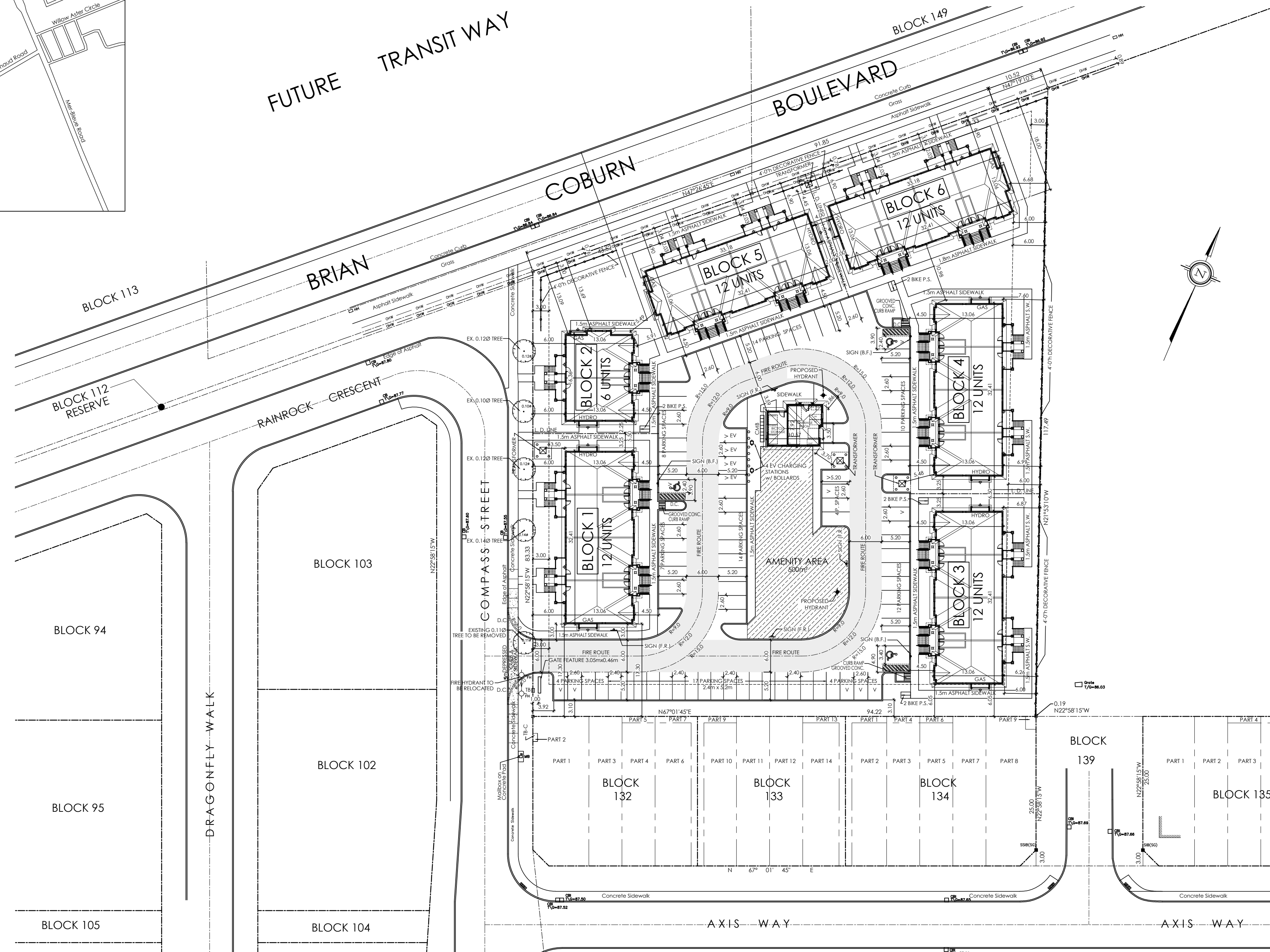


KEY PLAN
NOT TO SCALE



SITE INFORMATION :

PROPOSED ZONING : R4Z [] - PERMITTED USES : - PLANNED UNIT DEVELOPMENT (SECTION 131)
- STACKED DWELLING
- BACK / BACK TOWNHOMES

SITE AREA : 9,559.35 m²
TOTAL BUILDING AREA : 2,259.4 m²

PROPOSED ZONING: R4Z [] PROVIDED: 9,559.35 m² (.95 ha)
LOT AREA (MIN.): 1,400.0 m² COMPASS STREET 83.33 m
LOT WIDTH (MIN.): 18.0 m
FRONT YARD (MIN.): 3.0 m
CORNER SIDE YARD (MIN.): 3.0 m
INTERIOR SIDE YARD (MIN.): 6.0 m
REAR YARD (MIN.): 6.0 m

BUILDING SPACING :
BETWEEN BUILDING & PRIVATE WAY 1.8 m 2.79 m
BETWEEN BUILDINGS 1.2 m 4.00 m
MINIMUM LANDSCAPED AREA : 30.0% 45.6% (5,197.7m²)

BUILDING HEIGHT (STACKED TERRACE UNITS) (MAX.): 15.0 m 9.5 m
PORCH STAIR TO LOT LINE (SECTION 65) 0.60 m n/a

TOTAL AMENITY AREA REQUIRED :
- STACKED DWELLING 6.0m² x 66 = 396.0 m² - PRIVATE AMENITY AREA - (BALCONIES & PATIOS) 6.5m² x 66 = 429.0 m²
COMMUNAL AMENITY AREA REQ'D. (MIN.): 50% of 396 m² = 198.0 m² - COMMUNAL AMENITY AREA - 500.0 m²
TOTAL AMENITY AREA PROVIDED : 929.0 m²

ACCESSORY BUILDING SECTION 131 PROVIDED:
BUILDING HEIGHT (MAX.): 4.5 m 4.02 m
FLOOR AREA (MAX.): 200.0 m² 77.50 m²

TERRACE FLATS PARKING:
PARKING REQUIRED : 1.2 Spaces / (66) d.u. + 0.2 / (66) d.u. (Visitor) = 80 + 14 = 94 Spaces
PARKING PROVIDED : 80 Spaces + 14 Visitor Spaces = 94 Spaces

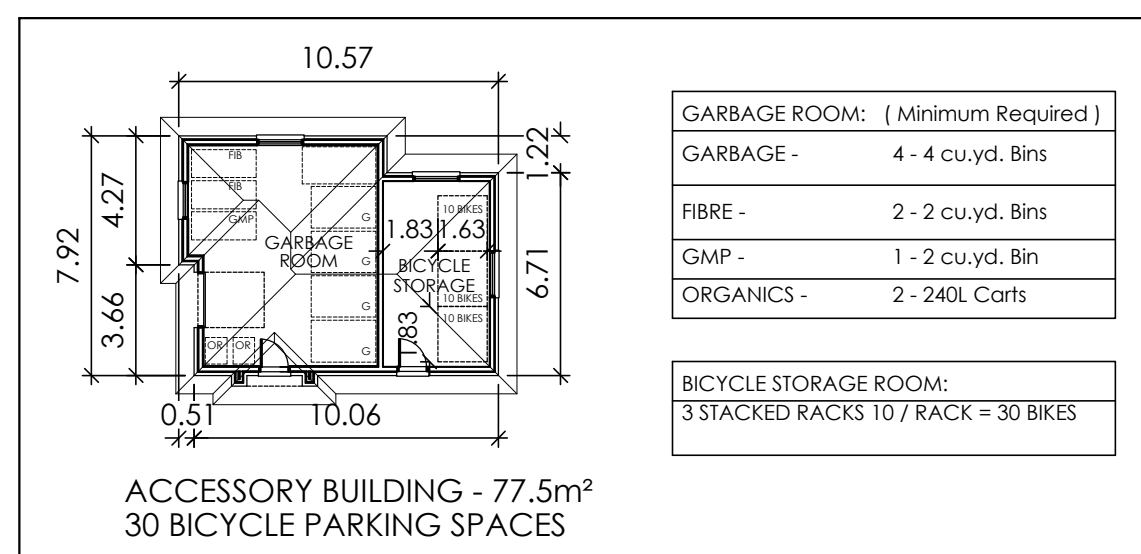
2.6m x 5.2m Spaces = 63 Spaces
2.4m x 5.2m Spaces = 17 Spaces (18%)
2.6m x 5.2m E.V. Visitor Spaces = 4 Spaces
3.9m x 5.2m H.C. Visitor Spaces = 3 Spaces
TOTAL = 94 Spaces

BICYCLE PARKING REQUIRED : 72 (0.5 / (66) d.u.) = 33 Spaces
BICYCLE PARKING PROVIDED : 30 Interior Spaces + 8 Exterior Spaces = 38 Spaces

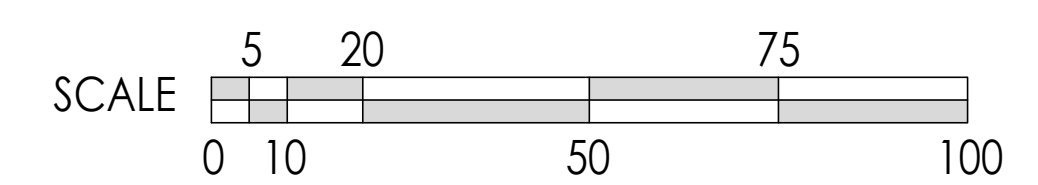
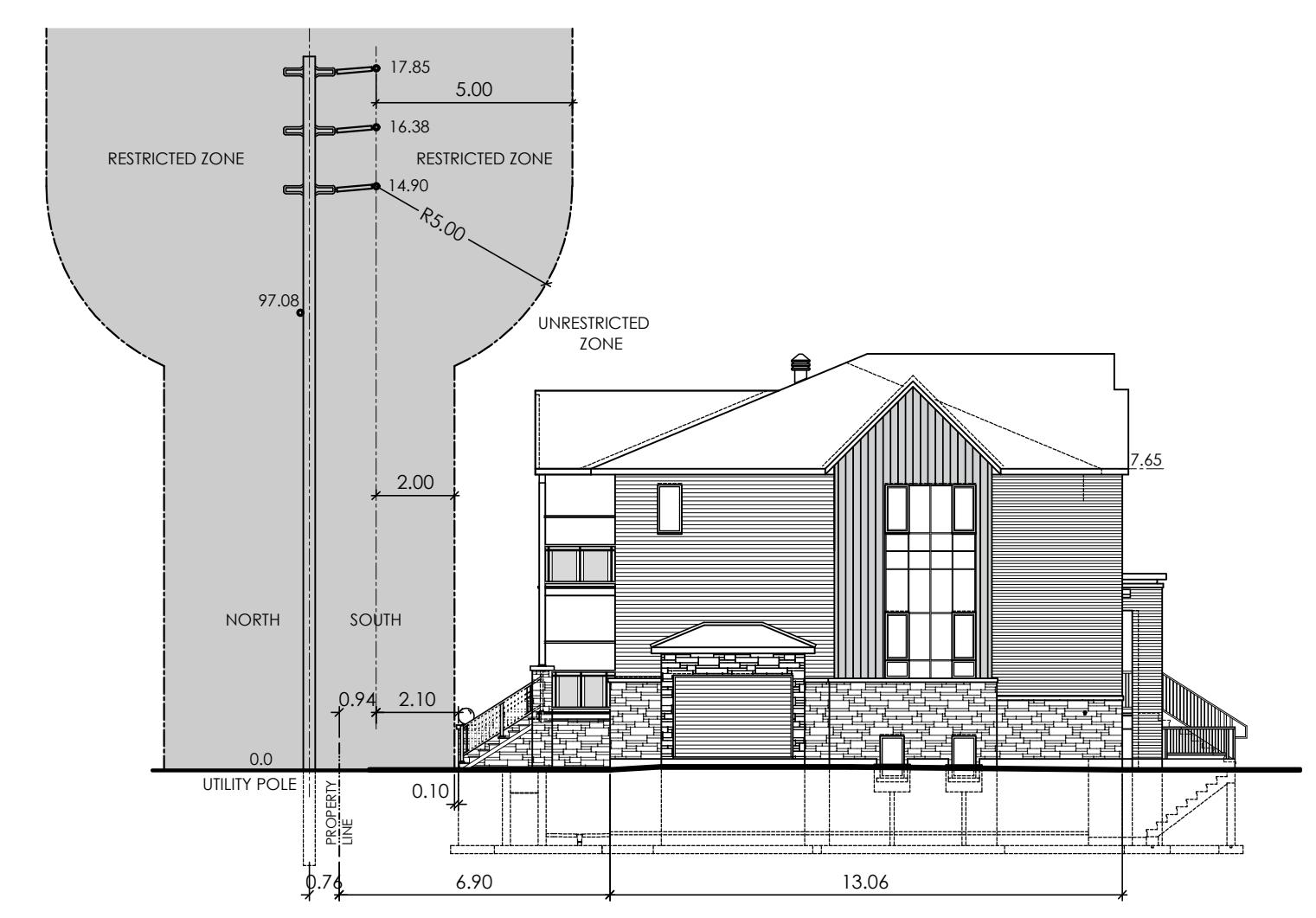
TERRACE FLATS :
BLOCK No. : BUILDING AREA: GROSS FLOOR AREA: No. UNITS:
BLOCK 1 = TERRACE FLATS 412.0 m² 1,240.0 m² 12 UNITS
BLOCK 2 = TERRACE FLATS 212.0 m² 630.0 m² 6 UNITS
BLOCK 3 = TERRACE FLATS 412.0 m² 1,240.0 m² 12 UNITS
BLOCK 4 = TERRACE FLATS 412.0 m² 1,240.0 m² 12 UNITS
BLOCK 5 = TERRACE FLATS 415.0 m² 1,250.0 m² 12 UNITS
BLOCK 6 = TERRACE FLATS 415.0 m² 1,250.0 m² 12 UNITS
BICYCLE / GARBAGE = 77.5 m² 6,850.0 m² 66 UNITS
TOTAL = 2,355.5 m² 6,850.0 m² 66 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.- 400-1330 CLYDE AVE., OTTAWA, ONT.
- LANDSCAPING PLAN PREPARED BY: NAK DESIGN STRATEGIES - 1285 WELLINGTON ST., OTTAWA, ONT.
- BOUNDARIES DERIVED FROM : BLOCK 140 ON PLAN 4M-1544, PART 1 ON PLAN 4R-35191 CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD- 14 CONCOURSE GATE, SUITE 500 NEPEAN, ONT.



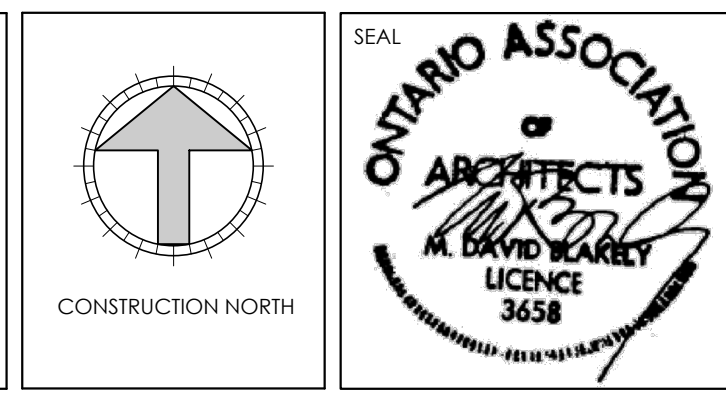
- LEGEND:**
- D.C. - DEPRESSED CURB
 - WALL MOUNT LIGHT FIXTURE
 - L. D. LINE - LIMITING DISTANCE LINE
 - TACTILE WALKING SURFACE INDICATORS (TWSI)
 - 4'-0" DECORATIVE FENCE
 - SIGN (F.R.) - FIRE ROUTE SIGN (NO PARKING)
 - SIGN (B.F.) - BARRIER FREE PARKING SIGN
 - PROPOSED FIRE HYDRANT
 - HYDRO TRANSFORMER SPACE



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.

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



NO.	DATE	DESCRIPTION	INIT.	NO.	DATE	DESCRIPTION	INIT.
10.	03/10/24	REVISED SIDEWALK WIDTHS	SM	20.			
9.	24/09/24	REVISED BLOCKS 3&4, SIDEWALKS	SM	19.			
8.	19/09/24	REVISED HYDRO CLEARANCE SKETCH	SM	18.			
7.	20/08/24	REVISED BLOCKS 1, 2, 5 & 6	SM	17.			
6.	04/06/24	REVISED LAYOUT	SM	16.			
5.	29/05/24	REVISED LAYOUT	SM	15.			
4.	08/04/24	REVISED UNIT TYPES & LAYOUT	SM	14.			
3.	11/03/24	REVISED UNIT TYPES & LAYOUT	SM	13.	18/12/24	PER CITY COMMENTS/ SP & ZONING	JB
2.	28/02/24	REVISED BLOCK LAYOUT	SM	12.	29/10/24	REV. DEPRESSED CURB/FENCE & TWSI'S	SM
1.	15/03/22	FOR REVIEW	SM	11.	09/10/24	REV. AS PER EX. TREES ON COMPASS	SM

PROJECT: 66 UNIT TERRACE FLATS
640 COMPASS STREET - BLOCK 140
OTTAWA, ONT.

CLIENT: **RICHCRAFT**
2280 ST. LAURENT BLVD. - SUITE 201
OTTAWA, ONTARIO, K1G 4K1

DRAWING TITLE: **SITE PLAN**

DATE: MAR., 2022. SCALE: 1:500. SHEET No.: **SP-1**

DRAWN BY: SBM. CHECKED: MDB.