

LEGEND

- — — — — PROPERTY BOUNDARY LINE.
- — — — — SET BACK LINE
- — — — — LANDSCAPE BUFFER
- — — — — FIRE ROUTE LANES
- PROPOSED BUILDING
- ASPHALT
- CONCRETE SURFACE. REFER TO CIVIL DWGS.
- LANDSCAPED AREA (GRASS), REFER TO LANDSCAPE DWGS.
- WOODED LANDSCAPED AREA.
- ▲ MAN DOOR LOCATIONS.
- △ O/H DOOR LOCATIONS
- "B" DENOTES BOLLARDS, REFER TO CIVIL DWGS.

GENERAL NOTES:

1. REFER TO SURVEYOR'S REAL PROPERTY REPORT PART 1 PLAN OF PART OF LOT 11, CONCESSION 2, (GEOGRAPHIC TOWNSHIP OF HUNTLEY) CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. ONTARIO LAND SURVEYORS.

SITE DATA:

BUILDING AREA: 1635m²

GROSS FLOOR AREA: (City of Ottawa Zoning Bylaw): Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding:

- (a) floor area occupied by shared mechanical, service and electrical equipment that serve the building; (By-law 2008-326)
- (b) common hallways; corridors; stairwells, elevator shafts and other voids; steps and landings; (By-law 2008-326)
- (c) bicycle parking; motor vehicle parking or loading facilities;
- (d) common laundry, storage and washroom facilities that serve the building or tenants;
- (e) common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
- (f) common amenity area and play areas accessory to a principle use on the lot; and (By-law 2008-326)
- (g) living quarters for a caretaker of the building.

GROUND FLOOR AREA (1635m²) + MEZZANINES (218m²)
 NEW INDUSTRIAL BUILDING: 1853m²
 TOTAL: 1853m²

GROSS AREA: (Ontario Building Code definition): The total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, except that, in any occupancy other than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.

GROUND FLOOR AREA (1635m²) + MEZZANINES (218m²)
 NEW INDUSTRIAL BUILDING: 1853m²
 TOTAL: 1853m²

ZONING:

- 1.0 ZONING DESIGNATIONS (Part 13):
 RG - RURAL GENERAL INDUSTRIAL ZONE
- 2.0 ZONING PROVISIONS:
 RG5 SUBZONES - CARP ROAD CORRIDOR :

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH (m):	30	66.01
MINIMUM LOT AREA (m²):	4000	7.622
MINIMUM FRONT YARD SETBACK (m):	12	18.759
MINIMUM REAR YARD SETBACK (m):	7.5	25.902
MINIMUM INTERIOR SIDE YARD SETBACK (m):	4.5	19.265
MINIMUM CORNER SIDE YARD SETBACK (m):	12	22.212
MAXIMUM PRINCIPAL BUILDING HEIGHT (m):	15	8.012
MAXIMUM LOT COVERAGE (%):	50	21.45
LANDSCAPED AREA (%):	50	78.55
MINIMUM LANDSCAPING ABUTTING A STREET (m):	3	6.019
MINIMUM LANDSCAPING ALL OTHER CASES (m):	0	0

3.0 PARKING (Section 101):
 AREA D ON SCHEDULE 1A.
 Minimum Required: OFFICE 8 (2.4/100m² of GFA 332.5 m²), WAREHOUSE: 13 (0.8/100m² of GFA 1520.5 m²), TOTAL: 21
 Provided: STANDARD SPACE: 28, BARRIER-FREE: 2, TOTAL: 30

4.0 BICYCLE PARKING (Section 111):

Not Required as per section 111 (1): NOT PROVIDED

5.0 LOADING (Section 113):

Not required as per table 113A. NOT PROVIDED

6.0 ACCESSIBLE PARKING PROVISION REQUIREMENTS (Parking Bylaw 2017-301, PART C Section 111):

Minimum Required:	1	TYPE A PARKING SPACE
	1	TYPE B PARKING SPACE
Provided:	1	TYPE A PARKING SPACE
	1	TYPE B PARKING SPACE

ISSUE	DESCRIPTION	DATE
04	FOR SITE PLAN CONTROL	30/06/2023
03	REVISED AS PER CIVIL COMMENTS	22/03/2023
02	REVISED AS PER CLIENT COMMENTS	16/02/2023
01	FOR CLIENT DISCUSSION	10/02/2023

PROFESSIONAL STAMP	PROJECT NORTH
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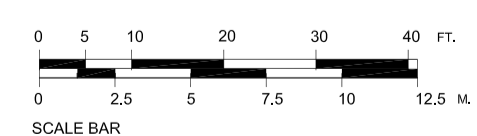
PROJECT
**2167 MCGEE SIDE RD,
 WAREHOUSE BUILDING**

DRAWING
**PROPOSED
 SITE PLAN**

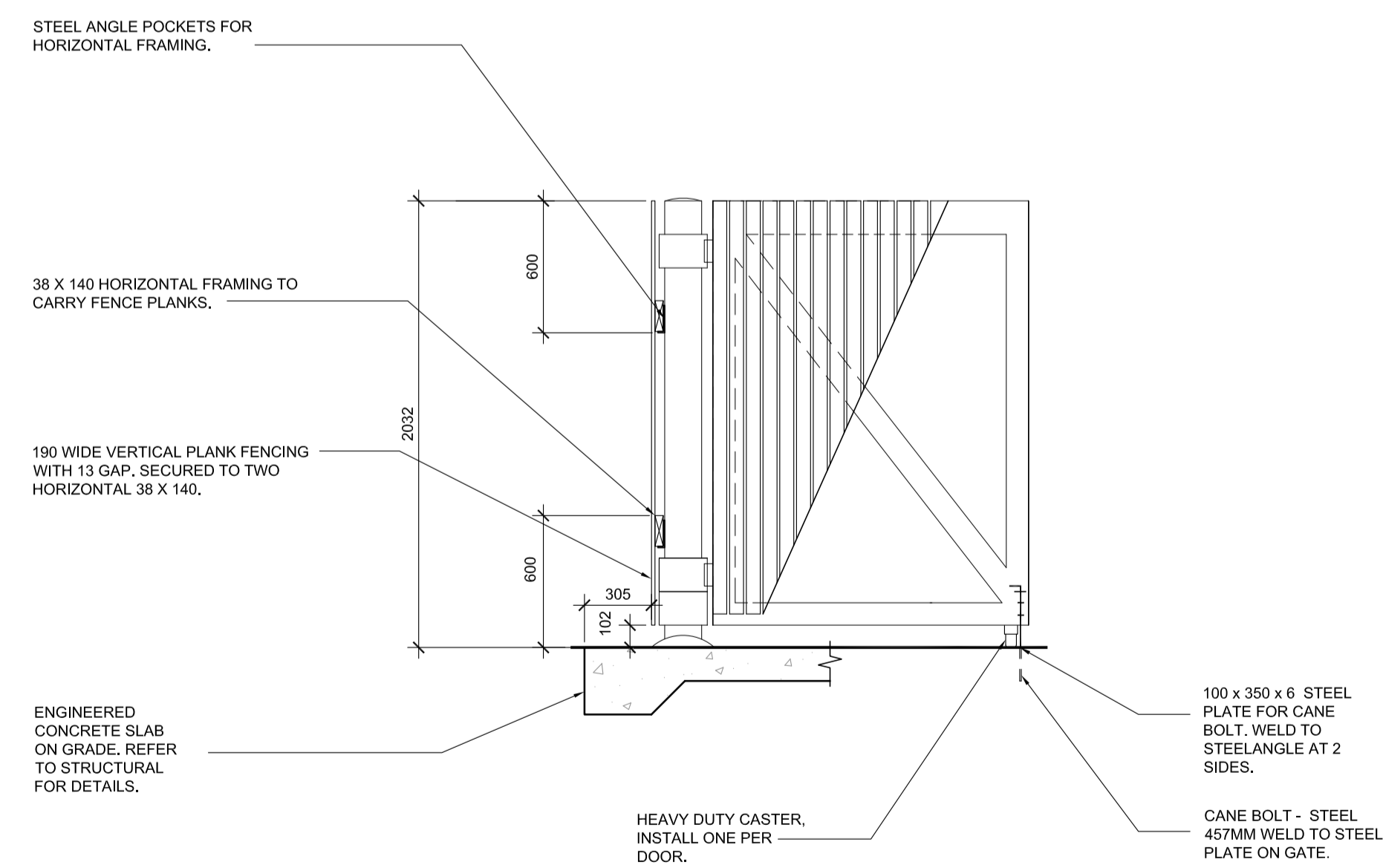
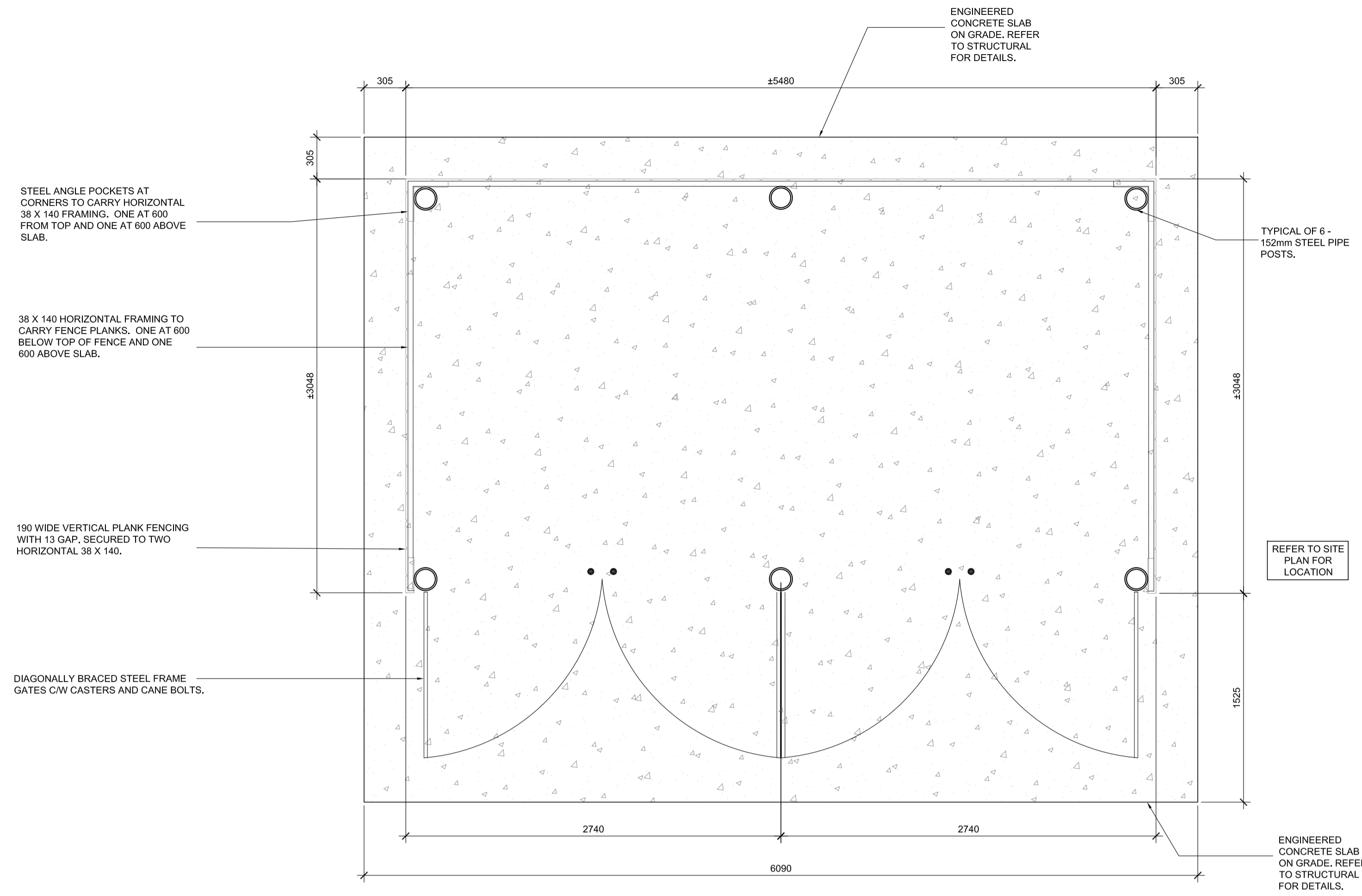
PROJECT No: 060	REVISION: 03
DRAWN: SL	DATE: FEBRUARY 2023
APPROVED: ES	SCALE: AS SHOWN

DRAWING No: **A001**

1
 A001
 PROPOSED SITE PLAN:
 SCALE: 1: 250



JOB BENCHMARK
 SPIKE IN UTILITY POLE
 Elev. = 119.00



1 SITE PLAN: GARBAGE ENCLOSURE PLAN & GATE DETAIL
A002 SCALE: 1: 25

CLIENT

DBM CONSULTING INC.

ISSUE	DESCRIPTION	DATE
04	FOR SITE PLAN CONTROL	30/06/2023
03	REVISED AS PER CIVIL COMMENTS	22/03/2023
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PROFESSIONAL STAMP	PROJECT NORTH
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PROJECT

2167 MCGEE SIDE RD,
WAREHOUSE BUILDING

DRAWING

GARBAGE ENCLOSURE
DETAILS

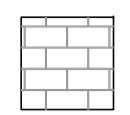
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APPROVED:	ES	SCALE:	AS SHOWN

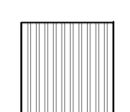
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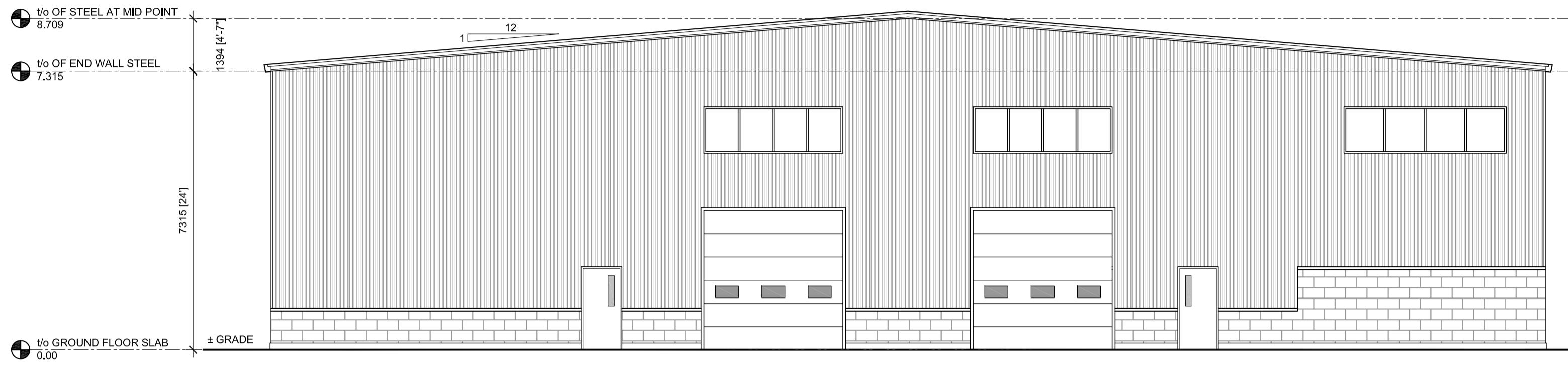
CLIENT

DBM CONSULTING INC.

LEGEND

 MASONRY CLADDING.

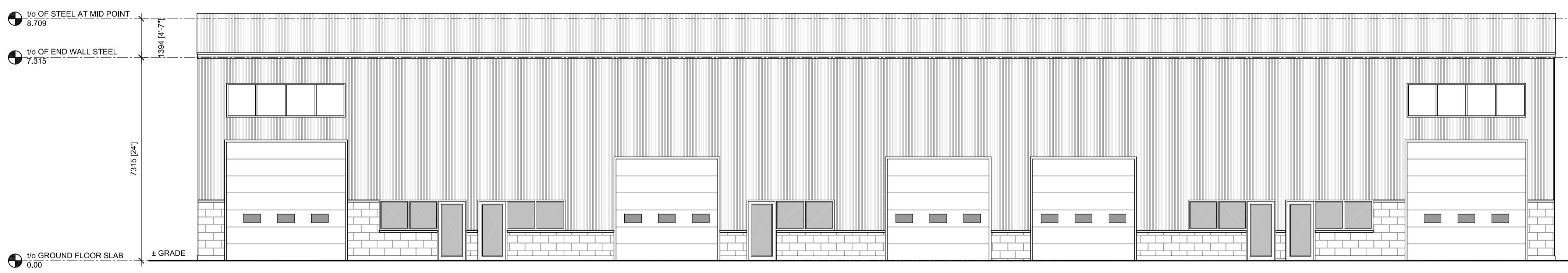
 VERTICAL INSULATED METAL PANEL SIDING, GREY.



1 PROPOSED SOUTH ELEVATION: OPTION A
A300 SCALE: 1: 100

ISSUE	DESCRIPTION	DATE
03	FOR SITE PLAN CONTROL	30/06/2023
02	FOR CLIENT REVIEW	25/05/2023
01	FOR CLIENT DISCUSSION	17/05/2023

PROFESSIONAL STAMP PROJECT NORTH



1 PROPOSED EAST ELEVATION: OPTION A
A300 SCALE: 1: 100

PROJECT
2167 MCGEE SIDE RD,
WAREHOUSE BUILDING

DRAWING
PROPOSED
ELEVATIONS

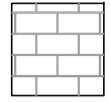
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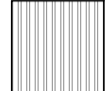
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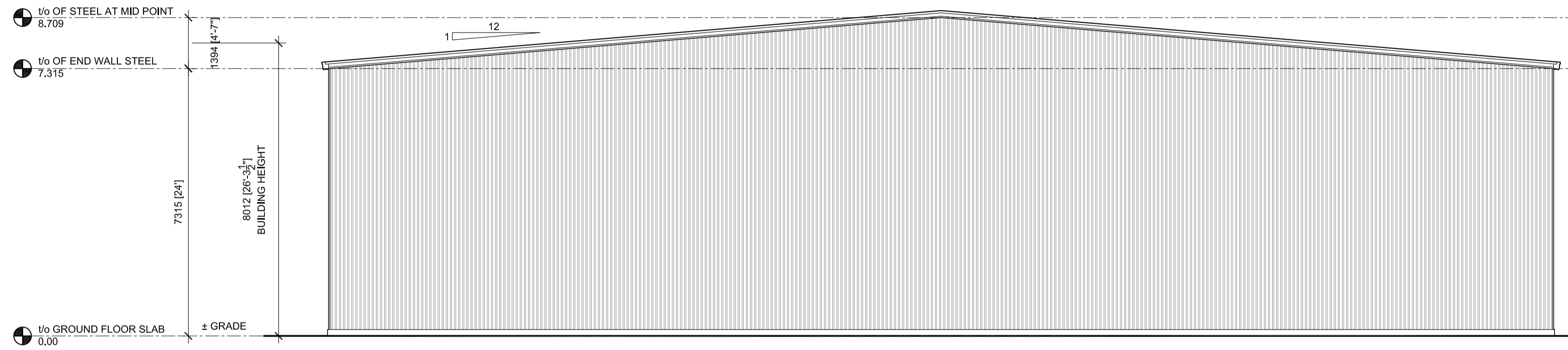
CLIENT

DBM CONSULTING INC.

LEGEND

 MASONRY CLADDING.

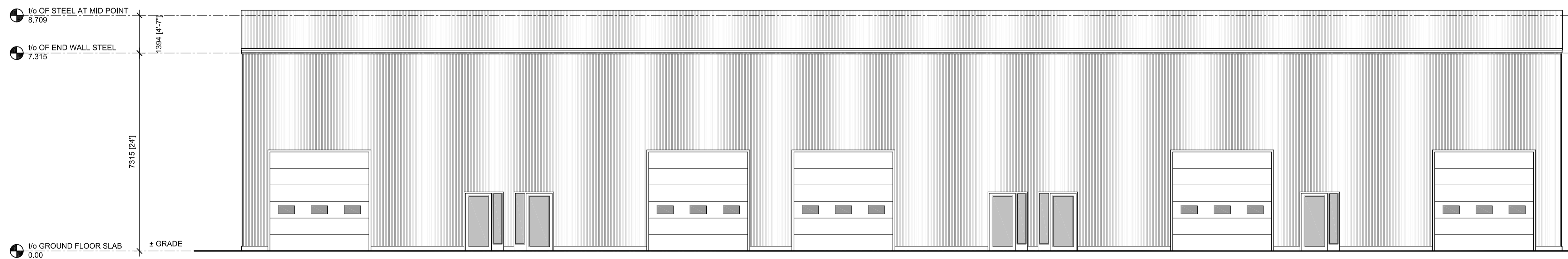
 VERTICAL INSULATED METAL PANEL SIDING, GREY.



1 PROPOSED NORTH ELEVATION: OPTION A
A301 SCALE: 1: 100

ISSUE	DESCRIPTION	DATE
03	FOR SITE PLAN CONTROL	30/06/2023
02	FOR CLIENT REVIEW	25/05/2023
01	FOR CLIENT DISCUSSION	17/05/2023

PROFESSIONAL STAMP PROJECT NORTH



1 PROPOSED WEST ELEVATION: OPTION A
A301 SCALE: 1: 100

PROJECT
2167 MCGEE SIDE RD,
WAREHOUSE BUILDING

DRAWING
PROPOSED
ELEVATIONS

PROJECT No:	060	REVISION:	02
DRAWN:	SL	DATE:	MAY 2023
APPROVED:	ES	SCALE:	AS SHOWN

DRAWING No: **A301**