



1 SITE PLAN
SP1 SCALE: 1:400

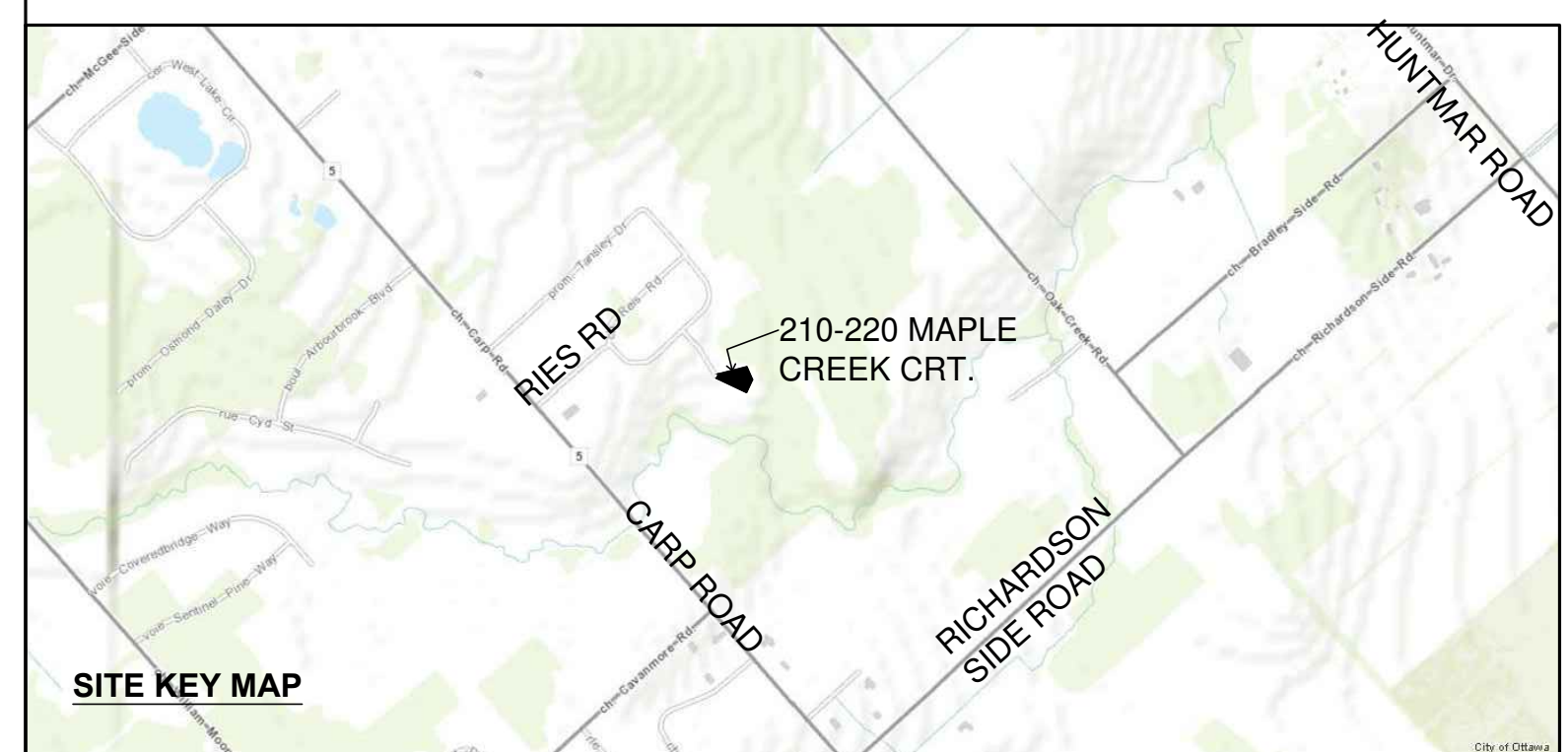
PHASED WAREHOUSE DEVELOPMENT
 PHASE 1: 1859m²
 PHASE 2: 1859m²
 PHASE 3: 1859m²
 PHASE 4: 1859m²
 TOTAL BUILDING AREA = 7,432m² (79,848 SQ FT)
 BUILDING USE: 10% OFFICE / 90% WAREHOUSE
 TOTAL OFFICE AREA = 743m²
 TOTAL WAREHOUSE AREA = 6,689m²

ZONING PROVISIONS:		
ZONE: RGS RURAL GENERAL INDUSTRIAL ZONE 5		
MECHANISM	REQUIRED	PROPOSED
MIN. LOT AREA	40,000m ²	34,701m ²
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 ²)	18
LIGHT INDUSTRIAL REQ'D	(0.8/100m ²)	54
TOTAL REQUIRED PARKING		72
TOTAL PARKING		102
TOTAL BARRIER FREE SPACES	3.66m X 5.2m	8

NOTES & LEGEND

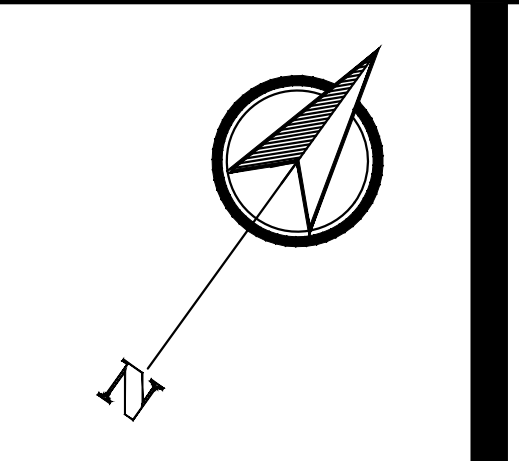
TOF	TOP OF FOUNDATION	
TOS	TOP OF SLAB	
USF	UNDERSIDE OF FOOTING	
MAN	MAIN ENTRANCE	
LOC	LOCATION OVERHEAD COOR	
EXIT	EXIT LOCATIONS	
BOLL	BOLLARD	



REVISION		
NO.	DATE	REVISION
1		
2		
3		
4		
5		

CIVIL / SURVEYOR:

 ARCHITECT:




 BUILDING A REPUTATION ON EXCELLENCE
 BBS CONSTRUCTION (ONTARIO) LTD.
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 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