

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	12.66 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	3.00 m
ACCESSORY BUILDING SIZE (MAX.)	55.0 m ²	83.5 m ²
ACCESSORY BUILDING HEIGHT (MAX.)	3.6 m	3.596 m
LANDSCAPED AREA OF LOT (MIN.):	30 %	50.86 % (12,387.75m ²)
TOTAL AMENITY AREA REQUIRED : - APARTMENT LOW RISE - 6.0 m ² x 90 = 540 m ²		
COMMUNAL AMENITY AREA REQ'D. (MIN.):	50% of 540 m ² = 270 m ²	
AMENITY AREA PROVIDED :		
- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) =		586 m ²
- COMMUNAL AMENITY AREA -		1,873 m ²
TOTAL AMENITY AREA PROVIDED :		2,459 m ²

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

BUILDING NO.:	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BUILDING 1 = TERRA FLATS	354.0 m ²	1,048.8 m ²	12 UNITS
BUILDING 2 = TERRA FLATS	354.0 m ²	1,048.8 m ²	12 UNITS
BUILDING 3 = APARTMENT BLDG.	505.0 m ²	1,504.0 m ²	18 UNITS
BUILDING 4 = APARTMENT BLDG.	505.0 m ²	1,504.0 m ²	18 UNITS
BUILDING 5 = APARTMENT BLDG.	505.0 m ²	1,504.0 m ²	18 UNITS
BUILDING 6 = APARTMENT BLDG.	505.0 m ²	1,504.0 m ²	18 UNITS
BUILDING 7 = APARTMENT BLDG.	505.0 m ²	1,504.0 m ²	18 UNITS
BUILDING 8 = BACK TO BACK TERRACE HOMES	230.0 m ²	907.5 m ²	8 UNITS
BUILDING 9 = BACK TO BACK TERRACE HOMES	468.0 m ²	1,836.0 m ²	16 UNITS
BUILDING 10 = BACK TO BACK TERRACE HOMES	468.0 m ²	1,836.0 m ²	16 UNITS
BUILDING 11 = BACK TO BACK TERRACE HOMES	468.0 m ²	1,836.0 m ²	16 UNITS
BUILDING 12 = TERRA FLATS	354.0 m ²	1,048.8 m ²	12 UNITS
BUILDING 13 = TERRA FLATS	354.0 m ²	1,048.8 m ²	12 UNITS
BICYCLE / GARBAGE 1 =	83.5 m ²		
BICYCLE / GARBAGE 2 =	82.0 m ²		
TOTAL =	5,740.5 m ²	18,130.7 m ²	194 UNITS

PARKING :
 PARKING REQUIRED : 1.2 Spaces / (194) d.u. + 0.2 / (194) d.u. (Visitor) = 232.8 + 38.8 = 272 Spaces
 PARKING PROVIDED : UNDERGROUND - 5 x 14 Spaces = 70 Spaces
 SURFACE - 164 Spaces + 39 Visitor Spaces = 203 Spaces
 TOTAL = 273 Spaces
 99 (10 u/g) PARKING SPACES (36.3% total) INDICATED WITH AN * HAVE A WIDTH OF 2.4m as per SECTION 106 (3)(a)

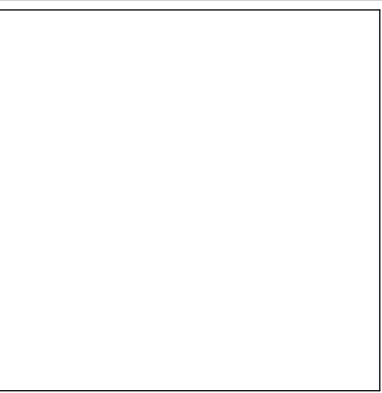
BICYCLE PARKING REQUIRED : 194 (0.5 / (194) d.u.) = 97.0 Spaces
 BICYCLE PARKING PROVIDED : 35 (Accessory bldg.) + 14 Surface + 14 per u/g (apt. bldg's) = 119 spaces
 SNOW STORAGE : CLEARED SNOW TO BE REMOVED FROM SITE

- LEGEND:**
- D.C. - DEPRESSED CURB
 - WALL MOUNT LIGHT FIXTURE
 - FIRE HYDRANT
 - LIGHT FIXTURE
 - L.S. - LIGHT STANDARD
- NOTE:**
 SITE PLAN TO BE READ IN CONJUNCTION WITH :
 - SITE SERVICING 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 VOLLEBEK 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 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.

No.	DATE	DESCRIPTION	INT.	No.	DATE	DESCRIPTION	INT.
12	29/08/19	GENERAL REVISIONS	MB	24			
11	20/06/19	FOR RESUBMISSION	MB	23			
10	25/07/19	CEDARVIEW ENTRANCE REVISED	MB	22			
9	22/07/19	SIDEWALK REVISIONS	MB	21			
8	15/07/19	AS PER NOVATECH'S COMMENTS	MB	20			
7	06/02/19	PARKING ADDED	MB	19			
6	05/02/19	FOR DISCUSSION	MB	18			
5	27/07/18	SITE PLAN SUBMISSION	MB	17			
4	14/05/18	FOR REVIEW - FOR CO-ORDINATION	SM	16			
3	16/04/18	PARKING PROVIDED 274	MB	15			
2	06/04/18	BUILDING 7 SHIFTED WEST	MB	14			
1	18/01/18	FOR REVIEW	MB	13			



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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

D07-12-18-0177, D02-02-18-0072, D01-01-18-0008