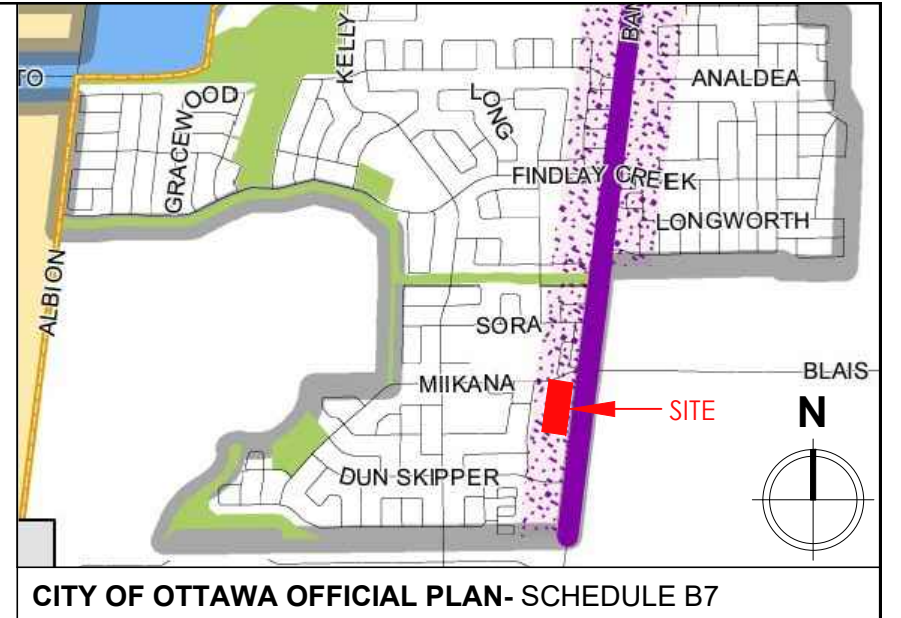
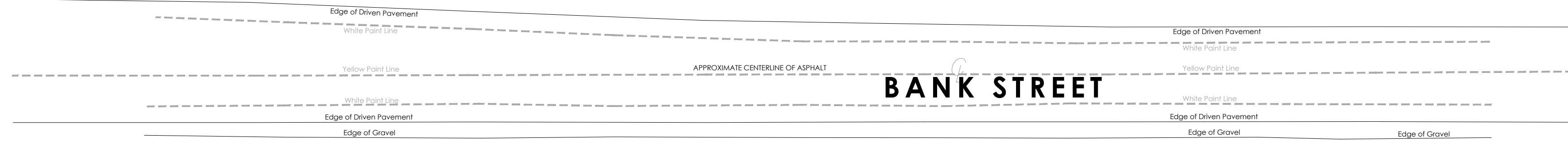
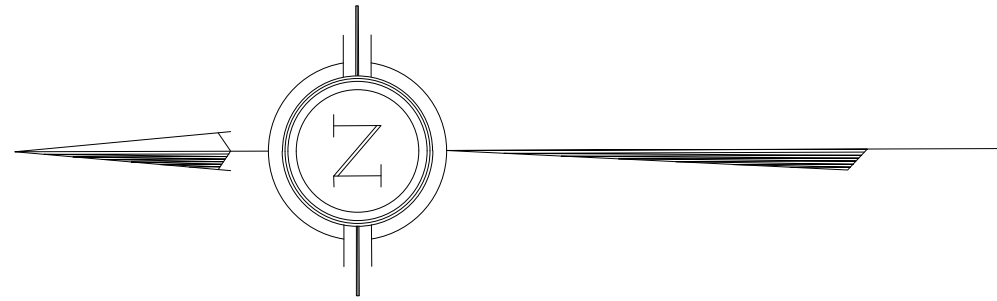




SITE INFORMATION:

SITE AREA =	2.73ha (6.75 Acres), NOT INCLUDING 4820 BANK ST.	
ZONING: DR		
PROPOSED ZONING: R4Z		
LOT WIDTH (MIN.):	18.00 m	95.00 m
LOT AREA (MIN.):	1,400 m ²	27,317.64 m ²
BUILDING HEIGHT (MAX.):	TOWNHOUSE: 11.00 m	9.37 m
	STACKED DWELLING: 15.00 m	10.02 m
	APARTMENT BUILDING: 15.00 m	12.94 m
FRONT YARD (MIN.):	3.00 m	11.58 m
REAR YARD (MIN.):	6.00 m	6.00 m
INTERIOR SIDE YARD (MIN.):	TOWNHOUSE: 6.00 m	3.11 m
	STACKED DWELLING: 6.00 m	3.11 m
	APARTMENT BUILDING: 3.00 m (FIRST 18 m)	5.11 m
		6.00 m (REST OF SITE)
		3.00 m
TOTAL LOT COVERAGE (MAX.):	N/A	25.53 % [6,974 m ²]
LANDSCAPED AREA (MIN.):	30 %	45.89 % [12,536.04 m ²]
PARKING LOT PERIMETER LANDSCAPING (MIN.):	15 %	51.03 %
ACCESSORY BLDG. SIZE (MAX.):	200.00 m ²	68.50 m ² & 70.80 m ² [139.30 m ² TOTAL]
ACCESSORY BLDG. HEIGHT (MAX.):	4.50 m	3.47 m
ACCESSORY BLDG. INTERIOR SIDE YARD (MIN.):	1.50 m	3.00 m
ACCESSORY BLDG. REAR YARD (MIN.):	0.60 m	3.00 m

UNIT COUNTS:

	B/B TERRACE FLATS	B2B TOWNS	APARTMENTS	G.F.A.:
BUILDING 1=	TERRACE FLATS	12 UNITS		987 m ²
BUILDING 2=	TERRACE FLATS	12 UNITS		987 m ²
BUILDING 3=	TERRACE FLATS	12 UNITS		987 m ²
BUILDING 4=	TERRACE FLATS	12 UNITS		987 m ²
BUILDING 5=	TERRACE FLATS	12 UNITS		987 m ²
BUILDING 6=	TERRACE FLATS	12 UNITS		987 m ²
BUILDING 7=	TERRACE FLATS	12 UNITS		987 m ²
BUILDING 8=	TERRACE FLATS	12 UNITS		987 m ²
BUILDING 9=	TERRACE FLATS	12 UNITS		987 m ²
BUILDING 10=	TERRACE FLATS	12 UNITS		987 m ²
BUILDING 11=	TERRACE FLATS	12 UNITS		987 m ²
BUILDING 12=	B2B 3-STORY TOWNHOMES	12 UNITS		1,538 m ²
BUILDING 13=	B2B 3-STORY TOWNHOMES	12 UNITS		1,538 m ²
BUILDING 14=	3-STORY APARTMENT BUILDING		24 UNITS	1,325 m ²
BUILDING 15=	3-STORY APARTMENT BUILDING		24 UNITS	1,325 m ²
BUILDING 16=	3-STORY APARTMENT BUILDING		24 UNITS	1,325 m ²
BUILDING 17=	3-STORY APARTMENT BUILDING (POSSIBLE FUTURE)		24 UNITS (NOT INCLUDED)	
TOTAL =		132 UNITS	24 UNITS	72 UNITS

TOTAL ALL UNITS = 228 UNITS (NOT INCLUDING POSSIBLE FUTURE UNITS)

TOTAL G.F.A. = 17,908 m²

RESIDENT PARKING REQUIRED: SCHEDULE 1A AREA "C"

BUILDINGS 1-11: TERRACE FLATS [132 UNITS]	
PARKING REQUIRED= 1.2/ d.u. =	158 SPACES
BUILDINGS 12-13: B2B 3-STORY TOWNHOMES [24 UNITS]	
PARKING REQUIRED= 1.0/ d.u. =	24 SPACES
BUILDINGS 14-16: 3-STORY APARTMENT BUILDINGS [72 UNITS]	
PARKING REQUIRED= 1.2/ d.u. =	86 SPACES
TOTAL RESIDENT PARKING REQ.:	268 SPACES

VISITOR PARKING REQUIRED: (NONE REQUIRED FOR UNITS WITH DRIVEWAYS)

BUILDINGS 1-11: TERRACE FLATS [132 UNITS]	
VISITOR PARKING REQUIRED= 0.2/ d.u. =	26 SPACES
BUILDINGS 14-16: 3-STORY APARTMENT BUILDINGS [72 UNITS]	
VISITOR PARKING REQUIRED= 0.2/ d.u. =	14 SPACES
TOTAL VISITOR PARKING REQ.:	40 SPACES

PARKING PROVIDED:

TERRACE FLATS [132 UNITS]	
PARKING REQUIRED =	158 RESIDENT + 26 VISITOR
TOTAL PROVIDED =	158 RESIDENT + 26 VISITOR
B2B TOWNHOMES [24 UNITS]	
PARKING REQUIRED =	24 SPACES
TOTAL PROVIDED =	48 SPACES (DRIVEWAYS/ GARAGES)
APARTMENTS [72 UNITS]	
PARKING REQUIRED =	86 RESIDENT + 14 VISITOR
TOTAL PROVIDED =	76 RESIDENT + 14 VISITOR (42 U/G + 48 SURFACE)
PARKING SPACE DIMENSIONS ARE 2.6m X 5.2m STANDARD.	
PARKING SPACES MARKED WITH * ARE 2.4m X 5.2m (49 SPACES) (50% MAX.)	
ALL BARRIER-FREE PARKING SPACES ARE 3.66m X 5.20m UNLESS NOTED OTHERWISE.	

BICYCLE PARKING REQUIREMENTS:

BICYCLE PARKING REQUIRED= 0.5/d.u. x 204 d.u. =	102 SPACES
BICYCLE PARKING PROVIDED =	102 SPACES (38 INDOOR + 64 SURFACE)
ALL EXTERIOR BIKE SPACES ARE 0.60m X 1.80m HORIZONTAL w/ MIN. 1.50m ACCESS ISLE.	
ALL INTERIOR BIKE SPACES ARE 0.60m X 1.50m VERTICAL w/ MIN. 1.50m ACCESS ISLE.	
PROVIDE FIXED PARKING RACKS FOR ALL BIKE SPACES.	

AMENITY SPACE REQUIREMENTS:

AMENITY SPACE REQUIRED = 6m ² / d.u. x 204 d.u. =	1,224m ²
50% COMMUNAL AMENITY AREA REQUIRED =	612m ²
COMMUNAL AMENITY AREA PROVIDED =	2,064m ²
PRIVATE AMENITY AREA PROVIDED =	816m ²
TOTAL AMENITY AREA PROVIDED =	2,880m ² (4m ² /BALCONY/d.u.)

SITE PLAN TO BE READ IN CONJUNCTION WITH:

- SITE SERVICING AND GRADING PLAN PREPARED BY:
- LANDSCAPING PLAN PREPARED BY: JAMES B. LENNOX AND ASSOCIATES INC.
- COMPOSITE UTILITY PLAN PREPARED BY:

LEGEND/ ABBREVIATIONS:

D.C. DEPRESSIONED CURB	GAS METERS LOCATION	L.S. LIGHT STANDARD
CRW CONCRETE RETAINING WALL	WATER/ SANITARY CONNECTION	WALL MOUNTED LIGHT FIXTURE
W.I. WROUGHT IRON	STORM CONNECTION	POLE LIGHT
TWS TACTILE WALKING SURFACE INDICATOR	SEWER CONNECTIONS	TRANSFORMER
CONC. CONCRETE	FIRE HYDRANT	
ASPH. ASPHALT	HYD. HYDRO (METER LOCATION)	
TWS TWS		

SITE BOUNDARIES DERIVED FROM:

PLAN OF SURVEY OF
PART OF LOT 21
CONCESSION 4
(RIDEAU FRONT) (GLOUCESTER)
CITY OF OTTAWA
SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
DATED: AUGUST 26, 2024.

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 HEADING AND INTENT AS THE 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: ARCADIS
333 PRESTON STREET #400
OTTAWA, ON K1S 5N4
(613) 225-1311

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

SURVEYOR: ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONCORCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S4
(613) 727-0520

SEAL

NO.	DATE	DESCRIPTION	INT.
12.			
11.			
10.			
9.			
8.			
7.			
6.	27/10/25	ZONING INFO UPDATED	MB.
5.	22/10/25	ZONING INFO UPDATED/ FOR COORDINATION	MB.
4.	04/09/25	FOR SITE PLAN APPROVAL SUBMISSION	MB.
3.	16/07/25	REVISED AS PER CLIENT FOR REVIEW	MB.
2.	28/01/25	REVISED AS PER CITY COMMENTS/ DCR PHOENIX	MB.
1.	04/09/24	FOR REVIEW	KB.
NO.			
DATE			
DESCRIPTION			
REVISIONS			

A - DETAIL NUMBER
B - SHEET NUMBER
C - SHEET NUMBER

A
B
C

A - DETAIL NUMBER
B - SHEET NUMBER
C - SHEET NUMBER

PROJECT: 4816 BANK STREET
PLANNED UNIT DEVELOPMENT
OTTAWA, ONTARIO

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

DRAWING TITLE: SITE PLAN

DATE: SEPT. 2024

DRAWN BY: KB

SCALE: 1 : 400

CHECKED: MDB

SHEET NO.: SP1