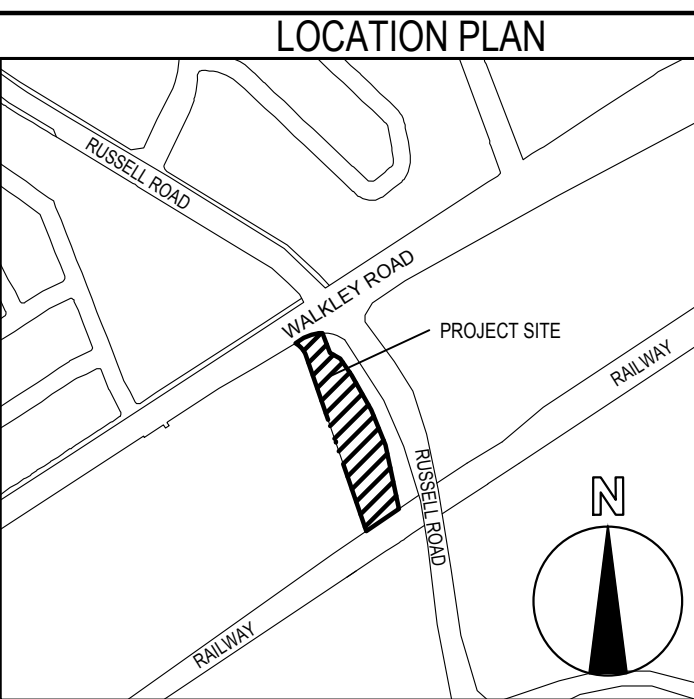
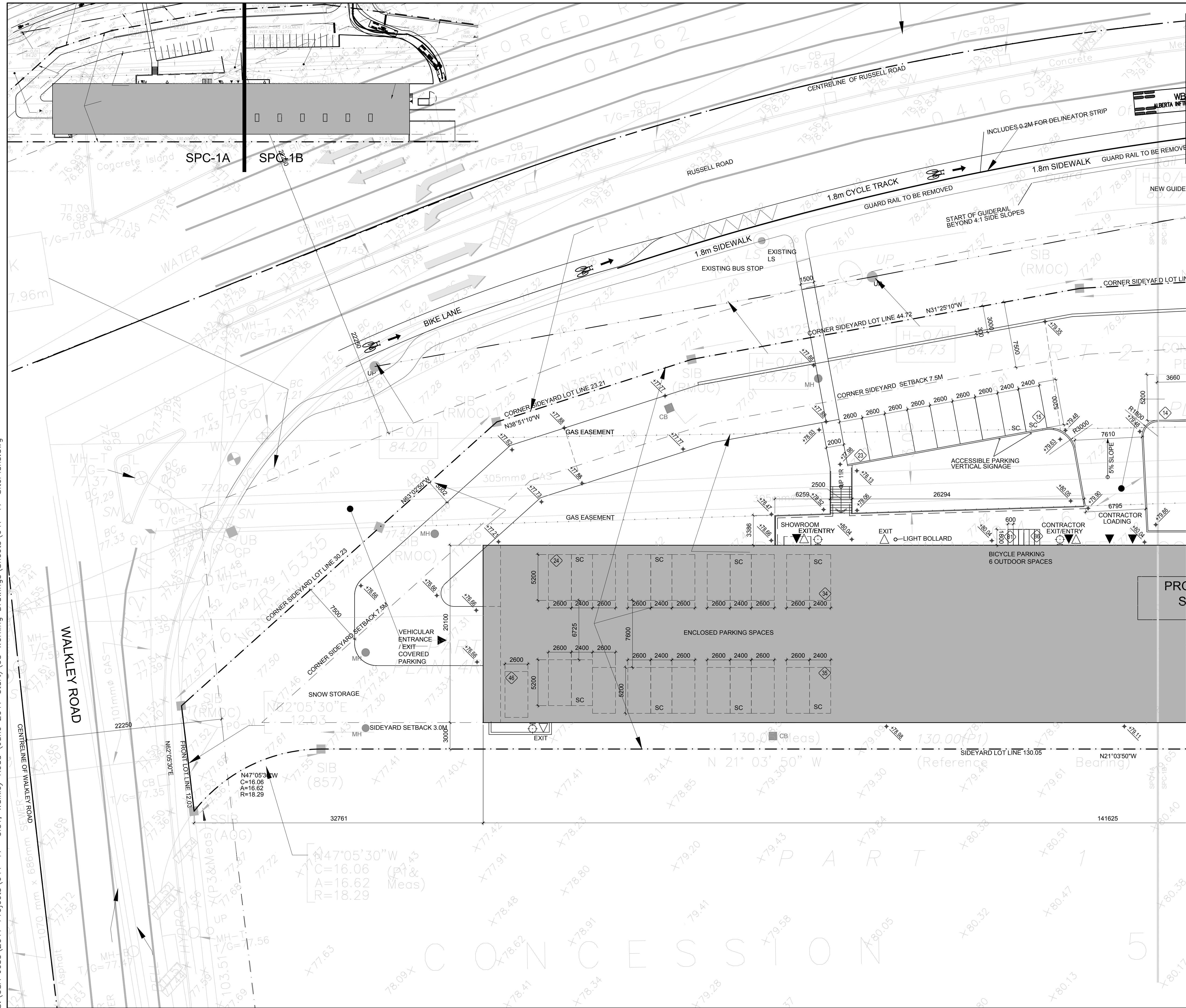




ZONING INFORMATION

Zone: IL [Light Industrial]

Legal Description:
Part of Lots A & 1,
Concession (Rideau Front) and
Part of the Road Allowance Between Concessions 5&6 (Rideau Front)
Parts 2, 3, 5 & 7
Registered Plan 4R-15335
City of Ottawa

PROPOSED USE:

Warehouse (Rear of Building)	
Showroom / Offices	
Building Area (GFA):	3196 m ²
Maximum Lot Coverage:	65% (9476.4m ² x 0.65 = 6159.6m ²)
Proposed Lot Coverage:	32% ((2847 / 9476.4) * 100 = 30%)
Current Lot Frontage:	12.03 m

BUILDING HEIGHT

Allowable:
Proposed:

PROPERTY SETBACKS

LIGHT INDUSTRIAL

-Front Yard Setback	7.5m required	7.5m provided
-Corner Yard Setback	7.5m required	7.5m provided
-Side Yard Setback As per Minor Variance	D08-02-13/A-00002	
	3.0m required	3.0m provided
-Rear Yard Setback	3.5m required	3.5m provided

(Abutting railway right-of-way)

GROSS FLOOR AREA

Warehouse GFA:	1501m ²
Total Showroom GFA:	1050m ²
Office Uses:	645m ²
Total Building GFA:	3196m ²

ACCESSORY DISPLAY AND SALES

Required: As per Minor Variance D08-02-13/A-00002, accessory display and sales area must be within the same building as the use to which it is accessory and must not exceed 1052m².

Provided: 1052m²

FLOOR SPACE INDEX

IL Zone: 2
Lot Area: 0.478 4ac

Max Allowable GFA: 189

Proposed GFA: 3196m²

LANDSCAPE AREAS
Required Minimum 14500

minimum otherwise.

PARKING

As per Table 101, Area C (Suburban Area) Uses Related - (bm) Light Industrial Use and (de) Warehouse.

Total light industrial (warehouse) spaces required: $0.8/100\text{m}^2 @ 1501\text{m}^2 = 12$
 Total light indust. (display and sales) required: $0.8/100\text{m}^2 @ 1050\text{m}^2 = 8.4$
 Total office area spaces required: $2.4/100\text{m}^2 @ 645\text{m}^2 = 15.5$
 Total visitor parking spaces required: 0

Total Spaces Required:

Spaces Provided:

Warehouse spaces:
Display and Sales spaces

Office spaces:

Handicap:

%Small Car Spaces: 17 Spaces = 37% (Allowable 40%)

BICYCLE PARKING

Light Industrial Use Required: 1 per 1000m² of GFA @ 1501m² = 1
Display and Sales Required: 1 per 1000m² of GFA @ 1050m² = 1
Office Use Required: 1 per 250m² of GFA @ 645m² = 2.6

Total Required: 5.2

Total Provided: 6

LEGEND

- | | |
|---|----------------------------|
|  | BUILDING ENTRANCE |
|  | BUILDING EXIT |
|  | EXISTING UTILITY POLE |
|  | EXISTING OVERHEAD WIRES |
|  | GAS EASEMENT |
|  | FIRE HYDRANT |
|  | PROPOSED GRADE ELEVATION |
|  | STAIR DIRECTION |
|  | RAMP DIRECTION |
|  | PARKING SPACE NUMBER |
|  | TRAFFIC DIRECTION ARROW |
|  | BARRIER-FREE PARKING SPACE |
|  | VISITOR PARKING SPACE |
|  | CATCH BASIN |
|  | RETAINING WALL |
|  | MAN-HOLE |
|  | FENCE |
|  | TREE |

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.
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02	SITE PLAN APPROVAL	08/31/2018
01	SITE PLAN APPROVAL	02/28/2018

No.	DATE	DESCRIPTION
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ARCHITECT'S SEAL:	PROJECT NORTH: 
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**Christopher
Simmonds
Architect**

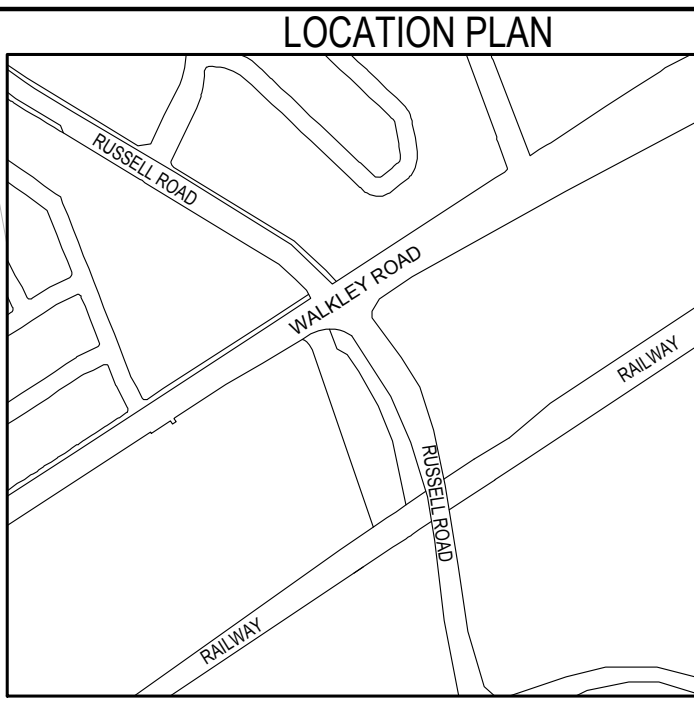
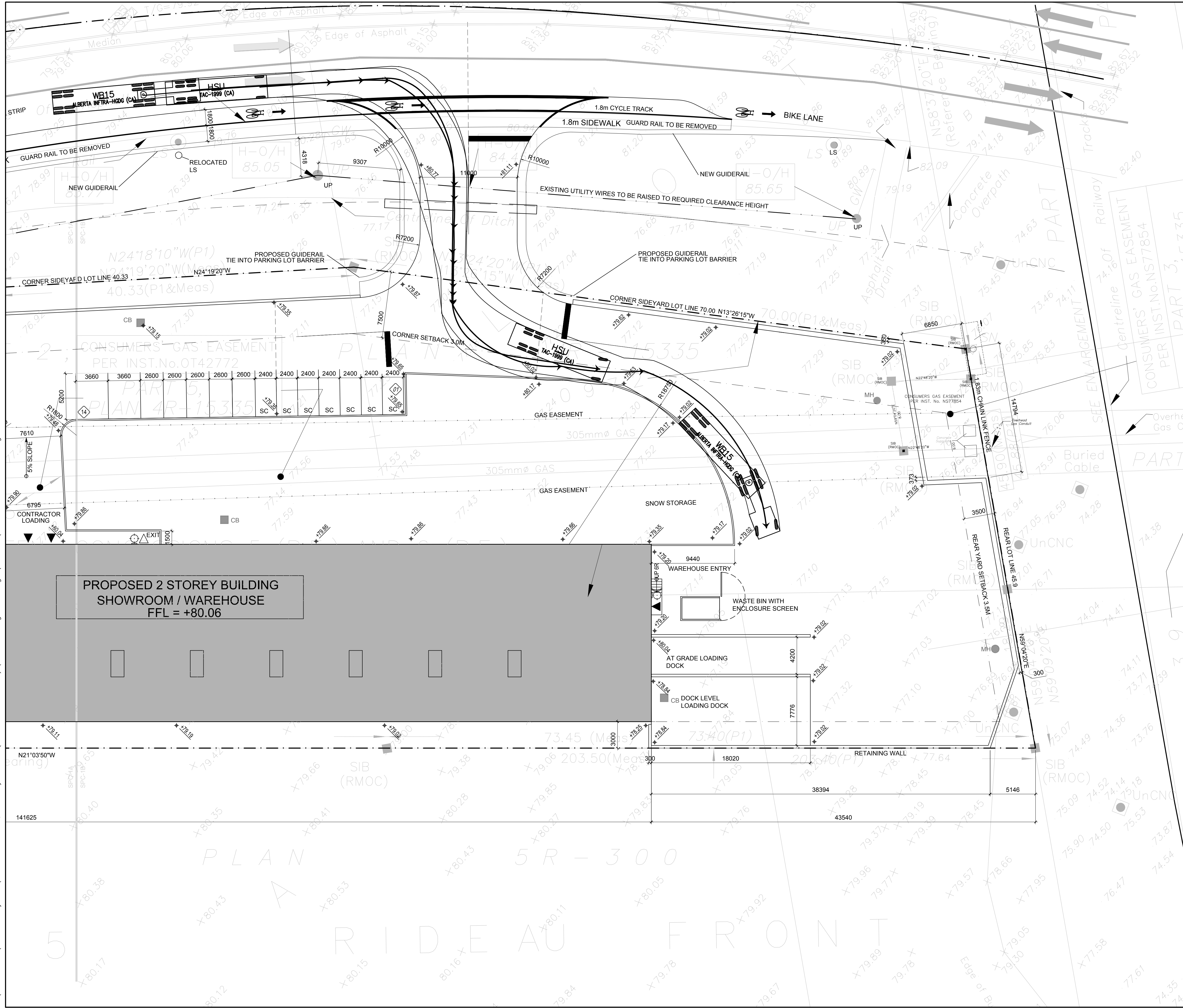
PROJECT:
2510 WALKLEY ROAD
OTTAWA ONTARIO

DRAWING TITLE:
SITE PLAN

DATE:	FEBRUARY 2018	DRAWING No:
SCALE:	1:200	
DRAWN BY:	SS/KS	
JOB No:	468-12	

SPC-1A

SPC-1A



ZONING INFORMATION

Zone: IL (Light Industrial)

Legal Description:
Part of Lots A & 1
Concession (Rideau Front) and
Part of the Road Allowance Between Concessions 586 (Rideau Front)
Parts 2, 3, 5 & 7
Registered Plan 4R-15335
City of Ottawa

PROPOSED USE:
Warehouse (Rear of Building)
Showroom / Offices

Building Area (GFA): 3196 m²
Maximum Lot Coverage: 65% (9476.4m² x 0.65 = 6159.6m²)
Proposed Lot Coverage: 22% ((28477 / 9476.4) * 100 = 30%)
Current Lot Footage: 12.03 m

BUILDING HEIGHT:
Allowable: 18 m
Proposed: 9.37 m

PROPERTY SETBACKS

LIGHT INDUSTRIAL:
-Front Yard Setback: 7.5m required, 7.5m provided
-Corner Yard Setback: 7.5m required, 7.5m provided
-Side Yard Setback As per Minor Variance D08-02-13A-00002: 3.0m required, 3.0m provided
-Rear Yard Setback: 3.5m required, 3.5m provided (Adjusting railway right-of-way)

GROSS FLOOR AREA:
Warehouse GFA: 1501m²
Total Showroom GFA: 1695m²
Office Uses: 645m²
Total Building GFA: 3196m²

ACCESSORY DISPLAY AND SALES:
Required: As per Minor Variance D08-02-13A-00002, accessory display and sales area must be within the same building as the use to which it is accessory and must not exceed 1052m².
Provided: 1052m²

FLOOR SPACE INDEX:
IL Zone 2
Lot Area: 9476.4m²
Max Allowable GFA: 1695m²
Proposed GFA: 3196m²

LANDSCAPE AREAS:
Required Minimum Width of Landscaped Area: 3m abutting a street, no minimum otherwise.

PARKING:
As per Table 101, Area C (Suburban Area) Uses Related - (bm) Light Industrial Use and (d6) Warehouse.
Total light industrial (warehouse) spaces required: 0.8/100m²@1501m² = 12
Total light indust. (display and sales) required: 0.8/100m²@1050m² = 8.4
Total office area spaces required: 2.4/100m²@645m² = 15.5
Total visitor parking spaces required: 0

Total Spaces Required: 36
Spaces Provided: 46
Warehouse spaces: 12
Display and Sales spaces: 18
Office spaces: 16
Handicap: 2

%Small Car Spaces: 17 Spaces = 37% (Allowable 40%)

BICYCLE PARKING:
Light Industrial Use Required: 1 per 1000m² of GFA @ 1501m² = 1.5
Display and Sales Required: 1 per 1000m² of GFA @ 1050m² = 1.1
Office Use Required: 1 per 200m² of GFA @ 645m² = 2.6
Total Required: 5.2
Total Provided: 5

LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- EXISTING UTILITY POLE
- FIRE HYDRANT
- PROPOSED GRADE ELEVATION
- STAIR DIRECTION
- RAMP DIRECTION
- PARKING SPACE NUMBER
- TRAFFIC DIRECTION ARROW
- BARRIER-FREE PARKING SPACE
- VISITOR PARKING SPACE
- CATCH BASIN
- RETAINING WALL
- MANHOLE
- FENCE
- TREE

GENERAL NOTES

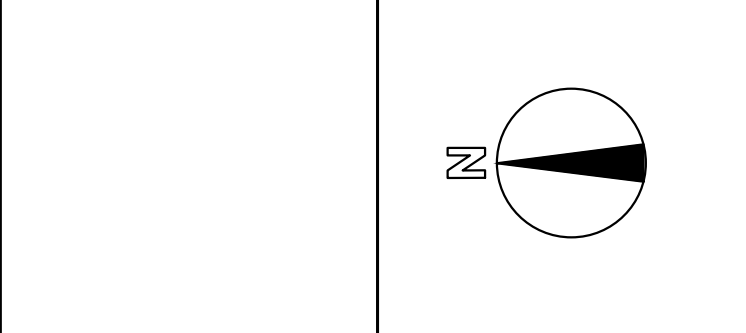
- A THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
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02 SITE PLAN APPROVAL 08/31/2018

01 SITE PLAN APPROVAL 02/28/2018

No. DATE DESCRIPTION

ARCHITECT'S SEAL: PROJECT NORTH:



Christopher Simmonds
Architect

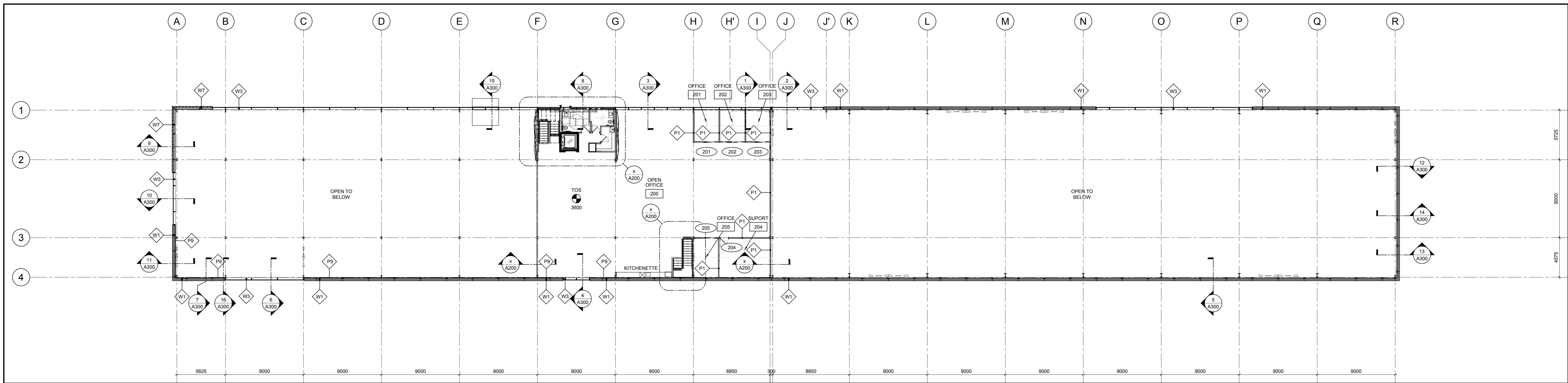
THE ANNEX / 66 CECILS ST. OTTAWA ON K1R 6S3
613.567.7888 PHONE / 613.567.7528 FAX
csarchitect.com

PROJECT:
2510 WALKLEY ROAD
OTTAWA ONTARIO

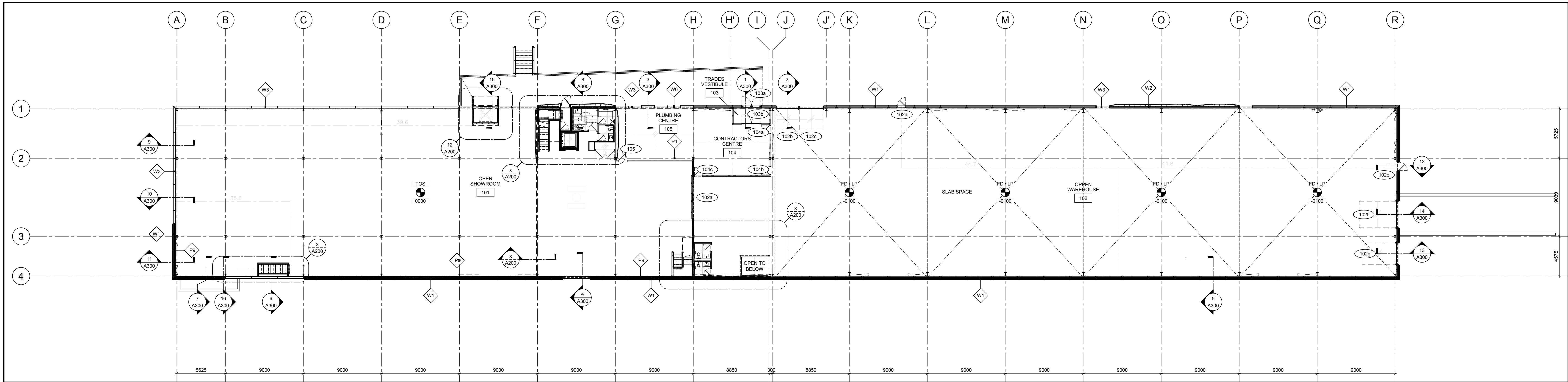
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SITE PLAN

DATE: FEBRUARY 2018 DRAWING No:
SCALE: 1:200
DRAWN BY: SS/KS
JOB No: 468-12

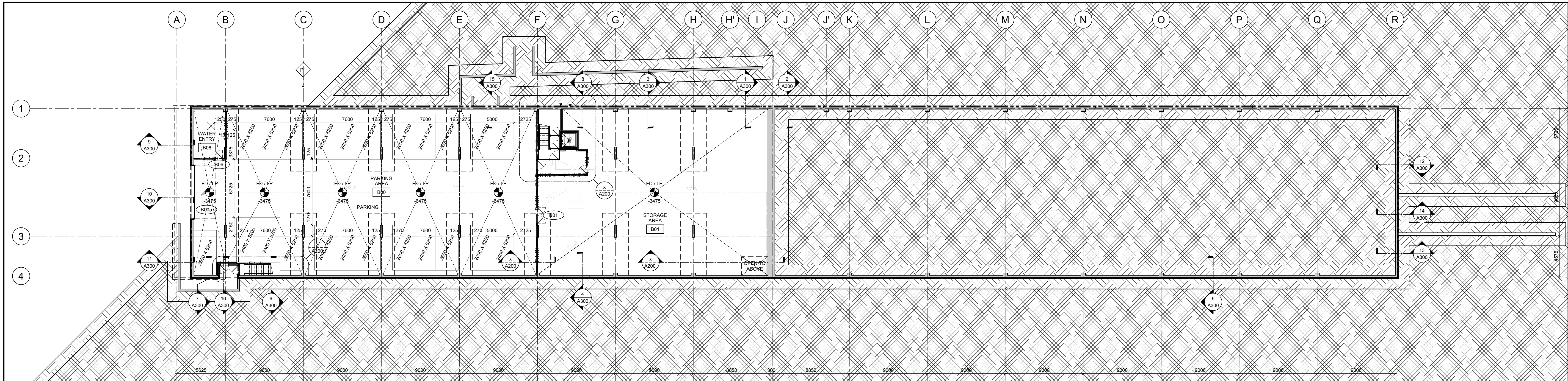
SPC-1B



1 OVERALL MEZZANINE PLAN
SCALE = 1:200



2 OVERALL GROUND PLAN
SCALE = 1:200



3 OVERALL BASEMENT PLAN
SCALE = 1:200

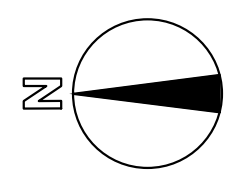
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01 SITE PLAN APPROVAL 08/31/2018

REV. ISSUED FOR MM/DD/YYYY

ARCHITECT'S SEAL: PROJECT NORTH:



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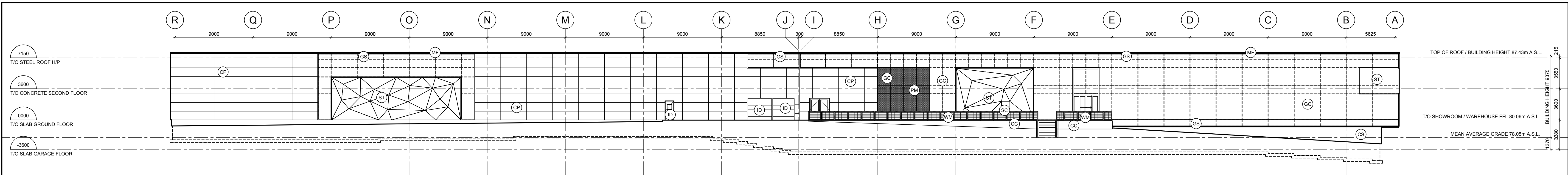
PROJECT: 2510 WALKLEY ROAD
OTTAWA ONTARIO

DRAWING TITLE:
OVERALL PLANS

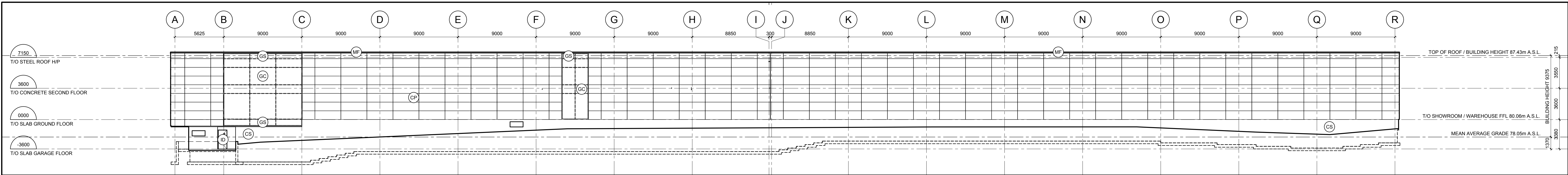
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DRAWN BY: JK
JOB No: 641-17

A101

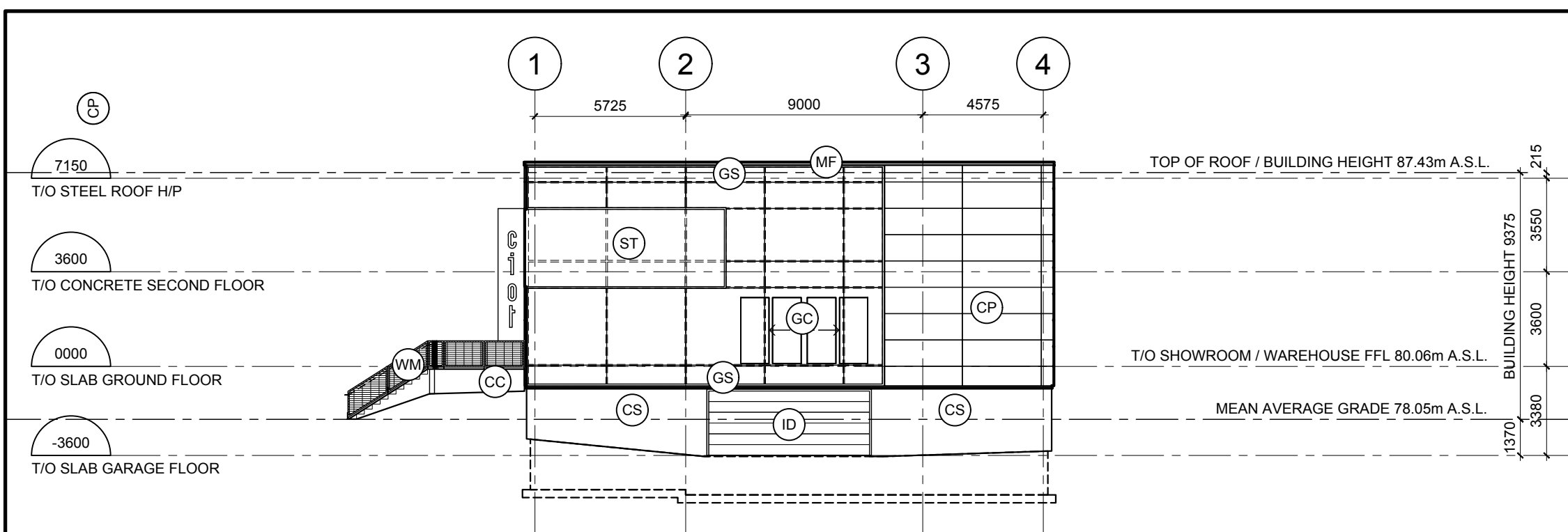
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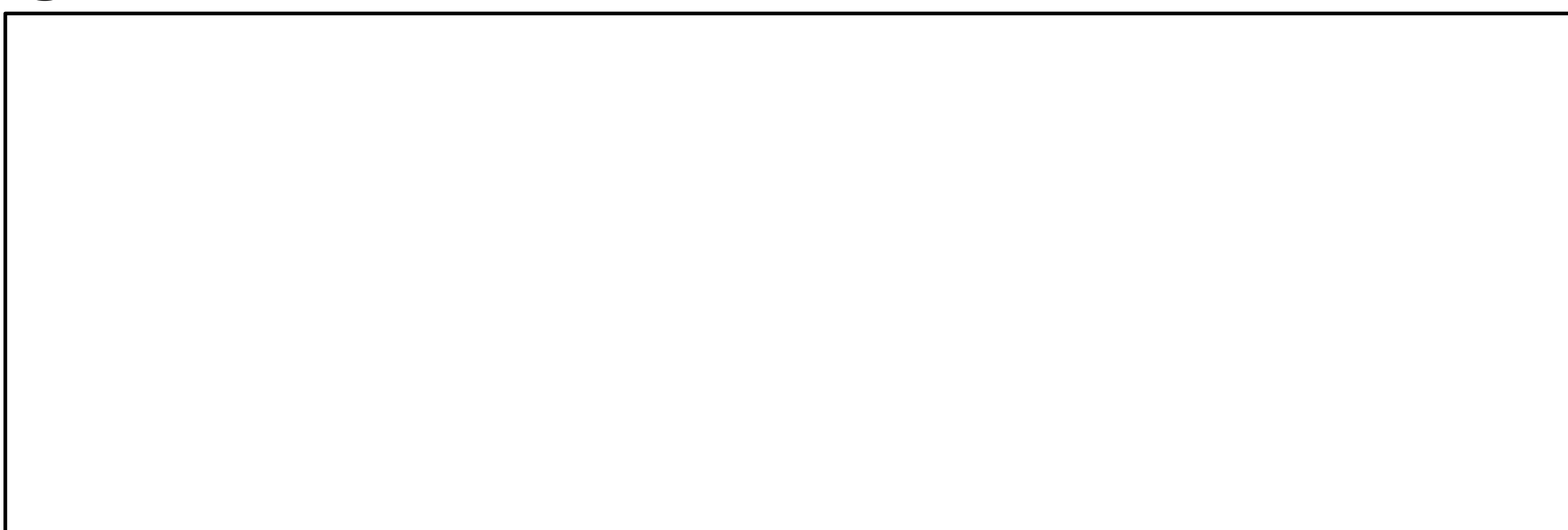
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SCALE = 1/200



3 WEST ELEVATION
SCALE = 1/200



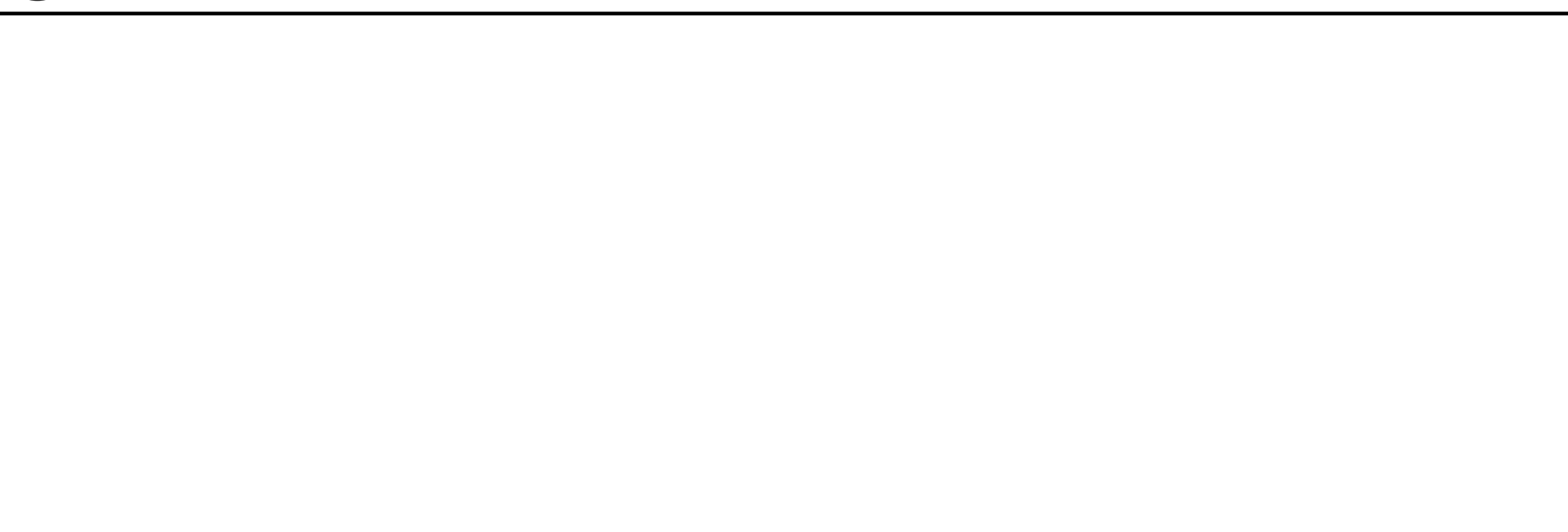
4 NORTH ELEVATION
SCALE = 1/200



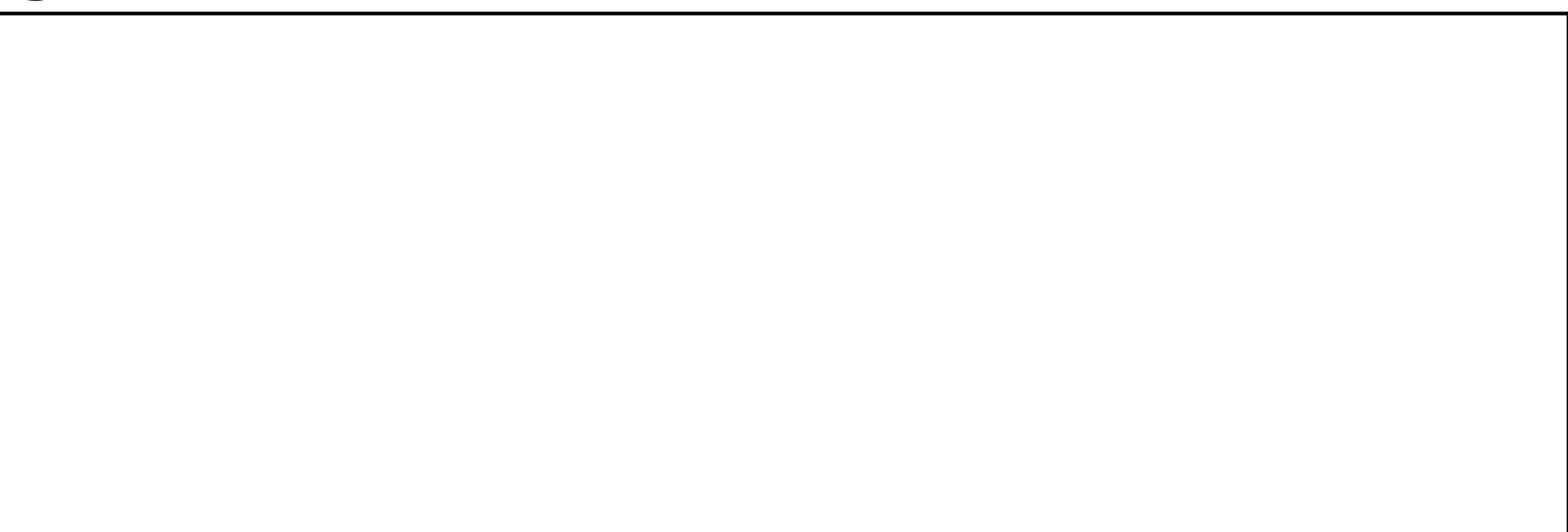
7 LONG SECTION
SCALE = 1/200



5 SHORT SECTION
SCALE = 1/200



6 SOUTH ELEVATION
SCALE = 1/200



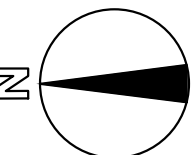
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- D THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CHRISTOPHER SIMMONDS ARCHITECT INC. COPYRIGHT RESERVED.
- (CC) CAST-IN-PLACE CONCRETE
- (CP) CONCRETE PRECAST PANEL
- (CS) CEMENT STUCCO
- (GC) GLASS CLEAR PANEL
- (GP) GLASS SPANDREL PANEL
- (ID) INSULATED PREFINISHED METAL DOOR
- (MF) PRE-FINISHED METAL FLASHING
- (SC) STONE CLAD DOOR
- (ST) STONE PANEL
- (WM) WIRE MESH

01 SITE PLAN APPROVAL 08/31/2018

REV. ISSUED FOR MM/DD/YYYY

ARCHITECT'S SEAL: PROJECT NORTH:



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613.567.7888 PHONE / 613.567.7528 FAX
carchitect.com

Christopher
Simmonds
Architect

PROJECT: 2510 WALKLEY ROAD
OTTAWA ONTARIO

DRAWING TITLE:
OVERALL SECTIONS AND ELEVATIONS

DATE: 01/21/2018 DRAWING No:
SCALE: AS INDICATED
DRAWN BY: JK
JOB No: 641-17

A102