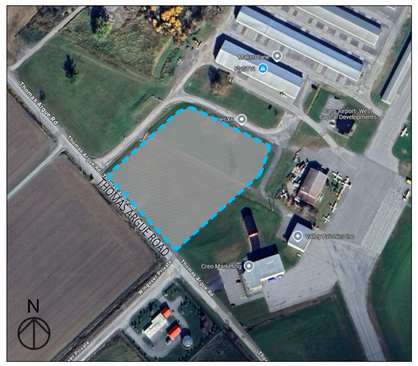
ARCH E1 (30x42) TITLE BLOCK © 2025, NCA INC.



1 A101 SITE PLAN
SCALE: 1:250



2 A101 KEY PLAN
N.T.S.

Zoning Provision	Required		Provided
Lot Width Table 207(a)	No minimum		99.91 m
Lot Area Table 207(b)	No minimum		12,168.7 m²
Front Yard Set Back* Table 208(b)	12 m		18.1 m
Interior Side Yard Setback* Table 208(b)			North ISY: > 12 m South ISY: 12.2 m
Rear Yard Setback* Table 208(b)			> 12 m
Lot Coverage Floor Space In Table 207(g)	1.0		0.1
Building Height	Not specified		3.05 m
Min. Required Loading Spaces Table 113A	For 1000-1999 m² of GFA: 1 loading space required Warehouse GFA: 1,206 m² 1 loading space required		1 loading space provided
Min. Required Parking Spaces Area D, Schedule 1A s. 101 and 103	Storage Yard	0	0
	Warehouse (Mini Storage Units)	10	10
	Office	1	1
Min. Driveway Width s. 107(1)a)(ii)	A driveway providing access to a parking lot or parking garage must have a minimum width of: in the case of a parking lot: 6 m for a double traffic lane:		6m at mini-storage access, and 9m for fire route access
Min. Aisle Width Table 107	Angle of parking: 71-90°: 6.7 m		> 6.7 m
Landscaping Provisions for Parking Lots, Min. % s. 110(1)	15% of the area of any parking lot		> 15% of the area of the parking lot
Minimum Required Width of a Landscaped Buffer of a Parking Lot Table 110	Abutting a street: 3 m Not abutting a street: None		10 m
Outdoor Refuse Collection and Loading Areas, Accessed from Parking Lot s. 110(3)	/ located at least 9 m from a lot line abutting a public street; / located at least 3 m from any other lot line; and / screened from view by an opaque screen with a minimum height of 2 m		4-yard garbage bin to be located outdoors Garbage bin behind office.
Bicycle Parking Rates s. 111	Not required		None
Maximum Lot Coverage (%) Table 208(d)	50%		< 50%
Minimum Distance Between Buildings on the same lot Table 208(e)	10 m		10 m
Minimum Landscaped Buffer abutting Carp Road, an RR zone or any other non-industrial or non-transportation zone Table 208(f)	10 m		10 m

LEGEND
MINI–STORAGE
LANDSCAPE

GRAPHIC SCALE
5 0 10 metres 20 metres

DRAWING BASED ON SURVEY BY FAIRHALL, MOFATT & WOODLAND LIMITED, DATED 24_OCT_2023, FILE NAMED: TP_AD290.dwg AND BORDEN BUILDING SEVERANCE DEMONSTRATION PLAN MARKED BY NOVATED, DATED JANUARY 11, 2023

1508 THOMAS ARGUE RD	SF	m2	Acre
LOT AREA	130,970	12,168	3.01
MINI-STORAGE (*)	12,984	1,206	
OFFICE	322	30	
TOTAL GROSS AREA	13,306	1,236	
(*) 56 (20ft) CONTAINERS + 40 (40ft) CONTAINERS (**) 1 (40ft) CONTAINER			
PARKING	11 SPACES (INCLUDING 1 BARRIER FREE)		
LOADING	1 SPACE		

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FOR SPA

GENERAL NOTES TYPICAL:

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
- DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION.
- DO NOT SCALE DRAWINGS. DO NOT USE DOCUMENTS FOR CONSTRUCTION UNLESS INDICATED AS "FOR CONSTRUCTION" AND STAMPED AND SIGNED BY THE ARCHITECT AND CONSULTANTS.
- CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH PERTINENT CODES, BYLAWS, PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS.
- ALL DOCUMENTS REMAIN THE PROPERTY OF THE CONSULTANTS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

#	YYYY-MM-DD	REVISIONS
9	2025-08-21	FOR SPA
8	2025-07-18	FOR COORDINATION
7	2025-04-17	FOR DISCUSSION PURPOSES
6	2025-04-04	FOR DISCUSSION PURPOSES
5	2025-02-27	FOR DISCUSSION PURPOSES
4	2025-01-09	FOR DISCUSSION PURPOSES
3	2025-01-06	FOR DISCUSSION PURPOSES
2	2024-12-08	FOR DISCUSSION PURPOSES
1	2024-11-01	FOR DISCUSSION PURPOSES

LANDSCAPE:

FIRE PROTECTION:
CODENEXT
20 QUEEN STREET WEST, SUITE 3311
TORONTO, ON M5H 3R3
TEL: 647-350-6672

STRUCTURAL:

MECHANICAL:

ELECTRICAL:
SMITH + ANDERSEN
530, 1600 CARLING AVE
OTTAWA, ON K1Z 1G3
TEL: 613-230-1186

PROJECT MANAGER/CONTRACTOR:

PLANNER + LANDSCAPE:
FOTENN PLANNING + DESIGN
420 O'CONNOR STREET
OTTAWA, ON K2P 1W4
TEL: 613-730-5709

CLIENT LOGOS:
BigSteelBox

CLIENT:
BIG STEEL BOX
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KELOWNA, BC V1Y 0B5
TEL: 250-258-1958

PN: PROJECT NORTH
TN: TRUE NORTH

ARCHITECT'S SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
NICHOLAS CARAGIANIS
LICENCE 5087

ARCHITECT:
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137 Pamilla Street, Ottawa ON K1S 3K9
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PROJECT NAME AND LOCATION:
BIG STEEL BOX
MINI - STORAGE
1508 THOMAS ARGUE RD.
OTTAWA, ONTARIO

NCA PROJECT #:
2023.022.01

SHEET NAME:
ARCHITECTURAL SITE PLAN

SCALE: 1:250
DATE: 2023.11.07
DRAWN BY: SGM
SHEET #: A101