



PHASE 1	
NUMBER OF UNITS	1 BEDROOM + DEN UNITS- 18 2 BEDROOM UNITS- 18 2 BEDROOM + DEN UNITS- 18 TOTAL: 54 UNITS
PARKING PROVIDED	UNDERGROUND- 42 SURFACE- 37 TOTAL: 79 SPACES
PARKING REQUIRED @ 0/D.U. = 0	VISITOR PARKING REQ. @ 0.1/D.U. IN EXCESS OF 12 UNITS = 04 TOTAL PARKING REQUIRED: 04
BICYCLE PARKING REQUIRED @ 0.5/D.U. = 27 SPACES	BICYCLE PARKING PROVIDED - BASEMENT - 39 SPACES SURFACE - 12 SPACES TOTAL = 51 SPACES
AMENITY AREA REQUIRED @ 6m² PER D.U. = 324m²	COMMUNAL AMENITY AREA REQUIRED (50%) = 162m² COMMUNAL AMENITY AREA PROVIDED = 206m² (REFER TO LANDSCAPE PLAN L1 PREPARED BY JAMES LENNOX) PRIVATE AMENITY AREA PROVIDED = 348.12m² (BALCONIES & SUNKEN PATIOS) TOTAL AMENITY PROVIDED = 554.12m²

PHASE 2	
NUMBER OF UNITS	1 BEDROOM + DEN UNITS- 12 2 BEDROOM UNITS- 12 2 BEDROOM + DEN UNITS- 12 TOTAL: 36 UNITS
PARKING PROVIDED	UNDERGROUND- 28 SURFACE- 22 TOTAL: 50 SPACES
PARKING REQUIRED @ 0/D.U. = 0	VISITOR PARKING REQUIRED @ 0.1/D.U. IN EXCESS OF 12 UNITS = 03 TOTAL PARKING REQUIRED: 03
BICYCLE PARKING REQUIRED @ 0.5/D.U. = 18 SPACES	BICYCLE PARKING PROVIDED - BASEMENT - 26 SPACES SURFACE - 08 SPACES TOTAL = 34 SPACES
AMENITY AREA REQUIRED @ 6m² PER D.U. = 216m²	COMMUNAL AMENITY AREA REQUIRED (50%) = 108m² COMMUNAL AMENITY AREA PROVIDED = 120m² (REFER TO LANDSCAPE PLAN L1 PREPARED BY JAMES LENNOX) PRIVATE AMENITY AREA PROVIDED = 232.08m² (BALCONIES & SUNKEN PATIOS) TOTAL AMENITY PROVIDED = 352.08m²

LEGEND/ ABBREVIATIONS

- PROPOSED RETAINING WALL
- DECORATIVE RAILING
- PROPOSED RETAINING WALL CW
- PROPOSED CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE CW
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- WALL MOUNTED LIGHT FIXTURE
- PROPOSED LOCATION OF LIGHT STANDARD
- D.C. DEPRESSED CURB
- F.H. FIRE HYDRANT
- DN. DOWN (RAMP OR STEPS)

SITE PLAN TO BE READ IN CONJUNCTION WITH SERVICING PLAN & GRADING PLAN PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
LANDSCAPE PLAN PREPARED BY JAMES B. LENNOX & ASSOCIATES INC.
SITE BOUNDARIES DERIVED FROM REGISTERED PLAN 4M-1542 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD.

APPROVED REFUSED

THIS _____ DAY OF _____, 20__

JEFF MCEWEN, P.ENG., MANAGER
DEVELOPMENT REVIEW, SUBURBAN SERVICES

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 FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

NO.	DATE	DESCRIPTION	INT.
1.	04/11/16	FOR REVIEW	MB
2.	01/12/16	BUILDINGS 1&2 RE-CONFIGURED (ELEVATOR TO PARKING SIDE)	MB
3.	08/22/17	BUILDING 3 ROTATED, PHASE 2 RE-CONFIGURED	MB
4.	10/02/17	FOR PHOENIX & NOVATECH REVIEW	MB
5.	08/22/17	BUILDING 3 ROTATED, PHASE 2 RE-CONFIGURED	MB
6.	01/12/16	BUILDINGS 1&2 RE-CONFIGURED (ELEVATOR TO PARKING SIDE)	MB
7.	02/28/17	GRADING/RETAINING WALLS AS PER NOVATECH	MB
8.	09/11/17	COMMUNAL AMENITY AREAS AS PER LANDSCAPE PLAN	MB
9.	21/12/17	ISSUED FOR SITE PLAN SUBMISSION	MB
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SEAL

NO.	DATE	DESCRIPTION	INT.
1.	04/11/16	FOR REVIEW	MB
2.	01/12/16	BUILDINGS 1&2 RE-CONFIGURED (ELEVATOR TO PARKING SIDE)	MB
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A - DETAIL NUMBER
B - SHEET NUMBER
C - SHEET NUMBER

PROJECT: PLANNED UNIT DEVELOPMENT
HILLSIDE VISTA
241 ERIC CZAPNIK WAY
ORLEANS TOWN CENTER
OTTAWA, ONTARIO

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

DRAWING TITLE: **SITE PLAN**

DATE: NOV. 2016 SCALE: 1 : 300 SHEET NO.: **SP1**

DRAWN BY: mdb CHECKED: MDB

D07-12-16-0133