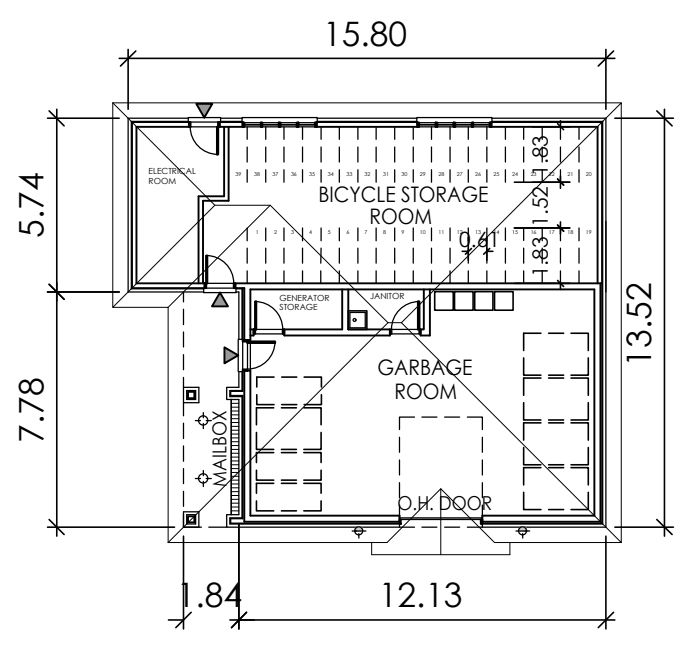
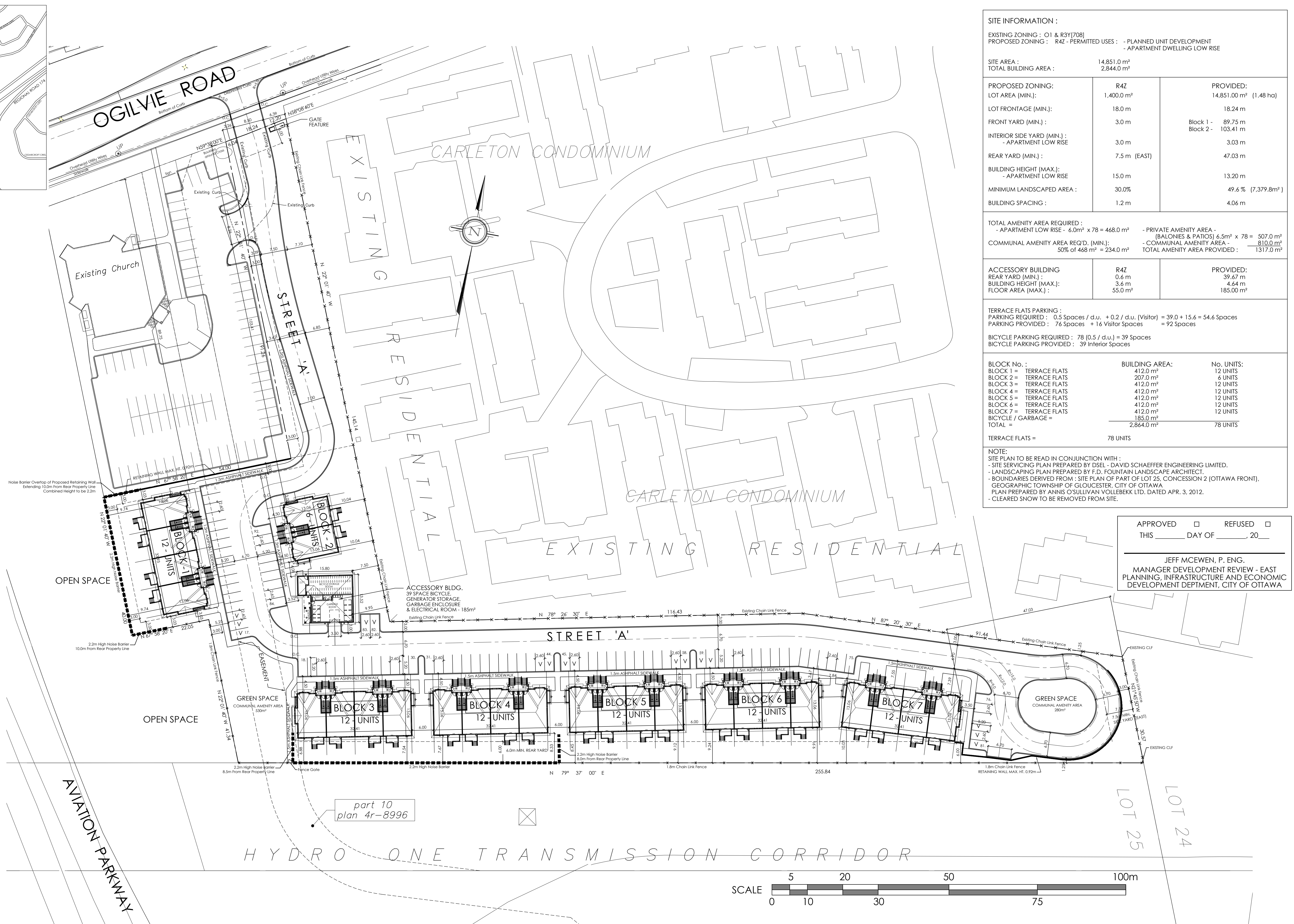


KEY PLAN
NOT TO SCALE

LEGEND:



ACCESSORY BUILDING
BICYCLE STORAGE 39 SPACES,
GARBAGE ROOM, GENERATOR STORAGE
& ELECTRICAL ROOM - 185m²



SITE INFORMATION :

EXISTING ZONING : O1 & R3Y(708)
PROPOSED ZONING : R4Z - PERMITTED USES : - PLANNED UNIT DEVELOPMENT
- APARTMENT DWELLING LOW RISE

SITE AREA :	14,851.0 m ²	
TOTAL BUILDING AREA :	2,844.0 m ²	

PROPOSED ZONING:	R4Z	PROVIDED:
LOT AREA (MIN.):	1,400.0 m ²	14,851.00 m ² (1.48 ha)
LOT FRONTAGE (MIN.):	18.0 m	18.24 m
FRONT YARD (MIN.):	3.0 m	Block 1 - 89.75 m Block 2 - 103.41 m
INTERIOR SIDE YARD (MIN.) : - APARTMENT LOW RISE	3.0 m	3.03 m
REAR YARD (MIN.):	7.5 m (EAST)	47.03 m
BUILDING HEIGHT (MAX.): - APARTMENT LOW RISE	15.0 m	13.20 m
MINIMUM LANDSCAPED AREA :	30.0%	49.6 % (7,379.8m ²)
BUILDING SPACING :	1.2 m	4.06 m

TOTAL AMENITY AREA REQUIRED : - APARTMENT LOW RISE - 6.0m ² x 78 = 468.0 m ²	- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) 6.5m ² x 78 = 507.0 m ²
COMMUNAL AMENITY AREA REQ'D. (MIN.): 50% of 468 m ² = 234.0 m ²	- COMMUNAL AMENITY AREA - 810.0 m ²
	TOTAL AMENITY AREA PROVIDED : 1317.0 m ²

ACCESSORY BUILDING	R4Z	PROVIDED:
REAR YARD (MIN.):	0.6 m	39.67 m
BUILDING HEIGHT (MAX.):	3.6 m	4.64 m
FLOOR AREA (MAX.):	55.0 m ²	185.00 m ²

TERRACE FLATS PARKING :
PARKING REQUIRED : 0.5 Spaces / d.u. + 0.2 / d.u. (Visitor) = 39.0 + 15.6 = 54.6 Spaces
PARKING PROVIDED : 76 Spaces + 16 Visitor Spaces = 92 Spaces

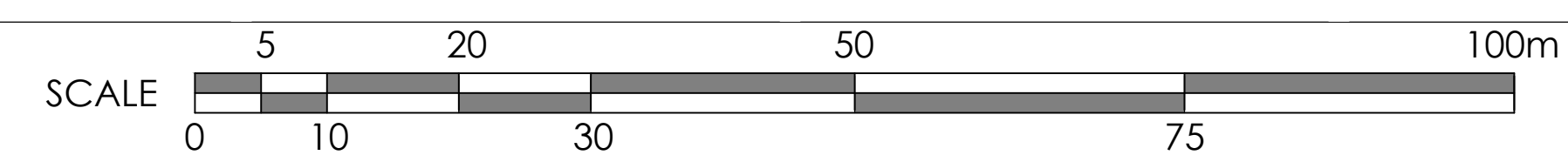
BICYCLE PARKING REQUIRED : 78 (0.5 / d.u.) = 39 Spaces
BICYCLE PARKING PROVIDED : 39 Interior Spaces

BLOCK No. :	BUILDING AREA:	No. UNITS:
BLOCK 1 = TERRACE FLATS	412.0 m ²	12 UNITS
BLOCK 2 = TERRACE FLATS	207.0 m ²	6 UNITS
BLOCK 3 = TERRACE FLATS	412.0 m ²	12 UNITS
BLOCK 4 = TERRACE FLATS	412.0 m ²	12 UNITS
BLOCK 5 = TERRACE FLATS	412.0 m ²	12 UNITS
BLOCK 6 = TERRACE FLATS	412.0 m ²	12 UNITS
BLOCK 7 = TERRACE FLATS	412.0 m ²	12 UNITS
BICYCLE / GARBAGE =	185.0 m ²	78 UNITS
TOTAL =	2,844.0 m ²	78 UNITS

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH :
- SITE SERVICING PLAN PREPARED BY DSEL - DAVID SCHAEFFER ENGINEERING LIMITED.
- LANDSCAPING PLAN PREPARED BY F.D. FOUNTAIN LANDSCAPE ARCHITECT.
- BOUNDARIES DERIVED FROM : SITE PLAN OF PART OF LOT 25, CONCESSION 2 (OTTAWA FRONT),
GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA
PLAN PREPARED BY ARMIN O'SULLIVAN VOLLEBECK LTD. DATED APR. 3, 2012.
- CLEARED SNOW TO BE REMOVED FROM SITE.

APPROVED REFUSED
THIS _____ DAY OF _____, 20____

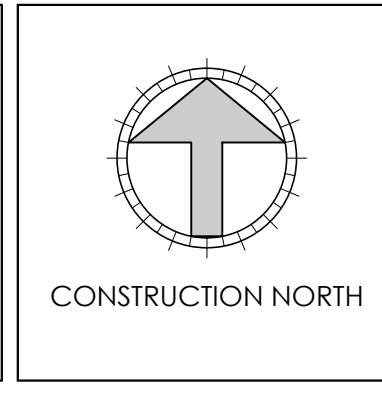
JEFF MCEWEN, P. ENG.
MANAGER DEVELOPMENT REVIEW - EAST
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



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.

**M. David Blakely
Architect Inc.**
2200 Prince of Wales Dr., Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942



No.	DATE	DESCRIPTION	INIT.
10.			
9.			
8.			
7.	26/02/18	RETAINING WALLS & NOISE BARRIERS	SM
6.	12/02/18	REV. ACCESSORY BLDG. LOCATION	SM
5.	24/01/18	AS PER CONSULTANT COMMENTS	SM
4.	09/01/18	AS PER RICHCRAFT COMMENTS	SM
3.	26/09/17	BLOCK 2, ADDED	SM
2.	25/08/17	REVISED ROAD TYPES	SM
1.	09/11/16	REVISED MODEL TYPES	SM

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

A
B
C

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

SEAL

PROJECT
**78 UNIT
PLANNED UNIT DEVELOPMENT
1298 OGILVIE ROAD
OTTAWA, ONT.**

CLIENT
**RICHCRAFT
Group Of Companies**

DRAWING TITLE
SITE PLAN

DATE
JULY, 2011.

SCALE
1:500

SHEET No.
SP-1

DRAWN BY:
SBM

CHECKED
MDB

\\lon-pc\1\2018 PROJECTS\Richcraft Homes\Ogilvie Road\Site Plans\Site Plan 180226 87.dwg, 26/02/2018 1:16:21 PM