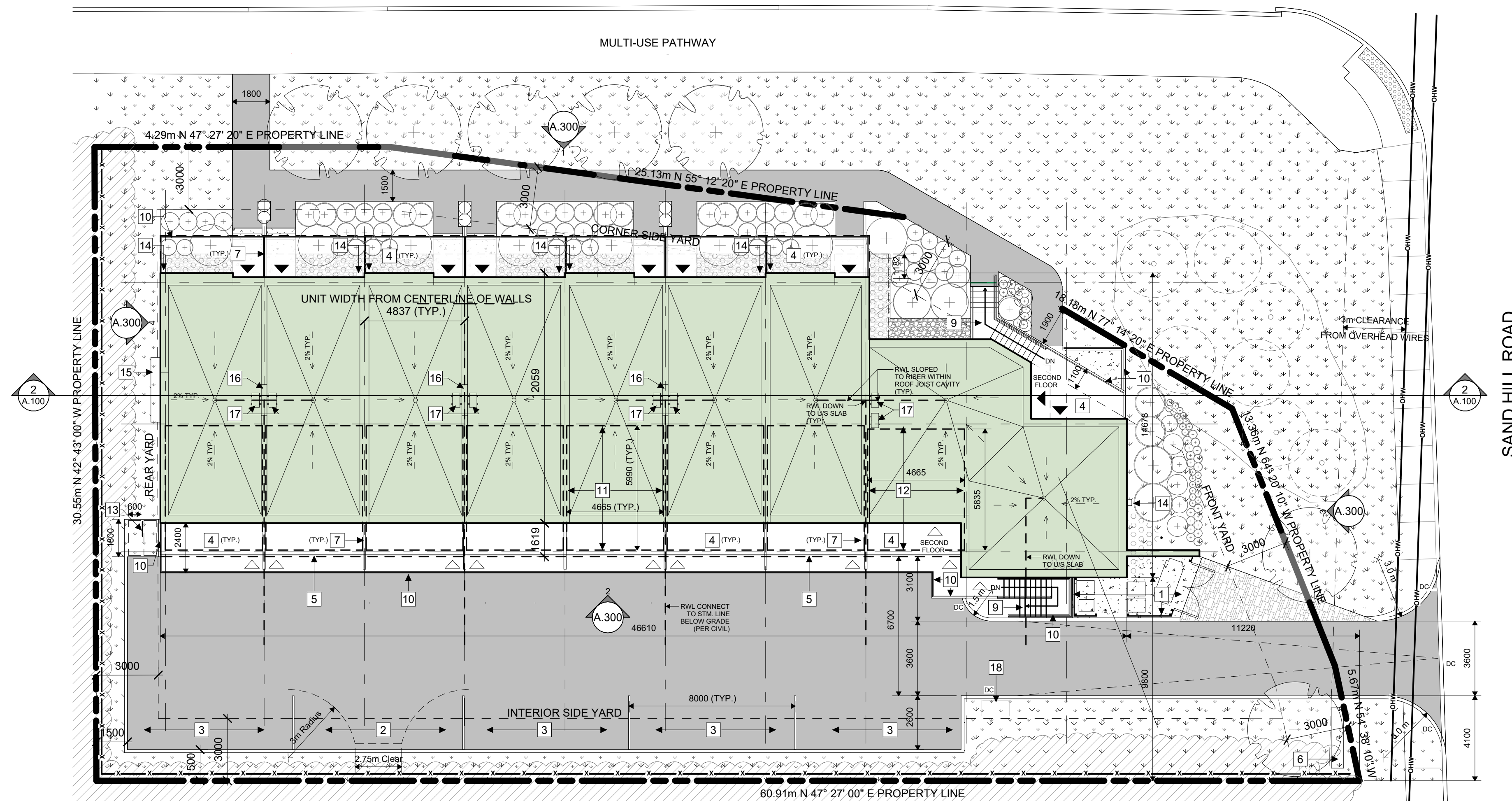


KLONDIKE ROAD



SITE PLAN KEYNOTES:

- 1 GARBAGE COLLECTION AREA WITH 2M HIGH SCREEN
- 2 PARKING LOT TURN-AROUND ZONE
- 3 PARKING SPACE - 90° TO DRIVE AISLE
- 4 SECOND FLOOR BALCONY STRUCTURE
- 5 FACE OF BUILDING BELOW BALCONY / EDGE OF PARKING LOT
- 6 BUILDING SIGNAGE
- 7 PRIVACY SCREEN BETWEEN BALCONIES
- 8 ACCESSIBLE RAMP WITH 1:12 SLOPE c/w GUARDS AND HANDRAILS ON BOTH SIDES
- 9 EXTERIOR STAIR TO SINGLE DWELLING UNIT
- 10 GLASS GUARD
- 11 INTERIOR EXTENT OF GARAGES SERVING INDIVIDUAL DWELLING UNITS. TYPICAL OF 7 UNITS
- 12 INTERIOR EXTENT OF GARAGE SERVING ACCESSIBLE UNIT.
- 13 BICYCLE PARKING RACK INSTALLED ON CONCRETE PAD (2x 600X1800mm SPACE FOR TWO BIKES)
- 14 GAS METER (GROUND FLOOR)
- 15 ENCLOSED ELECTRICAL METER BANK
- 16 EXTENDED PARAPET/DOGHOUSE FOR FUTURE AIR CONDITIONER CONDENSER MOUNT
- 17 AC CONDENSER UNIT
- 18 CBM MAIL BOX

SITE PLAN LEGEND:

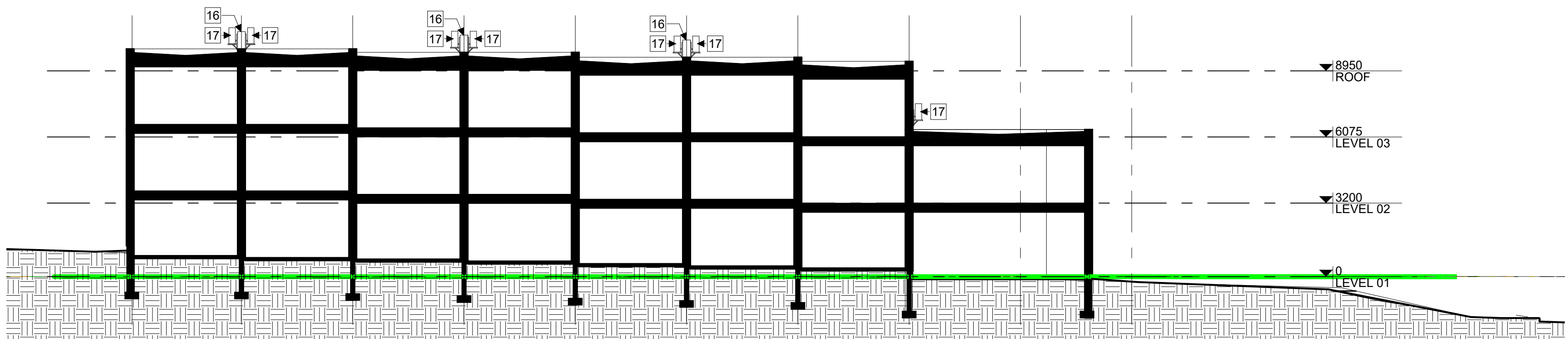
- PROPOSED BUILDING
- NEW ASPHALT PAVING
- NEW GRASS
- CONCRETE SIDEWALK
- CONCRETE PAD
- MULCH/PLANTING
- GRAVEL/RIVERSTONE/MAINTENANCE STRIP
- STONE DUST/SAND
- PAVER TYPE 1
- PAVER TYPE 2
- PAVER TYPE 3
- MAIN ENTRANCE
- SECONDARY ENTRANCE



STAMP

1 SC-SP-OVERALL SITE

A.100 1:150



2 SCHEMATIC BUILDING SECTION

A.100 1:150

LEGAL DESCRIPTION

REFERENCE SURVEY

Part of Lot 10 Concession 4
Geographic township of March
City of Ottawa designated as PIN 04517-0005

Boundary information derived from Surveyors Real
Property Report prepared by Annis O'Sullivan Vollebakk Ltd.
dated September 21st 2020

MUNICIPAL ADDRESS

1050 Klondike Road, Ottawa, ON.

SITE AREA	1568.5m ²
BUILDING AREA (OBC)	583m ²
GROSS FLOOR AREA (OBC)	1511m ²
BUILDING HEIGHT	8.7m, 3 STOREYS (TOWNHOMES) 6.9m, 2 STOREYS (STACKED DWELLING)
ZONE	DR
SCHEDULE 1/1A:	AREA C

ZONING PROVISION	REQUIRED	PROVIDED	PARKING QUEUING + LOADING	REQUIRED	PROVIDED
MIN. LOT WIDTH			RESIDENTIAL SPACES	11	10
MIN. LOT AREA		1568.5m ²	VISITOR SPACES	2	2
MIN. FRONT YARD SETBACK	3m	3m	ACCESSIBLE PARKING	1	1
MIN. CORNER YARD SETBACK	3m	3m	BICYCLE PARKING	0.5	2
MIN. REAR YARD SETBACK	3m	3m	FULL SIZE PARKING SPACES		12
MIN. INTERIOR YARD SETBACK	3m	3m	REDUCED SIZE PARKING		0
MAX. HEIGHT	14m	8.75m	RECYCLE COLLECTION	No	No*
AMENITY AREA	6m ² x9 + 50% (81m)	11m ² x9 + 50%	GARBAGE COLLECTION	No	No*
LANDSCAPED AREA	57m ²	478m ²			

SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

* GARBAGE COLLECTION AREA SHOWN ALONG SANDHILL ROAD TO BE USED FOR GARBAGE PICKUP ONLY.

REV	DATE	ISSUE
3	2022/03/25	Updated for SPCA Comments
2	2021/11/22	Updated for SPCA Comments
1	2021/05/20	Issued for SPCA

NOTE
1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

Israr Akhtar & Junaid Israr
111 Heron Road
Ottawa, ON, K1V 6B5

PROJECT

1050 KLONDIKE RD
Ottawa, ON, K2K 1X7

TITLE

SITE PLAN

PROJECT NO: 2020-0750
DRAWN: AS
APPROVED JS
SCALE As indicated
FIRST ISSUE: 12/07/16

REV	DRAWING NO.
3	A.100

#18639