



SITE PLAN LEGEND

- NEW CONSTRUCTION - BUILDING
- NEW CONSTRUCTION - RETAINING WALL
- GRASS
- INTERLOCK PATHWAY
- CONCRETE PATHWAY
- BUILDING ACCESS / EXIT
- PROPERTY LINE
- SETBACK LINE
- ZONING LINE
- TREE/BUSH

GENERAL NOTES

- NOTE A: NO PERMANENT BUILDING OR STRUCTURE SHALL BE PLACED WITHIN 500MM MEASURED RADIIALLY FROM ANY PRIMARY VOLTAGE CONDUCTOR OR EQUIPMENT MEASURED FROM THE CLOSEST PRIMARY CONDUCTOR (AT REST) TO THE CLOSEST POINT OF THE BUILDING OR STRUCTURE
- NOTE B: ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR COMMENCE ANY CONSTRUCTION
- NOTE C: ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEY
- NOTE D: CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE E: ALL CONTRACTORS MUST COMPLY WITH ALL CURRENT APPLICABLE CODES, REGULATIONS AND BYLAWS
- NOTE F: DO NOT SCALE DRAWINGS.

PROJECT INFORMATION STATISTICS

SITE SUMMARY

ADDRESS: 3277 ST-JOSEPH-BOULEVARD

ZONING: RSZ (1415), RSZ (1363), RSZ(2168)

SITE AREA: 4965.04 m²

PROPOSED USE: RESIDENTIAL APARTMENTS (274 UNITS)
3 LEVELS OF UNDERGROUND PARKING

ZONING SUMMARY

	REQUIRED	PROPOSED
MIN LOT AREA:	1000 m ²	4965.04 m ²
MIN LOT WIDTH:	25 m	68.63 m
BUILDING HEIGHT:	10 storeys	9 storeys

MIN YARD SETBACKS

	REQUIRED	PROPOSED
FRONT YARD:	3 m	3 m
CORNER SIDE YARD:	3 m	3 m
REAR YARD:	7.5 m	7.5 m
INTERIOR SIDE YARD:	1.5-6 m	3-6m

LANDSCAPE OPEN SPACE: - TBD

SOFT LANDSCAPING: - TBD

HARD LANDSCAPING: - TBD

VEHICULAR PARKING

	REQUIRED	PROPOSED
RESIDENTIAL APARTMENTS (274) UNITS		
EXEMPT UNDER ZONE 'Z'	0	157
0.1 SPACES PER DWELLING:	27	27
TOTAL VEHICULAR PARKING:	27	184
ACCESSIBLE PARKING (INCLUDED IN TOTAL PARKING COUNT)	1	3

BICYCLE PARKING

	REQUIRED	PROPOSED
RESIDENTIAL APARTMENTS (274) UNITS		
AS PER TABLE 111A:	137	137
0.5 SPACES PER DWELLING :		

WASTE MANAGEMENT CONTAINERS

BUILDING 'A' - 172 UNITS

	REQUIRED	AMOUNT
GARBAGE (172 X 0.11Y = 18.92Y)	4Y ³	5
RECYCLING (172 X 0.038Y = 6.54Y)	4Y ³	2
ORGANICS (240L per 50 UNITS = 4)	4Y ³	4

BUILDING 'B' - 102 UNITS

	REQUIRED	AMOUNT
GARBAGE (102 X 0.11Y = 11.22Y)	4Y ³	3
RECYCLING (102 X 0.038Y = 3.88Y)	4Y ³	2
ORGANICS (240L per 50 UNITS = 3)	240L	3

BUILDING SUMMARY

	GROSS FLOOR AREA	UNIT COUNT
LEVEL P3 PARKING:	1972.82 m ²	47
LEVEL P2 PARKING:	2940.47 m ²	55
LEVEL P1 PARKING:	2940.47 m ²	64
LEVEL P0 PARKING:	1108.67 m ²	18
GROUND FLOOR:	2952.45 m ²	30
LEVEL 2-9:	18721.19 m ²	244
TOTAL (res units):	21673.64 m ²	274

AMENITY SPACE

	REQUIRED	PROPOSED
6m ² REQUIRED PER UNIT:	1644m ²	2134.1m ²
COMMUNAL AMENITIES (50%):	822m ²	933.58m ²
TOTAL:	1644m ²	3067.68m ²

BREAKDOWN

PRIVATE TERRACES / BALCONIES 'A'	1483.5m ²
PRIVATE TERRACES / BALCONIES 'B'	650.6m ²
COMMUNAL ROOF TERRACE:	602m ²
COMMUNAL GYM:	66.96m ²
COMMUNAL GROUND FLOOR:	113.81m ²
COMMUNAL EXTERIOR GRADE:	130.91m ²

UNIT STATISTICS

	PROPOSED
1BEDROOM STUDIO:	9 units (3.28%)
1 BEDROOM:	111 units (40.51%)
1 BEDROOM + DEN:	83 units (30.29%)
2 BEDROOM:	69 units (25.18%)
3 BEDROOM:	2 units (0.72%)

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PROJECT TEAM / EQUIPE DU PROJET
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KEY PLAN / PLAN CLÉ :

CLIENT :



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1.4	ISSUED FOR SPCA	2021-12-22
1.3	FOR COORDINATION	2021-12-16
1.1	COORDINATION 33%	2021-11-10
revisions	description	date

PROJECT NAME / NOM DU PROJET :

PHOENIX HILLSIDE

DRAWING NAME / NOM DU DESSIN :

GENERAL SITE PLAN CONTROL

PROJECT NO. / NO. DE PROJET : 20030

DATE : 2021-10-27

DRAWN BY / DESSINÉ PAR : IG

REVIEWED BY / VÉRIFIÉ PAR : LaG

SCALE / ÉCHELLE : As indicated

PROJECT PHASE / PHASE DU PROJET : 1

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