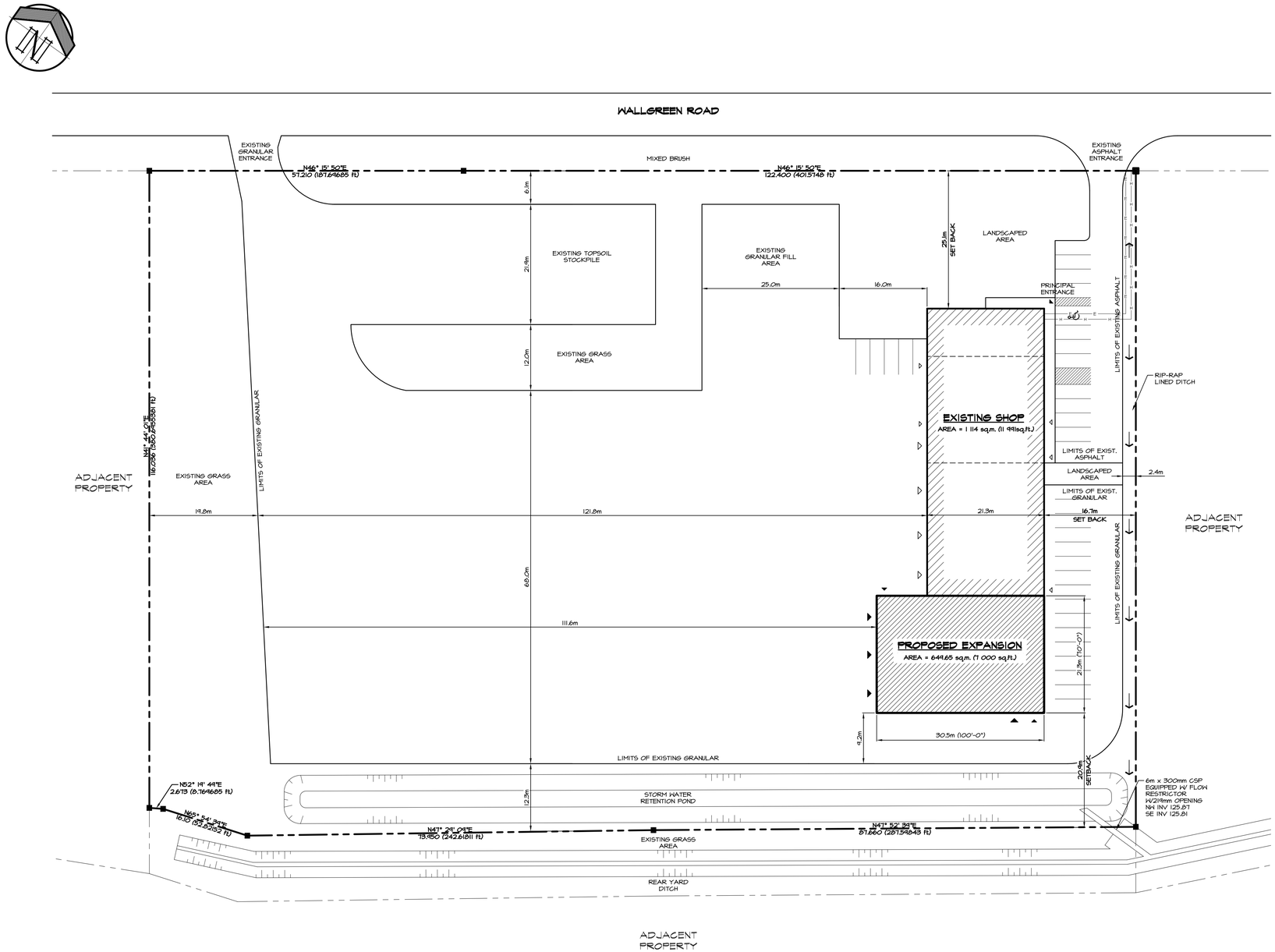

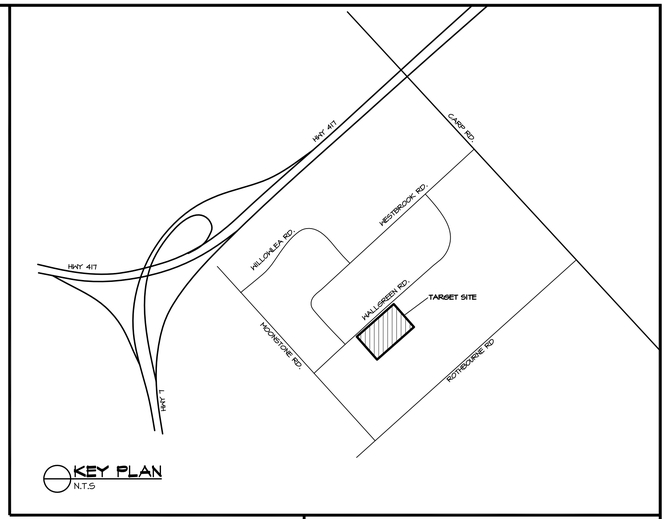

KEY PLAN
N.T.S

ZONING INFORMATION:

RG4 RURAL GENERAL INDUSTRIAL

FRONT YARD SETBACK:	MIN. 12m	ACTUAL 25.1m
REAR YARD SETBACK:	MIN. 7.5m	ACTUAL 20.9m
INTERIOR SIDE YARD:	MIN. 4.5m	ACTUAL 16.7m
MAX. LOT COVERAGE	MAX. 50%	ACTUAL 8.05%

PARKING REQUIREMENTS:

3.0m W. x 6.0m LG. (TYPICAL AS SHOWN) (EXCEPT B.FREE)

PARKING CALCULATED FOR SERVICE GARAGE USE;
2 SP. PER 100 sq.m. (644.65 sq.m. / 100 sq.m.)
6.44 * 2 SP. = 12.9 SPACES

TOTAL PARKING REQUIRED = 13
TOTAL PARKING PROPOSED = 9 SPACES

SITE DATA:

GROSS LOT AREA	= 21 545.47 sq.m. (231 908.45 sq.ft)	- (5.32 Ac.)
PHASE I - BUILDING AREA:	= 1 764.31 sq.m. (18 990.87 sq.ft.)	- (8.18%)
- ASPHALT AREA:	= 577.05 sq.m. (6 211.31 sq.ft.)	- (2.67%)
- CONCRETE AREA:	= 109.5 sq.m. (1 178.65 sq.ft)	- (0.47%)
- LANDSCAPED AREA:	= 7204.67 sq.m. (77 550.42 sq.ft)	- (33.43%)
- GRAVEL AREA:	= 11 904.1 sq.m. (128 134.66 sq.ft)	- (55.25%)

No.	REVISIONS	MADE BY	DATE
A	ISSUED FOR REVIEW	SVO	06 JUN. 16

CORNERSTONE BUILDERS LTD.
FAX: 613-968-4986 cbl@magma.ca PH: 613-968-3501

BUILDING EXPANSION FOR:
TALLMAN TRUCK CENTRE LIMITED
WALLGREEN ROAD
OTTAWA, ONTARIO

ARCHITECTURAL SITE PLAN

CHECKED BY:	DATE: JUN. 2016	CONTRACT NO:
DESIGNED BY:		DRAWING NO: SP-01
DRAWN BY: SVO		
SCALE: AS NOTED		REVISION NO: A

PLOT DATE: