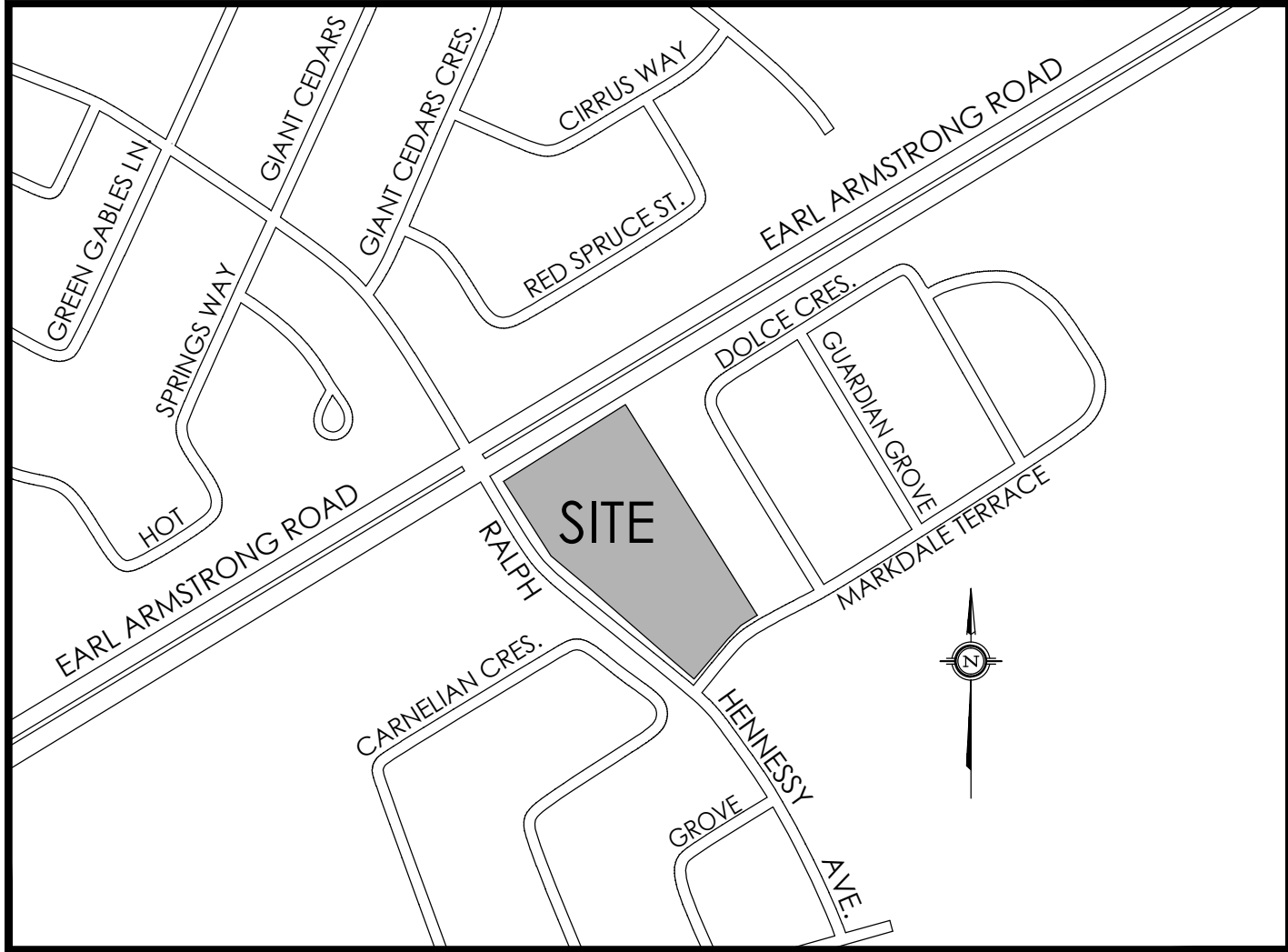
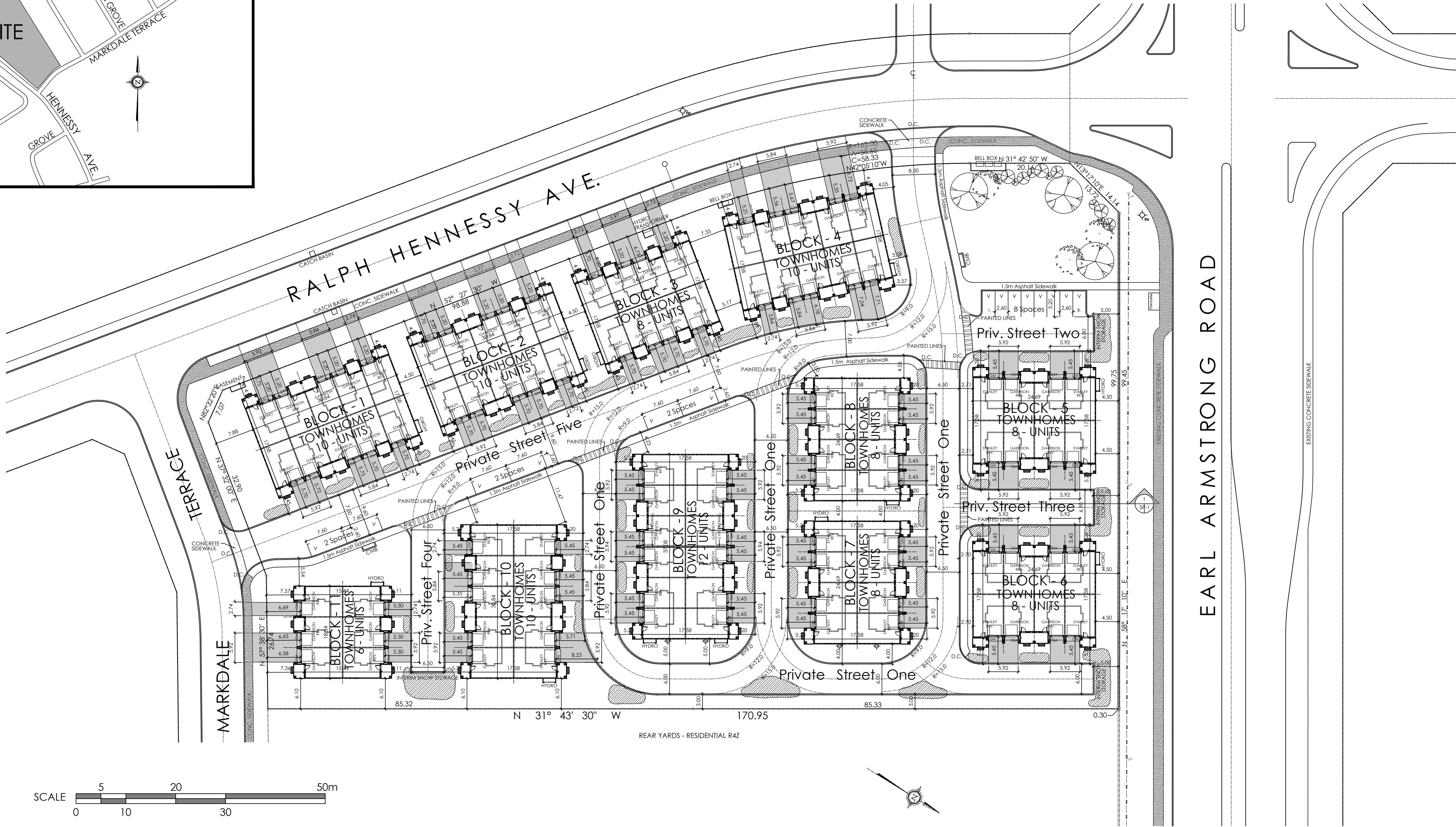
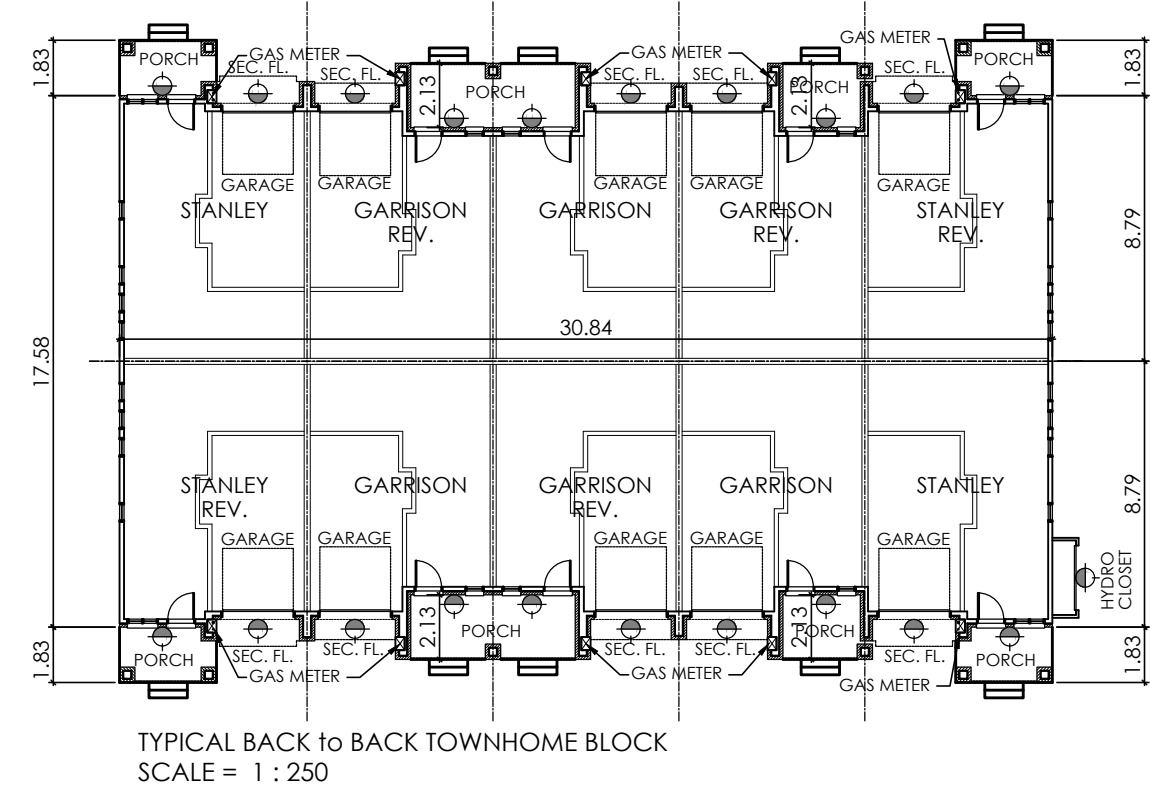
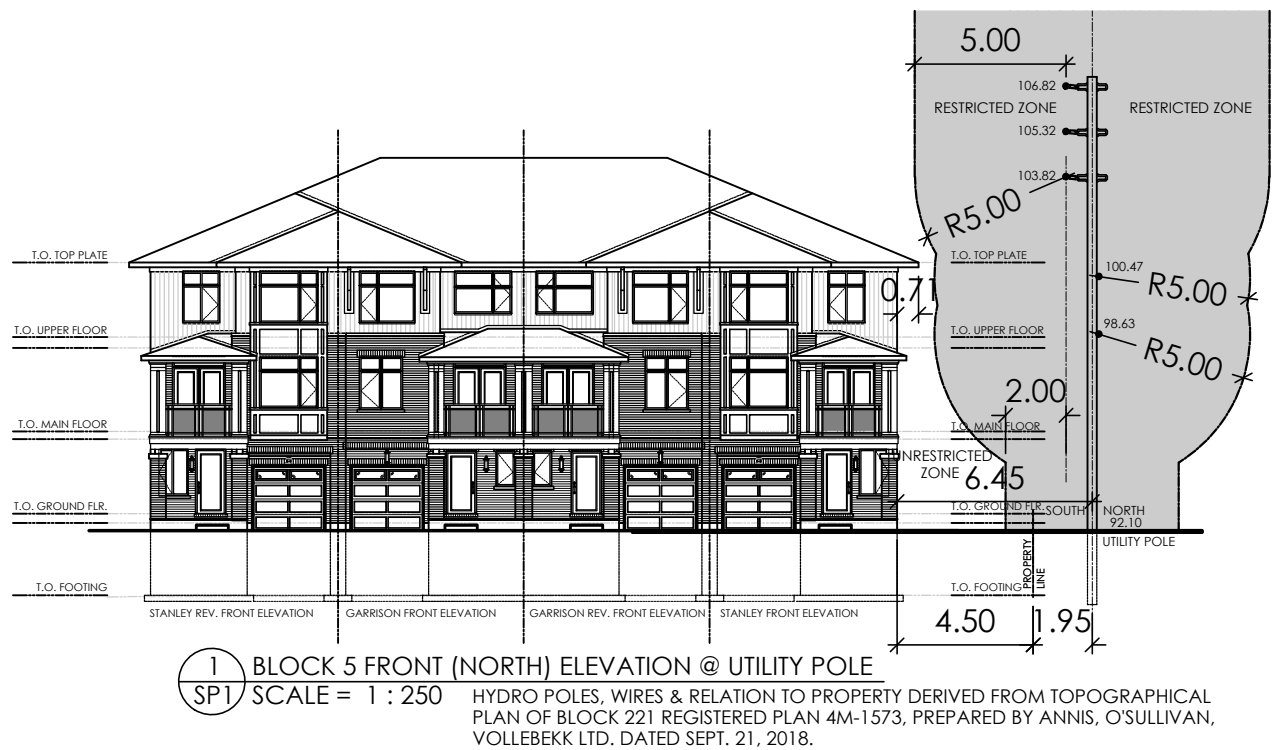




KEY PLAN
NOT TO SCALE



SITE INFORMATION :		
ZONING :	R4Z - PERMITTED USES : - PLANNED UNIT DEVELOPMENT - TOWNHOMES	
SITE AREA :	16,516.20 m ² - 1.65 ha (4.08 A)	
TOTAL BUILDING AREA :	5,315.0 m ²	
ZONING:	R4Z	PROVIDED:
LOT AREA (MIN.):	1,400.0m ²	16,516.20m ² (1.65 ha)
FRONT YARD (MIN.):	18.0m	59.14m (Markdale Terrace)
EXTERIOR SIDE YARD (MIN.): (Markdale Terrace)	3.0m	6.16m
REAR YARD (MIN.): (Ralph Hennessy Ave.)	3.0m	4.95m
BUILDING HEIGHT (MAX.): (Earl Armstrong Rd.)	6.0m	6.10m
- TOWNHOMES	3.0m [135]	4.00m
MINIMUM LANDSCAPED AREA :	30.0%	43.3 % (7,158.6m ²)
BUILDING SPACING :	1.2 m	3.0m
BACK/BACK TOWNHOME PARKING : PARKING REQUIRED : 1.0 Spaces / d.u. = 98 Spaces PARKING PROVIDED : 212 Spaces (Residents & Visitors) VISITOR PARKING REQUIREMENTS : Section 102(4) Townhomes with driveways accessing a garage - No Visitor Parking Required.		
STREET BACK TO BACK TOWNHOMES		
BLOCK No. :	BUILDING AREA:	GROSS FLOOR AREA:
BLOCK 1 = BACK TO BACK TOWNHOMES	540.0 m ²	1,396.4 m ²
BLOCK 2 = BACK TO BACK TOWNHOMES	540.0 m ²	1,396.4 m ²
BLOCK 3 = BACK TO BACK TOWNHOMES	436.0 m ²	1,126.0 m ²
BLOCK 4 = BACK TO BACK TOWNHOMES	540.0 m ²	1,396.4 m ²
BLOCK 5 = BACK TO BACK TOWNHOMES	436.0 m ²	1,126.0 m ²
BLOCK 6 = BACK TO BACK TOWNHOMES	436.0 m ²	1,126.0 m ²
BLOCK 7 = BACK TO BACK TOWNHOMES	436.0 m ²	1,126.0 m ²
BLOCK 8 = BACK TO BACK TOWNHOMES	436.0 m ²	1,126.0 m ²
BLOCK 9 = BACK TO BACK TOWNHOMES	648.0 m ²	1,667.0 m ²
BLOCK 10 = BACK TO BACK TOWNHOMES	540.0 m ²	1,396.4 m ²
BLOCK 11 = BACK TO BACK TOWNHOMES	327.0 m ²	844.5 m ²
TOTAL =	5,315.0 m ²	13,726.7 m ²
No. UNITS:		
10 UNITS		
10 UNITS		
8 UNITS		
8 UNITS		
8 UNITS		
8 UNITS		
8 UNITS		
8 UNITS		
12 UNITS		
10 UNITS		
6 UNITS		
98 UNITS		
NOTE: SITE PLAN TO BE READ IN CONJUNCTION WITH : - SITE SERVICING PLAN AND LANDSCAPING PLAN PREPARED BY STANTEC. BOUNDARIES DERIVED FROM: PLAN 4M-1573 PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD. DATED SEPT. 29, 2016. - EXCESS CLEARED SNOW TO BE REMOVED FROM SITE.		

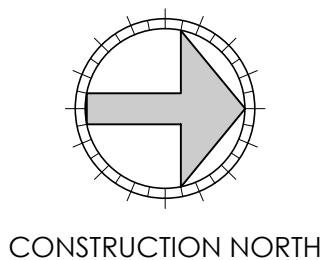


- LEGEND:
- D.C. - DEPRESSED CURB & T.W.S.I.
 - WALL MOUNT LIGHT FIXTURE
 - CMB - COMMUNITY MAIL BOX
 - SNOW STORAGE AREAS

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.
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 RICH CRAFT	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.
20.	19/03/20	SNOW STORAGE AREAS REMOVED	SM
19.	09/03/20	REV. UNIT TYPES ON BLOCK 11	SM
18.	10/01/20	MOVED BLOCKS 5 & 6, 0.5m	SM
17.	10/01/20	REMOVED VISITOR PARKING SPACES	SM
16.	12/12/19	REV. ROAD WIDTHS / UNITS	SM
15.	21/11/19	REV. ALL BLOCKS - UNIT TYPES	SM
14.	18/11/19	REV. LOCATION OF BLKS. 10&11	SM
13.	13/11/19	REV. PER CITY COMMENTS (19/11/28)	SM
12.	19/09/19	REVISED NOTES & BUILDING AREAS	SM

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

SEAL

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

CLIENT
RICH CRAFT
Group Of Companies

DRAWING TITLE SITE PLAN		
DATE JAN., 2018.	SCALE 1:500	SHEET No. SP-1
DRAWN BY: SBM	CHECKED MDB	

D07-12-18-0197