



SITE INFORMATION :

SITE AREA :	10,061.14 m ² = 1.0 ha (2.47 A)
ZONING :	R4Z [23.0]
PERMITTED USES :	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING
LOT WIDTH (MIN.):	18.0 m
LOT AREA (MIN.):	1,400.00 m ²
BUILDING HEIGHT (MAX.):	15.0 m
FRONT YARD (MIN.): (CEDAR CREEK DRIVE)	3.0 m
REAR YARD (MIN.): (PUBLIC WALKWAY)	4.0 m (1.&12), 4.50 m
INTERIOR SIDE YARD (MIN.): (NORTH LINE)	3.0 m (12), 6.00 m
CORNER SIDE YARD (MIN.):	3.0 m, 3.00 m
ACCESSORY BUILDING SIZE (MAX.):	55.0 m ²
ACCESSORY BUILDING HEIGHT (MAX.):	3.6 m
LANDSCAPED AREA OF LOT (MIN.):	30%
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 m²	6,703.5 m²	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
- SIAMESE CONNECTIONS
- COLOUR PALETTES: REFER TO BUILDING ELEVATIONS

NOTE:
 SITE PLAN TO BE READ IN CONJUNCTION WITH :
 - SITE SERVICING AND GRADING PLAN PREPARED BY IBI GROUP
 - LANDSCAPING PLAN PREPARED BY JAMES B. LENNOX AND ASSOCIATES INC.
 BOUNDARIES DERIVED FROM: PLAN 4M-XXX
 PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBECK LTD.
 DATED XXX.XX.20XX.

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

OWNER: PHOENIX HOMES
 18A BENTLEY AVE.
 OTTAWA, ON K2E 6T8
 (613) 723-9227

ARCHITECT: M. DAVID BLAKELY ARCHITECT INC.
 2203 PRINCE OF WALES DR., SUITE 101
 OTTAWA, ON K2E 6Z9
 (613) 226-8811

CIVIL ENGINEER: IBI GROUP
 333 PRESTON STREET #400
 OTTAWA, ON K1S 5N4
 (613) 226-1311

LANDSCAPE ARCHITECT: JAMES B. LENNOX AND ASSOCIATES INC.
 3332 CARLING AVE.
 NEPEAN, ON K2H 5A8
 (613) 722-5168

SURVEYOR: ANNIS O'SULLIVAN VOLLEBECK LTD.
 14 CONCORSE GATE, SUITE 500
 NEPEAN, ON K2E 7S6
 (613) 727-0550

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

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PROJECT: PATHWAYS | BLOCK 232
 PLANNED UNIT DEVELOPMENT
 1055 CEDAR CREEK DRIVE
 OTTAWA, ONTARIO

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

DRAWING TITLE: SITE PLAN

DATE: APRIL 2019
SCALE: 1 : 250
SHEET NO.: SP1

DRAWN BY: mdb
CHECKED: MDB

D07-12-20-0037