

PROJECT INFORMATION

ZONING INFORMATION

ZONING	I68 & I66 (300)
SITE AREA	23,168.0 sq. m. (249,382) sq. ft.
BUILDING HEIGHT	15.5 m
FRONT YARD SETBACK	12.0 m
CORNER YARD SETBACK	12.0 m
INTERIOR YARD SETBACK	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	-0.8 PER 100m ² OF G.F.A.
ABOVE 5,000m ²	-0.4 PER 100m ² OF G.F.A.

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	2,337.6 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	8,498.2 sq. m. (91,474) 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	8,667.5 sq. m. (93,296) 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

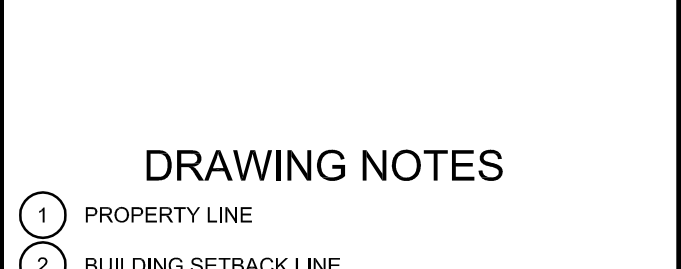
PAVED SURFACE =	9,197.7 sq. m.	39.6%
BUILDING FOOTPRINT =	8,667.5 sq. m.	37.4%
LANDSCAPE OPEN SPACE =	5,312.8 sq. m.	22.93%
TOTAL =	23,168.0 sq. m.	100.0%

REVISIONS:

No.	DESCRIPTION	DATE
1	REVISION TO BUILDING 'A' FOOTPRINT	June 9, 21
2	ISSUED FOR SPC ROUND 1 COMMENT RESPONSE	May 26, 21
3	ISSUED FOR SITE PLAN CONTROL	Apr. 06, 21
4	ISSUED FOR OWNER REVIEW	Mar. 10, 21
5	ISSUED FOR OWNER REVIEW	Feb. 11, 21
6	ISSUED FOR OWNER REVIEW	Feb. 5, 21

ARCHITECT SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
 ARCHITECT: R. LAHEY
 LICENSE # 4235
 SEAL DATE: STAMP DATE



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 (2.6 x 5.2 M)
- WATER STORAGE TANK, SEE CIVIL
- SIAMSE 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)

CLIENT:

RENFROE LAND MANAGEMENT

ARCHITECT:

rla/architecture
 roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t: 613.724.9932 f: 613.724.1209 rla@architecture.ca

PROJECT TITLE:

101A, 103 & 105 SCHNEIDER ROAD

OTTAWA **ONTARIO**

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:

(1) 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 A800 SERIES.

(D) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.

(00) DETAIL NUMBER

(01) TITLE

(02) SCALE

(03) DETAIL REFERENCE PAGE

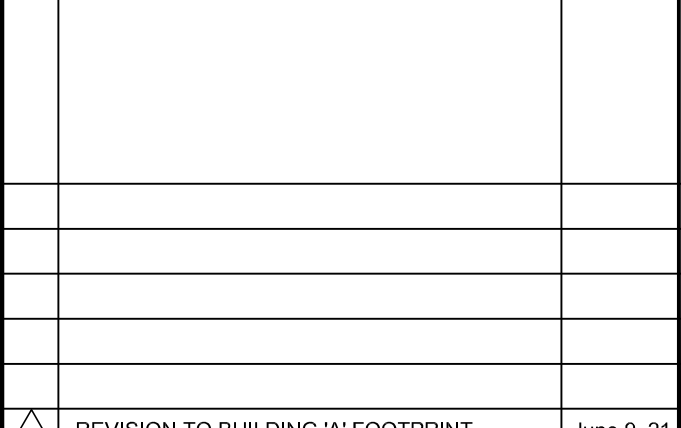
(04) DETAIL CROSS REFERENCE PAGE

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ARCHITECT:

rla/architecture
 roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t: 613.724.9932 f: 613.724.1209 rla@architecture.ca

PROJECT TITLE:

101A, 103 & 105 SCHNEIDER ROAD

OTTAWA **ONTARIO**

SITE PLAN

DRAWN: RV **CHECKED:** R.V.

SCALE: 1:400 **SHEET No.:** SP-1

PROJECT No.: 2104

1 SITE PLAN
 SP-1
 SCALE = 1 : 400

SCALE 1:400

LANDSCAPE ARCHITECT
 Gino J. Aiello Landscape Architect
 110 Didsbury Road Unit 9,
 Ottawa, Ontario K2E 0C2
 Tel: (613) 852-1343
 Cell: (613)
 Email: gino@glala.com

GEOTECHNICAL ENGINEER
 paterson group
 154 Colonnade Road South
 Ottawa, Ontario
 K2E 7J5
 Tel: 613.226-7381
 Email: DGilbert@Patersongroup.ca

URBAN PLANNER
 Novatech Eng. Consultants Limited
 200 - 240 Michael Cowpland Drive
 Ottawa, Ontario K2L 1P6
 Tel: (613) 254-9643
 Fax: 613 254-5867
 Email: m.Chown@novatech-eng.com

PROJECT DEVELOPER
 Kepali Holdings Ltd.
 2-371 A Richmond Road
 Ottawa, Ontario K2L 1Y3
 Tel: (613) 883-6124
 Email: davidrenfro@outlook.com

TRANSPORTATION ENGINEER
 CGH Transportation Inc.
 13 Markham Avenue
 Ottawa, ON K2G 3Z1
 Tel: (343) 999-9117
 Email: Christopher.Gordon@CGHTransportation.com

SURVEYOR
 Annis O'Sullivan Vollebek Ltd.
 Ontario Land Surveyors
 14 Concourse Gate, Suite 500,
 Nepean, Ontario K2E 7S6
 Tel: (613) 727-0850
 Fax: (613) 727-1079
 E-Mail: EdH@aovltd.com

CIVIL ENGINEER
 WSP Canada
 300-1145 Hunt Club Road
 Ottawa ON K1V 0Y3
 Tel: (613) 736-7200
 Email: Ishaque.Jafferjee@wsp.com

DEVELOPMENT MANAGER
 Renfro Land Management
 2-371 A Richmond Road
 Ottawa, Ontario K2L 1Y3
 Tel: (613) 883-6124
 Email: davidrenfro@outlook.com

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

D07-12-21-0044