

Zoning Mechanism:	Required:		Provided:	Zoning Mechanism:		Required:		Provided:	Site Information:			No.: Issued For: 01 For Site Plan Approval	Date: 08-17-2023
Definition	RG4 - Rural General Industrial Zone Area C - Suburban (Schedule 1A)		Phase 1 & 2 Sunbelt Rentals Equipment Maintenance Facilities	Maximum Principal Building Height		15.0m	Table 220B (g)	10.952m (Phase 1 Building) 7.352m (Phase 2 Building)	Municipal Address:	151 - 159 Wescar Lane,	Carp ON	02 For Coordination 03 For SPA Response 04 For Review	11-01-2023 11-09-2023 04-29-2024
Minimum Lot Width	30.0m Tab	ole 220B (a)	138.48m	Maximum Lot Coverage		50%	Table 220B (h)	3,565.1m² / 46,267m² = 7.7%	Legal Description:		Registered Plan 4M-356, f West Carleton, City of Ottawa	05 For Permit 06 For SPA Response	07-16-2024 08-15-2024
Minimum Lot Area	1,800m² Tak	ole 220B (b)	3.3369 hectares (8.2456595 acres)	Outdoor Storage	Table 220B (i)		is not permitted wit	thin any required front yard or corner	Phase 1 Site Area:		cres) or 32,579m² (350,677ft²)	07 For SPA Response 08 For Pricing	11-15-2024 01-17-2025
Minimum Front Yard Setback	12.0m Tab	ole 220B (c)	18.954m - Phase 1 (North Side)			· ,		from abutting residential uses or zones	Phase 2 Site Area:	·	cres) or 13,688m² (147,336ft²)	09 For SPA Response It is the responsibility of the approprise all dimensions on site and report all 6	•
Minimum Rear Yard Setback, from any Portion of a Rear Lot Line Abutting a RG, RH or RC Zone	7.5m Tab	ole 220B (d) (i)	N/A	Minimum Width of Landscaped Buffer	Table 110 (a)	3.0m for a parking le	lot containing more	n at least 1.8 m in height from grade. 5.0m as per the February 14, 2023	Total Lot Area: Phase 1 - Building Footprint	Coverage:	acres) or 46,267m² (498,013ft²) 2,629m² / 32,579m² = 8.1%	to the Architect. All Contractors must codes & by-laws. Do not scale drawings. This drawing construction until signed. Architect's Metric Scale Drawing: All measurem	g may not be used for s copyright reserved.
Minimum Rear Yard Setback, from any Portion of a Rear Lot Line Abutting all other Zones	10.0m Tab	ole 220B (d) (ii)	82.959m - Phase 1 (South Side) 54.705m - Phase 2 (South Side)	of a Parking Lot abutting a Street Minimum Width of Landscaped Buffer Table 110 (b)		than 10 but fewer than 100 spaces 1.5m for a parking lot containing more		City of Ottawa - Pre-Application Consultation Meeting	Phase 1 - Soft Landscape Coverage: 8,566m² / 32,579m² = 26.3% Phase 1 - Sidewalk, Curbing & Retaining Wall Coverage: 430m² / 32,579m² = 1.3% Phase 1 - Concrete Surface & Apron Coverage: 17,340m² / 32,579m² = 53.2%			(mm) unless otherwise noted. Project Team:	
Minimum Interior Side Yard Setback, from any Portion of an Interior Side Lot Line Abutting a RG, RH or RC Zone		ole 220B (e) (i)	38.197m - Phase 1 (East Side) 76.306m - Phase 1 (West Side)	of a Parking Lot not abutting a Street Outdoor Refuse Collection	Section 110 (3)		collection and refuse	e loading areas contained within or	Phase 1 - Asphalt Surface C Phase 2 - Building Footprint	Coverage:	3,614m ² / 32,579m ² = 11.1% 936m ² / 13,688m ² = 6.8%	SUNBELT.	ARGUE CONSTRUCTION LTD.
Minimum Interior Side Yard Setback, from any Portion of an Interior Side Lot Line Abutting all other Zones			27.502m - Phase 2 (North Side) 33.467m - Phase 2 (West Side)			accessed via a parking lot must be: (a) located at least 9.0m from a lot line		abutting a public street:	Phase 2 - Sidewalk, Curbing & Retaining Wall Coverage: 124m² / 13,			Owner:	
Minimum Corner Side Yard Setback	12.0m Tab	ole 220B (f)	40.051m - Phase 1 (East Side) N/A			(b) located at least 3.0m from any other			,		7,446m² / 13,688m² = 54.4% 2,201m² / 13,688m² = 16.1%	Sunbelt Rentals Inc. 2489 Sheffield Road, Ottawa, mark.watson@sunbeltrentals.o	
Phase 1 Building Information:	12.6	3.0 2203 (1)	Phase 1 Vehicular Parking Information:					Phase 1 Loading Space Information:				Applicant: Keith Riley (Argue Constructio	on Ltd.)
Proposed Phase 1 Building	Оссир	ancy Type	Proposed Phase 1 Building - Vehicular Parking			Zon	ning Mechanism	Proposed Phase 1 Building - Loading Space Rec			Zoning Mechanism	2900 Carp Road, Carp, ON keith@argueconstruction.ca	₹0A 1Ĺ0
	9.2m² (28,300ft²)		Building 'A' - 2-Storey Office Area: Building 'C' - Heavy Equipment Office Area:	763.4m² Gross Floor Area (GFA 188.6m² Gross Floor Area (GFA	N)			Building 'A' - 2-Storey Office Area: Building 'C' - Heavy Equipment Office Area:	763.4m² Gross Floo 188.6m² Gross Floo	r Area (GFA)	-	Ontario Land Surveyor: Callon Dietz 19 Roe Street, Carleton Place,	e, ON K7C 0N3
Building 'A' - Office Area - Second Floor: 381.7	'm² (4,109ft²) 'D' Offic 'm² (4,109ft²) 'D' Offic 8m² (8,576ft²) 'F2' Rej		Total Office Parking Required: Building 'B' - AWP Service Shop Bay:	2.4 spaces / 100m ² GFA = 952. 796.8m ² Gross Floor Area (GFA		= 23 spaces Tab	ole 101 (N59)	Total Office Loading Space Required: Building 'B' - AWP Service Shop Bay:	0 spaces / 350-999r 796.8m² Gross Floo	n² GFA = 952.0m² GFA x 0 = 0 spa r Area (GFA)	aces Table 111A (b) (III)	gbracken@callondietz.com Architect:	
Building 'B' - Wash Bay - Ground Floor 142.1	m² (1,530ft²) 'F2' Re _l	pair Garage pair Garage	Building 'B' - Wash Bay: Building 'B' - AWP Service Shop - Mezzanine S	142.1m ² Gross Floor Area (GFA Storage: 142.1m ² Gross Floor Area (GFA	x) x)			Building 'B' - Wash Bay: Building 'B' - AWP Service Shop - Mezzanine Sto		r Area (GFA)		Peter Mansfield, Architect 15 Bridge Street, Almonte, ON	N K0A 1A0
Building 'C' - Heavy Equipment Repair Bay - Ground: 746.6m² (8,036ft²) 'F2' Repair Garage Building 'B' - Heavy Equipment Office Area - Ground: 188.6m² (2,030ft²) 'D' Office			Building 'C' - Heavy Equipment Repair Bay: 746.6m² Gross Floor Area (GFA) Building 'C' - Heavy Equipment - Mezzanine Storage: 188.6m² Gross Floor Area (GFA) Building 'C' - Equipment Storage: 373.4m² Gross Floor Area (GFA)					Building 'C' - Heavy Equipment Repair Bay: 746.6m² Gross Floor Area (GFA) Building 'C' - Heavy Equipment - Mezzanine Storage: 188.6m² Gross Floor Area (GFA) Building 'C' - Equipment Storage: 373.4m² Gross Floor Area (GFA)				pmansfield@bellnet.ca Civil Engineer:	
	<u>lm² (4,019ft²)</u> 'F3' Equ	pair Garage uipment Storage	Total Heavy Equipment and Vehicle Sales, Rental & Servicing Parking Required:	0.75 spaces / 100m² GFA = 2,3	75 = 18 spaces Table 101 (N41)	Total All Other Non-Residential Use Loading Space Required:	2 spaces / 2,000-4,999m² GFA = 2,389.6m² GFA x 2 = 2 spaces		= 2 spaces Table 113A (d) (V)	D.B. Gray Engineering 700 Longpoint Circle, Ottawa, d.gray@dbgrayengineering.co			
Proposed Phase 1 Building Height: 10.95	2m (±35'-11") (Mid-po	oint of roof slope)	Total Phase 1 Building - Vehicular Parking Red Total Phase 1 Building - Vehicular Parking Pro		54 standard spaces @			Total Phase 1 Building - Loading Spaces Require Total Phase 1 Building - Loading Spaces Provide			ces @ 3.5m x 7.0m ce issues above	Geotechnical Engineer: Kollaard Associates Inc.	
Number of Storeys: (2) above grade		1 van accessible Type 'A' space @ 3.4m x 5.2m 2 accessible Type 'B' spaces @ 2.4m x 5.2m					Additional Phase 1 Building Loading Provided: = 1 space consisting of: 1 heavy duty portable equipment loading ramp				210 Prescott Street, Kemptville steve@kollaard.ca	e, ON K0G 1J0	
Phase 2 Building Information:			Phase 2 Vehicular Park		91 oversized spaces @	4.0m x 10.0m		Phase 2 Loading Space	Information:			Levstek Consultants Inc.	
Proposed Phase 2 Building	Occupa	ancy Type	Proposed Phase 2 Building - Vehicular Parking			Zon	ning Mechanism	Proposed Phase 2 Building - Loading Space Rec			Zoning Mechanism	5871 Hugh Crescent, Ottawa, rlevstek@larocquelevstek.com	n
Phase 2 Building - Footprint Area: 935.9	0m² (10,074ft²)		Office Area: Total Office Parking Required:	192.2m ² Gross Floor Area (GF) 2.4 spaces / 100m ² GFA = 192.		paces Tab	ole 101 (N59)	Office Area: Total Office Loading Space Required:	192.2m² Gross Floo	r_Area (GFA) n 350m² GFA = 192.2m² GFA x 0 =	= 0 spaces Table 111A (b) (II)	Site Map:	
	m² (2,069ft²) 'D' Offic 'm² (8,005ft²) 'F2' Rep	ce pair Garage	Service Shop Bay:	743.7m² Gross Floor Area (GF	A)	140		Service Shop Bay:	743.7m² Gross Floo	r Area (GFA)	Table TTIA (b) (ii)		SCARLANE
	m² (2,069ft²) 'F2' Rej .1m² (12,143ft²)	pair Garage	Service Shop - Mezzanine Storage: Total Heavy Equipment and Vehicle Sales, Rental & Servicing Parking Required:	192.2m² Gross Floor Area (GF/ 0.75 spaces / 100m² GFA = 935		5 = 7 spaces Tab	ole 101 (N41)	Service Shop - Mezzanine Storage: Total All Other Non-Residential Use Loading Space Required:	192.2m² Gross Floo 0 spaces / 350-999r	r_Area (GFA) n² GFA = 935.9m² GFA x 0 = 0 spa	aces Table 113A (d) (III)		JOAN CANE
	m (±24'-1") (Mid-po	oint of roof slope)	Total Phase 2 Building - Vehicular Parking Red Total Phase 2 Building - Vehicular Parking Pro		22 standard spaces @			Total Phase 2 Building - Loading Spaces Require Total Phase 2 Building - Loading Spaces Provide			ce @ 3.5m x 7.0m	WORE ROAD	
(1) ab	g. 		Additional Phase 2 Building - Equipment Parking Provided: = 32 spaces consisting of: 32 oversized spaces @ 4.0m x 10.0m				1	with no clearance issues above				SITE	
		10000 OVA CONCRETE SLAP					Phase 1 Bicycle Parking Information: Symbol Legend:				Project North Arrow:		
			O/A CONCRETE SLAB 9714 GALVANIZED STEEL POSTS W/ STEEL O/A ENCLOSURE 143 BASE PLATE ANCHORED INTO					Proposed Phase 1 Building - Bicycle Parking Red	quirements	Zoning Mechanism	- Denotes Proposed Phase 1 Building		
300	300		38 75 19 3150	3150 3150	38	CONCRETE SLAB BASE BE PROVIDE (2) WELD-ON HEA STEEL BARREL HINGES EA	AVY DUTY	Building 'A' - 2-Storey Office Area: Building 'C' - Heavy Equipment Office Area:	763.4m² Gross Floor Area 188.6m² Gross Floor Area	(GFA)	- Denotes Proposed Phase 2 Building		
			38		143	19mm x 140mm VERTICAL P TREATED WOOD BOARDS.	PRESSURE	Total Office Bicycle Parking Required:	1 space / 250m ² GFA = 952.0m ² GFA / 250m ² x = 4 spaces	Table 111A (e) 1	Denotes Suite Area Denotes Mezzanine Area		
	R		DUMPSTER* .: (BY OTHERS)	DUMPSTER' (BY OTHERS) (BY OTHERS)		TO 38mm x 140mm PRESSU TOP & BOTTOM RAILS ANC STEEL POSTS & ENSURE T	URE TREATED CHORED TO	Building 'B' - AWP Service Shop Bay:	796.8m² Gross Floor Area		- Denotes Concrete Surface		
	00		2250 24 TYP.	24 TYP	2476 SLAB	ARE NO GAPS BETWEEN T	THE BOARDS.	Building 'B' - Wash Bay: Building 'B' - AWP Service Shop - Mezzanine Sto		(GFA)	- Denotes Seed/Sod Ground Cover - Denotes Rip Rap Ground Cover		
94	FIRE ROUTE		₩ 830 TYP:	COMMERCIAL WASTE COMMERCIAL RECYCLING	4200 NCRETE			Building 'C' - Heavy Equipment Repair Bay: Building 'C' - Heavy Equipment - Mezzanine Stor Building 'C' - Equipment Storage:	746.6m ² Gross Floor Area age: 188.6m ² Gross Floor Area 373.4m ² Gross Floor Area	(GFA)	- Denotes Clear Stone Ground Cover		Actual North Arrow:
BY PERMIT ONLY	4 *		2		O/A CO			Total All Other Non-Residential Use Bicycle Parking Required:	1 space / 1,500m² GFA = 2,389.6m² GFA / 1,500m	Table 111A (i)	Denotes Shrub Ground Cover - Denotes Perennial Ground Cover	ASS	SO-
					1581	(6) 1450mm WIDE x 2000mm C/W 50mm x 76mm WELDED STEEL ANGLE W/ CROSS B	D GALVANIZED BRACE FRAME	Total Phase 1 Ruilding - Riovele Parking Poquire	= 2 spaces		- Denotes Ornamental Grass Ground Cover	ARIO AGE	CAA
ACCESSIBLE FIRE ACCESS		OVER PRESSURE TREATED WOOD BUCK. CONCEAL FRAME W/ 19mm x 140mm PRESSURE TREATED WOOD				V/ 19mm x ED WOOD	Total Phase 1 Building - Bicycle Parking Required: = 6 bicycle parking spaces Total Phase 1 Building - Bicycle Parking Provided: = 7 bicycle parking spaces in: Denotes Property Line				(A) AKTHIJ	ECTE 7	
PARKING SIGN (APS) ROUTE SIGN (FARS)		38 75 BOARDS & ENSURE THAT THERE ARE NO GAPS BETWEEN THE BOARDS. * DUMPSTER SIZE SHOWN IS BASED OFF A STANDARD 6-YARD 1830mm [W] x 1524mm [D] x 1830mm [H] DUMPSTER.				THERE ARE NO		(1) 'Maglin MBR300' 7-ring with 0.6m x 1.8m of space		Denotes Site Setback Denotes Landscape Buffer	LETER MAN	JSFIZLO .	
SIGNAGE NOTES:			9714 10mm v 140mm VERTICAL PRESSURE								Denotes Phasing Line	THE LICENS)

Denotes C/L Fire Access and/or

Denotes Chain Link Fencing

Denotes Building Entrance

Denotes Depressed Curb

Denotes Aluminum Sign

Denotes Rock / Boulder

Denotes Accessible Parking Space

Denotes 610mm [D] Tactile Walking

Surface Indicator (TWSI) set 150mm

Back from Edge of Depressed Curb

Denotes High Colour Contrast Tiger Striped Pavement Marking

Denotes Light Fixture (Refer to

Electrical Drawings for Type)

Denotes Fire Hydrant

Truck Access Route

Zoning Mechanism

Table 111A (e)

Table 111A (i)

192.2m² Gross Floor Area (GFA)

743.7m² Gross Floor Area (GFA)

192.2m² Gross Floor Area (GFA) 1 space / 1,500m² GFA

= 935.9m² GFA / 1,500m² x 1

= 2 bicycle parking spaces

= 7 bicycle parking spaces in:

(1) 'Maglin MBR300' 7-ring bicycle rack with 0.6m x 1.8m of space per bicycle

1 space / 250m² GFA

= 1 space

= 1 space

= 192.2m² GFA / 250m² x 1

Architect: Peter Mansfield, Architect

B. Tech., M. Arch., O.A.A.

122 Bridge Street, Almonte, ON 613-715-0431 Project Title:

Sunbelt Rentals Inc. - Equipment Maintenance Facility 151 - 159 Wescar Lane, Carp ON Site Details

2302 Drawing No.: 08-17-2023 As Noted

TB

CUSTOMER PARKING SIGN (CPS)

1 Signage Details
A1.1 1:10

SIGNAGE NOTES:

ALL SIGNS TO BE 300mm WIDE x 450mm HIGH ALUMINUM AND MOUNTED ON A PERMANENT 60mm Ø GALVANIZED STEEL POST SET IN A 457mm Ø TO 610mm Ø CONCRETE BASE.

2. ALL SIGNS TO BE VISIBLE DAY AND NIGHT WITH SCOTCH LIGHT REFLECTIVE VINYL BACKGROUND &

 MOUNT THE BOTTOM EDGE OF THE ACCESSIBLE PARKING & CUSTOMER PARKING SIGNS AT 1200mm ABOVE THE ASPHALT SURFACE.

4. MOUNT THE BOTTOM EDGE OF THE FIRE ACCESS ROUTE SIGN AT 2000mm ABOVE THE ASPHALT SURFACE & SPACED MAX. 25m APART.

5. PROVIDE MULTI-DIRECTIONAL ARROWS IDENTIFYING THE FIRE ACCESS ROUTE OR A SINGLE DIRECTIONAL ARROW INDICATING THE LIMIT OF THE FIRE ACCESS

6. LOCATE THE SIGNS AS PER THE ARCHITECTURAL SITE PLAN WHERE NOTED BY THE SYMBOL:

O/A ENCLOSURE 10.0m [L] x 4.2m [W] CONCRETE SLAB BASE & GRANULAR FILL (6) HEAVY DUTY STEEL 'D' STYLE PULL HANDLES (3) HEAVY DUTY STEEL HINGE HASPS

19mm x 140mm VERTICAL PRESSURE TREATED WOOD BOARDS. NAIL BOARDS TO 38mm x 140mm PRESSURE TREATED TOP & BOTTOM RAILS ANCHORED TO STEEL POSTS & ENSURE THAT THERE ARE NO GAPS BETWEEN THE BOARDS.

(8) 152mm x 152mm x 2150mm HIGH GALVANIZED STEEL POSTS W/ STEEL BASE PLATE ANCHORED INTO CONCRETE SLAB BASE BELOW. PROVIDE (2) WELD-ON HEAVY DUTY STEEL BARREL HINGES EACH DOOR.

(6) 1450mm WIDE x 2000mm HIGH DOORS C/W 50mm x 76mm WELDED GALVANIZED STEEL ANGLE W/ CROSS BRACE FRAME OVER PRESSURE TREATED WOOD BUCK. CONCEAL FRAME W/ 19mm x 140mm PRESSURE TREATED WOOD BOARDS & ENSURE THAT THERE ARE NO GAPS BETWEEN THE BOARDS.

2 Garbage Enclosure Details
A1.1 1:75

(6) HEAVY DUTY CASTORS C/W 63mm WIDE STEEL

SADDLE & 450mm HIGH HEAVY DUTY STEEL CANE BOLTS —

3 Site Statistics

Total Office Bicycle Parking Required:

Service Shop - Mezzanine Storage:

Total All Other Non-Residential Use Bicycle

Total Phase 2 Building - Bicycle Parking Required: Total Phase 2 Building - Bicycle Parking Provided:

Service Shop Bay:

Parking Required:

Phase 2 Bicycle Parking Information:

Proposed Phase 2 Building - Bicycle Parking Requirements

Plan 0 9



File No. D07-12-24-0105 / Plan No. 19219



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