

1 SITE PLAN  
SP1 SCALE: 1:400

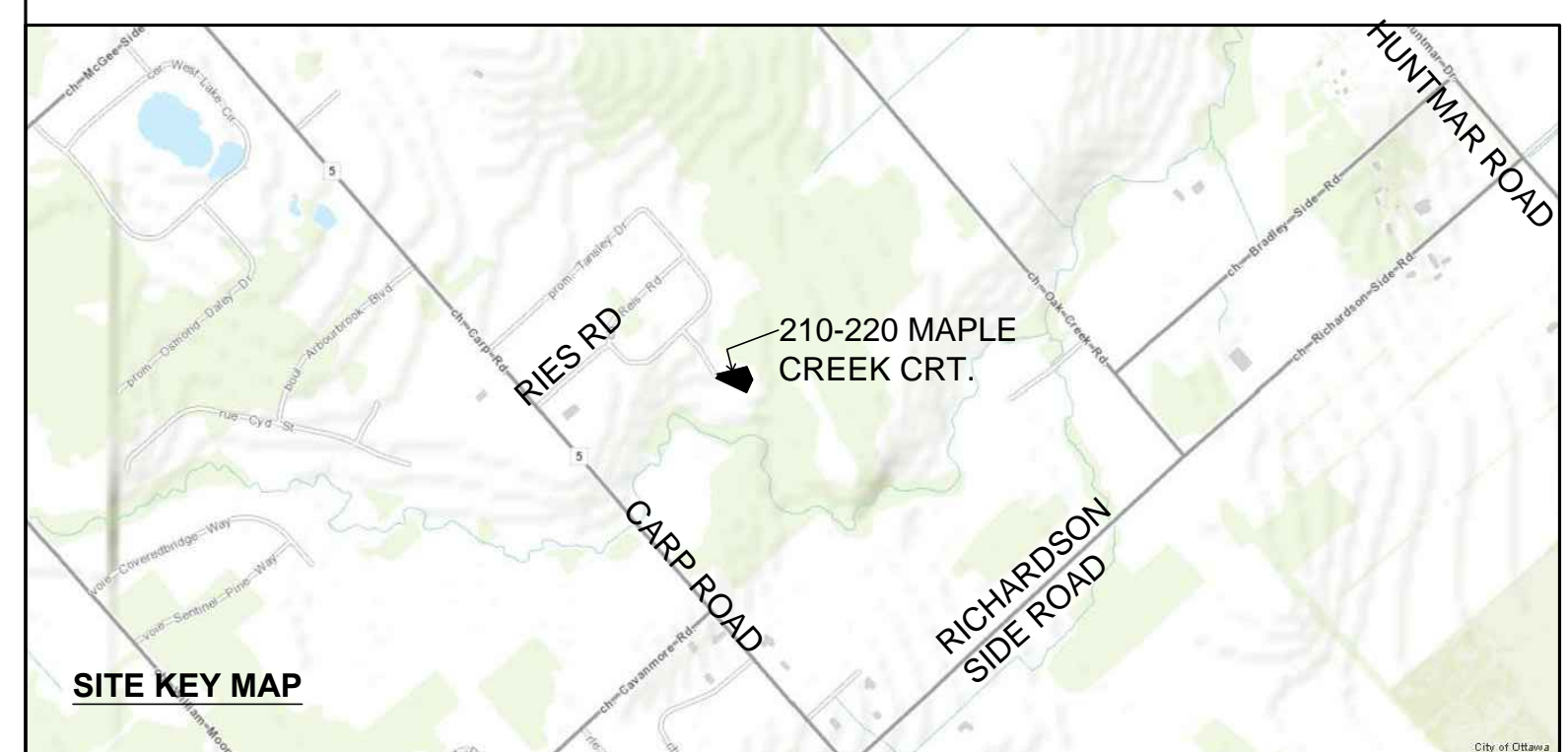
**PHASED WAREHOUSE DEVELOPMENT**  
 PHASE 1: 1859m<sup>2</sup>  
 PHASE 2: 1859m<sup>2</sup>  
 PHASE 3: 1859m<sup>2</sup>  
 PHASE 4: 1859m<sup>2</sup>  
 TOTAL BUILDING AREA = 7,432m<sup>2</sup> (79,848 SQ FT)  
 BUILDING USE: 10% OFFICE / 90% WAREHOUSE  
 TOTAL OFFICE AREA = 743m<sup>2</sup>  
 TOTAL WAREHOUSE AREA = 6,689m<sup>2</sup>

ZONING PROVISIONS:		
ZONE: RGS RURAL GENERAL INDUSTRIAL ZONE 5		
MECHANISM	REQUIRED	PROPOSED
MIN. LOT AREA	40,000m <sup>2</sup>	34,701m <sup>2</sup>
MIN. LOT WIDTH	30m	61m
MAX. LOT COVERAGE	50% max	21.4%
MIN. FRONT SETBACK	12m	20.58m (varies)
INT. YARD SETBACK	4.5m	>4.5m (varies)
MIN. REAR YARD SETBACK	10m	14.07m (varies)
MAX. BUILDING HEIGHT	15m	9.144m

PARKING		
OFFICE REQUIRED SPACES	(2.4/100m <sup>2</sup> )	18
LIGHT INDUSTRIAL REQ'D	(0.8/100m <sup>2</sup> )	54
TOTAL REQUIRED PARKING		72
TOTAL PARKING		102
TOTAL BARRIER FREE SPACES	3.66m X 5.2m	8

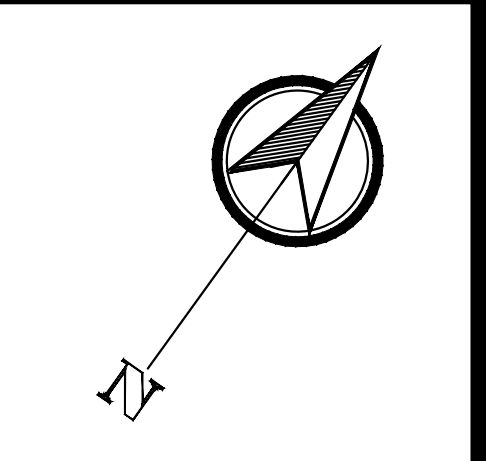
**NOTES & LEGEND**

TOF	TOP OF FOUNDATION	
TOS	TOP OF SILL	
USF	UNDERSIDE OF FOOTING	
MAN	MAIN ENTRANCE	
LOC	LOCATION OVERHEAD	
DOOR	DOOR	
EXIT	EXIT LOCATIONS	
BOLL	BOLLARD	



REVISION		
NO.	DATE	REVISION
1		
2		
3		
4		
5		

CIVIL / SURVEYOR:  
  
 ARCHITECT:



  
 BUILDING A REPUTATION ON EXCELLENCE  
 BBS CONSTRUCTION (ONTARIO) LTD.  
 1805 WOODWARD DRIVE,  
 OTTAWA, ON K2C 0P9  
 TEL: 613-226-8830 FAX: 613-226-7709  
 www.bbsconstruction.ca

  
 WALL SOUND  
 2434894 Ontario Inc.

PROJECT:  
 WALL SOUND - PHASED  
 OFFICE / WAREHOUSE PROJECT  
 210 / 220 MAPLE CREEK COURT

DRAWING TITLE:  
 SITE PLAN

PROJECT N°: 397-16  
 SCALE: AS NOTED  
 DRAWN BY: MK  
 DATE: 24/10/2016

DRAWING NO.  
**SP1**