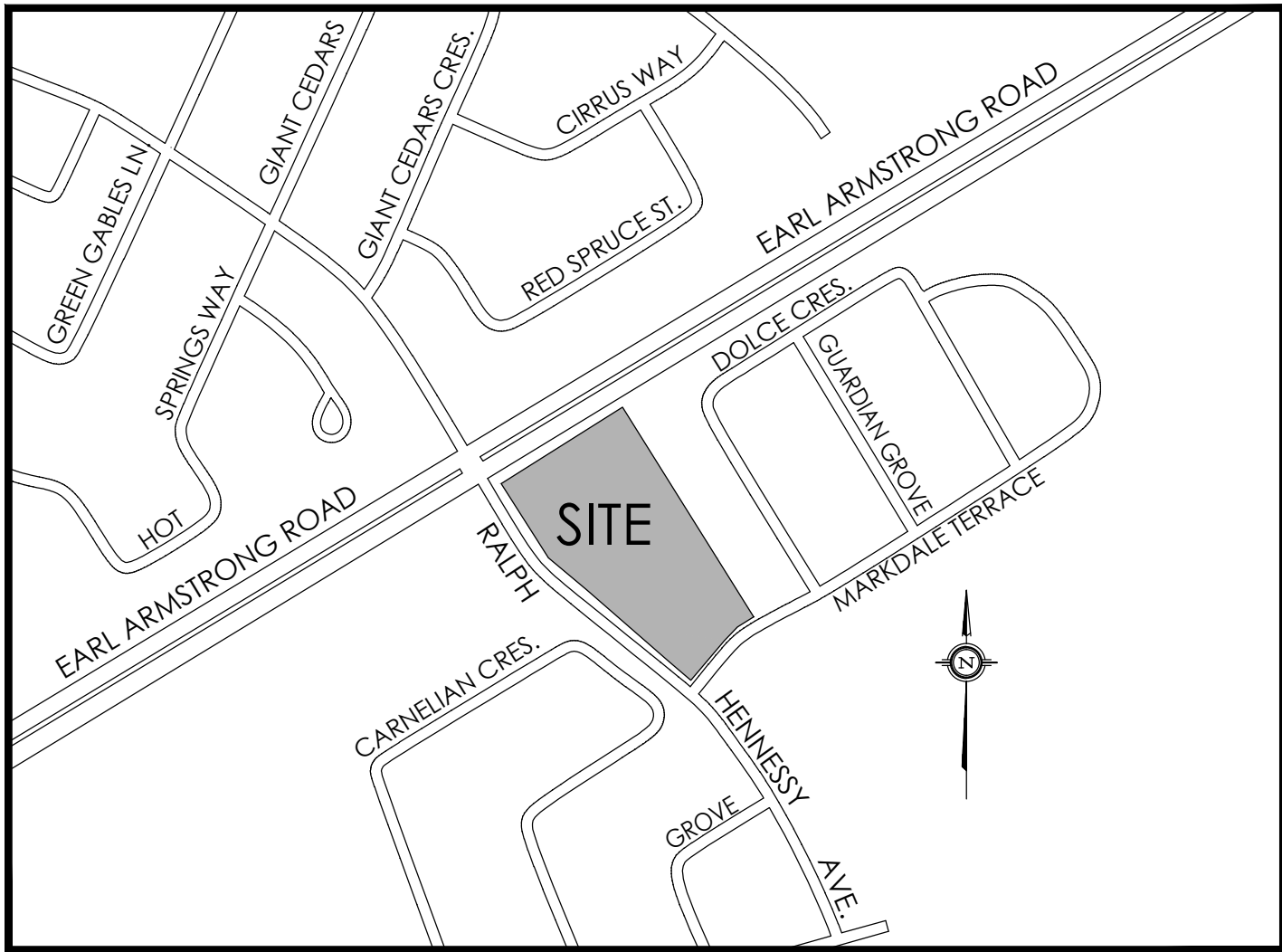
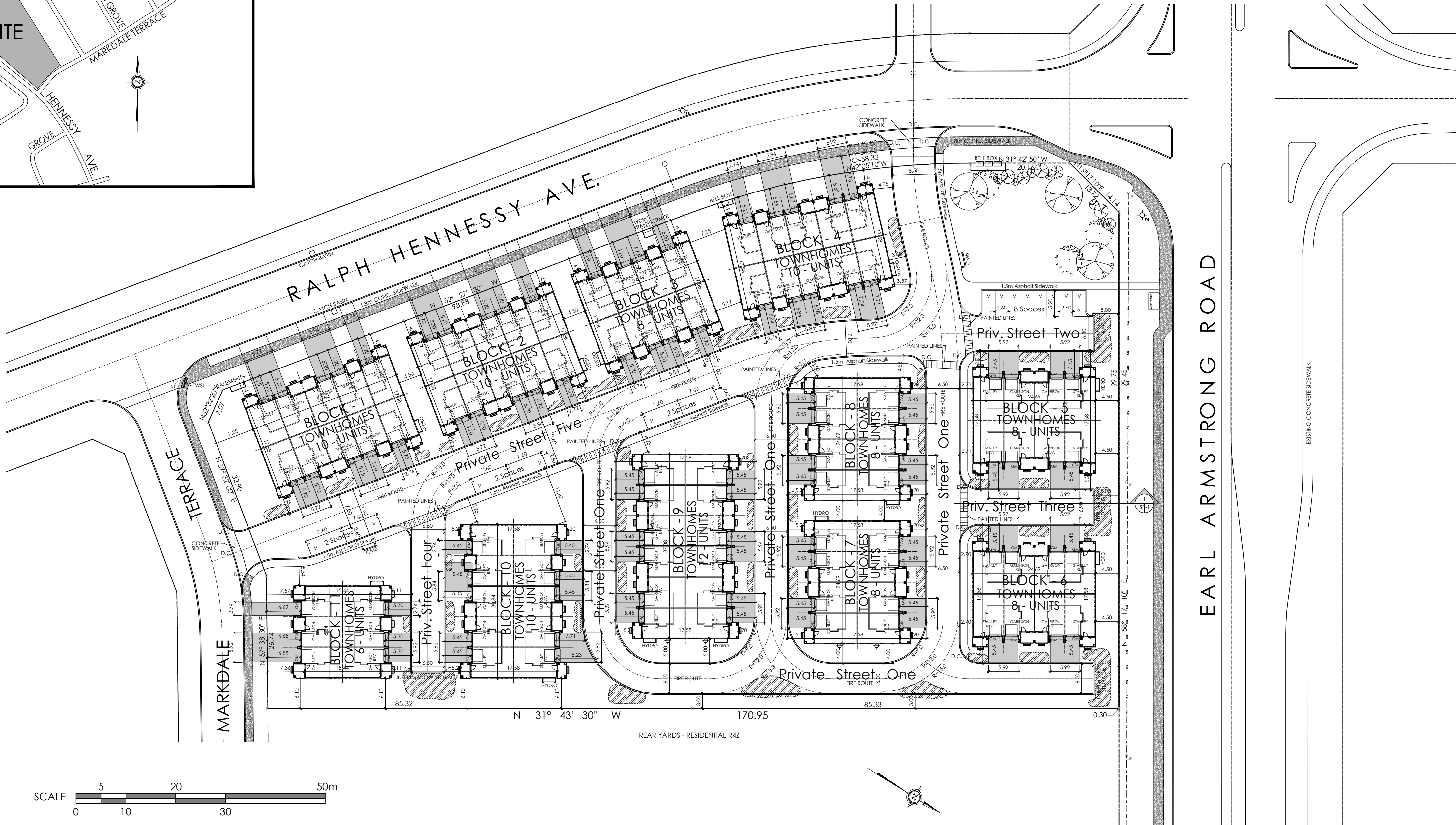




KEY PLAN
NOT TO SCALE



SITE INFORMATION :

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

SITE AREA : 16,516.20 m² - 1.65 ha (4.08 A)
TOTAL BUILDING AREA : 5,315.0 m²

ZONING: LOT AREA (MIN.): FRONT YARD (MIN.): EXTERIOR SIDE YARD (MIN.): INTERIOR SIDE YARD (MIN.): REAR YARD (MIN.): BUILDING HEIGHT (MAX.): - TOWNHOMES	R4Z 1,400.0m ² 18.0m 3.0m 3.0m 6.0m 3.0m [135] 11.0m	PROVIDED: 16,516.20m ² (1.65 ha) 59.14m (Markdale Terrace) 6.16m 4.95m 6.10m 4.00m 10.60m
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MINIMUM LANDSCAPED AREA : 30.0%
BUILDING SPACING : 1.2 m

BACK/BACK TOWNHOME PARKING :
PARKING REQUIRED : 1.0 Spaces / d.u. = 98 Spaces
PARKING PROVIDED : 210 Spaces (Residents & Visitors)
VISITOR PARKING REQUIREMENTS : Section 102(4)
Townhomes with driveways accessing a garage
- No Visitor Parking Required.

STREET BACK TO BACK TOWNHOMES	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = BACK TO BACK TOWNHOMES	540.0 m ²	1,396.4 m ²	10 UNITS
BLOCK 2 = BACK TO BACK TOWNHOMES	540.0 m ²	1,396.4 m ²	10 UNITS
BLOCK 3 = BACK TO BACK TOWNHOMES	436.0 m ²	1,126.0 m ²	8 UNITS
BLOCK 4 = BACK TO BACK TOWNHOMES	540.0 m ²	1,396.4 m ²	10 UNITS
BLOCK 5 = BACK TO BACK TOWNHOMES	436.0 m ²	1,126.0 m ²	8 UNITS
BLOCK 6 = BACK TO BACK TOWNHOMES	436.0 m ²	1,126.0 m ²	8 UNITS
BLOCK 7 = BACK TO BACK TOWNHOMES	436.0 m ²	1,126.0 m ²	8 UNITS
BLOCK 8 = BACK TO BACK TOWNHOMES	436.0 m ²	1,126.0 m ²	8 UNITS
BLOCK 9 = BACK TO BACK TOWNHOMES	648.0 m ²	1,667.0 m ²	12 UNITS
BLOCK 10 = BACK TO BACK TOWNHOMES	540.0 m ²	1,396.4 m ²	10 UNITS
BLOCK 11 = BACK TO BACK TOWNHOMES	327.0 m ²	844.5 m ²	6 UNITS
TOTAL =	5,315.0 m²	13,726.7 m²	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.

DEVELOPER : RICHCRAFT HOMES
2280 ST. LAURENT BLVD., SUITE 201
OTTAWA, ONT. K1G 4K1

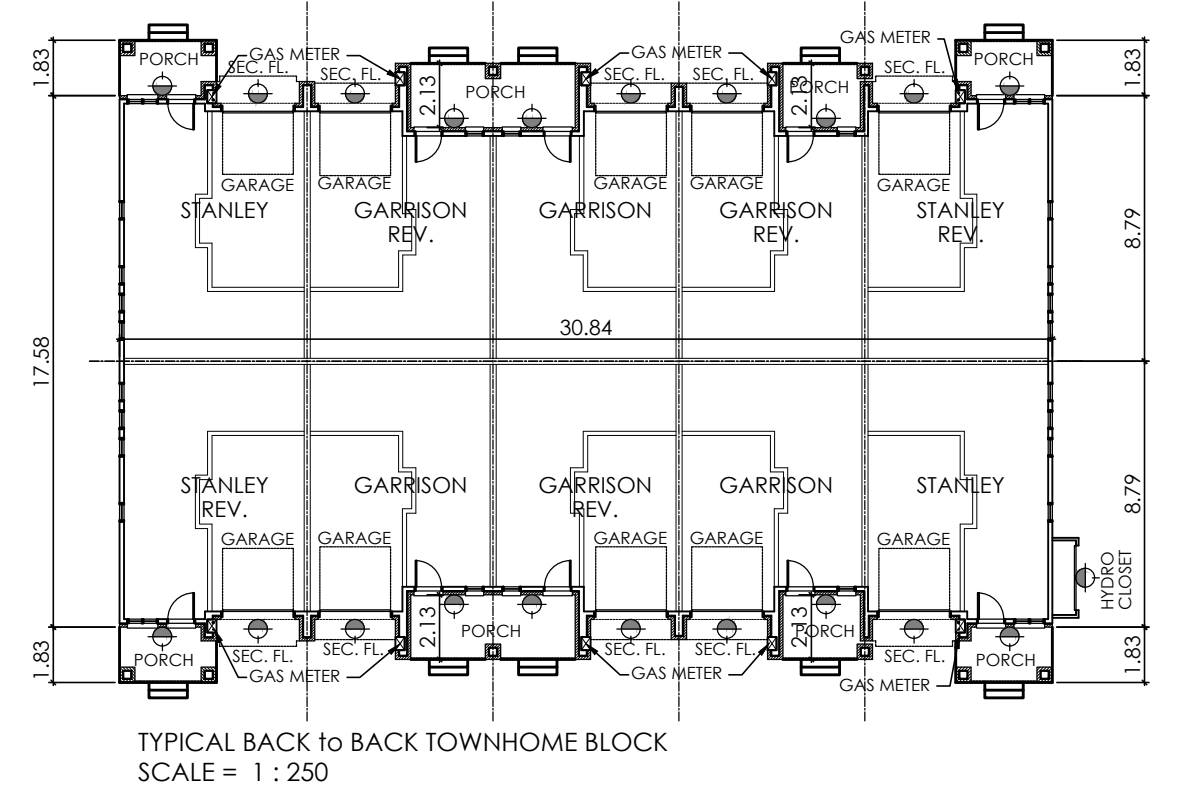
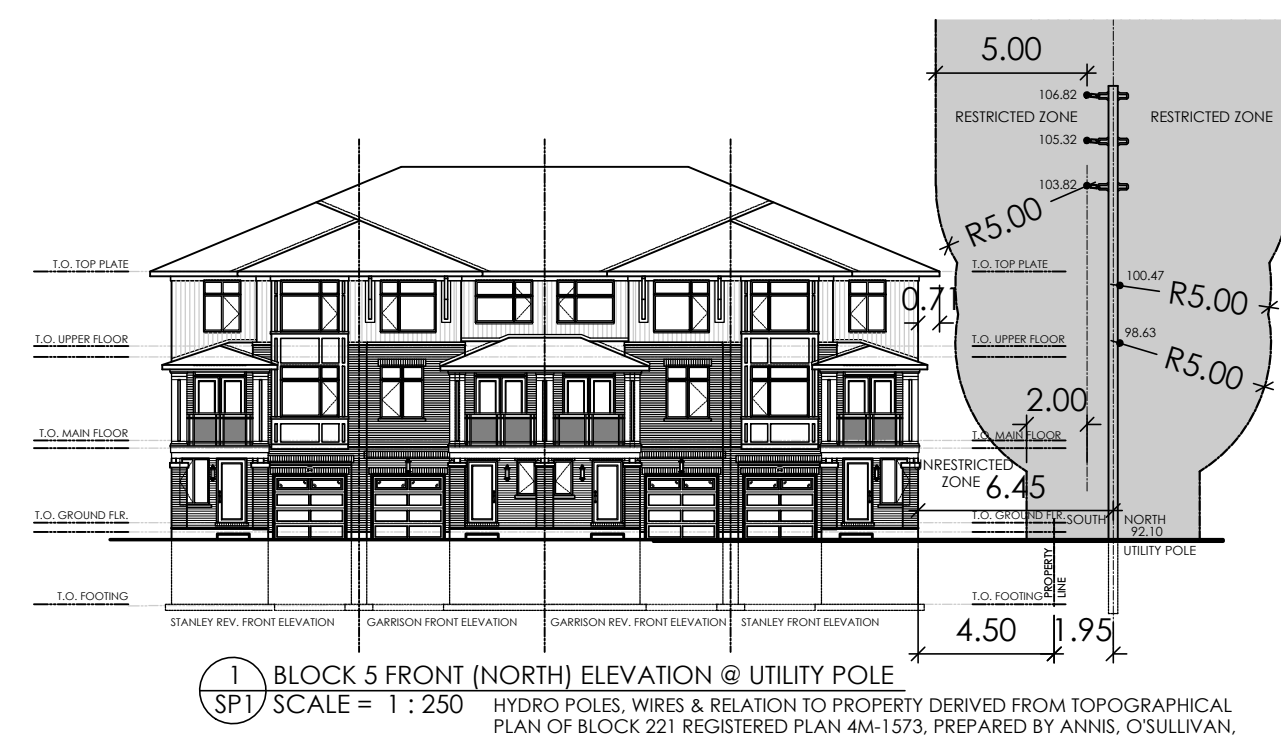
SITE SERVICING & LANDSCAPING : STANTEC
400-1331 CLYDE AVE.
OTTAWA, ONT. K2C 3G4

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

THIS PLAN IS APPROVED BY THE CITY OF OTTAWA
UNDER SECTION 41 OF THE PLANNING ACT THIS
7 DAY OF AUGUST , 2020.

[Signature]

LILY XU, MCIIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



**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	FUPPED 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.
20.	12/05/20	SIGNATURE BLOCK ADDED	SM
19.	19/03/20	SNOW STORAGE AREAS REMOVED	SM
18.	09/03/20	REV. UNIT TYPES ON BLOCK 11	SM
17.	10/01/20	MOVED BLOCKS 5 & 6. 0.5m	SM
16.	10/01/20	REMOVED VISITOR PARKING SPACES	SM
15.	12/12/19	REV. ROAD WIDTHS / UNITS	SM
14.	21/11/19	REV. ALL BLOCKS - UNIT TYPES	SM
13.	18/11/19	REV. LOCATION OF BLS. 10&11	SM
12.	13/11/19	REV. PER CITY COMMENTS (11/11/28)	SM
11.	19/09/19	REVISED NOTES & BUILDING AREAS	SM

NO.	DATE	DESCRIPTION	INIT.
30.			
29.			
28.			
27.			
26.			
25.			
24.			
23.			
22.			
21.	10/06/20	REVISED PARKING NOTES	SM

SEAL

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

CLIENT RICHCRAFT
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