



PROJECT INFORMATION

ZONING INFORMATION

ZONING	I68 & I66 (300)
SITE AREA - ORIGINAL	23,168.0 sq. m. (249,323 sq. ft.)
SITE AREA - REVISED	23,419.3 sq. m. (252,083 sq. ft.)
BUILDING HEIGHT	13.5 M
FRONT YARD SETBACK	12.0 M
CORNER YARD SETBACK	12.0 M
INTERIOR YARD SETBACK	3.5 M & 7.5 M
REAR YARD SETBACK	7.5 M
LOT COVERAGE	45%
LANDSCAPE BUFFER AROUND A PARKING LOT	3.0 M
LOADING SPACE	-
PARKING	-
LIGHT INDUSTRIAL	1st 5,000m ² - 0.6 PER 100m ² OF G.F.A. ABOVE 5,000m ² - 0.4 PER 100m ² OF G.F.A.

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

- (N) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (A) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLY SCHEDULE.
- (W) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (D) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- (T) TITLE
- (S) SCALE
- (R) DETAIL REFERENCE PAGE
- (C) DETAIL CROSS REFERENCE PAGE

PROPOSED PROJECT STATISTICS

GROSS BUILDING - AREAS

GFA - CITY OF OTTAWA'S DEFINITION	4,387.0 sq. m. (47,221 sq. ft.)
BUILDING 'A' - LIGHT INDUSTRIAL	2,337.8 sq. m. (25,162 sq. ft.)
BUILDING 'B' - LIGHT INDUSTRIAL	1,773.6 sq. m. (19,090 sq. ft.)
BUILDING 'C' - LIGHT INDUSTRIAL	8,498.2 sq. m. (91,474 sq. ft.)
TOTAL AREA	12,610.6 sq. m. (136,885 sq. ft.)
GFA - BUILDING FOOTPRINT	4,481.6 sq. m. (48,239 sq. ft.)
BUILDING 'A' - LIGHT INDUSTRIAL	2,378.0 sq. m. (25,599 sq. ft.)
BUILDING 'B' - LIGHT INDUSTRIAL	1,808.0 sq. m. (19,458 sq. ft.)
BUILDING 'C' - LIGHT INDUSTRIAL	8,667.5 sq. m. (93,296 sq. ft.)
TOTAL AREA	12,853.5 sq. m. (139,353 sq. ft.)

CAR PARKING

REQUIRED		
BLDG. 'A' - LIGHT INDUSTRIAL	-0.8 PER 100 m ² OF GFA	35
BLDG. 'B' - LIGHT INDUSTRIAL	-0.8 PER 100 m ² OF GFA	19
BLDG. 'C' - LIGHT INDUSTRIAL	-0.8 PER 100 m ² OF GFA	14
TOTAL		68
PROVIDED		
BLDG. 'A' - LIGHT INDUSTRIAL		61
BLDG. 'B' - LIGHT INDUSTRIAL		40
BLDG. 'C' - LIGHT INDUSTRIAL		30
TOTAL		131
STANDARD PARKING SPACE	2.8 x 5.2 m	126
SMALL CAR PARKING SPACE	2.4 x 4.6 m	0
BARRIER FREE SPACE - TYPE A	3.4 x 5.2 m	3
BARRIER FREE SPACE - TYPE B	2.4 x 5.2 m	2

BICYCLE PARKING

REQUIRED		
LIGHT INDUSTRIAL	-1.0 PER 1000 m ² OF GFA	8
PROVIDED		8
LOADING		
REQUIRED		
LIGHT INDUSTRIAL	-1,000m ² - 9,999m ² OF G.F.A.	3
PROVIDED		9

LOT COVERAGE

PAVED SURFACE =	9,187.7 sq. m.	39.6%
BUILDING FOOTPRINT =	8,667.5 sq. m.	37.4%
LANDSCAPE OPEN SPACE =	5,512.8 sq. m.	22.93%
TOTAL =	23,168.0 sq. m.	100.0%

- ### DRAWING NOTES
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - PROPOSED COMMERCIAL BUILDING
 - ASPHALT SURFACE WITH 150mm BARRIER CURB
 - CONCRETE SIDEWALK, WIDTH AS NOTED
 - PEDESTRIAN CROSS WALK WITH DEPRESSED CURBS
 - STANDARD PARKING SPACE (2.8 X 5.2 M)
 - WATER STORAGE TANK, SEE CIVIL
 - SIAMSESE CONNECTION
 - FIRE ROUTE, AS PER CITY STANDARDS
 - SOFT LANDSCAPING
 - BICYCLE PARKING SPACES (0.6 X 1.8M) WITH RACK
 - FIRE HYDRANT
 - EXTERIOR WALL MOUNTED LIGHT FIXTURE
 - EXISTING HYDRO POLE
 - RAISED LOADING DOCK PLATFORM WITH STAIRS
 - LOADING BAY
 - EXISTING TREES TO BE REMOVED
 - BARRIER FREE PARKING SPACE
 - DEPRESSED CURB
 - EXISTING FIRE HYDRANT
 - EXISTING Pylon SIGN
 - SIGNAGE LIMITING TRUCK ACCESS
 - EXISTING FIRE HYDRANT TO BE REMOVED
 - REFUGUE AREA
 - TACTILE WALKING SURFACE INDICATORS (TWSI)
 - CIVIL MANHOLE, SEE C03 SERVICING DRAWING
 - STORM WATER TANK, SEE C03 SERVICING DRAWING

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED FEBRUARY 11, 2022. THIS PLAN IS APPROVED BY THE CITY OF OTTAWA THIS 11 DAY OF FEBRUARY, 2022.

Court Curry
COURT CURRY, MANAGER
DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

REVISED AS PER CIVIL SEWERAGE APPROVAL	Jan. 17, 22
ISSUED FOR BUILDING PERMIT REVIEW	Jan. 01, 22
UPDATED AS PER CIVIL DRAWING C03	Sept. 22, 21
ISSUED FOR SPC ROUND 2 COMMENT RESPONSE	Aug. 30, 21
REVISION TO BUILDING 'A' FOOTPRINT	June 9, 21
ISSUED FOR SPC ROUND 1 COMMENT RESPONSE	May 28, 21
ISSUED FOR SITE PLAN CONTROL	Apr. 06, 21
ISSUED FOR OWNER REVIEW	Mar. 10, 21
ISSUED FOR OWNER REVIEW	Feb. 11, 21
ISSUED FOR OWNER REVIEW	Feb. 5, 21
No. DESCRIPTION DATE	

ARCHITECT SEAL: **ONTARIO ASSOCIATION OF ARCHITECTS**

NORTH ARROW:

RENFROE LAND MANAGEMENT

ARCHITECT: **rla/architecture**
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
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PROJECT TITLE: **101A, 103 & 105 SCHNEIDER ROAD**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: RV	CHECKED: R.V.
SCALE: 1:400	SHEET No. SP-1
PROJECT No. 2104	

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LEGAL DESCRIPTION TOPOGRAPHICAL PLAN OF PART OF LOT 6 CONCESSION 4 Geographic Township of March CITY OF OTTAWA Prepared by Annis, O'Sullivan, Vollebek Ltd. February 12, 2021			

1 SITE PLAN
SP-1
SCALE = 1 : 400

SCALE 1:400