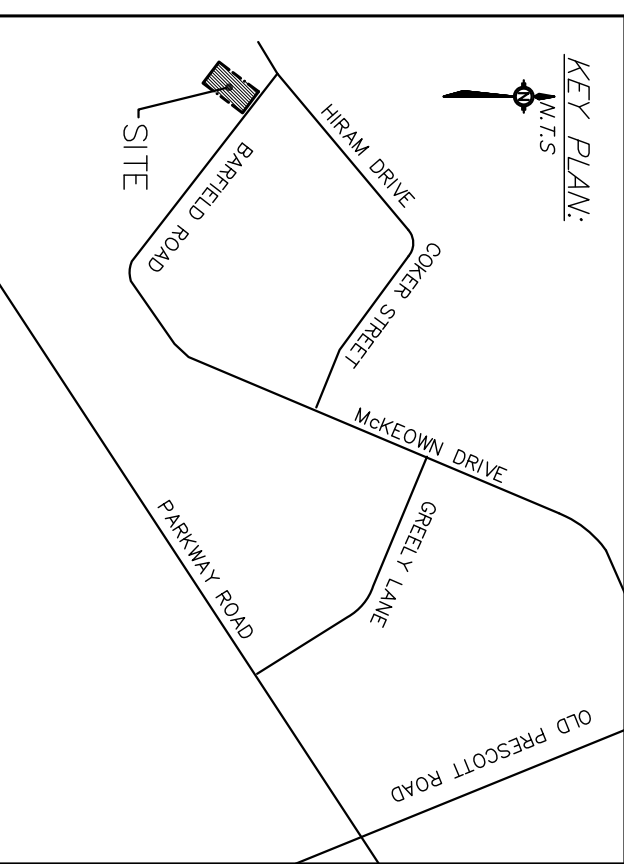


DRAWING NUMBER:
100337-1



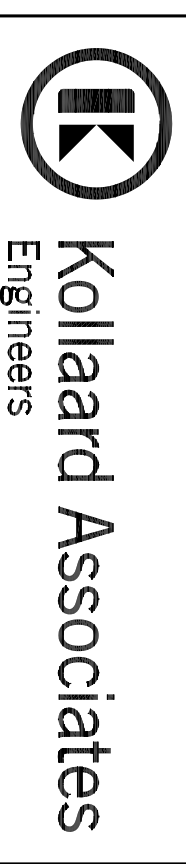
KEY PLAN:
METS

DRAWING:
SITE PLAN

CONSTRUCTION NOTES:

- All dimensions are in metres; all elevations are in metres.
- TBM = Nail in utility pole (NE property corner). Elevation = 99.65 (Geodetic).
- This is not a legal survey.
- Contractor is responsible for location and protection of utilities.
- Contractor to verify that appropriate permits have been acquired prior to any construction.
- All dimensions to be verified on site by contractor prior to construction.
- Finished grade to slope away from proposed and existing buildings at a minimum of 2%. Grade elevations are as indicated.
- Inspection of rough grade by Kollaard Associates Inc. and City of Ottawa must be conducted prior to placement of topsoil or sodded according to the specifications of Ontario Hydro and the Mechanical Engineer.
- All materials and construction to be in accordance with City of Ottawa standards and Ontario Provincial Standards and Specifications; sewer and watermain material types, distinction, provide minimum 2.4 metres of cover for water installation specifications for watermain pipe bedding, reinstatement of disturbed areas and leakage testing.
- Any changes made to this plan must be verified and approved by Kollaard Associates, Inc.
- This drawing is part of Kollaard Associates design report # 100667.

REV.	NAME	DATE	DESCRIPTION



P.O. BOX 189, 210 PRESCOTT ST. (613) 860-0923
KERRVILLE, ONTARIO M0G 1J0 FAX (613) 258-0475
http://www.kollaard.ca

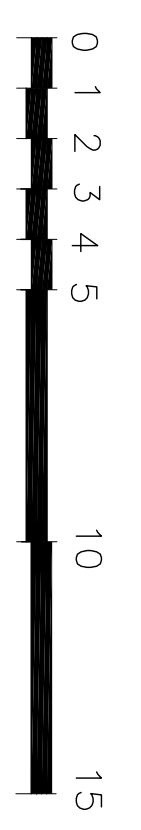
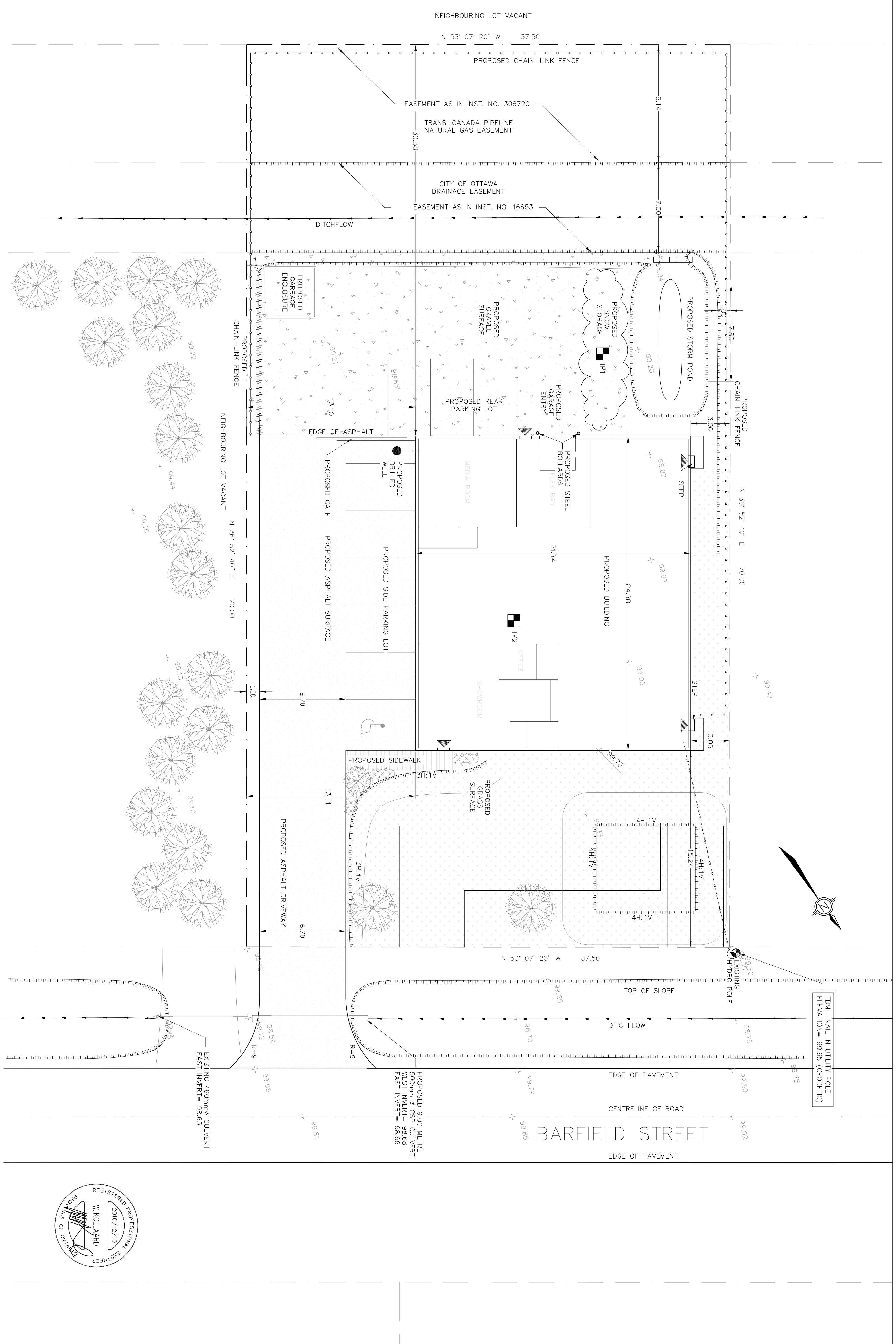
CLIENT:
WICKED GARAGE, INC.

PROJECT:
PROPOSED FABRICATION SHOP

LOCATION:
1344 BARFIELD ROAD
PLAN 4M-351 PT BLK 5 RP;
4R05427 PARTS 62, 63 & 64
LOTS 5 - CON 4, OSGOODE,
CITY OF OTTAWA, ONTARIO

DESIGNED BY: WK DATE: DEC. 23, 2010
DRAWN BY: ML SCALE: 1:150
ML

KOLLAARD FILE NUMBER:
100667



TOTAL AREA OF SITE :	2625 sqm
AREA OF SITE (EXCLUDING EASEMENTS) :	2015 sqm
GROSS FLOOR AREA OF BUILDING :	520 sqm
PARKING SPACES :	520
TYPICAL (3.66m x 5.40m)	5
REAR	3
BARRIER-FREE (4.00m x 5.40m)	1
TOTAL NO. OF PARKING SPACES :	9

EQ3 (RURAL GENERAL INDUSTRIAL ZONE) PROVISIONS			
MINIMUM LOT AREA	REQUIRED	PROVIDED	
2000 sqm	2000 sqm	2625 sqm	
MINIMUM LOT WIDTH	REQUIRED	PROVIDED	
30 m	30 m	37.50 m	
MINIMUM FRONT YARD SETBACK	REQUIRED	PROVIDED	
15 m	15 m	15.24 m	
MINIMUM REAR YARD SETBACK	REQUIRED	PROVIDED	
15 m	15 m	30.38 m	
MINIMUM INTERIOR SIDE YARD SETBACK	REQUIRED	PROVIDED	
3 m	3 m	3.05 m	
LOT COVERAGE	REQUIRED	PROVIDED	
50 %	50 %	19.80 %	

LEGEND	
	EXISTING ELEVATIONS
	PROPOSED/EXISTING ELEVATIONS
	DRAINAGE SLOPE
	EXISTING DRAINAGE
	EXISTING HYDRO POLE
	OVERHEAD HYDRO LINES
	CENTRELINE OF DITCH
	PROPERTY LINE
	CENTRELINE OF ROAD
	EDGE OF ROAD
	TOP OF SLOPE

