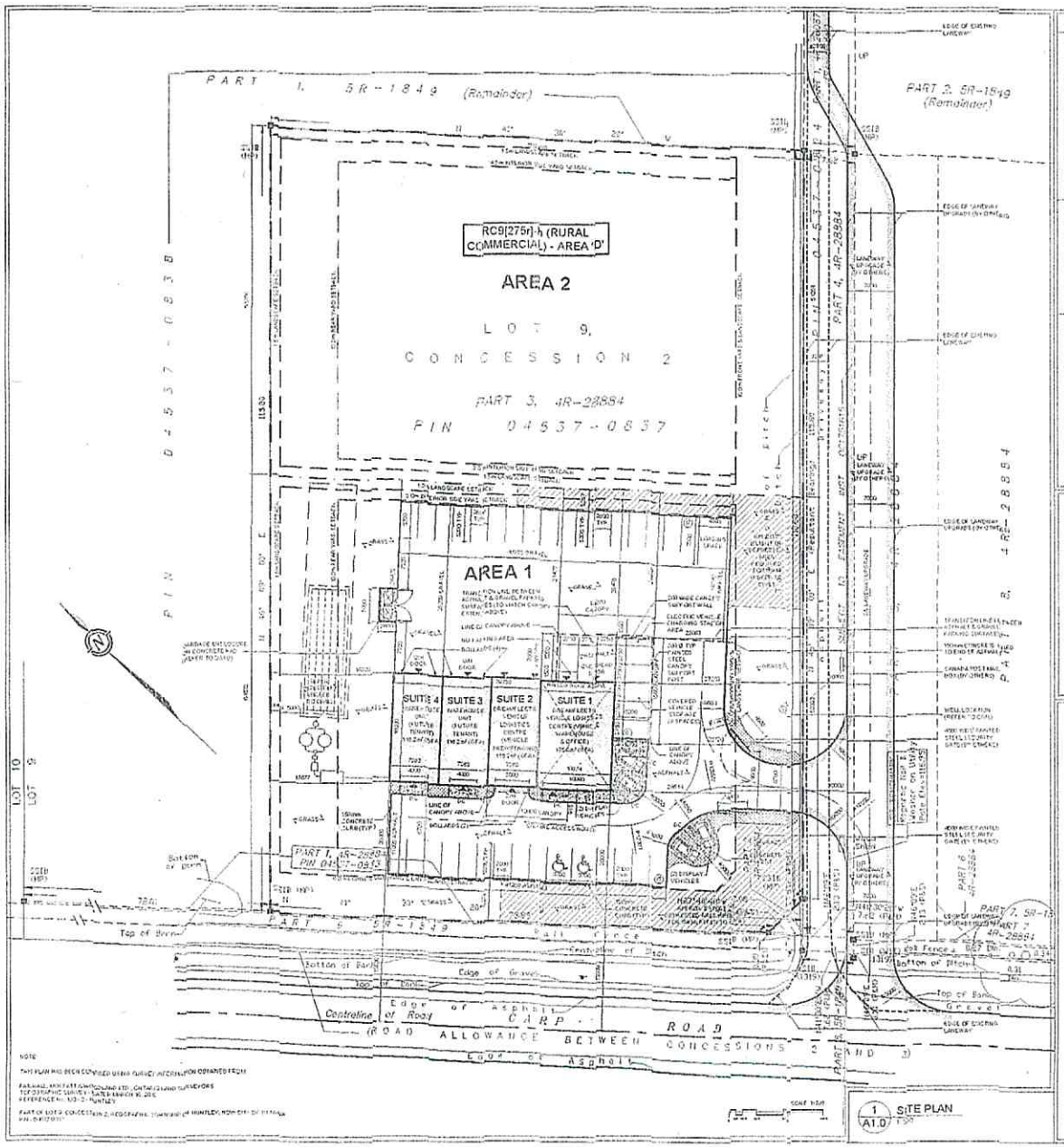


1 A1.0 SITE PLAN

SITE & ZONING STATISTICS

LEGAL DESCRIPTION	PART OF LOT 9, CONCESSION 2 GEOGRAPHIC TOWNSHIP OF HUNTLEY NOW CITY OF OTTAWA
CIVIC ADDRESS	3570 CARP ROAD, OTTAWA ON
ZONING DESIGNATION	RC9[275r]-h (RURAL COMMERCIAL) - AREA 'D'
MINIMUM LOT AREA	4000m²
MINIMUM LOT WIDTH	30.0m
MINIMUM FRONT YARD SETBACK	10.0m
MINIMUM CORNER SIDE YARD SETBACK	6.0m
MINIMUM REAR YARD SETBACK	10.0m
MINIMUM INTERIOR SIDE YARD SETBACK ADJACENT TO A RESIDENTIAL ZONE	4.0m
MINIMUM INTERIOR SIDE YARD SETBACK (ALL OTHER ZONES)	3.0m
MINIMUM WIDTH OF LANDSCAPE AREA ALONG REQUIRED FRONT YARD	3.0m
MINIMUM WIDTH OF LANDSCAPE AREA ALONG REQUIRED CORNER SIDE YARD	3.0m
MINIMUM WIDTH OF LANDSCAPE AREA ALONG A PARKING LOT	3.0m
MINIMUM WIDTH OF LANDSCAPE AREA AROUND A PARKING LOT	3.0m
HOT ROD (THIS IS STRETCHED TO 30.00 SPACES)	15m
MAXIMUM BUILDING HEIGHT	11.0m
MAXIMUM BUILDING COVERAGE	25%
OVERALL SITE AREA	8,925.7m² (0.89 Ha)
AREA 1	5,070.1m² (0.51 Ha)
AREA 2	3,855.6m² (0.39 Ha)
EXISTING FLOOR BUILDING AREA	504.2m²
TOTAL GROSS FLOOR AREA (GFA)	504.2m²
BUILDING HEIGHT (SUITE 1)	7.9m
BUILDING HEIGHT (SUITES 2-4)	5.8m
TOTAL BUILDING COVERAGE (AREA 1)	10.3% (504.2m²/5,070.1m²)
TOTAL PAVED AREAS (AREA 1)	1,020.0m²
TOTAL GRAVEL AREA (AREA 1)	1,020.0m²
TOTAL LANDSCAPE AREA (AREA 1)	2,545.9m²
TOTAL PARKING REQUIRED	TABLE 101 - AREA 1 - (5,070) - GROSS FLOOR AREA (GFA) - 1 SPACE PER 100m² = 50.7 SPACES
TOTAL PARKING PROVIDED	TABLE 101 - AREA 1 - (5,070) - GROSS FLOOR AREA (GFA) - 1 SPACE PER 100m² = 50.7 SPACES
BICYCLE PARKING REQUIRED	TABLE 101 - AREA 1 - (504) - GROSS FLOOR AREA (GFA) - 1 SPACE PER 500m² = 1.0 SPACE
BICYCLE PARKING PROVIDED	TABLE 101 - AREA 1 - (504) - GROSS FLOOR AREA (GFA) - 1 SPACE PER 500m² = 1.0 SPACE
LOADING SPACES REQUIRED	TABLE 101 - AREA 1 - (504) - GROSS FLOOR AREA (GFA) - 1 SPACE PER 1,000m² = 0.5 SPACE
LOADING SPACES PROVIDED	0 SPACES
	* 20 SPACES (20 REGULAR SPACES @ 2.6m x 5.2m; 0 ACCESSIBLE SPACES @ 3.4m x 5.2m)
BICYCLE PARKING REQUIRED	NONE REQUIRED, SEC. 111(10) - AREA 2 (RURAL)
LOADING SPACES REQUIRED	1 SPACE - PARK 1154-11-06
LOADING SPACES PROVIDED	1 SPACE @ 4.0m x 7.0m

No.	Issue Type	Date
1	For Site Plan Approval	Jun 12 2016
2	For Revision	Jan 31 2017
3	For Site Plan Approval	Feb 07 2017

All the responsibility of the designer for Construction is carried out from and on the basis of all work and be verified by the Architect.

All Contractors must comply with current Codes & Bylaws.

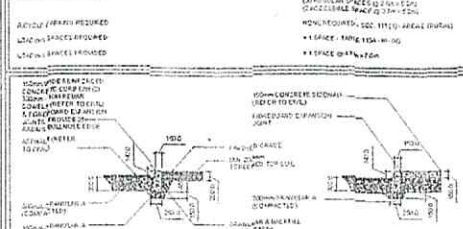
Drawings Ownership: This drawing is the property of the Architect and must not be used or reproduced without permission.

Notes: Do not scale drawings. Work to figured dimensions only unless otherwise noted.

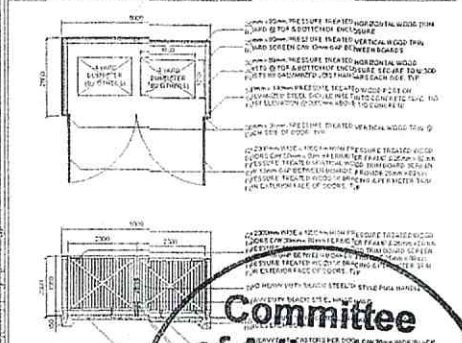
Symbol Legend

- EXISTING BUILDING VOLUME
- EXISTING FLOOR AREA ABOVE
- EXISTING LANDSCAPED AREA
- EXISTING CONCRETE AREA
- EXISTING CONCRETE PAVER
- EXISTING SITE SETBACK
- EXISTING PROPERTY LINE
- EXISTING FIRE ACCESS ROUTE
- EXISTING BUILDING ENTRANCE/EXIT
- DC EXISTING DEPRESSED CURB
- EXISTING BOLLARD
- EXISTING ACCESSIBLE PARKING SPACE
- EXISTING LAMPSTER

Site Map



2 A1.0 CURB & SIDEWALK DETAILS



3 A1.0 GARBAGE ENCLOSURE DETAILS

Project North Plan

Actual North Arrow

Peter Mansfield, Architect

Project Title: Mansfield Vehicle Inspection Center, 3570 Carp Road, Ottawa ON

Drawn by: PM

Scale: 1:250

Date: March 2016

Drawing No.: A1.0

Committee of Adjustment

FEB 10 2017

City of Ottawa

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE July 27, 2015

BRIAN W. MUIR, OLS

PLAN 4R- 28884
RECEIVED AND DEPOSITED

DATE 28 July 2015

"M. Young"
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (No. 4)

SCHEDULE

PART	LOT	CON	PIN	AREA (ha)
1	PLAN 6	2	Pt of 04537-0817(LT)	0.001
2			Pt of 04537-0818(LT)	0.001
3			Pt of 04537-0817(LT)	0.012
4			Pt of 04537-0824(LT)	0.086
5			Pt of 04537-0819(LT)	0.143
6			Pt of 04537-0819(LT)	0.001
7			Pt of 04537-0819(LT)	0.004
8			Pt of 04537-0819(LT)	0.770

NOTE: 1) PARTS 1, 2 AND 3 COMPRISE PART OF P.I.N. 04537-0817(LT)
2) PARTS 5, 6, 7 AND 8 COMPRISE PART OF P.I.N. 04537-0819(LT).

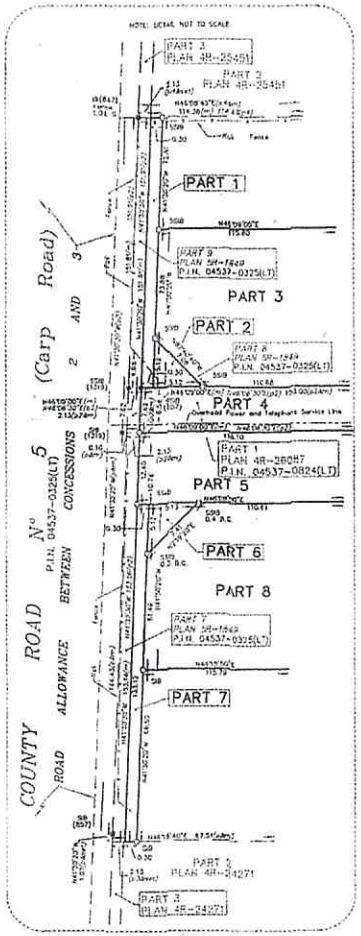
PLAN OF SURVEY OF PART OF
LOT 9
CONCESSION 2
GEOGRAPHIC TOWNSHIP
OF HUNTLEY
CITY OF OTTAWA

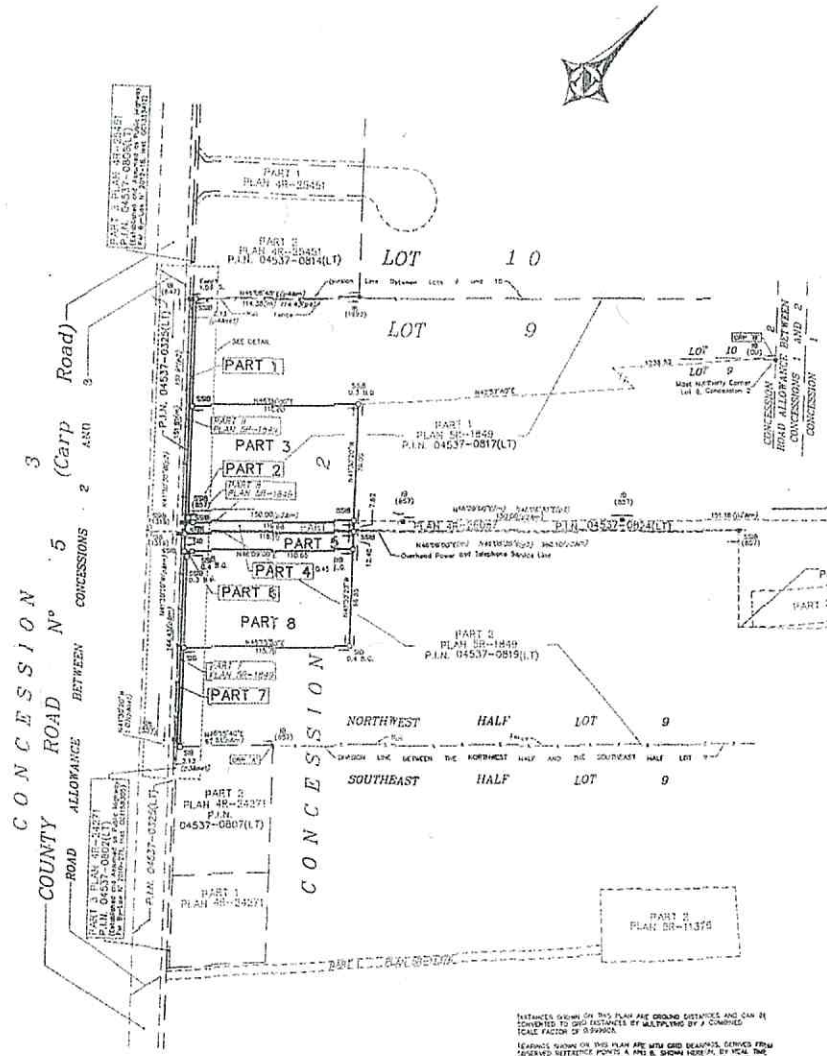
McINTOSH PERRY SURVEYING INC

SCALE 1 : 1500

METRIC :

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048





DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99993.

BEARINGS SHOWN ON THIS PLAN ARE MTM GRID BEARINGS, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, SHOWN HEREON, BY REAL TIME NETWORK (RTN) OBSERVATIONS, AND ARE REFERENCED TO THE CENTRAL MERIDIAN OF MTM ZONE 9, (76° 30' WEST LONGITUDE) NAD83 (CSRS) (1997.0)

OBSERVED REFERENCE POINTS (ORP's) DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK (RTN) SERVICE. MTM ZONE 9, NAD83 (CSRS) (1997.0)

COORDINATES TO URBAN ACCURACY PER SEC 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP 'A'	5019802.85	344857.74
ORP 'B'	5019426.02	345504.37

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4TH DAY OF MAY, 2015.

DATE July 27, 2015

BRIAN W. MUIR
ONTARIO LAND SURVEYOR

Committee of Adjustment
FEB 10 2017
City of Ottawa

LEGEND AND NOTES

⊡	DENOTES	MONUMENT PLANTED
●	DENOTES	MONUMENT FOUND
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
RPL	DENOTES	ROCK PLUG
RIB	DENOTES	ROUND IRON BAR
ACC.	DENOTES	ACCESSED
FD	DENOTES	FOUND
(m)	DENOTES	MEASURED
(1)	DENOTES	PLAN 4R-24271
(2)	DENOTES	PLAN 4R-28087
(3)	DENOTES	PLAN 5R-1849
(4)	DENOTES	PLAN 4R-28451
(842)	DENOTES	N.B. TARLEY, OLS
(857)	DENOTES	FARRALL MOFFATT & WOODLAND LIMITED
(1316)	DENOTES	W.J. WEBSTER, OLS
(1693)	DENOTES	KARSTS, SMITH & GERIG SURVEYING LTD
(000)	DENOTES	GRID UNKNOWN
BG	DENOTES	BOLLARD GUARD
ORP	DENOTES	OBSERVED REFERENCE POINT

NOTE: PART 4 IS CROSSED BY AN OVERHEAD POWER AND TELEPHONE SERVICE LINE. (No Registered Easement)

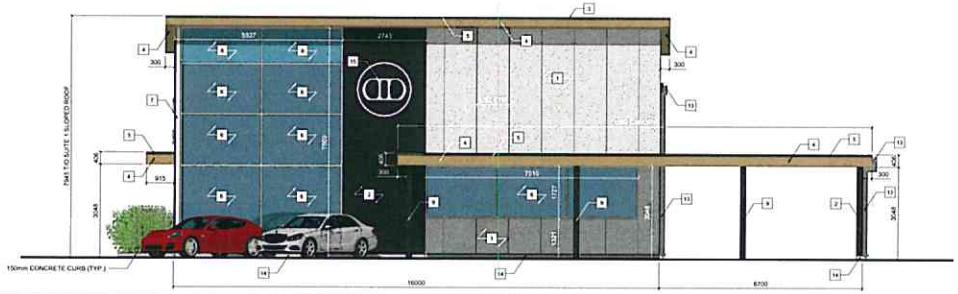
JOB No. 15-4076 DRAWING 4N3-4076
THIS PLAN WAS PREPARED FOR: MPCE (Greg Plummer)

McINTOSH PERRY Surveying Inc.

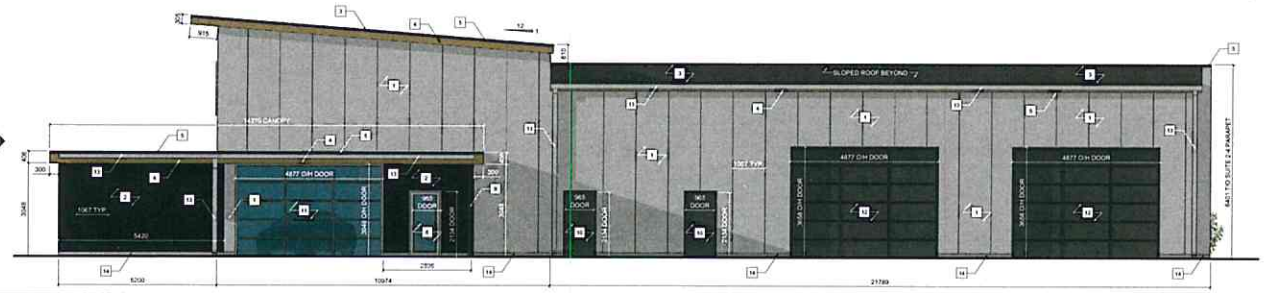
3240 Drummond Crt. SA
R.R. #1
Perth, Ont.
K7H 3C8
Tel: 613 267 6924
Fax: 613 267 3951

EXAMINED: PLAN CHECKED

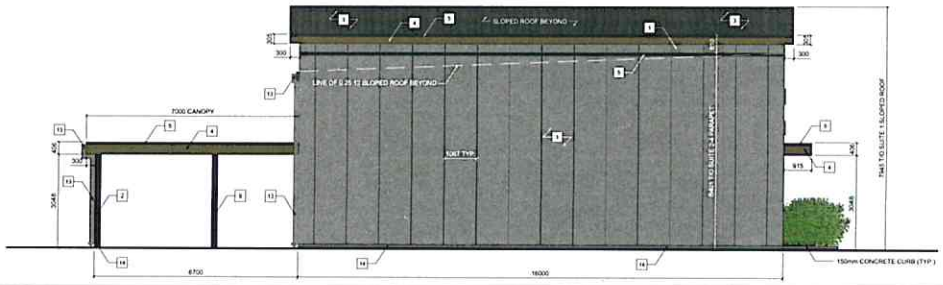
1 A1.1 WEST ELEVATION 1:75



2 A1.1 SOUTH ELEVATION 1:75



3 A1.1 EAST ELEVATION 1:75



4 A1.1 NORTH ELEVATION 1:75

Committee of Adjustment
FEB 1 0 2017
City of Ottawa

No.:	Issued For:	Date:
1	For Site Plan Approval	Jun07-2016
2	For Coordination	Jan31-2017
3	For Site Plan Approval	Feb07-2017

It is the responsibility of the appropriate Contractor to verify all dimensions on site and report all errors and/or omissions to the Architect.

All Contractors must comply with pertinent codes & by-laws.

Do not scale drawings. This drawing may not be used for construction until signed. Architects copyright reserved.

Metric Scale Drawing: All measurements are in millimeters (mm) unless otherwise noted.

Material Legend:

1. VERTICAL IN-FILL PANEL KS ALTECO SERIES INSULATED PANEL SYSTEM CW FLASHINGS & TRIMS AND DARK GREY COLOUR FINISH
2. PRE-FINISHED CMETAL ROOFING CW CHARCOAL GREY COLOURED FINISH
3. AL. CO PRE-FINISHED ALUMINUM COMPOSITE PANEL OR BRAND FOREMBOND PRE-FINISHED ALUMINUM SHEET CW TAN METALLIC FINISH
4. PRE-FINISHED ALUMINUM CAP FLASHING CW CHARCOAL GREY COLOURED FINISH
5. ALUMICOR 2000 SERIES CLEAR ANODIZED ALUMINUM CURTAIN WALL SYSTEM & GLAZING CW ALUMICOR 4000 SERIES DOOR
6. CLEAR ANODIZED ALUMINUM CORNER TRIM
7. SENSICOOL GLAZING CW OPAQUE LIGHT GREY HARMONY BLUE COLOUR TINT
8. 203mm Ø PAINTED STEEL CANOPY SUPPORT POST CW CHARCOAL GREY COLOURED FINISH
9. PAINTED STEEL DOOR & FRAME CW GREY COLOURED FINISH
10. INSULATED OVERHEAD DOOR CW GLAZING & CLEAR ANODIZED FINISH
11. INSULATED OVERHEAD DOOR CW GREY COLOURING FINISH
12. PRE-FINISHED RAINWATER GUTTER & LEADER CW CAL VALUME NATURAL FINISH
13. CEMENTITIOUS PARGING ABOVE GRADE
14. OFF SET SIGNAGE CW RAISED LETTERING & BACKLIGHT (BY OTHERS)

Site Map:

North Arrow:

Project North Arrow

Actual North Arrow

ONTARIO ASSOCIATION OF ARCHITECTS

Architect:

Peter Mansfield, Architect
B.Tech., M.Arch., O.A.A.
122 Bridge Street, Almonte, ON
613-256-5213

Project Title:

DreamFleet's Vehicle Logistics Centre
2878 Carp Road, Ottawa ON

Drawing List:

Building Elevations

Job No.: 1604	Drawing No.: A1.1
Scale: As Noted	
Date: May03-2016	
Drawn By: TB	Reviewed By: PM