

GENERAL NOTES
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED

NO.	REV DATE	REV DESCRIPTION
1	MAY 21, 2021	ISSUED FOR SITE PLAN CONTROL
2	NOV 26, 2021	ISSUED FOR BUILDING PERMIT
3	DEC 08, 2021	FOR SPC COORDINATION
4	DEC 16, 2021	ISSUED FOR LANDSCAPE COORDINATION
5	12/23/21	PRE TENDER COORD. 1
6	01/13/22	LANDSCAPE COORD.
7	01/13/22	SITE PLAN COORD
8	01/17/22	SPC RESPONSE 1
9	01/27/22	CIVIL COORDINATION
10	01/28/22	INTERNAL CHECK SET
11	01/31/22	LANDSCAPE COORD
12	02/15/22	REVISED TRANSFORMER LOC.
13	02/15/22	REVISED TRANSFORMER LOC. 2
14	03/11/22	REVISED FOR PERMIT
15	05/02/22	CONSULTANT COORDINATION
16	05/17/22	TO MENARD
17	06/06/22	REVISED FOR PERMIT
18	08/05/22	SPC RESPONSE 2
19	08/11/22	SPC RESPONSE 2 (R1)
20	12/07/22	SPC RESPONSE 3

DEVELOPER/OWNER:
 MAPLE LEAF CUSTOM HOMES
 144 CONSTANCE CREEK DR
 DUNROBIN, ON
 K0A 1T0

ARCHITECT:
 COLIZZA BRUNI ARCHITECTURE INC.
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SURVEYOR:
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 NOVATECH ENGINEERING CONSULTANTS
 240 MICHAEL COWPLAND DR.
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PLANNER:
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PROJECT NAME

1055 KLONDIKE ROAD
53 UNIT APARTMENT
BUILDING

OTTAWA, ON

DRAWING TITLE
SITE PLAN



SCALE
 AS NOTED

DRAWN BY
 EA

DATE
 12/1/22

PROJECT NO.
 02920

SP1

ABBREVIATIONS:

U-1	UNIT TYPE 1	GR	GARBAGE ROOM
U-2	UNIT TYPE 2	J	JANITOR CLOSET
U-3	UNIT TYPE 3	M	MAINTENANCE ROOM
U-4	UNIT TYPE 4	MC	MECHANICAL CHASE
U-5	UNIT TYPE 5	MP	MECHANICAL PENTHOUSE
A-1	AMENITY 1	SR	SPRINKLER ROOM
A-2	AMENITY 2	ST	STORAGE ROOM
B	BIKE PARKING & STORAGE	UR	UTILITIES ROOM
E	ELECTRICAL ROOM	UWR	UNIVERSAL WASHROOM
EL	ELEVATOR MACHINE ROOM	V	VESTIBULE

1055 KLONDIKE ROAD
53 UNIT APARTMENT BUILDING

DEVELOPMENT INFORMATION

ZONING: R4S
 LOT AREA: 5,249 Sq M. (56,496 Sq Ft.)
 LOT WIDTH: 25 MIN.
 FRONT SETBACK: 3M MIN; PROVIDED-49.6M
 REAR SETBACK: 7.5M MIN; PROVIDED-7.6M
 SIDE SETBACK: 3M MIN; PROVIDED-3.9M
 LOT COVERAGE: 30.8%
 AVERAGE GRADE: ELEVATION: 77.93M
 BUILDING HEIGHT: 14.5M MAX; 13.7M PROVIDED
 LANDSCAPE AREA: 2998M²

PARKING

PARKING REQUIRED: 75 SPACES (1.2/UNIT + 0.2/UNIT VISITOR)
 PARKING PROVIDED: 67 SPACES (1.1/UNIT + 0.2/UNIT VISITOR)
 INDOOR PARKING: 46 SPACES
 OUTDOOR PARKING: 21 SPACES
 VISITOR PARKING: 11 SPACES
 BARRIER-FREE PARKING: 3 SPACES
 BICYCLE PARKING REQUIRED: 5/UNIT = 27 SPACES
 BICYCLE PARKING PROVIDED: 35 SPACES (16 OUTDOOR, 19 INDOOR)

AMENITY AREA

AMENITY AREA REQUIRED: 318M²
 AMENITY AREA PROVIDED: 461M²
 COMMUNAL AMENITY AREA INDOOR (A1): 107M²
 COMMUNAL AMENITY AREA OUTDOOR (A2): 37.1M²
 INDIVIDUAL AMENITY AREA (BALCONIES): 246.7M² (31 BALCONIES)
 INDIVIDUAL AMENITY AREA (AT-GRADE TERRACES): 83.6M² (6 AT-GRADE TERRACES)

PROGRAM

BUILDING AREA (GROSS) : 5755M²
 UNIT AREA (GROSS) : 4267M²
 CIRCULATION/ COMMON/ SERVICE AREAS (GROSS): 1396M²
 UNDERGROUND GARAGE : 1477M²
 GROSS AREA (AS PER BY-LAW) : 5868M² + 1500M² (GARAGE FLOOR)

UNIT BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF UNITS	Sq. METRES (FP)
UNIT 1	2	21	83.9 M ² (904 FP)
UNIT 1 BF	2	7	83.9 M ² (904 FP)
UNIT 2	2	7	91.7 M ² (987 FP)
UNIT 3	2	12	77.8 M ² (838 FP)
UNIT 4	1 + DEN	3	67.0 M ² (721 FP)
UNIT 5	1 + DEN	2	77.6 M ² (835 FP)
UNIT 5 BF	1 + DEN	1	77.6 M ² (835 FP)
TOTAL		53	4359 M ² (46,920 FP)

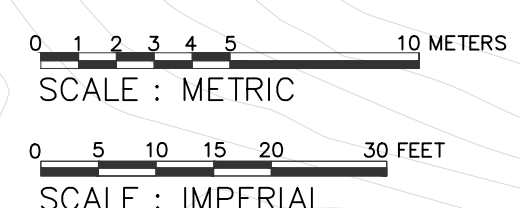
LEGEND

	FIRE ACCESS ROUTE
D.C.	DEPRESSED CURB

APPROVED
 By Kersten Nitsche at 11:55 am, Jul 16, 2024

Kersten Nitsche

KERSTEN NITSCHKE, MCIP RPP
 MANAGER (A), DEVELOPMENT REVIEW WEST
 PLANNING, DEVELOPMENT AND BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA



1 SITE PLAN
 1 : 200

LOCATION PLAN

