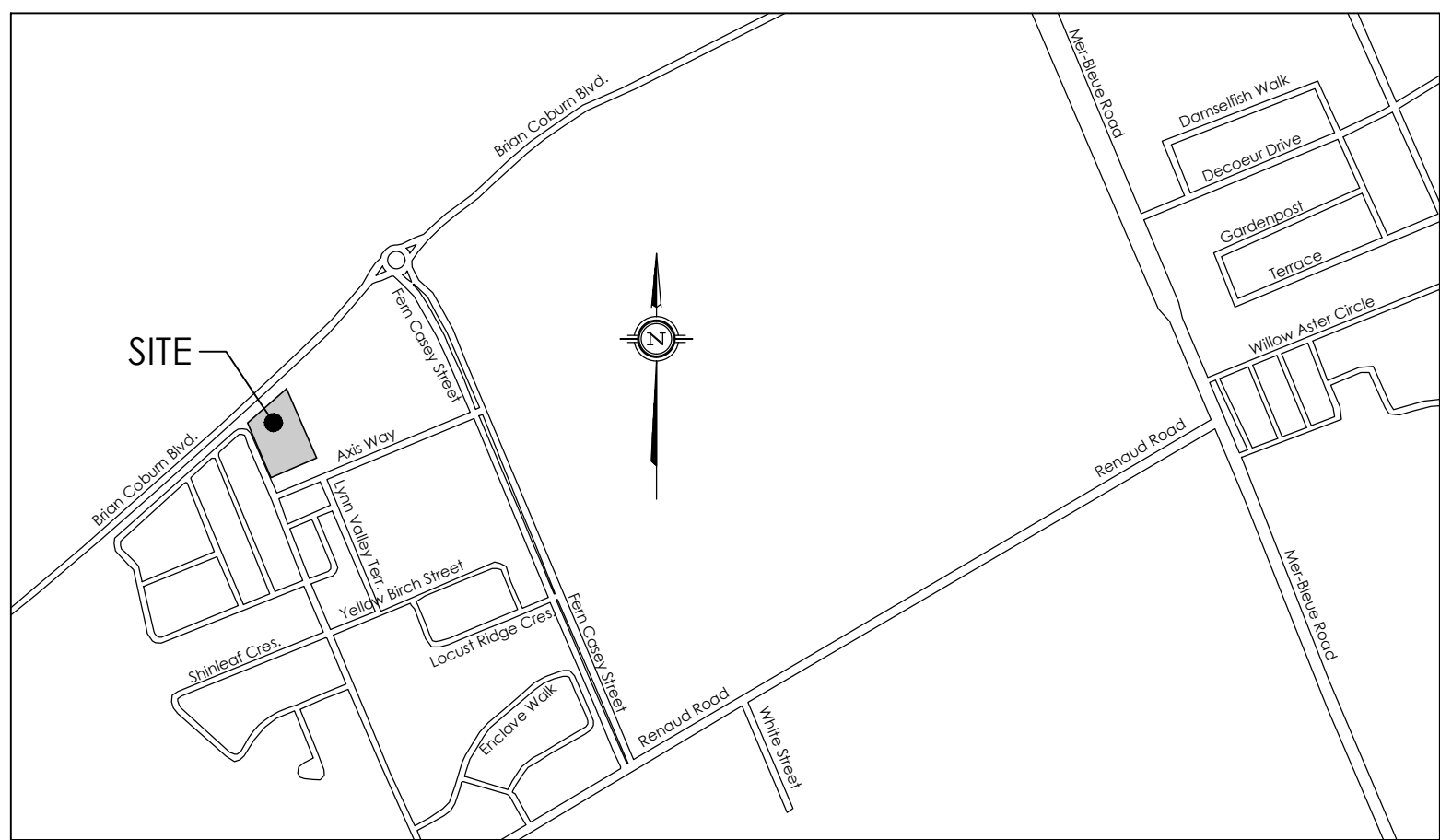
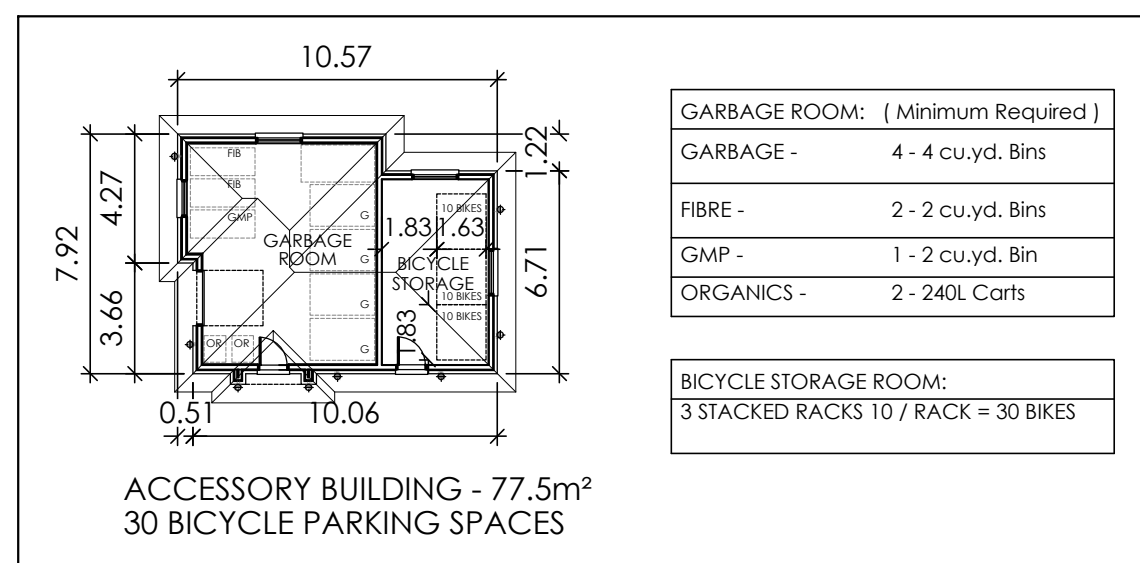
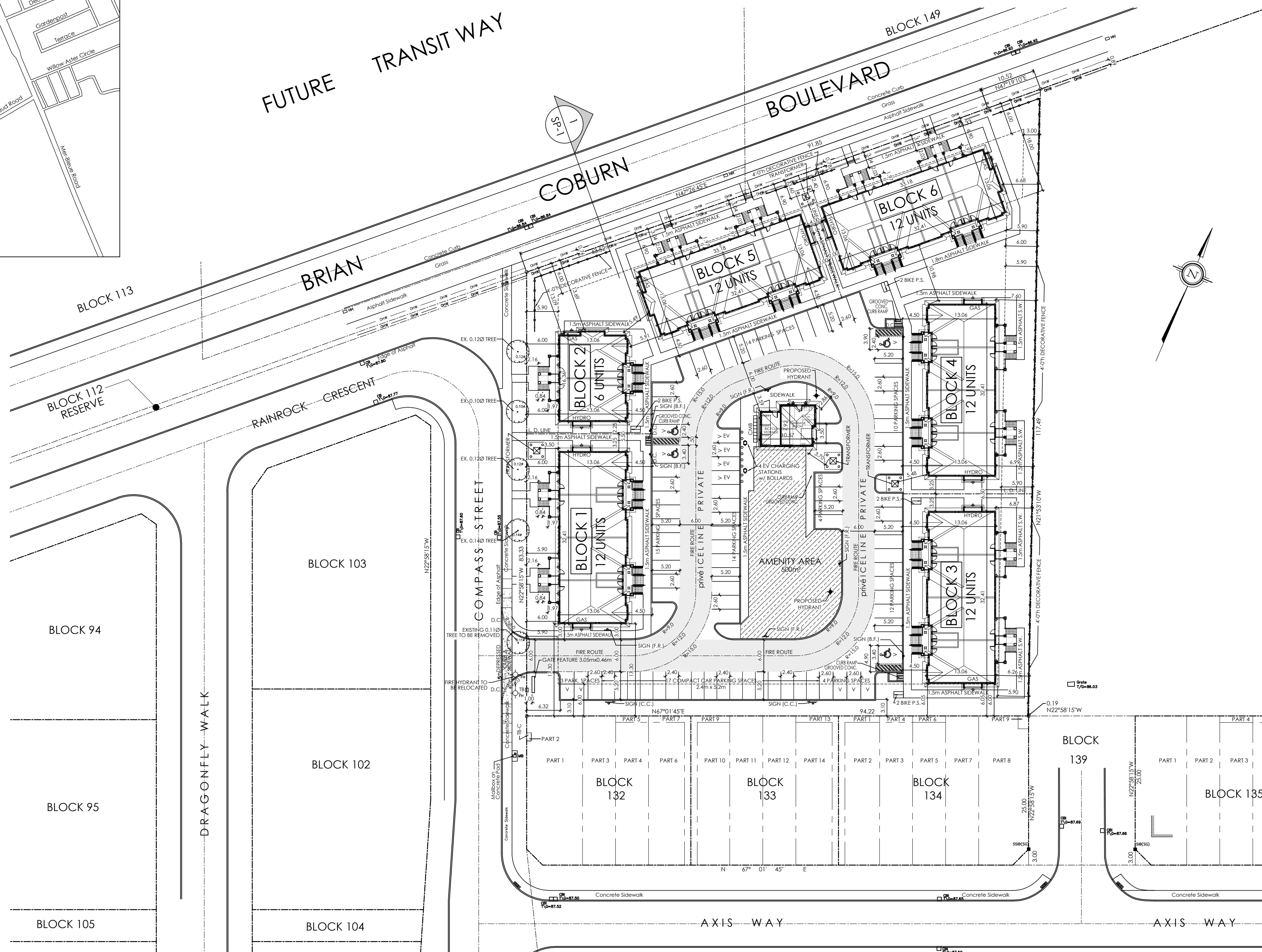


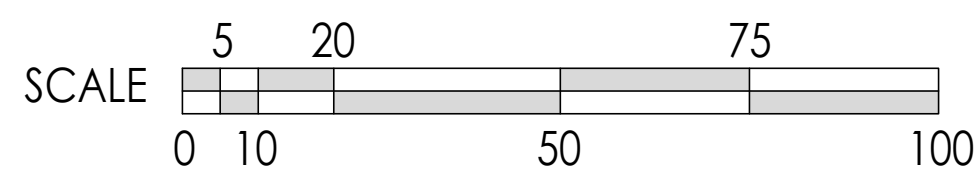
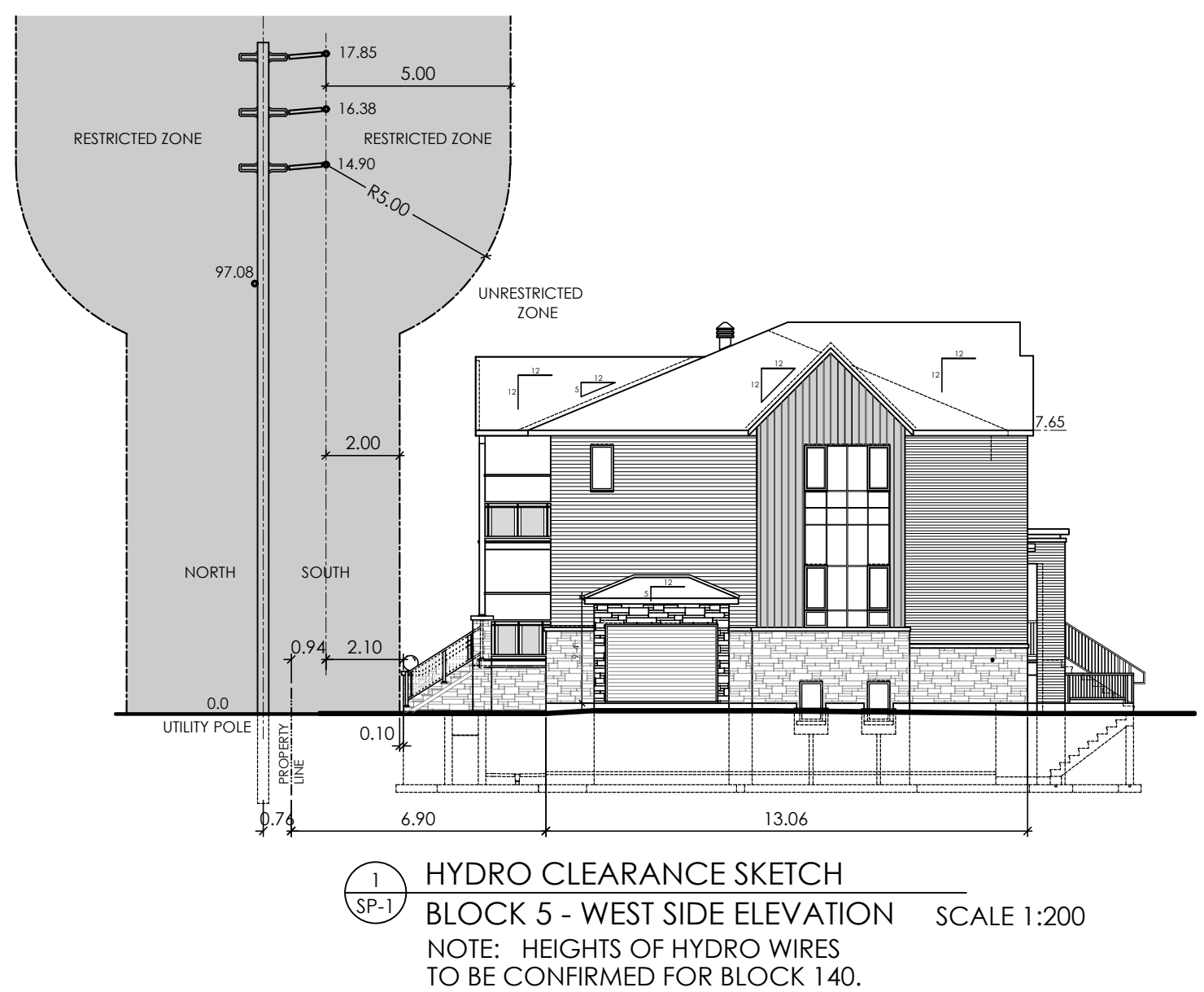


KEY PLAN
NOT TO SCALE



- LEGEND:
- D.C. - DEPRESSED CURB
 - L. D. LINE - LIMITING DISTANCE LINE
 - TACTILE WALKING SURFACE INDICATORS (TWSI)
 - 4'-0" h DECORATIVE FENCE
 - SIGN (F.R.) - FIRE ROUTE SIGN (NO PARKING)
 - SIGN (B.F.) - BARRIER FREE PARKING SIGN
 - SIGN (C.C.) - COMPACT CAR PARKING SIGN
 - PROPOSED FIRE HYDRANT
 - HYDRO TRANSFORMER
 - EXTERIOR BIKE PARKING SPACE

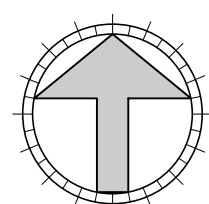
SITE INFORMATION :			
PROPOSED ZONING :	R4Z [] - PERMITTED USES :	- PLANNED UNIT DEVELOPMENT (SECTION 131) - STACKED DWELLING	
SITE AREA :	9,559.35 m²	PROVIDED:	9,559.35 m² (.95 ha)
TOTAL BUILDING AREA :	2,259.4 m²	COMPASS STREET 83.33 m	
PROPOSED ZONING:	R4Z []	LOT AREA (MIN.):	1,400.0 m²
LOT WIDTH (MIN.):	18.0 m	FRONT YARD (MIN.):	5.9 m
CORNER SIDE YARD (MIN.):	6.0 m	INTERIOR SIDE YARD (MIN.):	6.0 m
REAR YARD (MIN.):	5.9 m		
BUILDING SPACING :			
BETWEEN BUILDINGS :	1.8 m		3.00 m (Block 1)
MINIMUM LANDSCAPED AREA :	30.0%		45.6% (5,197.7m²)
LANDSCAPED BUFFER AREA :			2,573.4 m²
PARKING LOT LANDSCAPING AREA :			1,154.7 m²
- STACKED DWELLING	15.0%		44.8 %
BUILDING HEIGHT (STACKED TERRACE UNITS) (MAX.):	15.0 m		9.38 m
PORCH STAIR TO LOT LINE (SECTION 65)	0.60 m		2.16 m
TOTAL AMENITY AREA REQUIRED :			
(PERIMETER & INTERIOR):	6.0m² x 66 = 396.0 m²	- PRIVATE AMENITY AREA -	429.0 m²
COMMUNAL AMENITY AREA REQ'D. (MIN.):	50% of 396 m² = 198.0 m²	- COMMUNAL AMENITY AREA -	500.0 m²
		TOTAL AMENITY AREA PROVIDED :	929.0 m²
ACCESSORY BUILDING	SECTION 131	PROVIDED:	
BUILDING HEIGHT (MAX.):	4.5 m		4.02 m
FLOOR AREA (MAX.):	200.0 m²		77.50 m²
TERRACE FLATS PARKING :			
PARKING REQUIRED :	1.2 Spaces / (66) d.u. + 0.2 / (66) d.u. (Visitor)		= 79 + 13 = 92 Spaces
PARKING PROVIDED :	80 Spaces + 13 Visitor Spaces		= 93 Spaces
2.6m x 5.2m Spaces =			63 Spaces
2.4m x 5.2m Spaces (Compact Cars) =			17 Spaces (18%)
2.6m x 5.2m Visitor Spaces =			5 Spaces
2.4m x 5.2m E.V. Visitor Spaces =			4 Spaces
3.9m x 5.2m H.C. Visitor Spaces =			93 Spaces
BICYCLE PARKING REQUIRED :	66 (0.5 / (66) d.u.) = 33 Spaces		
BICYCLE PARKING PROVIDED :	30 Interior Spaces + 8 Exterior Spaces		= 38 Spaces
TERRACE FLATS :			
BLOCK No. :		BUILDING AREA:	GROSS FLOOR AREA: No. UNITS:
BLOCK 1 =	TERRACE FLATS	412.0 m²	1,240.0 m² 12 UNITS
BLOCK 2 =	TERRACE FLATS	212.0 m²	630.0 m² 6 UNITS
BLOCK 3 =	TERRACE FLATS	412.0 m²	1,240.0 m² 12 UNITS
BLOCK 4 =	TERRACE FLATS	412.0 m²	1,240.0 m² 12 UNITS
BLOCK 5 =	TERRACE FLATS	415.0 m²	1,250.0 m² 12 UNITS
BLOCK 6 =	TERRACE FLATS	415.0 m²	1,250.0 m² 12 UNITS
BICYCLE / GARBAGE =		77.5 m²	
TOTAL =		2,355.5 m²	6,850.0 m² 66 UNITS
SNOW STORAGE :	SNOW STORAGE WILL BE OFF SITE.		
NOTE:			
SITE PLAN TO BE READ IN CONJUNCTION WITH :			
- SITE SERVICING PLAN PREPARED BY: STANTEC CONSULTING LTD. - 400-1330 CLYDE AVE., OTTAWA, ONT.			
- LANDSCAPING PLAN PREPARED BY: NAK DESIGN STRATEGIES - 1285 WELLINGTON ST., OTTAWA, ONT.			
- BOUNDARIES DERIVED FROM: BLOCK 140 ON PLAN 4M-1544, PART 1 ON PLAN 4R-35191 CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD- 14 CONCORSE GATE, SUITE 500 NEPEAN, ONT.			



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Phone (613) 226-8811 Fax (613) 226-7942

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



CONSTRUCTION NORTH

SEAL

No.	DATE	DESCRIPTION	INIT.
10.	03/10/24	REVISED SIDEWALK WIDTHS	SM
9.	24/09/24	REVISED BLOCKS 3&4, SIDEWALKS	SM
8.	19/09/24	REVISED HYDRO CLEARANCE SKETCH	SM
7.	20/08/24	REVISED BLOCKS 1, 2, 5 & 6	SM
6.	04/06/24	REVISED LAYOUT	SM
5.	29/05/24	REVISED LAYOUT	SM
4.	08/04/24	REVISED UNIT TYPES & LAYOUT	SM
3.	11/03/24	REVISED UNIT TYPES & LAYOUT	SM
2.	28/02/24	REVISED BLOCK LAYOUT	SM
1.	15/03/22	FOR REVIEW	SM

No.	DATE	DESCRIPTION	INIT.
20.			
19.			
18.			
17.	27/05/25	ADDED STEPS AT BRIAN COBURN BLVD	SM
16.	28/04/25	REVISED SETBACK LINE DIMENSIONS	SM
15.	09/04/25	PORCH STAIRS DIMENSIONED	SM
14.	02/04/25	PER CITY COMMENTS	SM
13.	18/12/24	PER CITY COMMENTS/ SP & ZONING	JB
12.	29/10/24	REV. DEPRESSED CURB/FENCE & TWSI'S	SM
11.	09/10/24	REV. AS PER EX. TREES ON COMPASS	SM

PROJECT
**66 UNIT
TERRACE FLATS**
640 COMPASS STREET - BLOCK 140
OTTAWA, ONT.

CLIENT
RICHCRAFT
2280 ST. LAURENT BLVD. - SUITE 201
OTTAWA, ONTARIO, K1G 4K1

DRAWING TITLE
SITE PLAN

DATE
MAR., 2022.

SCALE
1:500

SHEET No.
SP-1