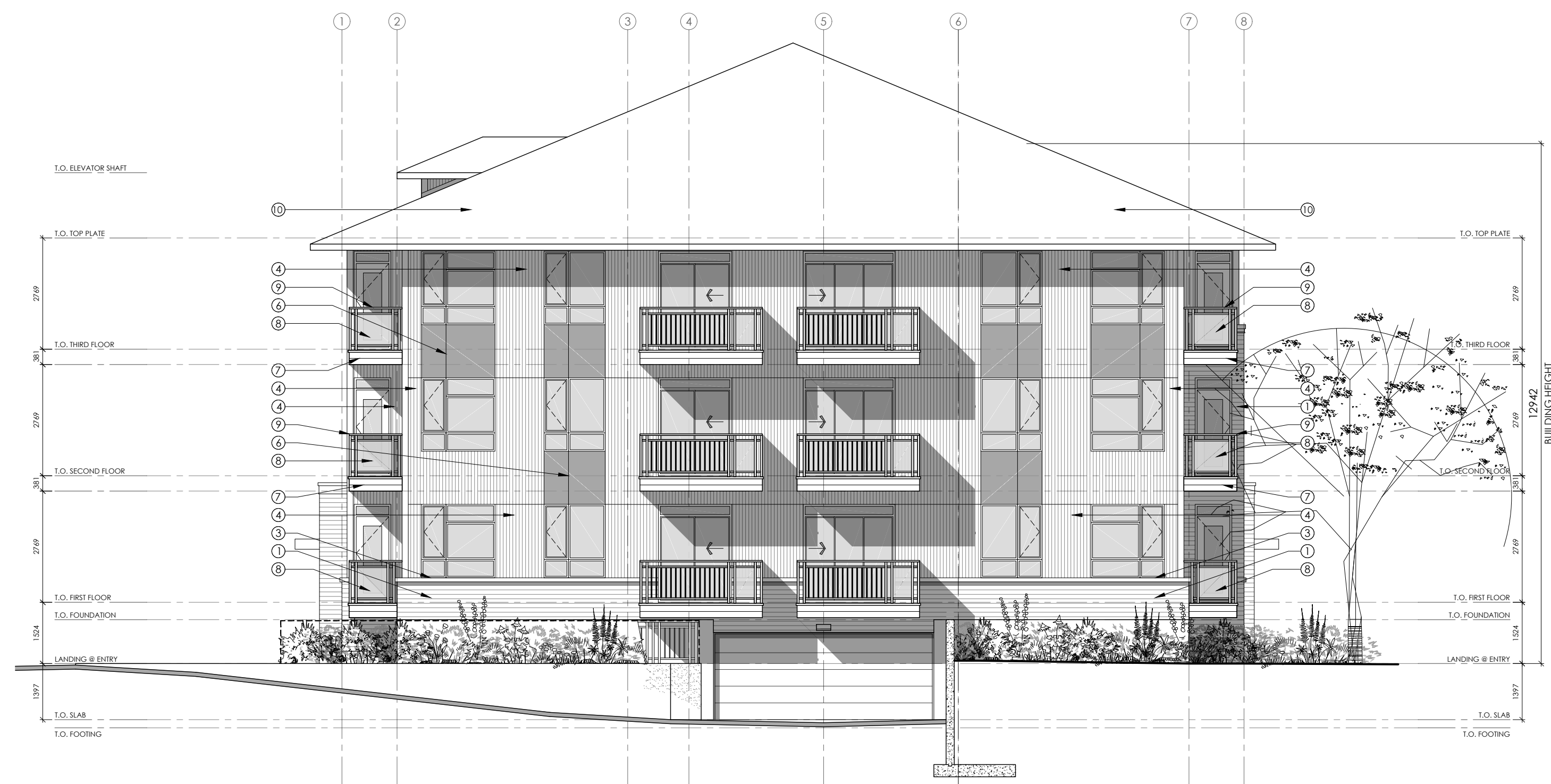


MATERIALS SCHEDULE:

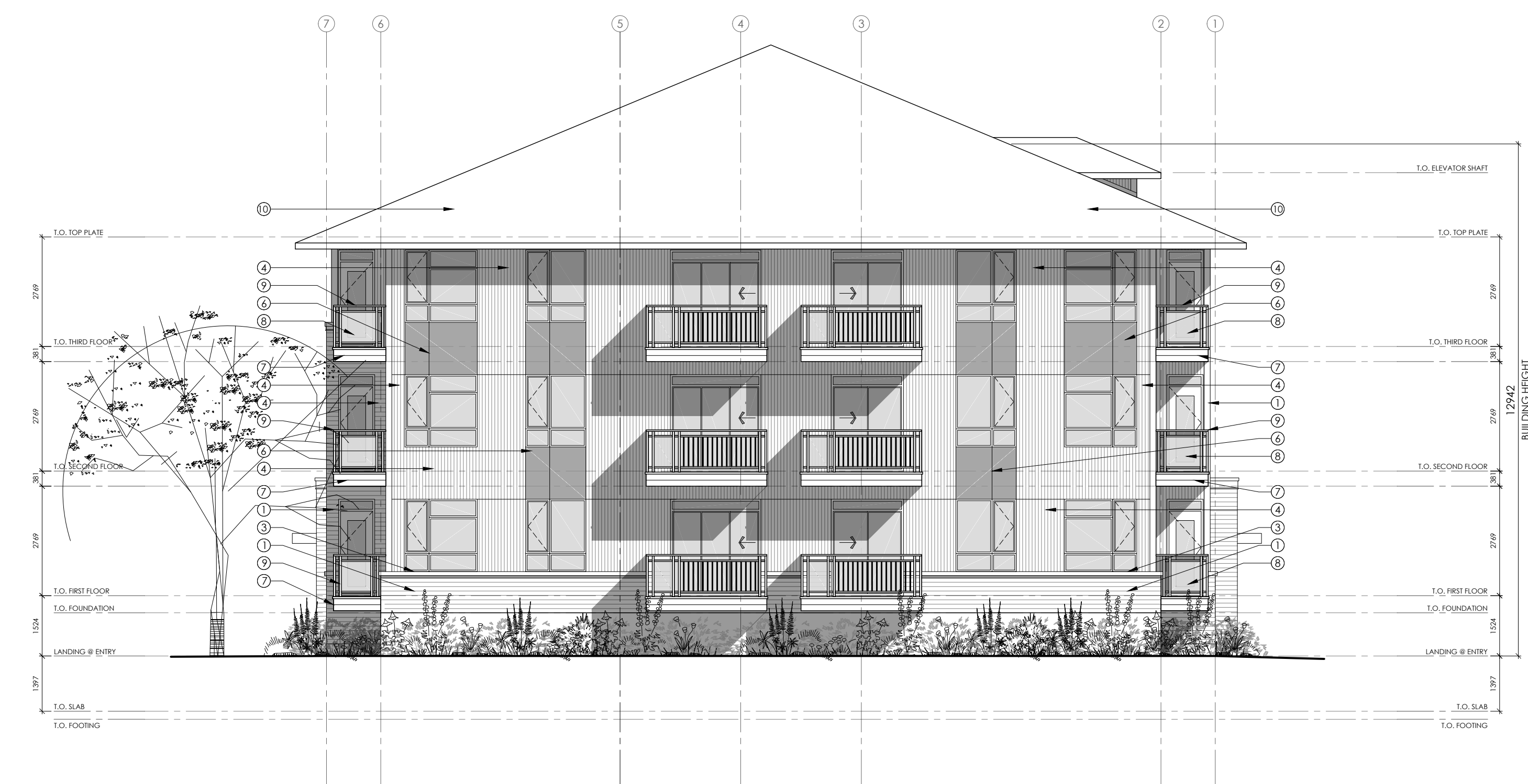
1. BRICK VENEER
2. STONE VENEER
3. PRECAST CONCRETE
4. SIDING: CORRUGATED STEEL
5. SIDING: VINYL
6. HARDIE PANEL
7. PREFINISHED ALUMINUM
8. GLASS PANEL- TINTED
9. PREFINISHED ALUMINUM GUARD
10. ASPHALT SHINGLES
11. EXTERIOR LIGHT FIXTURE



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)

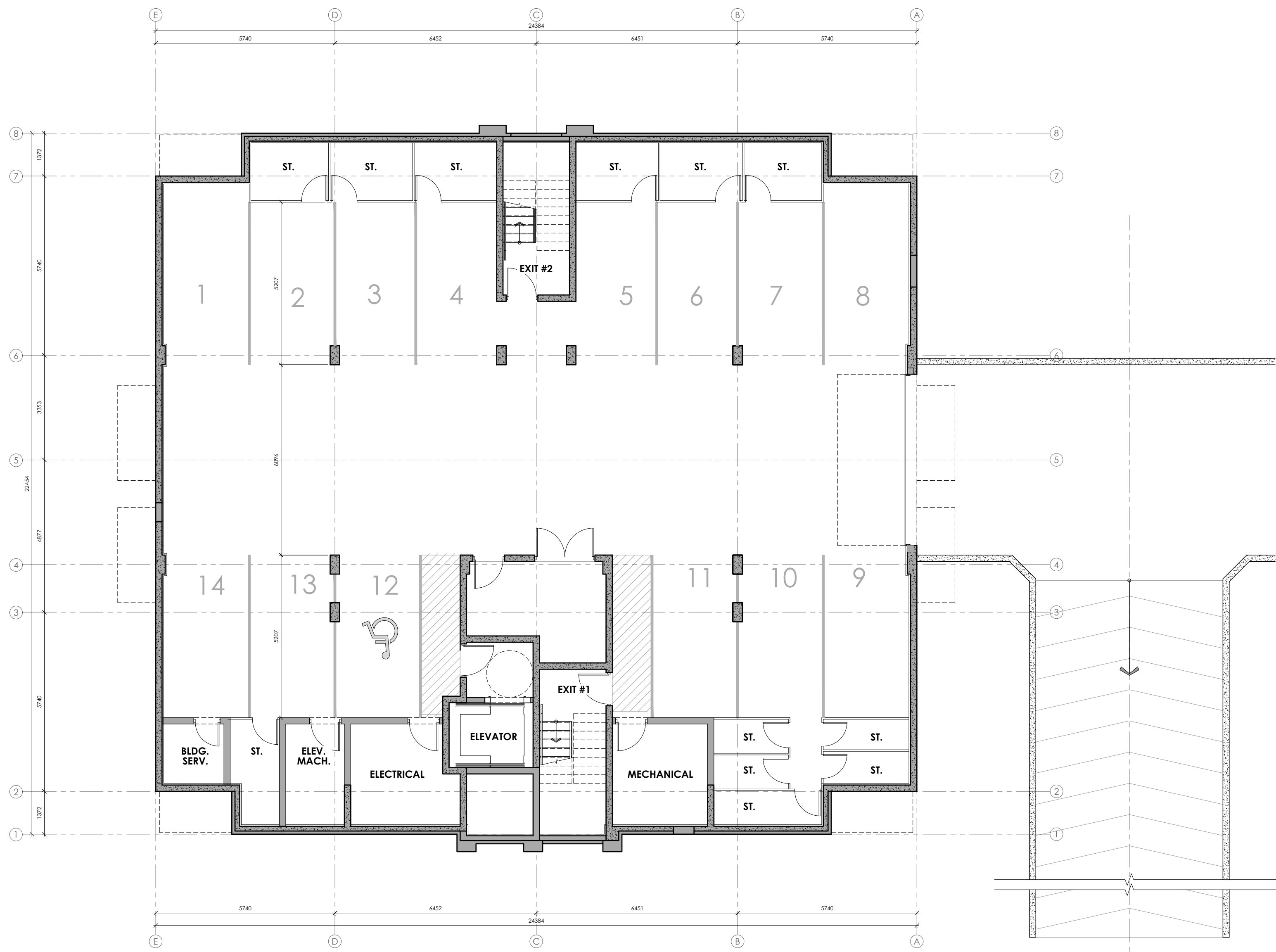
PROJECT: 4816 BANK STREET
PLANNED UNIT DEVELOPMENT
OTTAWA, ONTARIO

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

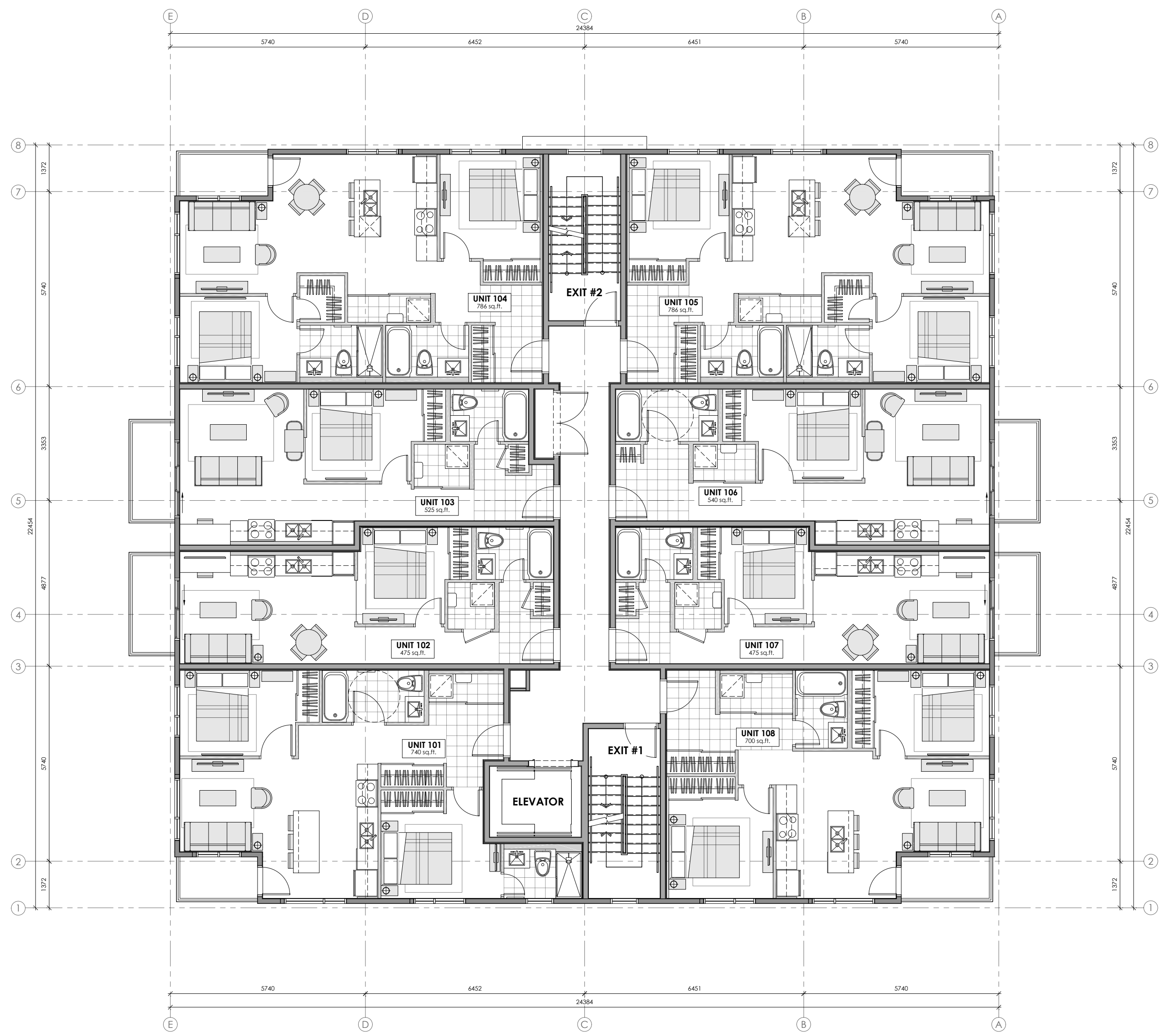
DRAWING TITLE: 24-UNIT APARTMENT BLDG.
ELEVATIONS

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

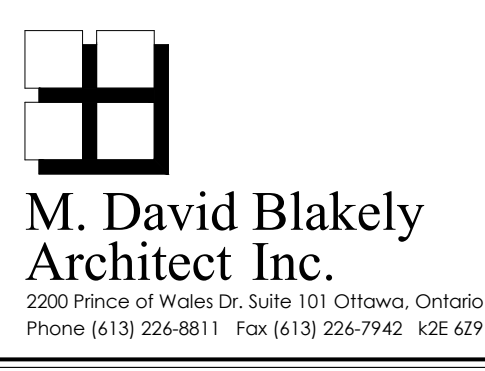
DRAWN BY: mdb
CHECKED: MDB



BASEMENT PLAN
SCALE 1:100 **2**



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



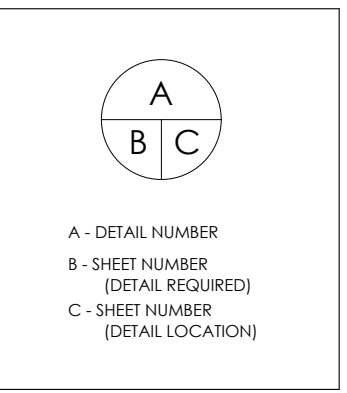
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OTTAWA, ON K2E 6Z9
(613) 226-8811
CIVIL ENGINEER: ARCADIS
333 PRESTON STREET #400
OTTAWA, ON K1S 5N4
(613) 226-1311

LANDSCAPE ARCHITECT: JAMES B. LENNOX AND ASSOCIATES INC.
3332 CARLING AVE.
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(613) 722-5168
SURVEYOR: ANNIS O'SULLIVAN VOLLEBECK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S6
(613) 727-0550



| No. | DATE | DESCRIPTION | INT. | No. | DATE | DESCRIPTION | INT. |
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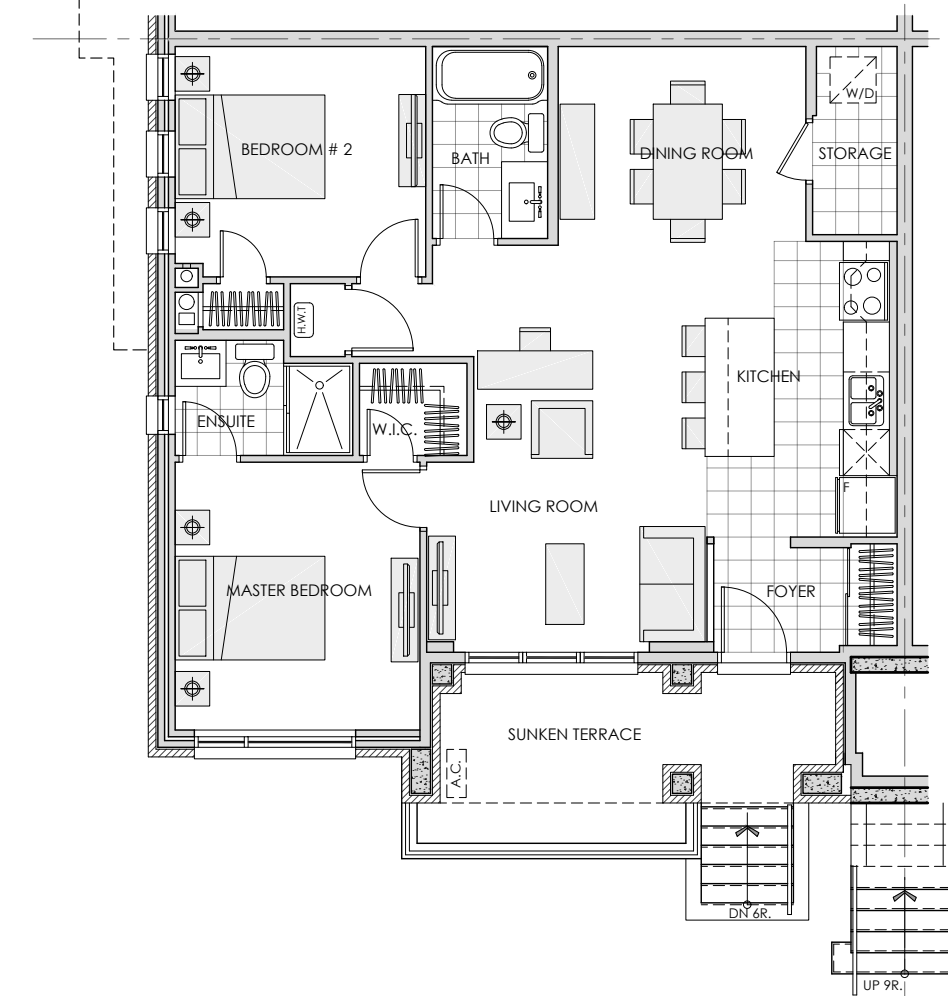


PROJECT: 4816 BANK STREET
PLANNED UNIT DEVELOPMENT
OTTAWA, ONTARIO
CLIENT: PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

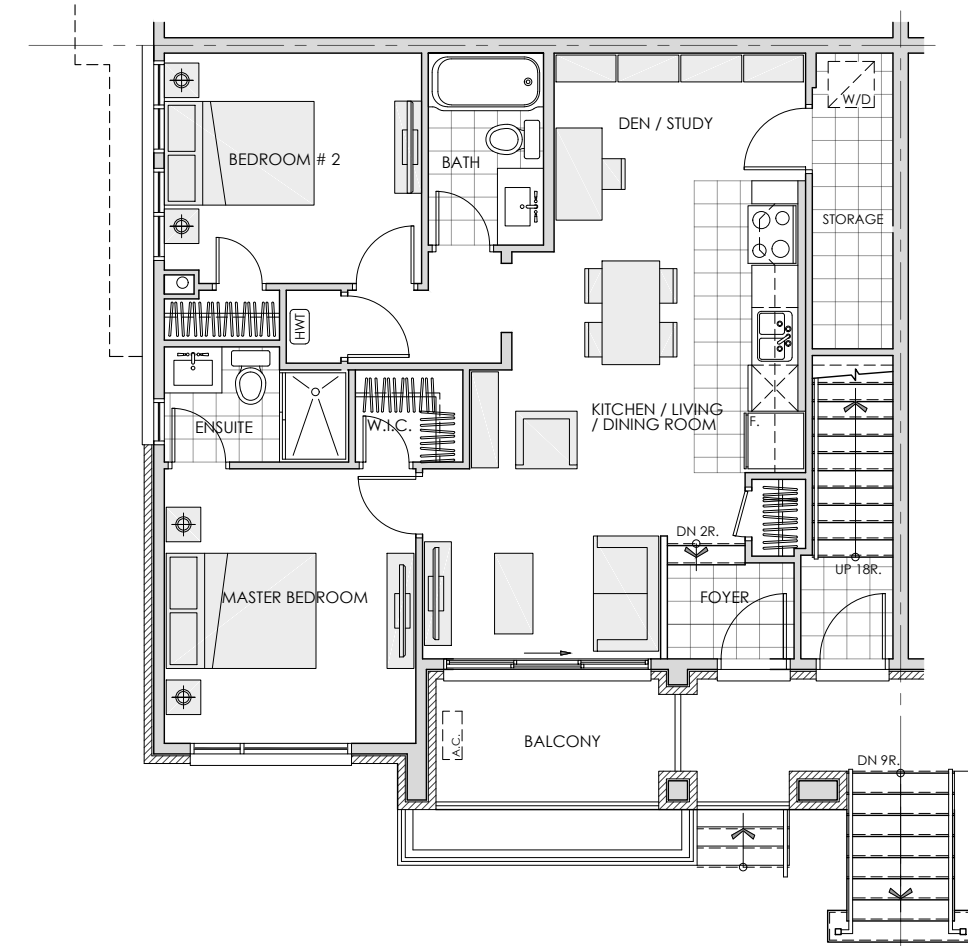
DRAWING TITLE: 24-UNIT APARTMENT BLDG. FLOOR PLANS
DATE: MAY 2025
SCALE: 1 : 100
SHEET No.: A1.2
DRAWN BY: mdb
CHECKED: MDB

MATERIALS SCHEDULE:

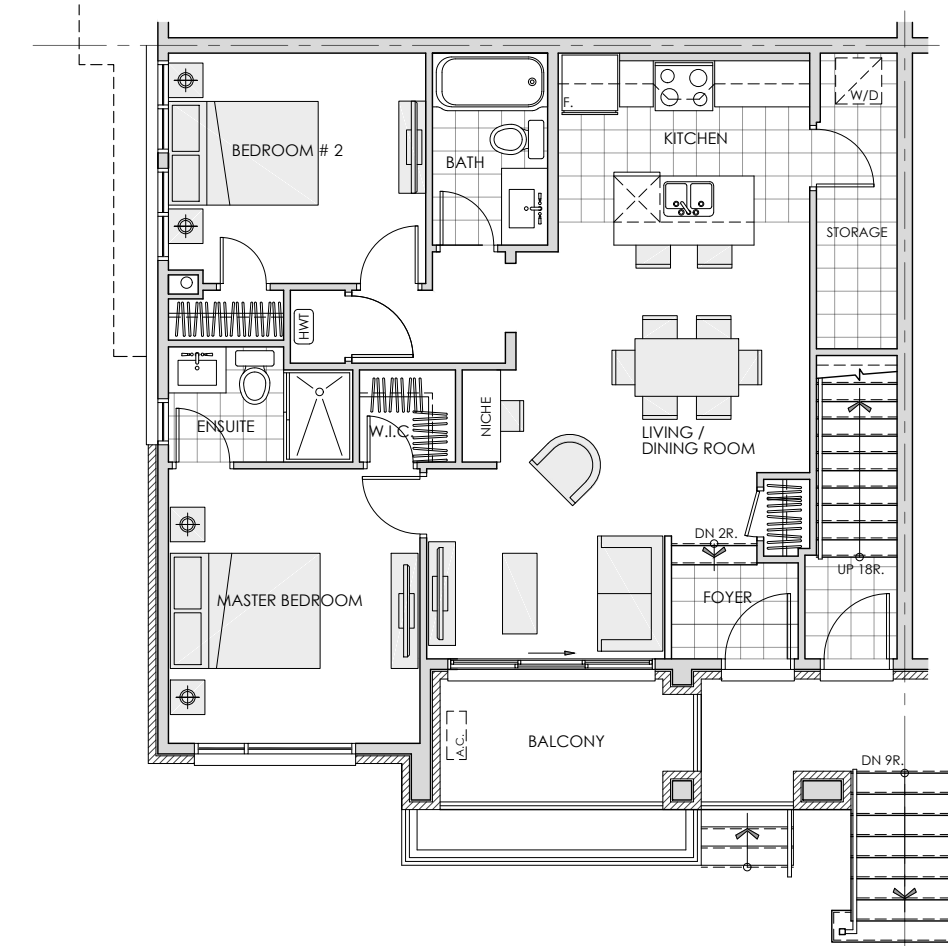
1. BRICK VENEER
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11. EXTERIOR LIGHT FIXTURE



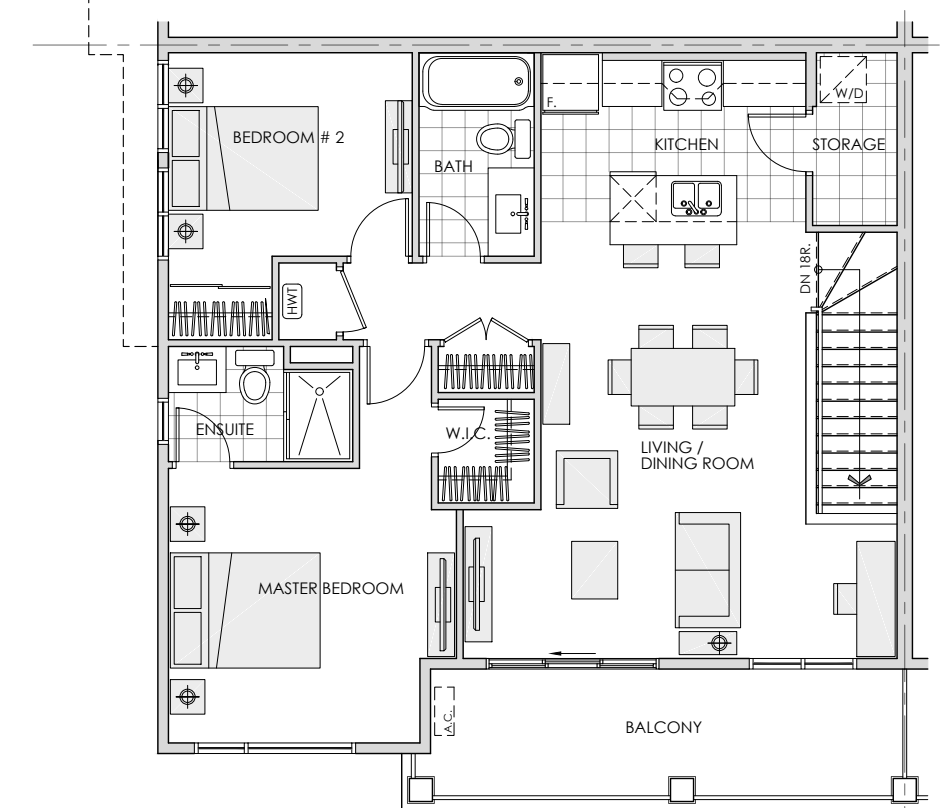
LOWER FLOOR UNIT | LAYOUT 'A'
SCALE 1:100 **4**



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



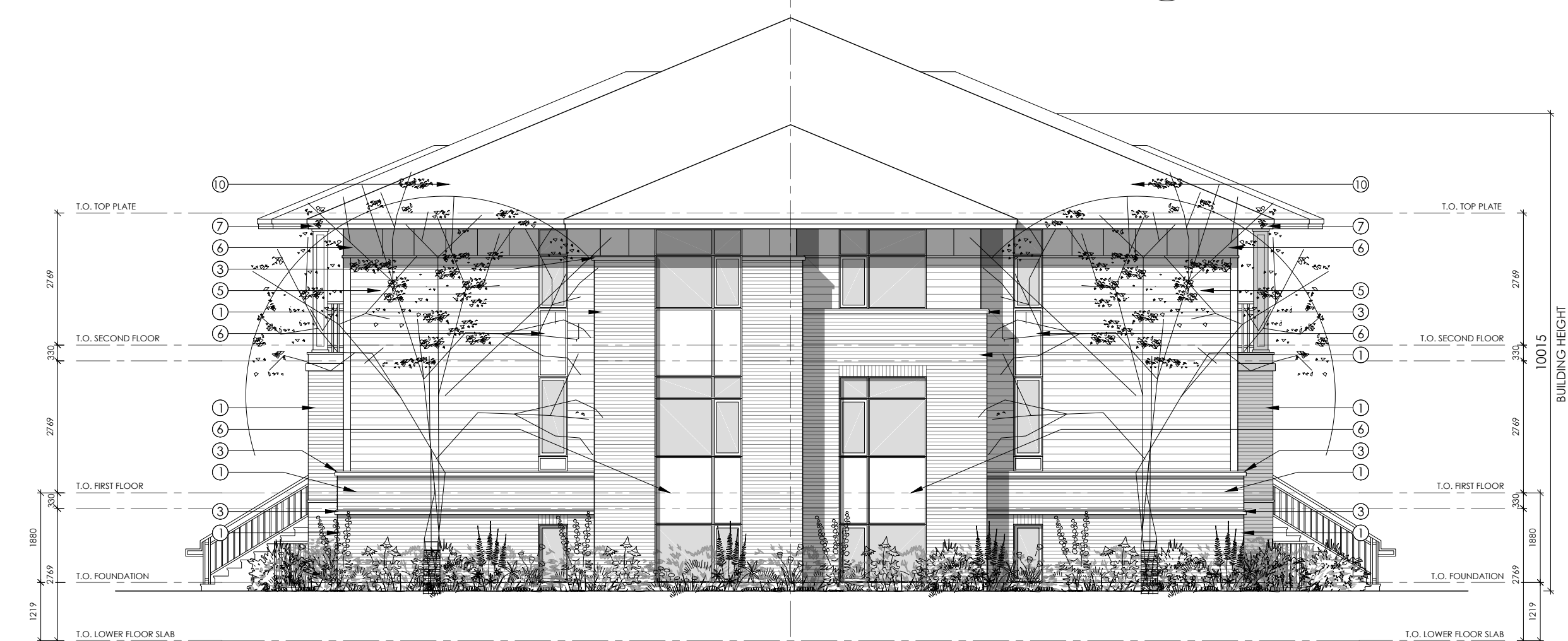
FIRST FLOOR UNIT | LAYOUT 'B'
SCALE 1:100 **5**



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**

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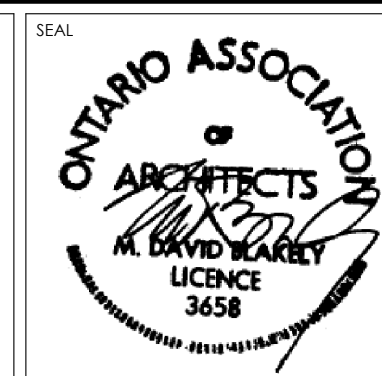
OWNER: PHOENIX HOMES
18A BENTLEY AVE.
OTTAWA, ON K2E 6T8
(613) 723-9227

ARCHITECT: M. DAVID BLAKELY ARCHITECT INC.
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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.
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| 1. | 04/09/25 | FOR SITE PLAN APPROVAL SUBMISSION | | | 24. | | | | |
| 2. | | | | | 23. | | | | |
| 3. | | | | | 22. | | | | |
| 4. | | | | | 21. | | | | |
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| 12. | | | | | 13. | | | | |

A
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C

A - DETAIL NUMBER
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PROJECT: 4816 BANK STREET
PLANNED UNIT DEVELOPMENT
OTTAWA, ONTARIO

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

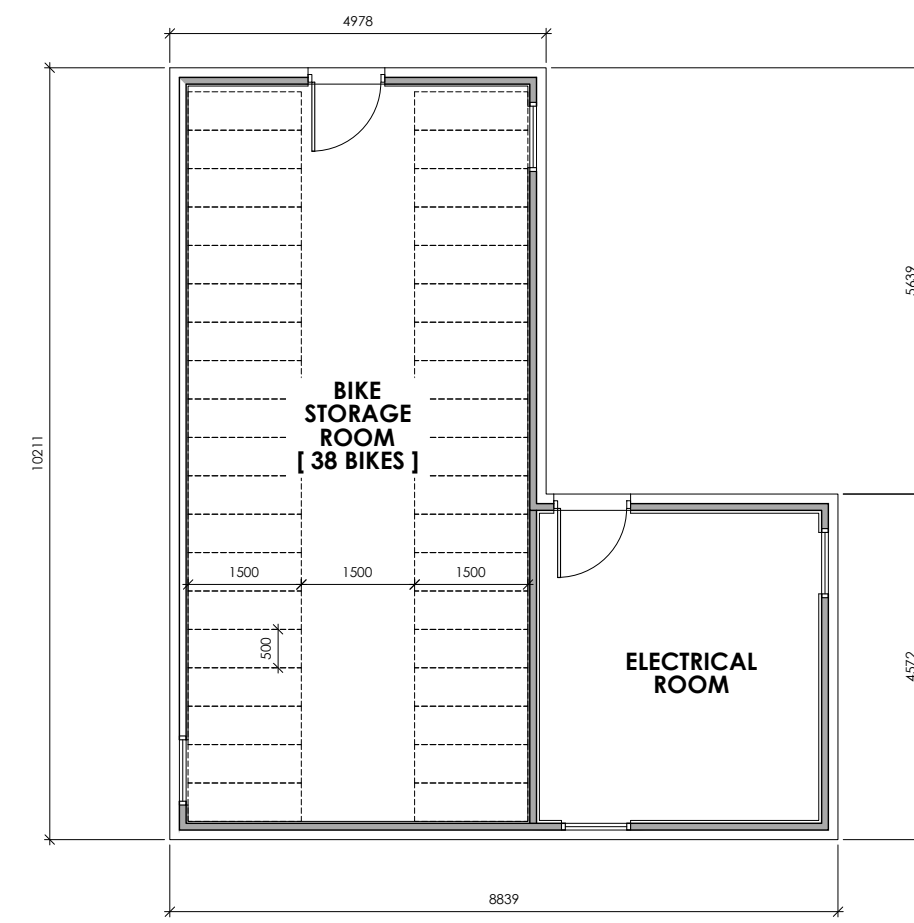
DRAWING TITLE: B2B STACKED TERRACE FLATS
PLANS / ELEVATIONS

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

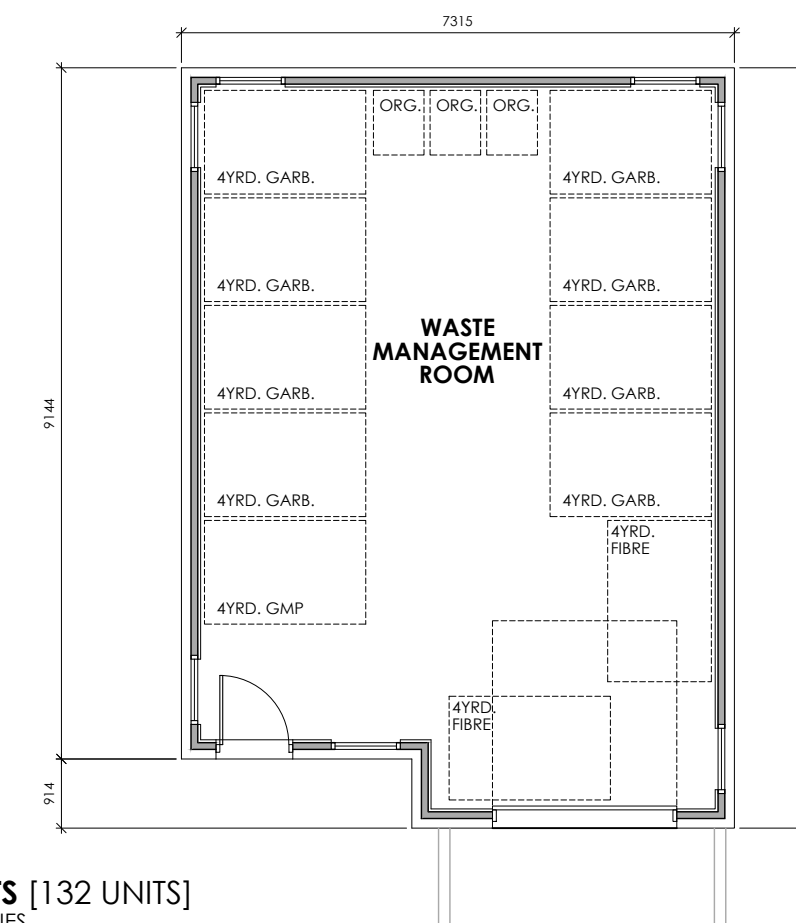
DRAWN BY: mdb
CHECKED: MDB

MATERIALS SCHEDULE:

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



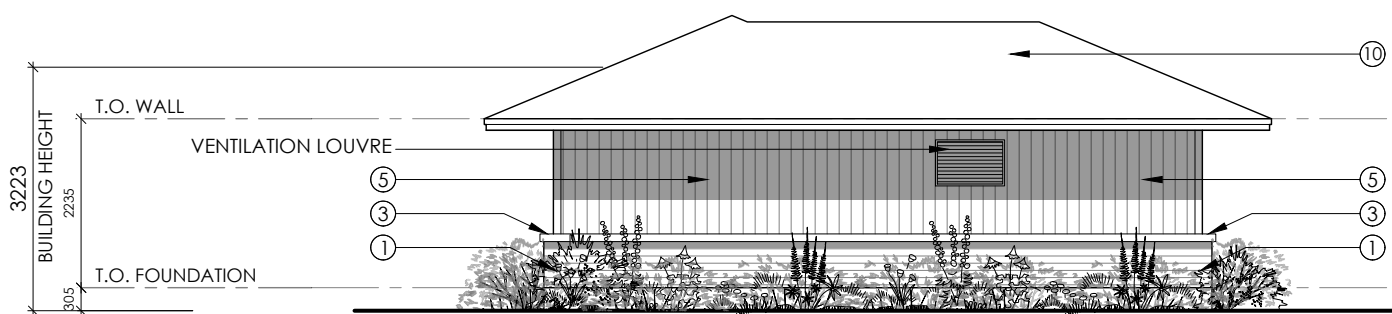
ACC. BLDG. #1- FLOOR PLAN
SCALE 1:100 **6**



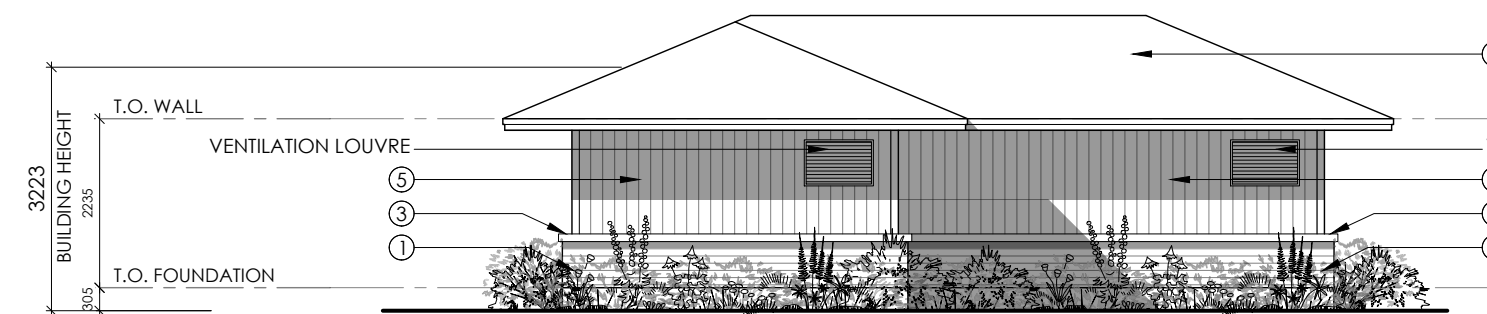
ACC. BLDG. #2- FLOOR PLAN
SCALE 1:100 **1**

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

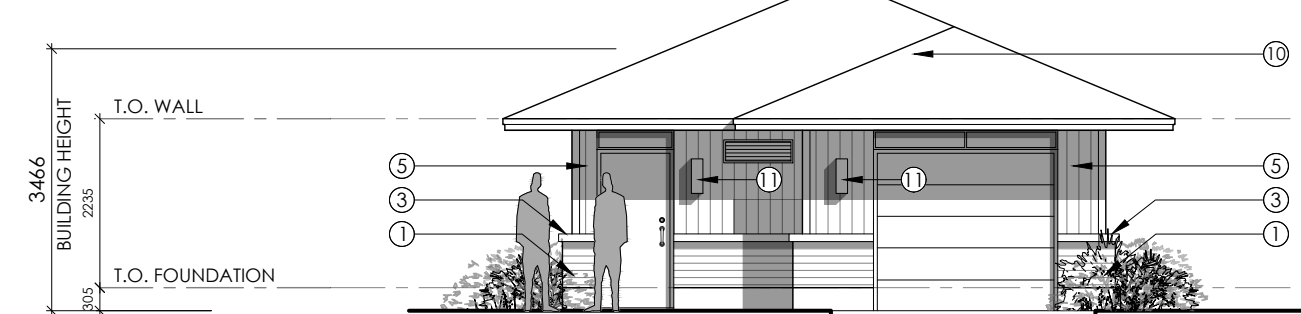
GARBAGE: 0.231yd³/UNIT = 31yd³
GMP: 0.018yd³/UNIT = 3yd³
FIBRE: 0.062yd³/UNIT = 8yd³
ORGANIC: 240L / 50 UNITS = 3X 240L



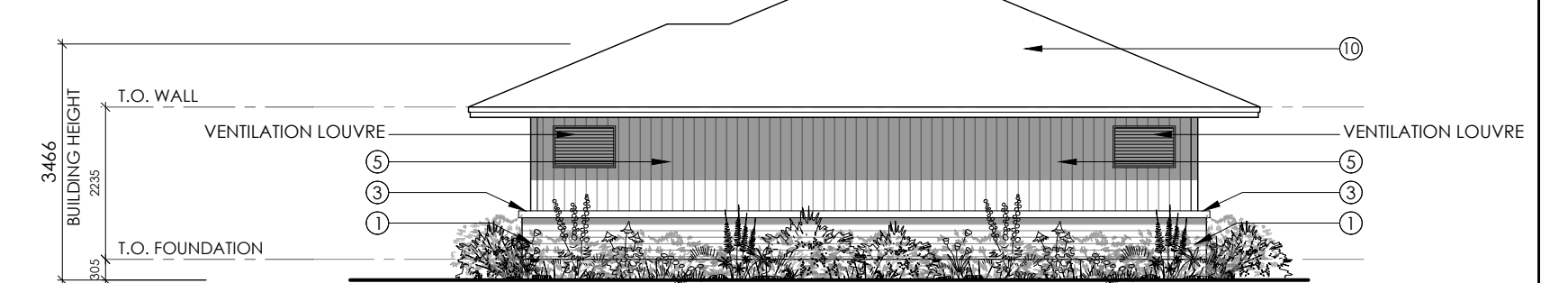
ACC. BLDG. #1- WEST ELEVATION
SCALE 1:100 **7**



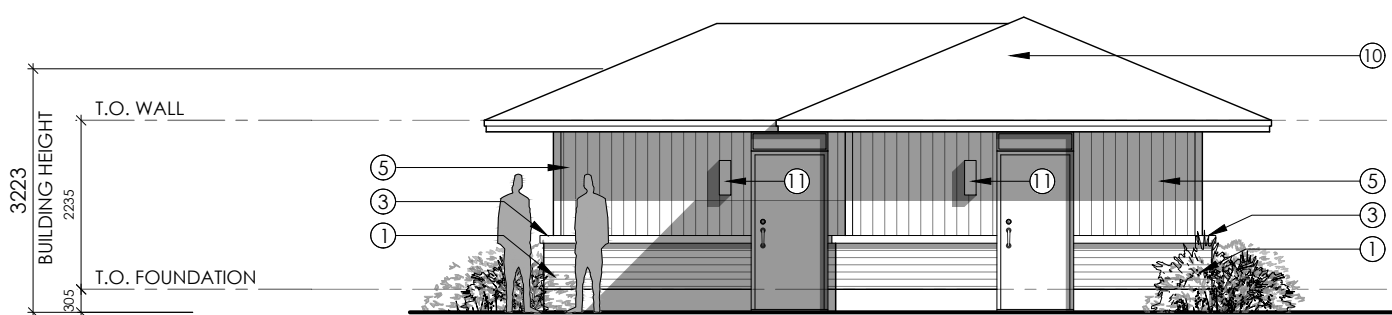
ACC. BLDG. #1- SOUTH ELEVATION
SCALE 1:100 **8**



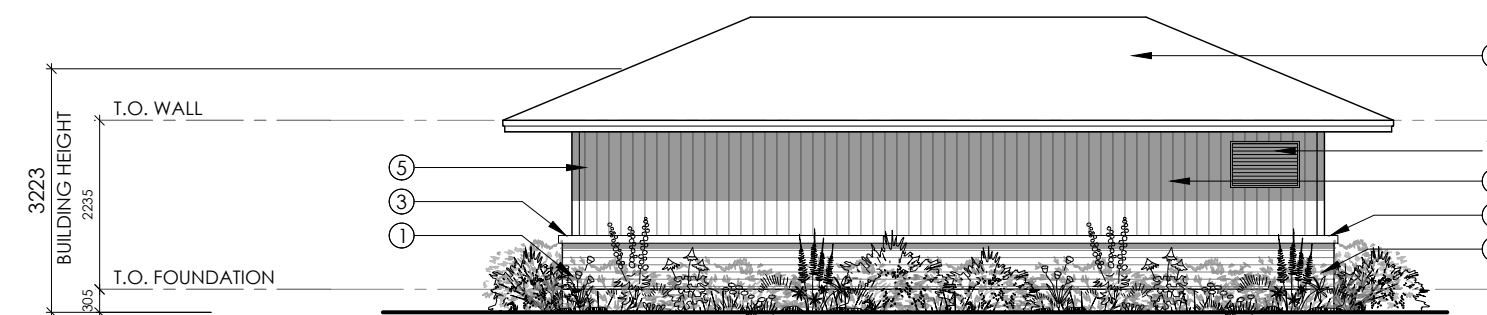
ACC. BLDG. #2- WEST ELEVATION
SCALE 1:100 **2**



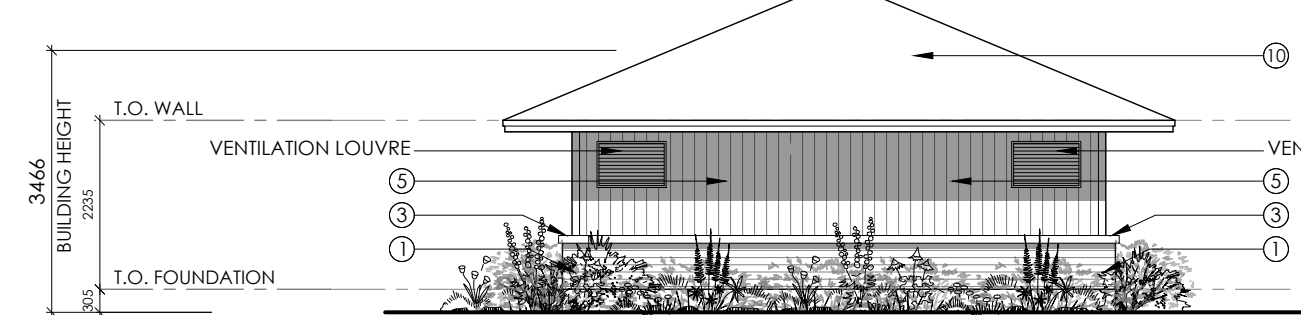
ACC. BLDG. #2- SOUTH ELEVATION
SCALE 1:100 **3**



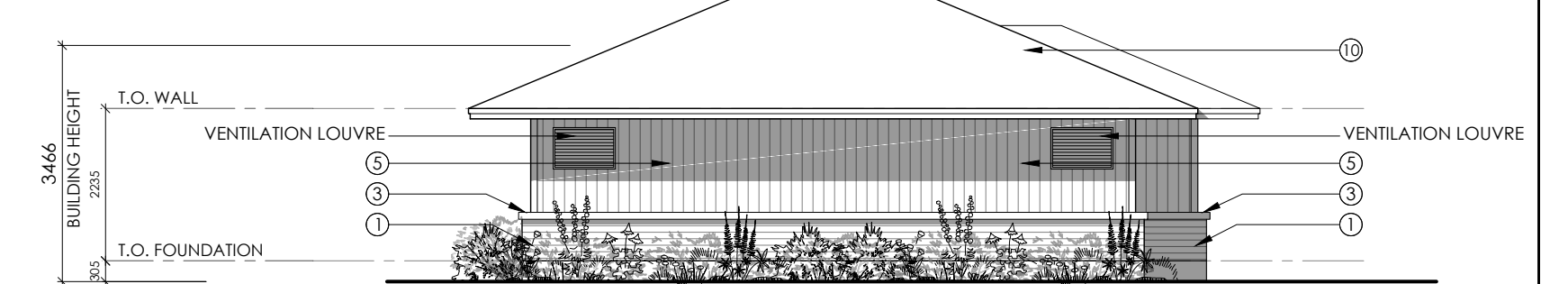
ACC. BLDG. #1- EAST ELEVATION
SCALE 1:100 **9**



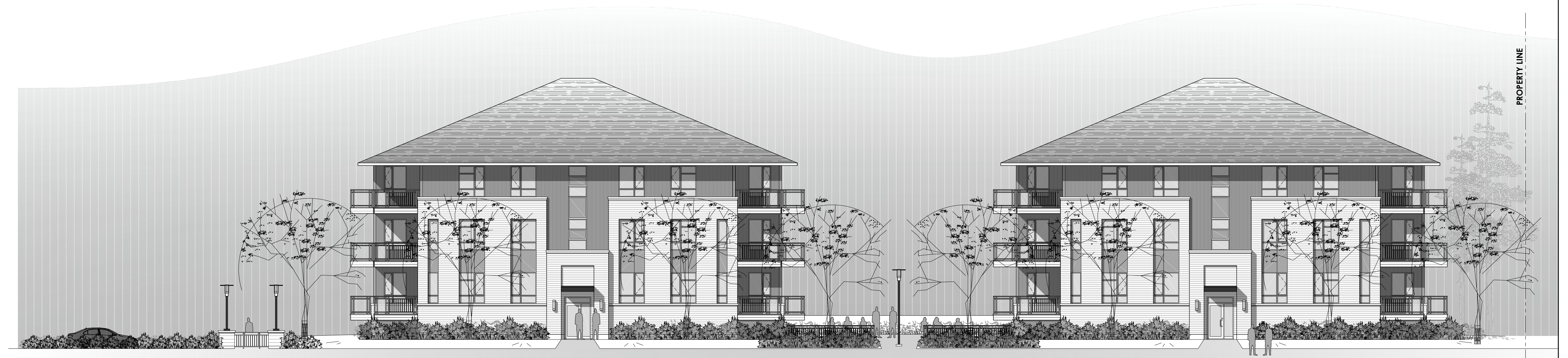
ACC. BLDG. #1- NORTH ELEVATION
SCALE 1:100 **10**



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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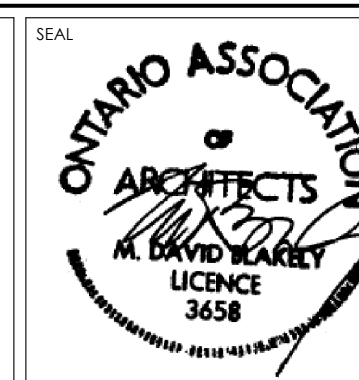
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| 4. | | | | | 27. | | | | |
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| 11. | | | | | 34. | | | | |

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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