

<u>SITE STATISTICS:</u>	
<u>AREAS (m²):</u>	
SITE (TOTAL):	7140m ² (100%)
BUILDING AREA:	826m ² (12%)
LANDSCAPE:	2714m ² (38%)
ASPHALT:	3600m ² (50%)

MECHANISM		REQUIRED	PROVIDED
MINIMUM FRONT YARD SETBACK		3m	8.5m
MINIMUM CORNER YARD SETBACK		3m	4.5m
MINIMUM SIDE YARD SETBACK		---	8.65m
MINIMUM REAR YARD SETBACK		10m	7.95m (EXISTING)
MAXIMUM BUILDING HEIGHT		15m	14.3m
MAX. WIDTH LANDSCAPE AREA (AROUND PARKING LOT)		15% 1.5m	N/A
MIN. WIDTH OF LANDSCAPE AREA	ABUTTING A STREET	---	3m
	OTHER CASES:	---	N/A

PARKING CALCULATIONS:			
EXISTING BUILDING:			
FLOOR:	OCCUPANCY:	PARKING RATE:	PARKING REQUIRED
2ND	MEDICAL (4680ft ² / 435m ²)	4 CARS / 100m ²	17 SPACES
1ST	RESTAURANT (3929ft ² / 365m ²)	10 CARS / 100m ²	37 SPACES
SUB-TOTAL:			54 SPACES

NEW BUILDING:		ST. CHARLES	
FLOOR:	OCCUPANCY:	PARKING RATE:	PARKING REQUIRED:
ALL	RESIDENTIAL (34 UNITS)	1.2 CARS / UNIT	41 SPACES
	RESIDENTIAL (VISITOR)	0.2 CARS / UNIT	7 SPACES

	TOTAL:	102 SPACES
SHARED PARKING:	93 SPACES	SEE CHART BELOW

PARKING PROVIDED:	
ON-SITE:	67 SPACES
BELOW GRADE:	27 SPACES
TOTAL:	94 SPACES

TYP. VEHICLE PARKING	2.6m x 5.2m	2.6 m x 5.2 m
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DISABILITY PARKING	REQUIRED: 2 (FOR 100-150 SEATS)	PROVIDED: 2 700 x 6.50
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MIN AISLE WIDTH	6.7 m	6.7 m
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MIN. # BICYCLE PARKING SPACES	RESIDENTIAL: 0.50/UNIT 34 UNITS X 0.5 = 17 NON-RES.: 1/1500m ² GFA	17 RESIDENTIAL SPACES 4 COMMERCIAL
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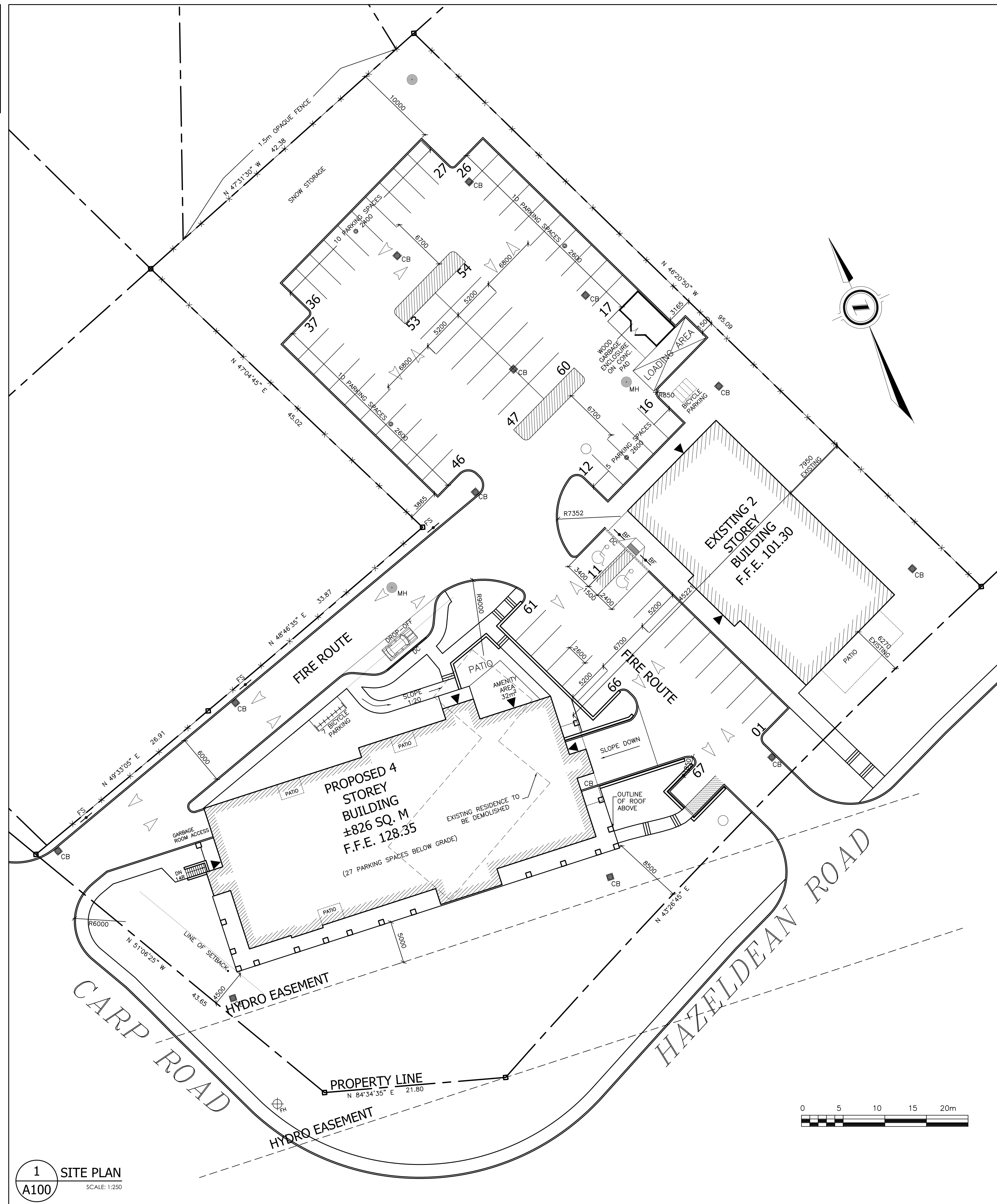
BICYCLE PARKING SPACE SIZE PROVISIONS	0.6m x 1.8m	0.6 m x 1.8 m
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LOADING SPACE	1: 3.5m x 9m	1 SPACE
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SHARED PARKING CHART:									
SHARED PARKING = MEDICAL + RESTAURANT + RESIDENTIAL VISITOR									
	WEEKDAY				WEEKEND				
	MORNING	NOON	AFTERNOON	EVENING	MORNING	NOON	AFTERNOON	EVENING	
MEDICAL FACILITY: 17	17 SPACES 100%	15.3 SPACES 90%	17 SPACES 100%	2.55 SPACES 15%	3.4 SPACES 20%	3.4 SPACES 20%	1.7 SPACES 10%	.85 SPACES 5%	
RESTAURANT, BAR: 37	11.1 SPACES 30%	33.3 SPACES 90%	22.2 SPACES 60%	37 SPACES 100%	11.1 SPACES 30%	29.6 SPACES 80%	18.5 SPACES 50%	37 SPACES 100%	
VISITOR PARKING: 7	3.5 SPACES 50%	3.5 SPACES 50%	5.25 SPACES 75%	7 SPACES 100%	7 SPACES 100%	7 SPACES 100%	7 SPACES 100%	7 SPACES 100%	
TOTAL SHARED PARKING	31.6 SPACES	52.1 SPACES	44.45 SPACES	46.55 SPACES	21.5 SPACES	40 SPACES	27.2 SPACES	44.85 SPACES	

SHARED PARKING: LARGEST CUMULATIVE TOTAL: 52 SPACES
TOTAL PARKING REQUIRED: SHARED + RESIDENTIAL = 52 + 41 = 93 SPACES















AMENITY SPACE	REQUIRED: 6m ² /UNIT x 34 UNITS = 204m ²
	PROVIDED: UNIT BALCONIES + GROUND LEVEL PATIO (90m ²) + GROUND LEVEL COMMON ROOM (64m ²)



NO.	REVISION	DATE
1	ISSUED FOR REVIEW	JUNE 20/18
2	ISSUED FOR REVIEW	JUNE 21/18
3	ISSUED FOR REVIEW	JUNE 29/18
4	ISSUED FOR REVIEW	JULY 9/18
5	ISSUED FOR REVIEW	JULY 17/18

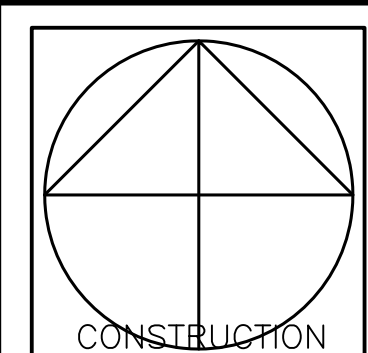


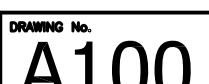
Property Information:
1145 Carp Road, Carp, ON
Legal Description:
Part of Lot 23
Concession 12
(Geographic Township of
Gouldbourn)
City of Ottawa

LEGEND	
 MH	EXISTING MANHOLE— SANITARY AND STORM (‘E’ DENOTES EXISTING)
 CB	EXISTING CATCHBASIN (‘E’ DENOTES EXISTING)
 FH	FIRE HYDRANT
 U/P	UTILITY POLE
	DENOTES BUILDING EXIT
	CURB (REFER: CITY OF OTTAWA STANDARDS)
 DC	DEPRESSED CURB (REFER: CITY OF OTTAWA STANDARDS)
	PROPERTY LINE
	PROPERTY SETBACK
	DESIGNATED BARRIER FREE PARKING SPACE
 BF	BARRIER FREE PARKING SIGN
 FS	
	FIRE ROUTE SIGN
	PROPOSED CONCRETE WALKWAY

GENERAL NOTES:

1. PROPERTY BOUNDARY INFORMATION DERIVED FROM TOPOGRAPHICAL PLAN PLAN OF SURVEY FOR PART LOT 23 CONCESSION 12 AS PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. (REF. NO. 479-16)
2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL SERVICES AND LANDSCAPE RELATED ITEMS.
3. ALL WALKWAYS TO BE ASPHALT UNLESS NOTED OTHERWISE.
4. REFER TO LEGAL SURVEY FOR SITE SPECIFIC LEGAL INFORMATION.
5. REFER TO CIVIL FOR COMPLETE GRADE INFORMATION.



PROJECT TITLE	
COMMERCIAL DEVELOPMENT CARP RD — HAZLEDEAN	
DRAWING TITLE	
SITE PLAN	
DESIGNED BY: RALPH VANDENBERG	
DRAWN BY: JN	
START DATE: 10-2016	
SCALE: 1:250	
PROJECT NO. 1818	