



**1 LOCATION PLAN**  
SP1 SCALE N.T.S.

**PROJECT ZONING REVIEW/STATISTICS**  
MUNICIPALITY: TOWNSHIP OF RUSSELL  
MUNICIPAL ADDRESS: 363 CORDUROY ROAD  
REGISTERED OWNER: FORTRAN STEEL CONTRACTING LTD.  
LOT AREA = 81,871 sq. m. (20.17 ACRES)

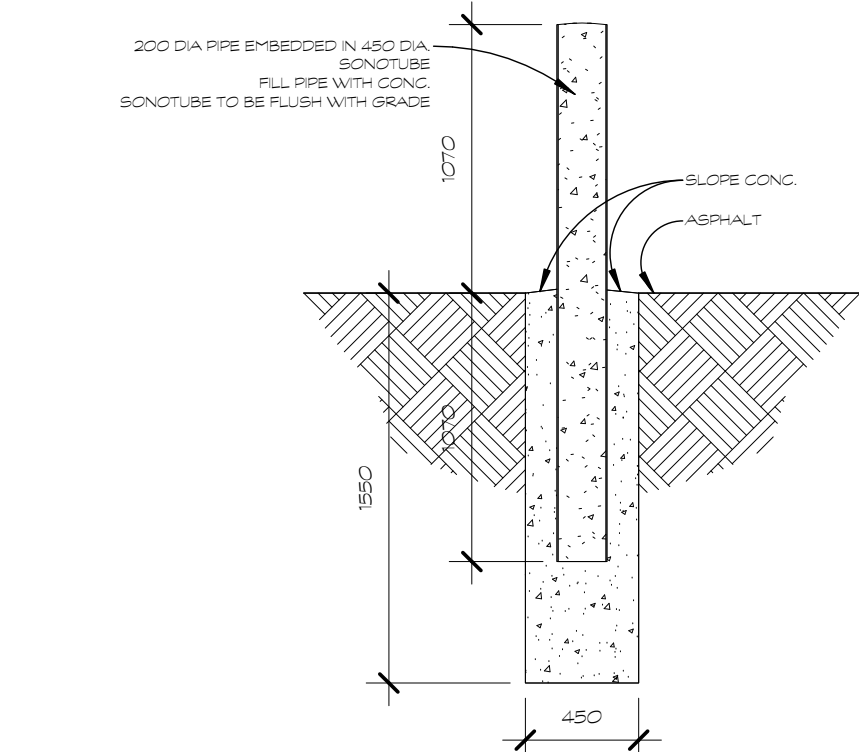
**ZONING ANALYSIS**  
ZONING BY-LAW: FINAL DRAFT - V2 - JULY 2012  
ZONE: INDUSTRIAL PARK (IP)  
PROPOSED USE: WAREHOUSE/OFFICE

BUILDING AREAS	(SQ. M.)	(SQ. FT.)
WAREHOUSE	786	8,569
OFFICE	288	3,108
TOTAL	1,074	11,677

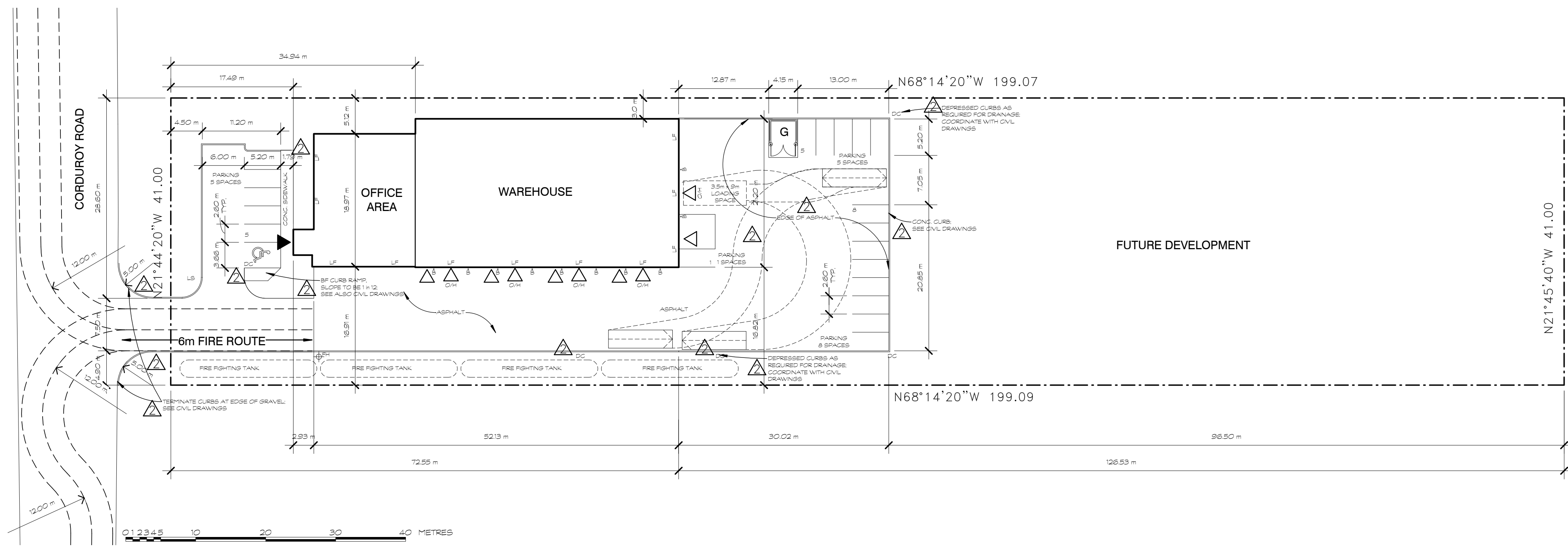
DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT AREA	4000 sq. m.	81,871 sq. m.
MINIMUM LOT FRONTAGE	35m	41.00m
MINIMUM LOT COVERAGE	50%	7.5%
MINIMUM REQUIRED YARD		
FRONT YARD (MIN.)	10m	24.18m
INTERIOR SIDE YARD (NORTH)	3m	7.45m
INTERIOR SIDE YARD (SOUTH)	3m	12.40m
REAR YARD	7.50m	19.95m
MAXIMUM BUILDING HEIGHT	19m	19.89m
LANDSCAPED OPEN SPACE	10%	84%

PARKING SPACES	WAREHOUSING @ 0.8/100 SQ. M.	OFFICE @ 4/100 SQ. M.
WAREHOUSING	7	7
OFFICE	12	12 + 1 BF

LOADING SPACES (3.5 x 9)	1	1
PARKING FOR PHYSICALLY DISABLED	1	1



**3 BOLLARD DETAIL**  
SP1 SCALE 1:30

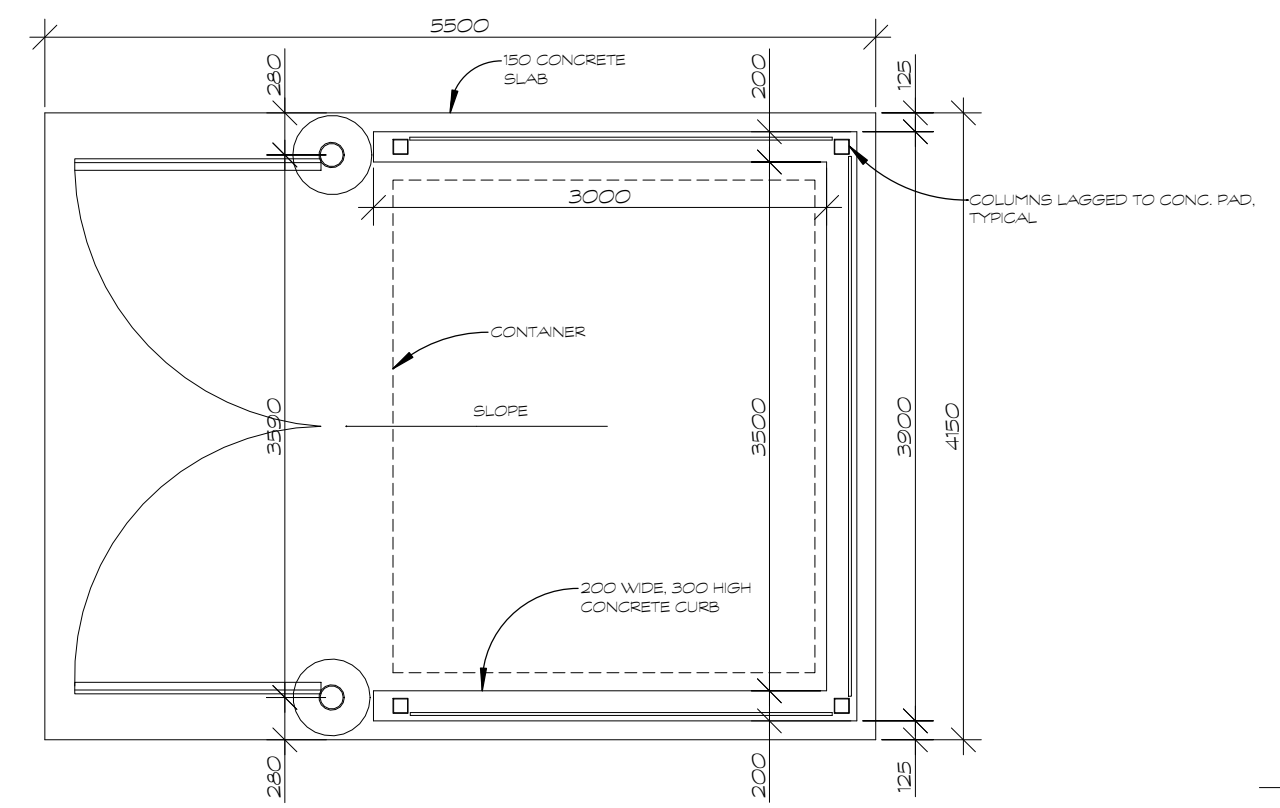


**2 SITE PLAN**  
SP1 SCALE 1:400

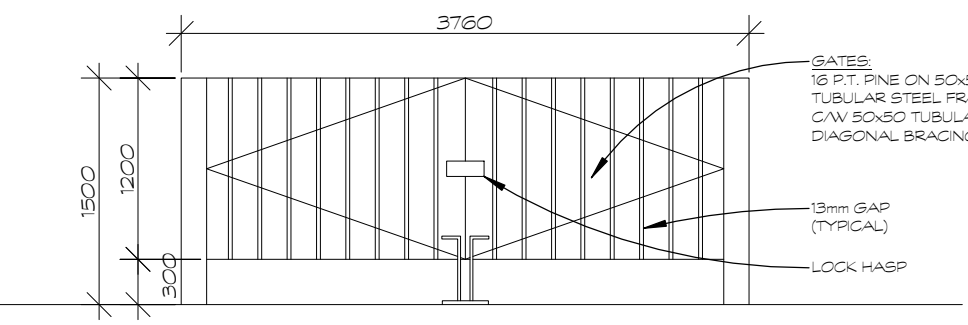
**NOTE**  
1. PARKING SPACES RESERVED FOR THE PHYSICALLY HANDICAPPED TO BE IDENTIFIED BY A VERTICALLY MOUNTED SIGN IN COMPLIANCE WITH CANADIAN STANDARDS.  
2. EXTERIOR SITE LIGHTING SHALL BE DIRECTED ONTO THE SITE AWAY FROM ADJACENT PROPERTIES.  
3. READ THIS DRAWING IN CONJUNCTION WITH THE LANDSCAPE DRAWINGS, THE CIVIL ENGINEERING DRAWINGS & THE ELECTRICAL DRAWINGS.

**LEGAL DESCRIPTION:**  
**PLAN OF SURVEY OF PART OF LOT 21 CONCESSION 5**  
GEOGRAPHIC TOWNSHIP OF RUSSELL  
COUNTY OF RUSSELL  
PREPARED BY  
FARLEY SMITH & DENIS SURVEYING LTD.  
SEPTEMBER 26, 2014

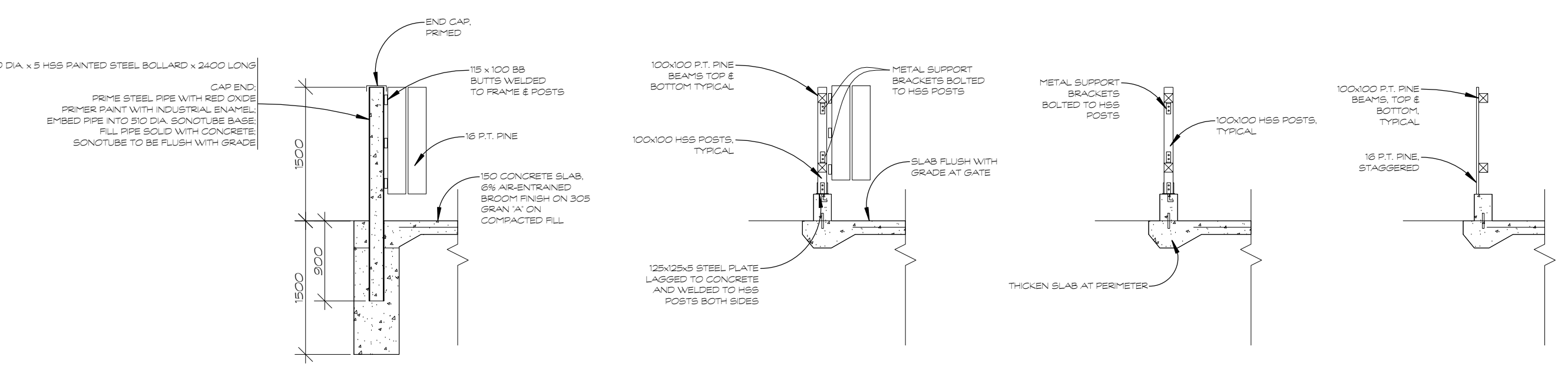
- LEGEND:**
- B = BOLLARD
  - G = GARBAGE CONTAINER ENCLOSURE
  - HP = HYDRO POLE
  - FH = FIRE HYDRANT
  - LF = LIGHT FIXTURE - EXTERIOR, WALL MOUNTED
  - LS = LIGHT STANDARD
  - ▲ = PRINCIPAL ENTRANCE
  - △ = EXT. DOOR
  - ◻ = OVER-HEAD DOOR
  - ◻ = BARRIER-FREE PARKING SPACE C/W PAINTED LOGO & SIGN



**4 GARBAGE ENCLOSURE PLAN DETAIL**  
SP1 SCALE 1:50



**5 GARBAGE ENCLOSURE ELEVATION DETAIL**  
SP1 SCALE 1:50



**6 GARBAGE ENCLOSURE SECTION DETAILS**  
SP1 SCALE 1:50

Registered Owner:  
**FORTAN IRON WORKS LTD.**  
1340 COKER STREET  
GREELY, ON, K4P 1H1  
Tel: (613) 821-4014  
Fax: (613) 821-4860  
e-mail: domenic@fortansteel.com

Project Manager:  
**FORTAN IRON WORKS LTD.**  
1340 COKER STREET  
GREELY, ON, K4P 1H1  
Tel: (613) 821-4014  
Fax: (613) 821-4860  
e-mail: domenic@fortansteel.com

Civil/Mechanical Engineer:  
**A. DAGEWIS & ASSOC. INC. CONSULTING ENGINEERS & ARCHITECT**  
951 NOTRE-DAME, STE 101, P.O. BOX 160  
EMBRUN, ON, K0A 1W0  
Tel: (613) 693-0700  
Fax: (613) 443-5708  
e-mail: michael@adagenois.com

Geotechnical Engineer:  
**PATERSON GROUP INC.**  
28 CONCOURSE GATE - UNIT 1  
OTTAWA (NEPEAN), ON, K2E 7J7  
Tel: (613) 226-7381  
Fax: (613) 226-6344  
e-mail: DGilbert@patersongroup.ca

Surveyor:  
**FARLEY SMITH & DENIS SURVEYING LTD.**  
10-190 COLONNADE RD  
OTTAWA (NEPEAN), ON, K2E 7J5  
Tel: (613) 727-8226  
Fax: (613) 727-1823  
e-mail: fdsrvy@bellnet.ca

Landscape Architect:  
**GINO J. AIELLO LANDSCAPE ARCHITECTURE**  
50 CAMELOT DRIVE  
OTTAWA, ON, K2G 5X8  
Tel: (613) 852-1343  
Fax: (613) 852-4872  
e-mail: gjal@rogers.com

Electrical Engineer:  
**QUADRANT ENGINEERING LIMITED**  
107 PRETORIA AVENUE  
OTTAWA, ON, K1S 1W8  
Tel: (613) 567-1487  
Fax: (613) 567-1493  
e-mail: johnm@quadrantengineering.co

2 JUL 12/16	RESPONSE TO TOWNSHIP COMMENTS	
1 APR 5/16	REVISED SITE PLAN	
No.	DATE	DESCRIPTION
REVISIONS:		
ISSUED FOR THE PURPOSE OF:		
PERMIT	JUNE 9, 2016	
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 UNLESS SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF LEONARD P. 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) 729-2211  
Fax (613) 729-1558  
E-mail: lkoffman@koffmanarchitect.ca



OWNER:  
**FORTAN IRON WORKS LTD.**

PROJECT:  
**LIGHT INDUSTRIAL BUILDING FOR FORTRAN IRON WORKS LTD. 363 CORDUROY ROAD TOWNSHIP OF RUSSELL, ONTARIO**

DRAWING TITLE:  
**SITE PLAN**

DRAWN	DATE	SCALE
BR/SS	DEC 22/16	AS NOTED

PROJECT NORTH	PROJECT N°
	1513
REVISION N°	2
DRAWING N°	SP1