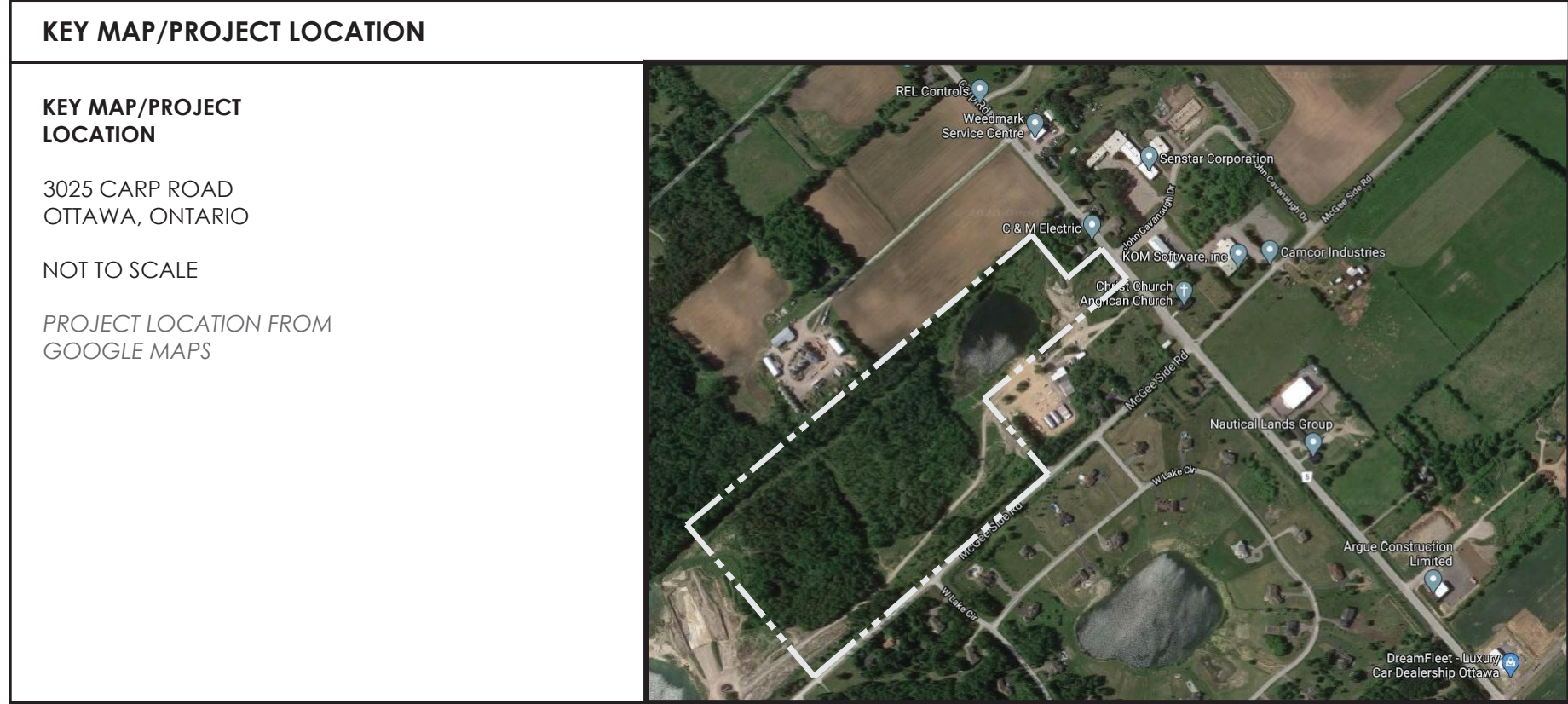


1 SITE & LANDSPACE PLAN
A1.0 SCALE 1:500



ZONING DATA (BASED ON ZONING BY-LAW 2008-250)						
Municipal Address: 3025 Carp Road, Ottawa, Ontario		RC9 ZONING PROVISIONS		LOADING SPACES REQUIREMENTS		
Legal Description: Part of Lot 11, Concession 3, Geographic Township of Huntley, City of Ottawa		ZONING MECHANISM	REQUIRED	PROVIDED	USE	REQUIRED PROVIDED
Zoning Designation: Rural Commercial Zone; Carp Road Corridor (RC9); Area D - Rural		FRONT YARD SET BACK	10M (min.)	50.3M	REPAIR GARAGE	1 24 SPACES
		REAR YARD SET BACK	10M (min.)	70.1M	OFFICE (277.96 Sq.M.)	0 0
Site Area: 1.828 Ha (18,281.3 Sq.M.)		INTERIOR SIDE YARD SET BACK	6M ABUTTING RESIDENTIAL/3M OTHERS (min.)	6M	ACCESSIBLE PARKING STALL PROVISIONS	
		PRINCIPAL BUILDING HEIGHT	11M (max.)	8.5M±	REQUIRED PROVIDED	
Building Area: • Building 1: 599.76 Sq.M. • Building 2: 279.48 Sq.M. • Total Buildings Gross Area: 879.24 Sq.M.		LOT COVERAGE	25% (max.)	4.81%	REQUIRED PROVIDED	
		PARKING REQUIREMENTS	Repair Garage: (Table 101 - Row N41) 0.75/100 Sq.M. GFA (739.59 Sq.M./100) X 0.75 = 5.6 parking spaces	58 Spaces	6.7M (min.) FOR DOUBLE TRAFFIC LANE	VARIES
Lot Coverage: (879.24/18281.3) x 100 = 4.81%		DISABLED PARKING SPACES	Office: (Table 101 - Row N59) 2.4/100 Sq.M. GFA (277.96 Sq.M./100) X 2.4 = 6.7 parking spaces	1 Space	SETBACK FROM WATERCOURSES PROVISIONS	
			Total: 5.6 + 6.4 = (12.3) 13 spaces	2 Spaces	REQUIRED PROVIDED	
Gross Floor Area (Principal Use Bldg.): • First Floor Area: 879.24 Sq.M. • Second Floor Area: 138.31 Sq.M. • Total GFA: 1,017.55 Sq.M.		BICYCLE PARKING SPACES	1 Parking Space	1 Space	30M FROM HIGH WATER MARK/15M FROM T.O. BANK	30M SETBACK FROM T.O. BANK

LEGEND			
---	PROPERTY LINE	±	EXISTING LIGHT STANDARD
	OUTLINE OF NEW BUILDING	±	PROPOSED TRUCK POWER PLUG/BOLLARD
	OUTLINE OF ASPHALT AREA	±	PROPOSED PAINTED GALVANIZED STEEL BOLLARD
	OUTLINE OF GRAVEL AREA	±	EXISTING UTILITY POLE
	OUTLINE OF LANDSCAPED AREA		
	OUTLINE OF STORAGE YARD DESIGNATED FOR SNOW STORAGE		

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER REGULATIONS BY AUTHORITIES HAVING JURISDICTION OVER THE WORK.
- DO NOT SCALE THIS DRAWING.
- THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED/SIGNED BY THE ARCHITECT.
- COPYRIGHT OF THIS DRAWINGS IS RESERVED.

SURVEY PLAN DISCLAIMER

THIS ARCHITECTURAL SITE PLAN DRAWING IS PREPARED BASED ON A SURVEY PLAN PROVIDED TO A+ ARCHITECTURE INC. OF EXISTING LAND FEATURES, INCLUDING BUT NOT LIMITED TO, EXISTING LEGAL BOUNDARIES, LOT LINES, GRADES, TOPOGRAPHY, VEGETATION ETC., SHOWN ON THIS DRAWING FOR COORDINATION PURPOSES ONLY AND ARE BASED ON THE SURVEY PLAN PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., ONTARIO LAND SURVEYOR, DATED JANUARY 31, 2019.

THE AFOREMENTIONED SURVEY PLAN WAS INCORPORATED INTO THE ARCHITECTURAL SITE PLAN DRAWING, AS PROVIDED TO A+ ARCHITECTURE INC., WITH NO ALTERATIONS WHATSOEVER. A+ ARCHITECTURE INC. SHALL NOT BE HELD LIABLE AS TO THE ACCURACY OF THE INFORMATION PROVIDED ON THE SURVEY PLAN.

LANDSCAPE PLAN DISCLAIMER

THE ARCHITECT SHALL ASSUME NO LIABILITY, WHATSOEVER, FOR THE SUITABILITY OF THE SELECTED TREES, PLANTING SPECIFICATIONS, NOR FOR THE RECOMMENDED WATERING AND MAINTENANCE PROCEDURES. THE CONSTRUCTION MANAGER SHALL RETAIN THE SERVICES OF A PROFESSIONAL AND EXPERIENCED LANDSCAPER FOR THE INSPECTION AND APPROVAL OF THE PLANTING PROCESS AND TO PROVIDE A FOLLOW UP INSPECTION IN THE FOLLOWING CALENDAR YEAR UPON COMPLETION OF CONSTRUCTION.

01	RE-ISSUED FOR SITE PLAN APPROVAL	2020/07/31
00	ISSUED FOR SITE PLAN APPROVAL	2019/11/13
NO.	ISSUE	DATE (YY/MM/DD)
REVISIONS		

PROJECT NORTH

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS

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CLIENT

PROJECT

BADGER DAYLIGHTING EQUIPMENT STORAGE AND OFFICE BUILDING

3025 CARP ROAD, OTTAWA, ON

DRAWING TITLE

SITE PLAN

DRAWN BY	A.A.	DRAWING NO.
REVIEWED BY	A.A.	A1.0
START DATE	2019/08/06	
PROJECT NO.	19011	REVISION NO.
		01

FILE NO.: D07-12-19-0198

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