

CONSULTANT - SUB CONSULTANT

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SEAL:



CLIENT REF. #

PROJECT:

PROPOSED SELF-STORAGE
864 LADY ELLEN PLACE

KEY PLAN

DISCLAIMER:
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THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR: REVISION

NO.	REV.	DATE	DESCRIPTION
1	1	03/01/2023	ISSUED FOR SPA
1	2	11/29/2023	ISSUED FOR SPA

PROJECT NO.: 219-00038-09 DATE: 2023-03-21

ORIGINAL SCALE: AS INDICATED

DESIGNED BY: AH

DRAWN BY: SG

CHECKED BY: AH

DISCIPLINE: LANDSCAPE ARCHITECTURE

TITLE: SITE PLAN

SHEET NUMBER: A100
SHEET # OF
ISSUE: ISSUED FOR SITE PLAN APPROVAL
DATE OF: 2023-11-04

LAYOUT NOTES:

- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACTOR ADMINISTRATOR PRIOR TO CONSTRUCTION
- LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS
- ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED
- CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS AND ROUGH GRADING AS REQUIRED TO CONSTRUCTION ALL WORKS AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS
- LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
- ALL EXISTING ROADS, SIDEWALKS, CURBS, FENCING, PAVING, SODDED AREAS, AND APPROACHES, ETC. TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTOR'S OWN COSTS.
- ALL EXISTING TREES, SHRUB BEDS, MULCH BEDS, AND SOD TO REMAIN TO BE PROTECTED DURING CONSTRUCTION. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTOR'S OWN COST.
- USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, WALKWAYS, ETC.
- FILL ALL HOLES AND LOW AREAS TO DESIGN SUBGRADE WITH COMPACTED FILL (SUITABLE TO SURFACE FINISH). FOR SODDED/PLANTED AREAS USE COMPACTED CLEAN EARTH FILL SUITABLE FOR PLANT GROWTH. FOR PAVED AREAS USE COMPACTED GRANULAR BASE.
- ALL TREES WITHIN OR IMMEDIATELY ADJACENT TO AREA OF WORK TO BE PROTECTED TO CITY OF OTTAWA TREE PROTECTION STANDARDS.

PARKING REQUIREMENTS:

- WAREHOUSE:
0.4 PER 100m² FOR THE FIRST 5000m² GROSS FLOOR AREA,
0.4 PER 100m² ABOVE 5000m² GROSS FLOOR AREA
= 71 SPACES
- ACCESSIBLE PARKING REQ.:
1 TYPE A
2 TYPE B
- TOTAL PARKING PROVIDED:
74 SPACES PROVIDED
(71 REQ.)
7 LOADING SPACES PROVIDED
(3 REQ.)
- BICYCLE PARKING:
1 STALL PER 2000m² GROSS FLOOR AREA
10 SPACES PROVIDED
(9 REQ.)

KEYNOTES:

- CONCRETE SIDEWALK. REFER TO DETAIL 4/L300
- ACCESSIBLE RAMP WITH TACTILE WARNING SURFACE INDICATOR (TWS)
- 150mm HT CONCRETE CURB. REFER TO DETAIL 5/L300
- ASPHALT PARKING LOT. REFER TO CIVIL FOR DETAIL.
- TYPE A PARKING STALL
- TYPE B PARKING STALL
- PROPOSED GARBAGE ENCLOSURE. REFER TO DETAIL 11/L300
- SNOW REMOVAL STORAGE AREA
- EXISTING FIRE HYDRANT
- 3/4" RIVER STONE MULCH.
- 2-4" RIVER STONE MULCH.
- 316 STAINLESS STEEL BICYCLE RACKS. REFER TO DETAIL 10/L300
- SODDED AREA. REFER TO DETAIL 6/L300
- PAINTED CROSSWALK
- PAINTED ISLAND
- SIGNAGE
- LOADING SPACE
- SEEDED AREA. REFER TO DETAIL 6/L300

ZONING STATISTICS

SITE INFORMATION:

LEGAL DESCRIPTION:
Lots 9, 10, 11, 12, and Part of Lot 13,
Registered Plan 387939, City of Ottawa

EASEMENTS:
Inst. CR388144, Plan 387939
Inst. CR621418, Part 8 Plan 4R-29611
Inst. OC201490, By-law 2003-162
Inst. N430098 (L1605535)

MUNICIPAL ADDRESS: 864 Lady Ellen Place, Ottawa,
Ontario

LOT AREA: 13,576.785 m² (146,144.07 sq.ft.)

BUILDING GROSS FLOOR AREAS:
Existing 3,529 m²
Proposed 17,663 m²

ZONING INFORMATION:

ZONE: Light Industrial Zone, Urban Exception 278,
Height Limit 30 (L, [278] H(30))
Sec. 203(3), Table 203

PROPOSED LOT COVERAGE: 39.3% (Maximum
allowable 65%)

BUILDING HEIGHT:

Building 'A' 23m (Maximum allowable 30m)
Building 'B' 7m (Maximum allowable 30m)

FLOOR SPACE INDEX: 1.3 (Maximum allowable 2)

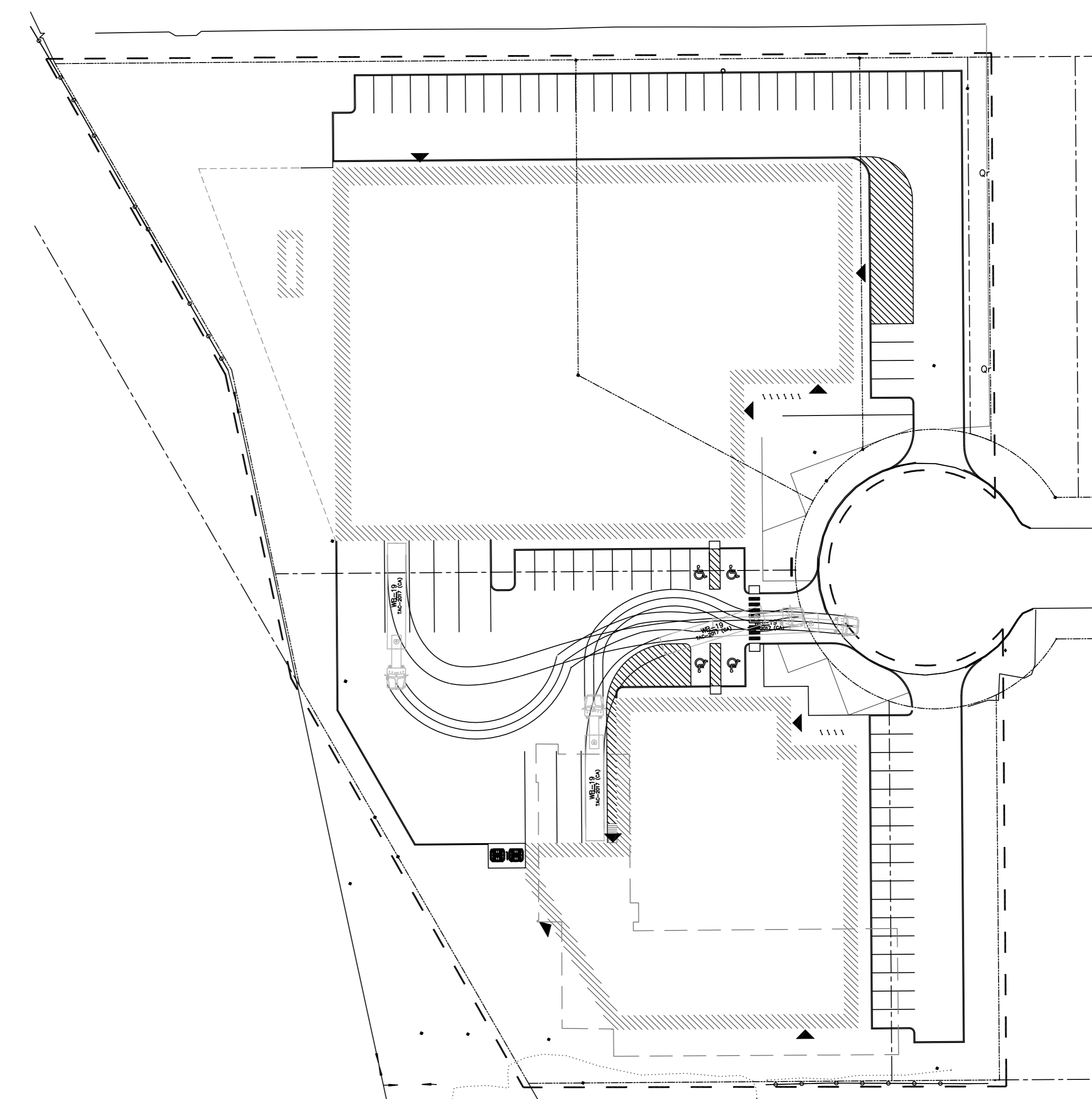
BUILDING SETBACKS:

Building 'A' Setbacks:
Min. Front Yard: 7.5 m (7.5 m required)
Min. Interior Side Yard: 15 m (7.5 m required)
Min. Rear Side Yard: 8.88 m (3.5 m required)

Building 'B' Setbacks:
Min. Front Yard: 7.5 m (7.5 m required)
Min. Interior Side Yard: 7.5 m (7.5 m required)
Min. Rear Yard: 14 m (3.5 m required)

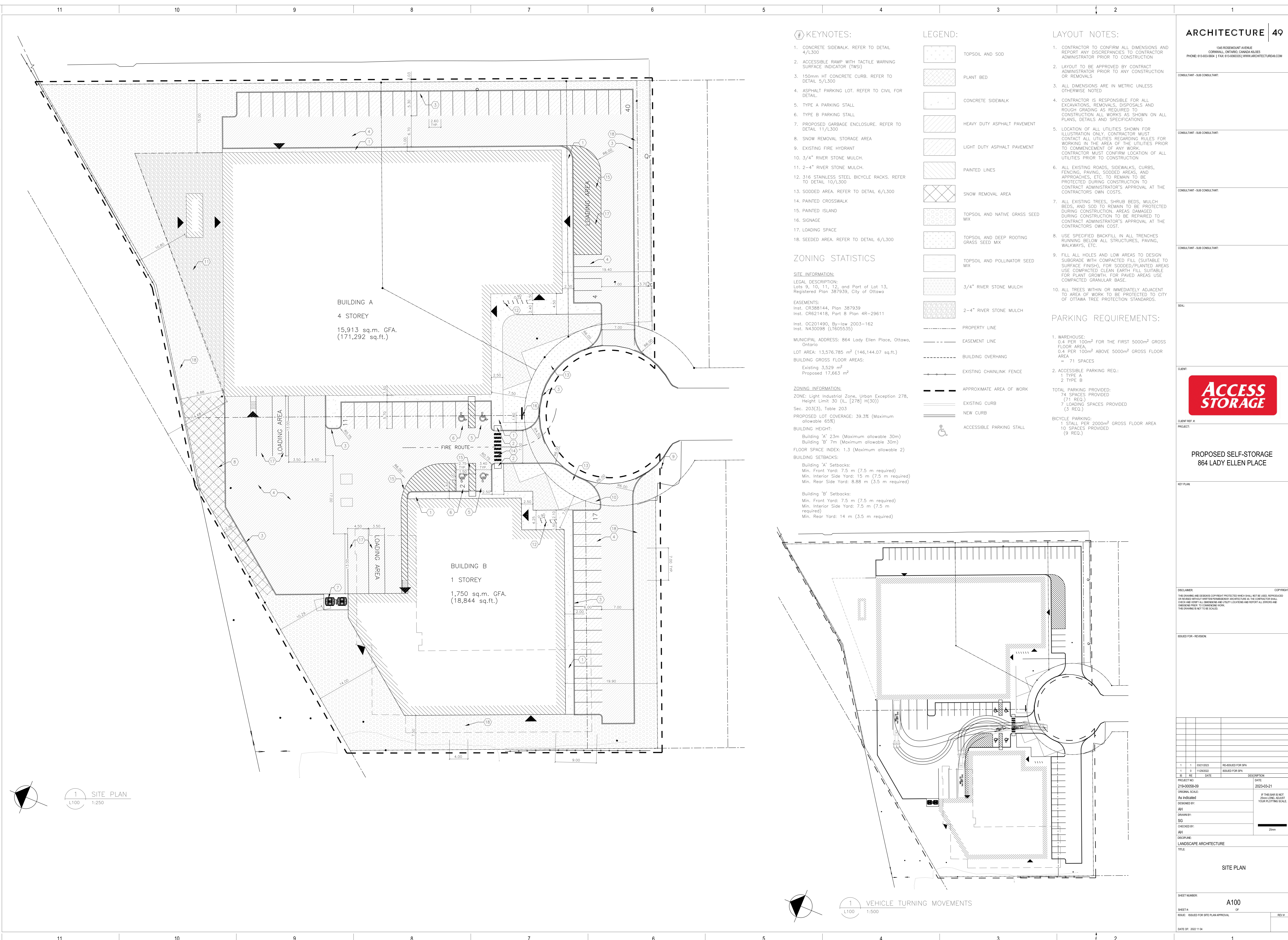
LEGEND:

- TOPSOIL AND SOD
- PLANT BED
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- PAINTED LINES
- SNOW REMOVAL AREA
- TOPSOIL AND NATIVE GRASS SEED MIX
- TOPSOIL AND DEEP ROOTING GRASS SEED MIX
- TOPSOIL AND POLLINATOR SEED MIX
- 3/4" RIVER STONE MULCH
- 2-4" RIVER STONE MULCH
- PROPERTY LINE
- EASEMENT LINE
- BUILDING OVERHANG
- EXISTING CHAINLINK FENCE
- APPROXIMATE AREA OF WORK
- EXISTING CURB
- NEW CURB
- ACCESSIBLE PARKING STALL



1 VEHICLE TURNING MOVEMENTS
L100 1:500

1 SITE PLAN
L100 1:250



BUILDING A
4 STOREY
15,913 sq.m. GFA.
(171,292 sq.ft.)

BUILDING B
1 STOREY
1,750 sq.m. GFA.
(18,844 sq.ft.)