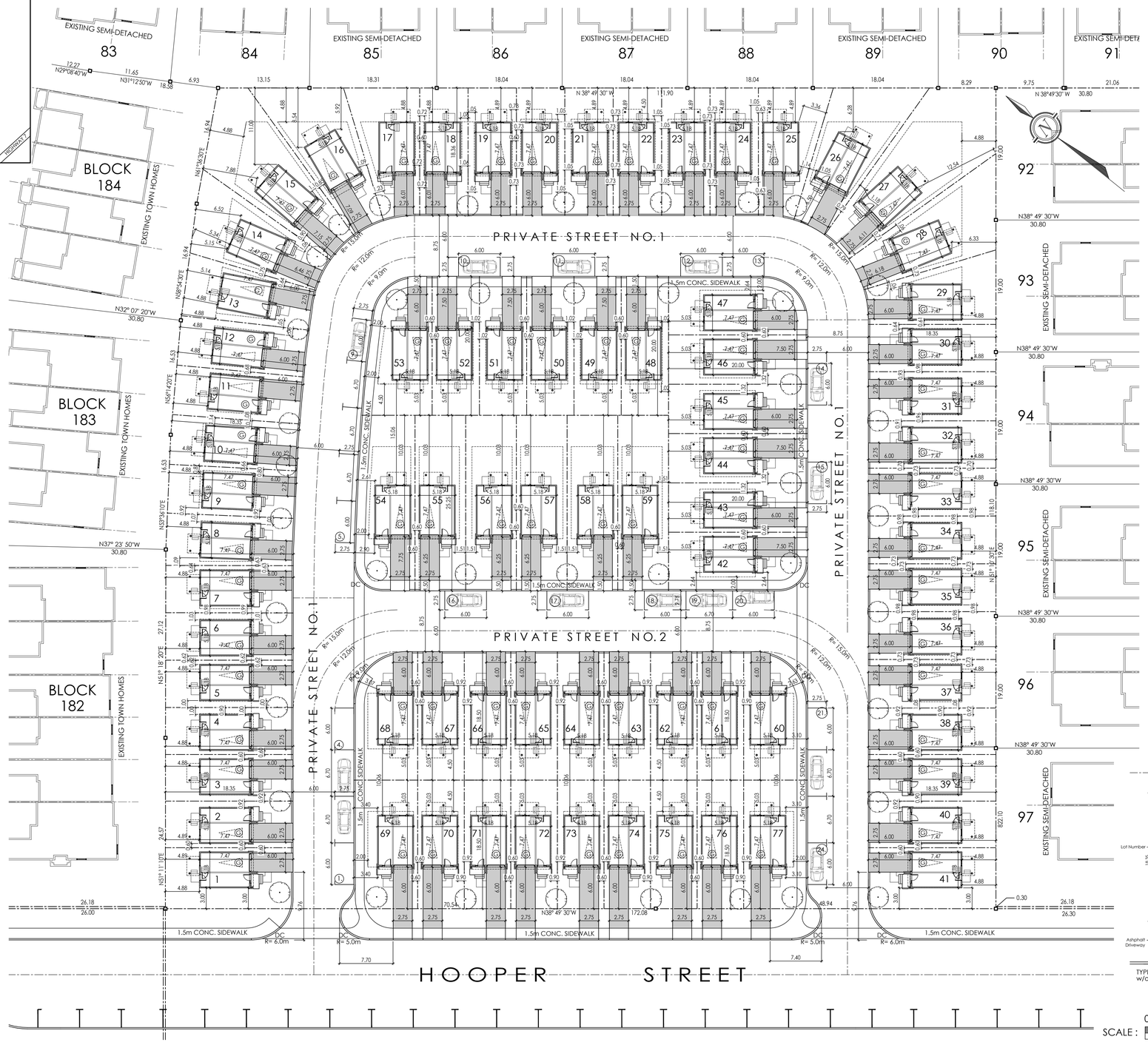
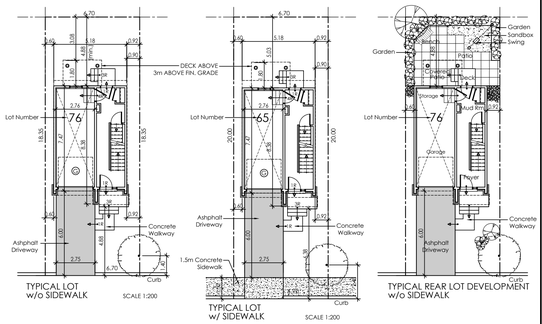


KEY PLAN - NTS





SCALE : 0 10 30 50M
5 20 40

SITE INFORMATION:

SITE AREA :	13,922 m²	(1.39 ha)
TOTAL BUILDING AREA :	2,979.90m²	
SITE COVERAGE :		20.10%
AREA OF ASPHALT/BUILDING :	5,793.56m²	41.61%
AREA OF LANDSCAPING :	8,128.44m²	58.38%
AREA DENSITY:	77 UNITS / 1.39ha	55.4 UNITS PER HECTARE

SINGLES	UNIT TYPE	No. UNITS	BLDG. AREA	FLOOR AREA
SINGLE LOTS	3 STOREY 2 BEDRM. -	77	38.7m²@ 77 = 2,979.90m²	96.8m²@ 77 = 7,453.60m²

D.U. DENSITY:
COVERAGE CALCULATION FOR SMALLEST TYPICAL LOT SIZE
TYPICAL LOT 6.7m X 18.35m = 122.94m²
BUILDING AREA = 38.7m²
LOT COVERAGE = 31.5%

PARKING REQUIRED:
2 SPACES PER DWELLING UNIT = 154 spaces
PARKING SPACE SIZE = 2.75m x 6.00m

PARKING PROVIDED:

PRIVATE GARAGE =	77 spaces
PRIVATE DRIVEWAY =	77 spaces
VISITOR STREET PARKING =	24 spaces
TOTAL =	178 spaces

SITE BOUNDARIES AND TOPOGRAPHIC INFORMATION DERIVED FROM PLAN OF SUBDIVISION PLAN 27M- 81 PREPARED BY FAIRHALL MOFFIT WOODLAND Ltd. DATED: DECEMBER 7, 2017.
SURVEYOR TO VERIFY SETBACKS, ZONING REQUIREMENTS & EASEMENTS BEFORE SETTING-OUT FOR CONSTRUCTION.

ZONING INFORMATION
PROPOSED ZONING - _____

		REQUIRED :	PROVIDED :
LOT FRONTAGE			172.08 m
MIN. LOT FRONTAGE :	SINGLES :	m	6.70m
	TOWNHOME :	m	N/A
MIN. FRONT YARD SETBACK :	SINGLES :	m	6.00 m
	TOWNHOME :	m	N/A
MIN. SETBACK TO GARAGE :	SINGLES :	m	6.00 m
	TOWNHOME :	m	N/A
MIN. REAR YARD SETBACK :	SINGLES :	m	4.88 m
	TOWNHOME :	m	N/A
MIN. EXTERIOR YARD SETBACK :	SINGLES :	m	3.00 m
	TOWNHOME :	m	N/A
MIN. INTERIOR YARD SETBACK :	SINGLES :	m	0.60 m
	TOWNHOME :	m	N/A
MIN. DWELLING AREA :	SINGLES :	m	96.8 m²
	TOWNHOME :	m	N/A
MAX. BUILDING HEIGHT :	SINGLES :	m	9.14 m
	TOWNHOME :	m	N/A

NOTE:
REFER TO LANDSCAPE PLAN PREPARED BY _____.
REFER TO SITE SERVICING AND GRADING PLANS PREPARED BY _____.

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 COMPLAINCE WITH ALL CODES, REGULATIONS, & BY-LAWS
3 - ADDITIONAL DRAWINGS MAY BE ISSUED FOR
4 - 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
5 - DO NOT SCALE DRAWINGS.
6 - THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT
7 - THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE
8 - THIS REPRODUCTION SHALL NOT BE ALTERED.

CONSTRUCTION NORTH

SEAL

No.	DATE	DESCRIPTION	INIT.
11.	15/04/25	REVISED NOTES	JB
10.	21/02/24	REVISED FOR ALL SINGLES/ FOR CO-ORD.	JB
9.	29/09/23	FOR CO-ORDINATION	SM
8.	18/05/22	REVISED TOWNHOME BLOCKS	SM
7.	16/03/22	REVISED UNIT SPACING	SM
6.	05/07/21	REVISED ROAD WIDTH / UNIT TYPES	SM
5.	02/12/19	REVISED ROAD WIDTH	SM
4.	05/09/19	REVISED MODEL TYPE	SM
3.	21/09/17	ADDED BLOCK 9	SM
2.	12/09/17	REVISED MODEL TYPE	SM
1.	24/01/17	FOR REVIEW	JB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
22.			
21.			
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.	20/10/25	UPDATE AS PER TOWN COMMENTS	KB
12.	04/09/25	ADD DIMENSIONS PER TOWN COMMENTS	KB

REVISIONS

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

PROJECT:
BLOCK 213
77 UNIT RESIDENTAL SUBDIVION
SINGLES & TOWNHOMES
CARLETON PLACE, ONTARIO

CLIENT:
OLYMPIA HOMES
1914 MERIVALE ROAD
OTTAWA, ONTARIO

DRAWING TITLE:
SITE PLAN

DATE: JAN., 2017.
SCALE: 1: 300
DRAWN BY: JB
CHECKED: MDB
SHEET No.: SP-1