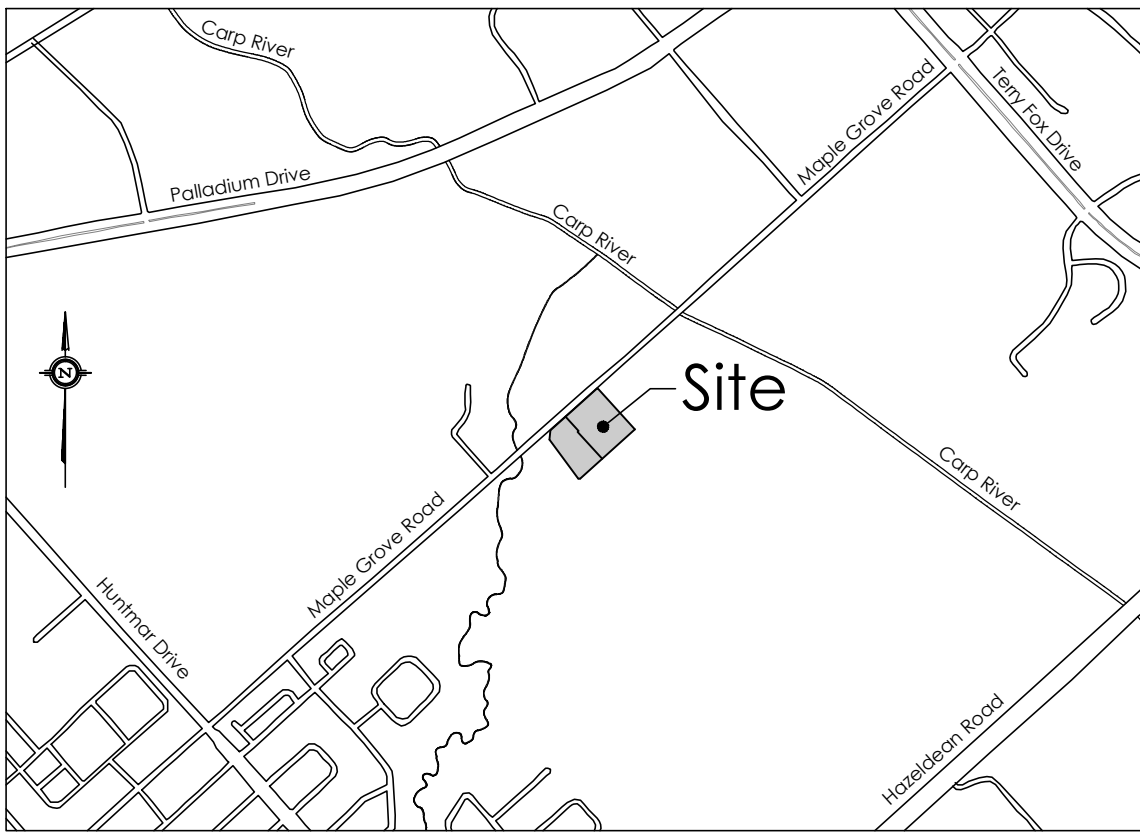
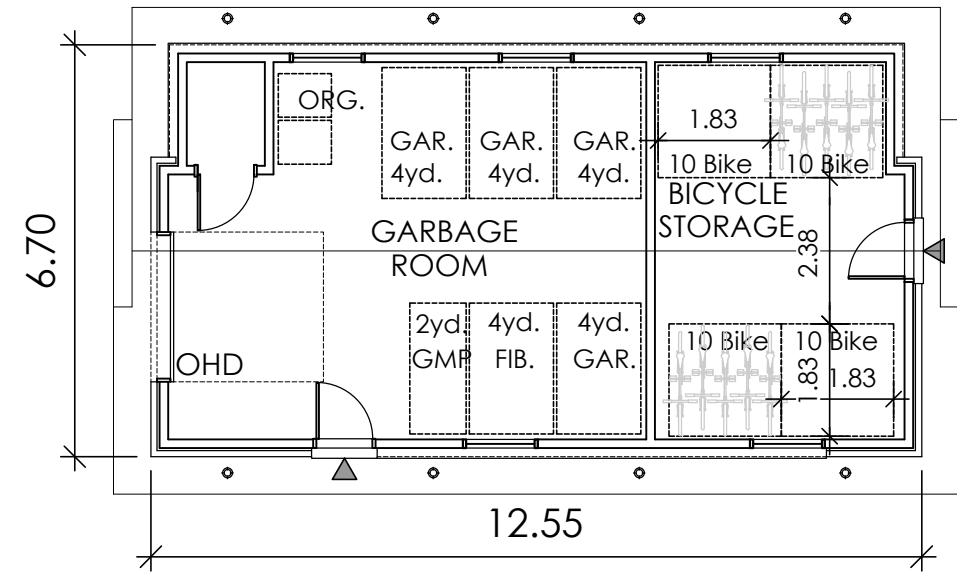
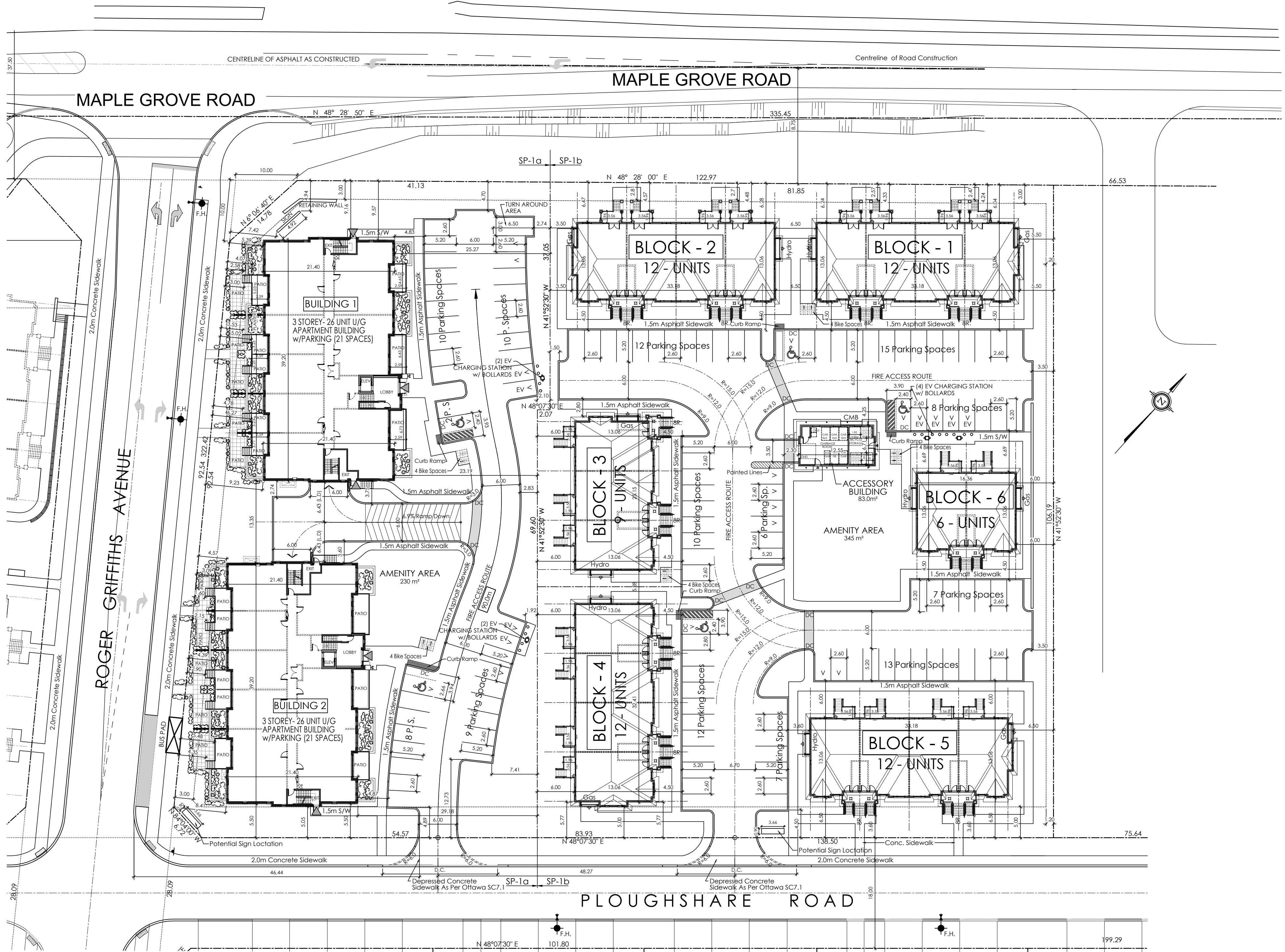




KEY PLAN NOT TO SCALE

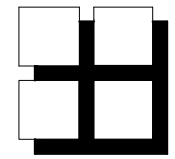


ACCESSORY BUILDING - 83.0m²
40 BICYCLE PARKING SPACES



SITE INFORMATION : SP-1a		
PROPOSED ZONING : LC - PERMITTED USES : - APARTMENT DWELLING		
AREA 'SP-1a' :	5,814.7 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	13.19 m
BUILDING ONE		13.07 m
BUILDING TWO		1.60 m
PORCH STAIR TO LOT LINE (SECTION 65) :	0.60 m	1,450.8 m ²
PARKING LOT AREA :		977.6 m ²
LANDSCAPED BUFFER AREA :		
PARKING LOT LANDSCAPING AREA (PERIMETER & INTERIOR) :	15.0%	40.2 %
TOTAL AMENITY AREA REQUIRED : PRIVATE AMENITY AREA PROVIDED :		
- APARTMENT DWELLING	6.0m ² x 52 = 312.0 m ²	- APARTMENT DWELLING
COMMUNAL AMENITY AREA REQ'D. (MIN.):	50% of 312 m ² = 156.0 m ²	(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)		
	(16.6% of Required Spaces)	42 Spaces
	Surface Spaces - 29 Parking Spaces + 8 Visitor + 2 H.C. Spaces =	39 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) :	15.0%	28.5 %
TOTAL AMENITY AREA REQUIRED : PRIVATE AMENITY AREA PROVIDED :		
- STACKED DWELLING	6.0m ² x 63 = 378.0 m ²	- STACKED DWELLING
COMMUNAL AMENITY AREA REQ'D. (MIN.):	50% of 378 m ² = 189.0 m ²	(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		
BUILDING HEIGHT (MAX.):	LC	PROVIDED:
FLOOR AREA (MAX.):	4.5 m	3.58 m
	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
		63 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. - 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 VOLLEBEK LTD. - DATED JUNE 10, 2019 REV. No. 3.		
LEGEND:		
D.C.	- DEPRESSED CURB	L.D.
	- WALL MOUNT LIGHT FIXTURE	- LIMITING DISTANCE

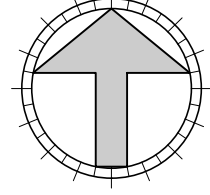


M. David Blakely
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Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

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

No.	DATE	DESCRIPTION	INIT.
10.			
9.			
8.			
7.			
6.	16/09/25	AS PER CITY COMMENTS	SM
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.
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.			
12.			
11.			

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

CLIENT
RICHCRAFT
2280 St. Laurent Blvd., Suite 201, Ottawa, Ont. K1G 4K1
Phone : 613.739.7111 Email : info@richcraft.com

DRAWING TITLE

SITE PLAN

DATE

FEB., 2025.

SCALE

1:400

DRAWN BY:

SBM

CHECKED

MDB

SHEET No.

SP-1