

**SITE STATISTICS**

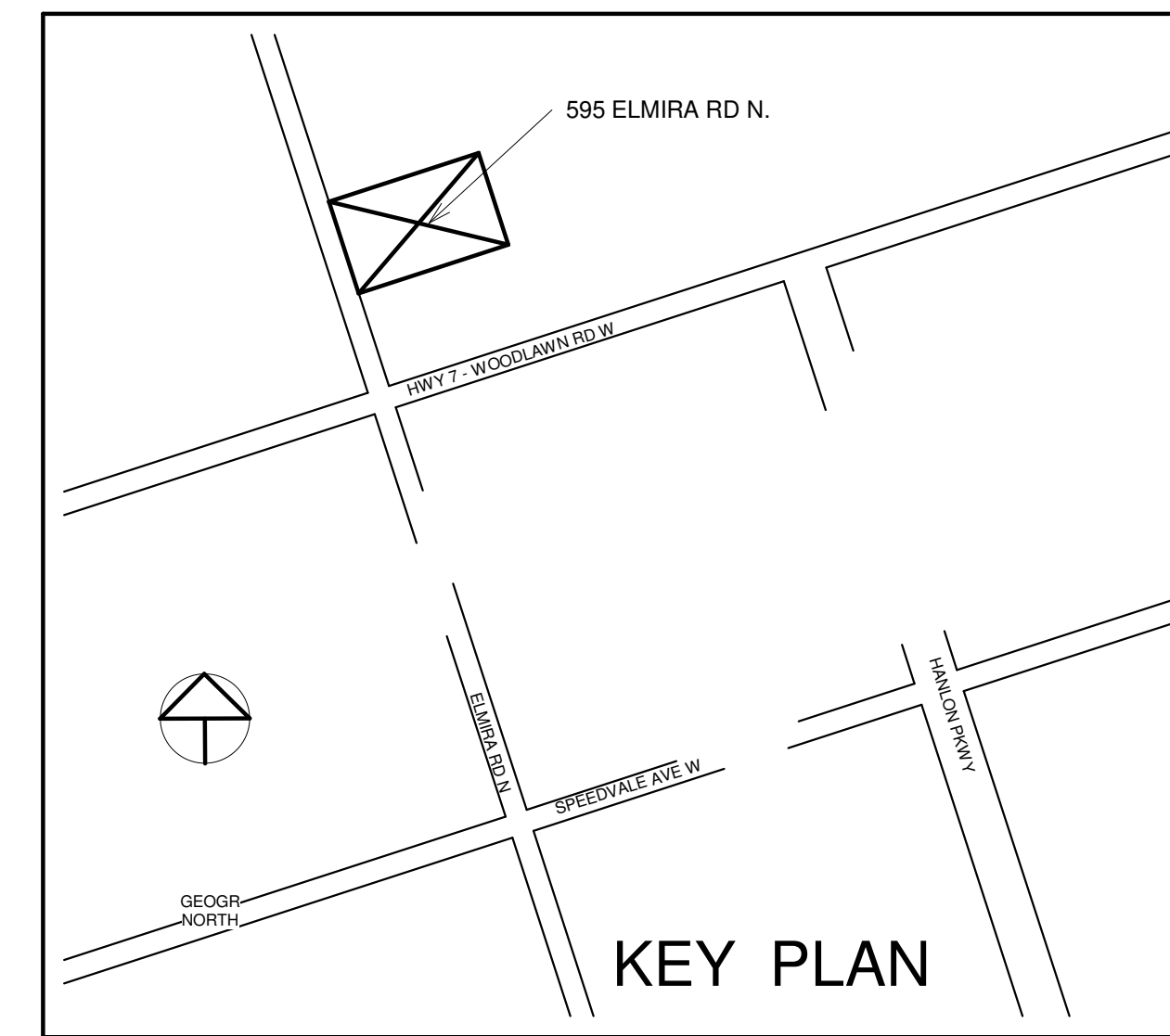
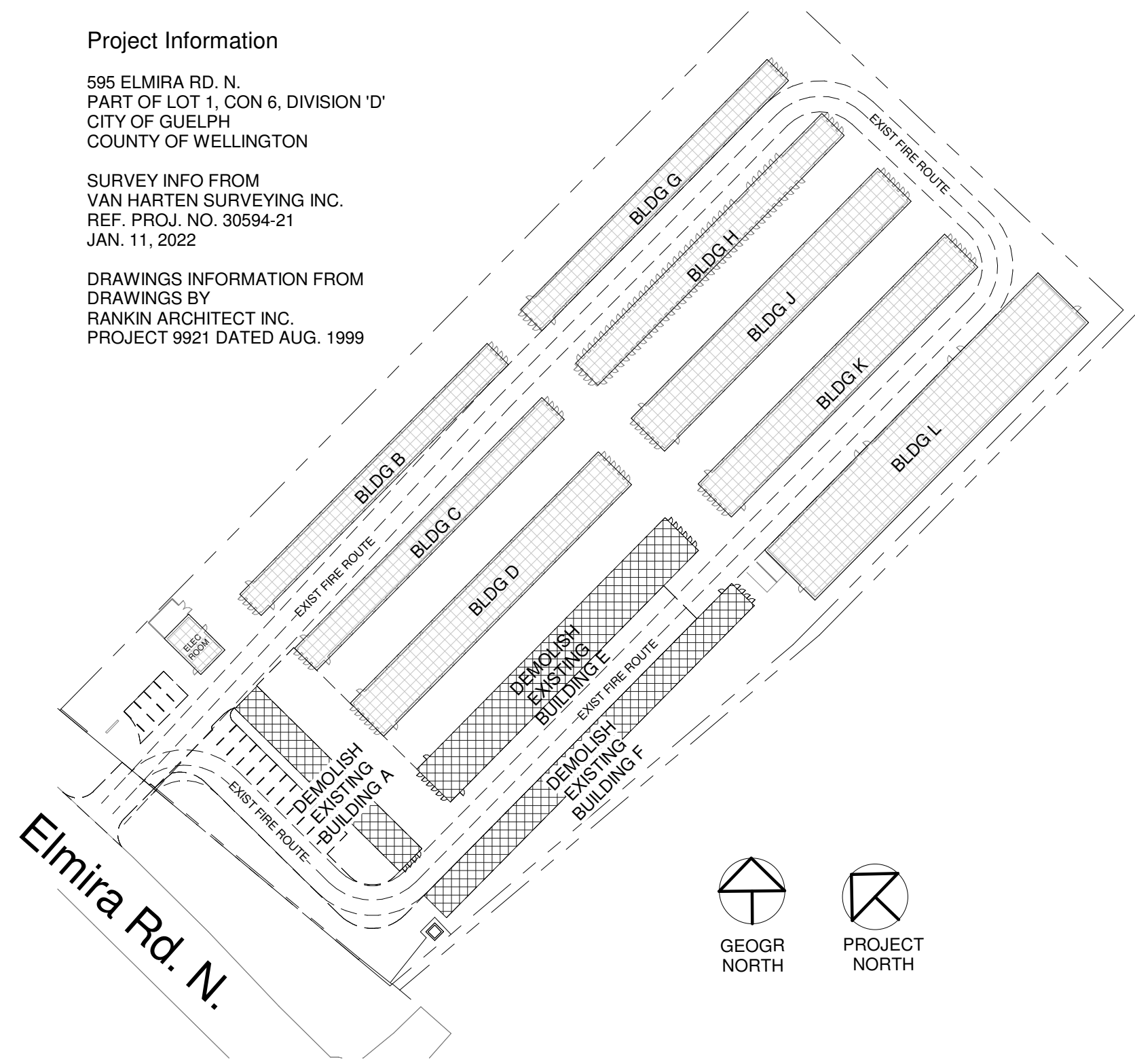
595 ELMIRA ST N. MULTIBUILDING SELF STORAGE DEVELOPMENT			
ZONING BYLAW	1995 - 14864		
ZONING	SC (SC.2-2)		
	REQ/PERM	EXISTING	PROPOSED
SITE AREA		17,734.2 SM	
GROUND FLOOR AREA		6,089.1 SM	6,081.0 SM
BUILDING AREA		GFA	GFA
EXISTING		6,089.1 SM	
DEMOLISHED		1,410.1 SM	
NEW			5,668.0 SM
TOTAL			10,267.0 SM
PARKING: (1.0 SP/50 SM)			
2.75 X 5.5+2.6 X 6.5	12 SP	12 SP	50 SP
EXIST 6089.1 SM	84 SP		50 SP
ADDL 4,197.9 SM	96 SP		
TOTAL			
BF PARKING(INCL ABOVE)			
A=2.4 X 5.5	2 SP	0 SP	2 SP
B=3.4 X 5.5	2 SP	0 SP	2 SP
BICYCLE PARKING			
0.6M X 1.7M			
INSIDE (LONG TERM)	4	0	4
OUTSIDE (SHORT TERM)	2	0	5
LOADING: (4.5 X 9.0 M)		0	2
SETBACKS			
FRONT(WEST)	6.0 M	17.2 M	17.3 M
NORTH	3.0 M	4.7 M	4.7 M
SOUTH	3.0 M	3.0 M	3.0 M
REAR(EAST)	6.0 M	6.1 M	6.1 M
BUILDING HEIGHT	5 STY(APPROX 20M)	3.7 M	16.64 M(ELEV:356.60)
LANDSCAPING	10% = 1,774 SM	UNK	2,373.2 SM (13.4%)
	3.0M FRONT	UNK	3.0M FRONT

**Project Information**

595 ELMIRA RD. N.  
PART OF LOT 1, CON 6, DIVISION 'D'  
CITY OF GUELPH  
COUNTY OF WELLINGTON

SURVEY INFO FROM  
VAN HARTEN SURVEYING INC.  
REF. PROJ. NO. 30594-21  
JAN. 11, 2022

DRAWINGS INFORMATION FROM  
DRAWINGS BY  
RANKIN ARCHITECT INC.  
PROJECT 9921 DATED AUG. 1999

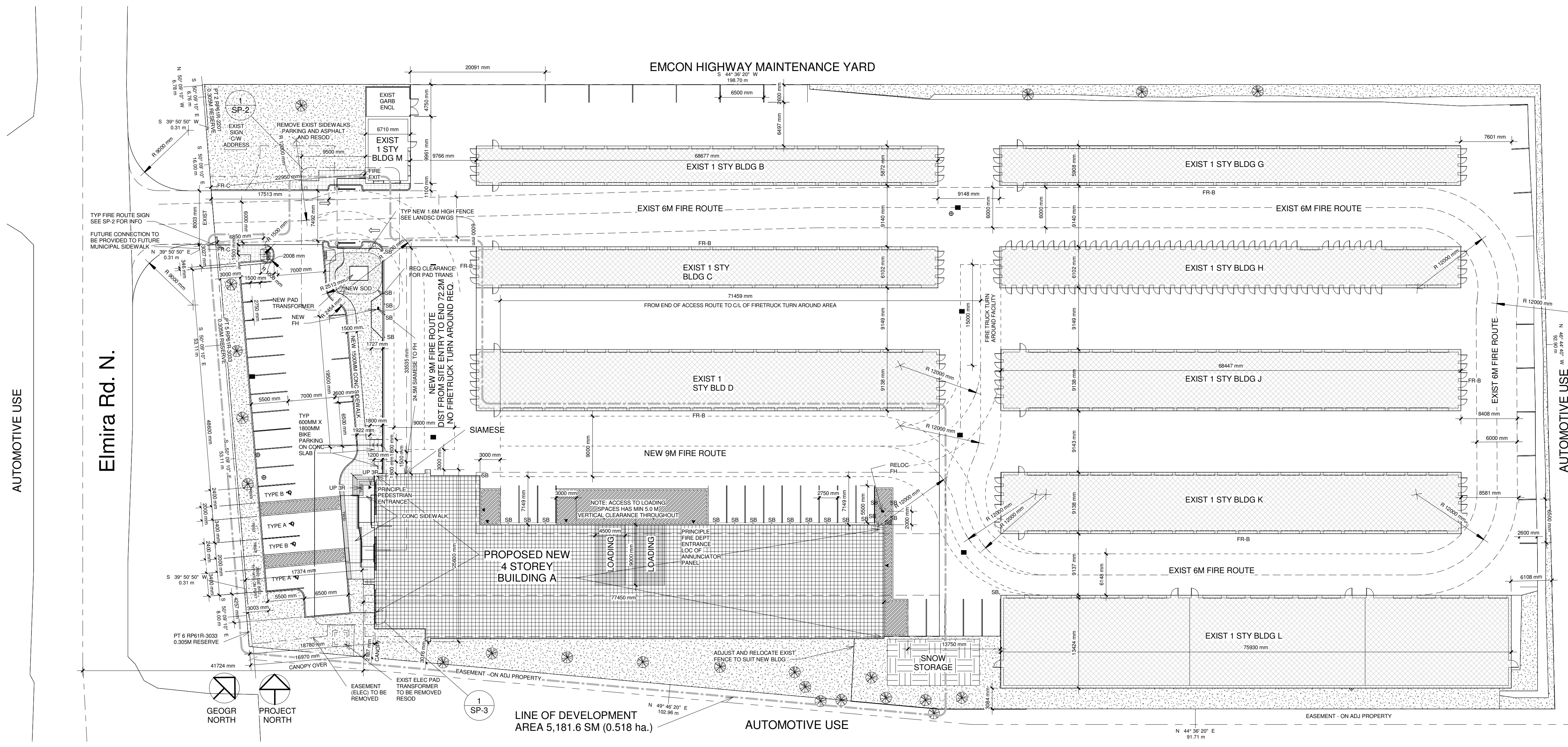


**LEGEND**

- 0000 DOOR NUMBER - SEE DOOR SCHEDULE
- 000 WINDOW TYPE - SEE WINDOW SCHEDULE
- 000 WALL TYPE - SEE WALL SCHEDULE
- RB93 ACCESSIBLE PARKING SIGN AS PER GUELPH 2015 FADM
- VAN TAB TAB ADDED TO RB93 SIGN FOR VANS AS PER GUELPH 2015 FADM
- TWSI TACTILE WARNING SAFETY INDICATOR AS PER GUELPH 2015 FADM

2 Site  
1 : 350

3 Site Demolition Plan  
1 : 1000



1 Bldg A Main Floor Plan  
1 : 350

ONTARIO ASSOCIATION OF ARCHITECTS  
OF ARCHITECTS  
KEVIN G. MANUEL  
LICENCE 4037

SP-1

**Kevin Manuel Architect Limited**

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Scarborough \* Ontario  
MIH IT3 \* Tel.: 416-540-5667

No.	Date	Issued
5	Jun. 10, 2023	For SPA03 submission
6	Sep. 1, 2023	For SPA03 revisions submission
7	Sep. 13, 2023	For SPA03/CoA revisions

Revision Number	Revision Date	Revision Description
Revision Schedule		

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Approved for Construction

**Self Store New Building**  
595 Elmira Rd. N  
Guelph, Ontario

Site Plan

Project Number	31034
Date	15/11/21
Drawn By	TM
Checked By	KM
Scale	As indicated