

KEY PLAN
n.f.s.

SITE INFORMATION:

SITE AREA = 69,470m² +/- (6,947 HECTARES)

UNIT COUNTS:

BLOCK	APARTMENTS	URBAN TOWNS	LIVE/WORK TOWNS	B/B TERRACE HOMES
BLOCK 1	42 UNITS	6 UNITS		
BLOCK 2	42 UNITS	5 UNITS		
BLOCK 3	42 UNITS	5 UNITS		
BLOCK 4	42 UNITS	6 UNITS		
BLOCK 5	52 UNITS	7 UNITS		
BLOCK 6	77 UNITS	12 UNITS		
BLOCK 8				12 UNITS
BLOCK 9				16 UNITS
BLOCK 10				16 UNITS
BLOCK 11				16 UNITS
BLOCK 12				4 UNITS
BLOCK 13				4 UNITS
BLOCK 14				4 UNITS
BLOCK 15				4 UNITS
BLOCK 16				4 UNITS
BLOCK 17				4 UNITS
BLOCK 18				5 UNITS
TOTAL	297 UNITS	24 UNITS	19 UNITS	31 UNITS

TOTAL ALL UNITS = 431 UNITS (NOT INCLUDING FUTURE UNITS)

PARKING REQUIREMENTS:

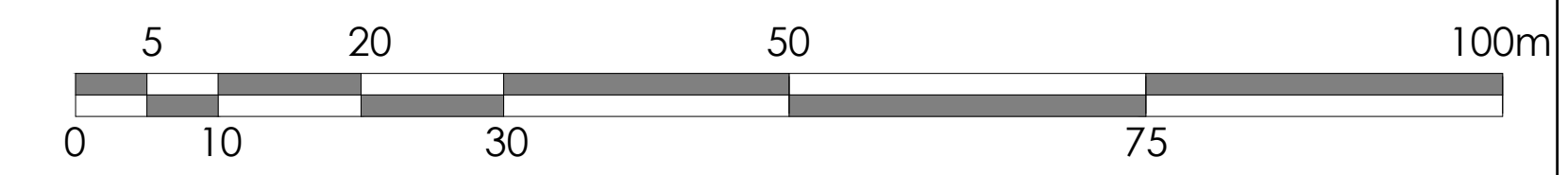
BLOCKS 1-4 : APARTMENTS BLDG. + URBAN TOWNS (192 UNITS)
 PARKING REQUIRED 1.2/d.u. + 0.2/d.u. VISITORS = 192 x 1.2 + .2 = 269 SPACES
 PARKING PROVIDED = 269 SPACES (232 U/G, 37 SURFACE)

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 = 88 SPACES (SURFACE)

LEGEND/ ABBREVIATIONS:

D.C.	DEPRESSED CURB	⊙	GAS METERS LOCATION	LS	LIGHT STANDARD
CRW	CONCRETE RETAINING WALL	⊗	BUILDING SERVICES LOCATION (IN LOWER LEVEL)	⊕	TWISI
W.I.	WROUGHT IRON	⊕	WALL MOUNTED LIGHT FIXTURE	⊕	SIAMESE CONNECTIONS
TWISI	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
 CONCRESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND CITY OF OTTAWA
 LANDSCAPE PLAN PREPARED BY

SITE BOUNDARIES DERIVED FROM: DRAFT PLAN OF SUBDIVISION OF PART OF LOTS 27 AND 28
 CONCRESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND CITY OF OTTAWA
 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. RECEIVED SEPTEMBER 19, 2022.

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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.	28/07/19	REVISED MODEL TYPES / LAYOUT	SM
10.	18/07/19	ROAD WIDENING REVISED	MB
9.	13/06/18	REVISED BLOCKS 1-4	SM
8.	05/04/18	ADDED SCALE TO SECTION	SM
7.	04/07/18	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.	21/12/16	REVISED 54 UNIT BLOCK LAYOUT	SM
1.	30/11/16	FOR REVIEW	SM

No.	DATE	REVISIONS	INT.
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 REVISED	MB
21.	24/06/21	ROAD WIDENING REVISED	MB
20.	18/06/21	ROAD WIDENING OVERLAYS	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. MTL. RD. GEOMETRY UPDATED	MB
16.	29/01/21	BOUNDARIES UPDATED/ PARTS 1&2	MB
15.	03/11/20	GEO TECHNICAL ADDED	MB
14.	13/07/20	BLKS. 5&6 & 8 REVISED/ GARAGES REVISED	MB
13.	04/12/19	REVISED BLDG. FOOTPRINTS / LAYOUT	MB

No.	DATE	REVISIONS	INT.
30.	07/10/22	AS PER AOV/ SIDEWALK ADDED	MB
29.	12/09/22	PARK AREA REDUCED/ FEET WALLS ADDED	MB
28.	08/09/22	UPDATED BOUNDARIES/ AREAS AS PER AOV	MB
27.	20/04/22	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

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

**PROPOSED SUBDIVISION
OLD MONTREAL ROAD
OTTAWA, ONTARIO.**

SITE PLAN

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

DRAWN BY: SBM
 CHECKED: MDB