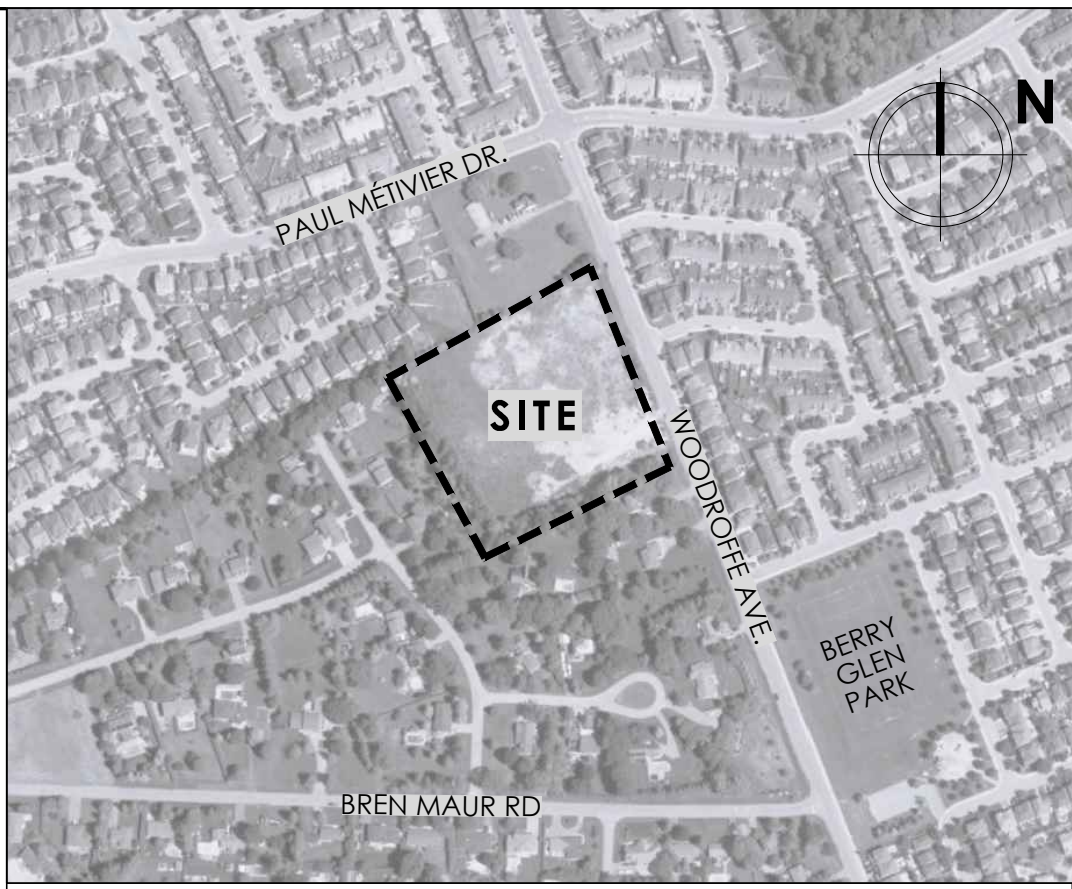
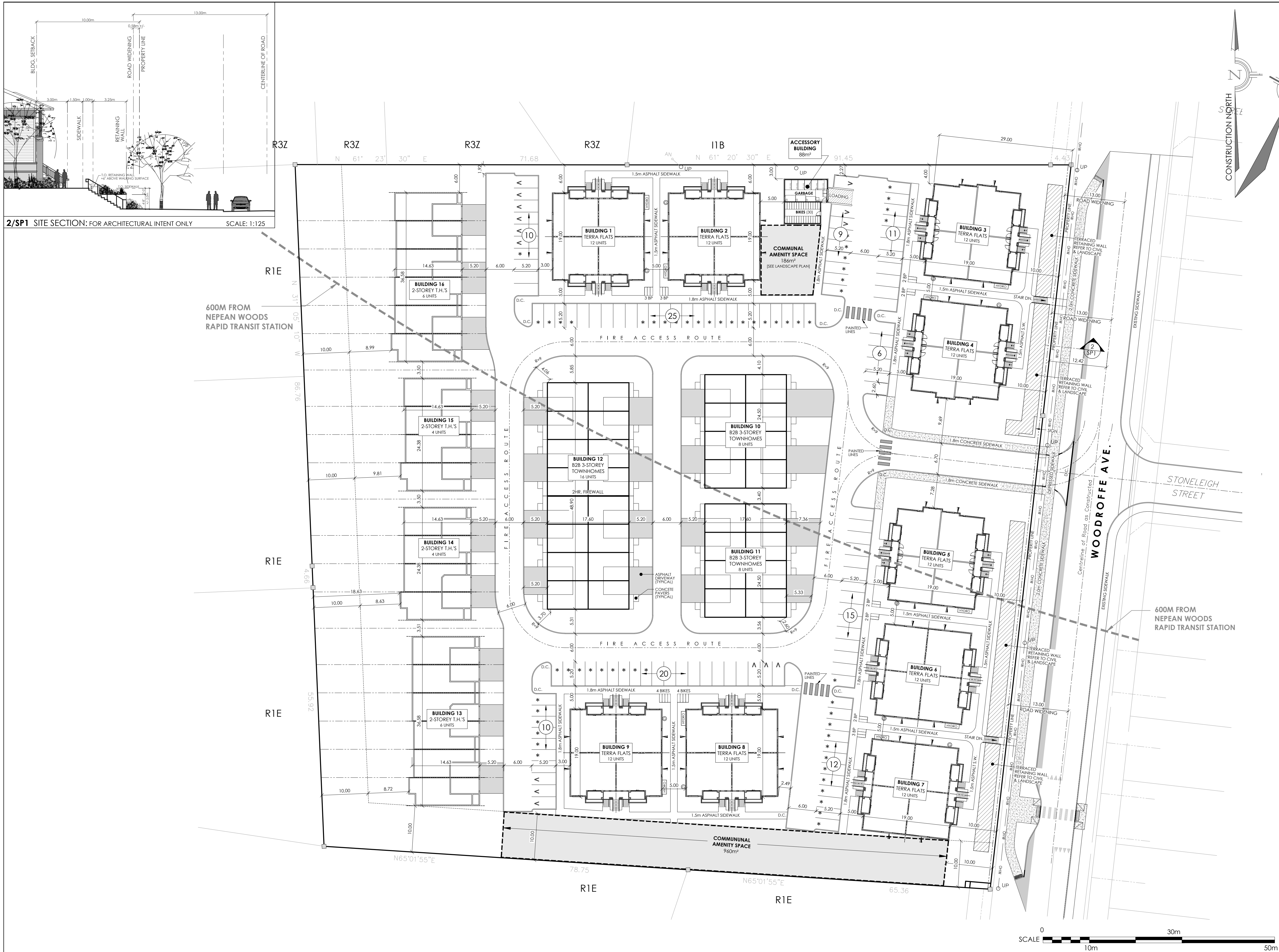




AREA PLAN: SCALE: NTS

SITE INFORMATION:

SITE AREA = 2.37ha (5.85 Acres.)		
ZONING: R1VY(636)		
PROPOSED ZONING: R47 PUD		
LOT WIDTH (MIN.):	REQUIRED: 18.00 m	PROVIDED: 157.39 m
LOT AREA (MIN.):	1,400 m ²	23,661.35 m ²
BUILDING HEIGHT (MAX.):	TOWNHOUSE: 10.00 m	9.37 m
	STACKED DWELLING: 11.00 m	10.02 m
FRONT YARD (MIN.):	3.00 m	10.00 m
REAR YARD (MIN.):	6.00 m	18.63 m
INTERIOR SIDE YARD (MIN.):	TOWNHOUSE: 1.50 m (1ST 21.0m)	4.00 m
	STACKED DWELLING: 1.50 m	6.00 m
ACCESSORY BLDG. SIZE (MAX.):	55.00 m ²	88.00 m ²
ACCESSORY BLDG. HEIGHT (MAX.):	3.60 m	3.54 m
ACCESSORY BLDG. INTERIOR SIDE YARD (MIN.):	6.00 m	3.00 m

UNIT COUNTS:

	TERRA FLATS	828 TOWNS	2-STORY TOWNS
BUILDING 1=	TERRA FLATS		
BUILDING 2=	TERRA FLATS		
BUILDING 3=	TERRA FLATS		
BUILDING 4=	TERRA FLATS		
BUILDING 5=	TERRA FLATS		
BUILDING 6=	TERRA FLATS		
BUILDING 7=	TERRA FLATS		
BUILDING 8=	TERRA FLATS		
BUILDING 9=	TERRA FLATS		
BUILDING 10=	828 3-STORY TOWNHOMES	8 UNITS	
BUILDING 11=	828 3-STORY TOWNHOMES	8 UNITS	
BUILDING 12=	828 3-STORY TOWNHOMES	16 UNITS	
BUILDING 13=	2-STORY TOWNHOMES		6 UNITS
BUILDING 14=	2-STORY TOWNHOMES		4 UNITS
BUILDING 15=	2-STORY TOWNHOMES		4 UNITS
BUILDING 16=	2-STORY TOWNHOMES		6 UNITS
TOTAL =	108 UNITS	32 UNITS	20 UNITS
TOTAL ALL UNITS =	160 UNITS		

RESIDENT PARKING REQUIRED:

AREA 'X' (WITHIN 600m (800m WALKING) TO RAPID TRANSIT)	AREA 'C'	TOTAL
TERRA FLATS [60 UNITS]	TERRA FLATS [48 UNITS]	88 SPACES
PARKING REQUIRED= 0.5/ d.u. = 30 SPACES	PARKING REQUIRED= 1.2/ d.u. = 58 SPACES	
828 TOWNHOMES [13 UNITS]	828 TOWNHOMES [19 UNITS]	24 SPACES
PARKING REQUIRED= 0.75/ d.u. = 10 SPACES	PARKING REQUIRED= 0.75/ d.u. = 14 SPACES	
TOWNHOMES [6 UNITS]	TOWNHOMES [14 UNITS]	16 SPACES
PARKING REQUIRED= 0.75/ d.u. = 5 SPACES	PARKING REQUIRED= 0.75/ d.u. = 11 SPACES	
TOTAL RESIDENT PARKING REQ.: 128 SPACES		

VISITOR PARKING REQUIRED:

AREA 'X' (NONE REQUIRED FOR FIRST 12 UNITS)	AREA 'C'
TERRA FLATS [60 UNITS (-12)]	TERRA FLATS [48 UNITS]
PARKING REQUIRED= 0.1/ d.u. = 5 SPACES	PARKING REQUIRED= 0.2/ d.u. = 10 SPACES
TOTAL VISITOR PARKING REQ.: 15 SPACES	

PARKING PROVIDED:

TERRA FLATS [108 UNITS]	88 RESIDENT + 15 VISITOR
PARKING REQUIRED =	103 RESIDENT + 15 VISITOR
TOTAL PROVIDED =	
828 TOWNHOMES [32 UNITS]	24 SPACES (DRIVEWAYS/ GARAGES)
PARKING REQUIRED =	
TOTAL PROVIDED =	
TOWNHOMES [20 UNITS]	16 SPACES (DRIVEWAYS/ GARAGES)
PARKING REQUIRED =	
TOTAL PROVIDED =	

PARKING SPACE DIMENSIONS ARE 2.4m X 5.2m STANDARD.
PARKING SPACES MARKED WITH * ARE 2.4m X 5.2m (59 SPACES) (50% max.)

BICYCLE PARKING REQUIREMENTS:

BICYCLE PARKING REQUIRED= 0.5/d.u. x 108 d.u. =	54 SPACES
BICYCLE PARKING PROVIDED =	57 SPACES (30 INDOORS, 27 SURFACE)
ALL EXTERIOR BIKE SPACES ARE 0.60m X 1.80m HORIZONTAL w/ MIN. 1.50m ACCESS AISLE.	
ALL INTERIOR BIKE SPACES ARE 0.50m X 1.50m VERTICAL w/ MIN. 1.50m ACCESS AISLE.	
PROVIDE FIXED PARKING RACKS FOR ALL BIKE SPACES.	

AMENITY SPACE REQUIREMENTS:

AMENITY SPACE REQUIRED = 6m ² / d.u. x 108 d.u. =	648m ²
50% COMMUNAL AMENITY AREA REQUIRED =	324m ²
COMMUNAL AMENITY AREA PROVIDED =	1,146m ²
PRIVATE AMENITY AREA PROVIDED =	432m ² (4m ² /BALCONY/d.u.)
TOTAL AMENITY AREA PROVIDED =	1,578m ²

LEGEND/ ABBREVIATIONS:

D.C.	DEPRESSED CURB	⊗	GAS METERS LOCATION	⬮	LIGHT STANDARD
CRW	CONCRETE RETAINING WALL	⊕	WATER/ SANITARY CONNECTION	⬮	WALL MOUNTED LIGHT FIXTURE
W.I.	WROUGHT IRON	⊕	WATER/ SANITARY CONNECTION	⬮	TRANSFORMER
TWS	TACTILE WALKING SURFACE INDICATOR	⊕	STORM CONNECTION	⬮	TWS
CONC.	CONCRETE	⊕	SIAMENSE CONNECTIONS	⬮	BICYCLE PARKING (BP) SPACE
ASPH.	ASPHALT	⊕	FIRE HYDRANT	⬮	VISITOR PARKING SPACE

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH:
- SITE SERVICES AND GRADING PLANS PREPARED BY NOVATECH ENGINEERING CONSULTANTS.
- LANDSCAPE PLAN PREPARED BY JAMES B. LENNOX AND ASSOCIATES INC.

NOTE:
SITE BOUNDARIES DERIVED FROM: PLAN 4R-37128
PLAN OF SURVEY OF PART OF LOT 12 CONCESSION 2 (INDUAE FRONT)
Geographic Township of Nepean CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebæk Ltd.

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 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 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.

OWNER: PHOENIX HOMES
18A BENTLEY AVE.
OTTAWA, ON K2E 6T8
(613) 723-7227

ARCHITECT: M. DAVID BLAKELY ARCHITECT INC.
2200 PRINCE OF WALES DR., SUITE 101
OTTAWA, ON K2E 6Z9
(613) 226-8811

CIVIL ENGINEER: NOVATECH ENGINEERING CONSULTANTS
240 MICHAEL COWPLAND DR. SUITE 101
KANATA, ON K2M 0H7
(613) 254-9443

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

SURVEYOR: ANNIS O'SULLIVAN VOLLEBÆK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S6
(613) 727-0850

SEAL

12.		MB.	24.
11.		MB.	23.
10.		MB.	22.
9.		MB.	21.
8.		MB.	20.
7.		MB.	19.
6.		MB.	18.
5.	22/10/25	2-STORY T.H. REVISED/ FOR COORDINATION	17.
4.	15/09/25	ROAD WIDENING AS PER SURVEY/ FOR COORDINATION	16.
3.	16/07/25	AS PER CLIENT	15.
2.	01/04/25	REVISED AS PER CLIENT/ FOR REVIEW	14.
1.	24/09/24	AS PER CITY COMMENTS/ FOR COORDINATION	13.
0.	DATE (D/M/Y)	DESCRIPTION	INT.

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PROJECT: 3400 WOODROFFE AVE.
PLANNED UNIT DEVELOPMENT
OTTAWA, ONTARIO

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

DRAWING TITLE: SITE PLAN

DATE: SEPT. 2024

SCALE: 1 : 400

SHEET NO.: SP1

DRAWN BY: mdb

CHECKED: MDB