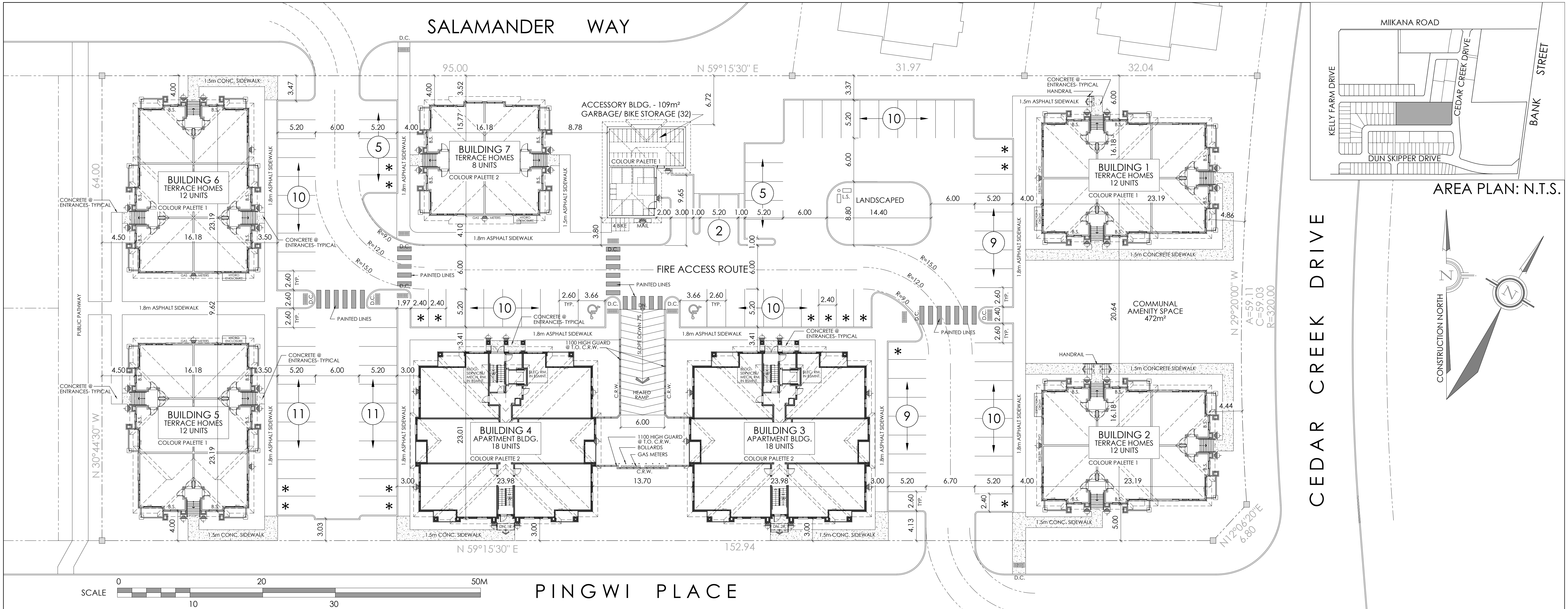




SITE INFORMATION :

SITE AREA :	10,061.14 m ² = 1.0 ha (2.47 A)		
ZONING :	R4Z [2370]		
PERMITTED USES:	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING		
LOT WIDTH (MIN.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	REQUIRED : 18.0 m	PROVIDED : 64.00 m
LOT AREA (MIN.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	1,400.00 m ²	10,061.14 m ²
BUILDING HEIGHT (MAX.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	15.0 m	12.15 m 12.06 m
FRONT YARD (MIN.): (CEDAR CREEK DRIVE)	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	3.0 m	4.44 m
REAR YARD (MIN.): (PUBLIC WALKWAY)	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	6.0 m (1.&12.)	4.50 m
INTERIOR SIDE YARD (MIN.): (NORTH LINE)	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	3.0 m (12.)	6.00 m
CORNER SIDE YARD (MIN.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	3.0 m	3.00 m
ACCESSORY BUILDING SIZE (MAX.)		55.0 m ²	109.0 m ²
ACCESSORY BUILDING HEIGHT (MAX.)		3.6 m	3.5 m
LANDSCAPED AREA OF LOT (MIN.):		30 %	43.39 % (4,365m ²)
TOTAL AMENITY AREA REQUIRED : - APARTMENT LOW RISE -	6.0 m ² x 36 = 216 m ²		
COMMUNAL AMENITY AREA REQ'D. (MIN.):	50% of 216 m ² = 108 m ²		
AMENITY AREA PROVIDED :	- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) =	251 m ²	
	- COMMUNAL AMENITY AREA -	472 m ²	
	TOTAL AMENITY AREA PROVIDED :	723 m ²	

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

BUILDING No. :	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BUILDING 1 = BACK TO BACK TERRACE HOMES	358.0 m ²	1,394.0 m ²	12 UNITS
BUILDING 2 = BACK TO BACK TERRACE HOMES	358.0 m ²	1,394.0 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 = BACK TO BACK TERRACE HOMES	358.0 m ²	1,394.0 m ²	12 UNITS
BUILDING 6 = BACK TO BACK TERRACE HOMES	358.0 m ²	1,394.0 m ²	12 UNITS
BUILDING 7 = BACK TO BACK TERRACE HOMES	230.0 m ²	907.5 m ²	8 UNITS
ACCESSORY BUILDING	109.0 m ²		
TOTAL =	2,781.0 m ²	6,703.5 m ²	92 UNITS
APARTMENT BUILDINGS =	36 UNITS		
BACK TO BACK TERRACE HOMES =	56 UNITS		
TOTAL =	92 UNITS		

PARKING :	
PARKING REQUIRED : 1.2 Spaces / (92) d.u. + 0.2 / (92) d.u. (Visitor) = 110.4 + 18.4 = 129 Spaces	
PARKING PROVIDED : UNDERGROUND : 2 x 14 Spaces = 28 Spaces	
SURFACE : 84 Spaces + 18 Visitor Spaces = 102 Spaces	
TOTAL : = 130 Spaces	

20 (4 u/g) PARKING SPACES [15.4% total] INDICATED WITH AN * HAVE A WIDTH OF 2.4m as per SECTION 106 (3)(a)

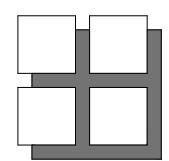
BICYCLE PARKING REQUIRED : 0.5 / d.u.(92) = 46 Spaces
BICYCLE PARKING PROVIDED : 32 (Accessory bldg.) + 26 u/g (13 per apt. bldg) + 4 Surface = 62 spaces

SNOW STORAGE : CLEARED SNOW TO BE REMOVED FROM SITE

LEGEND/ ABBREVIATIONS:

D.C.	- DEPRESSED CURB
C.R.W.	- CONCRETE RETAINING WALL
B.S.	- BUILDING SERVICES LOCATION
	- WALL MOUNT LIGHT FIXTURE
	- FIRE HYDRANT
L.S.	- LIGHT STANDARD
	- TACTILE WALKING SURFACE INDICATOR
COLOUR PALETTES: REFER TO BUILDING ELEVATIONS	

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 VOLLEBEKK LTD.
DATED XXX.XX.20XX.



M. David Blakely
Architect Inc.

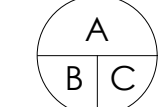
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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

No.	DATE	DESCRIPTION	INT.
12.			
11.			
10.			
9.			
8.			
7.			
6.			
5.			
4.	18/11/19	FOR SITE PLAN SUBMISSION	MB
3.	27/06/19	FOR COORDINATION	MB
2.	04/04/19	FOR REVIEW	MB
1.			
No.	DATE	DESCRIPTION	INT.
REVISIONS			



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

PROJECT:

PATHWAYS | BLOCK 232
PLANNED UNIT DEVELOPMENT
OTTAWA, ONTARIO

CLIENT:



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

DRAWING TITLE:

SITE PLAN

DATE:

APRIL 2019

DRAWN BY:

mdb

SCALE:

1 : 250

CHECKED:

MDB

SHEET NO.:

SP1