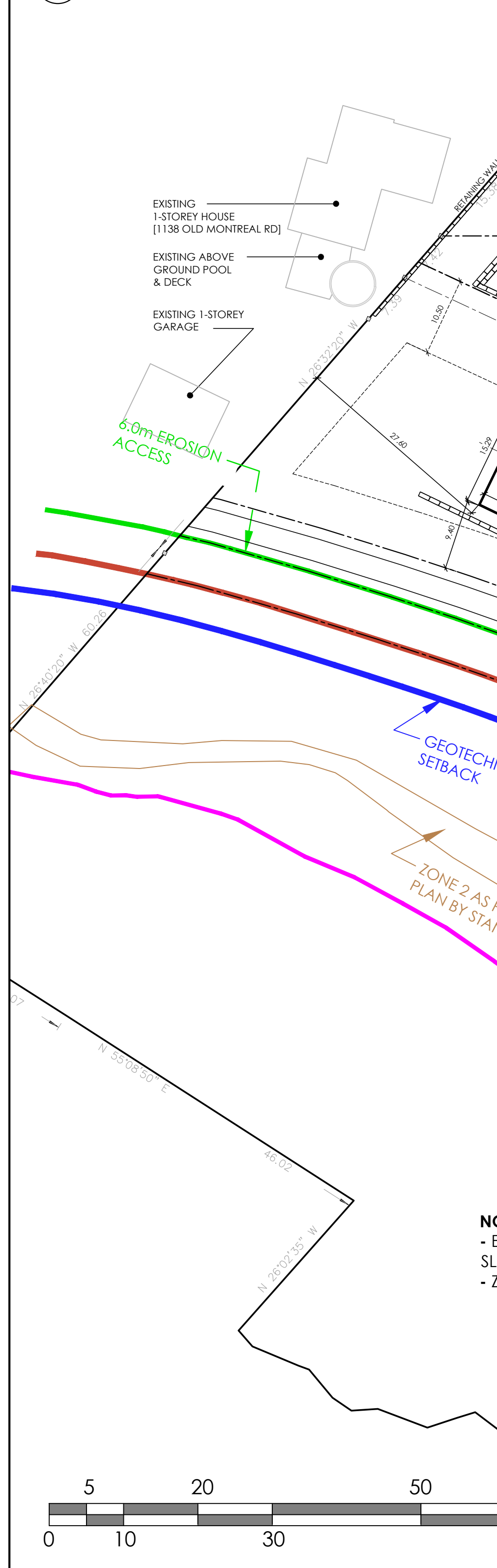
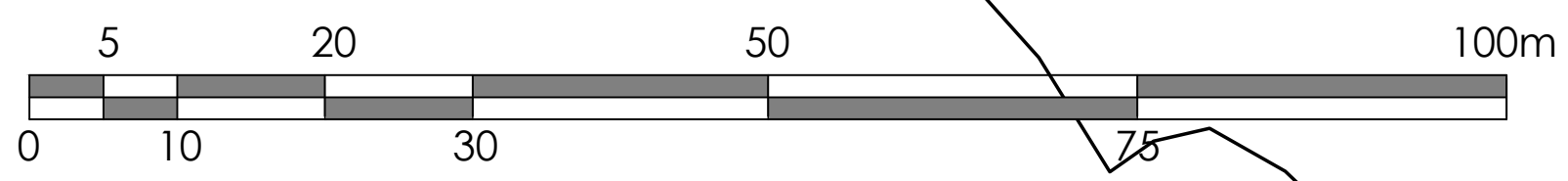


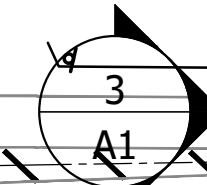
2 KEY PLAN
SP1 n.t.s.



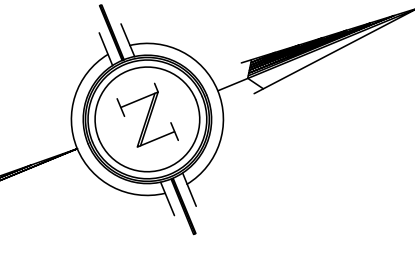
NOTE:
- EROSION ALLOWANCE & ACCESS, AND CREST OF SLOPE PROVIDED BY OTHERS.
- ZONE 2 LINES PROVIDED BY STANTEC LANDSLIDE STUDY.



REGIONAL ROAD NO. 34
Accepted Centreline Road



OLD MONTREAL ROAD
Accepted Centreline Road



SITE INFORMATION:
SITE AREA = 69,470m² +/- (6,947 HECTARES)
LANDSCAPED AREA = 71.39% (49,596.2 m²)
BUILDING AREA = 12,079.6 m²
ASPHALT AREA = 7,794.2 m² (19,873.8 m²)

UNIT COUNTS:

BLOCK	APARTMENTS	URBAN TOWNS	LIVE/WORK TOWNS	B/B TERRACE HOMES	BUILDING HEIGHT
BLOCK 1 = 4 LVL. APART. BLDG. + 2 ST. TOWNS	42 UNITS	7 UNITS			
BLOCK 2 = 4 LVL. APART. BLDG. + 2 ST. TOWNS	42 UNITS	6 UNITS			
BLOCK 3 = 4 LVL. APART. BLDG. + 2 ST. TOWNS	42 UNITS	5 UNITS			
BLOCK 4 = 4 LVL. APART. BLDG. + 2 ST. TOWNS	42 UNITS	6 UNITS			
BLOCK 5 = 5 LVL. APART. BLDG. + 3 ST. TOWNS	52 UNITS	7 UNITS			
BLOCK 6 = 5 LVL. APART. BLDG. + 3 ST. TOWNS	77 UNITS	12 UNITS			
BLOCK 8 = BACK / BACK TERRACE HOMES				12 UNITS	12.0m
BLOCK 9 = BACK / BACK TERRACE HOMES				16 UNITS	12.0m
BLOCK 10 = BACK / BACK TERRACE HOMES				16 UNITS	12.0m
BLOCK 11 = BACK / BACK TERRACE HOMES				16 UNITS	12.0m
BLOCK 12 = BUNGALOW SEMI			2 UNITS		7.5m
BLOCK 13 = TOWNHOMES			6 UNITS		9.5m
BLOCK 14 = TOWNHOMES			4 UNITS		9.5m
BLOCK 15 = TOWNHOMES			4 UNITS		9.5m
BLOCK 16 = TOWNHOMES			4 UNITS		9.5m
BLOCK 17 = TOWNHOMES			4 UNITS		9.5m
BLOCK 18 = BUNGALOW SEMI			2 UNITS		7.5m
BLOCK 19 = BACK / BACK TERRACE HOMES (FUTURE UNITS 12 UNITS)					
TOTAL	297 UNITS	24 UNITS	19 UNITS	26 UNITS	60 UNITS

TOTAL ALL UNITS = 426 UNITS (NOT INCLUDING FUTURE UNITS)

PARKING REQUIREMENTS:
BLOCKS 1-4 : APARTMENTS BLDG. + URBAN TOWNS [192 UNITS]
PARKING REQUIRED 1.2/d.u. + 0.2/d.u. VISITORS = 192 x 1.2 + 2 = 269 SPACES
PARKING PROVIDED = 269 SPACES (232 U/G, 37 SURFACE)
BLOCKS 5-6 : APARTMENTS BLDG. + LIVE/ WORK TOWNS [148 UNITS]
PARKING REQUIRED 1.2/d.u. + 0.2/d.u. VISITORS = 148 x 1.2 + 2 = 207 SPACES
PARKING PROVIDED = 181 SPACES (148 U/G, 33 SURFACE)
BLOCKS 8-11 : BACK TO BACK TERRACE HOMES [60 UNITS]
PARKING REQUIRED 1.2/d.u. + 0.2/d.u. VISITORS = 60 x 1.2 + 2 = 84 SPACES
PARKING PROVIDED = 85 SPACES (SURFACE)

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH:
- BOREHOLE LOCATION & LIMIT OF HAZARDOUS LANDS FIG. 2, PREPARED BY EXP SERVICES INC. DATED NOV. 2, 2016.

LEGEND/ ABBREVIATIONS:

D.C.	DEPRESSED CURB	⊗	GAS METERS LOCATION	LS	LIGHT STANDARD
CRW	CONCRETE RETAINING WALL	⊗	BUILDING SERVICES LOCATION (IN LOWER LEVEL)	⊗	TW/SI
W.I.	WROUGHT IRON	⊗	WALL MOUNTED LIGHT FIXTURE	⊗	SIAMSE CONNECTIONS
TW/SI	TACTILE WALKING SURFACE INDICATOR	⊗	FIRE HYDRANT	⊗	TRANSFORMER
CONC.	CONCRETE				
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: DRAFT PLAN OF SUBDIVISION 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. RECEIVED SEPTEMBER 19, 2022.

M. David Blakely Architect Inc.
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-9811 Fax (613) 226-7942 1-877-629-6297

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.

No.	DATE	DESCRIPTION	INIT.
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 SITE LAYOUT	SM
3	13/04/17	REVISED SITE LAYOUT	SM
2	21/12/16	REVISED 36 UNIT BLOCK LAYOUT	SM
1	30/11/16	FOR REVIEW	SM

CONSTRUCTION NORTH

No.	DATE	DESCRIPTION	INIT.
24	13/08/21	1138 OLD MIL. STRUCTURES ADDED	MB
23	14/07/21	GENERAL REV. / FOR COORD.	MB
22	12/07/21	ROAD WIDENING REVISIONS FOR REVIEW	MB
21	24/06/21	ROAD WIDENING REVISIONS	MB
20	18/06/21	ROAD WIDENING OVERLAYED	MB
19	08/06/21	BLK. 8 CONVERTED TO TERR. HOMES	MB
18	10/02/21	SIDEWALK @ PVT. STREET 2 DELETED	MB
17	05/02/21	OLD MIL. RD. GEOMETRY UPDATED	MB
16	29/01/21	BOUNDARIES UPDATED/ PARTS 1&2	MB
15	03/11/20	GEOTECHNICAL ADDED	MB
14	13/07/20	BLKS. 5, 6 & 8 REVISED/ GRADES REVISED	MB
13	04/12/19	REVISED BLDG. FOOTPRINTS / LAYOUT	MB
12			

No.	DATE	DESCRIPTION	INIT.
34	20/07/23	SITE INFORMATION ADDED TO PLAN	SM
33	22/06/23	REV. BLOCKS 10 TO 18, FOR REVIEW	SM
32	25/05/23	REV. BLOCKS 10 TO 17, FOR REVIEW	SM
31	05/04/23	PATHWAY RELOCATED AS PER LANDSLIDE PLAN BY STANTEC, FOR REVIEW	MB
30	07/10/22	AS PER AOV/ SIDEWALK ADDED	MB
29	12/09/22	PARK AREA REDUCED/ RET. WALLS ADDED	MB
28	08/09/22	UPDATED BOUNDARIES/ AREAS AS PER AOV	MB
27	09/09/21	DRAFT PLAN OF SUBDIVISION	MB
26	09/09/21	F.F. LEVELS REVISED AS PER IBI	MB
25	30/08/21	ISSUED FOR RE-SUBMISSION	MB
24			

PROPOSED SUBDIVISION
OLD MONTREAL ROAD
OTTAWA, ONTARIO.

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

SITE PLAN

DATE: NOV., 2016
SCALE: 1:500
SHEET NO. REV NO.: SP-1

DRAWN BY: SBM
CHECKED: MDB