

KEY PLAN: N.T.S.

**SITE INFORMATION :**

SITE AREA :	24,352.8 m <sup>2</sup> = 2.43 ha (6.0 A)
ZONING :	EXISTING - DR PROPOSED - R4Z
PERMITTED USES :	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING
LOT WIDTH (MIN.):	18.0 m      72.52 m
LOT AREA (MIN.):	1,400.00 m <sup>2</sup> 24,352.80 m <sup>2</sup>
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 <sup>2</sup> 83.0 m <sup>2</sup>
ACCESSORY BUILDING HEIGHT (MAX.):	3.6 m      3.596 m
LANDSCAPED AREA OF LOT (MIN.):	30%      53.03% (12,915.52m <sup>2</sup> )
TOTAL AMENITY AREA REQUIRED: - APARTMENT LOW RISE - 6.0 m <sup>2</sup> x 108 = 648 m <sup>2</sup>	
COMMUNAL AMENITY AREA REQ'D. (MIN.):	50% of 648 m <sup>2</sup> = 324 m <sup>2</sup>
AMENITY AREA PROVIDED :	- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) = 612 m <sup>2</sup> - COMMUNAL AMENITY AREA - 3,005 m <sup>2</sup> TOTAL AMENITY AREA PROVIDED : 3,617 m <sup>2</sup>

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

BUILDING No. :	BUILDING AREA :	GROSS FLOOR AREA :	No. UNITS :
BUILDING 1 = APARTMENT BLDG.	512.0 m <sup>2</sup>	1,526.0 m <sup>2</sup>	18 UNITS
BUILDING 2 = APARTMENT BLDG.	512.0 m <sup>2</sup>	1,526.0 m <sup>2</sup>	18 UNITS
BUILDING 3 = APARTMENT BLDG.	512.0 m <sup>2</sup>	1,526.0 m <sup>2</sup>	18 UNITS
BUILDING 4 = APARTMENT BLDG.	512.0 m <sup>2</sup>	1,526.0 m <sup>2</sup>	18 UNITS
BUILDING 5 = APARTMENT BLDG.	512.0 m <sup>2</sup>	1,526.0 m <sup>2</sup>	18 UNITS
BUILDING 6 = APARTMENT BLDG.	512.0 m <sup>2</sup>	1,526.0 m <sup>2</sup>	18 UNITS
BUILDING 7 = BACK TO BACK TERRACE HOMES	230.0 m <sup>2</sup>	907.5 m <sup>2</sup>	8 UNITS
BUILDING 8 = BACK TO BACK TERRACE HOMES	468.0 m <sup>2</sup>	1,836.0 m <sup>2</sup>	16 UNITS
BUILDING 9 = BACK TO BACK TERRACE HOMES	468.0 m <sup>2</sup>	1,836.0 m <sup>2</sup>	16 UNITS
BUILDING 10 = BACK TO BACK TERRACE HOMES	468.0 m <sup>2</sup>	1,836.0 m <sup>2</sup>	16 UNITS
BUILDING 11 = TERRA FLATS	354.0 m <sup>2</sup>	1,048.8 m <sup>2</sup>	12 UNITS
BUILDING 12 = TERRA FLATS	354.0 m <sup>2</sup>	1,048.8 m <sup>2</sup>	12 UNITS
BICYCLE / GARBAGE 1 =	83.0 m <sup>2</sup>		
BICYCLE / GARBAGE 2 =	83.0 m <sup>2</sup>		
TOTAL =	5,580.0 m <sup>2</sup>	17,669.1 m	188 UNITS
APARTMENT BUILDING =	108 UNITS		
TERRA FLATS =	24 UNITS		
BACK TO BACK TERRACE HOMES =	56 UNITS		
TOTAL =	188 UNITS		

**PARKING :**  
 PARKING REQUIRED : 1.2 Spaces / (188) d.u. + 0.2 / (188) d.u. (Visitor) = 225.6 + 37.6 = 263 Spaces  
 PARKING PROVIDED : UNDERGROUND - 6 x 14 Spaces = 84 Spaces  
 SURFACE - 179 Spaces (39 Visitor Spaces) = 179 Spaces  
 TOTAL = 263 Spaces

116 (12 u/g) PARKING SPACES (44.11% total) INDICATED WITH AN \* HAVE A WIDTH OF 2.4m as per SECTION 106 (3)(a)

**BICYCLE PARKING REQUIRED :** 188 (0.5 / (188) d.u.) = 94.0 Spaces  
**BICYCLE PARKING PROVIDED :** 35 (Accessory bldg.) + 08 Surface + 14 per u/g (apt. bldg's) = 127 spaces

**SNOW STORAGE :** CLEARED SNOW TO BE REMOVED FROM SITE

**LEGEND:**

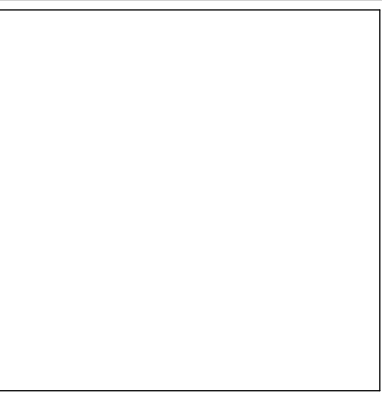
- D.C. - DEPRESSED CURB
- WALL MOUNT LIGHT FIXTURE
- FIRE HYDRANT
- LIGHT FIXTURE
- L.S. - LIGHT STANDARD

**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.

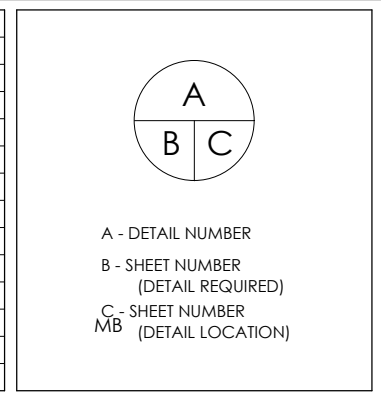
**M. David Blakely Architect Inc.**  
 2200 Prince of Wales Dr, Suite 101 Ottawa, Ontario  
 Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

**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.
12	29/08/19	GENERAL REVISIONS	MB
11	20/06/19	FOR RESUBMISSION	MB
10	25/07/19	CEDARVIEW ENTRANCE REVISED	MB
9	22/07/19	SIDEWALK REVISIONS	MB
8	15/07/19	AS PER NOVATECH'S COMMENTS	MB
7	06/02/19	PARKING ADDED	MB
6	05/02/19	FOR DISCUSSION	MB
5	27/07/18	SITE PLAN SUBMISSION	MB
4	14/05/18	FOR REVIEW - FOR CO-ORDINATION	SM
3	16/04/18	PARKING PROVIDED 274	MB
2	16/04/18	BUILDING 7 SHIFTED WEST	MB
1	18/01/18	FOR REVIEW	MB



No.	DATE	DESCRIPTION	INT.
24			MB
23			MB
22			MB
21			MB
20			MB
19			MB
18			MB
17			MB
16			MB
15			MB
14	04/03/20	BUILDING 06 FOOTPRINT REVISED	MB
13	10/02/20	BUILDING TYPES REVISED	MB



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

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

<b>DRAWING TITLE:</b> SITE PLAN		<b>DATE:</b> JAN. 2017.	<b>SCALE:</b> 1 : 500	<b>SHEET NO.:</b> SP1
<b>DRAWN BY:</b> mdb	<b>CHECKED:</b> MDB			

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