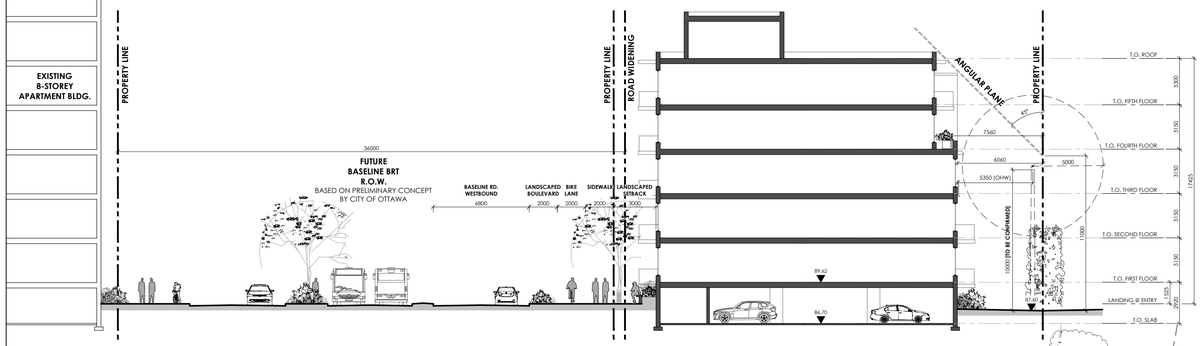
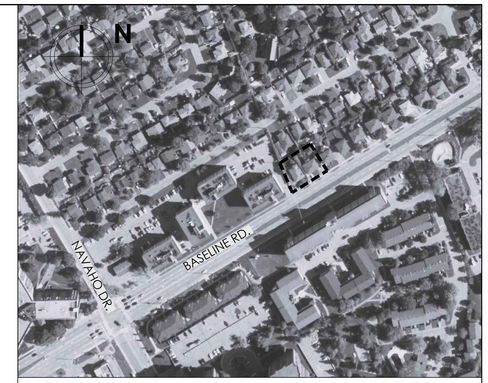
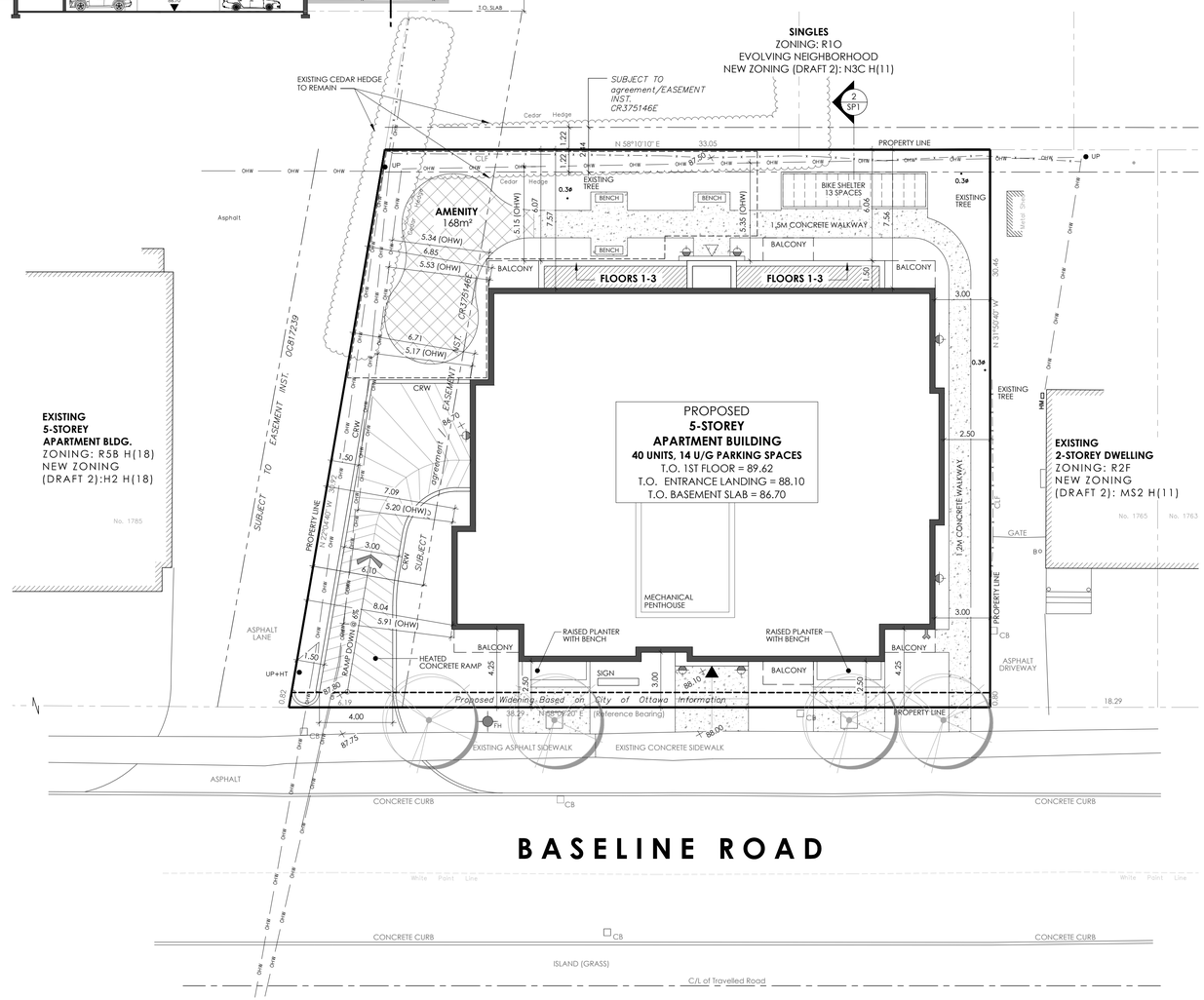


2 **SITE SECTION**

SCALE: 1:200



AREA PLAN: SCALE: NTS



SITE INFORMATION:

SITE AREA = 0.11ha (0.27 Acres.)
ZONING: 1773 WOODROFFE = R2A, 1767 WOODROFFE = R2F[555]
NEW ZONING (DRAFT 2): MS2 H(11)
PROPOSED ZONING:

	REQUIRED :	PROVIDED :
LOT WIDTH (MIN.):		38.29 m
LOT AREA (MIN.):		1,086.92 m²
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

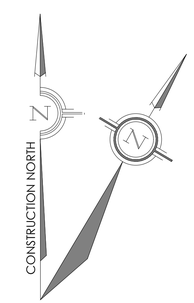
LEGEND/ ABREVIATIONS:

D.C. DEPRESSED CURB
CRW CONCRETE RETAINING WALL
W.I. WROUGHT IRON
TWSI TACTILE WALKING SURFACE INDICATOR
CONC. CONCRETE
ASPH. ASPHALT
CLF CHAIN LINK FENCE
OHW OVERHEAD WIRES

GAS METERS LOCATION
BUILDING SERVICES LOCATION (IN LOWER LEVEL)
WALL MOUNTED LIGHT FIXTURE
FIRE HYDRANT
XX.XX GRADE ELEVATION- FOR ARCHITECTURAL INTENT & COORDINATION ONLY. REFER TO GRADING PLAN FOR FINAL GRADES.
LIGHT STANDARD
TWSI
SIAMESE CONNECTIONS
TRANSFORMER
PRINCIPAL ENTRANCE
SECONDARY ENTRANCE

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 Annis, O'Sullivan, Vollebekk Ltd.
DATED: 2025/03/28



SCALE 0 5m 15m 25m

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:

ARCHITECT: M. DAVID BLAKELY ARCHITECT INC.
2200 PRINCE OF WALES DR., SUITE 101
OTTAWA, ON K2E 6Z9
(613) 226-8811

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

SURVEYOR: ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S6
(613) 727-0850

SEAL

No.	DATE D/M/Y	DESCRIPTION	INIT.
12.			
11.			
10.			
9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	26/11/25	FOR REVIEW	MB
1.	10/04/25	FOR COORDINATION	MB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
24.			
23.			
22.			
21.			
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.			

REVISIONS

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