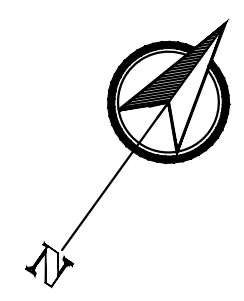


property lines were derived from McIntosh Perry Surveying Inc. Topographical Survey plan of Parts 3 & 4 Plan 27R-17189



PHASED WAREHOUSE DEVELOPMENT

PHASE 1: 185.8m² OFFICE / 1672.2m² WAREHOUSE
 185.8m² OFFICE / 1672.2m² WAREHOUSE

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

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

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

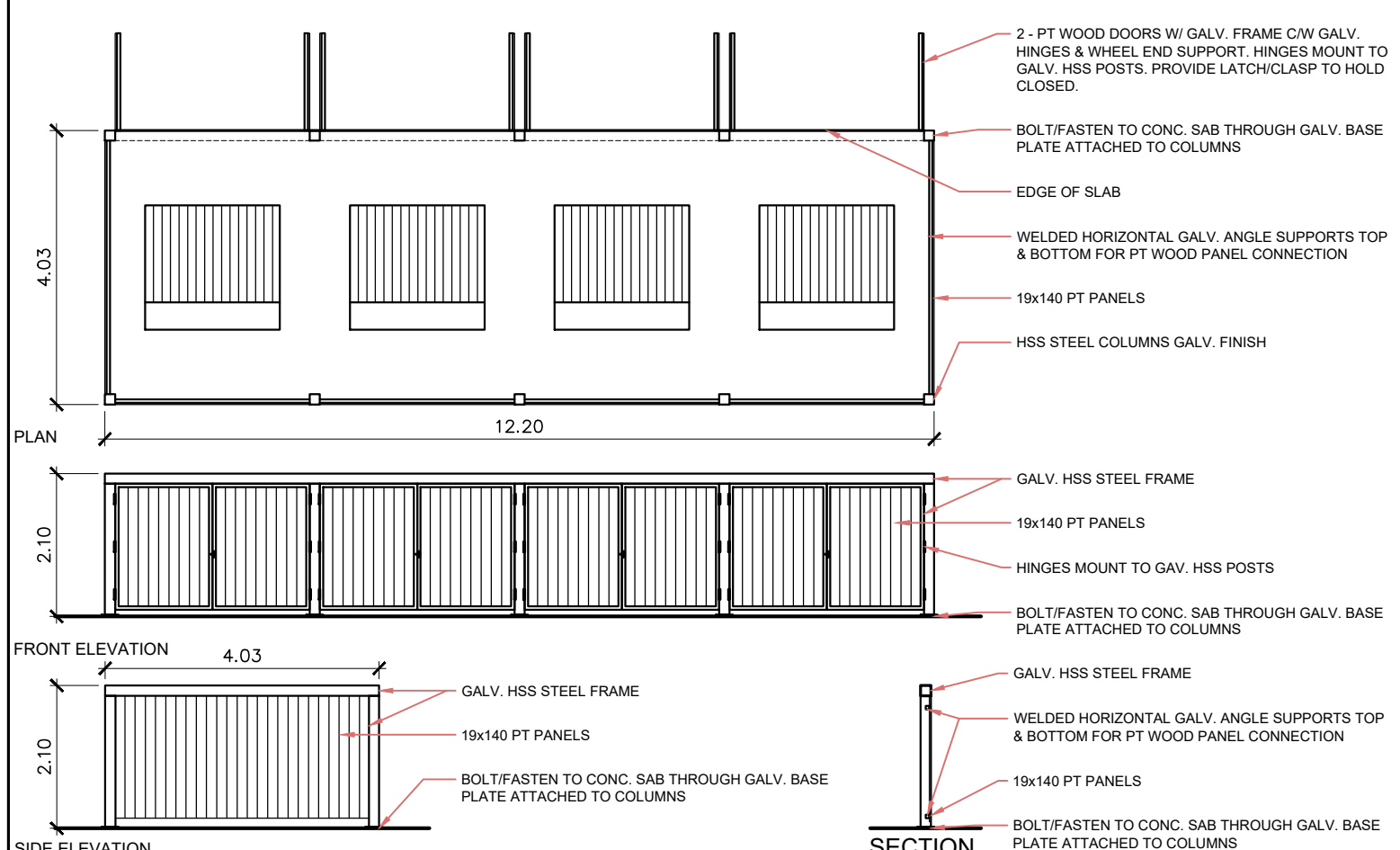
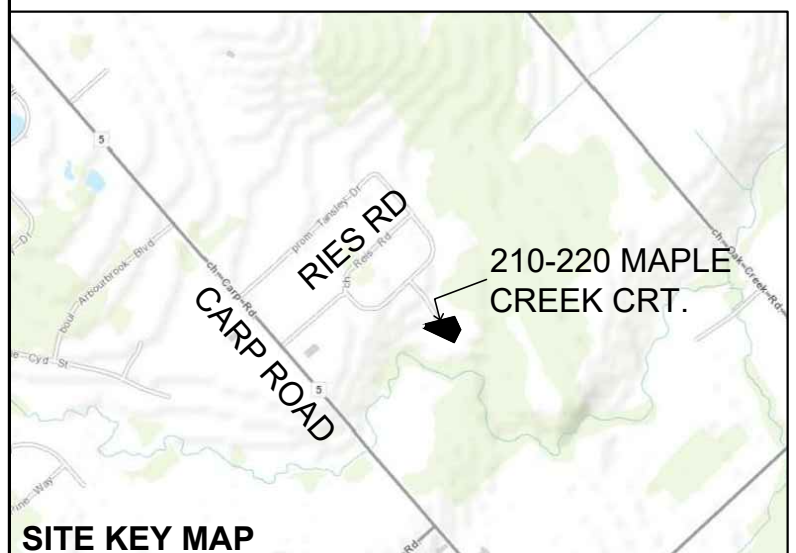
TOTAL BUILDING AREA = 7,432m²
 BUILDING USE: 10% OFFICE / 90% WAREHOUSE
 TOTAL OFFICE AREA = 743m²
 TOTAL WAREHOUSE AREA = 6,689m²

ZONING PROVISIONS:
 ZONE: RGS RURAL GENERAL INDUSTRIAL ZONE 5

MECHANISM	REQUIRED	PROPOSED
LOT FRONTAGE	400m	59.32m
MIN. LOT AREA	34,701m ²	34,701m ²
MIN. LOT WIDTH	61.79m	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	(2.4/100m ²)	18
WAREHOUSE REQUIRED	(0.8/100m ²)	54
TOTAL REQUIRED PARKING		72
TOTAL PARKING 2.6mX5.2m		102
TOTAL BARRIER FREE SPACES		8
LOADING SPACES 9mX7m		1 PER BLDG



NOTES & LEGEND

TOP	TOP OF FOUNDATION
TOS	TOP OF SLAB
USF	UNDERSIDE OF FOOTING
MA	MAIN ENTRANCE LOCATION OVERHEAD DOOR
EA	EXIT LOCATIONS
OB	BOLLARD
DC	DEPRESSED CURB
PL	PROPERTY LINE
LS	LINE OF SETBACKS
FH	FIRE HYDRANT
CB	CATCH BASIN MAN HOLE
CB	CATCH BASIN
LCB	LANDSCAPE CATCH BASIN

LINE OF PHASING AREA LIMITS
 LINE OF SNOW STORAGE AREAS

APPROVED REFUSED

DATE _____

Adam Brown, Manager, Development Review, Rural Services

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

Stamp

Ontario Association of Architects
 Christopher Lee Deimling
 Licence 6238

Drawn J.M.

Checked C.D.

Project No. 19-158

Drawing No. SP1

Date JANUARY 2020