

KEY MAP
NOT TO SCALE



SITE INFORMATION:
MULTI-UNIT SITES: PH2 - MBLK-C
ZONE: R32(1725) PUD
MBLK-C SITE AREA= 7,634m²
DENSITY = 49 d.u. / .76 ha = 64.4 (Units/ha.)

	REQUIRED	PROVIDED
MIN. LOT WIDTH -	18.0m	18.0m (IRREGULAR)
MIN. LOT AREA -	1,400.00m ²	4.57m (TOWNHOME DWELLING)
MAX. BUILDING HEIGHT -	11.00m	7.634m ²
MIN. FRONT YARD -	3.00m	10.20m (LOFT TOWNHOME)
MIN. REAR YARD -	1.20m & 6.00m*	10.41m (NEW YORKER)
MIN. INTERIOR SIDE YARD -	1.20m & 6.00m*	3.50m
		1.65m REAR YARD EAST OF CAITHNESS PRIV.
		6.05m REAR YARD WEST OF CAITHNESS PRIV.
		2.73m WEST INTERIOR YARD

* FOR A YARD ABUTTING A LOT LINE OF AN ADJACENT LOT IN ANY ZONE, THE REQUIRED YARD SETBACK IS 1.2m FOR THE FIRST 21.0m BACK FROM THE STREET LOT LINE. IN ALL OTHER CIRCUMSTANCES, THE REQUIRED YARD SETBACK IS 6.0m.

COVERAGE: 37.0%

BLOCK No.	BUILDING TYPE	BUILDING AREA	FLOOR AREA	No. UNITS
BLOCK 16 -	LOFT TOWNHOMES - 1st, 2nd & 3rd FL. RES. -	294m ² (3,186 sq.ft.)	732m ² (7,880 sq.ft.)	5 UNITS
BLOCK 17 -	LOFT TOWNHOMES - 1st, 2nd & 3rd FL. RES. -	296m ² (3,186 sq.ft.)	732m ² (7,880 sq.ft.)	5 UNITS
BLOCK 18 -	LOFT TOWNHOMES - 1st, 2nd & 3rd FL. RES. -	238m ² (2,562 sq.ft.)	586m ² (6,307 sq.ft.)	4 UNITS
BLOCK 19 -	NEW YORKERS - 1st, 2nd & 3rd FL. RES. -	640m ² (6,889 sq.ft.)	1,543m ² (16,608 sq.ft.)	12 UNITS
BLOCK 20 -	LOFT TOWNHOMES - 1st, 2nd & 3rd FL. RES. -	472m ² (5,080 sq.ft.)	1,171m ² (12,604 sq.ft.)	8 UNITS
BLOCK 21 -	LOFT TOWNHOMES - 1st, 2nd & 3rd FL. RES. -	414m ² (4,456 sq.ft.)	1,025m ² (11,033 sq.ft.)	7 UNITS
BLOCK 22 -	LOFT TOWNHOMES - 1st, 2nd & 3rd FL. RES. -	472m ² (5,080 sq.ft.)	1,171m ² (12,604 sq.ft.)	8 UNITS
TOTALS =		2,828m ² (30,440 sq.ft.)	6,960m ² (74,916 sq.ft.)	49 UNITS

PARKING REQUIRED:

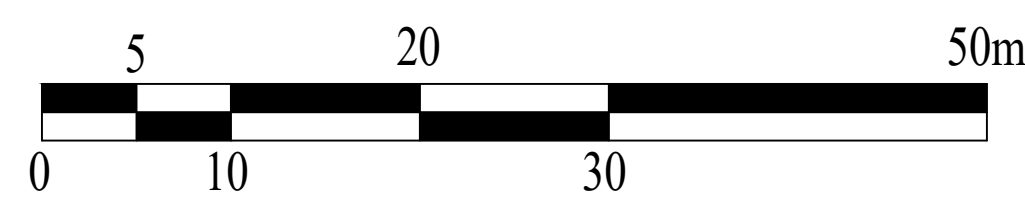
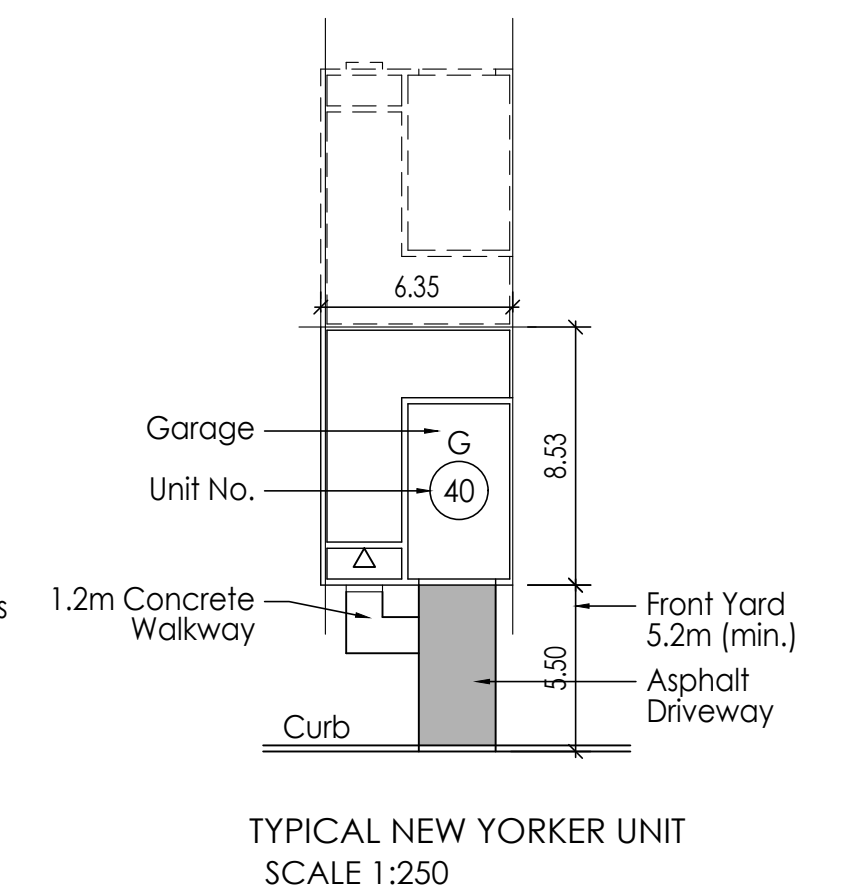
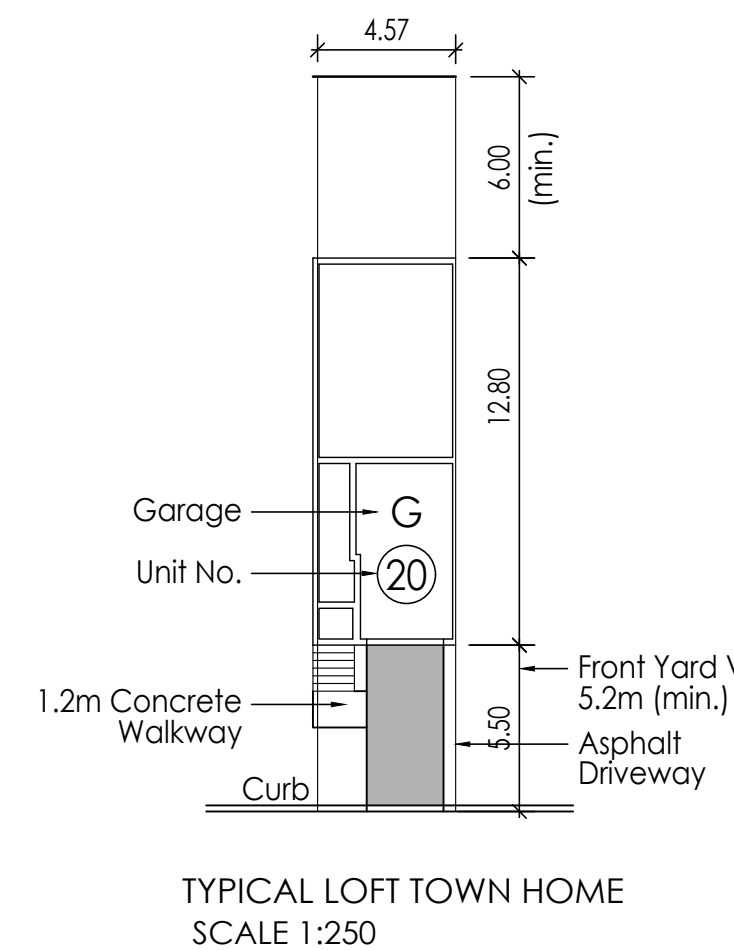
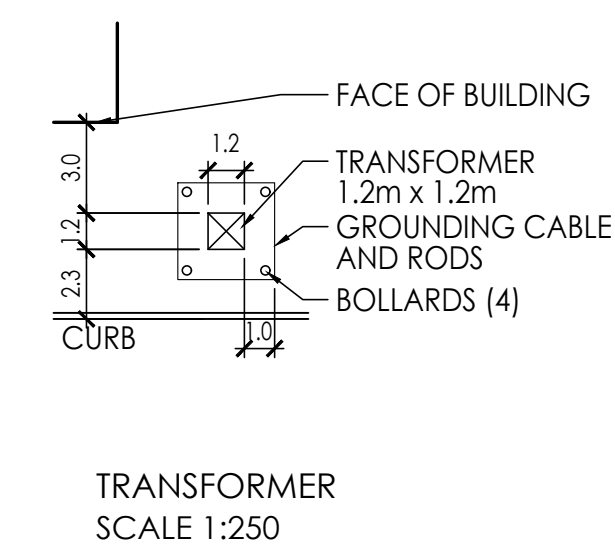
1.2 SPACE / DWELLING UNIT (49) =	49.0 SPACES
0.20 SPACES / DWELLING UNIT VISITOR =	9.8 SPACES
TOTAL PARKING REQUIRED:	58.8 SPACES

PARKING PROVIDED:

SURFACE -	49.0 SPACES
GARAGE -	49.0 SPACES
TOTAL PARKING PROVIDED:	98.0 SPACES

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH:
- SITE SERVICING PLAN PREPARED BY STANTEC.
- LANDSCAPING PLAN PREPARED BY JAMES B. LENNOX & ASSOCIATES INC.
- BOUNDARIES DERIVED FROM: SURVEY PLAN 4M - BLOCK 138.
PLAN PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD.

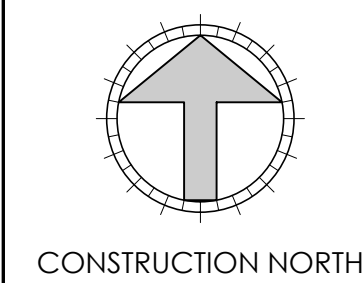
- LEGEND:
- F.H. FIRE HYDRANT
 - TRANSFORMER



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 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.				18.			
7.	03/08/22	REVISED SITE INFORMATION	SM	17.			
6.	15/12/20	REVISED BLOCKS 20 & 21	SM	16.			
5.	05/10/20	COR'D. w/ HYDRO & SITE SERVICES	SM	15.			
4.	11/03/14	REVISED AREA INFORMATION	SM	14.			
3.	06/02/14	FOR ASHCROFT REVIEW	SM	13.			
2.	31/12/13	FOR ASHCROFT REVIEW	SM	12.			
1.	13/12/13	FOR REVIEW	SM	11.			

A
B
C

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

SEAL

PROJECT
**EASTBORO PHASE TWO
NAVAN ROAD
OTTAWA, ONTARIO**



DRAWING TITLE
**PRELIMINARY SITE PLAN
PHASE TWO, MBLK - 'C'**

DATE: DEC. 2013
SCALE: 1:400
DRAWN BY: SBM
CHECKED: MDB
SHEET No.:
SP-MBLK-C