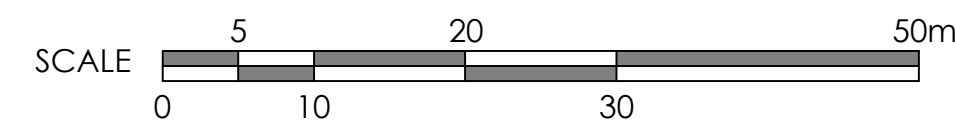


KEY PLAN
NOT TO SCALE



SITE INFORMATION :

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

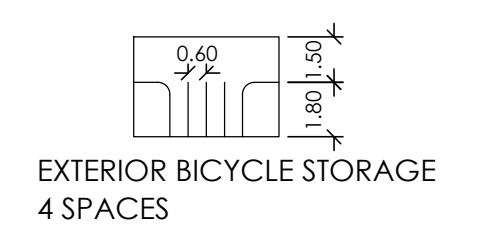
SITE AREA : 16,516.20 m² - 1.65 ha (4.08 A)
TOTAL BUILDING AREA : 4,776.2 m²

ZONING:	R4Z	PROVIDED:
LOT AREA (MIN.):	1,400.0m ²	16,516.20m ² (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.):	-	-
- ABUTTING ADJACENT REAR YARD	6.0m	6.00m
REAR YARD (MIN.):	3.0m [135]	N/A
BUILDING HEIGHT (MAX.):	11.0m	10.60m
- TOWNHOMES	15.0m	11.73m
MINIMUM LANDSCAPED AREA :	30.0%	44.6 % (7,373.3m ²)
BUILDING SPACING :	1.2 m	4.0m

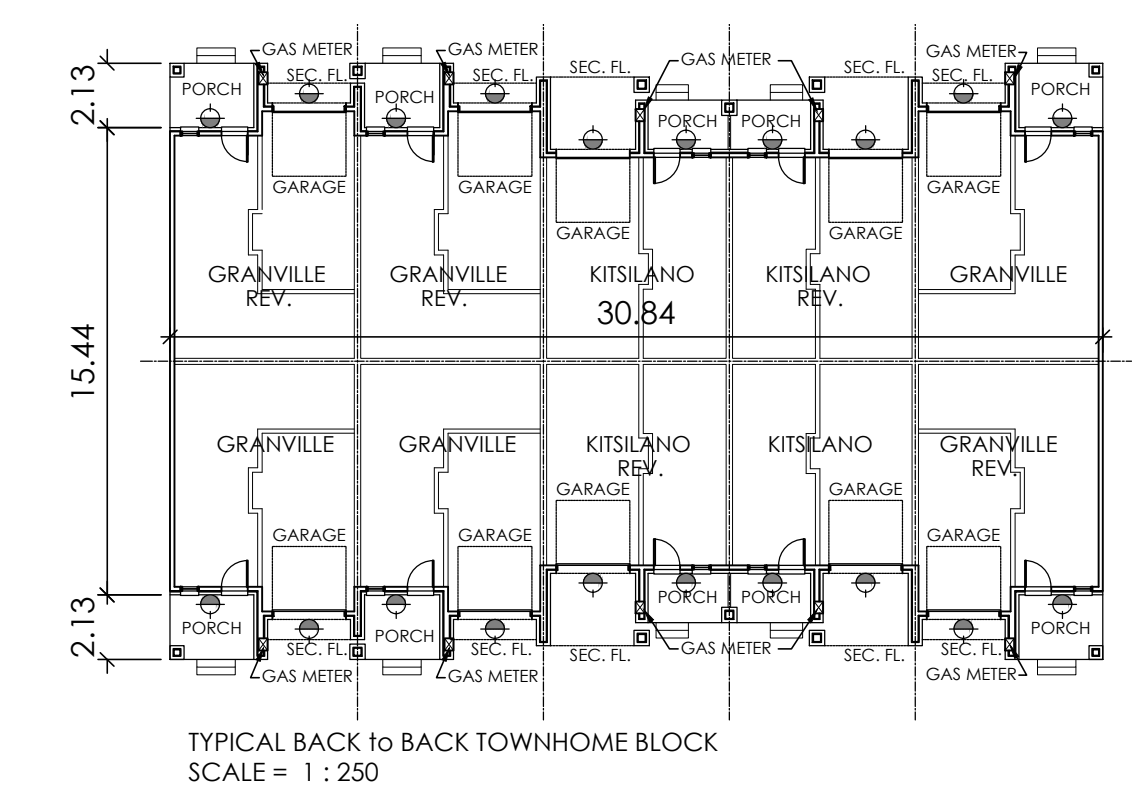
STREET BACK TO BACK TOWNHOMES	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = BACK TO BACK TOWNHOMES	557.0 m ²	1,280.0 m ²	10 UNITS
BLOCK 2 = BACK TO BACK TOWNHOMES	557.0 m ²	1,280.0 m ²	10 UNITS
BLOCK 3 = BACK TO BACK TOWNHOMES	460.0 m ²	1,028.0 m ²	8 UNITS
BLOCK 4 = BACK TO BACK TOWNHOMES	557.0 m ²	1,280.0 m ²	10 UNITS
BLOCK 5 = BACK TO BACK TOWNHOMES	460.0 m ²	1,028.0 m ²	8 UNITS
BLOCK 6 = BACK TO BACK TOWNHOMES	460.0 m ²	1,028.0 m ²	8 UNITS
BLOCK 7 = BACK TO BACK TOWNHOMES	460.0 m ²	1,028.0 m ²	8 UNITS
BLOCK 8 = BACK TO BACK TOWNHOMES	460.0 m ²	1,028.0 m ²	8 UNITS
BLOCK 9 = BACK TO BACK TOWNHOMES	774.0 m ²	1,707.0 m ²	13 UNITS
BLOCK 10 = BACK TO BACK TOWNHOMES	727.0 m ²	1,450.0 m ²	12 UNITS
BLOCK 11 = BACK TO BACK TOWNHOMES	480.0 m ²	1,066.0 m ²	8 UNITS
TOTAL =	5,225.0 m ²	13,203.0 m ²	103 UNITS

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

EARL ARMSTONG ROAD



- LEGEND:**
- D.C. - DEPRESSED CURB & T.W.S.J.
 - ⊙ - 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

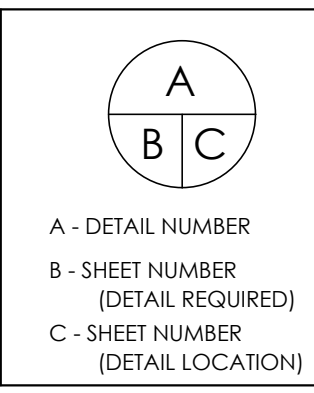
GENERAL NOTES:

- 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.	10/04/19	REVISED MODEL TYPES	SM
9.	02/04/19	AS PER CITY COMMENTS	SM
8.	26/11/18	REVISED SIDEWALKS	SM
7.	26/09/18	FIPPED BLOCKS 1, 2 & 3	SM
6.	18/09/18	REVISED FOR EASEMENT LOCATIONS	SM
5.	01/08/18	BLOCK 4 - ROTATED FOR DRIVEWAY	SM
4.	18/07/18	REVISED AS PER RICHCRAFT	SM
3.	13/06/18	REVISED BLOCK 4 TO 8 UNITS	SM
2.	15/03/18	REVISED BLOCKS 3 & 4	SM
1.	05/03/18	FOR REVIEW	SM

No.	DATE	DESCRIPTION	INIT.
11.	19/09/19	REVISED NOTES & BUILDING AREAS	SM



SEAL

PROJECT **BLOCK 221 RIVERSIDE SOUTH**
103 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**

D07-12-18-0197