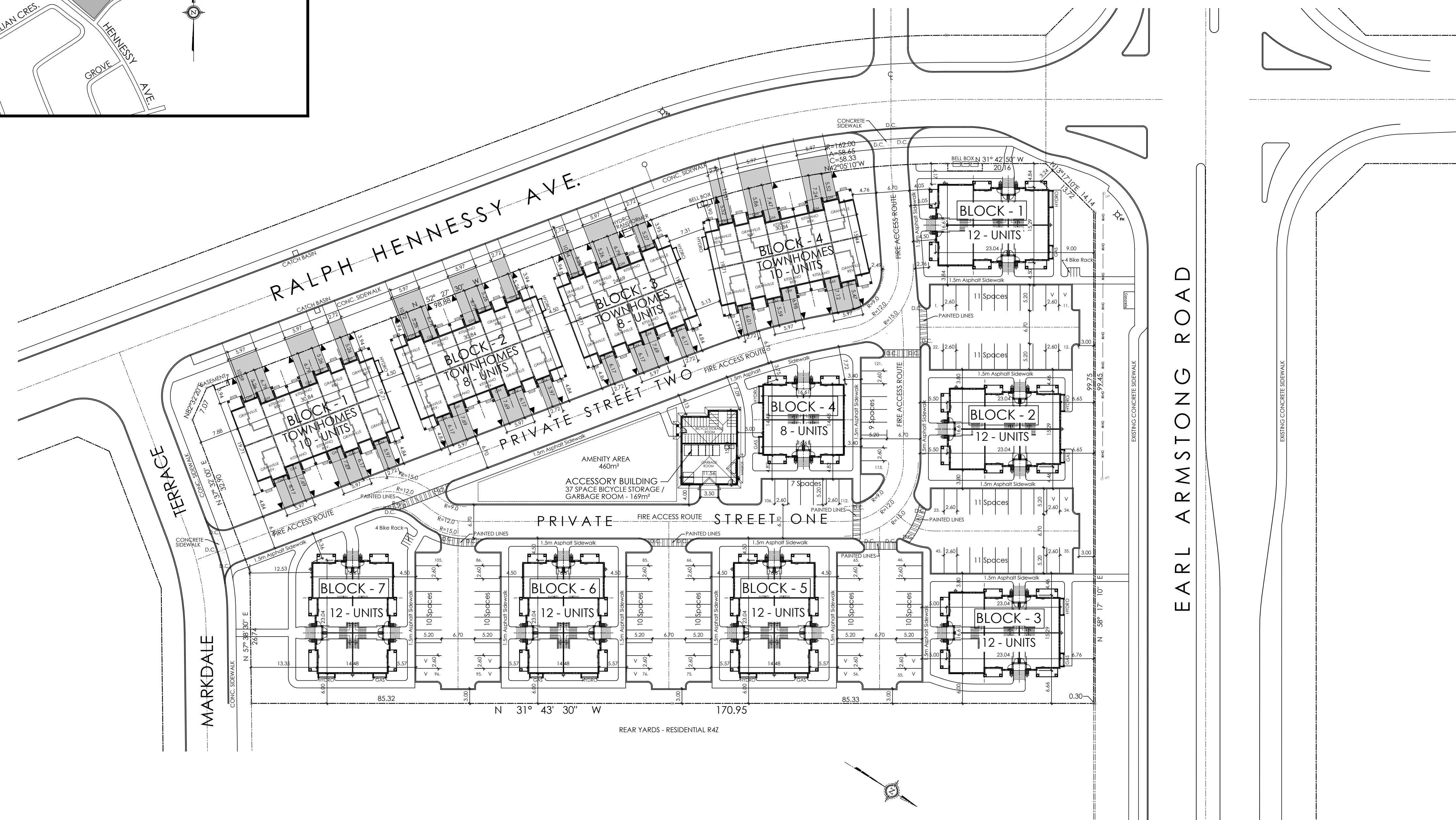


KEY PLAN  
NOT TO SCALE



**SITE INFORMATION :**

ZONING : R4Z - PERMITTED USES : - PLANNED UNIT DEVELOPMENT  
- TOWNHOMES, STACKED TOWNHOMES

SITE AREA : 16,516.20 m<sup>2</sup> - 1.65 ha (4.08 A)  
TOTAL BUILDING AREA : 4,776.2 m<sup>2</sup>

ZONING:	R4Z	PROVIDED:
LOT AREA (MIN.):	1,400.0m <sup>2</sup>	16,516.20m <sup>2</sup> (1.65 ha)
LOT FRONTAGE (MIN.):	18.0m	59.14m (Markdale Terrace)
FRONT YARD (MIN.):	3.0m	3.50m
EXTERIOR SIDE YARD (MIN.):	3.0m	5.50m
INTERIOR SIDE YARD (MIN.):	-	6.00m
- ABUTTING ADJACENT REAR YARD	6.0m	N/A
REAR YARD (MIN.):	7.5m	-
BUILDING HEIGHT (MAX.):	- TOWNHOMES - STACKED TOWNHOMES	10.60m 11.73m
MINIMUM LANDSCAPED AREA :	30.0%	44.6 % (7,373.3m <sup>2</sup> )
BUILDING SPACING :	1.2 m	4.0m

TOTAL AMENITY AREA REQUIRED :  
- APARTMENT LOW RISE - 6.0m<sup>2</sup> x 80 = 480.0 m<sup>2</sup>  
- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) 6.5m<sup>2</sup> x 80 = 520.0m<sup>2</sup>  
COMMUNAL AMENITY AREA REQ'D. (MIN.): 50% of 480.0 m<sup>2</sup> = 240.0 m<sup>2</sup>  
TOTAL AMENITY AREA PROVIDED : 980.0m<sup>2</sup>

ACCESSORY BUILDING	R4Z	PROVIDED:
REAR YARD (MIN.):	0.6 m	N/A
BUILDING HEIGHT (MAX.):	4.5 m	4.50 m
FLOOR AREA (MAX.):	55.0 m <sup>2</sup>	168.00 m <sup>2</sup>

BACK/BACK TERRACE HOME PARKING : 80 Units  
PARKING REQUIRED : 1.2 Spaces / d.u. + 0.2 / d.u. (Visitor) = 96 + 16 = 112 Spaces  
PARKING PROVIDED : 105 Spaces + 16 Visitor Spaces = 121 Spaces

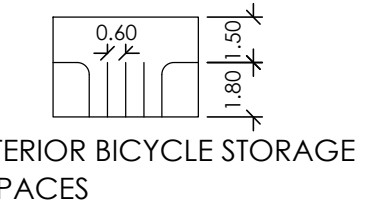
BICYCLE PARKING REQUIRED : 80 (0.5 / d.u.) = 40 Spaces  
BICYCLE PARKING PROVIDED : 37 Interior Spaces + 8 Exterior Spaces = 45 Spaces

STREET BACK TO BACK TOWNHOMES	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = BACK TO BACK TOWNHOMES	523.0 m <sup>2</sup>	1,281.1 m <sup>2</sup>	10 UNITS
BLOCK 2 = BACK TO BACK TOWNHOMES	523.0 m <sup>2</sup>	1,281.1 m <sup>2</sup>	10 UNITS
BLOCK 3 = BACK TO BACK TOWNHOMES	425.0 m <sup>2</sup>	1,026.6 m <sup>2</sup>	8 UNITS
BLOCK 4 = BACK TO BACK TOWNHOMES	523.0 m <sup>2</sup>	1,281.1 m <sup>2</sup>	10 UNITS
TOTAL =	1,994.0 m <sup>2</sup>	4,869.9 m <sup>2</sup>	38 UNITS

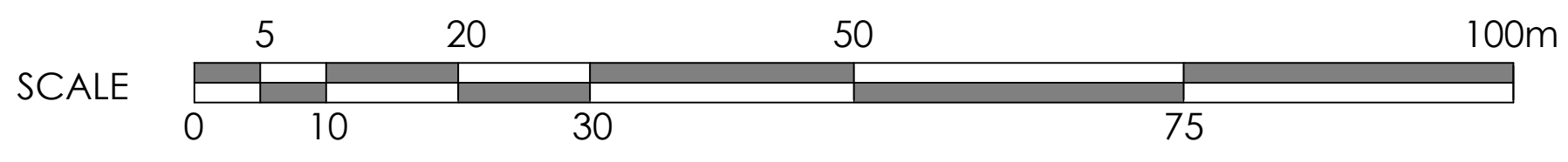
BACK TO BACK TERRACE HOMES	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = BACK TO BACK TERRACE HOMES	342.3 m <sup>2</sup>	1,375.0 m <sup>2</sup>	12 UNITS
BLOCK 2 = BACK TO BACK TERRACE HOMES	342.3 m <sup>2</sup>	1,375.0 m <sup>2</sup>	12 UNITS
BLOCK 3 = BACK TO BACK TERRACE HOMES	342.3 m <sup>2</sup>	1,375.0 m <sup>2</sup>	12 UNITS
BLOCK 4 = BACK TO BACK TERRACE HOMES	246.5 m <sup>2</sup>	917.0 m <sup>2</sup>	8 UNITS
BLOCK 5 = BACK TO BACK TERRACE HOMES	342.3 m <sup>2</sup>	1,375.0 m <sup>2</sup>	12 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
BICYCLE / GARBAGE =	169.0 m <sup>2</sup>	169.0 m <sup>2</sup>	-
TOTAL =	2,469.3 m <sup>2</sup>	9,336.0 m <sup>2</sup>	80 UNITS

STREET BACK TO BACK TOWNHOMES = 38 UNITS  
BACK TO BACK TERRACE HOMES = 80 UNITS  
TOTAL = 118 UNITS

NOTE:  
SITE PLAN TO BE READ IN CONJUNCTION WITH :  
- SITE SERVICING PLAN PREPARED BY :  
- LANDSCAPING PLAN PREPARED BY :  
BOUNDARIES DERIVED FROM: PLAN 4M-1573.  
PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD.  
DATED SEPT. 29, 2016.  
- CLEARED SNOW TO BE REMOVED FROM SITE.



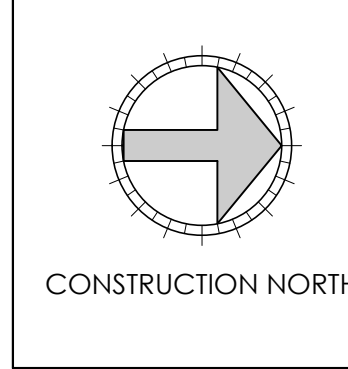
- LEGEND:
- D.C. - DEPRESSED CURB & T.W.S.I.
  - ☉ - WALL MOUNT LIGHT FIXTURE



**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 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.	No.	DATE	DESCRIPTION	INIT.
10.				20.			
9.				19.			
8.	26/11/18	REVISED SIDEWALKS	SM	18.			
7.	26/09/18	FLIPPED BLOCKS 1,2 & 3	SM	17.			
6.	18/09/18	REVISED FOR EASEMENT LOCATIONS	SM	16.			
5.	01/08/18	BLOCK 4 - ROTATED FOR DRIVEWAY	SM	15.			
4.	18/07/18	REVISED AS PER RICHCRAFT	SM	14.			
3.	13/06/18	REVISED BLOCK 4 TO 8 UNITS	SM	13.			
2.	15/03/18	REVISED BLOCKS 3 & 4	SM	12.			
1.	05/03/18	FOR REVIEW	SM	11.			

SEAL

A  
B  
C

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

PROJECT **BLOCK 221 RIVERSIDE SOUTH**  
**122 UNIT PLANNED UNIT DEVELOPMENT**  
**RALPH HENNESSY ROAD**  
**OTTAWA, ONT.**

CLIENT **RICHCRAFT**  
Group Of Companies

DRAWING TITLE **PRELIMINARY SITE PLAN**

DATE **JAN., 2018.** SCALE **1:500** SHEET No. **SP-1**

DRAWN BY: **SBM** CHECKED: **MDB**