

KEY PLAN
NOT TO SCALE

SITE INFORMATION - 80 COPE DRIVE - BLOCK 104

PROPOSED ZONING: R3Q [XXXX] H (14) - PERMITTED USES: PLANNED UNIT DEVELOPMENT - TOWNHOUSE DWELLING

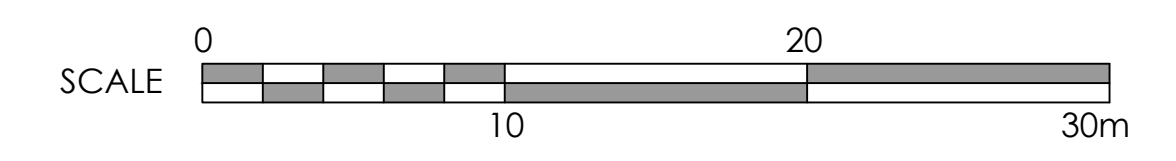
SITE AREA: 3,345.48 m²
 TOTAL BUILDING AREA: 880.0 m²
 TOTAL FINISHED FLOOR AREA: 2,312.0 m²
 FSI - (MAX. 2): 1.2

ZONING:	R3Q[XXXX]H(14)	PROVIDED:
LOT AREA (MIN.):	1,400.0 m ² [XXXX]	3,345.48 m ²
TOWNHOUSE LOT AREA (MIN.):	80.0 m ² [XXXX]	95.60 m ²
SEMI DETACHED & TOWNHOUSE LOT WIDTH (MIN.):	4.5 m	4.57 m
FRONT YARD (MIN.):	3.0 m	5.59 m
FRONT YARD (MIN.):	3.0 m	5.59 m
CORNER SIDE YARD (MIN.):	3.0 m [XXXX]	3.15 m
INTERIOR SIDE YARD (MIN.):	3.0 m [XXXX]	3.15 m
REAR YARD (MIN.):	6.0 m [XXXX]	7.10 m
BUILDING HEIGHT (MAX.):	except no rear yard setback for back to back townhouse dwelling 14.0 m [XXXX]	10.4 m
LANDSCAPED AREA:		45.31 m ² - 38.4%
PARKING SPACES:	1 Spaces / UNIT	1 Driveway / 1 Garage
PORCH STAIR TO LOT LINE (SECTION 45)	2.60m x 5.20m	Driveway - 2.95m x 5.80m
PRIVATE DRIVEWAY WIDTH (MIN.):	2.6 m	Garage 2.95 m
PRIVATE DRIVE/GARAGE LENGTH (MIN.):	5.5 m	Driveway 5.79 m
WALL TO PRIVATE DRIVE:	1.8 m	3.92 m

BACK TO BACK TOWNHOMES & TOWNHOMES:

BLOCK No.:	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BLOCK 1 = BACK TO BACK TOWNHOMES	432.0 m ²	1,152.0 m ²	8 UNITS
BLOCK 2 = TOWNHOMES	448.0 m ²	1,160.0 m ²	8 UNITS
TOTAL =	880.0 m ²	2,312.0 m ²	16 UNITS

NOTE:
 - SITE PLAN TO BE READ IN CONJUNCTION WITH:
 - SITE SERVICING PLAN PREPARED BY STANTEC.
 - LANDSCAPING PLAN PREPARED BY JAMES & LENHOX and ASSOCIATES INC.
 - BOUNDARIES DERIVED FROM: PLAN OF SURVEY OF PART OF 4M1383, DATED APRIL 27, 2009.
 - PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBERG LTD.



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GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
- 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.
- DO NOT SCALE DRAWINGS.
- THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
- THIS REPRODUCTION SHALL NOT BE ALTERED.

SEAL

CONSTRUCTION NORTH

No.	DATE	DESCRIPTION	INIT.
9.	17/11/22	REV. TO AN APPROVED SITE PLAN	SM
8.	07/10/22	REV. ENTRANCE AT CARRONBRIDGE	SM
7.	31/08/22	FOR INDIVIDUAL COPE SITE PLANS	SM
6.	16/06/22	REV. BLK. 24 - BLOCK 1 TO 8 UNITS	SM
5.	30/03/22	COMBINING COPE SITE PLANS	SM
4.	28/09/21	ZONING INFO ADDED	SM
3.	29/07/21	FOR REVIEW	SM
2.	15/06/21	FOR REVIEW	SM
1.	06/05/21	FOR REVIEW	SM

No.	DATE	DESCRIPTION	INIT.
19.			
18.			
17.			
16.			
15.			
14.			
13.			
12.			
11.	25/01/23	REVISED PROPOSED ZONING	SM
10.	11/01/23	SNOW STORAGE ADDED TO PLAN	SM

No.	DATE	DESCRIPTION	INIT.

PROJECT: 80 COPE DRIVE, BLOCK 104
 16 UNIT - TOWNHOMES & BACK TO BACK TOWNHOMES
 OTTAWA, ONT.

CLIENT:

DRAWING TITLE: **SITE PLAN**

DATE: MAY, 2021. SCALE: 1:250. SHEET No. **SP-1**

DRAWN BY: SBM. CHECKED: MDB.