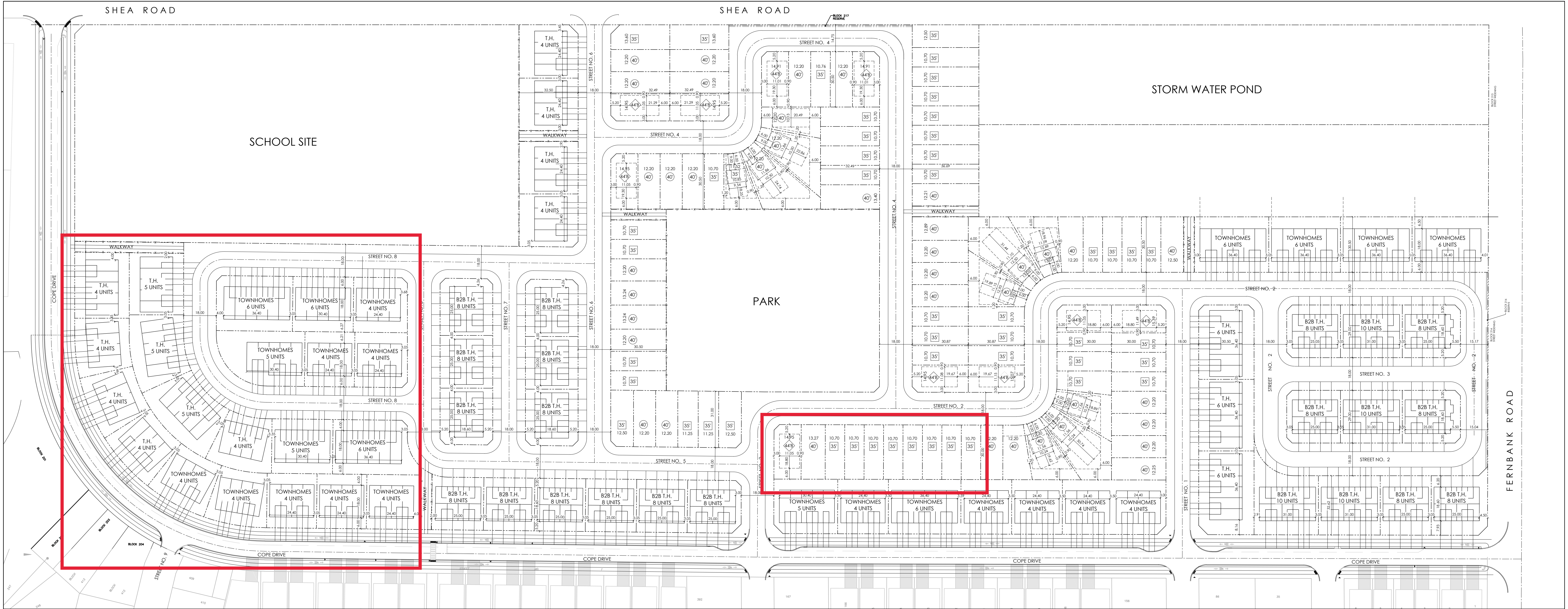
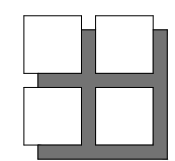
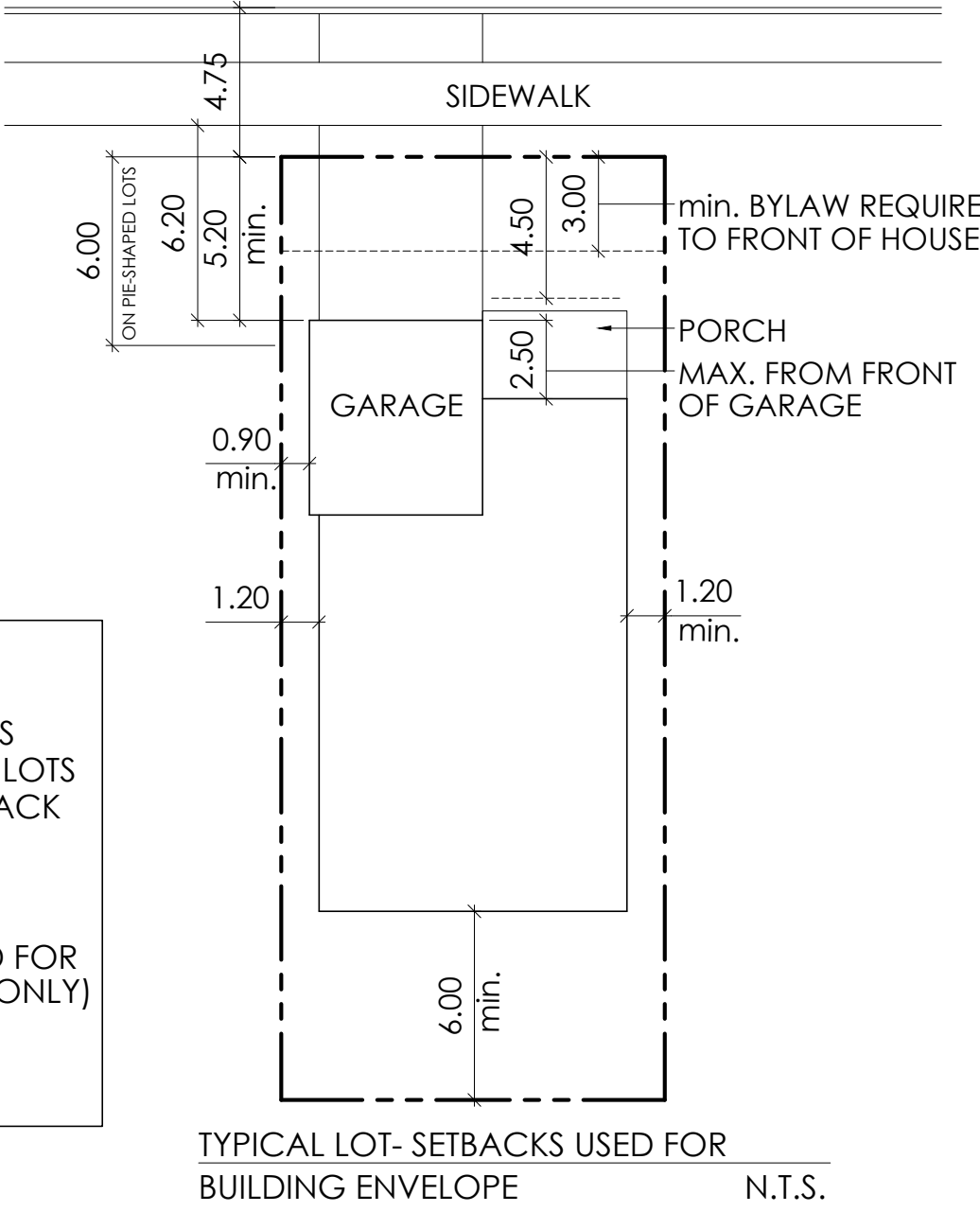




UNIT COUNT:	
TOWNHOMES:	184 UNITS
BACK TO BACK TOWNHOMES:	184 UNITS
SINGLES:	35' LOTS 49 UNITS
	40' LOTS 39 UNITS
	44' LOTS 10 UNITS
	98 UNITS
TOTAL UNITS:	466 UNITS

ASSUMED R3Z ZONING	
FRONT YARD SETBACK	3.0m min. 4.5m USED FOR RECTANGULAR LOTS 6.0m & 9.0m USED FOR PIE SHAPED LOTS 5.2m USED FOR min. GARAGE SETBACK
REAR YARD SETBACK	6.0m min.
INTERIOR SIDE YARD SETBACK	1.8m min. TOTAL 1.2m ONE SIDE 0.6m OTHER SIDE (0.9m USED FOR GARAGE ONLY)
CORNER SIDE YARD SETBACK	3.0m min.

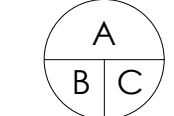


M. David Blakely
Architect Inc.
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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.

SEAL

12.						24.					
11.						23.					
10.						22.					
9.						21.					
8.						20.					
7.						19.					
6.						18.					
5.						17.					
4.						16.					
3.	11/05/20	DIMENSIONS ADDED			MB	15.					
2.	30/04/20	BUILDING FOOTPRINTS/ ZONING INFO ADDED			MB	14.					
1.	20/04/20	FOR REVIEW			MB	13.					
No.	DATE	DESCRIPTION			INT.	No.	DATE	DESCRIPTION			INT.
REVISIONS						REVISIONS					



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

PROJECT:
SHEA VILLAGE
OTTAWA, ONTARIO
CLIENT:
1384341 ONTARIO LTD.

DRAWING TITLE:
PRELIMINARY SITE PLAN

DATE:
APRIL 2020
SCALE:
1 : 1000
DRAWN BY:
mdb
CHECKED:
MDB

SHEET NO.:
SP0