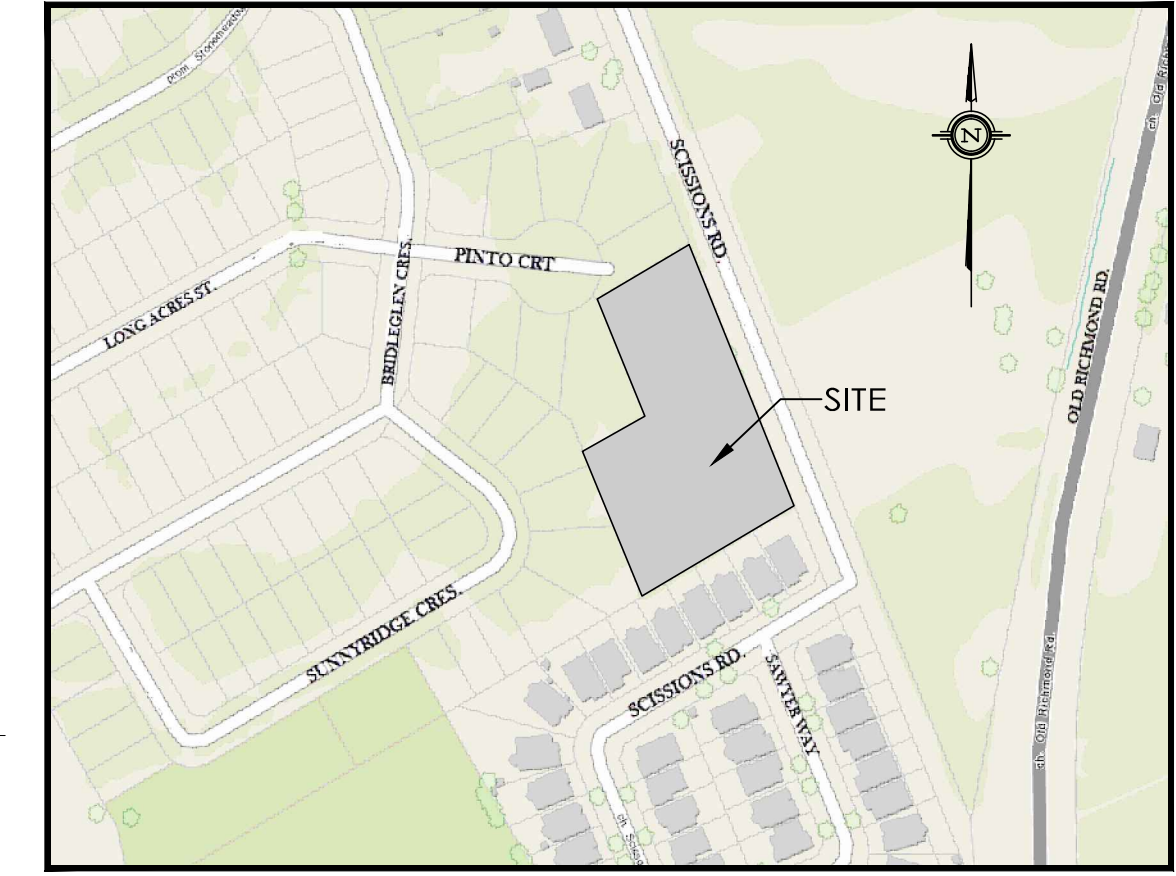


**GENERAL NOTES:**

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, & 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 OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
7. THIS REPRODUCTION SHALL NOT BE ALTERED.



**KEY PLAN**  
NTS

**LEGAL DESCRIPTION**  
PLAN 403318 LOTS 376 & 377

SITE BOUNDARIES DERIVED FROM COMPILED SKETCH OF PART OF LOT 28, CONCESSION 6 (RF) CITY OF OTTAWA  
PREPARED BY FAIRHALL, MOFFATT & WOODLAND LTD.

| PROPOSED ZONING- R3-W                    | REQ'D              | PROVIDED   |
|--|--------------------|--|
| PLANNED UNIT DEVELOPMENT - PERMITTED USE |                    |  |
| MIN. LOT WIDTH                           | N/A                | 119.20m  |
| MIN. LOT AREA                            | 1400m <sup>2</sup> | 7374.69m <sup>2</sup>  |
| MAX. BUILDING HEIGHT                     | 8.0m               | STANDARD MODEL - 7.025m (23'-1")<br>WALKOUT - 8.13m (26'-8") EXCEPTION REQ'D |
| MIN. FRONT YARD                          | 3.0m               | 3.07m  |
| MIN. CORNER SIDE YARD                    | 3.0m               | N/A  |
| MIN. REAR YARD                           | VARIES *           | 8.68m  |
| MIN. INTERIOR SIDE YARD                  | VARIES *           | 3.5m (EXCEPTION REQ'D)   |

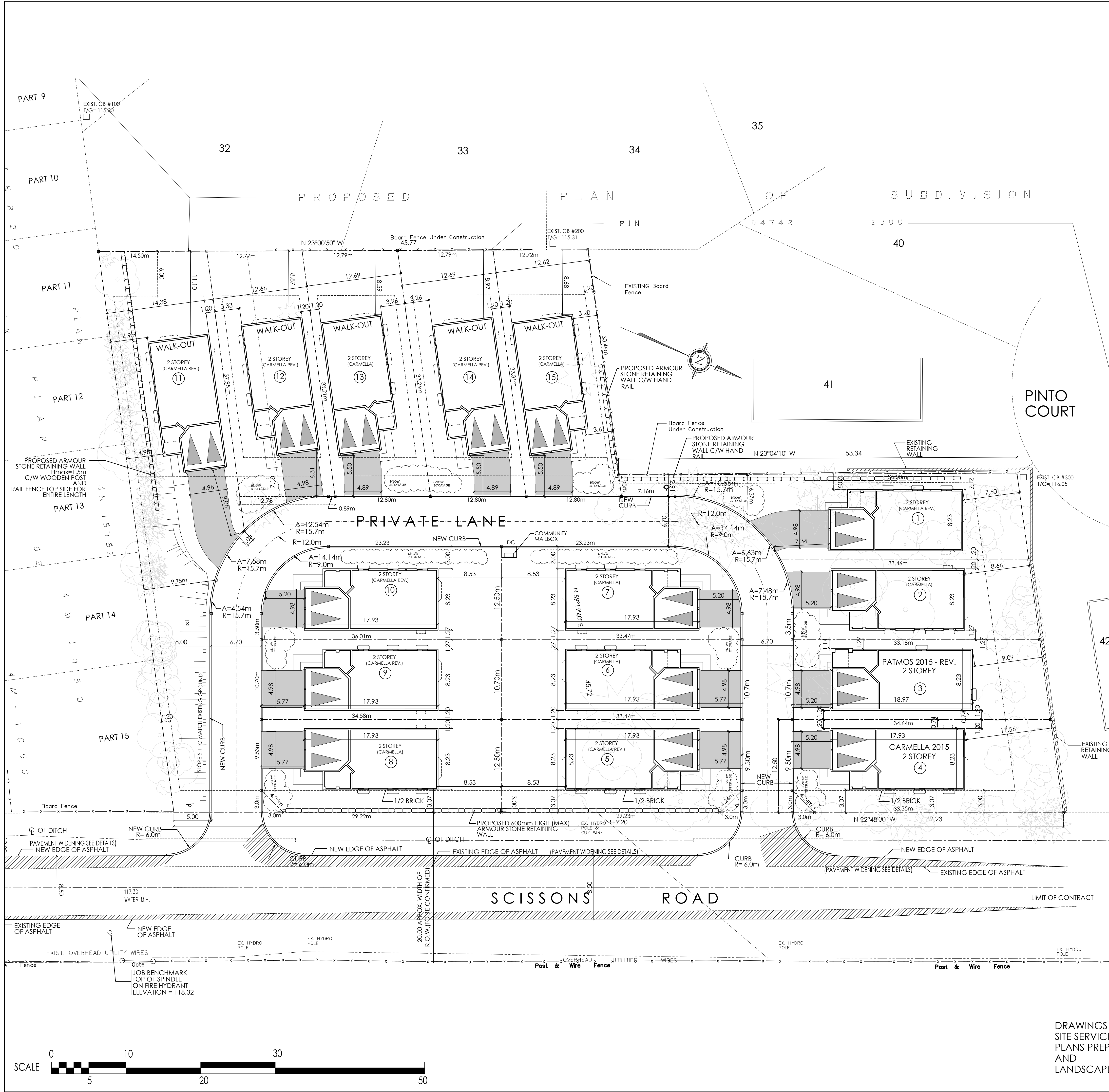
- \*- DESPITE THE DEFINITIONS OF REAR YARD AND INTERIOR SIDE YARD, BUILDINGS IN A PLANNED UNIT DEVELOPMENT (PUD) MUST BE LOCATED SO THAT THEY SET BACK.
- AN AMOUNT EQUAL TO THE MINIMUM REQUIRED REAR YARD SETBACK FOR THE DWELLING TYPE PROPOSED, FROM A LOT LINE WHERE IT ABUTS A REAR YARD ON AN ABUTTING LOT BUT NEED NOT EXCEED 7.5 m
  - AN AMOUNT EQUAL TO THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK FOR THE DWELLING TYPE PROPOSED, FROM A LOT LINE WHERE IT ABUTS A SIDE YARD ON AN ABUTTING LOT.
  - IN THE CASE OF AN ABUTTING VACANT LOT, A MINIMUM REQUIRED INTERIOR SIDE YARD OF 1.8 m, AND A MINIMUM REQUIRED REAR YARD. SETBACK BASED ON THE MINIMUM REAR YARD SETBACK APPLICABLE TO THE DWELLING TYPE PROPOSED TO BE LOCATED WITHIN THE PUD ADJACENT TO THE REAR LOT LINE.

**TABLE 131- PROVISIONS FOR PLANNED UNIT DEVELOPMENT**

|  | REQ'D | PROVIDED |
|--|-------|----------|
| (1) MIN. WIDTH OF PRIVATE DRIVEWAY   | 6.0m  | 6.7m     |
| (2) MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY | 1.8m  | 3.0m     |
| (3) MIN. SETBACK OF ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY        | 5.2m  | 5.2m     |
| (4) MIN. SEPARATION AREA BETWEEN BUILDINGS                                   |       |          |
| - WHERE HEIGHT OF BUILDINGS <= 14.5m   | 1.2m  | 2.4m     |
| - ALL OTHER CASES  | 3.0m  | N/A      |

| LOT No. | LOT AREA             | BUILDING AREA        | LOT COVERAGE |
|---------|----------------------|----------------------|--------------|
| 1       | 413.32m <sup>2</sup> | 137.17m <sup>2</sup> | 33.18%       |
| 2       | 351.26m <sup>2</sup> | 137.17m <sup>2</sup> | 39.05%       |
| 3       | 362.81m <sup>2</sup> | 150.44m <sup>2</sup> | 41.47%       |
| 4       | 439.17m <sup>2</sup> | 137.17m <sup>2</sup> | 31.23%       |
| 5       | 413.88m <sup>2</sup> | 137.17m <sup>2</sup> | 33.14%       |
| 6       | 358.13m <sup>2</sup> | 137.17m <sup>2</sup> | 38.30%       |
| 7       | 401.00m <sup>2</sup> | 137.17m <sup>2</sup> | 34.20%       |
| 8       | 417.26m <sup>2</sup> | 137.17m <sup>2</sup> | 32.87%       |
| 9       | 377.66m <sup>2</sup> | 137.17m <sup>2</sup> | 36.32%       |
| 10      | 437.08m <sup>2</sup> | 137.17m <sup>2</sup> | 31.38%       |
| 11      | 628.30m <sup>2</sup> | 137.17m <sup>2</sup> | 21.83%       |
| 12      | 438.35m <sup>2</sup> | 137.17m <sup>2</sup> | 31.29%       |
| 13      | 421.64m <sup>2</sup> | 137.17m <sup>2</sup> | 32.53%       |
| 14      | 422.24m <sup>2</sup> | 137.17m <sup>2</sup> | 32.48%       |
| 15      | 421.57m <sup>2</sup> | 137.17m <sup>2</sup> | 32.53%       |

DRAWINGS TO BE READ IN CONJUNCTION WITH SITE SERVICING, GRADING CONTROL & DRAINAGE & EROSION CONTROL PLANS PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD. AND LANDSCAPE PLAN PREPARED BY JAMES B. LENNOX & ASSOC. INC.



| No.         | DATE | DESCRIPTION                        | INIT. |
|-------------|------|------------------------------------|-------|
| 17,05/02/16 |      | REVISED PER SITE SERVICING/GRADING | JB    |
| 16,25/11/15 |      | LOT 3 & 4 - FOR PERMIT             | SM    |
| 15,03/11/15 |      | PER CITY COMMENTS FOR SUBMISSION   | JB    |
| 14,15/10/15 |      | REVISED PROPOSED ZONING            | JB    |
| 13,08/10/15 |      | REVISED PER CITY MEETING           | JB    |
| 12,25/09/15 |      | REVISED LOTS 11 THRU 15            | JB    |
| 11,26/05/15 |      | ISSUED FOR SUBMISSION              | JS    |
| 10,20/05/15 |      | REVISED PER NEW TOPO PLAN          | JS    |
| 9,13/05/15  |      | REVISED PER NEW TOPO PLAN          | JS    |
| 8,08/04/15  |      | REVISED PER NEW TOPO PLAN          | JB    |
| 7,18/03/15  |      | REVISED LOTS 11 & 16 FOR BUNGALOWS | JB    |
| 6,16/03/15  |      | FOR SUBMISSION                     | JB    |
| 5,11/03/15  |      | REVISED LOT LINES                  | JB    |
| 4,22/01/15  |      | REVISED UNIT TYPES TO SINGLES      | JB    |
| 3,18/12/14  |      | 6.0m SERVICE EASEMENT ADDED        | JB    |
| 2,24/11/14  |      | FOR REVIEW                         | JB    |
| 1,03/10/12  |      | FOR REVIEW                         | JB    |

ONTOARIO ASSOCIATION OF ARCHITECTS  
M. DAVID BLAKELY  
LICENCE 3658

A  
B  
C

A - DETAIL NUMBER  
B - SHEET NUMBER (DETAIL REQUIRED)  
C - SHEET NUMBER (DETAIL LOCATION)

**PROJECT:**  
**PLANNED UNIT DEVELOPMENT**  
SCISSONS RD.  
OTTAWA, ONTARIO

**CLIENT:**  
OLYMPIA HOMES  
1914 MERIVALE ROAD  
OTTAWA, ONTARIO, K2G 1E8

**DRAWING TITLE:**  
**SITE PLAN**

|                     |                 |                    |
|---------------------|-----------------|--------------------|
| DATE:<br>OCT., 2012 | SCALE:<br>1:250 | SHEET No.<br>SP-1b |
| DRAWN BY:<br>JB     | CHECKED:<br>MDB |                    |