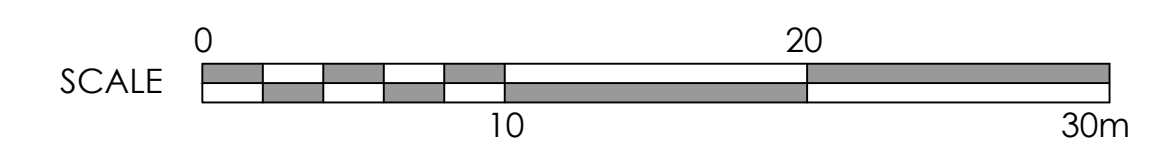


KEY PLAN  
NOT TO SCALE

SITE INFORMATION - 140 COPE DRIVE - BLOCK 24 :		
ZONING :	GM (2354) H (14) - PERMITTED USES : - PLANNED UNIT DEVELOPMENT	
SITE AREA :	5,565.64 m <sup>2</sup>	
TOTAL BUILDING AREA :	1,767.2 m <sup>2</sup>	
TOTAL FINISHED FLOOR AREA :	6,336.0 m <sup>2</sup>	
FSI - (MAX. 2) :	1.13	
ZONING:	GM(2354)H(14)	PROVIDED: 5,565.64 m <sup>2</sup>
LOT AREA (MIN.):	400.0 m <sup>2</sup>	47.60 m
LOT FRONTAGE:	20.0 m [2354]	4.85 m
FRONT YARD (MIN.) - (MAX.):	3.0 m - 6.0 m [2354]	3.18 m
CORNER SIDE YARD (MIN.) - (MAX.):	3.0 m - 6.0 m [2354]	6.00 m
INTERIOR SIDE YARD (MIN.):	1.5 m [2354]	4.7 m
REAR YARD (MIN.):	4.7 m	10.6 m
BUILDING HEIGHT (MAX.):	14.0 m	3.0 m
WIDTH OF LANDSCAPED AREA (MIN.):	NO MIN.	N/A
ABUTTING A STREET:	NO MIN.	N/A
OTHER CASES:	NO MIN.	N/A
NOTES (EXCEPTION 2354):	If a building or land that is developed in compliance with this by-law is severed or divided into separate ownership, all zone requirements must be maintained on the basis of the whole of the original lot with the exception that each parcel of land created must have a min. lot frontage of 5m or a width of 5m along a driveway that acts as a street	
PARKING SPACES:	1 Spaces / UNIT	4.57 m
VISITOR PARKING SPACES:	2.60m-3.1m x 5.20m	Driveway - 2.95m x 5.20m
PERMITTED PROJECTIONS (SECTION 65):	N/A	5 PARKING SPACES
PORCH STAIR TO LOT LINE (SECTION 65):	2.0 m	1.98 m
PRIVATE DRIVEWAY WIDTH (MIN.):	2.6 m	Garage 2.95 m
PRIVATE DRIVE/GARAGE LENGTH (MIN.):	5.5 m	Driveway 5.79 m
WALL TO PRIVATE DRIVE:	1.8 m	1.45 m
BACK TO BACK TOWNHOMES:	BUILDING AREA: 429.1 m <sup>2</sup>	GROSS FLOOR AREA: 1,152.0 m <sup>2</sup>
BLOCK 1 =	BACK TO BACK TOWNHOMES	8 UNITS
BLOCK 2 =	BACK TO BACK TOWNHOMES	4 UNITS
BLOCK 3 =	BACK TO BACK TOWNHOMES	4 UNITS
BLOCK 4 =	3 STOREY TOWNHOMES	6 UNITS
BLOCK 5 =	3 STOREY TOWNHOMES	6 UNITS
BLOCK 6 =	3 STOREY TOWNHOMES	4 UNITS
TOTAL =	1,767.2 m <sup>2</sup>	32 UNITS
NOTE:	SITE PLAN TO BE READ IN CONJUNCTION WITH : - SITE SERVICING PLAN PREPARED BY STANTEC. - LANDSCAPING PLAN PREPARED BY LEVSTEK CONSULTANTS. - BOUNDARIES DERIVED FROM : PLAN OF SURVEY OF PART OF 4M1383, DATED APRIL 27, 2009. PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBECK LTD.	



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**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

SEAL

CONSTRUCTION NORTH

No.	DATE	DESCRIPTION	INIT.
9.	17/11/22	REVISION TO AN APPROVED SITE PLAN	SM
8.	07/10/22	MOVED ENTRANCE AT BLOCKS 2 & 3	SM
7.	31/08/22	FOR INDIVIDUAL COPE SITE PLANS	SM
6.	16/06/22	REV. BLK. 24 - BLOCK 1 TO 8 UNITS	SM
5.	30/03/22	COMBINING COPE SITE PLANS	SM
4.	28/09/21	ZONING INFO ADDED	SM
3.	29/07/21	FOR REVIEW	SM
2.	15/06/21	FOR REVIEW	SM
1.	06/05/21	FOR REVIEW	SM

No.	DATE	DESCRIPTION	INIT.
19.			
18.			
17.			
16.			
15.			
14.			
13.			
12.			
11.			
10.	11/01/23	SNOW STORAGE ADDED TO PLAN	SM

No.	DATE	DESCRIPTION	INIT.

PROJECT: 32 UNIT - TOWNHOMES & BACK TO BACK TOWNHOMES 140 COPE DRIVE, BLOCK 24 OTTAWA, ONT.

CLIENT:

DRAWING TITLE: **SITE PLAN**

DATE: MAY, 2021. SCALE: 1:250. SHEET NO.: **SP-1**

DRAWN BY: SBM. CHECKED: MDB