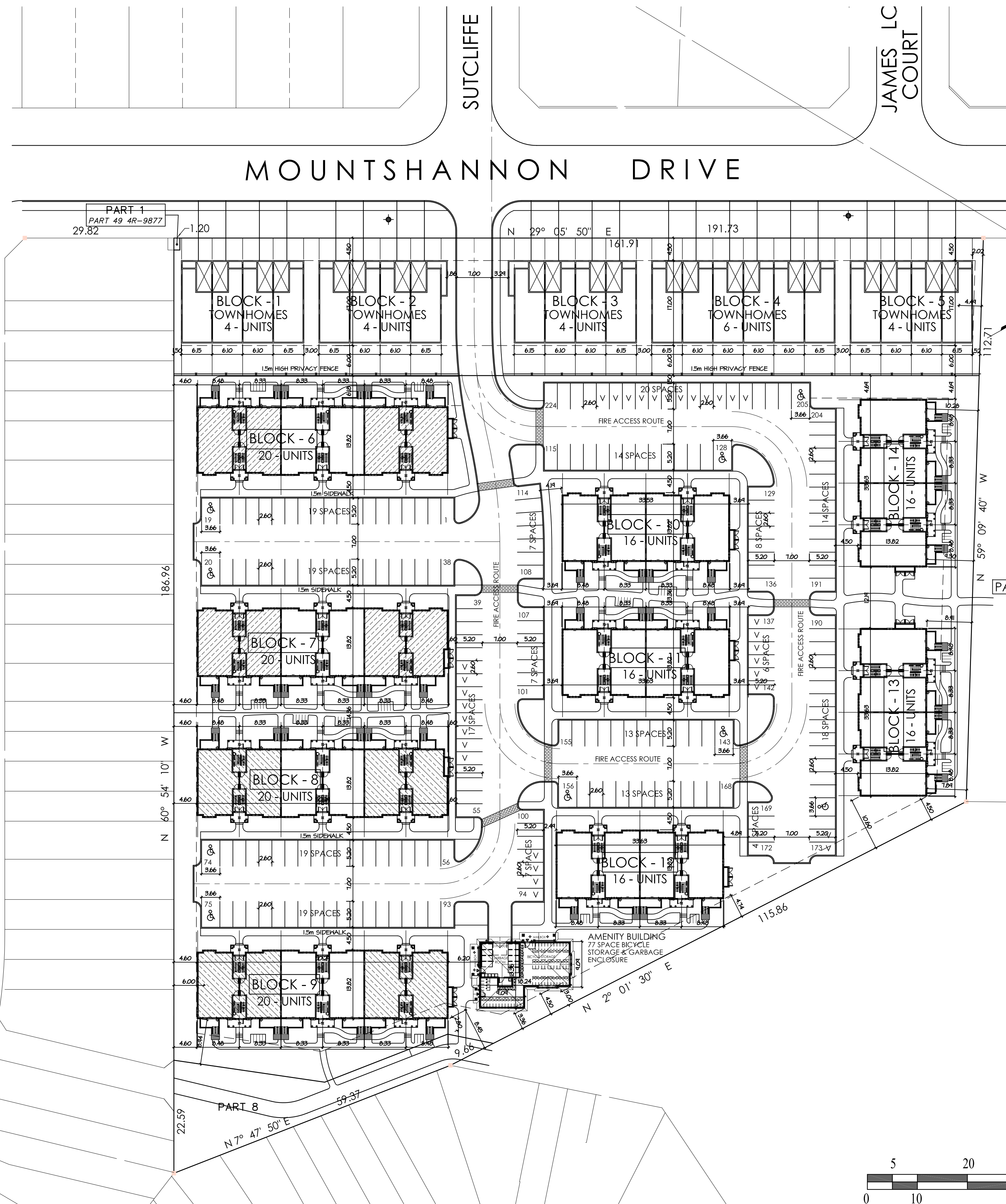
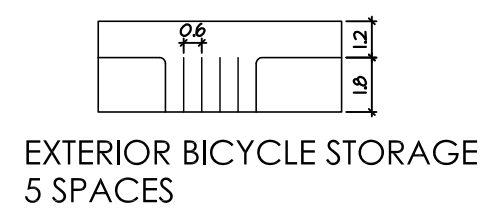
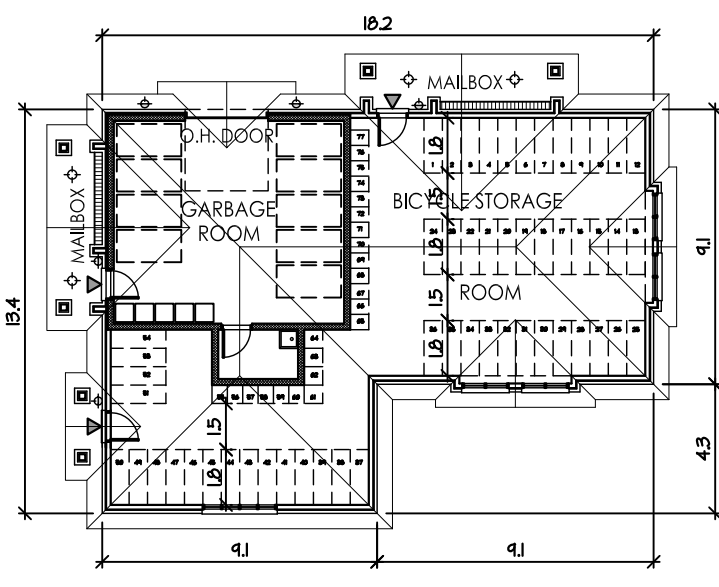
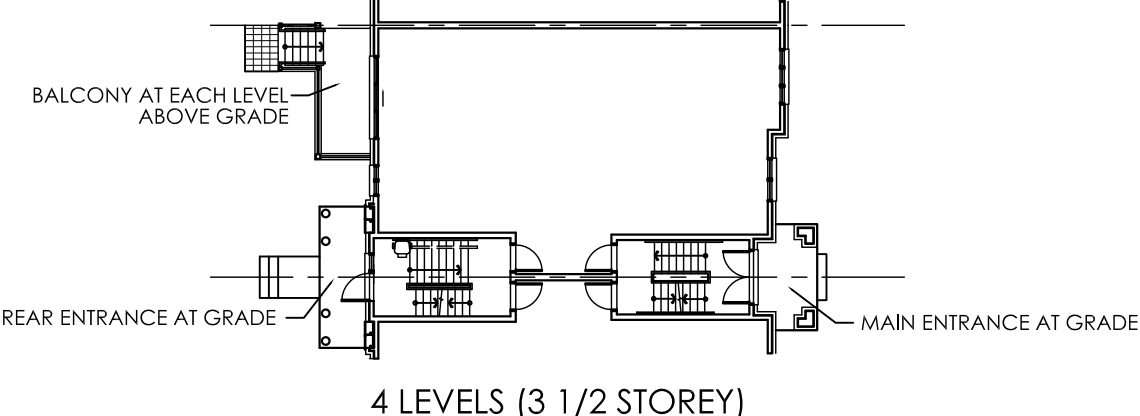
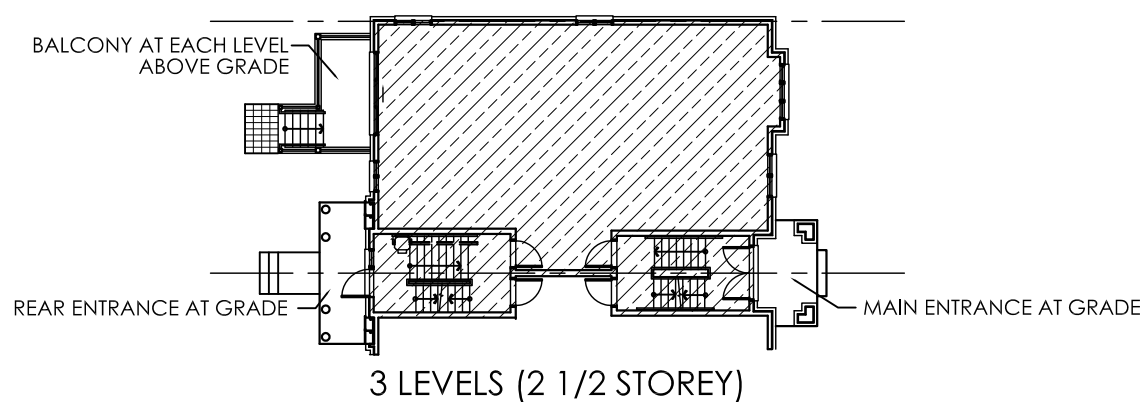


KEY PLAN  
NOT TO SCALE  
LEGEND:



**SITE INFORMATION:**  
EXISTING ZONING R32(1193) PERMITTED USES: - LOW RISE APARTMENT - NOT PERMITTED.  
PROPOSED ZONING: RSA - PERMITTED USES: - PLANNED UNIT DEVELOPMENT  
- APARTMENT DWELLING LOW RISE  
- STACKED DWELLING  
- MULTIPLE ATTACHED DWELLING

|  |                                     |   |
|--|-------------------------------------|---|
| TOTAL BUILDING AREA:                                     | 24,281.3 m <sup>2</sup>             |   |
| SITE AREA:   | 7,360.8 m <sup>2</sup>              |   |
| PROPOSED ZONING:   | RSA                                 | PROVIDED:   |
| LOT AREA (MIN.):   | 1,400.0 m <sup>2</sup>              | 24,281.3 m <sup>2</sup> = 2.42 ha (5.99 A)  |
| LOT FRONTAGE (MIN.):                                     | 18.0 m                              | 191.7 m   |
| FRONT YARD (MIN.):                                       | 6.0 m                               | 4.5 m   |
| INTERIOR SIDE YARD (MIN.):                               |                                     |   |
| - APARTMENT LOW RISE                                     | 3.0 m                               | 4.5 m   |
| - MULTIPLE ATTACHED                                      | 1.5 m                               | 1.5 m   |
| REAR YARD (MIN.):  | 6.0 m                               | 4.5 m   |
| BUILDING HEIGHT (MAX.):                                  |                                     |   |
| - APARTMENT LOW RISE                                     | 15.0 m                              | 13.5 m  |
| - MULTIPLE ATTACHED                                      | 11.0 m                              | 8.5 m   |
| ACCESSORY BUILDING                                       |                                     |   |
| REAR YARD (MIN.):  | 0.6 m                               | 4.5 m   |
| MAX. BUILDING HEIGHT:                                    | 4.5 m                               | 4.5 m   |
| FLOOR AREA (MAX.):                                       | 55.0 m <sup>2</sup>                 | 157.7 m <sup>2</sup>  |
| TOTAL AMENITY AREA REQUIRED:                             |                                     |   |
| - APARTMENT LOW RISE - 6.0m x 160 = 960.0 m <sup>2</sup> |                                     | - PRIVATE AMENITY AREA - (BALCONIES & PATIOS) 6.5m x 160 = 1,040.0 m <sup>2</sup> |
| COMMUNAL AMENITY AREA REQ'D. (MIN.):                     | 50% of 960 m = 480.0 m <sup>2</sup> | - COMMUNAL AMENITY AREA - 700.0 m <sup>2</sup>                                    |
|  |                                     | TOTAL AMENITY AREA PROVIDED: 1,740.0 m <sup>2</sup>                               |

|                          |       |                                 |
|--------------------------|-------|---------------------------------|
| MINIMUM LANDSCAPED AREA: | 30.0% | 56.1% (13,622.8m <sup>2</sup> ) |
| BUILDING SPACING:        | 1.5 m | 5.0 m                           |

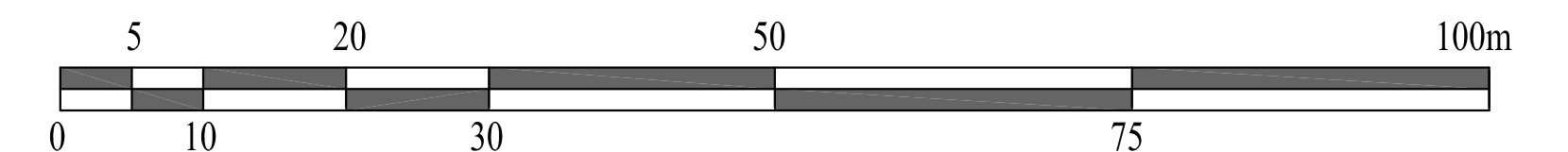
| BLOCK No.:               | BUILDING AREA:         | No. UNITS: |
|--------------------------|------------------------|------------|
| BLOCK 1 = TOWNHOMES      | 403.8 m <sup>2</sup>   | 4 UNITS    |
| BLOCK 2 = TOWNHOMES      | 403.8 m <sup>2</sup>   | 4 UNITS    |
| BLOCK 3 = TOWNHOMES      | 403.8 m <sup>2</sup>   | 4 UNITS    |
| BLOCK 4 = TOWNHOMES      | 605.1 m <sup>2</sup>   | 6 UNITS    |
| BLOCK 5 = TOWNHOMES      | 403.8 m <sup>2</sup>   | 4 UNITS    |
| BLOCK 6 = TERRACE FLATS  | 678.7 m <sup>2</sup>   | 20 UNITS   |
| BLOCK 7 = TERRACE FLATS  | 678.7 m <sup>2</sup>   | 20 UNITS   |
| BLOCK 8 = TERRACE FLATS  | 678.7 m <sup>2</sup>   | 20 UNITS   |
| BLOCK 9 = TERRACE FLATS  | 678.7 m <sup>2</sup>   | 20 UNITS   |
| BLOCK 10 = TERRACE FLATS | 453.6 m <sup>2</sup>   | 16 UNITS   |
| BLOCK 11 = TERRACE FLATS | 453.6 m <sup>2</sup>   | 16 UNITS   |
| BLOCK 12 = TERRACE FLATS | 453.6 m <sup>2</sup>   | 16 UNITS   |
| BLOCK 13 = TERRACE FLATS | 453.6 m <sup>2</sup>   | 16 UNITS   |
| BLOCK 14 = TERRACE FLATS | 453.6 m <sup>2</sup>   | 16 UNITS   |
| BICYCLE / GARBAGE =      | 157.7 m <sup>2</sup>   |            |
| TOTAL =                  | 7,360.8 m <sup>2</sup> | 182 UNITS  |

STREET TOWNHOMES = 22 UNITS  
TERRACE FLATS = 160 UNITS

TERRACE FLATS PARKING:  
PARKING REQUIRED: 1.2 Spaces / d.u. + 0.2 / d.u. (Visitor) = 192 + 32 = 224 Spaces  
PARKING PROVIDED: 192 Spaces + 32 Visitor Spaces = 224 Spaces

BICYCLE PARKING REQUIRED: 160 (0.5 / d.u.) = 80 Spaces  
BICYCLE PARKING PROVIDED: 77 Interior Spaces + 66 Exterior Spaces = 143 Spaces

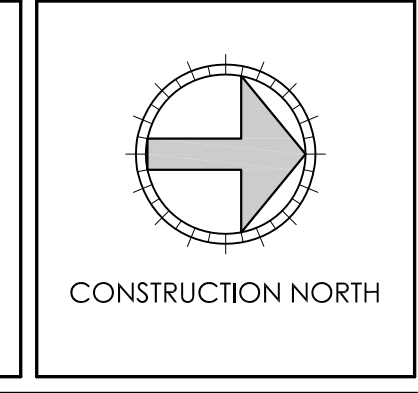
NOTE:  
SITE PLAN TO BE READ IN CONJUNCTION WITH:  
- SITE SERVICING PLAN PREPARED BY DAVID SCHAEFFER ENGINEERING LIMITED.  
- LANDSCAPING PLAN PREPARED BY JAMES B. LENNOX and ASSOCIATES.  
BOUNDARIES DERIVED FROM: PLAN 4M-889  
PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD.  
DATED AUG. 13, 2003.



**M. David Blakely  
Architect Inc.**  
210 Colomade Rd. Suite 2 Nepean, Ontario  
Phone (613) 226-8811 Fax (613) 226-1442

**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, AND 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 FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
6. THIS REPRODUCTION SHALL NOT BE ALTERED



| No. | DATE     | DESCRIPTION                       | INIT. |
|-----|----------|-----------------------------------|-------|
| 10. |          |                                   |       |
| 9.  |          |                                   |       |
| 8.  |          |                                   |       |
| 7.  |          |                                   |       |
| 6.  |          |                                   |       |
| 5.  | 24/03/11 | ACCESSORY BLDG., PARKING ADDED    | SM    |
| 4.  | 08/02/11 | FOR RICHCRAFT REVIEW              | SM    |
| 3.  | 21/01/11 | REVISED SITE LAYOUT               | SM    |
| 2.  | 08/01/10 | PARKING ADDED, REV. AMENITY BLDG. | SM    |
| 1.  | 03/12/09 | FOR REVIEW                        | SM    |

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

SEAL

|  |                     |                                   |                          |
|--|---------------------|-----------------------------------|--------------------------|
| 182 UNIT<br>PLANNED UNIT DEVELOPMENT<br>MOUNTSHANNON DRIVE<br>OTTAWA, (NEPEAN), ONT. |                     | DRAWING TITLE<br><b>SITE PLAN</b> |                          |
| CLIENT<br><b>RICHCRAFT</b><br>Group Of Companies                                     | DATE<br>NOV., 2004. | SCALE<br>1:500                    | SHEET No.<br><b>SP-1</b> |
|  | DRAWN BY:<br>SBM    | CHECKED<br>MDB                    |                          |

F:\2011 PROJECTS\Richcraft\Mountshannon\Site Plans\Site Plan 110324\_005.dwg, 3/24/2011 9:59:38 AM