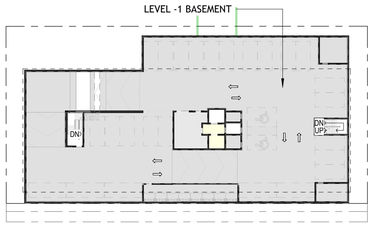
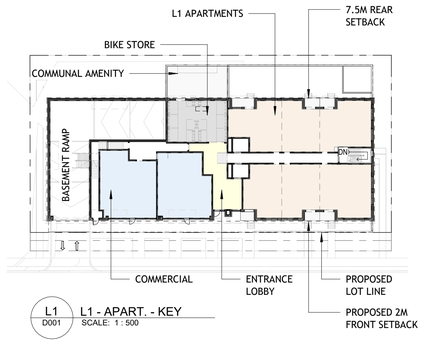
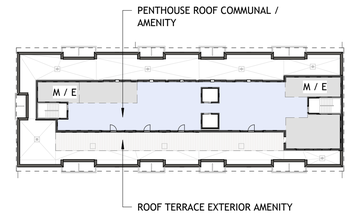


L-1 D001 L-1 - BASE.-LO - KEY
SCALE: 1 : 500

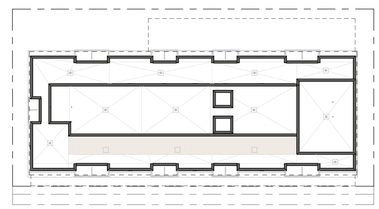


L1 D001 L1 - APART. - KEY
SCALE: 1 : 500

L2-6 D001 L2 - 6 - APART. - KEY
SCALE: 1 : 500



PH D001 PENTHOUSE - KEY
SCALE: 1 : 500



RF D001 ROOF PLAN - KEY
SCALE: 1 : 500

LEGEND

- PROPOSED BUILDING LOCATION
- EXISTING NEIGHBOURING BUILDING
- LANDSCAPED AREA
- CONCRETE/ SIDEWALK
- FIRE ROUTE
- BARRIER-FREE PARKING CLEARANCE
- TACTILE WALKING SURFACE INDICATOR
- FIRE DEPARTMENT CONNECTION
- BUILDING ENTRANCE / EXIT
- FH — FIRE HYDRANT
- BOLLARD
- MH — MANHOLE (SEE CIVIL)
- HYD — TRANSFORMER (HYDRO)
- CB — CATCH BASIN (SEE CIVIL)
- LS — LIGHT STANDARD (SEE ELECTRICAL)
- EV — EV CHARGE STATION (SEE ELECTRICAL)
- BARRIER-FREE PARKING
- VEHICULAR TRAFFIC DIRECTION
- CURB
- DC — DEPRESSED CURB
- TREE. SEE LANDSCAPE.

EXTERIOR DOOR LEGEND:

- BUILDING ENTRANCE / EXIT
- PRINCIPAL ENTRANCE (& TRAVEL PATH EXIT)
- EXIT AT REQUIRED TRAVEL PATH

GENERAL SITE PLAN NOTES:

TOPOGRAPHICAL INFORMATION:
PART LOT 10
REGISTERED PLAN 152
CITY OF OTTAWA

SURVEY BY: ANNIS O'SULLIVAN VOLLEBEKK LTD.

SITE AND BUILDING DATA:

SITE BOUNDARY AREA	2013 m²	
NEW BUILDING HEIGHT	20M	
(*1.) GROSS BLG AREA (*1)	7,301 m²	78,590 ft²
(*2.) GROSS FLR AREA (*2)	5,652 m²	60,837 ft²
(*) SEE GROSS BUILDING AREA NOTES BELOW		

GENERAL NOTES:

1. FOR PAVED SURFACES, GRADING, SITE SERVICING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS.

GROSS BUILDING AREA:

1. * (ONTARIO BUILDING CODE DEFINITION): THE TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS.
2. * 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:
3. INTERIOR PARKING / LOADING (DRIVE THRU).
4. FLOOR AREA OCCUPIED BY SHARED MECHANICAL, SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING; (BY-LAW 2008-326)
5. COMMON HALLWAYS; CORRIDORS; STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS; STEPS AND LANDINGS; (BY-LAW 2008-326)
6. BICYCLE PARKING; MOTOR VEHICLE PARKING OR LOADING FACILITIES; COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS;
7. COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326)
8. 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:

[*] DEFICIENCIES - SEE REPORT

ZONING DESIGNATIONS (PART 10):
GM ZONE (TABLE 187)

ZONING PROVISIONS

MINIMUM LOT WIDTH (m):	N/A
MINIMUM LOT AREA (m²):	N/A
MINIMUM FRONT YARD SETBACK:	*3m [2m (PROPOSED)]
MINIMUM REAR YARD SETBACK:	7.5 m
MINIMUM INTERIOR SIDE YARD SETBACK:	3 m
MINIMUM CORNER SIDE YARD SETBACK:	3 m

BUILDING HEIGHT

MAXIMUM (GM ZONES) GM1 (TBL 187):	18 m
PROPOSED:	*19.5 m

LANDSCAPING (SECTION 110) GM ZONE:

(15%) LANDSCAPE OF PARKING AREA & 1.5 M BUFFER

-	PARKING AREA PROVIDED	MIN. LANDSCAPE REQUIREMENT OF 15%

-	LANDSCAPE AREA PROVIDED
<varies>	750 m²

GARBAGE ROOM REQUIREMENTS:

CONTAINER (cu YARDS):	
REQUIRED:	- cu YARDS
PROVIDED:	-
FIBRE RECYCLING (cu YARDS):	
REQUIRED:	- cu YARDS
PROVIDED:	-
GLASS, METAL & PLASTIC RECYCLING (cu YARDS):	
REQUIRED:	- cu YARDS
PROVIDED:	-
ORGANICS (cu YARDS):	
REQUIRED:	- cu YARDS
PROVIDED:	-

AMENITY AREAS (SECTION 137):

TOTAL AMENITY AREA:

TOTAL REQUIRED:	6 m² / UNIT: [76 x 6 m²] = 456 m²
TOTAL PROVIDED:	492 m²

COMMUNAL AMENITY:

COMMUNAL REQUIRED:	50% TOTAL AMENITY: [492 m² / 2] = 246 m²
COMMUNAL PROVIDED:	1,003 m²

AMENITY EXTERIOR (BALCONIES)		
-	Area	SF
AMENITY BALC.	513 m²	5,517 ft²

AMENITY EXTERIOR (COMMUNAL)		
-	Area	SF
AMENITY EXT. (ROOF)	132 m²	1,417 ft²

AMENITY TOTAL (EXTERIOR & GFA COMMUNAL)	
Area	SF
930 m²	10,008 ft²

GENERAL NOTES

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

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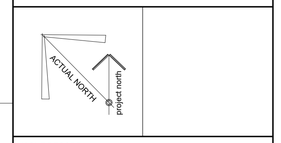
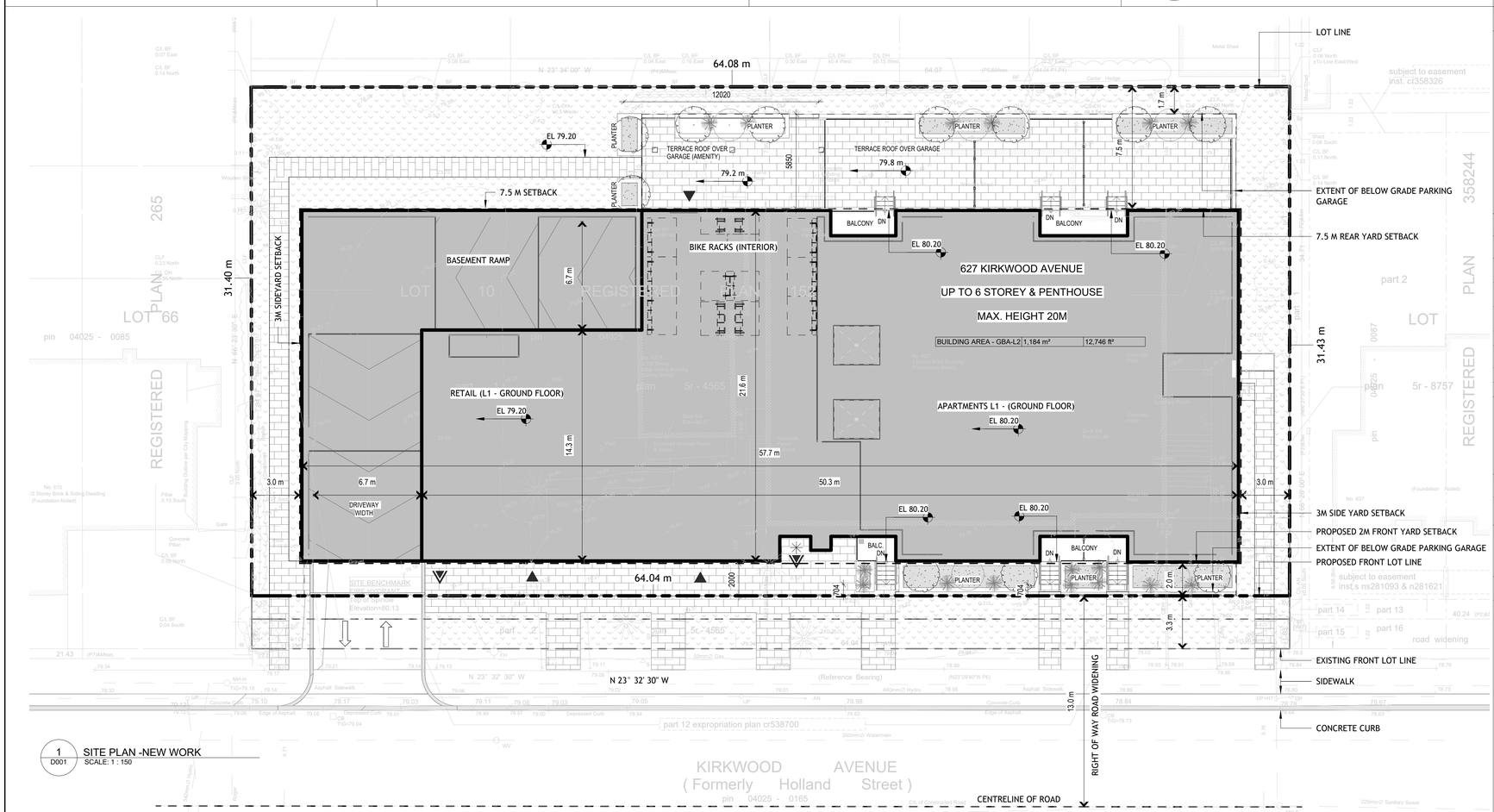


ISSUE RECORD

NO.	DESCRIPTION	DATE
1	ISSUE FOR REZONING	2025-01-14
2	REVIEW I ADD LEVEL -2	2025-02-20



1 D001 SITE PLAN -NEW WORK
SCALE: 1 : 150

PARKING LEGEND

- TYPICAL BIKE RACK
- TYPICAL PARKING (5200 × 2600)
- TYPICAL BF PARKING (TYPE A) (5200 × 3600)

VEHICLE PARKING (SECTION 101): PART 4, 101. (3),

REFERENCE : [AREA X] - SCHEDULE 1A

PERSONAL SERV. BUS. (N64): REQUIRED:	[3.4 Per 100 m2 Excl. 200m2] : EA. UNIT < 200 m2 = 0
MID-RISE MIXED APARTM. (R15): REQUIRED:	[0.5 Per Unit, Excl. 12] : (0.5 x (76-12)) = 32
VISITOR PARKING (102. (3)): REQUIRED:	[0.1 Per Unit, Excl. 12] : (0.1 x (76-12)) = 7
MINIMUM REQUIRED:	*39

PARKING FOR THE PHYSICALLY DISABLED (PARKING BYLAW 2003-530, SECTION 122):

MINIMUM REQUIRED:	- No. [1x TYPE 'A' I 2 TYPE 'B']
NUMBER PROVIDED:	- No. [2x TYPE 'A' I 2 TYPE 'B']

(*) PARKING PROVIDED:	PARKING BAY TYPE:	No.
PARK-5-2X2-6	1. SITE PARKING	44
PARK-PARALLEL	2. PARALLEL PARKING	10
PARK-BF-5-2X3-4-TYPE-A	3. BARRIER FREE BAY TYPE A	2
PARK-5-2X2-6-TYPE-B	4. BARRIER FREE TYPE B	2
PARKING TOTAL PROVIDED.....		58

BICYCLE PARKING (SECTION 111):

MINIMUM REQUIRED:	[0.5 Per Unit] : 0.5 x 76 = 38
NUMBER PROVIDED:	74

BIKE RACK PROVIDED:	No.
PARK-BIKE-HOR-1-RING	30
PARK-BIKE-VERT-1-RING	44
BIKE TOTAL PROVIDED.....	74

LOADING ZONE (SECTION 113):

MINIMUM REQUIRED:	-
NUMBER PROVIDED:	-

GROSS FLOOR AREA (*2) - COMMERCIAL		
-	Area	SF
COMMERCIAL	216 m²	2,330 ft²

GROSS FLOOR AREA (*2) - COMMUNAL AMENITY		
-	Area	SF
GROSS FLR AREA (*2)	286 m²	3,074 ft²

GROSS FLOOR AREA (*2) - APARTMENTS		
-	Area	SF
APARTM.	5,150 m²	55,433 ft²

L1 - L6 - APARTMENT COUNT	
Name	Count
1 BED	33
1 BED + DEN	27
2 BED	16
TOTAL APARTMENTS L1 - L6.....	76

CLIENT
KONSON HOMES
361 CHURCHILL AVE., K1Z 5C4

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A GROUP OF ARCHITECTS
201-1339 WELLINGTON ST. W OTTAWA ON K1Y 3B8
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PROJECT TITLE
627 KIRKWOOD AVENUE
PROPOSAL

DRAWING TITLE
SITE PLAN - NEW WORK

DATE	DRAWN	JOB NO.	DRAWING NO.
OCT-24	Author	3350	D001
SCALE	REVIEWED		
As indicated	Checker		

ARCHITECTURAL