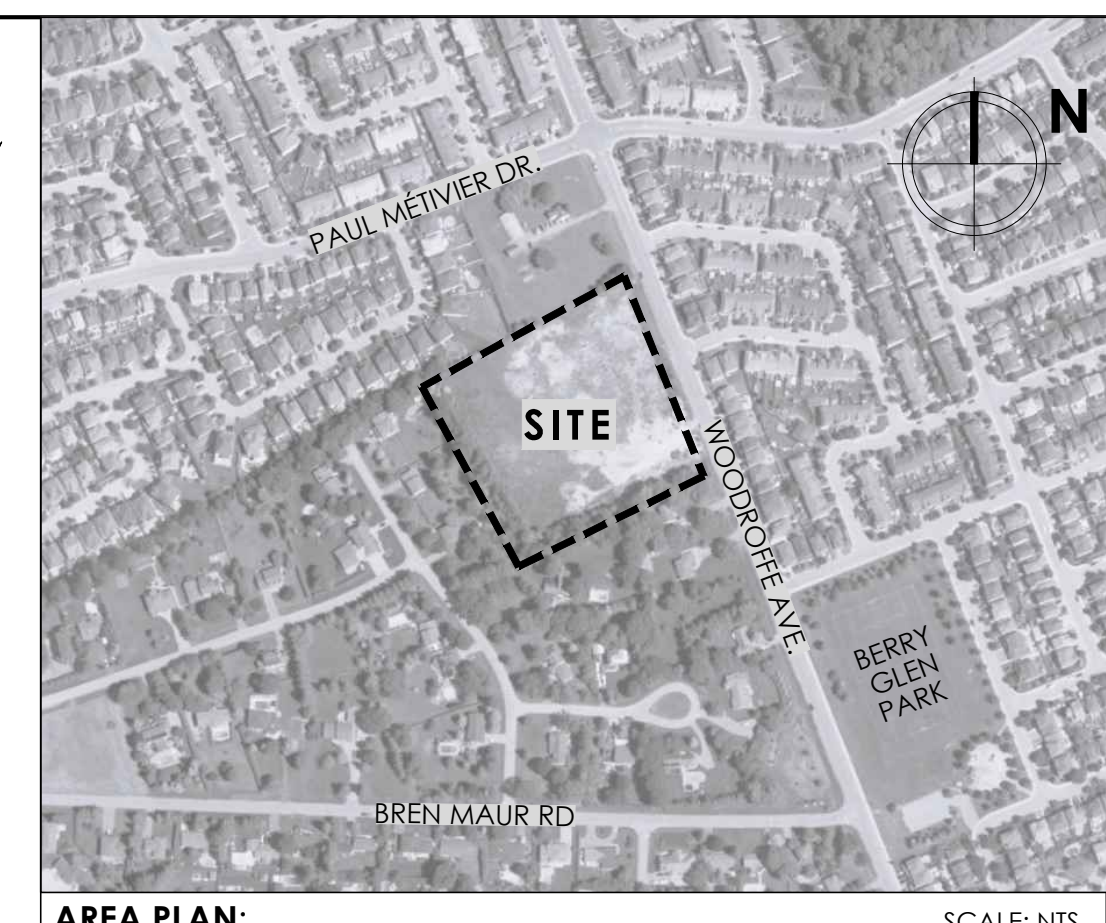
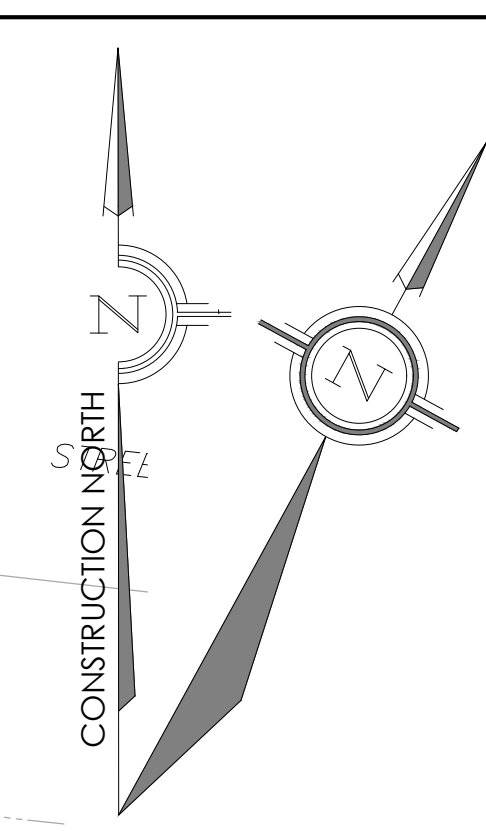
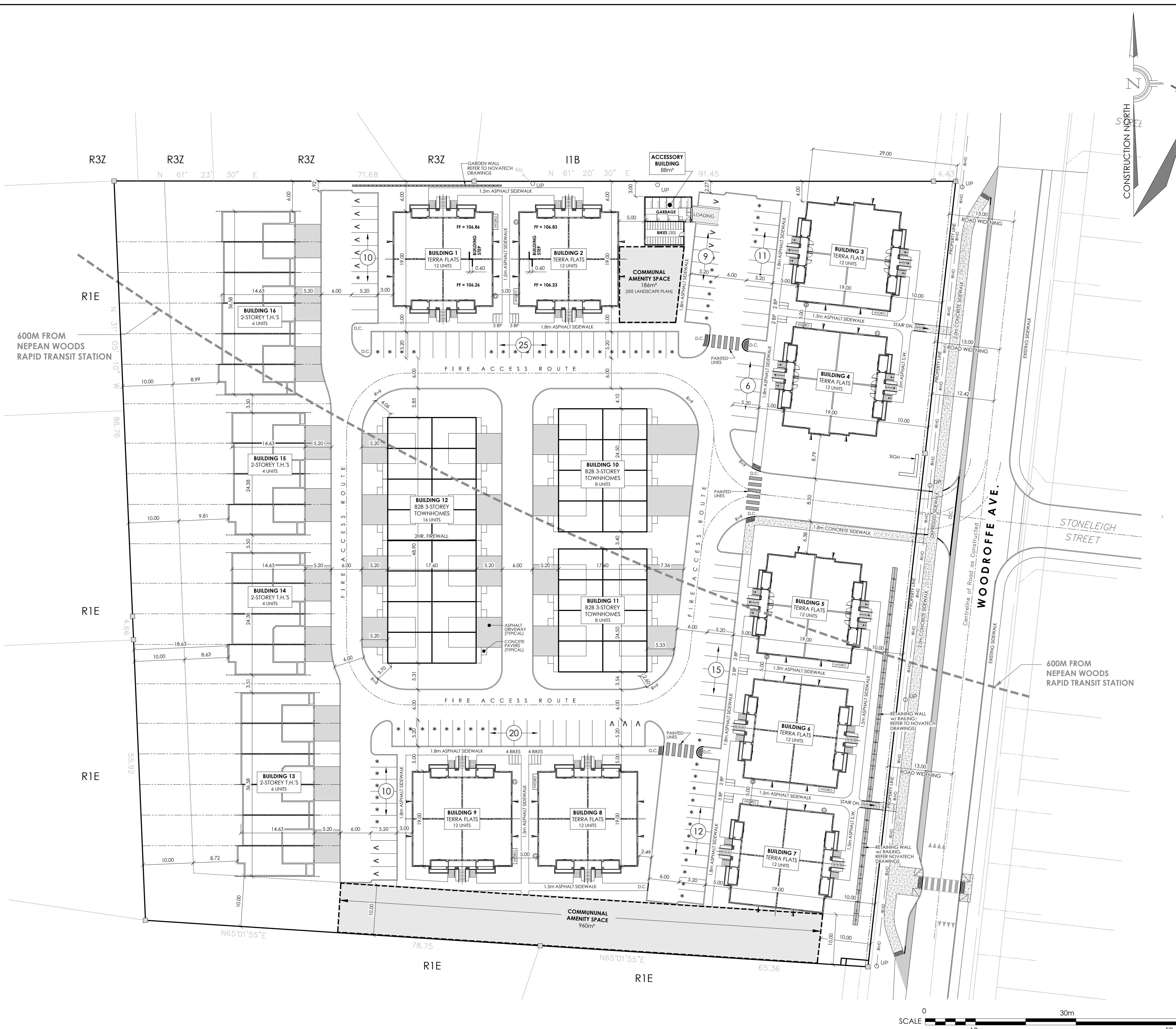




SCALE: NTS			
AREA PLAN:			
SITE INFORMATION:			
SITE AREA = 2.37ha (5.85 Acres.)			
ZONING: RTVV(636)			
PROPOSED ZONING: R42 PUD			
LOT WIDTH (MIN.):	18.00 m	REQUIRED :	PROVIDED :
LOT AREA (MIN.):	1,400 m²		23,661.35 m²
BUILDING HEIGHT (MAX.):	TOWNHOUSE: 10.00 m		9.37 m
	STACKED DWELLING: 11.00 m		10.02 m
FRONT YARD (MIN.):	3.00 m		10.00 m
REAR YARD (MIN.):	6.00 m		18.63 m
INTERIOR SIDE YARD (MIN.):	TOWNHOUSE: 1.50 m (1ST 21.0m)		4.00 m
	STACKED DWELLING: 6.00 m		6.00 m
ACCESSORY BLDG. SIZE (MAX.):	55.00 m²		88.00 m²
ACCESSORY BLDG. HEIGHT (MAX.):	3.60 m		3.545 m
ACCESSORY BLDG. INTERIOR SIDE YARD (MIN.):	6.00 m		3.00 m
UNIT COUNTS:			
BUILDING 1=	TERRA FLATS	12 UNITS	
BUILDING 2=	TERRA FLATS	12 UNITS	
BUILDING 3=	TERRA FLATS	12 UNITS	
BUILDING 4=	TERRA FLATS	12 UNITS	
BUILDING 5=	TERRA FLATS	12 UNITS	
BUILDING 6=	TERRA FLATS	12 UNITS	
BUILDING 7=	TERRA FLATS	12 UNITS	
BUILDING 8=	TERRA FLATS	12 UNITS	
BUILDING 9=	TERRA FLATS	12 UNITS	
BUILDING 10=	828 3-STORY TOWNHOMES	8 UNITS	
BUILDING 11=	828 3-STORY TOWNHOMES	8 UNITS	
BUILDING 12=	828 3-STORY TOWNHOMES	16 UNITS	
BUILDING 13=	2-STORY TOWNHOMES		6 UNITS
BUILDING 14=	2-STORY TOWNHOMES		4 UNITS
BUILDING 15=	2-STORY TOWNHOMES		4 UNITS
BUILDING 16=	2-STORY TOWNHOMES		6 UNITS
TOTAL =	108 UNITS	32 UNITS	20 UNITS
TOTAL ALL UNITS =	160 UNITS		
RESIDENT PARKING REQUIRED:			
AREA 'X' (WITHIN 600m (800m WALKING) TO RAPID TRANSIT)	AREA 'C'		TOTAL
TERRA FLATS [60 UNITS]	TERRA FLATS [48 UNITS]		
PARKING REQUIRED= 0.5/ d.u. = 30 SPACES	PARKING REQUIRED= 1.2/ d.u. = 58 SPACES		88 SPACES
828 TOWNHOMES [13 UNITS]	828 TOWNHOMES [19 UNITS]		
PARKING REQUIRED= 0.75/ d.u. = 10 SPACES	PARKING REQUIRED= 1.0/ d.u. = 19 SPACES		29 SPACES
TOWNHOMES [6 UNITS]	TOWNHOMES [14 UNITS]		
PARKING REQUIRED= 0.75/ d.u. = 5 SPACES	PARKING REQUIRED= 1.0/ d.u. = 14 SPACES		19 SPACES
TOTAL RESIDENT PARKING REQ.: 136 SPACES			
VISITOR PARKING REQUIRED:			
AREA 'X' (NONE REQUIRED FOR FIRST 12 UNITS)	AREA 'C'		
(NONE REQUIRED FOR UNITS WITH DRIVEWAYS)			
TERRA FLATS [60 UNITS]	TERRA FLATS [48 UNITS]		
PARKING REQUIRED= 0.1/ d.u. = 5 SPACES	PARKING REQUIRED= 0.2/ d.u. = 10 SPACES		
TOTAL VISITOR PARKING REQ.: 15 SPACES			
PARKING PROVIDED:			
TERRA FLATS [108 UNITS]			
PARKING REQUIRED = 88 RESIDENT + 15 VISITOR			
TOTAL PROVIDED = 103 RESIDENT + 15 VISITOR			
828 TOWNHOMES [32 UNITS]			
PARKING REQUIRED = 29 SPACES			
TOTAL PROVIDED = 64 SPACES (DRIVEWAYS/ GARAGES)			
TOWNHOMES [20 UNITS]			
PARKING REQUIRED = 19 SPACES			
TOTAL PROVIDED = 40 SPACES (DRIVEWAYS/ GARAGES)			
PARKING SPACE DIMENSIONS ARE 2.6m X 5.2m STANDARD.			
PARKING SPACES MARKED WITH * ARE 2.4m X 5.2m (59 SPACES) (50% max.)			
BICYCLE PARKING REQUIREMENTS:			
BICYCLE PARKING REQUIRED= 0.5/d.u. x 108 d.u. =	54 SPACES		
BICYCLE PARKING PROVIDED =	57 SPACES (30 INDOORS, 27 SURFACE)		
ALL EXTERIOR BIKE SPACES ARE 0.60m X 1.80m HORIZONTAL w/ MIN. 1.50m ACCESS AISLE.			
ALL INTERIOR BIKE SPACES ARE 0.50m X 1.50m VERTICAL w/ MIN. 1.50m ACCESS AISLE.			
PROVIDE FIXED PARKING RACKS FOR ALL BIKE SPACES.			
AMENITY SPACE REQUIREMENTS:			
AMENITY SPACE REQUIRED = 6m²/ d.u. x 108 d.u. =	648m²		
50% COMMUNAL AMENITY AREA REQUIRED =	324m²		
COMMUNAL AMENITY AREA PROVIDED =	1,146m²		
PRIVATE AMENITY AREA PROVIDED =	432m² (4m²/BALCONY/d.u.)		
TOTAL AMENITY AREA PROVIDED =	1,578m²		
LEGEND/ ABBREVIATIONS:			
D.C. DEEPENED CURB	⊗ GAS METERS LOCATION	⊗ LIGHT STANDARD	
CRW CONCRETE RETAINING WALL	⊗ WATER/ SANITARY CONNECTION	⊗ WALL MOUNTED LIGHT FIXTURE	
W.I. WROUGHT IRON	⊗ STORM CONNECTION	⊗ TRANSFORMER	
TWSI TACTILE WALKING SURFACE INDICATOR	⊗ SIAMSE CONNECTIONS	⊗ TWSI	
CONC. CONCRETE	⊗ FIRE HYDRANT	⊗ BICYCLE PARKING (BP) SPACE	
ASPH. ASPHALT		⊗ VISITOR PARKING SPACE	
NOTE:			
SITE PLAN TO BE READ IN CONJUNCTION WITH :			
- SITE SERVICING AND GRADING PLANS PREPARED BY NOVATECH ENGINEERING CONSULTANTS.			
- LANDSCAPE PLAN PREPARED BY JAMES B. LENNOX AND ASSOCIATES INC.			
NOTE:			
SITE BOUNDARIES DERIVED FROM: PLAN 4R-37128			
PLAN OF SURVEY OF PART OF LOT 12 CONCESSION 2 (RIDEAU FRONT)			
Geographic Township of Nepean CITY OF OTTAWA			
Surveyed by Annis, O'Sullivan, Vollebek Ltd.			

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 MEANING AND PRESENT 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.

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: NOVATECH ENGINEERING CONSULTANTS
240 MICHAEL COWPLAND DR. SUITE 101
KARATO, ON K2M 0H7
(613) 254-9443

LANDSCAPE ARCHITECT: NOVATECH ENGINEERING CONSULTANTS
240 MICHAEL COWPLAND DR. SUITE 101
KARATO, ON K2M 0H7
(613) 254-9443

SURVEYOR: ANNIS O'SULLIVAN VOLLEBEK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S6
(613) 727-0850

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS

M. DAVID BLAKELY

ARCHITECT

3658

12.	17/08/24	AS PER GRADING/ FOR RESUBMISSION	MB.	24.		
11.	06/08/24	REVISED RETAINING WALLS AS PER GRADING	MB.	23.		
10.	29/04/24	AS PER CIVIL/ LANDSCAPE, FOR RESUBMISSION	MB.	22.		
9.	01/04/24	REVISED ENTRANCE WIDTH/ AS PER CIVIL	MB.	21.		
8.	23/10/25	SITE INFO REVISED	MB.	20.		
7.	22/10/25	2-STORY T.H.S REVISED/ FOR COORDINATION	MB.	19.		
6.	17/09/25	ROAD WIDENING AS PER SURVEY/ FOR COORDINATION	MB.	18.		
5.	15/09/25	AS PER CLIENT	MB.	17.		
4.	16/07/25	REVISED AS PER CLIENT/ FOR REVIEW	MB.	16.		
3.	01/04/25	AS PER CITY COMMENTS/ FOR COORDINATION	MB.	15.		
2.	24/09/24	FOR REVIEW	MB.	14.		
1.			MB.	13.		
NO. (DATE (D/M/Y))	DESCRIPTION	INT.	NO.	DATE	DESCRIPTION	INT.

PROJECT: 3400 WOODROFFE AVE.
PLANNED UNIT DEVELOPMENT
OTTAWA, ONTARIO

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

DRAWING TITLE: SITE PLAN

DATE: SEPT. 2024

SCALE: 1 : 400

SHEET NO.: SP1

DRAWN BY: mdb

CHECKED: MDB