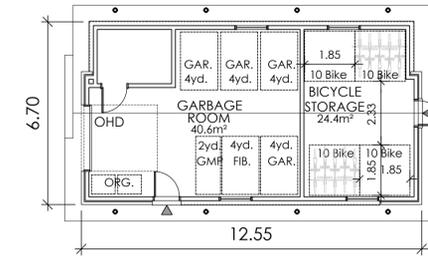
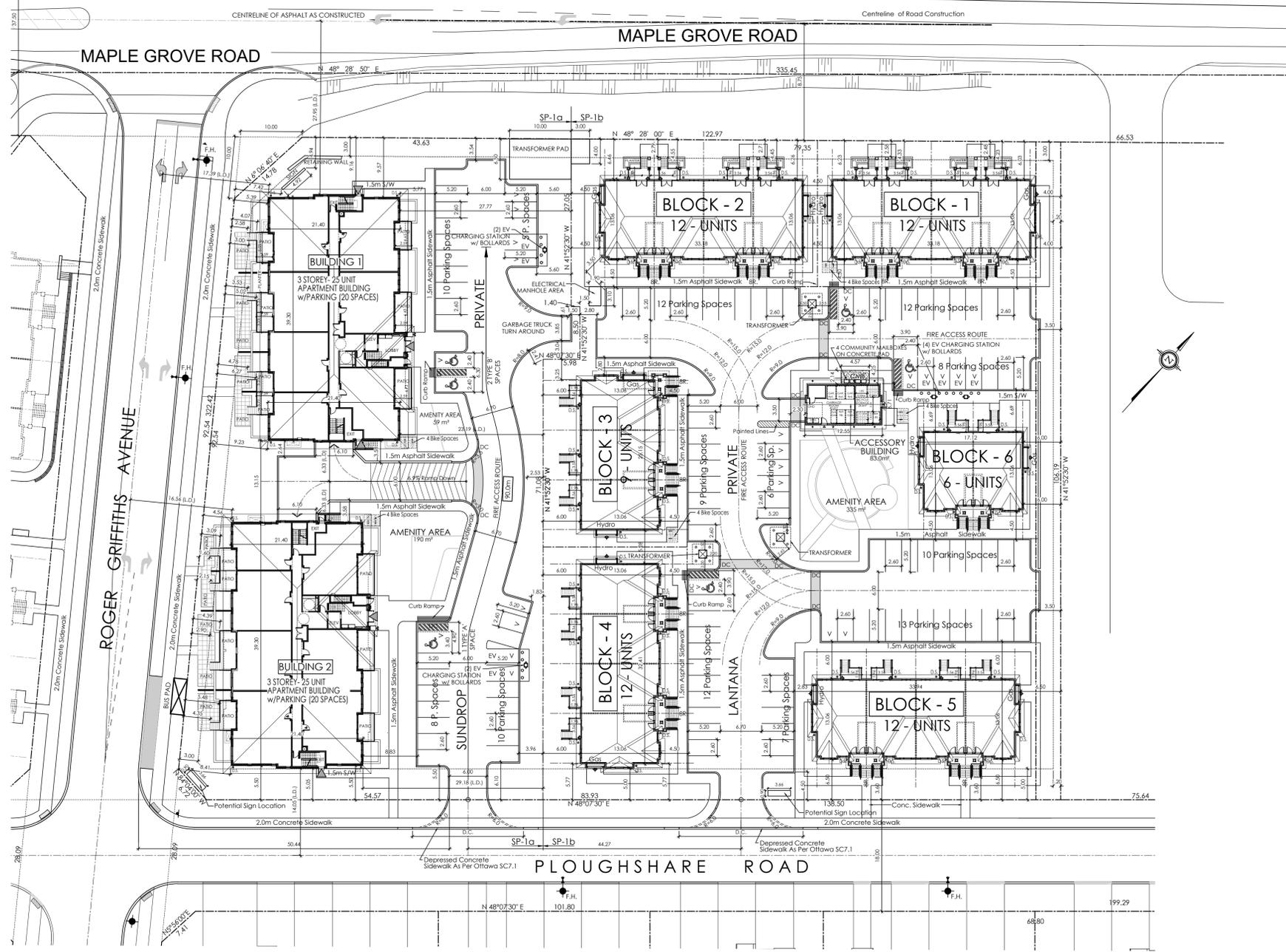


KEY PLAN NOT TO SCALE



ACCESSORY BUILDING - 83.0m²
40 BICYCLE PARKING SPACES



SITE INFORMATION : SP-1a

PROPOSED ZONING : LC - PERMITTED USES : - APARTMENT DWELLING
 AREA 'SP-1a' : 5,933.8 m²
 BUILDING AREA 'SP-1a' : 1,655.40 m²

PROPOSED ZONING 'SP-1a':	LC	PROVIDED:
LOT AREA (MIN.):	n/a	5,816.7 m² (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	1.477.4 m²
PARKING LOT AREA:		816.9 m²
LANDSCAPED BUFFER AREA:		
PARKING LOT LANDSCAPING AREA (PERIMETER & INTERIOR): (SECTION 110)	15.0%	35.6%

TOTAL AMENITY AREA REQUIRED : PRIVATE AMENITY AREA PROVIDED :
 - APARTMENT DWELLING 6.0m² x 50 = 300.0 m² - APARTMENT DWELLING (BALCONIES & PATIOS) = 466.92 m²
 COMMUNAL AMENITY AREA REQ'D. (MIN.): 50% of 300 m² = 150.0 m² COMMUNAL AMENITY AREA (APARTMENT DWELLING) = 249.00 m²
 TOTAL AMENITY AREA PROVIDED : 715.92 m²

- APARTMENT DWELLING PARKING :
 PARKING REQUIRED : RESIDENT - 1.2 Spaces / (50) d.u. = 60 VISITOR - 0.2 / (50) d.u. = 10 TOTAL REQUIRED 60+10 = 70 Spaces
 PARKING PROVIDED : Under Ground Spaces = 40 Spaces
 Surface Spaces - 27 Parking Spaces + 8 Visitor + 3 H.C. Spaces = 35 Spaces
 Total Parking Spaces = 75 Spaces

BICYCLE PARKING REQUIRED : 50 [0.5 / d.u.] = 25 Spaces
 BICYCLE PARKING PROVIDED : 12 Interior Spaces per Building (24) + 8 Exterior Spaces = 32 Spaces
 (19 Interior Storage Lockers per Building (38) w/ Non Compliant Bicycle Parking Spaces)

THREE STOREY APARTMENT :

AREA 'SP-1a':	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK No.:	826.44 m²	2,081.69 m²	25 UNITS
BUILDING 1 = APARTMENT	826.44 m²	2,081.69 m²	25 UNITS
BUILDING 2 = APARTMENT	1,652.88 m²	4,163.38 m²	50 UNITS

SITE INFORMATION : SP-1b

PROPOSED ZONING : LC - PERMITTED USES : - STACKED DWELLING
 AREA 'SP-1b' : 8,737.8 m²
 BUILDING AREA 'SP-1b' : 2,268.0 m²

PROPOSED ZONING 'SP-1b':	LC	PROVIDED:
LOT AREA (MIN.):	n/a	8,854.30 m² (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	3.25 m
REAR YARD (MIN.):	5.00m	5.00 m
WIDTH OF LANDSCAPED AREA (MIN.):	3.0m	3.25 m
BUILDING HEIGHT (MAX.):	12.5 m	9.50 m
PORCH STAIR TO LOT LINE (SECTION 65):	0.60 m	2.48 m
PARKING LOT AREA:		2,482.8 m²
LANDSCAPED BUFFER AREA:		1,004.5 m²
PARKING LOT LANDSCAPING AREA (PERIMETER & INTERIOR): (SECTION 110)	15.0%	28.7%

TOTAL AMENITY AREA REQUIRED : PRIVATE AMENITY AREA PROVIDED :
 - STACKED DWELLING 6.0m² x 63 = 378.0 m² - STACKED DWELLING (BALCONIES & PATIOS) 6.5m² x 63 = 409.5 m²
 COMMUNAL AMENITY AREA REQ'D. (MIN.): 50% of 378 m² = 189.0 m² COMMUNAL AMENITY AREA (STACKED DWELLING) = 335.0 m²
 TOTAL AMENITY AREA PROVIDED : 744.5 m²

ACCESSORY BUILDING

BUILDING HEIGHT (MAX.):	LC	PROVIDED:
4.5 m		3.58 m
FLOOR AREA (MAX.):	200.0 m²	83.0 m²

- TERRACE FLATS PARKING :
 PARKING REQUIRED : 1.2 Spaces / (63) d.u. + 0.2 / (63) d.u. (Visitor) = 76 + 13 = 89 Spaces
 PARKING PROVIDED : 76 Parking Spaces + 10 Visitor + 3 H.C. Spaces = 89 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	TERRACE FLATS	1,248.0 m²	12 UNITS
BLOCK 1 =	TERRACE FLATS	416.0 m²	1,248.0 m²	12 UNITS
BLOCK 2 =	TERRACE FLATS	416.0 m²	1,248.0 m²	12 UNITS
BLOCK 3 =	TERRACE FLATS	313.0 m²	939.0 m²	9 UNITS
BLOCK 4 =	TERRACE FLATS	416.0 m²	1,248.0 m²	12 UNITS
BLOCK 5 =	TERRACE FLATS	416.0 m²	1,248.0 m²	12 UNITS
BLOCK 6 =	TERRACE FLATS	208.0 m²	624.0 m²	6 UNITS
BICYCLE / GARBAGE =		83.0 m²		
TOTAL =		2,268.0 m²	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
 D.S. - TYPICAL DOWN SPOUT LOCATION
 - WALL MOUNT LIGHT FIXTURE
 LD. - LIMITING DISTANCE

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

CONSTRUCTION NORTH

No.	DATE	DESCRIPTION	INT.
10.	31/10/25	AS PER RICHCRAFT	SM
9.	20/10/25	APARTMENT BLDGS. WIDTH (+100mm)	JB
8.	17/09/25	AS PER RICHCRAFT	SM
7.	04/09/25	GARBAGE TRUCK TURN AROUND	SM
6.	14/08/25	STREET NAMES ADDED TO PLAN	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

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

CLIENT **RICHCRAFT**

DATE FEB., 2025. SCALE 1:400 SHEET No. **SP-1**

DRAWN BY: SBM CHECKED: MDB

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

D07-12-25-0108