



KEY PLAN: N.T.S.

SITE INFORMATION :

SITE AREA : 24,352.8 m² = 2.43 ha (6.0 A)
 ZONING : EXISTING - DR PROPOSED - R4Z
 PERMITTED USES : - PLANNED UNIT DEVELOPMENT
 - APARTMENT DWELLING - LOW RISE, STACKED DWELLING

	REQUIRED :	PROVIDED :
LOT WIDTH (MIN.):	18.0 m	72.52 m
LOT AREA (MIN.):	1,400.00 m ²	24,352.80 m ²
BUILDING HEIGHT (MAX.):	15.0 m	13.50 m
FRONT YARD (MIN.):	3.0 m	3.11 m
REAR YARD (MIN.):	6.0 m (1.&12)	6.00 m
INTERIOR SIDE YARD (MIN.):	6.0 m (12)	3.00 m
CORNER SIDE YARD (MIN.):	3.0 m	3.05 m
ACCESSORY BUILDING SIZE (MAX.):	0.0 m ²	157.00 m ²
LANDSCAPED AREA OF LOT (MIN.):	30 %	70.5 % (17,170.0m ²)
TOTAL AMENITY AREA REQUIRED :		
- APARTMENT LOW RISE - 6.0m x 194 =	1,164.0 m ²	
- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) 6.5m x 194 =	1,261.0 m ²	
- COMMUNAL AMENITY AREA -	727.0 m ²	
TOTAL AMENITY AREA PROVIDED :	582.0 m ²	1,988.0 m ²

APARTMENT BUILDING, TERRA FLATS & BACK TO BACK TERRACE HOMES:

BUILDING NO. :	BUILDING AREA :	GROSS FLOOR AREA :	No. UNITS :
BUILDING 1 = APARTMENT BLDG.	505.0 m ²	1,504.0 m ²	18 UNITS
BUILDING 2 = APARTMENT BLDG.	505.0 m ²	1,504.0 m ²	18 UNITS
BUILDING 3 = BACK TO BACKTERRACE HOMES	342.0 m ²	1,361.2 m ²	12 UNITS
BUILDING 4 = BACK TO BACKTERRACE HOMES	342.0 m ²	1,361.2 m ²	12 UNITS
BUILDING 5 = BACK TO BACKTERRACE HOMES	342.0 m ²	1,361.2 m ²	12 UNITS
BUILDING 6 = BACK TO BACKTERRACE HOMES	342.0 m ²	1,361.2 m ²	12 UNITS
BUILDING 7 = APARTMENT BLDG.	505.0 m ²	1,504.0 m ²	18 UNITS
BUILDING 8 = BACK TO BACKTERRACE HOMES	230.0 m ²	907.5 m ²	8 UNITS
BUILDING 9 = TERRA FLATS	354.0 m ²	1,048.8 m ²	12 UNITS
BUILDING 10 = TERRA FLATS	354.0 m ²	1,048.8 m ²	12 UNITS
BUILDING 11 = TERRA FLATS	354.0 m ²	1,048.8 m ²	12 UNITS
BUILDING 12 = TERRA FLATS	354.0 m ²	1,048.8 m ²	12 UNITS
BUILDING 13 = APARTMENT BLDG.	505.0 m ²	1,504.0 m ²	18 UNITS
BUILDING 14 = APARTMENT BLDG.	505.0 m ²	1,504.0 m ²	18 UNITS
BICYCLE / GARBAGE 1 =	157.0 m ²	157.0 m ²	
BICYCLE / GARBAGE 2 =	157.0 m ²	157.0 m ²	
TOTAL =	5,853.0 m ²	18,381.5 m ²	194 UNITS

APARTMENT BUILDING = 90 UNITS
 TERRA FLATS = 48 UNITS
 BACK TO BACK TERRACE HOMES = 56 UNITS
 TOTAL = 194 UNITS

PARKING :
 PARKING REQUIRED : 1.2 Spaces / (194) d.u. + 0.2 / (194) d.u. (Visitor) = 232.8 + 38.8 = 271.6 Spaces
 PARKING PROVIDED : UNDERGROUND - 5 x 14 Spaces = 70 Spaces
 SURFACE = 166 Spaces + 39 Visitor Spaces = 204 Spaces
 TOTAL = 274 Spaces

48 (23.5%) PARKING SPACES INDICATED WITH AN * HAVE A WIDTH OF 2.4m as per SECTION 6.2a(i).

BICYCLE PARKING REQUIRED : 194 (0.5 / (194) d.u.) = 97.0 Spaces
BICYCLE PARKING PROVIDED : 2 @ 52 = 104 Interior Spaces

SNOW STORAGE : CLEARED SNOW TO BE STORED OFF SITE.

- LEGEND:**
- D.C. - DEPRESSED CURB
 - WALL MOUNT LIGHT FIXTURE
 - FIRE HYDRANT
 - LIGHT FIXTURE
 - LIGHT STANDARD
- NOTE:**
 SITE PLAN TO BE READ IN CONJUNCTION WITH :
 - SITE SERVING AND GRADING PLAN PREPARED BY NOVATECH ENGINEERING CONSULTANTS.
 - LANDSCAPING PLAN PREPARED BY JAMES B. LENNOX AND ASSOCIATES INC.
 BOUNDARIES DERIVED FROM: PLAN 4M-XXX.
 PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD.
 DATED XXX. XX. 20XX.

M. David Blakely Architect Inc.
 2200 Prince of Wales Dr., Suite 101 Ottawa, Ontario
 Phone (613) 226-8811 Fax (613) 226-7942 K2E 4Z7

GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
- ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND PRESENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
- DO NOT SCALE DRAWINGS.
- THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
- THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

NO.	DATE	DESCRIPTION	INT.
1.	18/01/18	FOR REVIEW	MB
2.	06/04/18	BUILDING 7 SHIFTED WEST	MB
3.	16/04/18	PARKING PROVIDED 274	MB
4.	14/05/18	FOR REVIEW - FOR CO-ORDINATION	SM
5.	27/07/18	SITE PLAN SUBMISSION	MB

SEAL

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A
B
C

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

PROJECT:
PLANNED UNIT DEVELOPMENT
 2740 CEDARVIEW RD. @ FALLOWFIELD RD.
 OTTAWA, ONTARIO

CLIENT:

PHOENIX HOMES
 18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE:
SITE PLAN

DATE:
 JAN. 2017.

SCALE:
 1 : 500

SHEET NO.:

SP1

DRAWN BY:
 mdb

CHECKED:
 MDB