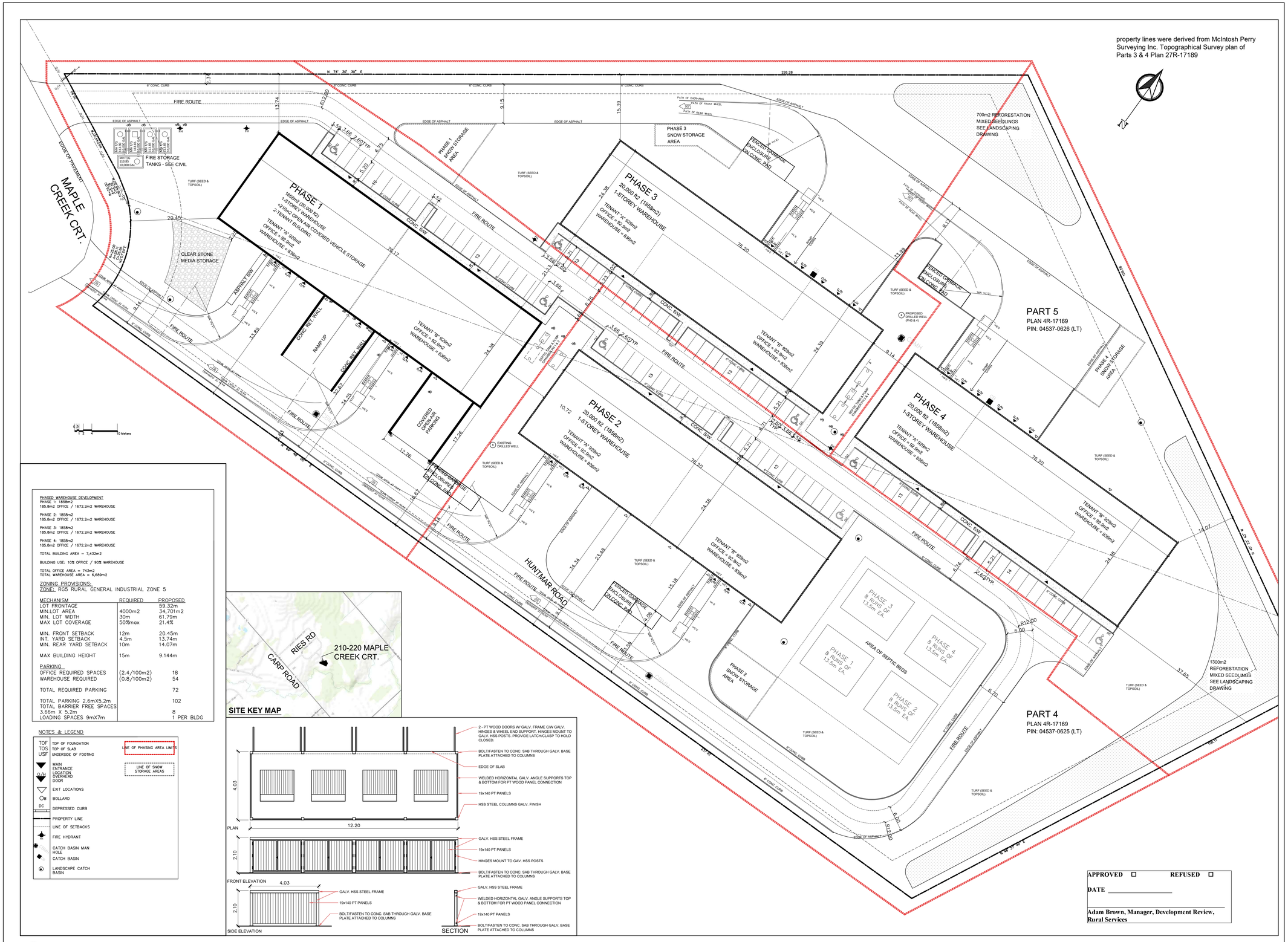

PHASED WAREHOUSE DEVELOPMENT
PHASE 1: 1858m2
185.8m2 OFFICE / 1672.2m2 WAREHOUSE

PHASE 2: 1858m2
185.8m2 OFFICE / 1672.2m2 WAREHOUSE

PHASE 3: 1858m2
185.8m2 OFFICE / 1672.2m2 WAREHOUSE

PHASE 4: 1858m2
185.8m2 OFFICE / 1672.2m2 WAREHOUSE

TOTAL BUILDING AREA – 7,432m2

BUILDING USE: 10% OFFICE / 90% WAREHOUSE

TOTAL OFFICE AREA = 743m2
TOTAL WAREHOUSE AREA = 6,689m2

ZONING PROVISIONS:
ZONE: RGS RURAL GENERAL INDUSTRIAL ZONE 5

MECHANISM	REQUIRED	PROPOSED
LOT FRONTAGE		59.32m
MIN.LOT AREA	4000m2	34,701m2
MIN. LOT WIDTH	30m	61.79m
MAX LOT COVERAGE	50%max	21.4%
MIN. FRONT SETBACK	12m	20.45m
INT. YARD SETBACK	4.5m	13.74m
MIN. REAR YARD SETBACK	10m	14.07m
MAX BUILDING HEIGHT	15m	9.144m
PARKING		
OFFICE REQUIRED SPACES	(2.4/100m2)	18
WAREHOUSE REQUIRED	(0.8/100m2)	54
TOTAL REQUIRED PARKING		72
TOTAL PARKING 2.6mX5.2m		102
TOTAL BARRIER FREE SPACES 3.66m X 5.2m		8
LOADING SPACES 9mX7m		1 PER BLDG

NOTES & LEGEND

TOF TOP OF FOUNDATION
TOS TOP OF SLAB
USF UNDERSIDE OF FOOTING
MAIN ENTRANCE
O/H LOCATION OVERHEAD DOOR
EXIT LOCATIONS
OB BOLLARD
DC DEPRESSED CURB
PROPERTY LINE
LINE OF SETBACKS
FIRE HYDRANT
CATCH BASIN MAN HOLE
CATCH BASIN
LANDSCAPE CATCH BASIN
LINE OF PHASING AREA LIMITS
LINE OF SNOW STORAGE AREAS

SITE KEY MAP

APPROVED ☐ REFUSED ☐

DATE _____

Adam Brown, Manager, Development Review, Rural Services

01 SITE PLAN
SP1 SCALE: 1:400

DEIMLING ARCHITECTURE & INTERIOR DESIGN

BBS CONSTRUCTION (Ontario) LTD.

wall sound-lighting-staging

McINTOSH PERRY

North

Revisions

No.	By	Description	Date
03	JM	REVISED FOR SITE PLAN APPROVAL	09 JUNE 2020
02	MK	ADDED RAMP TO PHASE 1	18 DEC 2019
01	MK	REVISED FOR SPA	13 DEC 2017

Project

WALL SOUND PHASED OFFICE/ WAREHOUSE PROJECT

210 & 220 MAPLE CREEK COURT, OTTAWA, ON.

Drawing

SITE PLAN

Scale
AS NOTED

Drawn
J.M.

Checked
C.D.

Stamp
ONTARIO ASSOCIATION OF ARCHITECTS
CHRISTOPHER LEE DEIMLING
LICENCE
6238

Project No.
19-158

Date
JANUARY 2020

Drawing No.
SP1