

2 BIKE RACK DETAIL  
A101

### LEGEND:

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	DEMOLITION OF EXISTING FEATURE
---	FIRE ROUTE
---	REQUIRED LANDSCAPED AREA SETBACK
---	REQUIRED YARD SETBACK
---	NEW CONTINUOUS CONCRETE CURBING
---	CURB CUT C/W DEPRESSED CURB
○	BOLLARDS
□	NEW BUILDING FOOTPRINT
□	NEW LANDSCAPING
□	NO PARKING, PAINTED LINES
→	DIRECTION OF TRAFFIC
▽	MAIN BUILDING ENTRANCE / EXITS
▽	SECONDARY BUILDING ENTRANCE / EXITS
□	TYPICAL PARKING STALL (2.6m x 5.8m)
□	BARRIER-FREE PARKING STALL (4.4m x 5.8m)
□	ACCESSIBLE PARKING SIGN

PROPERTY BOUNDARY AND TOPOGRAPHIC INFORMATION DERIVED FROM TOPOGRAPHICAL PLAN OF PART OF LOT 29 CONVESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. PROPERTY IDENTIFICATION NUMBER - PART 1 AND 2 ON 4R-23578 DATED MAY 13, 2022

### SITE STATISTICS:

REQUIREMENTS	PROPOSED	COMPLIANT	
ZONING DESIGNATION	"L-4 H21"	"L-4 H21"	Y
MIN LOT AREA	2,000m <sup>2</sup>	25,476 m <sup>2</sup>	Y
MIN LOT WIDTH	N/A	N/A	Y
MAX LOT COVERAGE	65%	45%	Y
BUILDING AREA (BLDG FOOTPRINT)	N/A	11,522 m <sup>2</sup>	Y
GROSS FLOOR AREA	N/A	WAREHOUSE BLDG A = 12,878 m <sup>2</sup> BLDG B = 14,436 m <sup>2</sup> TOTAL = 27,314 m <sup>2</sup>	Y
BUILDING USES	AS PERMITTED BY L-4 H21	SELF STORAGE FACILITY	Y
MINIMUM YARD REQUIREMENTS	FRONT YARD = 7.5 m CORNER SIDE YARD = 7.5 m INTERIOR SIDE YARD = 7.5 m REAR YARD = 7.5 m	FRONT YARD (S) = 7.5 m INTERIOR SIDE YARD (W) = 7.5 m CORNER SIDE YARD (E) = 10.2 m REAR YARD (N) = 7.5 m	Y
MAXIMUM BUILDING HEIGHT	21m	4 STOREYS 13.2m	Y
LANDSCAPING	PROPERTY LINE ABUTTING A RESIDENTIAL OR INSTITUTIONAL ZONE, 3m; MAY BE REDUCED TO ONE METRE IF A 1.4 METRE HIGH OPAQUE SCREEN IS PROVIDED ABUTTING A STREET, 5m IN ALL OTHER CASES, NO MINIMUM	MINIMUM 3m LANDSCAPING BUFFER ALONG DAIRY DRIVE AND OLD MONTREAL ROAD	Y
PARKING	WAREHOUSE BLDG A & B 0.8 SPACES PER 100 SQUARE METRES FOR THE FIRST 5,000 SQUARE METRES OF GROSS FLOOR AREA; 0.4 SPACES PER 100 SQUARE METRES ABOVE 5,000 SQUARE METRES OF GROSS FLOOR AREA; LIGHT INDUSTRIAL BLDG C & D 0.8 SPACES PER 100 SQUARE METRES FOR THE FIRST 5,000 SQUARE METRES OF GROSS FLOOR AREA;	BLDG A & B REQUIRED: (5,000m <sup>2</sup> /100m <sup>2</sup> ) * 0.8 = 40 (27,314m <sup>2</sup> -5000m <sup>2</sup> /100m <sup>2</sup> ) * 0.4 = 89 Total = 129 BLDG C & D REQUIRED: (1,474m <sup>2</sup> /100m <sup>2</sup> ) * 0.8 = 14 Total = 143 TOTAL: 143 PARKING SPACES REQUIRED PROPOSED: 89 PARKING SPACES	N
BARRIER FREE PARKING	100-199 PARKING SPACES 2 SPACES REQUIRED	3 BF SPACE PROVIDED	Y
BICYCLE PARKING	1 PER 2000 m <sup>2</sup> 28,788/2000 = 14 REQUIRED	24 PROVIDED	Y

**NO DRAWING DIVISION SHALL BE VIEWED INDEPENDENTLY. CONTRACTOR AND ALL SUB CONTRACTORS TO REVIEW AND BE FAMILIAR WITH ENTIRE DRAWING SET.**

### Revisions

No.	For:	Date:
4	SITE PLAN APPROVAL	12/05/2024
3	SITE PLAN APPROVAL	09/24/2024
2	PRE-CON SUBMISSION	06/13/2024
1	REVISED FOR PHASE 3 PRE-CON SUBMISSION	02/15/2024

To: (Version) For: Date:

### Issue Table

NOTE: CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS. CONTRACTORS AND SUBCONTRACTORS SHALL USE THIS DRAWING IN CONJUNCTION WITH OTHER DISCIPLINARY ENGINEER DRAWINGS AND TENANT FIT-UP DRAWINGS. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL ISSUED FOR CONSTRUCTION BY DESIGN PROFESSIONAL UNDER ISSUE COLUMN.

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ALL DRAWINGS ARE TO BE REVIEWED AS A FULL PACKAGE SET.

Seal:

North Arrow:

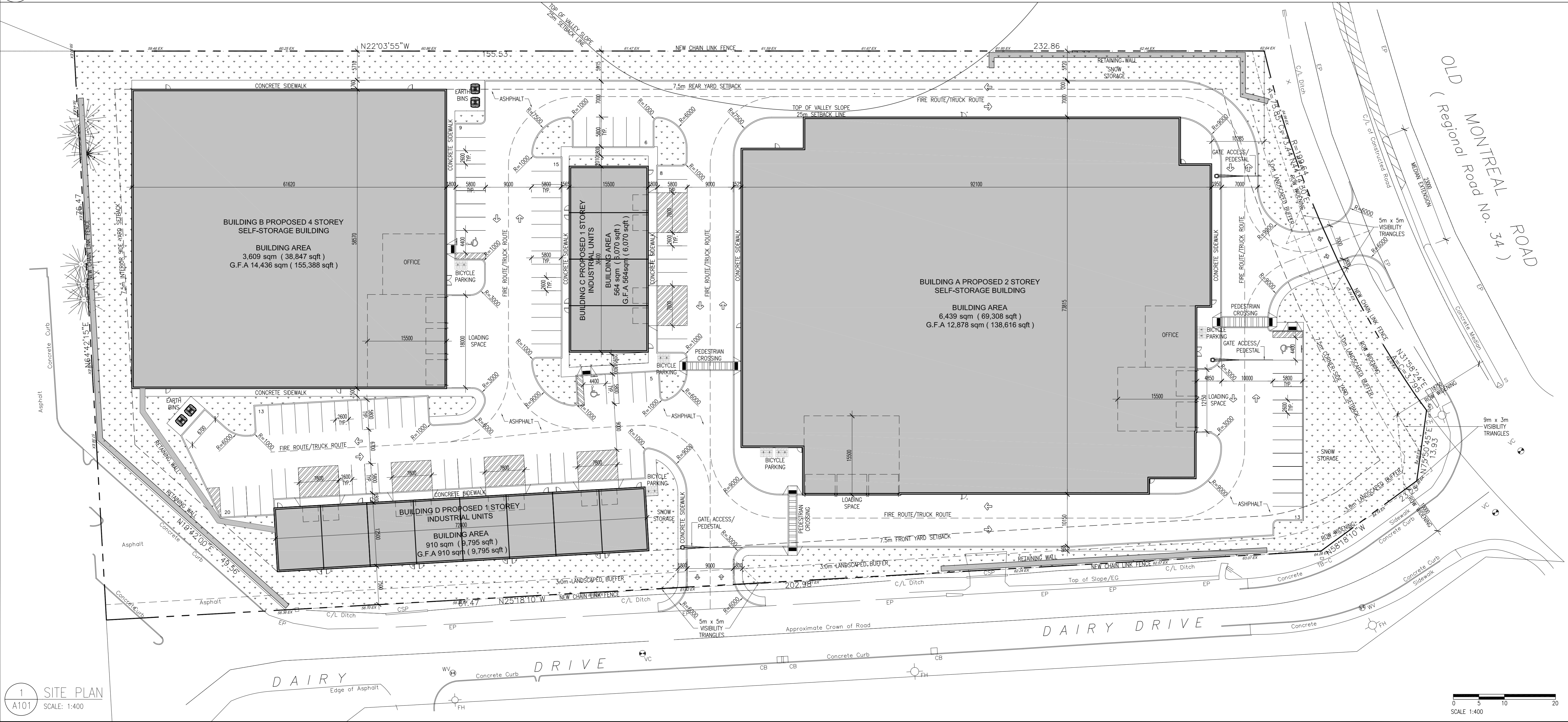
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Applicant: **TSL - DAIRY LP**  
50 KING STREET EAST,  
HAMILTON, ONTARIO L8N 1A6

Project: **PROPOSED SELF-STORAGE BUILDINGS**  
1015-1045 DAIRY DRIVE, OTTAWA, ON.

Drawing Title: **SITE PLAN**

Drawn By: MG Scale: AS NOTED  
Checked By: SE Plot Date:  
Project Date: 07.13.2023  
Project No: 23-104  
Drawing No: A101 Sheet Version: 0



1 SITE PLAN  
A101