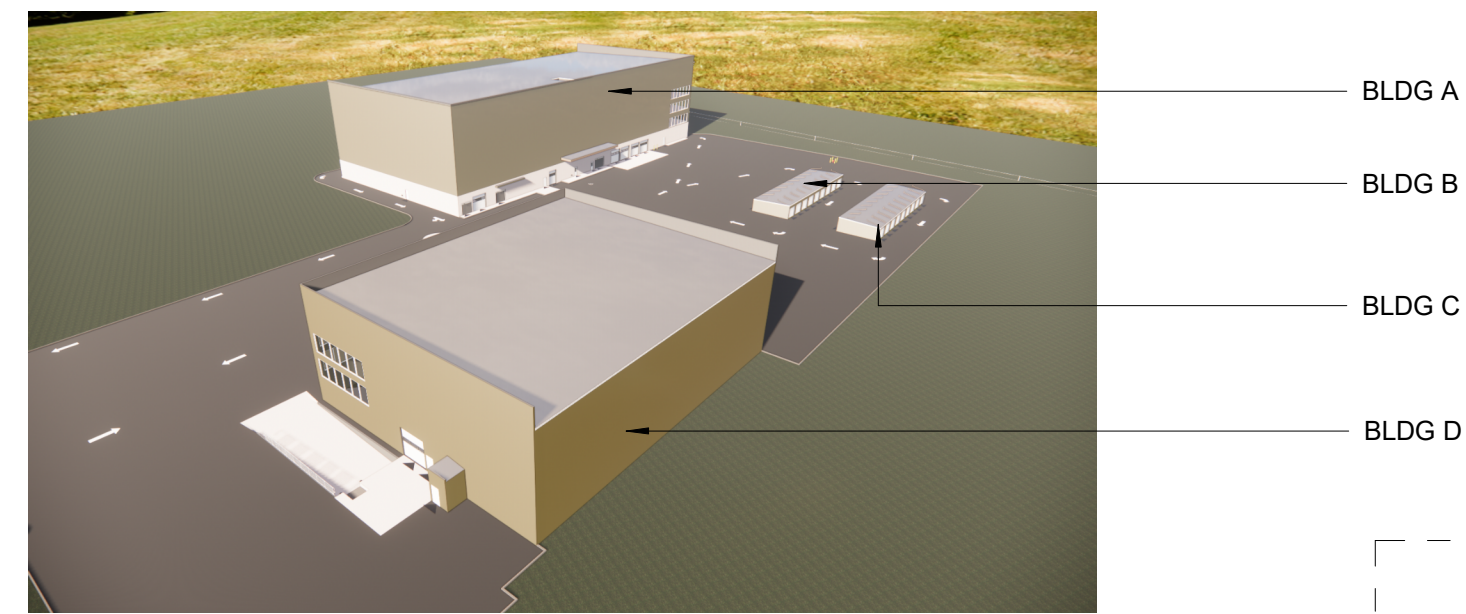


SITE LEGEND:	
	PROPERTY LINE
	ZONING SETBACKS
	FIRE ROUTE
	GLYCOL HEAT TRACING
	2.6m x 5.2m PARKING SPACE
	3.4m x 1.5m x 5.2m BARRIER FREE PARKING SPACE
	2.6m x 6.7m PARALLEL PARKING SPACE
	LIGHT STANDARD (REFER TO ELECTRICAL)
	EXIT OR ENTRANCE (REFER TO SITE PLAN FOR ADDITIONAL NOTES)
	0.6m x 1.8m BICYCLE PARKING SPACE
	EXIST. MH
	EXIST. FH
	EXIST. SAN. MH
	EXIST. MH THH
	EXIST. CB
	NEW MH
	NEW CB
	FDC
	GM
	PAINTED STRIPED PEDESTRIAN WALKWAY
	REMOVE EXISTING LANDSCAPING IN THE FUTURE ROW AND REPLACE WITH TOP SOIL/SEED/GRASS (REFER TO LANDSCAPE DRAWINGS)
	NEW LANDSCAPE AREA (REFER TO LANDSCAPE DRAWINGS)
	CONCRETE PAVING



2 3D VIEW - SOUTH-NORTH AERIAL
A-1001 Scale: NTS

GENERAL NOTES:

- U-HAUL WILL PROVIDE "JANUS" STAMPED ENGINEERING DRAWINGS FOR PERMIT SUBMISSION. WE ARE ASSUMING THAT THE BUILDING IS SUPPLIED, AND WE DESIGN THE FOUNDATIONS FOR IT.
- "AS CORRESPONDED BETWEEN U-HAUL AND COLETTE GORNI, CITY PLANNER, ON MARCH 21st 2022. THE ZONING FOR THE SITE IS IL6(1414) H(30)-H (LIGHT INDUSTRIAL, SUBZONE 6, URBAN EXCEPTION 1414, HEIGHT LIMIT OF 30M, WITH A HOLDING SYMBOL). THIS ZONING PERMITS A MAXIMUM HEIGHT OF 30M, WHICH SHOULD ALLOW A 5-STORY BUILDING (ASSUMING EACH STOREY HAS A HEIGHT OF 3-4M).

ALL OTHER ZONING REQUIREMENTS CAN BE FOUND IN TABLE 203 OF THE ZONING BY-LAW. PLEASE ALSO REVIEW SECTION 204(6) OF THE ZONING BY-LAW AND URBAN EXCEPTION 1414 FOR ADDITIONAL PROVISIONS APPLICABLE TO THE SITE.

SITE DATA AND ZONING INFORMATION		
PROJECT LOCATION	30 FRANK NIGHBOR PLACE, OTTAWA, ONTARIO, K2V 1B9	
LEGAL DESCRIPTION	PART OF BLOCK 2, REGISTERED PLAN 4M-1012, CITY OF OTTAWA.	
PROPERTY OWNER	AMERCO REAL ESTATE COMPANY 2727 N. CENTRAL AVENUE, PHOENIX, AZ USA 85004. PHONE: (602) 263 - 6502	
ZONING DESIGNATION	IL6(1414) H(30)-H - LIGHT INDUSTRIAL	
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	2000 m ²	38,245.6 m ²
MINIMUM LOT FRONTAGE	NO MINIMUM	148.11 m
MAX LOT COVERAGE	65%	14%
MAXIMUM FLOOR INDEX	2	0.14
FRONT YARD SETBACK	12 m (39.4 FT)	68.3 m (223'-11")
INTERIOR SIDE YARD SETBACK	7.5 m (25 FT)	8.5 m (28')
REAR YARD SETBACK	7.5 m (25 FT)	43.1 m (141'-6")
EXTERIOR YARD SETBACK	7.5 m (25 FT)	7.5 m (25 FT)
MAXIMUM BUILDING HEIGHT	30 m*	21.3 m
LANDSCAPE BUFFER	- FRONT = 3 m - SIDE = NO MINIMUM - REAR = 3 m	- FRONT = 3 m - SIDE = 3 TO 7.5 m - REAR = 5.3m
LANDSCAPE AREA / PERCENTAGE OF SITE AREA	N/A (INDUSTRIAL ZONE)	3811.6 m ² / 10.1% OF SITE AREA
PARKING SPACES	101	101
B.F. PARKING SPACES	2	2
LOADING PARKING SPACES	2	2
BICYCLE PARKING SPACES	10	10

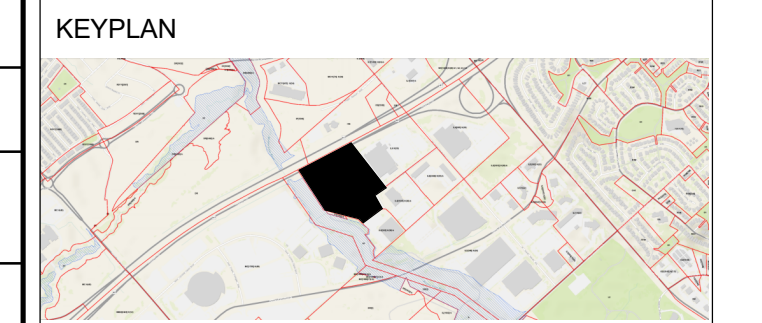
CLIENT
U-Haul CO. (Canada) LTD.

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IBI Group Architects (Canada) Inc.
is a member of the IBI Group of companies.

ISSUES

No.	DESCRIPTION	DATE
1	CONCEPT DESIGN	2022-04-29
2	ISSUED FOR SITE PLAN CONTROL APPLICATION	2022-05-18



CONSULTANTS

ARCHITECTURE / PROJECT MANAGEMENT / TRANSPORTATION:
IBI GROUP - OTTAWA
333 PRESTON STREET UNIT 400, OTTAWA, ON K1S 5M4

CIVIL / LANDSCAPE / PLANNING: NOVATECH
240 MICHAEL COWPLAND DRIVE SUITE 101, KANATA, ON K2M 1P6

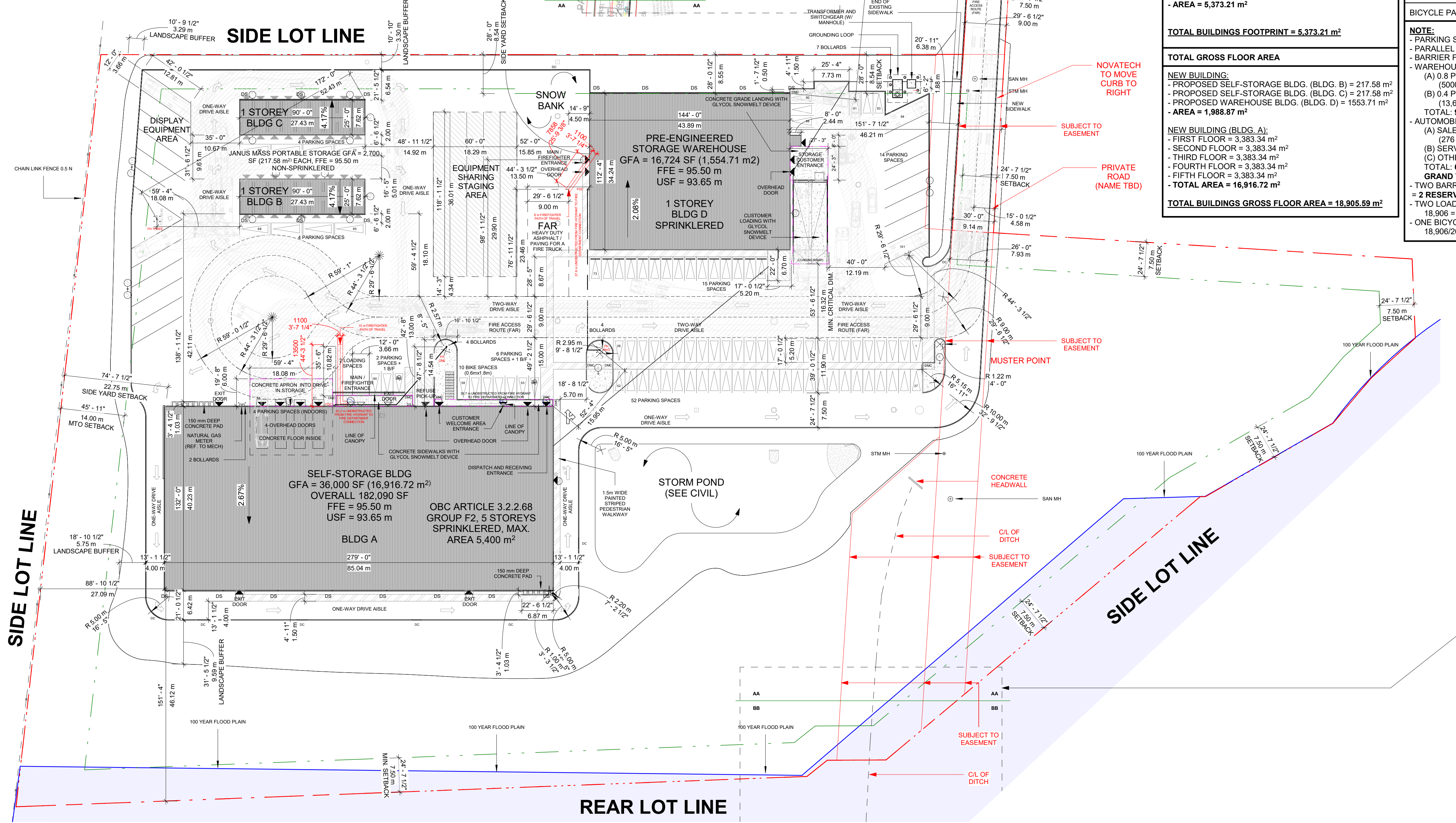
GOODKEY, WEEDMARK & ASSOCIATES LIMITED CONSULTING ENGINEERS
1188 WOODWARD DRIVE, OTTAWA, ON, K2C 3R8

CLELAND JARDINE ENGINEERING LTD
200-580 TERRY FOX, KANATA, ON, K2L 4B9

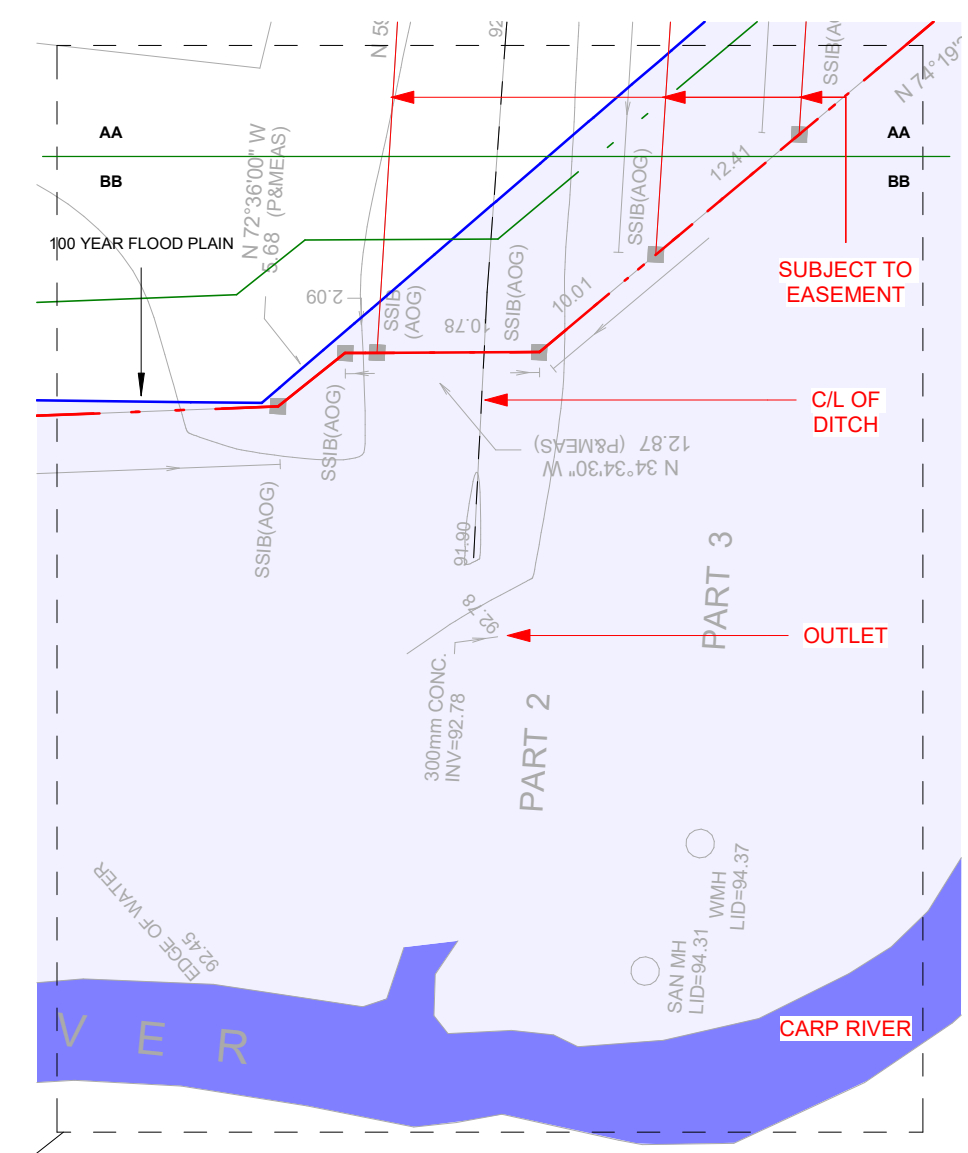
STATE OF THE ART ACOUSTIC INC.
43-1010 POLYTEK STREET, OTTAWA, ON K1J 9J3

J.D. BARNES LTD
103-82 STEACIE DRIVE, OTTAWA, ON K2K 2A9

SENEZ CONSULTING LTD.,
208 EVANS AVE. UNIT 2019, TORONTO, ON, M8Z 1J7



TOTAL LAND AREA	9.44 ACRES / 411,673 SQ. FEET / 38,245.6 SQ. METERS
TOTAL FOOTPRINT AREA	
NEW BUILDING:	- PROPOSED SELF-STORAGE BLDG. (BLDG. A) = 3383.34 m ² - PROPOSED SELF-STORAGE BLDG. (BLDG. B) = 217.58 m ² - PROPOSED SELF-STORAGE BLDG. (BLDG. C) = 217.58 m ² - PROPOSED WAREHOUSE BLDG. (BLDG. D) = 1554.71 m ² - AREA = 5,373.21 m ²
TOTAL BUILDINGS FOOTPRINT = 5,373.21 m²	
TOTAL GROSS FLOOR AREA	
NEW BUILDING (BLDG. A):	- FIRST FLOOR = 3,383.34 m ² - SECOND FLOOR = 3,383.34 m ² - THIRD FLOOR = 3,383.34 m ² - FOURTH FLOOR = 3,383.34 m ² - FIFTH FLOOR = 3,383.34 m ² - TOTAL AREA = 16,916.72 m ²
TOTAL BUILDINGS GROSS FLOOR AREA = 18,905.59 m²	



1 SITE PLAN
1 : 500

Scale 1:500

PRIME CONSULTANT

IBI GROUP
400-333 Preston Street,
Ottawa ON, K1S 5N4, Canada
Tel: 613 225 1311 fax 613 225 9868
ibigroup.com

PROJECT
U-HAUL MOVING & STORAGE OF OTTAWA
30 FRANK NIGHBOR PLACE, OTTAWA, ON

PROJECT NO:
138165

DRAWN BY:
A. Chu

CHECKED BY:
Y. Bilbeisi

PROJECT MGR:
Y. Bilbeisi

APPROVED BY:
H. Semple

SHEET TITLE
ARCHITECTURAL SITE PLAN AND ZONING INFORMATION

SHEET NUMBER	ISSUE
A-1001	2