



PROJECT INFORMATION	
<b>ZONING INFORMATION</b>	
ZONING	IG6 & IG6 (300)
SITE AREA	23,168.0 sq. m. (249,382) sq. ft.
BUILDING HEIGHT	13.5 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 <sup>2</sup> OF G.F.A.
1st 5,000m <sup>2</sup>	
ABOVE 5,000m <sup>2</sup>	-0.4 PER 100m <sup>2</sup> OF G.F.A.

PROPOSED PROJECT STATISTICS	
<b>GROSS BUILDING - AREAS</b>	
GFA - CITY OF OTTAWA'S DEFINITION	
BUILDING 'A' - LIGHT INDUSTRIAL	4,514.0 sq. m. (48,588) sq. ft.
BUILDING 'B' - LIGHT INDUSTRIAL	2,337.6 sq. m. (25,162) sq. ft.
BUILDING 'C' - LIGHT INDUSTRIAL	1,773.6 sq. m. (19,090) sq. ft.
TOTAL AREA	8,625.1 sq. m. (92,840) sq. ft.
GFA - BUILDING FOOTPRINT	
BUILDING 'A' - LIGHT INDUSTRIAL	4,576.0 sq. m. (49,275) sq. ft.
BUILDING 'B' - LIGHT INDUSTRIAL	2,378.0 sq. m. (25,599) sq. ft.
BUILDING 'C' - LIGHT INDUSTRIAL	1,808.0 sq. m. (19,458) sq. ft.
TOTAL AREA	8,764.0 sq. m. (94,335) sq. ft.

CAR PARKING	
<b>REQUIRED</b>	
BLDG. 'A' - LIGHT INDUSTRIAL	-0.8 PER 100 m <sup>2</sup> OF GFA 36
BLDG. 'B' - LIGHT INDUSTRIAL	-0.8 PER 100 m <sup>2</sup> OF GFA 19
BLDG. 'C' - LIGHT INDUSTRIAL	-0.8 PER 100 m <sup>2</sup> OF GFA 14
TOTAL	69
<b>PROVIDED</b>	
BLDG. 'A' - LIGHT INDUSTRIAL	62
BLDG. 'B' - LIGHT INDUSTRIAL	41
BLDG. 'C' - LIGHT INDUSTRIAL	31
TOTAL	134

BICYCLE PARKING	
<b>REQUIRED</b>	
LIGHT INDUSTRIAL	-1.0 PER 1000 m <sup>2</sup> OF GFA 8
<b>PROVIDED</b>	
	12

LOADING	
<b>REQUIRED</b>	
LIGHT INDUSTRIAL	-1,000m <sup>2</sup> - 9,999m <sup>2</sup> OF G.F.A. 3
<b>PROVIDED</b>	
	9

LOT COVERAGE	
PAVED SURFACE =	9,187.7 sq. m. 39.6%
BUILDING FOOTPRINT =	8,764.0 sq. m. 37.8%
LANDSCAPE OPEN SPACE =	5,216.3 sq. m. 22.5%
TOTAL =	23,168.0 sq. m. 100.0%

DRAWING NOTES	
1	PROPERTY LINE
2	BUILDING SETBACK LINE
3	PROPOSED COMMERCIAL BUILDING
4	ASPHALT SURFACE WITH 150mm BARRIER CURB
5	CONCRETE SIDEWALK, WIDTH AS NOTED
6	PEDESTRIAN CROSS WALK WITH DEPRESSED CURBS
7	STANDARD PARKING SPACE (2.6 x 5.2 M)
8	WATER STORAGE TANK, SEE CIVIL
9	SIAMSE CONNECTION
10	FIRE ROUTE
11	SOFT LANDSCAPING
12	BICYCLE PARKING SPACES (0.6 x 1.8M) WITH RACK
13	FIRE HYDRANT
14	EXTERIOR WALL MOUNTED LIGHT FIXTURE
15	EXISTING HYDRO POLE
16	RAISED LOADING DOCK PLATFORM WITH STAIRS
17	LOADING BAY
18	EXISTING TREES TO BE REMOVED
19	
20	

SITE PLAN SYMBOLS	
	BIKE RACK
	VEHICLE CIRCULATION
	MAIN ENTRANCE
	SERVICE DOOR / FIRE EXIT
	PROPERTY LINE
	ZONING SETBACKS
	PARKING LOT LIGHTING
	EXTERIOR LIGHT
	BUILDING ROOF DRAINS

ARCHITECT	
 <b>ARCHITECTS</b> <small>REGISTERED ARCHITECTS</small>	
 <b>RENFRO LAND MANAGEMENT</b>	
<b>PROJECT TITLE:</b> <b>101A, 103 &amp; 105 SCHNEIDER ROAD</b>	
OTTAWA	ONTARIO
<b>SHEET TITLE:</b>	
<b>SITE PLAN</b>	
DRAWN: RV	CHECKED: R.V.
SCALE: 1:400	SHEET No. SP-1
PROJECT No. 2104	

<b>LANDSCAPE ARCHITECT</b> Gino J. Aiello Landscape Architect 110 Didsbury Road Unit 9, Ottawa, Ontario K2E 0C2 Tel: (613) 852-1343 Cell: (613) Email: gino@glala.com	<b>GEOTECHNICAL ENGINEER</b> paterson group 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: 613.226-7381 Email: DGilbert@Patersongroup.ca	<b>URBAN PLANNER</b> Novatech Eng. Consultants Limited 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: m.Chown@novatech-eng.com	<b>PROJECT DEVELOPER</b> Kepali Holdings Ltd. 2-371 A Richmond Road Ottawa, Ontario K2L 1Y3 Tel: (613) 883-6124 Email: davidrenfro@outlook.com
<b>TRANSPORTATION ENGINEER</b> CGH Transportation Inc. 13 Markham Avenue Ottawa, ON K2G 3Z1 Tel: (343) 999-9117 Email: Christopher.Gordon@CGHTransportation.com	<b>SURVEYOR</b> 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	<b>CIVIL ENGINEER</b> WSP Canada 300-1145 Hunt Club Road Ottawa ON K1V 0Y3 Tel: (613) 736-7200 Email: Ishaque.Jafferjee@wsp.com	<b>DEVELOPMENT MANAGER</b> Renfro Land Management 2-371 A Richmond Road Ottawa, Ontario K2L 1Y3 Tel: (613) 883-6124 Email: davidrenfro@outlook.com

**1 SITE PLAN**  
 SP-1  
 SCALE = 1 : 400

SCALE 1:400