

KEYNOTES:

1. CONCRETE SIDEWALK. REFER TO DETAIL 4/L300
2. ACCESSIBLE RAMP WITH TACTILE WARNING SURFACE INDICATOR (TWS)
3. 150mm HT CONCRETE CURB. REFER TO DETAIL 5/L300
4. ASPHALT PARKING LOT. REFER TO CIVIL FOR DETAIL.
5. TYPE A PARKING STALL
6. TYPE B PARKING STALL
7. PROPOSED GARBAGE ENCLOSURE. REFER TO DETAIL 11/L300
8. SNOW REMOVAL STORAGE AREA
9. EXISTING FIRE HYDRANT
10. 3/4" RIVER STONE MULCH.
11. 2-4" RIVER STONE MULCH.
12. 316 STAINLESS STEEL BICYCLE RACKS. REFER TO DETAIL 10/L300
13. SODDED AREA. REFER TO DETAIL 6/L300
14. PAINTED CROSSWALK
15. PAINTED ISLAND
16. SIGNAGE
17. LOADING SPACE
18. 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 m<sup>2</sup> (146,144.07 sq.ft.)  
**BUILDING GROSS FLOOR AREAS:**  
Existing 3,529 m<sup>2</sup>  
Proposed 17,663 m<sup>2</sup>

**ZONING INFORMATION:**  
ZONE: Light Industrial Zone, Urban Exception 278,  
Height Limit 30 (L1, [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:

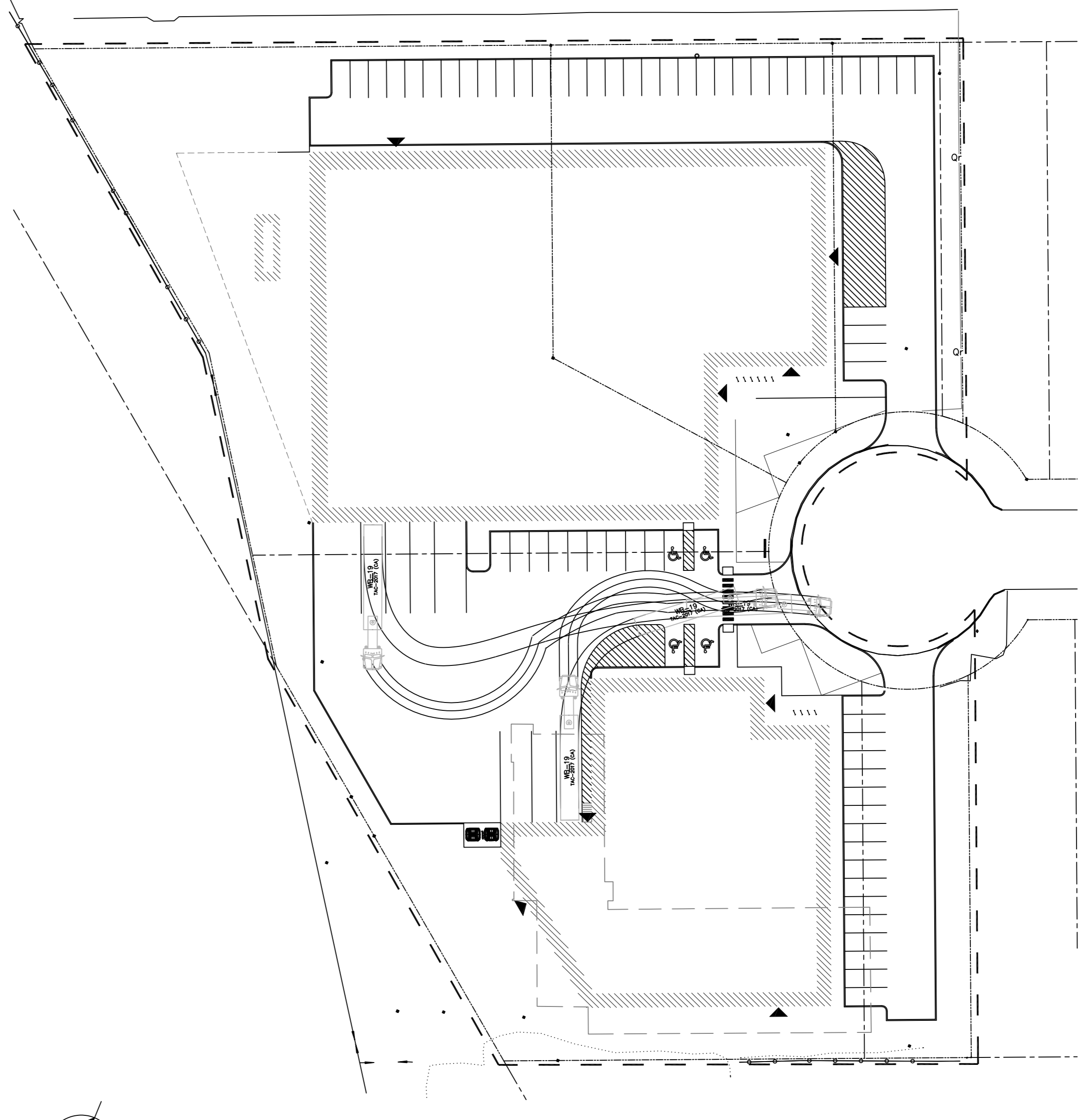
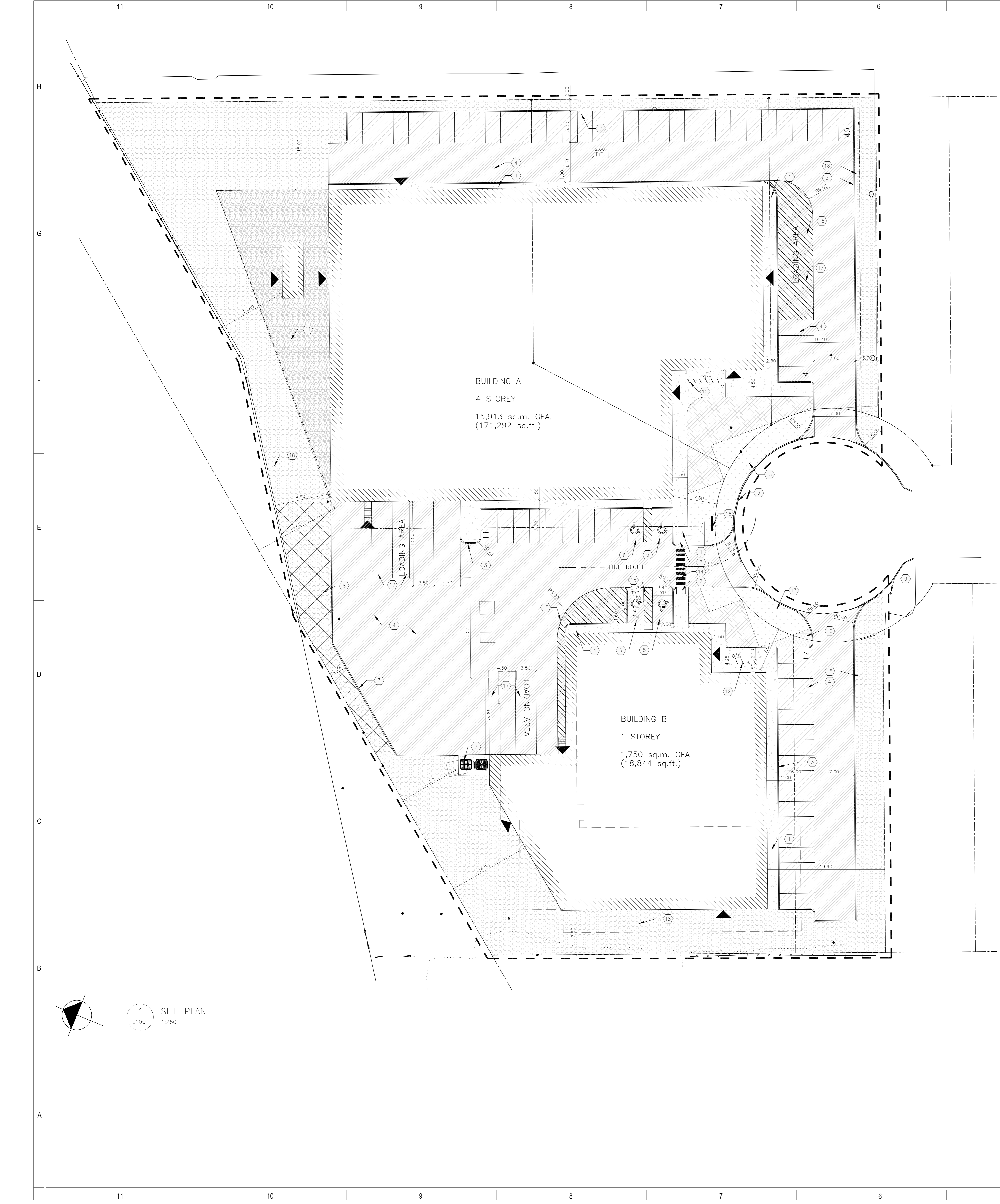
- TOPSOIL AND SOD
- PLANT BED
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- PAINTED LINES
- SNOW REMOVAL AREA
- TOPSOIL AND NATIVE GRASS SEED MIX
- TOPSOIL AND DEEP ROOTING GRASS SEED MIX
- TOPSOIL AND POLLINATOR SEED MIX
- 3/4" RIVER STONE MULCH
- 2-4" RIVER STONE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

LAYOUT NOTES:

1. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACTOR ADMINISTRATOR PRIOR TO CONSTRUCTION
2. TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS
3. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED
4. 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
5. 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
6. 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.
7. 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.
8. USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, WALKWAYS, ETC.
9. 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.
10. ALL TREES WITHIN OR IMMEDIATELY ADJACENT TO AREA OF WORK TO BE PROTECTED TO CITY OF OTTAWA TREE PROTECTION STANDARDS.

PARKING REQUIREMENTS:

1. WAREHOUSE:  
0.4 PER 100m<sup>2</sup> FOR THE FIRST 5000m<sup>2</sup> GROSS FLOOR AREA,  
0.4 PER 100m<sup>2</sup> ABOVE 5000m<sup>2</sup> GROSS FLOOR AREA  
= 71 SPACES
2. 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 2000m<sup>2</sup> GROSS FLOOR AREA  
10 SPACES PROVIDED  
(9 REQ.)



1 SITE PLAN  
L100 1:250

1 VEHICLE TURNING MOVEMENTS  
L100 1:500

PROPOSED SELF-STORAGE  
864 LADY ELLEN PLACE



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THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR: REVISION

NO.	REV.	DATE	DESCRIPTION
1	2	06/15/2023	RE-ISSUED FOR SPA
1	1	05/01/2023	RE-ISSUED FOR SPA
1	0	11/09/2022	ISSUED FOR SPA

PROJECT NO:  
219-00028-09  
DATE: 2023-06-13  
ORIGINAL SCALE:  
AS INDICATED  
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.  
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