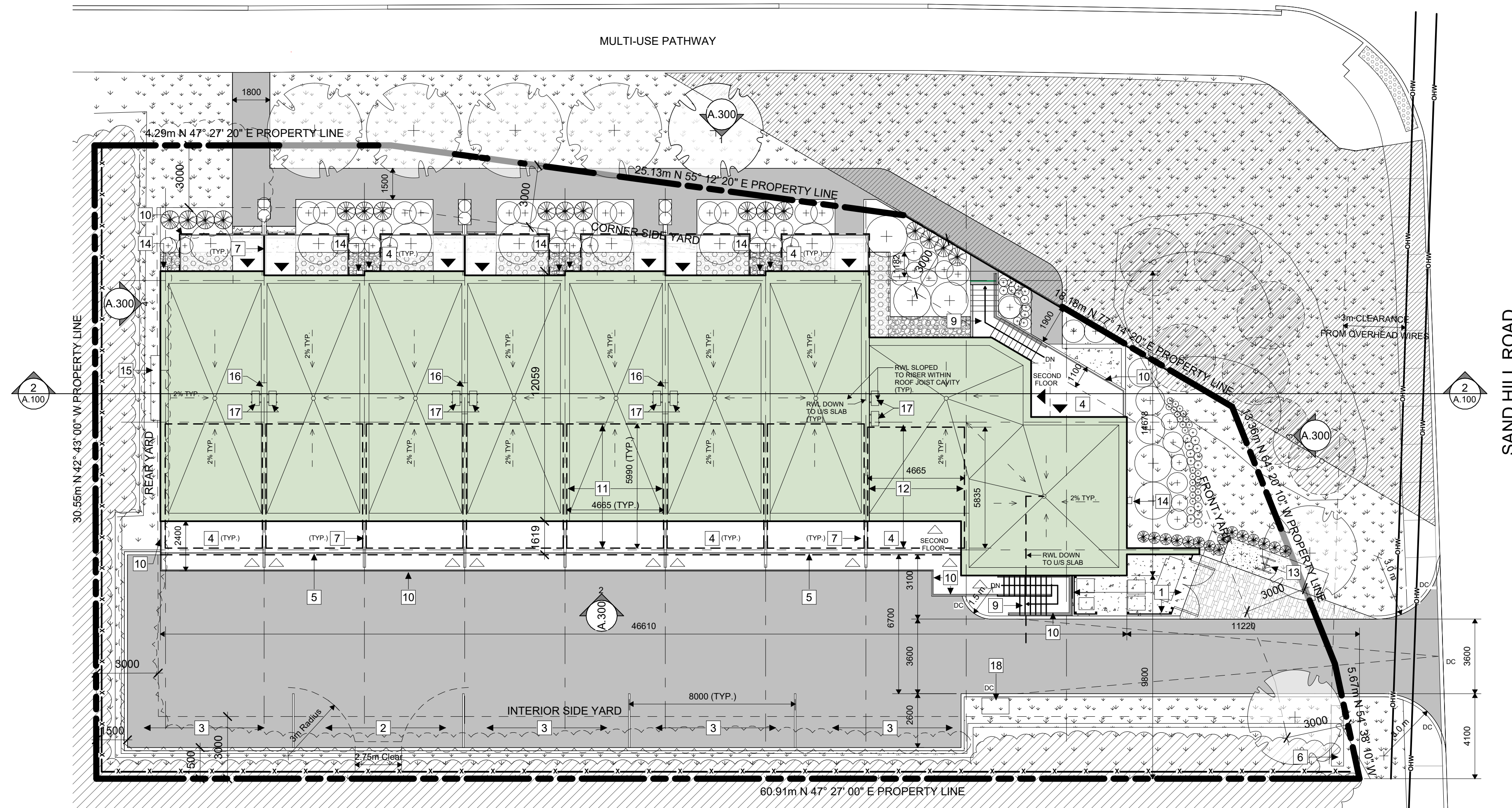


KLONDIKE ROAD

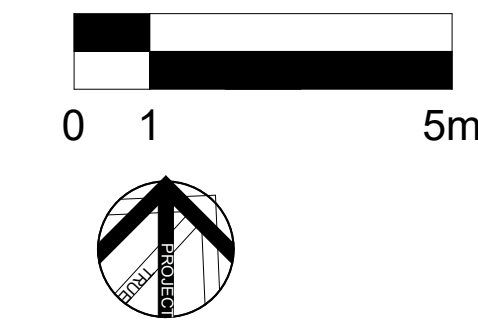


SITE PLAN KEYNOTES:

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

A.100 1:150

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

REV DATE ISSUE

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CLIENT

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

PROJECT

1050 KLONDIKE RD
Ottawa, ON, K2K 1X7

TITLE

SITE PLAN

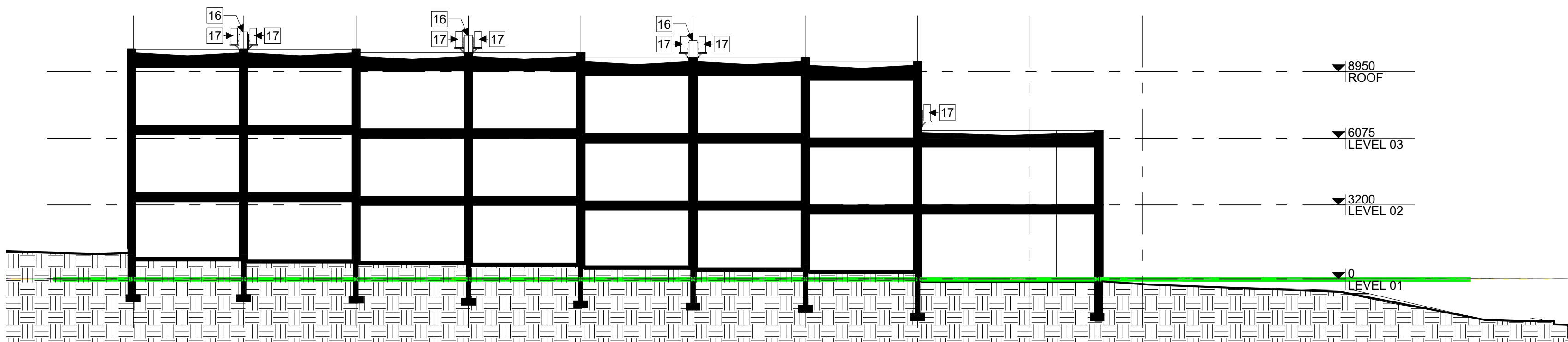
PROJECT NO: 2020-0750
DRAWN: AS
APPROVED JS
SCALE As indicated
FIRST ISSUE: 12/07/16

REV	DRAWING NO.
3	A.100

#18639

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:

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

ELEVATION NOTES:

CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECT'S REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.

ELEVATION REFERENCES SHOWN ARE RELATIVE TO THE FLOOR LEVELS OF THE ACCESSIBLE UNIT

ELEVATION KEYNOTES:

- 1 GLASS GUARD
- 2 PRE-FINISHED METAL FLASHING
- 3 CEMENT PARGING
- 4 METAL AWNING PROJECTING 915mm FROM FACE OF BUILDING
- 5 BUILDING SIGNAGE
- 6 PRIVACY SCREEN BETWEEN BALCONIES & ENTRIES
- 7 GAS METER
- 8 ENCLOSED HYDRO METER BANK

- WD HORIZONTAL WOOD SIDING
- VS VERTICAL SIDING
- FS FIBER CEMENT PANEL
- MP PRE-FINISHED METAL PANEL

ELEVATION LEGEND:

HATCH PATTERNS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND SHOULD BE COORDINATED WITH ACTUAL SPECIFIED MATERIALS.



STAMP

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

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CLIENT

PROJECT

1050 KLONDIKE RD

TITLE

ELEVATIONS

PROJECT NO: 2020-0750
DRAWN: AS JGS
APPROVED JS
SCALE As indicated
FIRST ISSUE: 10/12/20

REV DRAWING NO.

3

A.300



1 NORTH ELEVATION

A.300 1:100



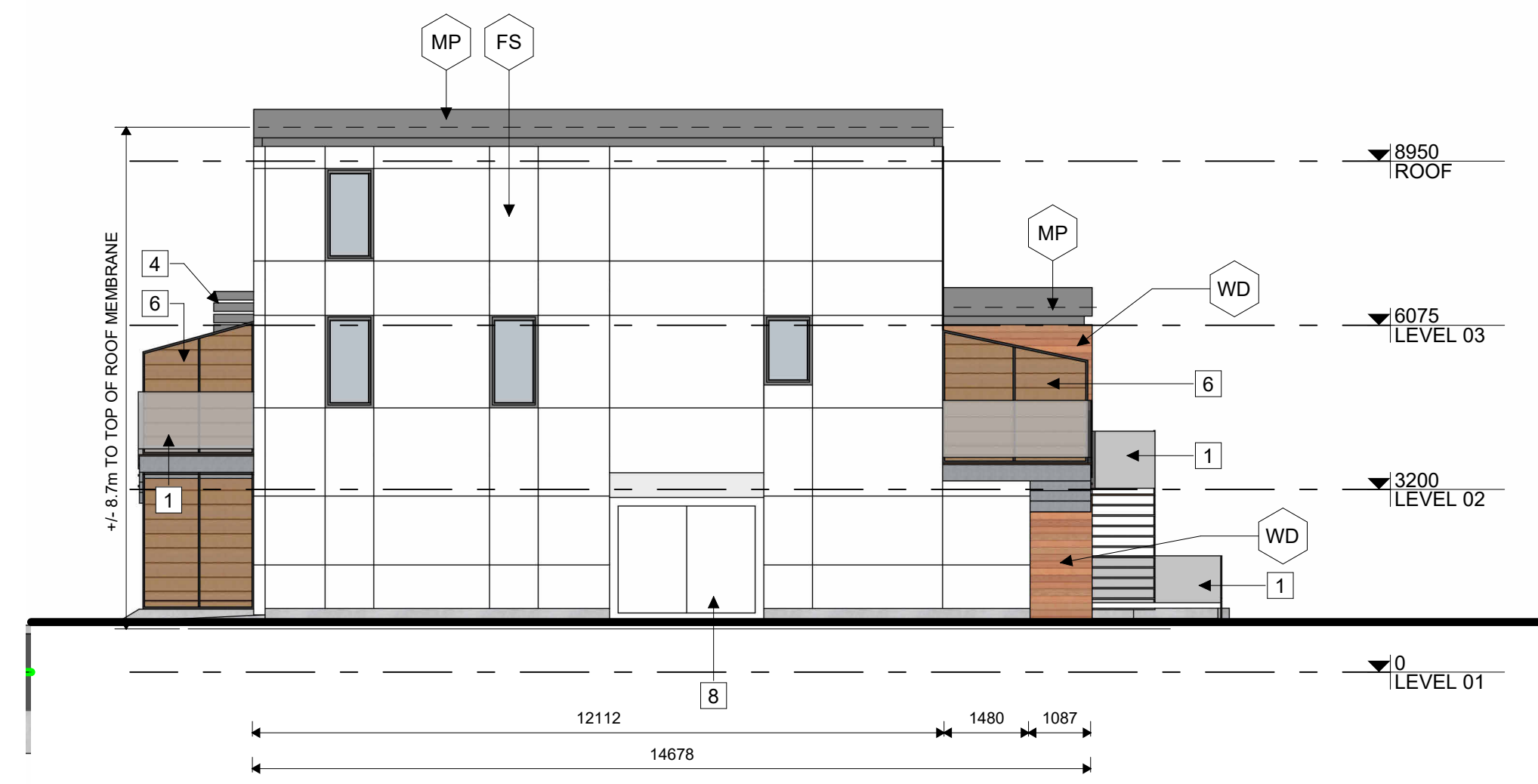
2 SOUTH ELEVATION

A.300 1:100



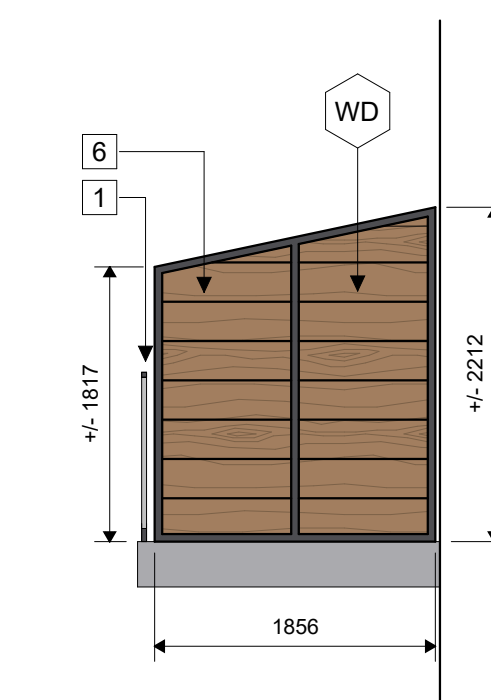
3 EAST ELEVATION

A.300 1:100



4 WEST ELEVATION

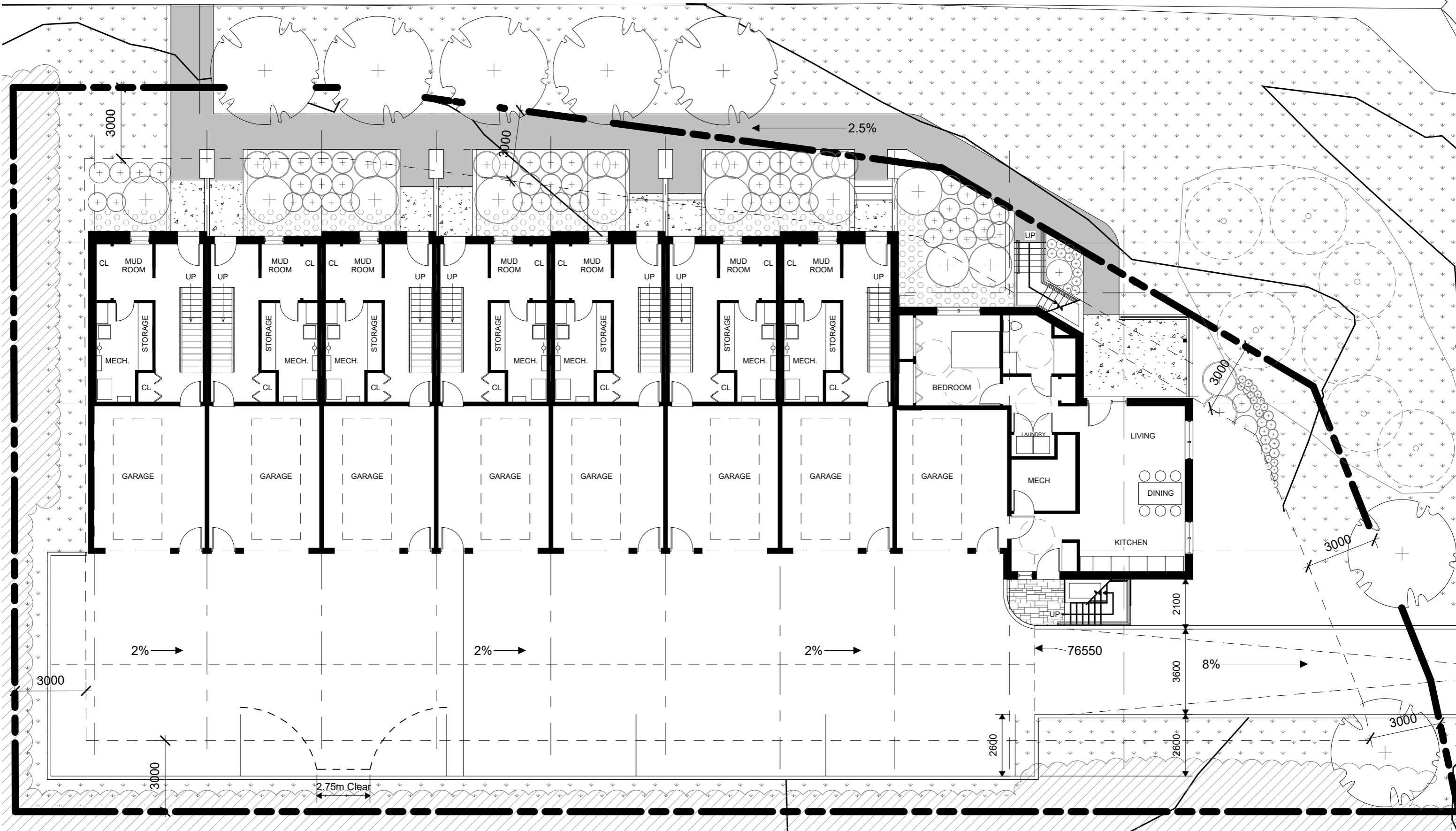
A.300 1:100



5 PRIVACY SCREEN

A.300 1:50

MULTI-USE PATHWAY

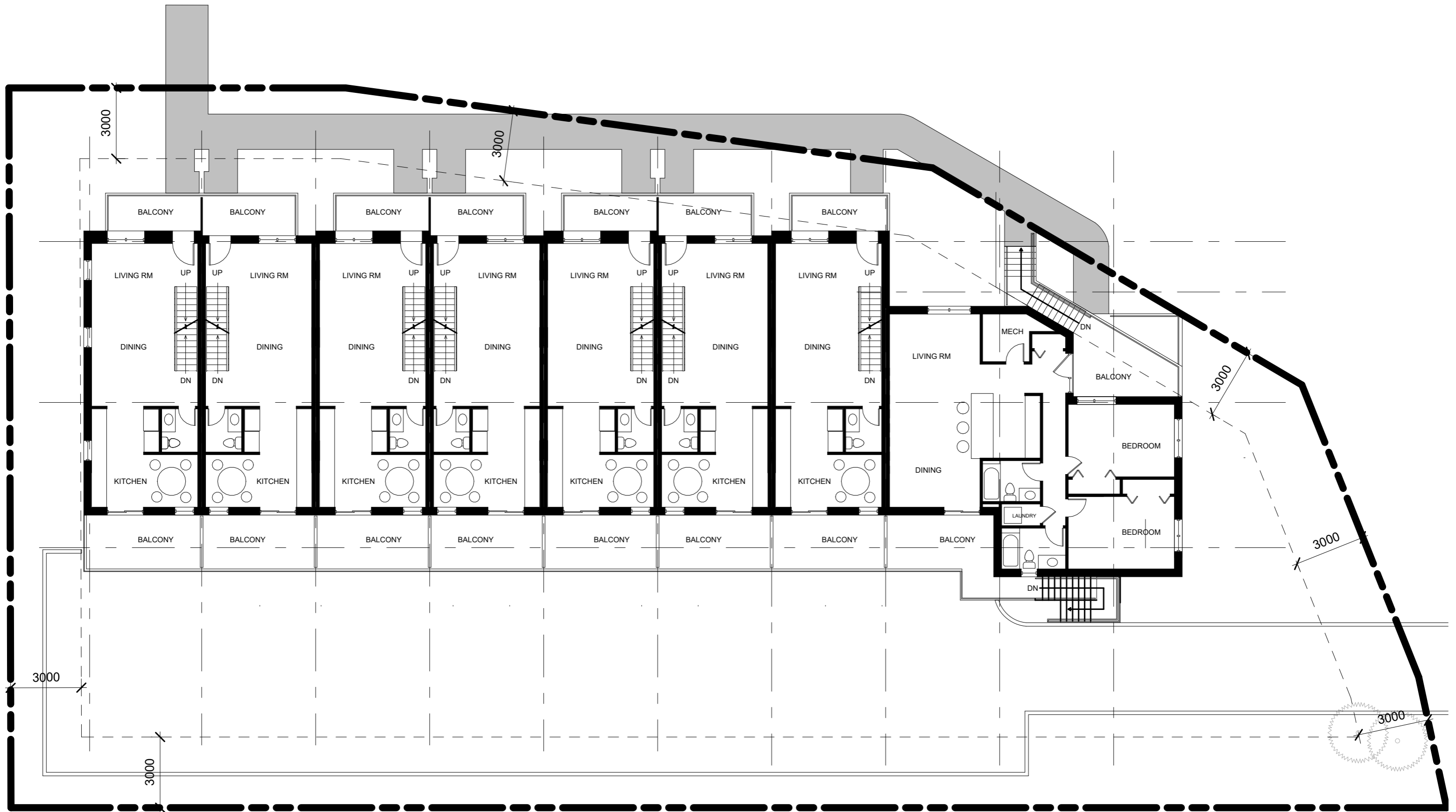


D1.01 1050 KLONDIKE RD | FIRST FLOOR PLAN

1 : 150 | Nov. 17th 2022

CSV ARCHITECTS

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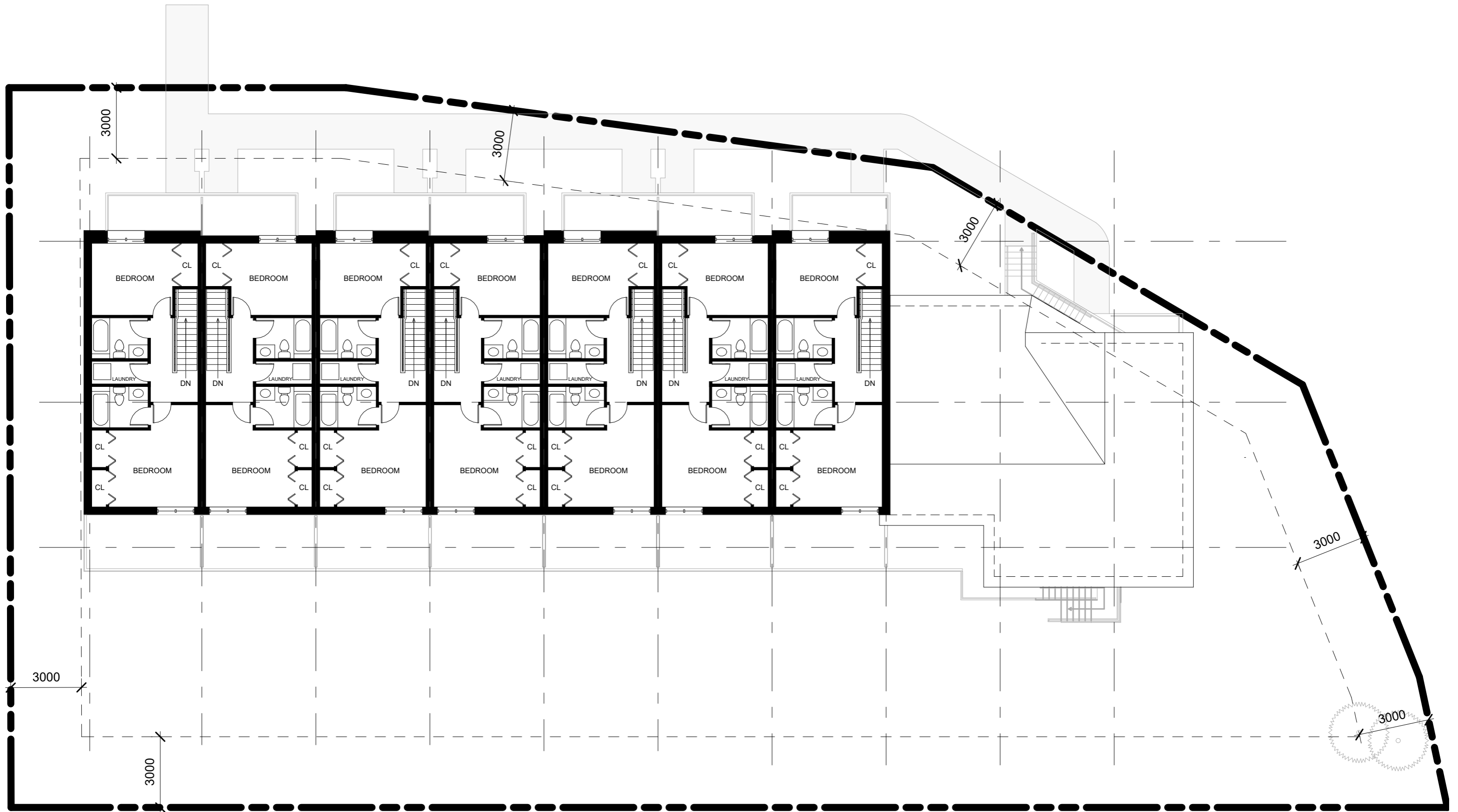


D1.02 1050 KLONDIKE RD | SECOND FLOOR PLAN

1 : 150 | Nov. 17th 2022

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D1.04 1050 KLONDIKE RD | PERSPECTIVE VIEW

1 : 100 | Nov. 17th 2022

CSV ARCHITECTS

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