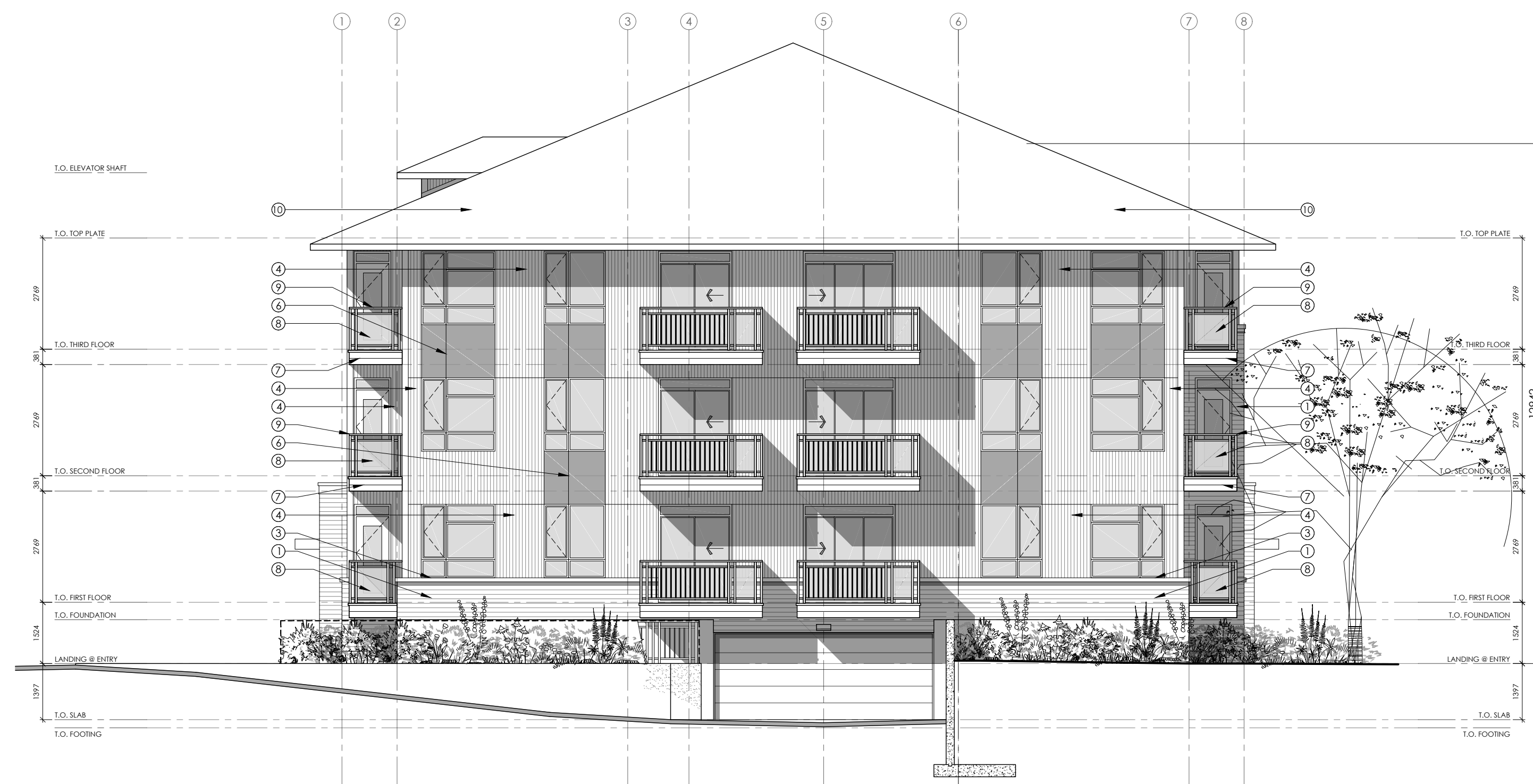


**MATERIALS SCHEDULE:**

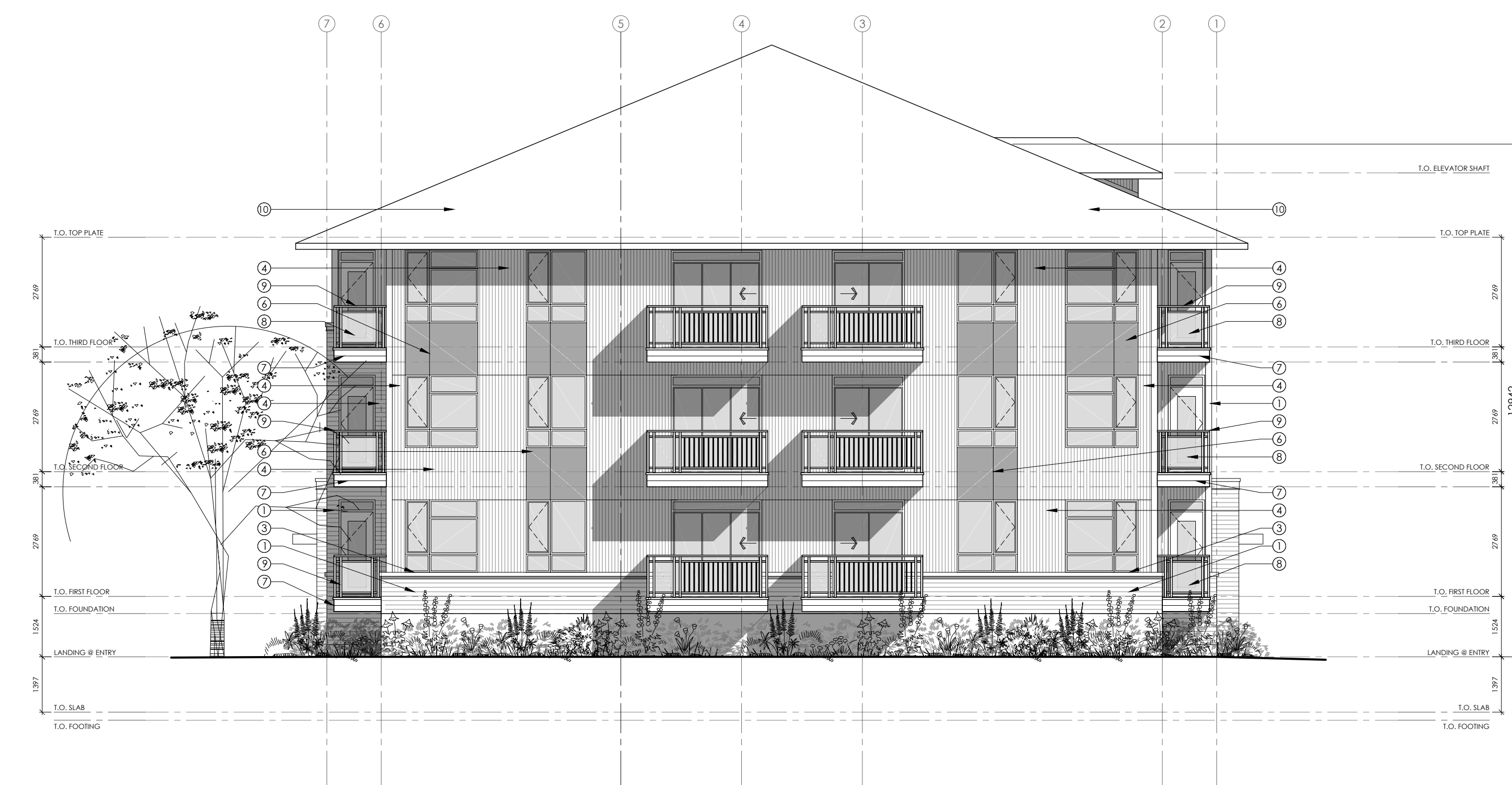
1. BRICK VENEER
2. STONE VENEER
3. PRECAST CONCRETE
4. SIDING: CORRUGATED STEEL
5. SIDING: VINYL
6. HARDIE PANEL
7. PREFINISHED ALUMINUM
8. GLASS PANEL- TINTED
9. PREFINISHED ALUMINUM GUARD
10. ASPHALT SHINGLES
11. EXTERIOR LIGHT FIXTURE



**SIDE ELEVATION**  
SCALE 1:100 **2**



**FRONT [BANK STREET] ELEVATION**  
SCALE 1:100 **1**



**SIDE ELEVATION**  
SCALE 1:100 **4**



**REAR ELEVATION**  
SCALE 1:100 **3**

**M. David Blakely  
Architect Inc.**  
2200 Prince of Wales Dr., Suite 101 Ottawa, Ontario  
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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**OWNER:** PHOENIX HOMES  
18A BENTLEY AVE.  
OTTAWA, ON K2E 6T8  
(613) 723-9227

**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) 226-1311

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

**SURVEYOR:** ANNIS O'SULLIVAN VOLLEBEK LTD.  
14 CONCOURSE GATE, SUITE 500  
NEPEAN, ON K2E 7S6  
(613) 727-0550



No.	DATE	DESCRIPTION	INT.	No.	DATE	DESCRIPTION	INT.
1.	04/09/25	FOR SITE PLAN APPROVAL SUBMISSION	MB	13.			
2.				14.			
3.				15.			
4.				16.			
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11.				23.			
12.				24.			

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

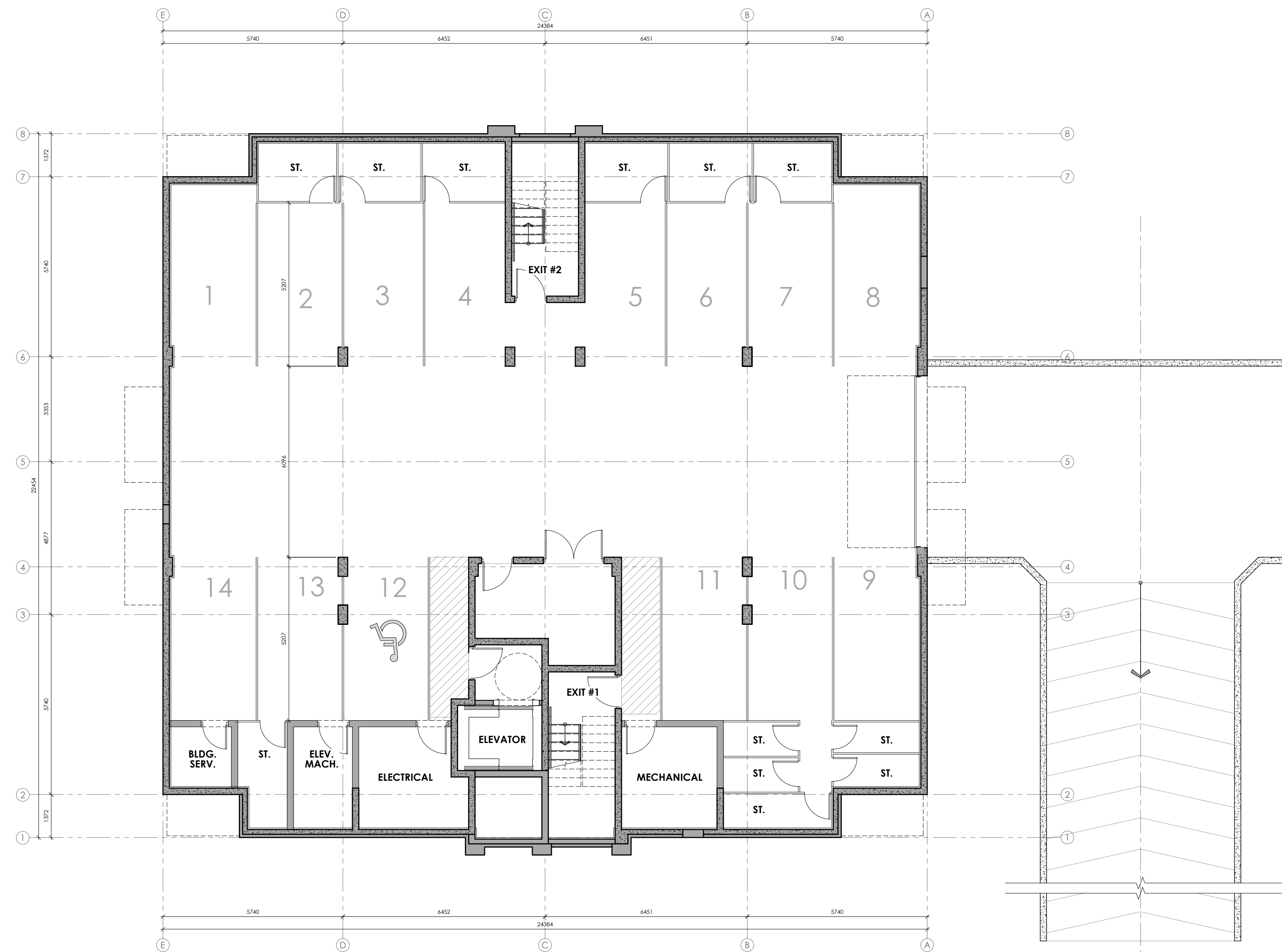
**PROJECT:** 4816 BANK STREET  
PLANNED UNIT DEVELOPMENT  
OTTAWA, ONTARIO

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

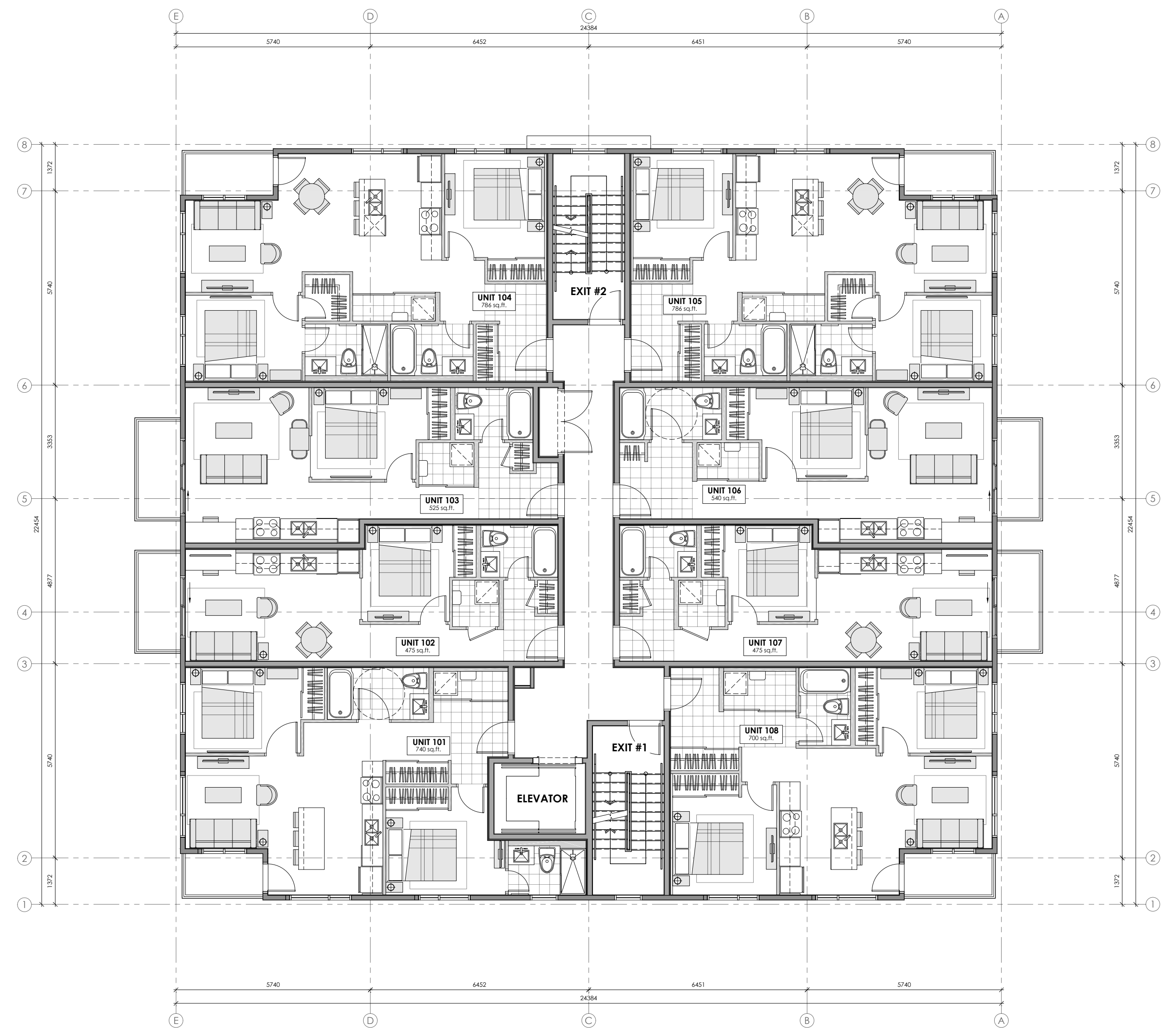
**DRAWING TITLE:** 24-UNIT APARTMENT BLDG.  
ELEVATIONS

**DATE:** MAY 2025  
**SCALE:** 1 : 100  
**SHEET NO.:** A1.1

**DRAWN BY:** mdb  
**CHECKED:** MDB



**BASEMENT PLAN**  
SCALE 1:100 **2**



**TYPICAL FLOOR PLAN**  
SCALE 1:100 **1**



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OTTAWA, ON K2E 6T8  
(613) 723-9227

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

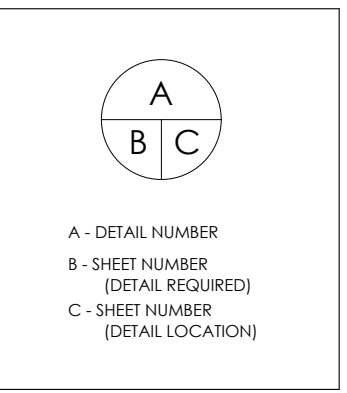
**CIVIL ENGINEER:** ARCADIS  
333 PRESTON STREET #400  
OTTAWA, ON K1S 5N4  
(613) 226-1311

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

**SURVEYOR:** ANNIS O'SULLIVAN VOLLEBECK LTD.  
14 CONCOURSE GATE, SUITE 500  
NEPEAN, ON K2E 7S6  
(613) 727-0550



No.	DATE	DESCRIPTION	MB	INT.
1.	04/09/25	FOR SITE PLAN APPROVAL SUBMISSION		
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**PROJECT:** 4816 BANK STREET  
PLANNED UNIT DEVELOPMENT  
OTTAWA, ONTARIO

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

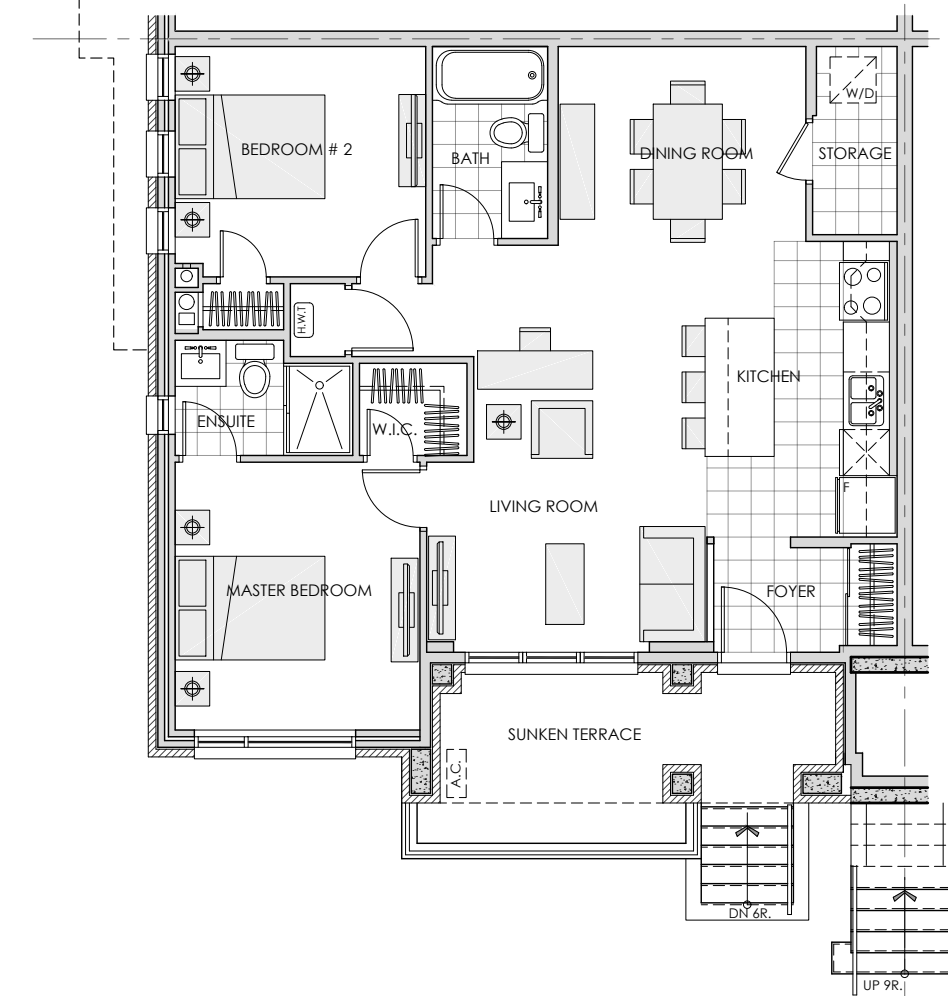
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**DATE:** MAY 2025  
**SCALE:** 1 : 100  
**SHEET No.:** A1.2

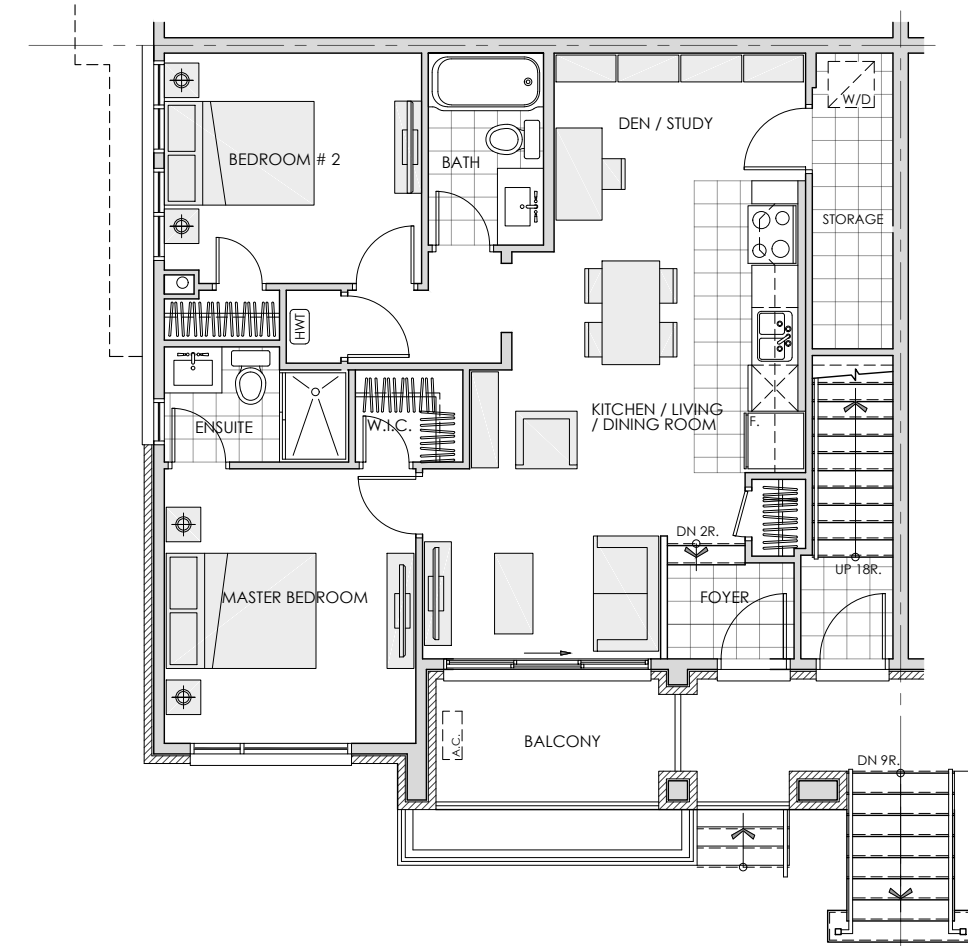
**DRAWN BY:** mdb  
**CHECKED:** MDB

**MATERIALS SCHEDULE:**

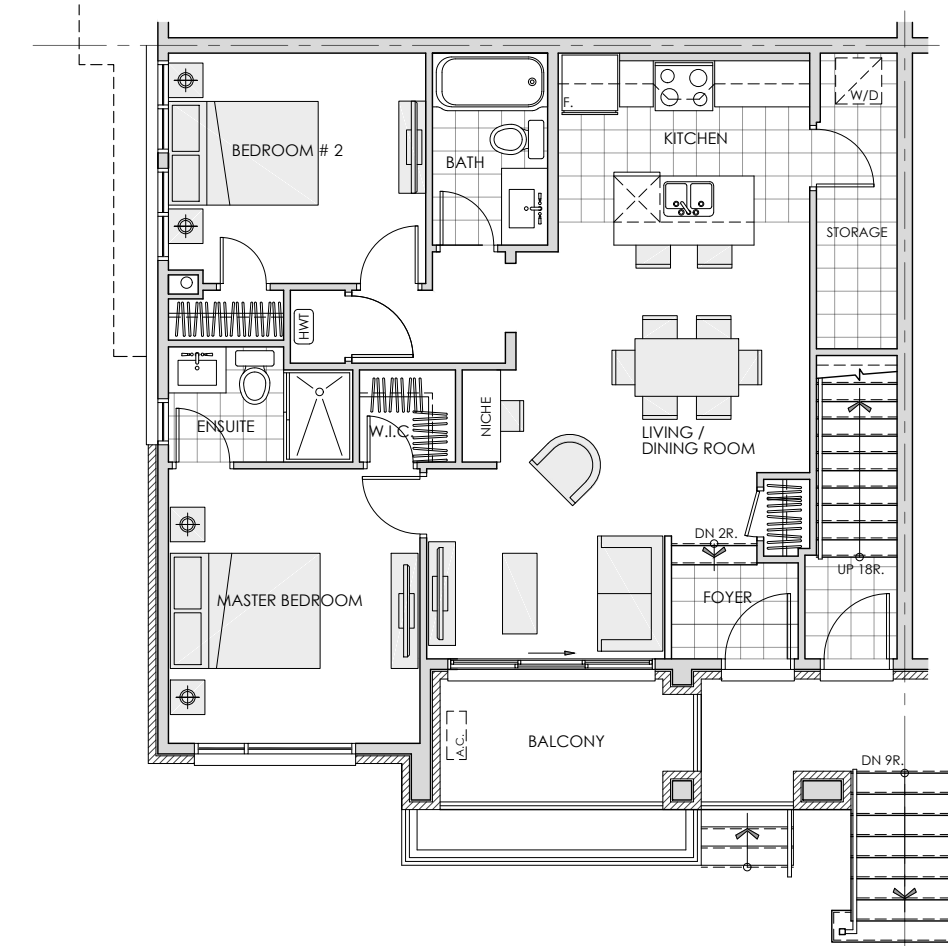
1. BRICK VENEER
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3. PRECAST CONCRETE
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5. SIDING: VINYL
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9. PREFINISHED ALUMINUM GUARD
10. ASPHALT SHINGLES
11. EXTERIOR LIGHT FIXTURE



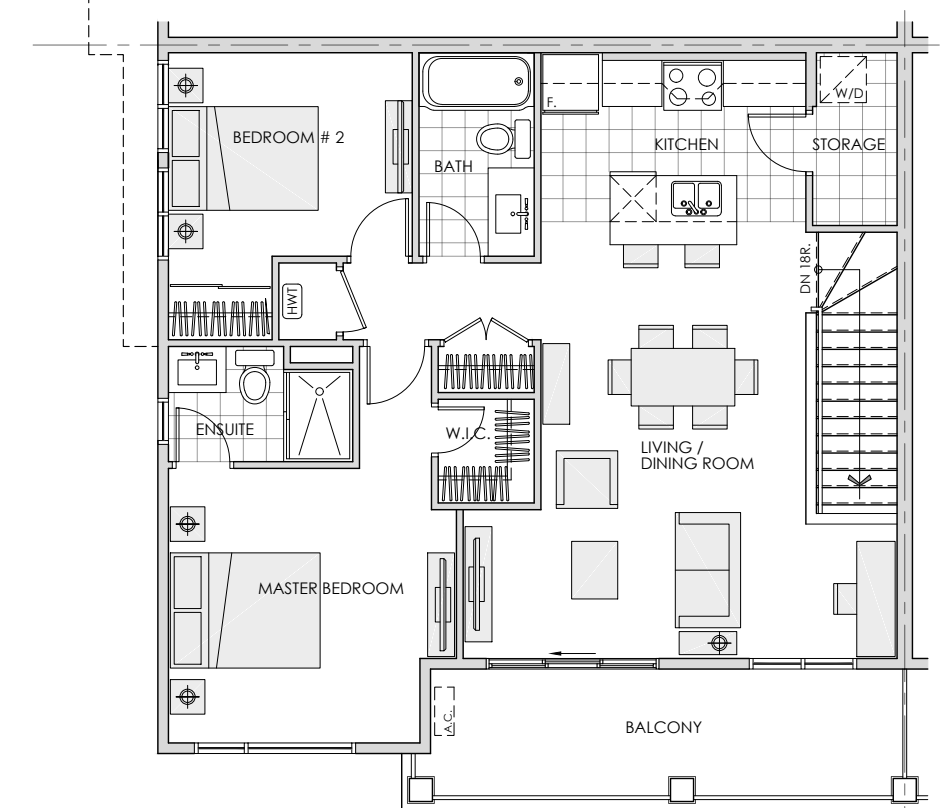
**LOWER FLOOR UNIT | LAYOUT 'A'**  
SCALE 1:100 **4**



**FIRST FLOOR UNIT | LAYOUT 'C'**  
SCALE 1:100 **6**



**FIRST FLOOR UNIT | LAYOUT 'B'**  
SCALE 1:100 **5**



**SECOND FLOOR UNIT | LAYOUT 'D'**  
SCALE 1:100 **7**



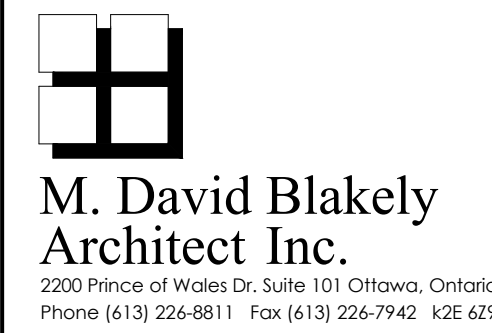
**FRONT/ REAR ELEVATION**  
SCALE 1:100 **1**



**STREET-END ELEVATION**  
SCALE 1:100 **2**



**INTERIOR-END ELEVATION**  
SCALE 1:100 **3**



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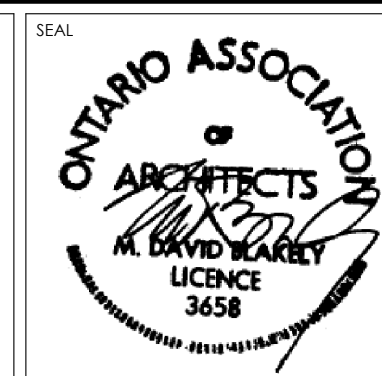
**OWNER:** PHOENIX HOMES  
18A BENTLEY AVE.  
OTTAWA, ON K2E 6T8  
(613) 723-9227

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

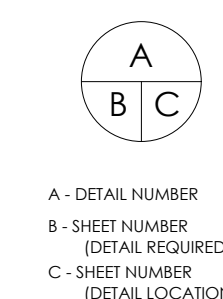
**CIVIL ENGINEER:** ARCADIS  
333 PRESTON STREET #400  
OTTAWA, ON K1S 5N4  
(613) 226-1311

**LANDSCAPE ARCHITECT:** JAMES B. LENNOX AND ASSOCIATES INC.  
3302 CARLING AVE.  
NEPEAN, ON K2H 5A8  
(613) 722-5168

**SURVEYOR:** ANNIS O'SULLIVAN VOLLEBEK LTD.  
14 CONCOURSE GATE, SUITE 500  
NEPEAN, ON K2E 7S6  
(613) 727-0500



No.	DATE	DESCRIPTION	BY	INT.
1.	04/09/25	FOR SITE PLAN APPROVAL SUBMISSION	MB	INT.
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**PROJECT:** 4816 BANK STREET  
PLANNED UNIT DEVELOPMENT  
OTTAWA, ONTARIO

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

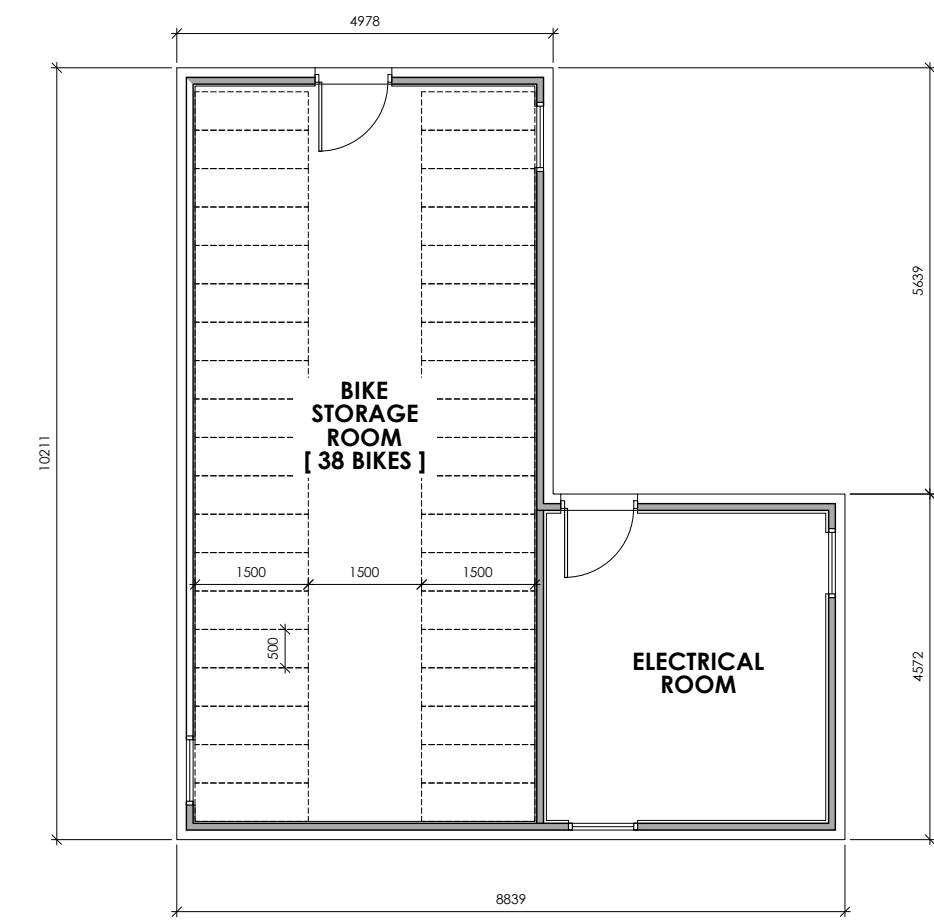
**DRAWING TITLE:** B2B STACKED TERRACE FLATS  
PLANS / ELEVATIONS

**DATE:** MAY 2025  
**SCALE:** 1 : 100  
**SHEET NO.:** A2.1

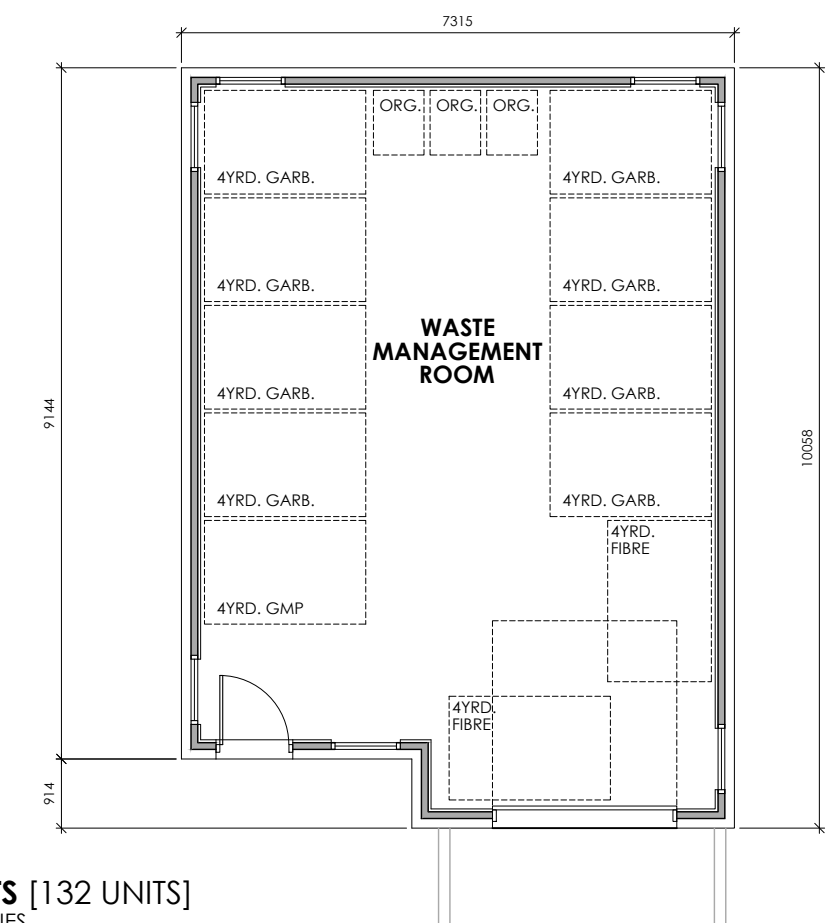
**DRAWN BY:** mdb  
**CHECKED:** MDB

**MATERIALS SCHEDULE:**

1. BRICK VENEER
2. STONE VENEER
3. PRECAST CONCRETE
4. SIDING: CORRUGATED STEEL
5. SIDING: VINYL
6. HARDIE PANEL
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10. ASPHALT SHINGLES
11. EXTERIOR LIGHT FIXTURE



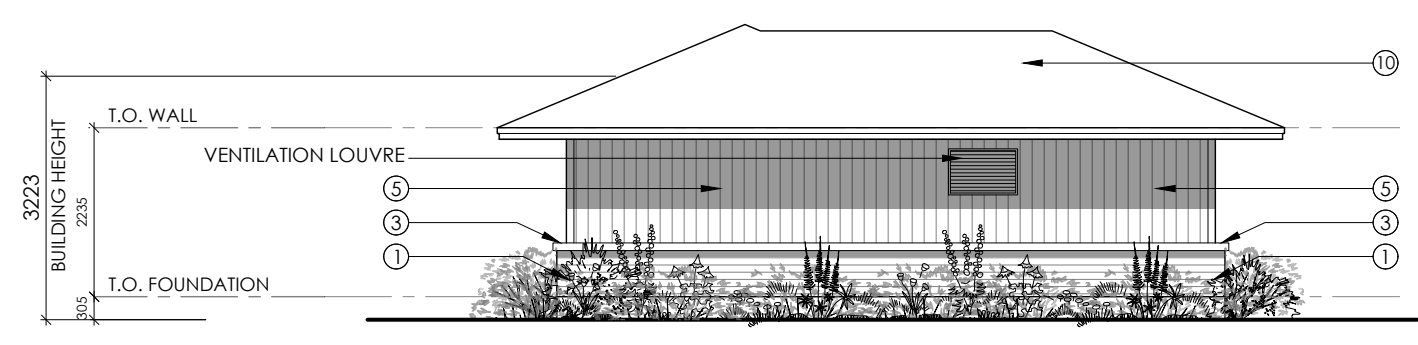
**ACC. BLDG. #1- FLOOR PLAN**  
SCALE 1:100 **6**



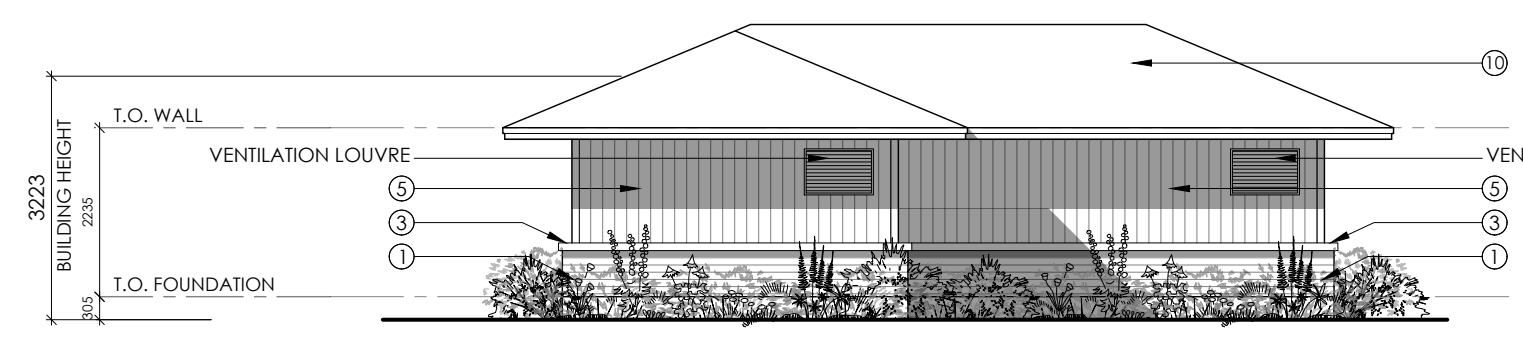
**ACC. BLDG. #2- FLOOR PLAN**  
SCALE 1:100 **1**

**CONTAINER SIZE REQUIREMENTS [132 UNITS]**  
BASED ON CITY OF OTTAWA DESIGN GUIDELINES

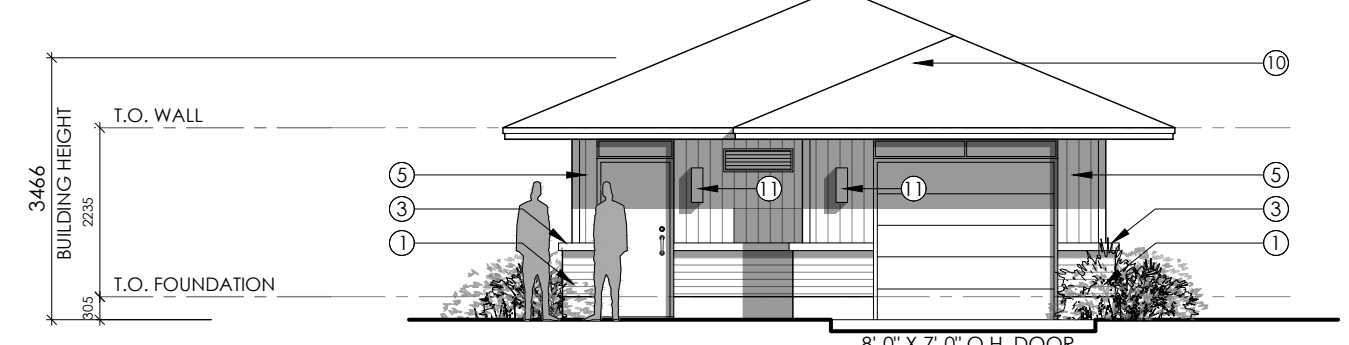
GARBAGE: 0.231yd<sup>3</sup>/UNIT = 31yd<sup>3</sup>  
GMP: 0.018yd<sup>3</sup>/UNIT = 3yd<sup>3</sup>  
FIBRE: 0.062yd<sup>3</sup>/UNIT = 8yd<sup>3</sup>  
ORGANIC: 240L / 50 UNITS = 3X 240L



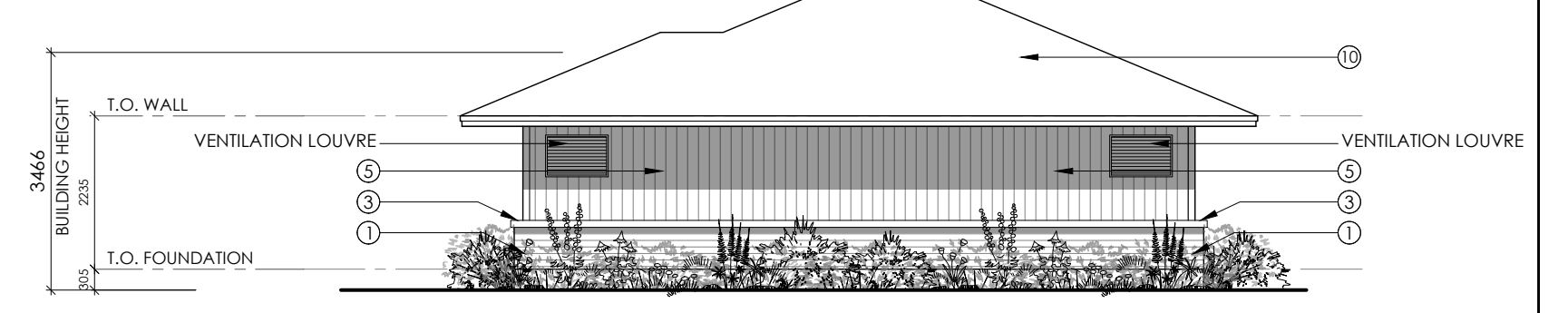
**ACC. BLDG. #1- WEST ELEVATION**  
SCALE 1:100 **7**



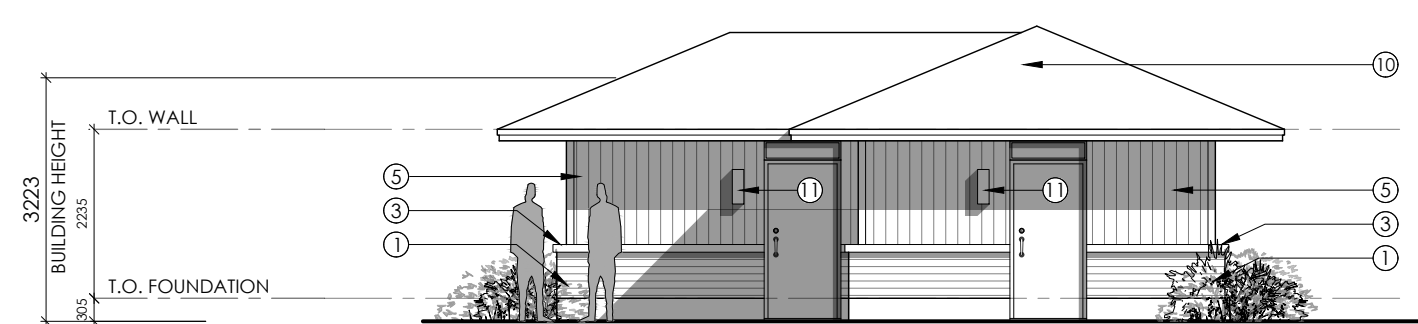
**ACC. BLDG. #1- SOUTH ELEVATION**  
SCALE 1:100 **8**



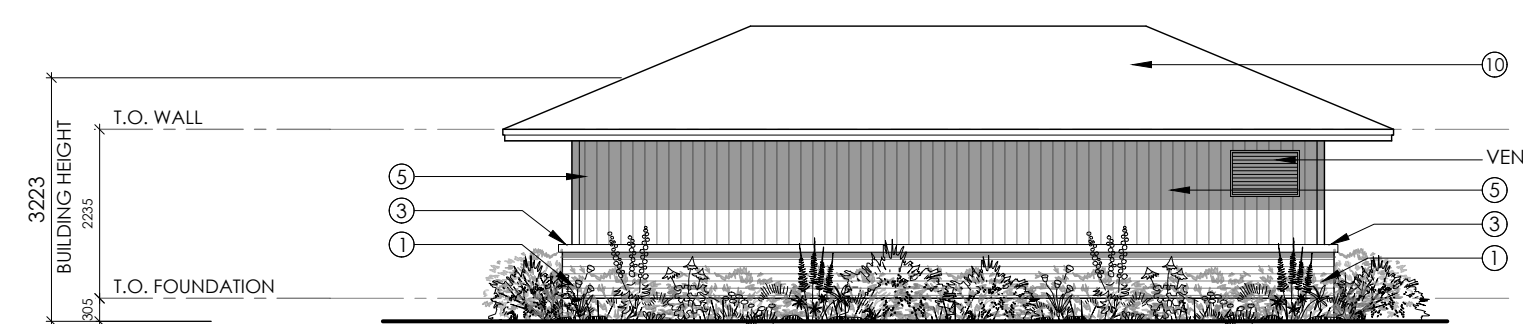
**ACC. BLDG. #2- WEST ELEVATION**  
SCALE 1:100 **2**



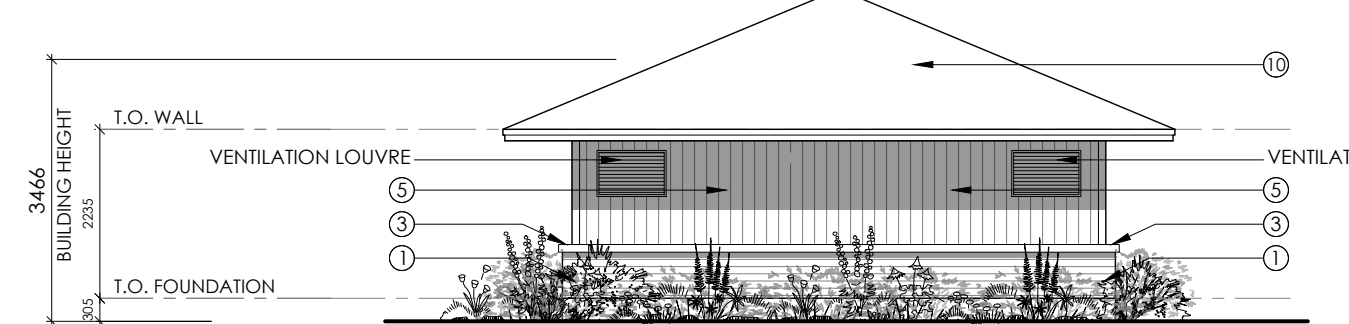
**ACC. BLDG. #2- SOUTH ELEVATION**  
SCALE 1:100 **3**



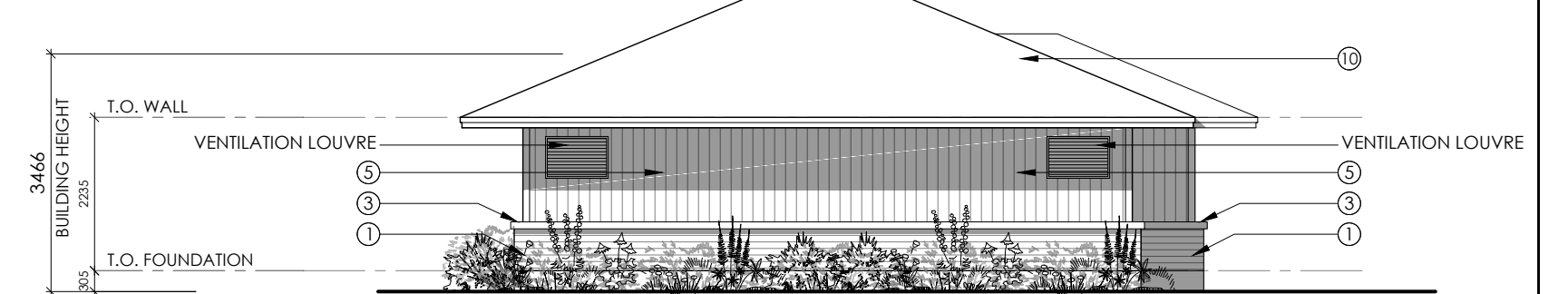
**ACC. BLDG. #1- EAST ELEVATION**  
SCALE 1:100 **9**



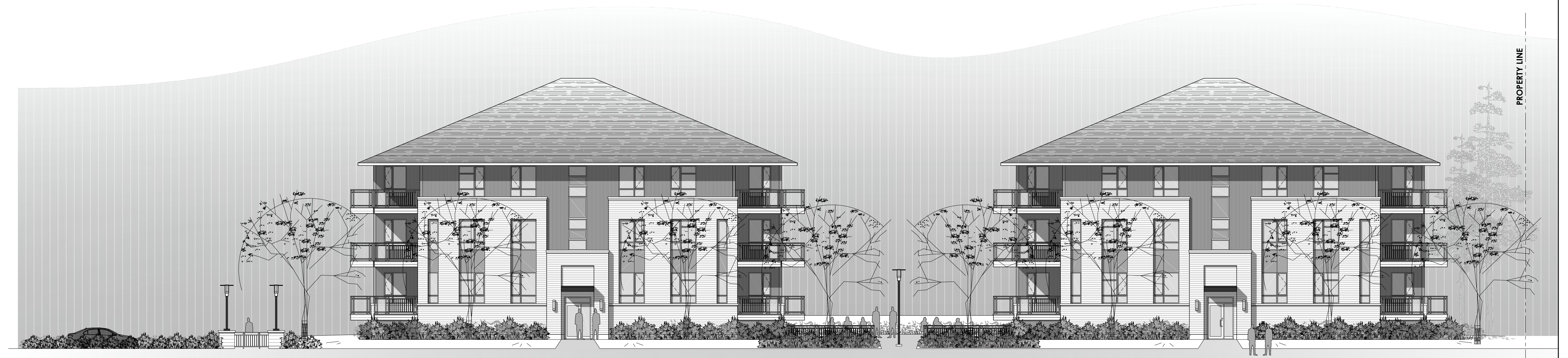
**ACC. BLDG. #1- NORTH ELEVATION**  
SCALE 1:100 **10**



**ACC. BLDG. #2- EAST ELEVATION**  
SCALE 1:100 **4**



**ACC. BLDG. #2- NORTH ELEVATION**  
SCALE 1:100 **5**



**BANK ST. STREETSCAPE**  
N.T.S. **11**

**M. David Blakely Architect Inc.**  
2200 Prince of Wales Dr, Suite 101, Ottawa, Ontario  
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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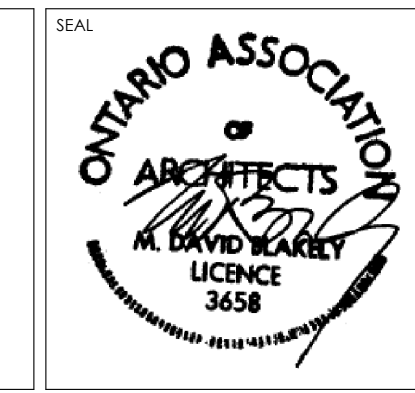
**OWNER:** PHOENIX HOMES  
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(613) 723-9227

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No.	DATE	DESCRIPTION	MB	INT.	No.	DATE	DESCRIPTION	MB	INT.
1.	04/09/25	FOR SITE PLAN APPROVAL SUBMISSION			24.				
2.					25.				
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A - DETAIL NUMBER  
B - SHEET NUMBER (DETAIL REQUIRED)  
C - SHEET NUMBER (DETAIL LOCATION)

**PROJECT:** 4816 BANK STREET  
PLANNED UNIT DEVELOPMENT  
OTTAWA, ONTARIO

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

**DRAWING TITLE:** ACCESSORY BUILDINGS  
BANK ST. STREETSCAPE

**DATE:** MAY 2025  
**SCALE:** 1 : 100  
**SHEET No.:** A3.1

**DRAWN BY:** mdb  
**CHECKED:** MDB