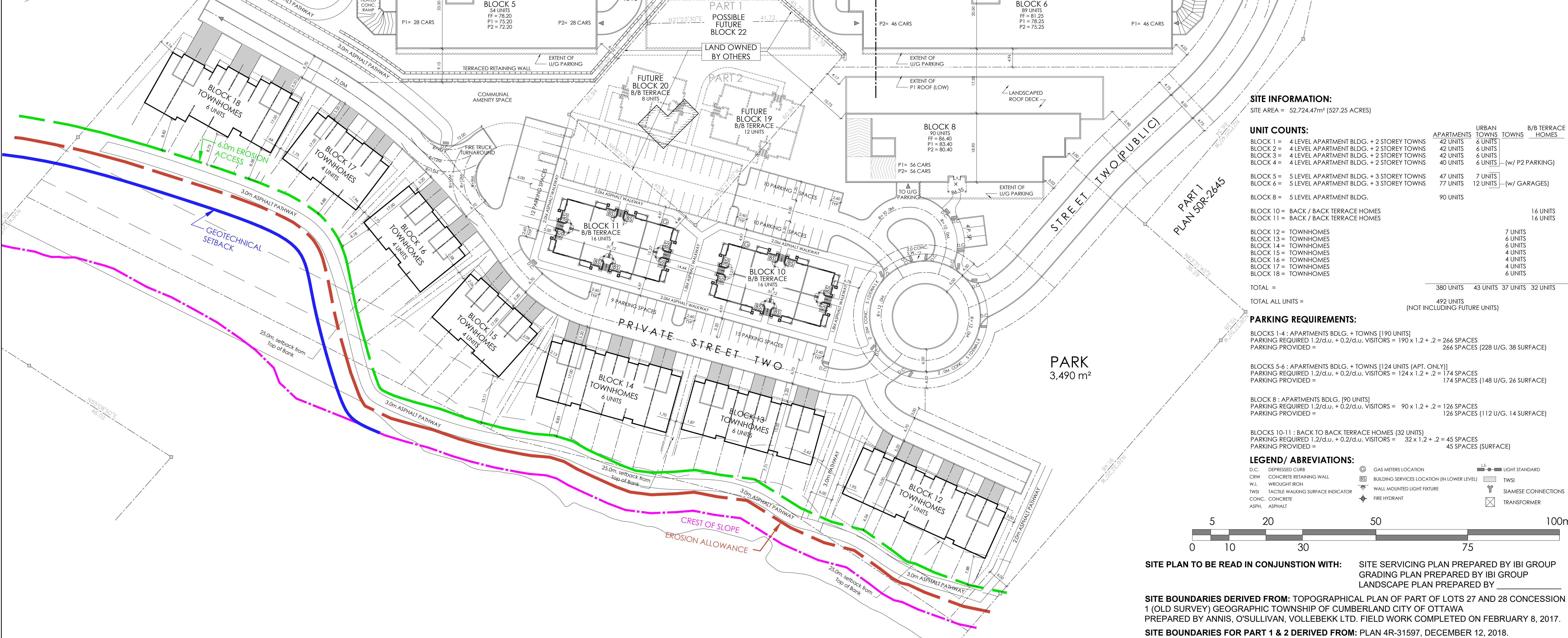
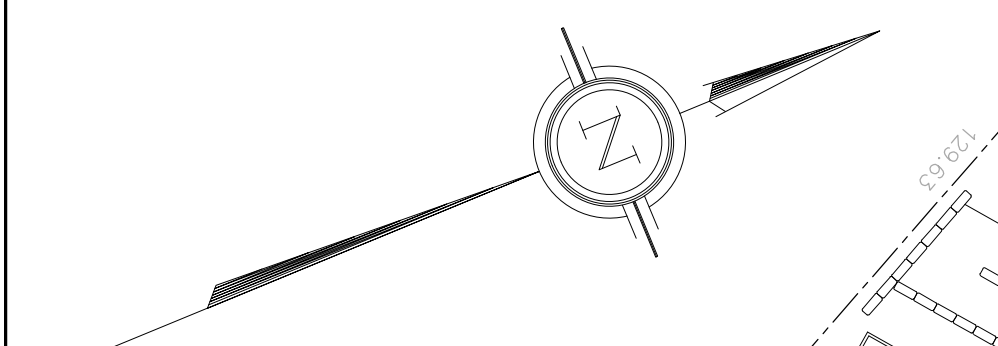


2 KEY PLAN
SP1 n.f.s.



SITE INFORMATION:
SITE AREA = 52,724.47m² (527.25 ACRES)

UNIT COUNTS:

| Block | Apartment Units | Town Units | Townhomes | B/B Terrace Homes |
|--|---|-----------------|-----------------|-------------------|
| BLOCK 1 = 4 LEVEL APARTMENT BLDG. + 2 STOREY TOWNS | 42 UNITS | 6 UNITS | 6 UNITS | |
| BLOCK 2 = 4 LEVEL APARTMENT BLDG. + 2 STOREY TOWNS | 42 UNITS | 6 UNITS | 6 UNITS | |
| BLOCK 3 = 4 LEVEL APARTMENT BLDG. + 2 STOREY TOWNS | 42 UNITS | 6 UNITS | 6 UNITS | |
| BLOCK 4 = 4 LEVEL APARTMENT BLDG. + 2 STOREY TOWNS | 40 UNITS | 6 UNITS | 6 UNITS | (w/ P2 PARKING) |
| BLOCK 5 = 5 LEVEL APARTMENT BLDG. + 3 STOREY TOWNS | 47 UNITS | 7 UNITS | 7 UNITS | (w/ GARAGES) |
| BLOCK 6 = 5 LEVEL APARTMENT BLDG. + 3 STOREY TOWNS | 77 UNITS | 12 UNITS | 12 UNITS | |
| BLOCK 8 = 5 LEVEL APARTMENT BLDG. | 90 UNITS | | | |
| BLOCK 10 = BACK / BACK TERRACE HOMES | | | | 16 UNITS |
| BLOCK 11 = BACK / BACK TERRACE HOMES | | | | 16 UNITS |
| BLOCK 12 = TOWNHOMES | | | | 7 UNITS |
| BLOCK 13 = TOWNHOMES | | | | 6 UNITS |
| BLOCK 14 = TOWNHOMES | | | | 6 UNITS |
| BLOCK 15 = TOWNHOMES | | | | 4 UNITS |
| BLOCK 16 = TOWNHOMES | | | | 4 UNITS |
| BLOCK 17 = TOWNHOMES | | | | 4 UNITS |
| BLOCK 18 = TOWNHOMES | | | | 6 UNITS |
| TOTAL = | 380 UNITS | 43 UNITS | 37 UNITS | 32 UNITS |
| TOTAL ALL UNITS = | 492 UNITS (NOT INCLUDING FUTURE UNITS) | | | |

PARKING REQUIREMENTS:

BLOCKS 1-4 : APARTMENTS BLDG. + TOWNS [190 UNITS]
PARKING REQUIRED 1.2/d.u. + 0.2/d.u. VISITORS = 190 x 1.2 + .2 = 266 SPACES (228 U/G, 38 SURFACE)
PARKING PROVIDED =

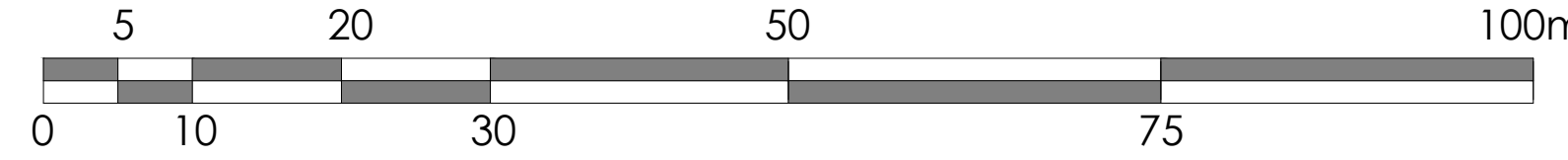
BLOCKS 5-6 : APARTMENTS BLDG. + TOWNS [124 UNITS (APT. ONLY)]
PARKING REQUIRED 1.2/d.u. + 0.2/d.u. VISITORS = 124 x 1.2 + .2 = 174 SPACES (148 U/G, 26 SURFACE)
PARKING PROVIDED =

BLOCK 8 : APARTMENTS BLDG. [90 UNITS]
PARKING REQUIRED 1.2/d.u. + 0.2/d.u. VISITORS = 90 x 1.2 + .2 = 126 SPACES (112 U/G, 14 SURFACE)
PARKING PROVIDED =

BLOCKS 10-11 : BACK TO BACK TERRACE HOMES [32 UNITS]
PARKING REQUIRED 1.2/d.u. + 0.2/d.u. VISITORS = 32 x 1.2 + .2 = 45 SPACES (SURFACE)
PARKING PROVIDED =

LEGEND/ ABBREVIATIONS:

| | | | |
|-------|-----------------------------------|------|-----------------------------------|
| D.C. | DEPRESSED CURB | LS | LIGHT STANDARD |
| CRW | CONCRETE RETAINING WALL | W.L. | WROUGHT IRON |
| W.L. | WROUGHT IRON | TWSI | TACTILE WALKING SURFACE INDICATOR |
| TWSI | TACTILE WALKING SURFACE INDICATOR | SC | SIAMENSE CONNECTIONS |
| CONC. | CONCRETE | TR | TRANSFORMER |
| ASPH. | ASPHALT | | |



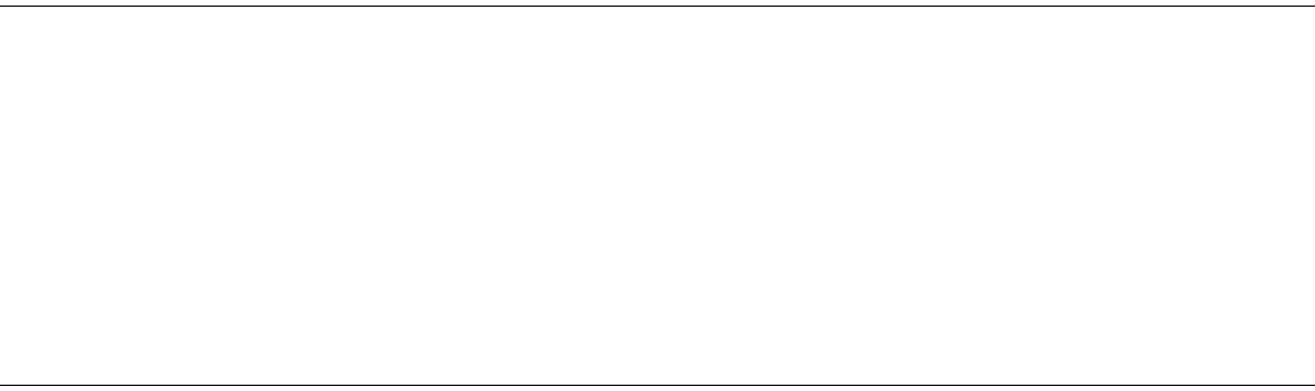
SITE PLAN TO BE READ IN CONJUNCTION WITH: SITE SERVICING PLAN PREPARED BY IBI GROUP
GRADING PLAN PREPARED BY IBI GROUP
LANDSCAPE PLAN PREPARED BY

SITE BOUNDARIES DERIVED FROM: TOPOGRAPHICAL PLAN OF PART OF LOTS 27 AND 28 CONCESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND CITY OF OTTAWA
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. FIELD WORK COMPLETED ON FEBRUARY 8, 2017.
SITE BOUNDARIES FOR PART 1 & 2 DERIVED FROM: PLAN 4R-31597, DECEMBER 12, 2018.

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

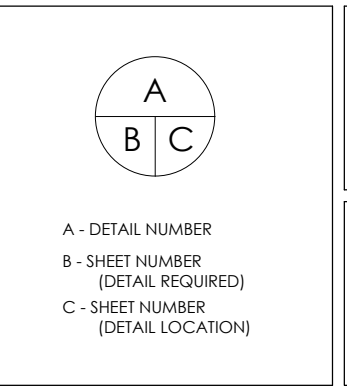
GENERAL NOTES:

- 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 MEANINGS 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 | REVISIONS | INT. |
|-----|----------|------------------------------|------|
| 12. | 11/09/19 | REVISED MODEL TYPES / LAYOUT | SM |
| 11. | 28/01/19 | REVISED MODEL TYPES / LAYOUT | SM |
| 10. | 08/01/19 | CONTOUR LINES ADDED | SM |
| 9. | 13/06/18 | REVISED BLOCKS 1-4 | SM |
| 8. | 05/04/18 | ADDED SCALE TO SECTION | SM |
| 7. | 04/01/18 | REVISED BLOCK LOCATIONS | SM |
| 6. | 28/09/17 | REVISED SITE BOUNDARIES | SM |
| 5. | 20/09/17 | REVISED SITE LAYOUT | SM |
| 4. | 05/07/17 | REVISED UNIT TYPES | SM |
| 3. | 13/04/17 | REVISED SITE LAYOUT | SM |
| 2. | 21/11/16 | REVISED 34 UNIT BLOCK LAYOUT | SM |
| 1. | 30/11/16 | FOR REVIEW | SM |

| No. | DATE | REVISIONS | INT. |
|-----|----------|--|------|
| 24. | | | |
| 23. | | | |
| 22. | | | |
| 21. | | | |
| 20. | | | |
| 19. | | | |
| 18. | 10/02/21 | SIDEWALK @ PVT. STREET 2 DELETED | MB |
| 17. | 05/02/21 | OLD, MTL, RD. GEOMETRY UPDATED | MB |
| 16. | 29/01/21 | BOUNDARIES UPDATED/ PARTS 1&2 | MB |
| 15. | 03/11/20 | GEOTECHNICAL ADDED | MB |
| 14. | 11/07/20 | B.L.S. 5,6,8 & 8 REVISY/ GRADES REVISY | MB |
| 13. | 04/12/19 | REVISED BLDG. FOOTPRINTS / LAYOUT | MB |
| 12. | | | |



PROJECT: PROPOSED SUBDIVISION
OLD MONTREAL ROAD
OTTAWA, ONTARIO.

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

DATE: NOV., 2016

SCALE: 1:500

SHEET NO. REV. NO.: SP-1

DRAWN BY: SBM

CHECKED: MDB