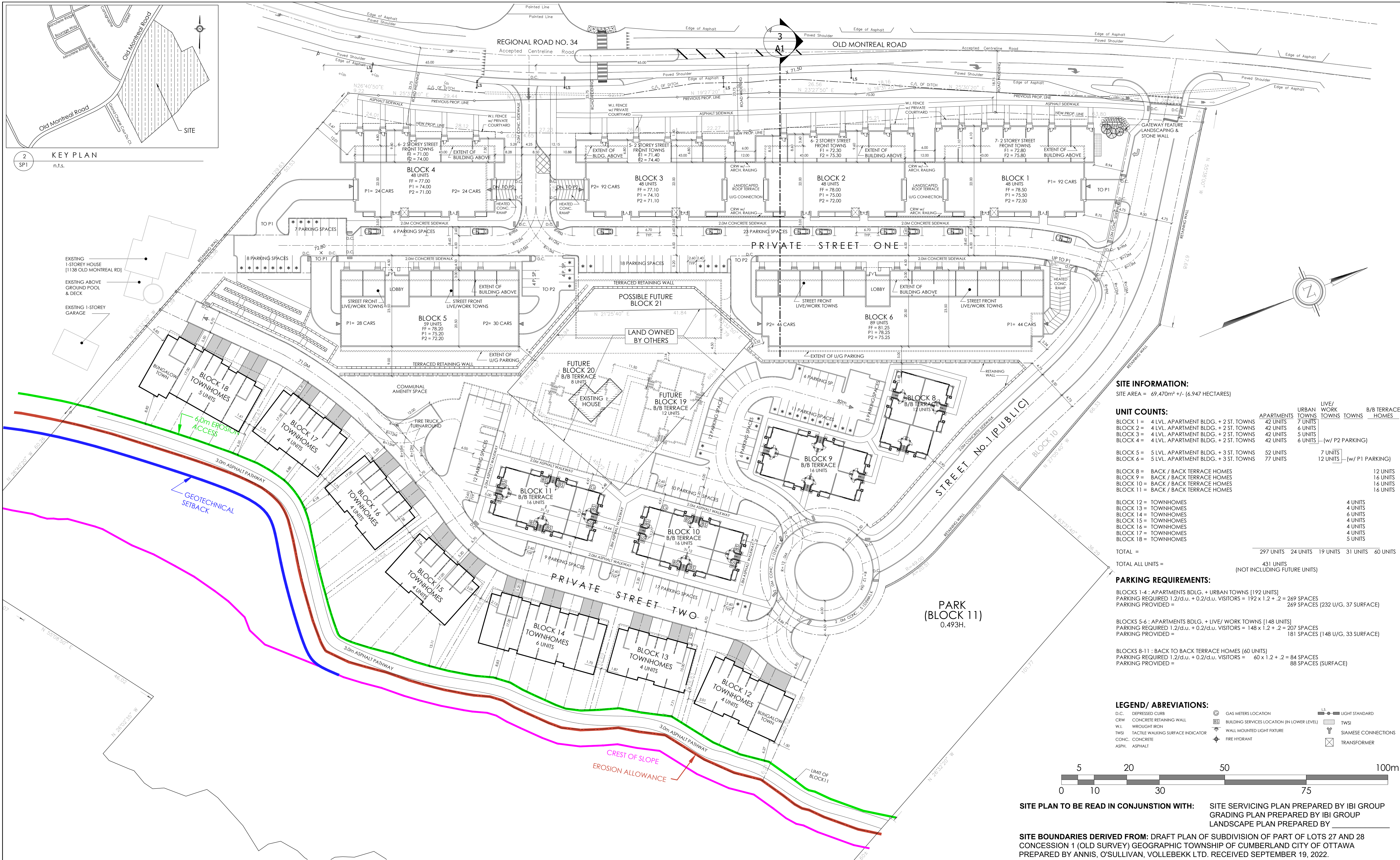




SITE INFORMATION:				
SITE AREA = 69,470m ² +/- (6.947 HECTARES)				
UNIT COUNTS:				
	APARTMENTS	URBAN TOWNS	LIVE/WORK TOWNS	B/B TERRACE HOMES
BLOCK 1 = 4 LVL. APARTMENT BLDG. + 2 ST. TOWNS	42 UNITS	7 UNITS		
BLOCK 2 = 4 LVL. APARTMENT BLDG. + 2 ST. TOWNS	42 UNITS	6 UNITS		
BLOCK 3 = 4 LVL. APARTMENT BLDG. + 2 ST. TOWNS	42 UNITS	5 UNITS		
BLOCK 4 = 4 LVL. APARTMENT BLDG. + 2 ST. TOWNS	42 UNITS	6 UNITS	(w/ P2 PARKING)	
BLOCK 5 = 5 LVL. APARTMENT BLDG. + 3 ST. TOWNS	52 UNITS	7 UNITS		
BLOCK 6 = 5 LVL. APARTMENT BLDG. + 3 ST. TOWNS	77 UNITS	12 UNITS	(w/ P1 PARKING)	
BLOCK 8 = BACK / BACK TERRACE HOMES				12 UNITS
BLOCK 9 = BACK / BACK TERRACE HOMES				16 UNITS
BLOCK 10 = BACK / BACK TERRACE HOMES				16 UNITS
BLOCK 11 = BACK / BACK TERRACE HOMES				16 UNITS
BLOCK 12 = TOWNHOMES				4 UNITS
BLOCK 13 = TOWNHOMES				4 UNITS
BLOCK 14 = TOWNHOMES				6 UNITS
BLOCK 15 = TOWNHOMES				4 UNITS
BLOCK 16 = TOWNHOMES				4 UNITS
BLOCK 17 = TOWNHOMES				4 UNITS
BLOCK 18 = TOWNHOMES				5 UNITS
TOTAL =	297 UNITS	24 UNITS	19 UNITS	31 UNITS
TOTAL ALL UNITS =	431 UNITS (NOT INCLUDING FUTURE UNITS)			

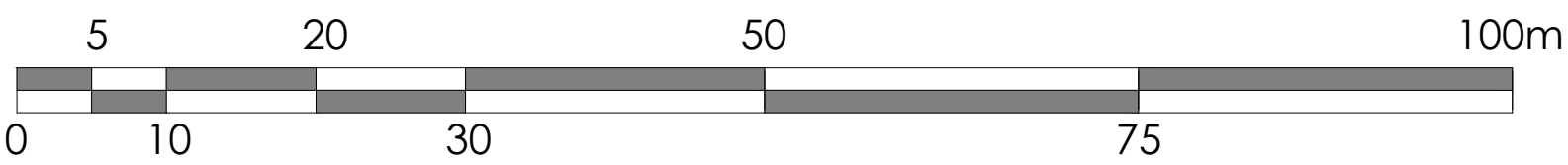
PARKING REQUIREMENTS:

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		L.S. LIGHT STANDARD
CRW	CONCRETE RETAINING WALL		BUILDING SERVICES LOCATION (IN LOWER LEVEL)		TWSI
W.I.	WROUGHT IRON		WALL MOUNTED LIGHT FIXTURE		SIAMESE CONNECTIONS
TWSI	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) 226-8811 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.

CONSTRUCTION NORTH

No.	DATE	DESCRIPTION	INIT.
12.	11/09/19	REVISED MODEL TYPES / LAYOUT	SM
11.	28/07/19	REVISED MODEL TYPES / LAYOUT	SM
10.	18/07/19	REVISED MODEL TYPES / LAYOUT	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.	11/12/16	REVISED 36 UNIT BLOCK LAYOUT	SM
1.	30/11/16	FOR REVIEW	SM

No.	DATE	DESCRIPTION	INIT.
24.	13/08/21	1138 OLD MTL. STRUCTURES ADDED	MB
23.	14/07/21	GENERAL REV. / FOR COORD.	MB
22.	12/07/21	ROAD WIDENING REVISED FOR REVIEW	MB
21.	24/06/21	ROAD WIDENING REVISED	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 & P.V.T. 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	GEOLOGICAL 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	DESCRIPTION	INIT.
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 BOUNDERIES / AREAS AS PER AOV	MB
27.	20/04/22	MTL. ROAD WIDENING / PARK ENLARGED	MB
26.	09/09/21	F.F. LEVELS REVISED AS PER IBI	MB
25.	30/08/21	ISSUED FOR RE-SUBMISSION	MB

PROJECT: PROPOSED SUBDIVISION
OLD MONTREAL ROAD
OTTAWA, ONTARIO.

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

DRAWING TITLE: SITE PLAN

DATE: NOV., 2016

SCALE: 1:500

SHEET NO. REV NO.: SP-1

A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)