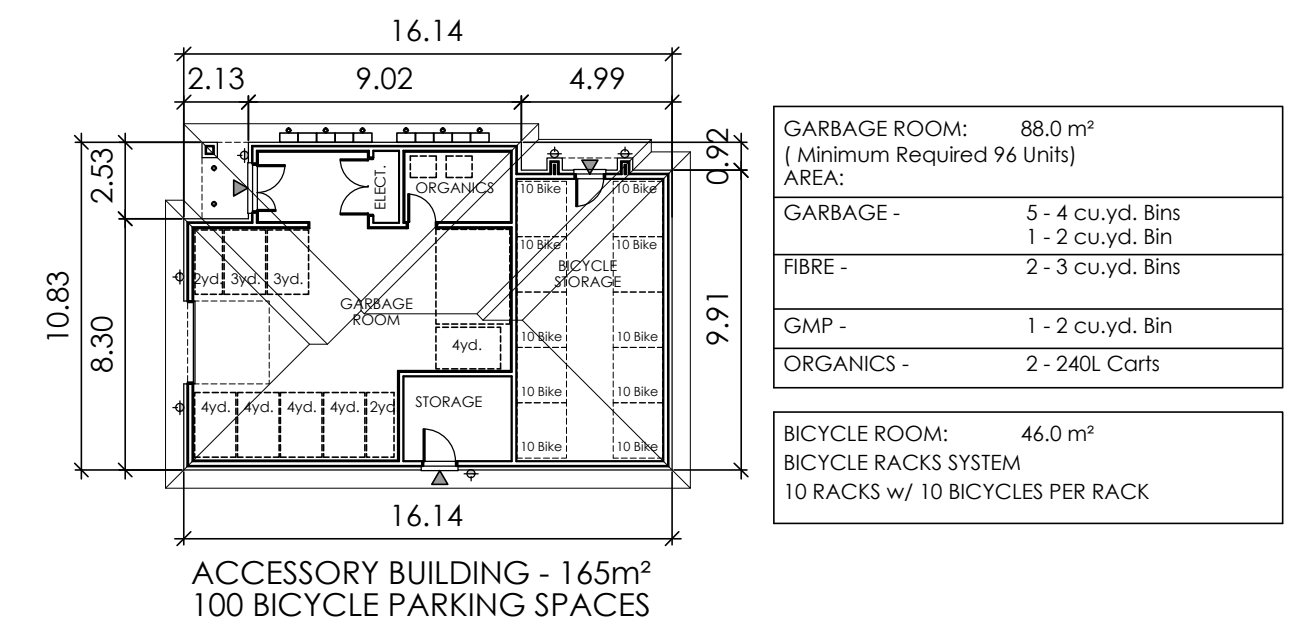
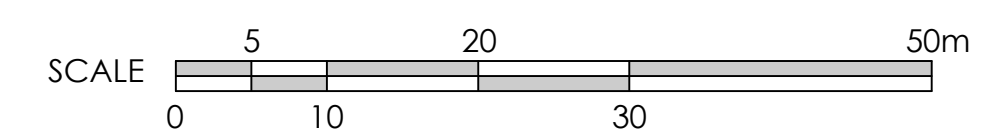


KEY PLAN
NOT TO SCALE



BLOCK 174
COMMERCIAL
AREA=0.928 Ha
2.29 Ac

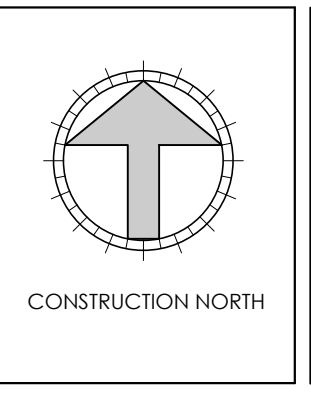
SITE INFORMATION :		
PROPOSED ZONING : R4Z - PERMITTED USES : - PLANNED UNIT DEVELOPMENT - STACKED DWELLING UNITS		
SITE AREA : 14,521.93 m² TOTAL BUILDING AREA : 3,361.5 m²		
PROPOSED ZONING:	R4Z	PROVIDED:
LOT AREA (MIN.):	1,400.0 m²	14,521.93 m²
LOT WIDTH (MIN.):	18.0m	69.41 m Ralph Hennessy Ave.
BUILDING HEIGHT (MAX.):	15.0 m	9.45 m
FRONT YARD (MIN.):	3.0 m	5.68 m
CORNER SIDE YARD (MIN.):	3.0 m	5.35 m
REAR YARD (MIN.):	6.0 m	6.10 m
INTERIOR SIDE YARD (MIN.):		
Within 18m of Front Lot Line	1.5 m	12.65 m @ Block 8
Remainder	7.5 m	
BUILDING SPACING :		
BETWEEN BUILDING & PRIVATE WAY	1.8 m	2.75 m
BETWEEN GARAGE & PRIVATE WAY	5.2 m	n/a
BETWEEN BUILDINGS	1.2 m	7.87 m
MINIMUM LANDSCAPED AREA :	30.0%	46.8% (6,804.0m²)
PORCH STAIR TO LOT LINE (SECTION 65)	0.60 m	1.16 m
TOTAL AMENITY AREA REQUIRED :		
- STACKED DWELLING	6.0m² x 93 = 558.0 m²	- PRIVATE AMENITY AREA -
		(BALCONIES & PATIOS) 6.5m² x 93 = 604.5 m²
COMMUNAL AMENITY AREA REQ'D. (MIN.):	50% of 558 m² = 279.0 m²	- COMMUNAL AMENITY AREA -
		535.0 m²
		TOTAL AMENITY AREA PROVIDED : 1,139.5 m²
ACCESSORY BUILDING	R4Z	PROVIDED:
BUILDING HEIGHT (MAX.):	4.5 m	4.47 m
FLOOR AREA (MAX.):	200.0 m²	165.0 m²
TERRACE FLATS PARKING :		
PARKING REQUIRED :	1.2 Spaces / (93) d.u. + 0.2 / (93) d.u. [Visitor] = 112 + 19 = 131 Spaces	
PARKING PROVIDED :	2.6m x 5.2m Spaces = 115 Spaces 85.0%	
	2.6m x 5.2m Visitor Spaces = 12 Spaces 9.0%	
	2.6m x 5.2m E.V. Visitor Spaces = 4 Spaces 3.0%	
	3.9m x 5.2m H.C. Visitor Spaces = 4 Spaces 3.0%	
	Total = 135 Spaces	
BICYCLE PARKING REQUIRED : 93 (0.5 / d.u.) = 47.0 Spaces		
BICYCLE PARKING PROVIDED : 100 Interior Spaces		
TERRACE FLATS :		
BLOCK No. :	BUILDING AREA:	GROSS FLOOR AREA: No. UNITS:
BLOCK 1 = TERRACE FLATS	412.0 m²	1,219.0 m² 12 UNITS
BLOCK 2 = TERRACE FLATS	412.0 m²	1,219.0 m² 12 UNITS
BLOCK 3 = TERRACE FLATS	412.0 m²	1,219.0 m² 12 UNITS
BLOCK 4 = TERRACE FLATS	412.0 m²	1,219.0 m² 12 UNITS
BLOCK 5 = TERRACE FLATS	412.0 m²	1,219.0 m² 12 UNITS
BLOCK 6 = TERRACE FLATS	412.0 m²	1,219.0 m² 12 UNITS
BLOCK 7 = TERRACE FLATS	312.5 m²	914.5 m² 9 UNITS
BLOCK 8 = TERRACE FLATS	412.0 m²	1,219.0 m² 12 UNITS
TOTAL / GARBAGE =	165.0 m²	
	3,361.5 m²	9,447.5 m² 93 UNITS
SNOW STORAGE : SNOW STORAGE WILL BE OFF SITE.		
NOTE:		
SITE PLAN TO BE READ IN CONJUNCTION WITH :		
- LANDSCAPING PLAN PREPARED BY _____		
- BOUNDARIES DERIVED FROM: PLAN 4M -xxxxx BLOCK 167		
PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD.		



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.



SEAL	
------	--

10.	01/10/24	REVISED BLOCK LAYOUT	SM	20.		
9.	26/09/24	REVISED BLOCK LAYOUT	SM	19.		
8.	05/09/24	REV. EV PARKING TO 4 SPACES	SM	18.		
7.	26/08/24	AS PER RICHCRAFT'S COMMENTS	SM	17.		
6.	21/08/24	REVISED FOR REAR STREET ELEVATION	SM	16.		
5.	14/08/24	REVISED ACC. BLDGS. LOCATION	SM	15.		
4.	31/07/24	REVISED BLOCK LAYOUT	SM	14.	28/10/24	REV. DEPRESSED SIDEWALKS & CURBS SM
3.	17/07/24	REVISED BLOCK LAYOUT	SM	13.	21/10/24	AS PER RICHCRAFT'S COMMENTS SM
2.	30/04/24	FOR REVIEW	SM	12.	16/10/24	REVISED VISITOR PARKING SPACES SM
1.	11/04/24	FOR REVIEW	SM	11.	09/10/24	REVISED BLOCK LAYOUT SM
No.	DATE	DESCRIPTION	INIT.	No.	DATE	DESCRIPTION
REVISIONS				REVISIONS		

PROJECT 93 UNIT TERRACE FLATS
955 BORBRIDGE AVE.
BLOCK 167
OTTAWA, ONT.

CLIENT **RICHCRAFT**

DRAWING TITLE **SITE PLAN**

DATE APR., 2024. SCALE 1:500 SHEET No. **SP-1**

DRAWN BY: SBM CHECKED: MDB REV. 11