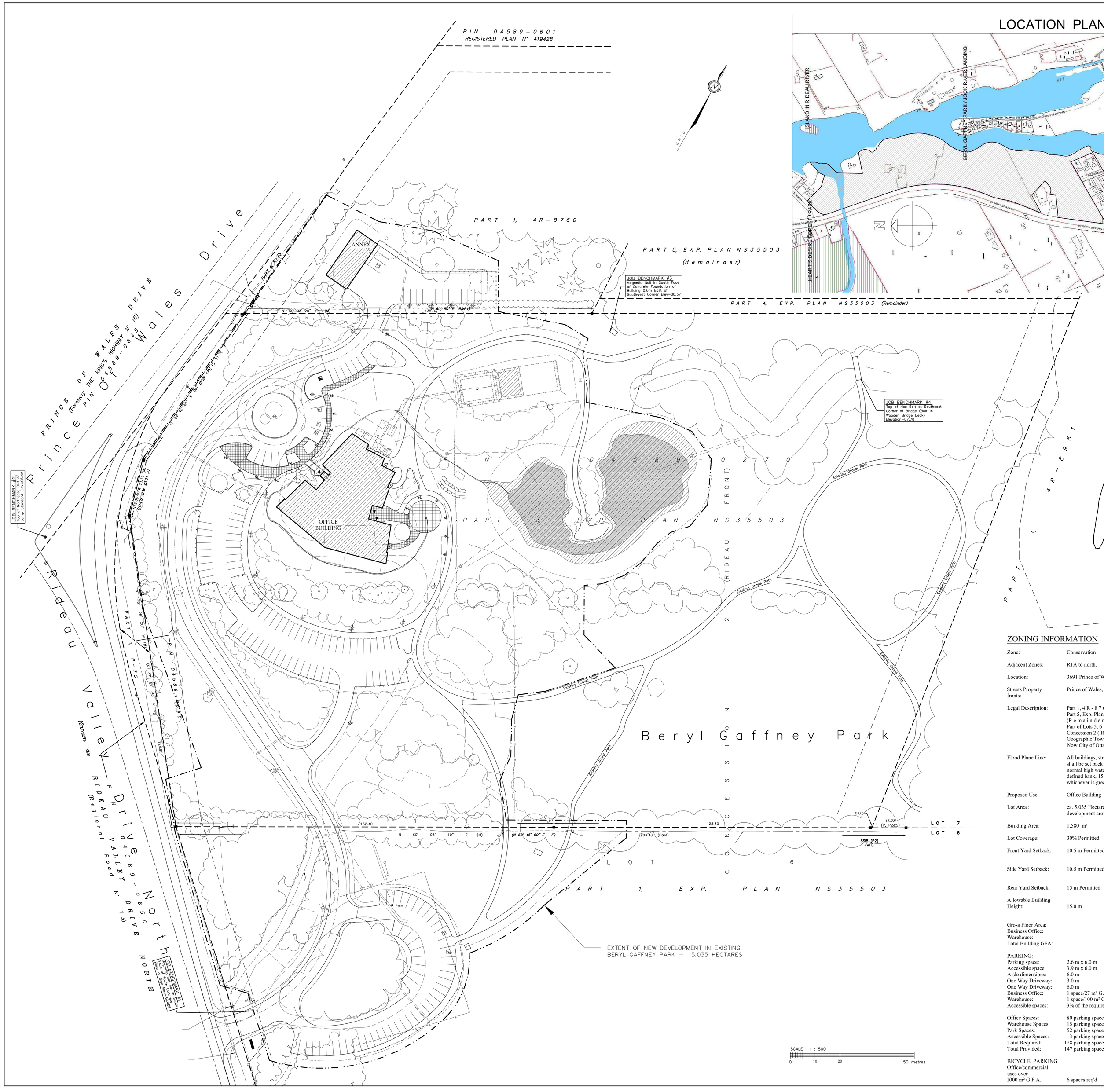
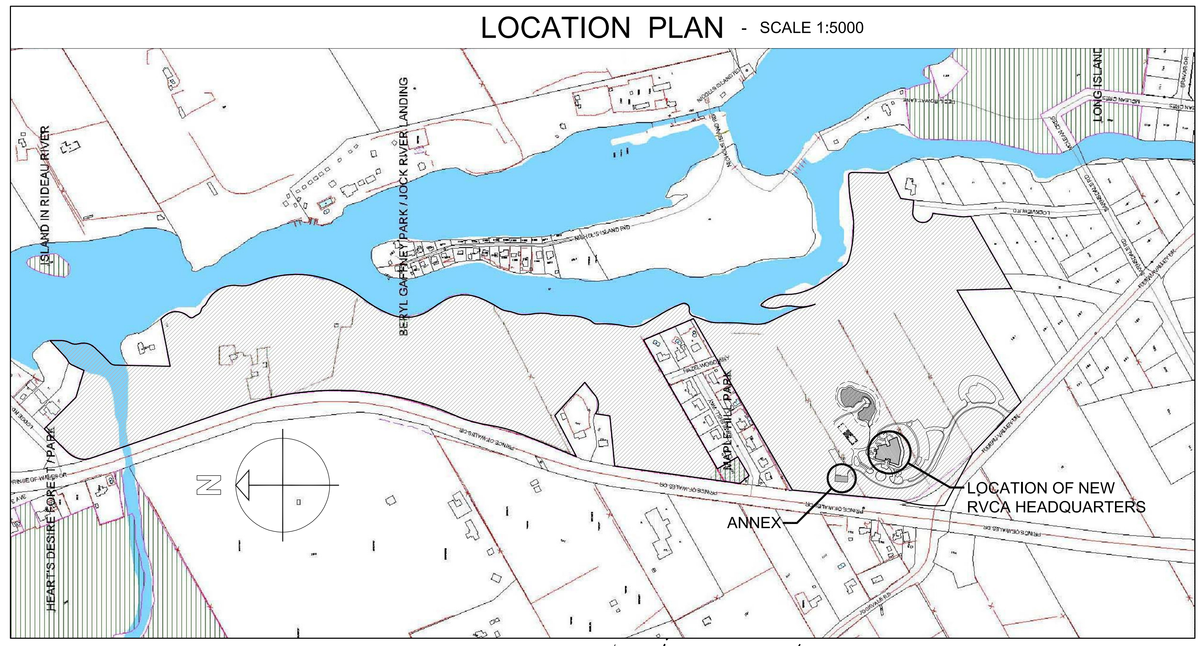


LOCATION PLAN - SCALE 1:5000



GENERAL NOTES

A THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.

B DO NOT SCALE DRAWINGS.

C ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.

D THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CHRISTOPHER SIMMONDS ARCHITECT. COPYRIGHT RESERVED.

UTILITY NOTES

1. THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ANY UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION AND LOCATION.

2. BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTES

1. BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM THE MTO CONTROL MONUMENT 00819050442 (N 5011700.958, E 366646.249), AND GSC CONTROL MONUMENT 00119053003 (N 5012269.481, E 366564.074) AND ARE REFERRED TO THE CENTRAL MERIDIAN 76° 30W LONGITUDE, ZONE 9 OF THE 3 ° M.T.M. ONTARIO COORDINATE SYSTEM (NAD 83).

2. THE SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON NOVEMBER 04, 2005.

ELEVATION NOTES

1. ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM.

2. ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.

3. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THEIR RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

SURVEY INFORMATION FROM:
Fairhall Moffatt & Woodland Ltd.
November 12, 2005 (Job #G44800)

DRAINAGE NOTE:
Levels and gradients indicated on this plan are minimums or approximate, refer to drainage plan by D.B.Gray Engineering for precise proposed grading. Final grading condition to be reviewed on site.

LANDSCAPE NOTE:
New planting & retaining walls locations indicated on this plan are approximate, refer to Landscape Plan by Lashley & Associates

GEOTECHNICAL NOTE:
Refer to Geotechnical Investigation Report No. PG0576-1 (dated April 26, 2005) prepared by Paterson Group Inc. See also addendum letter dated May 25, 2005.

UTILITY NOTE:
Utility connections are presented here for approval purposes. Refer to drawings by D.B.Gray for more specific information and to project specifications. All work related to City traffic to be performed to City Standards as indicated in the project specifications.

LEGEND:

- ● – SURVEY MONUMENT FOUND
- SIB – STANDARD IRON BAR
- SSIB – SHORT STANDARD IRON BAR
- IB – IRON BAR
- ø – ROUND
- (P) – EXPROPRIATION PLAN N° NS35503
- (P1) – PLAN 4R–8760
- (P2) – PLAN 4R–8951
- (S) – SET
- (M) – MEASURED
- (647)– H. R. FARLEY, O.L.S.
- (MTO)– MINISTRY OF TRANSPORTATION
- (GSC)– GEODETIC SURVEY OF CANADA
- (WIT)– WITNESS
- (SU) – SOURCE UNKNOWN
- ■ CB – CATCH BASIN
- ○ MH – MANHOLE
- ▲ – SIGN
- ● UP – UTILITY POLE
- ⊢ – GUY WIRE AND ANCHOR
- ⊥ – BOLLARD
- ● LS – LAMP STANDARD
- ✱ – CONIFEROUS TREE
- ✿ – DECIDUOUS TREE
- ▬ – CURB
- ▬ – EDGE OF TREES / BUSH
- ⟶ – FIRE ROUTE
- — – FEATURES TO BE REMOVED
- $^{T}_{74.20}$ – PROPOSED ELEVATION
- $^{x}_{72.96}$ – EXISTING ELEVATION

PROJECT TEAM INFORMATION

PROPERTY OWNER
City of Ottawa

ARCHITECT
Christopher Simmonds Architect
45 Eccles Street
Ottawa, Ontario
K1R 6S3
Tel: 567 7888
Fax: 567 7528
csimmonds@csarchitect.com

CIVIL / DRAINAGE ENGINEER
D. B. Gray Engineering Inc.
1052 Karsh Drive
Ottawa, Ontario
K1G 4N1
Tel: 249 8044
Fax: 249 9815
dbgray@rogers.com

SEPTIC DESIGN
Golder Associates Ltd.
32 Steacie Drive
Kanata, Ontario,
K2K 2A9
Tel: 592-9600
Fax: 592-9601
dgmartin@golder.com

LANDSCAPE ARCHITECT
Lashley & Associates
P.O. Box 74032,
5 Beechwood Avenue
Ottawa, Ontario K1M 2H9
Tel: 233 8579
Fax: 233 4051
lashassoc@aol.com

STRUCTURAL ENGINEER
Cleland Jardine Structural Engineering
580 Terry Fox Drive,
Suite 200
Kanata K2L 4B9
Tel: 591 1533
Fax: 591 1703
mcleland@clelandjardine.com

MECHANICAL/ELECTRICAL ENGINEER
Leslie Jones & Associates
319 Catherine Street
Ottawa, Ontario
Tel: 233 2758
Fax: 226 7224
ljones.lja@on.aibn.com

SURVEYOR
Fairhall Moffatt & Woodland Ltd.
235 Terence Mathews Crescent
Kanata, Ontario
K2M 2B3
Tel: 591 2580
Fax: 591 1495

SOILS ENGINEER
Morey Houle Chevrier Engineers Ltd.
5497 Manotick Main Street
P.O. Box 59
Ottawa , Ontario K4M 1A2
Tel: 692 8686
Fax: 692 6411
achevrier@mhceng.com

TRAFFIC ENGINEER
Delcan Corporation
1223 Michael Street, Suite 100
Ottawa, ON K1J 7T2
Tel: 738 4160
Fax: 739 7105

ZONING INFORMATION

Zone:	Conservation	
Adjacent Zones:	R1A to north.	
Location:	3691 Prince of Wales Drive.	
Streets Property fronts:	Prince of Wales, Rideau Valley Drive North	
Legal Description:	Part 1, 4 R - 8 7 6 0 Part 5, Exp. Plan NS35503 (R e m a i n d e r) Part of Lots 5, 6 & 7 Concession 2 (Rideau Front) Geographic Township of Nepean Now City of Ottawa	
Flood Plane Line:	All buildings, structures and septic systems shall be set back a min. of 30 m from the normal high water mark, or where there is a defined bank, 15 m from the top of bank, whichever is greater.	
Proposed Use:	Office Building	
Lot Area :	ca. 5.035 Hectares (extent of proposed site development around new office and annex).	
Building Area:	1,580 m²	
Lot Coverage:	30% Permitted	Not applicable
Front Yard Setback:	10.5 m Permitted	18.08 m Proposed (Annex Building)
Side Yard Setback:	10.5 m Permitted	79.47 m Proposed (Annex Building)
Rear Yard Setback:	15 m Permitted	Not applicable
Allowable Building Height:	15.0 m	9.25 m Proposed
Gross Floor Area:		
Business Office:		1,999 m²
Warehouse:		222 m²
Total Building GFA:		2,221 m²

PARKING:

Parking space:	2.6 m x 6.0 m	
Accessible space:	3.9 m x 6.0 m	
Aisle dimensions:	6.0 m	
One Way Driveway:	3.0 m	
One Way Driveway:	6.0 m	
Business Office:	1 space/27 m² G.F.A.	
Warehouse:	1 space/100 m² G.F.A.	
Accessible spaces:	3% of the required parking spaces.	
Office Spaces:	80 parking spaces	
Warehouse Spaces:	15 parking spaces	
Park Spaces:	52 parking spaces	(including 2 Bus Lay-by)
Accessible Spaces:	3 parking spaces	
Total Required:	128 parking spaces	
Total Provided:	147 parking spaces	

BICYCLE PARKING
Office/commercial uses over 1000 m² G.F.A.: 6 spaces req'd

No.	DATE	DESCRIPTION
02	JUNE 13, 06	PROPOSED EXTENT OF DEVELOPMENT
01	APRIL 27, 06	ISSUED FOR SITE PLAN CONTROL

ARCHITECT'S SEAL:

PROJECT NORTH:
TRUE NORTH
PROJECT NORTH

Christopher Simmonds ARCHITECT
THE ANNEX / 45 ECCLES ST. OTTAWA ON K1R 6S3
613.567.7888 PHONE / 613.567.7528 FAX / csarchitect.com

PROJECT:
RIDEAU VALLEY CONSERVATION AUTHORITY
5691 PRINCE OF WALES DRIVE

DRAWING TITLE:
SITE PLAN CONTROL APPLICATION

DATE:	2006/04/27	DRAWING No:
SCALE:	1:500	SP-1
DRAWN BY:	SCH	
JOB No:	246 - 05	