

AREA PLAN: SCALE: NTS

SITE INFORMATION:
 SITE AREA = 0.11ha (0.27 Acres.)
 ZONING: 1773 WOODROFFE = R2A, 1767 WOODROFFE = R2F[S55]
 NEW ZONING (DRAFT 2): MS2 H(11)
 PROPOSED ZONING: MS2 H(11)

LOT WIDTH (MIN.):	REQUIRED :	PROVIDED :
36.29 m		36.29 m
LOT AREA (MIN.):		1,086.92 m ²
BUILDING HEIGHT (MAX.):		17.50 m
FRONT YARD (MIN.):		2.50 m
REAR YARD (MIN.):		6.06 m
INTERIOR SIDE YARD (MIN.):		2.50 m

PARKING REQUIREMENTS: SCHEDULE 1A AREA 'B'
 MID-RISE APARTMENT BUILDING (40 UNITS)
 PARKING REQUIRED= 0.5/d.u. + 0.2/d.u. VISITORS = 20 + 8 = 28 SPACES
 TOTAL PARKING REQUIRED= 28 SPACES
 TOTAL PARKING PROVIDED= 14 SPACES (0.35 SPACES/UNIT)

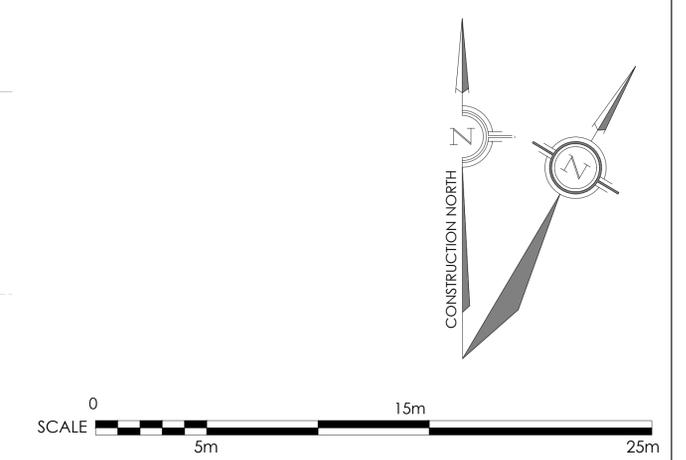
BICYCLE PARKING REQUIREMENTS:
 BICYCLE PARKING REQUIRED= 0.5/d.u. x 40 d.u. = 20 SPACES
 BICYCLE PARKING PROVIDED = 40 SPACES (27 INDOOR + 13 EXT. SHELTER)

AMENITY SPACE REQUIREMENTS:
 AMENITY SPACE REQUIRED = 6m²/d.u. x 40 d.u. = 240m²
 50% COMMUNAL AMENITY AREA REQUIRED = 120m²
 COMMUNAL AMENITY AREA PROVIDED = 168m²
 PRIVATE AMENITY AREA PROVIDED = 116m² (BALCONIES/ TERRACES)
 TOTAL AMENITY AREA PROVIDED = 284m²

LEGEND/ ABBREVIATIONS:

D.C.	DEPRESSED CURB	⊕	GAS METERS LOCATION	⊕	LIGHT STANDARD
CRW	CONCRETE RETAINING WALL	⊕	BUILDING SERVICES LOCATION (IN LOWER LEVEL)	⊕	TWSS
WJ	WROUGHT IRON	⊕	WALL MOUNTED LIGHT FIXTURE	⊕	SIAMMEE CONNECTIONS
TWS	TACTILE WALKING SURFACE INDICATOR	⊕	FIRE HYDRANT	⊕	TRANSFORMER
CONC.	CONCRETE	⊕	GRADE ELEVATION- FOR ARCHITECTURAL INTEREST & COORDINATION ONLY. REFER TO GRADING PLAN FOR FINAL GRADES.	⊕	PRINCIPAL ENTRANCE
ASPH.	ASPHALT	⊕		⊕	SECONDARY ENTRANCE
CLF	CHAIN LINK FENCE	⊕		⊕	
OHW	OVERHEAD WIRES	⊕		⊕	

NOTE:
 SITE PLAN TO BE READ IN CONJUNCTION WITH:
 - SITE SERVICING AND GRADING PLANS PREPARED BY ARCADIS ENGINEERING.
 - LANDSCAPE PLAN PREPARED BY
NOTE:
 SITE BOUNDARIES DERIVED FROM:
 TOPOGRAPHIC PLAN OF SURVEY OF
 LOTS 351 and 352
 REGISTERED PLAN 372115
 CITY OF OTTAWA
 Surveyed by Arnis, O'Sullivan, Volebekk Ltd.
 DATED: 2025/03/28



M. David Blakely Architect Inc.
 2200 Prince of Wales Dr., Suite 101, Ottawa, Ontario
 Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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.

OWNER: LANDSCAPE ARCHITECT:
ARCHITECT: M. DAVID BLAKELY ARCHITECT INC. 2200 PRINCE OF WALES DR., SUITE 101 OTTAWA, ON K2E 6Z9 (613) 226-8811
SURVEYOR: ANNIS O'SULLIVAN VOLLEBEKK LTD. 14 CONCORSE GATE, SUITE 500 NEPEAN, ON K2E 7S6 (613) 727-0550
CIVIL ENGINEER:

SEAL

No.	DATE	DESCRIPTION	INT.	No.	DATE	DESCRIPTION	INT.
1.	10/04/25	FOR COORDINATION	MB	13.			
2.	26/11/25	FOR REVIEW	MB	14.			
				15.			
				16.			
				17.			
				18.			
				19.			
				20.			
				21.			
				22.			
				23.			
				24.			

A B C

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

PROJECT: 1773 & 1767 BASELINE ROAD OTTAWA, ONTARIO
CLIENT:

DRAWING TITLE: SITE PLAN
DATE: APRIL 2019
SCALE: 1 : 150
SHEET No.: SP1
DRAWN BY: mdb
CHECKED: MDB