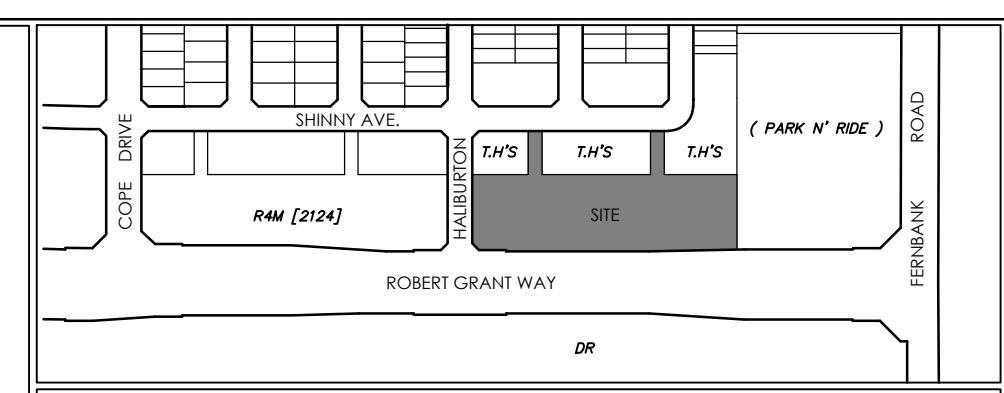
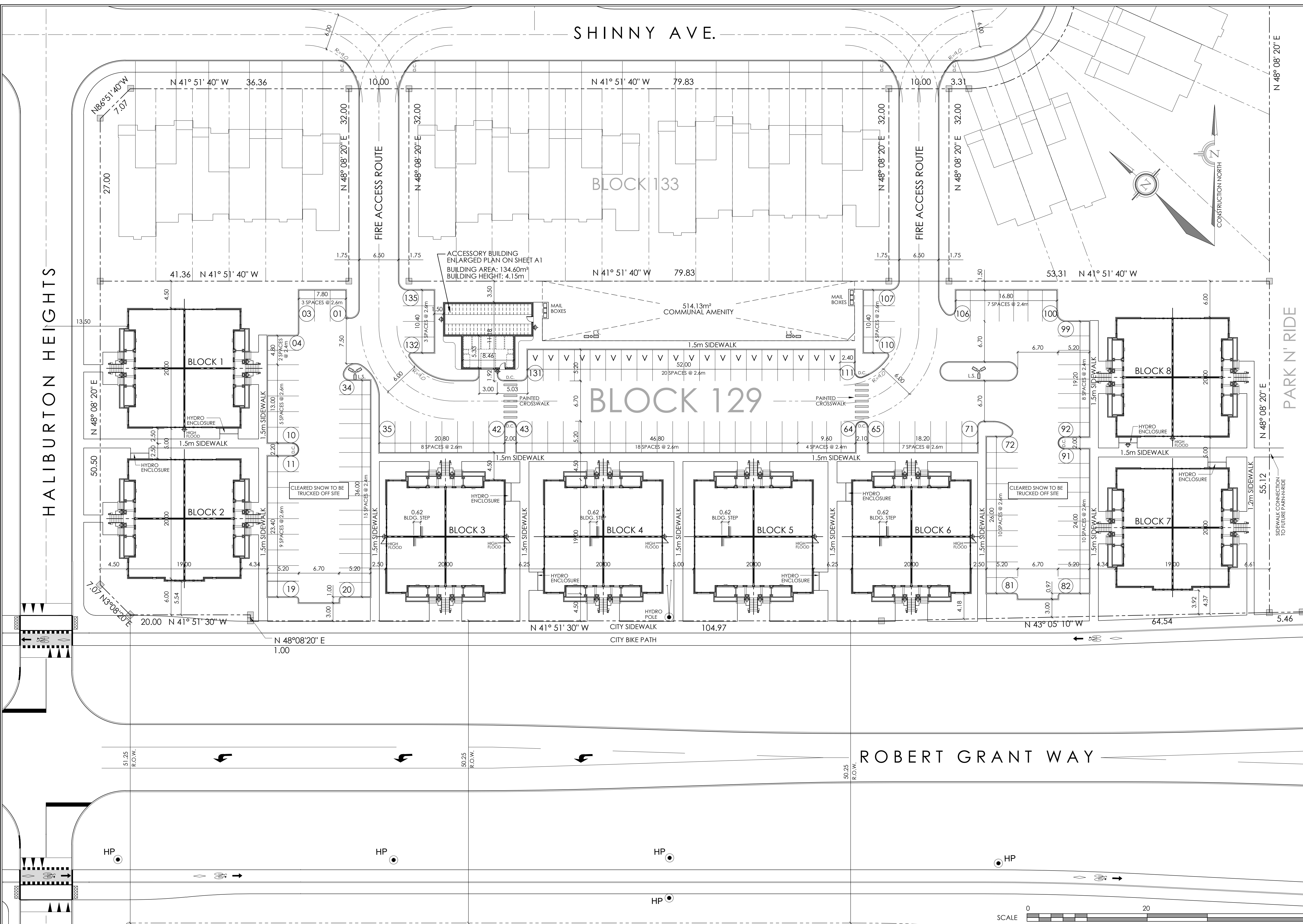


SHINNY AVE.



**BLOCK 129**

PLANNED UNIT DEVELOPMENT  
TERRACE FLATS- 2 STOREY AS PER O.B.C. (3 LEVELS)  
3 STOREY AS PER ZONING BY-LAW  
SITE AREA: 11,547.15m²

TOTAL GROSS FLOOR AREA  
PER BLOCK = 1032.7m²  
TOTAL = 1032.7m² X 8 = 8,261.6m (88,927H)

NUMBER OF UNITS  
2 BEDROOM UNITS- 96  
1 BEDROOM UNITS- 0  
TOTAL: 96 UNITS

PARKING PROVIDED  
UNDERGROUND- 0  
SURFACE- 135  
TOTAL: 135 SPACES (20 VISITOR)

PARKING REQUIRED @ 1.2/D.U = 115  
VISITOR PARKING REQUIRED @ 0.2/D.U = 20  
TOTAL PARKING REQUIRED: 135

PARKING SPACE SIZES  
TYPICAL SIZE = 2.6 X 5.2m  
REDUCED SIZE = 2.4 X 5.2m (47 SPACES= 34.8%)

BICYCLE PARKING PROVIDED (INDOOR): 48 SPACES  
BICYCLE PARKING REQUIRED @ 0.5/D.U = 48

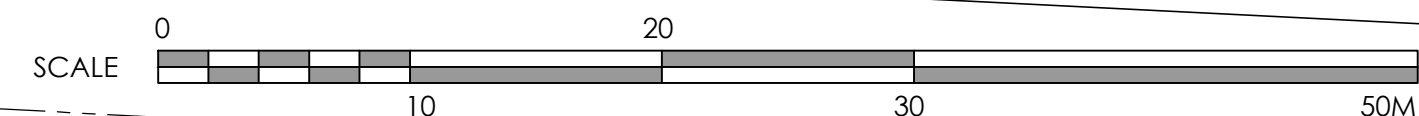
ZONING: R4M [2281]	REQUIRED	PROVIDED
MIN. LOT WIDTH -	NO MINIMUM	
MIN. LOT AREA -	1,400m²	11,547.15m²
MAX. BUILDING HEIGHT -	14.50m	9.93m
MIN. FRONT YARD -	3.00m	3.00m
MIN. REAR YARD -	3.00m	3.92m
MIN. INTERIOR SIDE YARD -	3.00m	6.61m
MIN. CORNER SIDE YARD -	3.00m	4.50m
LANDSCAPED AREA REQUIRED -	30%	40.62%

AMENITY AREA REQUIRED @ 6m² PER D.U. = 576m²  
COMMUNAL AMENITY AREA PROVIDED (50%) = 288m²  
COMMUNAL AMENITY AREA PROVIDED = 514.13m²  
PRIVATE AMENITY AREA PROVIDED = 858.72m² (BALCONIES & SUNKEN PATIOS)  
TOTAL AMENITY PROVIDED = 1,372.85m²

HALIBURTON HEIGHTS

PARK N' RIDE

ROBERT GRANT WAY



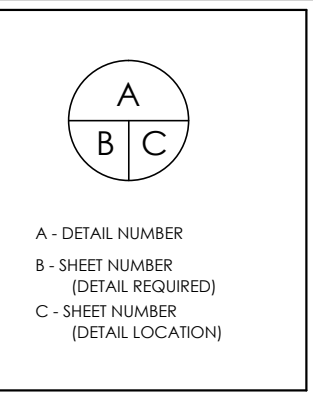
SITE PLAN TO BE READ IN CONJUNCTION WITH SITE & GRADING PLAN PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.  
LANDSCAPE PLAN PREPARED BY JAMES B. LENNOX & ASSOCIATES INC.  
SITE INFORMATION DERIVED FROM REGISTERED PLAN 4M- PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
ROBERT GRANT R.O.W. DERIVED FROM NOVATECH.

**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:**
- 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 INTENT 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.	NO.	DATE	DESCRIPTION	INT.
12	27/07/16	PROPOSED SITE LIGHTING ADDED	MB	24			
11	25/07/16	INTERIOR WALKWAYS DELETED	MB	23			
10	11/07/16	AS PER CITY COMMENTS	MB	22			
9	01/06/16	BLOCK 1 FOR PERMIT	MB	21			
8	16/12/15	FOR SITE PLAN APPROVAL	MB	20			
7	28/09/15	REV. PARKING SPACE 104	MB	19			
6	16/09/15	ROBERT GRANT R.O.W., SIDEWALKS	MB	18			
5	26/05/15	FOR CLIENT & CONSULTANTS	MB	17			
4	20/05/15	ACCESSORY BLDG. REV. / SITE INFO ADDED	MB	16			
3	04/12/14	NORTHERLY ACCESS ROAD RELOCATED	MB	15			
2	25/11/14	FOR REVIEW	MB	14	27/09/16	REV. L.S. LOCATIONS, P.S. 100 REDUCED	MB
1	20/11/14	FOR REVIEW	MB	13	17/08/16	PARKING SPACE 04 MOVED	MB

NO.	DATE	DESCRIPTION	INT.	NO.	DATE	DESCRIPTION	INT.
24				14	27/09/16	REV. L.S. LOCATIONS, P.S. 100 REDUCED	MB
23				13	17/08/16	PARKING SPACE 04 MOVED	MB



PROJECT: PLANNED UNIT DEVELOPMENT  
TERRACE FLATS  
365 HALIBURTON HEIGHTS  
OTTAWA, ONTARIO

CLIENT: PHOENIX HOMES

**SITE PLAN**

DATE: DEC. 2015 SCALE: 1 : 300 SHEET NO. REV. NO.: SP-1

DRAWN BY: mdb CHECKED: MDB