

**2513287 ONTARIO INC.  
NEW MULTI-TENANT COMMERCIAL BUILDINGS**  
2822 CARP ROAD, CARP, ONTARIO

**PRELIMINARY DRAWINGS**  
2021/10/26

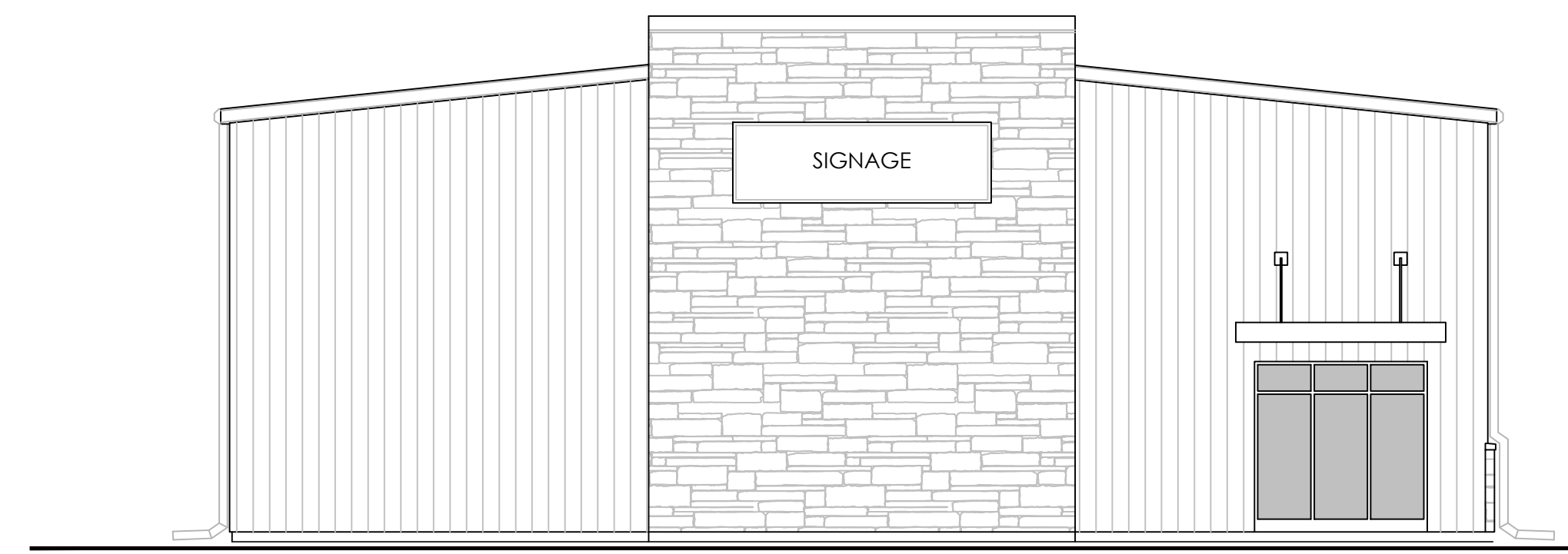


**GENERAL NOTES**

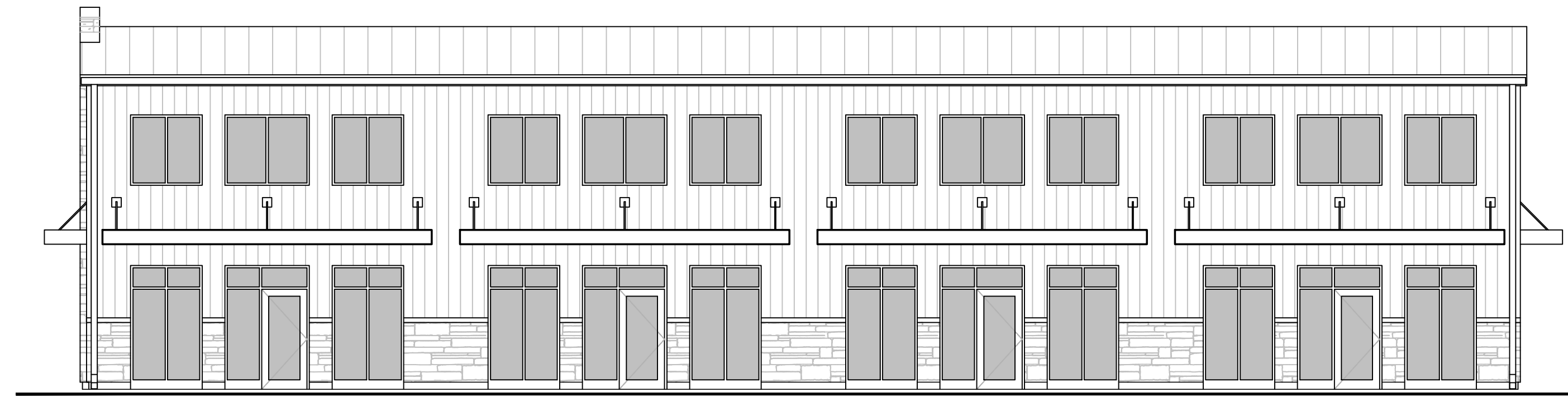
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**STREET VIEW**



**CUSTOMER ENTRANCE**



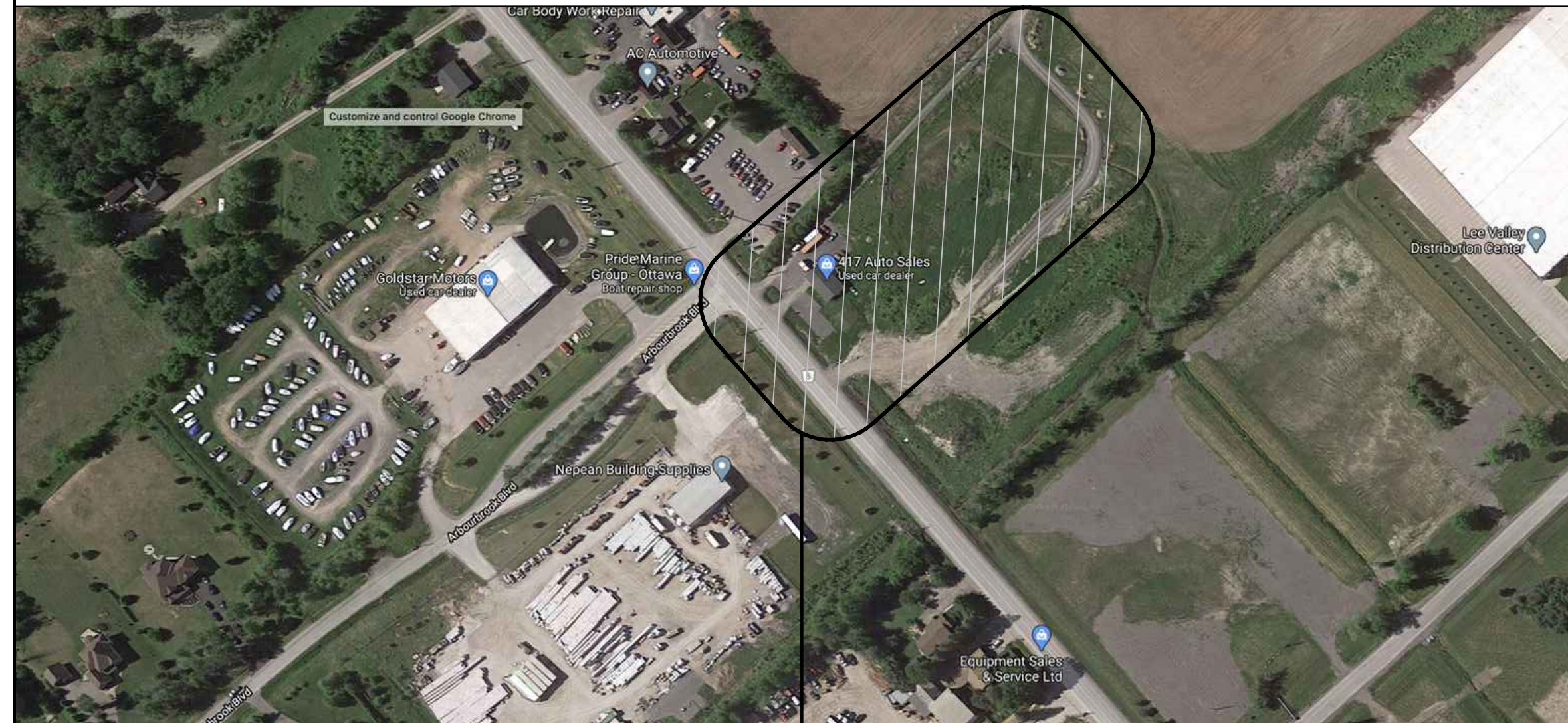
**PROJECT TEAM**

<b>DESIGN BUILDER</b>	<b>ARGUE CONSTRUCTION LTD.</b> 2900 CARP ROAD CARP, ONTARIO, K0A 1L0 TEL.: (613) 831-7044 FAX.: (613) 831-6344
<b>ARCHITECT</b>	<b>A+ ARCHITECTURE INC.</b> 555 LEGGET DRIVE, TOWER A, SUITE 304 KANATA, ONTARIO, K2K 2X3 E-mail: info@aplus-arch.com TEL.: (613) 699-6860 FAX.: (613) 800-2204
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<b>CIVIL ENGINEERING CONSULTANT</b>	<b>XXX</b> XXX XXXX, ONTARIO, XXX XXX E-mail: XXX@XXX.com TEL.: (613) XXX-XXXX FAX.: (613) XXX-XXXX
<b>MECHANICAL &amp; ELECTRICAL CONSULTANT</b>	<b>XXX</b> XXX XXXX, ONTARIO, XXX XXX E-mail: XXX@XXX.com TEL.: (613) XXX-XXXX FAX.: (613) XXX-XXXX

**DRAWING LIST**

- ARCHITECTURAL**
- A0.0 COVER SHEET  
DRAWING LIST
  - A1.0 EXISTING & PROPOSED SITE PLANS
  - A2.0 RESERVED
  - A2.1 FIRST FLOOR PLAN
  - A3.0 EXTERIOR ELEVATIONS

**KEY MAP/PROJECT LOCATION**



**NEW MULTI-TENANT COMMERCIAL BUILDINGS**  
2822 CARP ROAD, CARP, ONTARIO

NOT TO SCALE

PROJECT LOCATION FROM GOOGLE MAPS

NO. ISSUE DATE (YY/MM/DD)

REVISIONS

SEAL

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**CLIENT**  
**2513287 ONTARIO INC.**  
87 WHEATSTONE CRESCENT  
OTTAWA, ONTARIO; K2G 7C4

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

**DRAWING TITLE**  
**COVER SHEET DRAWING LIST**

DRAWN BY	A.A.	DRAWING NO.	<b>A0.0</b>
REVIEWED BY	A.A.		
START DATE	2020/07/09		
PROJECT NO.	20010	REVISION NO.	



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**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, VOLLEBEK LTD., ONTARIO LAND SURVEYOR, DATED AUGUST 20, 2018.

THE ABOVE MENTIONED 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.

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NO.	ISSUE	DATE (Y/M/D)
02	SITE PLAN CONTROL APPLICATION	2022/07/13
01	SITE PLAN CONTROL APPLICATION	2020/12/15

REVISIONS

PROJECT NORTH

SEAL

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OTTAWA, ONTARIO: K2G 7C4

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.	REVISION NO.	
START DATE	2020/07/09		
PROJECT NO.	20010		

**A1.0**

**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	AN	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.

**RC9 ZONING PROVISIONS**

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)**

<b>Parking Ratio - Auto Sales (Row N10)</b> 1 service bay @ 2 spaces/service bay + 61.19 Sq.M. Sales Area @ 2 spaces/100 Sq.M. GFA = 4 parking spaces	
<b>Parking Ratio - Auto Body Repair (Row N9)</b> 1 service bays @ 3 spaces/service bay = 3 parking spaces	
<b>Parking Ratio - Retail Space (Row N79)</b> 182.37 Sq.M @ 3.4/100 Sq.M. GFA = 7 parking spaces	
<b>Parking Ratio - General Warehouse (Row N95)</b> 266.03 Sq.M. @ 0.8/100 Sq.M. GFA = 3 parking spaces	
<b>Total: 4 + 3 + 7 + 3 = 17 spaces</b>	<b>65 Spaces</b>

**DISABLED PARKING SPACES**

<b>1 Parking Space</b>	<b>1 Space</b>
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**BICYCLE PARKING REQUIREMENTS (TABLE 111A)**

<b>Auto Sales (Personal Service Business)</b> 61.19 Sq.M. @ 1 space/500 Sq.M. = 1 bicycle parking space	
<b>Auto Body Repair Shop:</b> 89.67 Sq.M. @ 1 space/500 Sq.M. = 1 bicycle parking space	
<b>Retail Space:</b> 182.37 Sq.M. @ 1 space/250 Sq.M. = 1 bicycle parking space	
<b>General Warehouse</b> 266.03 Sq.M. @ 1 space/2,000 Sq.M. = 1 bicycle parking space	
<b>Total: 1 + 1 + 1 + 1 = 4 spaces</b>	<b>5 Spaces</b>

**AISLE AND DRIVEWAY PROVISIONS**

6.7M (min.) FOR DOUBLE TRAFFIC LANE	VARIABLES
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**LOADING SPACE REQUIREMENTS**

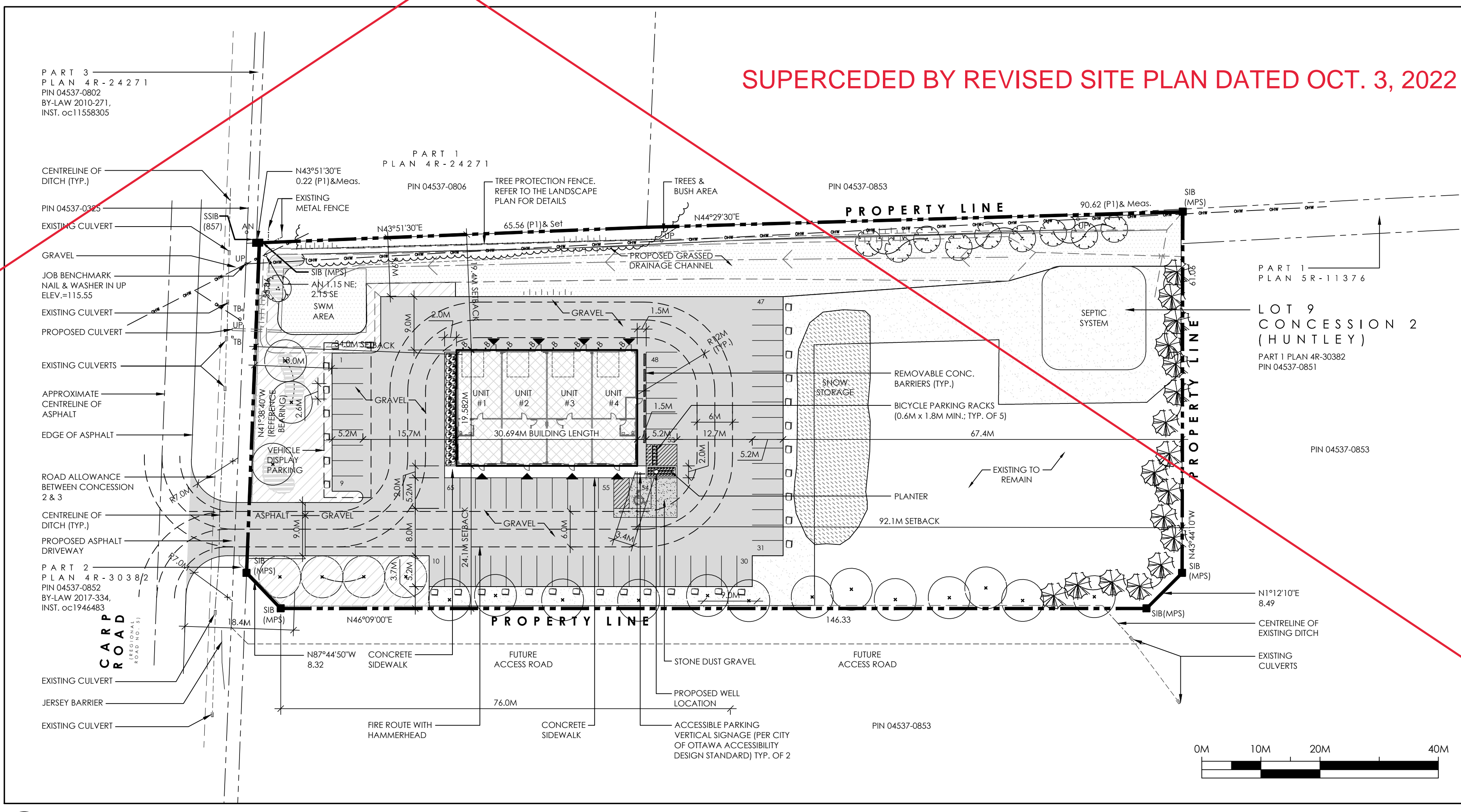
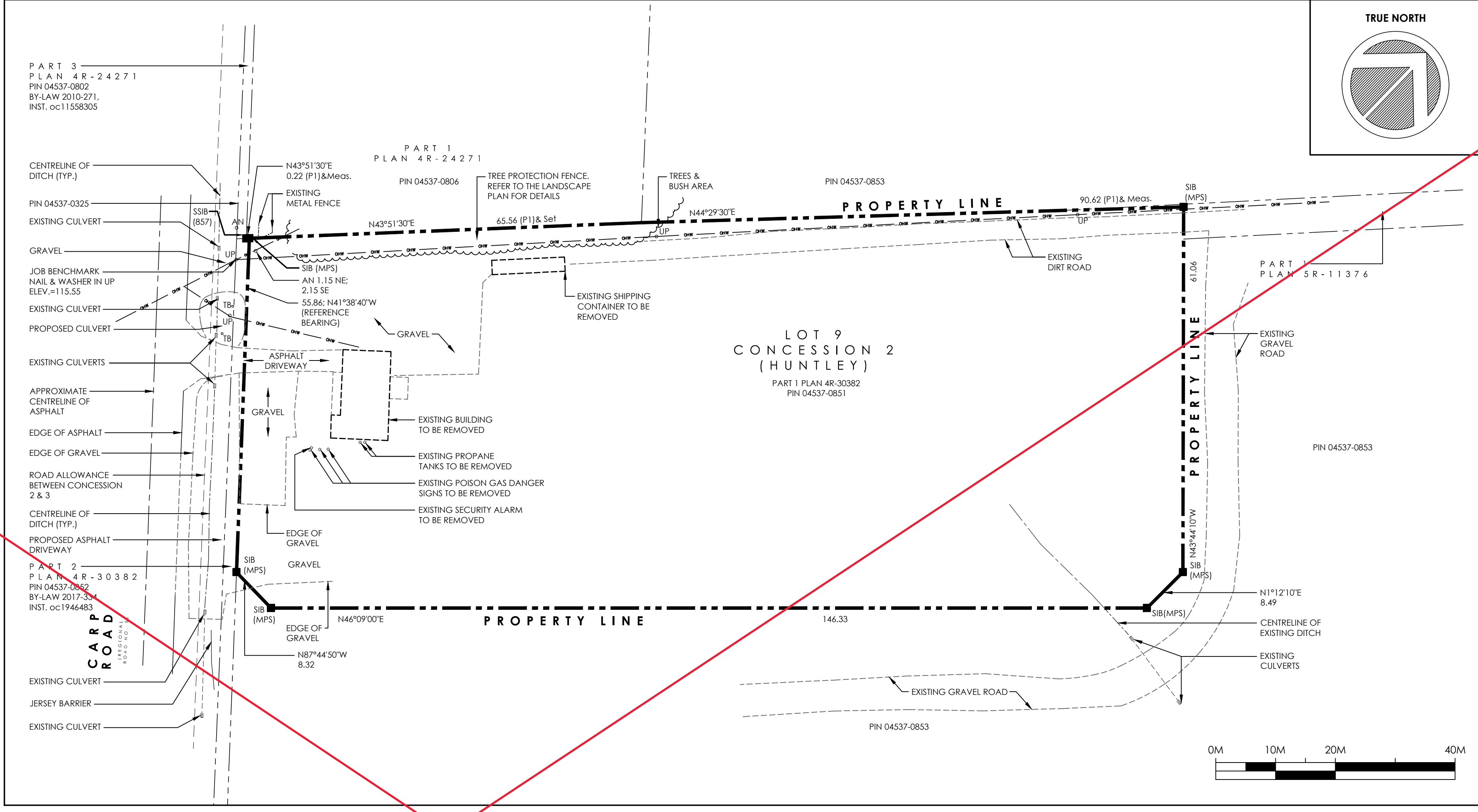
<b>Auto Sales (Personal Service Business)</b> 72.41 Sq.M. < 350 Sq.m. = 0 loading spaces	
<b>Auto Body Repair Shop:</b> 351.03 Sq.M. < 1,000 Sq.M. = 0 loading spaces	
<b>Automotive Repair:</b> 282.02 Sq.M. < 350 Sq.M. = 0 loading spaces	
<b>Retail Space:</b> 206.55 Sq.M. < 350 Sq.M. = 0 loading spaces	
<b>General Warehouse</b> 286.73 Sq.M. < 350 Sq.M. = 0 loading spaces	
<b>Total: 0 loading spaces</b>	<b>0 Spaces</b>

**AREA BREAKDOWN: BY UNIT**

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

**AREA BREAKDOWN: BY USE**

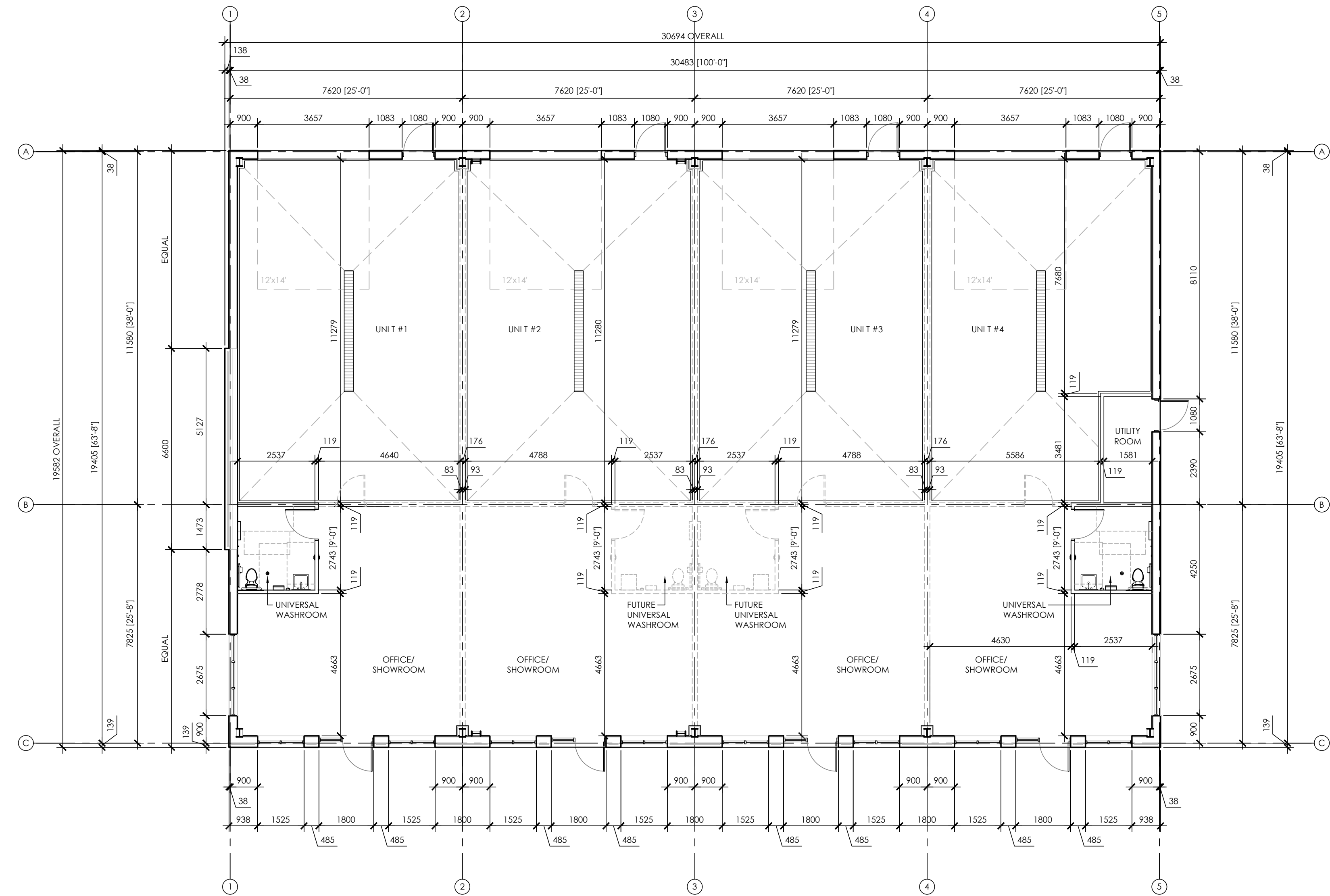
DESCRIPTION	AREA (SQ.M.)
TOTAL AUTO SALES AREA	61.19
TOTAL AUTO BODY REPAIR	89.67
TOTAL RETAIL	182.37
TOTAL GENERAL WAREHOUSE	266.03
<b>TOTAL GROSS FLOOR AREAS</b>	<b>599.26</b>



**SUPERCEDED BY REVISED SITE PLAN DATED OCT. 3, 2022**

**WALL TYPE SCHEDULE**  
 (ALL INTERIOR PARTITIONS SHALL BE OF (PT-2) ASSEMBLY TYPE, UNLESS OTHERWISE NOTED ON THE FLOOR PLANS)

BUILDING AREA:	599.26 SQ.M.
UNIT #1:	150.88 SQ.M.
UNIT #2:	149.21 SQ.M.
UNIT #3:	149.21 SQ.M.
UNIT #4:	149.96 SQ.M.



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**LEGEND**

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 LINE REPRESENTS REQUIRED 45 MINS. F.R.R. OF FIRE SEPARATION.

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 LINE REPRESENTS REQUIRED 1 HR. F.R.R. OF FIRE SEPARATION.

NO.	ISSUE	DATE (YY/MM/DD)
REVISIONS		

PROJECT NORTH	SEAL

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CLIENT

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 87 WHEATSTONE CRESCENT  
 OTTAWA, ONTARIO: K2G 7C4

PROJECT

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

DRAWING TITLE

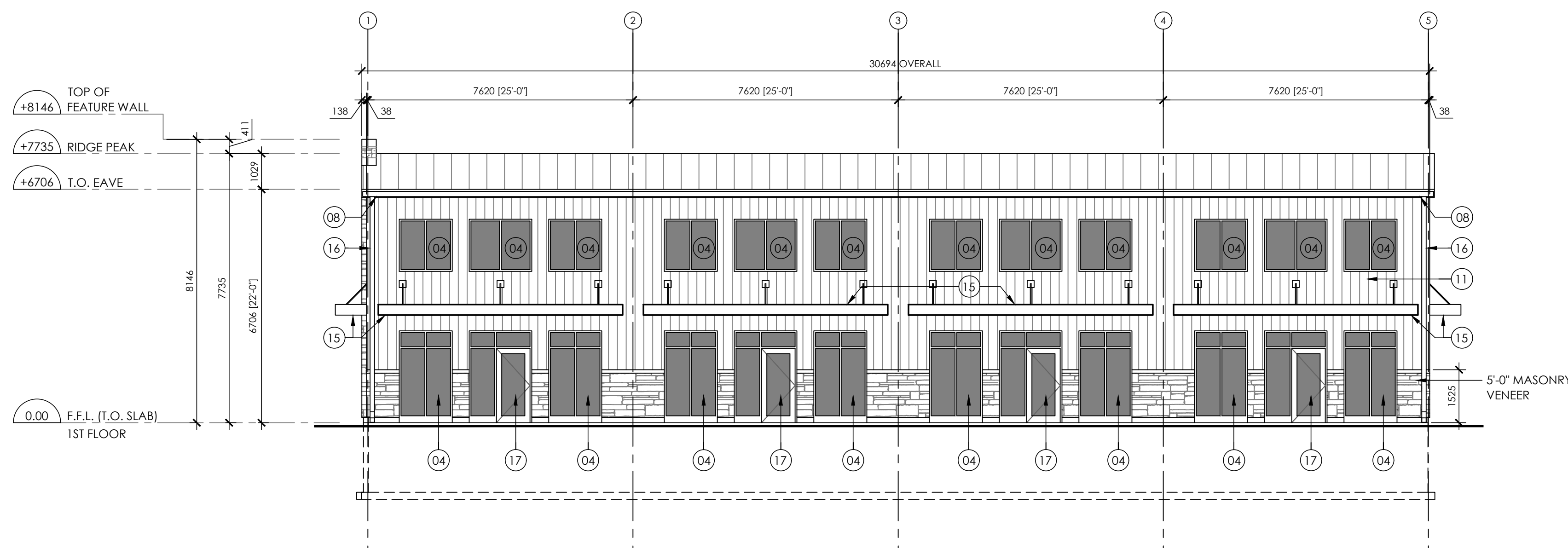
**FIRST FLOOR PLAN**

DRAWN BY	A.A.	DRAWING NO.	
REVIEWED BY	A.A.	<b>A2.1</b>	
START DATE	2020/07/09		
PROJECT NO.	20010	REVISION NO.	00

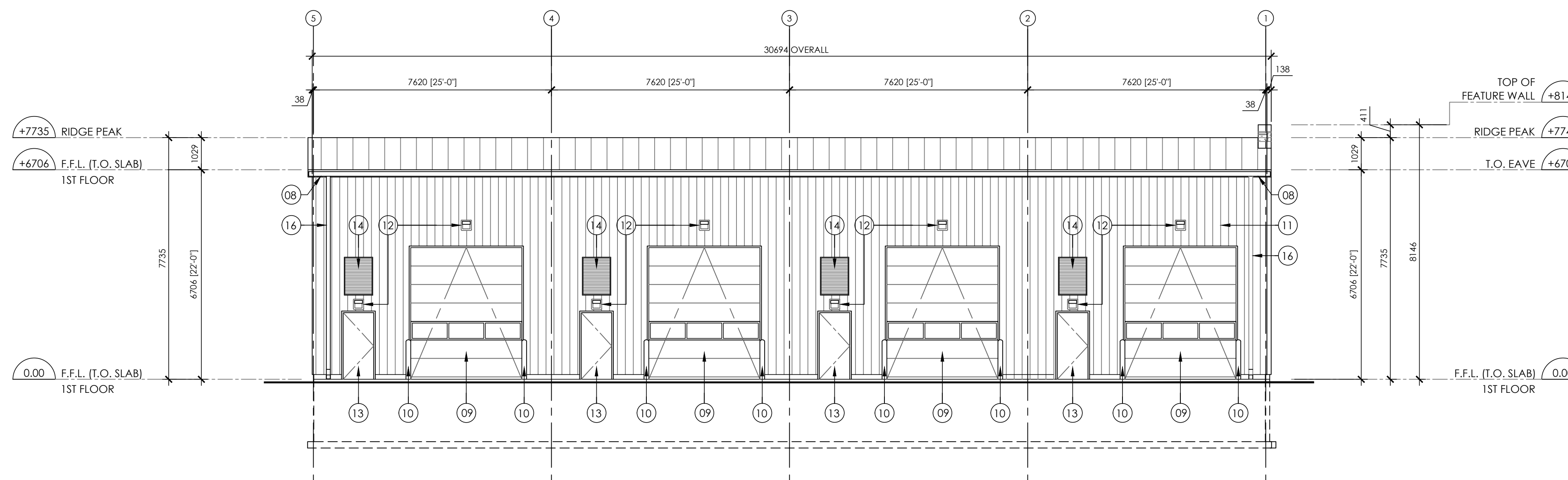
1 FIRST FLOOR PLAN  
 A2.1 SCALE 1:100

**GENERAL NOTES**

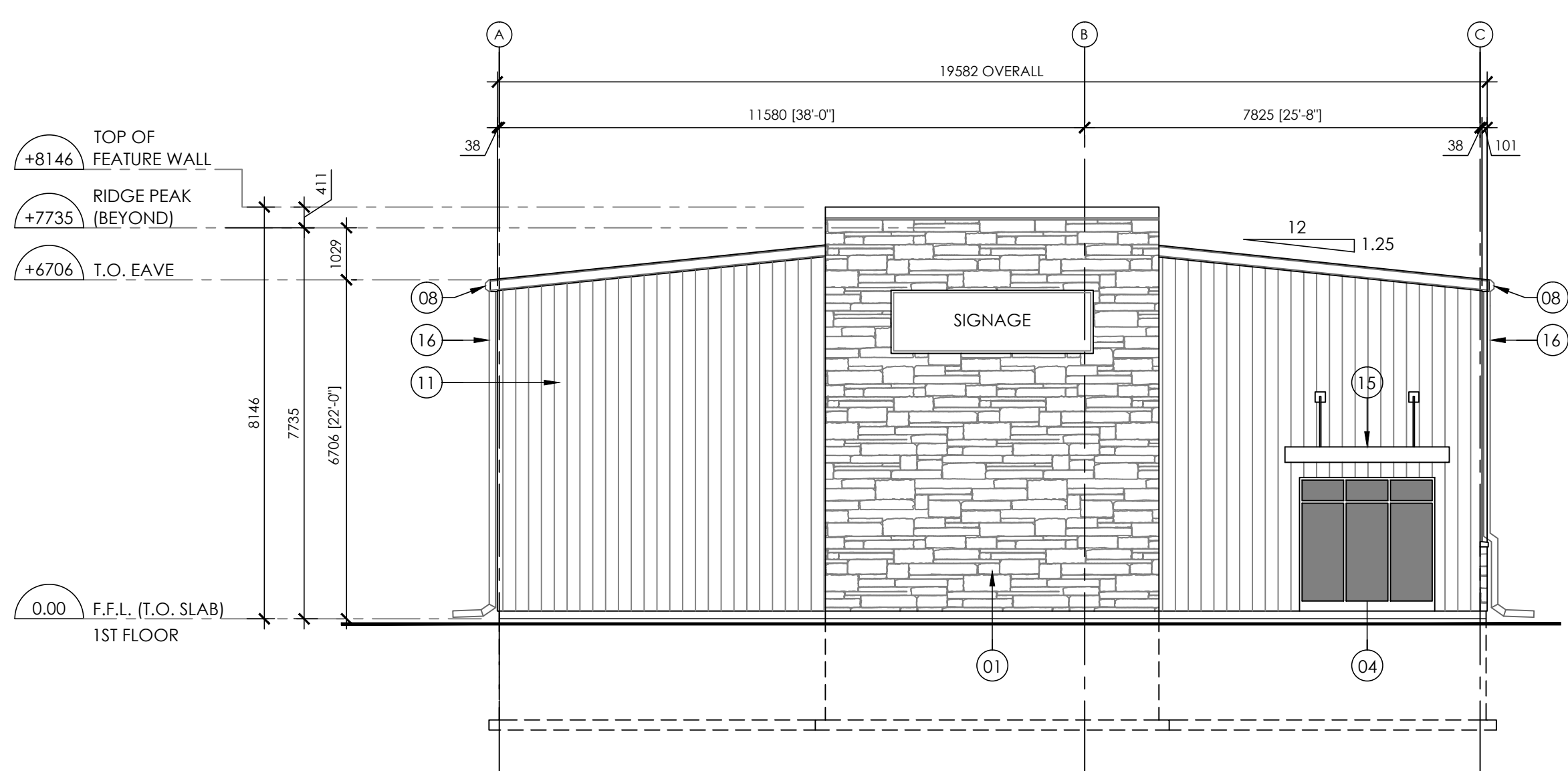
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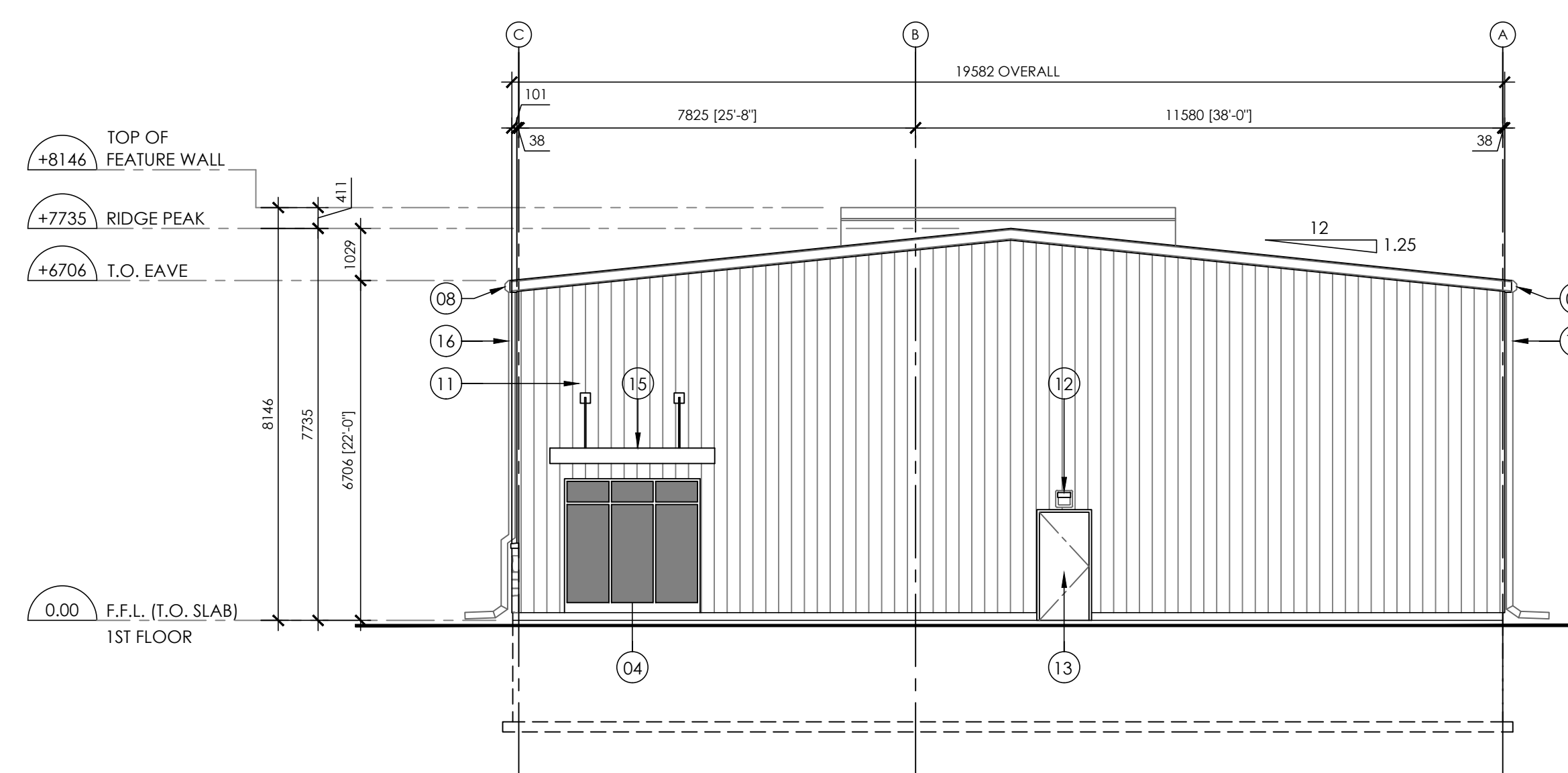
1 BUILDING 1: EXTERIOR SOUTH ELEVATION  
A3.0 SCALE 1:100



2 BUILDING 1: EXTERIOR NORTH ELEVATION  
A3.0 SCALE 1:100



3 BUILDING 1: EXTERIOR WEST ELEVATION  
A3.0 SCALE 1:100



4 BUILDING 1: EXTERIOR EAST ELEVATION  
A3.0 SCALE 1:100

**EXTERIOR ELEVATIONS NOTES**

- 01 EXTERIOR ARCHITECTURAL STONE VENEER - PRODUCT STYLE, FINISH AND COLOUR TO BE DETERMINED.
- 02 RESERVED.
- 03 RESERVED.
- 04 DARK TINTED GLASS IN BLACK ANODIZED ALUMINIUM WINDOW.
- 05 RESERVED.
- 06 RESERVED.
- 07 RESERVED.
- 08 PRE-FINISHED METAL ROOF GUTTER/EAVESTROUGH.
- 09 3658 (W) X 4267 (H) INSULATED SECTIONAL STEEL OVERHEAD DOOR.
- 10 150 Ø CONCRETE FILLED STEEL BOLLARD (TYP.). PAINT FINISH - COLOUR: TO BE DETERMINED.
- 11 32mm GALVANIZED CORRUGATED STEEL PANEL. PBR PANEL FROM ROBERTSON BUILDING SYSTEMS. COLOUR: TO BE DETERMINED.
- 12 EXTERIOR WALL MOUNTED LIGHT FIXTURE (TYP.).
- 13 EXTERIOR INSULATED STEEL DOOR AND FRAME. PAINT COLOUR: TO BE DETERMINED.
- 14 MECHANICAL HVAC/FAN LOUVER C/W PRE-FINISHED EXTERIOR METAL TRIM.
- 15 ENTRANCE CANOPY.
- 16 PRE-FINISHED STEEL DOWNSPOUT. COLOUR TO MATCH BUILDING CORRUGATED STEEL PANEL.
- 17 EXTERIOR INSULATED ALUMINIUM STOREFRONT DOOR AND SIDELIGHT ASSEMBLY WITH DARK TINTED GLASS.

NO.	ISSUE	DATE (YY/MM/DD)
00	ISSUED FOR SITE PLAN APPROVAL	2019/11/13
REVISIONS		

	SEAL
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PROJECT  
**NEW MULTI-TENANT  
 COMMERCIAL  
 DEVELOPMENT**  
 2822 CARP ROAD, CARP, ON

DRAWING TITLE  
**EXTERIOR  
 ELEVATIONS**

DRAWN BY	A.A.	DRAWING NO.
REVIEWED BY	A.A.	<b>A3.0</b>
START DATE	2020/07/09	PROJECT NO.
PROJECT NO.	20010	REVISION NO.
		00