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- CONTRACTOR MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER REGULATIONS BY AUTHORITIES HAVING JURISDICTION OVER THE WORK.
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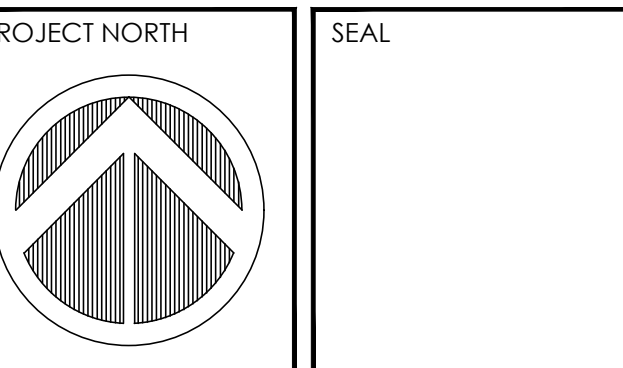
LANDSCAPE PLAN DISCLAIMER

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.

NO.	ISSUE	DATE (Y/M/D)
02	SITE PLAN CONTROL APPLICATION	2022/10/03
01	SITE PLAN CONTROL APPLICATION	2020/12/15

NO. ISSUE DATE (Y/M/D)

REVISIONS



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PROJECT

NEW MULTI-TENANT COMMERCIAL DEVELOPMENT
2822 CARP ROAD, CARP, ON

DRAWING TITLE

EXISTING & PROPOSED SITE PLANS

DRAWN BY: A.A. DRAWING NO.:
REVIEWED BY: A.A. **A1.0**
START DATE: 2020/07/09
PROJECT NO.: 20010 REVISION NO.: 02

LEGEND

	PROPERTY LINE	TB	BELL TERMINAL BOX	UP	EXISTING UTILITY POLE
	OUTLINE OF NEW BUILDING	AN	EXISTING ANCHOR	SIB	EXISTING STANDARD IRON BAR
	OUTLINE OF ASPHALT AREA	AS	PROPOSED PAINTED GALVANIZED STEEL BOLLARD	SSIB	EXISTING SHORT STANDARD IRON BAR
	OUTLINE OF GRAVEL AREA				

ZONING DATA (BASED ON ZONING BY-LAW 2008-250)

MUNICIPAL ADDRESS:
2822 Carp Road, Carp, Ontario

LEGAL DESCRIPTION:
Part 1, Plan of Part of Lot 9, Concession 2, Geographic Township of Huntley, City of Ottawa

ZONING DESIGNATION:
Rural Commercial Zone; Carp Road Corridor (RC9) + (RC9[275]-h); Area D - Rural

SITE AREA: 1.01 Ha (10,121.76 Sq.M.)

LOT COVERAGE:
(599.26/10,121.76) x 100 = 5.92%

BUILDING AREA:
• Total Gross Area: 599.26 Sq.M.

ZONING MECHANISM	REQUIRED	PROVIDED
FRONT YARD SET BACK	10M (min.)	34.0M
REAR YARD SET BACK	10M (min.)	92.1M
INTERIOR SIDE YARD SET BACK	3M (min.)	19.4M
BUILDING 1 HEIGHT	11M (max.)	8.146M
LOT COVERAGE	25% (max.)	5.92%
PARKING REQUIREMENTS (TABLE 101)		
Parking Ratio - Auto Sales (Row N10) 1 service bay @ 2 spaces/service bay + 61.19 Sq.M. Sales Area @ 2 spaces/100 Sq.M. GFA = 4 parking spaces		
Parking Ratio - Retail Space (Row N79) 182.37 Sq.M. @ 3.4/100 Sq.M. GFA = 7 parking spaces		
Parking Ratio - General Warehouse (Row N95) 355.70 Sq.M. @ 0.8/100 Sq.M. GFA = 3 parking spaces		
Total: 4 + 7 + 3 = 14 spaces		65 Spaces
DISABLED PARKING SPACES	1 Parking Space	1 Space
BICYCLE PARKING REQUIREMENTS (TABLE 111A)		
Auto Sales (Personal Service Business) 61.19 Sq.M. @ 1 space/500 Sq.M. = 1 bicycle parking space		
Retail Space: 182.37 Sq.M. @ 1 space/250 Sq.M. = 1 bicycle parking space		
General Warehouse 355.70 Sq.M. @ 1 space/2,000 Sq.M. = 1 bicycle parking space		
Total: 1 + 1 + 1 = 3 spaces		5 Spaces
AI.0 AISLE AND DRIVEWAY PROVISIONS	6.7M (min.) FOR DOUBLE TRAFFIC LANE	VARIES
LOADING SPACE REQUIREMENTS		
Auto Sales (Personal Service Business) 72.41 Sq.M. < 350 Sq.M. = 0 loading spaces		
Automotive Repair: 282.02 Sq.M. < 350 Sq.M. = 0 loading spaces		
Retail Space: 206.55 Sq.M. < 350 Sq.M. = 0 loading spaces		
General Warehouse 355.70 Sq.M. (350 - 999 Sq.M.) = 0 loading spaces		
Total: 0 loading spaces		0 Spaces

AREA BREAKDOWN: BY UNIT

DESCRIPTION	AREA (SQ.M.)
Unit #1	
Auto Sales Area:	61.19
General Warehouse:	89.67
Total Unit #1:	150.86
Unit #2	
Retail Space:	60.69
General Warehouse:	88.53
Total Unit #2:	149.22
Unit #3	
Retail Space:	60.69
General Warehouse:	88.53
Total Unit #3:	149.22
Unit #4	
Retail Space:	60.99
General Warehouse:	88.97
Total Unit #4:	149.96
TOTAL AREA:	599.26

AREA BREAKDOWN: BY USE

DESCRIPTION	AREA (SQ.M.)
TOTAL AUTO SALES AREA	61.19
TOTAL GENERAL WAREHOUSE	355.70
TOTAL RETAIL	182.37
TOTAL GROSS FLOOR AREAS	599.26

