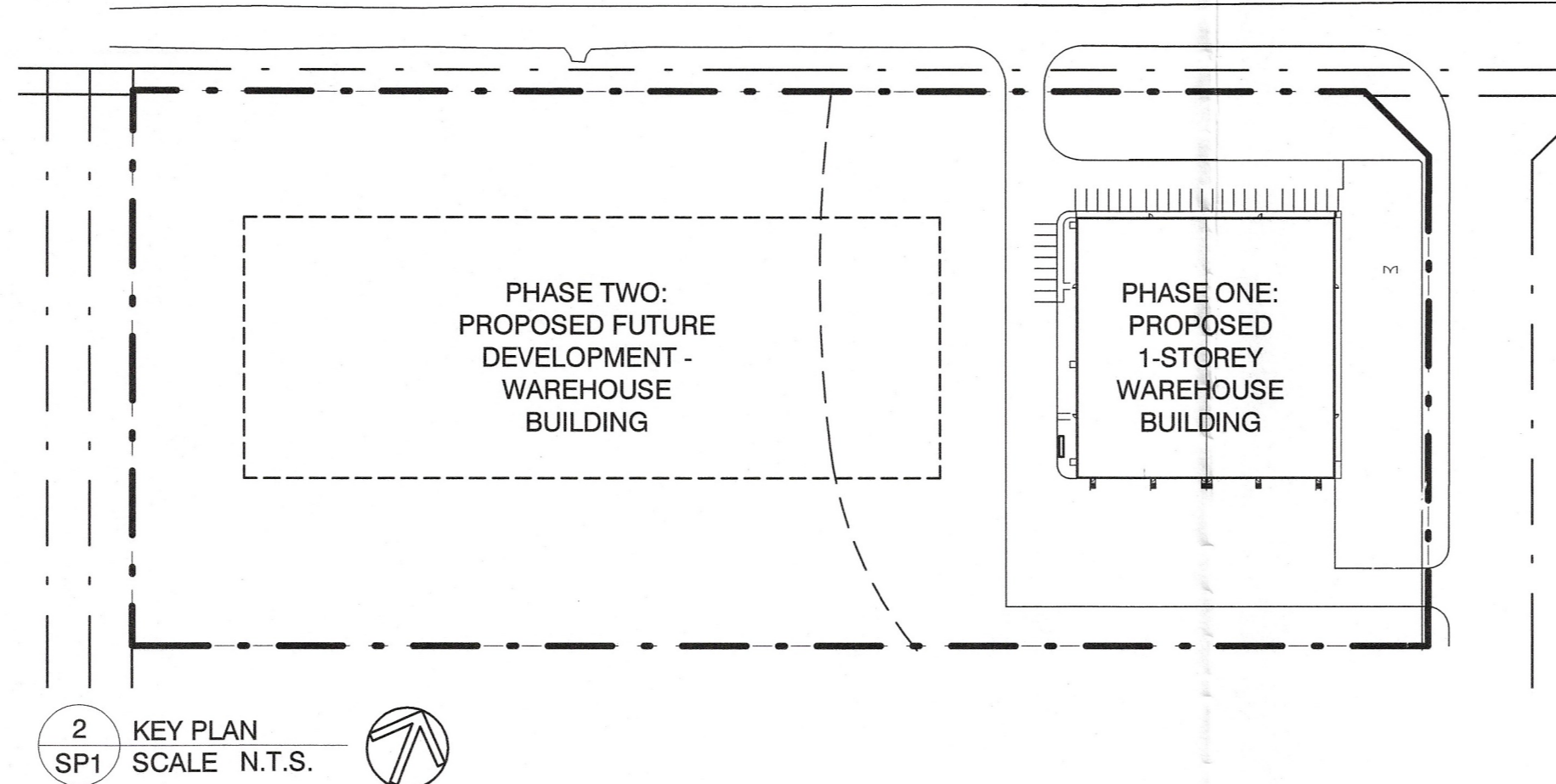




1 LOCATION PLAN  
SP1 SCALE N.T.S.



2 KEY PLAN  
SP1 SCALE N.T.S.

**LEGEND:**

- B = BOLLARD
- CB = CATCH BASIN
- CD = CONDENSER
- S = GARBAGE CONTAINER ENCLOSURE
- HP = HYDRO POLE
- FH = FIRE HYDRANT
- FDC = FIRE DEPARTMENT CONNECTION
- LF = LIGHT FIXTURE - EXTERIOR WALL MOUNTED
- LS = LIGHT STANDARD
- MH = MAN-HOLE
- △ = PRINCIPAL ENTRANCE
- △ = EXIT DOOR
- △ = OVERHEAD DOOR
- ♿ = BARRIER-FREE PARKING SPACE CAN PAINTED LOGO & SIGN
- \*\* = SECURITY FENCING AND GATE
- ⊕ = GAS METER

**LEGAL DESCRIPTION:**  
 PART OF LOT 22  
 CONCESSION 5  
 REGISTERED PLAN 50R - 10,104  
 TOWNSHIP OF RUSSELL  
 COUNTY OF RUSSELL  
 PREPARED BY  
 ANNIS O'SULLIVAN & VOLLEBEKK Ltd.  
 DECEMBER 5 2012

**PROJECT ZONING REVIEW/STATISTICS**

MUNICIPALITY: TOWNSHIP OF RUSSELL  
 MUNICIPAL ADDRESS: 832 BURTON ROAD  
 REGISTERED OWNER: MEGHA HOLDINGS INC.  
 LOT AREA: 39,250 sq.m. (442,483 sq.ft.) (9.699 ACRES)

ZONING ANALYSIS  
 ZONING BY-LAW: FINAL DRAFT - V2 - JULY 2012  
 ZONE: INDUSTRIAL PARK (IP)  
 PROPOSED USE: WAREHOUSE

BUILDING AREAS	(SQ.M)	(SQ.FT)
PHASE ONE	3,716	40,000

DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT AREA	4000 sq.m.	39,250 sq.m.
MINIMUM LOT FRONTAGE	35m	114.54m
MINIMUM LOT COVERAGE	50%	9.5%
MINIMUM REQUIRED YARD		
FRONT YARD (MIN)	10m	22m
INTERIOR SIDE YARD (SOUTH)	3m	39.18m
EXTERIOR SIDE YARD (NORTH)	10m	29.40m
REAR YARD	7.50m	220.92m
MAXIMUM BUILDING HEIGHT	15m	10m
LANDSCAPED OPEN SPACE	10%	12.7%

PARKING SPACES	PHASE ONE	PHASE TWO
WAREHOUSES	30	30
LOADING SPACES (3.5 x 9)	1	8
PARKING FOR PHYSICALLY DISABLED	2	2

**ZONING REVIEW**

ZONE: IP  
 SITE PLAN APPROVED   
 SITE PLAN NOT APPROVED   
 REVIEW AND APPROVED BY: [Signature]  
 DATE: 17 Mar '13

832 Burton Rd.

Registered Owner:  
**MEGHA HOLDINGS INC.**  
 1558 BLOHM DRIVE  
 OTTAWA, ONTARIO, K1G 4R7  
 Tel: (613) 224-4848  
 Fax: (613) 224-4848  
 e-mail: meghaholdings@bellnet.ca

Project Manager  
**MAR GARD LIMITED**  
 92 BENTLEY AVENUE, 2ND FLOOR  
 OTTAWA, ON K2E 5T9  
 Tel: (613) 723-1640  
 Fax: (613) 723-8544  
 e-mail: eric@margard.ca

Civil Engineer:  
**A. DAGEVAS & ASSOC. INC. CONSULTING ENGINEERS & ARCHITECT**  
 831 NOTRE-DAME, STE 101, P.O. BOX 160  
 EMBURUN, ON, K2A 1W0  
 Tel: (613) 693-0700  
 Fax: (613) 443-5708  
 e-mail: michael@adagenais.com

Geotechnical Engineer:  
**PATERSON GROUP INC.**  
 28 CONCOURSE GATE - UNIT 1  
 OTTAWA (NEPEAN) ON K2E 7T7  
 Tel: (613) 226-7381  
 Fax: (613) 226-8344  
 e-mail: DGilbert@patersongroup.ca

Landscape Architect:  
**CIVITAS ARCHITECTURE INC.**  
 14 CHAMBERLAIN AVE, SUITE 101  
 OTTAWA, ONTARIO, K1S 1V9  
 Tel: (613) 742-7452  
 Fax: (613) 742-8705  
 e-mail: DMatichuk@civitas-inc.ca

Surveyor:  
**ANNIS O'SULLIVAN VOLLEBEKK LTD.**  
 225 INDUSTRIEL STREET  
 EMBURUN, ONTARIO, K2A 1W0  
 Tel: (613) 443-3364  
 Fax: (613) 443-3229  
 e-mail: flandry@aovltd.com

Structural Engineer: Foundations  
**BOWMAN STEEL MANAGEMENT INC.**  
 2027 KINGSGROVE CRESCENT  
 OTTAWA, ONTARIO, K1J 6E9  
 Tel: (613) 742-7130  
 Fax: (613) 742-7130  
 e-mail: gord.bowman@gmail.com

Structural Engineer: Superstructure  
**STEELWAY BUILDING SYSTEMS**  
 7825 SPRINGWATER RD.  
 AYLMER, ONTARIO, N5H 2R4  
 Tel: (519) 765-2244  
 Fax:  
 e-mail:

Mechanical/Electrical Engineer:  
**M & E ENGINEERING**  
 205 KINCARDINE DRIVE  
 OTTAWA, ONTARIO, K2V 1C5  
 Tel: (613) 836-3400  
 Fax: (613) 836-5957  
 e-mail: massoud@meengineering.ca

No.	DATE	DESCRIPTION
1	MAR 27/13	RESUBMITTED FOR SITE PLAN CONTROL. ASSESS BY-DEVELOPER NOTE & LOCATION OF PROPOSED WELL. REVISED FIRE ROUTE & FIRE HYDRANT LOCATION. REVISED ZONING INFO AS PER MUNICIPAL COMMENTS

No.	DATE	DESCRIPTION
REVISIONS:		
ISSUED FOR THE PURPOSE OF:		
PERMIT		
TENDER		
CONSTRUCTION		

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF LEONARD F. KOFFMAN ARCHITECT AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

**LEONARD KOFFMAN ARCHITECT**  
 Suite 301, 1300 Carling Avenue  
 OTTAWA, Ontario K1Z 7L2  
 Phone (613) 729-4211  
 Fax (613) 729-1558  
 E-mail: lkoffman@travel-net.com



OWNER  
**MEGHA HOLDINGS INC.**

PROJECT  
**PROPOSED INDUSTRIAL DEVELOPMENT  
 832 BURTON RD.  
 TOWNSHIP OF RUSSELL**

DRAWING TITLE  
**LOCATION PLAN,  
 KEY PLAN,  
 SITE PLAN**

DRAWN	DATE	SCALE
AK	MAR 25/13	AS NOTED

PROJECT NORTH	PROJECT N°
	1205

REVISION N°
1

DRAWING N°
SP1

- NOTES
- PARKING SPACES RESERVED FOR THE PHYSICALLY HANDICAPPED TO BE IDENTIFIED BY A VERTICALLY-MOUNTED SIGN IN COMPLIANCE WITH CAN/CSA-B605-95.
  - EXTERIOR SITE LIGHTING SHALL BE DIRECTED ONTO THE SITE AWAY FROM ADJACENT PROPERTIES.
  - READ THIS DRAWING IN CONJUNCTION WITH THE LANDSCAPE DRAWINGS, CIVIL ENGINEERING DRAWINGS & ELECTRICAL ENGINEERING DRAWINGS.

ISSUED FOR BUILDING PERMIT  
 Mar Gard Limited

