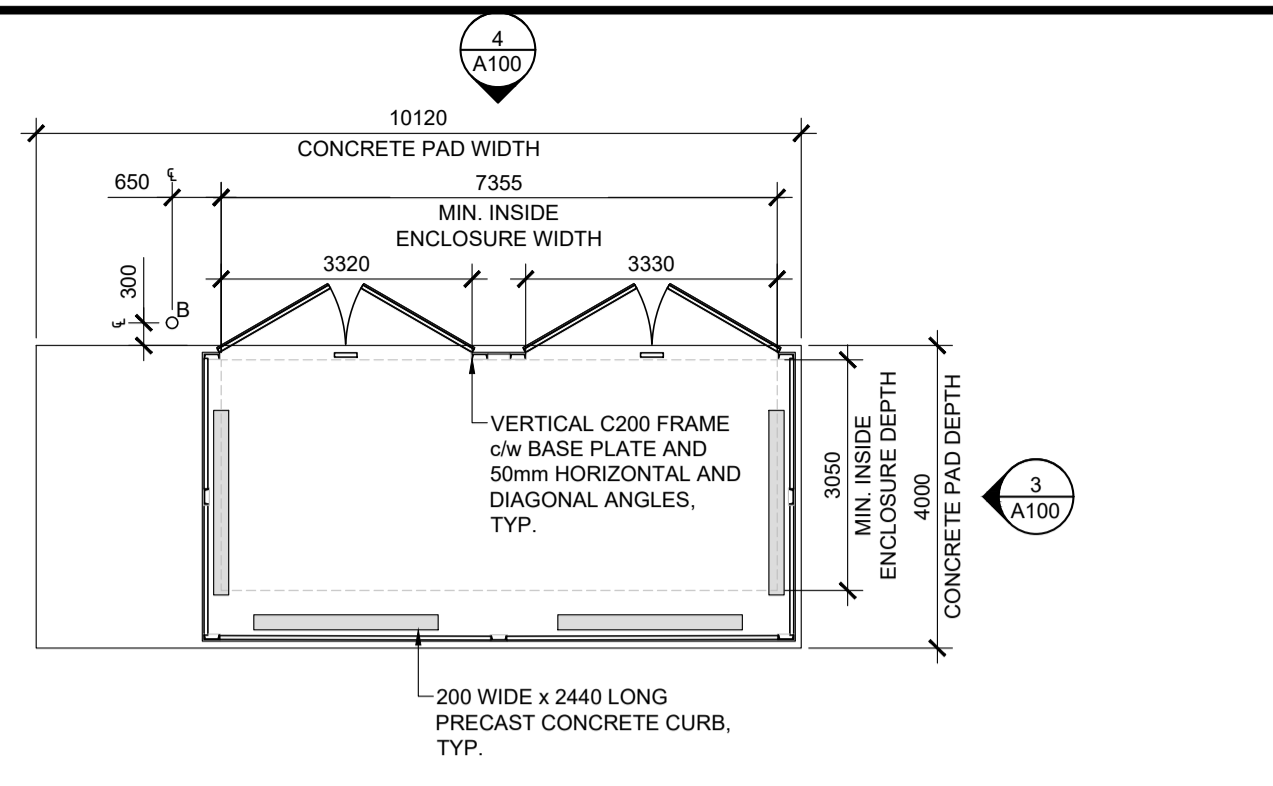
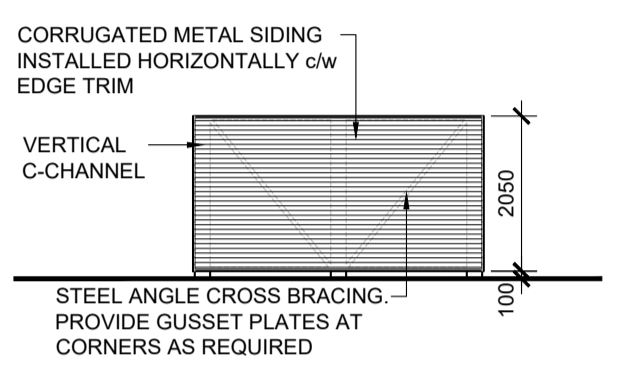


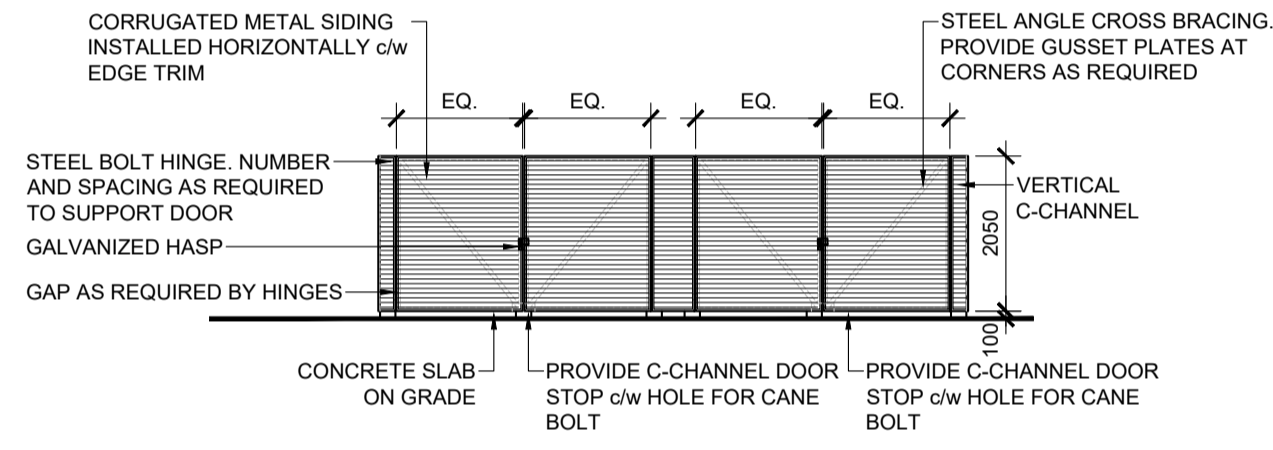
1 SITE PLAN
SCALE: 1:500



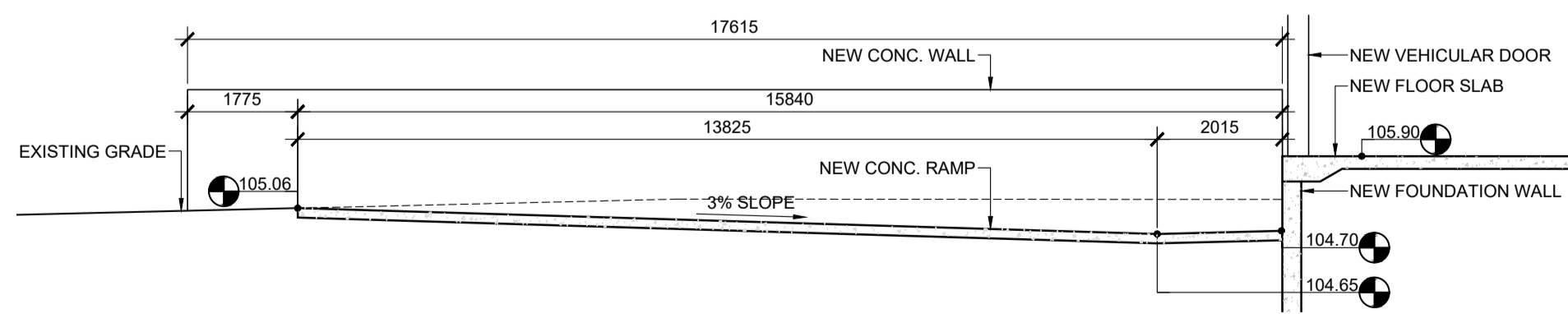
2 GARBAGE ENCLOSURE PLAN
SCALE: 1:100



3 GARBAGE ENCLOSURE SIDE ELEVATION
SCALE: 1:100



4 GARBAGE ENCLOSURE FRONT ELEVATION
SCALE: 1:100



5 LOADING RAMP SECTION
SCALE: 1:100

GENERAL SITE PLAN NOTES:

PROPERTY BOUNDARY INFORMATION, AND TOPOGRAPHIC INFORMATION DERIVED FROM SURVEYOR'S REAL PROPERTY REPORT 4M-1649, CITY OF OTTAWA, PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., SIGNED AND DATED 10 JANUARY, 2023

SITE AND BUILDING DATA:

SITE AREA	18,383 m ²
NEW BUILDING AREA	8,715 m ²
BUILDING HEIGHT	6.9m

GENERAL NOTES:

- FOR PAVED SURFACES, GRADING, SITE SERVICING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS.
- FOR PLANTING DETAILS, REFER TO LANDSCAPE DRAWINGS.

GROSS BUILDING AREA:

- (ONTARIO BUILDING CODE DEFINITION) THE TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS.
- GROSS FLOOR AREA (CITY OF OTTAWA ZONING BYLAW DEFINITION FOR THE PURPOSE OF DETERMINING PARKING REQUIREMENTS); GROSS LEASABLE FLOOR AREA MEANS THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE, MEASURED FROM THE INTERIORS OF OUTSIDE WALLS EXCLUDING FLOOR AREA OCCUPIED BY PARTY WALLS AND EXCLUDING:
 - FLOOR AREA OCCUPIED BY SHARED MECHANICAL, SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING; (BY-LAW 2008-326)
 - COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS; STEPS AND LANDINGS; (BY-LAW 2008-326)
 - BICYCLE PARKING, MOTOR VEHICLE PARKING OR LOADING FACILITIES;
 - COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS;
 - COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326)
 - COMMON AMENITY AREA AND PLAY AREAS ACCESSORY TO A PRINCIPLE USE ON THE LOT; AND (BY-LAW 2008-326) LIVING QUARTERS FOR A CARETAKER OF THE BUILDING.

ZONING:

ZONING DESIGNATIONS (PART 11):
ZONE IP13 - BUSINESS PARK INDUSTRIAL ZONE

ZONING PROVISIONS

SETBACKS (SECTIONS 205 AND 206):	REQ.	PROVIDED
FRONT YARD	6.00m	19.85m
CORNER SIDE YARD:	6.00m	18.80m
INTERIOR SIDE YARD:	4.00m	7.34m
INTERIOR SIDE YARD:	4.00m	55.70m
INTERIOR SIDE YARD:	4.00m	4.00m
REAR YARD:	6.00m	16.90m

BUILDING HEIGHT:

MAXIMUM:	22m
PROPOSED:	6.9m

PERMITTED ACCESSORY/DISPLAY AREA:

MAXIMUM:	25%
PROPOSED:	16%

LANDSCAPING (SECTION 205):

ABUTTING A STREET: 3.0m MINIMUM
NOT ABUTTING A STREET: NO MINIMUM

VEHICLE PARKING (SECTION 101): SCHEDULE 1A - AREA C

MINIMUM REQUIRED:	115
NUMBER PROVIDED:	116

BICYCLE PARKING (SECTION 111):

MINIMUM REQUIRED:	13
NUMBER PROVIDED:	13

LOADING ZONE (SECTION 113):

MINIMUM REQUIRED:	1
NUMBER PROVIDED:	10

PARKING FOR THE PHYSICALLY DISABLED (PARKING BYLAW 2003-530, SECTION 111):

MINIMUM REQUIRED:	2
NUMBER PROVIDED:	5

DRAWING LEGEND:

- ▲ LOCATION OF PEDESTRIAN DOORS
- ▲ LOCATION OF VEHICULAR DOORS
- ⊙ BOLLARD
- ♿ ACCESSIBLE PARKING SPACE C/W PAINTED LOGO & SIGN ON POST OR WALL
- L DESIGNATED LOADING ZONE
- CR CURB RAMP W/TWIS
- G NEW CONCRETE PAD MOUNTED GARBAGE ENCLOSURE
- ⊙ LIGHT STANDARD, SEE ELECTRICAL
- ⊗ EFH EXISTING FIRE HYDRANT
- ⊗ NFH NEW FIRE HYDRANT
- Y FIRE DEPARTMENT CONNECTION
- PROPERTY LINE
- PROPERTY SET BACK LINE
- LANDSCAPE SET BACK LINE
- FIRE TRUCK BACK-UP SPACE
- OUTLINE OF PROPOSED BUILDING
- SOFT LANDSCAPING, REFER TO LANDSCAPING DRAWINGS
- CONCRETE WALKING SURFACE, REFER TO CIVIL DRAWINGS
- EXTENT OF NEW FIRE ACCESS ROUTE C/W HEAVY DUTY ASPHALT, REFER TO CIVIL DRAWINGS
- SNOW STORAGE

GENERAL NOTES:

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE, GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

ISSUE RECORD:

NO.	DESCRIPTION	DATE
1	FOR CLIENT REVIEW	2022/05/12
2	FOR CLIENT APPROVAL	2022/08/09
3	FOR REVIEW	2022/11/01
4	FOR CO-ORDINATION/REVIEW	2023/02/08
5	FOR CO-ORDINATION/REVIEW	2023/02/28
6	SUBMITTED FOR SPA	2023/04/14

ONTARIO ASSOCIATION OF ARCHITECTS
FOOT DRESSEN LICENCE 5910

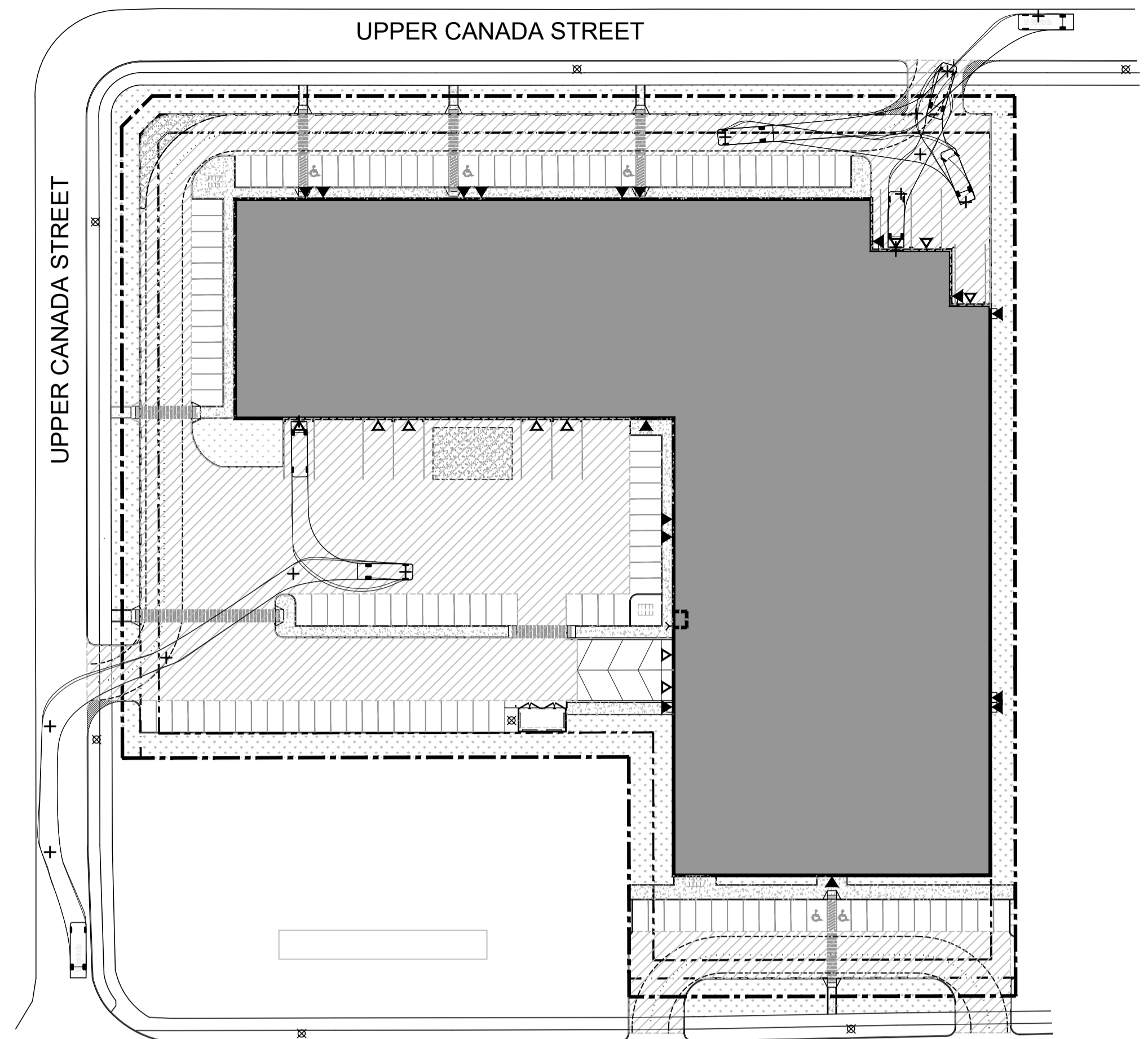
DCA
A GROUP OF ARCHITECTS
201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE
KONSON WAREHOUSE
BLOCK 1, SOUTH HALF LOT 4, CONCESSION 1
OTTAWA, ON

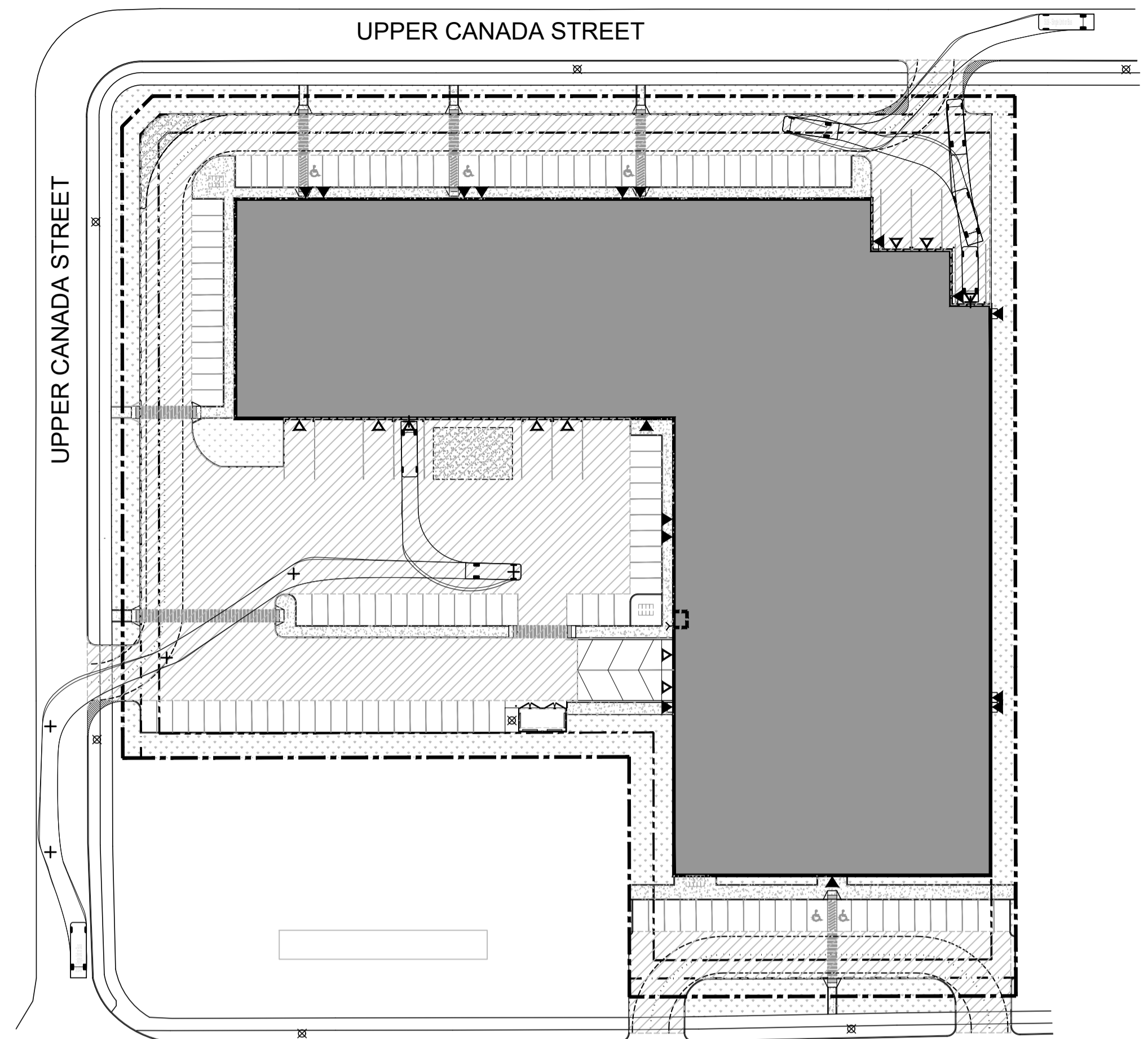
DRAWING TITLE
SITE PLAN

DATE	DRAWN	JOB NO.	DRAWING NO.
JAN. 2023	BRIC	3482	A100
SCALE	REVIEWED		
AS NOTED	TD		

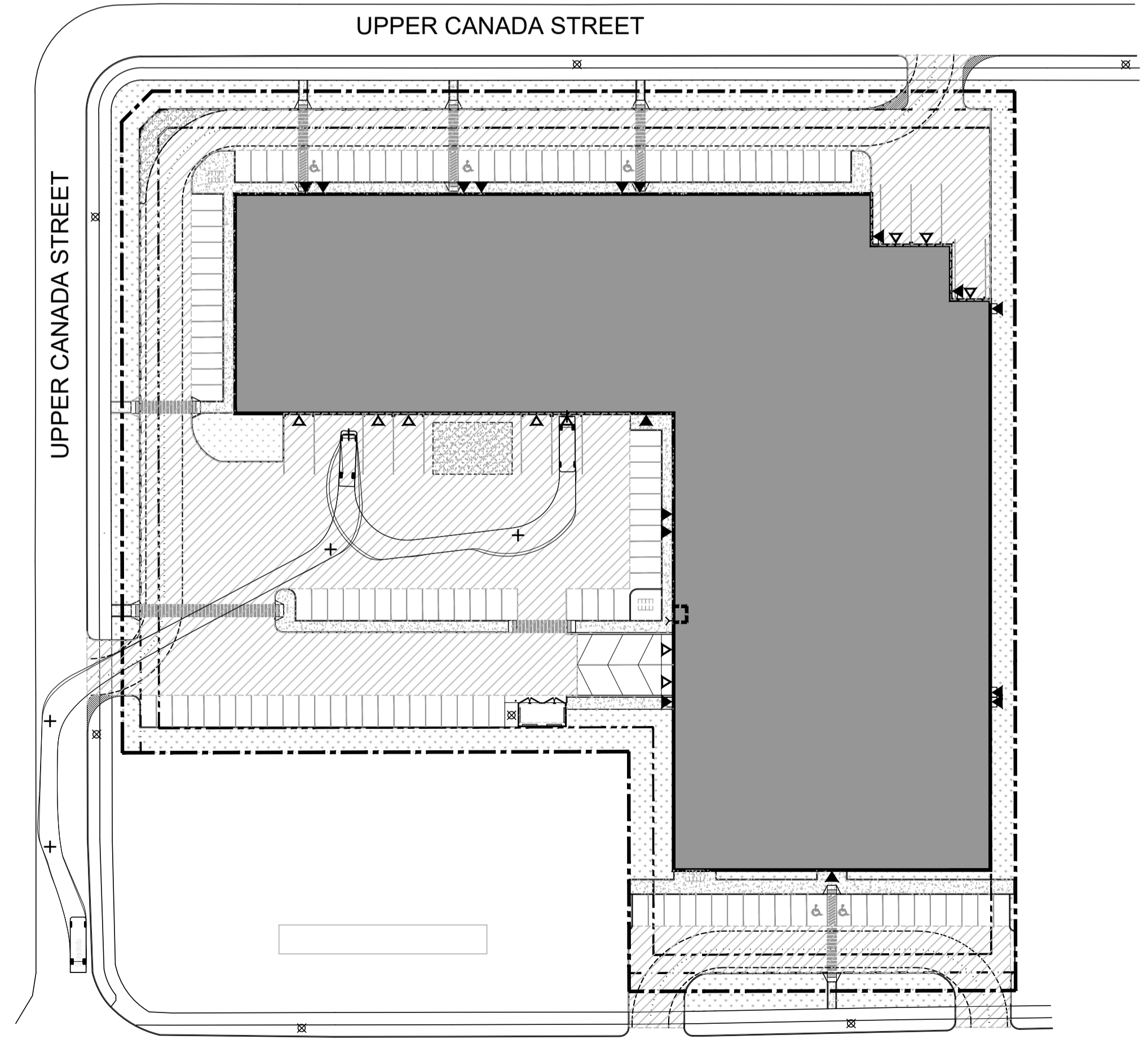
ARCHITECTURAL



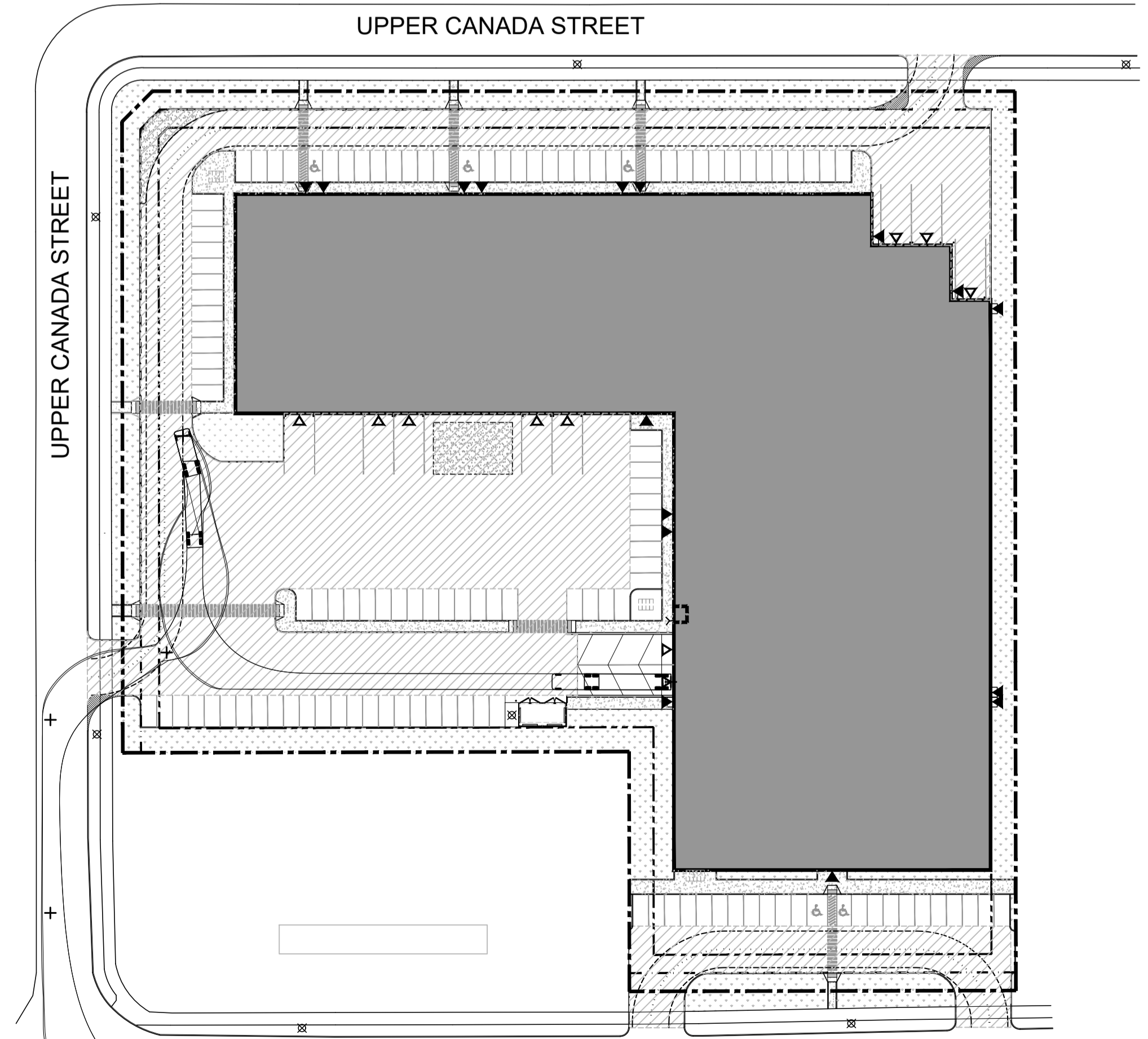
1 TRUCK TURNING PLAN
A101 SCALE: 1:700



2 TRUCK TURNING PLAN
A101 SCALE: 1:700



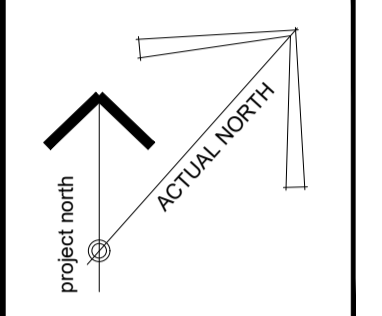
3 TRUCK TURNING PLAN
A101 SCALE: 1:700



4 TRUCK TURNING PLAN
A101 SCALE: 1:700

- GENERAL NOTES
- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
 - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
 - GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
 - ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
 - DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



ISSUE RECORD:

NO.	DESCRIPTION	DATE
1	FOR CLIENT REVIEW	2022/05/12
2	FOR CLIENT APPROVAL	2022/08/09
3	FOR REVIEW	2022/11/01
4	FOR CO-ORDINATION/REVIEW	2023/02/08
5	FOR CO-ORDINATION/REVIEW	2023/02/28
6	SUBMITTED FOR SPA	2023/04/14

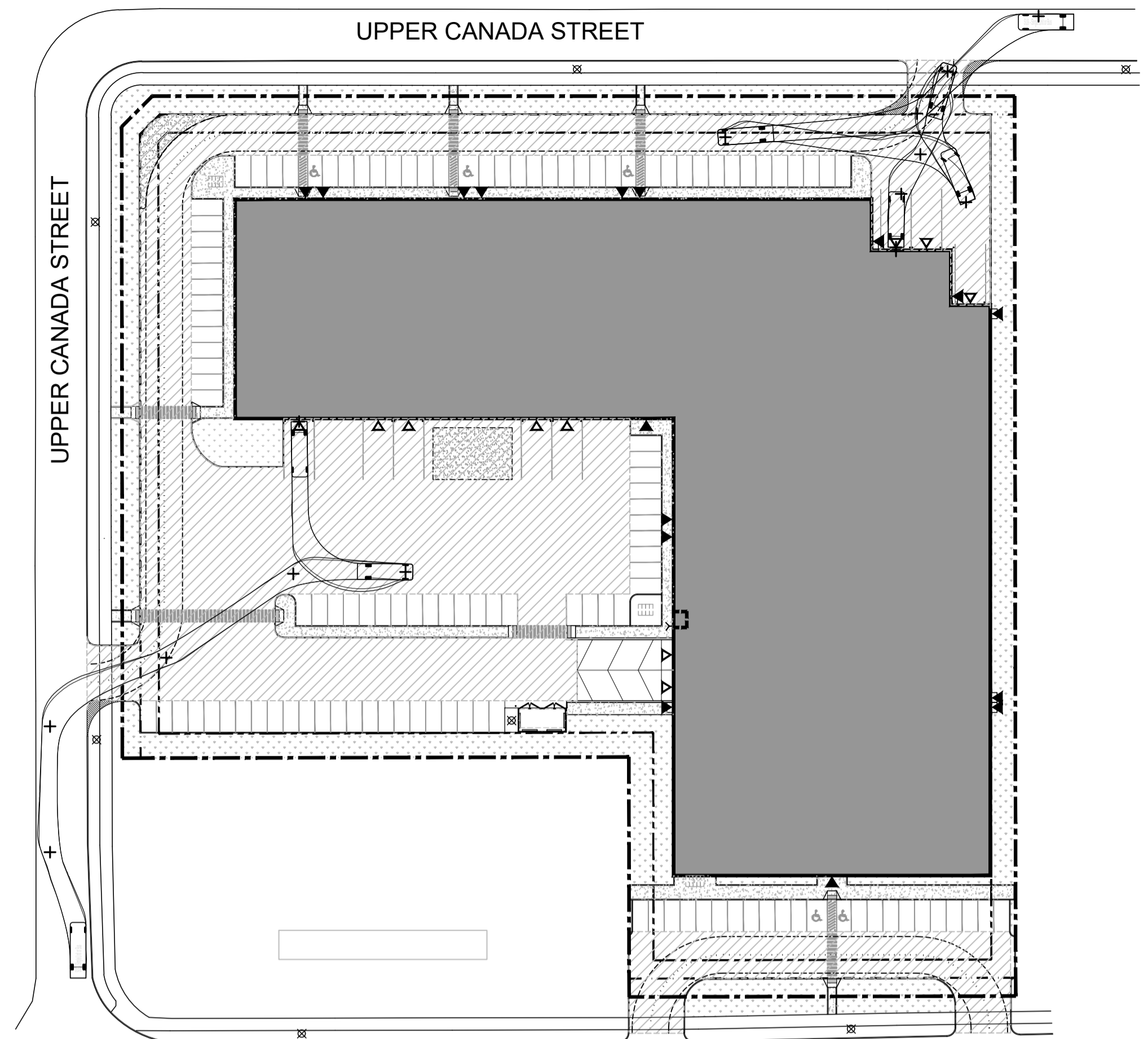
DCA
A GROUP OF ARCHITECTS
201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE
KONSON WAREHOUSE
BLOCK 1, SOUTH HALF LOT 4, CONCESSION 1
OTTAWA, ON

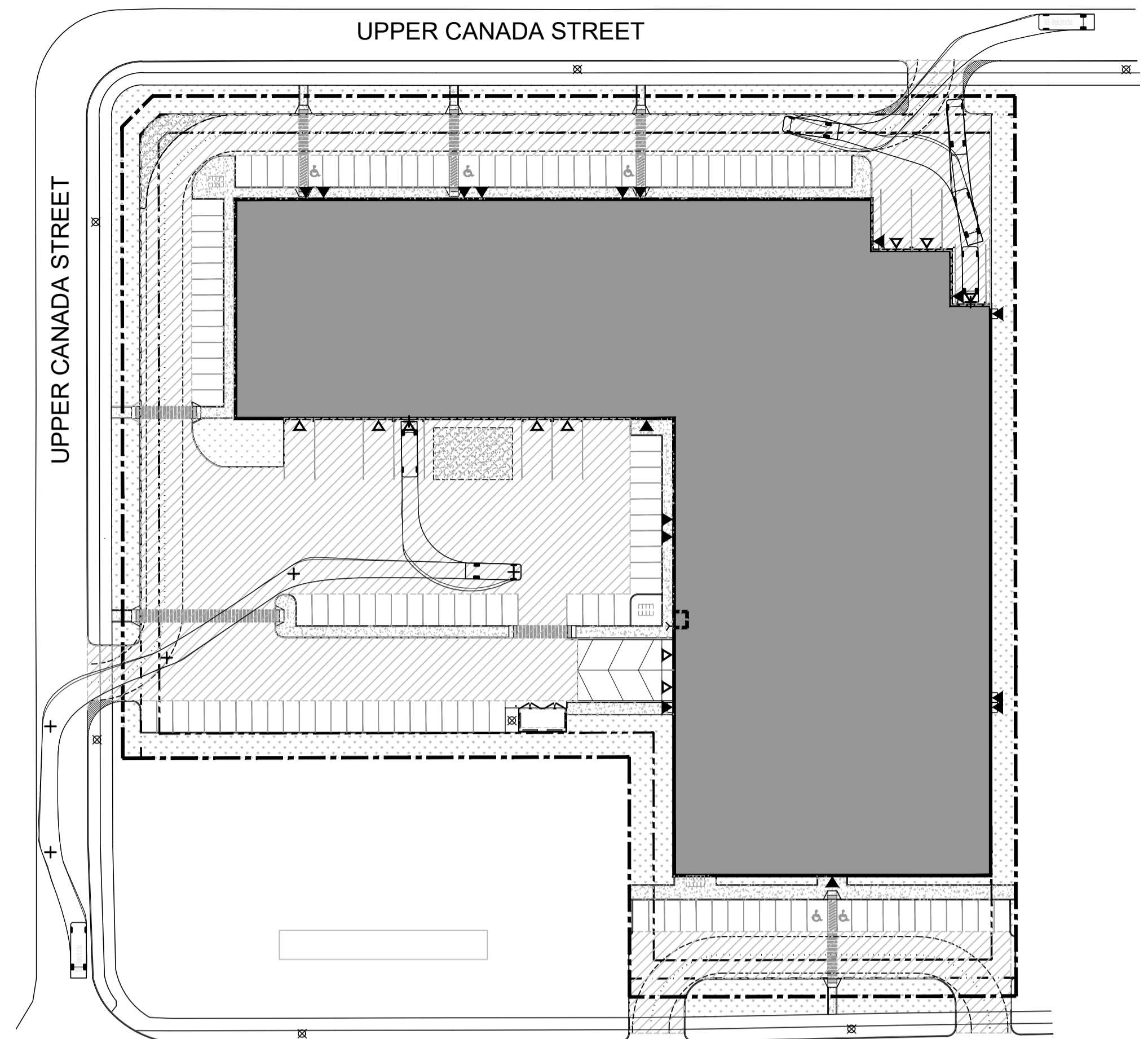
DRAWING TITLE
TRUCK TURNING PLANS

DATE	DRAWN	JOB NO.	DRAWING NO.
JAN. 2023	BRIC	3482	A101
SCALE AS NOTED	REVIEWED TD		

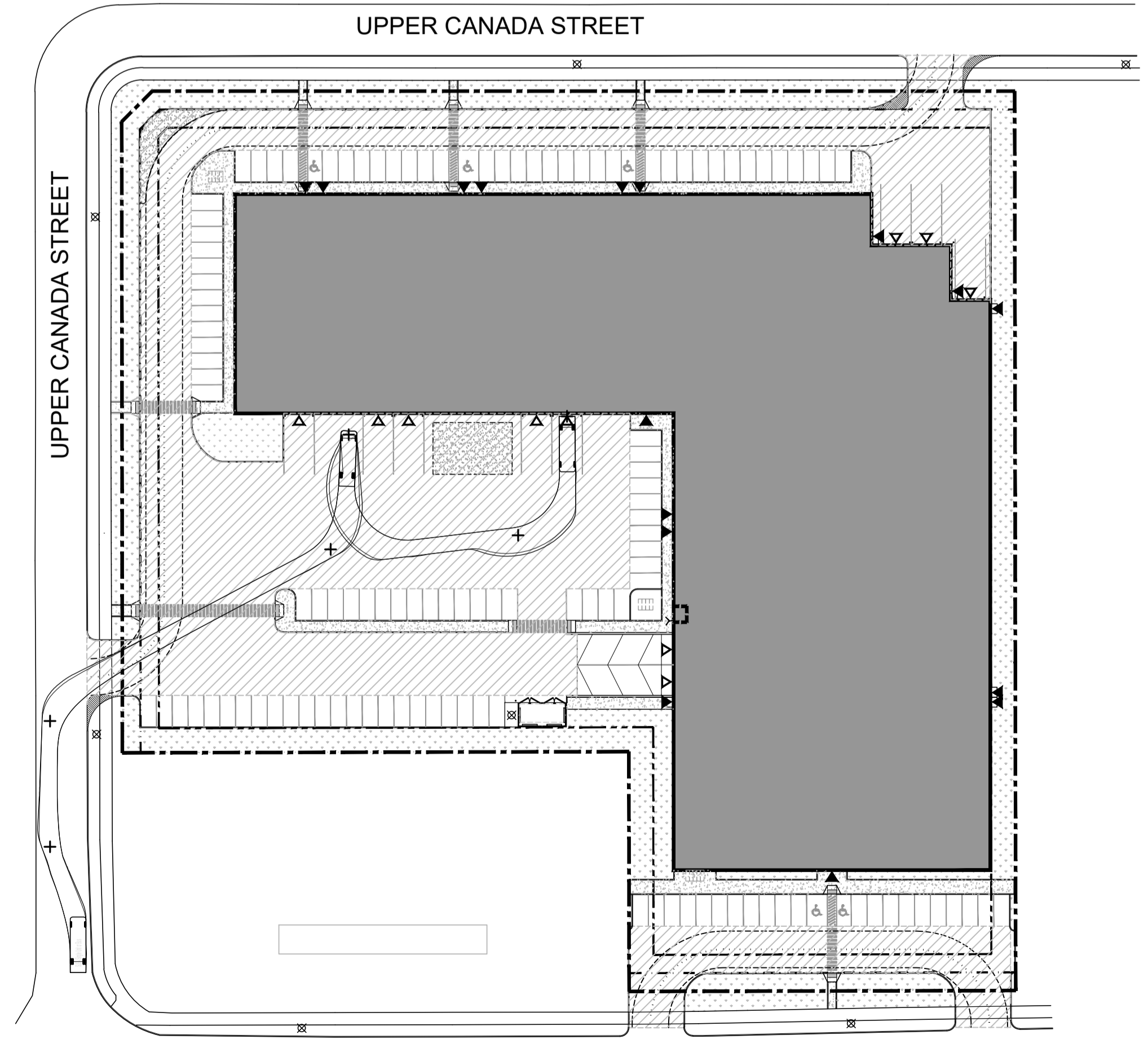
ARCHITECTURAL



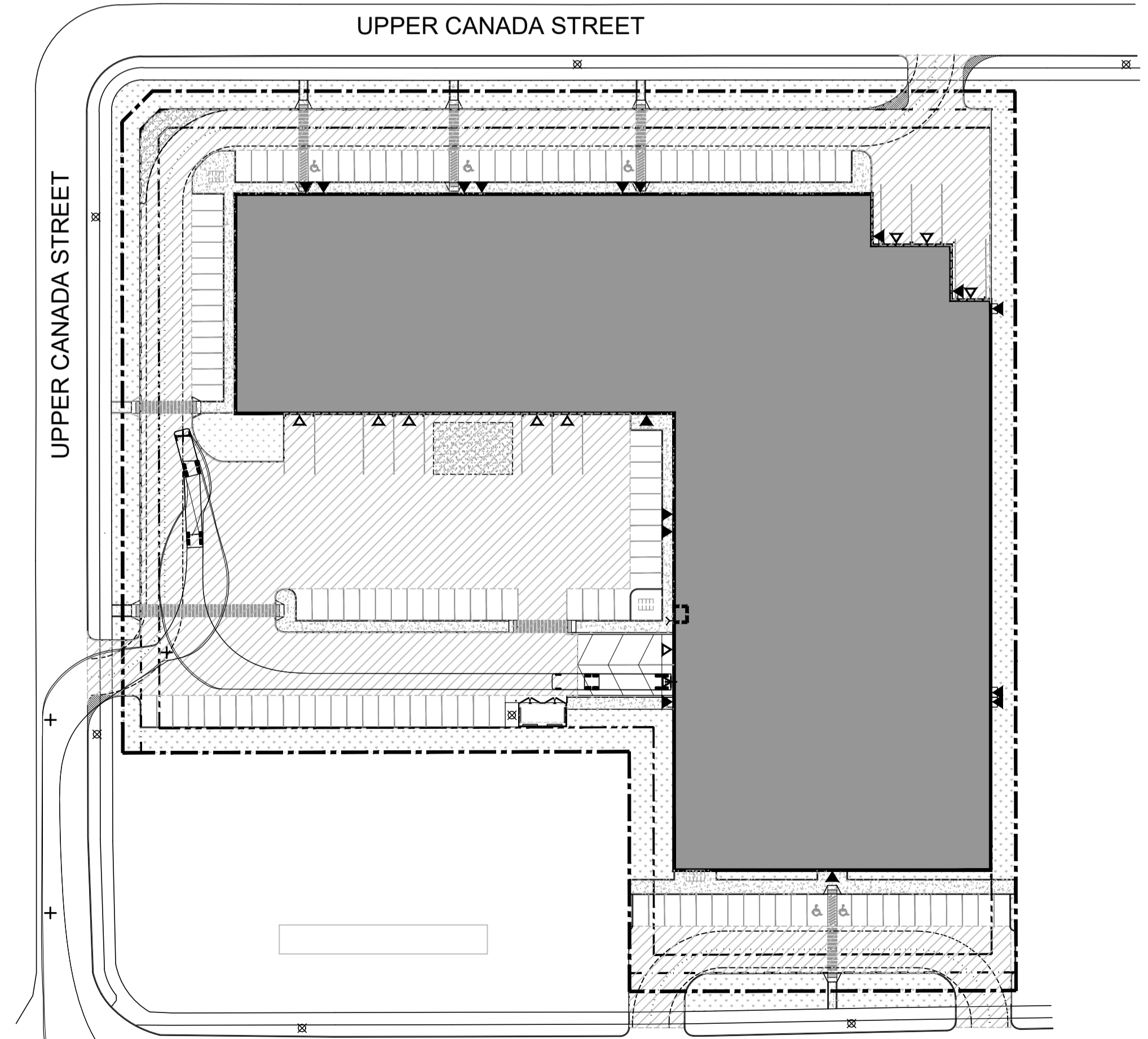
1 TRUCK TURNING PLAN
A101 SCALE: 1:700



2 TRUCK TURNING PLAN
A101 SCALE: 1:700



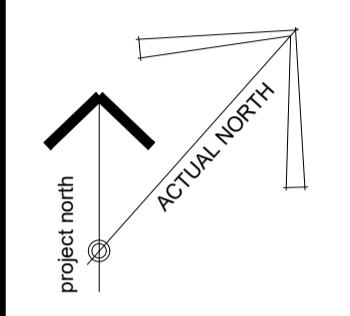
3 TRUCK TURNING PLAN
A101 SCALE: 1:700



4 TRUCK TURNING PLAN
A101 SCALE: 1:700

- GENERAL NOTES
- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
 - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
 - GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
 - ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
 - DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



ISSUE RECORD:

NO.	DESCRIPTION	DATE
1	FOR CLIENT REVIEW	2022/05/12
2	FOR CLIENT APPROVAL	2022/08/09
3	FOR REVIEW	2022/11/01
4	FOR CO-ORDINATION/REVIEW	2023/02/08
5	FOR CO-ORDINATION/REVIEW	2023/02/28
6	SUBMITTED FOR SPA	2023/04/14

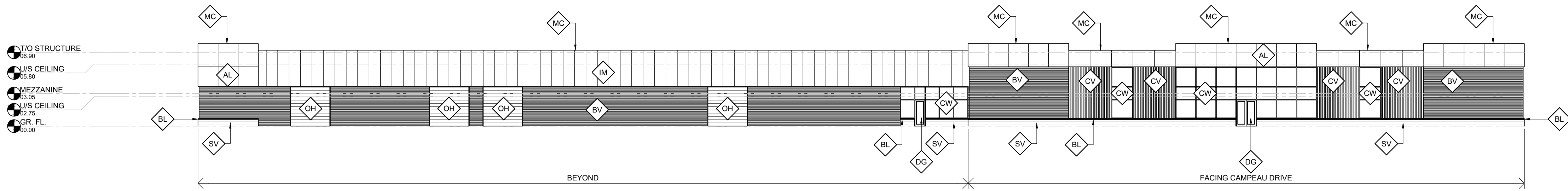
DCA
A GROUP OF ARCHITECTS
201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE
KONSON WAREHOUSE
BLOCK 1, SOUTH HALF LOT 4, CONCESSION 1
OTTAWA, ON

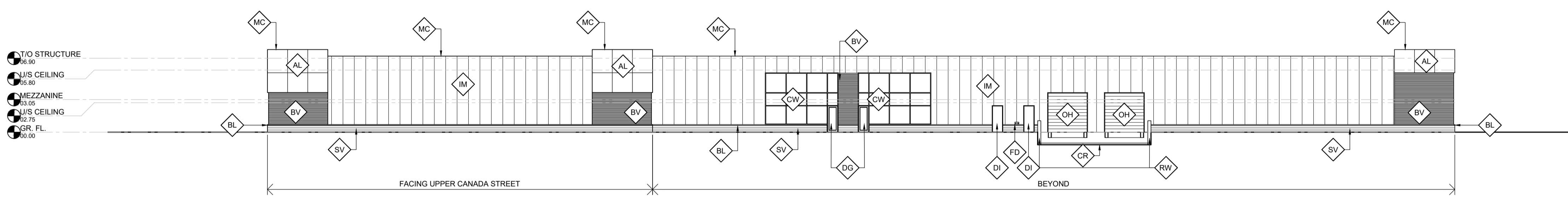
DRAWING TITLE
TRUCK TURNING PLANS

DATE	DRAWN	JOB NO.	DRAWING NO.
JAN. 2023	BRIC	3482	A101
SCALE AS NOTED	REVIEWED TD		

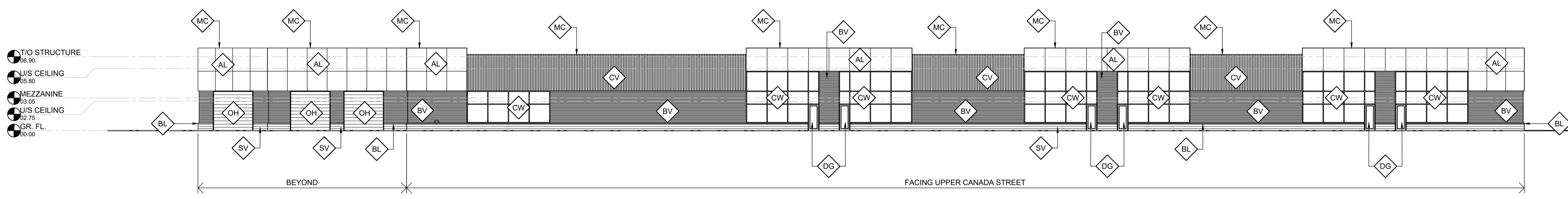
ARCHITECTURAL



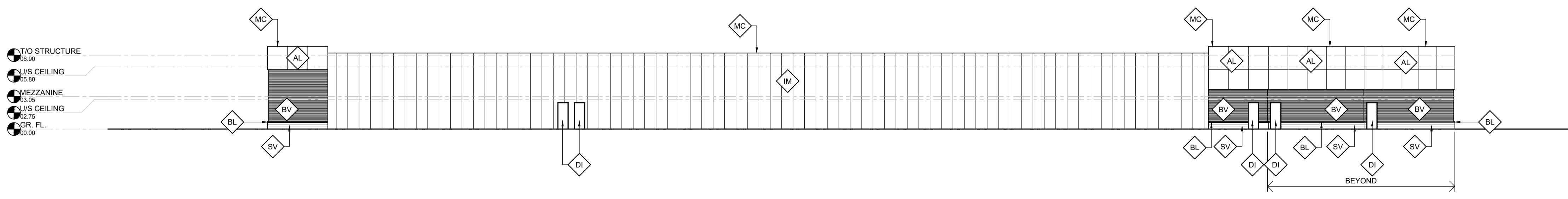
1 SOUTH ELEVATION
A300 SCALE: 1:250



2 WEST ELEVATION
A300 SCALE: 1:250



3 NORTH ELEVATION
A300 SCALE: 1:250



4 EAST ELEVATION
A300 SCALE: 1:250

DRAWING LEGEND:

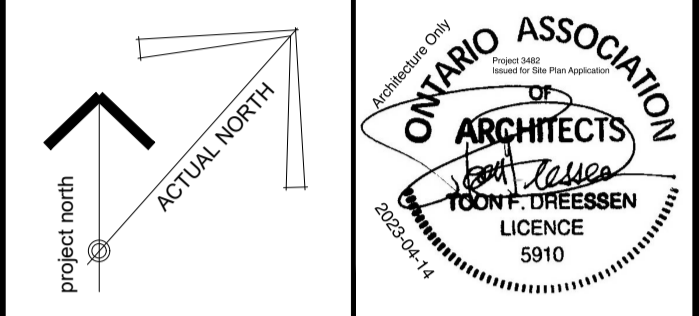
- AL ALUMINUM COMPOSITE PANEL
- BV BRICK VENEER
- BL BRICK LEDGE
- CR CONCRETE RAMP
- CV PRE FINISHED CORRUGATED METAL SIDING (VERTICAL)
- CW CURTAINWALL
- DG DOOR, GLAZED
- DI DOOR, INSULATED HOLLOW METAL
- FD FIRE DEPARTMENT CONNECTION
- IM INSULATED METAL PANEL
- MC PRE FINISHED METAL CAP FLASHING
- OH OVERHEAD DOOR
- RW CONCRETE RETAINING WALL
- SV SPLIT-FACE MASONRY VENEER

GENERAL NOTES:

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

COPYRIGHT:

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.



ISSUE RECORD:

NO.	DESCRIPTION	DATE
1	FOR CLIENT REVIEW	2022/05/12
2	FOR CLIENT APPROVAL	2022/08/09
3	FOR REVIEW	2022/11/01
4	FOR CO-ORDINATION/REVIEW	2023/02/08
5	FOR CO-ORDINATION/REVIEW	2023/02/28
6	SUBMITTED FOR SPA	2023/04/14



PROJECT TITLE
KONSON WAREHOUSE
BLOCK 1, SOUTH HALF LOT 4, CONCESSION 1
OTTAWA, ON

DRAWING TITLE
BUILDING ELEVATIONS

DATE	DRAWN	JOB NO.	DRAWING NO.
JAN. 2023	BR/IC	3482	A300
SCALE AS NOTED	REVIEWED TD		

ARCHITECTURAL