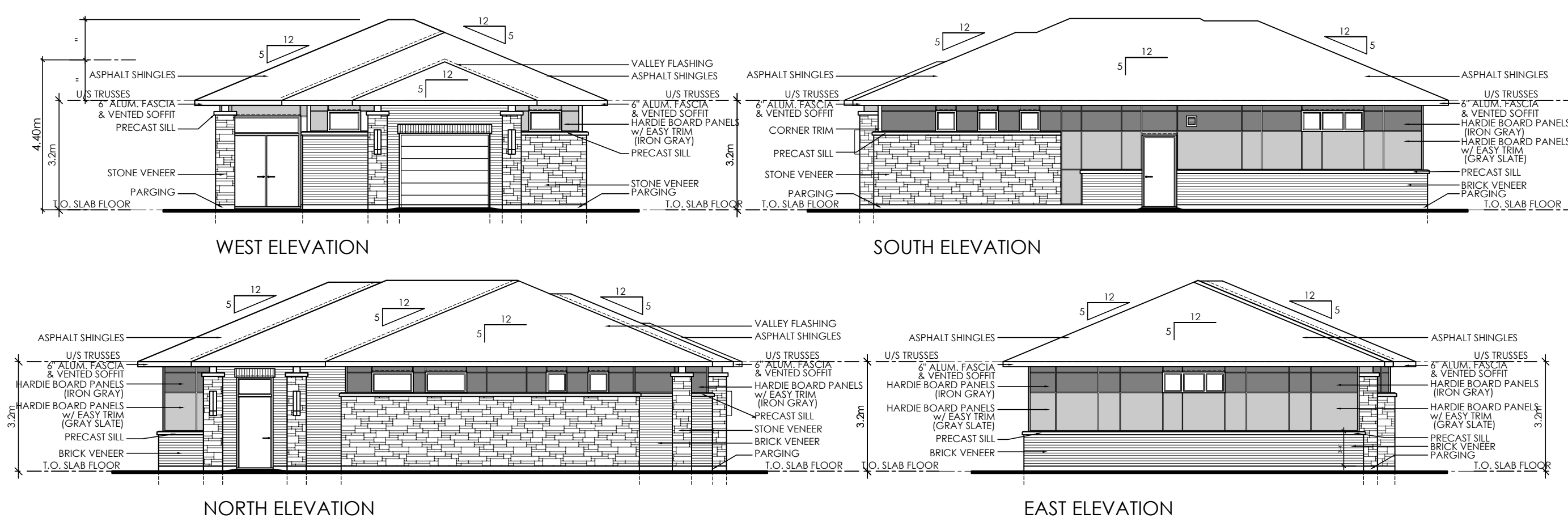
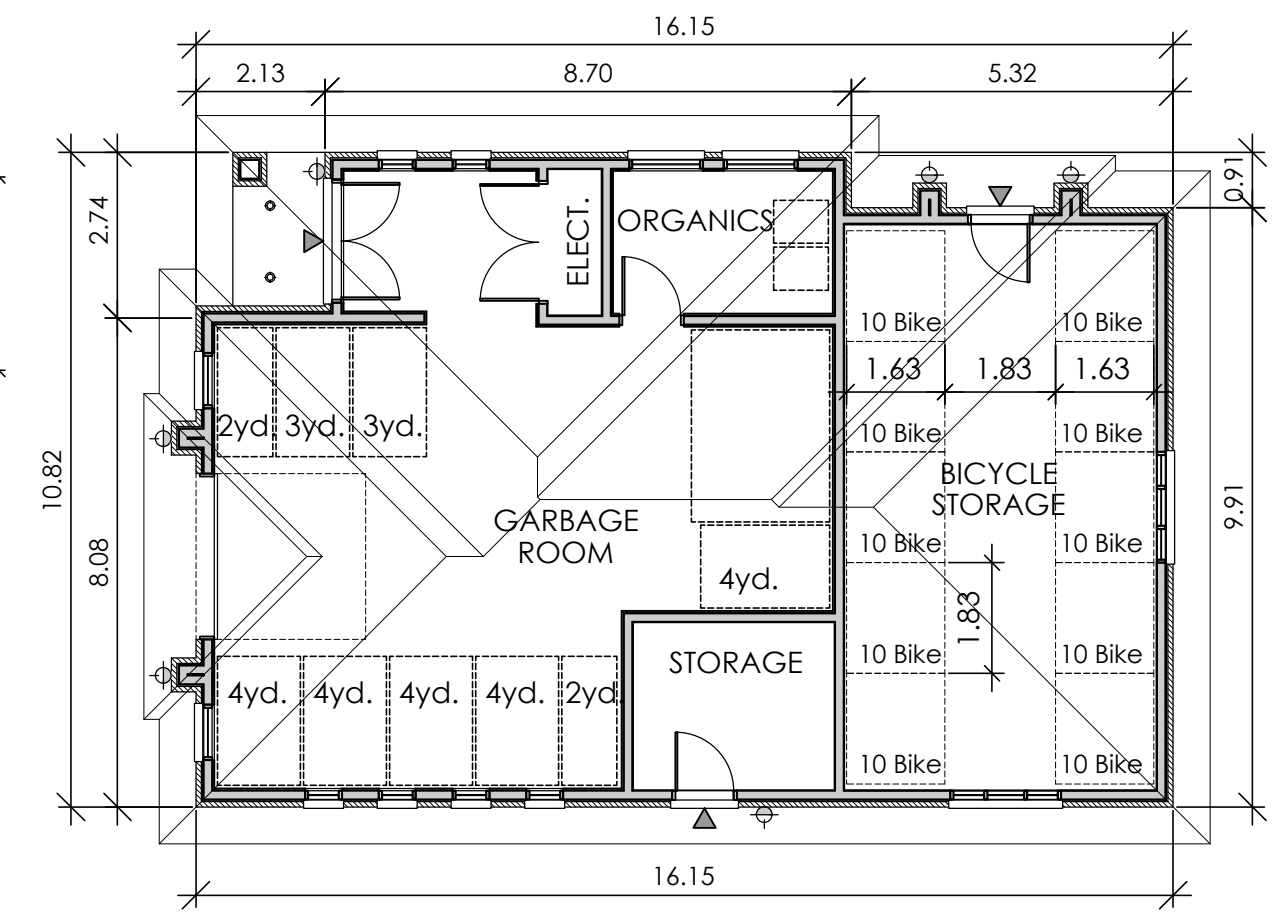




KEY PLAN
NOT TO SCALE



ACCESSORY BUILDING ELEVATIONS - SCALE 1:125



ACCESSORY BUILDING - 165m²
100 BICYCLE PARKING SPACES
SCALE 1:125

GARBAGE ROOM:	88.0 m²
(Minimum Required 93 Units)	
AREA:	
GARBAGE -	5 - 4 cu.yd. Bins
	1 - 2 cu.yd. Bin
FIBRE -	2 - 3 cu.yd. Bins
GMP -	1 - 2 cu.yd. Bin
ORGANICS -	2 - 240L Carls
Bicycle Room:	52.0 m²
Bicycle Rack System:	10 Racks w/ 10 Bicycles Per Rack = 100 Bicycles

- LEGEND:
- Depressed Curb
 - Wall Mount Light Fixture
 - Hydro Transformer
 - Tactile Walking Surface Indicators
 - Fire Route Signage
 - Fire Hydrant
 - Exterior Bike Parking Spaces
 - Landscaped Areas - See L1.0, Landscape Site Plan



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	
PARKING LOT AREA:		6,667.0 m²	
LANDSCAPED BUFFER AREA:		2,094.8m²	
PARKING LOT LANDSCAPING AREA (PERIMETER & INTERIOR):	15.0%	31.4%	

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: 535.0 m²
- TOTAL AMENITY AREA PROVIDED: 1,139.5 m²

COMMUNAL AMENITY AREA REQ'D. (MIN.): 50% of 558 m² = 279.0 m²

ACCESSORY BUILDING	R4Z	PROVIDED:	
BUILDING HEIGHT (MAX.):	4.5 m	4.4 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

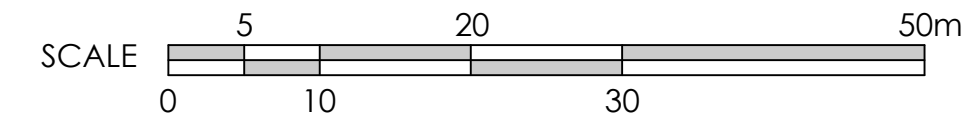
BICYCLE PARKING REQUIRED: 93 (0.5 / d.u.) = 47.0 Spaces

BICYCLE PARKING PROVIDED: 100 Interior Spaces + 18 Exterior Spaces = 118 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
BICYCLE / GARBAGE =	165.0 m²		
TOTAL =	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 L1.0 REV. 2, OCT. 30/2024 PREPARED BY NAK DESIGN STRATEGIES 1285 WELLINGTON STREET WEST, OTTAWA ONT. .
- SITE SERVICING & GRADING PLAN PREPARED BY STANTEC, SSP1 & GP1, NOV. 11, 2024, 1331 CLYDE AVE., SUITE 300, OTTAWA ONT. .
- SITE BOUNDARIES DERIVED FROM: PLAN 4M - 1728, PART LOT 22,23&24 CONCESSION 1 (RIDEAU FRONT), AUG. 22/2023, PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD, 14 CONCORSE GATE, SUITE 500, NEPEAN ONT. .



GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
- 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.
- DO NOT SCALE DRAWINGS.
- THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
- THIS REPRODUCTION SHALL NOT BE ALTERED.

M. David Blakely Architect Inc.
2200 Prince of Wales Dr., Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942



SEAL

NO.	DATE	DESCRIPTION	INIT.
10.	01/10/24	REVISED BLOCK LAYOUT	SM
9.	26/09/24	REVISED BLOCK LAYOUT	SM
8.	05/09/24	REV. EV PARKING TO 4 SPACES	SM
7.	26/08/24	AS PER RICHCRAFT'S COMMENTS	SM
6.	21/08/24	REVISED FOR REAR STREET ELEVATION	SM
5.	14/08/24	REVISED ACC. BLDG. LOCATION	SM
4.	31/07/24	REVISED BLOCK LAYOUT	SM
3.	17/07/24	REVISED BLOCK LAYOUT	SM
2.	30/04/24	FOR REVIEW	SM
1.	11/04/24	FOR REVIEW	SM

NO.	DATE	DESCRIPTION	INIT.
20.			
19.			
18.			
17.			
16.			
15.	15/01/25	AS PER CITY COMMENTS	SM
14.	28/10/24	REV. DEPRESSED SIDEWALKS & CURBS	SM
13.	21/10/24	AS PER RICHCRAFT'S COMMENTS	SM
12.	16/10/24	REVISED VISITOR PARKING SPACES	SM
11.	09/10/24	REVISED BLOCK LAYOUT	SM

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

CLIENT: **RICHCRAFT**

DRAWING TITLE: **SITE PLAN**

DATE:	SCALE:	SHEET NO.:
APR., 2024.	1:500	SP-1
DRAWN BY:	CHECKED:	REV. 15
SBM	MDB	