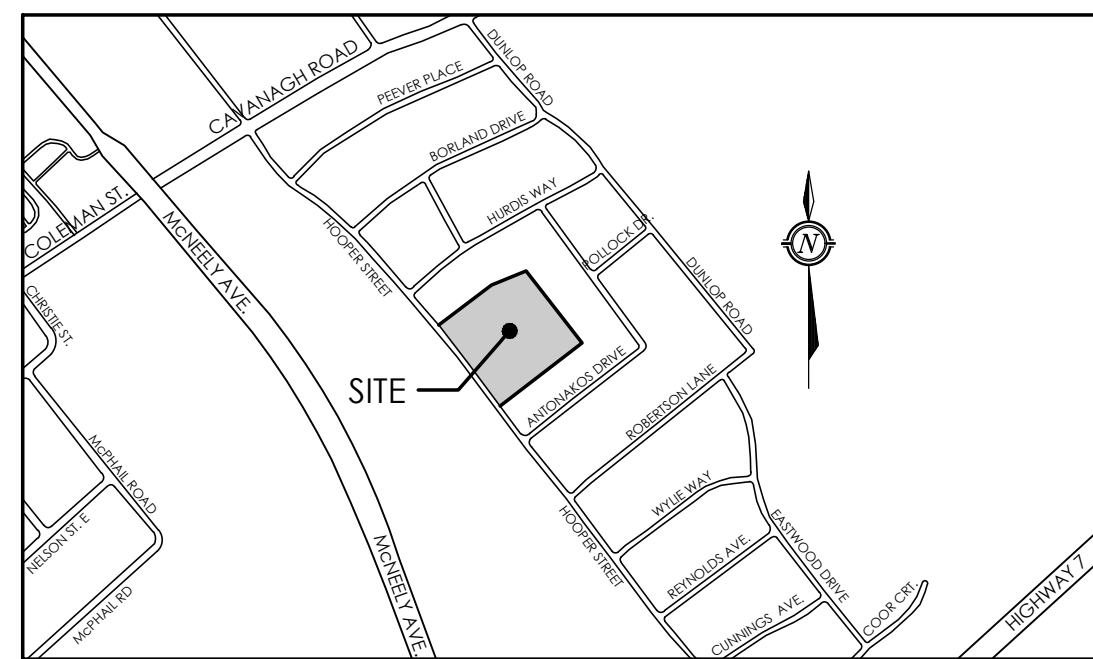
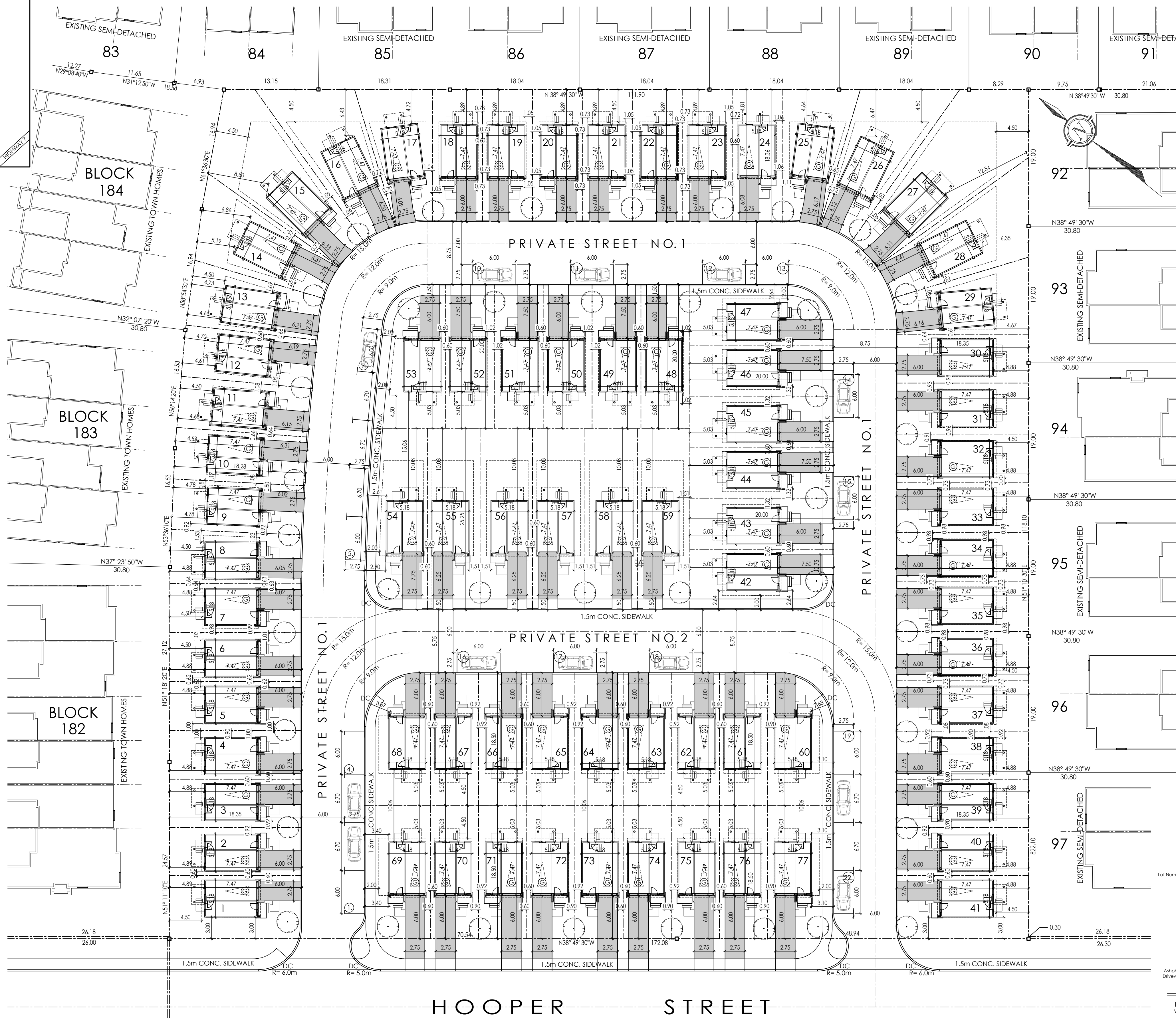




KEY PLAN - NTS



SITE INFORMATION:			
SITE AREA :	13,922 m ²	(1.39 ha)	
TOTAL BUILDING AREA :	2,979.90 m ²		
SITE COVERAGE :	20.10%		
AREA ASPHALT/BUILDING :	5,793.56 m ²	41.61%	
AREA LANDSCAPING :	8,128.44 m ²	58.38%	
UNITS PER HECTARE :	77 UNITS / 1.42 ha	54.2 UNITS/ha	
SINGLES	UNIT TYPE	No. UNITS	BLDG. AREA
SINGLE LOTS	3 STOREY 2 BEDRM. -	77	38.7m ² @ 77 = 2,979.90m ²
			96.8m ² @ 77 = 7,453.60m ²

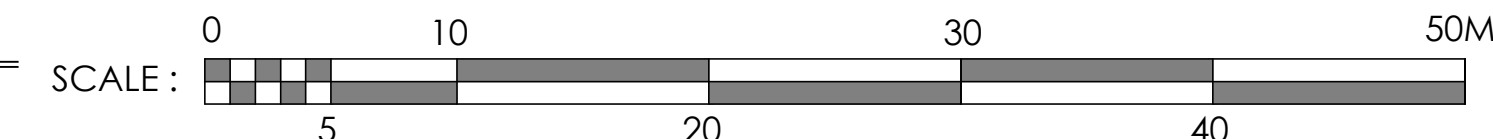
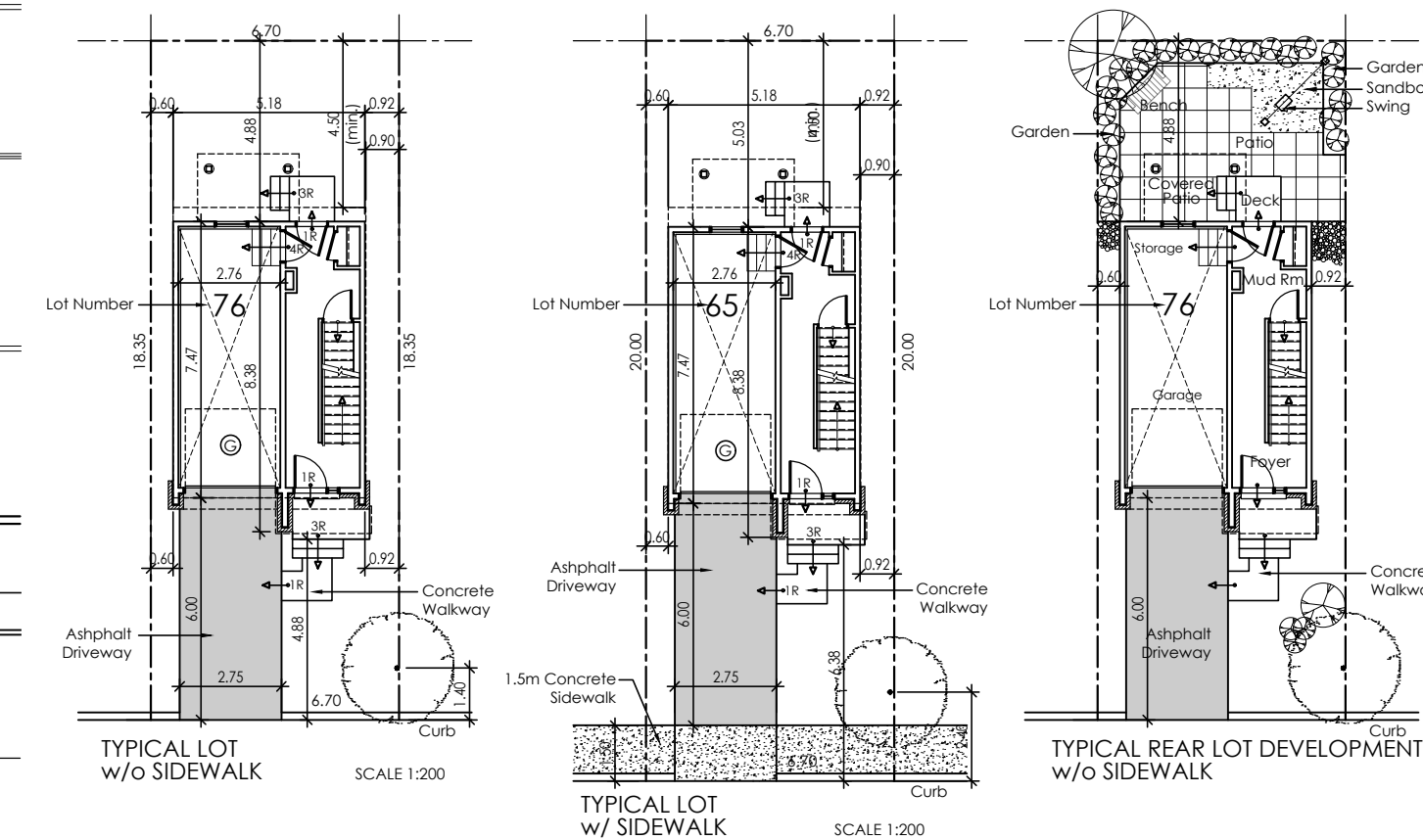
PARKING REQUIRED:	2 SPACES PER DWELLING UNIT = 154 spaces
PARKING SPACE SIZE =	2.75m x 6.00m
PARKING PROVIDED:	
PRIVATE GARAGE =	77 spaces
PRIVATE DRIVEWAY =	77 spaces
VISITOR STREET PARKING =	22 spaces
TOTAL =	176 spaces

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

ZONING INFORMATION PROPOSED ZONING -

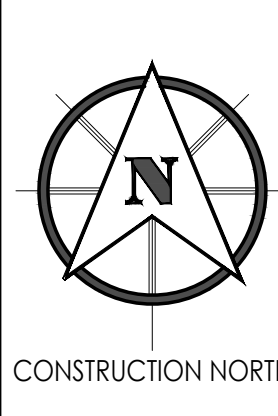
LOT FRONTAGE:		REQUIRED :	PROVIDED :
MIN. LOT FRONTAGE :	SINGLES :	m	6.70m
	TOWNHOME :	m	4.98m
MIN. FRONT YARD SETBACK :	SINGLES :	m	6.00 m
	TOWNHOME :	m	6.00 m
MIN. SETBACK TO GARAGE :	SINGLES :	m	6.00 m
	TOWNHOME :	m	6.00 m
MIN. REAR YARD SETBACK :	SINGLES :	m	4.61 m
	TOWNHOME :	m	4.63 m
MIN. EXTERIOR YARD SETBACK :	SINGLES :	m	3.00 m
	TOWNHOME :	m	N/A
MIN. INTERIOR YARD SETBACK :	SINGLES :	m	0.40 m
	TOWNHOME :	m	1.52 m
MIN. DWELLING AREA :	SINGLES :	m	96.8 m ²
	TOWNHOME :	m	96.8 m ²
MAX. BUILDING HEIGHT :	SINGLES :	m	9.14 m
	TOWNHOME :	m	9.14 m

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 COMPLIANCE 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 MEANINGS 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.



SEAL

REVISIONS			
NO.	DATE	DESCRIPTION	INT.
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

A - DETAIL NUMBER	B - SHEET NUMBER (DETAIL REQUIRED)	C - SHEET NUMBER (DETAIL LOCATION)
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PROJECT: **BLOCK 213**
77 UNIT RESIDENTIAL SUBDIVION
SINGLES & TOWNHOMES
CARLETON PLACE, ONTARIO

CLIENT: **OLYMPIA HOMES**
1914 MERIVALE ROAD
OTTAWA, ONTARIO

DRAWING TITLE: **SITE PLAN**

DATE: **JAN., 2017.**

DRAWN BY: **JB**

CHECKED: **MDB**

SCALE: **1: 300**

SHEET No.: **SP-1**