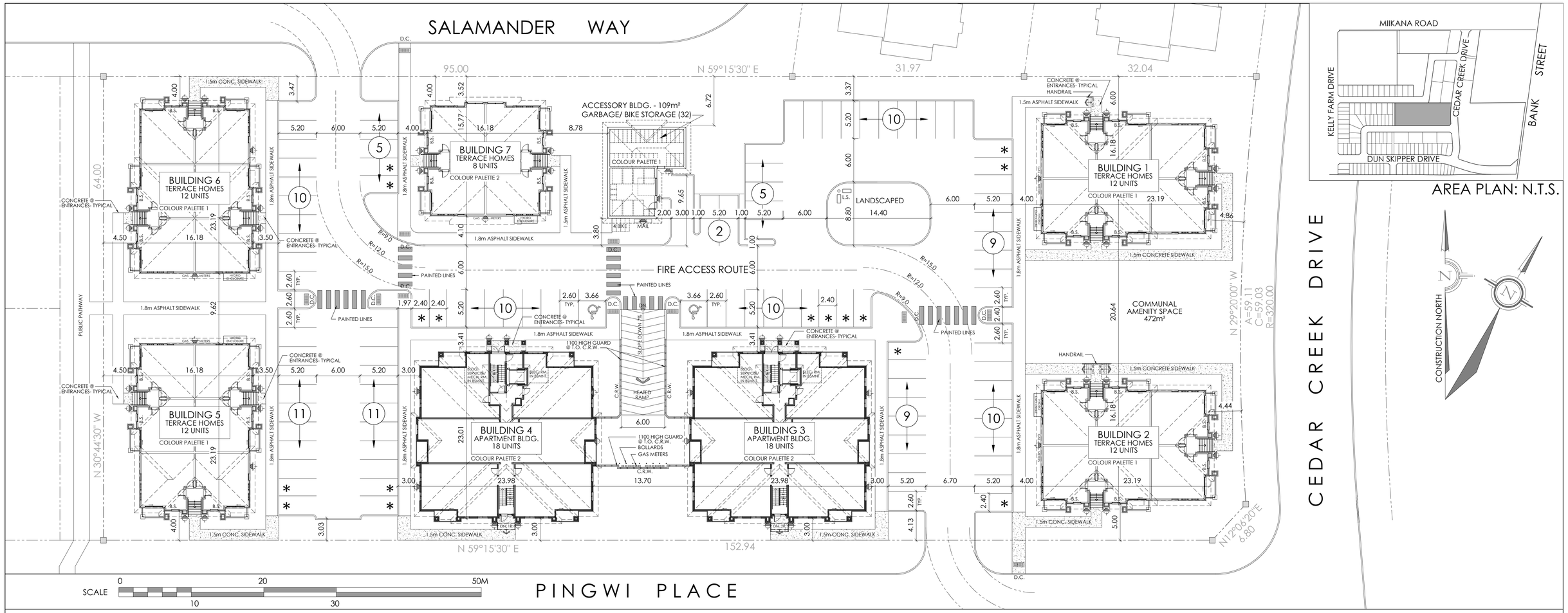

SITE INFORMATION :

		REQUIRED :	PROVIDED :
SITE AREA :	10,061.14 m² = 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	18.0 m	64.00 m
LOT AREA (MIN.):	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	1,400.00 m²	10,061.14 m²
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 m²	109.0 m²
ACCESSORY BUILDING HEIGHT (MAX.)		3.6 m	3.5 m
LANDSCAPED AREA OF LOT (MIN.):		30 %	43.39 % (4,365m²)
TOTAL AMENITY AREA REQUIRED :	- APARTMENT LOW RISE - 6.0 m² x 36 = 216 m²		
COMMUNAL AMENITY AREA REQ'D. (MIN.):	50% of 216 m² = 108 m²		
AMENITY AREA PROVIDED :	- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) =		251 m²
	- COMMUNAL AMENITY AREA -		472 m²
	TOTAL AMENITY AREA PROVIDED :		723 m²

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 m²	1,394.0 m²	12 UNITS
BUILDING 2 =	BACK to BACK TERRACE HOMES	358.0 m²	1,394.0 m²	12 UNITS
BUILDING 3 =	APARTMENT BLDG.	505.0 m²	1,504.0 m²	18 UNITS
BUILDING 4 =	APARTMENT BLDG.	505.0 m²	1,504.0 m²	18 UNITS
BUILDING 5 =	BACK to BACK TERRACE HOMES	358.0 m²	1,394.0 m²	12 UNITS
BUILDING 6 =	BACK to BACK TERRACE HOMES	358.0 m²	1,394.0 m²	12 UNITS
BUILDING 7 =	BACK to BACK TERRACE HOMES	230.0 m²	907.5 m²	8 UNITS
ACCESSORY BUILDING		109.0 m²		
TOTAL =		2,781.0 m²	6,703.5 m	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 +18Visitor 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 COMPLAINCE 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	INIT.
12.			
11.			
10.			
9.			
8.			
7.			
6.			
5.			
4.			
3.	18/11/19	FOR SITE PLAN SUBMISSION	MB
2.	27/06/19	FOR COORDINATION	MB
1.	04/04/19	FOR REVIEW	MB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
24.			
23.			
22.			
21.			
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.			

REVISIONS

A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL 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
SCALE: 1 : 250
DRAWN BY: mdb
CHECKED: MDB
SHEET No.: SP1