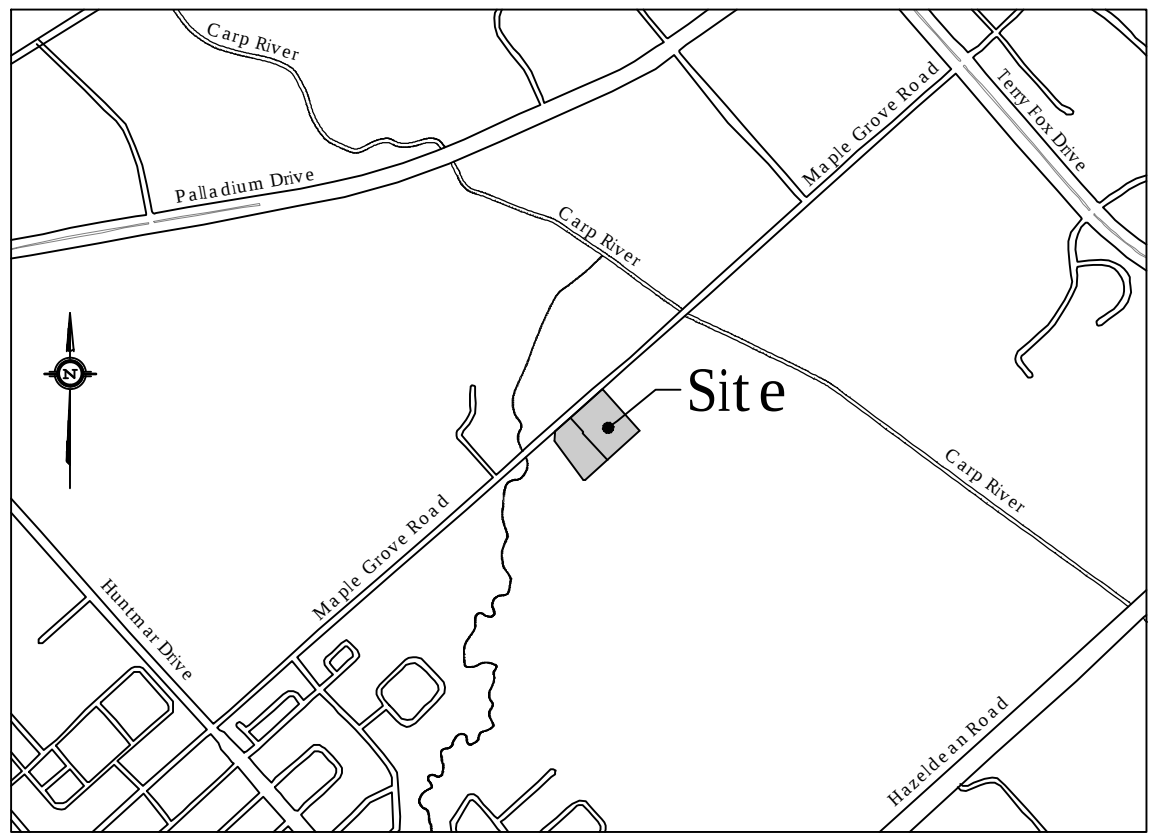
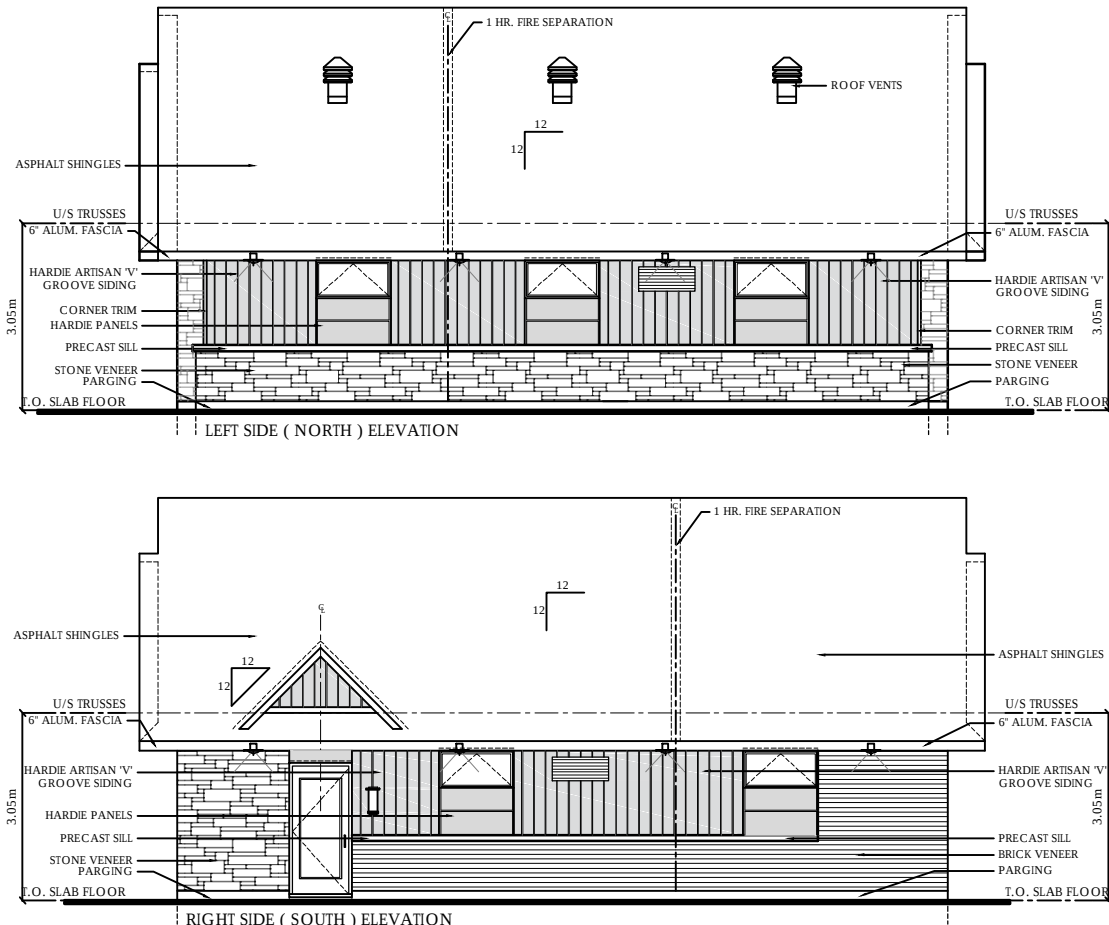
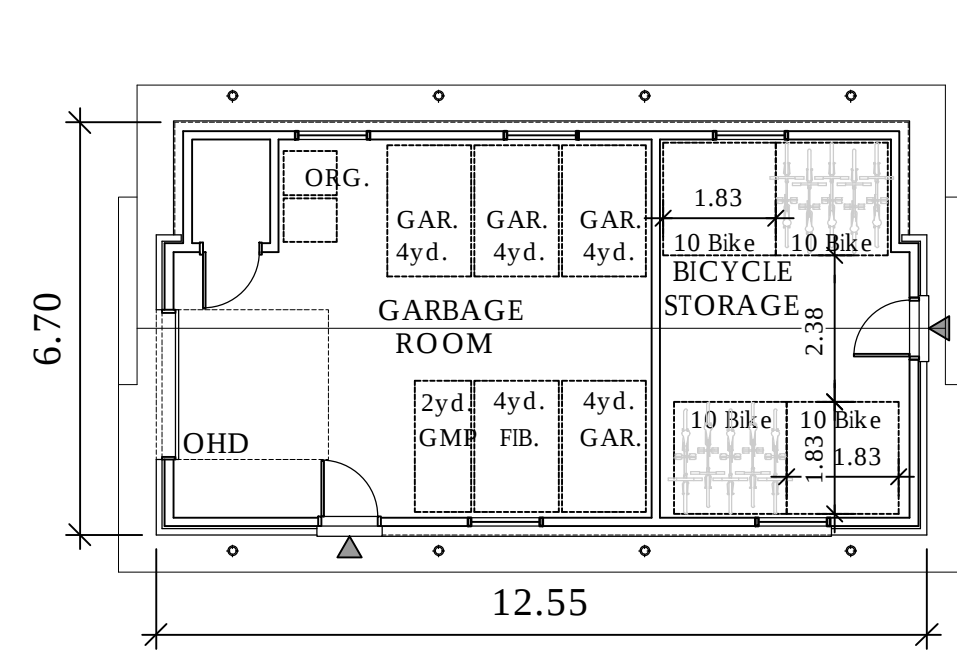
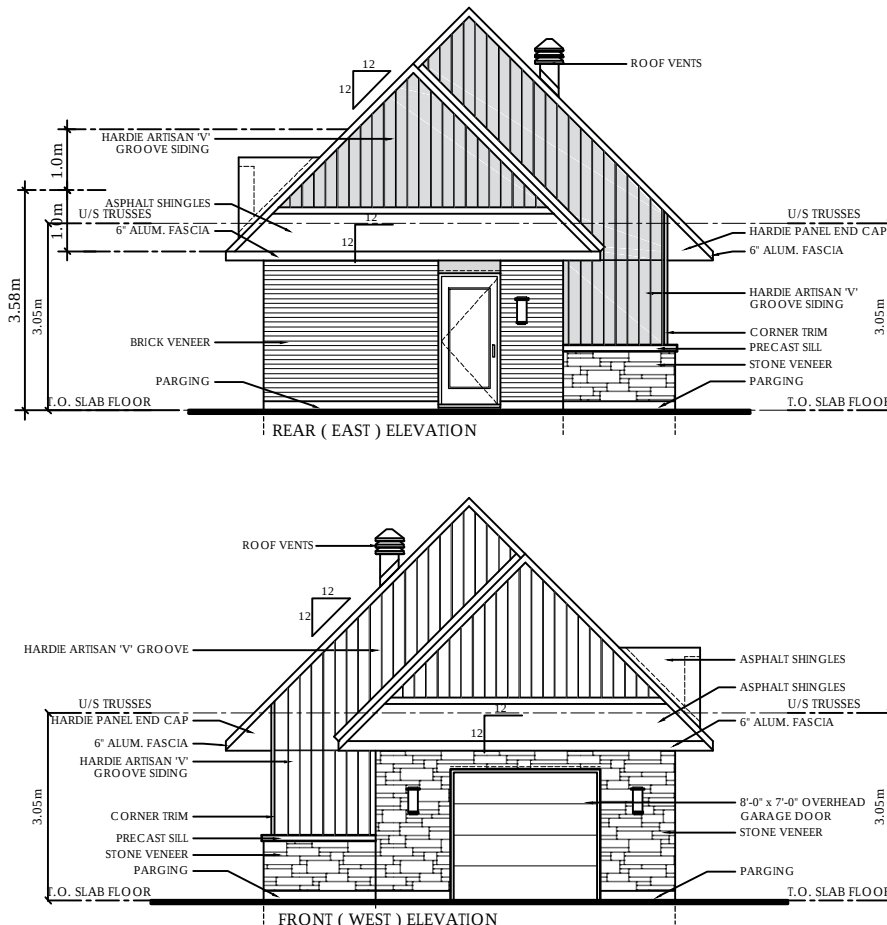




KEY PLAN NOT TO SCALE



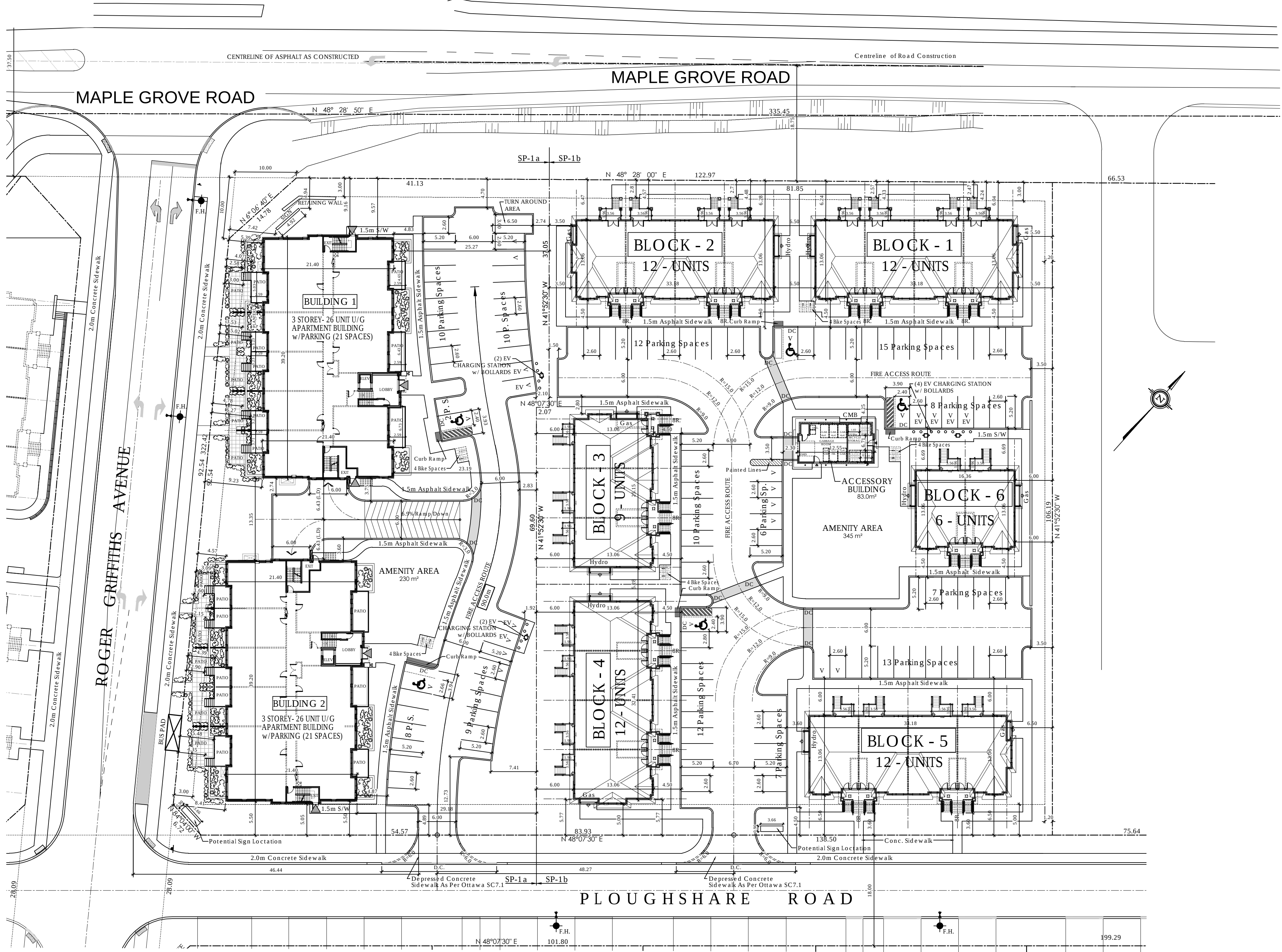
ACCESSORY BUILDING ELEVATIONS - SCALE 1:125

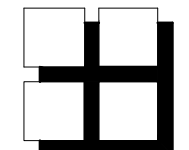


ACCESSORY BUILDING - 83.0m²
40 BICYCLE PARKING SPACES

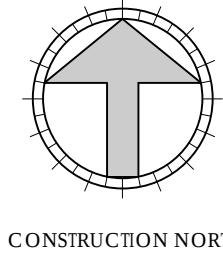
SITE INFORMATION : SP-1a		
PROPOSED ZONING : LC - PERMITTED USES : - APARTMENT DWELLING		
AREA 'SP-1a' : 5,816.7 m ²		
BUILDING AREA 'SP-1a' : 1,655.40 m ²		
PROPOSED ZONING 'SP-1a' :	LC	PROVIDED:
LOT AREA (MIN.):	n/a	5,816.7 m ² (0.58 ha)
LOT WIDTH (MIN.):	n/a	51.13m (Maple Grove Rd.)
FRONT YARD (MIN.):	3.0 m	9.16 m
CORNER SIDE YARD (MIN.):	3.0 m	4.57 m
INTERIOR SIDE YARD (MIN.):	1.2 m	23.19 m
REAR YARD (MIN.):	5.0 m	5.05 m
WIDTH OF LANDSCAPED AREA (MIN.):	3.0 m	1.92 m
BUILDING HEIGHT (MAX.):	12.5 m	
BUILDING ONE		13.01 m
BUILDING TWO		12.71 m
PORCH STAIR TO LOT LINE (SECTION 65) :	0.60 m	1.60 m
PARKING LOT AREA :		1,450.8 m ²
LANDSCAPED BUFFER AREA :		977.6 m ²
PARKING LOT LANDSCAPING AREA (PERIMETER & INTERIOR) : (SECTION 110)	15.0%	40.2 %
TOTAL AMENITY AREA REQUIRED : - APARTMENT DWELLING 6.0m ² x 52 = 312.0 m ²		
COMMUNAL AMENITY AREA REQ'D. (MIN.): 50% of 312 m ² = 156.0 m ²		
PRIVATE AMENITY AREA PROVIDED : - APARTMENT DWELLING (BALCONIES & PATIOS) = 466.92 m ²		
COMMUNAL AMENITY AREA (APARTMENT DWELLING) = 230.0 m ²		
TOTAL AMENITY AREA PROVIDED : 696.92 m ²		
- APARTMENT DWELLING PARKING :		
PARKING REQUIRED : RESIDENT- 1.2 Spaces / (52) d.u. = 62.4 = 62		
VISITOR- 0.2 / (52) d.u. = 10.4 = 10 TOTAL REQUIRED 62+10 = 72 Spaces		
PARKING PROVIDED : Under Ground Spaces = (Includes 12 Small Car Spaces 2.4m x 4.6m)		
Surface Spaces - 29 Parking Spaces + 8 Visitor + 2 H.C. Spaces = 39 Spaces		
Total Parking Spaces = 81 Spaces		
BICYCLE PARKING REQUIRED : 52 (0.5 / d.u.) = 26 Spaces		
BICYCLE PARKING PROVIDED : 20 Interior Spaces + 8 Exterior Spaces = 28 Spaces		
THREE STOREY APARTMENT :		
AREA 'SP-1a' :		
BLOCK No. :	BUILDING AREA :	GROSS FLOOR AREA :
BUILDING 1 = APARTMENT	827.70 m ²	2,079.34 m ²
BUILDING 2 = APARTMENT	827.70 m ²	2,079.34 m ²
	1,655.40 m ²	4,158.68 m ²
		52 UNITS

SITE INFORMATION : SP-1b		
PROPOSED ZONING : LC - PERMITTED USES : - STACKED DWELLING		
AREA 'SP-1b' : 8,854.3 m ²		
BUILDING AREA 'SP-1b' : 2,268.0 m ²		
PROPOSED ZONING 'SP-1b' :	LC	PROVIDED:
LOT AREA (MIN.):	n/a	8,854.30 m ² (0.88 ha)
LOT WIDTH (MIN.):	n/a	81.85m (Maple Grove Rd.)
FRONT YARD (MIN.):	3.0 m	6.04 m
CORNER SIDE YARD (MIN.):	n/a	n/a
INTERIOR SIDE YARD (MIN.):	1.2 m	6.00 m
REAR YARD (MIN.):	5.00m	5.00 m
WIDTH OF LANDSCAPED AREA (MIN.):	3.0m	3.50 m
BUILDING HEIGHT (MAX.):	12.5 m	9.50 m
PORCH STAIR TO LOT LINE (SECTION 65) :	0.60 m	2.47 m
PARKING LOT AREA :		2,528.3 m ²
LANDSCAPED BUFFER AREA :		1,009.5 m ²
PARKING LOT LANDSCAPING AREA (PERIMETER & INTERIOR) : (SECTION 110)	15.0%	28.5 %
TOTAL AMENITY AREA REQUIRED : - STACKED DWELLING 6.0m ² x 63 = 378.0 m ²		
COMMUNAL AMENITY AREA REQ'D. (MIN.): 50% of 378 m ² = 189.0 m ²		
PRIVATE AMENITY AREA PROVIDED : - STACKED DWELLING (BALCONIES & PATIOS) 6.5m ² x 63 = 409.5 m ²		
COMMUNAL AMENITY AREA (STACKED DWELLING) = 345.0 m ²		
TOTAL AMENITY AREA PROVIDED : 754.5 m ²		
ACCESSORY BUILDING	LC	PROVIDED:
BUILDING HEIGHT (MAX.):	4.5 m	3.58 m
FLOOR AREA (MAX.):	200.0 m ²	83.0 m ²
- TERRACE FLATS PARKING :		
PARKING REQUIRED : 1.2 Spaces / (63) d.u. + 0.2 / (63) d.u. (Visitor) = 76 + 13 = 89 Spaces		
PARKING PROVIDED : 77 Parking Spaces + 10 Visitor + 3 H.C. Spaces = 90 Spaces		
BICYCLE PARKING REQUIRED : 63 (0.5 / d.u.) = 31.5 Spaces		
BICYCLE PARKING PROVIDED : 40 Interior Spaces + 12 Exterior Spaces = 52 Spaces		
THREE LEVEL TERRACE FLATS :		
AREA 'SP-1b' :		
BLOCK 1 = TERRACE FLATS	416.0 m ²	1,248.0 m ²
BLOCK 2 = TERRACE FLATS	416.0 m ²	1,248.0 m ²
BLOCK 3 = TERRACE FLATS	313.0 m ²	939.0 m ²
BLOCK 4 = TERRACE FLATS	416.0 m ²	1,248.0 m ²
BLOCK 5 = TERRACE FLATS	416.0 m ²	1,248.0 m ²
BLOCK 6 = TERRACE FLATS	208.0 m ²	624.0 m ²
BICYCLE / GARBAGE =	83.0 m ²	6 UNITS
TOTAL =	2,268.0 m ²	6,555.0 m
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. - SSP-1 25-06-25.		
- LANDSCAPING PLAN PREPARED BY NAK DESIGN STRATEGIES.		
- BOUNDARIES DERIVED FROM: PLAN M - PART OF LOTS 28 AND 29		
CONCESSION 12, GEOGRAPHIC TOWNSHIP OF GOULBOURN, CITY OF OTTAWA		
PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD. - DATED JUNE 10, 2019 REV. No. 3.		
LEGEND:		
D.C.	- DEPRESSED CURB	L.D. - LIMITING DISTANCE
	- WALL MOUNT LIGHT FIXTURE	




M. David Blakely
Architect Inc.
2290 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



CONSTRUCTION NORTH

SEAL

10.					
9.					
8.					
7.					
6.					
5.	03/07/25	AS PER RICHCRAFT	SM		
4.	13/06/25	AS PER RICHCRAFT	SM		
3.	27/05/25	AS PER RICHCRAFT	SM		
2.	09/04/25	EXISTING SIGNAGE ADDED TO PLAN	SM		
1.	24/03/25	FOR REVIEW	SM		
No.	DATE	DESCRIPTION	INIT.		
REVISIONS					

20.					
19.					
18.					
17.					
16.					
15.					
14.					
13.					
12.					
11.					
No.	DATE	DESCRIPTION	INIT.		
REVISIONS					

PROJECT **PLANNED UNIT DEVELOPMENT**
815 ROGER GRIFFITHS AVENUE
BLOCK 1 MAPLETON
OTTAWA, ONT.

CLIENT **RICHCRAFT**

DRAWING TITLE

SITE PLAN

DATE

FEB., 2025.

DRAWN BY: SBM

SCALE

1:400

CHECKED: MDB

SHEET No.

SP-1