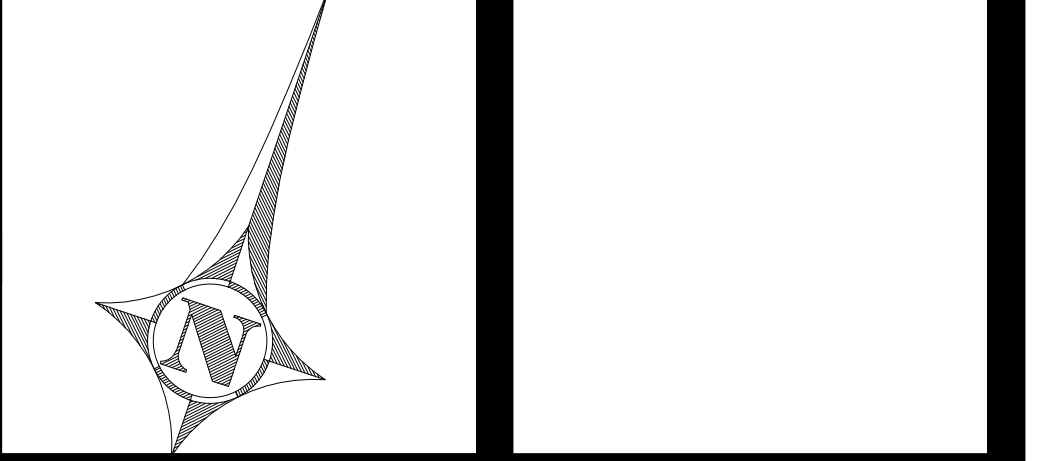


REVISION		
NO.	DATE	REVISION
1	JAN.21 2020	ISSUED FOR SPA
2		
3		
4		
5		

CIVIL ENGINEER:



BBS
 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

OWNER:
 MORIN BROS. INC.



PROJECT:
 7 TRISTAN CRT. WAREHOUSE PROJECT

DRAWING TITLE:
 SITE PLAN

PROJECT N°: 480 DRAWING NO.

SCALE: AS NOTED

DRAWN BY: MK

DATE: 1/21/2018

SP1

1 SITE PLAN
 SP1 SCALE: 1:300

ZONING PROVISIONS:
 ZONE: IH1 - HEAVY INDUSTRIAL ZONE-1

EXISTING BUILDINGS:
 -1247m² - WAREHOUSE
 -1855m² - WAREHOUSE
 -475m² - OFFICE
 -3.77m² GFA TOTAL

NEW BUILDINGS:
 -1,259 m² WAREHOUSE
 -229 m² 1-STORY OFFICE ADDITION

NEW TOTAL GFA: 5.300m²

MECHANISM	REQUIRED	PROPOSED
MIN. LOT AREA	4000m ²	18,928m ²
MIN. FRONT SETBACK	7.5m	varies
MIN. CORNER YARD	7.5m	0/0
INT. YARD SETBACK	3.0m	3.0m
MIN. REAR YARD SETBACK	3.0m	3.0m
MAX. BUILDING HEIGHT	22m	9.14m
MAX FLOOR SPACE INDEX	2	2
MIN. LANDSCAPE WIDTH	3.0m	3.0m

PARKING:
 MIN REQUIRED SPACES
 WAREHOUSE (0.8/100m²)
 OFFICE (2.4/100m²)
 TOTAL PARKING 2.6mX5.2m 61
 TOTAL BARRIER FREE SPACES 3.7m X 5.2m 2
 LOADING SPACES 9mX3.5m 1

NOTES & LEGEND

TOP OF FOUNDATION	TOP OF SLAB	UNDERMINER OF FOOTING	EXTENT OF AREA OF WORK
USE			
MAIN ENTRANCE	LOCATION OF OVERHEAD DOOR		
EXIT LOCATIONS			
BOLLARD			
DEPRESSED CURB			
PROPERTY LINE			
LINE OF SETBACKS			
FIRE HYDRANT			
CATCH BASIN MAN HOLE			
CATCH BASIN			
LANDSCAPE CATCH BASIN			